

*Karenina* Olive

## SITE ANALYSIS

Wake up in to  
all Fresh Lifestyle...



Projects at:  
Kochi | Kottayam | Thiruvalla | Trivandrum



# PROJECT SITE AND ITS SURROUNDINGS

- Thirumoolapuram Jn : 400 Meters
- Balika matom HS for girls : 400 Meters
- Pushpagiri Hospital : 800 Meters
- Municipal stadium : 1.2 Km
- St Mary's Malankara Church : 1.0 Km
- Railway station : 3.8 Kms



Pushpagiri Hospital



Thiruvalla Railway station

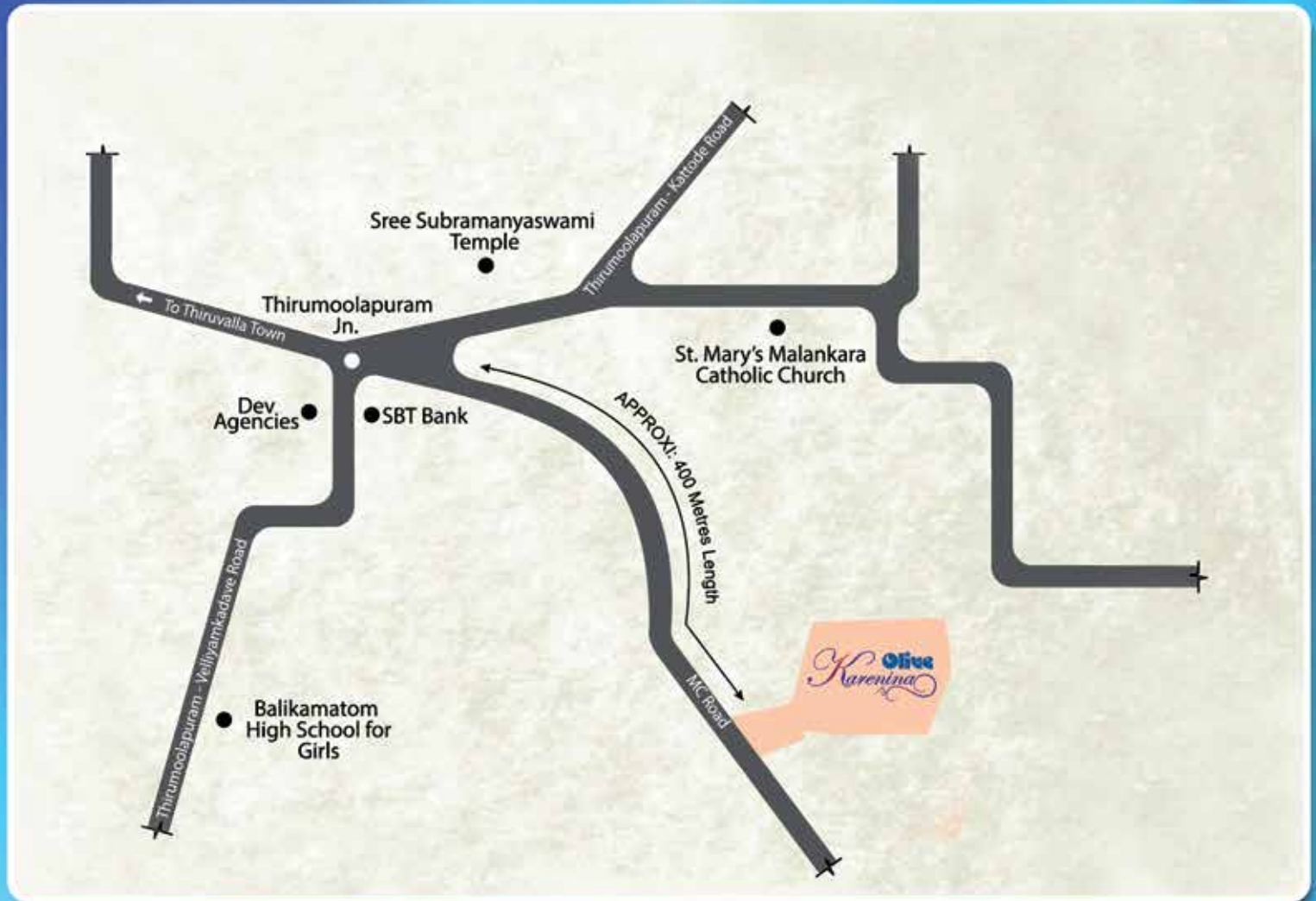


Municipal stadium

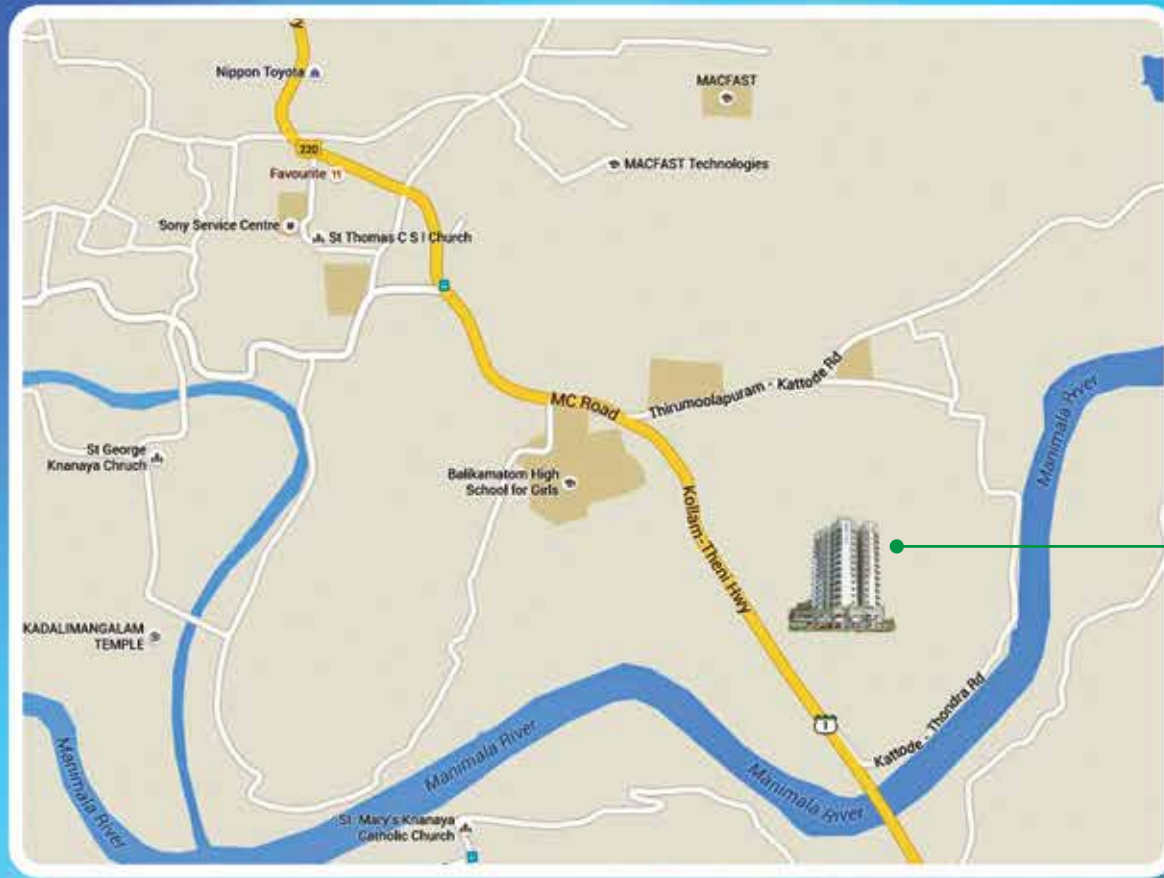


St Mary's Malankara Church

# LOCATION OF THE PROJECT SITE



# PROJECT SITE & ITS SURROUNDINGS



Olive  
*Karentina*

## PROJECT DETAILS

- **LOCATION** : **Thiruvalla**
- **NO OF TOWERS** : **Single tower**
- **NO. OF FLOORS** : **Ground +14 / Units 52**
- **AREA OF 2 BHK** : **1225 Sq.ft & 1235 Sq.ft**
- **AREA OF 3 BHK** : **1500 Sq.ft & 1625 Sq.ft**

# TYPICAL FLOOR PLAN/ TERRACE AREA

Sl.No.	Description	Terrace Area
1.	Flat A	2380 sq.ft.
2.	Flat B	2095 sq.ft.
3.	Flat C	55 sq.ft.
4.	Flat D	340 sq.ft.



**FLOOR PLAN A**  
**TOTAL ARES: 1625 Sq.ft**



**TYPE - A : 1625 sqft.**

1. LIVING ROOM	: 360 X 430
2. DINING ROOM	: 330 X 465
3. DINING BALCONY	: 310 X 120
4. KITCHEN	: 330 X 315
5. DRY AREA	: 230 X 180
6. BED ROOM-3	: 360 X 300
7. COMMON TOILET	: 180 X 160
8. BED ROOM-2	: 330 X 355
9. BED ROOM-2 TOILET	: 165 X 240
10. MASTER BED ROOM	: 330 X 390
11. MASTER BED ROOM TOILET	: 165 X 240
12. MASTER BED ROOM BALCONY	: 350 X 125

**FLOOR PLAN B**  
**TOTAL ARES: 1500 Sq.ft**



**TYPE - B : 1500 sqft.**

1. LIVING ROOM	: 360 X 430
2. DINING ROOM	: 330 X 465
3. DINING BALCONY	: 310 X 120
4. KITCHEN	: 320 X 315
5. DRY AREA	: 165 X 175
6. BED ROOM-3	: 360 X 270
7. COMMON TOILET	: 180 X 160
8. BED ROOM-2	: 360 X 330
9. MASTER BED ROOM	: 390 X 330
10. MASTER BED ROOM TOILET	: 165 X 240
11. MASTER BED ROOM BALCONY	: 120 X 370

**FLOOR PLAN C**  
**TOTAL ARES: 1225 Sq.ft**



**TYPE - C : 1225 sqft.**

1. LIVING ROOM/DINING ROOM	: 700 x 360
2. LIVING /DINING BALCONY	: 210 X 120
3. KITCHEN	: 300 X 340
4. DRY AREA	: 330 X 150
5. BED ROOM- 2	: 330 X 360
6. COMMON TOILET	: 160 X 200
7. MASTER BED ROOM	: 330 X 390
8. MASTER BED ROOM TOILET	: 160 X 240
9. MASTER BED ROOM BALCONY	: 190 X 120



**TYPE - D : 1235 sqft.**

1. LIVING ROOM/DINING ROOM	: 700 x 360
2. LIVING /DINING BALCONY	: 210 x 120
3. KITCHEN	: 300 x 330
4. DRY AREA	: 150 x 240
5. BED ROOM- 2	: 330 x 360
6. COMMON TOILET	: 160 x 200
7. MASTER BED ROOM	: 330 x 390
8. MASTER BED ROOM TOILET	: 160 x 240
9. MASTER BED ROOM BALCONY	: 110 x 240



**FLOOR PLAN D**  
**TOTAL ARES: 1235 Sq.ft**



# SPECIFICATION

Structure	:	RCC framed structure on pile foundation	Electrical	:	Concealed conduit wiring with copper conductor,adequate light and fan points, 6/16 amps socket points etc. Controlled by ELCB and MCBs with independent KSEB meters. A/C points in all bedrooms & living room.
Flooring	:	60 x 60 cm premium quality vitrified tiles for Living, bedrooms and kitchen. Rustic finish tile for balcony.	Lifts	:	Two fully Automatic lifts.
Kitchen	:	Kitchen Counter with granite top and Single bowl sink. Ceramic tile above counter to a height of 45 cm. Provision for Aqua guard, dish washer and washing machine.	Telephone & Intercom	:	Telephone point and Intercom in living room.
Toilet	:	Toilet wall with Ceramic Tile up to ceiling. White coloured EWC and wash basin in all toilets. [Cera/Hindware or equivalent]. Table Top wash basin in dining area. Mixer and Geyser points in all toilets. [Jaquar or equivalent].	TV points	:	TV point in living & master bedroom.
Doors & Windows	:	Mahogany Panelled Front door. Moulded door for bedrooms. Brass/steel hardware for entrance door and cylindrical locks for all other doors. UPVC sliding door for balcony. Premium quality aluminium powdercoated windows and ventilators.	Fire fighting	:	Fire fighting arrangements as per NBC norms and Fire Force requirements.
Painting	:	Putty and plastic emulsion for internal walls and ceiling. Exterior emulsion for external walls. Melamine finish for front door and enamel paint finish for internal doors.	Generator	:	Generator back up for common facilities such as lift, common lighting, pumps etc. And also Generator back up for light & fan in all rooms, TV & 6A socket in living room limited up to 750 W in each apartment.
			Water Supply & Treatment System	:	Underground and overhead tanks with pumps will be provided with KWA and well water. Sewage Treatment Plant. Rain water harvesting.
			Reticulated Cooking Gas	:	Reticulated cooking gas system will be provided to the kitchen at extra cost.

# Common Amenities & Facilities

- Air Conditioned Lobby
- Roof Top Swimming Pool
- Roof Top Party Area with Barbeque Area
- Children's Play Area
- Well equipped Health Club
- Indoor recreation area
- Surveillance System in Common areas and Parking
- Access Controlled main Entry and common area.



Roof Top Swimming Pool



Well equipped Health Club



Children's Play Area



Surveillance System in Common areas & Parking



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