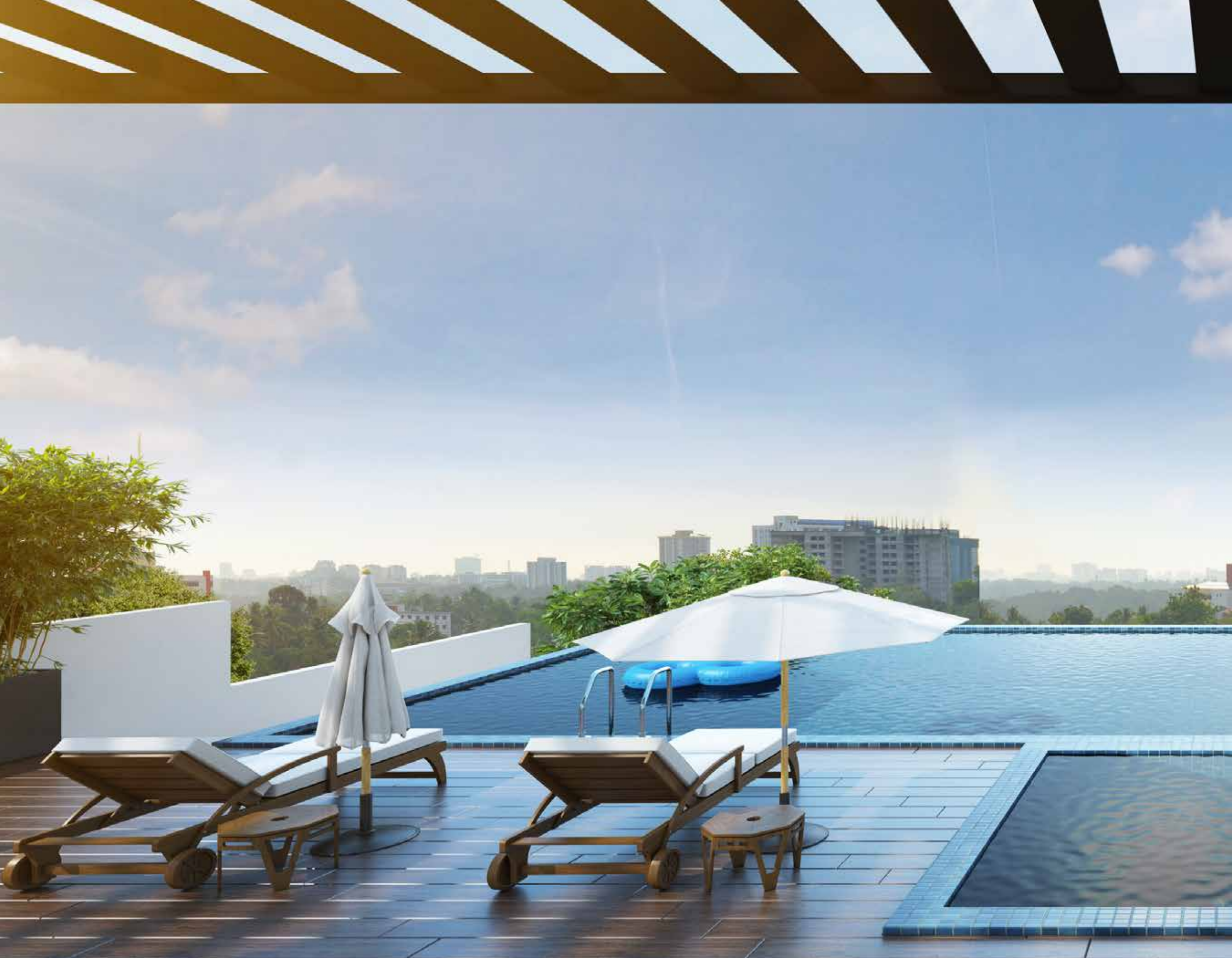


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Signature of
Plush Living

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The new level of
Modern Lifestyle



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Here is the joy of
A High Life
Literally

**A 20 STOREY MAGNIFICENCE WITH
A LIFESTYLE THAT'S MUCH HIGHER.**

WE BELIEVE, LIFE IS A JOURNEY THAT'S ALWAYS GETTING BIGGER AND HIGHER, SO SHOULD WE. THE RESULT OF THIS BELIEF IS TALL TERRACE - A PROJECT THAT ALLOWS LIFE TO REACH LEVELS BEYOND IMAGINATION. WITH ULTRA-MODERN FEATURES, A POSH COMBINATION OF INNOVATION AND BRILLIANCE, AND THE PLEASURE OF BASKING IN A WIDE SELECTION OF UNRIVALED PRIVILEGES, WHAT TALL TERRACE OFFERS IS A PLACE THAT LEAVES YOU MESMERIZED.

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Spacious
Open Balcony





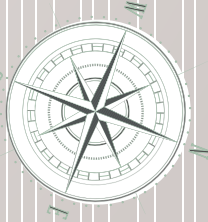
TALL-TERRACE, AS MANY OTHER PROJECTS OF NOEL IS INSPIRED BY A PERFECT BLEND OF AESTHETICS & ARCHITECTURE, OFFERING YOU EVERYTHING - YOU HAVE ALWAYS WANTED FOR YOUR HOME. INTRODUCING TALL TERRACE - RAISING THE BAR IN HIGH-RISE LIVING WITHIN THESE MODERN LUXURY LIVING-INSPIRED HOMES. AN OASIS DESIGNED WITH A MODERN CONTEMPORARY APPROACH IN MIND COMPLEMENTED WITH WIDE-OPEN BALCONY AND RECREATIONAL AMENITIES.



SITE PLAN



BASEMENT FLOOR PLAN

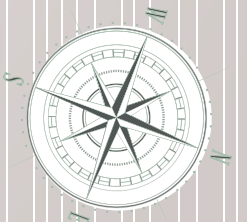




GROUND FLOOR PLAN

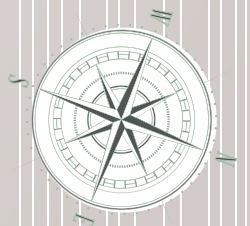


FIRST FLOOR PLAN



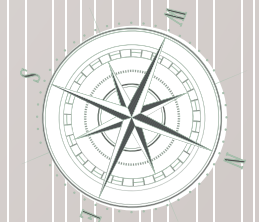


SECOND & THIRD

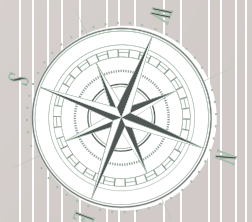




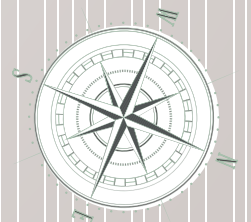
TYPICAL FLOOR PLAN



19TH FLOOR PLAN



ROOF TOP - FLOOR PLAN



Living life amidst the Finest Amenities

- INDOOR BADMINTON COURT
- SWIMMING POOL
- PROVISION FOR ELECTRICAL VEHICLE CHARGING
- AIR CONDITIONED POOL TABLE ROOM
- KIDS PLAY AREA
- AIR CONDITIONED GYMNASIUM
- AIRCONDITIONED PARTY HALL
- 2 NOS, AIR CONDITIONED GUEST ROOMS WITH ATTACHED TOILETS
- RECREATION AREA
- LOBBY & VISITORS LOUNGE
- CARETAKER'S ROOM
- MAID'S ROOM WITH ATTACHED TOILET
- FIRE CONTROL ROOM/ OFFICE ROOM
- THREE LIFTS WITH BRAILLE SUPPORT
- SURVEILLANCE CAMERA
- VIDEO DOOR PHONES/ INTERCOM
- SECURITY CABIN, PROVISION FOR 24 HRS SERVICE
- VISITORS PARKING
- CAR PARK





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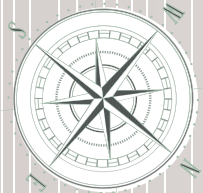
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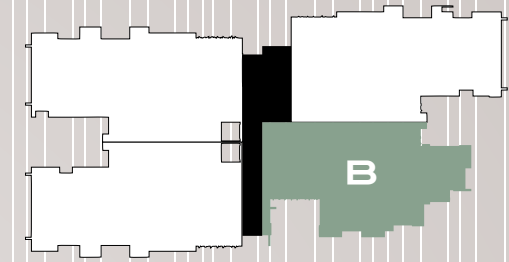




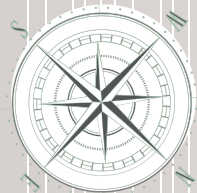
TYPE - A
2515 SQ. FT.



Carpet Area (SQM)	Balconies (SQM)	External Nall (SQM)	Total Built up Area (SQM)	Share of common Area (SQM)	Total Area (SQM)	Total Area (SQFT)
148.15	32.75	16.35	197.62	36.01	233.63	2515



TYPE - B
2236 SQ. FT.



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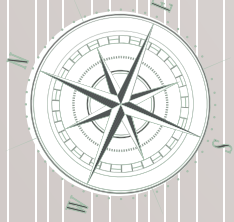
Carpet Area (SQM)	Balconies (SQM)	External Nall (SQM)	Total Built up Area (SQM)	Share of common Area (SQM)	Total Area (SQM)	Total Area (SQFT)
130.87	30.03	14.83	175.73	32.02	207.75	2236



TYPE - C
2531 SQ. FT.



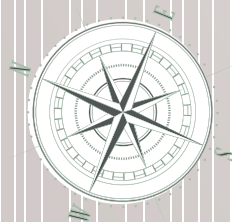
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Carpet Area (SQM)	Balconies (SQM)	External Nall (SQM)	Total Built up Area (SQM)	Share of common Area (SQM)	Total Area (SQM)	Total Area (SQFT)
148.32	33.30	17.26	198.88	36.24	235.12	2531



TYPE - D
2531 SQ. FT.



Carpet Area (SQM)	Balconies (SQM)	External Nall (SQM)	Total Built up Area (SQM)	Share of common Area (SQM)	Total Area (SQM)	Total Area (SQFT)
148.32	33.30	17.26	198.88	36.24	235.12	2531

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NOT JUST HOMES. WE ARE BUILDING THE NEW LEVEL OF LIFESTYLE.

HOUSES OR BUILDINGS, NOEL BUILDS LANDMARKS. WE CREATE SPACES WHERE YOU'D LOVE TO SPEND TIME. IN SHORT, WE BUILD SPACES THAT MAKE A DIFFERENCE IN LIVES. WE BUILD A NEW LEVEL OF LIVING. INCEPTED IN 1995, NOEL IS A VIBRANT AND DYNAMIC PROPERTY DEVELOPMENT COMPANY INVOLVED IN THE CREATION OF VILLAS, APARTMENTS, AND COMMERCIAL PROJECTS.

AT NOEL, WE KNOW WHAT IT TAKES TO MAKE YOU FEEL GOOD, TO MAKE YOU HAPPY. IN OUR BID TO ACHIEVE THAT, WE WISH TO MAKE YOUR TRANSITION FROM ONE SPACE TO ANOTHER SEAMLESS. NO MATTER WHERE YOU SPEND YOUR TIME, NO MATTER HOW MUCH TIME YOU SPEND AT A PLACE, IF IT'S A NOEL SPACE, IT PROMISES TO BE THE BEST OFFER IN REALTY.

NOEL BELIEVES THAT THE RELATIONSHIPS IT BUILDS SHOULD BE AS ENDURING AND STRONG AS ITS PROJECTS. ALL ALONG THE WAY, NOEL HAS GIVEN PEAK ATTENTION TO CULTIVATING LASTING RELATIONSHIPS WITH ITS CUSTOMERS.

NOEL PROJECTS ALWAYS LEAVE AN IMPACTFUL IMPRESSION UPON THE SPECTATOR, BUT THEIR IMPACT ON NATURE IS UNBELIEVABLY MINIMAL. NOEL'S IS A GREEN PHILOSOPHY ABOUT BUILDING, ONE THAT PUTS SUSTAINABILITY AND THE FUTURE OF OUR PLANET. IT CREATES HOMES IN AN ENVIRONMENTALLY RESPONSIBLE MANNER USING PROCESSES AND MATERIALS THAT ARE HEALTHIER AND RESOURCE-EFFICIENT.

NOEL'S STRONG REPUTATION RESULTS FROM A PROVEN ABILITY TO EXPONENTIALLY INCREASE THE VALUE CREATED INTO EVERY PROJECT, RESIDENTIAL AND COMMERCIAL ALIKE.

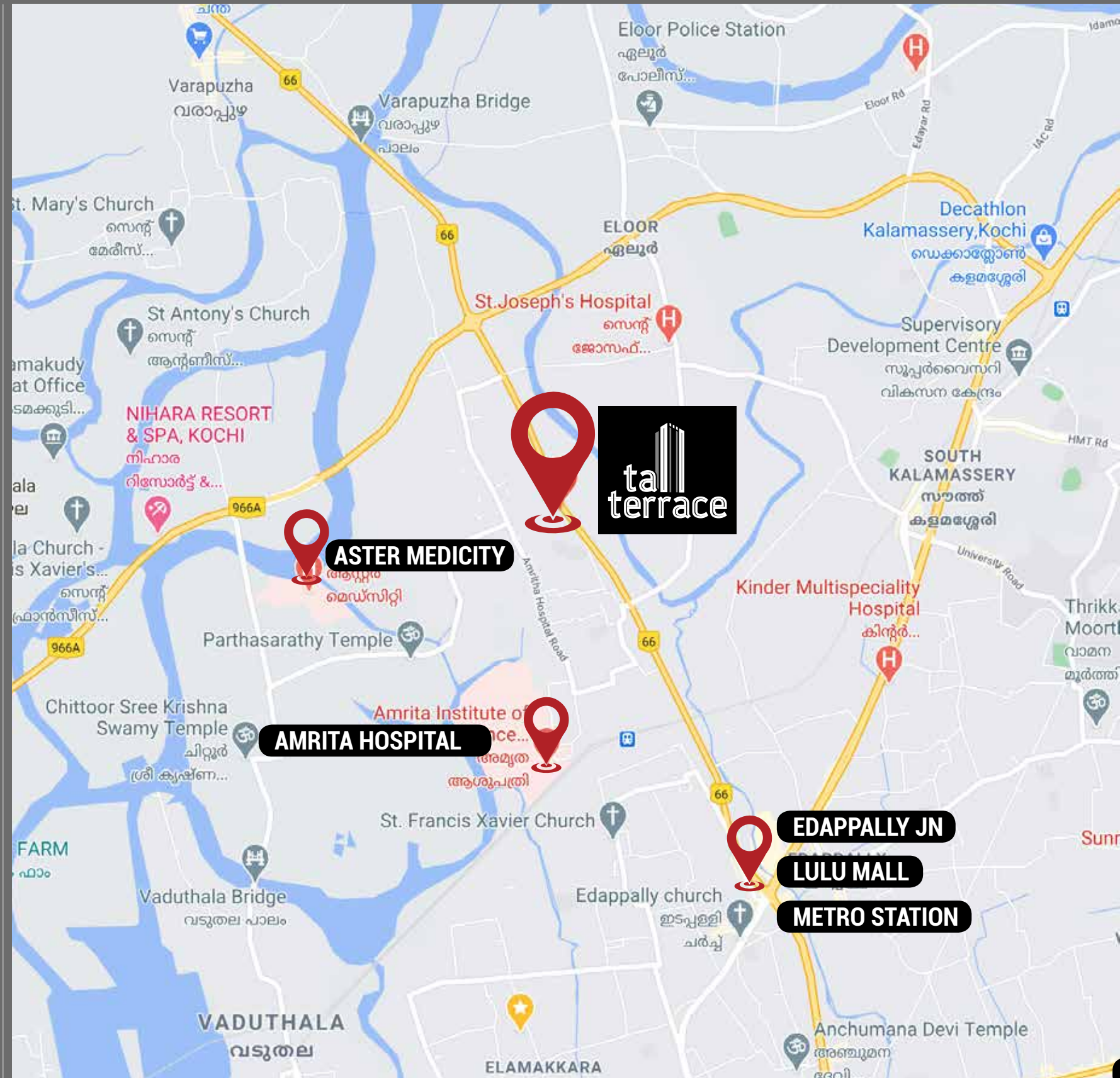


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Location

THE REFLECTION OF YOUR DREAMS HAS A LOCATION AT PAR.

TALL TERRACE, WHERE VAST SPACES AND UNRIVALED INNOVATIONS MERGE INTO ONE GRAND EXPERIENCE. TRULY, IT'S A REFLECTION OF YOUR DREAMS. IT JUST GETS MORE CAPTIVATING WHEN YOU HAVE A LOCATION THAT'S JUST AT PAR. EDAPPALLY, WHERE EVERY ASPECT OF CONVENIENCE IS EXEMPLIFIED, BLENDING WELL WITH THE NATURAL SURROUNDINGS.



Technical Specifications



FOUNDATION

- The foundation system used for the project is, DMC piles are inserted into Dense sand with three times diameter of Pile as per the design of Structural Engineer. At basement level, pile caps are provided and columns are interconnected using grade beams and base slab. M30 grade of concrete and Fe500 grade of steel are used for pile, pile cap, grade beams and base slab.

STRUCTURE

- RCC framed structure with masonry wall partitions.
- The wall partitions shall be with solid cement blocks. The structure surface including masonry walls shall be cement plastered. The structure shall be designed and built as Earth quake resistant structure coming in Zone 3 as per IS 1893.
- No core cutting or tampering or demolition of the structural member shall be permitted without the prior sanction of the Structural Engineer.
- In compliance with the rules and regulations stipulated by fire Department, Balconies shall not be enclosed in whatsoever manner, at any point of time.

FLOORING

- 80x80 Vitrified tiles for all rooms except toilets and balconies.
- Ceramic/ Vitrified wall tiles up to false ceiling height and matt finish Ceramic/ Vitrified floor tiles for toilets.
- Matt finish Ceramic/Vitrified tiles for balconies.
- Matt finish Vitrified/ Granite tiles for lobbies and staircases.

PAINTING

- Putty and acrylic emulsion with low VOC content for internal walls and ceilings. Exterior emulsion for exterior walls.

KITCHEN

- Kitchen shall be bare kitchen (without any RCC slab/steel structure, counter top, steel sink and faucet).
- Inlet points for sink cock and water purifier shall be provided.
- Provision for washing machine and dish washer shall be provided in kitchen/ drying balcony.

DOORS AND WINDOWS

- Apartment entry Gate shall be a combination of wood and metal. Main entrance door shall be Powder coated Fully Glazed Aluminium Sections.
- Polished veneered pre-hung flush door with engineered door frame for internal doors.

- Both side laminate flush door with PVC wrapped door frame for toilet and maid's room.
- Windows and ventilators shall be powder coated Aluminum sections with combination of fixed and open able / sliding window panels.
- Balcony Doors shall be powder coated fully glazed Aluminum sections with Sliding /fixed / openable panels.

GRILLS AND RAILINGS

- MS grills for windows. For French window to balcony no grills shall be provided.
- Railing of Mild Steel / Masonry or Combination of any of these for balcony handrails.

ELECTRICAL

- Concealed wiring with superior quality PVC insulated copper cables, adequate light, fan, 6/16A power plug points controlled by ELCB and MCB, Independent Energy meter for each apartment. Switches shall be modular switches .
- 750W Generator back up for lights and fan for each apartment.
- Provision for TV in family living and two bedrooms.
- Provision for telephone in family living and master bedroom.
- Video door phone/Intercom in dining / family living room.
- Provision to fit, Split type air conditioner shall be provided for main bedrooms, living and dining cum family living with energized power point.
- Provision for exhaust fan in toilets and kitchen.

PLUMBING AND SANITARY

- Sanitary ware shall be of premium quality white color.
- Water efficient wall hung EWC with concealed cistern of premium make in all ☐ toilets except maid's toilet.
- Wash basins shall be wall hung/ Vanity/counter type in all toilets except maid's toilet.
- Floor mounting EWC and wall hung wash basin without pedestal in maid's toilet. Chrome plated water efficient plumbing fixtures in all toilets.
- Diverter with overhead shower and piping for geyser in main bathrooms.

WATER SUPPLY

- Water Supply through underground sump tank and overhead tank of sufficient ☐ storage capacity.

CAR PARK

- Covered car parking at extra cost. Allotment on priority basis on booking. Provision for Mechanical Parking (Double level) in selected Parking bays.

FIRE FIGHTING

- Fire Fighting arrangements as per the Kerala Fire Fighting Department Norms.

RETICULATED LPG

- Reticulated LPG supply line up to individual consumption meter for each apartment, subject to the government rules prevailing at that time. Gas meter shall be positioned in drying balcony.

SEWAGE TREATMENT PLANT

- Sewage Treatment Plant shall be provided as per the Kerala Pollution Control Board norms.

WARDROBE AND KITCHEN CABINETS

- The layout plan given in this brochure is intended to visualize the spaces provided for kitchen cabinets and wardrobe in bedrooms. However the kitchen cabinets and wardrobes are not part of this offer.

AREA OF THE APARTMENT

- The area of each apartment given in the brochure is super built up area which included proportionate share of common areas of the project. However the detailed area structure including carpet area of each type of apartment is provided in the terms and conditions attached to this brochure.

FURNISHINGS & FITTINGS

- All the Cabinets, interior fittings, curtains, light fittings, fixtures, furniture and furnishing (except the item specified in the above specifications) in the model apartment, Brochure and marketing promotions are strictly for visual purpose and will not be provided. They are not part of the standard specification of the Project.





K-RERA REGD. NO. K-RERA/PRJ/354/2020

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