

LIFESTYLE LUXURY 2 & 3 BHK

APARTMENTS @ IRINJALAKUDA

CALL : 09562611000

[www.palattybuilders.in](http://www.palattybuilders.in)



*Orchid*  
Heights

LUXURY APARTMENTS





PALATTY

WELCOME TO  
NEW LIFESTYLE







## COME HOME TO LUXURY LIVING

At the heart of Palatty Builders is enshrined a deep commitment to give away elegant living spaces and covetable lifestyles to its loyal customers. For nearly three decades, it has displayed an immense energy for achieving growth, goodwill and dynamism through its outstanding residential and commercial projects. Many projects were subsequently built in and around Ernakulam & Thrissur districts. The Olive Heights, the prestigious residential project of Palatty Builders was completed in Irinjalakuda in 2016.

Be it high rise residential apartments, sprawling villas or swanky commercial complexes, each project of palatty Builders bears the everlasting stamp of quality, utility and elegance.

Orchid Heights, the new and upcoming 2+12 floor luxury apartment project at Irinjalakuda will be a pleasant surprise to all residents of Irinjalakuda as well as to NRIs around the world who would like to retire and return to the peaceful environs of Irinjalakuda.







Orchid  
Heights



## VISION

To inspire trust through demonstrated dedication to honesty, integrity and transparency. To provide outstanding customer service and to enhance environments and improve lives.



## MISSION

We are a dynamic team of professionals dedicated to providing quality apartments for home living.



## CORE VALUES

Open and effective exchange of information and ideas .  
Expand our potential through intelligent risks, Responsive management and maintenance, accomplishment through honesty, trust and mutual respect.





## LANDMARKS



### SCHOOLS:

Christ vidhyaniketan (ICSC)  
SN Higher secondary school  
Little Flower Higher secondary School  
St. Mary's Higher Secondary School  
Don Bosco Higher Secondary School

### COLLEGES:

Christ College  
St. Joseph's Women's College

### PROFESSIONAL COLLEGES:

Christ Engineering college  
SN Teachers training Institute  
Sahrdaya Engineering College, Kodakara  
METS Engineering College, Mala  
Holy Grace Engineering College, Mala

### HOSPITALS:

Lal Memorial Hospital  
Marina Nursing Home  
Government Taluk Hospital  
ITU Cooperative Hospital  
High-tech Clinics

### PLACE OF WORSHIP:

St. Thomas Cathedral  
Spirituality Centre  
Christ Church & Monastery  
Koodalmanikkyam Temple  
Viswanathapuram Temple  
Sri Mahavishnu Temple  
Tana Mosque  
Kattungachira Mosque

(Each of the above places of Worship has immense historical and religious relevance.)

### BANKS:

All major banks and ATMs are within easy reach

### SHOPPING:

Numerous Shops and Supermarkets in and around Irinjalakuda





# Orchid Heights

## THE LOCATION

Open the doors to a premium lifestyle at Orchid Heights, the prestigious luxury apartments project of Palatty Builders at Irinjalakuda in Thrissur district of Kerala. The brand new residential complex will impart a new wave of energy and affluence to the serene town of Central Kerala.

Located just 50 meters from the state Highway and 8 Kilometres from the National Highways of NH 66, Orchid Heights provides unimaginable convenience and ease of access to its residents when going out for work, business or leisure. Moreover, leading educational institutions, supermarkets, hospitals and entertainment avenues like cinema theatres are just a stone's throw away from Orchid Heights.

Just 8 Kms to NH 66, 10 Km to NH 544 and 18 kms to Thrissur town!

## A GATED COMMUNITY

The residential Complex situated in a total land area of 1 acre, comprises of 114 apartments- 2 & 3 BHK –set out in 12 floors plus a ground floor with lounge and six elevators. The basement has been set apart for car parking while ground space has also been judiciously set apart for swimming pool, gymnasium & clubhouse, children's play area, garden and all the other essential amenities a residential complex demands for. To top it all, the residents of Orchid Heights will enjoy safety, exclusivity and happiness of a gated community with 24 hour security and high walls to keep away undesirable elements any time of the day!



*Yes ! everyday at Orchid Heights will be a blissful experience for you and your dear ones !*



# Orchid Heights

LUXURY APARTMENTS



## ***Make every day blissful***

Once you become resident of Orchid Heights you'd cherish each day you spend here. The rooms specially designed to be airy and spacious will function as a balm on your tired soul after the day's hard work. The scenic views from the balconies, the fresh unpolluted air streaming through the windows, the peaceful neighbourhood and the various recreational facilities like swimming pool and club house will tie an invisible knot between you and your home at Orchid Heights

Yes! Everyday at Orchid Heights will be a blissful experience for you and your dear ones!





# FLOOR PLAN

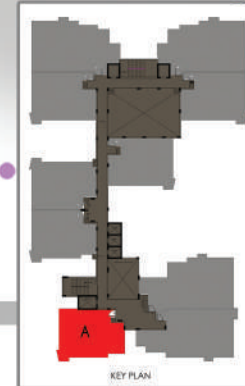




# TYPE A



**TYPE - A**  
**2 BHK**  
**Area : 1064 sqft**



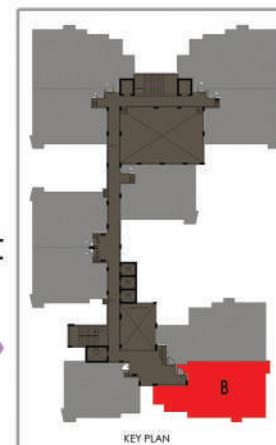




**TYPE B**



**TYPE - B**  
3 BHK  
Area : 1499 sqft

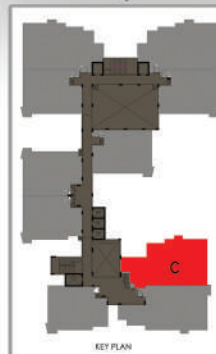




TYPE C



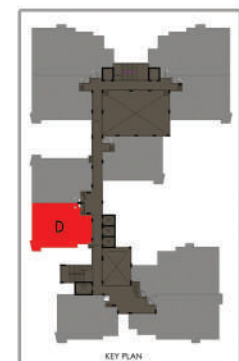
**TYPE - C**  
3 BHK  
Area : 1479 sqft







**TYPE - D**  
2 BHK  
Area : 1062 sqft





# TYPE E



**TYPE - E**  
**2 BHK**  
**Area : 1066 sqft**



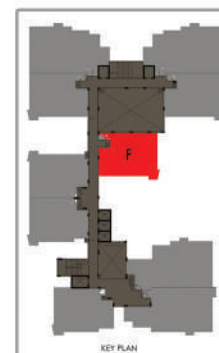




**TYPE F**



**TYPE - F**  
2 BHK  
Area : 1080 sqft

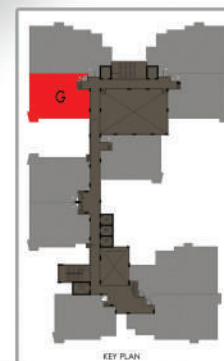




TYPE G



**TYPE - G**  
2 BHK  
Area : 1065 sqft



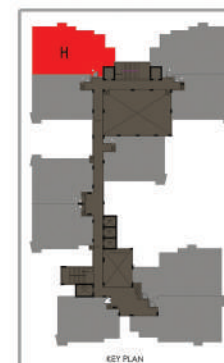




**TYPE H**



**TYPE - H**  
 3 BHK  
 Area : 1442 sqft





# TYPE I



**TYPE - I**  
3 BHK  
Area : 1457 sqft



KEY PLAN



**TYPE J**



**TYPE - J**  
2 BHK  
Area : 1064 sqft





# SALIENT FEATURES

12+2 floors  
2 BHK & 3 BHK  
Open well  
Rain Water Harvesting / KWA Water Connection  
Sewage Treatment Plant  
Bio-Gas plant  
Incinerator  
Water Sump Tank  
24 Hours Security with Surveillance Camera  
Entrance Gate in Designer Format And Compound Wall  
Health Club, Recreation Hall  
Swimming Pool  
Centralized Gas Supply System  
Children's Play Area  
Landscaped Common Area  
Outdoor Sufficiently Lit at Night  
Proper Drainage System  
6 Lifts Inclusive Of Service Lift  
Generator back up  
Fire And Rescue Services  
Solar Panel System  
8 Km to NH 66, 10 Km to NH 544 and 18 Km to Thrissur Town  
Budget Friendly Lifestyle Apartments  
Easy Accessibility To All Major Educational Institutions  
Eco-Friendly Living Atmosphere  
Located in Close Proximity To All Essential Services



# SPECIFICATIONS

## **Foundation Superstructure**

RCC Pile Foundation, premium quality cement blocks or Autoclaved Aerated Concrete (AAC) blocks for walls. TMT steel bars with ISI mark for whole RCC works. Earthquake resistant structure.

## **Flooring**

Flooring with vitrified tiles for inside of apartments and common areas (Except car porch and roof top areas)

## **Doors and Windows**

Doors with moulded flush doors and bathrooms with fiber doors.

## **Toilets**

"Grohe/Jaquar" CP fittings for wash basin pillar tap, diverter, health faucets, sink cock, etc., All other fittings are premium quality CP fittings "Cera" or equivalent brand. Premium quality ceramic tiles used for the floors and the walls fixed up to 210cm height.

## **Kitchen and Work area**

Counter top made of black polished granite with polished edges, single bowl stainless steel sink. Premium quality ceramic tiles for dadoing up to a height of 60 cm from counter top. Provision provided for water purifier, washing machine, oven, fridge and mixer grinder.

## **Electrification**

Concealed electrical wiring provided by using premium quality PVC conduits. Fire retardant electrical wiring materials are used of reputed brand like "Finolex"/"V Guard"/"Havells". Modular Switches of "Siemens"/"Crabtree"/"Schneider" brand. DB, MCB & ELCB of "Siemens"/"Legrand"/"CPL" Brand. TV point for living and master bedroom, Telephone point for living and master bedroom. A/C Points for all bedrooms and living room.

## **Painting**

Putty finished with plastic emulsion paint on internal wall and weather coat paint for external walls. Enamel paint for grill works.



# LOCATION MAP

You can easily find out







### **From the Chairman's desk**

Every residential project from Palatty Builders is carefully planned to be an excellent investment opportunity as well as lifelong asset for the buyer. The finest quality materials and the best amenities are incorporated into each apartment. I am confident that Orchid Heights will provide a pleasant living experience to all its buyers.

### **Varghese Palatty**

Chairman  
Palatty Builders Pvt. Ltd.

### **The Architect's Perspective**

When conceptualizing and designing Orchid Heights, great priority has been given to airy interiors, natural light and privacy for each living space. This translates as less use of fans and lights during daytime and great savings on electricity bills as most of the living rooms will have sufficient amount of natural light and air during daytime.

**Ar. P S Binoy**  
**Architect**

### **Terms and conditions**

Registration expenditure, like the cost of stamp paper, registration fee, documentation charges, etc., in connection with the registration of land and apartment to be borne by the purchaser. Additional stamp duty and fee if any claimed by the registration department will also be paid by the purchaser. Taxes and levies such as GST on purchase, Kerala Building Tax, Construction workers welfare fund, revenue tax, local taxes and other taxes not specified if any are also to be met by the purchaser.

The measurements in the brochure are subject to slight variation. All such variations shall be at the discretion of the architect and to the interest of purchaser.

The brochure is only for information and this does not hold any legal value.





**CALL 095 626 11000**



Palatty Builders Pvt. Ltd.  
Palatty Tower, South Market Road  
Irinjalakuda, Thrissur, Kerala, India  
Tel: 09447529155, 0480 2827789

[palattybuilders@gmail.com](mailto:palattybuilders@gmail.com)  
[www.palattybuilders.in](http://www.palattybuilders.in)

RERA No : K-RERA/PRJ/317/2020  
Building Permit No : BA - 974/18 - 19

Daffodils Ads Ekim  
9846752736



**Ample Car Parking | Swimming Pool | Children Play Zone | Club House | WiFi connectivity | CCTV Surveillance....**