



Anathanam Properties



CHITTAR  
MANOR

Living with  
Nature





chittar tower

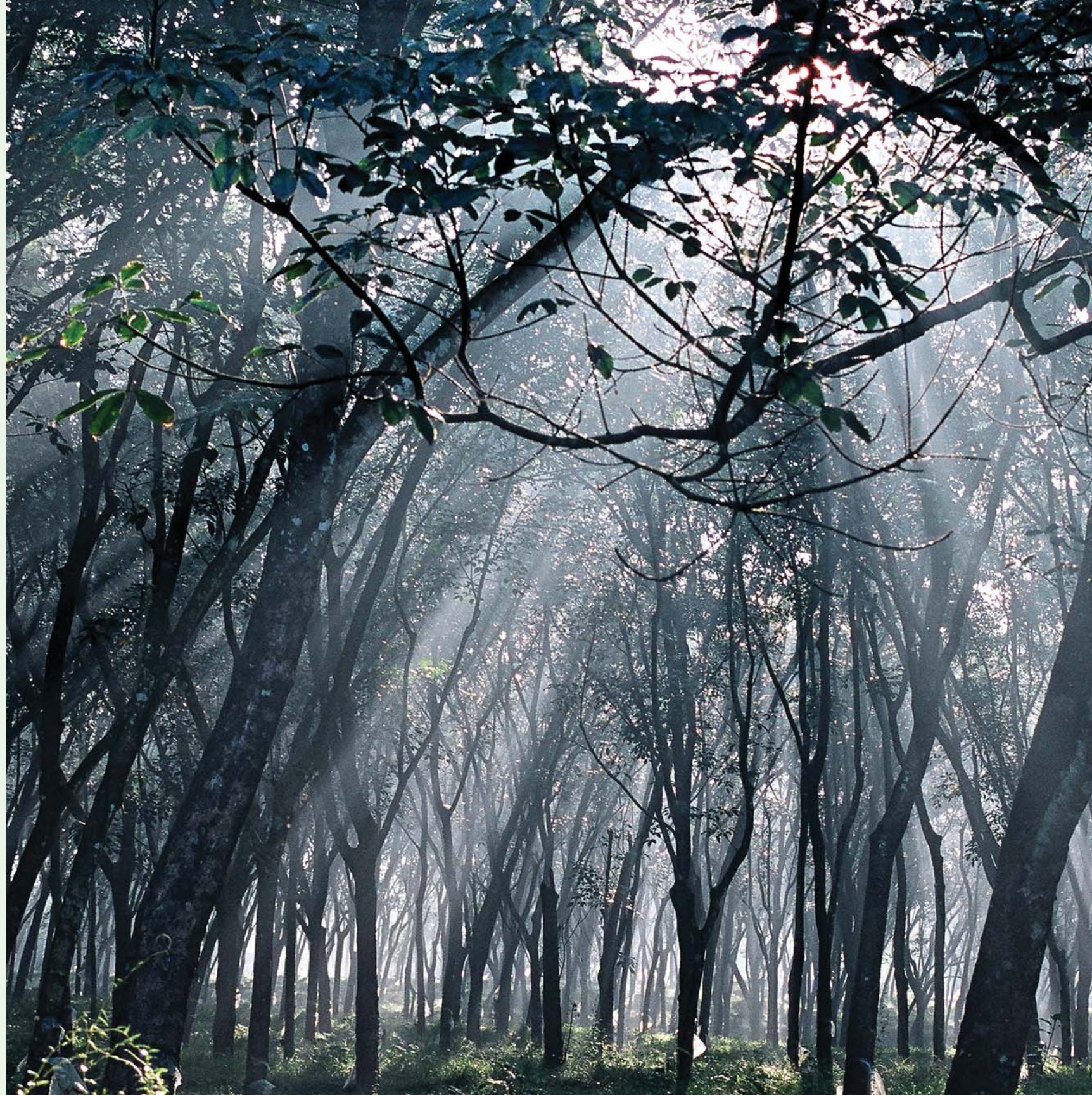
# Living with Nature

THE idea of living in a vibrant, organic habitat is an increasingly realistic prospect as living technologies are now being designed to counter the ravages of global industrialization.

We present Chittar Manor as a means to perpetuate this sublime idea... 48 functionally designed homes on the verdant banks of River Chittar at Kanjirapally, Kerala.



Here we find nature dwarfing everything else. The tempered light of the woods is like a perpetual morning, and that is stimulating. The stems of the trees of the plantations gleam like iron on the excited eye. The incommunicable trees seem to persuade us to live with them, far from the madding crowd and our solemn trifles. How easily we might walk onward into the opening landscape, absorbed by the pictures, and by thoughts fast succeeding one another, until all memory is obliterated by the beauty of the present, and we are led purely in triumph by nature.



# Creating Living Spaces

**F**UNCTIONALLY designed buildings have the ability to inspire through their forms and spaces. Forms that mesh with nature's ways and spaces that permit unbridled flow of light and fresh air create an ambience of living with nature. The architects, Muralee & Associates have conceptualised a modern functional design subscribing to principles that respect environment and ecology. The architecture of the building incorporates the values of sustainable design. Water harvesting, solar energy, waste recycling and reducing the use of energy have been adopted into the design. The campus and the building therefore reduce use of energy, preserve nature and recycle waste.

## Common Amenities

1. Rainwater harvesting for a minimum of 18 lakh litres
2. Waste disposal chute
3. Sewage treatment plant
4. Drivers' station with toilet and bath room
5. Reticulated gas supply
6. Membership to a private club with modern recreation facilities like air-conditioned club rooms, dining hall and guest rooms, well equipped kitchen, gymnasium, steam bath and sauna.
7. Swimming pool

## Location

The Chittar Manor is located midway between Kanjirapally Kurisinkal and Irumbupalam on the Anathanam private road, in the Kottayam District of Kerala, India.

## Building Specifications

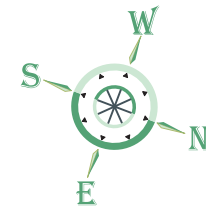
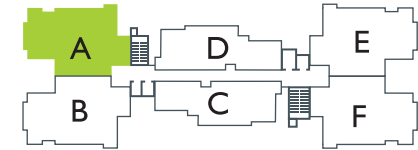
- Flooring :** Elegant Vitrified tile flooring for all rooms except toilets. Anti-skid ceramic tiles for balcony.
- Painting:** Putty with emulsion for inside walls and acrylic distemper for ceiling. Cornice in foyer, living and dining.
- Toilets:** Ceramic tiles for floor and glazed tiles for wall up to door height. Sanitary fixtures matching with tiles. Wired provision for Geysers, wired provision for exhaust fan and health faucet in all toilets except servant's toilet.
- Kitchen and Work Area:** Counter with granite top and stainless steel sink, Glazed tiles above the counter to a height of 40 cms. Single bowl sink with granite top in work area.
- Doors:** Teak wood/imported designer entrance door and hard wood moulded internal doors. Door cum windows of UPVC.
- Windows:** Powder coated aluminium, with glazed shutters and safety grills.
- Electrical:** Three phase power supply with concealed copper wiring. Adequate light, fan, and power points controlled by ELCB and MCB with independent KSEB energy meter. Modular switches of Siemens make or equivalent.
- Generator:** Generator with automatic change over system with 1000 watts allotted power to each apartment.
7. 15 kilowatts solar power/ wind power for common area lighting and pumping
- Generator back up for elevators, common lighting, water pumps and designated points in each apartment.
- Elevators:** Elevators including one Stretcher cum service elevator.
- Cable TV:** Connection in living and master bedroom (subject to prevailing Government rules).
- Telephone:** Wiring for telephone in living and master bedroom.
- Water Supply:** Water supply through sump and overhead tanks.
- Air Conditioning:** Wired provision for Split AC in all bedrooms.
- Fire Safety:** Fire protection systems as per rules.

# UNIT- A

3-Bedroom | Saleable area: 2055 Sq Ft



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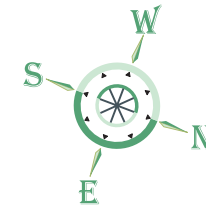
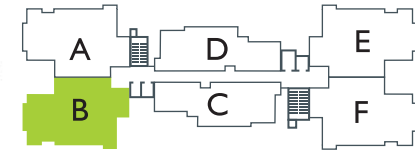
Dimensions may vary during construction | Furniture and fixtures are indicative only | Dimensions in centimeters

# UNIT- B

3-Bedroom | Saleable area: 2055 Sq Ft



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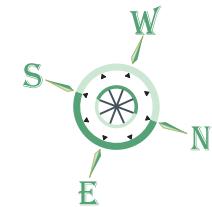
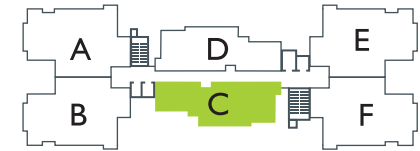
# UNIT- C

2-Bedroom | Saleable area: 1595 Sq Ft



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ENTRY

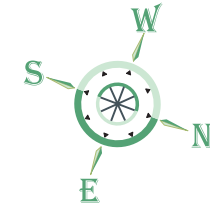
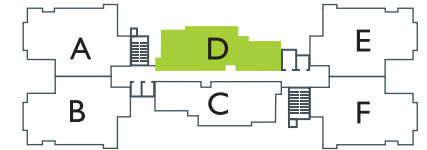


# UNIT- D

2-Bedroom | Saleable area: 1595 Sq Ft



Anathanam Properties



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ENTRY



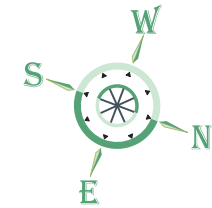
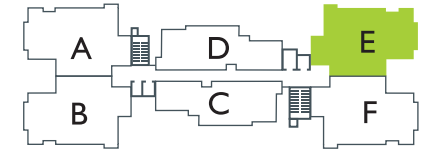


# UNIT- E

3-Bedroom | Saleable area: 2055 Sq Ft



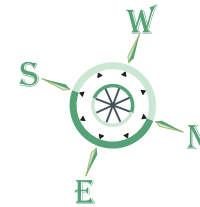
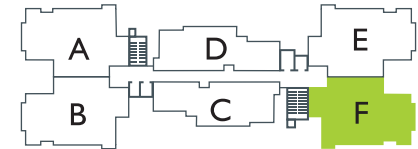
Anathanam Properties



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# UNIT- F

3-Bedroom | Saleable area: 2055 Sq Ft



# Terms and Conditions

## Documentation

Documentation of an apartment comprises of two parts.

- a. On allotment, two agreements will be executed between the builder and the purchaser; one for the sale of undivided share of land and another for execution of a construction contract to build an apartment. Though separate considerations are specified in each agreement, the composite value of the undivided share of land and that of the construction contract will be shown in the payment schedule. Necessary citation to this effect are given in the agreements.
- b. The sale deed for the undivided share of land will be registered in favour of the purchaser on receipt of the entire payments. Stamp duty, documentation charges, registration charge and incidental expenses for the registration of the sale deed will be to the buyer's account.

## • Maintenance

Owners' Association/Trust will be formed on handing over the possession of the apartments. Membership in the above Association/Trust is compulsory, not optional. The owners' association/trust will carry out all necessary routine and annual maintenance and repairs to common area and exterior wall of the building, common installation and fittings, payment of electrical and water charges for common facilities and services. Maintenance and charges/deposits are to be paid by each owner regularly and timely. The maintenance will be carried out by the builder till the formation of the Owners' Association, which will take over the maintenance. Maintenance deposit/advance is collected from all the owners by the builder and after appropriating the expenses incurred by the builder during the period the maintenance was done by them, the builder shall transfer the balance amount to the Association after its formation.

## Rules and Regulations

This is a time bound project. In case payments are not made as per agreement signed, the builder reserves the right to cancel the allotment, in which case the amount paid till such cancellation will be returned only after re-allotment to another party and without any interest.

## Payment Schedule

40% of the total contracted amount to be paid initially at the commencement stage of project while executing the agreement and balance in bi-monthly instalments vide post dated cheques.

## Disclaimer

Whilst reasonable care has been taken to ensure accuracy in the preparation of information in this brochure, no warranty is given and interested parties should rely on the Buyers Sale Agreement. Visual representations, including models, drawings, illustration, photographs and art renderings (the "Visual Representation") portray artistic impressions only. Modifications are not permitted in the apartment as specifications and designs have been carefully worked out. Considering the number of apartments and the delivery date, customisation will not be possible in the collective interest of the purchasers. The information contained herein, the fittings, finishes, features and other display in the show units or elsewhere (the "Materials"), which are for general guidance only, are subject to change and should not be relied upon as accurately describing any specific matter. Floor areas are approximate measurements and are subject to final survey. We reserve the right to modify features, any unit, the development or any part thereof as may be approved or required by the builder or required by their architects, or by the relevant authorities.

We have not authorised anyone to make any oral promises or assurances on our behalf with regard to the specifications of the apartments in question. Purchasers are requested to rely only upon the terms of the Buyers' Sale agreement which is a comprehensive document containing all the terms and conditions applicable as between the parties.





# CHITTAR MANOR



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