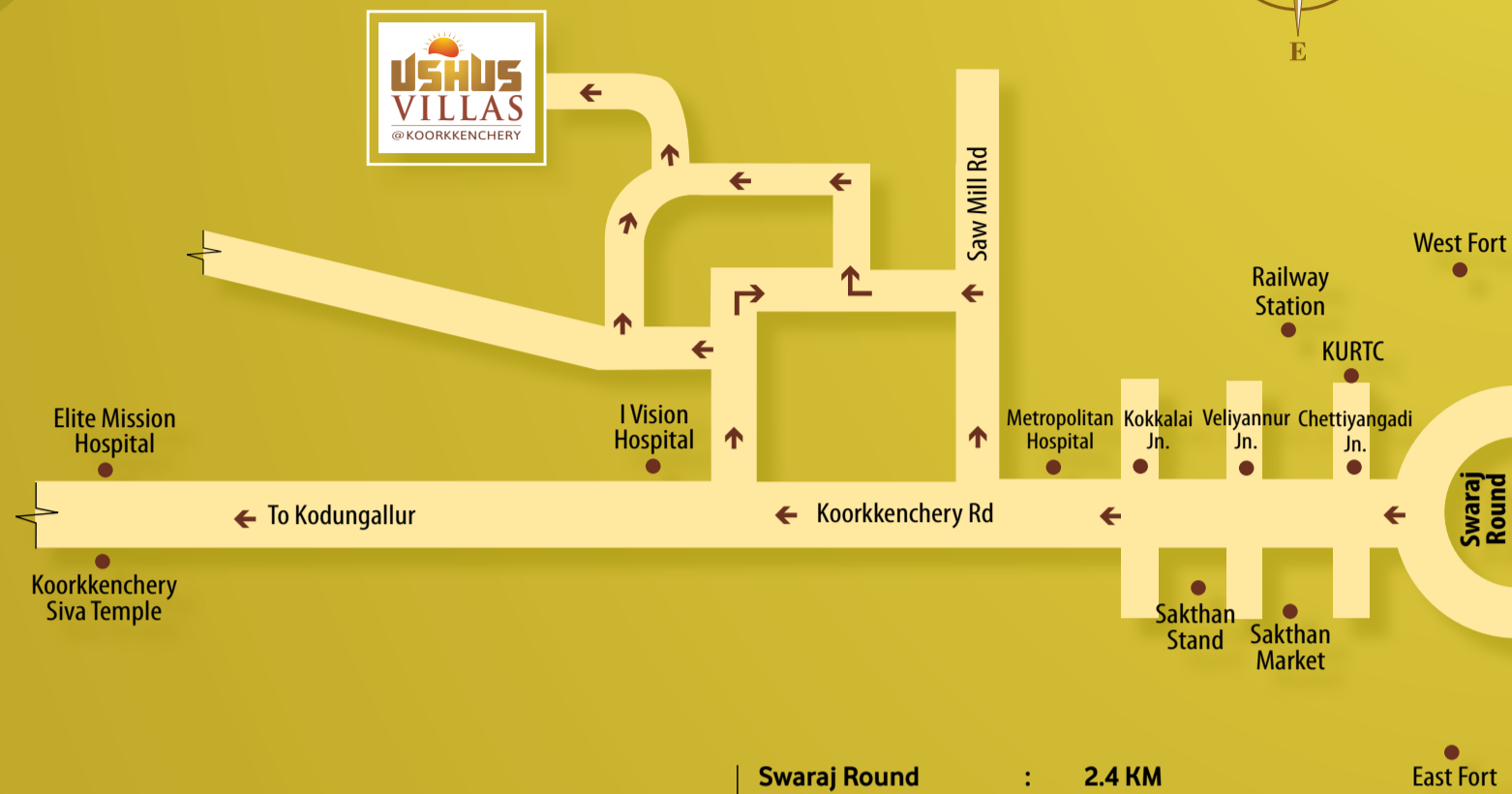
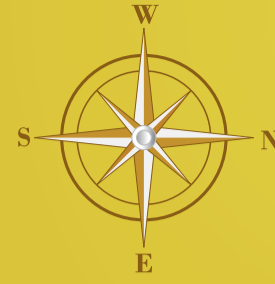


## Location Map



## Location Advantages

Swaraj Round	:	2.4 KM
I Vision	:	400 Mtrs
Elite Hospital	:	700 Mtrs
Temple	:	700 Mtrs
Mosque	:	600 Mtrs
Church	:	1.2 KM
Supermarket	:	200 Mtrs
Sakthan Bus Stand	:	1.6 KM
Railway station	:	1.8 KM

Properties & Infrastructure Pvt. Ltd.

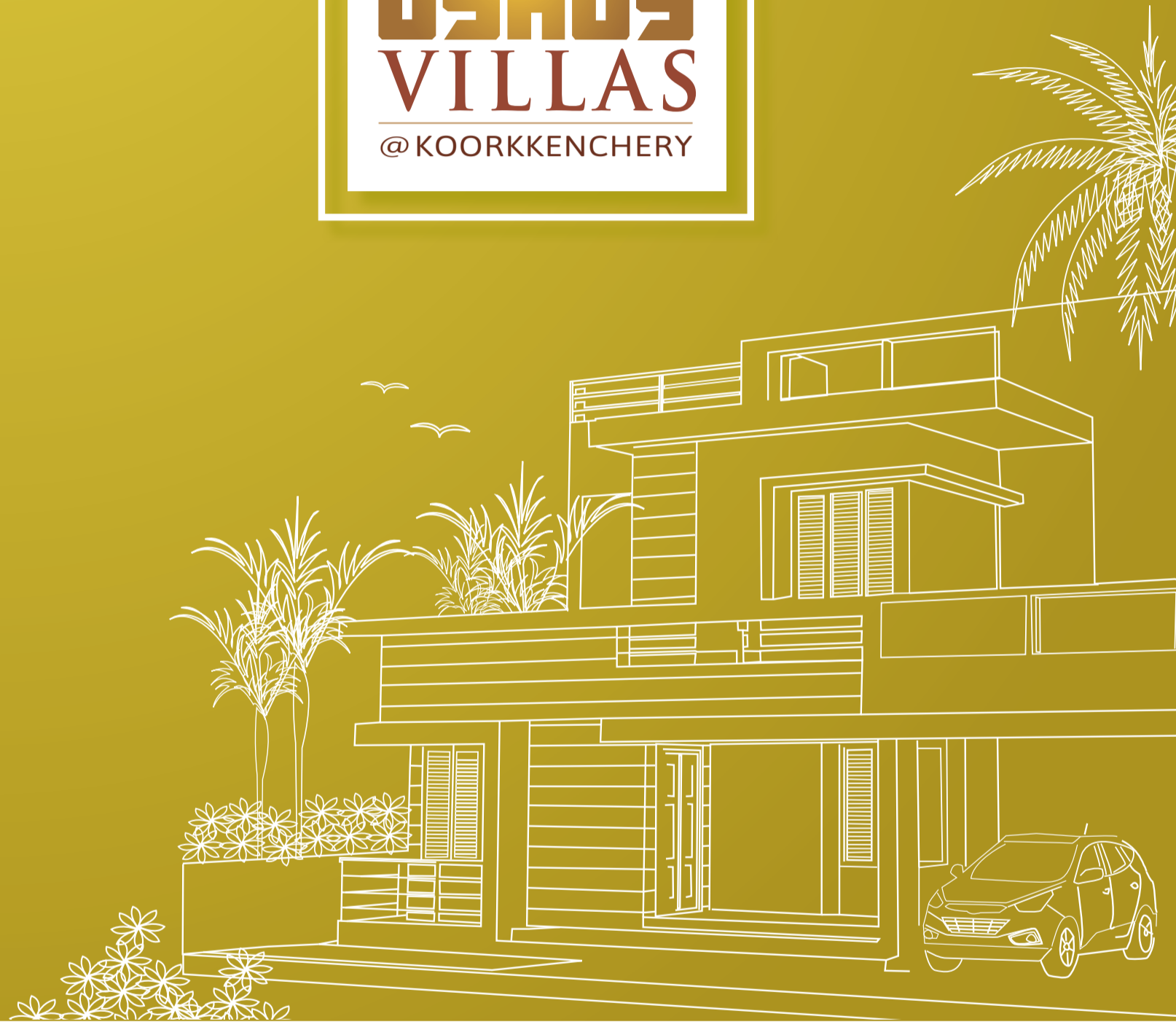
A sister concern of **TBPL**

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Ph: +91 487 2336652, +91 487 2336653

**Call: +91 8111 923 444**

VARNA ADVT. 9562543992

A serene life  
amidst a bustling city



**Ushus Properties and Infrastructure Pvt. Ltd.** is a sister concern of **Thrissur Builders Pvt. Ltd. (TBPL)**. This was launched in 2013 with the specific objective of providing various services and options to the discerning customers - Keralites the world over and also to our valuable TBPL family members - our customers. Ushus Properties has different divisions; G.K. Properties, G.K. Interiors and G.K. Constructions.

Ushus was launched with the best intention to provide the best of options in property purchase. The rich experience of Thrissur Builders with more than **26** years in the construction industry helps in identifying the right land with adequate water, lay of land, access to all basic requirements that makes Home building a pleasurable experience. Ushus Properties and Infrastructure Limited, buys land and develop the same after taking Development permit from local authority. Two such properties are Green Rich Gardens in Mundur, the lovely suburb of Thrissur and Palmshade in Pamboor just 4 kilometers from Swaraj Round Thrissur.

The success of Green Rich Gardens and Palmshade and the backup of the top builder in Thrissur the Thrissur Builders Pvt. Ltd. have made Ushus venture into **Individual homes** segment.

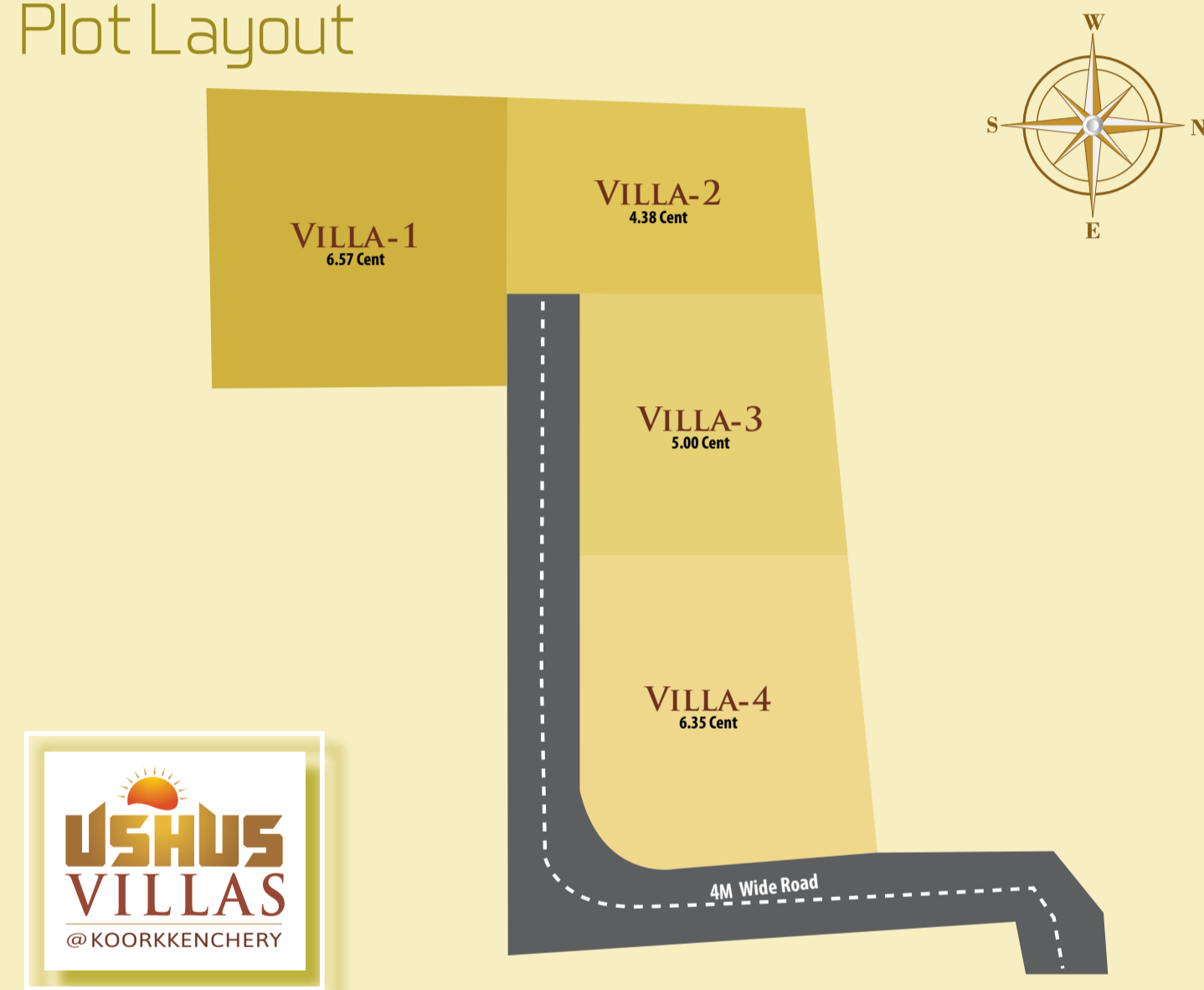
## A serene life amidst a bustling city

Ushus Properties and Infrastructure Pvt. Ltd. is proud to launch its First individual houses project named "**Ushus Villas**". The advantage of the location is that this project is coming up just 2.5km from Thrissur, Swaraj round and is close to all important places which provide peaceful life, high re-sale value and rental demands. Further, all the day to day requirements are available close by, including Supermarkets, places of worship, Hospitals, Famous educational institutions, Railway station, Bus stations both Private & KSRTC, etc.

There are 4 independent villas in a niche area of Koorkanchery, behind I-Vision hospital, of different plot size and villa area. All are 3 BHK villas and ideally suited for those who love the serene life amidst a bustling city.

Buy a home in **Ushus Villas** and lead a happy, healthy, and a wealthy life....

## Plot Layout



## Specification

<b>Foundation:</b>	Rubble masonry in cement mortar.
<b>A.T.T:</b>	Pre construction Anti-termite treatment in foundation & floor using Termax (Tata Product)
<b>D.P.C:</b>	Plinth belt in RCC1:2:4 with water proofing compound as damp proof course.
<b>Structure:</b>	Solid block masonry in cement mortar.
<b>Flooring:</b>	Good quality Vitrified tile for the entire area except Kitchen, work area & toilets.
<b>Kitchen &amp; Work area:</b>	Good quality anti-skid ceramic tiles.
<b>Toilets:</b>	Standard make anti-skid ceramic tile for floor, glazed tile for wall up to 210 cm height.
<b>Car parking:</b>	Standard cement tiles.
<b>Front Yard:</b>	Paving tiles.
<b>Sanitary &amp; CP fittings:</b>	Premium quality white sanitary fittings & CP bath fittings. Hot & Cold mixer with shower in the toilets with provision for geyser.
<b>Doors &amp; Windows:</b>	Entrance door - Teak frame & shutter with Architrave. Inner doors - Moulded door shutter with hard wood frame with Architrave. Windows - UPVC with openable shutter & grill. Toilet door - FRP moulded door.
<b>Painting:</b>	Putty with emulsion finish for interior walls. Exterior emulsion paint for external walls. Enamel paint over primer for door frames & shutters.
<b>Electrical:</b>	Concealed conduit wiring with fire rated premium brand copper conductor for adequate light and fan points, 6/16 A socket points etc controlled by ELCB and MCBs.
<b>Telephone:</b>	Telephone point in ground floor and first floor living room.
<b>TV point:</b>	TV point in living room.
<b>Air conditioning:</b>	Split A/C provision in all bedrooms & living room.
<b>Water Supply:</b>	Independent Bore well in each plot.