

# Dream Flower

HOUSING PROJECTS PRIVATE LIMITED



93870 88144

98470 58220

**12** YEARS  
**42** PROJECTS  
DELIVERED  
ON TIME

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HOUSING PROJECTS PRIVATE LIMITED

12 YEARS  
42 PROJECTS DELIVERED ON TIME

Dear Customer,

Thank you for the interest shown in our company and projects.

**“Our aim is to provide a Quality Workmanship at a Cost-Effective price at the fastest pace”**

Core values held by us are: **Quality, Timeliness, Personalized Service and Value for Money.**

We are known for applying ourselves diligently to each project, right from Conception to Completion. Our commitment to customer satisfaction is reflected in the uncompromising quality and punctuality ensured through systematic and methodological approach.

We believe in providing you with not only a home but also superior living through our never ending practices considering prudent lifestyle.

We have a track record for timely completion and handing over of all our projects. Our key success factor have been the trust, support and encouragement extended by all our customers.

Thanks you.

Regards  
**Priya A. S**



**WINNER OF  
SHREERATNA  
AWARD 2014**



**Dream Flower**  
HOUSING PROJECTS PRIVATE LIMITED



## Everlasting Luxury. Evergreen Destination!

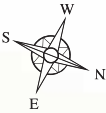
Dreamflower Mistletoe is the 46th project of Dreamflower Housing Projects Pvt. Ltd. It is located at Kollanpady Bus Stop just 700 m from Tripunithura Hill Palace and 2 km from Kochi Refinery Limited. There will be a total of 28 flats (20 units of 2BHK and 8 units of 3BHK) in 20 cents of land. All flats are semi-furnished and there are only 4 units per floor giving ample lighting and ventilation. The structure is Basement + Ground+7 floors with ample Car Parking space at the Basement and Stilt Parking space on the Ground Floor. The cost is inclusive of Car Parking, Taxes, Electricity and Water connection charges. There are no hidden charges except Registration, thus offering you absolute safeguard against any price hikes.

**Start date : January 2017.**


**Completion date : June 2019.**



# LOCATION MAP



BPCL KOCHI REFINERY 

CHITHRAPUZHA KURISHU PALLY 

WATER TANK ROAD



MAMALA

CHOTTANIKKARA TEMPLE 

CHITHRAPUZHA

KOLLAPPALLY JN.

HILL PALACE MUSEUM 


CHOTTANIKKARA



PERUNILLAKULAM SHIVA TEMPLE

SEAPORT-AIRPORT RD

KARINGACHIRA RD

CHURCH 

IRUMPANAM

PUTHIYA ROAD JN.

KARINGACHIRA JN.

TO VAIKOM

SN JN.

EROOR RD



POORNATHRAYEESA TEMPLE

TRIPUNITHURAI JN.

MINI BY-PASS

POONITHURA

PETTA JN.

MARADU

EDAPPALLY

NH-47

NH-47

KUNDANNOR JN.

## AMENITIES

RECREATION	FOR THE FLAT	INSIDE THE FLAT
Health Club	Lift	Wardrobes
Association Hall	DG Backup	Kitchen Cabinets
Kids' Play Area	Centralized Gas Supply	Tubes, Fans
	Lobby with Visitors Lounge	Putty with Emulsion finish
	Fire Fighting System	Intercom Facility
Unique Feature: Pure Well Water Availability		



## DISTANCE TO PROMINENT PLACES

TRANSPORTATION	SHOPPING
Seaport - Airport Road - 1.0 KM BPCL Kochi - 2.0 KM	Abad Nucleus Mall - 5.3 KM
SCHOOLS	COLLEGE
Bhavan's Munshi Vidyashram - 850 M Choice School - 2.7 KM	Government College Tripunithura - 3.0 KM Bhavan's Royal Institute Of Management - 800 M NSS College - 3.2 KM
HOSPITAL	PLACE OF WORSHIP
Varma Hospital - 3.2 KM Lakshmi Hospital - 3.0 KM Taluk Hospital - 3.0 KM	Church - 500 M Juma Masjid - 3.0 KM Temple - 650 M

**BASEMENT FLOOR  
CAR PARKING PLAN**



**GROUND FLOOR  
CAR PARKING PLAN**



**TYPICAL FLOOR PLAN  
1<sup>ST</sup> & 2<sup>ND</sup> FLOOR**



**TYPICAL FLOOR PLAN  
3<sup>RD</sup> TO 7<sup>TH</sup> FLOOR**





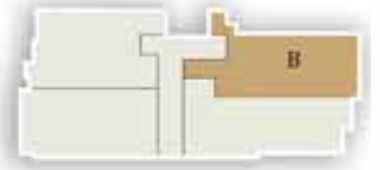
**AREA DETAILS**

TYPE A	
Area	1285 Sq.ft.
Model	3 BHK
Direction	South - Western
Front Facing	North

TYPE A (3 BHK)					
Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sq.ft.
Living	450	360	15	12	174
Dining	300	430	10	14	139
Balcony	150	340	5	11	55
Bedroom 1	320	320	10	10	110
Toilet 1	150	230	5	8	37
Bedroom 2	300	330	10	11	106
Dress	230	100	8	3	25
Toilet 2	218	125	7	4	29
Bedroom 3	300	300	10	10	97
Toilet 3	135	215	4	7	31
Balcony	100	320	3	10	34
Kitchen	250	220	8	7	59
Work Area	250	100	8	3	27
<b>Plinth Area</b>					<b>1082</b>
<b>Common Area (16%)</b>					<b>203</b>
<b>Total Area</b>					<b>1285</b>

**3  
B  
H  
K**





## AREA DETAILS

TYPE B	
Area	1300 Sq.ft.
Model	3 BHK
Direction	North - Western
Front Facing	South

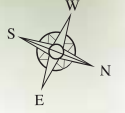
TYPE B (3 BHK)					
Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sq.ft.
Foyer	315	150	10	5	51
Living	440	300	14	10	142
Dining	330	370	11	12	131
Balcony	180	240	6	8	46
Bedroom 1	330	300	11	10	106
Toilet 1	150	230	5	8	37
Bedroom 2	330	275	11	9	98
Toilet 2	130	230	4	8	32
Bedroom 3	300	365	10	12	118
Toilet 3	230	120	8	4	30
Balcony	80	400	3	13	34
Kitchen	390	225	13	7	94
Work Area	240	105	8	3	27
<b>Plinth Area</b>					<b>1095</b>
<b>Common Area (16%)</b>					<b>205</b>
<b>Total Area</b>					<b>1300</b>



**AREA DETAILS**

TYPE C	
Area	1400 Sq.ft.
Model	3 BHK
Direction	North - Eastern
Front Facing	South

TYPE C (3 BHK)					
Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sq.ft.
Living	300	405	10	13	131
Family Living	420	230	14	8	104
Dining	270	350	9	11	102
Balcony	290	90	10	3	28
Bedroom 1	300	340	10	11	110
Toilet 1	130	240	4	8	34
Balcony	455	90	15	3	44
Passage	525	115	17	4	65
Bedroom 2	305	410	10	13	134
Toilet 2	130	225	4	7	31
Balcony	305	90	10	3	30
Bedroom 3	300	300	10	10	97
Toilet 3	130	225	4	7	31
Balcony	90	310	3	10	30
Kitchen	230	300	8	10	74
Work Area	170	100	6	3	18
<b>Plinth Area</b>					<b>1176</b>
<b>Common Area (16%)</b>					<b>224</b>
<b>Total Area</b>					<b>1400</b>



## AREA DETAILS

TYPE D	
Area	1245 Sq.ft.
Model	3 BHK
Direction	South - Eastern
Front Facing	North

TYPE D (3 BHK)					
Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living	430	330	14	11	153
Dining	460	330	15	11	163
Utility	170	325	6	11	59
Bedroom 1	325	300	11	10	105
Toilet 1	140	200	5	7	30
Balcony	305	90	10	3	30
Bedroom 2	300	300	10	10	97
Toilet 2	130	230	4	8	32
Balcony	155	140	5	5	23
Bedroom 3	300	340	10	11	110
Toilet 3	130	230	4	8	32
Balcony	320	90	10	3	31
Kitchen	270	310	9	10	90
<b>Plinth Area</b>					<b>1047</b>
<b>Common Area (16%)</b>					<b>198</b>
<b>Total Area</b>					<b>1245</b>



**AREA DETAILS**

TYPE E	
Area	1050 Sq.ft.
Model	2 BHK
Direction	South - Western
Front Facing	North

TYPE E (2 BHK)					
Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sq.ft.
Living	370	435	12	14	173
Dining	375	300	12	10	121
Utility	180	225	6	7	44
Balcony	215	90	7	3	21
Bedroom 1	340	275	11	9	101
Toilet 1	240	133	8	4	34
Balcony	360	90	12	3	35
Bedroom 2	415	300	14	10	134
Toilet 2	240	133	8	4	34
Balcony	120	300	4	10	39
Kitchen	275	275	9	9	81
Plinth Area					886
Common Area (16%)					164
Total Area					1050



## AREA DETAILS

### TYPE F

Area	950 Sq.ft.
Model	2 BHK
Direction	North - Western
Front Facing	South

### TYPE F (2 BHK)

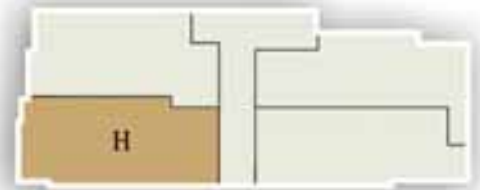
Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sq.ft.
Living	300	390	10	13	126
Dining	285	390	9	13	119
Balcony	420	90	14	3	41
Bedroom 1	270	315	9	10	91
Toilet 1	200	120	7	4	26
Balcony	290	80	10	3	25
Bedroom 2	330	295	11	10	105
Toilet 2	125	230	4	8	31
Balcony	80	250	3	8	21
Utility	130	135	4	4	19
Kitchen	240	315	8	10	81
Plinth Area					801
Common Area (16%)					149
Total Area					950



## AREA DETAILS

TYPE G	
Area	1045 Sq.ft.
Model	2 BHK
Direction	North - Eastern
Front Facing	South

TYPE G (2 BHK)					
Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sq.ft.
Living	300	515	10	17	166
Dining	345	265	11	9	98
Balcony	325	90	11	3	31
Bedroom 1	300	405	10	13	131
Toilet 1	200	130	7	4	28
Balcony	310	90	10	3	30
Bedroom 2	350	330	11	11	124
Dress	140	140	5	5	21
Toilet 2	130	225	4	7	31
Balcony 2	325	90	11	3	31
Kitchen	335	240	11	8	86
Plinth Area					880
Common Area (16%)					165
Total Area					1045



## AREA DETAILS

TYPE H	
Area	1135 Sq.ft.
Model	2 BHK
Direction	South - Eastern
Front Facing	North

TYPE H (2 BHK)					
Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sq.ft.
Living	300	515	10	17	166
Dining	450	270	15	9	131
Balcony	325	90	11	3	31
Bedroom 1	385	300	13	10	124
Toilet 1	200	150	7	5	32
Balcony	210	145	7	5	33
Bedroom 2	485	280	16	9	146
Toilet 2	200	235	7	8	51
Balcony 2	510	90	17	3	49
Kitchen	340	310	11	10	113
Plinth Area					957
Common Area (16%)					178
Total Area					1135

# SPECIFICATION

- Structure** : RCC framed earthquake resistant structure. Foundation as per structural requirement. Walls with solid blocks.
- Flooring** : 2\*2 Vitrified tiles for the entire apartment, Vitrified/Granite/Marble tiles for lobby and common area.
- Toilets** : Ceramic tiles for floors and glazed tiles for walls up to 6ft height. Concealed pipes and CP fittings. Hot and cold water taps with overhead shower and provision for geyser. Wash basin in bathrooms and dining space. Cera/ RAK Wall Mount EWC.
- Fittings** : Godrej /Doorset/Equivalent lock for front Door, stainless steel hinges. Branded brass fittings and mortise lock for inside doors.
- Kitchen** : Counter with Black Granite top, wall tiling on counter top up to 45 cm height. Stainless steel sink. Box cupboard with Wood/MDF will be provided above the counter. Wooden covering done below the counter with 6 no.s - pullouts. Any other Modular accessories can be done at extra cost.
- Cupboards** : Wood-MDF Wardrobes (210 cm\*100 cm\*45 cm) with polish/ paint finish provided for all bedrooms. Any modification can be done at extra cost.
- Joinery** : Front door & inside door frames made of best quality hard wood. Masonite USA Skin doors for inside doors. Windows using UPVC/ Powder Coated Aluminium. Saint Gobain solar control reflective glass used to provide privacy, cooling and aesthetics.
- Painting** : Putty finished walls with emulsion finish for all rooms. Asian paints / equivalent emulsion for all walls, lacquer finish for inside doors. Enamel finish for external doors and windows. Exterior painting with Asian Paints Apex.
- Electrical** : Three phase power supply with concealed conduit wiring with copper conductor, adequate light and fan points, 6/16A plug points etc. controlled by ELCB and MCB with independent energy meter. Elegant switches and quality electrical wires. Fans & Tubes in living, dining and all bedrooms.
- Lift** : Passenger-cum bed lift stopping on all floors.
- Fire Fighting** : Fire fighting arrangements as per Kerala Building Rules and Fire Force requirement. Every floor provided with hose reel box and hose.
- Generator** : For lift, common lights, water pumps etc. Automatic Generator Changeover-cum-Load Limiter with a power allocation of 500W for 2BHK and 750W for 3BHK. Power plugs not connected during generator supply mode.
- Cable TV** : Concealed cable TV point in living room and master bedroom.
- Water Supply** : Water supply from KWA, and purified water from open/ borewell through sump and overhead tank. Separate/common plumbing line with OH & underground tanks.
- AC** : Wired provision for AC in master bedrooms, non-wired provision in other bedrooms.
- Car park** : Allotted car parking in basement/ground floor.

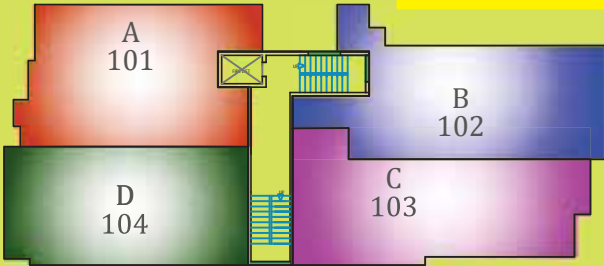


## **WHY DREAMFLOWER?**

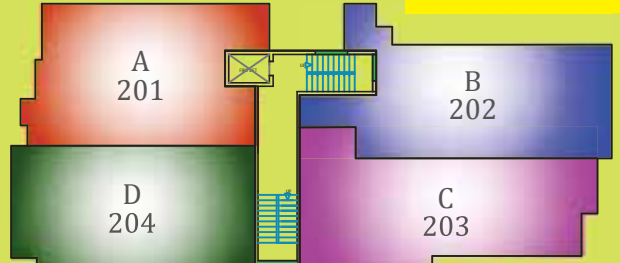
- **Builder with a track of completing 42 Projects on time in Kochi City.**
- **Transparency on area with split of Carpet Area, Plinth Area, Common Area and Total Area separately. We don't increase on common area to give you a fancy sqft area pricing.**
- **Fully loaded homes customized as per buyer's desire. This is feasible due to stringent project management.**
- **On-time delivery provides you realistic appreciation and return on investment.**
- **No additional costs except registration which safeguards you against increase in cost or statutory charges.**
- **After sales service support for rental, resale and housekeeping.**
- **A lifetime relationship and responsibility that continues even after the handing over of the project.**

# AVAILABILITY CHART - DREAM FLOWER MISTLETOE

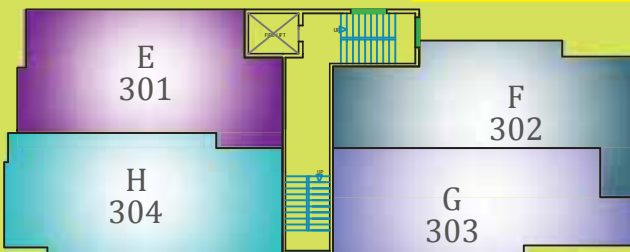
FIRST FLOOR



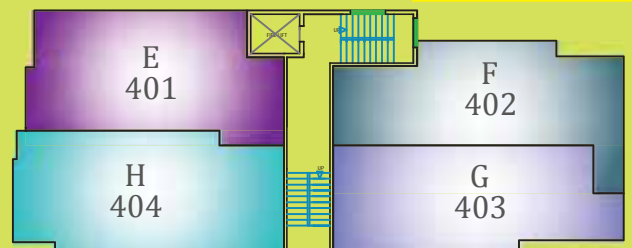
SECOND FLOOR



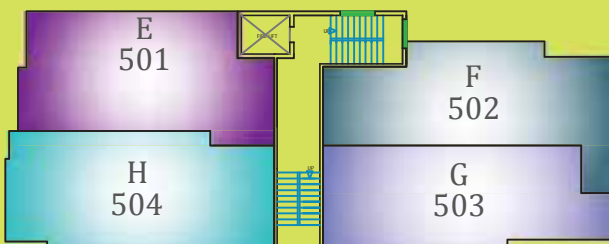
THIRD FLOOR



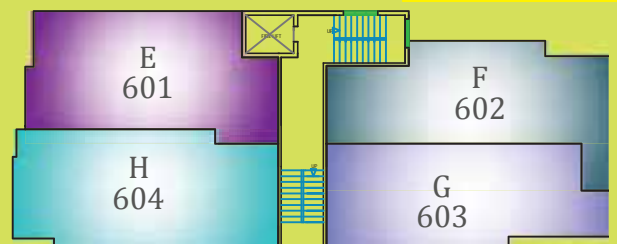
FOURTH FLOOR



FIFTH FLOOR



SIXTH FLOOR



SEVENTH FLOOR

