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 Dream Flower  
**velvetude-4**

# Own Your Future address

Just 400 m from Pathadipalam  
**Metro Station, Edappally**



**98470 58220**

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

**93870 88144**

## Dear Customer,

Thank you for the interest shown in our company & 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 & 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 & punctuality ensured through systematic & 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 & handing over of all our projects. Our key success factors have been the trust, support & encouragement extended by all our customers.

Thanking you,

Regards,  
Priya A S  
Managing Director





## Champions of Change

Mrs. Priya Fazil, Managing Director of Dreamflower Housing Projects Pvt. Ltd. was one among the 200 young entrepreneurs of India who were selected for "Champions of Change - Transforming India through G2B partnership" initiative organised by NITI Aayog at Pravasi Bharatiya Kendra.

Six groups of young CEOs made presentations before the PM on themes such as Make in India; Doubling Farmers' Income; World Class Infrastructure; Cities of Tomorrow; Reforming the Financial Sector; & A New India by 2022. Mrs. Priya Fazil was a member of the group who presented the theme, A New India by 2022.

Mrs. Priya Fazil, a postgraduate in Business Administration from School of Management Studies, Cochin University, is the only woman builder in Kerala, who bagged the prestigious Brand Icon Award instituted by India's premier media house, the Times of India. She was also conferred upon the Shreeranta Award by Kerala Kalakendram





# Dream Flower Velvetude-4

Dreamflower Velvetude - 4 is the 65th project of Dreamflower Housing Projects Pvt. Ltd. It is located near Pathadipalam Metro Station. There will be a total of 36 luxury flats (8 units of 3 BHK, 27 units of 2BHK & 1 unit of 1 BHK) in 38.34 cents of land. All flats are semi furnished. The structure is a Ground + 4 floors with ample Car Parking space in the Ground floor. The cost is inclusive of Car Parking, GST and Electricity connection charges. There are no hidden charges except Registration, thus offering you absolute safe guard against any price hikes.

**Launch – March 2023**

**Completion – March 2026**

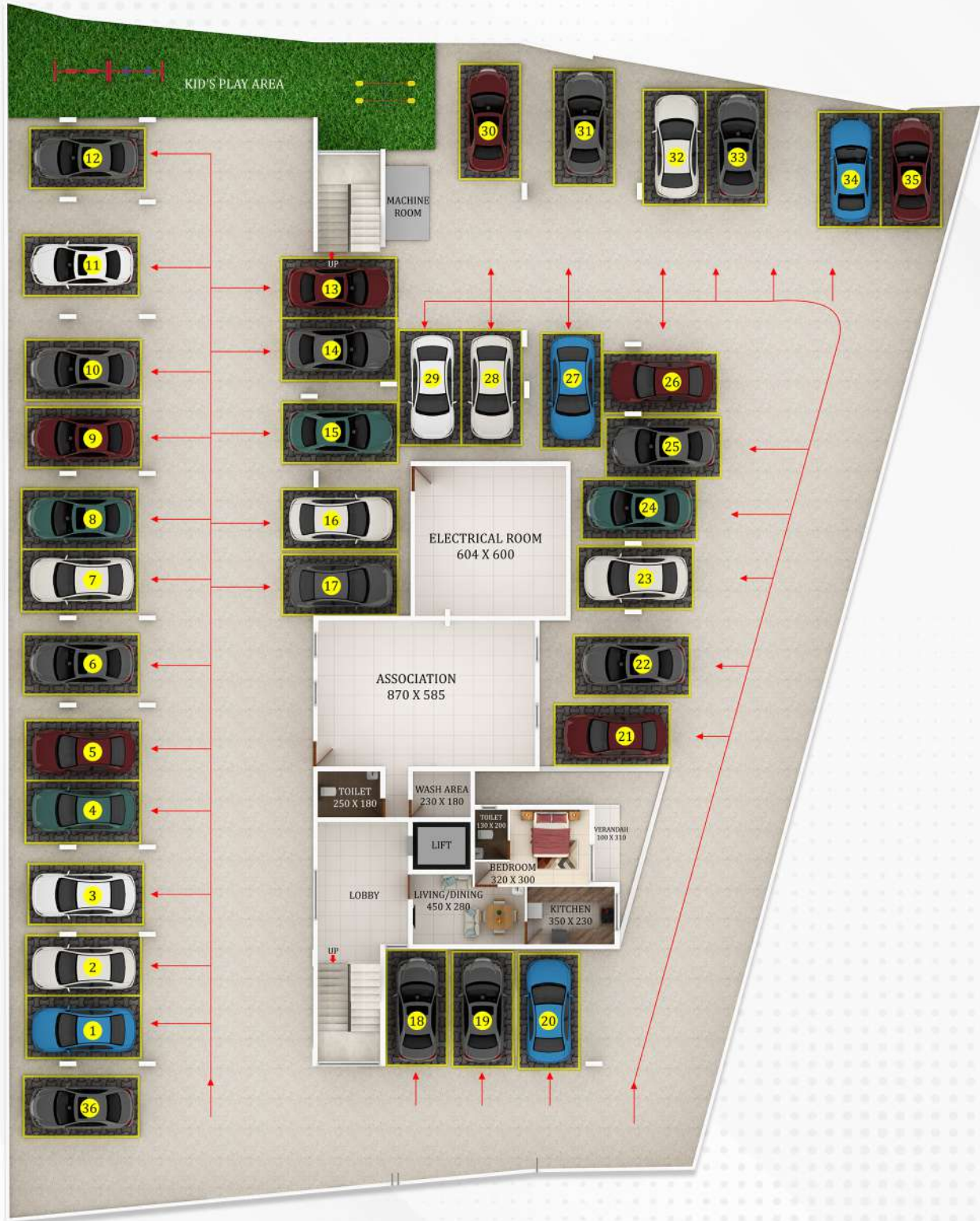
## Why Dreamflower ?

1. Builder with a track of timely completing **59 Projects** on time in Cochin city.
2. Transparency on Area. We give you a 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.
3. Fully Loaded Homes customized as per buyer's desire this is feasible due to stringent project Management.
4. On time delivery gives you realistic appreciation and return on investment.
5. No extra cost except registration which gives you safeguards against any increase in cost or statutory charges.
6. After sales service support for rental, resale and housekeeping.
7. Our responsibility and relationship continues even after handing over of your dream home





# CAR PARK PLAN





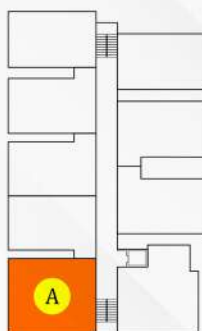
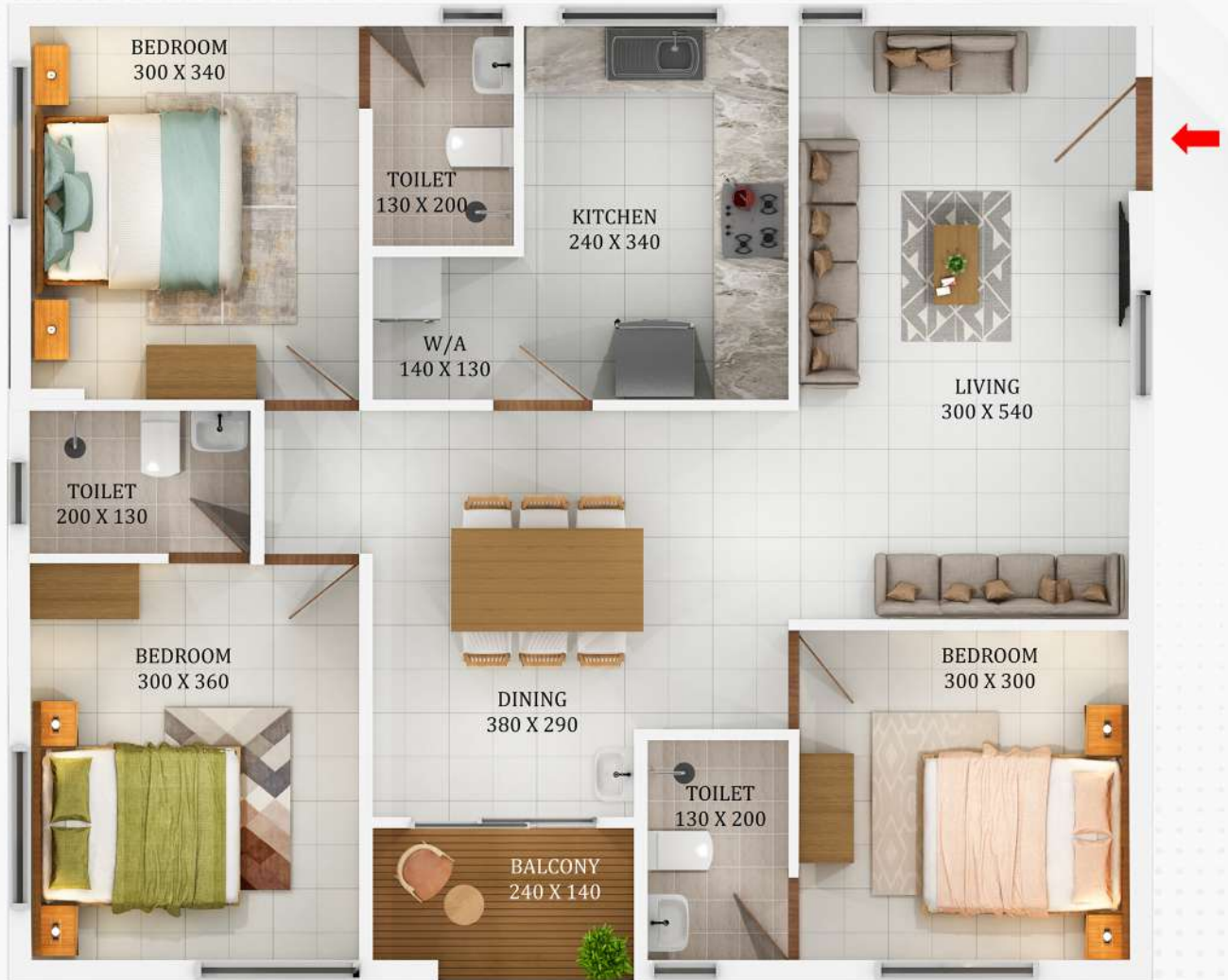


# SECOND TO FOURTH FLOOR PLAN



# Type A-3 BHK

Total Area - 1270 sqft



KEY PLAN



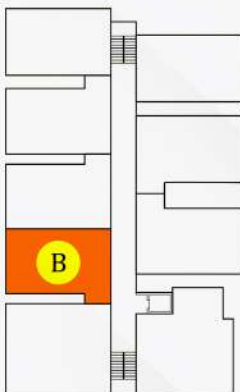
# Area Details

Type	A
Area	1270
Model	3 BHK
Direction	North-eastern
Front facing	West

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living	300	540	10	18	174
Dining	380	290	12	10	118
Balcony	240	140	8	5	36
Bedroom 1	300	300	10	10	97
Toilet 1	130	200	4	7	28
Bedroom 2	300	360	10	12	116
Toilet 2	200	130	7	4	28
Bedroom 3	300	340	10	11	110
Toilet 3	130	200	4	7	28
Kitchen	240	340	8	11	88
Work area	140	130	5	4	20
<b>Plinth Area</b>					<b>994</b>
<b>Common Area (22%)</b>					<b>276</b>
<b>Total Area</b>					<b>1270</b>

# Type B-2 BHK

Total Area - 955 sqft



KEY PLAN



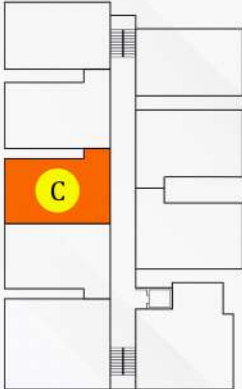
# Area Details

Type	B
Area	955
Model	2 BHK
Direction	Centre towards north-eastern
Front facing	West

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living	300	300	10	10	97
Dining	370	300	12	10	119
Balcony	230	160	8	5	40
Bedroom 1	320	300	10	10	103
Balcony	130	150	4	5	21
Toilet 1	200	130	7	4	28
Bedroom 2	300	300	10	10	97
Toilet 2	130	200	4	7	28
Kitchen	220	310	7	10	73
Work area	220	100	7	3	24
<b>Plinth Area</b>					<b>747</b>
<b>Common Area (22%)</b>					<b>208</b>
<b>Total Area</b>					<b>955</b>

# Type C-2 BHK

Total Area - 955 sqft



KEY PLAN



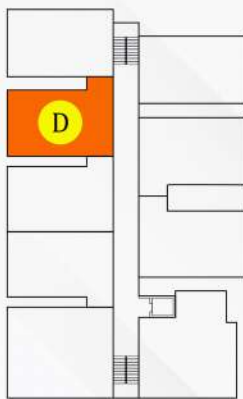
# Area Details

Type	C
Area	955
Model	2 BHK
Direction	Eastern
Front facing	West

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living	300	300	10	10	97
Dining	370	300	12	10	119
Balcony	230	160	8	5	40
Bedroom 1	320	300	10	10	103
Balcony	130	150	4	5	21
Toilet 1	200	130	7	4	28
Bedroom 2	300	300	10	10	97
Toilet 2	130	200	4	7	28
Kitchen	220	310	7	10	73
Work area	220	100	7	3	24
<b>Plinth Area</b>					<b>747</b>
<b>Common Area (22%)</b>					<b>208</b>
<b>Total Area</b>					<b>955</b>

# Type D-2 BHK

Total Area - 975 sqft



KEY PLAN



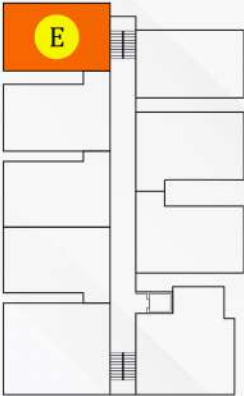
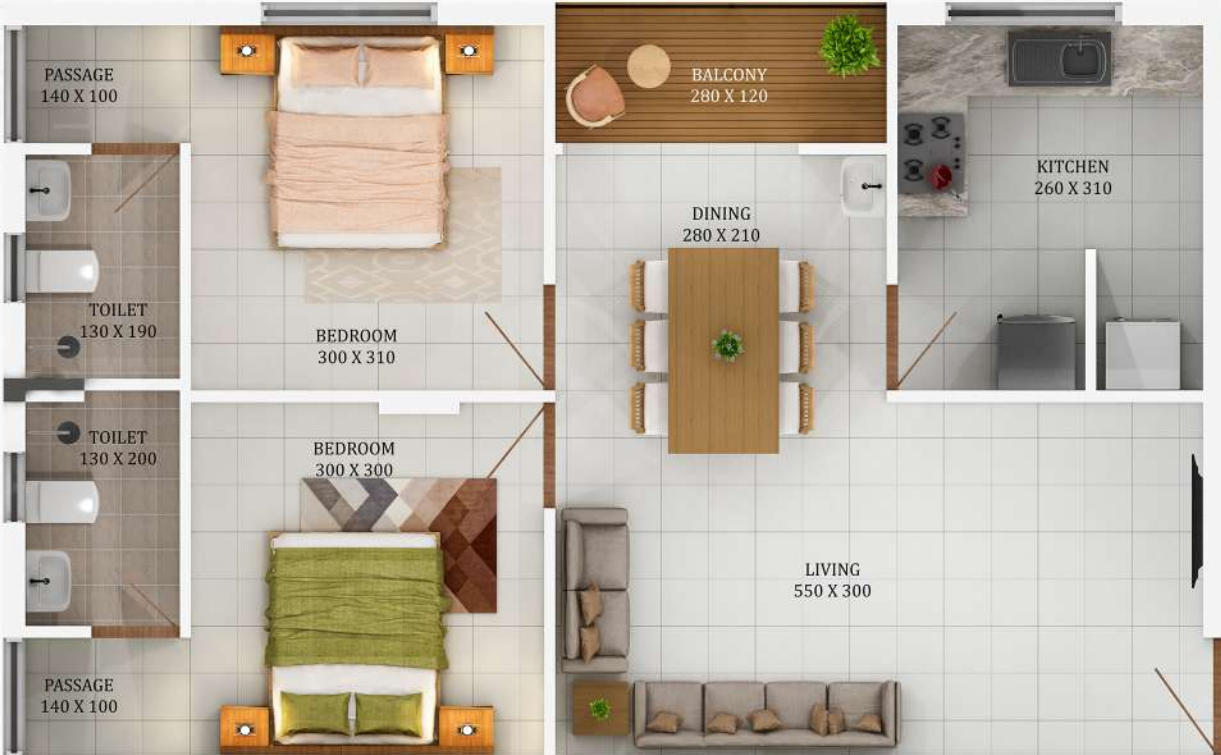
# Area Details

Type	D
Area	975
Model	2 BHK
Direction	Centre towards south-eastern
Front facing	West

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living	300	300	10	10	97
Dining	370	300	12	10	119
Balcony	230	160	8	5	40
Bedroom 1	320	300	10	10	103
Balcony	130	150	4	5	21
Toilet 1	200	130	7	4	28
Bedroom 2	300	300	10	10	97
Toilet 2	130	200	4	7	28
Kitchen	220	310	7	10	73
Work area	220	130	7	4	31
<b>Plinth Area</b>					<b>764</b>
<b>Common Area (22%)</b>					<b>211</b>
<b>Total Area</b>					<b>975</b>

# Type E-2 BHK

Total Area - 940 sqft



KEY PLAN



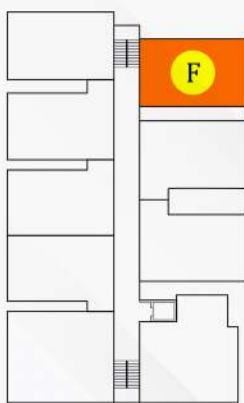
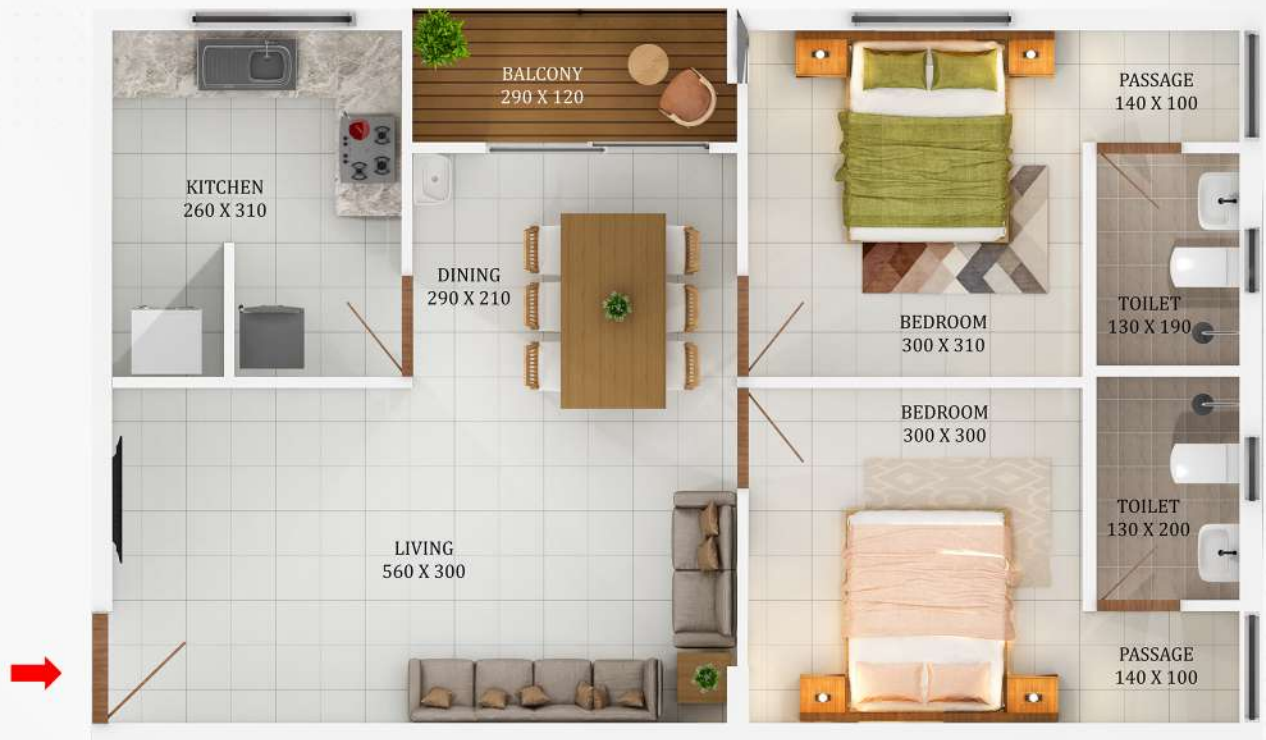
# Area Details

Type	E
Area	940
Model	2 BHK
Direction	South-eastern
Front facing	West

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living	550	300	18	10	177
Dining	280	210	9	7	63
Balcony	280	120	9	4	36
Bedroom1	300	300	10	10	97
Passage	140	100	5	3	15
Toilet 1	130	200	4	7	28
Bedroom 2	300	310	10	10	100
Passage	140	100	5	3	15
Toilet 2	130	190	4	6	27
Kitchen/Work area	260	310	9	10	87
<b>Plinth Area</b>					<b>736</b>
<b>Common Area (22%)</b>					<b>204</b>
<b>Total Area</b>					<b>940</b>

# Type F-2 BHK

Total Area - 955 sqft



KEY PLAN



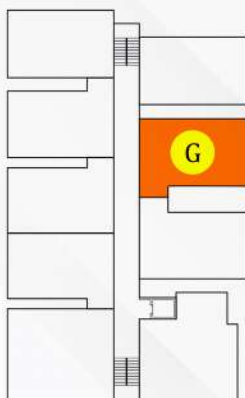
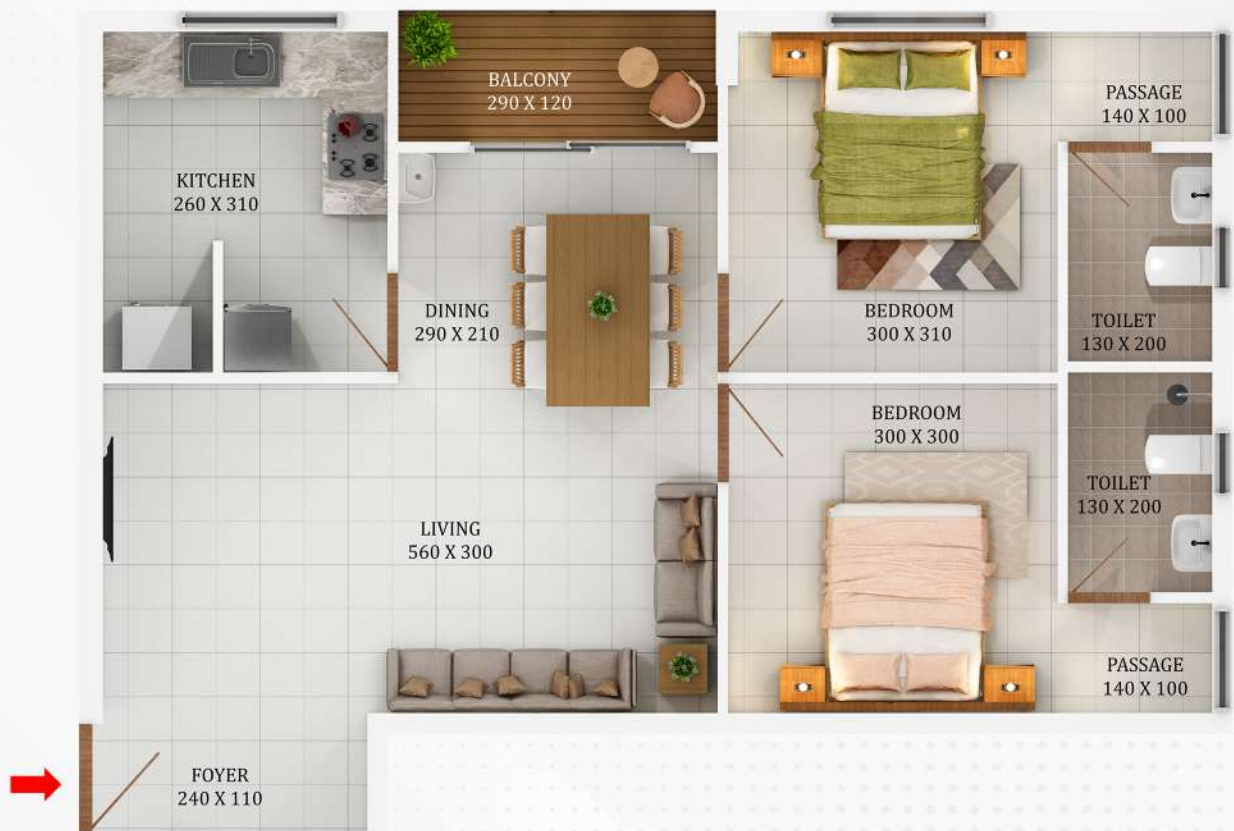
# Area Details

Type	F
Area	955
Model	2 BHK
Direction	South-western
Front facing	East

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living	560	300	18	10	181
Dining	290	210	10	7	65
Balcony	290	120	10	4	37
Bedroom1	300	300	10	10	97
Passage	140	100	5	3	15
Toilet 1	130	200	4	7	28
Bedroom 2	300	310	10	10	100
Passage	140	100	5	3	15
Toilet 2	130	190	4	6	27
Kitchen/Work area	260	310	9	10	87
<b>Plinth Area</b>					<b>746</b>
<b>Common Area (22%)</b>					<b>209</b>
<b>Total Area</b>					<b>955</b>

# Type G-2 BHK

Total Area - 1000 sqft



KEY PLAN



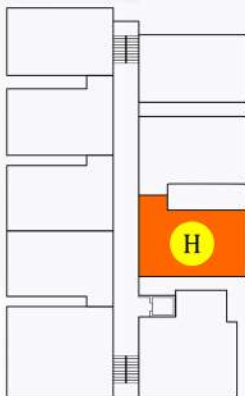
# Area Details

<b>Type</b>	G
<b>Area</b>	1000
<b>Model</b>	2 BHK
<b>Direction</b>	Centre towards south-western
<b>Front facing</b>	East

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Foyer	240	110	8	4	28
Living	560	300	18	10	181
Dining	290	210	10	7	65
Balcony	290	120	10	4	37
Bedroom1	300	300	10	10	97
Passage	140	100	5	3	15
Toilet 1	130	200	4	7	28
Bedroom 2	300	310	10	10	100
Passage	140	100	5	3	15
Toilet 2	130	200	4	7	28
Kitchen/Work area	260	310	9	10	87
<b>Plinth Area</b>					<b>776</b>
<b>Common Area (22%)</b>					<b>224</b>
<b>Total Area</b>					<b>1000</b>

# Type H-2 BHK

Total Area - 1000 sqft



KEY PLAN



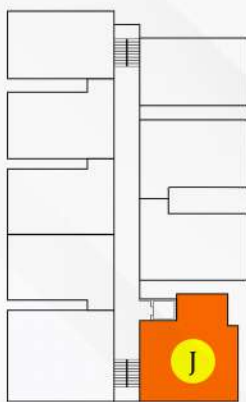
# Area Details

Type	H
Area	1000
Model	2 BHK
Direction	Centre towards north-western
Front facing	East

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living	260	345	9	11	96
	190	210	6	7	43
Dining	300	310	10	10	100
Balcony	300	100	10	3	32
Bedroom1	300	300	10	10	97
Toilet 1	130	200	4	7	28
Bedroom 2	300	300	10	10	97
Dress Area	110	140	4	5	17
Balcony	120	160	4	5	21
Toilet 2	130	200	4	7	28
Kitchen	250	310	8	10	83
Work area	240	110	8	4	28
<b>Plinth Area</b>					<b>784</b>
<b>Common Area (22%)</b>					<b>216</b>
<b>Total Area</b>					<b>1000</b>

# Type J-3 BHK

Total Area - 1215 sqft



KEY PLAN



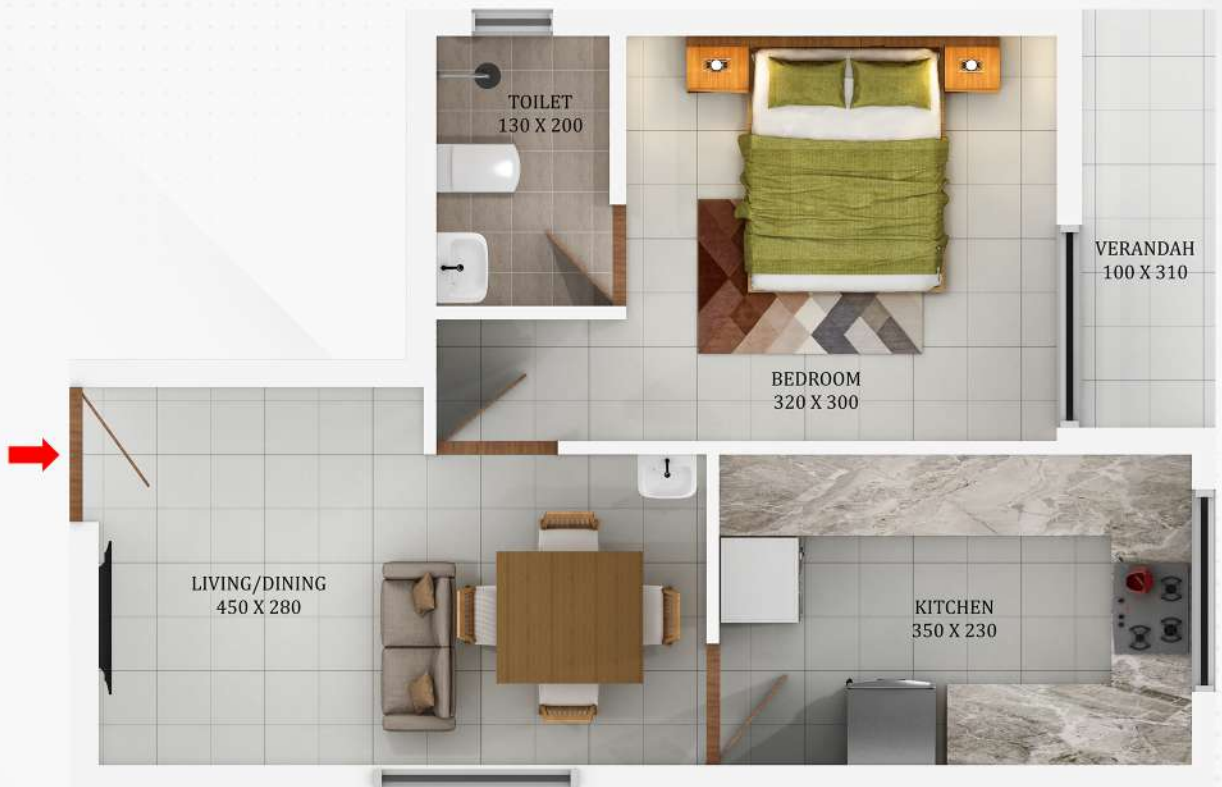
# Area Details

Type	J
Area	1215
Model	3 BHK
Direction	North-western
Front facing	East

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living	510	300	17	10	164
Dining	300	350	10	11	113
Balcony	300	100	10	3	32
Bedroom 1	300	300	10	10	97
Passage	100	140	3	5	15
Toilet 1	200	130	7	4	28
Bedroom 2	300	330	10	11	106
Toilet 2	200	130	7	4	28
Bedroom 3	300	300	10	10	97
Toilet 3	150	200	5	7	32
Kitchen	300	250	10	8	81
Work area	100	250	3	8	27
<b>Plinth Area</b>					<b>951</b>
<b>Common Area (22%)</b>					<b>264</b>
<b>Total Area</b>					<b>1215</b>

# Type A1 - 1 BHK

Total Area - 550 sqft



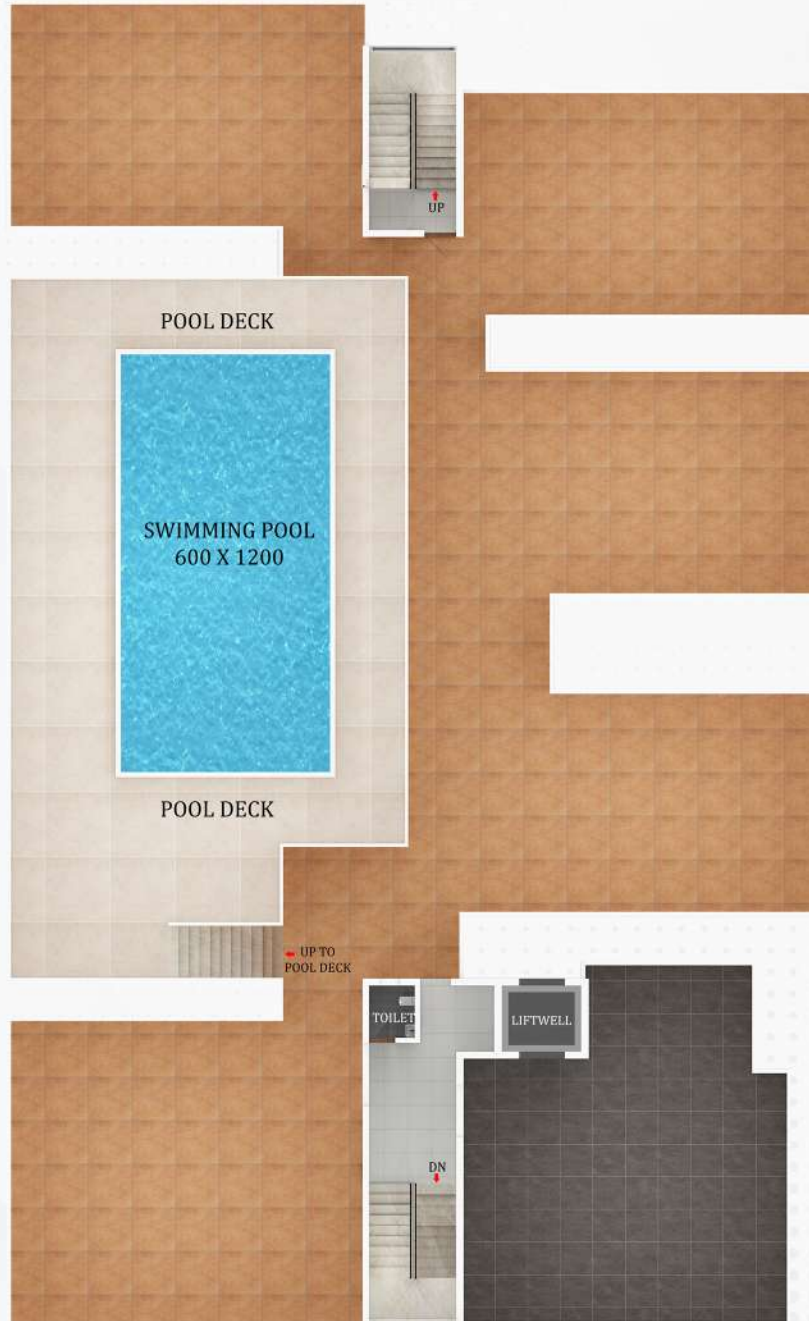


# Area Details

Type	A1
Area	550
Model	1 BHK
Direction	North-western
Front facing	East

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living/Dining	450	280	15	9	135
Bedroom 1	320	300	10	10	103
Toilet 1	130	200	4	7	28
Kitchen	350	230	11	8	87
Verandh	100	310	3	10	33
<b>Plinth Area</b>					<b>427</b>
<b>Common Area (22%)</b>					<b>123</b>
<b>Total Area</b>					<b>550</b>

# Terrace Floor





# Location Map



## Distance to the prominent places

### Transportation

National Highway	- 200 m
Bus stop	- 200 m
Metro station	- 400 m

### School

Rajagiri Public School	- 2.5 km
St. Paul's International School	- 3 km
Al-Ameen Public School	- 2.6 km

### Shopping

Lulu Mall	- 2 km
Grand Mall	- 2 km
Oberon Mall	- 3.5 km

### Place of Worship

Church	- 900 m
Temple	- 500 m
Juma Masjid	- 300 m

### College

CUSAT	- 1.9 km
Government Model Engineering College	- 3 km
St. Pauls College	- 3.2 km

### Hospital

Kinder Hospital	- 200 m
MAJ Hospital	- 2.6 km
AIMS	- 5.2 km

# Specification

## Item

## Specification

<b>Structure</b>	RCC framed earthquake resistant structure. Foundation as per structural Requirement. Walls with solid blocks.
<b>Car park</b>	Allotted car parking in Ground floor.
<b>Lift</b>	Passenger cum bed lift stopping on all floors.
<b>Fire fighting</b>	Firefighting arrangements as per Kerala Building Rules and Fire Force requirement. Every floor provided with hose reel box and hose.
<b>Water Supply</b>	Purified water from open/bore well through sump and overhead tank. Separate/common plumbing line with OH & Underground tanks.
<b>Electrical</b>	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's with independent energy meter. Elegant switches and quality Electrical wires. Tubes & fans in all bedrooms, Hall & Living Room.
<b>Reticulated Gas</b>	Centralized gas with separate meter for each apartment.
<b>Plumbing</b>	ISI brand pipes and materials for bathroom.
<b>Generator</b>	For lifts, common lights, water pumps etc. automatic generator changes over cum load limiter with a power allocation of 500W for 2BHK and 750W for 3BHK. Power Plugs not connected during generator supply mode.
<b>Cable TV</b>	Concealed cable TV point in living room.
<b>AC</b>	Provision for AC in Master Bedroom.
<b>Flooring</b>	2*2 Vitrified tiles for the entire apartment, Vitrified tiles for lobby and common area.
<b>Toilets</b>	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/Parryware Wall Mount EWC.
<b>Painting</b>	Putty finished walls with Emulsion finish for all rooms. Asian paints/ Equivalent Emulsion for all walls. Exterior painting with Asian Paints Apex.
<b>Joinery</b>	Front Door Veneered Prehung Flush Door. Masonite USA Skin doors for inside doors. Windows using Powder coated aluminium clear glass.
<b>Fittings</b>	Dorset lock/ Equivalent set lock for front Door, Stainless steel hinges. Branded brass fittings and mortise lock for inside doors.
<b>Kitchen</b>	Counter with Black Granite top, wall tiling on counter top up to 45cm height. Stainless steel sink, Box cupboard with Wood/MDF will be provided above the counter. Wooden covering done below the counter with 6 nos- pullouts. Any other Modular accessories can be done at extra cost.
<b>Cupboards</b>	Wood-MDF Wardrobes (210cm*100cm*45cm) with polish/Paint finish provided for all bedrooms. Any modification can be done at extra cost.



# Amenities

## Recreation

- Health Club
- Association Hall
- Swimming Pool
- Kids Play Area

## For the flat

- Lift
- DG Back up
- Centralized Gas Supply
- Lobby with Visitors Lounge  
Fire Fighting System
- Biometric Access Control for lobby

## Inside the Flat

- Wardrobes
- Kitchen Cabinets
- Tubes, Fans
- Intercom Facility
- Putty with Emulsion finish

# We Do Things Differently

## Uncompromised Quality

On Time Delivery



No Extra Charges  
Except Registration



**18**  
**Years**

**59**  
**Projects**

Delivered on Time



Affordable Price



Projects in Premium  
Residential Location



After Sales Support



## Completed Project



**Georgius**  
at Edappally



**Mistletoe**  
at Thripunithura



**Avalon**  
at Kaloor



**Magnum opus**  
at Elamakkara



**Santa Maria**  
at Padivattom

## Ongoing project



**Magna latros**  
at Edappally



**Melodium**  
at Kadavanthra



**Vivaldi**  
at Palarivattom



**La-Casita**  
at Chembumukku



**Valentia**  
at Vazhakkala

 **Dream Flower**  
HOUSING PROJECTS PRIVATE LIMITED

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