

“  
THE PROMISE  
OF PEACEFUL  
LIVING”

**SMS BODHI**

@Chandrathil Road



**SMS BODHI**

2 & 3 BHK Apartments @Edappally  
near Changampuzha Park Metro Station

+91 984 683 2222

+91 484 298 0023

**SMS BUILDERS**  
Making City Life Affordable

## Why choose SMS Bodhi?

**SMS Builders** comes with a promise; it's the promise of peaceful living. In terms of location, amenities, and safety; SMS Bodhi will exceed your expectations. From Vaastu compliance and solar powered common area, to EV charging station and rubber fenders in the parking area, you will notice the attention to detail in every corner. Every unit is designed to make you feel at ease, with airy, spacious, and elegant architecture. Choose SMS Bodhi for an elevated life, with peace and joy guaranteed.

**We, at SMS Builders,** have been creating affordable lifestyle housing in the city for the past 20 years. On-time delivery has been our guarantee as is the quality of life we promise. You will find that our offerings are value-for-money and there are no extra costs in our pricing except for the registration. We are certain we will get a call from you once you experience what SMS Bodhi is all about.



## Features

Bodhi is designed for hassle-free living. Our architects have considered every possibility to make your life a little bit more convenient and have carefully curated our amenities in and around Bodhi. Here is a list of features that your dream home will have.



- ▶ Vaastu Compliant Apartments
- ▶ Rooftop Recreation Area
- ▶ Fitness Centre
- ▶ Solar Power for Common Area
- ▶ EV Charging Station
- ▶ Fully Automatic Bed lift with 13 Passenger Capacity
- ▶ 24/7 Generator Facility
- ▶ Spacious & Covered Car Parking
- ▶ Provision for 24-Hour Security
- ▶ CCTV Camera Surveillance
- ▶ Biometric Access Control for the Main Entrance
- ▶ Classy, Modern Fittings
- ▶ Rainwater Harvesting
- ▶ Intercom Facility
- ▶ Guest Parking
- ▶ Round the Clock Water Supply
- ▶ Fire Safety Systems
- ▶ Sewage Treatment Plant
- ▶ Rubber Fenders in Parking Area

We leave no stone unturned when it comes to the architectural mandates that ensure the safety and security of the building. We follow every rule in the book and make use of the finest materials and brands available. You will feel the difference when you step in!



SMS BODHI

## Specifications

- ▶ **Foundation**  
R.C.C. pile foundation.
- ▶ **Structure**  
R.C.C. framed structure.
- ▶ **Walls**  
Made of first quality cement solid blocks of 15 cm wall thickness
- ▶ **Wall finish**  
Putty finish and plastic emulsion finish for internal walls and ceiling. Exterior emulsion for the external walls (Dulux/Asian or equivalent).
- ▶ **Doors**  
Elegantly designed and panelled front doors. Moulded/flush shutter doors (Jacsons or equivalent) for bedrooms. All frames are made of good quality hardwood/WPC Frame. Architrave frame with laminated door for toilets.
- ▶ **Windows**  
UPVC windows with glass panels.
- ▶ **Balconies**  
UPVC sliding doors with toughened glass panels
- ▶ **Kitchen**  
Ergonomically designed kitchen with polished granite slab and single bowl drainboard sink (Diamond or equivalent) and chromium plated taps.
- ▶ **Toilets**  
Ceramic tiles for floor, Ceramic tile wall cladding upto 6 feet. Concealed plumbing, white colour sanitary wares (Cera/Hindware/Jaquar or equivalent) and Chromium plated fittings. Provisions for geysers in all toilets.
- ▶ **Flooring**  
Vitrified tiles of Kajaria/Johnson/Simpolo or equivalent (Size 600\*600 or above)
- ▶ **Electrical**  
Concealed conduit wiring with copper conductor, adequate light and fan points, A/C provision in all bedrooms. 6/16 amps plug points with (Crab-Tree/Legrand or equivalent) modular switches, etc. controlled by ELCB and MCBs with independent three-phase connection KSEB meters.
- ▶ **TV/Telephone**  
TV, EPBX telephone & fiber-net points in living room.
- ▶ **Generator**  
Generator back-up for common facilities and designated points in each apartment.
- ▶ **Lift**  
13 Passenger lift (Johnson or equivalent) stopping on all floors, terrace floor.
- ▶ **Parking**  
Allotted car parking in ground floor.
- ▶ **S.T.P**  
With required load as per PCB rules.
- ▶ **Fire Fighting**  
Firefighting arrangements as per Kerala Building Rules and Fire force requirement. Every floor provided with hose reel box and hose. Additional sprinklers provided in ground floor parking area.
- ▶ **Safety Features**  
Intercom facility, ARD (Automatic Rescue Device) in lift, CCTV in Ground Floor.



## Eco Living

Living an eco-friendly life in all possible ways has been an SMS pursuit from the beginning. To this end, we have implemented eco features starting from rainwater harvesting, an on-grid solar system for common areas that reduces electricity charges, auto-level control for the overhead tank, to an EV charging point.



## Project Details

- ▶ SMS BODHI - 2&3 BHK Apartments
- ▶ Ground + 4 Floor Apartment
- ▶ Ground Floor - Car Parking
- ▶ 5 Apartments in Each Floor (1st to 4th Floor )  
( 2 BHK - 1 unit , 3 BHK - 4 units)
- ▶ Total 20 Apartments ( 2 BHK - 4 units, 3 BHK - 16 units )

## Type A - 3 BHK

Super Built Up Area : 1120 sq.ft

Carpet Area (RERA) : 789 sq.ft

Balcony : 51 sq.ft



## Type B - 3 BHK

Super Built Up Area : 1333 sq.ft  
 Carpet Area (RERA) : 885 sq.ft  
 Balcony : 117 sq.ft



## Type C - 3 BHK

Super Built Up Area : 1393 sq.ft  
 Carpet Area (RERA) : 941 sq.ft  
 Balcony : 112 sq.ft



## Type D - 3 BHK

Super Built Up Area : 1395 sq.ft

Carpet Area (RERA) : 930 sq.ft

Balcony : 125 sq.ft



## Type E - 2 BHK

Super Built Up Area : 910 sq.ft

Carpet Area (RERA) : 621 sq.ft

Balcony : 54 sq.ft



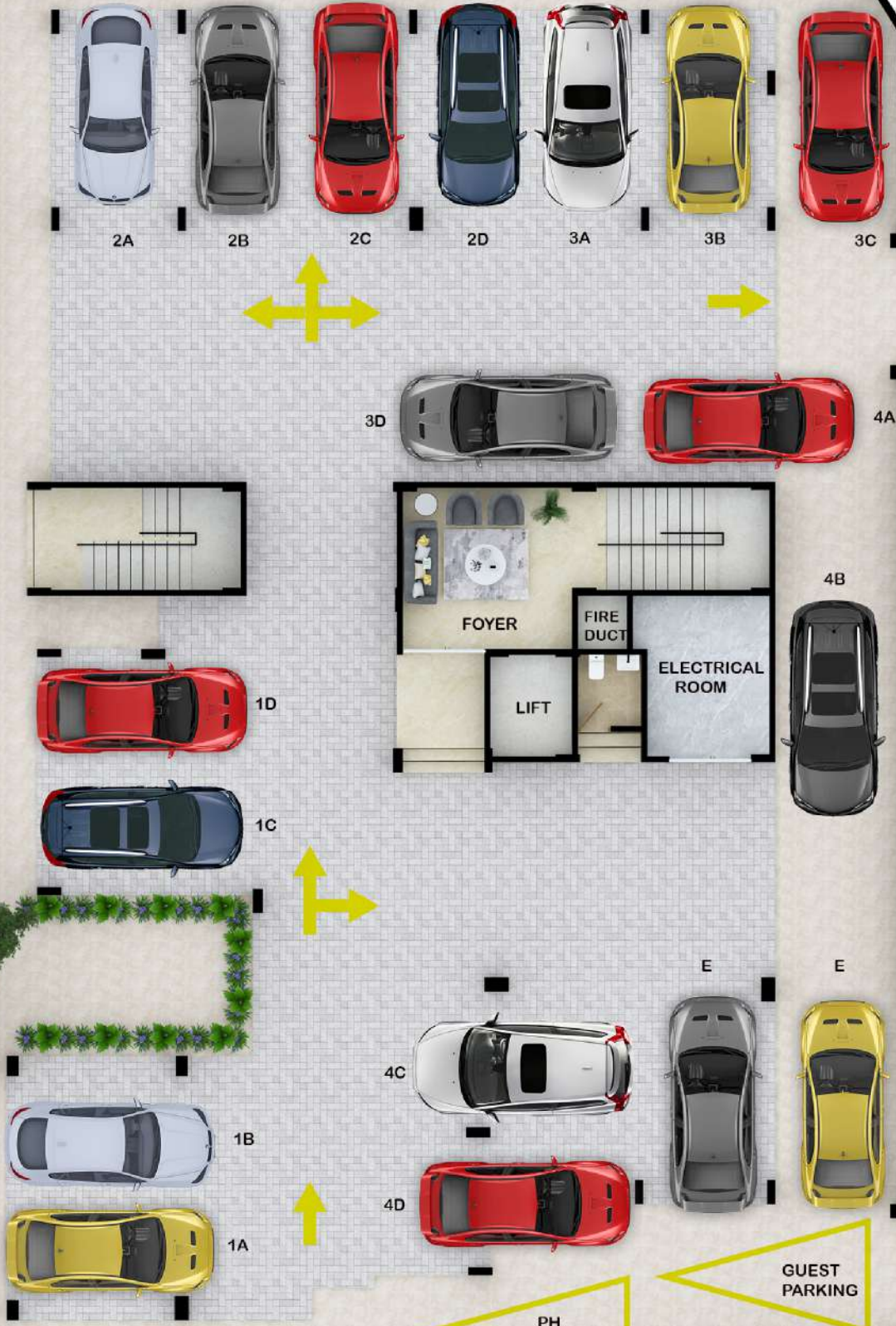


# Typical Floor Plan



Note: Furniture & Fixtures are only for indication and not part of the standard specification. All dimensions are in centimeters. Dimensions may vary slightly during construction.

# Car Parking Plan



# Location Map



Transportation		Shopping		Schools	
Bus Stop	350 M	LULU Mall	1.5 KM	Campion School	2 KM
Changampuzha Park Metro Station	800 M	Oberon Mall	900 M	Bhavans Vidya Mandir, Elamakkara	2.2 KM
Ernakulam North Railway Station	4.5 KM	Grand Mall	1.2 KM	Greets Public School, Kaloor	3.6 KM
Cochin International Airport	22.5 KM	Prestige TMS Square	850 M	Rajagiri School, Kalamassery	5 KM
Colleges		Healthcare		Close To	
CUSAT	4.4 KM	MAJ Hospital	1 KM	NH 66	800 M
St. Alberts College	5.5 KM	Renai Medcity	1.7 KM	Palarivattom Jn	2 KM
SCMS, Kalamassery	6.5 KM	Ernakulam Medical Centre	2.7 KM	Vyttila Hub	6.6 KM

## Ongoing Project



**SMS Shrishti**  
@ Maradu Kottaram Jn

## Recently Completed Projects



**SMS Vista**  
@ Edappally



**SMS Tejus**  
@ Edappally



**SMS Serenity-II**  
@ Panampilly Nagar



**SMS Serenity-I**  
@ Panampilly Nagar

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