

K-RERA/PRJ/ERN/231/2023
www.rera.kerala.gov.in



 2 & 3 BHK

 **Edappally**

Near Changampuzha
Park metro station

*Your Sanctuary
of Serenity*



Making City Life Affordable

+91 984 683 2222

+91 484 298 0023

SMS Builders:

Delivering Your Dream Address,
Prime and Wallet-Friendly!



Embark on a serene living experience with SMS Maple by SMS Builders. This residential gem surpasses expectations with its great location, top-notch amenities, and solid security features. From following Vaastu principles to adding solar-powered common areas, an EV charging station, and thoughtful details like rubber fenders in the parking area, every aspect is carefully considered. Each unit is designed for comfort, featuring spacious and elegant architecture that promotes a sense of ease. Choose SMS Maple for a relaxed lifestyle where peace and joy are guaranteed.

For twenty years, SMS Builders has been crafting affordable lifestyle housing in the city. We promise timely delivery and a quality of life that you can rely on. Our offerings are budget-friendly, with transparent pricing no hidden costs except for the registration. We're confident that once you experience the unique atmosphere of SMS Maple, you will be convinced that there is no better option.



Features



At Maple, we've meticulously designed every aspect of your living experience to elevate convenience and enrich your lifestyle. Our architects have thoughtfully curated a range of amenities at SMS Maple, all geared towards enhancing the quality of your life. Here, you'll discover the features that will truly transform your dream home into a haven of exceptional living.



The images shown are for illustration purposes only and may not be an exact representation of the features.

- 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

In our commitment to ensuring the safety and security of the apartment, no detail is overlooked. We meticulously follow all architectural mandates, employing only the highest quality materials from reputable brands. Step into our space and feel the distinct difference we've created!

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**

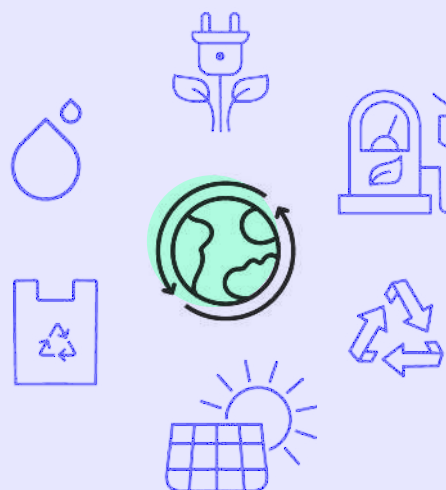
Firefighting arrangements as per Kerala Building Rules and Fire force requirement. Every floor provided with hose reel box and hose, Additional sprinklers provided in ground floor parking area.

- **Safety Features**

Intercom facility, ARD (Automatic Rescue Device) in lift, CCTV in Ground Floor.

Eco Living

From the outset, embracing an eco-friendly lifestyle has been a core focus for SMS. In pursuit of this commitment, we've integrated a range of environmentally conscious features, including rainwater harvesting, on-grid solar systems powering common areas for reduced electricity consumption, an auto-level control system for overhead tanks, and the inclusion of an EV charging point.



Project Details

SMS Maple

Apartment type	2 & 3 BHK
Total Floors	Ground + 4 Floors
Car Parking	Available in ground floor
Apartments per floor	5 Apartments in each floor (1st to 4th floor) 2 BHK (2 Units) + 3 BHK (3 Units)
Total Units	20 Apartments (2 BHK - 8 units, 3 BHK - 12 units)

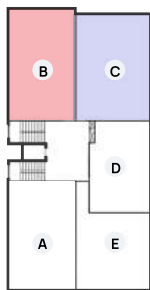


Type A - 3BHK

Super Built Up Area - 1232 sq.ft
 Carpet Area (RERA) - 936.66 sq.ft
 Balcony - 56.06 sq.ft

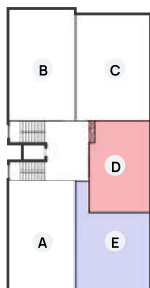
Type B - 3BHK

Super Built Up area - 1265 sq.ft
 Carpet Area (RERA) - 964.20 sq.ft
 Balcony - 54.88 sq.ft



Type C - 3BHK

Super Built Up Area - 1323 sq.ft
 Carpet Area (RERA) - 979.05 sq.ft
 Balcony - 49.71 sq.ft



Type D - 2BHK

Super Built Up Area - 899 sq.ft
 Carpet Area (RERA) - 677.23 sq.ft
 Balcony - 44.22 sq.ft



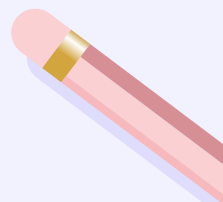
Type E - 2BHK

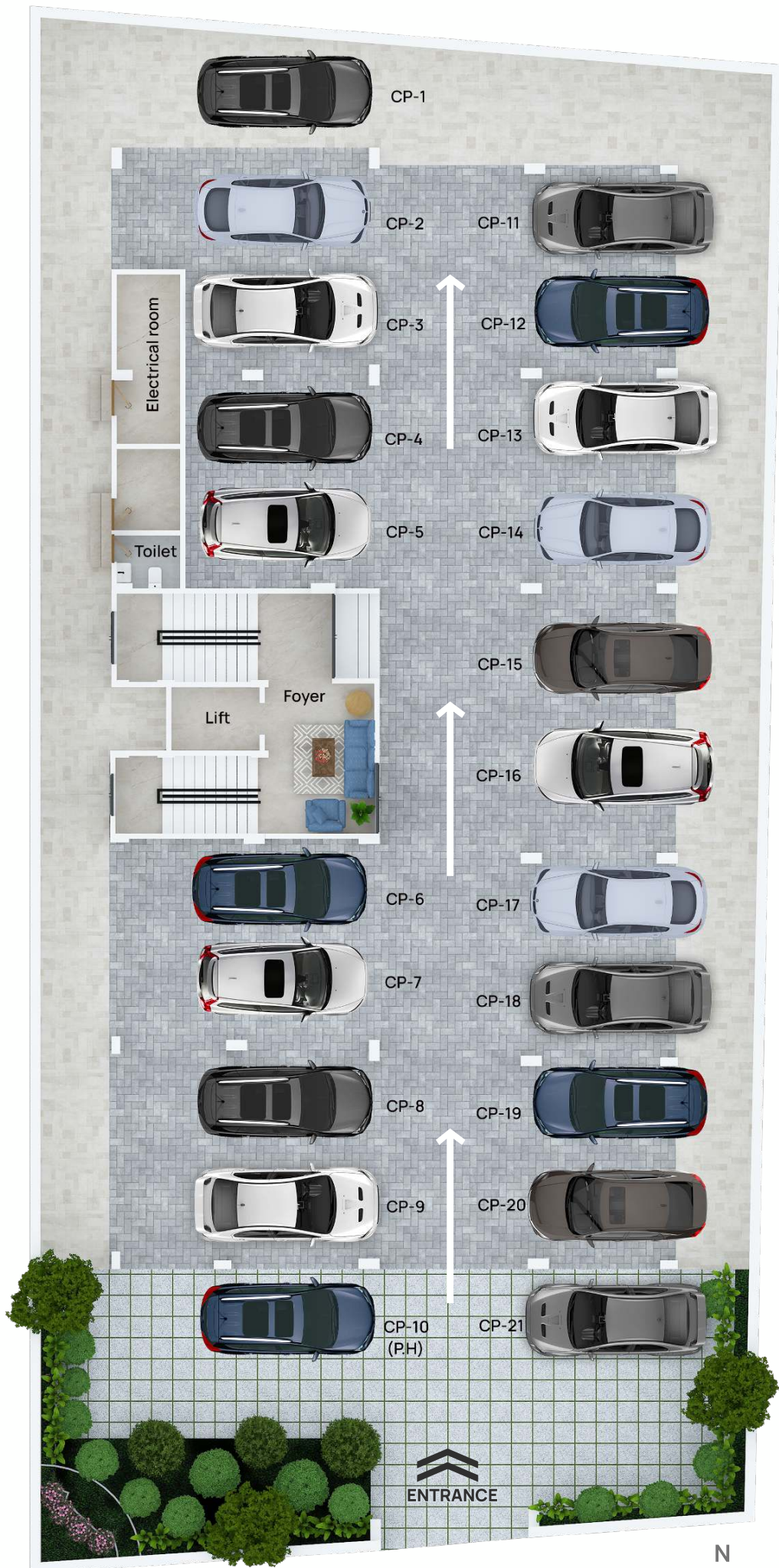
Super Built Up Area - 959 sq.ft
 Carpet Area (RERA) - 709.08 sq.ft
 Balcony - 45.41 sq.ft



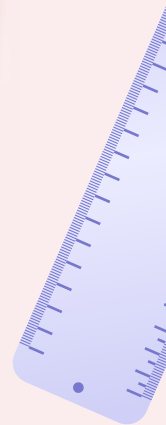
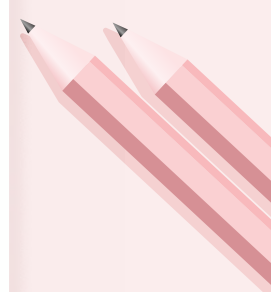
Typical Floor Plan

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



SMS Maple, Karuvelil Road, Edappally

Near Changampuzha Park Metro Station (300 m from metro station)



Accessibility

TRANSPORTATION		SHOPPING		SCHOOLS	
Bus Stop	200 m	LULU Mall	1.8 km	Bhavans Vidya Mandir, Elamakkara	2 km
Changampuzha Park Metro Station	300 m	Oberon Mall	1 km	Campion School	2.2 km
Ernakulam North Railway Station	4.3 km	Grand Mall	1.7 km	Greets Public School	3 km
Cochin International Airport	22.5 km	Prestige TMS Square	1 km	Rajagiri School Kalamassery	5 km

COLLEGES		HEALTHCARE		CLOSE TO	
CUSAT	4.5 km	Renai Medicity	700 m	Palarivattom Jn.	1.3 km
St. Albert's College	5.2 km	MAJ Hospital	1.4 km	MG Road	5 km
SCMS Kalamassery	7 km	Ernakulam Medical Centre	2.7 km	Vyttila Hub	6 km

Why choose SMS builders?



On-time delivery

We take pride in our tradition of on-time delivery for all the projects we undertook



Prime Location

The locations are chosen after careful considerations and scrutiny for a relaxing and peaceful living experience.



Value-driven pricing

Unlock the perfect blend of value and prime location with our offerings – a smart investment that ensures quality and accessibility in one.



Eco living

Embark on an eco-conscious journey with us, embracing a greener lifestyle, one step at a time since our inception.



Recent Projects



SMS BODHI
Edappally (Ongoing)



SMS SHRISHTI
Maradu Kottaram Jn. (Completed)



SMS VISTA
Edappally (Completed)



SMS TEJUS
Edappally (Completed)



SMS SERENITY II
Panampilly Nagar (Completed)



SMS SERENITY I
Panampilly Nagar (Completed)



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