


BOUGAINVILLE
RIGHT LIVING HOMES



Building Approval No. BA-243/2019-20

- ▶ Location - Varapuzha, Kochi
- ▶ Residence Type - Two bed Apartment
- ▶ No. of Units - Four
- ▶ No. of units in each floor - Two
- ▶ Area of each Unit - 1275 Sq.Ft.
- ▶ Land Area - 10.428 Cents
- ▶ No. of Lifts - One

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EYE VIEW

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Childrens play area and Landscaped Back Yard space

Sump tank

Waste water treatment plant

Storage spaces on the roof top

Each Apartment is designed to ensure complete privacy

Health club at the roof top

Water tank and rainwater storage tank below ground floor

Common toilets on the roof top

DG set and Electrical panel space

Multi purpose hall at the roof top

Covered car parking slots

Organic waste management

Entrance is the transition space from outside to the calm environs of Bougainville

Guest car parking spaces

Two wheeler parking areas



Super Built Up Area : 1275 sq.ft.

Carpet Area : 790 sq.ft.



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GROUND FLOOR PLAN



TYPICAL FLOOR PLAN

SPECIFICATIONS

FOUNDATION

RCC foundations designed to suit the soil strata.

SUPER STRUCTURE

RCC framed structure.

Earthquake resistance for Zone 3

EXTERNAL FINISHES

Wall partitions with cement concrete solid blocks or equivalent plastered or finished on either side.

Exterior emulsion paints for external walls.

INTERNAL FINISHES

Flooring: 60 x 60 double charged Vitrified tiles for all rooms except toilets and balconies. Ceramic tiles of premium quality for toilets and balconies. Vitrified/Granite tiles for lobby, staircase and common areas. Ceramic tiles up-to false ceiling height in all toilets.

Painting: Putty and two coats acrylic emulsion with low VOC content for internal walls and ceilings.



DOORS & WINDOWS

Polished teak veneered pre-hung door with engineered door frame/equivalent for main door. Polished veneered pre-hung flush door with engineered door frame for internal doors. Both side laminate flush doors with PVC wrapped door frame for toilet doors. Windows and ventilators with powder coated aluminum section.

ELECTRICAL

Three phase power supply with concealed conduit wiring of superior quality PVC insulated copper cables, adequate light and fan points, 6A/16A plug

SPECIFICATIONS

points controlled by ELCB and MCB's with independent energy meter. Elegant modular switches of premium make. Concealed cable TV point in living/dining room and all bedrooms. Concealed conduit wiring for telephone in living/dining room and all bedrooms. Provision for AC in all Bedrooms. Video Door Phone/Intercom in Living/dining room.

Generator: For lifts, common lights, water pumps etc. 500 W power for each apartment on lighting points.

Lifts: One lift stopping on all floors.

TOILETS

Sanitary ware shall be of premium quality snow white colour. Water efficient wall hung EWC with concealed cistern of premium make in all toilets. Chrome plated water efficient plumbing fixtures. Diverter with overhead shower and piping for geyser in all toilet. Provision for exhaust fan in all toilet.

KITCHEN

Bare kitchen with one inlet point for sink cock, water purifier. Single Bowl Single Drain Board sink and sink cock shall be supplied. Provision for exhaust fan. Provision for washing machine in drying balcony.

WATER

Water supply through under-ground sump tank and over-head water tank with adequate storage capacity. Treated ground water for drinking purpose. Ground water / rainwater for non drinking purpose. Rain water harvesting collection and treatment as per norms.

WASTE MANAGEMENT


Sewage and grey water treated with adequate Sewage Treatment Systems. Appropriate solid waste and organic waste management system.

FIRE FIGHTING

Fire fighting arrangements as per KMBR requirements.

OTHER FACILITY

All round compound wall. Common toilets at the roof top. Additional storage spaces at the roof top.

 **BOUGAINVILLE BRAND TABLE**

FLOORING:

Bedroom Floor Tiles: AGL/RAK/Kajaria/Somany/Simpolo or equivalent vitrified tiles.
Living and Dining Floor: AGL/RAK/Kajaria/Somany/Simpolo or equivalent vitrified tiles.
Balcony & Sit-out: Kajaria/RAK/Somany or equivalent.
Toilet Floor Tile: RAK/Kajaria/Somany or equivalent.
Toilet Wall Tile (glazed): RAK/Kajaria/Somany or equivalent.

WASHROOMS:

EWC: Cera/Jaquar or equivalent.
Wash Basin: Cera/Jaquar or equivalent.
Concealed Flush Tank: Grohe/Geberit/Viega/Kohler or equivalent.
Wall Plate: Grohe/Geberit/Viega/Kohler or equivalent.
Wall Mixer: Jaquar or equivalent.
Health Faucet: Jaquar or equivalent.
Angle Valve 1/2": Jaquar or equivalent.
Bottle Trap (for dining wash only): Jaquar or equivalent.

DOORS/ WINDOWS:

Inside Door/Toilet Door: Jacsons/Kassa/Pyramid or equivalent.
Windows: Hindalco/Jindal or equivalent.
Main Door Lock: Dorset/Yale or equivalent.
Hinges: AKS/Enox or equivalent.
Magnetic Catcher: Yale or equivalent.
Door Eye: Yale or equivalent.
Safety Chain: Yale or equivalent.
Internal Door Lock: Dorset or equivalent.
Tower Bolt: Megold/Dorset or equivalent.
Toilet Door Baby Latch: Dorset or equivalent.

CEMENT:

India/Dalmia/Zuari/Ramco Cements or equivalent.



KITCHEN:

Kitchen Floor Tile: Simpolo/Somany/AGL/Kajaria or equivalent.
Kitchen Sink: Nirali or equivalent.
Sink Cock: Jaquar or equivalent.
Cockroach Trap: Chilly or equivalent.
Waste Coupling: Chilly or equivalent.

PAINT:

Internal Putty: Asian/Berger or equivalent.
Emulsion: Jotun/Asian or equivalent.
Exterior Emulsion: Jotun/Asian or equivalent.
Enamel: Asian or equivalent.

ELECTRICAL:

Distribution Board: Schneider/Legrand/Hager/Siemens or equivalent.
MCB: Legrand/Schneider/Siemens or equivalent.
Switches: Legrand/Schneider/Wipro or equivalent.
Genset: Kirloskar/Cummins or equivalent.
Transformer: Unipower/Intrans or equivalent.

STEEL:

Vizag/Sail/Tulsyan/ JSW/ Suryadev or equivalent.

LIFT:

"Otis/Kone/Thyssenkrupp or equivalent.

AMENITIES

- ▶ The balconies and bedrooms are oriented along the natural wind flow direction
- ▶ Two large Verandah styled balconies facing two different directions
- ▶ Sliding windows to enhance and extend the ambience and conveniences of room
- ▶ Drying balcony



- ▶ Just four units
- ▶ Projects designed in harmony with nature
- ▶ Eco principals and energy conservation used to maximum extent possible
- ▶ Water management to enhance the optimal use of the resources available



- ▶ Water supply supplemented by rain water harvesting
- ▶ The waste water treated using a decentralized waste water treatment system unit
- ▶ Landscaping suitable to the topography of the site
- ▶ Health club, Children's play area, and indoor recreation, which foster and imbibe the togetherness of the community



LOCATION










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DISTANCE CHART

 Malls		 Local Conveniences	
Lulu Mall	- 9 KM	Varapuzha Fish Market	- 1 KM
Oberon Mall	- 10 KM	Chettibagam	- 1 KM
Central Mall	- 16 KM	Local Cinemas	- 1 KM
 Hospitals		Bus Stand	- 500 M
Aster Medcity	- 7 KM	NH 17	- 500 M
Amritha Hospital	- 7 KM	Container Terminal Road	- 3 KM
RenaiMedicity	- 11 KM	Varapuzha Old Boat Jetty	- 1 KM
Medical Center	- 12 KM	Varapuzha Village & Panchayath Office	- 1 KM
Medical Trust	- 18 KM	Collectrate, Kakkanad	- 16 KM
Lisie Hospital	- 14 KM	 Educational Institutes	
Lourde Hospital	- 12 KM	Chavara Darshan CMI School	- 2 KM
PVS Hospital	- 13 KM	CUSAT	- 11 KM
Sunrise Hospital	- 15 KM	Amritha Medical Institute	- 7 KM
 Places of Worship		Rajagiri School, Kalamaserry	- 10 KM
Puthenpally Church	- 1.5 KM	Bharathmatha College	- 14 KM
Christnagar Church	- 1 KM	 Places of Interest	
Varapuzha Church	- 3 KM	Airport	- 21 KM
Thirumopam Temple	- 1.9 KM	Vallarpadam Container Terminal	- 17 KM
St.Philomenans Church, Koonamavu	- 2 KM	Nearest Metro Station	- 9 KM
Mosque, Mannamthuruth	- 2 KM	Parur	- 10 KM
 Work Places		Cherai Beach	- 15 KM
Info Park & Smart City	- 18 KM	Aluva	- 15 KM
Apollo Tyres, Kalamaserry	- 11 KM	M G Road	- 14 KM
LNG Terminal	- 19 KM		



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