



EXCEL HEIGHTS

Spacious living designed upon modern minimal contemporary notions  
A concept Cochin has never seen before.

# EXCEL HEIGHTS

An exclusive gated community, built along contemporary modern minimalistic lines, with larger than life amenities, lots of land and a very low footprint. With just 17 villas, Excel Heights is a lifestyle that is different from any other you have experienced.

Very close to the Infopark and premium educational institutions and yet placed in a quiet undisturbed neighborhood that is very close to the city, we promise you an experience hard to find in other parts of Cochin city!

Excel Heights was conceived out of the thought that a good neighborhood was as necessary as a one-of-a-kind home. We desired a community, a safe one, perfect for our kids and be large enough to have a good social life outside the four walls of our individual homes.

The gated community we intend is a cluster of independent villas with high security measures. Spread over 2.25 acres of land, Excel Heights provides a calm and cool atmosphere with construction limited to the absolute necessary.



# WHY EXCEL HEIGHTS?

With our emphasis on quality and large common spaces, we have retained close to 40% of overall development for community amenities. Probably the only community in Cochin that has every conceivable facility and yet the lowest density of construction, Excel Heights ensures you complete luxury in every sense.

We take pride in our design. Be it an individual home or the community at large, we are distinctive yet functional. With our neighbor friendly layout, privacy is not compromised. Our amenities are not mere namesake, but larger than life.

## **Our Clubhouse is not a measly hall.**

It's 1000 sq foot of furnished, spacious, thoughtful design with multi-panel doors that combine the fitness area and club room to expand usable area. The roof of the clubroom will be landscaped as an open area for lawn parties and family functions.

## **Our pool is not an oversized tub.**

It's a 25 x 7 metre, wedge shaped pool with separate pool for kids . Moreover, even though at the middle of the development, visibility into the pool is virtually nil ensuring total privacy. With secured entry into the club areas, the entire common amenity area remains as safe as our homes.

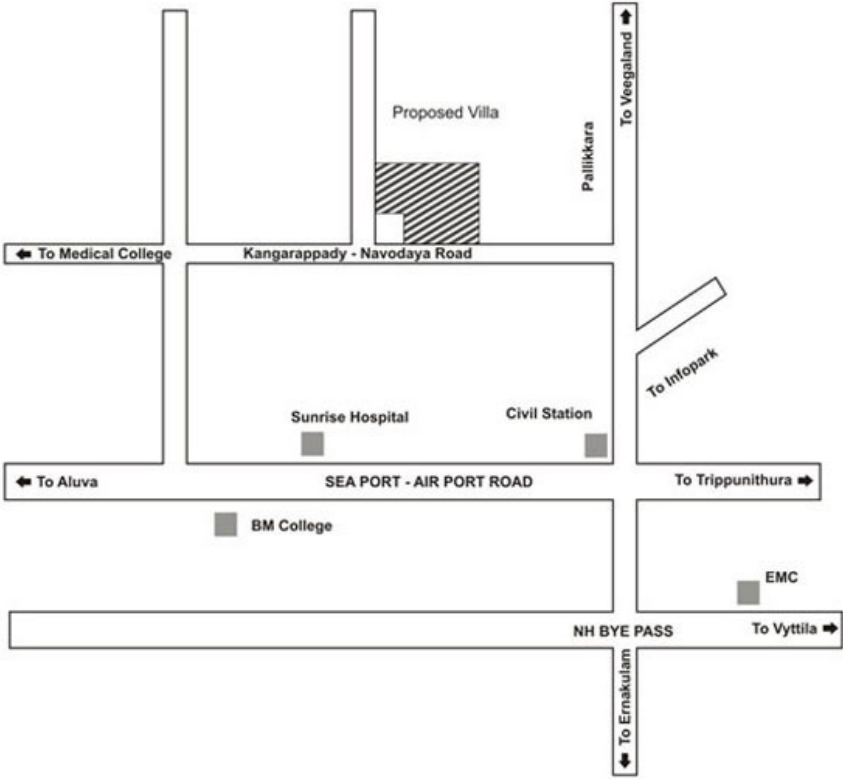
Our internal roads are paved with natural stones and wide enough to accommodate traffic as well as jogging. Besides this, we have strategically placed benches that afford a respite from that vigorous jog!

Our homes are classic contemporary in function and aesthetics. Not as in old heritage elephants. Rather, timeless and always in fashion. .

# LOCATION MAP

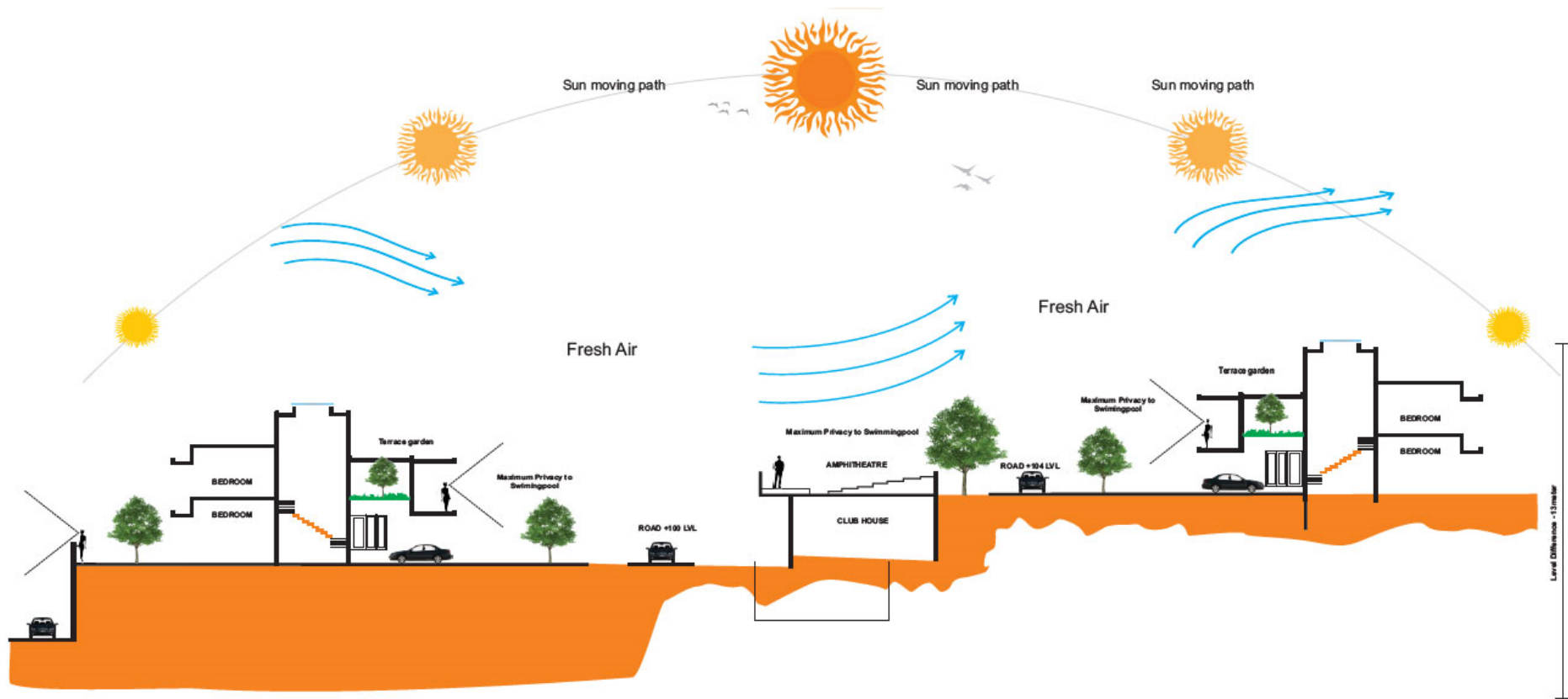
Located at the upcoming silicon hub of Kochi, the villa project has the best of both worlds- urban yet secluded. Roughly 13 kms north-east from Ernakulam city, Kakkanad has got easier access from the city as well as from the National highways towards Trivandrum, Coimbatore and Mangalore. While your home at Kakkanad will become a spacious, calm haven away from the rigors of the city, its strategic location still offers the conveniences associated with urban living. Essential services and amenities like educational institutes, health care centres, markets and entertainment are within comfortable reach.

Besides being on the main Perumbavoor Bus Route, relevant distances include:



Marthoma Public School	4 km
Rajagiri Educational Institutions	4 km
Model Engineering College	4 km
Cochin University	6 km
Medical college	7 km
Sunrise Hospital	2 km
Amrita Hospital	11 km
Infopark	4 km
Collectorate	2.5 km
Airport - Seaport Road	2 km
NH 47	7 km
Ernakulam	10 km
Kochi International Airport	23 km

# CONCEPTUAL SECTION



## Site Planning

The house's finely detailed bold rectilinear form is set back from the street amidst manicured lawns. The landscaping is uniquely simple, not taking away from the individuality of each home. The setbacks, respectful of the neighboring homes and careful placing of windows ensure that there are no direct or indirect views into another's house.

## Open Landscaping, Secure backyards:

With total security ensured at the front community gate, the front lawns are open and vast creating an imposing first impression. Property lines are however delineated through green fencing. With sliding iron gates securing patios on either side, each family has an enclosed backyard ensuring safety of children and pets within each compound.



### **Indoor /Outdoor Spaces**

The line between interior and exterior is blurred with huge French windows opening into patios on both sides and dry interior landscaping. Each family is thus able to engage directly with the outside environment, or to close the place down completely, dependent on the variable Kerala climate. It turns the spatial arrangement inside out: house to courtyard, yard to house, solid to void, void to solid.

### **Diffused Natural Lighting**

The scale, the openings and the skylights, become instruments for light capture and redirection, either diffused or of a direct nature, drawing and sprinkling with light the interior planes throughout the daylight cycle. Extensive use and clever placement of windows ensure interesting shades and shadows through the sun path.

### **Privacy between Homes**

The forms of the building have been carefully articulated as both screening devices for privacy, and elements that frame and define views. Entire walls are taken off creating volumes or voids that frame views to green spaces. The interior courtyard acts as the extension of the public area.

### **Functional Elements become Bold Design Elements**

The external elevation of various intersecting and overlapping boxes are not mere design elements. They in fact are vital to the protection of the house against weather elements. In varying weather and light conditions, they are functional in channeling airflow and deviating sunlight. The double heights ensure continuous air transfer leaving the house cool at all times.

### **Formal/Informal Living Areas**

In the Indian context especially, we need homes that are flexible enough to accommodate our changing family needs. Our plans provide flexibility for growth and change, with spaces that can be opened up and connected, or closed down for more restricted and intimate use.

# AMENITIES



## COMMON AMENITIES

- Visitor's Parking
- Landscaped areas with palms, lawns and shrubs
- Separate Landscaping for Project & Individual Villas
- Vertical landscaped walls around swimming pool
- Open air party space
- Intercom
- Common toilet for drivers and servants
- Common room for drivers
- Security cabin
- Swimming pool with wading pool for kids
- Club house / Fitness centre
- Children's play area



## AMENITIES FOR VILLA

- Guest Car Parking
- Individual live Fencing
- Intercom facility
- Underground cabling for Services
- Rainwater Harvesting
- Roof Garden

## SERVICES

- 24 Hr. Security
- Broadband / Cable TV Connectivity
- Power backup Generator
- Driver's Room
- Security Cabin
- Common Toilet



# SPECIFICATION

**Foundation:** R.R. Masonry for foundation & column footing as per architectural design.

**Basement:** R.R. Masonry & plinth beam as per structural design.

## **Superstructure:**

9" thick load bearing semi wire-cut brick masonry plastered on either sides for internal walls & External walls.

The clear height of RCC roof slab is 3m for flat portions & except balcony area (as per architectural design).

## **Roofing and sunshades:**

Main roof slab and sunshades in M20 concrete (as per structural design).

## **Flooring:**

### **Foyer, Living, Dining and Kitchen :**

Matt finished vitrified tiles kajaria brand -Eternity series (120x60cm size).

Option: Quick step classic or Eligna series laminated wooden flooring

- Bedrooms:** Matt finished vitrified tiles kajaria brand -Eternity series (60x60cm size).
- Utility and toilets :**
  - Matt finished vitrified tiles kajaria brand -Eternity series 60x30cm or 80x40 on the floor.
  - Matt finished vitrified tiles kajaria brand -Eternity series 60x30 or 80x40 on side walls or
  - polyurethane finish on the side walls of toilet upto 210cm height.
- Kitchen counters :** Polished finish black granite with edge polish.
- Terrace :** Cement rough plastered.

## **Windows:**

Aluminium powder coated sliding/openable windows(algeria section)4mm & 6mm toughened glass.

## **Doors :**

- Frames :** All door frames in 4 x 10cm.
- Shutters :** The front door in seasoned hardwood, metallic PU painted finish with Godrej,yale or equivalent lock, SS hinges and SS tower bolts. All internal doors are moulded panelled doors neatly enamel painted over primer coat and putty with SS finished cylindrical lock, PC hinges and SS tower bolts. Toilet doors in both side laminated flush door with PC hardware and cylindrical locks.

## **Sanitary and Plumbing:**

- Sanitary fittings:** Western style wall mounted (TOTO brand – TOJA series CW951 JWS white colour with concealed flush tank). Ceramic wash basin (TOTO brand – LW 710CM white coloured) with 32 mm CP waste coupling Detachable CP floor trap with lid. All CP items TOTO or equivalent.

- **Plumbing:** Concealed plumbing with CPVC class pipes (for hot water) and PVC pipes for cold water . All external plumbing lines in PVC pipes. All soil and waste water lines in PVC pipes.
- **Septic Tank:** Ferro cement Septic tank and soak pit system for disposal of sewage.
- **Kitchen sink:** Stainless steel sink with drain board of "franke" or equivalent make. (24"x12") in kitchen.
- **Plumbing Point distribution:** The following points come as standard points in the basic cost.
  - **All toilets :** 1 mixer tap, 1 long body tap ,1 shower, 1 pillar tap and geyser provision.
  - **Dining wash :** 1 Pillar tap
  - **Kitchen :** Sink cock, Aqua guard point.
  - **Work area :** Washing machine point.

#### Electrical:

- **Wiring:** All wiring shall be of Finolex/ or equivalent make, Concealed in 20 mm dia, PVC conduit pipes. The wiring for 16 amp points shall be of 2.5sqmm copper wire of 660/ 440 volts rating adequate for equipment of capacity upto 3.0 KW. The wiring for 6amp points adequate for wet grinders / mixers / shavers / refrigerators / washing machines and other equipments of capacity upto 1100 w shall be of 1.5sqmm rating copper wire. The wiring for light ,fan and all remaining points shall be of 1.0sq.mm rating copper wire.
- **Earthing:** 16SWG BARE copper wire shall be used for earthing using the loop system
- **ELCB:** One Earth Leakage Circuit Breaker (30mA) and MCB's will be provided
- **Switches:** All switches & sockets shall be of legrand arteur or equivalent make modular

- **Electrical point distribution:** The following switch points, sockets, telephone points & TV points come as standard points in the basic cost.
  - Sitout : 1 bell push, 1 two-way light, 1 porch light.
  - Living : 3 lights, 1 Fan, 2 5amp, 1 TV, 1 Tel
  - Dinning/Living : 3 Lights, 1 Fan, 1 5amp
  - Master Bed room : 2 Lights, 1 Fan, 1 5amp, 1 Tel, Two-way control for 1 Light & Fan, AC point.
  - Other Bed room : 2 Light, 1 Fan, 1 5amp, two way control for 1 Light & Fan
  - Master Toilet : 1 15amp point( Geyser), 1 Light, 1 Mirror Lamp,1 5amp (Exhaust)
  - Other Toilet : 1 Light point
  - Kitchen : 2 Lights, 2 5amp, 2 15amp, 1 Exhaust
  - Work area : 1 Light, 1 15amp
  - External lights : 1 Light on each side

#### Painting:

- **Internal paint:** All internal walls and ceiling finished with two coat external grade Putty, one coat cement primer and two coat emulsion.
- **MS grills and railings:** MS grills and railings are coated with two coats of enamel paint.
- **External Plastered areas:** Two coat external putty with penetrating primer and two coat jotasheid exterior emulsion(JOTUN).

#### General:

Compound walls external – R.R. masonry for foundation and hollow block masonry upto 150cm height, live Fencing for Individual villas as per architectural design.  
Dedicated transformer for main power and generator back up for water supply and common lighting.

#### Landscaping:

Paved pathway, landscaped garden and children play area. Landscaped areas with palms, lawns and shrubs. Separate Landscaping for Project & Individual Villas Vertical landscaped walls around swimming pool.



# SITE PLAN

Plot No.	Land Area Cents	Villa Type	Villa Area
1	38.70	A	5512 Sq.ft.
2	17.12	B	3905 Sq.ft.
3	11.53	C	3355 Sq.ft.
4	12.50	C	3355 Sq.ft.
5	13.36	C	3355 Sq.ft.
6	6.02	D	2765 Sq.ft.
7	5.85	E	2310 Sq.ft.
8	5.79	E	2310 Sq.ft.
9	6.02	D	2765 Sq.ft.
10	6.02	D	2765 Sq.ft.
11	5.80	E	2310 Sq.ft.
12	5.79	E	2310 Sq.ft.
13	6.02	D	2765 Sq.ft.
14	6.03	D	2765 Sq.ft.
15	5.76	E	2310 Sq.ft.
16	5.37	E	2310 Sq.ft.
17	6.03	D	2765 Sq.ft.



# TYPE A



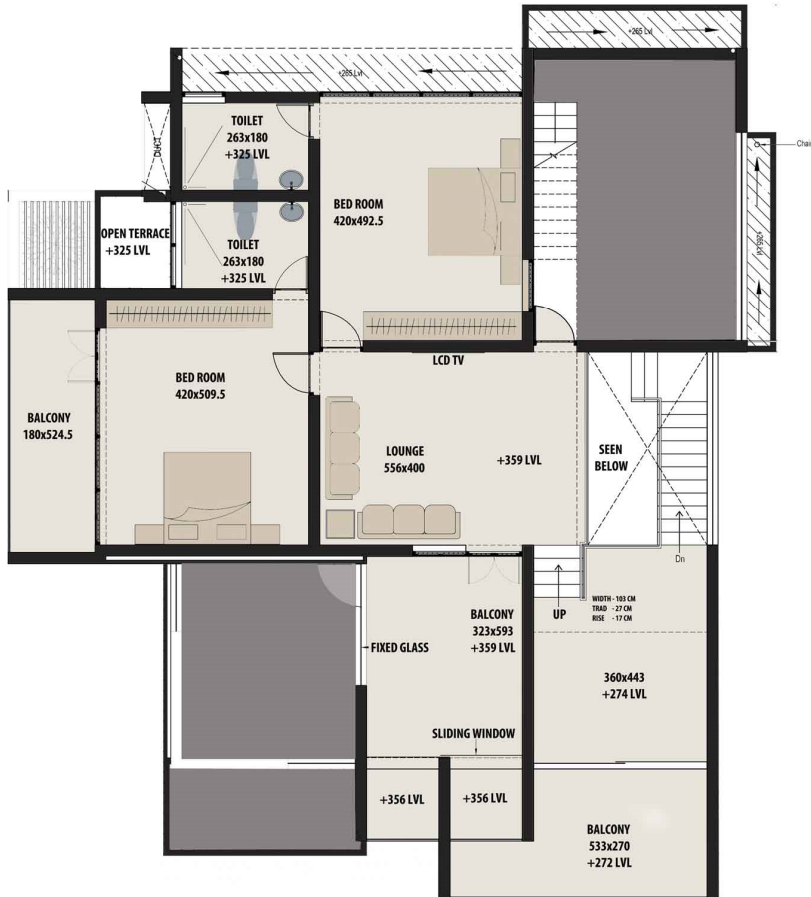
FIRST FLOOR PLAN AREA-179.52m2(1932Sq.ft)



**GROUND FLOOR PLAN AREA-331.78m2(3580 Sq.ft)**  
**FIRST FLOOR PLAN AREA-179.52m2(1932Sq.ft)**  
**TOTAL-511.3m2(5512 Sq.ft)**



# TYPE B

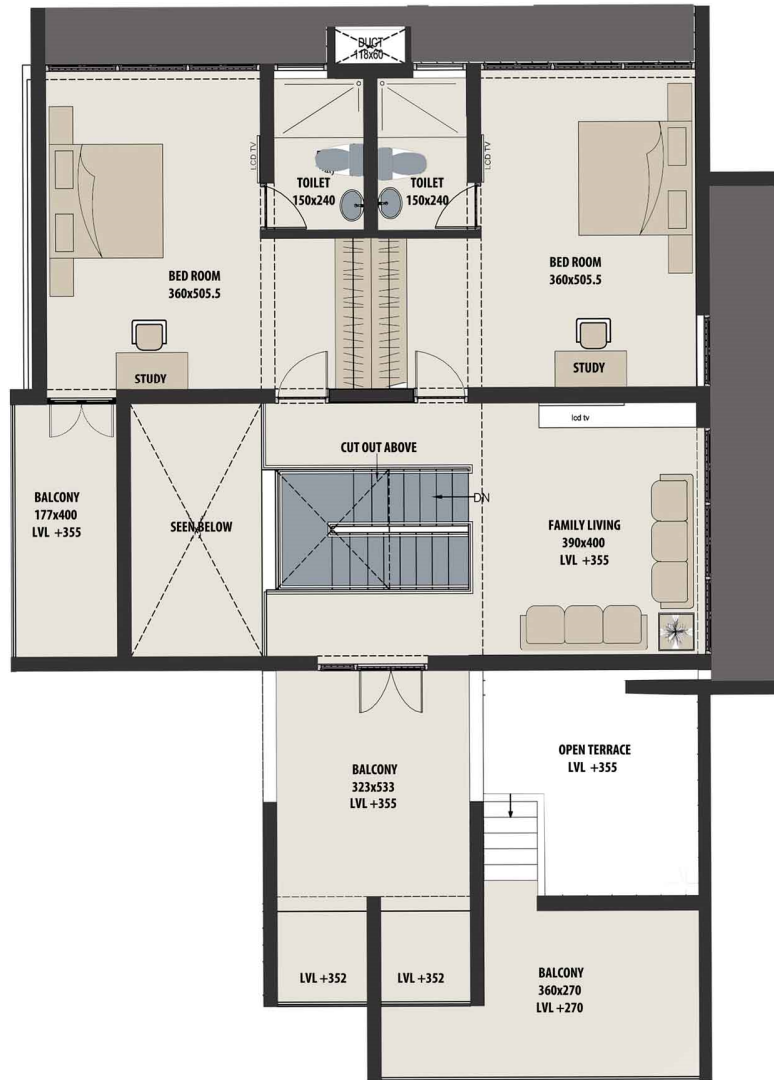


FIRST FLOOR PLAN AREA-149.61 m2(1610Sq.ft)



GROUND FLOOR PLAN AREA-213.31m2(2295 Sq.ft)  
 FIRST FLOOR PLAN AREA-149.61m2(1610Sq.ft)  
 TOTAL-362.92m2(3905Sq.ft)

# TYPE C



FIRST FLOOR PLAN AREA-135.31m2(1455Sq.ft)



GROUND FLOOR PLAN AREA-176.57m2(1900 Sq.ft)  
 FIRST FLOOR PLAN AREA-135.31m2(1455Sq.ft)  
 TOTAL-311.88m2(3355sq.ft)

# TYPE D



FIRST FLOOR PLAN AREA-110.85m2(1193Sq.ft)



GROUND FLOOR PLAN AREA- 146.13m2(1572Sq.ft)  
FIRST FLOOR PLAN AREA- 110.85m2(1193Sq.ft)  
TOTAL- 256.98m2(2765Sq.ft)

# TYPE E



FIRST FLOOR PLAN AREA- 85.32m2( 918 Sq.ft)



GROUND FLOOR PLAN AREA-129.4m2(1392Sq.ft)  
FIRST FLOOR PLAN AREA-85.32 m2(9185sq.ft)  
TOTAL-214.72m2(23105a.ft)



 **EXCEL HEIGHTS**

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