

# VIVYA APARTMENT



## ABOUT US



Vriho Infratech, is a Brand that is truly committed to creating impressive tranquil, and relaxing spaces. Our steadfast obsession with excellence has won us a reputation as the top builders in Trichy over the years. Our impeccable project performance, transparency, and innovation has earned such loyal customers, who have placed their great faith in us. We promise to deliver such incredible lifestyles and quality assets to people throughout.





# OVER ALL SITE WITH SURROUNDINGS



# OUR NOTABLE PROJECTS



*Vasura*



*Vajra*



*Vivarana*



*Vardaan pent house*



*Vardaan - South*



*Vardaan - jalicubes*



# ENTRANCE VIEW



# THOUGHTFULLY SMART

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CCTV



SMARTAP



SMART DOOR BELL



SMART CURTAIN



SMART LIGHTS



OCCUPANCY SENSOR



# TYPICAL FLOOR PLAN LAYOUT



A

105 - 505

288K - 1142 sq.ft



106 - 506

281K - 1203 sq.ft

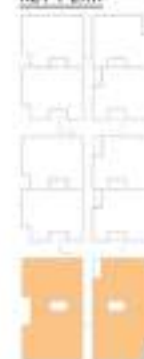


108 - 508

288K - 1135 sq.ft



KEY PLAN





## 2BHK+2T



KEY PLAN

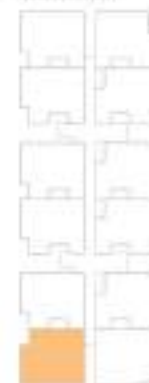


A ( 107- 507 ) 2BHK -1200 sq.ft

## 2BHK+2T



### KEY PLAN



A ( 106- 506 ) 2BHK -1203 sq.ft



B

103-503  
2BHK - 1142 sq.ft

104-504  
2BHK - 1140 sq.ft



110-510  
2BHK - 1139 sq.ft

109-509  
2BHK - 1127 sq.ft

KEY PLAN



## 2BHK+2T



KEY PLAN



B ( 103- 503 ) 2BHK - 1142 sq.ft

B ( 104- 504 ) 2BHK - 1140 sq.ft

A ( 105- 505 ) 2BHK - 1142 sq.ft



## 2BHK+2T



KEY PLAN



B ( 110 - 510 )	2BHK - 1139 sq.ft
B ( 109 - 509 )	2BHK - 1127 sq.ft
A ( 108 - 508 )	2BHK - 1135 sq.ft

C

**101- 501**  
284K - 1142 sq.ft

**102- 502**  
284K - 1140 sq.ft



**112- 512**  
284K - 1134 sq.ft

**111- 511**  
284K - 1131 sq.ft



KEY PLAN





## 2BHK+2T



KEY PLAN



C( 101- 501 ) 2BHK -1142 sq.ft  
C( 102- 502 ) 2BHK -1140 sq.ft

## 2BHK+2T



### KEY PLAN



C( 112- 512 ) 2BHK -1134 sq.ft  
C( 111- 511 ) 2BHK -1131 sq.ft





Interior Renders



## SPECIFICATION

**Structural System:** RCC Framed structure

**Masonry:** 230 mm for external walls & 100 mm for internal walls

**ATT:** Anti-termite treatment will be done

## Wall & Ceiling Finish

### Internal walls Finish :

Finished with 2 coats of putty & 1 coat of primer & 2 coats of Interior emulsion paint

### Ceiling:

Finished with 1 coat of primer & 2 coats of interior Emulsion Finish

### Exterior walls :

Finished with 1 coat of primer & 2 coats of exterior emulsion paint as per architect's design

### Bathroom 1 & 2:

Glazed /matt ceramic Tile of 600mm \*300 mm will be finished up to false ceiling height

### Kitchen:

Glazed/matt wall tile of size 600mm\*300mm for a height of 600mm above 850mm from finished floor level

### Bathrooms Ceiling :

Grid false ceiling will be provided





## Floor Finish With Skirting

**Foyer, Living, Dining:** Vitrified tiles size of 600\*600mm

**Bedrooms & Kitchen:** Vitrified tiles of size 600\*600mm

**Bathroom 1 & 2:** Anti-skid tiles of size 600\*300mm / 300mm\*300mm based on architect's design

**Balcony & utility:** Anti-skid tiles of size 600\*600mm / 300mm\*300mm based on architect's design

## Kitchen & Dining

**Electrical point:** For chimney, HOB & water purifier, fridge, mixer

**CP Fitting:** Kohler/American standard or equivalent

**Sink:** Single bowl stainless steel finish (or) equivalent.

**Drain:** Pest free square designer SS grating

**Dining:** Counter wash basin with polished granite/quartz/engineered marble or equivalent

## Balcony and Utility

**Handrail:** SS handrail with Toughened Glass as per architect's design

**Hanger:** Cloth drying provision in utility Room.

**Electrical point:** One 15 amp point in utility

## Bathrooms

**CP & Sanitary fixture:** Jaguar, essco /American standard or equivalent

**Master Bedroom Bathroom:** Wall mounted closet ; Health faucet; single lever concealed diverter with Overhead shower/rain shower , Counter top wash basin with engineered marble/granite or quartz platform

**Common Bathrooms:** Floor mounted WC with cistern; Health faucet; Wall Mixer with overhead shower

**Dining Washbasin:** Counter top wash basin with engineered marble granite or quartz tile

**Drain:** Pest free square designer SS grating (all toilets)





## Joinery

**Main door :** A good quality teak wood frame and teak wood door of Melamine/PU Polish finish, with necessary door locks and towel bolt will be provided

**Bedroom doors:** Good quality teak wood frame with laminate finish shutters and necessary door locks and towel bolt will be provided

**Bathroom doors:** Good quality wood frame with waterproofing door with necessary door locks and towel bolt will be provided

## Windows

**Windows:** UPVC Windows with see through plain glass and grills

**French doors:** UPVC frame doors with toughened glass without grills

**Ventilators:** UPVC Frame of fixed or adjustable louvered or openable shutter for ODU Access

## Electrical Points

**Power supply :** 3 Phase power supply connection

**Safety device :** MCB;ELCB (Earth Leakage Circuit Breaker)

**Mechanical Switches & Sockets :** Modular box & modular switches & sockets of anchor Roma/Schneider/equivalent

**Smart Switches :** VONI SmarTap / switch

**Wires:** Fire Retardant Low Smoke (FRLS) copper wire of quality IS brand Havells / Finolex / Polycab/Anchor Roma /equivalent

**TV/Telephone:** Point in living & bedroom 1 and provisions in other bedrooms

**Data:** Point in living room

**Split-air conditioner:** Point in living room and bedroom-1 Provision will be provided in other bedrooms

**Exhaust fan :** Point in bathrooms

**Geyser :** Point in bedroom-1 bathroom and Provisions in other bathrooms

**Backup:** UPS Provision will be provided in this flat





# HOME AUTOMATION SPECIFICATION

## SPECIFICATION

## MAKE

## REMARKS/LOCATION

### ENTRANCE MANAGEMENT

Smart Door Bell Camera

Voni smart IoT

Main entrance door

### LIFESTYLE

Light control

Home Automation - Feather touch /SmarTap switch.  
App /Voice/Alexa controlled light ON/OFF

Living, dining and bedrooms

Fan Control

Home Automation - Feather touch /SmarTap switch.  
App /Voice/Alexa controlled light ON/OFF with dimming

Living, dining and bedrooms

Occupancy Sensor

Voni smart IoT

Toilets Exhaust



## COMMON FEATURES

**Lift:** 2 automatic lift

**Back-up:** 100% Power backup for common amenities

**Lift facia :** Granite or panel cladding in lift facia wall

**Lobby & Corridor:** From the First floor to Fifth floor lobby finished with Granite / Equivalent or typical floors with tile flooring

**Staircase floor:** Stilt floor with granite flooring & typical floors with tile/ Kota stone flooring

**Staircase Handrail:** MS handrail with enamel paint in all floors

**Stilt flooring:** Rough Concrete flooring with car park number marked in paint

**Terrace Floor:** Floor with tile finish







## OUTDOOR FEATURES



**Water storage:** UG Sump with OHT

**Rain Water harvest :** Rain water harvesting provision in site

**Safety :** CCTV Surveillance camera will be provided all round the building at pivotal locations in stilt

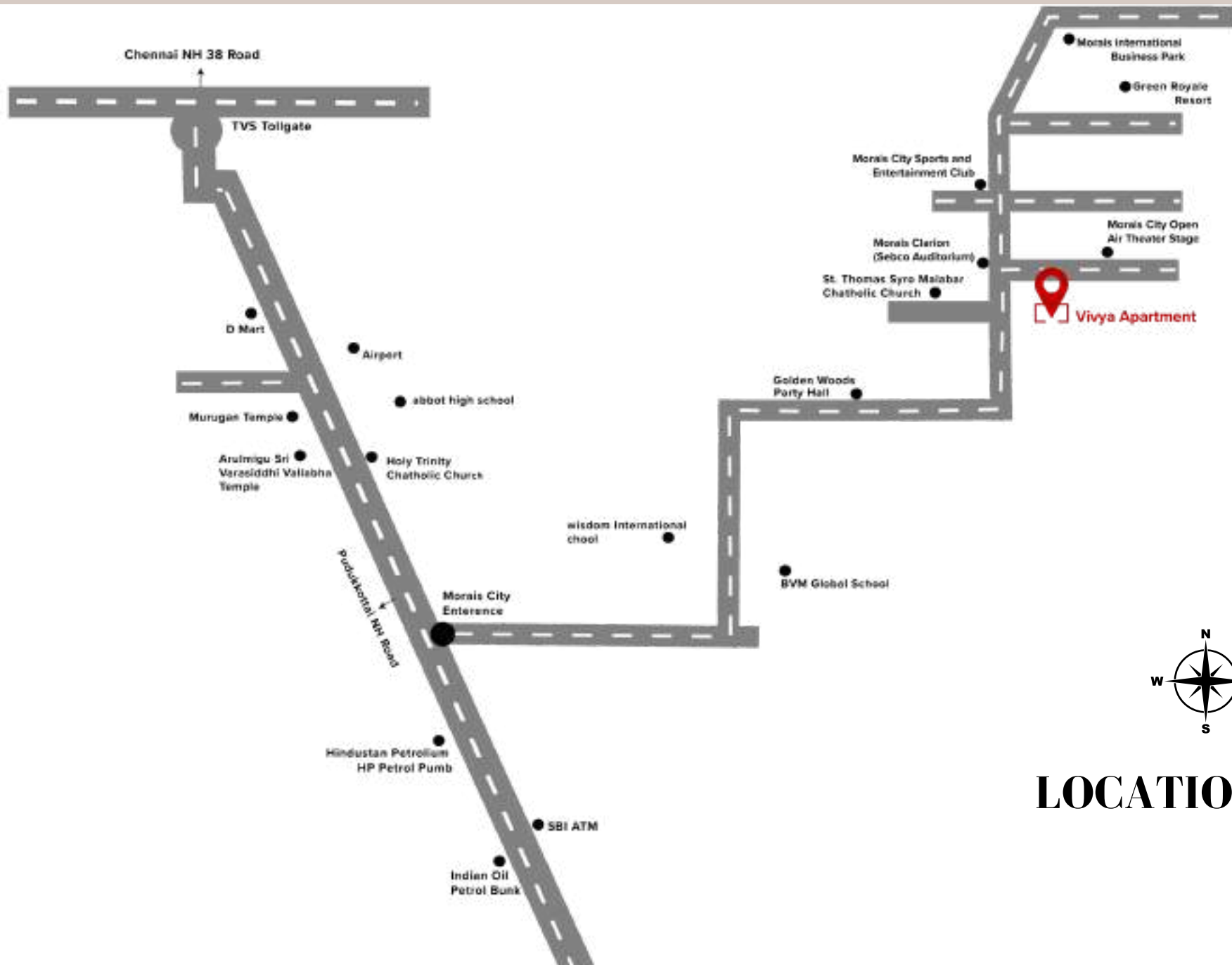
**Well defined driveway :** Interlocking paver block / Equivalent concrete flooring with demarcated driveway

**Security :** Security booth will be provided at the entrance

**Compound wall :** Building perimeter fenced by compound wall with entry gates height as per Architect / landscape design

**Driveway :** Convex mirror for safe turning in driveway

**Facade :** Facade & Compound wall lighting in project as per Architect's design



## LOCATION MAP

## **SITE AMENITIES**

- TVS Tollgate - 7.6 km
- D Mart - 3 km
- Airport - 3 km

### **PARTY HALL & RESORT**

- Green Royale Resort - 450 m
- Golden Woods Party Hall - 900 m
- Morais City open Air theater stage - 100 m
- Morais Clarion (Sebco Auditorium) - 100 m
- Morais City Sports & Entertainment club - 300 m

### **PETROL BUNK & ATM**

- Hindustan petroleum hp petrol - 3 km
- Indian oil petrol Bunk - 3.5 km
- SBI ATM - 3.3 km

### **TEMPLE & CHURCH**

- St. Thomas Syro Malabar Chatholic Church - 500m
- Holy Trinity Chatholic Church - 2.4km
- Murugan Temple - 3 km
- Arulmigu Sri verasiddhi vallabha temple - 3 km

### **SCHOOLS**

- Abbot High School - 2.5 km
- Wisdom International School - 1.6 km
- BVM Global School - 1.7 km

### **IT PARK**

- Morais International Business Park - 500 m





# VIVYA

RERA NO :

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

📍 Morais city, Gundur, Tiruchirappalli, Tamil Nadu 620 007

☎ (+91) 637 482 4859

🌐 [www.vriho.com](http://www.vriho.com)

✉ [enquiry@vriho.com](mailto:enquiry@vriho.com)