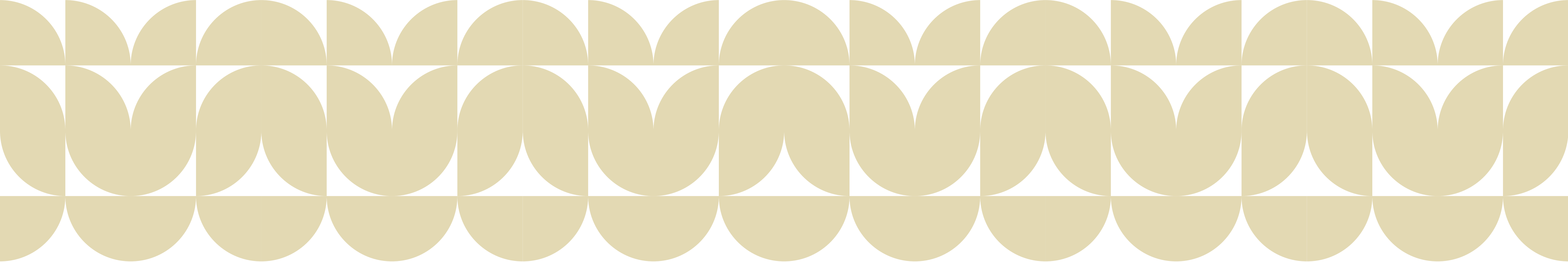




becora

SkyCity

HANDBOOK



Crafted for those
who desire
more.

168 Apartments In Two Phases

15 Floors Each - Infinite Reasons
Live Elevated

About

becora

Established in Ponnani in 2022. Ushering a new chapter in Kerala's real estate industry, Becora developers has imbued Kerala's culture and has been instrumental in giving it shape through landmarks across Kerala!

We have infused each of our spaces with creativity, passion, and expertise, Becora developers plans to grow exponentially over the next 3-5 years across the residential, commercial, and hospitality space in Kerala.

Aspiring to rise as one of the major powerhouses of the real estate industry, our company growth will be backed by our policy of identifying and building a pool of prime land parcels in the up and coming areas of Kerala. By identifying the most thriving areas and creating a reserve of premier land, we at BECORA have ensured that our residential and commercial developments offer the best zip code there is. To that end, our project addresses speak for themselves, and our ongoing property in Ponnani will be counted amongst the most sought after locations of Kerala.

The team of Becora developers' business roots have grown steadily for many years and will earn the reputation of being one of Kerala's most trusted realty companies. The company aspire to build a deep connection with the people of Kerala, that are guaranteed to last a lifetime.



*Photos and images are indicative only



SkyCity

Aesthetically created apartments at BECORA SKY CITY have been thoughtfully designed keeping in mind the distinct lifestyles and personalities of its homeowners. These beautifully sculpted apartments that spell sheer beauty boast of world class finishing, fittings, amenities and facilities that make the project utterly unique. Massive open space, ample brightness and ventilation from all sides makes your living a pure pleasure 24x7.

A plush driveway brings you to a tastefully appointed lobby, while state of the art elevators usher you into the magnificent homes awaiting you. Designed to provide breath taking views of waterbodies like Bharathapuzha, Biyyam Kayal, Arabian sea, Becora manmade lake, etc. or lavish swimming pools in the project, BECORA SKY CITY features the finest innovation in project design, landscaping and overall planning.

*6.7 Acres | 50% open space | Three Towers of 15 floors in first 2 phases
2 & 3 BHK Ultra Luxury Apartments! Exclusive Clubhouse & Sports complex | Becora Signature Landscape |
4 Apartments per floor*

The natural surroundings of BECORA SKY CITY serve as the perfect inspiration to our International Architects IMBUE DESIGNS, Ahamedabad, Gujarath who planned and designed the apartments in a manner that has brought out the best scenic views of its neighbourhood.

Windows and Doors are placed at angles that facilitate a natural flow of air and light, while the apartment design ensures stability of your room temperatures all through the year, minimizing negative effects of changing weather conditions. Surrounded by uninterrupted open spaces that envelop the four towers, all apartments at BECORA SKY CITY are guaranteed to have ample cross ventilation and sunlight. Residences at BECORA SKY CITY offer exclusivity for the most discerning. The affluent lifestyle comes with conveniences that are tailored to meet the needs of the privileged few.



Live Elevated

*Photos and images are indicative only

02

Project Details



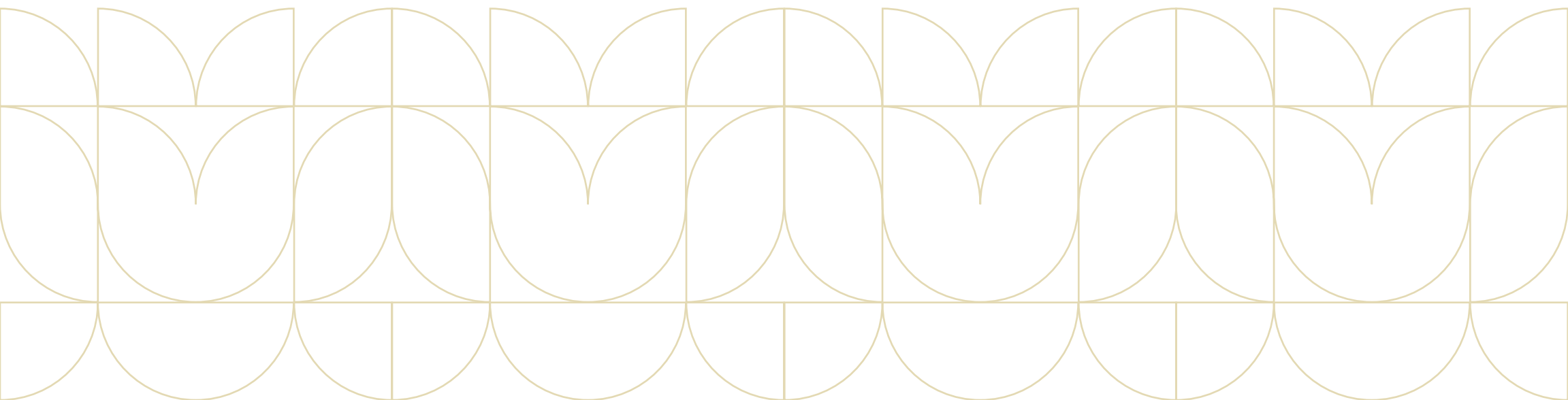
LOCATION : PONNANI, MALAPPURAM

AREA OF LAND : 6.7 ACRES

NO. OF APARTMENT: 4 APARTMENTS/FLOOR

NO.OF FLOORS: G+14 FLOORS

03 Plan Details

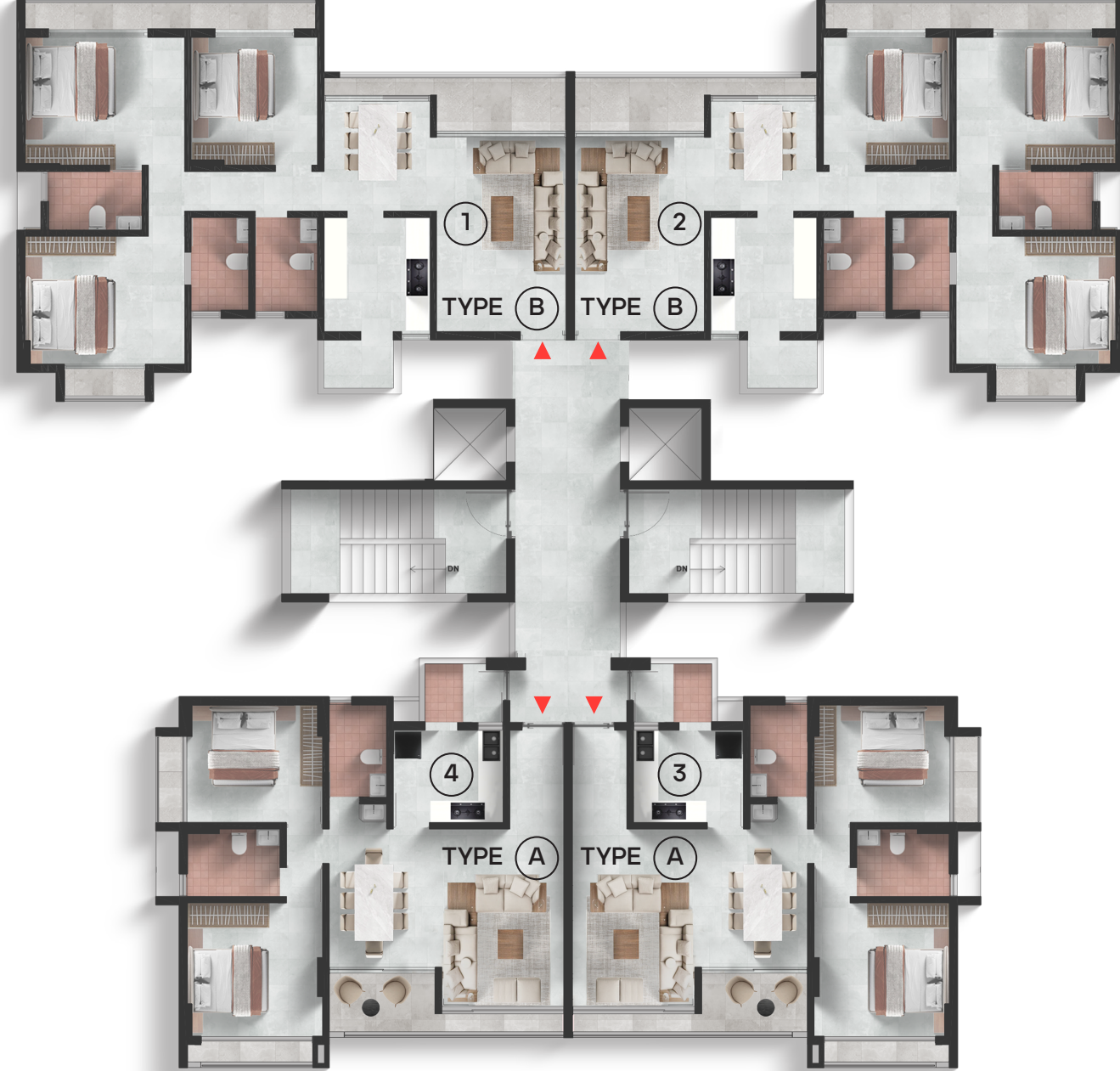


Legends :

- 1 Proposed Lake
- 2 Amphitheater
- 3 Club House
- 4 Seating Canopies
- 5 RED RIBBON (Running & Cycling Track)
- 6 Play Ground (Basket Ball)
- 7 Play Ground (Tennis Court)
- 8 Store
- 9 Change Rooms
- 10 Proposed Montessori school
- 11 Open Parking
- 12 Parking Building with Multi purpose hall & Pool
- 13 Tower 1
- 14 Tower 2
- 15 Tower 3
- 16 Commercial Building
- 17 Security Post With Gate
- 18 Traffic Control points
- 19 Pick & Drop Points
- 20 Children's play area
- 21 Connection Bridge
- 22 Club House Parking



SITE PLAN



PHASE - 2

RIVERA AND LAGUNA

APARTMENT TOWER 1 AND 3

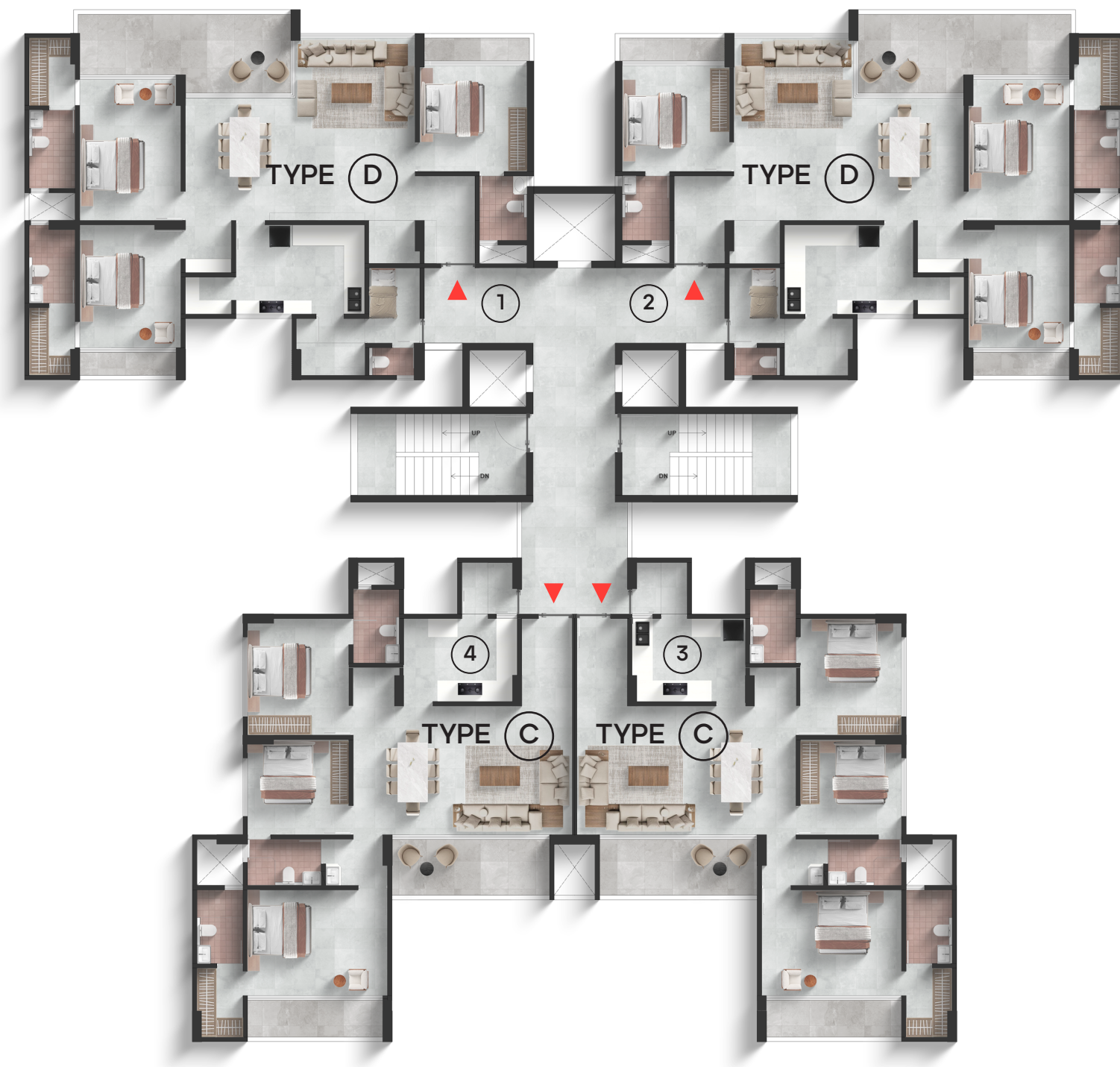
TYPICAL FLOOR PLAN

TYPE - A 2BHK

1429 Sq. Ft Super Built-up Area
825 Sq. Ft Carpet Area as per RERA
69 Sq. Ft Balcony Area
1014 Sq. Ft Built-up Area

TYPE - B 3BHK

1770 Sq. Ft Super Built-up Area
1005 Sq. Ft Carpet Area as per RERA
151 Sq. Ft Balcony Area
1253 Sq. Ft Built-up Area



PHASE - 1

OCEANA

APARTMENT TOWER 2

TYPICAL FLOOR PLAN

TYPE - C - SKY VILLA PRIME

2106 Sq. Ft Super Built-up Area
1206 Sq. Ft Carpet Area as per RERA
219 Sq. Ft Balcony Area
1593 Sq. Ft Built-up Area

TYPE - D - SKY VILLA LUXE

2678 Sq. Ft Super Built-up Area
1562 Sq. Ft Carpet Area as per RERA
298 Sq. Ft Balcony Area
2022 Sq. Ft Built-up Area

All dimensions are in centimeters. Dimensions may vary slightly during construction.



KEY PLAN OF TOWER 1 AND 3
Individual flat units of 2 bhk type A frequently positioned in Tower 1 and 3.



2 BHK

TYPE - A

Typical Floor (1,2,3,4,5,6,7,8,9,10,11,12,13 and 14th Floor)

01	FOYER	1 4 5 X 2 2 5	07	BEDROOM	3 5 0 X 3 0 5
02	LIVING/ DINING	6 1 0 X 4 5 7	08	BALCONY 1	2 2 0 X 6 0
03	DECK	2 7 5 X 1 6 5	09	TOILET 2	2 4 0 X 1 7 5
04	KITCHEN	2 8 5 X 2 4 0	10	BEDROOM 2	3 5 0 X 3 4 5
05	WASH	2 0 2 X 1 5 0	11	BALCONY 2	3 0 5 X 6 0
06	TOILET 1	1 5 0 X 2 4 0			

1430 Sq. Ft Super Built-up Area
825 Sq. Ft Carpet Area as per RERA
69 Sq. Ft Balcony Area
1014 Sq. Ft Built-up Area

All dimensions are in centimeters. Dimensions may vary slightly during construction.
Toilet dimensions are including tile finish. Furniture and fixtures are indicative only



KEY PLAN OF TOWER 1 AND 3

Individual flat units of 2 bhk type B frequently positioned in Tower 1 and 3.



3 BHK

TYPE - B

Typical Floor (1,2,3,4,5,6,7,8,9,10,11,12,13 and 14th Floor)

01	LIVING	3 2 6 X 5 0 2	08	BALCONY	7 5 0 X 6 0
02	DINING	2 8 9 X 3 3 4	09	TOILET 2	2 4 0 X 1 5 2
03	KITCHEN	2 7 5 X 2 9 5	10	BEDROOM 3	4 1 2 X 3 3 0
04	DECK	3 3 6 X 1 3 7	11	BALCONY 2	2 1 0 X 6 0
05	TOILET 1	1 6 2 X 2 4 0	12	TOILET 3	1 5 0 X 2 4 0
06	BEDROOM 1	3 2 7 X 3 3 0	13	WASH AREA	1 8 0 X 1 2 5
07	BEDROOM 2	4 1 2 X 3 3 0			

1770 Sq. Ft Super Built-up Area

1005 Sq. Ft Carpet Area as per RERA

151 Sq. Ft Balcony Area

1253 Sq. Ft Built-up Area

All dimensions are in centimeters. Dimensions may vary slightly during construction.

Toilet dimensions are including tile finish. Furniture and fixtures are indicative only



KEY PLAN OF TOWER 2
Individual flat units of 3 bhk type C frequently positioned in Tower 2.



3 BHK

SKY VILLA PRIME

Typical Floor (1,2,3,4,5,6,7,8,9,10,11,12,13 and 14th Floor)

01	FOYER	1 6 3 X 2 8 5	09	BEDROOM 2	3 3 0 X 3 1 0
02	LIVING & DINING	7 1 5 X 4 2 0	10	BEDROOM 3	3 3 0 X 3 8 0
03	DECK	5 0 9 X 1 8 2	11	DECK	1 5 0 X 7 1 0
04	BEDROOM 1	4 5 7 X 3 4 5	12	TOILET 3	1 5 0 X 2 4 0
05	BALCONY	4 1 2 X 1 2 0	13	STUDY / PRAYER	1 5 0 X 1 3 0
06	DRESSING	1 5 0 X 2 2 5	14	KITCHEN	3 7 0 X 2 7 0
07	TOILET 1	1 5 0 X 2 4 0	15	WASH	1 9 2 X 1 5 0
08	TOILET 2	2 4 0 X 1 5 0			

2106 Sq. Ft Super Built-up Area
1206 Sq. Ft Carpet Area as per RERA
219 Sq. Ft Balcony Area
1593 Sq. Ft Built-up Area

All dimensions are in centimeters. Dimensions may vary slightly during construction.
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KEY PLAN OF TOWER 2
Individual flat units of 3 bhk type A frequently positioned in Tower 2



3 BHK

SKY VILLA LUXE

Typical Floor (1,2,3,4,5,6,7,8,9,10,11,12,13 and 14th Floor)

01	FOYER	1 6 5 X 2 8 5	12	BEDROOM 3	3 3 0 X 4 0 0
02	TOILET 1	1 5 5 X 2 1 0	13	DRESSING 2	1 5 0 X 2 1 5
03	BEDROOM 1	3 5 0 X 3 4 0	14	BALCONY 2	2 8 0 X 7 5
04	BALCONY	3 0 0 X 1 3 8	15	STORE	1 5 0 X 1 8 5
05	LIVING	3 8 5 X 5 9 3	16	KITCHEN	4 2 0 X 2 9 0
06	DINING	3 6 2 X 3 9 5	17	WASH	1 5 0 X 1 7 0
07	DECK	6 9 0 X 1 8 0	18	MAID ROOM	1 6 5 X 2 4 5
08	DRESSING 1	1 5 0 X 1 9 5	19	MAID TOILET	1 5 0 X 9 0
09	TOILET 2	1 5 0 X 2 5 0	20	STUDY / PRAYER	1 5 0 X 1 3 0
10	BEDROOM 2	3 3 0 X 4 0 0	21	PERSONAL FOYER	3 7 0 X 1 6 5
11	TOILET 3	1 5 0 X 2 6 0			

2678 Sq. Ft Super Built-up Area
1562 Sq. Ft Carpet Area as per RERA
298 Sq. Ft Balcony Area
2022 Sq. Ft Built-up Area

All dimensions are in centimeters. Dimensions may vary slightly during construction.
Toilet dimensions are including tile finish. Furniture and fixtures are indicative only

BEDROOMS

The elegant bedrooms of BECORA SKY CITY are a perfect blend of style and comfort. Crafted with the finest materials and adorned with vitrified tile flooring, these rooms offer a luxurious living experience. Overlooking the radiant city, they provide a breathtaking view of the urban landscape.





LIVING AREA

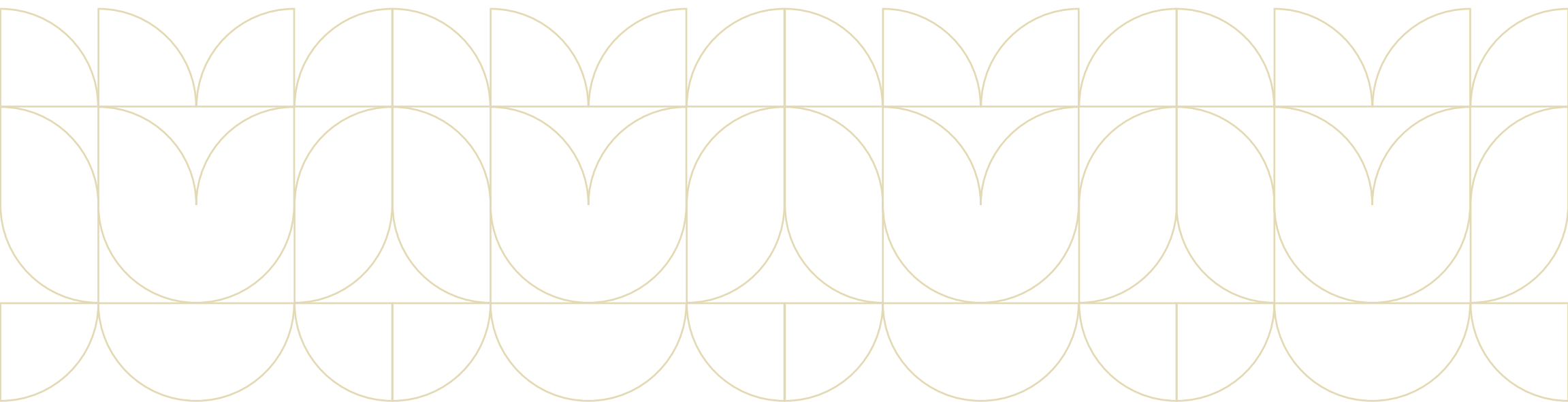
*Gather your loved ones for unforgettable times in our elegant living area.
These polished and sleek spaces provide the perfect setting for comfortable
and luxurious experiences*

KITCHEN

Cooking in your elegant, contemporary kitchen is a delight in and of itself. You'll have everything you need for a fun cooking experience, including top-notch appliances and a polished granite kitchen counter.



04 Views

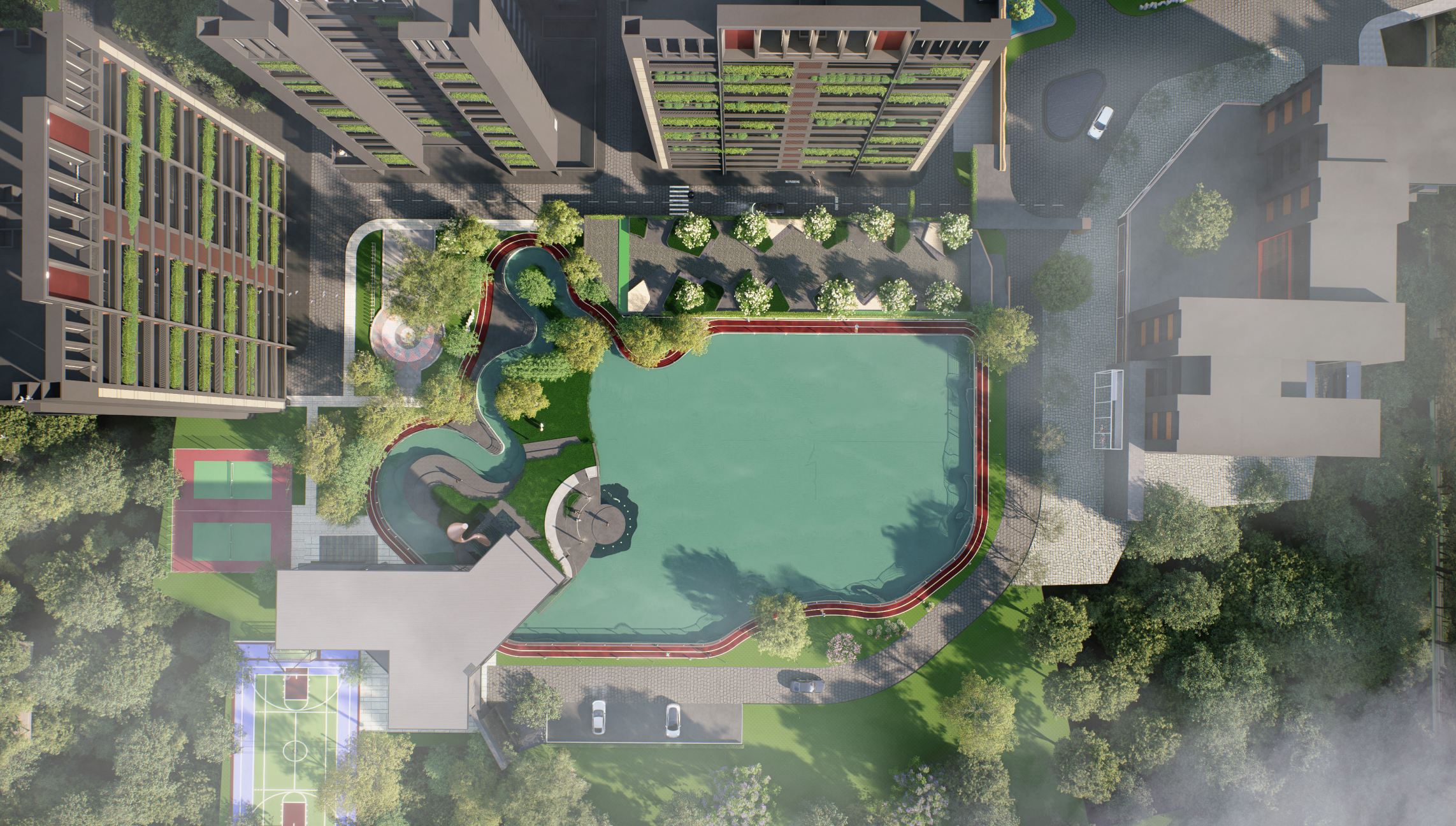


SKY CITY – THE COMMUNITY

The community that touches the sky where nature breathes, luxury unfolds, and happiness finds a home. Here, life rises above the ordinary, surrounded by whispering trees, shimmering water, and endless horizons. Every space is a harmony of elegance and earth, where sunlight, breeze, and laughter flow freely. It is a sanctuary in the clouds, a place where modern comfort meets the poetry of nature, and every moment celebrates togetherness, tranquility, and the joy of beautiful living.

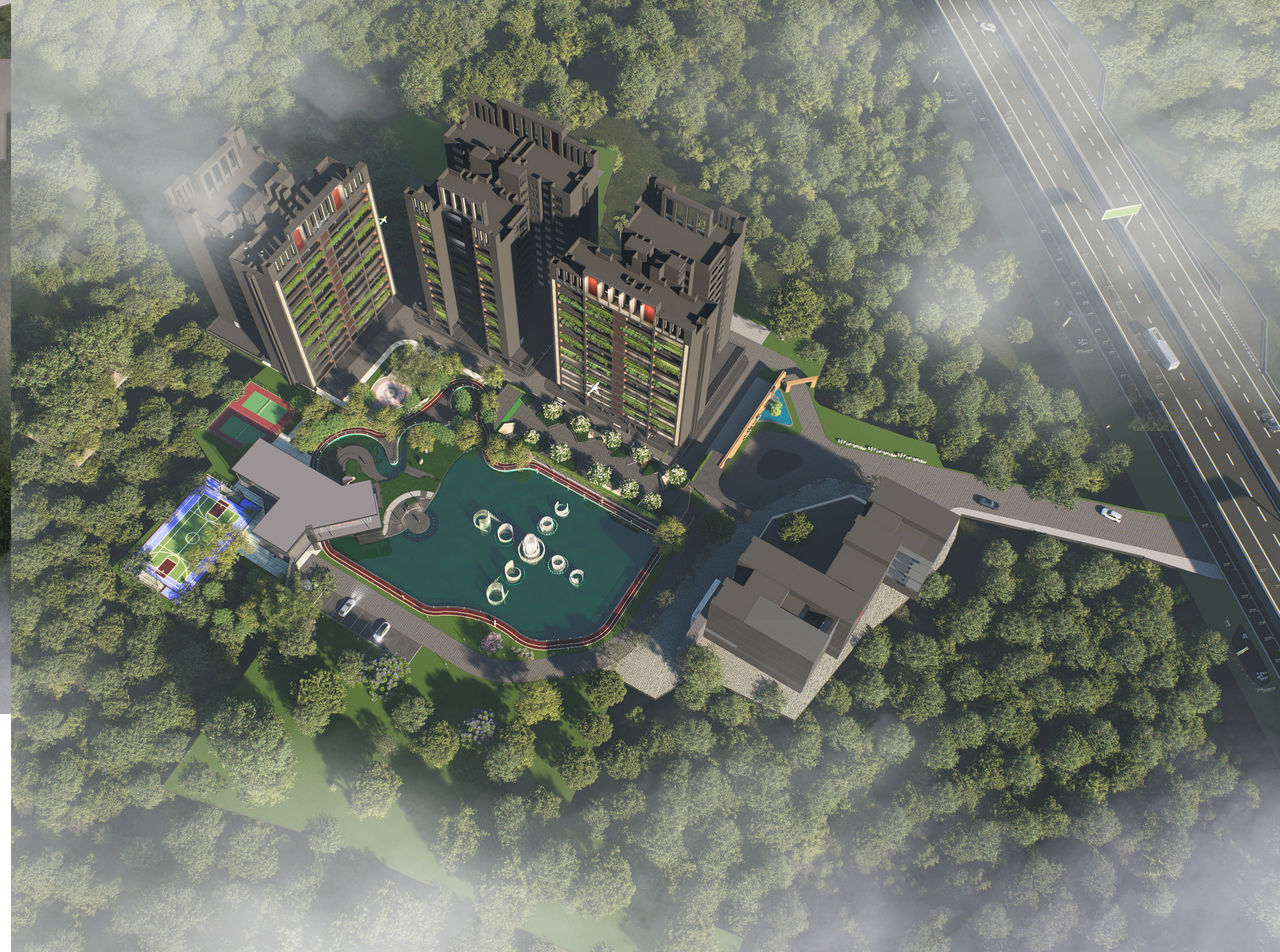


Rising with grace, the community touches the sky, where clouds meet dreams and light lives on every floor. A symbol of aspiration and harmony, it stands tall an ode to modern living woven with the poetry of the heavens.



COMMUNITY IS THE NEW LUXURY

Luxury is not isolation. Real luxury is living among like-minded people, building relationships, sharing life moments and growing together. Becora Sky City brings that new era of connected living.





ESTUARY VIEW : WITNESS THE RARE
*Where nature writes its own masterpiece.
 Where the horizon becomes a personal privilege.
 And where a view this rare... belongs only to the few.*







THE RED RIBBON

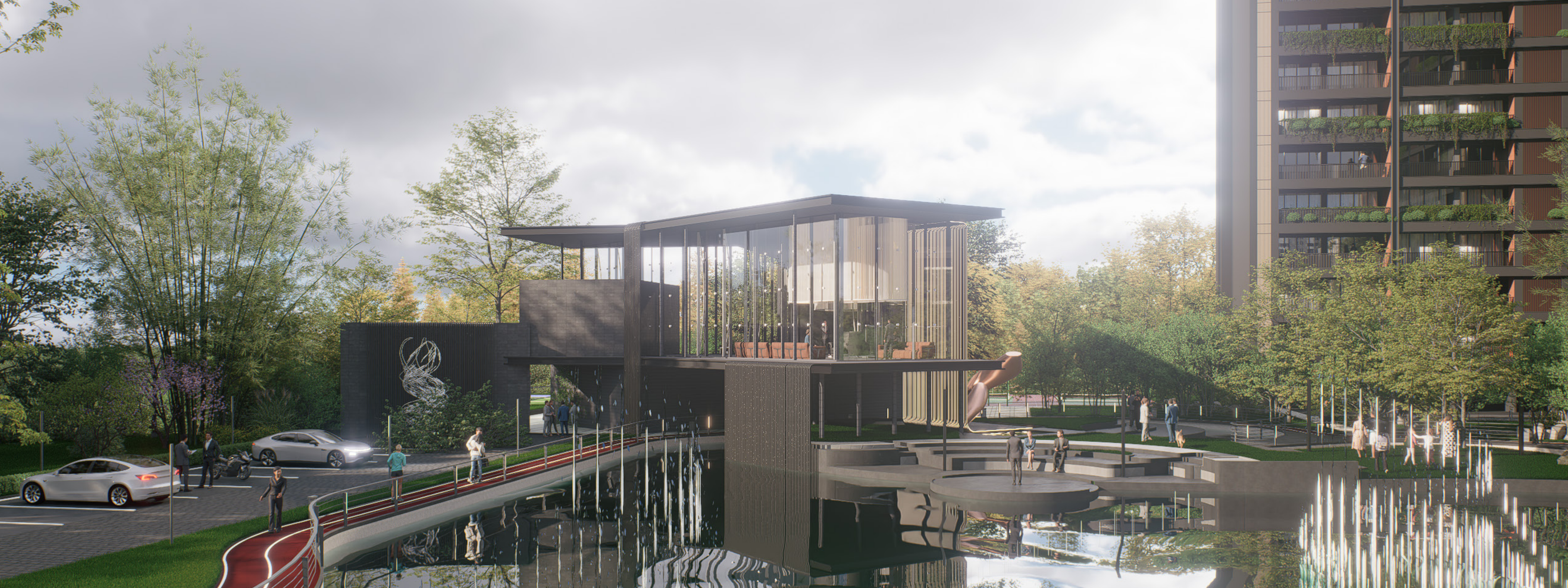
The red ribbon unfurls gently across the landscape a poetic pathway that dances between earth and sky. It is more than a track; it is a living thread that stitches together the rhythm of human life with the calm pulse of nature. As one walks or runs along its vibrant curve, the world seems to breathe in unison—the trees whisper, the wind hums, and every step becomes a note in nature's quiet symphony. This graceful ribbon becomes a journey of renewal, guiding the soul from the heart of the community to the embrace of the natural world.

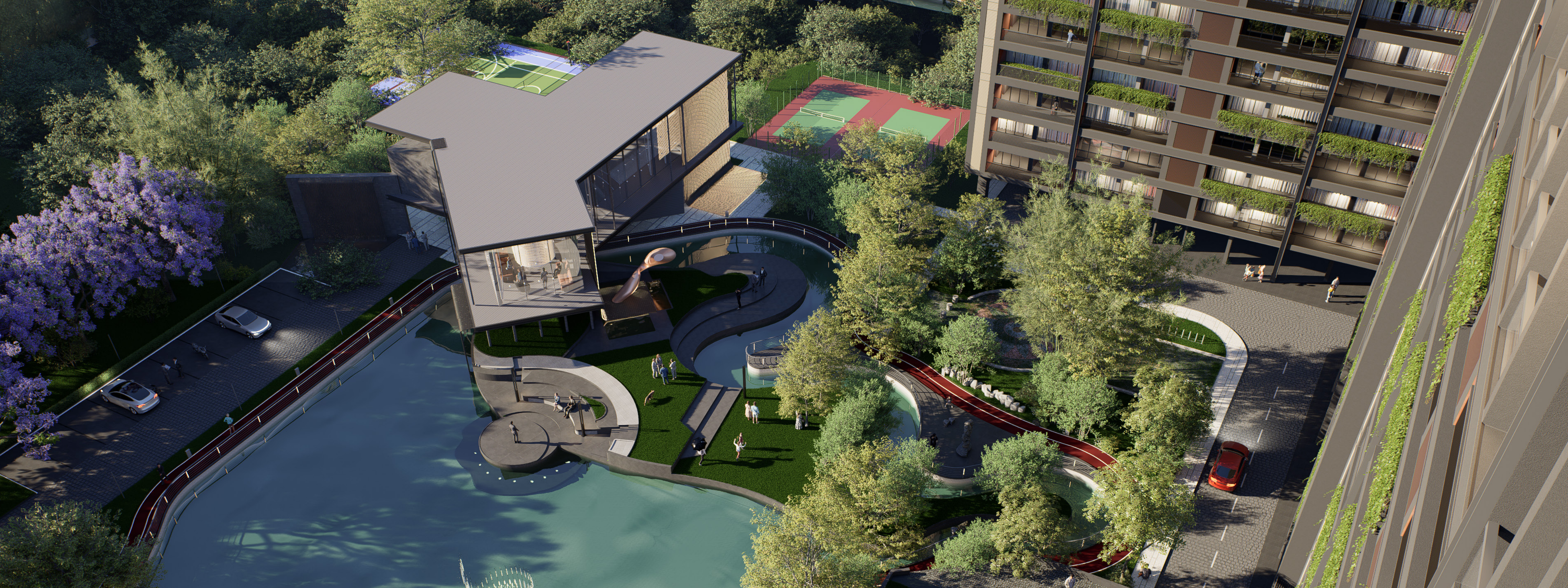


THE SKY CLUB

Nestled at the confluence of the red ribbon pathway and the serene waterscape, the clubhouse stands as a sanctuary of luxury, tranquility, and connection. Designed to blur the boundaries between indoors and out, it invites the natural world to flow seamlessly through its spaces—light dances on the water, breezes drift through open terraces, and every view is framed by greenery. Here, architecture and nature embrace, creating an atmosphere of effortless elegance and calm. The clubhouse becomes the heart of the community, where people gather, unwind, and reconnect—with themselves, with others, and with the soothing rhythm of the landscape.





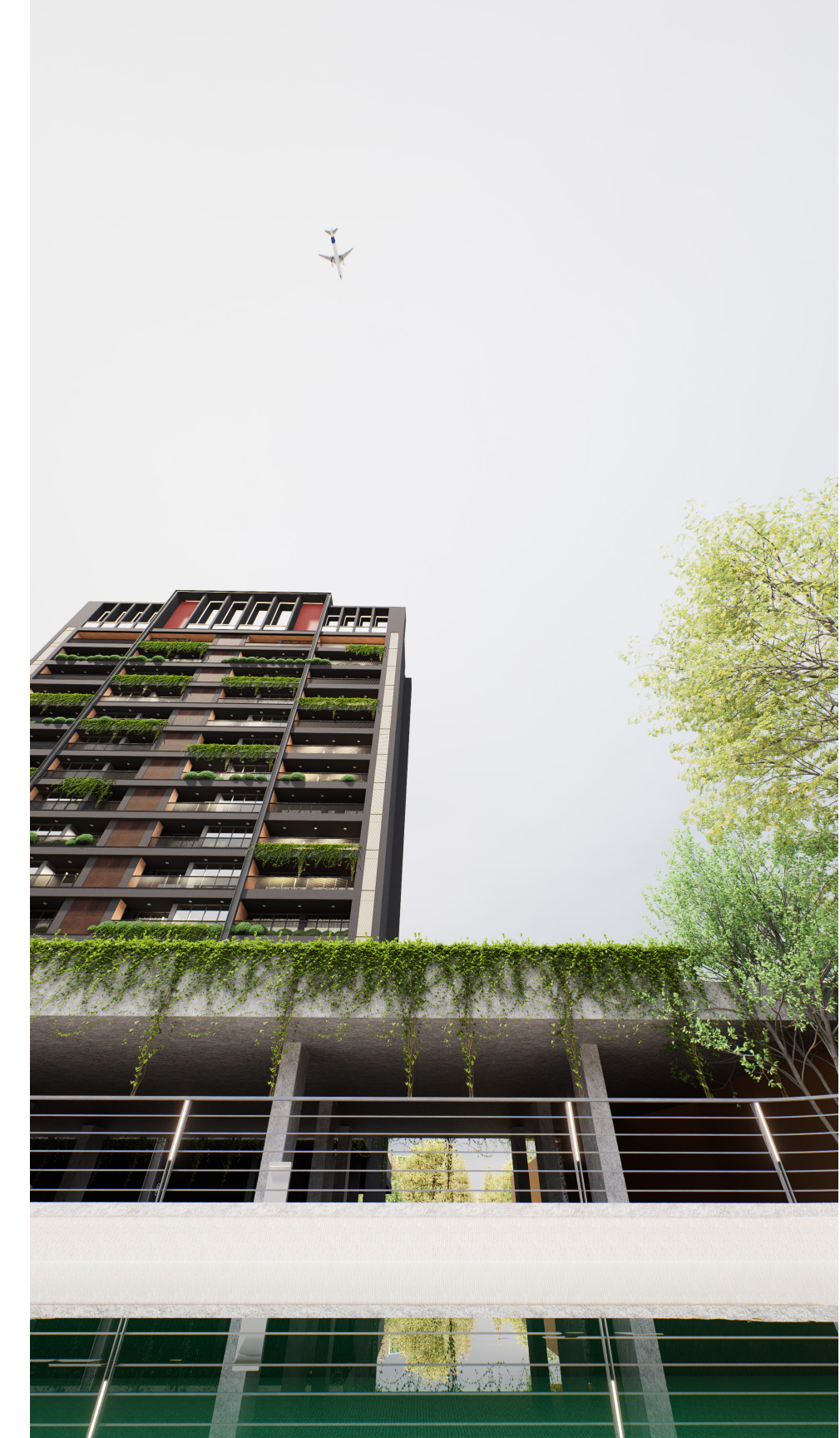






THE SUPER DECK

*The super deck for unique sights and gathering which is a space designed to elevate every moment.
Where conversations rise with every horizon.
And unforgettable views become shared memories.*





05 Location



The spectacular Bharathapuzha (Ponnani River), Beeyam Kayal, Arabian sea are iconic landmark in Ponnani and spread over an impressive area. It is amongst the city's most favoured leisure destination and adding to its allure is the beautifully waterscaped/ landscaped Karma Road (Now Nilatheeram) that offers visitors serene and boating.

Strategically located on the newly built National Highway 66 and tucked away from the pollution and noise, BECORA SKY CITY offers the most scenic views of Bharathapuzha (Ponnani River), Beeyam Kayal, Arabian sea. Just a short drive from Chamaravattom Junction, 5 Kms away from Edappal, 7 Kms from Kuttippuram, 15 mins drive from kottakal and chavakad, the project is located a hop away from Neythallur underpass.

A refreshing breakaway from the city's bustling intensity, Bharathapuzha (Ponnani River) Riverside banks, Beeyam Kayal park, Arabian sea beach make the perfect surroundings for BECORA SKY CITY, offering the most ideal gateway for families to spend leisurely hours indulging in activities of their choice or just sitting back to enjoy its peaceful environment, without having to go too far.

06 Specifications

STRUCTURE

Foundation – RCC Foundation designed to suit the soil strata

Superstructure & wall – RCC framed structure. All outside walls are in solid block masonry and all inside walls are in single brick/ solid block masonry

FLOORING

Vitrified tiles for floors and toilet dadoing

DOORS AND WINDOWS

Prehung polished front door

Prehung paint finished inside doors

Powder-coated aluminium windows

PAINTING

INTERIOR PAINTING

Premium emulsion over putty for walls and ceiling

EXTERIOR PAINTING

Two coat exterior emulsion paint over the primer coat

ELECTRICAL

Three Phase concealed copper wiring with adequate light, fan and other plug points

Premium quality modular switches

Independent meters for each flat

DG Backup For selected points Up To 1000 Watts

Provision for AC in all bedrooms and living room

Provision for exhaust fan in all toilets and kitchen

Provision for geyser in all bathrooms

KITCHEN

Polished granite slab for kitchen counter

Tile above the counter to a height of 60cms

CP & SANITARY FITTINGS

Reputed brands' wall-hung sanitary fixtures with concealed cisterns in all toilets

Reputed brands' CP fittings

SECURITY SYSTEMS

CCTV coverage for selected common areas

Disclaimer

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