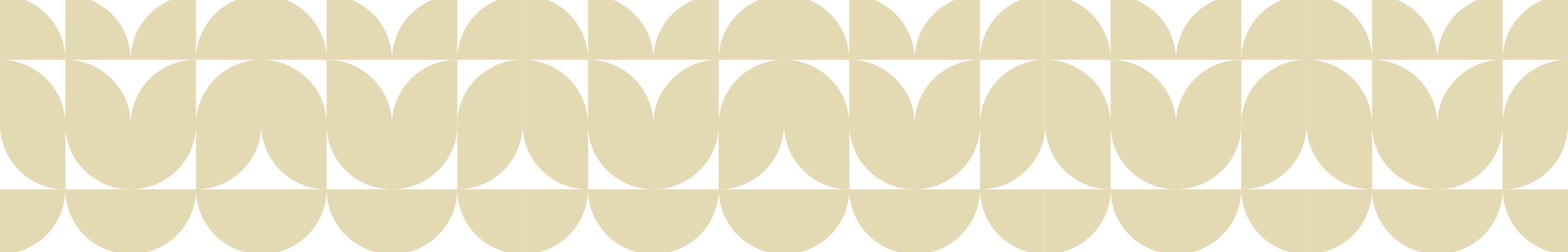




becora

SkyCity

HANDBOOK



Crafted for those
who desire
more.

168 Apartments In Two Phases

15 Floors Each - Infinite Reasons
Live Elevated

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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 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.

*Land with 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.

02 Project Details



LOCATION : ESWARAMANGALAM, NH66, PONNANI, MALAPPURAM

NO. OF APARTMENT: 4 APARTMENTS/FLOOR

NO. OF FLOORS: G+14 FLOORS

03 Plan Details

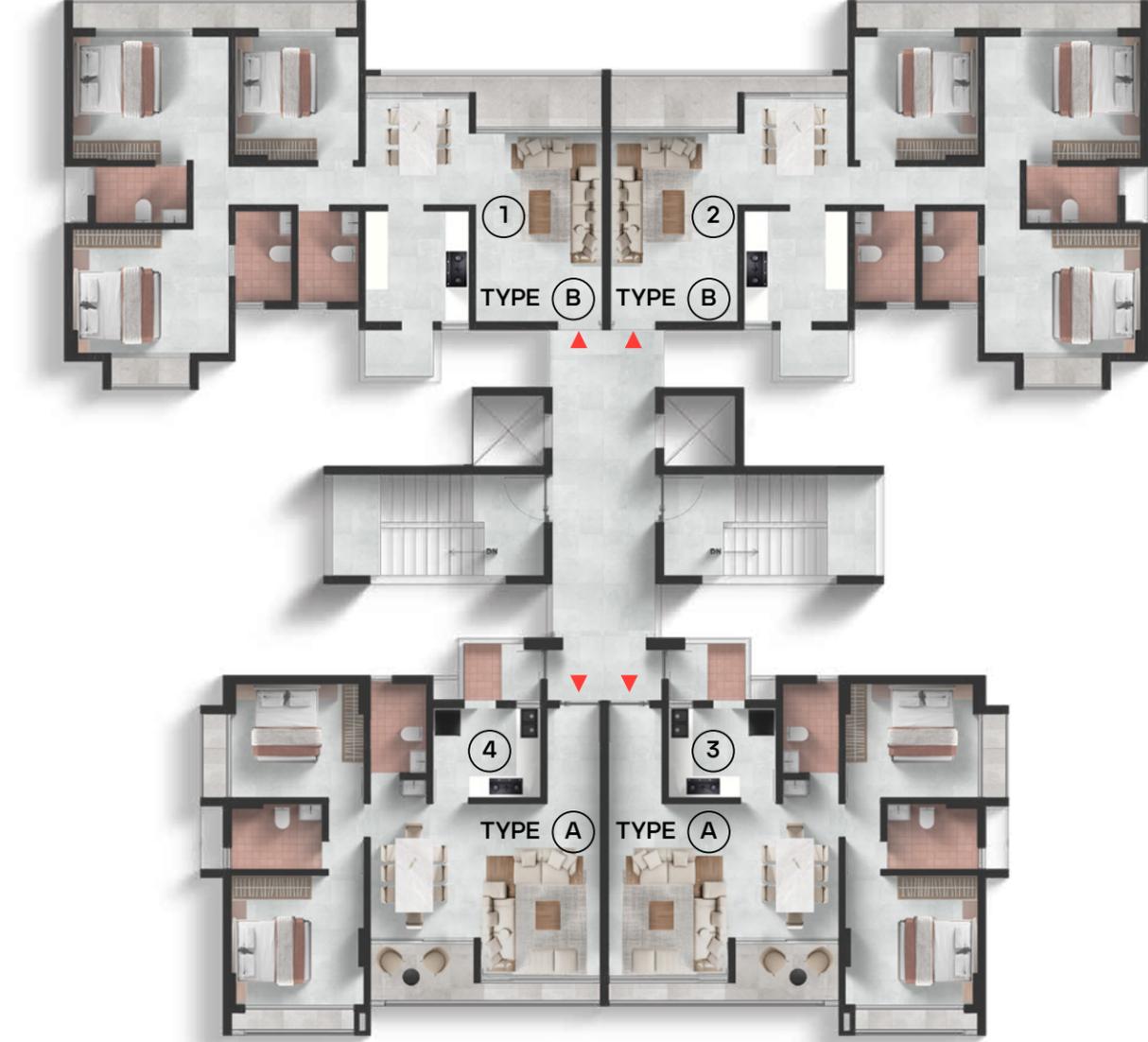
LEGENDS

- 01 Proposed Lake
- 02 Amphitheater
- 03 Club House
- 04 Seating Canopies
- 05 RED RIBBON (Running & Cycling Track)
- 06 Play Ground (Basket Ball)
- 07 Sports Arena
- 08 Store
- 09 Change Rooms
- 10 Proposed Montessori School
- 11 Hotspot Parking
- 12 Parking Building with Multipurpose hall and pool
- 13 Tower 1 - Rivera
- 14 Tower 2 - Oceana
- 15 Tower 3 - Laguna
- 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

Kuttipuram - Ponnani
NH 66 Bypass



PHASE - 2
RIVERA AND LAGUNA
 APARTMENT TOWER 1 AND 3
 TYPICAL FLOOR PLAN

TYPE - A 2BHK

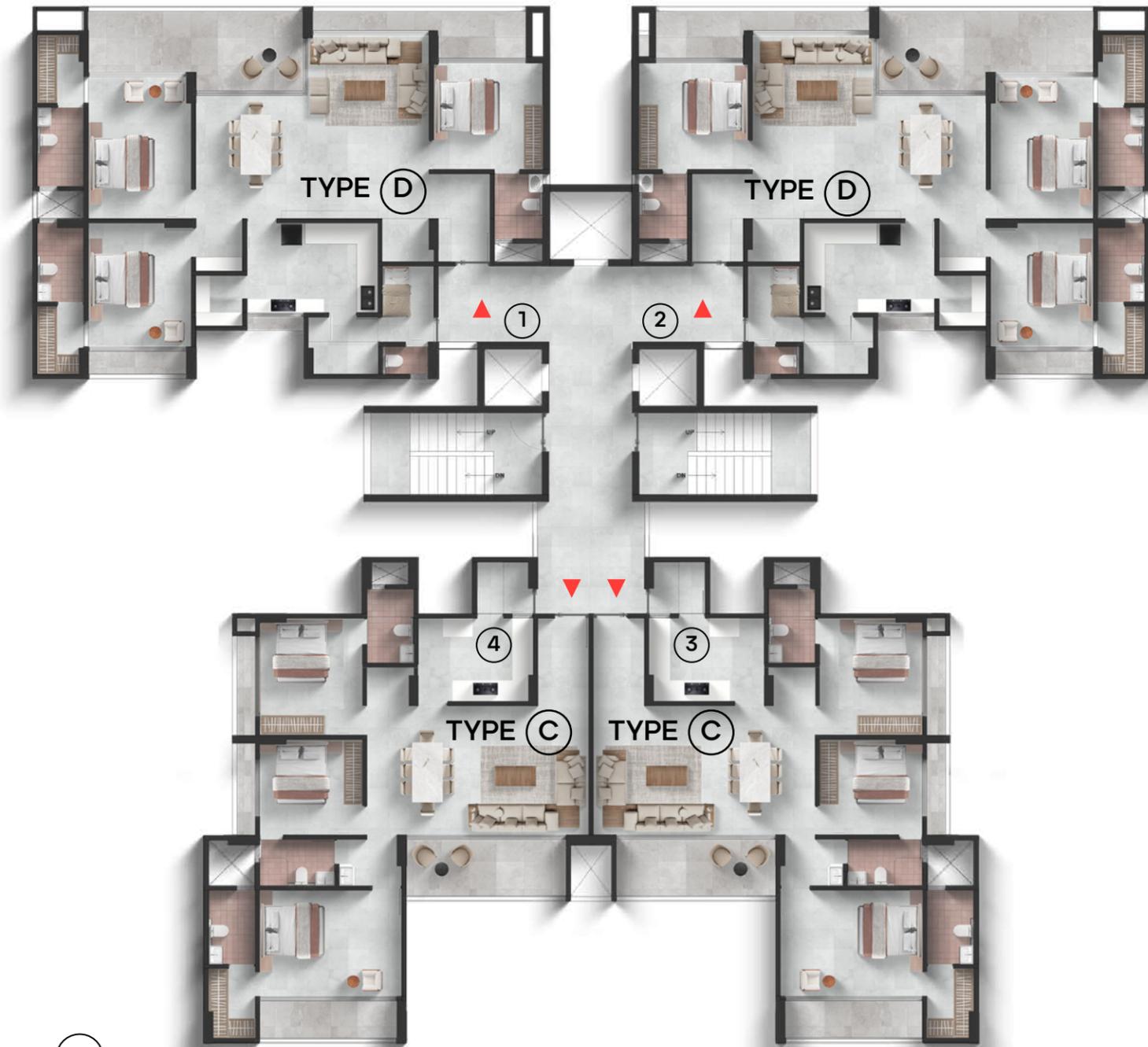
1430 Sq. Ft Super Built-up Area
 825 Sq. Ft Carpet Area as per RERA
 69 Sq. Ft Balcony Area
 1014 Sq. Ft Built-up Area

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



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



PHASE - 1
OCEANA
 APARTMENT TOWER 2
 TYPICAL FLOOR PLAN

TYPE - C - SKY VILLA PRIME

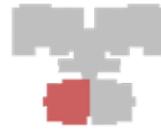
2106 Sq. Ft Super Built-up Area
 1206 Sq. Ft Carpet Area as per RERA
 219 Sq. Ft Balcony Area
 1593 Sq. Ft Built-up Area

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

01	FOYER	1 4 3 X 2 2 5	07	BEDROOM 2	3 5 0 X 3 0 5
02	LIVING/ DINING	6 0 8 X 4 5 7	08	BALCONY 1	2 2 5 X 7 5
03	DECK	2 7 5 X 1 6 5	09	TOILET 1	2 4 0 X 1 7 5
04	KITCHEN	2 8 5 X 2 4 0	10	BEDROOM 1	3 5 0 X 3 4 5
05	WASH	2 0 2 X 1 5 0	11	BALCONY 2	3 0 5 X 7 5
06	TOILET 2	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 (2,3,4,5,6,7,8,9,10,11,12,13 and 14th Floor)



01	LIVING	3 3 6 X 5 2 0	08	BALCONY	7 5 0 X 7 5
02	DINING	2 8 9 X 3 0 0	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 7 5
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

TYPE C - SKY VILLA PRIME

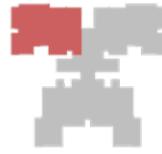
Typical Floor (2,3,4,5,6,7,8,9,10,11,12,13 and 14th Floor)

01	FOYER / SITOUT	1 6 3 X 2 8 5	09	BEDROOM 3	3 3 0 X 3 1 0
02	LIVING & DINING	7 1 3 X 4 2 0	10	BEDROOM 2	3 3 0 X 3 8 0
03	DECK	5 0 9 X 1 8 2	11	STANDING BALCONY	6 5 X 3 3 5
04	BEDROOM 1	4 5 7 X 3 4 5	12	TOILET 2	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 8 5 X 1 6 8
08	TOILET 3	2 4 0 X 1 5 0	16	WASH BASIN	1 9 2 X 1 5 0
			17	STANDING BALCONY	6 5 X 3 0 5

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



KEY PLAN OF TOWER 2

Individual flat units of 3 bhk type A frequently positioned in Tower 2

3 BHK

TYPE D - SKY VILLA LUXE

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



01	FOYER / SITOUT	1 6 5 X 2 8 5	12	BEDROOM 2	3 3 0 X 4 0 0
02	TOILET 3	1 5 5 X 2 1 0	13	DRESSING 2	1 5 0 X 2 1 5
03	BEDROOM 3	3 5 0 X 3 4 0	14	BALCONY 2	2 8 5 X 9 0
04	BALCONY	3 0 0 X 1 3 8	15	STORE	1 5 0 X 1 8 5
04-A	STANDING BALCONY	3 9 5 X 4 5	16	KITCHEN	4 2 0 X 2 9 0
05	LIVING	3 8 5 X 5 9 3	17	WASH	2 3 5 X 1 8 5
06	DINING	3 6 5 X 3 9 5	18	MAID ROOM	1 6 5 X 2 4 5
07	DECK	6 9 0 X 1 8 0 3 4 5 X 8 0	19	MAID TOILET	1 5 0 X 9 0
08	DRESSING 1	1 5 0 X 1 9 5	20	STUDY / PRAYER	1 5 0 X 1 3 0
09	TOILET 1	1 5 0 X 2 5 0	21	PERSONAL FOYER	2 4 5 X 1 6 5 9 5 X 1 8 0
10	BEDROOM 1	3 3 0 X 4 7 5	22	WASH BASIN	1 5 0 X 1 9 0
11	TOILET 2	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

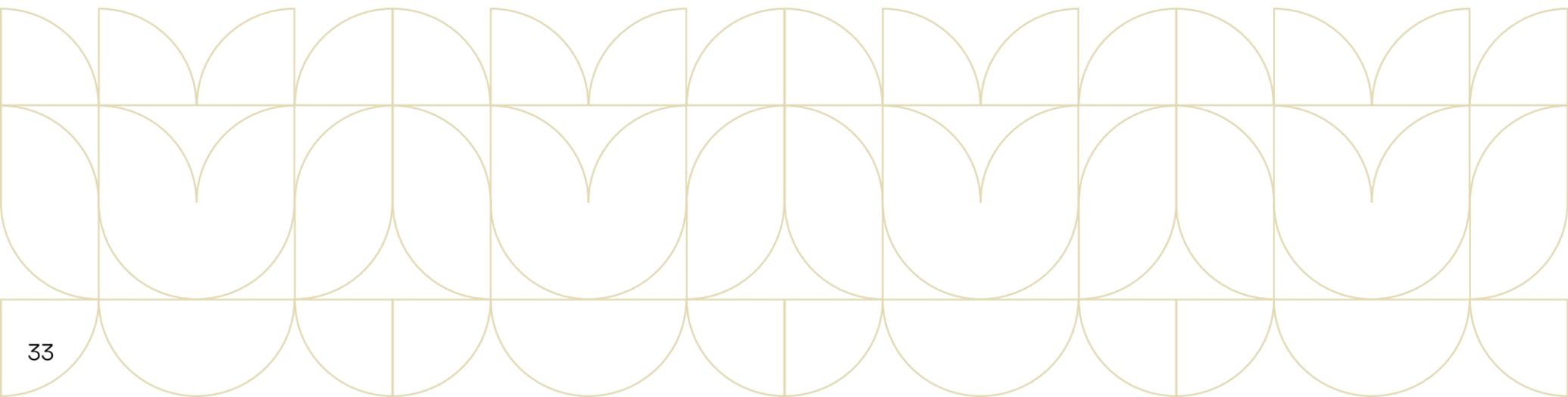
*Gather your loved ones for unforgettable times in our elegant living area.
These polished and sleek spaces provide the perfect setting for comfortable
and luxurious experiences*

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.



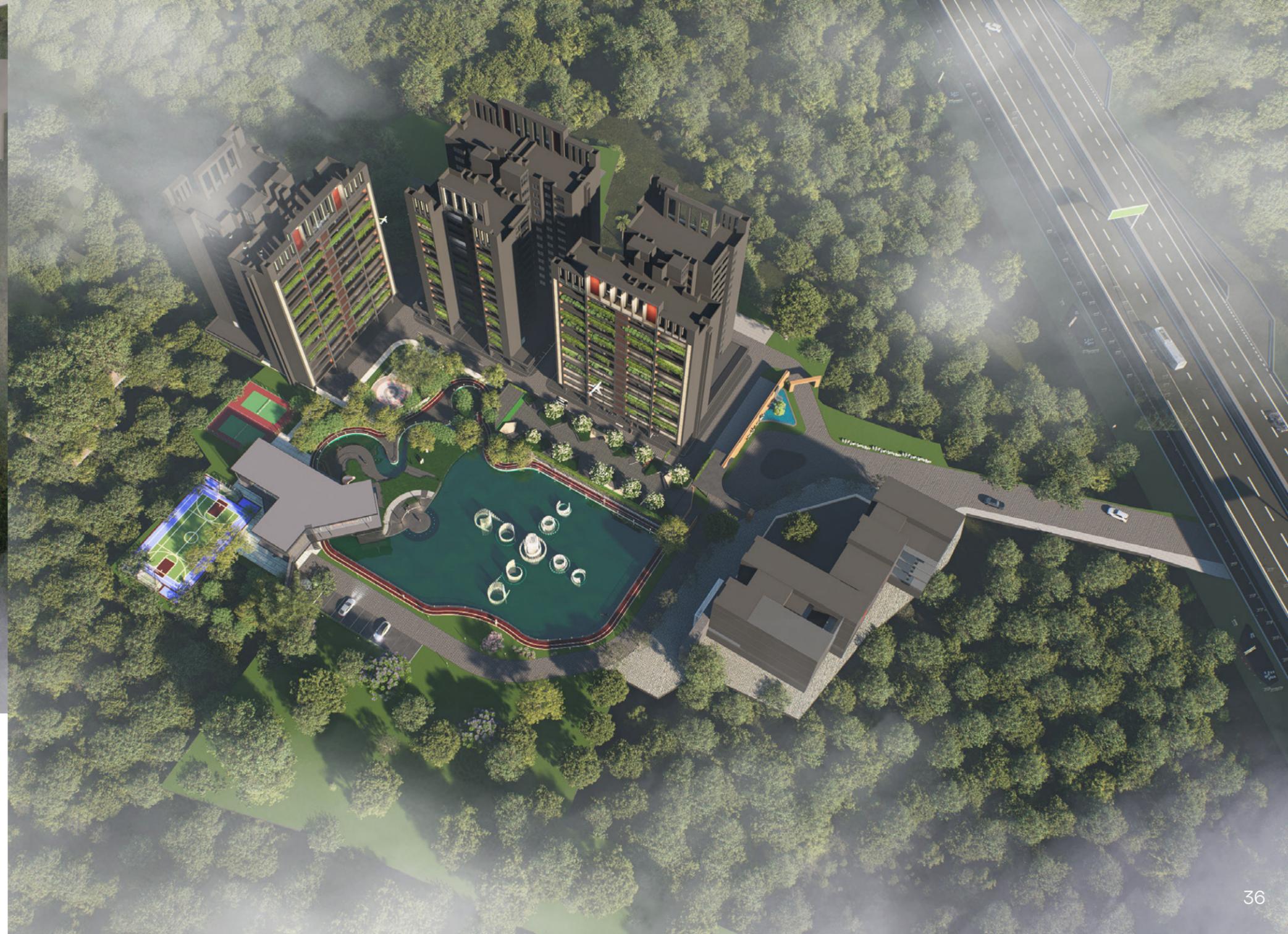
04 Views





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.*





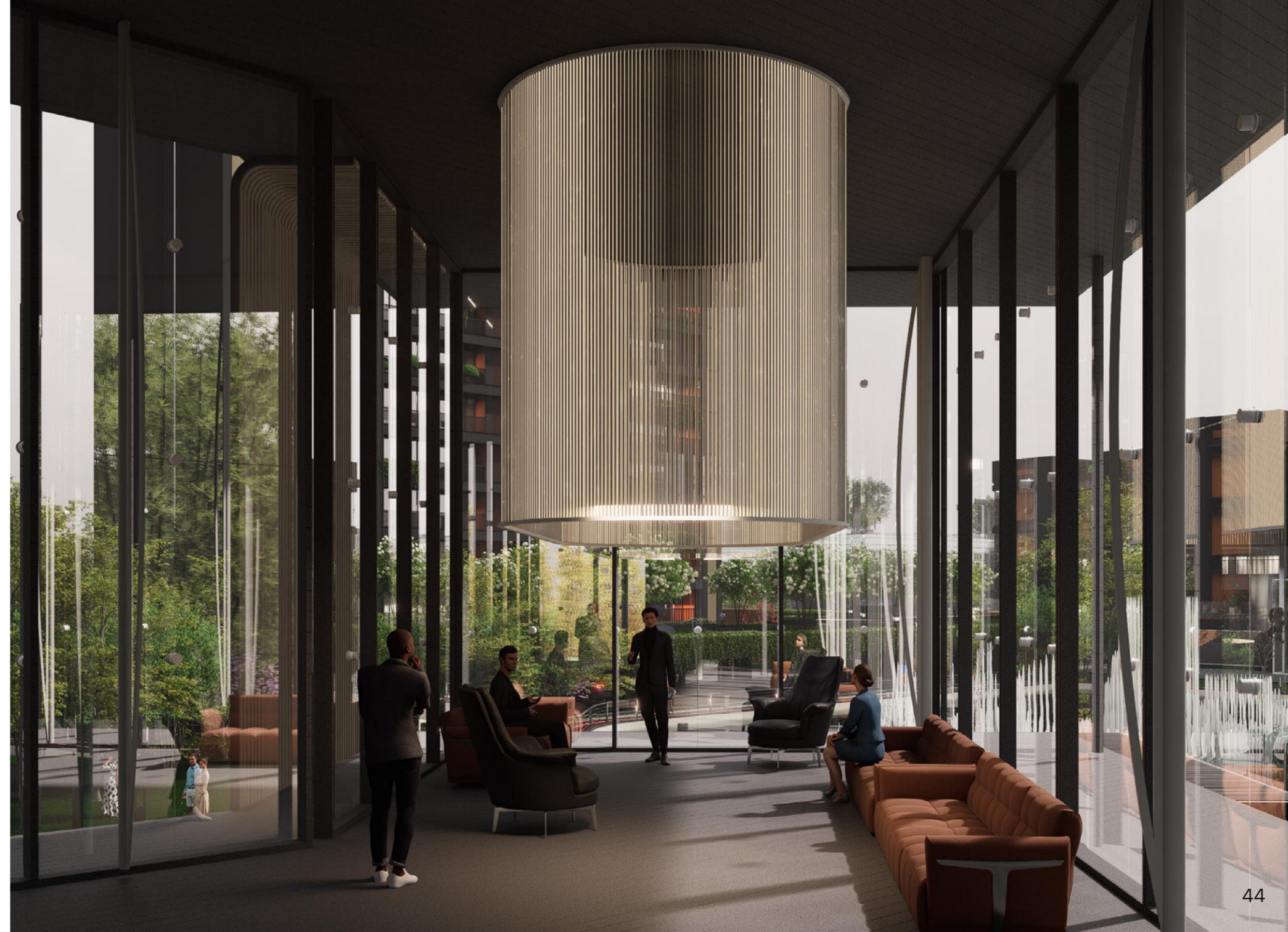


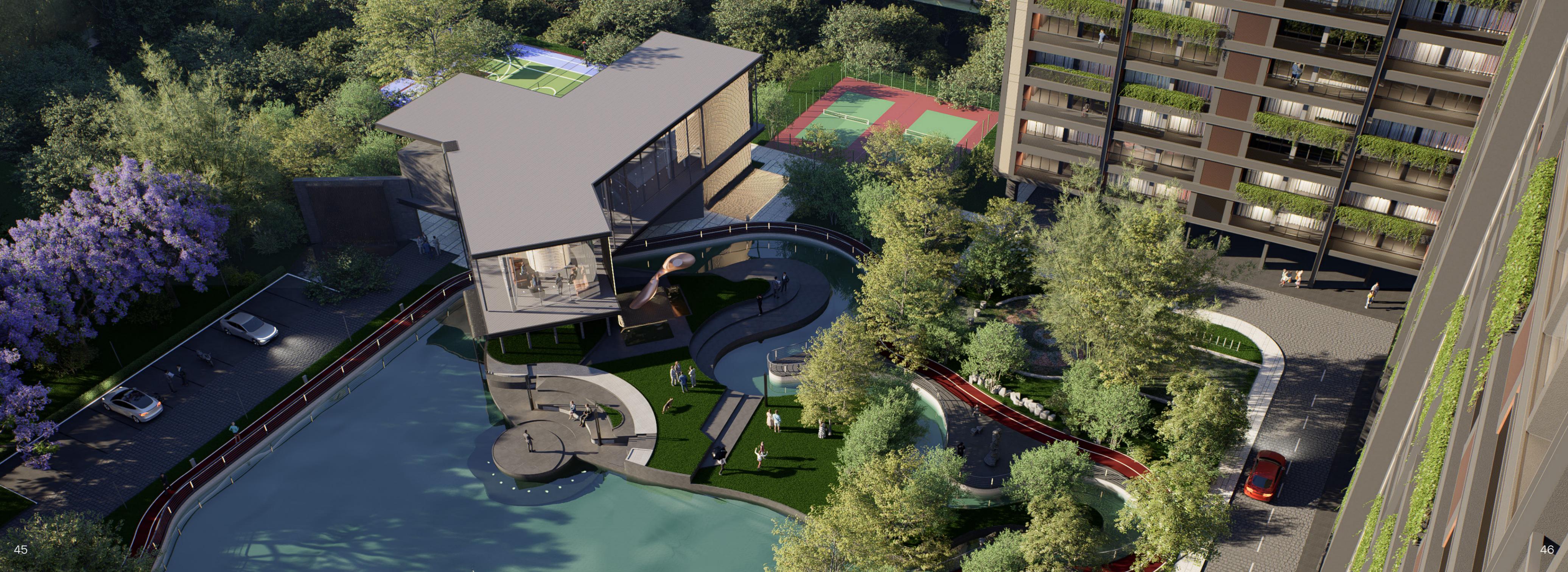
THE RED RIBBON

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.







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.

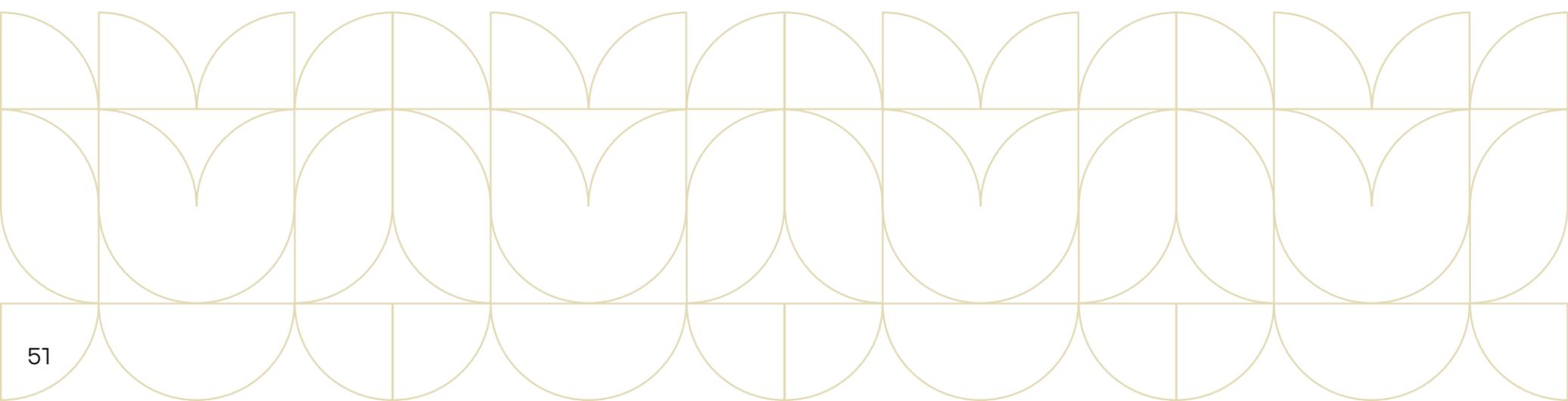
Strategically located on the newly built National Highway 66 and tucked away from the pollution and noise, BECORA SKY CITY offers the most scenic views of Bharathapuzha (Ponnani River), Beeyam Kayal, Arabian sea. Just a short drive from Chamaravattom Junction, 5 Kms away from Edappal, 7 Kms from Kuttippuram,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

Amenities

CLUBHOUSE & WELLNESS

- 01 Grand Clubhouse
- 02 Kids Pool
- 03 Ladies-Only Pool
- 04 Family Swimming Pool
- 05 Pool Lounge Deck
- 06 Jacuzzi Zone
- 07 Apartment Gym
- 08 Yoga Deck
- 09 Meditation Pavilion
- 10 Vitality Hub (Health & Wellness Centre)
- 11 Loungivity Club (Longevity Focused Wellness Lounge)
- 12 Provision For Spa & Salon
- 13 Steam & Sauna Rooms
- 14 Doctor on Call
- 15 Provision For Nurse Station
- 16 Provision For Physiotherapy & Therapy Rooms
- 17 Rooftop Garden
- 18 Sky Yoga Zone
- 19 Indoor Games Lounge
- 20 Wellness Juice Bar



SPORTS & FITNESS

- 21 Multipurpose Turf
- 22 Box Cricket Arena
- 23 Pickleball Courts
- 24 Basketball Half Court
- 25 Table Tennis
- 26 Red Ribbon Jogging Track
- 27 CrossFit Zone
- 28 Outdoor Gym Equipment
- 29 Rock Climbing Wall
- 30 Kids Mini Climbing Play Zone

- 31 Badminton Courts
- 32 Open-Air Fitness Stretch Area
- 33 Reflexology Path
- 34 Cycling Track



RECREATION & LEISURE

- 35 Amphitheatre
- 36 Bridge with Mist Feature
- 37 Artificial Lake
- 38 Open Wedding Lawn
- 39 Rooftop Observatory Deck
- 40 Rooftop Binocular Viewing Point
- 41 BBQ Pit & Grill Station
- 42 Lake-view Deck
- 43 Karaoke Lounge
- 44 Water Spout Roundabout

- 45 Art & Culture Zone
- 46 Kids Play Pavilion
- 47 Adventure Play Park
- 48 Board Games Corner
- 49 Library & Reading Lounge
- 50 All Age-group Park
- 51 Zen Sitout Zone
- 52 Water Fountain
- 53 Provision for Internal Garden or Stand-out Balconies For Each Unit

SOCIAL & COMMUNITY SPACE

- 54 Provision For Cloud / Social Kitchen
- 55 Ladies Meeting Point
- 56 Provision For Banquet Hall
- 57 Provision For Co-Working Space
- 58 Conference Rooms
- 59 Cafe & Coffee Lounge
- 60 Provision For Food Court
- 61 Provision For Hypermarket & Department Store
- 62 Provision For Retail Street with Branded Outlets
- 63 Provision For Four-Star Business Hotel
- 64 Fine Dining Zone
- 65 Community Plaza
- 66 Open Lawn for Gatherings
- 67 Elderly Relaxation Garden
- 68 Vegetable Garden & Community Farming Area
- 69 Security Room
- 70 Social Club Rooms
- 71 Mini Exhibition Hall
- 72 Guest Lounge
- 73 Provision for Retail Kiosks

CONVENIENCE SERVICE

- 74 Grand Entrance
- 75 Association Room
- 76 Hypermarket
- 77 Department Store
- 78 Fruit & Vegetable Garden
- 79 Pet Park
- 80 Pick and Drop Point
- 81 Provision For Laundry Facility
- 82 Car Wash Station
- 83 EV Charging Points
- 84 Provision For ATM & Bank Branch
- 85 Montessori School
- 86 Day Care Centre
- 87 On-Demand Housekeeping
- 88 Guest Suites
- 89 Provision For Pharmacy
- 90 Parcel Collection Hub

- 91 Convenience Store
- 92 Dedicated Office Spaces
- 93 Business Lounge
- 94 Concierge Desk
- 95 24x7 Help Desk
- 96 Wheelchair Accessibility
- 97 Elderly Care Assistance
- 98 Shuttle Service (Internal & External)
- 99 Driver Lounge & Resting Zone
- 100 Shaded Parking for Visitors

- 101 Wifi Provision for Lounge
- 102 3 Elevators in Oceana



SUSTAINABILITY & SAFETY

- 103 Solar-Powered Common Areas
- 104 Rainwater Harvesting
- 105 Waste Management System
- 106 Organic Composting Unit
- 107 Water Treatment Plant
- 108 Smart Access Control For Visitors
- 109 24x7 Security Patrol
- 110 CCTV Surveillance Network
- 111 Power Backup for Selected Common Areas
- 112 Fire Safety & Emergency Response System
- 113 Underground Water Recharging System
- 114 Urban Forestry
- 115 One-Way Internal Traffic System
- 116 Security Cabin
- 117 Tot Lot

07 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

The purpose of this document is to only provide non-soliciting information to the person reading this document. Further, this document is not an advertisement or an offer to sell the Company's project or a representation in respect of such project, in terms of Real Estate (Regulation and Development) Act 2016 and the rules made thereunder "RERA". * This document is conceptual in nature and is designed to provide general information and a visual impression of the Company's project to the viewer/reader. The items displayed in the images may not be part of the standard specifications of the project and the actual design/construction of the project can vary in fit and finish from the visual impressions. While all reasonable care has been taken in providing this information, under no circumstances can the Company or its employees, managers or representatives be held liable for any loss or damage, special or consequential or otherwise, arising from the use of or reliance on information provided in the brochure without verifying the same independently with the Company. The viewer/reader verifies or validates the information being provided herein by visiting the Company's offices in person, prior to concluding any transaction thereof. The proposed township is planned to be developed in multiple phases. Amenities, facilities and provisions mentioned outside the residential building footprints are subscription based and subject to separate clubhouse membership agreement and terms. Amenities and facilities placed outside the tower footprints may be altered, relocated or modified based on development feasibility, technical parameters and final discretion of the Developer. UDS (Undivided Share of Land) will be restricted strictly to the footprints of the respective residential towers. For complete details, updates, approvals and specifications, please refer to the Kerala RERA website: rera.kerala.gov.in

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