



**CMR**  
DEVELOPERS PVT. LTD.

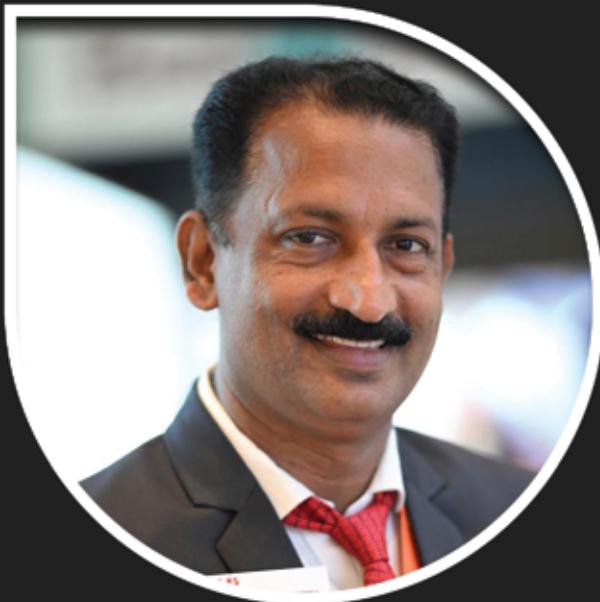


## **ALVINA HAVEN**

[www.cmrdevelopers.com](http://www.cmrdevelopers.com)

Perfect *Living*  
For Smart Families

600+ villas handed over in 14 years | Aiming to complete 1000+ villas by 2030



## I am Restin Joseph

Founder / Chairman  
of CMR Group

**“I stand guarantee  
for the promises I make...”**

### I am

proud to be an entrepreneur who could build and hand over almost 600+ villas within a period of just 14 years. I ensure that every Sq. Ft. of CMR villas maintains excellent quality and workmanship by using high quality branded materials and employing expert and experienced labourers under the guidance of qualified professional Engineers.

The brand, quality and specifications of materials used for all CMR villas are detailed in the previous pages for your better understanding.

All common luxurious amenities offered for each project shall be completed before 31st December 2026 and hand over the project to owners association. All villas will be completed and keys handed over within eight months of land registration and payments as per schedule. In the unlikely event of my failure to do so, you need to pay 20% less on the construction cost.

My guarantee is a perfect home, ideal for your comfort, happiness and peace of mind.

*You may contact me any time:  
974 447 5555*

# ABOUT COMPANY



## CMR DEVELOPERS PVT. LTD.

**Live in luxury doesn't mean live in concrete jungle.  
With CMR Villas, living comes naturally.**

All projects of CMR are built amidst greenery without compromising the comforts and facilities of town living. Established in the year 2012, CMR has completed 600+ luxury villas in Kannur Dist. With elegant vasthu designs, top quality construction and personalised customer service, CMR has become the favourite home maker of middle income families.

With the mantra of "Quality in whatever we do", today CMR is on the way to scale new horizons by fulfilling every family's dream of "My Own Home".

CMR has the credit of housing 600+ happy families in just 14 years. We achieved this honour by most of our customers bringing one or more of their friends/relatives to share their joy of fine living.

# CMR ALVINA HAVEN

ONGOING PROJECT  
@ KANNUR

Taliparamba, Kanhirangad

CMR Alvina Haven Near Taliparamba with 2 Acre, 20 Premium villas with 25+ Modern Luxurious Amenities



Project Rate Starting From  
**60 Lakhs** Onwards

- 7 cent, 1150 sq.ft., 3 bedroom, 3 bathroom
- Ready to Move Villas
- Kanhirangad Coorg Highway Road Frontage

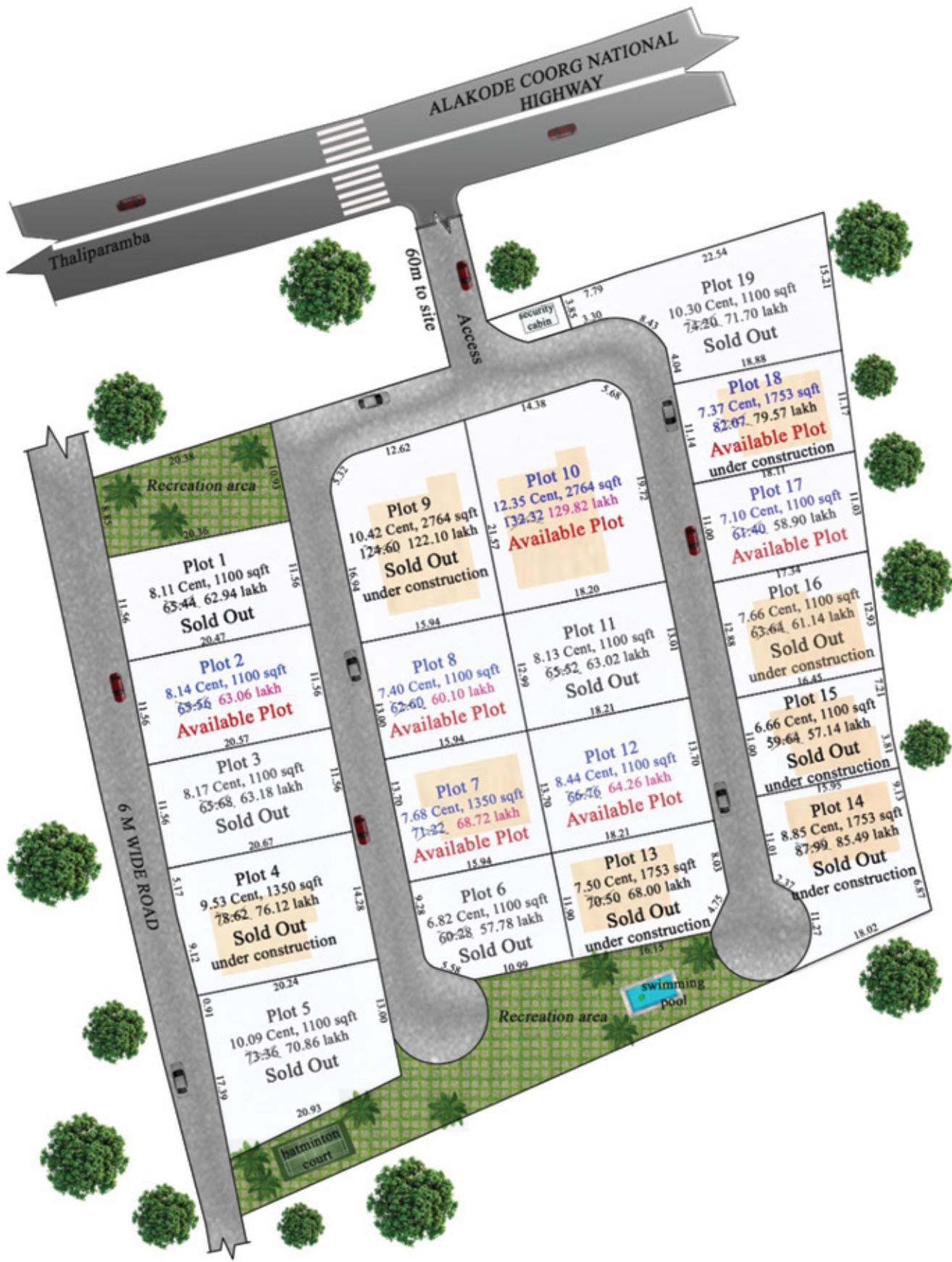


# CMR ALVINA HAVEN



# ALVINA HAVEN

## Site Layout & Plot Division



# ALVINA HAVEN

## 25+ LUXURIOUS COMMON AMENITIES

01 Swimming Pool (10 Mtr.x 5 Mtr.)

02 Kids Pool

03 Pool Sitting Area

04 Guest Car Parking

05 Barbeque Point

06 Interlock Paving

07 CCTV Surveillance for Common Area

08 Round the Clock Security

09 Common Toilet

10 Wash Area

11 Fish Pond

12 Badminton Court

13 Open Stage

14 Party Area

15 Children's Play Area

16 Fruits Garden

17 Landscaped Lawn

18 7 Mtr. Wide Tarred Road

19 5 Mtr. Wide Tarred Road

20 3 Phase Electricity

21 Compound Wall

22 Gated Community

23 Street Lights

24 Open Well

25 Borewell

26 Water Treatment Plant

27 Bio Gas Plant

28 Waste Incineration Unit

29 Drainage System

- Ready to Move Villas
- Kanhirangad Coorg Highway Road Frontage



## CMR Modern Villas



# THE PRIDE OF CMR

COMPLETED PROJECT  
@ KANNUR

Only builder in Kerala to hand over 85 luxury villas with 30+ common amenities within **just 34 months** near Rajarajeswara Temple, Taliparamba, Kannur, Kerala



**84**

Luxury  
Villas

**30+**

Common  
Amenities

**10**

acres of  
greenery

**Our** recently completed villa project with 84 luxury villas in Taliparamba is developed in two phases in 10 acres of greenery. The first phase - CMR Paradise as well as second phase - Aiza Diamond Hills were fully sold out even before the project was completed.

# No: 1 VILLA PROMOTER IN KERALA

READY TO MOVE AND WORK IN PROGRESS 12 PROJECTS  
ACROSS KERALA



## 30 ULTRA PREMIUM VILLAS

Kadachira, Kannur  
**60 lakhs onwards**



## 35 LUXURY VILLAS

Nr. MIMS & Baby Memorial  
Hospital, Kannur  
**70 lakhs onwards**



## 30 PREMIUM VILLAS

Nr. Chala Town, Kannur  
**60 lakhs onwards**



## 14 LUXURY VILLAS

Near Nadal Gate Kannur  
**60 lakhs onwards**



## 250 LUXURY VILLAS &

**250 APARTMENTS**  
Nr. International Airport  
Kannur



## 20 LUXURY VILLAS

Kanhirangad Kannur  
**60 lakhs onwards**



## 40 LUXURY VILLAS

Karuvanchal, Kannur  
**50 lakhs onwards**



## READY TO MOVE 2 BHK VILLAS

Mulakuvali, Karuvanchal, Kannur  
**22 lakhs onwards**



## 85 LUXURY VILLAS

Ramanattukara Calicut  
**60 lakhs onwards**



## 35 LUXURY VILLAS

Mulanthuruthy Kochi  
**50 lakhs onwards**



## 32 LUXURY VILLAS

Near Airport Angamaly, Kochi  
**50 lakhs onwards**



## 31 LUXURY VILLAS

Changanassery Kottayam  
**60 lakhs onwards**

**46+**

luxurious common  
amenities including swimming pool

**5 Lakhs**  
**Advance**

Projects approved by  
major banks for loan up to 90%

**12** ONGOING  
PROJECTS

**600+** COMPLETED  
VILLAS

**14** YEARS OF  
LEGACY



## CMR PRIME MEADOWS

ONGOING PROJECT  
@ KANNUR

- Chala- Kuthuparamba Highway Road, Near Kadachira Higher Secondary School

Near MIMS Hospital, Kannur, 30 Ultra Premium AI Villas with 3 & 4 BHK, 46+ Modern Luxurious Amenities

Villas Start From

**1 Crore to 1.5 Crore**

**30**

Ultra Premium  
AI Villas



**Fully Automatic & AI Features Integrated**

**3.5 Acre, 7 cent to 15 cent, 2200 sq.ft. to 3000 sq.ft.**

**Project Completing by 30<sup>th</sup> December 2027**

# PRIME MEADOWS

## Site Layout & Plot Division



# PRIME MEADOWS

## 46+ LUXURIOUS COMMON AMENITIES

01	2000 sq.ft. Club House	24	Barbeque Point
02	Fully Furnished A/C GYM	25	Interlock Paving
03	A/C Conference Hall	26	Fruits Garden
04	Mini Library	27	Verdant Garden Seating Surrounded by Lush Trees
05	Association Lounge	28	Landscaped Lawn
06	Mini Bar Counter	29	Rooftop Pavilion
07	Guest Driver's Room	30	7 Mtr. Wide Tarred Road
08	Guest Car Parking	31	5 Mtr. Wide Tarred Road
09	Round the Clock Security	32	3 Phase Electricity
10	CCTV Surveillance for Common Area	33	Common Electrical Panel Room & Cable Free Layout
11	Common Toilet	34	EV Charging Solutions
12	Disable Toilet	35	Automatic Power Backup for Common Areas
13	Wash Area	36	Compound Wall
14	Swimming Pool (12 Mtr.x 5 Mtr.)	37	Gated Community
15	Kids Pool	38	Street Lights
16	Pool Sitting Area	39	Open Well
17	Fish Pond	40	Borewell
18	Basketball Court	41	Water Treatment Plant
19	Badminton Court	42	Bio Gas Plant
20	Open Stage	43	Waste Incineration Unit
21	Party Area	44	Drainage System
22	Activity Play Zone with Gear	45	Underground Provision for Communication
23	Children's Play Area	46	Underground Provision for KWA



## CMR ALVINA HARMONY

ONGOING PROJECT  
@ KANNUR

● Kannur, Kadachira, Malikaparamba

CMR Alvina Harmony, 35 Luxury Villas, near MIMS Hosplital, Kannur with 35+ Premium Amenities including Swimming Pool.

7 cent, 1930 sq.ft., 4 bedroom, 4 bathroom

**75 Lakhs to 80 Lakhs**

(Fully Furnished, Only 3 Villas Available)

**35**

Ready to Move  
Villas



# ALVINA HARMONY

## 35+ LUXURIOUS COMMON AMENITIES

01	2000 sq.ft. Club House	19	Barbeque Point
02	Fully Furnished GYM	20	Interlock Paving
03	Mini Library	21	Fruits Garden
04	Association Lounge	22	Landscaped Lawn
05	Guest Driver's Room	23	7 Mtr. Wide Tarred Road
06	Guest Car Parking	24	5 Mtr. Wide Tarred Road
07	Round the Clock Security	25	3 Phase Electricity
08	CCTV Surveillance for Common Area	26	Compound Wall
09	Common Toilet	27	Gated Community
10	Disable Toilet	28	Street Lights
11	Wash Area	29	Open Well
12	Swimming Pool (10 Mtr.x 5 Mtr.)	30	Borewell
13	Kids Pool	31	Water Treatment Plant
14	Pool Sitting Area	32	Bio Gas Plant
15	Badminton Court	33	Waste Incineration Unit
16	Open Stage	34	Drainage System
17	Party Area	35	Underground Provision for KWA
18	Children's Play Area		

### NEAR BY

- MIMS Hospital
- Baby Memorial Hospital
- Thalassery IMA Doctor's Apartment (nearly)
- Thalassery Kannur National Highway (only 800 meters)



## CMR ANNA HARMONY

ONGOING PROJECT  
@ KANNUR

● Kuthuparamba Highway, Near Chala Town, Kannur

CMR Anna Harmony Near Kuthuparamba Highway with 2 Acre, 30 Premium Villas with 25+ Modern Luxurious Amenities

7 cent, 1150 sq.ft., 3 bedroom, 3 bathroom

**60 Lakhs** Onwards

**30**

Premium  
Villas



# ANNA HARMONY

## 25+ LUXURIOUS COMMON AMENITIES

01	Swimming Pool (10 Mtr.x 5 Mtr.)	16	Fruits Garden
02	Kids Pool	17	Landscaped Lawn
03	Pool Sitting Area	18	7 Mtr. Wide Tarred Road
04	Guest Car Parking	19	5 Mtr. Wide Tarred Road
05	Barbeque Point	20	3 Phase Electricity
06	Interlock Paving	21	Compound Wall
07	CCTV Surveillance for Common Area	22	Gated Community
08	Round the Clock Security	23	Street Lights
09	Common Toilet	24	Open Well
10	Wash Area	25	Borewell
11	Fish Pond	26	Water Treatment Plant
12	Badminton Court	27	Bio Gas Plant
13	Open Stage	28	Waste Incineration Unit
14	Party Area	29	Drainage System
15	Children's Play Area		

### NEAR BY

- MIMS Hospital, Kannur
- Baby Memorial Hospital, Kannur

Project Completing by 30<sup>th</sup> June 2027



## CMR AINA HAVEN

ONGOING PROJECT  
@ KANNUR

- Near Nadal Gate, Kannur

CMR Villa Near Thalassery Kannur National Highway, 1 Acre 10 Cent,  
14 Premium Villas, with 25+ Modern Luxurious Amenities

7 cent, 1150 sq.ft., 3 bedroom, 3 bathroom

**60 Lakhs** Onwards

**14**  
Premium  
Villas



# AINA HAVEN

## Site Layout & Plot Division



# AINA HAVEN

## 25+ LUXURIOUS COMMON AMENITIES

01	Swimming Pool (10 Mtr.x 5 Mtr.)	16	Fruits Garden
02	Kids Pool	17	Landscaped Lawn
03	Pool Sitting Area	18	7 Mtr. Wide Tarred Road
04	Guest Car Parking	19	5 Mtr. Wide Tarred Road
05	Barbeque Point	20	3 Phase Electricity
06	Interlock Paving	21	Compound Wall
07	CCTV Surveillance for Common Area	22	Gated Community
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10	Wash Area	25	Borewell
11	Fish Pond	26	Water Treatment Plant
12	Badminton Court	27	Bio Gas Plant
13	Open Stage	28	Waste Incineration Unit
14	Party Area	29	Drainage System
15	Children's Play Area		

### NEAR BY

- MIMS Hospital
- Baby Memorial Hospital
- Thalassery Kannur National Highway



## CMR AIZA SILVER HILLS

ONGOING PROJECT  
@ KANNUR

- Karuvanchal, Irity Hill Highway Road side,  
Near Vayattuparamba Church

40 Premium Villas in 6 Acre at Vayattuparamba,  
Near Karuvanchal, Kannur

**35 Lakhs**

3 BHK, 3 Bathroom 1350 sq.ft. 10 cent

**50 Lakhs**

3 BHK 3 Bathroom 2315 sq.ft. 10 cent  
Fully Furnished House  
(10 Lakhs including Interior & Furnitures)

**40**  
Premium  
Villas





## CMR AINA GARDEN

ONGOING PROJECT  
@ KANNUR

- Mulakuvally, Near Karuvanchal, Pathanpara  
Bus Route

CMR Aina Garden Near Karuvanchal with 1 Acre, 10 Ready to move Villas.

**22 Lakhs**

Fully Furnished (Only 3 Villas Available)

**10**

Ready to move  
Villas





## CMR PRIME VILLAS

ONGOING PROJECT  
@ CALICUT

- Ramanattukara Near Mathrubhumi Office

CMR Prime Villas at Ramantukara Calicut Dist. 85 Luxury Villas in 7.5 acres with 46+ Modern Luxury Amenities

8 cent, 1150 sq.ft., 3 bedroom, 3 bathroom

**60 Lakhs** Onwards

**85**  
Premium  
Villas



Project Completing by 30<sup>th</sup> December 2028

# PRIME VILLAS

## 46+ LUXURIOUS COMMON AMENITIES

01	2000 sq.ft. Club House	24	Barbeque Point
02	Fully Furnished A/C GYM	25	Interlock Paving
03	A/C Conference Hall	26	Fruits Garden
04	Mini Library	27	Verdant Garden Seating Surrounded by Lush Trees
05	Association Lounge	28	Landscaped Lawn
06	Mini Bar Counter	29	Rooftop Pavilion
07	Guest Driver's Room	30	7 Mtr. Wide Tarred Road
08	Guest Car Parking	31	5 Mtr. Wide Tarred Road
09	Round the Clock Security	32	3 Phase Electricity
10	CCTV Surveillance for Common Area	33	Common Electrical Panel Room & Cable Free Layout
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13	Wash Area	36	Compound Wall
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15	Kids Pool	38	Street Lights
16	Pool Sitting Area	39	Open Well
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18	Basketball Court	41	Water Treatment Plant
19	Badminton Court	42	Bio Gas Plant
20	Open Stage	43	Waste Incineration Unit
21	Party Area	44	Drainage System
22	Activity Play Zone with Gear	45	Underground Provision for Communication
23	Children's Play Area	46	Underground Provision for KWA



## CMR AIZA HARMONY

ONGOING PROJECT  
@ KOCHI

- Mulanturuthy, Vettikkal Pulikkamali Road,  
Near Olikuriz

CMR Aiza Harmony Mulanturuthy, Kochi with 2.75 Acre, 35 Premium Villas with 46+ Modern Luxurious Amenities

6.80 cent 1150 sq.ft.

**50 Lakhs** Onwards

**35**  
Premium  
Villas



**3 BHK, 3 Bathroom, Fully Furnished House**

# AIZA HARMONY

## Site Layout & Plot Division



# AIZA HARMONY

## 46+ LUXURIOUS COMMON AMENITIES

01	2000 sq.ft. Club House	24	Barbeque Point
02	Fully Furnished A/C GYM	25	Interlock Paving
03	A/C Conference Hall	26	Fruits Garden
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## CMR AINA HARMONY

ONGOING PROJECT  
@ KOCHI

### ● Angamaly, Near St. Antony's Church, Elavoor

Aina Harmony at Angamaly near Cochin International Airport, 32 Luxury villas in 2.25 Acre with 46+ Modern Luxury Amenities at a very reasonable Pricing.

5.80 cent 1150 sq.ft.

**50 Lakhs** Onwards

**32**  
Premium  
Villas



**3 BHK, 3 Bathroom, Fully Furnished House with Modular Kitchen, Cooking Range, Electric Chimney**

# AINA HARMONY

## Site Layout & Plot Division



# AINA HARMONY

## 46+ LUXURIOUS COMMON AMENITIES

01	2000 sq.ft. Club House	24	Barbeque Point
02	Fully Furnished A/C GYM	25	Interlock Paving
03	A/C Conference Hall	26	Fruits Garden
04	Mini Library	27	Verdant Garden Seating Surrounded by Lush Trees
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23	Children's Play Area	46	Underground Provision for KWA



## CMR AINA PARADISE

ONGOING PROJECT  
@ KOTTAYAM

### ● Near Thengana, Changanassery, Kottayam

CMR Aina Paradise at Changanassery in Kottayam district is fast progressing with 2 Acre, 30 Premium Villas with 30+ modern luxury amenities

7 cent, 1150 sq.ft., 3 Bedroom, 3 bathroom

**55 Lakhs** Onwards

**30**

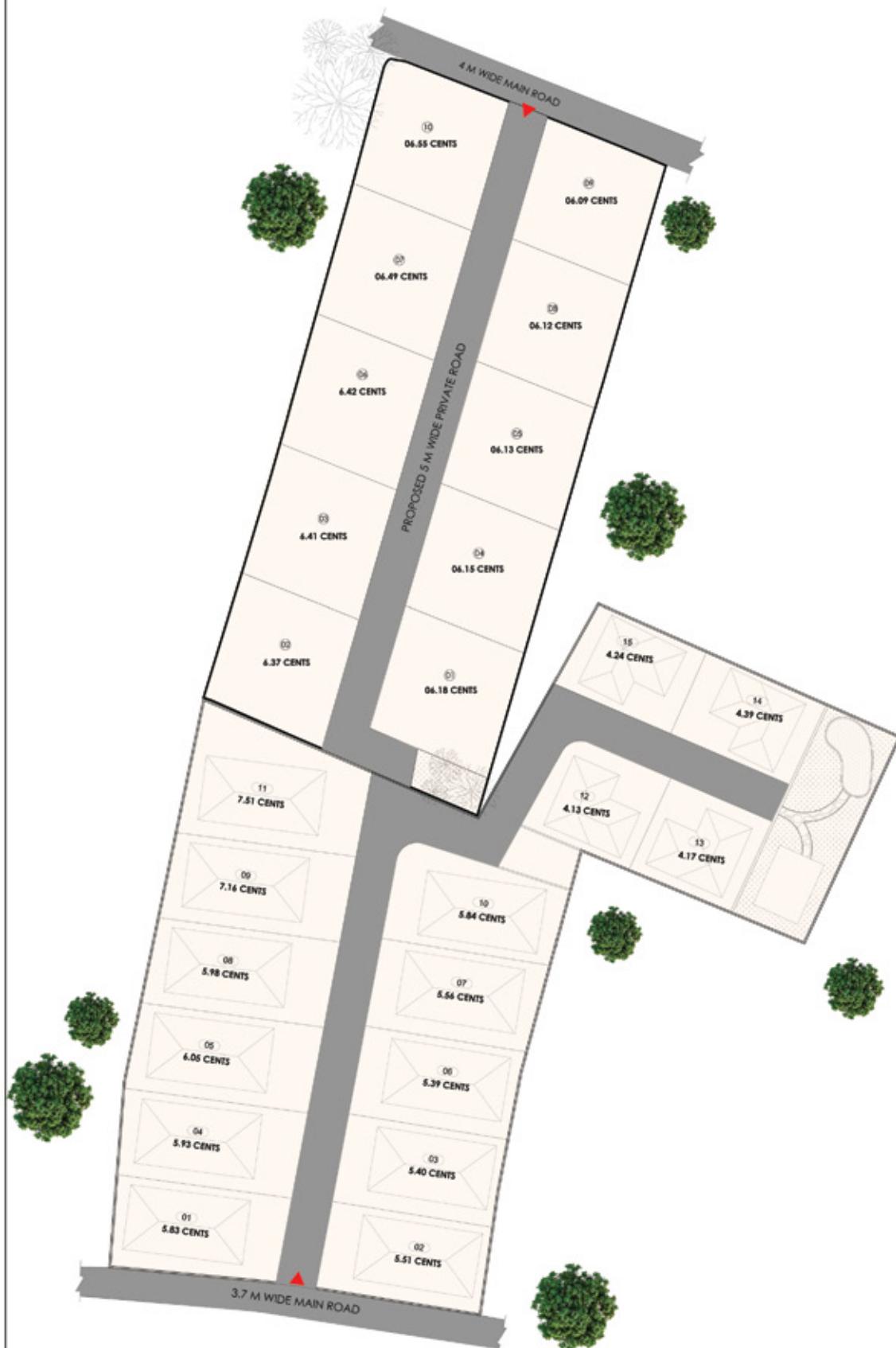
Premium  
Villas



Project Completing by 30<sup>th</sup> June 2027

# AINA PARADISE

## Site Layout & Plot Division



# AINA PARADISE CHANGANASSERY

## 30+ LUXURIOUS COMMON AMENITIES

01	Swimming Pool (10 Mtr.x 5 Mtr.)	17	Landscaped Lawn
02	Kids Pool	18	Rooftop Pavilion
03	Pool Sitting Area	19	5 Mtr. Wide Tarred Road
04	Guest Car Parking	20	3 Phase Electricity
05	Barbeque Point	21	EV Charging Solution
06	Interlock Paving	22	Compound Wall
07	CCTV Surveillance for Common Area	23	Gated Community
08	Round the Clock Security	24	Street Lights
09	Common Toilet	25	Open Well
10	Wash Area	26	Borewell
11	Fish Pond	27	Water Treatment Plant
12	Badminton Court	28	Bio Gas Plant
13	Open Stage	29	Waste Incineration Unit
14	Party Area	30	Drainage System
15	Activity Play Zone with Gear	31	Underground Provision for Communication
16	Children's Play Area		

# Material Specifications

## Structure

- Individual footing, Rubble foundation shall be provided depending on soil conditions and as per structural consultation
- Concrete grade and steel grade shall be provided as per structural consultation
- Load bearing walls with solid blocks with cement plastering
- Cement from brand Ultratech / Ramco / Dalmia shall be provided
- Pest control using materials like Tata Termex / Terminator chemical shall be provided before floor PCC

## Water proofing

**Plinth/Belt:** 2 coats waterproofing shall be provided of Dr Fixit - Bitufix

**Flooring / Terminator treatment:** Tata Termex / Terminator chemical shall be provided before floor PCC

**Toilet floor and walls:** 2 coats of Fosroc brush bond waterproofing shall be provided on floor and walls up to 4 ft.height.

**Rooftop / open terrace:** 2 coats of Fosroc brush bond waterproofing material will be coated before plastering

**Tiling (Toilet, GF & FF):** Laticrete epoxy will be provided on toilets floor, toilet walls, GF & FF floor

**Wood frame:** Wood frame will be coated with 1 coat terminator and 1 coat of wood primer before fixing

## Flooring and Tiling

**Car parking area:** Interlock tiles shall be provided covering the car porch area

**Flooring Tiles:** All tiles shall be from Kajaria/ RAK / Simpolo and customers can select as per their preference from these brands

**Foyer/Living/Family living/Dining/Bed rooms / Stair case:** Vitrified tiles of maximum size 120cm x 80cm Toilets: Anti-skid floor tiles 120cm x 60cm and high quality tiles 120cm x 60cm for walls

**Kitchen:** Anti-skid floor tiles 120cm x 60cm and high quality tiles 120cm x 60cm for walls up to 2 feet height. Granite counter platforms shall be provided

**Balcony:** Anti-skid floor tiles 120cm x 60cm with glass railing

## Electrical

- 3 Phase concealed copper wiring of Havells / V-GUARD make using modular plate switches
- Wring shall be done for lighting 5 Amps, 15 Amps and AC points in all bedrooms in the villa
- Provision for exhaust fan shall be provided in toilets and kitchen
- Geyser points in all toilets
- Modular switches: All switches shall be of Havells

- Adequate ELCB and MCB from Havells / V-GUARD shall be provided in each villa
- Light fixtures for common area, club house and road shall be provided

## Sanitary Plumbing

- **Sanitary fittings:** EWC wall hung, concealed flush tank, wash basin and all sanitary fittings shall be of Jaquar/Roca
- **Faucets and CP Fixtures:** Single lever concealed diverters CP finish for all toilets. Brand - Jaquar/Roca
- Provision for hot water connection shall be provided in all bathrooms in UPVC pipes of Finolex / Supreme. Each toilet shall have health faucet
- Drainage lines and storm water drain pipes shall be made of PVC. Individual septic tank with soak pits, Kitchen pit and waste water pit for each villa
- Necessary waterproofing shall be executed
- **Washing machine point:** One water inlet and drainage outlet for a washing machine shall be provided on the open terrace
- All water supply lines shall be in ISI marked PVC pipes of Finolex/Supreme
- Water supply shall be provided through a common tank and an overhead tank

## Building Finishes

**Exterior walls:** Asian Paint exterior wall putty in front elevation with 2 coats Asian Paints APEX Ultima emulsion shall be provided

**Interior walls:** Interior wall putty in all areas with 2 coats Asian Paints Apcolite Premium Advanced emulsion shall be provided

**Wood and Window grills:** Asian Paints Premium Satin enamel shall be provided

## Landscape

- Landscaped garden for individual villas
- Landscaped garden and seating arrangements in common area

## Doors and windows

**Window shutters:** Using white coloured UPVC (Sliding) from Simta brand

**Door frames:** Main door frame with panelling shall be of Teak wood with Asian Paints polish. Inner and outer frames in WPC wood with Asian Paints enamel finish

**Door shutters:** Main shutter shall be of Teak wood with Asian Paints polish. All external doors shall be of Mahogany wood with Asian Paints enamel finish. All inside door shutters shall be moulded shutters of Fero Doors.

**Toilet doors:** All toilet doors with frame shall be fiber doors of UPVC Seaoux

**Hardware:** All hardware shall be of Bonus/Godrej

# Exceptional service, every time



## Project Management Team

We assign a dedicated project management team to each customer, ensuring personalized service and seamless coordination of all aspects of the project. Our team keeps you informed about progress and ensures that your needs are met with precision.

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## In-house Architecture Team

Our in-house architecture team is dedicated to guiding customers through every aspect of building their dream homes, offering expert advice on architecture, floor plans, structural design, electrical and plumbing layout, and space utilization tips.

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## Interior Team

Our interior team offers comprehensive consultation services, covering space utilization, color selection, curtain choices, and electrical point fixing. With expert guidance, we ensure your designs are both functional and aesthetically pleasing, tailored to your preferences and needs.

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# Exceptional service, every time



## Legal Team

Our Legal team ensures accurate documentation and compliance with laws, regulations, and business rules, maintaining thoroughness and legality throughout.

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## Site Engineers Team

Experienced and dedicated Civil Site Engineers prioritize quality and timely completion for each villa with utmost care and attention

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## After-Sales Support Team

The after-sales team offers 24/7 support to address all customer issues promptly and effectively, ensuring continued assistance.

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**CMR**  
DEVELOPERS PVT. LTD.

**Customer Care**  
**Kannur: 9206 83 83 83 | Kochi: 9206 84 84 84**

**Head Office**  
Office No: 259, 2nd Floor, Top Right Corner, Union Building,  
South Bazar, Kannur-670002, Ph: 974447 5555

**Corporate Office**  
CMR Building, Karuvanchal, Kannur 670571,  
Tel: 0460-2247 222, 944647 4444, E-mail: [restin@cmrdevelopers.com](mailto:restin@cmrdevelopers.com)

**Kochi Office**  
Room No. 34, 2nd Floor. Metro Pillar No. 388, Blayees Square,  
Vettikkat Paramb Road, Toll Gate, Edappally, Ernakulam-682024



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