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 **PB HOMES PVT. LTD.**
A SISTER CONCERN OF THRISSUR BUILDERS PVT. LTD.

 **TBPL HOMES**
The Trusted Builder
THRISSUR BUILDERS PVT.LTD

THE CIRCLE OF LIFE

2nd Floor, TBPL Arcade, Near Vidyuthi Bhavan, Kottapuram, Thrissur - 680 004, Kerala, India
For Marketing Enquiries, Call: 8111 923 444 | www.tbplhomes.com

55th
PROJECT

THE LANDMARK OF LIFESTYLE



NEAR SWARAJ ROUND, THRISSUR

Thrissur is a city like no other in Kerala. Its ancient culture, traditions, temples, and art forms have made it the cultural capital of Kerala. The city's deep-rooted cultural and historic bonds are best epitomised by the Swaraj Round and the activities conducted here. It's the heart of Thrissur, home to the Vadakkunnathan Temple, the Thrissur Pooram, businesses, and lifestyle conveniences. It's where the circle of life is complete in Thrissur.

PB Tigris, a premium apartment project, is coming up just 350 mts. from the Swaraj Round and is all set to take lifestyle to the next level with its designer apartments.

It's the new landmark of Thrissur at the most sacred of locations!



Artistic Perspective



Since the 18th century, the Thrissur Pooram has been woven into the fabric of life and culture in this city. Started by the erstwhile Maharaja of Cochin, Sakthan Thampuran, it is an annual festival devoted to Lord Vadakkunnathan and is one of the largest of its kind in Asia with more than a million visitors. Its grand festivities include elaborate temple rituals, hundreds of chaperoned elephants decorated with beautiful 'nettipattoms', dazzling fireworks, and a host of cultural art forms.

Imagine being part of this magnificent festival every year by just looking out of your balcony and soaking in the music and songs, enjoying the grand fireworks, and seeking the Lord's blessings. Your home at PB Tigris gives you this unique opportunity by being just a stone's throw away from the Pooram. It's the best way to live in Thrissur!

THE CENTRE OF THE CITY

Every city in the world has a city centre, but none would have one that can be described as the centre of life as the Swaraj Round in Thrissur. Every facet of human activity in this great city sprouts from this hallowed spot. One would rarely get the chance to own a home so close to the Swaraj Round and close to all lifestyle conveniences. PB Tigris gives that chance with its amazing location, so buy a home here and move up in life!

Vivekodayam School	-	40 Mtr
Shoranur Road	-	100 Mtr
North Bus Stand	-	200 Mtr
Saroja Hospital	-	200 Mtr
Oushadhi	-	300 Mtr
Swaraj Round	-	350 Mtr
Thiruvambady Temple	-	500 Mtr
Patturaikkal	-	700 Mtr
Poonkunnam Railway Station	-	700 Mtr
Vadakkunnathan Temple	-	800 Mtr
Aswini Hospital	-	1.1 Km
Devamatha Public School	-	1.2 Km

Paramekkavu Temple	-	1.2 Km
Poonkunnam Church	-	1.3 Km
District Hospital	-	1.5 Km
Poonkunnam Centre	-	1.7 Km
St. Thomas College	-	1.7 Km
Daya Hospital	-	2.1 Km
Seetharama Temple	-	2.1 Km
Jubilee Mission Hospital	-	2.7 Km



Location Map - Not to Scale

THE HAPPINESS OF HOME

A life of happiness is the cherished dream of all. Happiness in life most often than not starts at home, it is where the foundation of a joyful life is laid. The 2 & 3 BHK designer apartments at PB Tigris are perfectly crafted to celebrate life. Innovatively designed to accentuate the spaciousness of the apartment, the luxury fittings and fixtures add splendour and style.

The layout of the apartment is creatively designed to seamlessly blend each room with the other. The living and dining areas lead gracefully into the bedrooms and kitchen with ample light and fresh air coming in through well-laid-out windows and balconies.

PB Tigris offers you a home that your heart desires!



THE JOYS
OF LUXURY





Multipurpose Hall



Home Theatre



Guard Room



Health Club



Swimming Pool



Grilling Pavilion



Yoga Deck



Party Area on Terrace

The advantages of choosing an apartment as your home are many. The most commonly appreciated virtues of an apartment are the benefits of community living – safety, convenience, great locations, a close friendship with like-minded people, and most importantly access to some of the finest lifestyle amenities one desires.

While offering the best of community living, PB Tigris also offers its residents a host of luxury amenities that will make them love to spend quality time outdoors pursuing a sport or a fitness regime.

Here it is all about living the good life in the lap of luxury!



Terrace Garden



Elders' Corner



Children's Play Area



Drivers' Room and Toilet



Car Wash Facility



Surveillance Camera



Biobin for Waste Management



Kids' Corner with Life-size Chess Board

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THE GRANDEST OF WELCOMES



Elders' Corner

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Entrance Plaza

Artistic Perspectives

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THE GLIMPSE OF
GRANDEUR



Artistic Perspective

THE THRILLS OF TOGETHERNESS



THE LIFE OF WELLNESS



Terrace Garden

Artistic Perspective

THE HARMONY OF HEALTH



THE HEIGHTS OF CELEBRATION



Artistic Perspectives

Party Area



Children's Play Area

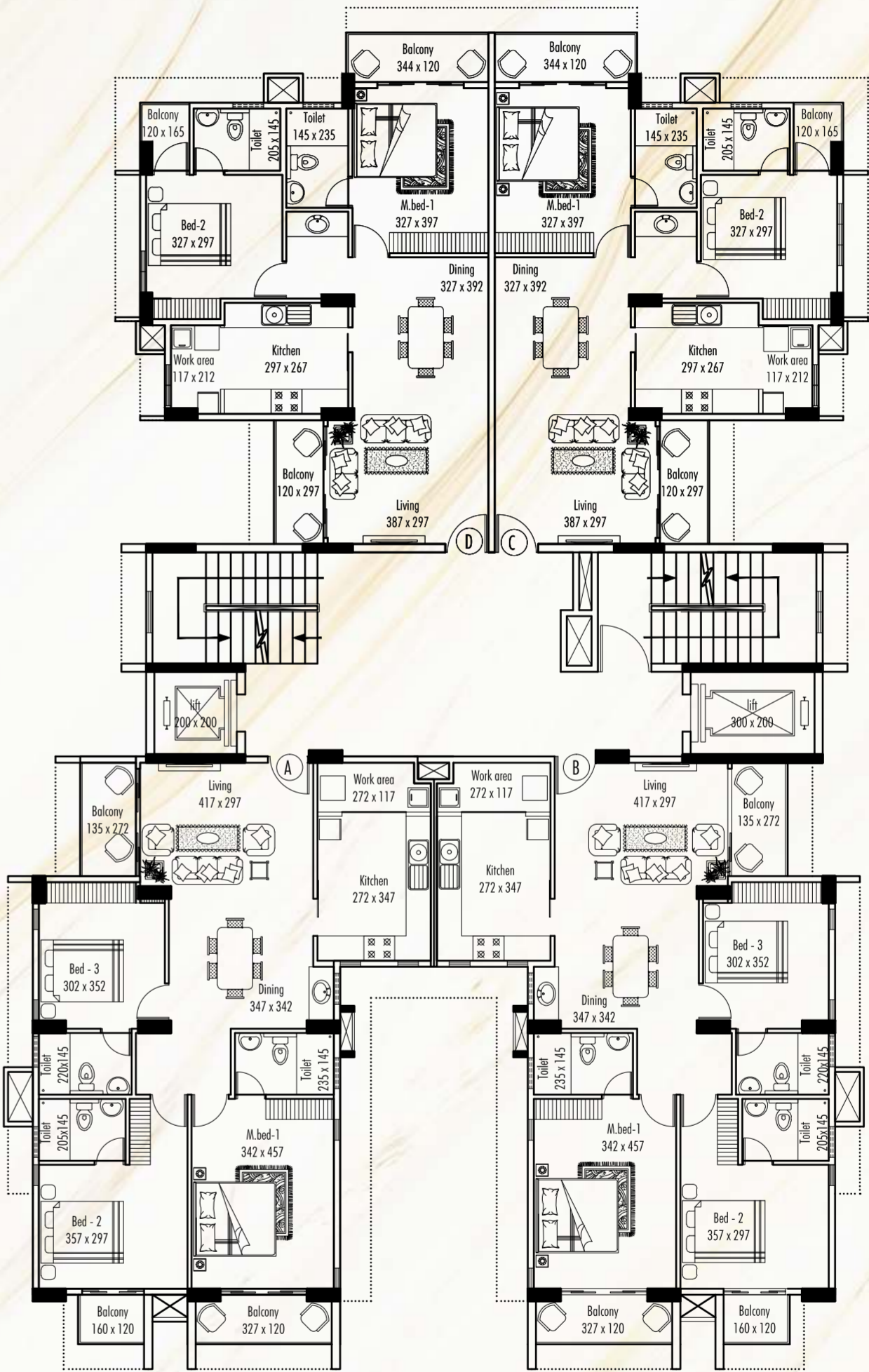


Mini Theatre

SITE PLAN

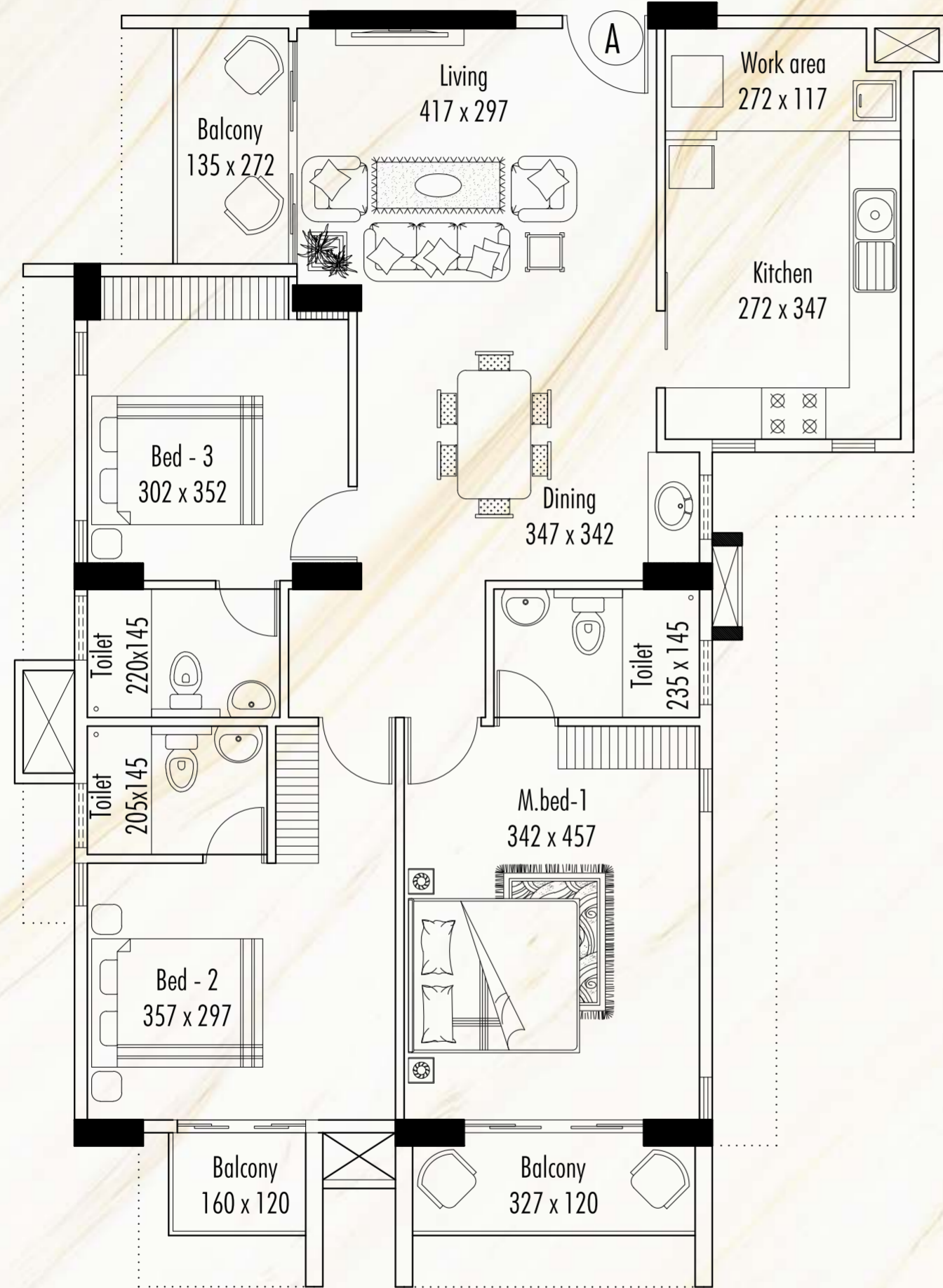


TYPICAL PLAN



Dimensions may vary slightly during construction. • Furniture, fittings and fixtures are indicative only.
All dimensions are in centimeters. • This brochure does not constitute a valid legal offer.

Typical Floor Plan
(2nd to 12th floor)



A2-A12 (3 BHK)

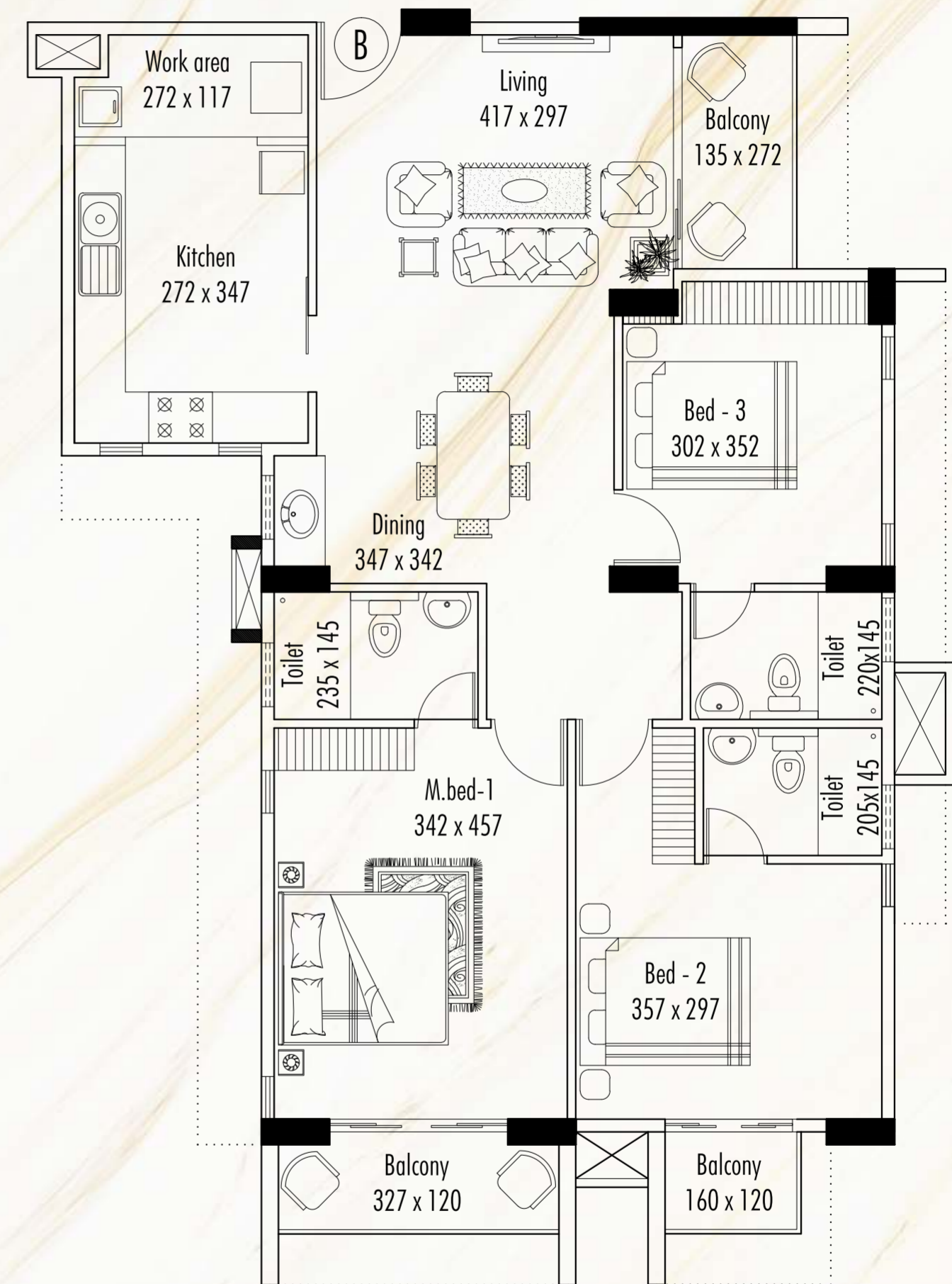
K-RERA - Carpet area - 1022.85 sq. ft.

Area of balcony - 110.94 sq. ft.

Plinth area - 1206.09 sq. ft.

Total area - 1584.04 sq. ft.

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B2-B12 (3 BHK)

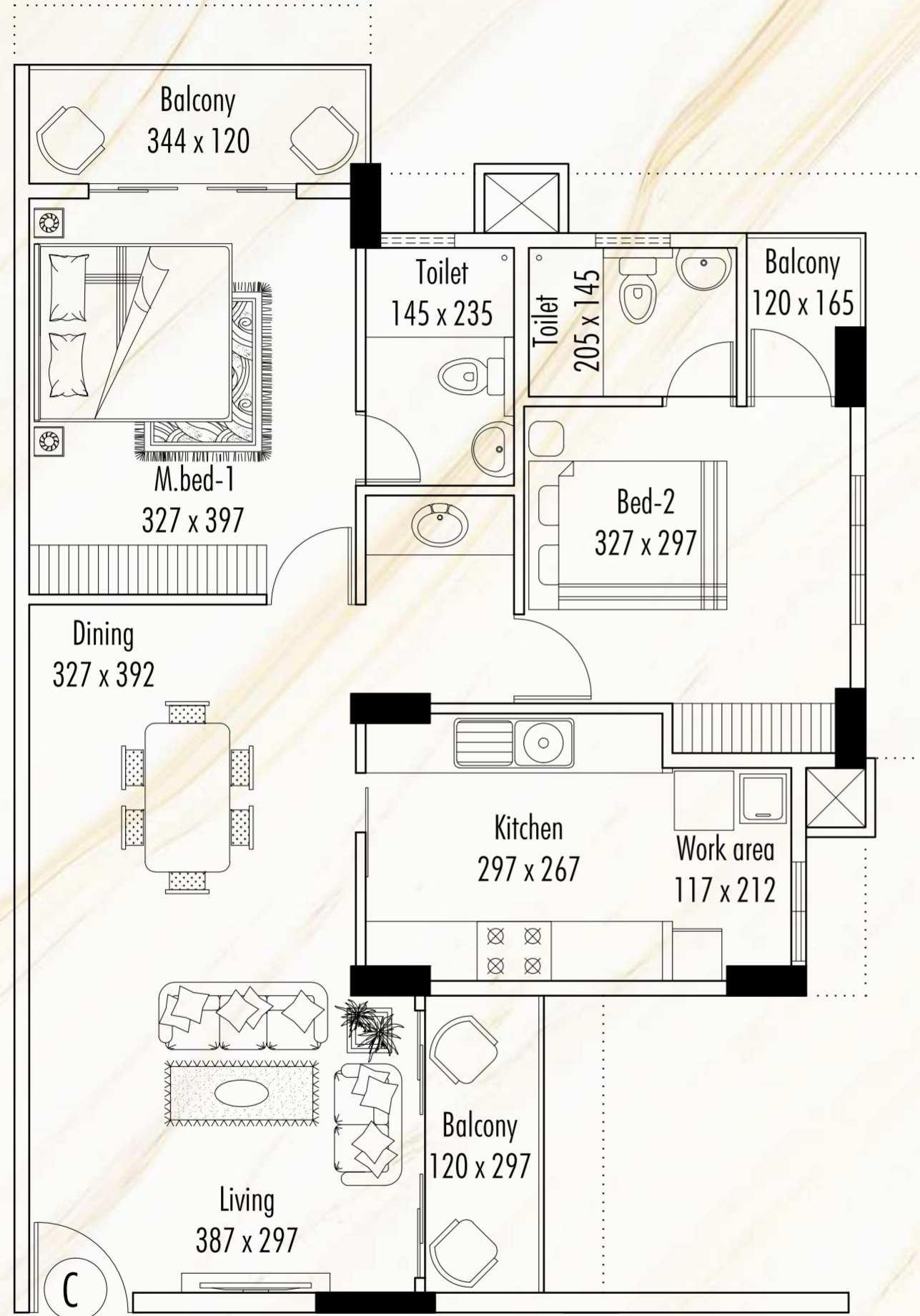
K-RERA - Carpet area - 1022.85 sq. ft.

Area of balcony - 110.94 sq. ft.

Plinth area - 1206.09 sq. ft.

Total area - 1584.04 sq. ft.

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C1-C12 (2 BHK)

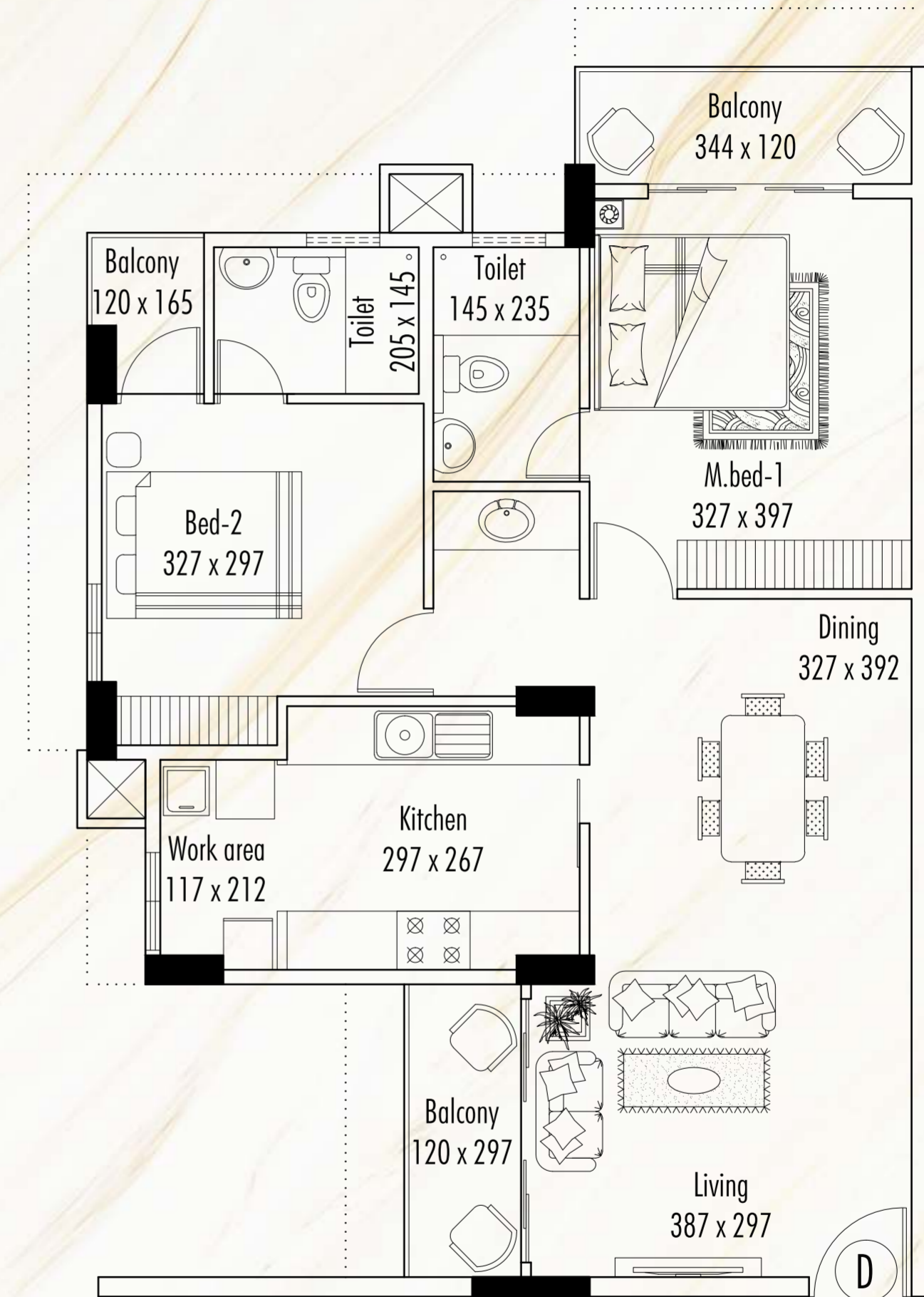
K-RERA - Carpet area - 774.83 sq. ft.

Area of balcony - 104.05 sq. ft.

Plinth area - 937.52 sq. ft.

Total area - 1231.31 sq. ft.

Dimensions may vary slightly during construction. • Furniture, fittings and fixtures are indicative only.
All dimensions are in centimeters. • This brochure does not constitute a valid legal offer.



D1-D12 (2 BHK)

K-RERA - Carpet area - 774.83 sq. ft.

Area of balcony - 104.05 sq. ft.

Plinth area - 937.52 sq. ft.

Total area - 1231.31 sq. ft.

Dimensions may vary slightly during construction. • Furniture, fittings and fixtures are indicative only.
All dimensions are in centimeters. • This brochure does not constitute a valid legal offer.

BUILDING SPECIFICATION



WALLS AND CEILING FINISHING

EXTERNAL WALL
Good Quality exterior emulsion

INTERNAL WALLS & CEILING
2 coats putty, 1 coat primer and 2 coats of good quality interior emulsion

WALL FOR TOILETS
Ceramic/vitrified dado up to false ceiling height

WALL FINISH FOR KITCHEN AND KITCHEN YARD
Interior paint on plastered walls. Kitchen & work area shall be enable for customized and easy outfit of kitchen cabinets



STRUCTURE

FRAME
RCC framed structure in compliance with IS code and designed for seismic zone 3

WALLS
The walls are made with good-quality concrete solid blocks



DOORS AND WINDOWS

ENTRANCE DOOR
Decorative prehung engineered door frame and flush door shutters with architrave

INTERNAL DOORS
Engineered prehung door frame with moulded door shutters

TOILET DOORS
Engineered prehung door frame with moulded door shutters

WINDOWS
Fully glazed UPVC/Powder coated aluminium windows with mild steel grills

BALCONY DOOR
Powder coated aluminium/UPVC sections with sliding/fixed/ openable panels

VENTILATORS
Aluminium powder coated ventilators



FLOORING

GENERAL FLOOR
Good quality branded vitrified tile flooring for the entire apartment

BALCONY AND KITCHEN
Anti-skid ceramic/vitrified tiles

TOILET
Anti-skid ceramic/vitrified tiles



GRILLS AND RAILINGS

WINDOW SAFETY GRILL
Mild steel grills

BALCONY RAILING
Railings with GP pipe



ELECTRICAL

GENERAL
Concealed wiring with high quality FRLS insulated copper wires, adequate light, fan, 6A/16A plug points controlled by ELCB and MCB, independent energy meter for each apartment

SWITCHES
Branded modular type switches

GENERATOR BACKUP
100% for common facilities such as lifts, pumps, etc and restricted backup up to 1000 watts for 2 BHK & 1500 watts for 3 BHK units

AC PROVISION
Energised provision for wall mounted/ split AC points in living and all bedrooms

TV/TELEPHONE
Provision for cable TV/telephone points in the living room & master bedroom

SOLAR POWER
Common areas will be charged with solar system (in limited numbers)



CAR PARK

Car park at extra cost. One car parking slot for each flat. Car park/parks is a must buy and non optional. Car park allotment for individual apartments shall be as per the allotment chart provided by builder



PLUMBING AND SANITATION

EWC
Branded wall hung EWC with concealed flush tank

WASH BASINS
Branded wash basins in all toilets & dining areas

TAPS
Branded chromium plated diverter, shower, tap, bathroom spout, etc.

HOT AND COLD WATER PROVISION
In all toilets & kitchens



WATER SUPPLY

Treated ground water supply through sump and overhead tank

Provision for Corporation water supply

Provision for KWA supply subject to rules and regulations of KWA

Provision for STP treated water reuse for flushing in toilets

Provision for geyser in all toilets & kitchen



FIRE FIGHTING

Fire fighting arrangements as per Kerala Fire & Rescue Department norms



RETICULATED GAS

Reticulated piped gas with gas leak detection system with shut off valve and individual consumption gas meter subject to GOVT norms. Gas supply systems through centralized gas bank in premise or city gas distribution (CGD) of Adani/IOC shall be at extra cost



THE TRUSTED BUILDER



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PROJECTS
COMPLETED ON-TIME

33
YEARS
OF TRUST

2000+
SATISFIED
FAMILIES

CLEAR TITLE DEED / TRANSPARENT DEALS / ASSURED QUALITY / TIMELY HANDING OVER / PROMPT AFTER SALES SERVICE

TERMS AND CONDITIONS

DOCUMENTATION

On allotment and payment of booking amount agreement will be executed between the Promoter and Allottee. The composite value of the undivided share of land and that of the apartment plus car park will be shown in the payment schedule under the agreement.

- The agreement clause will prevail them.
- The sale deed for the undivided share of land together with the value of apartment and car park will be registered in favour of the Allottees on receipt of entire payments. Stamp duty documentation charges, registration charges and incidental expenses for the registration of the sale deed will be borne by Allottee.

RULES AND REGULATIONS

This is a time bound project. In case payments are not made as per the agreement signed, promoter reserves the right to cancel the allotment subject to the terms in the agreements.

PAYMENT SCHEDULE

Booking amount specified by the promoter to be paid initially at the commencement stage of the project while executing the agreement and balance installment as specified in the agreement to be paid as per.

DISCLAIMER

This brochure is only for Visual representations, digital images, models, show flat. Illustrations, photographs,

drawings, displays and renderings are for representational purposes only. The building and amenities will be constructed and developed as per sanction plan and specifications

Colours of the building are indicative only

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