

# Awesome Life




Awesome Home  
Awesome Life

OSM PARROTS  
THE MANSIONS



 Ostmark Builders & Developers  
Private Limited

 35/571C, Adeepatt Tower, Near Karuna Auditorium  
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Architect Design



## Happiness is Luxury

Luxury in life is not the extravaganza of treasures. We believe luxury can be defined with the abundance of happiness the home of each individual is producing. It should encourage the inmates to tweak their life on the pillars of love, trust, peace and care.

The prosperity and success of each individual is the by product of a happy home. The luxury we are offering will definitely provide you the comfort of the modern mansions with international standard. The construction standard, specifications, safety, amenities, proximity to town, rail-road-air connectivity, etc will make life much easier.



# Home is Status

We might have either painted or sculptured the 'sweet home' concept at least once in our childhood. Yes, we all had a childhood dream called 'the happy home', when the concept of home was a genuine and beautiful place to stay happily rather than a mammoth structure reflecting the pompous lifestyle.

Fortunately or unfortunately we all have grown up. Now the dream about the 'sweet home' has turned into a symbol of status. The home should reflect the elegance in you and it should satisfy the perfectionist in you as well. We can proudly say that our association would satisfy both the 'sweet home' concept of your childhood and the elegance you want to reflect through the home.



# Home is Address



"Where you are from?" might be the query that follows the question,  
"What is your name" on every introduction.  
Everyone wishes to be from a known place which can be defined by the name itself.

OSM Parrots has every detail to be projected atop as a unique address in the region.  
This will remain as an identity in the area and have the extravaganza of luxuries, amenities,  
exclusiveness, comfort, safety, etc to be projected itself as an address.

The proximity of Thunjan Parambu and accessibility to a town like Tirur improves the  
convenience of the inmates in OSM Parrots. You can also be proud that you are belonging  
to the place where the modern Malayalam language started toddling.

The rail-road connectivity, multi-specialty hospital, super markets, theatre, etc  
are just in a walkable distance. The peace and the sanctity of the location would be  
ideal for happy living in rest of your life.

## Awesome Life

"There is a woman behind every successful man",  
whether it's true or false, there might be a happy family  
built on the pillars of love and trust behind every successful individual.  
The home is the core strength and support for each individual.

Ostmark Builders and Developers believes that every home is an emotion.  
Every brick in it has something interesting to reveal about the family  
they are having inside. OSM builders transmigrates into the mind  
of the client to fulfill their dream home exactly like what they are expecting.  
We think a concrete structure turns into home when the inmates  
in it enjoy both tangible and intangible luxury and we build  
each structure based on this core policy.



## Luxury Hashtag on an Affordable Pricetag

If you are looking for the haven of luxury, OSM Parrots mansions would be the ideal place to satisfy your demands. Situated on an ideal location, the mansions offer the best in class international facilities.

The mansions also offer a life mixed with all the modern luxuries and the safety of joint living. The amenities offered by OSM Parrots are in par with any amenity the region has seen. The potential of Tirur, as a virgin town in terms of development, is making it an ideal place for permanent residence.



OSM PARROTS





## Floor Plan

Vastu Friendly Plan | Style- Modern | No of Floors -G+2| 2600 + sqft area  
Bedrooms-4 | 2 side by side car parking | Bathrooms -6 | Land 5+ cents

PLOT NAME	AREA IN SQ.M.	AREA IN CENT	VILLA TYPE	VILLA AREA IN SQ.FT.
PLOT 1	258.87	6.40	TYPE A	3062.71
PLOT 2	236.29	5.84	TYPE B1	2722.32
PLOT 3	207.59	5.13	TYPE B1	2722.32
PLOT 4	205.10	5.07	TYPE B1	2722.32
PLOT 5	209.42	5.17	TYPE B1	2722.32
PLOT 6	205.44	5.08	TYPE B2	2722.32
PLOT 7	184.38	4.56	TYPE C1	2632.53
PLOT 8	184.38	4.56	TYPE C1	2632.53
PLOT 9	233.05	5.76	TYPE B2	2722.32
PLOT 10	197.73	4.89	TYPE B3	2722.32
PLOT 11	191.55	4.73	TYPE B3	2722.32
PLOT 12	210.03	5.19	TYPE C2	2632.53
PLOT 13	184.38	4.56	TYPE C2	2632.53
PLOT 14	184.38	4.56	TYPE C2	2632.53
PLOT 15	189.39	4.68	TYPE C2	2632.53

### VILLA TYPE A

4 Bed Unit  
Area 3062.71 Sq.Ft  
Plot No. 1



VILLA - TYPE - A  
GROUND FLOOR PLAN  
AREA- 3062.71 SQ.FT.  
TOTAL AREA- 3062.71 SQ.FT.



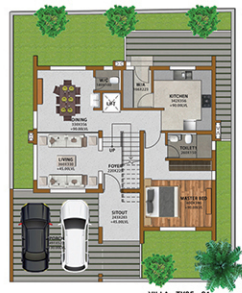
VILLA - TYPE - A  
FIRST FLOOR PLAN  
AREA- 1098.49 SQ.FT.  
TOTAL AREA- 3062.71 SQ.FT.



VILLA - TYPE - A  
TERRACE FLOOR PLAN  
AREA- 1862.73 SQ.FT.  
TOTAL AREA- 3062.71 SQ.FT.

### VILLA TYPE B-1

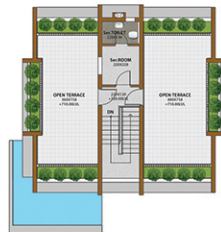
4 Bed Unit  
Area 2722.32 Sq.Ft  
Plot No. 2,3,4 & 5



VILLA - TYPE - B1  
GROUND FLOOR PLAN  
AREA- 1525.24 SQ.FT.  
TOTAL AREA- 2722.32 SQ.FT.



VILLA - TYPE - B1  
FIRST FLOOR PLAN  
AREA- 1155.00 SQ.FT.  
TOTAL AREA- 2722.32 SQ.FT.



VILLA - TYPE - B1  
TERRACE FLOOR PLAN  
AREA- 1042.08 SQ.FT.  
TOTAL AREA- 2722.32 SQ.FT.

### VILLA TYPE B-2

4 Bed Unit  
Area 2722.32 Sq.Ft  
Plot No. 6 & 9



VILLA - TYPE - B2  
GROUND FLOOR PLAN  
AREA: 1725.54 Sq.Ft.  
TOTAL AREA: 2722.32 Sq.Ft.

### VILLA TYPE B-3

4 Bed Unit  
Area 2722.32 Sq.Ft  
Plot No. 10 & 11



VILLA - TYPE - B3  
GROUND FLOOR PLAN  
AREA: 1725.34 Sq.Ft.  
TOTAL AREA: 2722.32 Sq.Ft.

### VILLA TYPE C-1

4 Bed Unit  
Area 2632.53 Sq.Ft  
Plot No. 7 & 8



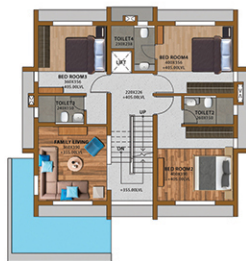
VILLA - TYPE - C1  
GROUND FLOOR PLAN  
AREA: 1277.21 Sq.Ft.  
TOTAL AREA: 2632.53 Sq.Ft.

### VILLA TYPE C-2

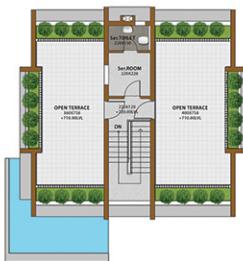
4 Bed Unit  
Area 2632.53 Sq.Ft  
Plot No. 12, 13, 14 & 15



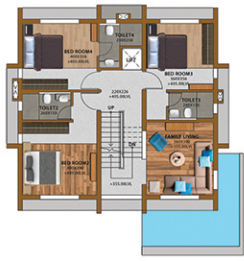
VILLA - TYPE - C2  
GROUND FLOOR PLAN  
AREA: 1277.21 Sq.Ft.  
TOTAL AREA: 2632.53 Sq.Ft.



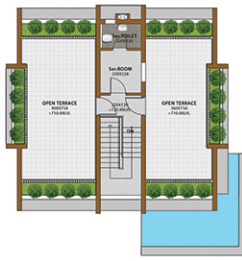
VILLA - TYPE - B2  
FIRST FLOOR PLAN  
AREA: 1119.86 Sq.Ft.  
TOTAL AREA: 2722.32 Sq.Ft.



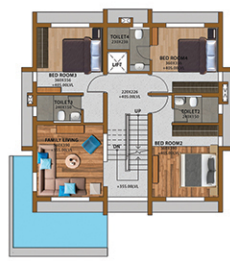
VILLA - TYPE - B2  
TERRACE FLOOR PLAN  
AREA: 277.96 Sq.Ft.  
TOTAL AREA: 2722.32 Sq.Ft.



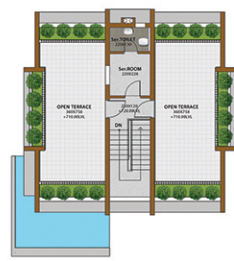
VILLA - TYPE - B3  
FIRST FLOOR PLAN  
AREA: 1119.86 Sq.Ft.  
TOTAL AREA: 2722.32 Sq.Ft.



VILLA - TYPE - B3  
TERRACE FLOOR PLAN  
AREA: 277.96 Sq.Ft.  
TOTAL AREA: 2722.32 Sq.Ft.



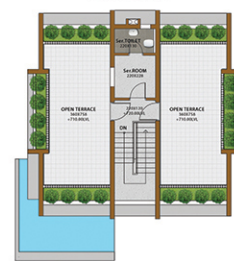
VILLA - TYPE - C1  
FIRST FLOOR PLAN  
AREA: 1077.42 Sq.Ft.  
TOTAL AREA: 2632.53 Sq.Ft.



VILLA - TYPE - C1  
TERRACE FLOOR PLAN  
AREA: 277.96 Sq.Ft.  
TOTAL AREA: 2632.53 Sq.Ft.



VILLA - TYPE - C2  
FIRST FLOOR PLAN  
AREA: 1077.42 Sq.Ft.  
TOTAL AREA: 2632.53 Sq.Ft.



VILLA - TYPE - C2  
TERRACE FLOOR PLAN  
AREA: 277.96 Sq.Ft.  
TOTAL AREA: 2632.53 Sq.Ft.





### Home Lift

OSM Parrots mansions has been designed considering the convenience of physically disabled and elderly persons. The Home Lift will be an exclusive advantage to make life more convenient inside the home.



### Swimming Pool

We believe the swimming pool should not be like a clogging of water body, it should be like a bed of water which help you to swim like a pro. The 465 sqft pool and the baby pool will satisfy the swimmer in you.

# Lift Your Life to New Level



### Gym & Indoor Games

The Gym and Indoor Games facilities at OSM Parrots are planned not just for the cause. We have designed it to satisfy the fitness savvy generation with a unique design and modern facilities.



### Smart Home

The future is here. We believe the future starts today and you have to plan it today itself. OSM Parrots knows the future of home is based on AI and IOT. The mansion project is equipped with the basic infrastructure to convert it into a smart home of the future.



### Cycling Track & Free Cycles

Start the day with a healthy habit. OSM Parrots will introduce certain number of 'free cycles' facility for the habitats in the compound. We believe, healthy habits are the key for a happy life.



### Centralised LPG Connection

The centralised LPG connection would provide each household worry less fuel consumption. We are providing it with high end safety measures to ensure 100% safety while using the LPG connection.



### Library & Tuition Centre

We believe knowledge is luxury. The library and tuition centre facilities at OSM Parrots will help to feed your children with the knowledge they needed.



### Steam and Sauna

You can have a dry and moist bath in the club house using the Steam and Sauna bath facilities at OSM Parrots. The rejuvenating bathing facilities would reinvent you on the weekends or every day after getting hitched with the daily routines.



### 24\*7 Power Backup

Forget about the darkness. The 24\*7 generator supported power backup facility at OSM Parrots would provide complete back up for your electrical equipment.

Fully Compounded One Acre Land | 15 Mansions | Rooftop Garden | Jacuzzi | Yoga/Meditation Room | Jogging Track | Paved Walkways  
Badminton Court | Parking for Two Cars | Large open area including street | 24x7 CCTV Surveillance | Guardroom for 24 hr security  
Guest Room | Mini Banquet Room | One Hour from Calicut Airport | Walking Distance to Tirur Town | 100% Raw Water Availability





## SPECIFICATION OVERVIEW

OSTMARK Builders & Developers Pvt. Ltd takes great pride in delivering international quality standards to its customers. Please find the below specifications for OSTMARK's "OSM Parrots" mansion project.

We have taken great care while setting the standards of the specifications to reflect the high quality standards that OSTMARK Ltd. wishes to employ in the project, we would request our customers to note that many of the materials used in the project like the Italian marble, leather-finish granite, timber, tiles etc. may be subjected to variations in tone, grain, texture, colour and other aesthetic features, which are beyond our control due to its inherent property.

We would also appeal you to note that certain manufactured materials such as ceramic and vitrified tiles, anodized/powder coated aluminum/mild steel (MS), sanitary ware, etc., may be subject to colour variations and this is mostly due to items being manufactured in different factories and due to the inherent manufacturing process. The final product used in the building therefore may be subject to these variations, which again is beyond our control.

OSTMARK Builders & Developers Pvt. Ltd depends on manufacturers and suppliers for its raw materials—such as marble, granite, timber, tiles, aluminum, sanitary ware, etc. There are possibilities that the materials specified and shown in model-villa/samples may not be available at the time of construction. In such instances OSTMARK Builders & Developers Pvt. Ltd reserves the right to replace unavailable material with suitable alternatives of the same standard, grade and specification. We request our valuable customers to note that any such changes made will not, in any way, be detrimental to the quality of the building.

OSTMARK Builders & Developers Pvt. Ltd will attempt to minimize variations to specifications, however in case of any variation of the same we will not compromise in terms of the standard, grade and specification.

## BUILDING SPECIFICATIONS

### STRUCTURE

Framed structure works as per IS: 456  
All outside walls in laterite masonry/Cement block  
Inside walls in single brick masonry/Cement block

### FLOORING

Italian Marble flooring in common areas: Foyer, Living room, Dining room, Staircase, Upper living  
Leather-finish Granite for Sitout. Superior quality vitrified flooring & skirting for Bedroom & kitchen (Kajaria/ Simpulo or equivalent) Superior quality Anti-skid vitrified floor & wall tiles in Bathrooms (Kajaria/ Simpulo or equivalent)

### KITCHEN

Granite kitchen counter with Vitrified tile dado up to 2 feet.  
Superior quality Stainless steel sinks with drain board  
Water purifier point.  
Washing machine, exhaust fan points  
Adequate power points in kitchen

### DOORS & WINDOWS

Teakwood main door with melamine polish finish  
All door frames in hardwood  
Modular internal doors with putty & enamel paint finish.  
IruI wood windows with melamine polish finish  
Superior quality joinery accessories

### PAINTING

Internal walls - 2 coats putty one coat primer & 2 coats emulsion.  
External walls - 2 coats exterior putty one coat primer & 2 coats emulsion.

### ELECTRICAL

3 Phase connection with independent KSEB meters for each villa  
Concealed wiring using PVC conduits  
Provision for TV & telephone in Dining room & master bedroom  
AC point in all bedrooms  
Modular switches- Schneider/ Legrand or equivalent.  
Wires- Finolex/ RR Kabel or equivalent.  
Geyser & Exhaust fan points in all bathrooms.  
24 X 7 DG back-up in Club house & Common area & Villas for limited Fixtures.  
DB, MCB, ELCB- ABB / Legrand or equivalent.

### SANITARY FITTINGS

Premium quality sanitary ware - Kohler / Roca or equivalent  
Premium quality CP bath fittings - Grohe / Kohler or equivalent

### SECURITY / SAFETY FEATURES

Surveillance camera in the common area.  
Round the clock security.  
Intercom system with connection to guard point.

### WATER SUPPLY

From ground water sources. (From existing wells & Borewell)  
KWA water in adequate quantity.

## Up Coming projects



### Hakams Haven

The four star facility hotel coming up at Tirur. The multistoried hotel can provide best in class accommodation to the visitors and the banquet hall offers business and casual meeting facilities. The commercial area attached to the hotel will invite premium brands to Tirur.



### Resortria KOTTAKKAL

The novel concept in the commercial building plus four star hotel sector would come up at 3.60 lakh sqft area at the Kottakkal Town. The 100 crore plus project would be the first of its kind in Malappuram district and would attract a bundle of multi-national brands to the land of Ayurveda.