

Perfect living
for smart families



All modern amenities

Ready to occupy



Near Vayattuparamba Church
Customer care: 944 647 5555

460+ villas handed over in 12 years | Aiming to completed 1000+ villas by 2030



CMR
VILLA PROJECT

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. CMR Group is the leading professional villa maker of Kannur with strong ethical foundations and time tested credibility. Established in the year 2012, **CMR has completed 460+ 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.

We also take care of preserving the mother nature by giving a very strong emphasis on implementing environmental management best practices at where ever we do a construction.

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 460+ happy families. We achieved this honour by most of our customers bringing one or more of their friends / relatives to share their joy of fine living.

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. This project was in the heart of

Taliparamba town with designer homes in 6 to 10 cents land ranging from 1500 to 4100 sq.ft with a choice of 3 / 4 / 5 BHK and a price range of 55 lakhs to 1.5 crore. This is the first villa project in Kannur district with swimming pool and more than 125 cents devoted for common amenities. All our villas have been handed over within scheduled time.

Work is nearing completion for our latest project near Kannur town close to Chala Bypass - CMR Alvina Harmony. 35 luxury villas, with all modern amenities including swimming pool, are getting ready for few discerning families. Our second project in Kannur town, near MIMS Hospital, Anna Harmony with 30 villas of 3 & 4 BHK (60 - 1.25 crore) is also nearing completion. Both projects will be handed over to its proud owners before 31st December 2025.

Our two projects - Aina Paradise and Aiza Paradise - at Vakathanam in Kottayam district are fast progressing with villas ranging from 60 lakhs to 1.50 crore.

We are proud to launch Aina Harmony near Cochin International Airport with 32 luxury villas with most modern amenities at a very reasonable pricing of 60 to 125 lakhs.

Presenting before you Aiza Silver Hills, 3 & 4 Bedroom villas with 25+ modern luxury amenities priced at 40 and 45 lakhs at Vayattuparamba, Near Alakode in Kannur dist.

Own yours...

ISO Certified Builder

Street view of Aiza Silver Hills



Interior floor plan



Semi furnished 3 & 4 BHK Villas

6 cent | 1350 Sq. Ft.
3 BHK | Sit out
Living room | Dining
Modern kitchen cupboard
Chimney cooking range

40
lakhs

6 cent | 1550 Sq. Ft.
4 BHK | Sit out
Living room | Dining
Modern kitchen cupboard
Chimney cooking range

45
lakhs

What do you get extra with your CMR Villa?

- ❖ Swimming Pool
- ❖ Gated Community
- ❖ Library & Conference Hall
- ❖ CCTV & Compound Wall
- ❖ Interlock paving
- ❖ Garden
- ❖ Open Stage & Party Area
- ❖ 3 Phase Electricity
- ❖ Open Well with plenty of pure natural water
- ❖ Pleasant location with gentle sea breeze
- ❖ Shuttle Court
- ❖ 60 cents for common facilities
- ❖ Open well & Borewell
- ❖ 5 Mtr Wide Tarred Road
- ❖ Waste Management System
- ❖ Bio Gas Plant
- ❖ 24x7 Security
- ❖ Children's Play Area

CMR വിലു വാണ്ണേപോൾ നിംബൻക്ക് ലഭിക്കുന്ന പ്രത്യേക ആനുകൂല്യങ്ങൾ

- ◆ 3 ബൈഡ്യൂം, 4 ബൈഡ്യൂം ഓപ്പേഷൻ
- ◆ കസ്റ്റമിന്റെ ഇഷ്ടത്തിനുസരിച്ച് പ്ലാനിലും ഏലിവേഷനിലും 100% മാറ്റം വരുത്താവുന്ന താണ്.
- ◆ ആദ്യം ബുക്ക് ചെയ്യുന്ന 5 വീടുകൾക്ക് 5 KV യുടെ സോളാർ അല്ലെങ്കിൽ വീടിന് ആവശ്യമായ ബൈഡ്യൂതി കണക്കൾ ചെയ്തു നൽകുന്നതാണ്. കുടാതെ മൊഡുലാർ കിച്ചൻ, കുകിംഗ് റെയ്സ്, ഇലക്ട്രിക് ചിണിബന്ധനയിൽ സംബന്ധിച്ച സൗജന്യമായി നിർമ്മിച്ചു നൽകുന്നതാണ്.
- ◆ വീടിന്റെ പണിപൂർത്തിയായതിന് ശേഷം മാത്രം ബാക്ക് ലോണിന്റെ ബാക്കി തുക അടച്ചു തുടങ്ങിയാൽ മതി.
- ◆ ഷൈഡ്യൂൾ പ്രകാരം പെയ്മെന്റ് നൽകുന്നവർക്ക് നിങ്ങളുടെ വീടിന്റെ കണ്ണടക്കൾ വർക്ക് തുടങ്ങി 6 മാസത്തിനുള്ളിൽ പൂർത്തിയാക്കി താങ്കോൽ കൈമാറുന്നതാണ്. അല്ലാതെ പൊക്കം തുകയുടെ 20% കുറച്ച് നൽകിയാൽ മതി.
- ◆ 2025 ഡിസംബർ 29-ാം തിയ്യതിക്ക് മുമ്പ് വീടിന്റെ പൊതുസാകര്യങ്ങളുടെ വർക്ക് പൂർത്തിയാക്കി കൈമാറുന്നു.

അഡ്യാസ്റ്റ് 1 ലക്ഷം മാത്രം,

4 ലക്ഷം താങ്കോൽ കൈമാറുന്നേപോൾ ബാക്കി 20 വർഷ ലോൺ സാക്കാം

ലോൺ ലഭിക്കണമെങ്കിൽ

സ്ഥിര വരുമാനമുള്ള NRIs, ട്രബണ്ട്മെന്റ് / പ്രൈവറ്റ് ജോലിക്കാർ, ബിസിനസ്സുകാർ ആയിരിക്കണം. വരുമാന സർട്ടിഫിക്കറ്റ് ഉൾപ്പെടെ ആവശ്യമായ രേഖകൾ ലഭ്യമായിരിക്കണം. താഴെ പറയും പ്രകാരം സാലറി ബാക്ക് അക്കൗണ്ടിലുടെ വരേണ്ടതാണ്.

- ✿ 22 ലക്ഷം രൂപയുടെ ലോണിന് പ്രതിമാസം 60,000+ രൂപ വരുമാനം ഉണ്ടാവണം.
- ✿ 40 ലക്ഷം രൂപയുടെ ലോണിന് പ്രതിമാസം 80,000+ രൂപ വരുമാനം ഉണ്ടാവണം.
- ✿ 50 ലക്ഷം രൂപയുടെ ലോണിന് പ്രതിമാസം 1,00,000+ രൂപ വരുമാനം ഉണ്ടാവണം.
- ✿ 60 ലക്ഷം രൂപയുടെ ലോണിന് പ്രതിമാസം 1,20,000+ രൂപ വരുമാനം ഉണ്ടാവണം.


Aiza Silver Hills പ്രോജക്ട് വരാനുള്ള വഴി

കരുവണ്ണാൽ നിന്നും ഇരിട്ടിയിലേക്ക് പോകുന്ന വഴി ഹിൽ റഹബേയിൽ വായാട്ടുപറഞ്ഞ് പജ്ഞി വായാട്ടുപറഞ്ഞ് ഫയർ സെക്കൻഡാർ സ്കൂളിൽ നിന്ന് 300 മീറ്റർ മാറി, അതും എക്കെന്തും അധികം വരുന്ന സ്ഥലത്താണ് Aiza Silver Hills സ്ഥിതി ചെയ്യുന്നത്. Aiza Silver Hills തു നിന്നും നോക്കിയാൽ മനോഹരമായി ദ്വാരു ഭംഗിയോടെ കരുവണ്ണാൽ, ചെറുപുഴ, പെത്തത്തല, പാലക്കയും തട്ട്, പരിയാരം, മട്ടനും എയർപോർട്ട് തുടങ്ങിയ സ്ഥലങ്ങൾ കാണാൻ സാധിക്കും.



STANDARD SPECIFICATIONS

STRUCTURE: All structural RCC works shall abide by IS 456 standard. Laterite masonry foundation with plinth belt laterite masonry walls. RCC flat/sloped roof slab with MP Tiles.

FLOORING: Vitrified tiles (Asian / Johnson / Kajaria / equivalent) with basic price of Rs. 60/Sq. ft. in living, dining and bedrooms. Anti Skid ceramic tiles for kitchen, toilets and balconies. The difference in cost for the tile of customer's choice can be paid by the customer for upgradation.

TOILETS: Anti skid ceramic tiles flooring. Glazed tiles up to 8 ft. height (Asian / equivalent). Concealed plumbing with PVC pipes and CP fittings of (Jaguar / Roca / equivalent). White or light coloured sanitary fixtures (Jaguar / Roca / equivalent). State of the art hot and cold mixer unit with shower facility (except common bathroom). Points for geyser and exhaust in all attached bathrooms.

KITCHEN: Counter with granite top (25 Sq. ft.) with stainless steel sink. (single bowl without drain board) and 60 cm dado above counter top in ceramic tiles. Suitable number of electrical points for kitchen appliances. Wardrobes, almirahs etc. are not part of the job. Our Interior Division can take of any interior design and execution, if needed.

DOORS & WINDOWS: Front door and frame in teak wood, other door frames in hard wood with commercial flush door painted with enamel paints. All windows and ventilators in white colour UPVC with MS Grills.

PAINTING: Premium emulsion paint, white colour, for internal walls (ICI / Asian / Equivalent with 2 coat putty finish both in interior and exterior). Weather shield emulsion for external walls (ICI / Asian / Equivalent). Enamel paint for wood work and grills. Water proofing wherever essential.

ELECTRICAL: Concealed wiring in PVC Conduits controlled by DB, ELCB and MCB of Havells / equivalent). Modular Switches (Havells / Le Grand / equivalent). ISI Mark wiring cable (Havells / equivalent). Telephone and TV sockets in all bedrooms and living room. Home theater facility point in one living room. Special Inverter wiring (Selected walls). Master control switches for external lights in master bedroom. 20 amps power socket for AC in all bedrooms and 5 amps plug points in all rooms for appliances.

PLUMBING: Sufficient number of conventional wells / bore wells feeding common overhead tanks. Separate over head tanks for each villa.

GENERAL: Intercom facility provided form each villa to security room. 5m wide internal road. Separate KSEB meter for each villa.

Options available for the buyer to recommend brands / items of his / her choice wherever feasible.
We are an ISO Certified builder having experience of building and handing over
more than 460+ villas. We believe in providing quality materials and
excellent workmanship in each and every square feet.

OUR QUALITY STANDARDS

Details of guaranteed materials used
for CMR Villas which are ISO certified for quality standards.

FOUNDATION, WALLS AND LINTEL

Granite stones are used for the foundation of all villas. A 6" belt is concreted above the foundation. The Structure is strongly built as suitable for 2 floors. The Walls of the house is built with solid laterite bricks. A 6" solid concrete lintel is made above the windows for strength and the main slab is concreted with 5" thickness above windows.

CONCRETING & PLASTERING

M-Sand is used for main slab and for all other concreting works of the villas. P-Sand and M-Sand are used for plastering and flooring respectively. While Ultra Tech / ACC cement is used for concreting Penna cement is used for plastering works. Iron and steel rods used for all works are either **TATA STEEL** or **KAIRALI TMT**

ALL WOODEN WORKS, KITCHEN, WINDOWS AND DOORS

Good quality teak wood is used for door frames (kattila) (6x4 ft) and doors in the front of the house. All other doors (5x4) are WPC. Unplasticised polyvinyl carbon – UPVC - profiles of SIMTA company is used for windows. It has got company replacement guarantee for 25 years.

PLUMBING & SANITARY

All taps and sanitary items are hand picked from reputed brands like **Jaquar** **GROHE** and **Roca** with a guarantee of 10 years. Company directly repairs or replaces defective items, if any. Entire pipes and pipe fittings are of high quality **Supreme** brand. All closets and wash basins are of **Roca** brand. Also all concealed sanitary items are from **Roca** only to ensure durability and safety.

ELECTRICAL GOODS

Brands like **RR KABEL**, **HAVELLS** or **v-GUARD** are used for entire wiring and cabling works. Switches, ELCBs and MCBs are of well reputed and reliable **HAVELLS** brand.

FLOORING

Flooring is done with stain resistant first quality premium vitrified digital tiles of 80x80 / 60x120 of **Kajaria**, **JOHNSON**, **Simpolo** and **AGL** brands. Digital tiles are used for kitchen and bathroom floors and dado walls upto 7 ft height. Kitchen is adorned with granite slab platform and stainless steel sinks.

HANDRAILS

Handrails are made with excellent quality stainless steel which remains fresh and new for ages.

PAINTING

Two coats of putty, one coating of Primer and two coatings of painting is done using **asianpaints** products for the interiors, exteriors and ceilings of the villa.

PEST AND TERMITE CONTROL

Pest control measures are undertaken during initial stages of construction itself to avoid white ants, pests and termites.

WATER PROOFING

Guaranteed water proofing is done for foundation, belt, lintel, shades, main slab and bathrooms.

CMR do not compromise either quality of materials or on perfection in workmanship.

Our other ongoing projects:

55 lakhs
to
125 lakhs

Kannur
Kadachira - 34 villas
Chala Town - 30 villas

3 & 4 BHK
options

22 lakhs

2 bedroom fully furnished villa
in Karuvanchal

22
lakhs

2 bedroom apartment
in Taliparamba Town

40
lakhs

Combination of
1 + 2 bedroom
apartments

40 lakhs
onwards

40 villas and apartments available
in 7 Acres at Karuvanchal

60 lakhs to
125 lakhs

31 villas available in 2 projects
at Changanassery

60 lakhs
onwards

32 luxury villas in 2 Acre at
Elavoor, Near St. Antony's Church, Aluva

**Advance only 5 lakhs for NRI's, Businessmen & salaried employees.
15 year loan facility for balance amount**



Restin Joseph, Chairman: 974 447 5555, restin@cmrdevelopers.com. Personal Assistant: 944 647 5555

Administrative Office : CMR Building, Karuvanchal, Kannur 670571, Tel: 0460 2247111, 944 647 5555
Site Offices : Aiza Silver Hills, Karuvanchal, Kannur 670571, Tel: 0460 2247 555, 789 1011 798
Aiza Diamond Hills, Chiravakku, Taliparamba, Kannur, Tel: 944 647 1111
CMR Alvina Harmony, Kadachira HS School Road, Kannur, Tel: 944 647 4444
cmralvinaharmony@gmail.com
CMR Aina Harmony, Near St. Antony's Church, Elavoor, Angamaly, Tel: 974 748 5555
Changanassery Site Office: 974 748 5555