



## AINA PARADISE

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 vastu 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 AINA PARADISE

**ONGOING PROJECT**  
**@ CHANGANASSERY**

**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**



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



**30**  
**Premium**  
**Villas**



# CMR AINA PARADISE CHANGANASSERY

## Site Layout Plan



**30+**  
Common  
Amenities



# CMR AINA PARADISE CHANGANASSERY

## Villa Layout

### Ground Floor Plan

- Sitout
- Living Space
- Courtyard
- Dining Space
- Bedroom
- Dresser
- Toilet
- Master Bedroom
- Toilet
- Kitchen
- Work Area
- Porch

### First Floor Plan

- Balcony
- Upper Living
- Toilet
- Bedroom
- Open Terrace





# AINA PARADISE CHANGANASSERY

## 30+ 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 Activity Play Zone with Gear

16 Children's Play Area

17 Landscaped Lawn

18 Rooftop Pavilion

19 5 Mtr. Wide Tarred Road

20 3 Phase Electricity

21 EV Charging Solution

22 Compound Wall

23 Gated Community

24 Street Lights

25 Open Well

26 Borewell

27 Water Treatment Plant

28 Bio Gas Plant

29 Waste Incineration Unit

30 Drainage System

31 Underground Provision  
for Communication



## 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**  
Mulakuvalli, 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

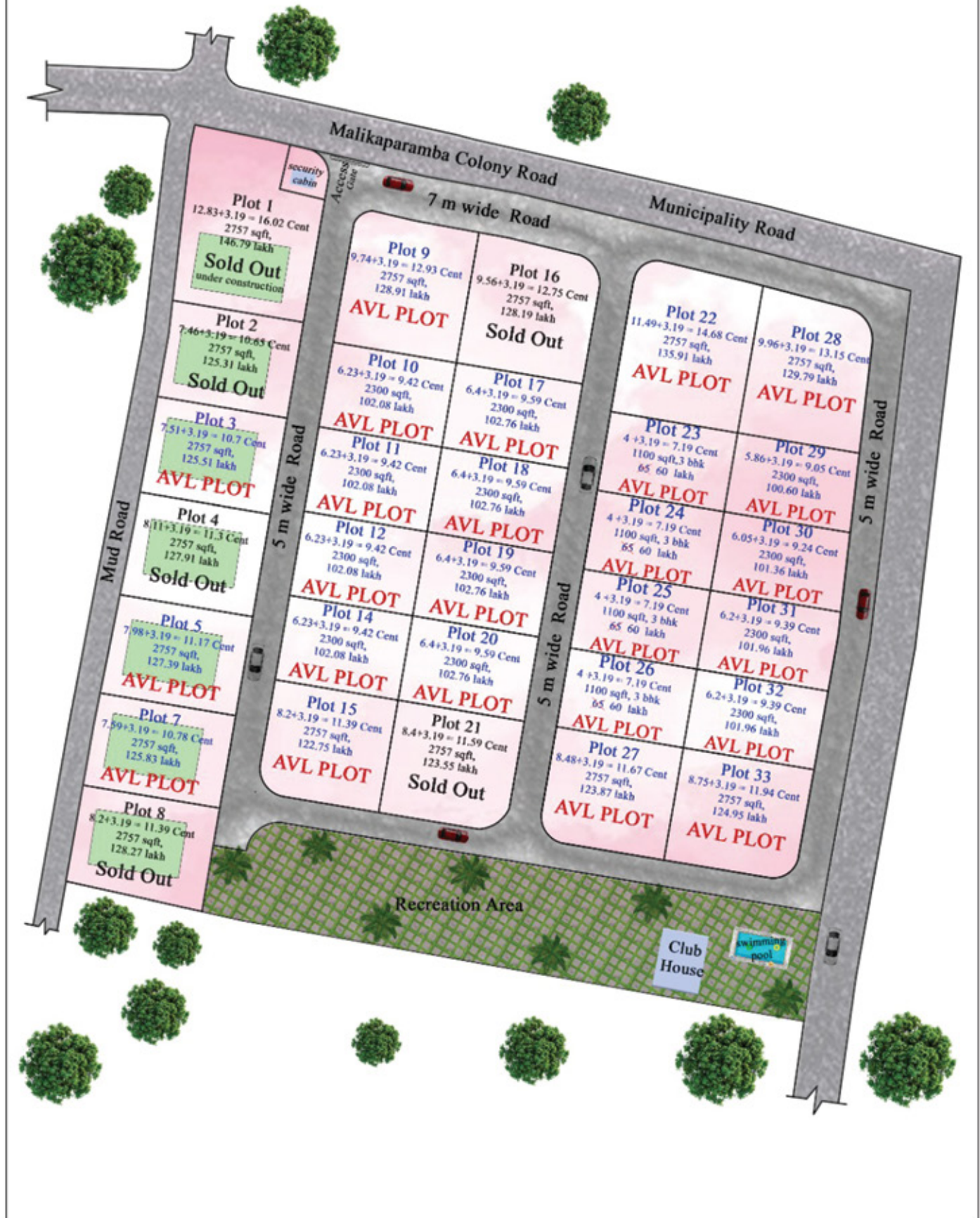


**Fully Automatic & AI Features Integrated**

**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

02 Fully Furnished A/C GYM

03 A/C Conference Hall

04 Mini Library

05 Association Lounge

06 Mini Bar Counter

07 Guest Driver's Room

08 Guest Car Parking

09 Round the Clock Security

10 CCTV Surveillance for Common Area

11 Common Toilet

12 Disable Toilet

13 Wash Area

14 Swimming Pool (12 Mtr.x 5 Mtr.)

15 Kids Pool

16 Pool Sitting Area

17 Fish Pond

18 Basketball Court

19 Badminton Court

20 Open Stage

21 Party Area

22 Activity Play Zone with Gear

23 Children's Play Area

24 Barbeque Point

25 Interlock Paving

26 Fruits Garden

27 Verdant Garden Seating Surrounded by Lush Trees

28 Landscaped Lawn

29 Rooftop Pavilion

30 7 Mtr. Wide Tarred Road

31 5 Mtr. Wide Tarred Road

32 3 Phase Electricity

33 Common Electrical Panel Room & Cable Free Layout

34 EV Charging Solutions

35 Automatic Power Backup for Common Areas

36 Compound Wall

37 Gated Community

38 Street Lights

39 Open Well

40 Borewell

41 Water Treatment Plant

42 Bio Gas Plant

43 Waste Incineration Unit

44 Drainage System

45 Underground Provision for Communication

46 Underground Provision for KWA



# CMR ALVINA HARMONY

**ONGOING PROJECT  
@ KANNUR**

## ● Kannur, Kadachira, Malikaparamba

CMR Alvina Harmony, 35 Luxury Villas, near MIMS Hospital, 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              |    |                               |

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### 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.)

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

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19 5 Mtr. Wide Tarred Road

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29 Drainage System

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### 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

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29 Drainage System

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### NEAR BY

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



## CMR ALVINA HAVEN

**ONGOING PROJECT  
@ KANNUR**

### ● Taliparamba, Kanhirangad

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

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

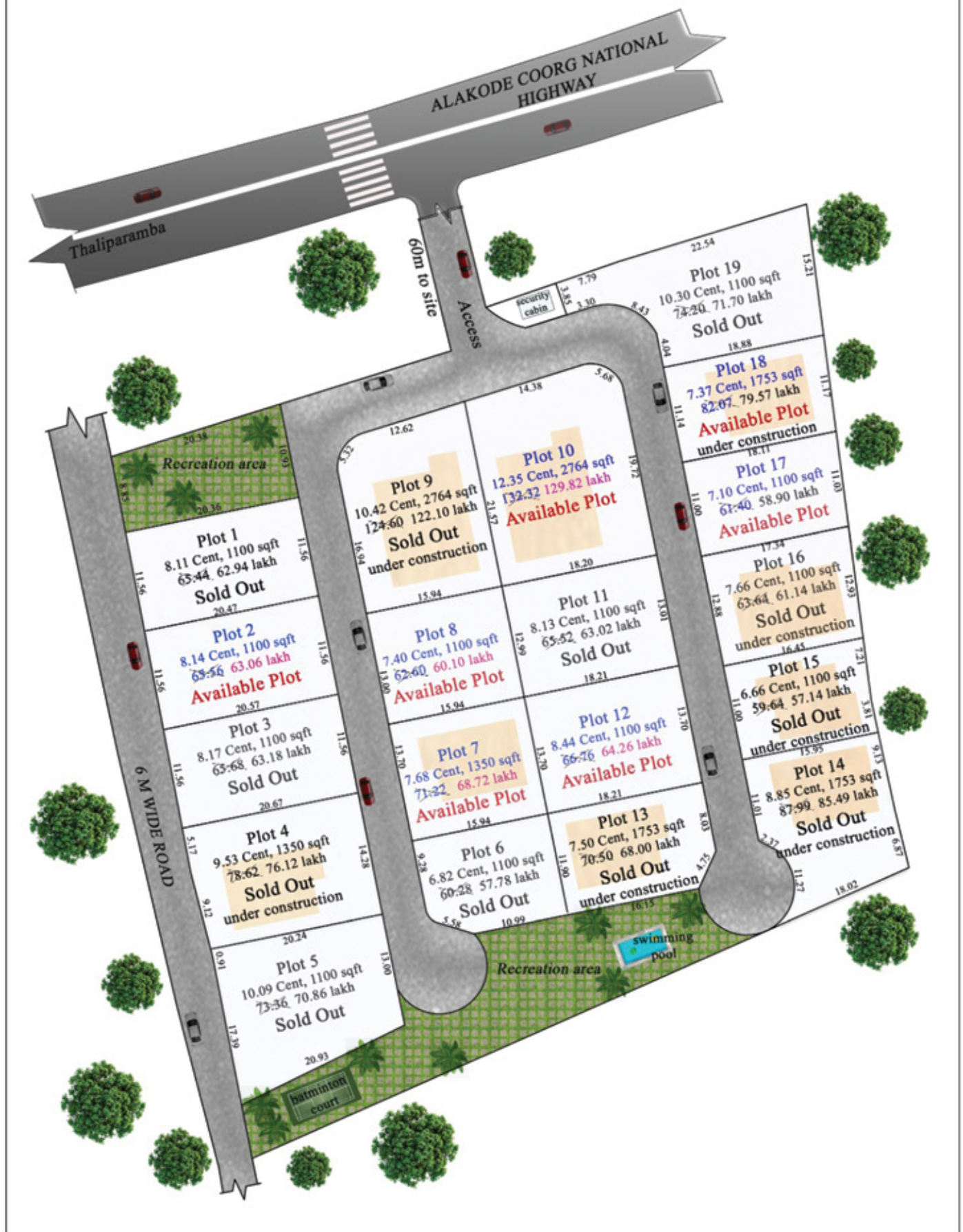
**60 Lakhs** Onwards

**20**  
Premium  
Villas



# ALVINA HAVEN

## Site Layout & Plot Division



# ALVINA HAVEN

## 25+ LUXURIOUS COMMON AMENITIES

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29 Drainage System

- 
- Ready to Move Villas
  - Kanhirangad Coorg Highway Road Frontage



## CMR AIZA SILVER HILLS

**ONGOING PROJECT  
@ KANNUR**

- Karuvanchal, Iritty 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**

- **Mulakuvely, 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 Ramanttukara 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

02 Fully Furnished A/C GYM

03 A/C Conference Hall

04 Mini Library

05 Association Lounge

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46 Underground Provision for KWA



## CMR AIZA HARMONY

**ONGOING PROJECT  
@ KOCHI**

- Mulanthuruthy, Vettikkal Pulikkamali Road,  
Near Olikkuriz

CMR Aiza Harmony Mulanthuruthy, 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

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03 A/C Conference Hall

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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

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# 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



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



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