



AIZA HARMONY

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 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 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



3 BHK, 3 Bathroom, Fully Furnished House

50 Lakhs Onwards

35
Premium
Villas





46+
Common
Amenities



**6.80 cent 1150 sq.ft., 35 Modern Villas in 2.75 Acres
at Mulanthuruthy, Kochi**

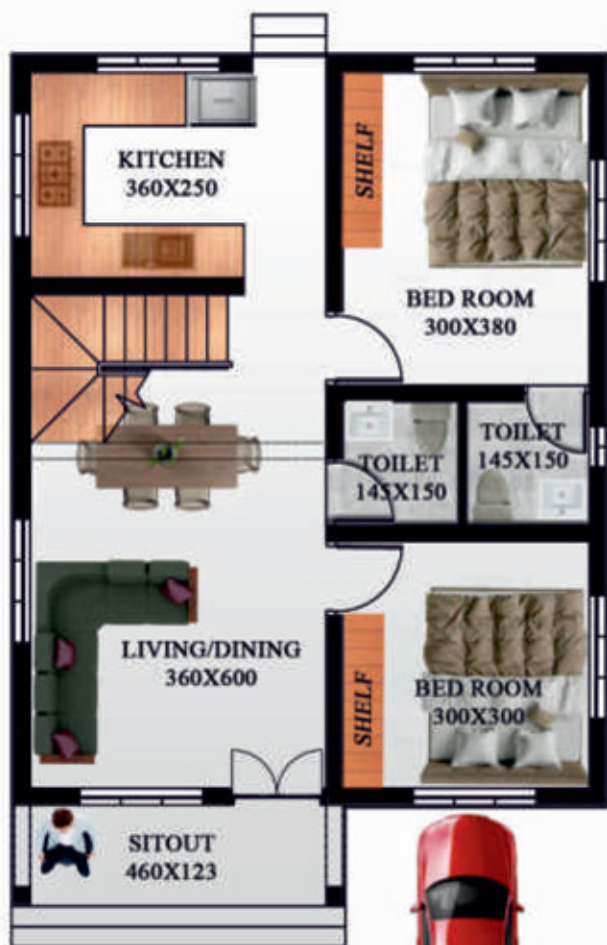




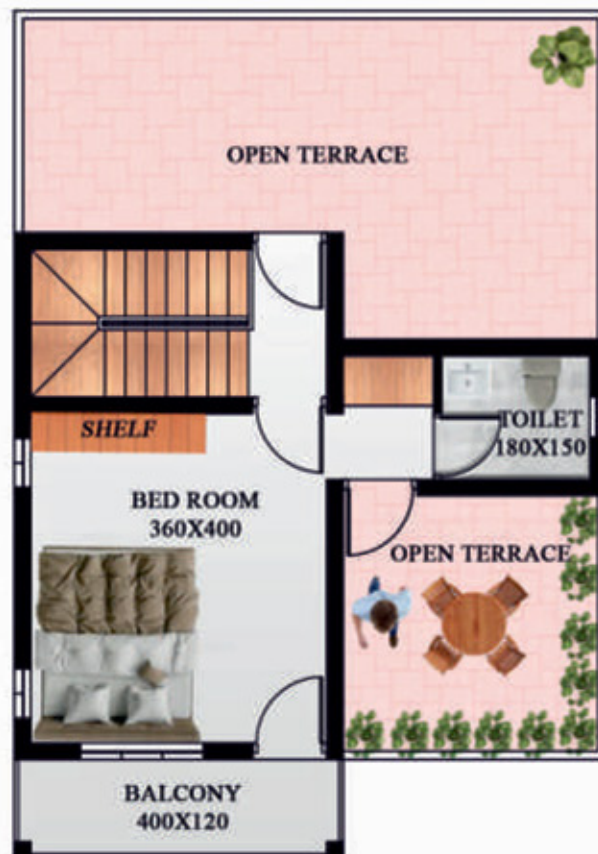
50
Lakhs
Onwards

6.80 cent | 1150 sq.ft. | 3 Bedroom | 3 Bathroom

Floor plan



GROUND FLOOR PLAN



FIRST FLOOR PLAN

AIZA HARMONY

Site Layout & Plot Division



AIZA HARMONY

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 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

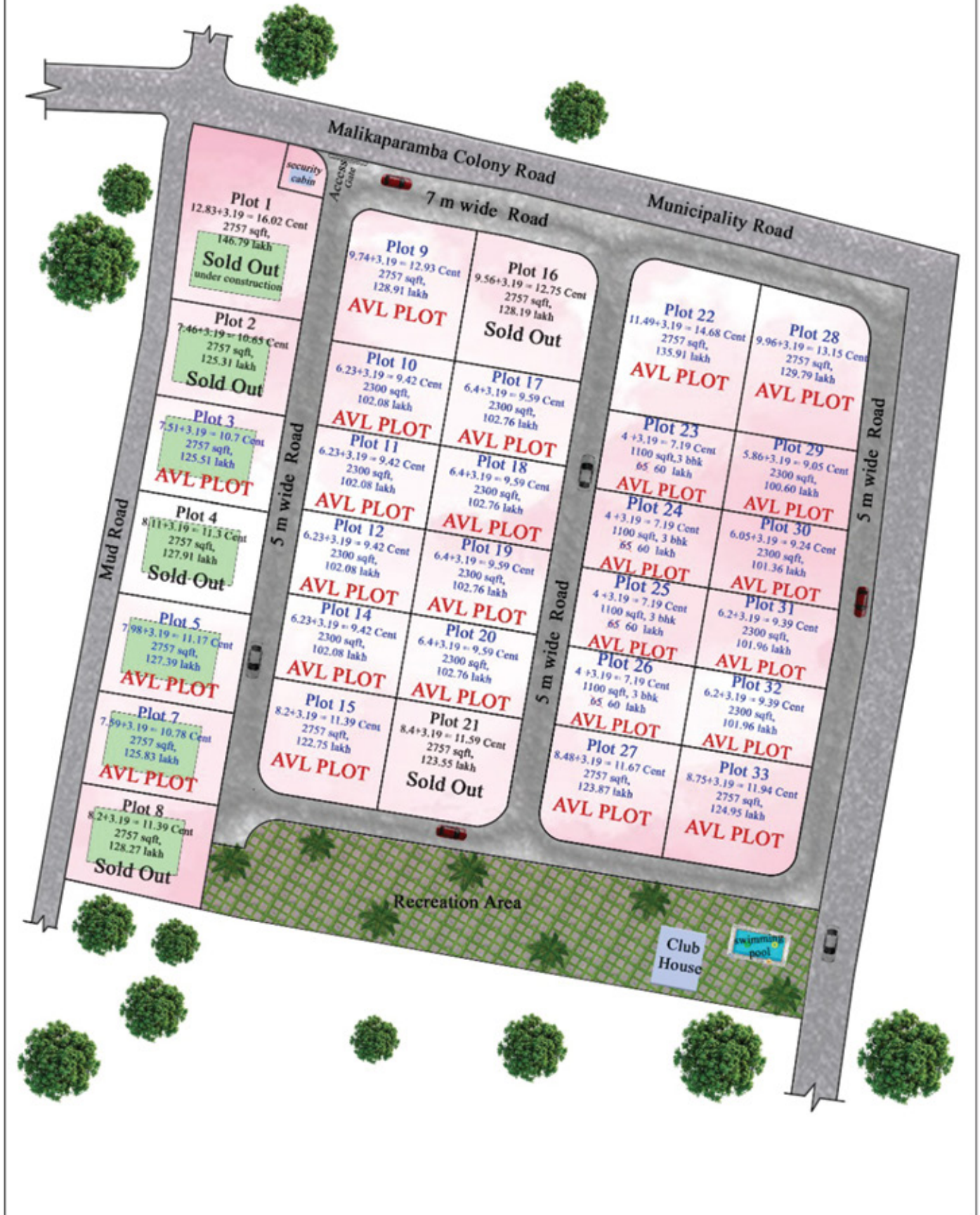


Fully Automatic & AI Features Integrated

**3.5 Acre, 7 cent to 15 cent, 2200 sq.ft. to 3000 sq.ft.
Project Completing by 30th 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

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20 Open Stage

21 Party Area

22 Activity Play Zone with Gear

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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 | | |

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

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

NEAR BY

- MIMS Hospital, Kannur
- Baby Memorial Hospital, Kannur

Project Completing by 30th 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.)

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

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14 Party Area

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21 Compound Wall

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23 Street Lights

24 Open Well

25 Borewell

26 Water Treatment Plant

27 Bio Gas Plant

28 Waste Incineration Unit

29 Drainage System

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

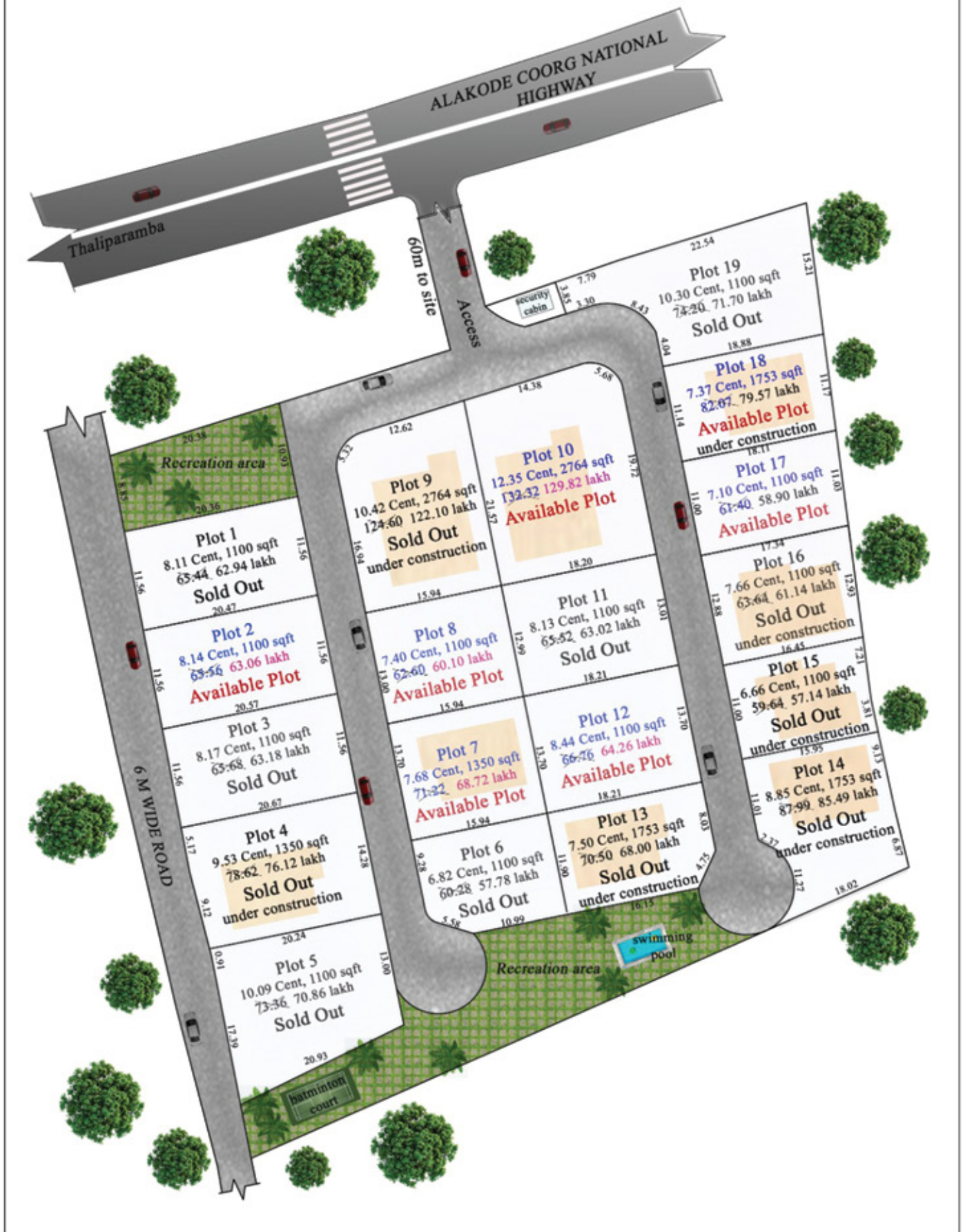
60 Lakhs Onwards

20
Premium
Villas



ALVINA HAVEN

Site Layout & Plot Division



ALVINA HAVEN

25+ LUXURIOUS COMMON AMENITIES

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

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18 7 Mtr. Wide Tarred Road

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25 Borewell

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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 30th 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

06 Mini Bar Counter

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45 Underground Provision for Communication

46 Underground Provision for KWA



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

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

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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

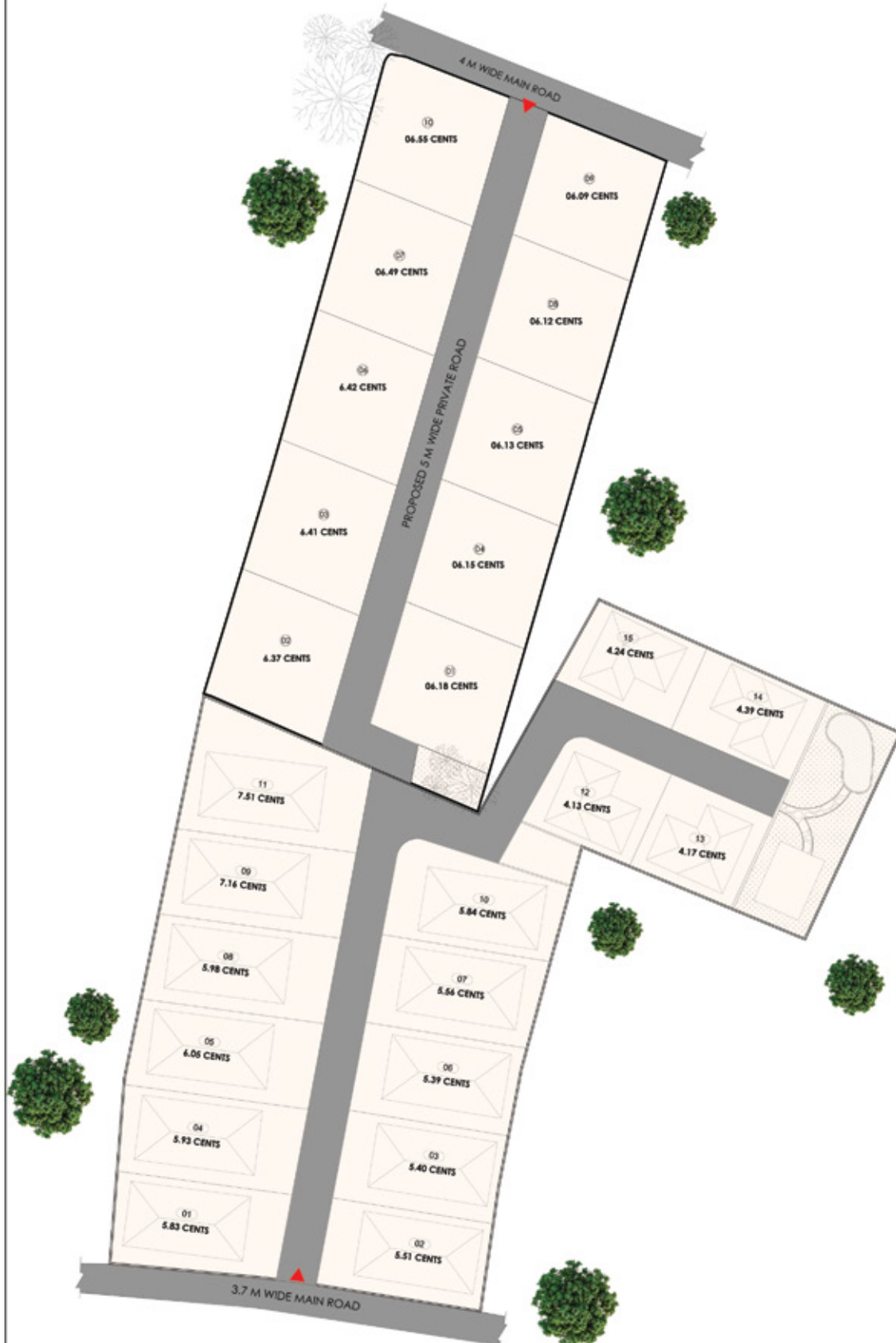
30
Premium
Villas



Project Completing by 30th June 2027

AINA PARADISE

Site Layout & Plot Division



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

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.

Roof top / 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
- Wiring 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.



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.



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.

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.



Site Engineers Team

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



After-Sales Support Team

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



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

Kochi Office

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