

Nurturing your **Dreams**







Discover the harmony of elegance and convenience

## **Welcome to Mom's Poetry**

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Nestled along NH-566 in Palakkad, Mom's Poetry is an exclusive villa enclave spread across 1.21 acres, offering seamless access to everyday essentials and key city destinations. This thoughtfully designed community features 19 premium villa plots, ranging from 4.3 to 6.5 cents, with 12 unique architectural designs that cater to diverse lifestyle preferences. Enhancing the experience is a state-of-the-art clubhouse, equipped with modern amenities, ensuring a secure, comfortable, and sophisticated way of life.

## Mom's Ventures

**Mom's Ventures LLP** is a sister concern of **Sri Sri Granites, Chithali, Palakkad** and **Mom's Supermarket, Puthur, Palakkad**.

All the above ventures are headed by **Mr. Shibukumar**, who is also a designated partner of **Builtech Gateway Ventures LLP**, which was instrumental in transforming the retail sector of Palakkad by way of facilitating the establishment of **Lulu Mall** by constructing and leasing out the building for the same.





## The K Company

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The K Company is a Calicut-based architectural design studio led by architect Kishan Sabi, known for its contextual approach to residential architecture. The firm brings together a team of design professionals with a shared interest in biophilic design, tropical architecture, and functional aesthetics. With experience spanning private residences, villas, and community spaces, The K Company focuses on creating built environments that are both responsive to their setting and aligned with the client's vision.







## Prime Consultants

Prime Consultants is a multidisciplinary engineering and project management consultancy with extensive experience in delivering residential projects, including high-rise developments and individual villas. Backed by a qualified team of engineers and project managers, the firm offers comprehensive support across all phases of development — from feasibility studies and detailed engineering to tendering, procurement, and construction management. The firm also provides in-house structural design and MEP engineering services, ensuring cohesive technical integration throughout the project lifecycle.











## Everything You Need for a **Secure, Connected, and Enriching Lifestyle**

- **Controlled Access & Security** – Gated entry with automated access, a security cabin, and a well-defined perimeter for safety and privacy.
- **Thoughtfully Designed Roads** – 5M wide pathways, seamlessly blending vehicular movement with a dedicated jogging track.
- **Lush Green Landscapes** – Beautifully curated greenery in both common and private areas.
- **Sustainable Water Supply** – Metered, centralized treated water from borewell and open well sources.
- **Reliable Power Infrastructure** – Dedicated transformer, centralized metering, and underground cabling for seamless energy distribution.







## Exclusive Clubhouse Amenities

**Swimming Pool** – A refreshing retreat for relaxation and fitness.

**Kids' Play Zone** – Safe and engaging outdoor fun for children.

**Open Stage & Assembly Area** – A space for community gatherings and celebrations.

**Fitness Center** – Well-equipped for a healthy lifestyle.

**Association Office Space** – A dedicated area for community management.

**Reading Room** – A serene nook for book lovers.

**Guest Beds** – Comfortable accommodations for visiting friends and family.

Mom's poetry villas are a perfect blend of privacy, security, and shared experiences, fostering a vibrant and fulfilling lifestyle.







## Seamlessly Connected to Everything You Need

- **Education & Shopping**

IIT Palakkad -14 Km  
Bharathmatha School -4.5 km  
HSS Kannadi - 2.5 km  
Lulu Mall - 2 km

- **Healthcare**

Palana Hospital - 1.8 km  
Malabar Hospital - 800 m  
Medical College - 900 m  
Lakshmi Hospital - 2.8 km  
Trinity Eye Hospital - 3.1 km  
District Hospital - 4 km

- **Connectivity & Transport**

NH-544 - 400 m  
Palakkad Railway Station -8 km  
Fuel Station - 2.5 km  
Coimbatore Airport -65 Km

- **Religious, Cultural & Recreational Hubs**

Palakkad Fort - 3.4 km  
Manapullikavu - 2.2 km  
VT Bhattathiripad Memorial - 1.2 km  
Cosmo Club - 2.3 km  
Town Hall - 3.8 km  
Municipality - 3.9 km  
Stadium Stand - 4.4 km  
Holy Trinity Church - 3.7 km  
Mambaram Mosque-2 km











## Every Detail, Thoughtfully Curated

- **Structure & Foundation**
  - Foundation – RCC end-bearing rotary piles
  - Superstructure – Solid block masonry with RCC lintel
- **Finishes & Interiors**
  - Waterproofing – Premium solutions for all wet areas (Fosroc, Asian Paints, Ardex)
  - Flooring – Glazed vitrified/ceramic tiles (Johnson, Somany, Kajaria, Orient Bell)
  - Painting – Smooth finish with putty, primer, and emulsion (Asian Paints, Berger)
- **Doors & Windows**
  - Doors – Pre-hung doors of premium quality (Fero, Jacson, Seoax)
  - Windows – Aluminium Algeria sections with mosquito net (one per room)
  - Grills & Railings – MS grills for windows; MS rod with SS top rail for balconies & stairs
- **Sanitary & Plumbing**
  - Fittings – Branded sanitaryware (Johnson, Kohler, Jaquar)
  - Fixtures – Wall-hung EWC with concealed cistern, washbasins for toilets & dining
  - Shower & Faucets – Chrome-plated, with hot & cold water mixer diverters
- **Water & Waste Management**
  - Overhead Tank – SS storage for durability
  - Septic Tank & Leach Pits – RCC/Ferro cement design
  - Centralized Water Supply – Metered distribution from common OH tank to individual units







- **Kitchen & Utility**
  - LPG Connection – Safe storage & piping provision
  - Appliance Provisions – Exhaust fan/hood, water inlet for sink, purifier & washing machine
  - Additional Sink – In kitchen & utility areas
- **Electrical & Smart Connectivity**
  - Power Supply – 3-phase connection with underground cabling
  - Wiring & Switches – Concealed copper wiring (Finolex, Polycab, Havells, RR Cables, V-Guard); Modular switches (Legrand, Havells, Eliese)
  - Essential Provisions – Geyser & exhaust fan points in all toilets
  - Connectivity – Telephone & internet points in living & master bedroom
- **Lighting & Fixtures**
  - Bedrooms: Multiple light, fan, AC, plug, TV & telephone points (TV/telephone for master bedroom only)
  - Living/Dining: Light, fan, AC, TV & telephone points (TV/telephone for living only)
  - Bathrooms: Light, mirror light, geyser, exhaust & plug points
  - Kitchen: Light, fan, power plug & exhaust points
  - Utility & Outdoor: Light & fan points for work areas, balconies, sit-outs & terrace
  - Security: 6 CCTV camera points





# Terms & Conditions

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## 1. Agreement & Registration

- A sale agreement will be executed between the seller and purchaser upon villa allotment.
- The sale deed for the undivided share in land and common areas will be registered after full payment.
- Stamp duty, registration charges, and incidental expenses are to be borne by the purchaser.

## 2. Owners' Association & Maintenance

- A Villa Owners' Association will be formed for managing maintenance and other activities. Membership is mandatory.
- The association will handle common area maintenance, repairs, and service payments.
- Owners must pay maintenance charges as specified by the association.

## 3. Taxes & Statutory Payments

- The purchaser is responsible for statutory deposits, property tax, building tax, GST, labour welfare cess, and utility deposits (KSEB, KWA, PCB).
- Any other mandatory fees or taxes must be borne by the purchaser.

## 4. General Terms

- The builder reserves the right to cancel the allotment under force majeure conditions, with the obligation to refund advances.
- This brochure does not constitute a legal offer, contract, or warranty.
- All transactions are subject to Palakkad jurisdiction.
- Dimensions may vary slightly during construction. Flooring, furniture, and fixtures are indicative only.
- All dimensions are in meters. Plans and areas may undergo minor changes.







## M01 & M02 TYPE A

TOTAL BUILT - UP AREA  
**1854.72 sqft**

GROUND FLOOR AREA  
**918.16 sqft**

FIRST FLOOR AREA  
**829.14 sqft**

STAIR ROOM  
**107.42 sqft**



GROUND FLOOR ISOMETRIC



FIRST FLOOR ISOMETRIC



01. SITOUT	2.15 X 1.43 M	05. WORK AREA	3.00 X 1.50 M
02. LIVING ROOM	3.35 X 3.53 M	06. BEDROOM 1	3.60 X 3.38 M
03. DINING ROOM	3.33 X 3.60 M	07. TOILET	2.50 X 1.50 M
04. KITCHEN	3.00 X 3.60 M		



08. UPPER LIVING	4.78 X 3.60 M	11. TOILET	2.50 X 1.50 M
09. BALCONY	3.54 X 1.73 M	12. BEDROOM 3	3.00 X 3.60 M
10. BEDROOM 2	3.60 X 3.38 M	13. TOILET	3.00 X 1.50 M

RERA AREA  
**1279.50 sqft**

OUTER WALL AREA  
**241.11 sqft**

BALCONY & SITOUT  
**112.91 sqft**



## M03 & M04 TYPE B

TOTAL BUILT - UP AREA  
**2168.38 sqft**  
GROUND FLOOR AREA  
**1010.73 sqft**  
FIRST FLOOR AREA  
**1010.73 sqft**  
STAIR ROOM  
**146.92 sqft**



GROUND FLOOR ISOMETRIC



FIRST FLOOR ISOMETRIC

RERA AREA  
**1464.43 sqft**  
OUTER WALL AREA  
**230.24 sqft**  
BALCONY & SITOUT  
**126.47 sqft**



01. SITOUT	3.40 X 1.50 M	05. WORK AREA	3.00 X 1.50 M
02. LIVING ROOM	3.80 X 3.28 M	06. BEDROOM 1	4.00 X 3.50 M
03. DINING ROOM	4.00 X 3.83 M	07. TOILET	2.80 X 1.50 M
04. KITCHEN	3.00 X 3.83 M		



08. UPPER LIVING	3.80 X 3.83 M	12. BEDROOM 3	4.00 X 3.50 M
09. BEDROOM 2	3.80 X 3.05 M	13. TOILET	2.80 X 1.50 M
10. TOILET	3.00 X 1.50 M	14. BALCONY	3.80 X 1.50 M
11. HOME THEATRE	3.00 X 3.83 M		



M05 & M07 TYPE C

TOTAL BUILT - UP AREA  
*2344.25 sqft*  
GROUND FLOOR AREA  
*1134.83 sqft*  
FIRST FLOOR AREA  
*1082.63 sqft*  
STAIR ROOM  
*126.79 sqft*



GROUND FLOOR ISOMETRIC



FIRST FLOOR ISOMETRIC



01. SITOUT	4.03 X 1.60 M	05. WORK AREA	3.27 X 1.60 M
02. LIVING ROOM	3.57 X 3.57 M	06. BEDROOM 1	3.70 X 3.49 M
03. DINING ROOM	3.80 X 3.54 M	07. TOILET	2.52 X 1.50 M
04. KITCHEN	3.27 X 3.54 M		



08. UPPER LIVING	3.57 X 3.54 M	12. BEDROOM 3	3.57 X 3.57 M
09. HOME THEATRE	3.28 X 3.54 M	13. TOILET	3.27 X 1.60 M
10. BEDROOM 2	3.70 X 3.49 M	14. BALCONY	4.03 X 1.60 M
11. TOILET	2.52 X 1.50 M		

RERA AREA  
*1648.92 sqft*  
OUTER WALL AREA  
*255.85 sqft*  
BALCONY & SITOUT  
*172.00 sqft*



# M06 TYPE D

TOTAL BUILT - UP AREA  
**2472.34 sqft**  
 GROUND FLOOR AREA  
**1370.67 sqft**  
 FIRST FLOOR AREA  
**977.14 sqft**  
 STAIR ROOM  
**124.53 sqft**



GROUND FLOOR ISOMETRIC



FIRST FLOOR ISOMETRIC



01. SITOUT	3.80 X 1.35 M	06. WORK AREA	1.50 X 3.40 M
02. LIVING ROOM	3.60 X 3.50 M	07. BEDROOM 1	4.05 X 3.50 M
03. TULSI THARA	2.00 X 2.50 M	08. TOILET	3.00 X 1.50 M
04. DINING	3.80 X 3.40 M	09. BEDROOM 2	3.60 X 3.30 M
05. KITCHEN	3.30 X 3.40 M	10. TOILET	2.40 X 1.50 M



11. UPPER LIVING	5.80 X 3.40 M	15. BEDROOM 4	3.60 X 3.50 M
12. TERRACE	5.20 X 3.40 M	16. TOILET	2.40 X 1.50 M
13. BEDROOM 3	4.05 X 3.50 M	17. BALCONY	4.00 X 1.35 M
14. TOILET	3.00 X 1.50 M		

RERA AREA  
**1708.01 sqft**  
 OUTER WALL AREA  
**275.23 sqft**  
 BALCONY & SITOUT  
**159.95 sqft**





**M15 & M17 TYPE E**

TOTAL BUILT - UP AREA  
*1740.52 sqft*  
GROUND FLOOR AREA  
*887.59 sqft*  
FIRST FLOOR AREA  
*852.93 sqft*



**GROUND FLOOR ISOMETRIC**



**FIRST FLOOR ISOMETRIC**

RERA AREA  
*1207.06 sqft*  
OUTER WALL AREA  
*201.39 sqft*  
BALCONY & SITOUT  
*167.37 sqft*



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|-----------------|---------------|---------------|---------------|
| 01. SITOUT      | 3.90 X 1.80 M | 05. WORK AREA | 1.20 X 1.68 M |
| 02. LIVING ROOM | 4.29 X 2.84 M | 06. BEDROOM 1 | 3.42 X 3.22 M |
| 03. DINING ROOM | 3.57 X 3.22 M | 07. TOILET    | 2.64 X 1.52 M |
| 04. KITCHEN     | 3.17 X 4.00 M |               |               |



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|------------------|---------------|----------------------|---------------|
| 08. UPPER LIVING | 3.57 X 3.22 M | 12. TOILET           | 3.17 X 1.50 M |
| 09. BEDROOM 2    | 3.42 X 3.22 M | 13. WALK IN WARDROBE | 1.39 X 1.64 M |
| 10. TOILET       | 2.64 X 1.52 M | 14. OPEN TERRACE     | 2.92 X 1.15 M |
| 11. BEDROOM 3    | 3.17 X 3.00 M | 15. BALCONY          | 1.55 X 4.68 M |

M19 TYPE F

TOTAL BUILT - UP AREA  
1826.09 sqft  
GROUND FLOOR AREA  
846.15 sqft  
FIRST FLOOR AREA  
765.74 sqft  
STAIR ROOM  
214.20 sqft



GROUND FLOOR ISOMETRIC



FIRST FLOOR ISOMETRIC



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|-----------------|---------------|---------------|---------------|
| 01. SITOUT      | 1.73 X 2.57 M | 04. KITCHEN   | 3.10 X 3.60 M |
| 02. LIVING ROOM | 3.03 X 4.05 M | 05. BEDROOM 1 | 3.16 X 4.00 M |
| 03. DINING ROOM | 4.65 X 3.00 M | 06. TOILET    | 2.50 X 1.50 M |



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|------------------|---------------|---------------|---------------|
| 07. UPPER LIVING | 3.03 X 2.88 M | 10. TOILET    | 2.50 X 1.50 M |
| 08. BALCONY      | 3.66 X 1.50 M | 11. BEDROOM 3 | 3.10 X 3.30 M |
| 09. BEDROOM 2    | 3.16 X 4.00 M | 12. TOILET    | 3.10 X 1.50 M |



RERA AREA  
1188.12 sqft  
OUTER WALL AREA  
173.29 sqft  
BALCONY & SITOUT  
123.46 sqft



M10, M11 TYPE F1

TOTAL BUILT - UP AREA  
1812.85 sqft  
GROUND FLOOR AREA  
935.70 sqft  
FIRST FLOOR AREA  
877.15 sqft



GROUND FLOOR ISOMETRIC



FIRST FLOOR ISOMETRIC

RERA AREA  
1272.94 sqft  
OUTER WALL AREA  
195.68 sqft  
BALCONY & SITOUT  
135.19 sqft



- |                 |               |               |               |
|-----------------|---------------|---------------|---------------|
| 01. SITOUT      | 1.87 X 2.51 M | 04. KITCHEN   | 3.60 X 3.44 M |
| 02. LIVING ROOM | 3.15 X 4.06 M | 05. WORK AREA | 1.50 X 1.65 M |
| 03. DINING ROOM | 3.15 X 4.06 M | 06. BEDROOM 1 | 3.62 X 3.30 M |
|                 |               | 07. TOILET    | 2.47 X 1.50 M |



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|------------------|---------------|---------------|---------------|
| 08. UPPER LIVING | 3.12 X 5.10 M | 11. TOILET    | 3.60 X 1.50 M |
| 09. BALCONY      | 3.35 X 2.00 M | 12. BEDROOM 3 | 3.65 X 3.30 M |
| 10. BEDROOM 2    | 3.56 X 3.62 M | 13. TOILET    | 3.65 X 1.50 M |

**M09 & M16 TYPE F2**

TOTAL BUILT - UP AREA  
**2161.49 sqft**  
GROUND FLOOR AREA  
**1031.61 sqft**  
FIRST FLOOR AREA  
**1003.62 sqft**  
STAIR ROOM  
**126.26 sqft**



**GROUND FLOOR ISOMETRIC**



**FIRST FLOOR ISOMETRIC**

RERA AREA  
**1493.49 sqft**  
OUTER WALL AREA  
**233.36 sqft**  
BALCONY & SITOUT  
**160.92 sqft**



01. SITOUT	1.65 X 3.20 M	04. KITCHEN	3.60 X 3.00 M
02. LIVING ROOM	3.65 X 3.88 M	05. WORK AREA	1.50 X 1.68 M
03. DINING ROOM	3.65 X 3.99 M	06. BEDROOM 1	3.65 X 3.81 M
		07. TOILET	2.47 X 1.50 M



08. UPPER LIVING	3.65 X 6.75 M	11. TOILET	3.60 X 1.50 M
09. BALCONY	3.88 X 2.00 M	12. BEDROOM 3	3.65 X 3.81 M
10. BEDROOM 2	3.60 X 3.70 M	13. TOILET	2.47 X 1.50 M



M14 TYPE F3

TOTAL BUILT - UP AREA  
1766.03 sqft  
GROUND FLOOR AREA  
919.13 sqft  
FIRST FLOOR AREA  
846.90 sqft



GROUND FLOOR ISOMETRIC



FIRST FLOOR ISOMETRIC

RERA AREA  
1238.49 sqft  
OUTER WALL AREA  
192.45 sqft  
BALCONY & SITOUT  
156.50 sqft



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|-----------------|---------------|---------------|---------------|
| 01. SITOUT      | 3.15 X 1.90 M | 05. WORK AREA | 1.65 X 1.50 M |
| 02. LIVING ROOM | 4.24 X 3.12 M | 06. BEDROOM 1 | 3.30 X 3.15 M |
| 03. DINING ROOM | 3.45 X 3.12 M | 07. TOILET    | 1.50 X 3.15 M |
| 04. KITCHEN     | 3.40 X 3.60 M |               |               |



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|------------------|---------------|------------------|---------------|
| 08. UPPER LIVING | 5.10 X 3.10 M | 12. BEDROOM 3    | 3.60 X 3.60 M |
| 09. BALCONY      | 2.00 X 3.35 M | 13. TOILET       | 1.50 X 3.60 M |
| 10. BEDROOM 2    | 3.30 X 3.15 M | 14. OPEN TERRACE | 3.12 X 1.05 M |
| 11. TOILET       | 1.50 X 3.15 M |                  |               |

**M12 & M18 TYPE G**

TOTAL BUILT - UP AREA  
**1966.55 sqft**  
GROUND FLOOR AREA  
**989.41 sqft**  
FIRST FLOOR AREA  
**830.86 sqft**  
STAIR ROOM  
**146.28 sqft**



GROUND FLOOR ISOMETRIC



01. SITOUT	2.87 X 1.47 M
02. LIVING ROOM	4.95 X 3.51 M
03. DINING ROOM	3.20 X 3.62 M
04. KITCHEN	3.97 X 3.51 M
05. WORK AREA	1.55 X 1.31 M
06. BEDROOM 1	3.52 X 3.00 M
07. TOILET	2.50 X 1.50 M



FIRST FLOOR ISOMETRIC



08. UPPER LIVING	3.15 X 3.62 M
09. OPEN TERACE	4.20 X 3.51 M
10. BEDROOM 2	3.52 X 3.00 M
11. TOILET	2.50 X 1.50 M
12. BEDROOM 3	3.27 X 3.51 M
13. TOILET	1.50 X 2.50 M
14. BALCONY	3.44 X 2.27 M

RERA AREA  
**1321.70 sqft**  
OUTER WALL AREA  
**228.30 sqft**  
BALCONY & SITOUT  
**138.96 sqft**





# M08 TYPE H

TOTAL BUILT - UP AREA  
*2460.73 sqft*  
GROUND FLOOR AREA  
*1290.05 sqft*  
FIRST FLOOR AREA  
*1170.68 sqft*



GROUND FLOOR ISOMETRIC



FIRST FLOOR ISOMETRIC



01. SITOUT	3.80 X 1.70 M	05. WORK AREA	3.10 X 1.80 M
02. LIVING ROOM	4.20 X 3.15 M	06. BEDROOM 1	4.20 X 4.20 M
03. DINING ROOM	4.70 X 3.50 M	07. TOILET	2.90 X 1.50 M
04. KITCHEN	4.30 X 3.05 M	08. BEDROOM 2	4.05 X 3.60 M
		09. TOILET	1.50 X 3.10 M



10. UPPER LIVING	3.65 X 3.50 M	14. TOILET	1.50 X 3.10 M
11. BEDROOM 3	4.20 X 4.20 M	15. BEDROOM 5	4.30 X 3.05 M
12. TOILET	2.70 X 1.50 M	16. TOILET	2.60 X 1.50 M
13. BEDROOM 4	4.05 X 3.60 M	17. BALCONY	1.40 X 3.25 M
		18. OPEN TERRACE	4.40 X 3.15 M



## M13 TYPE I

TOTAL BUILT - UP AREA

**2158.37 sqft**

GROUND FLOOR AREA

**1154.21 sqft**

FIRST FLOOR AREA

**1004.16 sqft**



GROUND FLOOR ISOMETRIC



FIRST FLOOR ISOMETRIC

RERA AREA

**1663.45 sqft**

OUTER WALL AREA

**231.31 sqft**

BALCONY & SITOUT

**115.17 sqft**



- |                 |               |
|-----------------|---------------|
| 01. SITOUT      | 2.55 X 1.50 M |
| 02. LIVING ROOM | 3.34 X 3.70 M |
| 03. DINING ROOM | 4.15 X 3.70 M |
| 04. KITCHEN     | 3.25 X 3.00 M |
| 05. WORK AREA   | 2.08 X 1.60 M |
| 06. BEDROOM 1   | 3.30 X 4.10 M |
| 07. TOILET      | 1.50 X 2.50 M |
| 08. BEDROOM 2   | 3.55 X 3.40 M |
| 09. TOILET      | 2.37 X 1.50 M |



- |                  |               |
|------------------|---------------|
| 10. UPPER LIVING | 3.95 X 3.80 M |
| 11. BEDROOM 3    | 3.30 X 4.10 M |
| 12. TOILET       | 1.50 X 2.50 M |
| 13. TOILET       | 2.37 X 1.50 M |
| 14. BEDROOM 4    | 3.55 X 3.40 M |
| 15. HOME THEATRE | 3.25 X 3.70 M |
| 16. BALCONY      | 2.10 X 2.55 M |
| 17. OPEN TERRACE | 3.48 X 5.06 M |

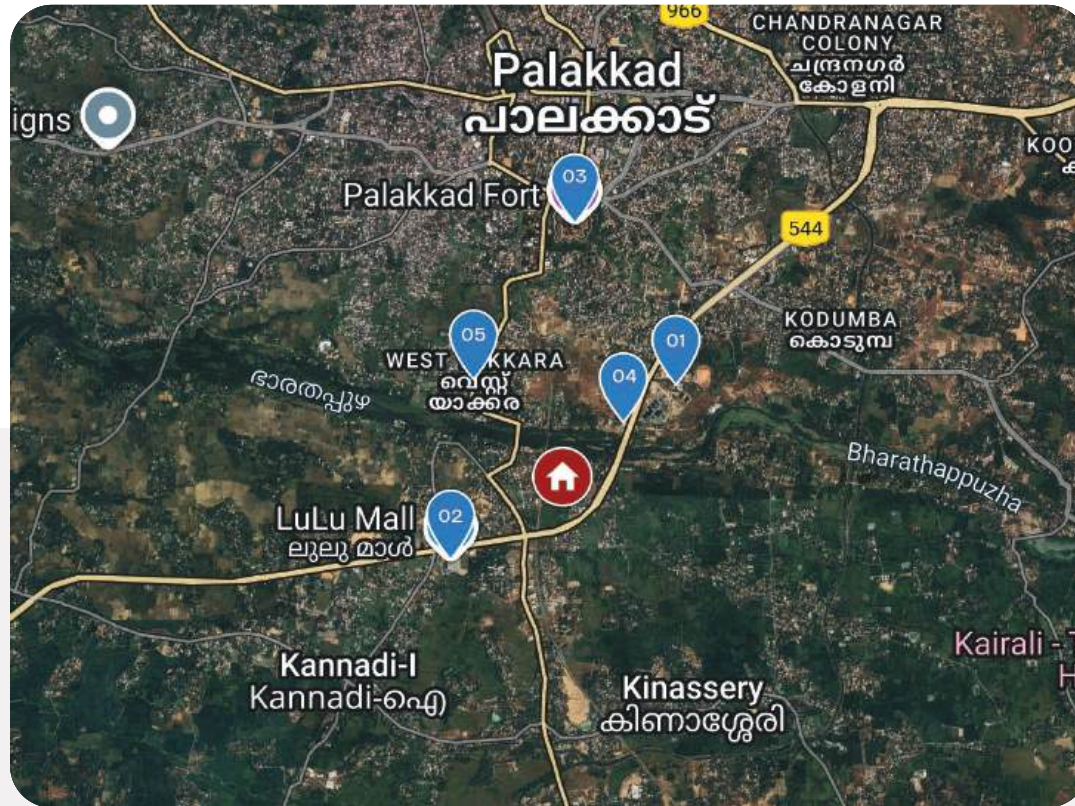




Site Layout



# Location Map



 Proposed Plot

## Nearby Places

- 01. Palakkad Medical College
- 02. Lulu Mall Palakkad
- 03. Palakkad Fort
- 04. Malabar Hospital
- 05. Tankam Hospital





**Mom's Ventures LLP**

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