BEACON®
PROJECTS

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Trivandrum 14, E: marketing@beaconprojects.in

www.beaconprojectsindia.com

PROJECTS DELIVERED


BEACON green Leaves
KANJIRAMPARA


BEACON green Heights
MEDICAL COLLEGE


BEACON green Lillies
VETTAMUKKU
NEAR POOJAPURA


BEACON Green Grace
ALATHARA, NEAR TECHNOPARK


BEACON greenmyst
POOJAPURA


BEACON green square
ESWARAVILASAM ROAD
VAZHUTHACAUD

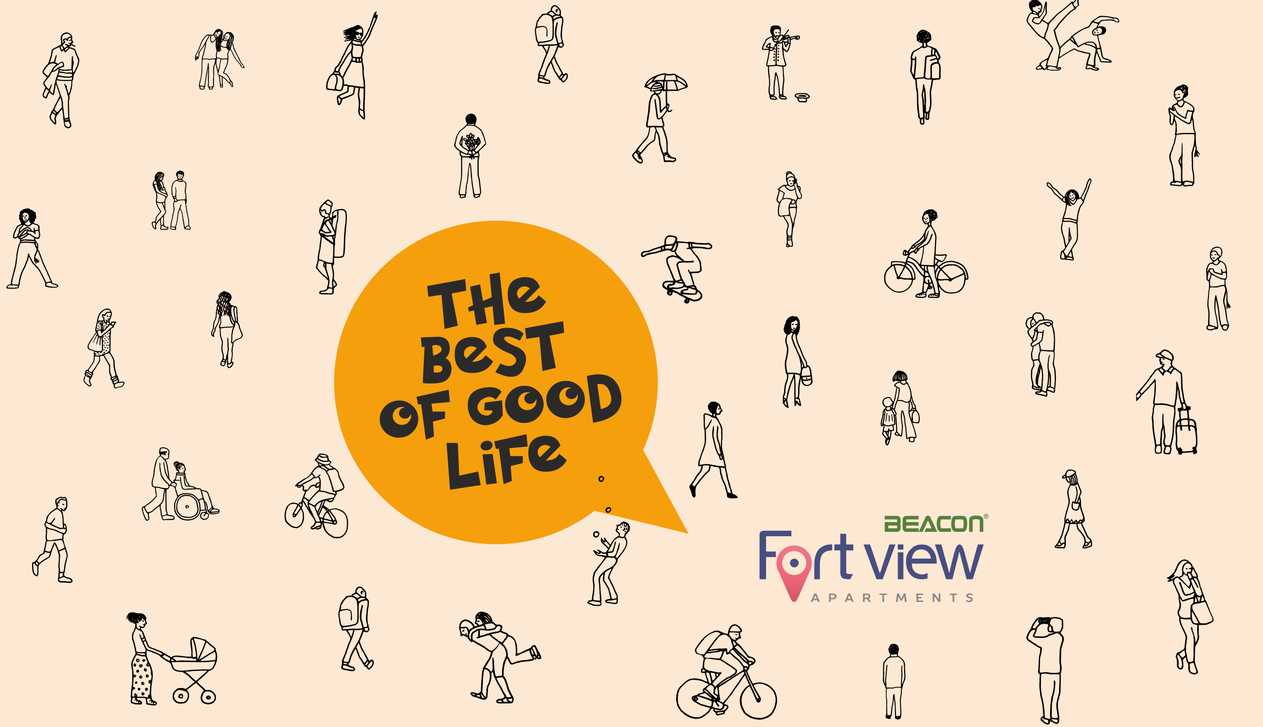
ONGOING PROJECTS


BEACON colors
Mannanthala


BEACON terrace
Mannanthala

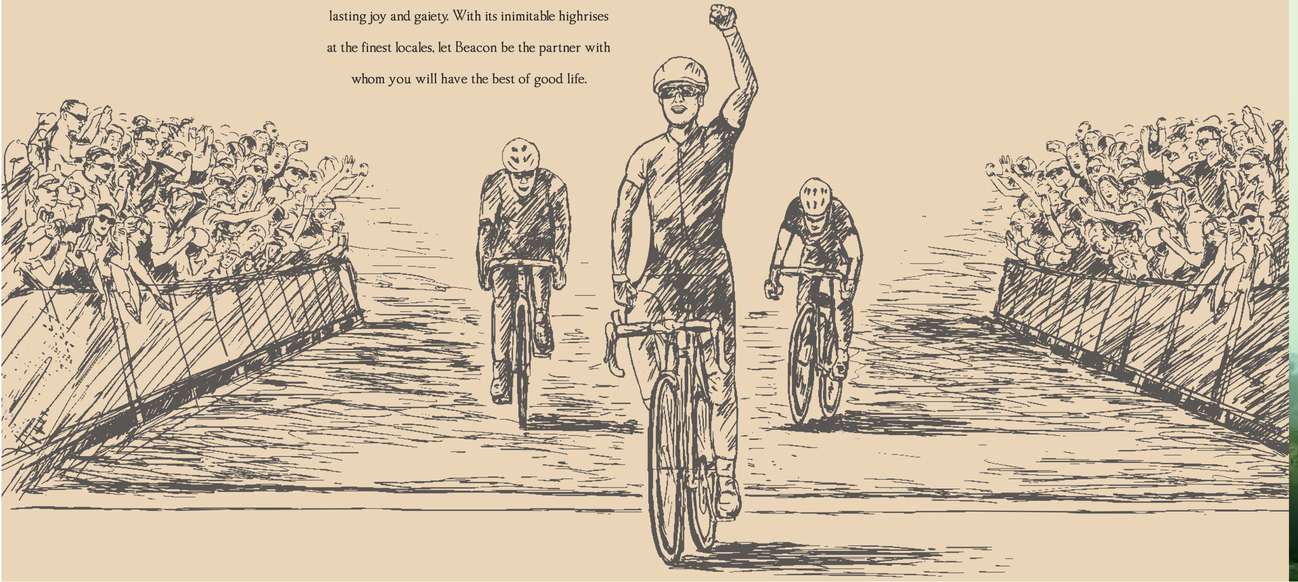

SKY
ANAYARA

CALL: 98471 77709, 98958 19330 CREDAI TRIVANDRUM



BEACON®

Good life is invariably a measure of how much and how often one can invest in happiness. A right partner is someone whom you can count on for lasting joy and gaiety. With its inimitable highrises at the finest locales, let Beacon be the partner with whom you will have the best of good life.





A New Way of Life in The City



Not long after bringing alive the concept of good life to Thiruvananthapuram with its various ongoing and completed apartment projects across the length and breadth of the cityscape, Beacon is all set to bring more of good life with its latest project, Fort View at West Fort, Thiruvananthapuram.





A LIFE THAT IS WHOLESOME

An abode that makes life in the city worth it. With thirty years of experience in the construction industry, Fort View, Beacon's latest project will sure make a wholesome experience for all who aspire to have a life well-appointed.

BEACON® PROJECTS



THE BUILDING BLOCKS

Fort View has twenty-four 2 & 3 BHK apartments ranging from 1096 sq. ft. to 1654 sq. ft. A total of five floors. Four floors plus Ground Floor, with Car Park.



LOCALE SPEAKS

BEACON Fort view APARTMENTS



N
W E
S

AKTECH APARTMENT

TO KAITHAMUKKU

AISWARYA GARDEN LANE

ARUMANA GANAPATHI TEMPLE

MUTHOOT SKY CHEF

VILLA MAYA HERITAGE

PADMANABHASWAMY TEMPLE ROAD

SUBHASH NAGAR

TO EENCHAKAL

TO SRIVARAHAM



Beacon Fort View is located at one of the prime locations of Thiruvananthapuram. Padinjaare Kotta or West Fort is a historic entranceway to the Fort built by the erstwhile Kings of Travancore. It is situated at the West End of the fort and hence the name, in similar lines to the very popular East Fort.



LOCATION MAP



Beacon Fort View houses a host of amenities;
Health Club, Ground Floor Car Parking, Driver's Room with Toilet,
Generator Back-up and Waste Management Facility.

The iNSiDe STORY



Padmanabha Swamy Temple - 1 km
International Airport - 2 kms
Ananthapuri Hospital - 2 kms
East Fort - 1½ kms
Sree Varaha Moorthy Temple - 1km
Central Railway Station - 3 kms
Sanghumugham Beach - 5 kms
NH Bypass - ½ km
Mall of Travancore - 2 kms

GRANDEUR NEXT DOOR





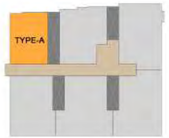




Typical
floor plan







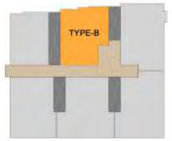


1.	LIVING	3.50 M x 6.78 M	(11'6" x 22'3")
2.	WASH	1.65 M x 1.50 M	(5'5" x 4'11")
3.	BEDROOM	3.75 M x 3.30 M	(12'3" x 10'9")
3A.	TOILET	2.10 M x 1.50 M	(6'10" x 4'11")
4.	M.BEDROOM	3.75 M x 3.48 M	(12'3" x 11'5")
4A.	BALCONY	2.56 M x 1.50 M	(8'4" x 4'11")
4B.	TOILET	2.10 M x 1.66 M	(6'10" x 5'5")
5.	KITCHEN	2.70 M x 3.40 M	(8'10" x 11'2")

2 BHK - TYPE - A
AREA - 1096 Sq:ft







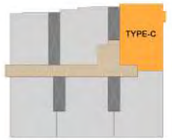


1.	LIVING	3.63 M x 3.90 M	(11'11" x 12'10")
2.	DINING	3.00 M x 3.35 M	(9'10" x 11'0")
3.	WASH	2.10 M x 1.02 M	(6'10" x 3'4")
4.	BEDROOM	3.52 M x 3.30 M	(11'6" x 10'9")
4A.	TOILET	2.30 M x 1.50 M	(7'6" x 4'11")
5.	BEDROOM	3.52 M x 3.74 M	(11'6" x 12'3")
5A.	BALCONY	3.41 M x 1.50 M	(11'2" x 4'11")
6.	BALCONY	1.99 M x 1.40 M	(6'6" x 4'7")
7.	M.BEDROOM	3.54 M x 4.10 M	(11'7" x 13'5")
7A.	TOILET	2.10 M x 1.50 M	(6'10" x 4'11")
8.	KITCHEN	2.64 M x 3.23 M	(8'7" x 10'7")

3 BHK - TYPE - B
AREA - 1397 Sq:ft







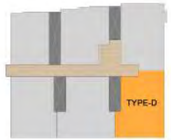


1.	LIVING	3.50 M x 4.00 M	(11'6" x 11'11")
2.	DINING	5.10 M x 2.92 M	(16'9" x 9'7")
3.	WASH	1.50 M x 1.62 M	(4'11" x 5'3")
4.	BEDROOM	3.50 M x 3.38M	(11'6" x 11'1")
4A.	TOILET	2.30 M x 1.50 M	(7'6" x 4'11")
5.	BEDROOM	3.15 M x 3.50 M	(10'4" x 11'6")
5A.	TOILET	1.50 M x 2.10 M	(4'11" x 6'10")
5B.	BALCONY	3.38 M x 1.50 M	(11'1" x 4'11")
6.	KITCHEN	3.15 M x 2.92 M	(10'4" x 9'7")
7.	M.BEDROOM	3.15M x 5.17 M	(10'4" x 16'11")
7A.	DRESS	1.62 M x 2.55 M	(5'3" x 8'4")
7B.	TOILET	1.50 M x 2.50 M	(4'11" x 8'2")

3 BHK - TYPE - C
AREA - 1552 Sq:ft







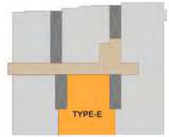


1.	LIVING	3.50 M x 3.97 M	(11'6" x 13')
2.	DINING	5.10 M x 2.92 M	(16'9" x 9'7")
3.	WASH	2.23 M x 1.50 M	(7'3" x 4'11")
4.	BEDROOM	4.85 M x 3.38 M	(15'11" x 11'1")
4A.	TOILET	2.50 M x 1.50 M	(8'2" x 4'11")
5.	BEDROOM	3.15 M x 3.50 M	(10'4" x 11'6")
5A.	TOILET	1.50 M x 2.10 M	(4'11" x 6'10")
5B.	BALCONY	3.38 M x 1.50 M	(11'1" x 4'11")
6.	KITCHEN	3.15 M x 2.92 M	(10'4" x 9'7")
7.	M.BEDROOM	3.15 M x 5.17 M	(10'4" x 16'11")
7A.	DRESS	1.62 M x 2.55 M	(5'3" x 8'4")
7B.	TOILET	1.50 M x 2.50 M	(4'11" x 8'2")

3 BHK - TYPE - D
AREA - 1620 Sq:ft









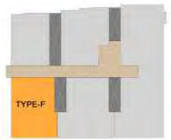
1.	LIVING	3.50 M x 3.97 M	(11'6" x 13'0")
2.	DINING	5.10 M x 2.92 M	(16'9" x 9'7")
3.	WASH	2.23 M x 1.50 M	(7'3" x 4'11")
4.	BEDROOM	5.40 M x 3.38 M	(17'8" x 11'1")
4A.	TOILET	3.05 M x 1.50 M	(10'0" x 4'11")
5.	M.BEDROOM	4.43 M x 3.50 M	(14'6" x 11'6")
5A.	DRESS	1.62 M x 2.78 M	(5'3" x 9'1")
5B.	TOILET	1.50 M x 2.10 M	(4'11" x 6'10")
5C.	BALCONY	4.43 M x 1.50 M	(14'6" x 4'11")
6.	KITCHEN	3.15 M x 2.92 M	(10'4" x 11'6")
7.	BEDROOM	3.15 M x 3.85 M	(10'4" x 12'7")
7A.	DRESS	1.62 M x 1.63 M	(8'4" x 8'4")
7B.	TOILET	1.50 M x 2.10 M	(4'11" x 6'10")

3 BHK - TYPE - E
AREA - 1654 Sq:ft









1.	LIVING	3.50 M x 3.97 M	(11'6" x 13'0")
2.	DINING	5.12 M x 2.92 M	(16'9" x 9'7")
3.	WASH	2.23 M x 1.50 M	(7'3" x 4'11")
4.	BEDROOM	4.21 M x 3.38 M	(13'9" x 11'1")
4A.	TOILET	2.30 M x 1.50 M	(7'6" x 4'11")
5.	M.BEDROOM	3.16 M x 3.50 M	(10'4" x 11'6")
5A.	DRESS	1.62 M x 2.78 M	(5'3" x 9'1")
5B.	TOILET	1.50 M x 2.10 M	(4'11" x 6'10")
5C.	BALCONY	3.39 M x 1.50 M	(11'1" x 4'11")
6.	KITCHEN	3.16 M x 2.92 M	(10'4" x 9'7")
7.	BEDROOM	3.16 M x 3.85 M	(10'4" x 12'7")
7A.	DRESS	1.62 M x 1.63 M	(5'3" x 5'3")
7B.	TOILET	1.50 M x 2.10 M	(4'11" x 6'10")

TYPE - F (3 BHK)
AREA - 1493 Sq:ft





Building specifications



Foundation & Structure	–	Earthquake resistant R.C.C. framed structure.
Flooring	–	Vitrified tiles of size 60 cms X 60 cms for the entire apartment.
Doors and Windows	–	Teak wood entrance door. Attractive factory-made internal doors. Powder coated aluminium sliding windows with glazed shutters.
Kitchen	–	Kitchen counter with granite top and single bowl with drain board stainless steel sink. Glazed tiles above the counter to a height of 45 cms.
Toilet	–	Flooring and dadoing up to lintel level with glazed tiles. Concealed piping with white sanitary fixtures and CP fittings. Hot and cold mix tap with shower. Geyser point in all bedroom toilets.
Painting	–	Emulsion with putty finish for inside walls. Melamine finish for front door. Enamel paint for other doors.
Electrical	–	Concealed conduit wiring with PVC insulated copper cables for light, fan, and plug points. AC point in all bedrooms, etc. controlled by ELCB and MCB with independent KSEB metres.
Telephone and TV	–	Concealed conduits for telephone and cable TV in drawing room and master bedroom.
Lift	–	One lifts stopping at all residential and parking floors.
Generator	–	Generator back-up for lift, common lights, water pumps, etc. 5 points for each apartment.
Security	–	24-hour-security arrangements.
Water Supply	–	Round-the-clock water supply through sump and overhead tank.
Firefighting	–	Modern firefighting arrangements.
Water Proofing	–	Leak-proof fibre glass lining for all toilets.





Amenities

Air-conditioned suite room • Fitness centre • Spacious lobby • Cable/Internet connectivity • Proximity entry system (biometric)
•Reticulated gas supply • Driver's dormitory



Terms and conditions



Terms and Conditions
Once allotted and agreement signed, the prices are firm. All payments are to be made only by Demand Draft or by local cheques favouring Beacon Projects Pvt. Ltd., payable at Trivandrum. Possession shall be given to the customer on setting of all the dues to the company. Beacon Projects Pvt. Ltd. reserves the right to accept or reject any application. Statutory Deposits, part of transformer cost/cable, Building Tax, Construction Workers Welfare Fund, VAT and Service Tax to be paid by the buyer.

Payment Schedule
25% of the total contracted amount to be paid on signing of the agreement and balance in instalments as in agreement through post dated cheques or in a mutually agreed basis as provided in the agreement.



Maintenance
Owners' Association/Trust will be formed on handing over the possession of the apartments. Membership in the above Association/ Trust is compulsory, not optional. The Owners' Association/Trust will carry out all necessary routine and annual maintenance and repairs of common area and exterior wall of the building, common installation and fittings and payment of electrical and water charges for common facilities and services. Maintenance charges/deposits are to be paid by each owner regularly and on time. The maintenance will be carried out by the builder till the formation of the Owners' Association, which will take over the maintenance. Maintenance deposit/advance is collected from all the owners by the builder and after appropriating the expenses incurred by the builder during the period the maintenance done by them, the builder shall transfer the balance amount to the Association.

Documentation
As per government norms.
All disputes are subject to Trivandrum jurisdiction only.



