



DASCO[®]
BUILDERS
Building with Passion



DASCO

Royal Valley

3 BHK LUXURY VILLAS

POTHENCODE TRIVANDRUM

3 MINUTES DRIVE FROM POTHENCODE JUNCTION



Location	Distance (KM)	Time (MIN)
Pothencode Jn.	0.8	3
Technocity	8.5	16
Technopark	10	18
KINFRA Film & IT Park	6	10
Gokulam Medical College	10	17
Sainik School	7	11
Sabarigiri International School	5	6
St. Thomas School & Engineering College	5	8
Career Links Academy	2.5	4
Venjaramoodu Jn.	8.2	14
Sreekarayam Jn.	10	19



3 BHK LUXURY VILLAS
POTHENCODE TRIVANDRUM

ROYAL VALLEY Villas from DASCO Builders is a cluster of 31 luxurious and spacious Architect designed villas. The Villas are located on a 2 acre property, 800 metres from Pothencode junction offering all the comforts of living close to the city.

Pothencode is a rapidly developing town and area of Thiruvananthapuram District in the Indian state of Kerala. The proposed Outer Ring Road will be connected to Pothencode.

Technocity, Technopark and several Educational Institutions are within a comfortable driving distance of 20 minutes.

SITE PLAN



PLOT NUMBERS	PLOT AREA (CENTS)
1	5.08
2	3.99
3	4.18
4	3.95
5	3.54
6	3.50
7	3.70
8	3.50
9	4.26
10	5.00
11	3.60
12	3.50
12A	3.50
14	3.95
15	4.05
16	4.18
17	4.04
18	4.04
19	4.04
20	5.25
21	6.12
22	6.12
23	6.05
24	6.36
25	5.85
26	5.59
27	5.80
28	4.29
29	5.32
30	5.25
31	5.42

Phase 3 - 11 Villas 5 to 7, 12 to 19

K-RERA Registration numbers

Phase 1 - K-RERA/PRJ/126/2020 dated 24th June 2020
 Phase 2 - K-RERA/PRJ/TVM/017/2021 dated 2nd June 2021
 Phase 3 - K-RERA/PRJ/TVM/095/2022 dated 30th May 2022





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AMENITIES



- Well-equipped Gymnasium
- Badminton court
- Well-equipped Children's play area
- Rooftop Party Area with barbeque counter
- Games room with equipments
- Multi-purpose hall / Association Room

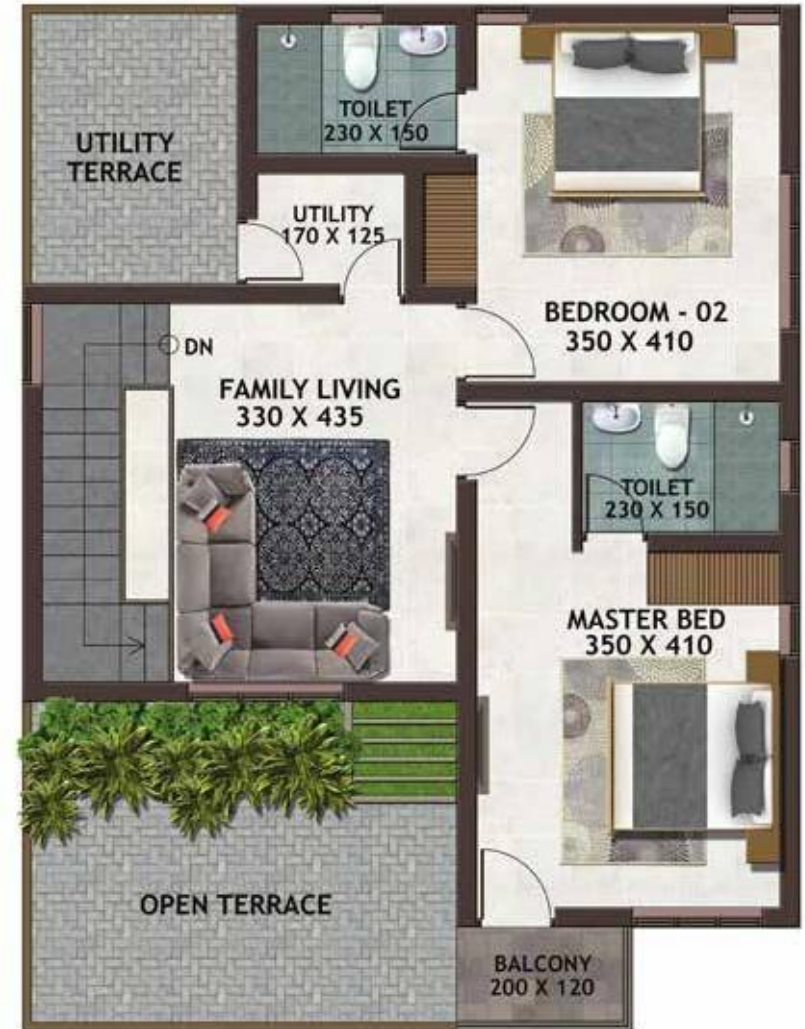
- Provision for electric car charging
- Provision for landscaped gardens in individual villas at designated area
- Car wash Ramp
- Intercom to villas from security cabin
- Bio degradable waste management system / Incinerator

TYPE A

3BHK 1950 SQ.FT.



GROUND FLOOR PLAN
AREA : 1120 SQ.FT



FIRST FLOOR PLAN
AREA : 830 SQ.FT
TOTAL AREA : 1950 SQ.FT

TYPE B

3BHK 1570 SQ.FT.



GROUND FLOOR PLAN
AREA : 915 SQ.FT



FIRST FLOOR PLAN
AREA : 655 SQ.FT
TOTAL AREA : 1570 SQ.FT

All Dimensions are in centimeters | Furniture & Fixtures are indicative only | Plans & Areas, Specifications & Dimensions are subject to change as per site conditions

TYPE C

3BHK 1325 SQ.FT.



GROUND FLOOR PLAN
AREA : 725 SQ.FT



FIRST FLOOR PLAN
AREA : 600 SQ.FT
TOTAL AREA : 1325 SQ.FT

All Dimensions are in centimeters | Furniture & Fixtures are indicative only | Plans & Areas, Specifications & Dimensions are subject to change as per site conditions

SPECIFICATIONS

Foundation: As per design depending upon soil condition. Termite treatment as per specification.

Structure: Brick Masonry wall and RCC slab.

Kitchen: Kitchen counter top with granite slab and stainless steel 1 1/2 bowl sink with single drain board. Stainless steel single bowl sink in work area. Franke or equivalent. 60 cm height Ceramic tile above counter.

Flooring: Granite front entrance steps. Living/ Dining/Family Living and all bedrooms Superior quality Vitrified tiles 80 x 80 RAK/Kajaria/ Simpolo or equivalent. Kitchen, work Area, utility room and balcony: Rustic antiskid vitrified / ceramic tiles.

Toilets: Superior quality anti-skid ceramic tile for floor and Superior quality glazed designer tiles Kajaria / Qutone / Somany or equivalent for walls upto 210 cm. Sanitary fixtures- Floor / Wall mounted closets with concealed cistern RAK / Kohler/ Toto or equivalent and Wash basin RAK / Kohler/ Toto or equivalent in white colour for all toilets. Geyser point in toilets. CP Fixtures: Single lever concealed diverters from GROHE / KOHLER / Toto or equivalent.

Plumbing: All concealed water supply lines inside the villa shall be in ISI marked CPVC pipes. External water supply lines shall be UPVC / ASTM pipe. Drainage lines and storm water drain pipes shall be with UPVC. Individual septic tank with soak pits for each villa.

Doors & Windows: Front entrance door frame and shutter made of teakwood. Wooden frame with laminated flush door for bedrooms, kitchen and toilets. UPVC glazed sliding/fixed shutters for all windows, balconies and ventilators.

Electrical: Three phase Concealed conduit wiring with copper conductor (V guard / Finolex / Havells / RR Cables) Modular switches, adequate light points, fan points, 6/16 ampere power plugpoints controlled by ELCB and MCB Legrand / L&T or equivalent. Switches shall be Legrand / Crabtree or equivalent make. Geyser point in all toilets. Exhaust fan point in all toilets inside the villa and kitchen. Provision for inverter backup in selected points. Independent KSEB meters for each villa. USB charging port in all bedrooms. Shaver socket in master bedroom toilet. Provision for electric car charging. Foot lamp in master bedroom.

Internal Main Staircase: Superior quality Vitrified tiles / Granite in stairs with stainless steel mat / glossy finish handrails.

Painting: Internal Wall paint with putty and emulsion. Windows and grills with enamel paint except front door. Front door melamine finish. Exteriors: Premium exterior emulsion with putty finish.

Air Conditioning: Provision for AC in all bedrooms.

TV: Provision for Cable TV connection in ground floor living room and master bedroom. Internet: Provision at one location

Telephone: Concealed wiring for telephone in

living room and Master bedroom

Landscape And Garden: Provision for landscaped gardens for all villas at designated areas. Exterior grade paving Tiles for car park area and pathway.

Water Supply: Through bore well / open well.

Compound Wall: Four sides compound wall with gate and villa number.

Security: Provision for 24 Hours Multi-level security system for common areas.

INTERIORS



Furniture & Fixtures are indicative only

TERMS & CONDITIONS

1. Dasco Builders reserves the right to accept or reject any application.
2. On allotment two agreements shall be entered into between the builder and the purchaser, one for the allotment of land and another for construction. Though separate considerations are specified in each agreement, composite value of land and construction shall be shown in the payment schedule.
3. The concept of the transaction shall be, allotment of land on the condition that the promoter only shall be undertaking the construction, utilizing the funds to be made available by the purchaser through advances.
4. This is a time bound project. In case payments are not made as per agreement signed, the builder reserves the right to cancel the allotment. In such case the amount paid till such cancellation will be returned only after re-allotment to another party and without any interest and subject to deduction of expenses and damage.
5. Once allotted and the agreements are signed, the prices are firm.
6. All payments to be made by local cheques or DD favouring Dasco Builders , payable at Trivandrum.
7. The buyer shall compulsorily be a member of the house owners association constituted by the builder after handing over. The Association shall carry out all necessary routine and annual maintenance and repairs to the common areas, exterior walls of the building, common installations and fittings and shall make payment of water and electrical charges for common facilities, services etc, Maintenance charges/ deposits are to be made 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 within a period of six months from the date of handover. Maintenance deposit /advance collected from all the owners by the builder shall be appropriated

against the expenses incurred by the builder during the period the maintenance was done by them.

8. All transactions are subject to Trivandrum jurisdiction only. This brochure is only for information and does not constitute a legal document.
9. All notices and letters sent by registered post to the buyers address as mentioned in the agreement or to the buyers email id as mentioned in the Agreement will be considered as having been received by the buyer and will be treated as proper communication.
10. All measurements and specification given in this brochure are subject to minor variation. Furniture layout is only an indication for space utilization. The elevation shown in the brochure is artist's expression only and the actual may vary according to the practical site conditions and do not form part of the offering. If such changes are warranted due to statutory or commercial requirements they shall not be objected to by the owner.
11. Individual villas will be completed in a period of 10 months from the date of getting license to construct. Possession shall be given upon completion of all dues to the company.
12. Registration charges and incidental expenses for registration of the plot shall be borne by the client.
13. All litigations are subject to Trivandrum jurisdiction only. This brochure is only for information and does not constitute a legal document.



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