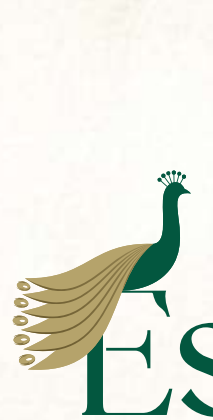




K-RERA/PRJ/ERN/053/2026
www.rera.kerala.gov.in

CCLASSIC
HOMES

Modern by Design.
Timeless by Origin.

 **Indian**
Essence





A Soil Born of Stories

In a land where dawn spills gold upon the earth and royalty lingers in every horizon, quietly tucked away in the hum of stories untold, a new legacy rises.



A Vibrant Symphony

Where peacocks dance beneath monsoon skies and lotus blooms unfurl upon still waters, this land has always known splendour, carrying the essence of bespoke beauty within.



A Canvas Across Time

*This is where the past does not rest; it walks beside the present.
Inspired by centuries of craftsmanship, every detail and texture speaks a
language of regal familiarity.*

Welcome to Indian Essence



Luxury Artisan Apartments







Rooted in Sophistication

*Indian Essence is not born from a single element, but many,
living as one. Embrace a world that comes alive with soul,
artistry, and inspiration.*



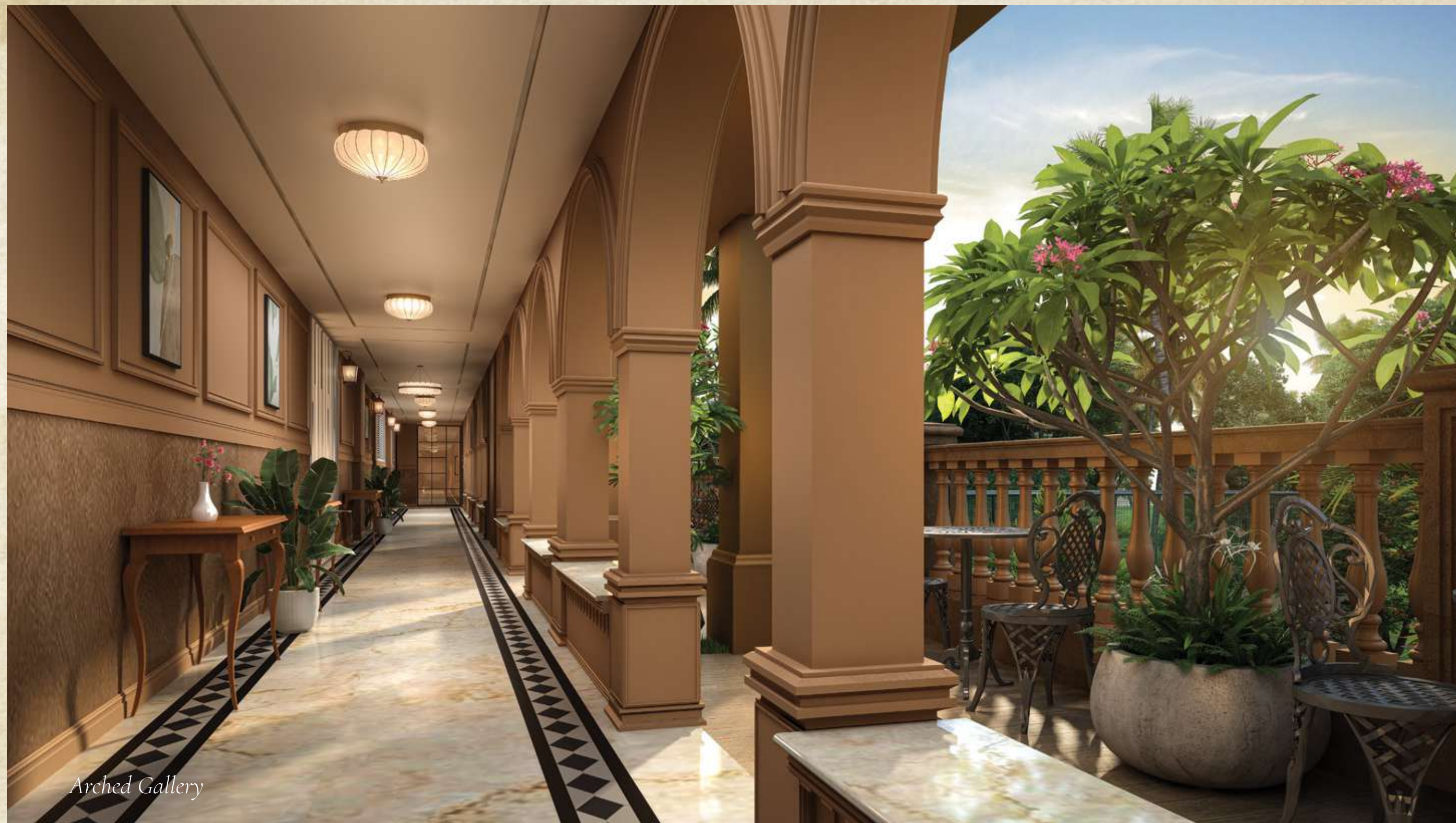
CLASSIC


Indian
Essence



Artisan Themed Lobby

Step into quiet distinction



Arched Gallery

A gentle pause between spaces



Living, Dining & Kitchen

A mosaic of moments and memories



Bedroom

A space to drift into quiet repose



Artisanal Spaces, Crafted with Intent

Amenities at Indian Essence —————>



Infinity Pool

Find stillness in reflection



Strength, drive & discipline



Composed for moments of expression



Billiards Room

Where focus finds finesse



Where camaraderie meets play



Children's Play Area

Where little worlds come to life



Elder's Park

Where time slows into comfort



Sky Lounge

For evenings that open into the horizon



Multipurpose Hall



Lift Lobby



Carrom's Room



Children's Play Area with Slate Wall

Indoor Facilities (Air conditioned):

- Party Hall with Open Terrace
- Gymnasium
- Carrom's Room
- Billiards Room
- Jam Room
- Artisan Themed Lobby
- Guest Room

Outdoor Areas:

- Children's Play Area
- Sky Lounge
- Infinity Pool (Terrace)
- Kids Pool (Terrace)
- Pool Deck for Party
- Elder's Park
- Cricket Net

Additional Amenities:

- Caretaker's Room (Basement)
- Driver's Room (Ground Floor)
- E-Commerce Delivery / Pickup Point

Security & Safety:

- Biometric Access to Lobby
- Video Door Phones
- Surveillance Cameras at Key Points
- Fire Control Room
- Security Cabin

Utilities & Sustainability:

- Individual Water Metering for each Apartment
- Centralised Gas Connection
- Solar-Powered Lighting for Common Areas
- Lifts with Braille Support (Passenger and Service / Fire Lift)
- Provision for EV Charging

Health & Safety:

Defibrillator
(AED)



Indian Essence continues to follow the highest standard in Kerala's apartment living by committing to the installation of an Automated External Defibrillator (AED) in the common area. This easy-to-use, life-saving device analyzes heart rhythms and delivers a controlled shock during sudden cardiac arrest, ensuring safety for all residents.



Wheelchair &
Stretcher

Accessibility and mobility for safe and swift transportation.



An aerial photograph of a modern building with a grid-like facade, surrounded by lush green trees and vegetation. The building is partially obscured by the patterned overlay.

A Modern Testament to Regal Craftsmanship



Scan for Location

Healthcare

Sunrise Hospital – 2.9 km

Ernakulam Medical Centre – 3.4 km

Renai Medicity – 4.9 km

Education

Vyasa Vidyalaya, Kakkanad – 2.8 km

Model Engineering College – 2.8 km

Bhavan's Adarsha Vidyalaya – 3.6 km

Rajagiri School of Engineering & Technology – 5.0 km

Religious Landmarks

St. John The Baptist Orthodox Church – 200 m

Kuzhikkattu Temple – 600 m

St. Joseph's Church, Vazhakkala – 800 m

Connectivity

Padamugal Metro Station – 150 m

Padamugal Bus Stop – 150 m

Cochin International Airport – 24 km

Shopping & Lifestyle

Centreal Bazaar, Kakkanad – 2.8 km

LuLu International Shopping Mall – 5.3 km

Work Hubs

CSEZ – 3.3 km

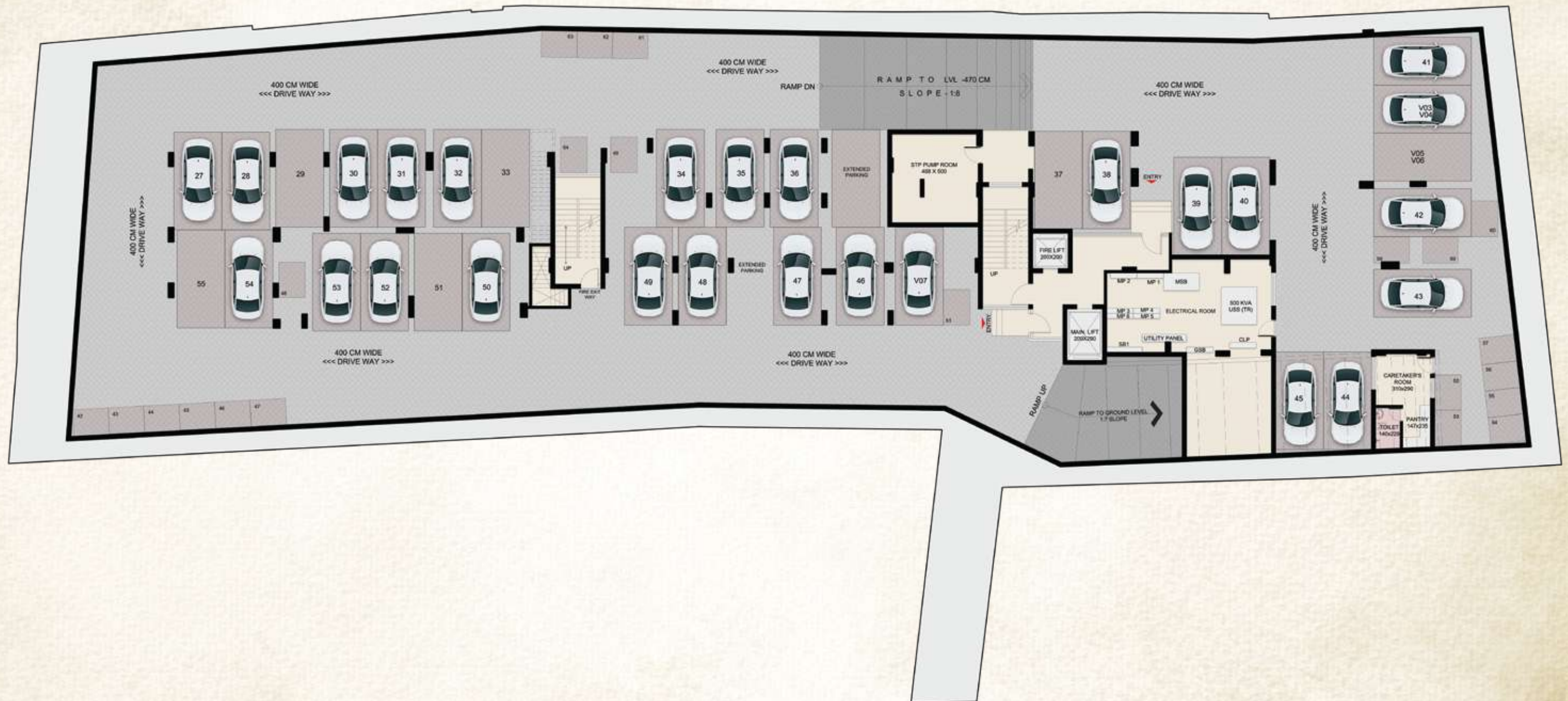
Infopark Phase 1 – 6.2 km





Floor Plans

Basement Floor Plan







First Floor Plan



Typical Floor Plan - 2ND to 13TH Floor



Architectural Fin wall for representation only

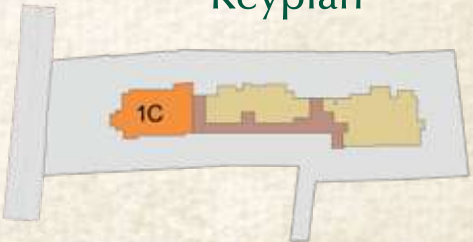
Type 1C'



First floor (sq.ft.)

CARPET AREA (AS PER KERALA RERA)	AREA OF EXCLUSIVE BALCONY	AREA OF EXTERNAL WALL	SHARE OF COMMON AREA	SALEABLE AREA	AREA OF OPEN TERRACE
1318.72 SQ.FT.	145.34 SQ.FT.	133.64 SQ.FT.	471.16 SQ.FT.	2068.86 SQ.FT.	627.33 SQ.FT.

Keyplan



* Dimension may vary slightly during construction * Furniture and fixtures are indicative only * All dimensions are in centimeters * Structural members may slightly vary after final design
* Carpet area as per Kerala RERA is the area excluding external wall and balcony/verandah * Carpet area calculated as per structural measurement and may slightly vary with respect to plastering and tiling thickness



Type A 4BHK



2nd to 13th floor (sq.ft.)

Keyplan

CARPET AREA (AS PER KERALA RERA)	AREA OF EXCLUSIVE BALCONY	AREA OF EXTERNAL WALL	SHARE OF COMMON AREA	SALEABLE AREA
1687.20 SQ.FT.	151.64 SQ.FT.	167.21 SQ.FT.	591.58 SQ.FT.	2597.63 SQ.FT.



* Dimension may vary slightly during construction * Furniture and fixtures are indicative only * All dimensions are in centimeters * Structural members may slightly vary after final design
* Carpet area as per Kerala RERA is the area excluding external wall and balcony/verandah * Carpet area calculated as per structural measurement and may slightly vary with respect to plastering and tiling thickness

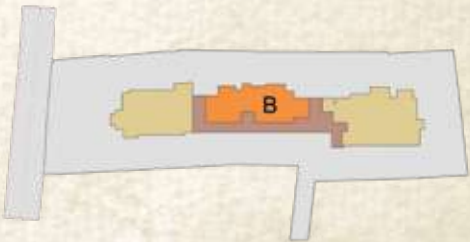
Type B 3BHK



2nd to 13th floor (sq.ft.)

Keyplan

CARPET AREA (AS PER KERALA RERA)	AREA OF EXCLUSIVE BALCONY	AREA OF EXTERNAL WALL	SHARE OF COMMON AREA	SALEABLE AREA
1198.64 SQ.FT.	123.85 SQ.FT.	178.90 SQ.FT.	442.76 SQ.FT.	1944.15 SQ.FT.



* Dimension may vary slightly during construction * Furniture and fixtures are indicative only * All dimensions are in centimeters * Structural members may slightly vary after final design
* Carpet area as per Kerala RERA is the area excluding external wall and balcony/verandah * Carpet area calculated as per structural measurement and may slightly vary with respect to plastering and tiling thickness

Type C 3BHK



2nd to 13th floor (sq.ft.)

Keyplan

CARPET AREA (AS PER KERALA RERA)	AREA OF EXCLUSIVE BALCONY	AREA OF EXTERNAL WALL	SHARE OF COMMON AREA	SALEABLE AREA
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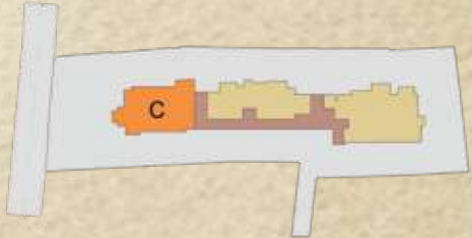
1318.72 SQ.FT.

145.34 SQ.FT.

133.64 SQ.FT.

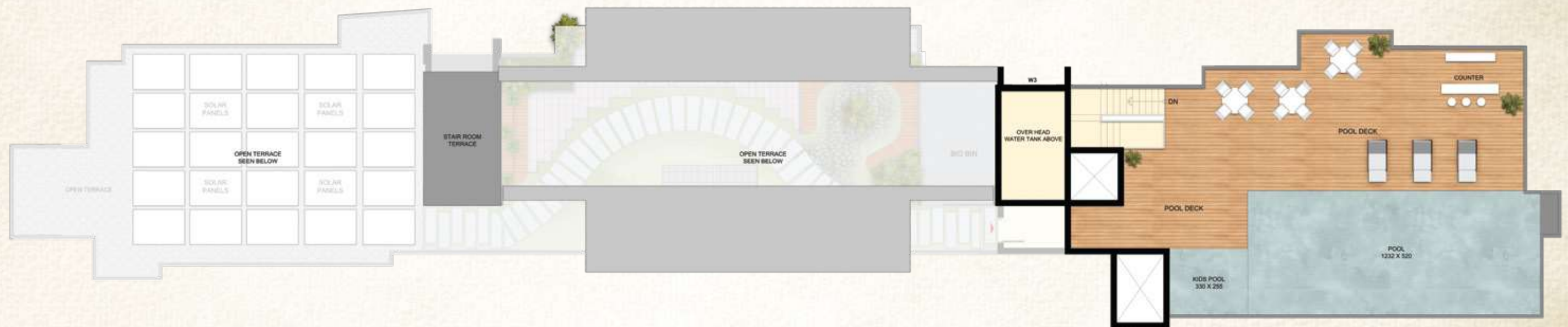
471.16 SQ.FT.

2068.86 SQ.FT.

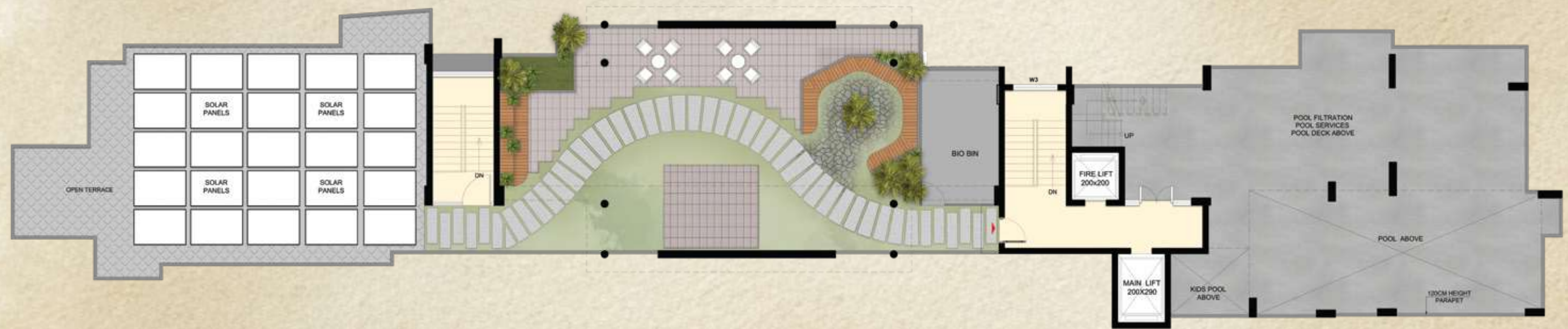


* Dimension may vary slightly during construction * Furniture and fixtures are indicative only * All dimensions are in centimeters * Structural members may slightly vary after final design
* Carpet area as per Kerala RERA is the area excluding external wall and balcony/verandah * Carpet area calculated as per structural measurement and may slightly vary with respect to plastering and tiling thickness

Pool Level Plan



Terrace Floor Plan



FOUNDATION

- The foundation shall be pile foundation as per the design of the Structural Engineer.

STRUCTURE

- RCC framed structure with masonry wall partitions. The wall partitions shall be with solid cement blocks. The structure surface including masonry walls shall be cement plastered. The structure shall be designed and built as earthquake-resistant structure coming in Zone 3 as per IS 1893.
- No core cutting or tampering or demolition of the structural member shall be permitted without the prior sanction of the Structural Engineer.

FLOORING

- Premium Vitrified tiles for Drawing and Dining room.
- Premium Vitrified tiles for all Bedrooms and Kitchen, except Toilets and Balconies.
- Ceramic / Vitrified wall tiles up to false ceiling height and matt finish Ceramic / Vitrified floor tiles for toilets.
- Matt finish Ceramic / Vitrified tiles for Balconies.
- Matt / Glazed Vitrified or Granite tiles for Lobbies and Staircases.

PAINTING

- Putty and Acrylic Emulsion with low VOC content for internal walls and ceilings. Exterior Emulsion for exterior walls. Enamel Paint for Grills and Handrails.

KITCHEN AND WORK AREA

- Kitchen and Work Area shall be bare (without any RCC slab / steel structure, counter top, steel sink and faucet).
- Inlet points for sink cock and water purifier shall be provided.
- Provision for washing machine and dish washer shall be provided.

DOORS AND WINDOWS

- Polished veneered pre-hung door with PVC wrapped engineered jamb or hardwood door frame / ABS Doors / equivalent for Main Entrance Door.
- Polished veneered pre-hung flush door with PVC wrapped engineered jamb or hardwood door frame / ABS Doors / equivalent for internal doors.
- Both side laminated flush door with PVC wrapped WPC door frame / ABS Doors for Toilets / Servant Toilet.
- Windows and ventilators shall be powder coated fully glazed aluminium sections with a combination of fixed and Openable / Sliding window panels.
- Balcony Doors shall be powder coated fully glazed aluminium sections with Sliding / Fixed / Openable panels.

GRILL AND RAILINGS

- MS rod / Galvanized pipe or combination of both for windows wherever applicable.
- Railing of Mild Steel / Masonry or combination of any of these for balcony handrails and work area
- Mild Steel / Galvanized pipe or combination of both for Handrails of Staircases.

ELECTRICAL

- Concealed wiring with superior quality PVC insulated copper cables, adequate light, fan, 6/16A power plug points controlled by ELCB and MCB, Independent Energy Meter for each Apartment. Switches shall be modular switches.

- Generator back-up for lights, fan and refrigerator for each Apartment.
- Provision for TV in Living and one Bedroom.
- Video Door Phone in Living or Dining Room.
- Provision to fit split-type air conditioner shall be provided for Main Bedrooms, Living, and Dining, with energized power point.
- Provision for exhaust fan in Toilets and Kitchen.

GENERATOR AND UNITISED SUB STATION

- Generator - CPCB approved Three Phase DG set with Acoustic enclosure.
- Unitised Sub Station - 11KV / 440V, dry-type cast resin.

PLUMBING AND SANITARY

- Sanitary ware shall be of white colour.
- Water efficient wall hung EWC with concealed cistern for all Toilets except Maid's Toilet.
- Wash basins shall be wall hung / vanity type in all Toilets including common wash, except Maid's Toilet.
- Floor mounting EWC and wall hung wash basin without pedestal in Maid's Toilet.
- Chrome-plated water efficient plumbing fixtures in all Toilets.
- Diverter with overhead shower and provision for geyser in Main Bathrooms.
- Water supply through underground sump tank and overhead tank of sufficient storage capacity.
- Individual water metering facility shall be provided for each Apartment.

FIREFIGHTING

- Firefighting arrangements as per the Kerala Firefighting Department.

RETICULATED LPG

- Reticulated LPG supply line up to individual consumption meter for each Apartment, subject to the government rules prevailing at that time. Gas pipeline from the gas meter position to the cooking area shall be done by the Owner.

SEWAGE TREATMENT PLANT

- Sewage Treatment Plant shall be provided as per the Kerala Pollution Control Board norms.

FURNISHINGS AND FITTINGS

- All the Cabinets, Interior Fittings, Curtains, Light Fittings, Fixtures, Furniture and Furnishing (except the items specified in the above specifications) in the Model Apartment, Brochure and Marketing Promotions are strictly for visual purpose and will not be provided. They are not part of the standard specification of the Project.

DESIGN AND FINISHING

- The design and colour of the common areas and finishing items like tiles, walls, joineries, etc. shown in the Brochure, are for visual purposes only. Actual provided may vary according to the decision of the Architect.

About Us

With 31 years of excellence, Classic Homes is a trusted name in Kerala's real estate, known for blending timeless design with modern functionality. Built on quality, innovation, and customer satisfaction, each project reflects our commitment to lasting value. With a diverse portfolio of completed projects, from artisanal apartments to expansive villas, we cater to every lifestyle. Whether you seek a cozy urban space or a spacious family home, we bring your vision to life with decades of unmatched craftsmanship.





This project was envisioned as a celebration of culture, craftsmanship, and meaningful living. Indian Essence, the next signature artisan apartment by Classic Homes, brings together the artistic richness of India with the comfort and sophistication of contemporary living, creating something truly distinctive.



K.T. Mathew

Founder & CEO

Petty Mathew

Partner



Our design marries the grandeur of classical architecture with the clean lines of modern living to create a distinctive silhouette for Kakkanad. We have meticulously sculpted each apartment at Indian Essence to ensure a private, light-filled haven wrapped in continuous natural ventilation

Bijo Varghese C.

Architect



Graduating from GEC Thrissur, Ar. Bijo Varghese C. mastered advanced structural detailing under South African Architect Neil Jeffery and anchored landmarks with leading firms in Kerala. Known for a meticulous eye for detailing and commitment to high-quality design, he is now a defining force shaping the skyline with Kerala's top-tier builders.



3&4 BHK Artisan Apartments in Padamugol, Kakkanad



3rd floor, Classic Capitol, MRA -83, Mavelipuram,
Kakkanad P.O, Ernakulam - 682030, Kerala



www.classichomes.in



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