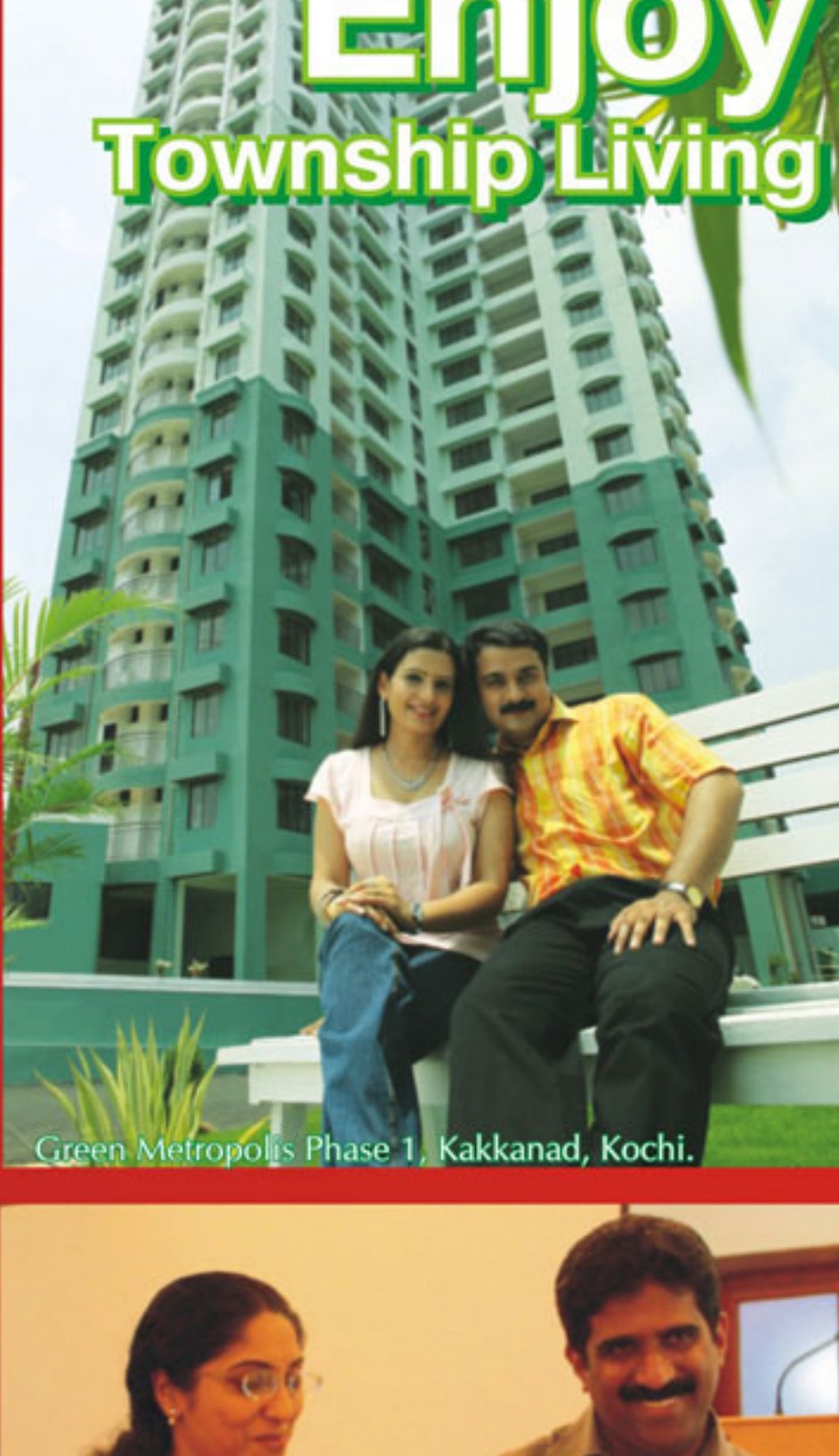


## Enjoy Township Living

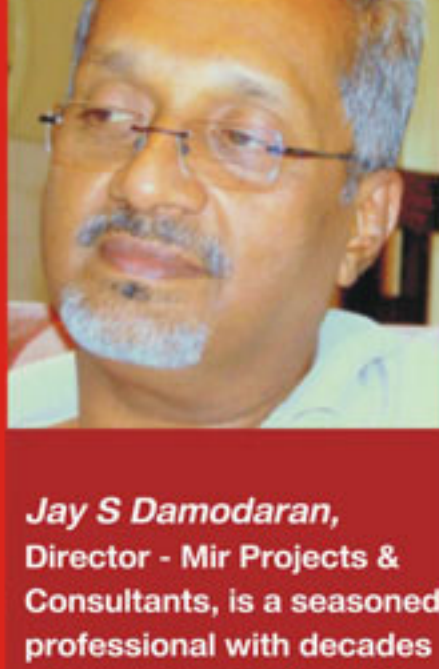


Green Metropolis Phase 1, Kakkanad, Kochi.

## TOGETHER WE ARE HAPPY !

Basic human nature, from time immemorial, was to look for good company in plenty as they felt more secure and inter-dependent. Over the recent years home makers have realized the importance of being in such company. Stand alone apartment blocks, which initially looked attractive, were located on the fringes of cities or in the middle of towns. In both cases the occupants realized they were destined to live with problems as long as they occupied these towering blocks of concrete. The ones on the fringes figured out that they have been isolated - no shops or facilities within walking distance, approach which was non-existent, school buses not within calling distance and many more that they soon stopped complaining. The ones that chose to stay within city limits decided that silence was the best way to complain. Any more loudly and the flat across you would respond by shaking your hands through respective windows. Problems of waste management, drinking water, traffic congestion and having no breathing space became a way of life. So what are the advantages that a large integrated township can offer to home buyers in respect of living conditions, in respect of lifestyle and in respect of social and economical benefits? There must be a large number of benefits, otherwise why would more and more happy families decide to settle themselves at these townships. So let us make an effort to understand what these benefits are and why more families are joining in to make these townships one very large happy family.

Continued on page 2



**Jay S Damodaran,**  
Director - Mir Projects & Consultants, is a seasoned professional with decades of experience in the field of Project Management & Consultancy. He is an ex-World Bank consultant and has been pro-actively involved in large-scale projects covering water, environment, capacity building and policy reforms. Here, he speaks on the myriad advantages of township living in comparison to stand-alone houses.



"We value everything that has to do with a green, clean environment and chose Mir Realtors' township at Cochin because we saw that they were involved with projects that had a clear eco message, and felt that they would adhere to ways that were important to us relating to our lifestyle and principles. I am a firm believer of quality living, the healthy way. Facilities such as purified drinking water, state-of-the-art Sewage Treatment plant, proper drainage system, Child care & crèche, swimming pool, hi-tech multi gym, indoor badminton, snooker, table tennis, and large open space are some of the facilities I have always dreamed of enjoying when I buy my own apartment. At Green Metropolis, I can say my dreams have been fulfilled beyond all expectations"

**Dr. O.V. Sudheer (Amrita Institute of Medical Sciences, Cochin) & Mrs. Sunitha, residents at Green Metropolis, Cochin**

"Having lived a substantial part of my life in Australia, it took some effort for me to identify an ideal eco-friendly builder. Mir offered me a township that abounds in clean, serene atmosphere and natural landscapes. The worries of power cut and clean potable water were my primal fears and I'm really pleased that Mir had already addressed these concerns with their 24 hour generator back-up and water treatment plant. I am really amazed that Mir provides drivers' dormitory and servants' restrooms, which is a great convenience for home owners. Mir's home support division did a fantastic job in giving me a stylish fully furnished apartment that is absolutely stunning. Our friends and family have also commented on our new home, because they can see it's a real green home that has all the quality and values we ourselves have already put into place in our daily lives".

**Mr. Joseph (ENSGIN International Energy Services) & Mrs. Delores, residents at Emerald Park apartment, Cochin**



"Mir has excelled not only in their construction projects, but also in their cordial relationship with customers. Personalized attention, immediate response to queries, strict adherence to quality and very friendly approach are the main highlights of the management and staff. Thanks to Mir, we have a lovely home we can always be proud of. The entire team at Mir will place hold a special place in our hearts"

**Mr. Venkataraman (CA) & Dr. Padmavathy (Prof.), residents at Gold Villa - Green Metropolis, Cochin.**



Continued from page 1

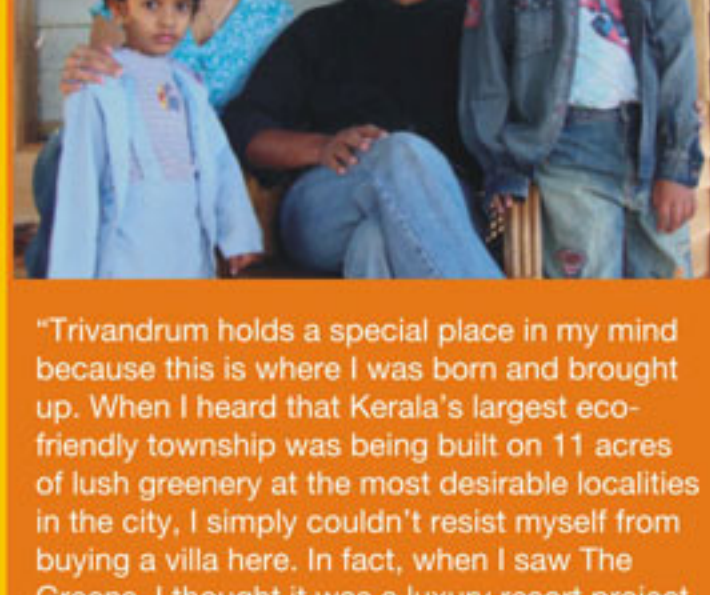
With regard to living space, we Indians have always been a community oriented and socially active people. We thrived on extensive social networking for varied reasons, right from discussions on politics, food or just plain gossip. The question here is would we like to do it day in and day out in congested corridors? In cramped common areas? In a drab and uninteresting "party room"? Or would it be just ideal in open spaces that nourished your mind as well as health and gave you more ammunition for discussions. Urban life and the acute stress of city living has led us to seek more open spaces where we can breathe easy within reach of our homes and, in turn, contributes to a healthier mind in a better neighborhood environment. The lack of support infrastructure in our cities and stand-alone apartment blocks has led to a feeling of discontent and loss of faith in civic administrators, urban planners, designers and builders for creating spaces that lacked facilities which addressed issues that covered a wider spectrum of healthy living. In the past, when density of living spaces was not as bad as it is now, we had town halls, community centers, common parks and theatres which were available to cater to the existing population and helped enhance culture and social interaction. These again became scarce due to urban sprawl and out-growth of cities and towns. Community based living can bring in such values which leave a lasting impression for our children and

inculcate the spirit of social responsibility and the value of sharing. The future taken care of these large residential townships in many ways filled the vacuum that was created as a result of these urban problems. Club houses, jogging tracks, pools, crèche, cafeterias, guest suites, drivers' accommodation, medical clinics, bank ATMs and many more amenities went a long way to enhance the lifestyle of residents. 24 hour high-speed broadband connectivity made you a global resident!! The lifestyle that would have required time, effort, costs and travel was all made available at your very own location. Could you bargain for more? The community then had the advantage of developing themselves on a unified common platform of understanding each other's lifestyle, cultural and social needs. Neighborhood harmony, common interests that were binding and retaining a strong mental health all followed in quick steps. Social linkages within these townships create more healthy relationships and go a long way in bringing about a harmonious co-existence of neighbors: a very vital and important thread in modern day community living and essential to the very human nature. In any such community-led approach, the advantages of scale of economy play an important factor in the maintenance and upkeep of common facilities within the township and can contribute to reducing per home costs. The cost benefits cover common utilities covering areas of drinking and waste water, solid waste management, water heating,

## TOGETHER WE ARE HAPPY !

Community based living can bring in such values which leave a lasting impression for our children and inculcate the spirit of social responsibility !

swimming pools, water and sewerage treatment systems, upkeep and maintenance of common areas and gardens/lawns. A better cost effective management of these facilities results in better awareness of the needs of families, service provision of a high standard and in the end better utilization of available resources. This will also assist better planning in terms of requirements of resources like water and energy. The socio-economic connection is exposed when these economic decisions are taken as a group and directed towards the common good of the residents within the township. A strong support to this system is that no external interference can be expected and decisions taken internally are for one's own self. The community is able to identify the most effective and suited infrastructure and utility needs and it is there that obvious cost efficiencies will emerge. We, at Mir, have always planned that we are, will and always be an active member of the large happy family created by us. It is always our interest to see that this family grows and grows in a healthy and happy manner. It is the unity of the group that will always be our strength. So together we will always be happy and stay happy forever.



"Trivandrum holds a special place in my mind because this is where I was born and brought up. When I heard that Kerala's largest eco-friendly township was being built on 11 acres of lush greenery at the most desirable localities in the city, I simply couldn't resist myself from buying a villa here. In fact, when I saw The Greens, I thought it was a luxury resort project. The richness of the greenery and cool fresh air makes you feel you are at a hilly resort on top of the world. And with amenities such as Hi-tech Gym, Supermarket, Swimming pool, Cafeteria, Water Treatment plant and Hydro-pneumatic pump system you don't even have to worry about water shortage or lack of privacy or security. The township is just a honk away from the city and I am sure it will become the most prestigious address that is home to the 'who is who' in the country" -

**Dr. Rajesh Subash, (Lakeshore Hospital, Cochin) Resident of Tapovanam Villa at The Greens, Trivandrum.**

## An association to be proud of

Prestigious companies who have been associated with Mir Realtors in giving shape to Kerala's first and largest self-contained townships speak about their experiences

We are extremely happy to be associated with Mir Realtors and look forward to be their number one choice in future as well. The Water & Sewage Treatment Plants we had provided them with are of the latest technology that has not yet been implemented by any other builder in Kerala. Even though both systems installed at their townships are extremely expensive, Mir Realtors insisted on choosing quality above all costs.  
**Mr. Unnikrishnan, Head - Ion Exchange (I) Ltd.**

When it comes to High Speed Elevators, most builders opt for 1.00 m/sec with high HP normal drive motors but Mir Realtors wanted something faster and safer. We recommended to change the speed to 1.75 meter/second with vfd drive 15 HP from KDS USA for less consumption of energy. The total travel is 68 meters (G+22) and it takes only 30 seconds to reach the 24th floor. We will always value our association with Mir for we have been able to introduce our latest technology through their endeavours.  
**Mr. Nair, Head - Johnson Lifts**

Mir Realtors is a high-tech company that believes in implementing state-of-the-art technologies at their townships. The 3 H.P Hydro-pneumatic pumps we have provided for the townships use the most efficient technology and assure high energy savings. This HP System has been implemented only at 5-star hotels and we are proud of projecting this technology at the townships being developed by Mir Realtors.  
**Mr. Arun Das, Plumbing Consultant**

We are indeed obliged to Mir Realtors for giving us the opportunity to introduce our latest Fire Hydrant system at all their townships in Cochin and Trivandrum. The modern fire fighting equipments with sprinklers is quite a rare technology that have not yet been implemented at other townships or apartment complexes. An association with Mir Realtors is something we will cherish for life. It is always a pleasure when you offer your best services to those who appreciate it the most.  
**Mr. Clement, Head - Cochin Fire Tech**

## SOUTH INDIA'S TALLEST TWINS AT COCHIN

The 32-Storeyed twin towers - Jade Heights - coming up at the Green Metropolis eco-friendly township in Cochin, is the talk of the town as a lifestyle experience everyone should experience at least once in a lifetime. Standing tall and handsome at 103.4 Meters, Jade Heights is spacious enough to house 160 Apartments. The first tower has five 3 BHK apartments on each floor measuring 1820 and 1850 sq. ft. The second tower has 224 apartments with 7 apartments on each floor measuring 1820 & 1850 sq. ft. for 3 BHK, 1345 sq. ft. for 2 BHK and 505 sq. ft. for 1 BHK. Each floor on Jade Heights encompasses a perfect blend of freedom, privacy and luxury retaining the harmony of natural greenery and spaces. Balconies built into each room, exclusive car parking at the basement and a combination of world-class amenities such as Guest suites, Drivers' dormitories, Servants' Restroom, Doctor's Clinic are some of the luxuries at Jade Heights. In a city like Cochin where every inch of land space has been occupied, Jade Heights at Green Metropolis is one of the few lifestyle choices where you can live a quiet countryside life in the midst of a fast-paced city.



The Greens township near Peroorkada, Trivandrum is an integrated self-sufficient community of villas and apartments that offer residents a range of eco-friendly innovations and environmentally conscious features created in harmony with nature. The project has been specifically designed to stand apart as a fine example of eco-friendly architecture, symbolizing the essence of community living. Spread across 11 acres of pristine green land atop a picturesque hillock, the township enjoys excellent road access and is undoubtedly, the greenest abodes one can find in Kerala.

The Greens will be a desirable address not only because of its impressive style and interior finish but also because of the utmost quality in materials and construction. More than 50 percent of land has been earmarked as free space and

optimum area is being converted to well-manicured landscapes. In addition to parks, wide black topped roads, walkways and landscaped gardens, The Greens features a range of amenities including a Swimming Pool, Supermarkets, Doctor's Clinic, Club House, Hi-Tech multi gym, Cafeteria, Day Care, Amphitheatre among many others.

Karakulam near Peroorkada is situated in Nedumangal Taluk, about 10 km away from Thiruvananthapuram in Kerala. It is a calm and picturesque panchayath covered with lush greenery, small streams, numerous trees, coconut groves and hillocks. The panchayath houses Karakulam Vocational Higher Secondary School on Mullassery Road and P A Aziz College of Engineering and Technology. In the vicinity of the panchayath also lie several homeopathic and

allopathic hospitals, among these S.U.T Hospital with Medical college, Vangode, 4 kms from The Greens, is the major one started recently with state-of-the-art facilities. Karakulam has great religious significance. There are many temples, churches and mosques throughout the panchayath. Karakulam which adjoins the city area can be reached easily from Thiruvananthapuram Central Bus Station. It lies on Thiruvananthapuram - Ponnudi road. There are good transportation facilities from the city and state transport buses ply through this panchayath frequently. The nearest railway station and airport are Thiruvananthapuram Central Railway Station (10 km) and Thiruvandrum International Airport (15 km). With the relocation of the civil station & other upcoming projects this unique eco friendly township will be in the midst of one of the most pulsating locales in the capital city.



## SILVER GRADING FOR MIR TOWNSHIPS

Mir Realtors' eco-friendly township projects Green Metropolis, Cochin and The Greens, Trivandrum have been awarded the "Silver Grading" by the Ministry of Environment & Forests, Government of India. In this age of growing concrete jungles and stifling pollution levels, Environmental Clearance is mandatory for all major urban planning. Green Metropolis at Cochin and The Greens at Trivandrum is being built in strict adherence to the environmental Management plan contained in the EIA (Environmental Impact Assessment) report. There is no depletion of natural resources during the construction and special efforts are being taken to minimize the demand on non-renewable resources and maximize the reuse, recycling, and utilization of renewable resources. Both projects have unique green features that conserve the natural eco-system such as green surroundings, ambient air quality, water balancing and selection of ecologically sustainable materials, rain water harvesting, waste management, sewage treatment plants, energy conservation system and so forth.



## Hi-Tech Green Townships

**Chandy Joseph, Director - Mir Projects & Consultants,** is a dynamic professional with keen acumen and over 35 years experience in constructing large-scale, complex structures. He is more than delighted to provide insightful information on the technical highlights that have been implemented by Mir Realtors, which makes these townships thrive for customers.

**Could you throw light on the state-of-the-art Hydro-Pneumatic System installed at Green Metropolis and The Greens?**

This is an innovative pumping system that ensures adequate water supply by means of an automatic pumping equipment. Mir Realtors is the first township in Kerala to have adopted the Hydro-Pneumatic System, which is presently being used only at five star hotels such as The Taj and Le Meridien. The conventional method followed at other townships is to provide a sump tank at Ground Level and an Overhead Tank at roof level with individual pumps. This system requires regular cleaning of tank and drastically reduces the aesthetic appearance of the building. The Hydro-Pneumatic System provided at Mir Realtors townships is highly efficient with major energy saving features. The pump is required to work for a maximum of just 3 hours a day in order to ensure uniform pressure at any given point of time, even when all the dwelling units at the township are fully occupied. We have provided pumps of 3 H.P to cater to the water supply of all the dwelling units. The system provides a uniform pressure of 2 to 3 bar at all times and the pump will automatically start when the line pressure reduces. To cater to the above requirement we have provided ASTM [American Society of Testing Mission] Scheduled 40 pipe which is equivalent to 16 kg pressure of PVC lines.

**What are the advantages of the Pressure Reducing Valves installed at all the Mir townships?**

Water flowing at a rate in excess of what is necessary can be damaging and wasteful, adding to the cost of water and energy in the long run. To prevent such mishaps and achieve normal range of pressure, Mir Realtors divided the total height of the apartment towers at Green Metropolis and The

Greens into three zones with PVD (Pressure Reducing Valves). All fittings provided are aerated type with sufficient wall thickness to take care of the pressure of the line when the tap is opened. The fittings are taken after quality testing for a pressure up to 16 bars in their factory

**What are the specialties of the Water Treatment Plant installed at Green Metropolis and The Greens?**

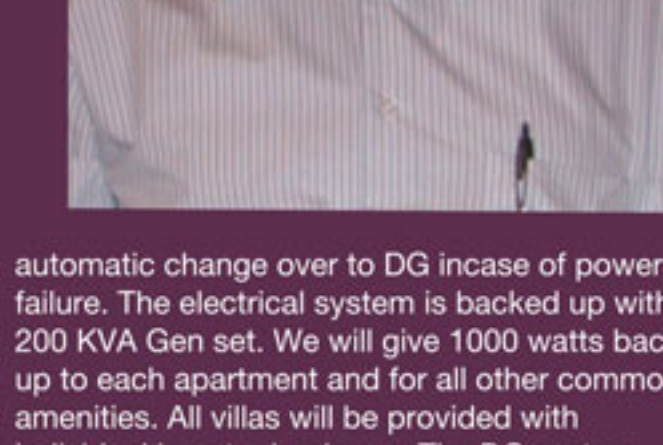
The installation of the Water Treatment Plant for Iron content removal is costly but considering the contamination of the sub soil and the possible health hazards to the occupants, Mir Realtors has gone ahead by putting up the plant which resolves iron content up to 10ppm. Water from the bore wells is then transformed into potable water. Using the hydro-pneumatic system, this water is conveyed through a well-laid out pipeline to each of the plots for the use of the residents. Yet another pipeline brings in recycled water for gardening and cleaning purposes thus minimizing wastage of precious drinking water.

**What are the specialties of the Sewage Treatment Plant provided at all the Mir townships?**

Underground sewerage has been provided for, using high quality material. A Sewage Treatment Plant recycles waste water and makes it available for various purposes other than drinking. SAV I thus works on a model of self-sufficiency and endeavors to be an environmentally friendly as possible. The conventional type of Sewage Treatment Plant can only remove BOD <20 and COD <100. But Mir Realtors has provided a plant with modern technology using Fluidized Media Reactor (FMR Technology) from Ion Exchange (I) Ltd., the leading group in India. The final outlet will be strictly in accordance with Environmental plan and BOD <5 and COD <30. The water can be reused for toilet flushing, gardening, car washing and so forth.

**How has the power back-up been provided?**

A well-knit power supply network runs throughout the entire project catering to all electricity needs of the community. We have provided AMF panel for



automatic change over to DG in case of power failure. The electrical system is backed up with 200 KVA Gen set. We will give 1000 watts back up to each apartment and for all other common amenities. All villas will be provided with individual interlock back ups. The DG system back up is given for all essential supplies. In case the mechanical system of pump fails, we have given a 2" down pipe directly from the O.H tank and hence the system gives ZERO % risk to the user. The emergency line will be in use once in a blue moon and to avoid the scale and silt formed in the line an initial flushing arrangement is provided

**Why do you say Mir Realtor's townships at Cochin and Trivandrum are eco-friendly?**

Mir Realtors is an ISO 9001:2008 certified eco-friendly builder and our two major townships Green Metropolis at Cochin and The Greens at Trivandrum have been awarded the Silver Grading by the Ministry of Environment & Forests, Govt of India, New Delhi. As an eco-friendly builder, Mir Realtors ensures that more than 50 percent of land is earmarked as free space and optimum area is being converted to well-manicured landscapes. Both townships are being constructed by adopting globally-benchmarked eco-friendly practices for resource efficiency, effective waste management system and rain water harvesting. The Zero Pollution Zone ensures nature-friendly and effective waste management system for both liquid and solid wastes using state-of-the-art sewage treatment plants. Rain water harvesting and water recycling are also put to maximum use for optimum conservation of natural resources.

