



M SQUARE HOMES

ELEVATE YOUR SPACE.



ONE MERIDIAN

4 BHK PREMIUM VILLAS



NEAR NH BYPASS
VENNALA, KOCHI

www.msquarehomes.in



M SQUARE HOMES

ELEVATE YOUR SPACE.



ABOUT THE COMPANY

A brand where thoughtful design guides every decision — combining proven experience with fresh ideas, functionality with craftsmanship, and technical expertise with strong, hands on management to deliver spaces that are genuinely built to last.



QUALITY POLICY

We aim to build well designed, honestly constructed residential and commercial spaces that bring together engineering discipline and customer satisfaction, ensuring quality, value and lasting relationships with everyone we build for.



ELEVATING YOUR SPACE

Our villas are crafted with precision, blending solid construction with elegant design. From a strong foundation to refined finishing, every detail reflects care and craftsmanship. Each home is thoughtfully planned to maximize space and comfort, offering the perfect balance of functionality and style. Experience living at its finest, where quality, comfort and design come together seamlessly.



DESIGNED WITH PURPOSE. BUILT TO LAST.



M SQUARE HOMES

ELEVATE YOUR SPACE.

WHERE EVERY
ADDRESS

IS THE ADDRESS.





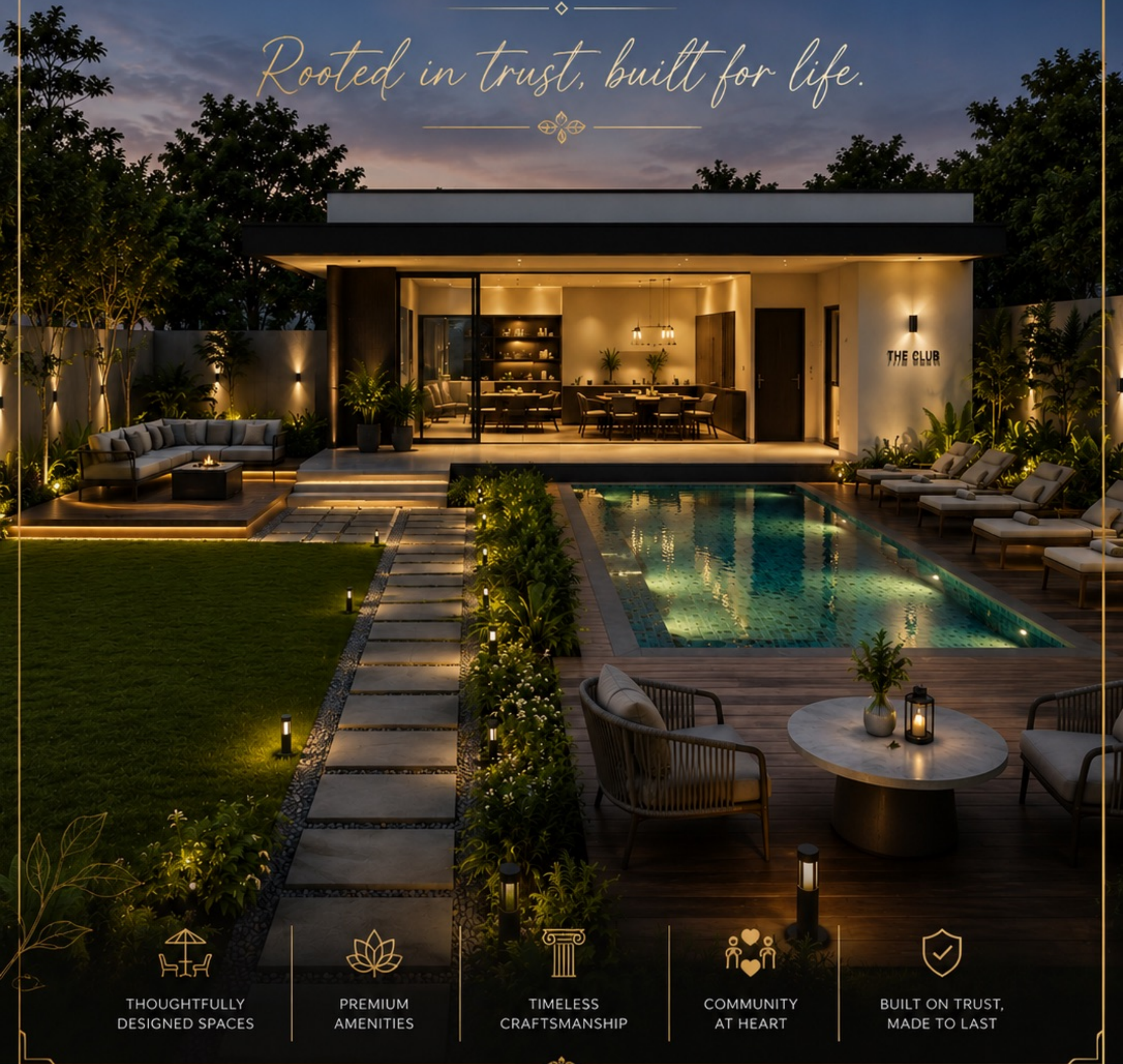
M SQUARE HOMES

ELEVATE YOUR SPACE.



THE CLUB

Rooted in trust, built for life.



THOUGHTFULLY
DESIGNED SPACES



PREMIUM
AMENITIES



TIMELESS
CRAFTSMANSHIP



COMMUNITY
AT HEART



BUILT ON TRUST,
MADE TO LAST



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GOLD CLASS

AMENITIES



SWIMMING POOL
with Baby Pool



CONSTRUCTION
based on green building technologies.



EXCLUSIVE GATED COMMUNITY
with common amenities that include an
advanced multi gym and health club.



RECREATIONAL FACILITIES
like jogging trail.



PRIVATE LANDSCAPED GARDEN
with sprinkler.



CLUBHOUSE.



BARBEQUE COUNTER.



CHILDREN'S PLAY AREA.



BILLIARDS, TABLE TENNIS,
CARD AND CHESS ROOM.



AUTOMATIC WATER LEVEL
CONTROLLER PUMPS.



HIGH BAND WIDTH INTERNET
broadband connectivity,
Intercom facility.



SECURITY CABIN AND
ROUND-THE-CLOCK SECURITY.



CCTV IN COMMON AREAS.



VASTHU FRIENDLY LAYOUTS.



LANDSCAPED GARDEN.



PARKING SPACE FOR 2 CARS.



HARD/SOFT EXTERNAL LANDSCAPING
as per Architect's specification.



LANDSCAPED PARTY AREA
with bar counter and gazebo with
interesting landscaping and lighting.



SPECIAL FACADE LIGHTING
for special night effect.



TEN YEAR CONSTRUCTION GUARANTEE
on workmanship of the villa.



THE ARCHITECT

One Meridian is designed by Silpi Architects, Kochi, a name synonymous with thoughtful, contextual design across Kerala. Founded in 2000 and led by Chief Architect Sebastian Jose, Silpi is a multidisciplinary practice spanning architecture, landscape, interiors and project management, with a portfolio that reflects a quiet philosophy: that creation, at its best, brings order and meaning to what would otherwise remain formless.

Over two decades, Silpi's work has spanned townships, residences, institutions and resorts, each shaped by a commitment to design that is functional, contextual and enduring. Sebastian's stewardship of the firm, alongside his continued role in shaping architectural thought through academia, has earned Silpi recognition on some of the country's most respected design platforms.



SILPI
ARCHITECTS

ARCHITECTURE | LANDSCAPE | INTERIORS | PROJECT MANAGEMENT

FOUNDED IN 2000 | KOCHI
CHIEF ARCHITECT: **SEBASTIAN JOSE**



AWARDS



ICI Award for
Best Commercial Project, 2017



Master Crafts Award, 2017



Vanitha Veedu
Architecture Award, 2017



Vanitha Veedu
Architecture Award, 2016



State Award for
Institutional Building, 2015



IIA Silver Leaf Award,
Commercial Category, 2011



IIA Golden Leaf Award, 2010



IIA Golden Leaf Award,
2009-10

GROUND FLOOR PLAN



VILLA TYPE 1 - PLOT 5 - 6.03 CENTS

GROUND FLOOR PLAN

FLOOR PLAN 1261 SQ.FT , PARKING- 296.00 SQ.FT

BUILT-UP AREA - 1546.3 SQ.FT

TOTAL BUILT UP AREA = 2,927 SQ .FT



FLOOR PLAN AREA
1261 SQ.FT



PARKING AREA
296.00 SQ.FT



BUILT-UP AREA
1546.3 SQ.FT



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ONE MERIDIAN

PRIVATE VILLAS

FIRST FLOOR PLAN



VILLA TYPE 1

PLOT 5 - 6.03 CENTS

FIRST FLOOR PLAN

BUILT-UP AREA
1190.4 SQ.FT



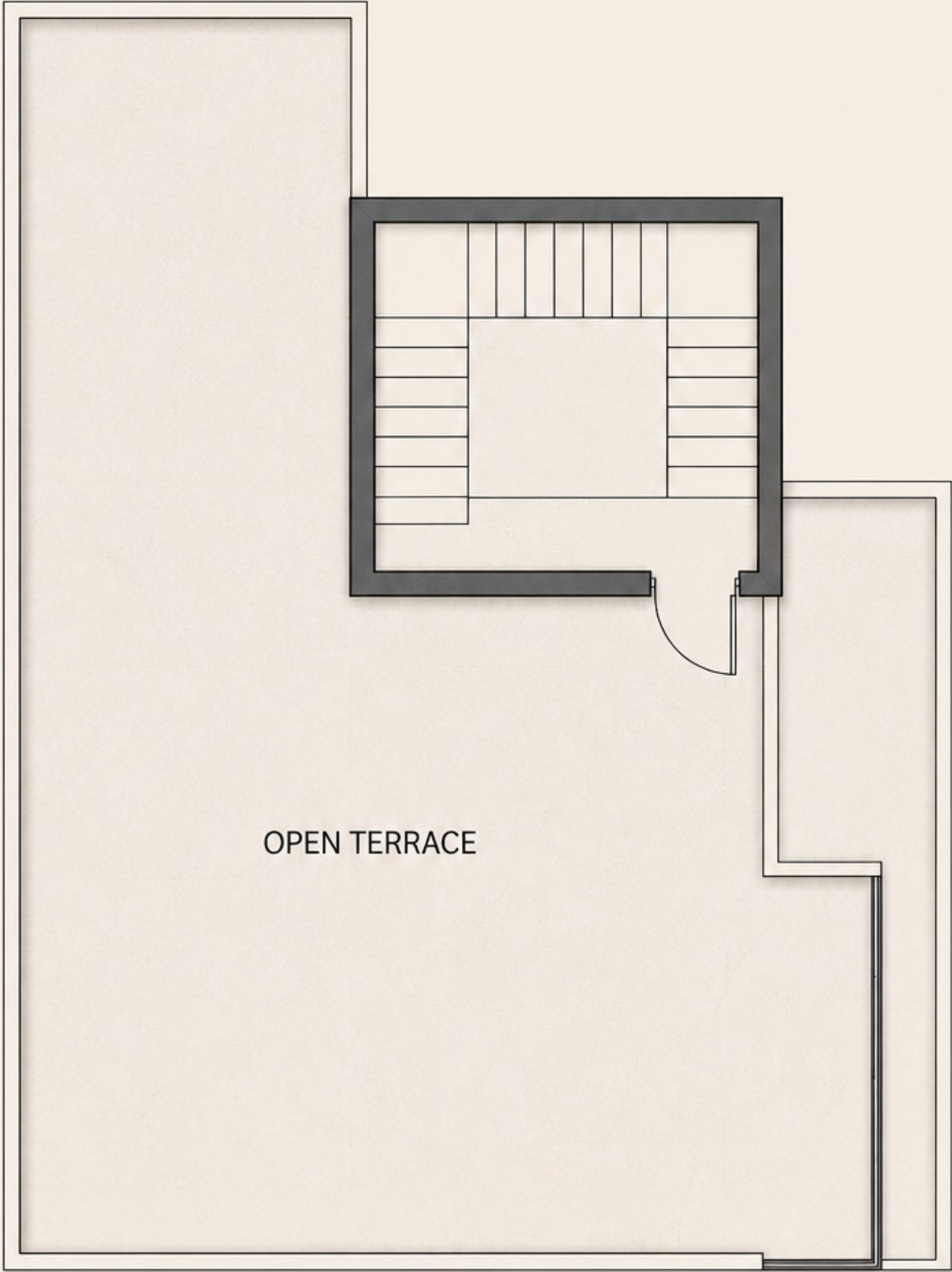


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ONE MERIDIAN
PRIVATE VILLAS

TERRACE FLOOR PLAN



VILLA TYPE 1
PLOT 5 - 6.03 CENTS
TERRACE FLOOR PLAN



BUILT-UP AREA
179 SQ.FT





ONE MERIDIAN

PRIVATE VILLAS

MASTER LAYOUT

-  14 Exclusive Villas
-  Gated Community
-  Premium Living
-  Prime Vennala Address



SITE PLAN

 STRUCTURE	Foundation	Earthquake resistant RCC framed structure with proper foundation as designed by structural consultant.
	Walls	Masonry wall for internal partitions. The structure surface including masonry walls shall be cement plastered. The height of rooms from slabs to slab will be 10 ft. Anti-termite treatment for each Villa.
	Internal & external masonry	Cement concrete block masonry wall partitions with cement plaster.
 FLOORING	Foyer, living, dining, family living	Vitrified Tiling, glossy/Matt finish, laid with spacer joints and grouted.
	Master bedroom and all bedrooms Toilets	Vitrified tiles for floor and wall.
	Kitchen/ Work area	Vitrified tiles laid with spacer joints and grouted.
	Driveway	Paver blocks/ Cobble stone.
 SANITARY AND PLUMBING	Sanitary and Plumbing	Water closets – all bathrooms with western style wall hung imported EWC by ROCA /KOHLER / equivalent. Maids bathroom with floor mounted two piece EWC Parryware/ Cera/ equivalent. Water cistern for EWC – concealed water cistern – duel flush with wall plate by ROCA/GEBERIT /equivalent for Master bedroom.
	Wash basin	All bathrooms imported washbasins by Kohler / ROCA / equivalent. Maids’ bathroom with Parryware / Cera.
	Health faucets	Imported Kohler / Roca / Grohe / equivalent.
	Taps and fittings	Chromium plated imported GROHE/ Kohler / Roca / equivalent. Hot and cold mixers in all showers.
	Special amenities	UPVC Sliding glass shower enclosure in all toilets / Rain shower for master and children bedrooms.
 KITCHEN	Kitchen over the counter	2 feet height High-end imported design tile with concepts / equivalent above counter top.
	Fittings / fixtures	Granite slab with sink – Franke / equivalent double bowl with drain board.
	Work area / Utility	Granite counter top, large stainless steel zinc.
 DOORS AND WINDOWS	Entrance main door shutter and frame	Teak wood
	Entrance doors	With door eye, safety chain-cum-latch, tower bolt, door arrester and stopper with rubber.
	Bedroom doors	Imported/Indian elegant hard core entrance door / Skin moulded doors.
	Bathroom doors	Imported/Indian elegant hard core entrance door / Skin moulded doors.
	Windows	UPVC windows with see-through plain glass.
 ELECTRICAL (FITTINGS / FIXTURES)	Stairs	Cantilevered steps with veneered wooden flooring, railing with clear tempered glass and stainless steel supports.
		• All internal circuits in PVC tubes with ISI mark / ISI marked quality wiring for entire building (Finolex / RR Cables / Havells / equivalent ISI mark) / Schneider / Havells / Legrand / Crabtree / equivalent switches. • Provision for Cable TV connection in living and all bedrooms / dining. • Adequate light and fan points. • All toilets shall have exhaust fan by CATA / equivalent. • Electrical points for dish washer, dryer, hob, chimney, exhaust in kitchen. • 3 phase connection with independent meter for each Villa.





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PRIVATE VILLAS

PAYMENT SCHEDULE

Project : ONE MERIDIAN
Villa Cost : ₹3,00,00,000

Sl. No.	Stage	%	Amount (₹)
1	On Agreement (Registration of the plot and commencement of villa construction)	40%	1,20,00,000
2	On completion of foundation	10%	30,00,000
3	On completion of GF slab	10%	30,00,000
4	On completion of FF slab	10%	30,00,000
5	On completion of plastering	10%	30,00,000
6	On completion of tiling	5%	15,00,000
7	On completion of plumbing/electrical	5%	15,00,000
8	On completion of painting	5%	15,00,000
9	On handing over	5%	15,00,000
TOTAL		100%	3,00,00,000

All payments must be made as per the above schedule.

The company reserves the right to revise the schedule or amounts with prior notice.



LOCATION MAP

AT THE HEART OF KOCHI





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CONTACT US

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OUR PRESENCE:

COCHIN

TRIVANDRUM

KOTTAYAM