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From the Promoters of  
**KALYAN JEWELLERS**



WHERE  
*B* LIFE IS A  
BLESSING



RERA NUMBER: K-RERA/PRJ/KKD/186/2022



# CHAIRMAN'S MESSAGE

Kalyan Developers is proud to present to you - Kalyan Legacy a diligently designed home that completes every family. Located in Chalappuram, **Calicut** close to all comforts of life, Legacy is sure to complete your dream home with aesthetic designs, world-class amenities and comforting lifestyle. Kalyan Legacy is sure to bring to you a home that raises the standard of comfort living.



**T.S. Kalyanaraman**  
Chairman, Kalyan Developers







RERA NUMBER: K-RERA/PRJ/KKD/186/2022.

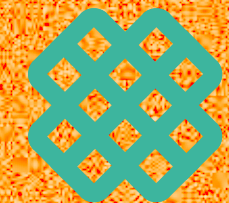
\*Artistic Perspective

*W*aking up  
to the sounds of  
an ancient hymn  
is a blessing

Luxury  
Residential  
Apartments

62  
Units

2 & 3 BHK  
Apartments



**Legacy**

Chalappuram, Calicut



# Local Attractions

- Bank of Baroda ATM  
AXIS BANK ATM  
HDFC Bank ATM  
Canara Bank ATM  
SBI ATM

600 Meters  
650 Meters  
650 Meters  
1 KM  
2 KM
- Govt. Ganapath HS  
Bhavan's School iCBSE  
St. Patrick's Junior School, ICBSE  
St. Joseph's Boys' HSS  
St. Joseph's Anglo-Indian Girls' HSS  
Arts and Science college  
Malabar Christian college

300 Meters  
500 Meters  
750 Meters  
3 KM  
3 KM  
3.5KM  
3.8 KM
- PVS Hospital  
Mims Hospital  
Baby Memorial Hospital

1 KM  
3 KM  
4.8 KM
- Bank of Baroda  
AXIS BANK  
HDFC Bank  
Canara Bank  
SBI

600 Meters  
650 Meters  
650 Meters  
1 KM  
1 KM
- New Bus Stand  
KSRTC Bus stand

2.7 KM  
3.4 KM
- Calicut Railway station

1 KM
- Focus Mall  
Gokulam Mall

2.7 KM  
3.5 KM
- Apsara Movie Theatre  
Calicut Beach  
Crown  
RP Mall  
Manamchira Square

1.8 KM  
2.3 KM  
2.4 KM  
3 KM  
3 KM
- Grand Super Market

1 KM
- Income Tax office  
DEO  
LIC

3 KM  
3 KM  
3 KM
- Thali Shiva Temple

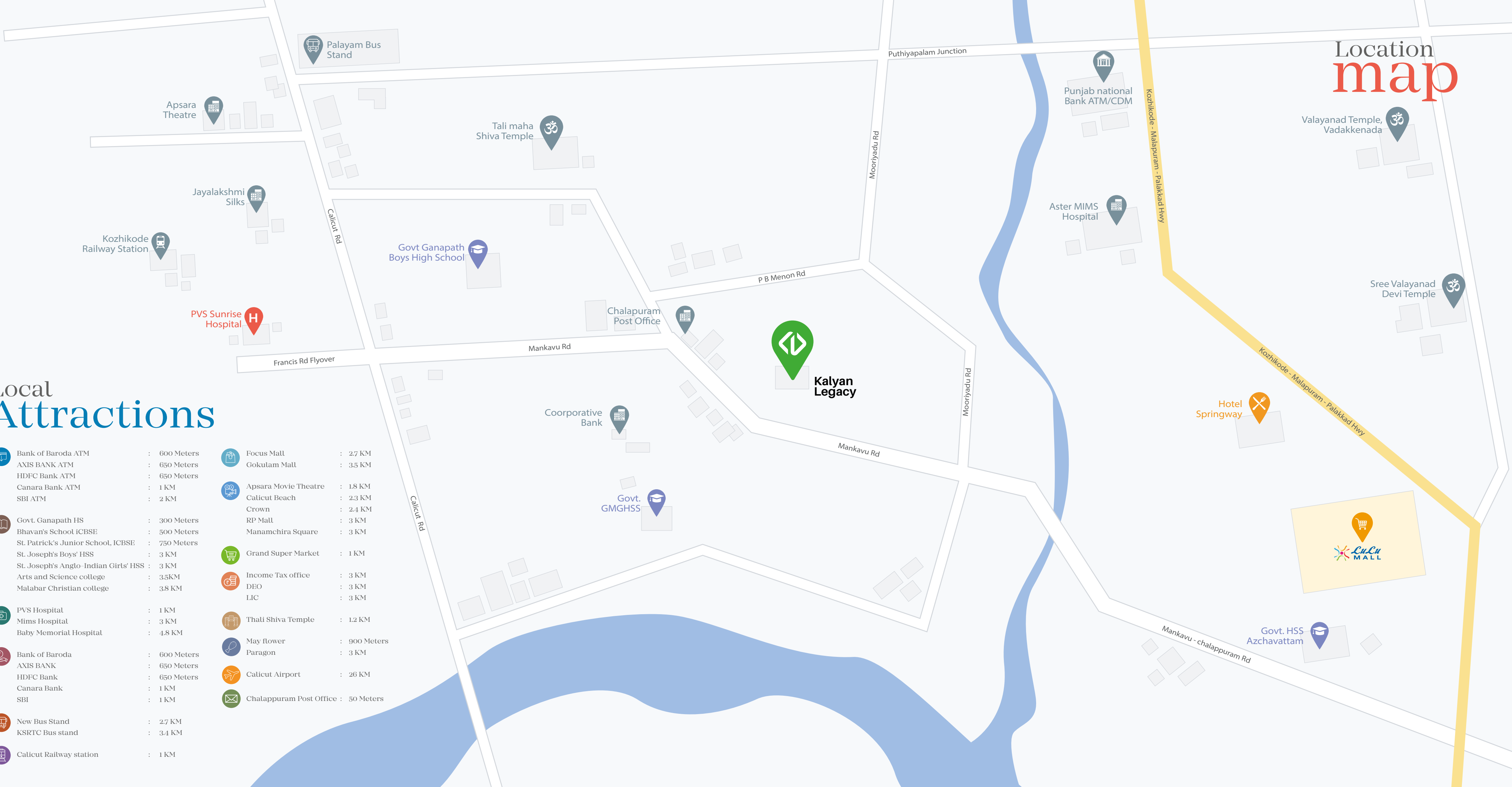
1.2 KM
- May flower  
Paragon

900 Meters  
3 KM
- Calicut Airport

26 KM
- Chalappuram Post Office

50 Meters

# Location map





# A serene lifestyle set in the city is a blessing

At Kalyan Legacy you'll have the advantage of having a home in the city that is beautifully tucked away from all the madness of the city. Ideally located in close proximity to finest educational institutions, various hospitals, notable banks, supermarkets, places of worship, it has everything you need at an arm's length. With immediate access to railway station, and KSRTC bus stand, the project ensures connectivity at its best. Having Focus mall, upcoming Lulu Mall, Calicut beach and other recreational facilities around you, Legacy makes sure that you get to experience the best of what Calicut has to offer.







\*Artistic Perspective

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*Luxury*  
being a part of  
everyday life is  
a blessing

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# Amenities

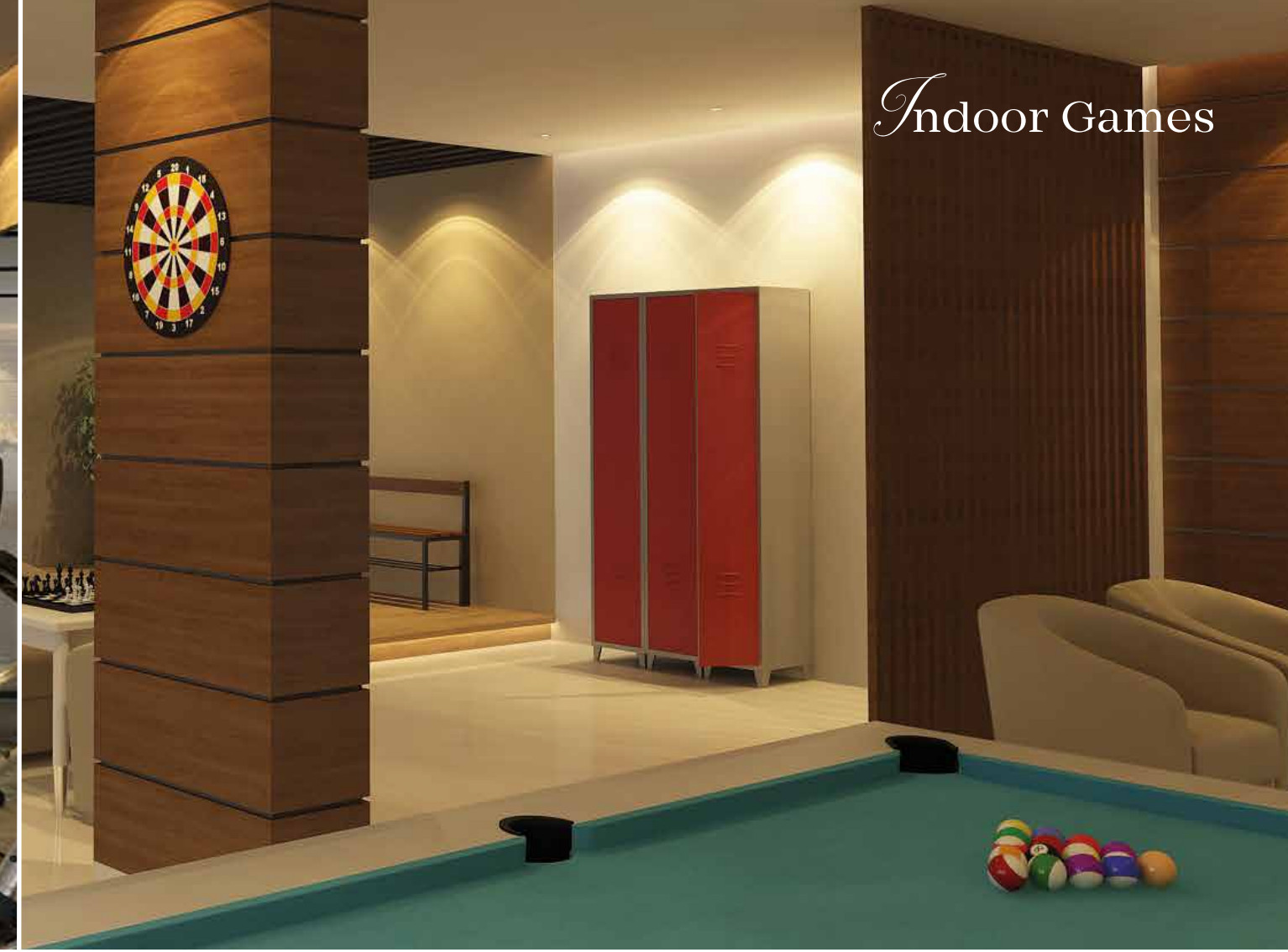


Active

Health Club



Indoor Games



Mini Theatre



Swimming pool with  
Toddlers pool



Children's  
Play Area



\*Artistic Perspective







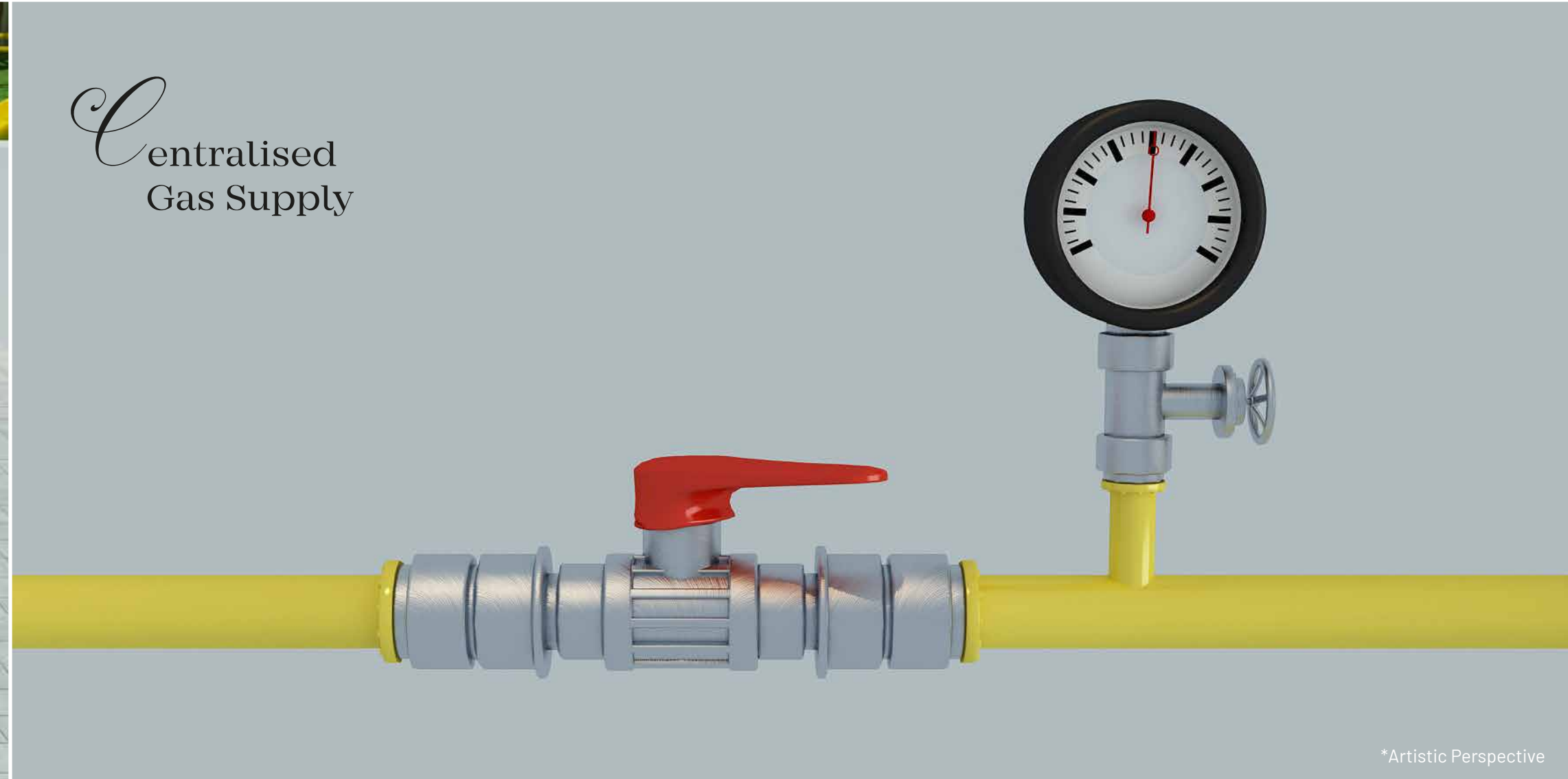
Futuristic

Solar Power for Common Area  
(as per norms)



EV Charging  
Provision

Centralised  
Gas Supply



\*Artistic Perspective



Secure

Biometric entry



Video Door Phone



CCTV Camera  
Surveillance



Boom Barrier  
at Entrance



Artistic Perspective



<div><h1>Legacy</h1><p>G+12 Floors</p></div>	<div><h2>Product Chart</h2></div>					
	Total Land Extent in Cents		65.11 Cents			
	No of Units		62 Nos			
	Ground Floor		Parking+Entrance Lounge+Caretaker Room			
	First Floor		Parking+Drivers Room+Maids Room+Toilet			
Second Floor	Type A1-3BHK- 1847 & 839sqft Open terrace	Type B1-3BHK- 1773 & 219sqft Open terrace		Project Amenities-Health Club, Indoor games, Mini Theatre, Air conditioned Party Hall, Flexible Office Space, Guest Suite		
Type	A	B	C	D	E	F
Configuration	3 BHK	3 BHK	2 BHK	3 BHK	3 BHK	2 BHK
Third Floor	1720	1703	1226	1739	1687	1289 & 285 sqft Open terrace
Fourth Floor	1720	1703	1226	1739	1687	1289
Fifth Floor	1720	1703	1226	1739	1687	1289
Sixth Floor	1720	1703	1226	1739	1687	1289
Seventh Floor	1720	1703	1226	1739	1687	1289
Eighth Floor	1720	1703	1226	1739	1687	1289
Ninth Floor	1720	1703	1226	1739	1687	1289
Tenth Floor	1720	1703	1226	1739	1687	1289
Eleventh Floor	1720	1703	1226	1739	1687	1289
Twelfth Floor	1720	1703	1226	1739	1687	1289
Terrace Floor	Swimming Pool			Solar Panels		

\*Saleable area - All areas are in square feet

## Floor plans



Ground Floor Plan



Second Floor Plan



Disclaimer: Dimensions may vary slightly during construction • Furnitures and fixtures are indicative only • All dimensions are in centimeters • Structural members may slightly vary after final design  
•Carpet area is calculated as per structural measurement and may slightly vary with respect to plastering and tiling thickness • Carpet area as per Kerala RERA is the area excluding external walls and balcony verandah

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Typical Floor Plan



First Floor Plan



Terrace Floor Plan



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Type A 1 - 3 BHK ( Second Floor )



Type B 1 - 3 BHK ( Second Floor )



Type A - 3 BHK Typical Floor  
( 3<sup>rd</sup> To 12<sup>th</sup> Floor )



Type B - 3 BHK Typical Floor  
(3<sup>rd</sup> To 12<sup>th</sup> Floor)



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Type C - 2 BHK Typical Floor  
(3<sup>rd</sup> to 12<sup>th</sup> floor)



CARPET AREA (as per Kerala RERA)	AREA OF EXCLUSIVE BALCONY	SALEABLE AREA
75.52SQ.M 812 SQ.FT	7.51 SQ.M 80 SQ.FT	113.93 SQ.M 1226 SQ.FT

Type D - 3 BHK Typical Floor  
(3<sup>rd</sup> to 12<sup>th</sup> floor)



CARPET AREA (as per Kerala RERA)	AREA OF EXCLUSIVE BALCONY	SALEABLE AREA
113.72SQ.M 1224 SQ.FT	8.71 SQ.M 93 SQ.FT	161.58 SQ.M 1739 SQ.FT

Type E - 3 BHK Typical Floor  
(3<sup>rd</sup> to 12<sup>th</sup> floor)



CARPET AREA (as per Kerala RERA)	AREA OF EXCLUSIVE BALCONY	SALEABLE AREA
110.17SQ.M 1185 SQ.FT	7.71 SQ.M 82 SQ.FT	156.81 SQ.M 1687 SQ.FT

Type F - 2 BHK Typical Floor  
(4<sup>th</sup> To 12<sup>th</sup> Floor)



CARPET AREA (as per Kerala RERA)	AREA OF EXCLUSIVE BALCONY	SALEABLE AREA
80.55SQ.M 867 SQ.FT	7.61 SQ.M 81 SQ.FT	119.77 SQ.M 1289 SQ.FT

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# Sustainable living is a blessing

## WATER MANAGEMENT SYSTEM

With the rising concern about the importance of saving water for the future, Kalyan Developers ensures that a range of responsible measures are taken for the conservation and optimum utilisation of water. This ranges from conserving rain water, optimising water usage to recycling water.

## CONSERVATION

- Recharging of well through Deep Well Injection.
- Rainwater harvesting in the underground storage tank.
- Filtration of rainwater before storage.

## OPTIMISATION\*

- Water efficient fixtures/water flow limiters to reduce water consumption.
- Water metering system monitors water consumption and wastage.

## RECYCLING


- Sewage treatment plant treats and extracts water (BOD < 30).
- Recycled water is used for gardening, flushing and for other purposes.

## WATER SUPPLY

- Corporation, Municipality water supply
- Well water
- Bore well water
- Rain water
- Bowser water when required

## WASTE MANAGEMENT SYSTEM

Kalyan Developers strives towards creating the most future-friendly waste management system to keep the environment clean, safe and healthy. Using the principles of reduce, recycle and reuse, there are broadly 3 types of waste that are identified in all our apartments. For each kind of waste, there is a colour-coded bin that is kept for its collection at the apartment premises. With an efficient waste management system, Kalyan Developers aims at bringing about a more hygienic and sustainable living, making space for the future.

Bin	Waste Type	Description	Treatment
	Biodegradable Waste	Cooked and uncooked food, garden waste, plant leaves, compostable materials, coffee powder, tea powder, etc.	Converted to manure through on-site Waste Converter (Trash Guard/ Solwearth). Manure can be used for Gardening
	Recyclable Waste	Recyclable plastic, Metal items, aluminium foils, aluminium cans, plates, utensils, etc.	Disposed off to an external agency as per government norms
	Disposable Waste	Diapers, sanitary napkins, etc. E-wastes, insecticides and containers, battery cells, CDs, tube lights, CFL bulbs, household chemicals, etc. Bandages, syringe infusion kits, discarded medicines, etc.	Disposed off to an external agency as per Governement norms



\*Check project specifications to see if it's applicable to this project.



# Specification

## Structure

- Suitable Foundation complying with seismic zone and soil conditions.
- RCC frame structure with either solid block or equivalent partitions.
- Fiber or GI Mesh embedded along masonry wall and RCC joints while plastering to reduce cracks.

## Flooring, tiling & railings

- Main entrance lobby, lift lobby and lift fascia (wall & floor) using composite marble/granite/vitrified tiles, or similar, as per the architect's design.
- Foyer/ Living/ Dining/ Bedrooms/ Kitchen using Premium Vitrified tiles (80cmX80cm or 60cmX120cm or similar available sizes, Brand–Kajaria, Simpolo, Somany or Equivalent).
- All Bedroom toilets using Designer Ceramic tiles or Vitrified tiles for floor and walls up to false ceiling height (60cmX60cm or similar available sizes, Brand–Kajaria, Simpolo, Somany or Equivalent).
- Balconies / Swimming Decks: Vitrified or Ceramic floor tile with MS or GI railings as per the architect's design.

## Sanitary & Plumbing

- Water Closets: Wall Hung EWC's with Concealed Cisterns of Kohler, Vitra, Grohe or equivalent.
- Wash Basins: Half pedestal wash basins of Kohler, Vitra, Grohe or equivalent make in all bathrooms.

- Counter top wash basins for Dining Wash.
- All sanitary wares shall be of white color only.
  - Shower & Faucets: Chromium Plated Fittings of Kohler, Vitra, Grohe or equivalent make.
  - SS Grating with Trap for Bathroom of Viking or Equivalent.

## Kitchen

- Single bowl stainless steel sink with one side drain board in the kitchen of Franke or Nirali make (Sink Supply Only and excluding granite top, no fixing).

## Doors & Windows

- Windows & Sliding Doors: Powder coated aluminum sections or Upvc heavy duty systems.
- Main Door: Designer Veneer Flush Door. (Jacksons, Ferro or Equivalent).
- Internal Doors: Laminate Doors or Moulded skin Doors or Equivalent as per the architects design. (Jacksons, Ferro or Equivalent).
- Hardware: Dorset or Yale or equivalent.

## Electrical

- Concealed copper wiring using Finolex, RR, Havells or equivalent.
- Modular Plate Switches of Legrand, Schneider or equivalent.
- Provision of Geyser points with wiring and exhaust fans shall be provided for all toilets.

- Split Air Conditioning provision with wiring for living & all bedrooms.
- The promoter will provide only electrical points. The cost of all electrical fixtures & consumables like bulbs, fans, fittings etc will be borne by the customer.
- Provision for Dish washer.
- Provision for Washing Machine in Utility.

## Generator

- Generator Power backup will be provided for common services and selected light and fan points in the apartment (Air conditioning and geyser points and other 16 Amp points will not be considered for the power backup).
- Brand: Kirloskar / Cummins or Equivalent

## Telephone and Internet

- Provision for telephone and internet shall be provided in the living room

## Cable TV

- Provision for Cable TV/DTH shall be provided in the Living room & Master bedroom

## Paint Finishes:

- Ceilings & Internal Walls: Putty with emulsion paint. (Asian, Berger, Jotun or Equivalent)
- External walls: Weather Shield Exterior Grade paint. (Asian, Berger, Jotun or Equivalent)

## Elevators

- Automatic lifts shall be provided as per the Govt. Norms in each core with SS brush finish lift cars.
- Schindler, thyssenkrupp, kone or equivalent reputed make.

## Water Supply

- Water Supply Through underground sump tank and overhead tank with sufficient storage capacity as per norms & standards.

## Landscaping

- Hard and soft landscaping shall be provided as per the Architects design

## EV Charging

- Charging Provision for individual Car parking's [Cable laying , Switch Fixing etc. at Additional Cost, Load Limited to 3KW per Car Park] (facility contingent to then prevailing KSEB rules & provisions, technical feasibility)

# New beginnings are a blessing

## Kalyan Value Added Services

Our value added services go beyond providing our customers a comfortable and convenient lifestyle. They take care of the minutest details regarding managing associations, providing customers a platform to address all their residential issues and to always connect with us.

## Kalyan Decor

Kalyan Decor brings to our customers a highly professional interior decor team that works hand-in-hand with every customer to design spaces that reflect their personality. By creating spaces that are an extension of one's identity, Kalyan Decor designs a home just as one imagines it.

## Sale/ Resale / Rental

Kalyan Developers owns a division that's dedicated to help customers with the tedious task of renting, selling and availing the best deals for their property at a nominal cost.

## Kalyan Assist

Kalyan Assist takes care of every home through periodic inspections and maintenance of the apartment premises at a nominal cost even after it is handed over.

- Dedicated In-house maintenance team
- All repairs attended within 24-45 hours
- Property maintenance for HR

## Customer Portal

Our customer care portal lets you:

- Stay connected with us 24x7
- Track your payments easily
- Make any enquiries or address any issues





# Our Projects

## ONGOING PROJECTS



**courtyard**

Chevayur, **Calicut**

K-RERA/PRJ/065/2020



**MERIDIAN**

Ayyanthole, **Thrissur**

K-RERA/PRJ/013/2020



**UPTOWN**

Patturaikkal, **Thrissur**

K-RERA/PRJ/026/2020



**PRIMA**

Mundur, **Thrissur**

K-RERA/PRJ/TSR/001/2022



**Credenz**

Edappally, **Kochi**

K-RERA/PRJ/154/2020



**divinity**

Sreevaraham, **Trivandrum**

K-RERA/PRJ/205/2020



**gateway**

Venpalavattom, **Trivandrum**

K-RERA/PRJ/055/2020

## COMPLETED PROJECTS



**Sunfields**  
Lifestyle Residences

Kuttur, **Thrissur**



**Habitat**  
Kalyan Luxury Residences

Chelakkottukara, **Thrissur**



**OPAL**

Kuttumukku, **Thrissur**



**nexus**

Chungam, **Thrissur**



**HERITAGE**  
Punkunnam, **Thrissur**

K-RERA/PRJ/064/2020



**MARVELLA**

Giri Nagar, **Kochi**

K-RERA/PRJ/155/2020



**SANCTUARE**

Kanjikuzhy, **Kottayam**

PW3/BA/540/13-14



**CENTRUM**

Pettah, **Trivandrum**

K-RERA/PRJ/049/2021



**AVANTI**

NH Bypass, **Trivandrum**

K-RERA/PRJ/241/2020



**SAPPHIRE**

Kudappanakunnu, **Trivandrum**

K-RERA/PRJ/250/2021

## NEW LAUNCHES AND UPCOMING PROJECTS

**HORIZON**

Venpalavattom, **Trivandrum**

**INFINITY**

Patturaikkal, **Thrissur**

Kaloor, **Kochi**

Thevara, **Kochi**