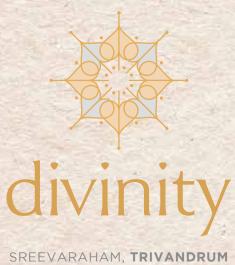


"Kalyan Developers is proud to present to you - Kalyan Divinity, a diligently designed home that completes every family. Located in Trivandrum close to all comforts of life, Divinity is sure to complete your dream home with its aesthetic design, world-class amenities, comforting lifestyle and affordable pricing. Kalyan Divinity is sure to bring to you a home that raises the standard of comfort living." T.S. Kalyanaraman Chairman, Kalyan Developers





LUXURY APARTMENTS

\* \* \* RESIDENTIAL SPACES

• • •

2 & 3 BHK APARTMENTS

55 UNITS

\*\*\*

## LOCAL ATTRACTIONS

#### **SCHOOLS & COLLEGES**

N.S.S. Arts College for Women - Perunthanni	2 Min
Holy Angels Convent School	7 Min
All Saints College	9 Min
MGM School	10 Mi
Good Shepherd School	11 Min
Christ Nagar School- Thiruvallam	11 Min

#### HOSPITALS

Ananthapuri Super Speciality 4	Min
Anunthaport Super Speciality 4	
PRS 10	O Mir
KIMS 10	O Mir
SUT 13	3 Min
Trivandrum Medical College 15	5 Min

#### MALLS & SHOPPINGS

Mall of Travacore	4 Mi
Big Bazar	6 Mi
Pothys Super Store	6 Mi
Ramachandra Hyper Market	6 Mi
LULU Hyper Market	7 Mii

#### **WORSHIP PLACES**

Sree Padmanabhaswamy Temple	3 Min
Sreevaraham Temple	3 Min
Sreekandeshwaram	4 Min
Pazhavangadi Ganapathi Temple	4 Min
Attukal Devi Temple	5 Min
Manacaud Mosque	5 Min
Palyam Church & Mosque	8 Min
Thiruvallom Temple	8 Min
Bhimapally Mosque	10 Mi
Vettukadu Church	11 Min

#### LOCATIONS HIGHLIGHTS

LOCATIONS HIGHLIGHTS	
International Airport	5 Mi
Central Railway Station & Bus Terminal	7 Mi
Shangumugham Beach	8 Mi
Kovalam Beach	10 M
Domestic	10 M
Veli Tourist Village	10 M
Museum & Zoo	10 M
VSSC	15 M
Vizhinjam Sea Port	17 M

## LOCATION MAP



## DIVINE LIVING, IN THE HEART OF THE CITY.

As the name suggests Kalyan Divinity is a designer's vision gifted with the blessings of Sri Padmanabhaswamy Temple. Set in Sreevaraham, a serene suburb in Trivandrum — Divinity is a premium residential project designed for those who wish to have a blissful living amidst the convenience of city life. Aesthetically designed apartments with premium living spaces placed strategically in a soothing environment; the amenities here are unparalleled, the lifestyle it offers is paramount — making every worldly-comfort fall into place like pieces of beautiful poetry. Everything about Divinity gives you an opportunity to name it 'the perfect place to get away from the bustling city chaos and spend quality time exploring everything divine'.

# DIVINE IS THE HAPPINESS OF HAVING ALL YOU NEED, NEARBY.

Located in an ideal neighbourhood, just 650 m away from the iconic

Sree Padmanabhaswami Temple and 250 m away from Shri Varahamoorthi

Temple — the project exudes a divine aura, blessing its inhabitants with

peaceful living. Located at just less than 2 km away from Trivandrum Central

Railway Station and Trivandrum International Airport, Kalyan Divinity is the

ultimate synonym to convenience. It also shares the neighbourhood with

some of the notable facilities such as Holy Angels Convent Higher

Secondary School, National College of Arts & Science, Ananthapuri

Hospitals & Research Institute, Travancore Mall, banks, supermarkets, ATMs

and much more, that adds to its desirability amongst home seekers.



## DIVINE IS FEELING RELAXED EVERYDAY.

Luxury is not just having a lavish lifestyle, it also means living an easier and comfortable life. And that is exactly what you get to live by, every day at Divinity. Think of it as a holistic journey filled with love, leisure and everything in between that makes sure that happiness never retires from your lives. Backed by its vast array of amenities such as children's play area, multipurpose hall, gym and much more — Kalyan Divinity soothes your senses with the extraordinary charm of conveniences and luxuries to keep your family close, while keeping you closer to worldly comforts.





## AMENITIES \_\_\_



Children's Play Area



Sym with Equipment



Rainwater Harvesting



Video Door Phone



State-ot-the-art
Sewage Treatment Plant



Designer Lobby



Indoor Games Room



Centralized Gas Supply



Caretaker's Room

## DIVINE IS THE SATISFACTION OF LIVING RESPONSIBLY.

#### 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 rainwater, 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\*

Following are the commonly available sources and it varies from project to project as per availability. please check project specifications for details.

- Corporation, Municipality water supply
- Well water
- Borewell water
- Rainwater
- Bowser water during emergencies

#### 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, namely biodegradable, rejected and recyclable. With an efficient waste management system, Kalyan Developers aims at bringing about a more hygienic and sustainable living, making space for the future.





### SUGGESTED SEGREGATION OF WASTE

BIN	WASTE TYPE	DESCRIPTION	TREATMENT
	Biodegradable Waste	Cooked and uncooked food, garden waste, plant leaves, compostable materials, coffee powder, tea powder, etc.	Convert to manure through on-Site Waste Converter (Trash Guard/ Solwearth). Manure can be used for Gardening.
	Dry Waste (paper)	All types of paper, paper plates, tickets, telephone bills, wrappers, leaflets, flyers, etc.	Suggested to incinerate through onsite rooftop incinerator or dispose off as per Government norms.
$C_{\bullet}$	Non-Biodegradable Waste	All types of plastic, plastic bags, plastic bottles, water bottles, garbage packs, milk packets, pouches, diapers, sanitary napkins, etc.	Disposed off to an external agency as per Governement norms.
	Recyclable Waste	Metal items, aluminium foils, aluminium cans, plates, utensils, etc.	Disposed off to an external agency as per Governement norms.
	Hazardous Waste	E-wastes, insecticides and containers, battery cells, CDs, tube lights, CFL bulbs, household chemicals, etc.	Disposed off to an external agency as per Governement norms.
	Medical Waste	Bandages, syringe infusion kits, discarded medicines, etc.	Disposed off to an external agency as per Governement norms.



Waste manure convertor



Segregation bins



<sup>\*</sup>Check project specifications to see if it's applicable to this project.

#### 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 chargeable basis.

#### Kalyan Assist

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

- Dedicated in-house maintenance team
- All repairs attended within 24-48 hours
- Property maintenance for NRIs
- Any maintenance done after the warranty period will be chargeable.

#### **Customer Portal**

Our customer care portal lets you:

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



## SPECIFICATION

#### STRUCTURE

- Deep pile foundation complying with seismic 3 zone.
- RCC frame structure with Solid block or RCC or CLC partitions.
- Chicken / Fibre Mesh embedded along wall 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, as per the architect's design.
- Foyer/living/dining/Bedrooms/Kitchen using
   80cm X 80cm Premium Vitrified tiles.
- All Bed room toilets: Designer ceramic tile concepts 30cm X 30cm for floor and 30cm X 60cm or 60cm X 60cm for walls up to ceiling height of 8'0 (or equivalent)
- Balconies/ Open terraces/ Decks: Vitrified or Ceramic floor tile with MS railings up to 1.2m height.

#### AIR CONDITIONING

• Split Air Conditioning provision for two bedrooms.

#### SANITARY & PLUMBING

- Water Closets: Western Style EWC of Kohler or equivalent.
- Wash Basins: Porcelain wash basins of Kohler or equivalent make shall be provided in all bathrooms.
- All sanitary wares shall be of white colour only.
- Concealed cisterns (concealed flushing system) will be of Kohler or equivalent.
- Actuator plates shall be in CP Finish dual flushing system.

**Shower:** Concealed diverters CP finish with Shower and Spout of Kohler or equivalent make.

**Faucets:** All faucets will be CP finish of Kohler or equivalent make.

- **Health Faucets:** Health faucets of Kohler or equivalent make shall be provided in all bathrooms.
- SS Grating for Bathroom / Balcony Viking or Equivalent

**Plumbing:** all water supply lines shall be in ISI marked CPVC Pipes. Drainage lines and storm water drain pipes shall be in PVC.

#### KITCHEN

 Single bowl stainless steel sink with drain board in the kitchen of Franke or Nirali make (Supply Only and no fixing)

#### DOORS & WINDOWS

- Powder coated aluminum or Upvc heavy duty sliding window with MS Grill and glazed sliding door for balconies.
- Main Door and frame DESIGNER
   VENEERED Flush Door 40mm with PU
   coated/melamine finish and engineered
   wood jambs.
- Internal Doors: Laminate Doors or Molded skin Doors with Frame as per the architects design.
- Hardware: DORSET or YALE or GODREJ or equivalent; Magnetic Door Stoppers for Main and Bedroom Doors.

#### ELECTRICAL

- Concealed copper wiring using FINOLEX or equivalent make cables with modular plate switches.
- Centralized cabling system for all electrical and communication requirements.

- Wiring shall be done for lighting, fan, 6
   Amps, 16 Amps and AC points in the apartment.
- **Switches:** all switches shall be LEGRAND, Schneider or equivalent.
- Light fixtures for the common area, external areas shall be provided.
- Provision of GEYSER points and exhaust fans shall be provided for all toilets.

#### GENERATOR

• Generator: Power backup will be provided for all common services and selected light and fan point in each living, bed rooms inside apartment and a refrigerator point, plus additional one 6 Amp plug point at shall be provided (Air conditioning and geyser points and other 16 Amp points will not be considered for the power backup).

Kirloskar / Cummins or Equivalent

#### **CABLE TV**

 Provision for cable TV/DTH shall be provided in the Living and Master Bed room.

#### **PAINT FINISHES:**

 Premium emulsion paint shall be applied for the ceiling and interior walls of the

- apartments excluding utility and services.

  (Asian, Jotun or Equivalent)
- Internal walls: Acrylic/ Cement based putty with premium emulsion paint. (JK or Equivalent)
- External walls: Weather Shield Exterior
   Grade emulsion / paint. (Asian, Jotun or Equivalent)

#### **ELEVATORS**

- Elevators: High Speed lift shall be provided as per the Govt. Norms in each core with automatic doors & SS brush finish Schindler or equivalent reputed make.
- ARD (Automatic Rescue Device) shall be Installed in the passenger lift as a premium feature.

#### WATER SUPPLY

 Water Supply Through underground sump tank and overhead tank with sufficient storage capacity.

#### TELEPHONE

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

#### **SECURITY & AUTOMATION**

- Multi-Level security systems for common areas and lobbies.
- Access control entry to the Main entrance.
   CCTV entrance lobby at ground floor and
   Main Gate

#### LANDSCAPING

• Hard and soft landscaping shall be provided as per the landscape consultant's design.

#### ONGOING PROJECTS



UST - Infosys campus, NH Bypass, **Trivandrum**Permit No:ZAE/BA/95/16 of 10/02/17



NH Bypass, Near LuLu Mall, **Trivandrum**RERA No:K-RERA/PRJ/055/2020

Permit No: ZK2/BA/151/18



Amrita Signal, **Edappally**Permit No:C4-BA(284911)2018





Permit No: KRP1/140/15/COC/KRP/0311/15



HERITAGE
Punkunnam, Thrissur

RERA No:K-RERA/PRJ/064/2020 Permit No: DW4/BA/394/14-15



**MERIDIAN** 

Ayyanthole, **Thrissur**Permit No: AYL/BA/343/18-19

#### UPCOMING PROJECTS





Patturaikkal, **Thrissur** 

RERA No: K-RERA/PRJ/026/2020 Permit No: DW5/BA/110/14-15













RERA No: K-RERA/PRJ/065/2020 Permit No: TP-5NEW-BA(2156)/2020

#### COMPLETED PROJECTS







Habitat
Chelakkottukara, Thrissur



SANCTUARE

Kanjikuzhy, Kottayam



OPAL
Kuttumukku, Thrissur







CENTRUM
Pettah, Trivandrum



