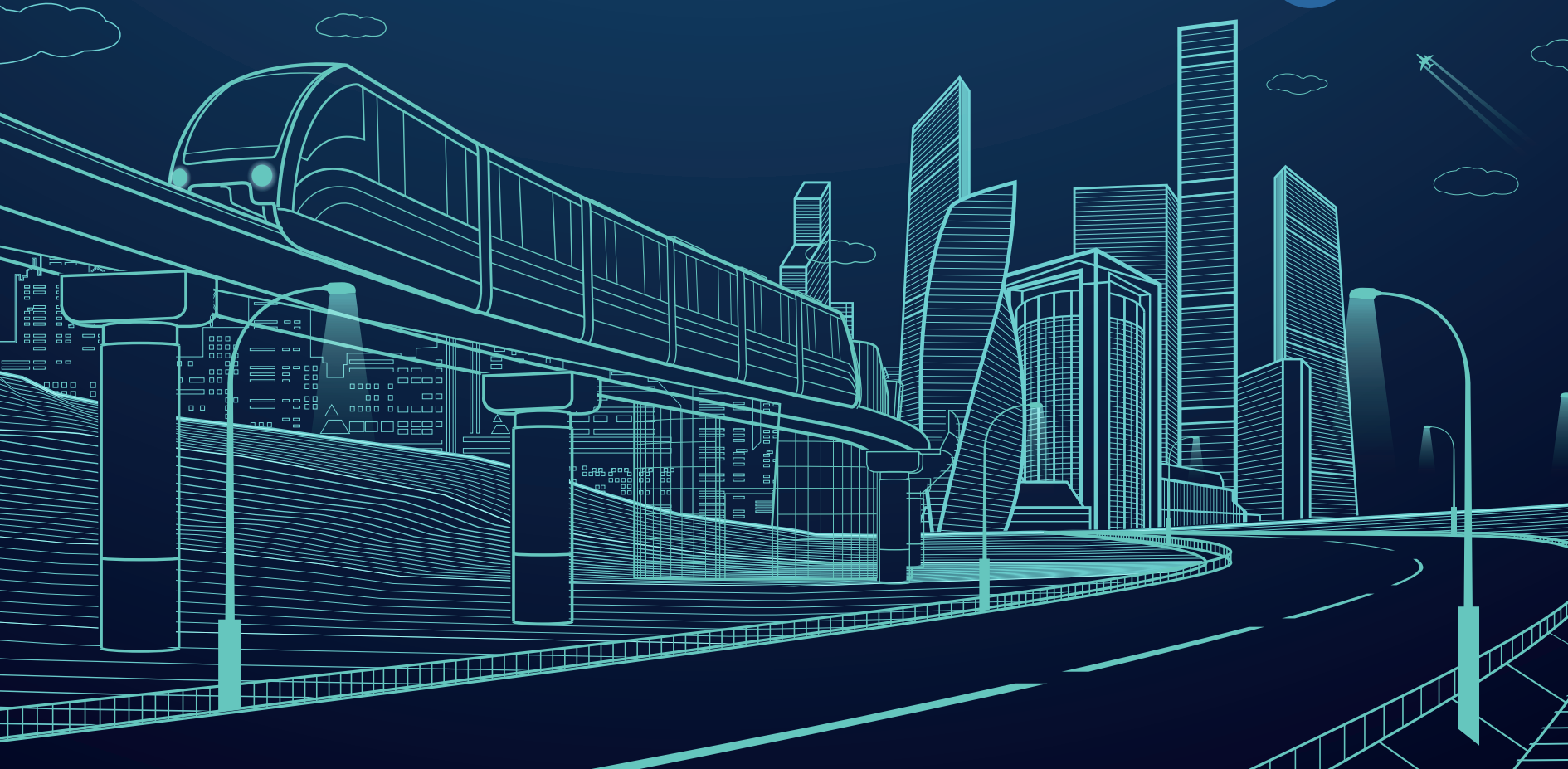


- THE GATEWAY TO A -

# FUTURE LIVING





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

-T.S. Kalyanaraman





NH BYPASS, NEAR LULU MALL  
THIRUVANANTHAPURAM

LUXURY  
APARTMENTS

.....

86 UNITS

.....

RESIDENTIAL &  
COMMERCIAL SPACES

.....

2 BHK & 3 BHK  
UNITS

.....





# THE GATEWAY TO FUTURE

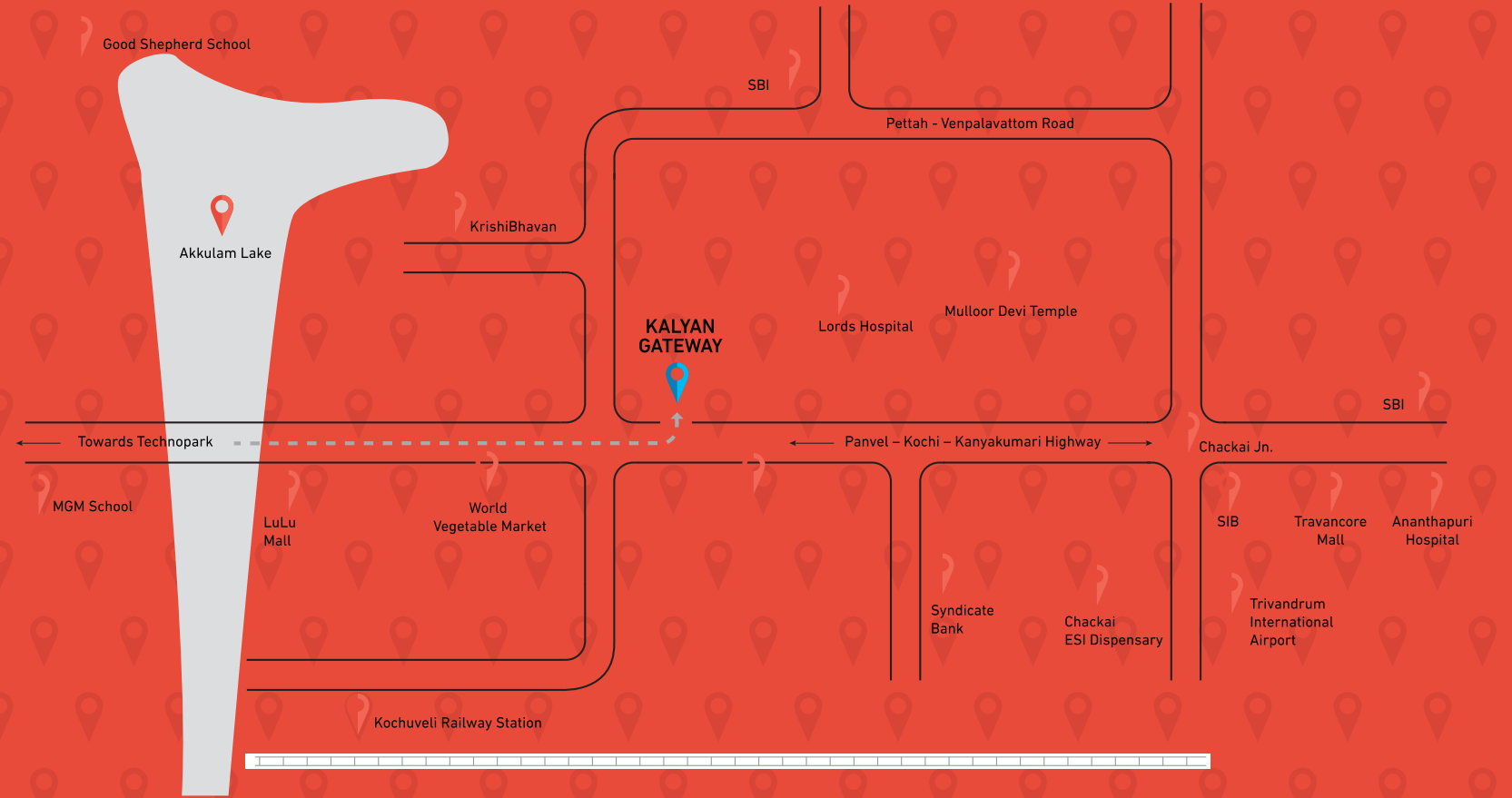
To keep up with the pace of a drifting world, Kalyan Gateway brings to you a futuristic home nestled in the lap of luxury and comfort. While the older parts of the capital city are still known for its old worldly, princely state charm, the newer areas have thriving localities with options for shopping, dining and entertainment cropping up every day. Located at NH Bypass, Venpalavattom - Kalyan Gateway is at the heart of this reverberating newness.









# LOCATION MAP




 ATM's of various bank within a radius of 1.5 Kms

 MGM School : 2.6 Kms  
 Good Shepherd : 3.8 Kms  
 Kendriya Vidhyalaya : 1.4 Kms

 KIMS : 1.2 Kms  
 LORDS : 1 Km  
 Ananthapuri Hospital : 3.7 Kms  
 Medical College Hospital : 5 Kms

 On NH 47 Bypass 800 M

 Shops like KUNNIL, MORE, World Market & other margin free super markets in a radius of 1 to 2 Kms

 Branches of All Major Banks Like SBI,HDFC,Federal Bank within a radius of 1-2 Kms

 All Saints College : 5.4 Kms  
 Kms Medical College : 5 Kms

 Veli Railway Station : 1.2 Kms  
 Pettah Railway Station : 3.9 Kms

 Lulu Mall : 1.1 Kms  
 Mall of Travancore : 3.7 Kms

 Corporation Regional Office : 600 M  
 Kadakapally Village Office : 1.8 Kms

 Post office Karikkam Anayara : 1 Km  
 : 2.4 Kms



# THE GATEWAY TO OPPORTUNITIES

Imagine beginning your day in a soothing state of mind and reaching the office on-time, without the razzle-dazzle of the traffic. At Kalyan Gateway, you can have both! With the Airport, VSSC, BrahMos Aerospace Limited and Technopark - one of the thriving IT job hub within the reach of your abode, teeming with employment opportunities in a multitude of companies such as EY, Infosys, Oracle, TATA, Aegis etc you can consider your future secure and safe.





# THE GATEWAY TO EDUCATION

Sharing the neighbourhood with some of the finest educational institutions is a dream for every parent. With Kalyan Gateway, that dream meets reality. Nestled within the close proximity of some of the finest educational institutions like Kendriya Vidyalaya, MGM School, and The School of Good Shepherd you won't have to worry about your kids being late to school in the morning.

Even better - they can always return home early to have that extra fun time at the play area or take a quick dip in the pool.





# THE GATEWAY TO FUN LIVING

The country's largest and the most engaging entertainment hub, Lulu International Shopping Mall is soon to arrive near Kalyan Gateway. Whether it's shopping, movies or a dine out you'll have time for a fun family weekend within your arm's grab. If that doesn't excite you then we are sure our indoor game area and roof-top party area will keep you hooked up to endless fun and frolic.





THE GATEWAY TO  
**PEACEFUL  
LIVING**

With a range of reputed health and wellness centres, major hospitals such as KIMS and Ananthapuri and places of worship at your beck and call, Kalyan Gateway ensures that you have a peaceful living after all. Our well equipped fitness centre and swimming pool will make sure that you stay engaged and in shape.



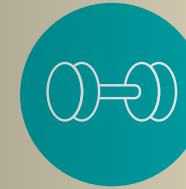


# THE GATEWAY TO CONNECTED LIVING

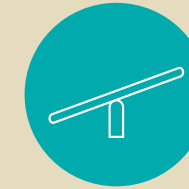
Designed to suit the lifestyle of a young, much travelled and tech-savvy workforce in the city, Kalyan Gateway is themed with automation at its core. With 24\*7 CCTV cameras all around, intercom facilities at every floor, swipe card access control and digital locks, it takes care of all your concerns of safety. The Game room and the business centre at Kalyan Gateway ensure that you meet all the comforts that today's hectic life demands. A curated luxury project with just 86 apartment units - these digital homes use cutting-edge technology to provide the dwellers, a future-ready experience.



# AMENITIES



Fitness Centre  
(Gym)



Children's  
Play Area



Swimming  
Pool



Rain Water  
Harvesting



Video Door  
Phone



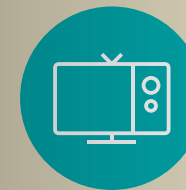
Indoor  
Games



Centralised  
Gas Supply



Caretaker's  
Room



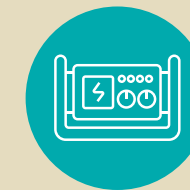
Digital Cable TV  
Provision



State-of-the-art  
Sewage Treatment Plant



24x7 Security  
with CCTV Camera



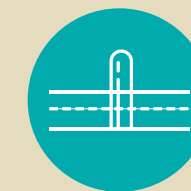
Generator Back-up  
for Selected Points



Roof-Top  
Party Area



Access Control  
with Swipe Card



Rubber Fenders on  
Parking Area Pillars



# THE GATEWAY TO SUSTAINABILITY

The country's largest and the most engaging entertainment hub, Lulu International Shopping Mall is soon to arrive near Kalyan Gateway. Whether it's shopping, movies or a dine out you'll have time for a fun family weekend within your arm's grab. If that doesn't excite you then we are sure our indoor game area and roof-top party area will keep you hooked up to endless fun and frolic.

## 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 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 6 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.

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

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
	Dry Waste (paper)	All types of paper, paper plates, tickets, telephone bills, wrappers, leaflets, flyers, etc.	Will be either incinerated through on-site Roof-top Incinerator or disposed off as per Government norms
	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 Government norms
	Recyclable Waste	Metal items, aluminium foils, aluminium cans, plates, utensils, etc.	Disposed off to an external agency as per Government 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 Government norms
	Medical Waste	Bandages, syringe infusion kits, discarded medicines, etc.	Disposed off to an external agency as per Government norms



Waste manure converter

Segregation bins

Incinerator

# THE GATEWAY TO HAPPINESS

Kalyan Developers reaches out to every customer to ensure a completely satisfactory after sales experience. Our services range from providing exceptional Interior Designing services, Rental and Resale services, Property Maintenance and Assistance for your journey ahead.

## 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.

## 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

## CUSTOMER PORTAL

Our customer care portal lets you:

- Stay connected with us 24\*7
- Track your payments easily
- Make any enquiries or address any issues

## APARTMENT MANAGEMENT SYSTEM\*

One of the neglected aspect in after sales, is providing support to the association after they take it over. As a brand that always looks for ways to strengthen our relationship with the customers allay their concerns, we have roped in ApnaComplex.com - India's No. 1 mobile and cloud based platform for apartment management. This helps ensure that our customers experience a truly smooth and seamless life as envisioned in our promise of hassle free, delightful living.

## KEY FEATURES

- Online payment gateway
- Discussion board, polling and networking
- Additional security by tracking movement of vehicles, water tankers and visitors.
- Helps associations with scheduling meetings, handling tenant leases and utility billing
- Biometric identification of maintenance and domestic staff
- 100% automation when it comes to tracking maintenance dues & maintaining statutory financial reports

# SPECIFICATION

## STRUCTURE

RCC frame structure with brickwork and/or concrete block partitions. Chicken/Fibre Mesh embedded along wall joints while plastering to reduce cracks.

## FLOORING, TILING & RAILINGS

- Main entrance lobby, lift lobby and lift fascia: Composite marble/granite/vitrified tiles on walls & floors as per the architect's design.
- Foyer/living/dining/ bedrooms: Premium Vitrified tiles for the floors.
- Kitchen: Premium Vitrified/Ceramic tiles for the flooring.
- All Bed room toilets: Designer Ceramic tile concepts 30cm X 30cm for floor and 30cm X 60cm for walls up to false ceiling.
- Servant's Toilet: Ceramic tile 30cm X 30cm for floor and 30cm X 30cm for walls up to 7'6" height.
- Balconies/Open terraces/Decks: Vitrified/Ceramic 60X60 floor tiles with MS railings up to 1.2m height

## KITCHEN

Single bowl stainless steel sink with drain board in the kitchen of Franke or Nirali make

## LANDSCAPING

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

## ELECTRICAL

Concealed copper wiring using FINOLEX or cables of equivalent make with modular plate switches and centralised 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 of equivalent make. Light fixtures for the common area and external areas shall be provided. Adequate ELCB and MCB shall be provided in each apartment. Provision for geyser points and exhaust fans shall be provided for all toilets

## SANITARY & PLUMBING

- Water Closets: Western Style EWC of Jaguar, CERA or equivalent.
- Wash Basins: Porcelain wash basins of Jaguar/CERA or equivalent make shall be provided in all bathrooms.
- Sanitaryware: All sanitaryware shall be in white color only.
- Concealed cisterns: The concealed flushing system will be of Jaguar or an equivalent make
- Shower: Concealed diverters CP finish with Shower and Spout of Jaguar or an equivalent make.
- Faucets: All faucets will be CP finish with heavy body of Jaguar or an equivalent make.
- Health Faucets: Health faucets of Jaguar or an equivalent make shall be provided in all bathrooms.
- Plumbing: All water supply lines shall be in ISI marked CPVC Pipes. Drainage lines and storm water drain pipes shall be in PVC.

## DOORS & WINDOWS

Balcony: UPVC/Powder coated aluminium heavy duty sliding window with MS Grill and glazed sliding door for balconies.

Main Door: Pre-hung DESIGNER VENEERED FLUSH DOOR 40mm with PU Coated /melamine finish and engineered wood jambs.

Internal Doors: Pre-hung Laminate Doors or Moulded skin Doors with Frame as per the architects design. All internal doors shall be made with architrave for better look and crack- free joint look.

Hardware: DORSET/YALE locks make from USA or equivalent; magnetic door stoppers for main and bedroom doors.

## GENERATOR

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

## ELEVATORS

High-speed lifts shall be provided as per the govt. norms in each core with automatic doors & SS brush finish Schindler or an equivalent reputed make. ARD (Automatic Rescue Device) shall be installed in the passenger lift.

## PAINT FINISHES

Premium emulsion paint shall be applied for the ceiling and interior walls of the apartments excluding utility and services.

Internal walls: Acrylic/Cement based putty with premium emulsion paint.

External walls: Weather Shield Exterior Grade emulsion/texture paint.

## SECURITY & AUTOMATION

Multi-level security systems for common areas and lobbies. Access control entry to the common entrance/foyers. CCTV entrance lobby at ground floor and main gate boom barriers at entry/exit of the complex.

## AIR CONDITIONING

Split Air Conditioning provision for living and master bed room.

## WATER SUPPLY

Water supply through underground sump tank and overhead tank with sufficient storage capacity.





# EXPERIENCE *our* STORY.

When we create homes for our customers, we ensure that they are beautiful inside out. Our experience centres will let customers experience the world-class technology and robust engineering that goes into building their dream home. This first-hand experience that divides and details out every process involved in construction, lets customers see and feel every step we take to make their homes astoundingly beautiful, yet superiorly functional. Our inside story is just as beautiful as the outside.



# *Building* **TRUST,** **BRICK** *by* **BRICK.**

Kalyan Jewellers, the leading jewellery brand spread all across India and Middle East, brings to you their group company - Kalyan Developers that's creating new milestones in Kerala's real estate sector. 'Kalyan' a name that is synonymous to trust carries forward the legacy in creating homes in the most prime locations of Kerala. With a wide spectrum of astounding projects spread across five major cities- Trivandrum, Kochi, Thrissur, Kottayam and Calicut, Kalyan Developers is setting the new standards of contemporary living in Kerala. Kalyan Developers in a short span of time has become Kerala's most trusted builder and has been awarded top ratings by CRISIL which ascertains its consistent commitment to provide superior quality, robust engineering and on-time delivery of apartments to every customer. Kalyan Developers goes the extra mile in making homes across various categories that are equipped with cutting-edge technology, world-class amenities and are a symbol of ultimate luxury. The group that's growing in leaps and bounds has ambitious plans to launch projects in Chennai, Coimbatore, Hyderabad and Mysore in the near future.





# OUR PROJECTS

## ONGOING PROJECTS



**SAPPHIRE**

Kudappanakunnu, Trivandrum



**CENTRUM**

Pettah, Trivandrum



**AVANTI**

UST - Infosys campus, NH Bypass, Trivandrum



**MARVELLA**

Giri Nagar, Kochi



**HERITAGE**

Punkunnam, Thrissur

## UPCOMING PROJECTS



**ORBIT**

Off Ikkanda Warriar Rd, Thrissur



**MERIDIAN**

Ayyanthole, Thrissur



**divinity**

Sreevaraham, Trivandrum



**PANORAMAS**

Thevara, Kochi



**courtyard**

Chevayur, Calicut



**OPAL**  
PHASE 2

Kuttumukku, Thrissur

## COMPLETED PROJECTS



**Sunfields**  
Lifestyle Residences

Kuttur, Thrissur



**Habitat**  
Kalyan Luxury Residences

Chelakkottukara, Thrissur



**OPAL**

Kuttumukku, Thrissur



**nexus**

Chungam, Thrissur



**SANCTUARE**

Kanjikuzhy, Kottayam

# FLOOR PLANS





1<sup>st</sup> floor, YMR Road, Devaswom Board Jn., Kowdiar PO, Trivandrum - 695003 | Ph: 0471 2312655  
Corporate Office: TC-35/1403, Sree Krishna Building, West Palace Road, Thrissur - 680022

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