

A LIFE OF

CONVENIENCE

HERITAGE



From pushing a button on your phone for a cab to getting groceries home delivered, all of us today are accustomed to the luxury of accessibility. The frenetic pace of life due to our high powered jobs, extensive travel and other side effects of modern day living have made easy accessibility to life's essentials a must. So imagine living in a neighbourhood where all that you need is merely a stone's throw away. We call it living a life of convenience. At Kalyan Heritage.



We build homes with the same dedication we bring to crafting exquisite pieces of jewellery, with love and attention to the smallest detail. We do this because like family heirlooms, homes are very much a part of our souls, they reflect our tastes and aspirations. Your home is where you spend the most important moments of your life, where you laugh, cry and experience the world even as you are protected from it. With Heritage we endeavor to bring you a home that truly belongs to you and you alone. A home that is an expression of who you are, the sum total of your hopes and dreams. A home that is in reality an extension of yourself.

We hope that Heritage will become for you the centre point of a lifetime of happiness, filled with the love and warmth of your family.

TS Kalyanaraman

Chairman

## Our other projects

**HELIOCE**

2/3 BHK Premium Apartments  
at Patturackal, Thrissur.

Upcoming project

**Sunfields**

Lifestyle Residences

Kuttur, Thrissur

Completed project

**OPAL**

Kuttumukku, Thrissur

Ongoing project

**nexus**

Chungam, Thrissur

Ongoing project

**SAPPHIRE**

Peroorkada, Trivandrum

**AVANTI**  
BYPASS TRIVANDRUM

*Habitat*

Kalyan Luxury Residences

Chelakkottukara, Thrissur

Completed project

**MARVELLA**

Giri Nagar, Kochi

**CENTRUM**  
PETTAH

**PANORAMAS**  
THEVARA

**SANCTUARE**  
Kanjikuzhy, Kottayam  
Ongoing project



# The cynosure of comfort living

A 18 storied luxury residential apartment building located in Punkunnam, Thrissur, Kalyan Heritage offers all that you could ask for in your dream home. Equipped with all modern day amenities such as a Gymnasium, Club House, Round-the-clock Security and even Elderly-friendly facilities such as a Gas Leak Detector and Panic Alarm, it gives you the opportunity to focus on what matters most to you – family and work.

The Punkunnam Railway station is walking distance, and also in the vicinity are temples like Thirivambady Temple and the famous Punkunnam Shiva Temple, apart from other renowned places of worship.

Everything put together, when you choose Kalyan Heritage, you enable yourself to live a life envied by many but attained by only a few – a life of unmatched comfort and convenience.

## HERITAGE











# Amenities

1. Designer Entrance Lobby
2. Swimming Pool
3. Gymnasium
4. Club House
5. Party Hall
6. Centralized Gas Supply
7. Digital/Cable TV provision
8. Centralized Gas Supply
9. Video Door Phone
10. Intercom
11. Access Control with Swipe Card at Entrance
12. Elderly Friendly – Gas Leak Detector and Panic Alarm
13. Car Wash Area
14. Bio Gas Plant
15. Incinerator
16. Care Taker Room
17. Rest room for security / Drivers on the Ground Floor
18. Association Room
19. Children’s Play Area
20. 24 X 7 Security with CCTV camera
21. Generator Back Up for selected Points
22. Rubber fenders on parking areas pillars to avoid damage to vehicles.





# Specifications





#### ◆ STRUCTURE

- Deep pile foundation complying with seismic 3 zone.
- 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 (wall & floor) using composite marble/granite/vitrified tiles, as per the architect's design.
- Foyer/living/dining using 80cm X 80cm Premium Vitrified tiles.
- Kitchen: 60cm X 60cm Premium Vitrified / Ceramic tiles for the flooring.
- Master Bed Room: Laminated wooden flooring AC4 Grade. All other bed rooms 60cm X 60cm Premium Vitrified tiles.
- All Bed room toilets: Designer ceramic tile concepts 30cm X 30cm for floor and 30cm X 60cm for walls up to ceiling height of 8'0
- Servants Toilet: Ceramic tile 30cm X 30cm for floor and 30cm X 30cm for walls up to 7'6" height.
- Balconies/ Open terraces/ Decks: Vitrified floor tile with MS/SS railings up to 1.2m height.

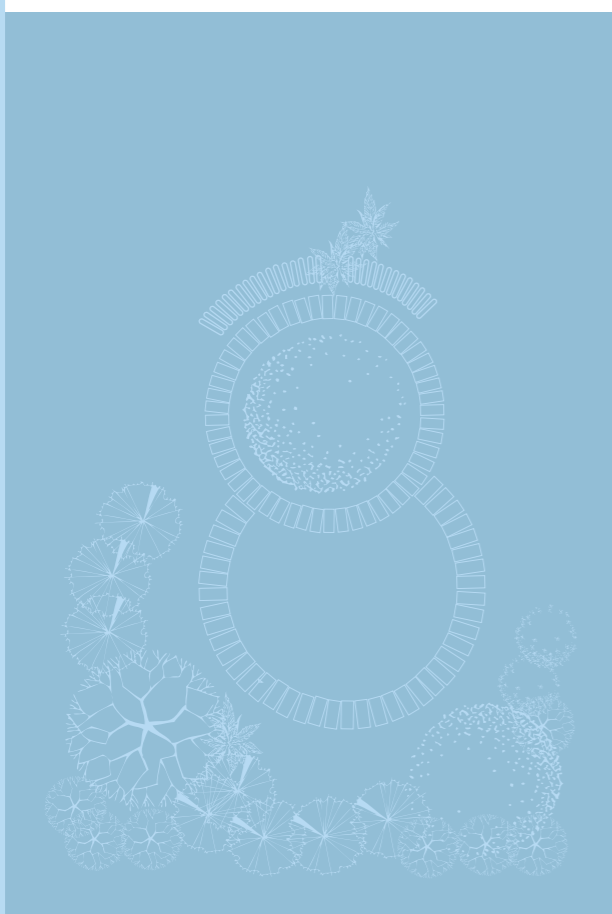
#### ◆ SANITARY & PLUMBING

- Water Closets: Western Style EWC of Kohler, CERA or equivalent.
- Wash Basins: Porcelain wash basins of Kohler/CERA or equivalent make shall be provided in all bathrooms. All basins shall be provided with waste coupling & bottle trap of standard make
- All sanitary wares shall be of white colour only.
- Concealed cisterns (concealed flushing system) will be of GEBERIT from Switzerland or equivalent. Actuator plates shall be in CP Finish dual flushing system.
- Shower: Concealed diverters CP finish with Shower and Spout of Grohe or equivalent make.
- Faucets: All faucets will be CP finish heavy body of Grohe or equivalent make.
- Health Faucets: Health faucets of Grohe/Jaguar or 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.
- One elder friendly toilet.

#### ◆ KITCHEN

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





#### ◆ 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.

#### ◆ 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.

#### ◆ AIR CONDITIONING

- Split Air Conditioning provision for Living and All Bed Rooms.

#### ◆ WATER SUPPLY

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

#### ◆ 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.
- Gas leakage detectors.
- Panic Alarm

#### ◆ LANDSCAPING

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





#### ◆ DOORS & WINDOWS

- UPVC / Powder coated aluminium 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 Moulded skin Doors with Frame as per the architects design.
- Hardware: DORSET/YALE locks make from USA 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.
- Adequate ELCB and MCB shall be provided in each apartment.
- 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).

#### ◆ TELEPHONE

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

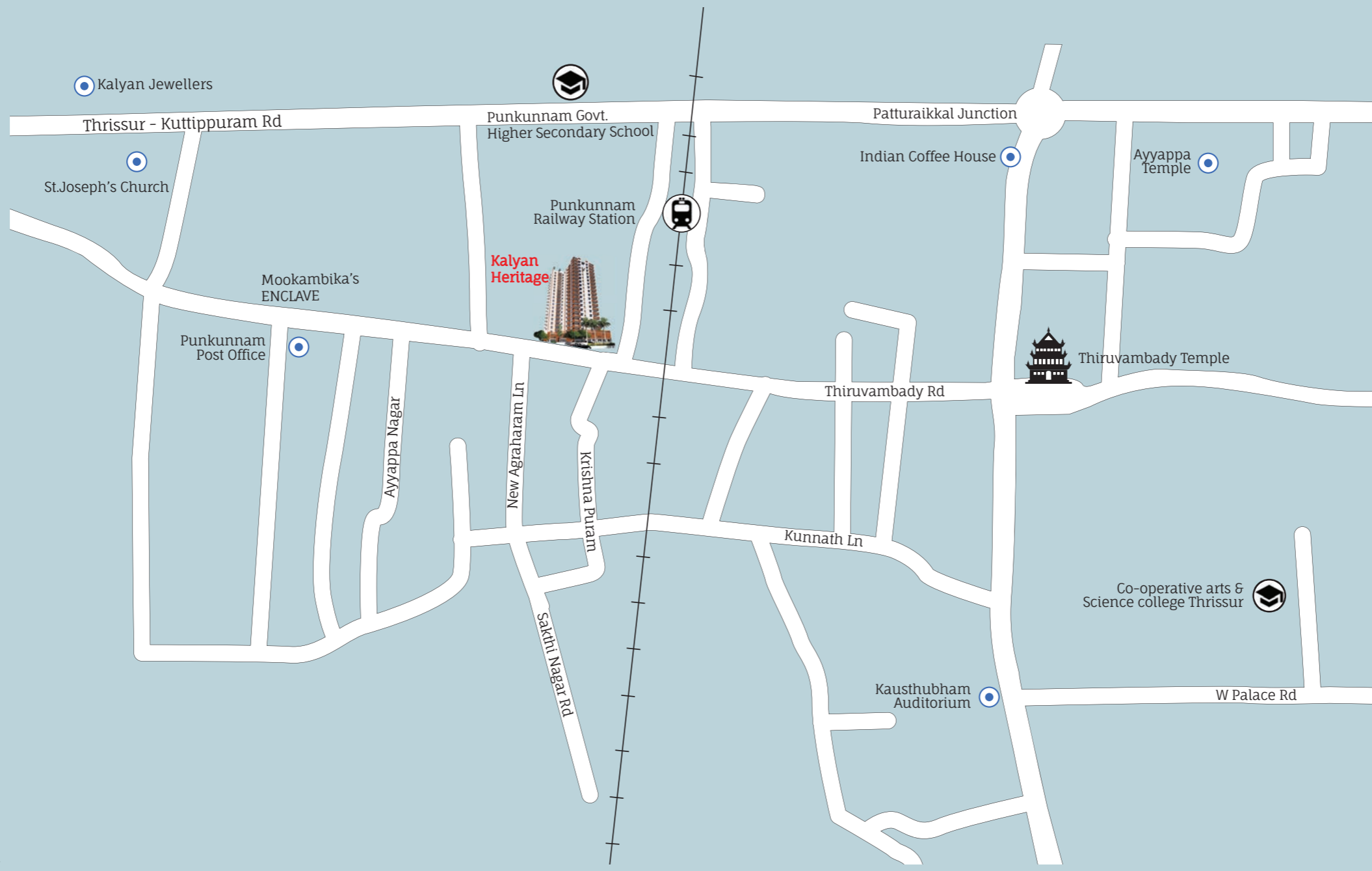
#### ◆ CABLE TV

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

#### ◆ PAINT FINISHES:

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













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