

Together
ness
makes life better

courtyard
CHEVAYUR, CALICUT



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

T.S. Kalyanaraman
Chairman, Kalyan Developers

courtyard
CHEVAYUR, CALICUT

Luxury
Apartments

94 Units










Residential &
Commercial Spaces

2 BHK, 3 BHK &
Penthouse Apartments

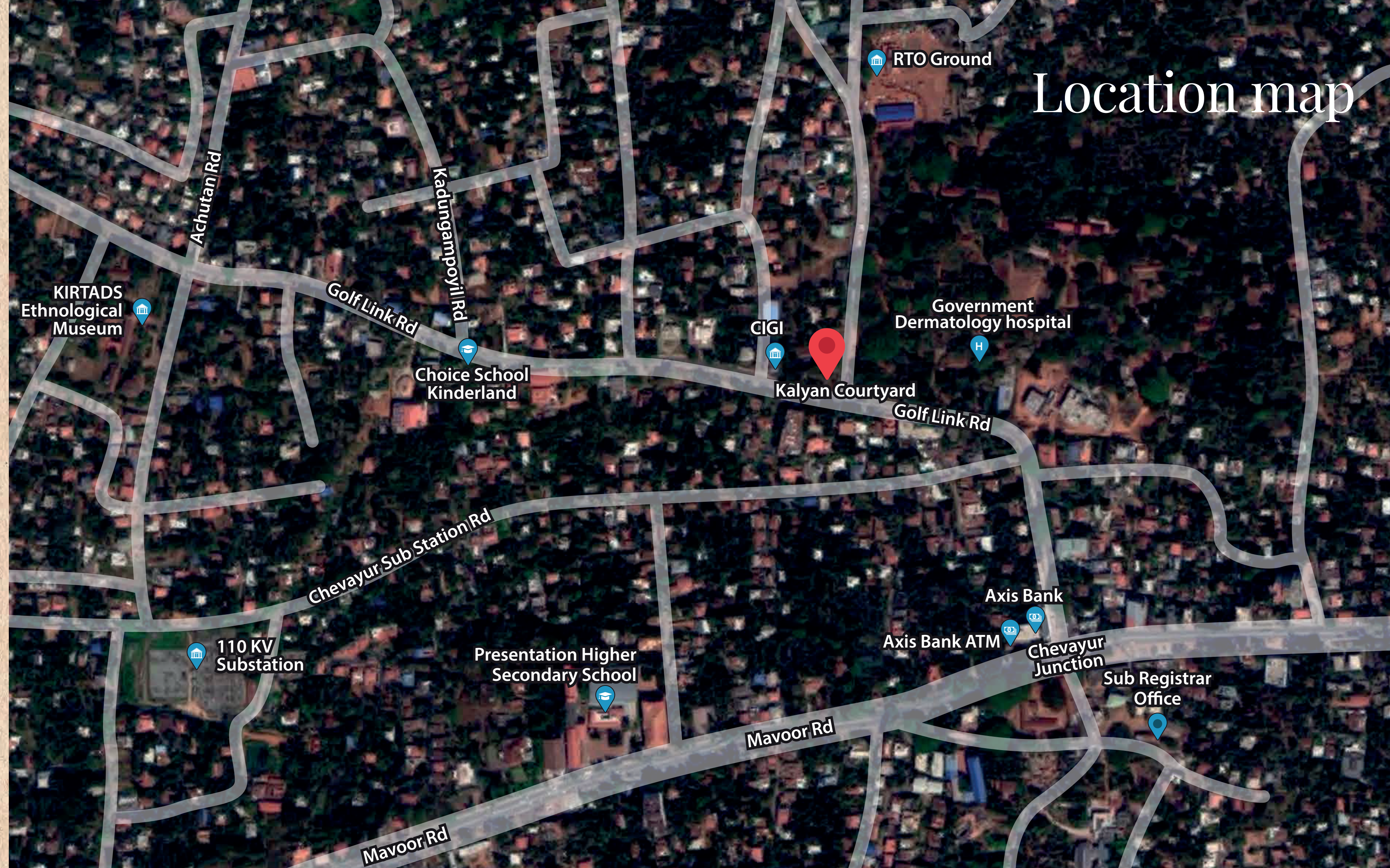


Permit Number : TP-5NEW-BA(2156)/2020
RERA Number : K-RERA/PRJ/065/2020

Local attractions

-  Bank of Baroda 300 M
-  Presentation HSS 700 M
-  Devagiri Public School 2.5 Kms
-  Bhavans Vidya Mandir 2.7 Kms
-  Medical College 1.7 Kms
-  Starcare Hospital 2.5 Kms
-  Baby Memorial Hospital 3.5 Kms
-  Chevayoor Bus stop 300 M
-  Mofussil Bus stand 4 Kms
-  KSRTC Bus stand 4.5 Kms
- Connectivity - Near to Bus Stand, Railway Station*
-  Oasis Grand Mart 25 M
-  Axis Bank 300 M
-  Devagiri College 2 Kms
-  Calicut Junction 6 Kms
-  HiLITE Mall 5 Kms
-  RTO Test Ground 200 M
-  Chevayoor post office 300 M
-  Thodayad Junction 1.9 Kms
-  Cyber Park 4 Kms

Location map



Live together

Kalyan Courtyard was designed in pursuit of connecting with the age-old vernacular roots of Kerala's lifestyle. It is a reminiscence of our glorious past, where most of the joint families lived under one roof, where ancestral homes in Kerala opened into a central courtyard or nadumuttam that nurtured long conversations over tea and created a sense of belonging amongst people from various walks of life. Designed to perfection in 1116 to 2761 sqft as 2 BHK, 3 BHK, and penthouse apartments - it is that same warmth of communal living, the joy of togetherness that awaits one at Kalyan Courtyard.



Cherish your time together

Located in one of the best residential locations in Calicut - Chevayur, Kalyan Courtyard shares its neighbourhood with eminent educational institutions like Presentation, Devagiri School, Bhavans and Devagiri College; hospitals like the Govt. Medical College, Baby Memorial Hospital and Starcare Hospital, amongst other notable facilities like HiLITE Mall, restaurants, supermarkets, banks, other recreational centres etc. With easy connectivity to the KSRTC Bus Stand, Mofussil Bus Stand, Chevayur Bus Stop, Calicut Railway Station and the Thondayad bypass — transportation for school, work and other daily activities will never be a problem here.



Enjoy good health together

Wise men say that you can get more out of a healthy lifestyle when you share good health habits with your loved ones. At Courtyard, we believe in keeping health close and relationships even closer. So step inside our wellness centre, sweat your worries out in our gym or take a quick fun dip in our swimming pool with your family. Join forces together with your siblings, kids or grandkids and family members in the pursuit of happier relationships and healthier lifestyles.



More space to be together

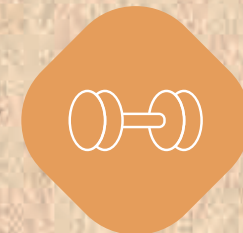
Engage in activities at our clubhouse. Celebrate your kid's birthday party or your family get-togethers in our fully air-conditioned party hall. Spark the joy of shared cooking in our common kitchen. Evoke meaningful conversations in the rooftop area. Enjoy the lavishness of our smartly designed lobby. Whatever your definition of fun is, make it double by availing our state-of-the-art facilities. At Courtyard, we intend to deliver life-long happiness. And we ensure that by making togetherness - a never-ending celebration.





More
reasons to be
together

Amenities



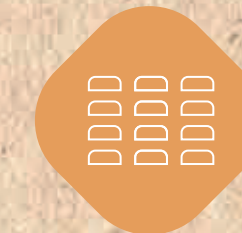
Air-conditioned
health club



Children's
play area



Swimming pool
with kids pool



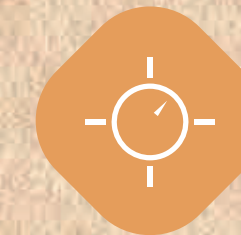
Air conditioned
multi recreation hall



Video door
phone



Indoor
games room



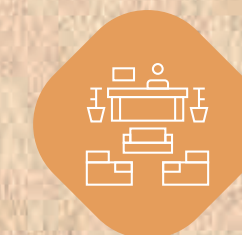
Piped gas
connection



Caretaker's
room



Round the clock security
with CCTV camera



Designer entrance
lobby & lounge



Driver's & Servant's
toilet

Live a sustainable life

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.



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

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.
	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 convertor

Segregation bins

Incinerator

Experience our inside 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.





Embark on a new journey together

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 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

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 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.



SPECIFICATION

Structure

Reinforced cement concrete foundation with piles and pile cap [OR] Suitable foundation as per the soil test. RCC frame structure with solid block or brick or concrete partitions

Flooring, tiling & railings

- Entrance Lobby, Lounge, Lift Areas (Marble / Granite / Premium Vitrified Tiles or equivalent)
- Foyer, Living, Dining, Bedrooms, Kitchen – Premium Vitrified tiles for each apartment 80cmx80cm (RAK or equivalent)
- Work Area & Balcony - Anti skid / Rustic Designer Ceramic tiles (Cera or equivalent)
- Bed Room Toilets – Designer Anti-skid ceramic tile flooring (30X30 or 60X60) and glazed designer tile concepts for walls (60X30 or 60X60) (Cera or equivalent).

Doors & Windows

- Front Door - Teak Veneer Flush Door with grooves (not solid Teak Wood) ; Internal Doors - Pre Hung Laminate/flush door.
- Hardware: Mortise locks of Yale / Dorset or equivalent.
- Windows of UPVC / Powder coated aluminium with glazed shutters.

Water & Waste Management

- Rainwater Harvesting system as per building norms
- Sewage Treatment plant as per PCB norms

Sanitary & Plumbing

- Sanitary fittings: EWC wall-hung (Kohler / CERA or equivalent).
- Faucets: Single Lever Diverters CP finish for the all Bed Room toilets. Health faucet also shall be provided for bedroom toilets. (Grohe / Jaquar or Equivalent).
- Provision for hot water connection shall be provided in each bathroom.
- Provision for water purifier in Kitchen.
- Provision for Washing machine in Work Area.

Air Conditioning

- Split AC point in two bedrooms.

Kitchen

- Single bowl stainless steel sink with drain board in the kitchen of Franke or Nirali make (Supply Only).

Car Parking

- One parking space for each apartment.

Grills & Railings

- Window safety Grill - Part Grill of Mild Steel for sliding windows or handrail on window sunshade.
- Balcony Railing - Combination Railing of Mild Steel, glass and Masonry (as per Architects Design).

Electrical

- Concealed Three phase copper wiring with ISI marked superior quality PVC insulated copper cables. (Finolex or Equivalent).
- Modular switches, adequate light points, fan points, 6/16 ampere power plug points controlled by ELCB and MCB. (Legrand / Schneider or equivalent).
- Light fixtures shall be provided for the Common areas and external areas.
- Geyser point provision and Exhaust fan point in all toilets inside apartment and kitchen.
- Point for telephone and internet point shall be provided in the living room and master bedroom.
- Power backup will be provided for all common services. For individual apartments backup shall be provided for selected points (except A/C , Geyser, 16 A points).

Landscaping

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

Cable TV

- Provision for DTH / Cable TV connection in living room and master bedroom.

Elevators

- Passenger lifts and bed lifts with automatic doors of Schindler / equivalent .

safety

- Lightning Arrestor.
- Round the clock security with CCTV cameras.

Telephone

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

Security

- Biometric Access control entry for main entrance.
- CCTV Cameras and Round the Clock Security.

Painting

- Acrylic/ Cement based putty with 2 coats of Premium Emulsion paint shall be applied inside apartments.
- External Walls: Weather shield exterior grade emulsion paint.

ONGOING PROJECTS



AVANTI

UST - Infosys campus, NH Bypass, **Trivandrum**



gateway

NH Bypass, Near LuLu Mall, **Trivandrum**



Ccredenz

Amrita Signal, **Edappally**



MARVELLA

Girinagar, **Kochi**



HERITAGE

Punkunnam, **Thrissur**



MERIDIAN

Ayyanthole, **Thrissur**

UPCOMING PROJECTS



UPTOWN

Patturaikkal, **Thrissur**



OPAL PHASE 2

Kuttumukku, **Thrissur**



PANORAMAS

Thevara, **Kochi**



divinity

Sreevaraham, **Trivandrum**

COMPLETED PROJECTS



Sunfields
Kuttur, Thrissur



Habitat
Chelakkottukara, Thrissur



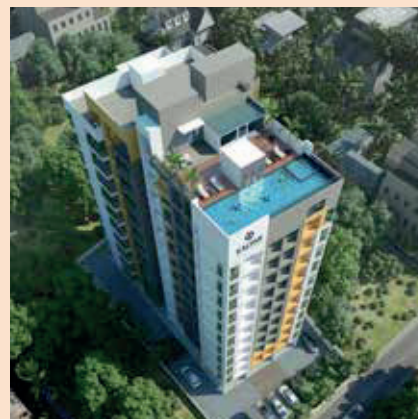
SANCTUARE
Kanjikuzhy, Kottayam



OPAL
Kuttumukku, Thrissur



SAPPHIRE
Kudappanakunnu, Trivandrum



CENTRUM
Pettah, Trivandrum



nexus
Chungam, Thrissur



KALYAN
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CORPORATE OFFICE

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