



A KALYAN JEWELLERS ENTERPRISE



KALYAN
DEVELOPERS

THE BEGINNING OF NEW



MERIDIAN



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

T.S Kalyanaraman



AYYANTHOLE
THRISSUR

LUXURY
APARTMENTS

.....

43 UNITS

.....

RESIDENTIAL SPACES

.....

2 BHK & 3 BHK
UNITS

.....





**Thrissur,
a city where life
is a never-ending
celebration is in
its prime of
development.**

A — NEW START

The high rises and luxurious malls paint the new landscape for the city, complementing its rich cultural and historical legacy. Setting new benchmarks in the luxurious residential segment, Kalyan Meridian is a new project by Kalyan Developers that ensures a new beginning; a prime circle of living.



LOCATION MAP



ATMs of SIB, SBI bank within
a radius of 800 m



Amrita Vidyalayam : 100 m
Harishree : 3 Km
Paramakkavu Vidya mandir : 3.5 Km



Westfort Hi- tech : 2.5 Km
Mother hospital : 2.6 Km
Amala Medical College : 4 Km



Vadakke stand : 5 Km
Sakthan Stand : 5.5 Km
Municipal Bus stand : 6 Km



Shops like Reliance Supermarket,
Fathima Supermarket, Elite
supermarket in a radius of
1 to 3.2 Km



West parking Area : 4.5 Km



LuLu International Convention
center & Hyatt Regency : 600 m
Sobha City : 1.5 Km
Centre point : 4 Km
City centre : 4.9 Km



Collectorate : 1.3 Km



Ayyanthole post office : 800 m



St. Mary's Church : 900 m



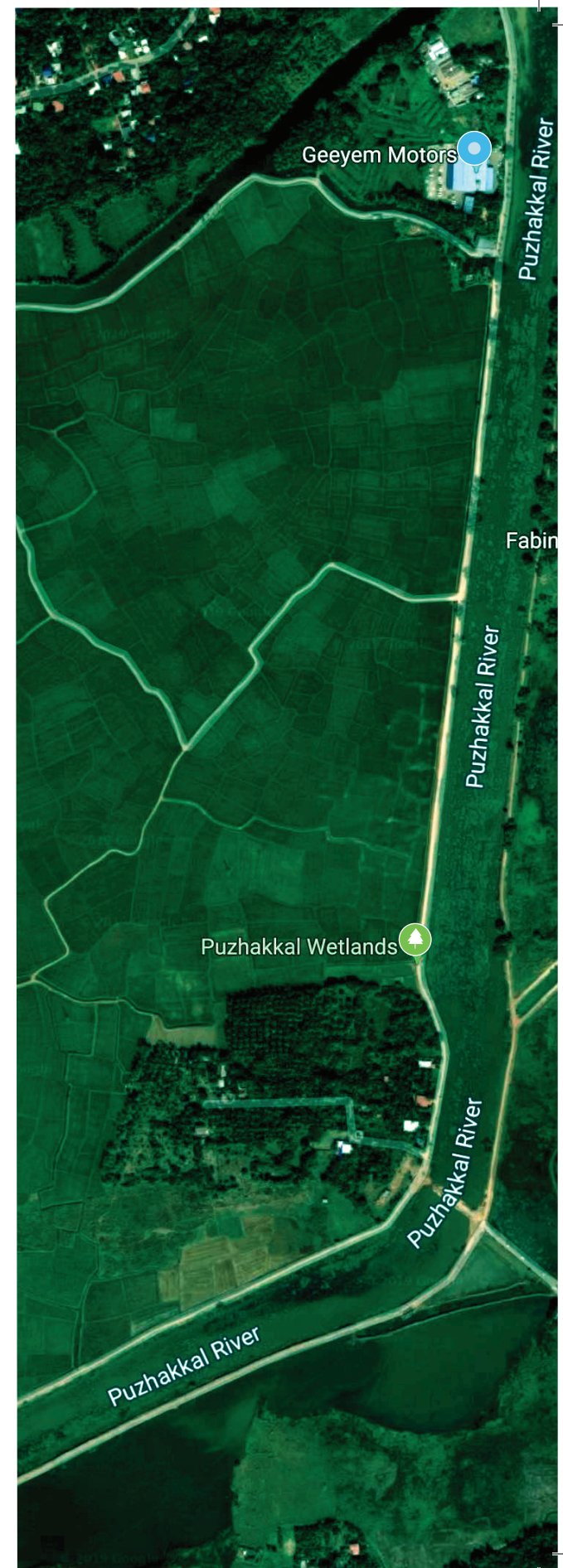
Thenjithukavu Temple : 300 m

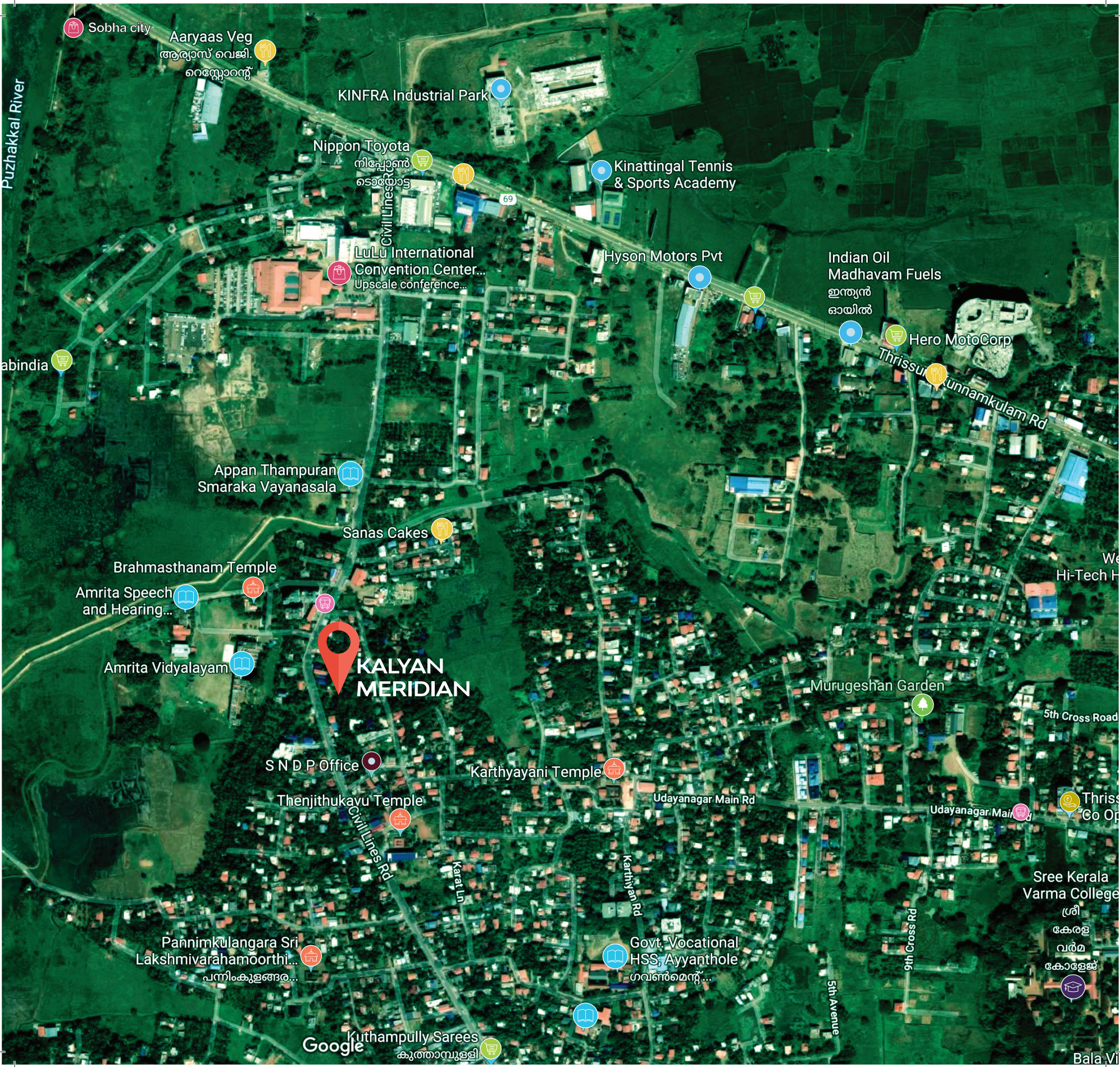


Branches of all major banks like
SIB, SBI Bank within a radius of
800 to 900 m



Law College : 800 m
Kerala Varma College : 3.2 Km





Puzhakkal River

Sobha city
Aaryaas Veg
ആര്യൻ വെജി.
ഐസ്ക്രോസ്സ്

KINFRA Industrial Park

Nippon Toyota
നിപ്പോൺ
ടൊയോട്ട

Kinattungal Tennis
& Sports Academy

LuLu International
Convention Center...
Upscale conference...

Hyson Motors Pvt

Indian Oil
Madhavam Fuels
ഇന്ത്യൻ
ഓയിൽ

Hero MotoCorp

abindia

Thrissur
Kunnamkulam Rd

Appan Thampuran
Smaraka Vayanasala

Sanas Cakes

Brahmasthanam Temple

Amrita Speech
and Hearing...

Amrita Vidyalayam

**KALYAN
MERIDIAN**

S N D P Office

Karthyayani Temple

Thenjithukavu Temple

Udayanagar Main Rd

Murugeshan Garden

5th Cross Road

Pannimkulangara Sri
Lakshmivarahamoorthi...
പന്നികുളങ്ങര...

Govt. Vocational
HSS, Ayyanthole
ഗവൺമെന്റ്...

Udayanagar Main Rd

Thrissur
Co Op

Sree Kerala
Varma College
ശ്രീ

കേരള
വർമ്മ
കോളേജ്

Google

Kuthampully Sarees
കുത്താമ്പുളി

5th Avenue

9th Cross Rd

Bala Vi

**A lifestyle you've been
longing for, along with
worldly comforts
makes Kalyan
Meridian - an
address you can
take pride in.**

NEW ——— EXPERIENCES



In all its grandeur, living spaces at Meridian are designed to perfection in 1200 to 1600 sq ft, as 2 BHK and 3 BHK apartments. With 43 flats constructed on 11 floors, Meridian houses a range of world-class amenities that makes living truly blissful.

NEW ——— OPPORTUNITIES

The Collectorate, Amrita Vidyalaya, Lulu Convention Center, Hyatt Regency and an upcoming mall all located in close proximity, Meridian shares neighbourhood with a noteworthy circle of names, that add to its pride factor. With the National Highway widening work fast progressing, a world-class corridor of economic growth will pass by the project.



Located in an area that is the pinnacle of pride, Ayyanthole is the administrative hub of Thrissur thriving with growth.

NEW — HORIZONS

Living at close proximity to your child's school is a smart choice and an essence to both a hassle free and secure life. That means less early morning battles for you and more evening play time for them.



Located in a child-friendly neighbourhood, Kalyan Meridian takes pride in sharing proximity with some of the best educational institutions in Kerala.

NEW — LEVEL OF EXUBERANCE

Shop-and-dine is a liberating habit that you feel the need to do especially on weekends, as a chance to drown away your five-day worth of stress. With Sobha City Mall, Lulu Convention Center and Hyatt Regency at your arm's distance, Kalyan Meridian brings to life - endless shopping, dining and entertainment experiences.



A — NEW YOU

Step into our state-of-the-art gym facility and swimming pool to revive your youth. With top hospitals, fitness and wellness centres encircling your humble abode, Kalyan Meridian keeps you closer to good health.



**Be a wholesome
new you.**

**Kalyan Meridian
wants you to
enjoy a soothing
healthy life cradled
by luxury.**

AMENITIES —



Fitness Centre
(Gym)



Children's
Play Area



Swimming
Pool



Rainwater
Harvesting



Video Door
Phone



Multi Purpose
Hall



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



Access Control
with Swipe Card

TOWARDS A NEW FUTURE —

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.*

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

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
- 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 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.

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 convertor

Segregation bins

Incinerator

FOR A NEW JOURNEY AHEAD —

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

*The subscription for the service will be complimentary for three years from the date of handing over.

CUSTOMER PORTAL

Our customer care portal lets you:

- Stay connected with us 24x7
- 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

- Deep pile foundation / Isolated Footing complying with seismic 3 zone.
- RCC frame structure with Solid 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/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
- Balconies/ Open terraces/ Decks: Vitrified or Ceramic floor tile with MS/SS railings up to 1.2m height.

SANITARY & PLUMBING

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

- Shower: Concealed diverters CP finish with Shower and Spout of Roca or equivalent make.
- Faucets: All faucets will be CP finish with heavy body of Roca or equivalent make.
- Health Faucets: Health faucets of Roca 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)

DOORS & WINDOWS

- Powder coated aluminium/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/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.
- 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 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

Power backup will be provided for all common services and selected light and fan points in each living, 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).

- Kirloskar / Cummins or Equivalent

TELEPHONE

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 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/texture paint. (Asian, Jotun or Equivalent)

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 as a premium feature.

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.

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.

LANDSCAPING

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

OUR PROJECTS —

ONGOING PROJECTS



SAPPHIRE

Kudappanakunnu, Trivandrum



CENTRUM

Pettah, Trivandrum



AVANTI
BY ASH TEJAVANDU

UST - Infosys campus, NH Bypass, Trivandrum



MARVELLA

Giri Nagar, Kochi



HERITAGE

Punkunnam, Thrissur



C

credenz

Amrita Signal, Edappally

UPCOMING PROJECTS



PANORAMAS

Thevara, **Kochi**



 **gateway**

Venpalavattom, **Trivandrum**



 **divinity**

Sreevaraham, **Trivandrum**



 **OPAL**
PHASE 2

Kuttumukku, **Thrissur**



 **courtyard**

Chevayur, **Calicut**

COMPLETED PROJECTS



 **Sunfields**
Lifestyle Residences

Kuttur, **Thrissur**



 **Habitat**
Kalyan Luxury Residences

Chelakkottukara, **Thrissur**



 **OPAL**

Kuttumukku, **Thrissur**



 **nexus**

Chungam, **Thrissur**



 **SANCTUARE**

Kanjikuzhy, **Kottayam**

FLOOR PLANS —





CORPORATE OFFICE: TC-35/1403,
SREE KRISHNA BUILDING,
WEST PALACE ROAD, THRISSUR - 680022

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