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From the Promoters of
KALYAN JEWELLERS

K-RERA/PRJ/TSR/001/2022



PRIMA

MUNDUR • THRISSUR



Chairman's message

Kalyan Developers takes pride in every home we deliver because we understand that a home is not just a building but a lifelong dream fulfilled, and a promise built on trust.

We wanted every family to experience the exuberance of owning their own home. It is that commitment, that pushed us into coming up with a series of quality homes made affordable. Proudly presenting to you Kalyan Prima, a diligently designed, affordable home that completes every family. Located in Thrissur, close to all comforts of life, Prima is surely the home of your dreams.



T.S. Kalyanaraman
Chairman, Kalyan Developers



*Village life,
Connected to City.*

Located in Mundur, Thrissur, close to all calls of life lies Prima—a home set in a serene village that lets you escape in to the city easily. This affordable villa project offers 3 BHK villas that ensures a lifestyle immersed in all worldly comforts.

Located in a serene neighbourhood in close proximity to recreational facilities like Sobha City Mall, Athreya Cricket Academy and Football Turf Ground, with hospitals like Amala Medical College at your constant beck and call—Prima will never hold you back when it comes to connectivity.

Location Map



Thrissur - Kunnankulam Road — Punkunnam Jn. — Patturaikkal Jn. — Aswini Jn. —

Kodungallur - Shornur Road



Big Bazaar



BP Petrol pump



Amala Hospital



Pisharikkal bhagavathi temple



Garron Play Arena



Sri Vadakkunnathan Temple

Swaraj Round



Prima



Athreya Cricket Academy

Common Amenities



Childrens Play Area



Intercom



Rain Water Harvesting



CCTV Camera



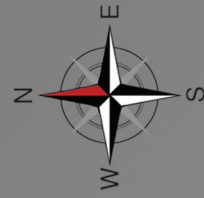
Tarred or Paved Internal Roads with Street Lights



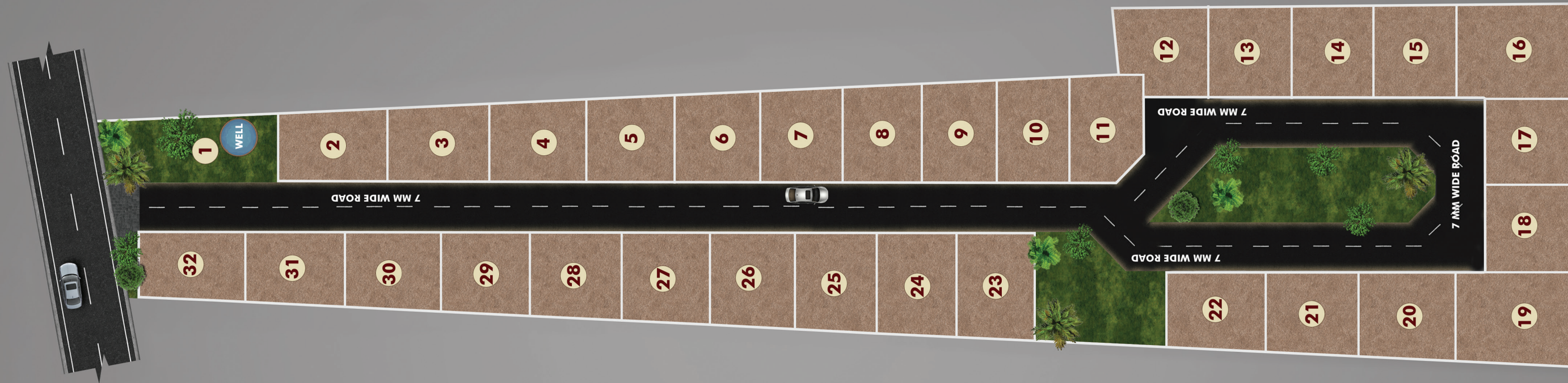
Secutiy Cabin



Landscaped Gardens



Plot Layout



Villa No:	Land Area Cents
1	5.00
2	4.11
3	4.11
4	4.11
5	3.93
6	3.99
7	4.00
8	3.99
9	3.99
10	3.99
11	4.04
12	4.06
13	4.03
14	4.02
15	4.09
16	5.91
17	4.02
18	4.00
19	5.67
20	4.47
21	4.03
22	4.04
23	4.31
24	4.29
25	4.20
26	4.21
27	4.22
28	4.13
29	3.85
30	3.86
31	3.86
32	3.85

Disclaimer: Number of Plots & Certain Plot Areas could change slightly; Individual Floor Plans will be given for requested plots, as each plot plan & area is different

Specification

SPECIFICATION

Structure - Foundation: RR Masonry

Structure - Walls: Solid Block, Red Brick, RCC or Foam Concrete Walls as per Architects & Builders Discretion

TILING

Flooring - Sitout, Living, Dining, Kitchen, Bedrooms
Superior Quality 60*60 Vitrified Tiles Plain Ivory (Johnson, Cera or Equivalent)

Toilets: Superior Quality Ceramic tile for flooring & walls (upto false ceiling) (Johnson, Cera or Equivalent)

Work Area: Superior Quality Ceramic tile flooring

SANITARY & PLUMBING

Sanitary Fixtures: Good Quality fixtures of Cera, Parryware (or Equivalent)

CP - Fittings (Shower, Taps, Faucets, Health

Faucets): Good Quality fixtures of of Jaquar Essco, Cera, Parryware (or Equivalent)

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

Water Supply (Well and/or Borewell Water): Water Supply to Individual Villa's Overhead Tank from the Common Storage tank. (Builder may or may not provide individual sump tanks based on consultants recommendation & Builders discretion)

KWA Water Connection (Not Provided): Customer to Individually Apply & take KWA connection if Available.

KITCHEN

Kitchen Sink : Single Bowl SS Sink with Drain board or Equivalent of Nirali (Supply Only, No Fixing, Platform & Granite Top Not included)

Tile Dado: Superior Quality Ceramic or Vitrified Tiles 45-60 Cms above Kitchen Counter Area

DOORS & WINDOWS

Main Door: Steel Door (Tata Pravesh / Curiass or Equivalent)

Bed Room, Kitchen Doors: Laminate or Molded Skin Doors with RCC Frame / WPC Frame

Toilet Doors: PVC Door & Frame

Terrace Door, Backside Door: MS Grill Door with Mesh

Windows: Powder Coated Aluminium Windows (Hindalco 20 Series or Equivalent)

ELECTRICAL

Wiring & Switches: Concealed copper wiring with cables & modular plate switches. (using HAVELLS or equivalent)

Geyser Points: Only 1 Toilet Heater Point Energised , Others provision only

AC Points: Only 1 Point Energised, Others provision only

Inverter Provision: Provided

Telephone, Internet, Cable TV Provision: Provision in GF Living Room

STAIRCASE

Tiling: Superior Quality 60*60 Vitrified Tiles Plain Ivory for treads & risers (Johnson, Cera or Equivalent)

Handrails: MS Handrails (or equivalent)

PAINT FINISHES

Internal Walls & Ceiling: Treatment with Putty & Emulsion Paint (Asian,Berger or Equivalent).

External Walls: "Exterior Primer & Exterior Paint (Asian,Berger or Equivalent).

Putty on the Front Side Elevation alone may or maynot be applied (It is Builders Discretion)"

COMPOUND WALL

Landscaping: Landscaping in Villa Owners Scope

Compound Walls: No Compound wall in the front. Sides & Back Picket Fence or equivalent.





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 a nominal cost.

Kalyan Assist

Kalyan Assist takes care of every home through periodic inspections and maintenance of the apartment premises at a nominal cost 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 24x7
- Track your payments easily
- Make any enquiries or address any issues

OTHER PROJECTS



HERITAGE

Punkunnam, Thrissur

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



MERIDIAN

Ayyanthole, Thrissur

RERA No: K-RERA/PRJ/013/2020
Permit No: AYL/BA/343/18-19



UPTOWN

Patturaikkal, Thrissur

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