





A CASTLE IN THE SKY.



BYPASS ROAD
NEAR KADAVU RESORT
CALICUT

A majestic structure rises tall against a background of greenery. The trees rustle softly in the cool air as the whispering waves welcome you home. **Tekton's**Whispering Waves overlooking the **Chaliyar river** in Calicut is an apartment project that seems to be straight out of a fairlytale blending imaginative architecture with functionality. Composed of **2,3 & 4** BHK units spanning across **32** floors built over an area of **3.35 acres**, the structure promises a life of privacy, quiet luxury, incredible sea views.









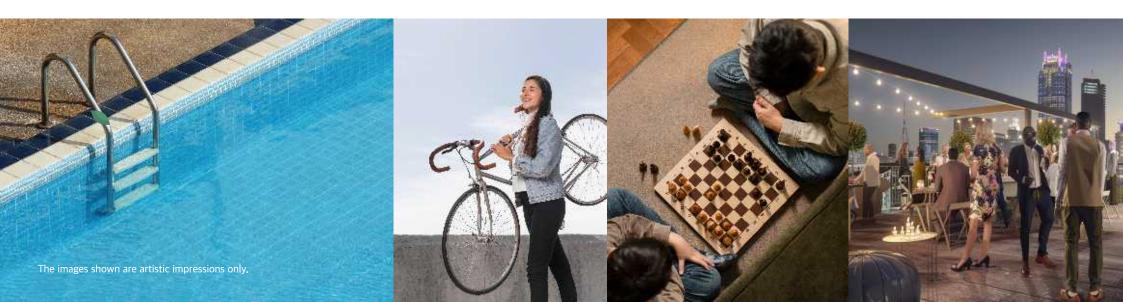












INDOOR & OUTDOOR AMENITIES



Lobby Lounge



Ladies Lounge



Swimming Pool



Kids' Pool



Gymnasium



Indoor Games Room



Toddler's Play Area



Staff Room



Association Hall



Clinic



Multipurpose Court



Yoga & Meditation Deck



Cycling Track



Jogging Route



Tree Plaza with Peripheral Walkway



Terrace Party Area



Badminton Court



Community Kitchen



4 Regular Lifts & 1 Service Lift



Outdoor Gym



Carwash Area



EV Charging Station



Amphitheatre



Elderly Park

SURVEILLANCE & SECURITY



RFID Sensor Boom Barriers at Main Gate



Biometric Access Control for Lobby and Apartment Entrances



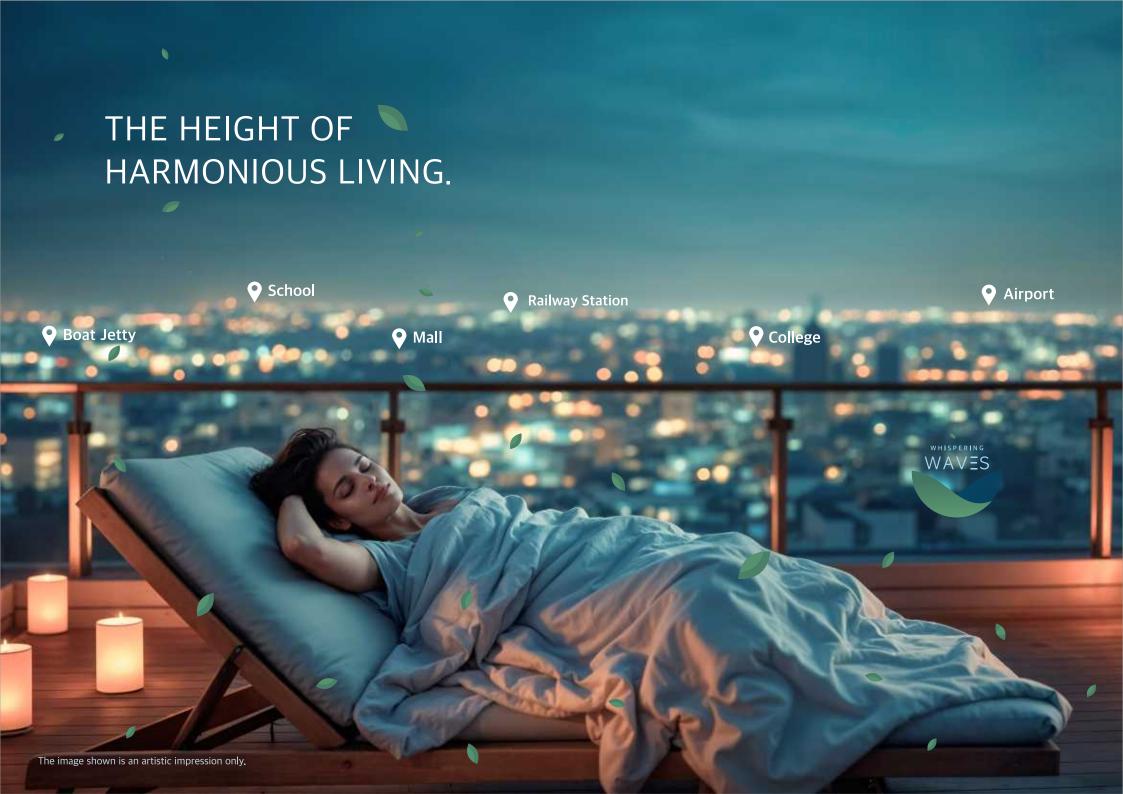
Biometric Lock for Apartment Main Door



CCTV Surveillance in All Common Areas



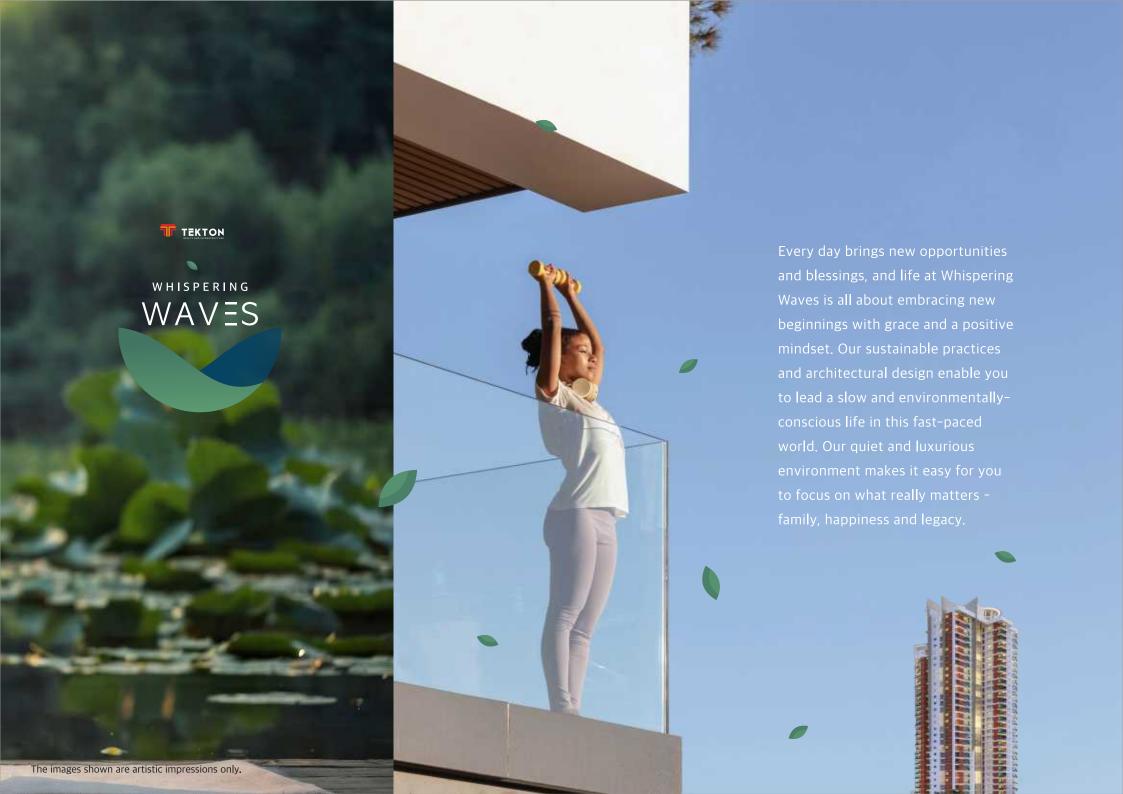
Security Cabin at Entrance Gate





With a home at the heart of the greenest part of Calicut, one could not ask for a better location. The lush green backdrop of the forest, the proximity to the Chaliyar river and the sea makes the positioning of Whispering Waves a sight to behold. Just paces away from the Panvel-Kochi-Kanyakumari highway **NH66**, the apartment project ensures connectivity to leading **schools**, **colleges**, **hospitals**, **and malls**.







YOUR GREEN LIFE.





RAINWATER HARVESTING Judicious use of rainwater helps to reduce the overall water demand.



SOLID WASTE MANAGEMENT An organic waste converter on-site converts wet waste from your kitchen into organic manure.



SOLAR LIGHTING Solar panels to keep the common area electricity bills low.



SEWAGE TREATMENT Treated water is used for landscape gardening maximizing efficient use of water.

BASIC GREEN FEATURES.

SUNSHADES / CANOPIES FOR WINDOWS

ALL UNITS ARE
DESIGNED WITH GOOD
QUALITY LIGHTING

LOW VOC PAINTS

NATURAL VENTILATION FROM OUTSIDE BRINGS CONTROLLED FRESH AIR INTO YOUR HOME

INSTALLING WATER SAVING FIXTURES

EFFICIENT IRRIGATION SYSTEM

100% TREAT OF WASTE WATER BY STP

TREATED WASTE WATER IS REUSED FOR LANDSCAPING

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MASTERPLAN

LEGEND

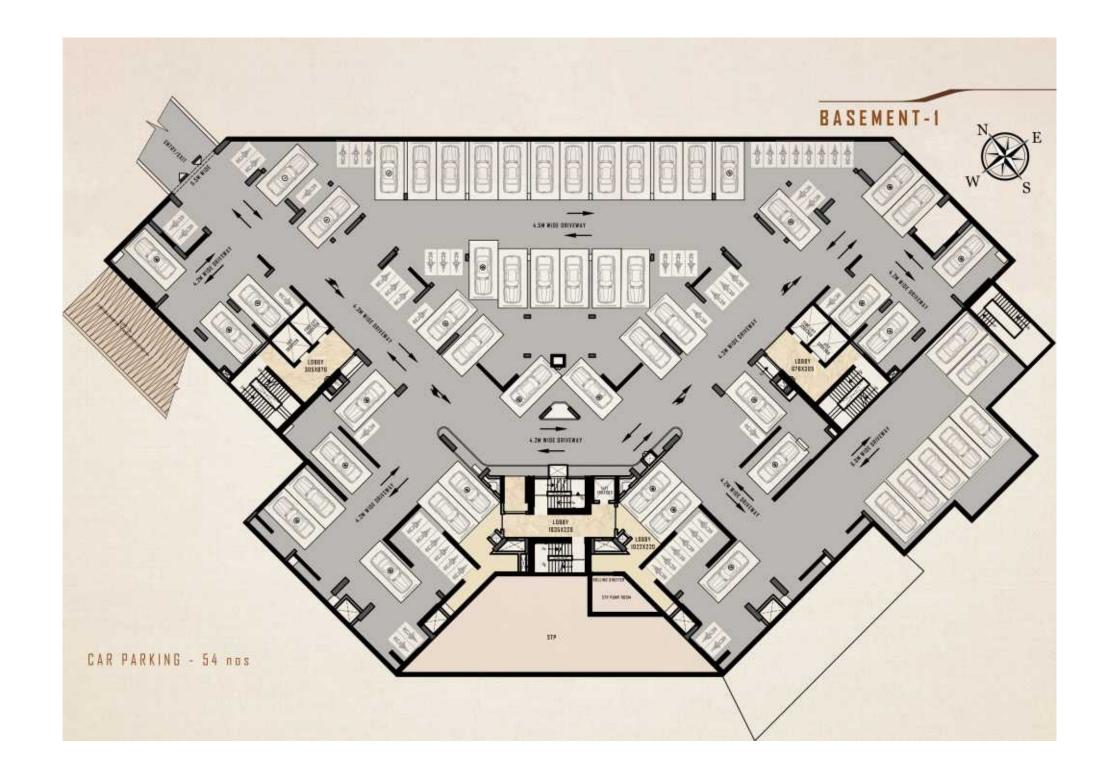
- 01 ENTRY
- 02 ENTRANCE GATEWAY
- 03 DROP OFF
- 04 APARTMENT BUILDING
- 05 PARKING\MULTIPURPOSE COURT
- 06 BADMINTON COURT
- 97 YOGA & MEDITATION DECK
- OS OUTDOOR GYM & ELDERLY PARK
- 09 GARDEN & WALKWAY
- 10 AMPHITHEATRE
- 11 CHILDREN'S PARK
- 12 PARKING
- 13 COVERED PARKING 14 PARKING BUILDING
- 15 10m WIDE DRIVEWAY

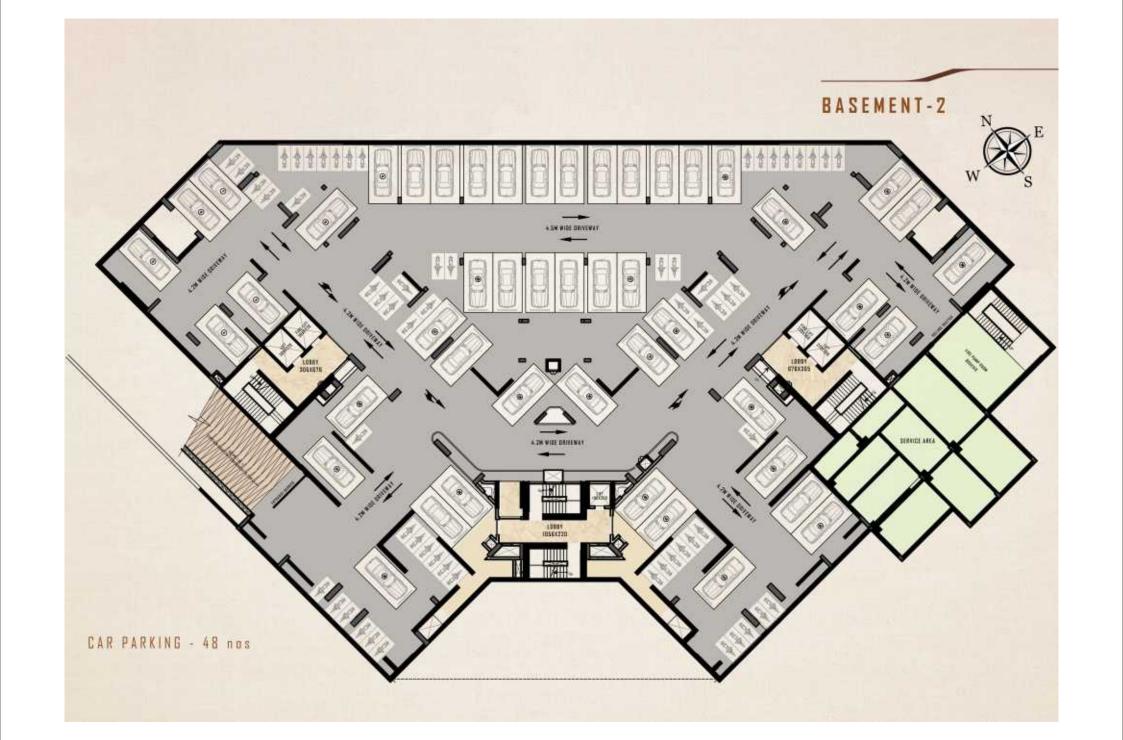


SITE PLAN PLOT AREA - 3.34 ACRES FSI - 3.75

LEGEND

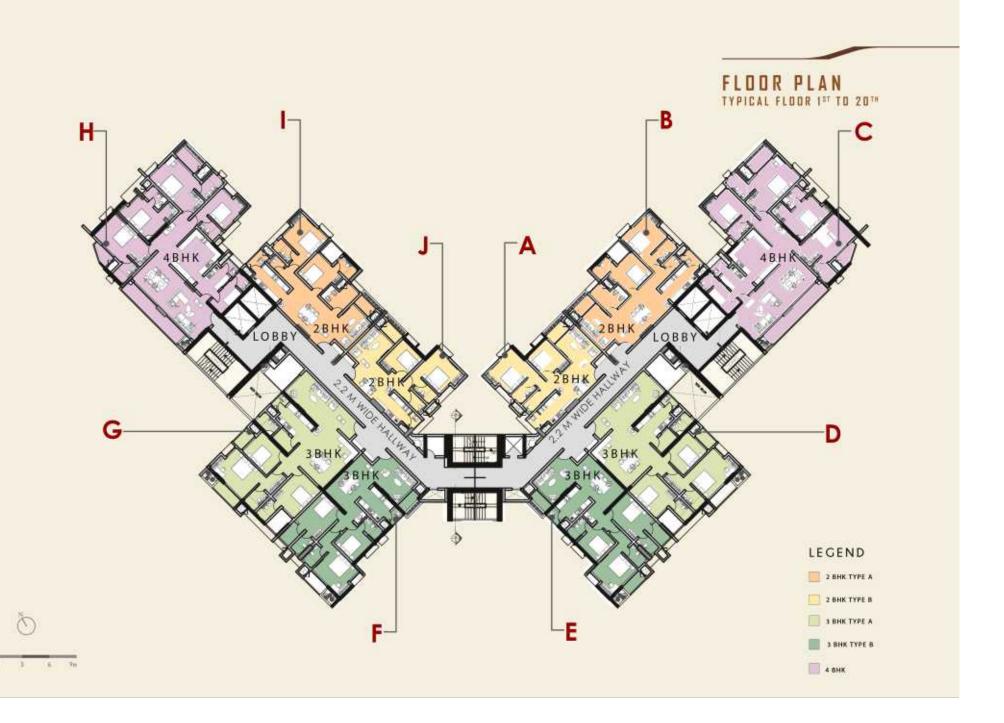
- OI ENTRY
- 02 ENTRANCE CATEWAY
- 03 DROP OFF
- 04 APARTMENT BUILDING
- 05 PARKING MULTIPURPOSE COURT
- 06 BADMINTON COURT
- 07 YOGA & MEDITATION DECK
- 08 OUTDOOR GYM & ELDERLY PARK 09 CARDEN & WALKWAY
- 10 AMPHITHEATRE
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- 15 10w WIDE DRIVEWAY

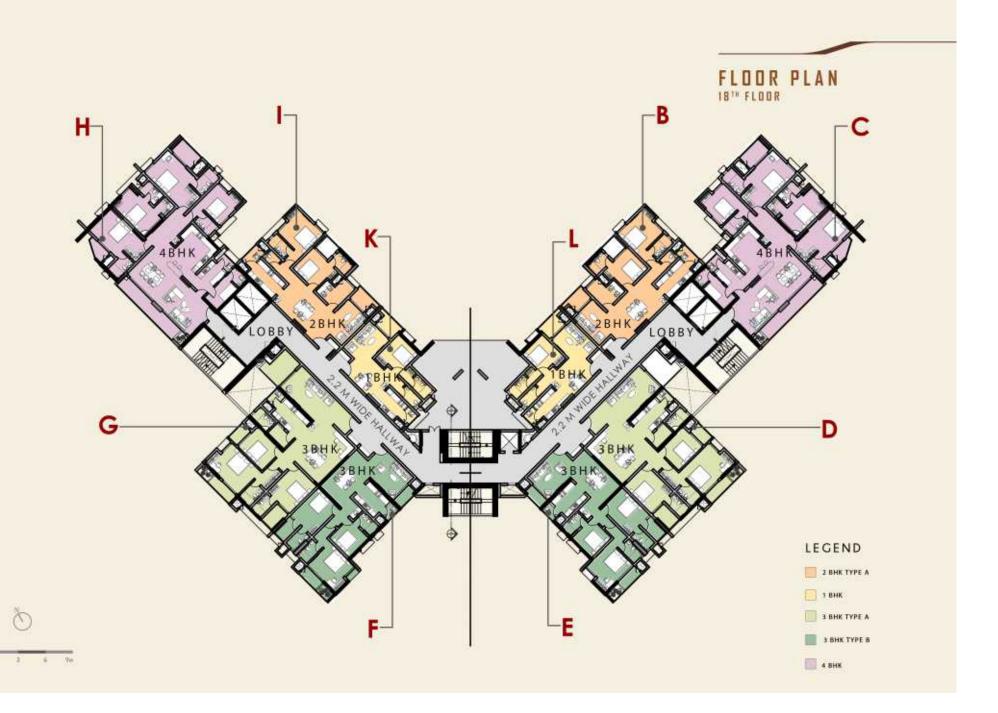


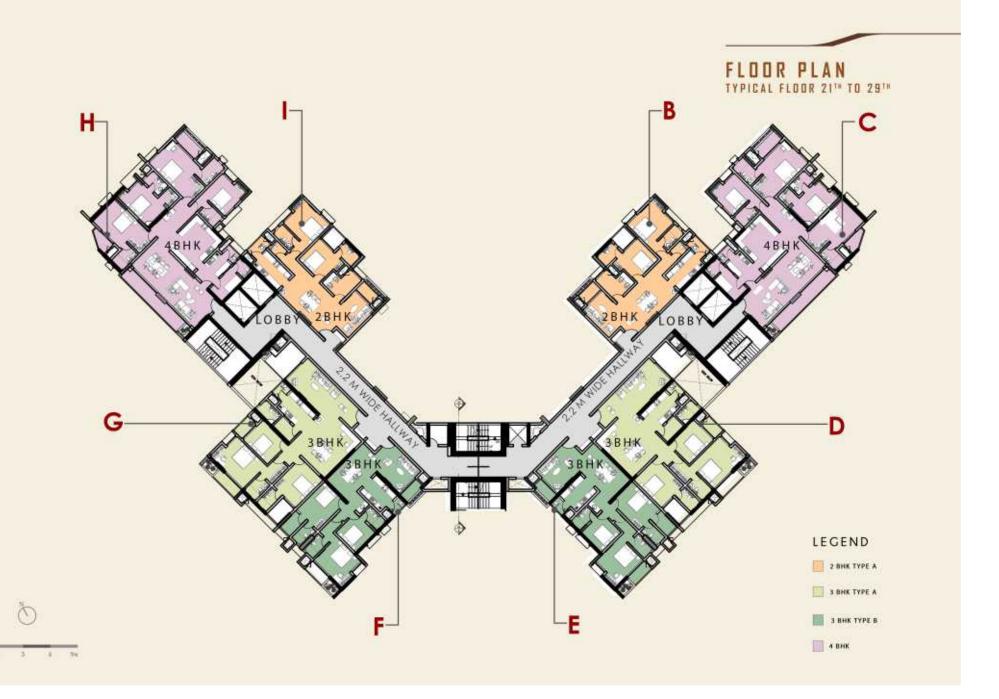


GROUND FLOOR PLAN









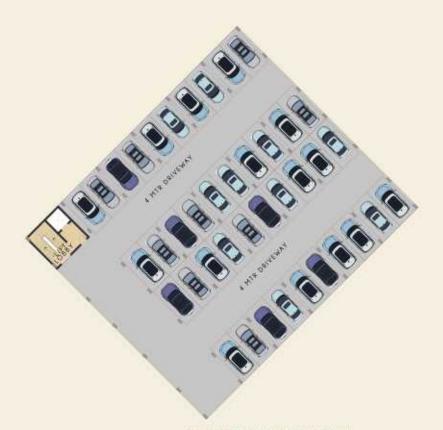
FLOOR PLAN TERRACE FLOOR







PARKING BUILDING BLOCK-1
TYPICAL FLOOR 1-3



PARKING BUILDING BLOCK-2 TYPICAL FLOOR 1-2



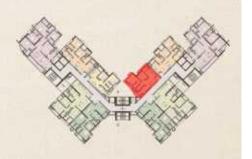




UNIT PLAN-A 28HK TYPE-02

RERA CARPET AREA - 794.71 Sq Ft PLINTH AREA - 950.57 Sq Ft

SALEABLE AREA - 1235.741 Sq Ft

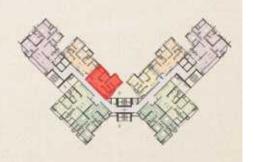






UNIT PLAN-J

2BHK TYPE-02
RERA CARPET AREA - 794.71 Sq Ft
PLINTH AREA -950.57 Sq Ft
SALEABLE AREA - 1235.741 Sq Ft





JNIT PLAN-B

BHK+STUDY (TYPE-1)

RERA CARPET AREA - 1085.10 Sq Ft PLINTH AREA -1298.03 Sq Ft SALEABLE AREA - 1687.44 Sq Ft





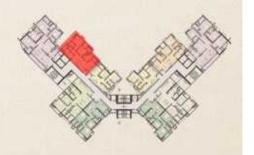




UNIT PLAN-I

2 BHK+STUDY (TYPE-I) RERA CARPET AREA - 1065.10 Sq Ft PLINTH AREA - 1298.03 Sq Ft

SALEABLE AREA - 1687.44 Sq Ft

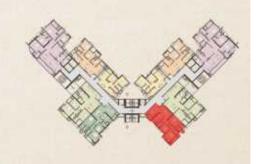






UNIT PLAN-E

3BHK TYPE-02
RERA CARPET AREA -1143.57 Sq Ft
PLINTH AREA -1373.18 Sq Ft
SALEABLE AREA -1785.10 Sq Ft

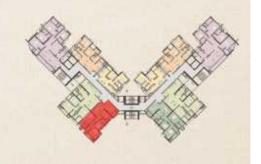






UNIT PLAN-F

3BHK TYPE-DI RERA CARPET AREA -1143.57 Sq Ft PLINTH AREA -1373.16 Sq Ft SALEABLE AREA -1785.10 Sq Ft





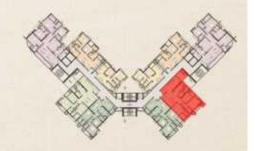


UNIT PLAN -D

3BHK+STUDY

RERA CARPET AREA -1469.18 Sq Ft PLINTH AREA -1874.23 Sq Ft

SALEABLE AREA -2435.49 Sq Ft





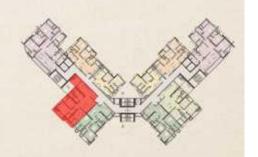


UNIT PLAN - G

3BHK+STUDY

RERA CARPET AREA -1469.18 Sq Ft PLINTH AREA -1874.23 Sq Ft

SALEABLE AREA -2436.49 Sq Ft



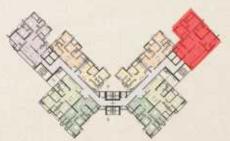




4 BHK TYPE

RERA CARPET AREA - 1979.61 Sq Ft PLINTH AREA -2403.17 Sq Ft

-3124.12 Sq Ft SALEABLE AREA



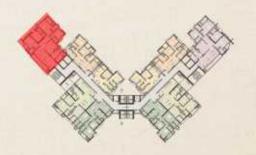




UNIT PLAN-H

4 BHK TYPE

RERA CARPET AREA - 1979.61 Sq Ft
PLINTH AREA - 2403.17 Sq Ft
SALEABLE AREA -3124.12 Sq Ft







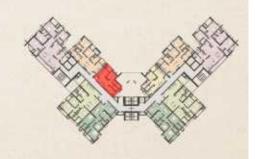
UNIT PLAN-K

TBHK

RERA CARPET AREA -629.91 Sq Ft

PLINTH AREA -777.81 Sq Ft

SALEABLE AREA -1011.15 Sq Ft

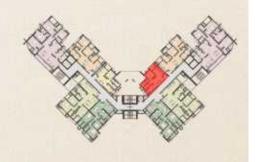






UNIT PLAN-L

IBHK
RERA CARPET AREA -629.91 Sq Ft
PLINTH AREA -777.81 Sq Ft
SALEABLE AREA -1011.15 Sq Ft



Masonry: Solid Concrete Blocks / Lightweight Concrete Blocks

Main Door: Engineered Wooden Door with Biometric Access

Flooring of Lobby: Vitrified Tiles / Ceramic tiles. (Kajaria / Simpolo)

General Floor: Vitrified Tiles. (Kajaria / Simpolo)

Flooring of Toilet: Matte Finish Vitrified Tiles (Kajaria / Simpolo)

Flooring of Master Bedroom: Laminated Wooden Flooring

Tiles Size: Bathroom Tiles 2x2 Feet / Typical Floor Tiles 4x2 Feet

Flooring of Balconies: Matte Finish Vitrified Tiles (Kajaria / Simpolo)

Internal Doors: Engineered Wood Doors

Flush Tank: Wall Mounted Concealed Cistern

Toilet Doors: ABS Doors

Windows: Toughened Performance Glass UPVC Windows. (Saint-Gobain / NCL)

Grills / Rails for Windows: MS Grills / Handrails up to 120 cm from the Floor

CP Sanitary Fittings: Vitra / Duravit or Kohler

External Paint: External Emulsion Paint

Internal Paint: Internal Emulsion over 2 coats putty

Generator Backup: Except Power Points

Electrical: Legrand Switches / Schneider Switches / Mobile Charging Points





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- The interior views depicted in the brochure are presented with furnishings, both soft and hard, fixtures, lighting fixtures, wall finishes, cladding, renders, surface treatments, and wall art. It's important to note that these elements are not included in the standard offering. Buyers are required to reference the specifications and standard offering outlined in the sales agreement.
- The trees, plants, and shrubs shown in representative pictures and computer-generated images are depicted in a fully grown condition for artistic impression purposes. However, the final design, species, height, and size will be determined by the promoter. The interior views, floor layout, and exterior views are shown with plants in the area earmarked as potted plant area, open terrace and terrace. These plants are not included in the standard offering.
- The external elevation/facades of the apartment including but not limited to service ledge, sunshade, louvres, solid wall and/or any features relevant to the facades are positioned, installed, and/or subject to random rhythmic combinations of architectural treatment. As such, the external elevation/facade/features/sunshade/service ledge/louvres/installations are modular and fluid and may vary in some way in terms of size/shape/design and/or pattern.
- Prospective buyers should note that, in accordance with the guidelines of Kerala Building Rules, no structural alterations are permitted in the patio, potted plant area, open terrace, garden terrace, or balcony areas of the allotted property. As a buyer, you are expected to refrain from making any modifications to these areas or deviating from the approved facade, elevation plans, and drawings authorized by the competent authorities. Any alterations such as enclosing balconies or covering terrace gardens would infringe upon the collective rights enjoyed by other inhabitants of Tekton's Whispering Waves. Please be aware that only approved alterations, like the installation of sun cutters, rain gutters, bug mesh, bird mesh, and child safety accessories are allowed. These alterations must conform to the approved design, pattern, colour, and model which can be observed in the sample apartment. If buyers choose to use the promoter's services for such alterations, they will be treated as optional and incur extra cost. This information is provided to ensure that prospective buyers are fully informed about the limitations and possibilities of Tekton's Whispering Waves.









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