



TEKTON
REALTY AND INFRASTRUCTURE

NATURE
meets **LUXURY.**



WHISPERING WAVES

**BY TEKTON REALTY
AND INFRASTRUCTURE**



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K-RERA/PRJ/KKD/082/2025



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 fairytale blending imaginative architecture with functionality. Composed of **2,3 & 4 BHK** units spanning across **32** floors built over an area of **3.26 acres**, the structure promises a life of privacy, quiet luxury, incredible sea views.



TEKTON
REALTY AND INFRASTRUCTURE

IN ASSOCIATION WITH



OUR ROOTS.

From humble beginnings in 1998 as a partnership firm undertaking contracting work to now a superior builder company. Tekton's success story is nothing short of inspirational. Our collaborations with market leaders such as Jos Alukkas, Malabar Gold and Radisson Park Inn has accelerated our growth enabling us to expand and step into new territory. Vision precedes innovation and we were ready to embrace change. Today Tekton stands tall having successfully made the transition into the world of apartment homes. **Our enduring association with the IMA** underscores us as a trustworthy brand for quality construction. Herald a brand-new era of stunning and sustainable architecture with us.

OUR CLIENTELE

Our Associates

Stapati Architects, Prasanth Associates, Kembhavi Architecture Foundation, Hadi Teherani India

Brands

Jos Alukkas > H&C Books > AP Aslam Group Dubai > Regency Group Dubai
Radisson Hotels > Malabar Gold > BRD Motors > Kajah Group
Paragon Footwear > TT Devassy Jewellers > Med Seven Dubai
Falcon LLC, Dubai > Tamara Hospitality



— BY TEKTON —
BYPASS ROAD
NEAR KADAVU RESORT
— CALICUT —





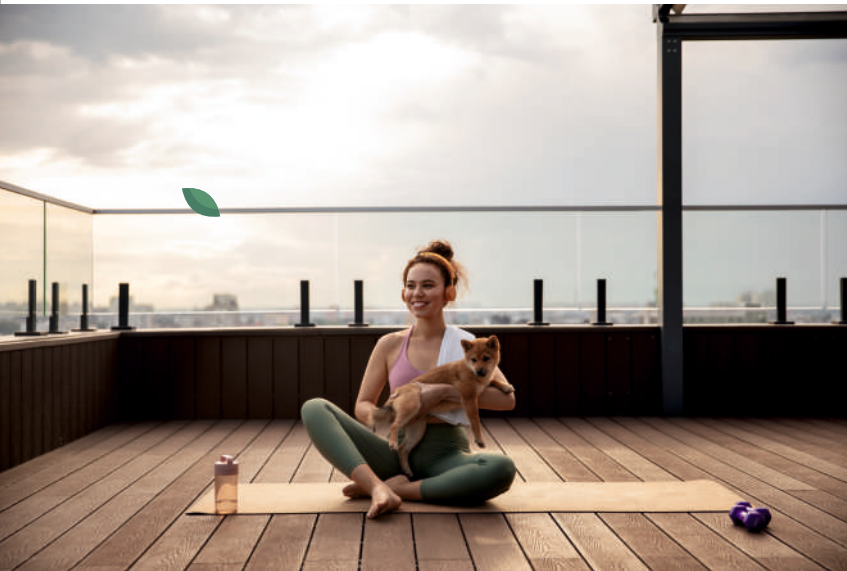
A BOUNTIFUL LIFE IS A BEAUTIFUL LIFE.

The images shown are artistic impressions only.





WHISPERING AMENITIES



The images shown are artistic impressions only.





















Experience a life of sheer abundance with our expansive at-home amenities. Nothing beats the luxury of convenience and comfort.



The images shown are artistic impressions only.

INDOOR & OUTDOOR AMENITIES

- | | | | | | |
|---|--|--|---|---|--------------------------|
|  | Fully Equipped Fitness Centre. |  | Community Kitchen
(Space Provision Only) |  | Outdoor Gym |
|  | Air-conditioned Multipurpose
Recreation Hall (140 Capacity) |  | Children's Play Area |  | Elderly Park |
|  | Rooftop Infinity Pool |  | Badminton Court |  | Yoga and Meditation Deck |
|  | Kid's Pool |  | Multipurpose Court |  | Cycling Track |
|  | Indoor Games Room |  | Jogging Track | | |
|  | Rooftop Garden for Parties and
Family Functions |  | Amphitheatre | | |
|  | Association Hall |  | Clinic (Space Provision Only) | | |
-

THE HEIGHT OF HARMONIOUS LIVING.

Boat Jetty

School

Mall

Railway Station

College

Airport

WHISPERING WAVES

The image shown is an artistic impression only.



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.**

A woman with dark hair tied back, wearing a white tank top and white pants, is sitting in a lotus position on a wooden deck. She has her eyes closed and a serene expression. The background is a lush garden with large green leaves and a body of water. The text "A FRESH START." is overlaid in white, with several green leaves scattered around it.

A FRESH START.

The image shown is an artistic impression only.



WHISPERING
WAVES



Every day brings new opportunities and blessings, and life at Whispering Waves is all about embracing new beginnings with grace and a positive mindset. Our sustainable practices and architectural design enable you to lead a slow and environmentally-conscious life in this fast-paced world. Our quiet and luxurious environment makes it easy for you to focus on what really matters - family, happiness and legacy.

A hand is shown from the bottom, holding several green and blue leaves. The background is a soft-focus landscape with mountains and a bright sun, creating a warm, golden glow. The text 'WHISPERING WAVES' is centered in the upper half of the image.

WHISPERING WAVES

At Whispering Waves, sustainability is not just a tenet but a way of life.
Our green architecture and design elements ensure that you truly live in harmony with nature.

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

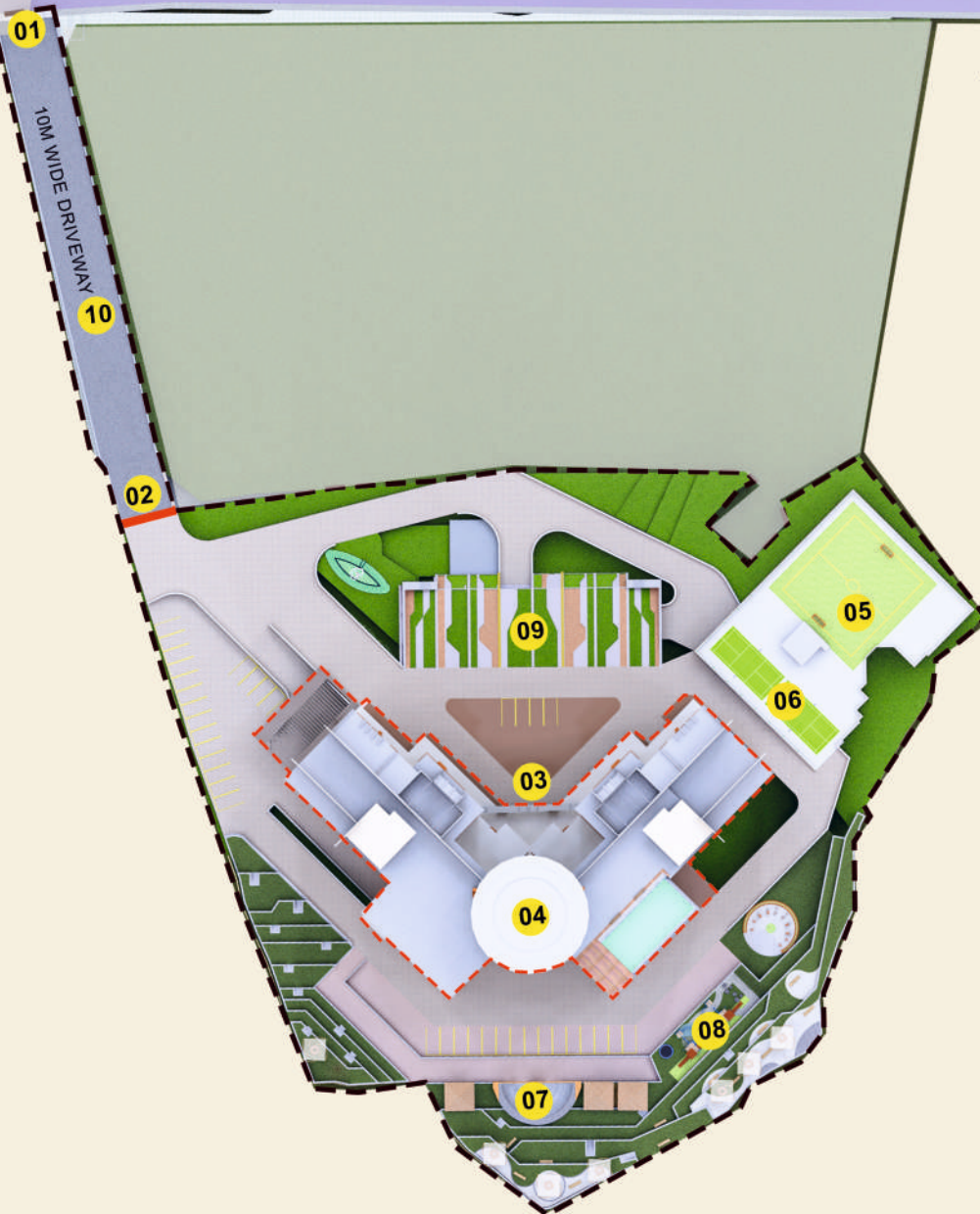
100% TREATMENT OF WASTE WATER BY STP

TREATED WASTE WATER IS REUSED FOR LANDSCAPING

← NH 66 →

SITE PLAN

PLOT AREA - 3.26 ACRES



LEGEND

- 01. ENTRY ARCH
- 02. ENTRANCE GATEWAY
- 03. DROP OFF ZONE
- 04. APARTMENT BUILDING
- 05. PARKING/ MULTI-PURPOSE COURT
- 06. BADMINTON COURT
- 07. AMPHITHEATRE
- 08. CHILDREN'S PARK
- 09. PARKING BUILDING
- 10. 10M WIDE DRIVEWAY

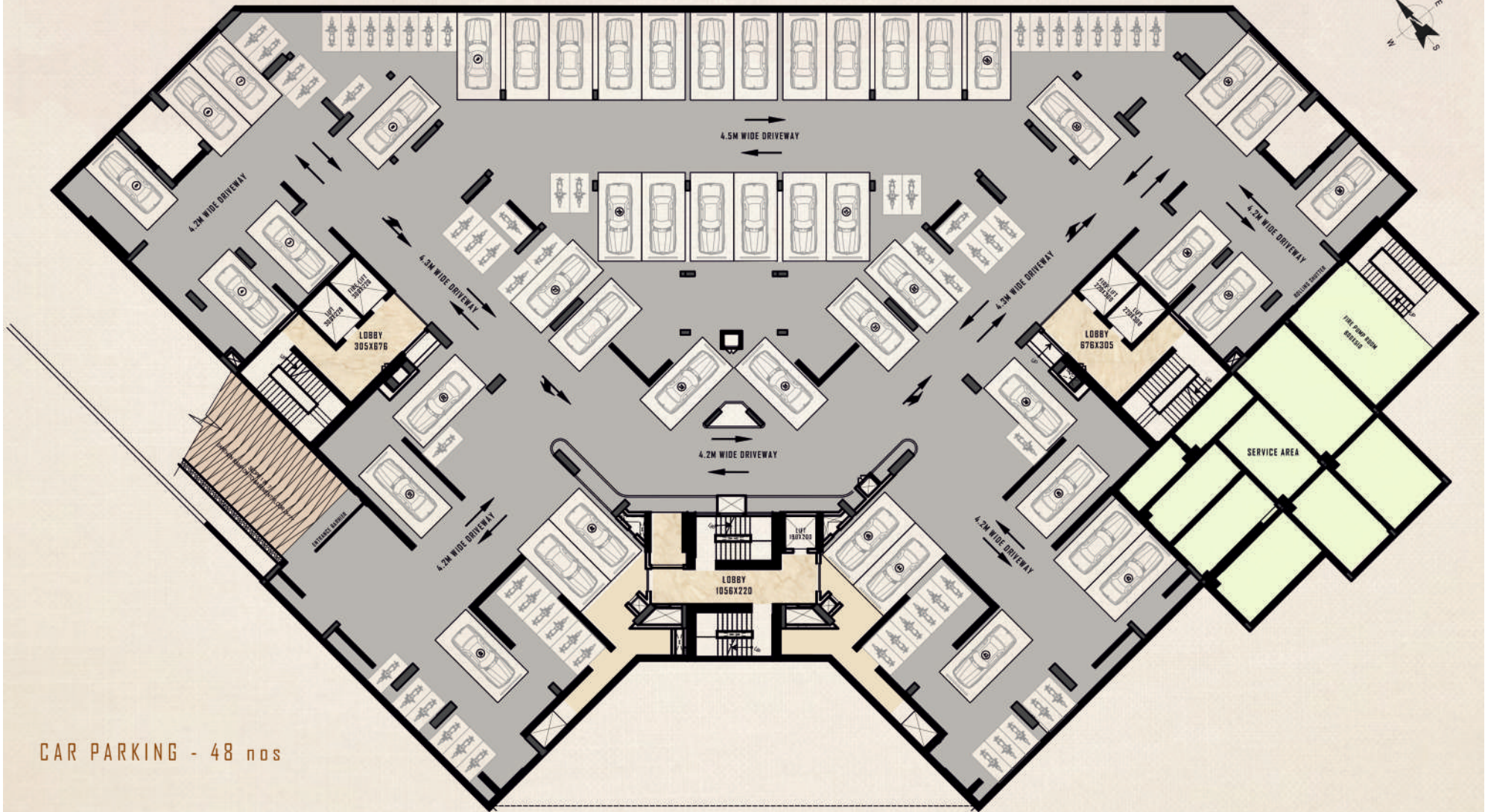
0 3 6 9m

BASEMENT-1



CAR PARKING - 54 nos

BASEMENT-2



CAR PARKING - 48 nos

GROUND FLOOR PLAN



FLOOR PLAN

TYPICAL FLOOR 1ST TO 17TH



LEGEND

- 2 BHK(TYPE A)
- 2 BHK(TYPE B)
- 3 BHK(TYPE A)
- 3 BHK(TYPE B)
- 4 BHK



FLOOR PLAN 18TH FLOOR



LEGEND

- 2 BHK(TYPE A)
- 1 BHK
- 3 BHK(TYPE A)
- 3 BHK(TYPE B)
- 4 BHK

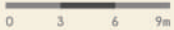
FLOOR PLAN

TYPICAL FLOOR 19TH TO 20TH



LEGEND

- 2 BHK(TYPE A)
- 2 BHK(TYPE B)
- 3 BHK(TYPE A)
- 3 BHK(TYPE B)
- 4 BHK



FLOOR PLAN

TYPICAL FLOOR 21TH TO 29TH



LEGEND

- 2 BHK(TYPE A)
- 3 BHK(TYPE A)
- 3 BHK(TYPE B)
- 4 BHK



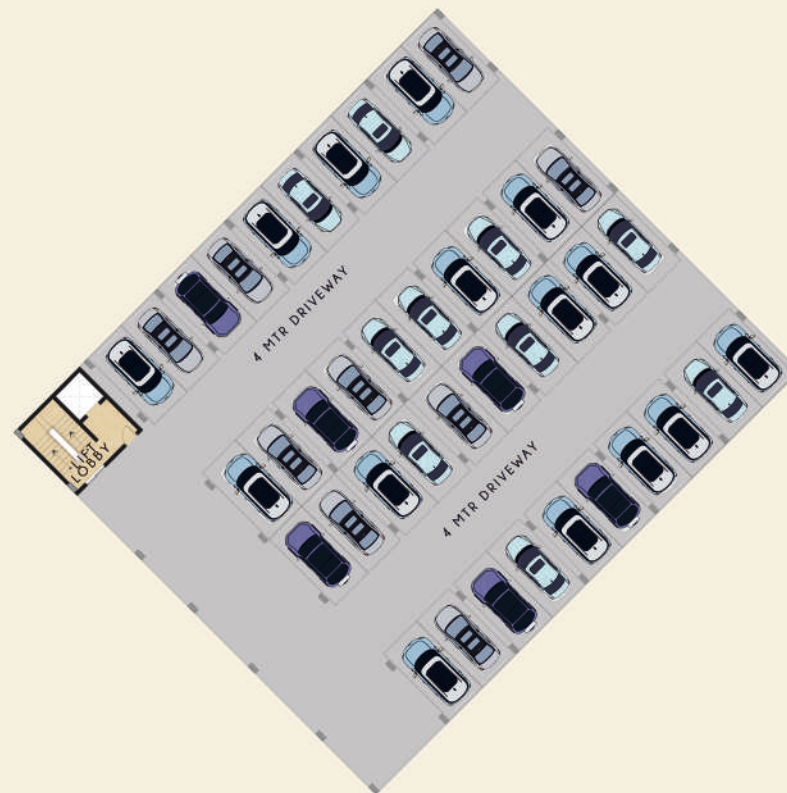
FLOOR PLAN
TERRACE FLOOR



FLOOR PLAN
PARKING BUILDING



PARKING BUILDING BLOCK-1
TYPICAL FLOOR 1-3

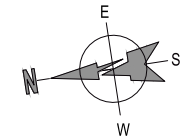
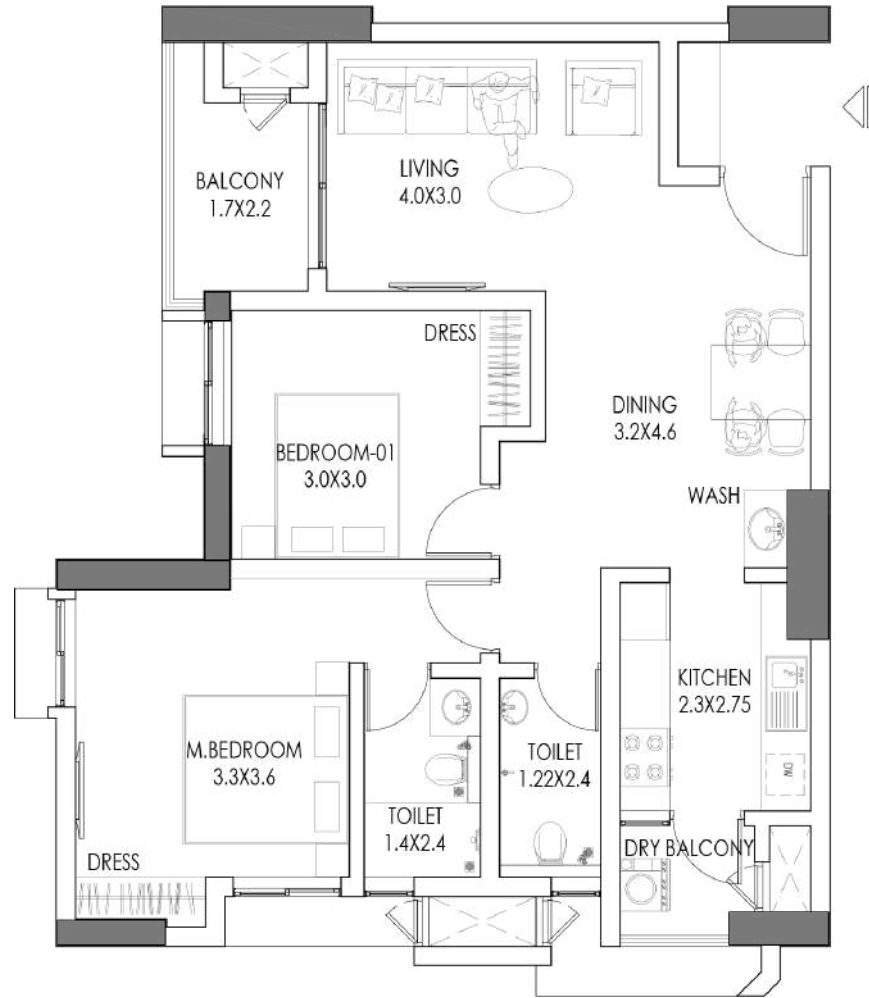


PARKING BUILDING BLOCK-2
TYPICAL FLOOR 1-2

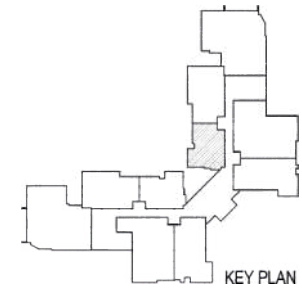


0 3 6 9m

UNIT PLAN - A



UNIT PLAN - A
2BHK- TYPE B
RERA CARPET AREA - 794.71 Sq Ft
PLINTH AREA - 950.57 Sq Ft
SALEABLE AREA - 1236 Sq Ft

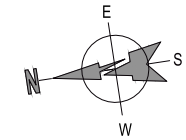
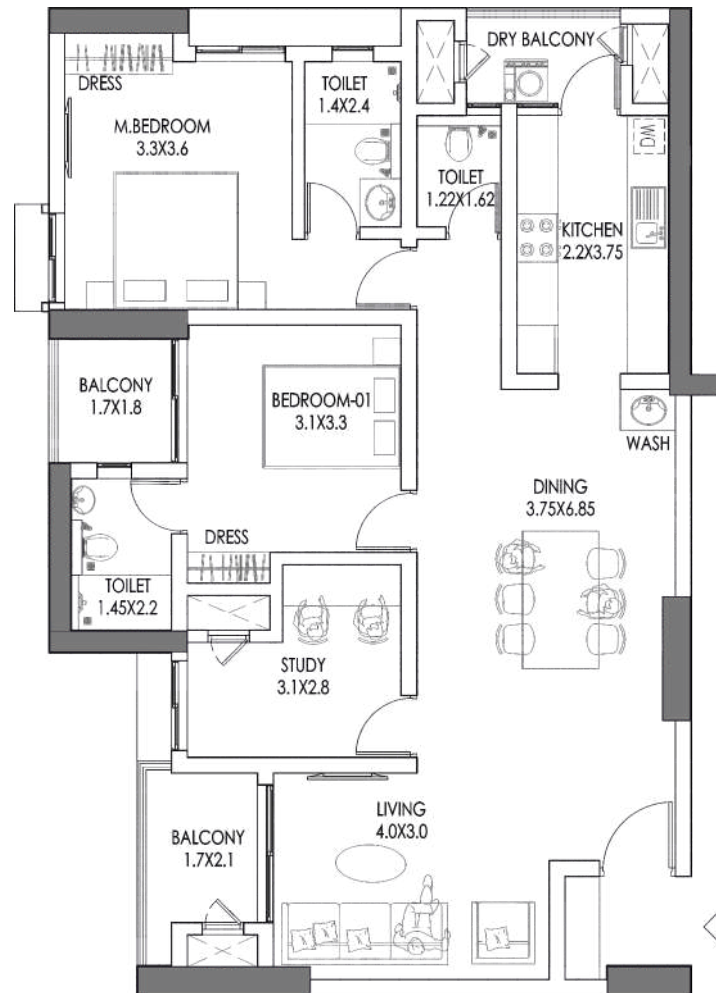


BYPASS ROAD, NEAR
KADAVU RESORT, CALICUT

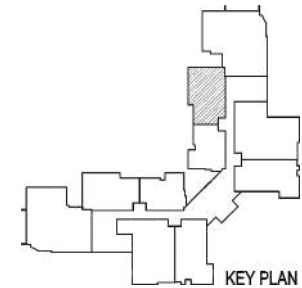
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UNIT PLAN - B



UNIT PLAN - B
 2BHK + STUDY - TYPE A
 RERA CARPET AREA - 1065.10 Sq Ft
 PLINTH AREA - 1298.03 Sq Ft
 SALEABLE AREA - 1688 Sq Ft

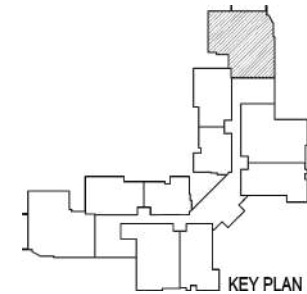


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UNIT PLAN - C



UNIT PLAN - C

4BHK TYPE

RERA CARPET AREA - 1979.61 Sq Ft

PLINTH AREA - 2403.17 Sq Ft

SALEABLE AREA - 3125 Sq Ft

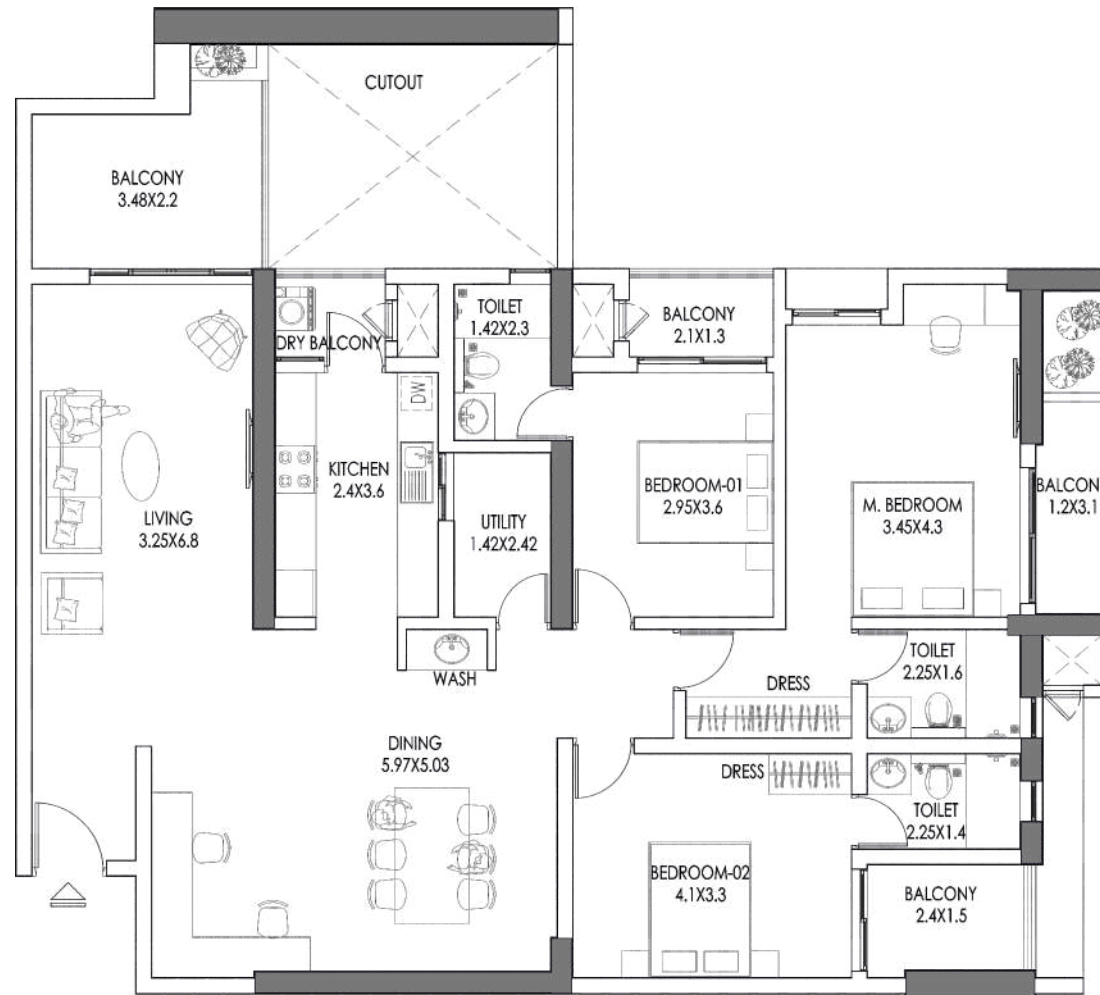
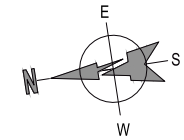


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UNIT PLAN - D



UNIT PLAN - D
3BHK + STUDY -TYPE A
RERA CARPET AREA - 1469.18 Sq Ft
PLINTH AREA -1874.23 Sq Ft
SALEABLE AREA - 2437 Sq Ft

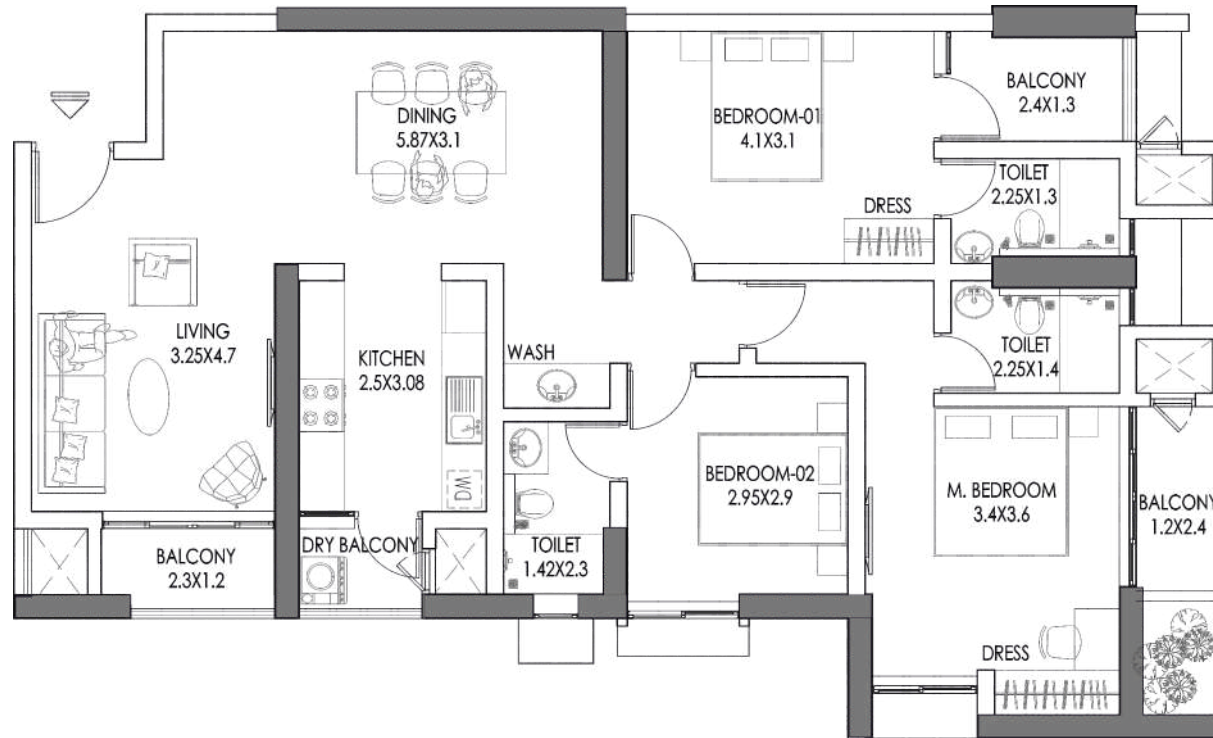
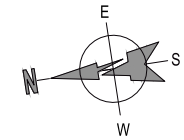


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UNIT PLAN - E



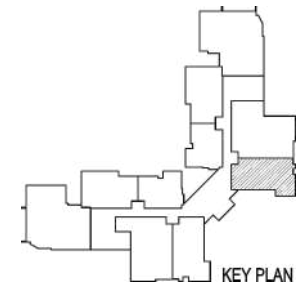
UNIT PLAN - E

3BHK -TYPE B

RERA CARPET AREA - 1143.57 Sq Ft

PLINTH AREA -1373.16 Sq Ft

SALEABLE AREA - 1786 Sq Ft

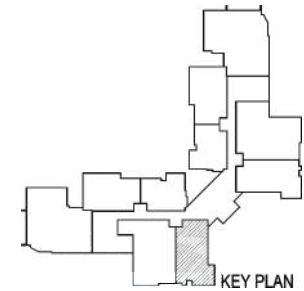
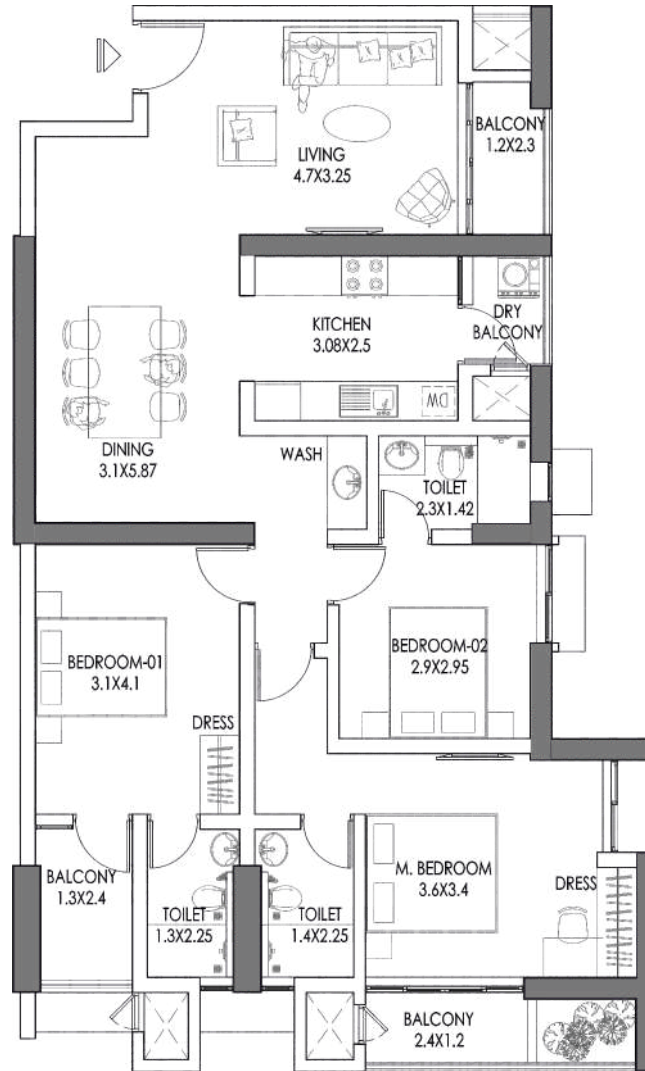
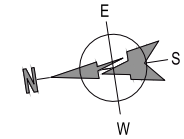


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UNIT PLAN - F



UNIT PLAN - F
3BHK -TYPE B
RERA CARPET AREA - 1143.57 Sq Ft
PLINTH AREA -1373.16 Sq Ft
SALEABLE AREA - 1786 Sq Ft

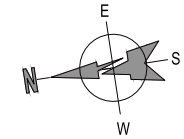
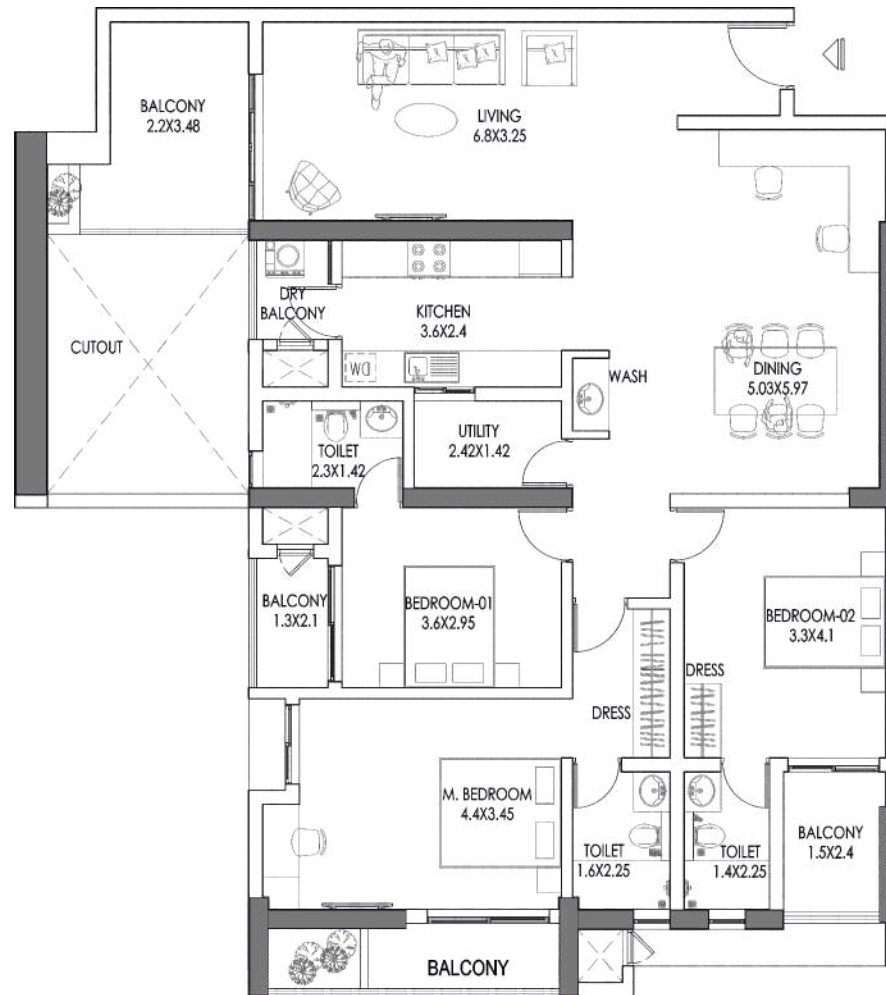


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UNIT PLAN - G



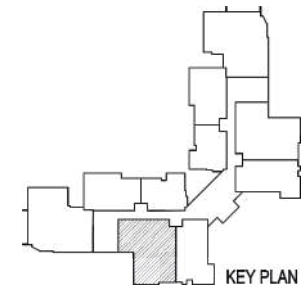
UNIT PLAN - G

3BHK + STUDY -TYPE A

RERA CARPET AREA - 1469.18 Sq Ft

PLINTH AREA -1874.23 Sq Ft

SALEABLE AREA - 2437 Sq Ft

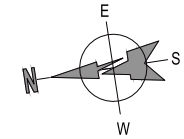
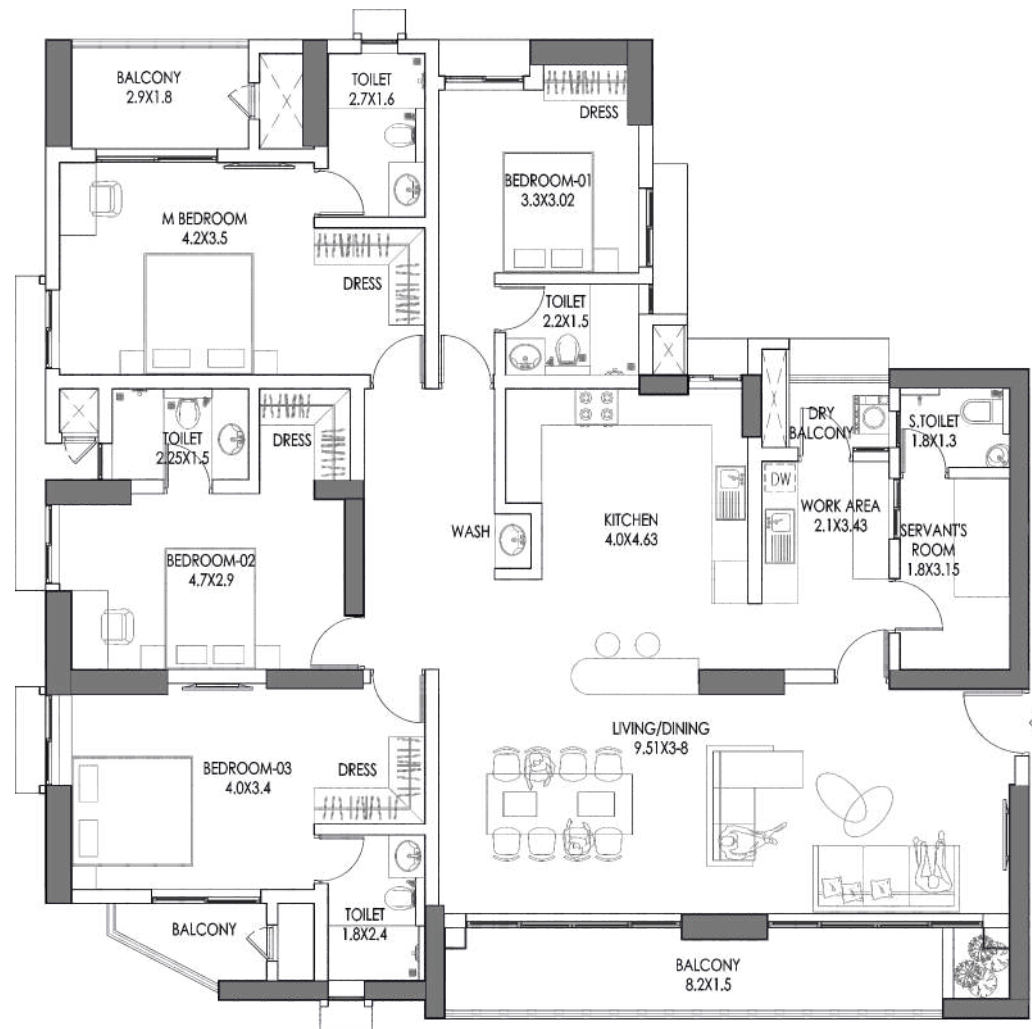


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UNIT PLAN - H



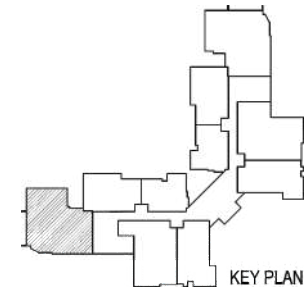
UNIT PLAN - H

4BHK TYPE

RERA CARPET AREA - 1979.61 Sq Ft

PLINTH AREA - 2403.17 Sq Ft

SALEABLE AREA - 3125 Sq Ft

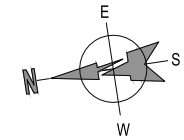
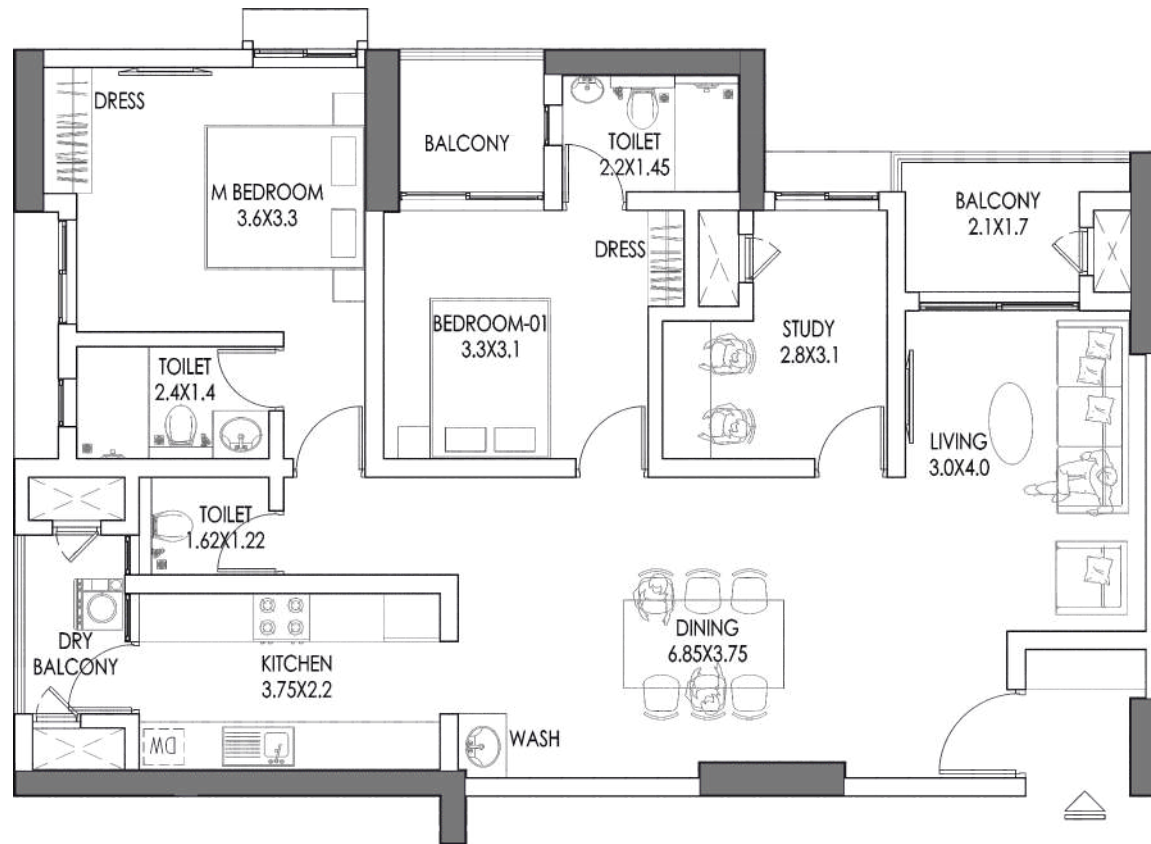


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UNIT PLAN - I



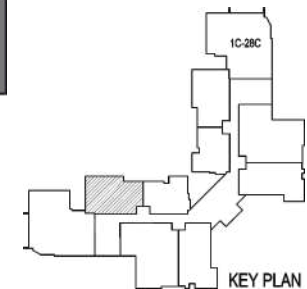
UNIT PLAN - I

2BHK + STUDY - TYPE A

RERA CARPET AREA - 1065.10 Sq Ft

PLINTH AREA - 1298.03 Sq Ft

SALEABLE AREA - 1688 Sq Ft

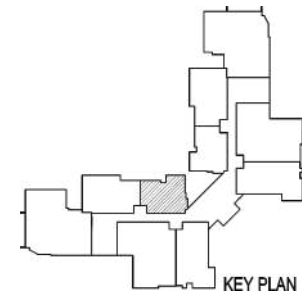
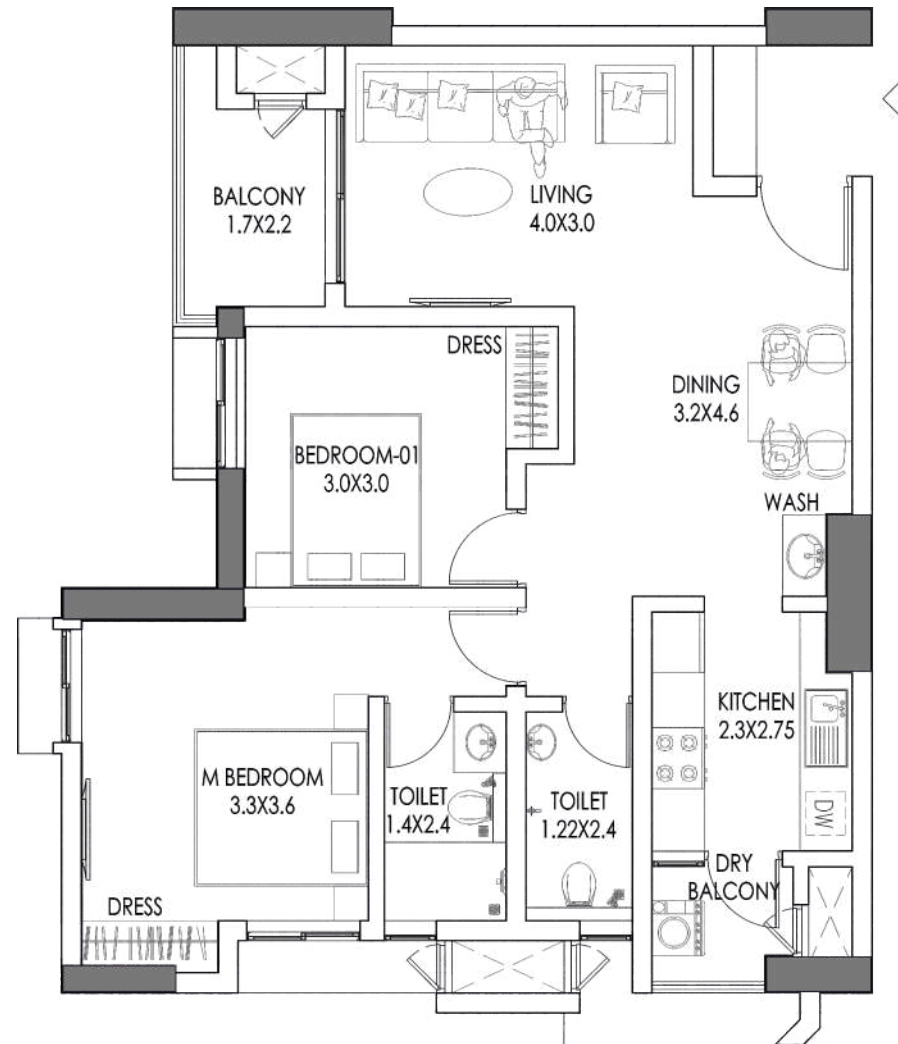
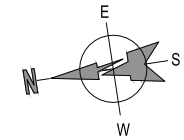


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UNIT PLAN - J



UNIT PLAN - J
2BHK- TYPE B
RERA CARPET AREA - 794.71 Sq Ft
PLINTH AREA - 950.57 Sq Ft
SALEABLE AREA - 1236 Sq Ft

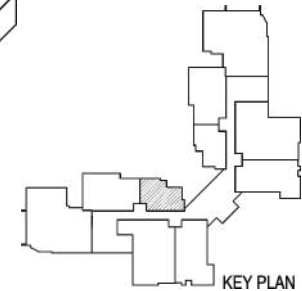
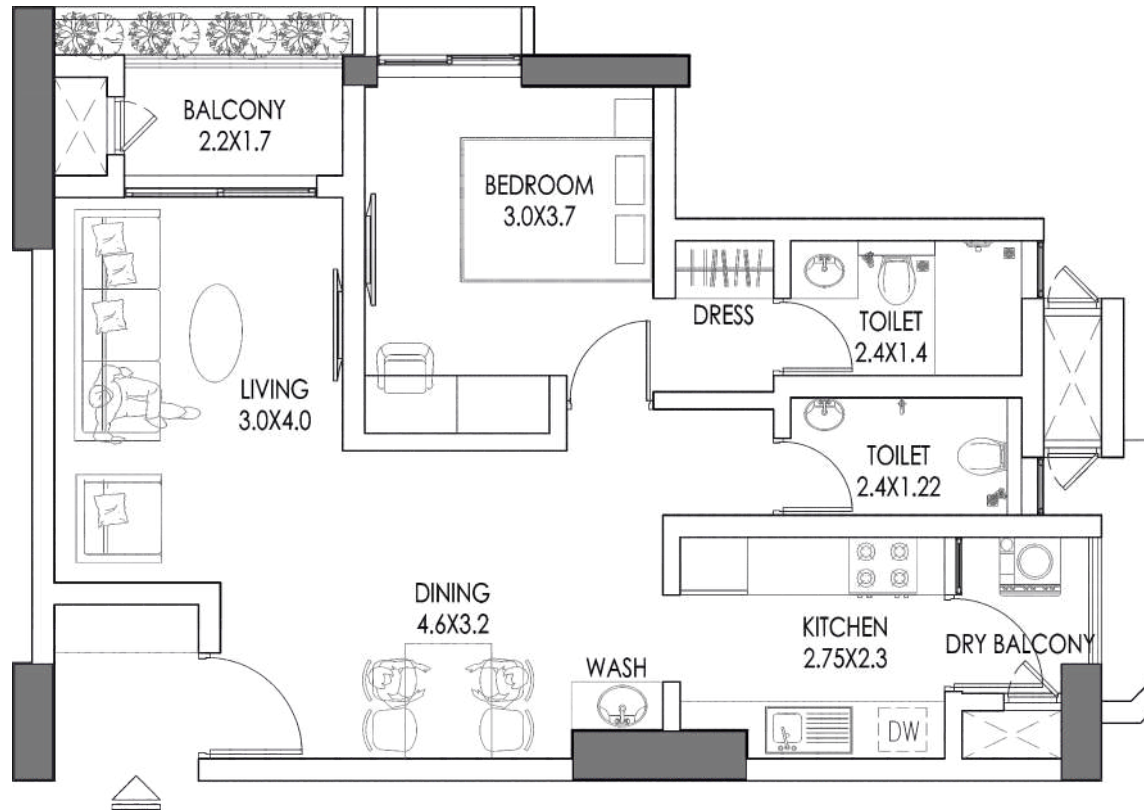
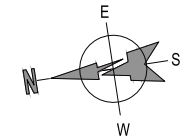


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UNIT PLAN - K



UNIT PLAN - K

1BHK

RERA CARPET AREA - 629.91 Sq Ft

PLINTH AREA - 777.81 Sq Ft

SALEABLE AREA - 1012 Sq Ft

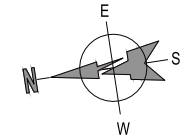
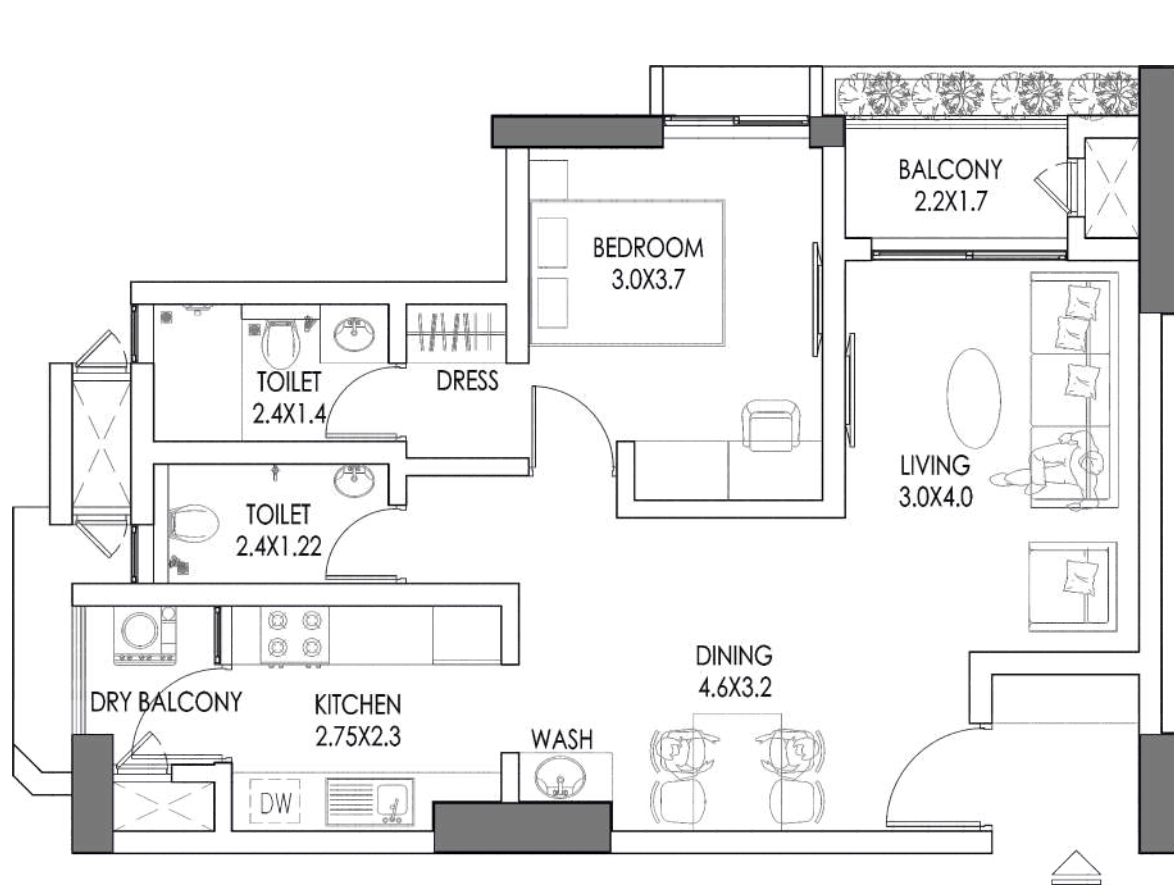


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UNIT PLAN - L



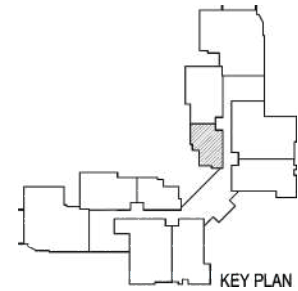
UNIT PLAN - L

1BHK

RERA CARPET AREA - 629.91 Sq Ft

PLINTH AREA - 777.81 Sq Ft

SALEABLE AREA - 1012 Sq Ft



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SPECIFICATIONS

STRUCTURE

- RCC framed structure with pile foundation / Isolated footing
- Foundation design in accordance with seismic Zone 3
- Internal & external walls with light weight / solid block and plastering

JOINERIES

- Main door - Engineered wood with Biometric Access
- Internal doors - Engineered wood doors
- Toilet doors - ABS doors (Acrylonitrile Butadiene Styrene)
- Windows - Toughened performance glass UPVC windows - Saint Gobain/NCL
- Ventilators - Toughened glass UPVC windows - Saint Gobain/NCL with exhaust fans

FLOORING

- Living, Dining Room - Vitrified Tiles (Kajaria/Simpolo), size 4x2 Feet
- Kitchen - Vitrified Tiles (Kajaria/Simpolo), size 4x2 Feet
- Master bedroom - Laminated Wooden Flooring
- Other bedrooms - Vitrified Tiles (Kajaria/Simpolo), size 4x2 Feet
- Lobby area - Vitrified tiles/Ceramic tiles - Kajaria/Simpolo, size 4x2 Feet
- Balcony - Matt finish vitrified tiles (Kajaria/Simpolo)
- Toilet floor - Matt finish vitrified tiles (Kajaria/Simpolo), size 2x2 Feet
- Toilet dado - Matt finish vitrified tiles (Kajaria/Simpolo), size 2x2 Feet
- Staircase (Kajaria/Simpolo), Single piece stair tile with antiskid grooves
- Car parking - Densified flooring

RAILING

- Staircase MS railing with painted finish
- Balcony MS railing with painted finish

TOILET

- Wall mounted cistern WITH CONCEALED FLUSH TANK
- CP Sanitary fixtures Vitra/Duravit or Kohler

PLUMBING AND SANITARY

- UPVC pipelines in bathroom
- CPVC for hot water lines
- Electrical and plumbing provisions for water purifiers in the kitchen

ELECTRICAL

- Concealed wiring - RR or Polycab
- Switches - Legrand Myrius next gen (Automation compactable) or equivalent
- Power points for air conditioners in one bedroom, living room - 2 points
- Power points for geysers in all bathrooms
- Adequate light, fan and power points at ergonomic friendly locations
- Wall mounted LED compatible TV points

LIFT

- 4 Nos. high speed elevators with a built-in automatic rescue device
- 1 No. service lift

PAINTING

- Internal ceiling and wall - 2 coat acrylic putty with primer and luxury emulsion
- External walls - 1 coat primer and 2 coat exterior emulsion
- Grills - METAL primer with ENAMEL paint

GENERAL

- Common EV charging points
- Generator power back-up - for all light and light points except 21/16 A power points
- CCTV in external areas
- Solar panels on terrace
- Adequate capacity UG sump & overhead tank
- Rainwater harvesting
- Lobby lounge
- Ladies lounge
- Reticulated LPG GAS (Gas Bank), LPG leak detection system with individual consumption - metering system
- Pre - conduit HOME THEATER compatible wiring
- Common car wash area
- Multi-level security barricade - RFID vehicle security check point near guard room
- CCTV camera and access control at project entry lobby

DISCLAIMER:

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- 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.
- All area measurements (including carpet area, built up area, saleable area) mentioned herein in square feet are for convenience. The legally binding measurements, for all purposes, including registration, are in square meters(sq.mts), calculated based on the precise conversion factor of 1 sq.ft = 0.092903 sq.mts in accordance with the Standard of Weights and Measures rules.

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