caletal
CYAN

Caletal

The young and fast-growing developers in Kerala, Caletal Developers, passionately works towards creating perfect living spaces.

We believe that home is something more than just a square block for everyone. With an eye for detail, space, and design, we create useful and innovative spaces that imbibe beauty and connect with nature, at an affordable price.

Build with
Passion.Perfection

INNOVATIVE, ENERGY
EFFICIENT HOMES THAT
CONNECT WITH NATURE

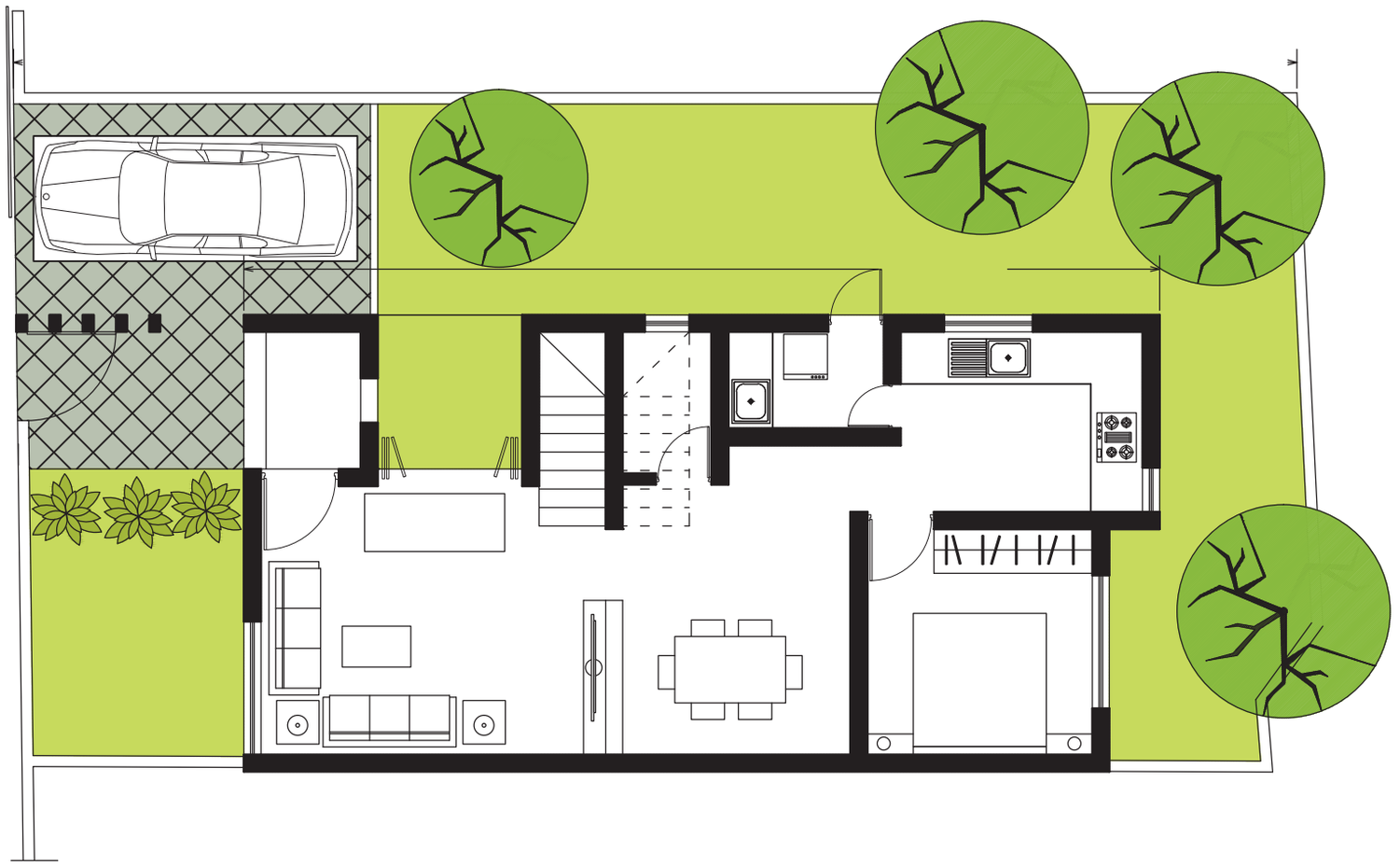
caletal CYAN

Caletal Cyan

Caletal Cyan is an innovative housing project that redefines space, connects with the ecosystem and contributes to the environment. Cyan shows the strength of the two colours of the world origin - BLUE & GREEN.

Water, Green space, and Green energy are what we consider when building Caletal Cyan.

HOMES DESIGNED TO CONNECT
LIFE WITH GREEN SPACE

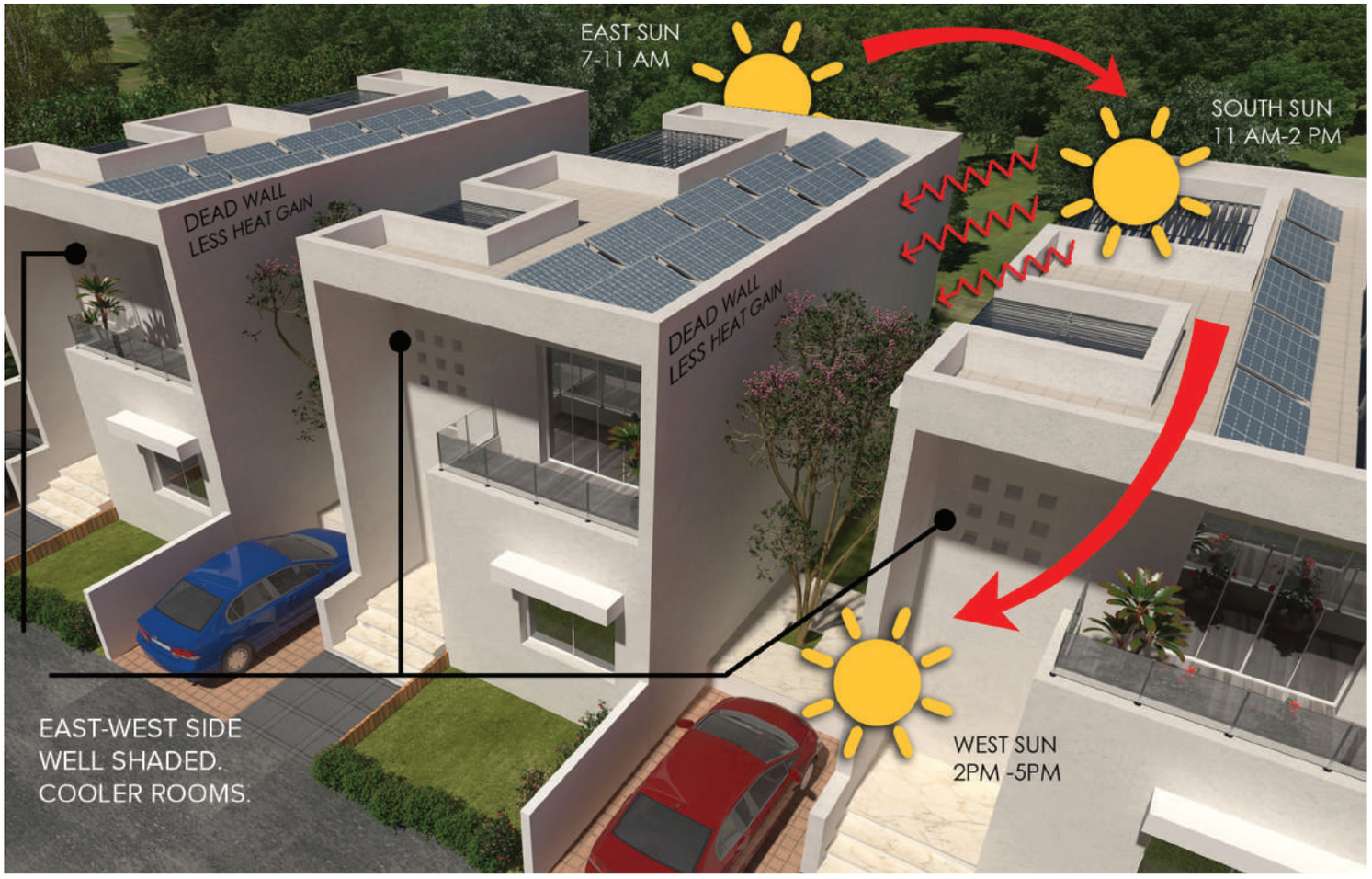


GREEN ARCHITECTURE

Dedicating 40% of space for greenery, we wanted to redefine home construction in the industry. After a year of research and development, we found that lot of space is left useless around the house in a normal villa design. After months of brainstorming, we came up with the idea to accumulate the outer space to a single side. By pushing the villa to one side of the plot, the design gives 3-meters of wide utilisable green space. A closed wall will separate houses on the rear side.

Human life needs space to breath and relax. The space has been uniquely designed to enhance ventilation for fresh air and to provide natural lighting. This activity space can be used for creating a garden, small pond or anything to each individual's personal interest. The basic concept started from the need to have at least 1 tree in every home.

RESPONSIBLE DESIGN.
RESPONSIVE TO FUTURE



CLIMATE RESPONSIVE DESIGN

Looking into simple things like building orientation can result in a significant impact. We arranged the building orientation and sun shades considering the sunlight direction, which will help in reducing carbon footprint. The uniquely designed ventilation and the positive and negative pressures at entry and exit points of the air passage makes the room cooler without artificial cooling. The dead-walls on the south facade and extended shades in the front will reduce heat gain.

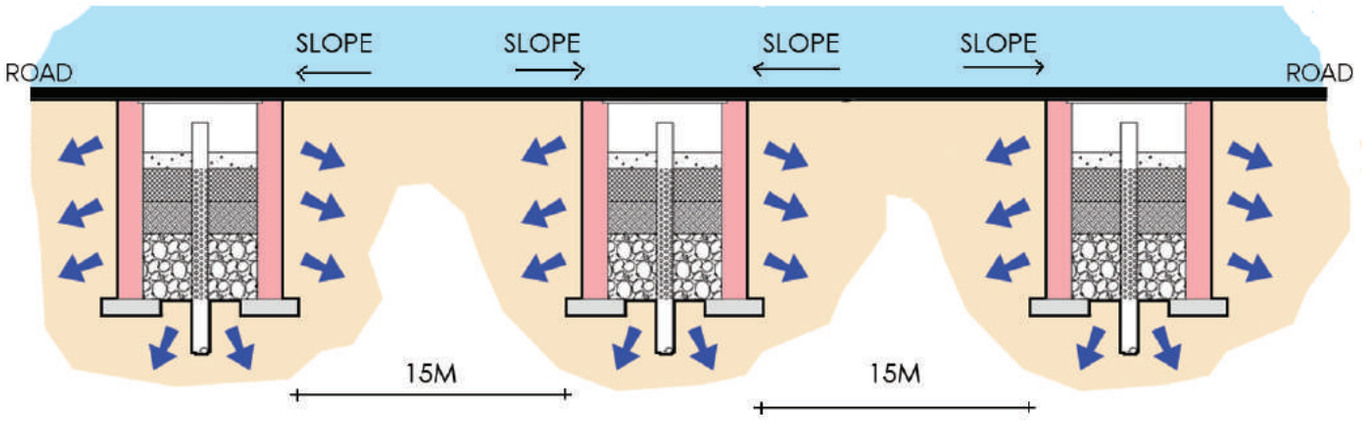
SELF-SUSTAINABLE AND
ENERGY-EFFICIENT HOMES

100%
RENEWABLE ENERGY*

As an innovative developer, Caletal always looks forward to innovate for future. We aim to create self-sustainable and energy-efficient homes.

By installing solar panels on the rooftop of every house which creates almost 100% energy for a home, we are making the house's energy sustainable. As we are making the activity space with 40% of the total area in the ground, rooftop can be used fully for solar panels. Connected to a KSEB grid, the electricity supply will be continuous, eliminating any worry of huge electricity bills.

INVESTING FOR A SUSTAINABLE ENVIRONMENT



RAINWATER HARVESTING

Climate change is real. And we act positively towards it. Through rainwater harvesting, we plan to do as much as we can for the planet – to sustain our future. In our home design, rainwater collected in the rooftop will get transferred to the percolation pits within the villas. Rainwater which falls on the roads and terraces is collected in percolation pits. Slope of the road towards the pits maximizes water collection and conservation.

Our roads in the project are constructed with percolation pits and the road slopes a little towards the pits. This way, we try to stabilize the underground water within the area and every resident of Caletal Cyan does his part.

CREATING A NATURAL
ECO-SYSTEM AROUND

GARDEN TO EVERY HOME

Inspired from human's communion with nature, we are creating a diversified garden for every home. With the benefit of 40% green space in each villa, we will cover it with flowering plants and garden.

Trees in the project will maintain ecosystem to the ambience and will safeguard against solar radiation and noise pollution. And there will be one tree in each villa compound, and in all other open spaces.

VERTICAL GARDEN

After extensive research and experimentation, Cyan's team of ecological designers have proposed vertical gardening. Wall-mounted vertical landscaping is attached to a wall. It is fully equipped to retain the ecological diversity of various plants.

CLUBHOUSE

As part of our vision to promote a sustainable and healthy lifestyle, we provide the best facilities for our residents' health and recreation. The garden, around the club house with trees, flowering plants and jogging track within, will keep the person rejuvenated and fresh.

ENTRANCE GATE

As the face of the project, we designed the entrance gate in sync with the total project design concept. It will appear like a folded slab twisted around and the security cabin placed within it. And here, we welcome you to live in peace and harmony with nature.

SMART HOMES

Caletal Cyan brings to your homes the age of the IoT. With Caletal's smartphone app, it's now possible to control things like your fan, A/C, lighting and even security systems from anywhere with just the touch of a screen. Cyan's home automation ensures energy efficiency by remotely powering off systems/ appliances when they aren't in use.

The basic features include controlling appliances in three bedrooms, hall and outdoor. Focusing on your safety and security, the gas monitors and kitchen sensors intimate gas leak or fire by messaging in the app. At Caletal, premium features are also tailored for ease-of-living. This includes door sensors, automated gates, video-viewing and limitless possibilities. We leap into futuristic technology using automated homes.

FLOWERING PLANTS

At Cyan, serene living spaces are closely integrated with nature. Inspired by the natural ecosystem, Cyan's botanists have carefully selected an assortment of indigenous plants. The flowering trees and shrubs thrive in Kerala's climate, add beauty to the landscape and preserve our natural heritage.

Our hand-picked variety ranges from fragrant and medicinal plants such as Nerium oleander, Magnolia champaca, Hibiscus, Catharanthus roseus, Golden Trumpet, Jasmine to Ixora coccinea and Latana Camara. Aesthetic and spiritual, native plants enhance positive energy.

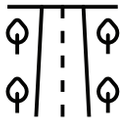
INDIGENOUS TREES

At Cyan, we believe in creating greens-pace. Our ecological designers emphasis on preserving biodiversity. Trees provide shade, improve oxygen levels and purify the environment. Our natural ecosystem is well-crafted to combat climate change.

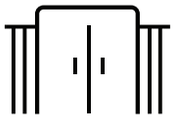
Cyan's high-quality select including Ashoka tree, Neem, Golden Shower, Mimusops elengi, Gulmohar and Lakshmi Taru create a fresh, tranquil aura around your living space. We strive to create a healthy, balanced ecosystem for your well-being.

AMENITIES

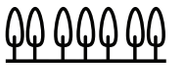
Caletal always strives to offer the best environment for our clients. Cyan is connectedto all the essential facilities to give you a refreshing lifestyle.



Wide Inner Roads



Entrance Plaza



Extensive Garden

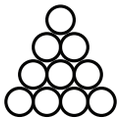
Half Basketball Court

Badminton Court

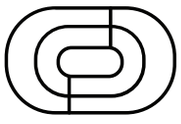
Club House

Swimming Pool

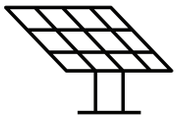
Cards Room



Snooker Table



Jogging Area

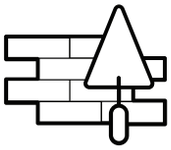


100%
Renewable Energy

24/7 Security

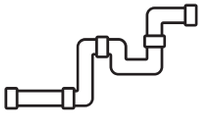
Within A Hand's Reach

Thrissur	- 7.8 km
East Fort	- 6.8 km
Jubilee Mission Medical Hospital	- 5 km
Mannuthy	- 3 km
Kuttanelloor Government College	- 3.9 km
Upcoming Hi-lite Mall	- 1.3 km
Temple, Mosque, Church	- 1.5 km



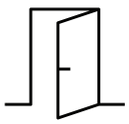
Foundation

Random rubble masonry in dry pack, width up to 60 cm and height up to 60 cm for foundation in cement mortar 1:8 for basement RCC belt will be provided over the basement in thickness 12 cm, RCC 1:4:8 using 20 mm broken stones



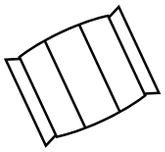
Electrical & Plumbing

PVC conduits are of mark wires: ie. V-Guard or similar kind. Switches are of Legrand, Crabtree or similar make. Fittings like Fan, Tube, Bulb, Bell etc. will be provided by the customer. Minimum points only to be done at rooms. Plumbing pipes are of with ISI mark. Fixtures like tap closet and wash basin etc. Parryware or Hindware, Cera or similar make.



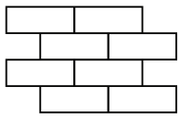
Doors & Windows

Front door is made of teak wood. Thickness of the wood is 5”*3” size (cutting, plaining and finishing will lose from actual size spelled above after finishing the job). Common doors are made of Veneer (Jackson or similar). Rear doors are made made of jack wood or pincoda. Thickness of the wood is 4”*3” size (cutting, plaining and finishing will lose from actual size spelled above after finishing the job). Toilet doors are made with PVC materials. Windows are made of UPVC.



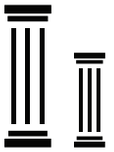
Cement

All above mentioned works are done with cement from ACC, AMBUJA, RAMCO or similar companies. M sand is used for all types of cement works.



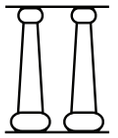
Brick Work

Brick works are done with country burned bricks in cm 1:6.



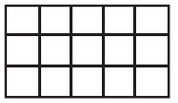
Beam & Slabs (Lintel)

Beam and slabs are made of with RCC on cm 1:2:4. Reinforcement are given sufficiently.



Columns

Columns and column footing with RCC 1:2:4 using 20 mm broken stones.

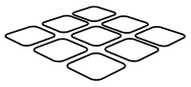


Grills

Grills are made of 12mm MS square rods, 1 ¼”*¼ MS patta or 12mm round rods.

Painting

Painting with white cement 1 coat and 2 coats of emulsion using Asian or similar type. Putty finish on 3 side elevation and on sides except work area and toilets. Grill woods works are of with enamel 2 coat after applying one coat primer.



Floor Tiles

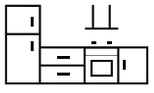
Floor tiles are vitrified, with a base rate of Rs.45, from brands like Kajaria, Jhonson or similar kind.

Wall Tiles

Wall tiles are of ceramic tiles with a base rate of Rs. 25, brands like Kajaria, Jhonson or similar type.

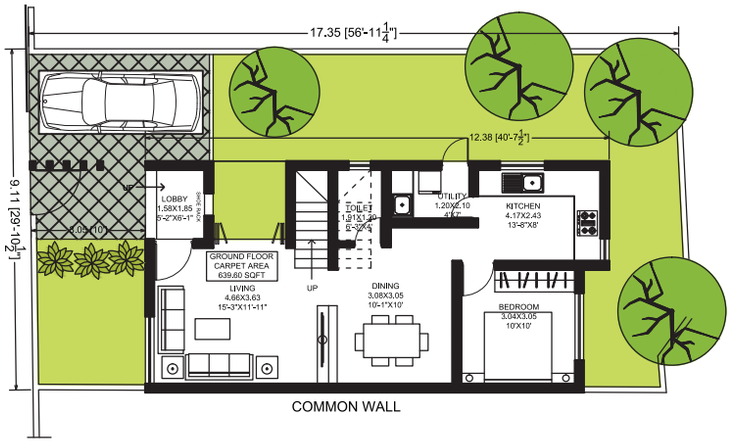
Plastering

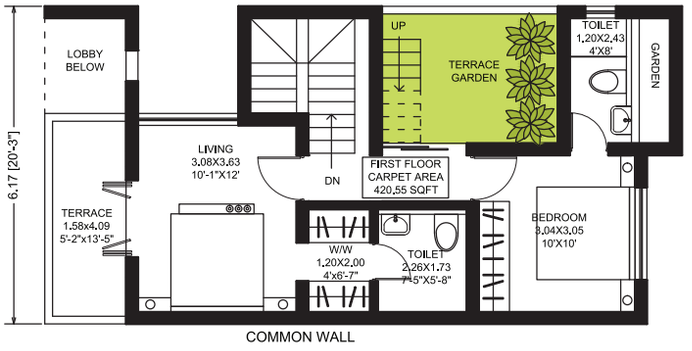
Plastering walls and ceiling work with cm 1:5.



Kitchen

Kitchen work slab made of granite stones.





GROUND FLOOR PLAN

BUILT UP AREA= 631.52 SQM

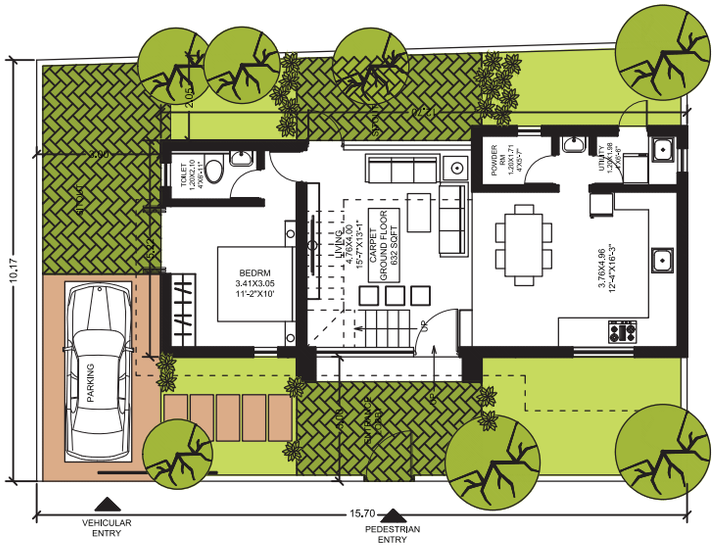
FIRST FLOOR PLAN

BUILT UP AREA= 723.34 SQFT

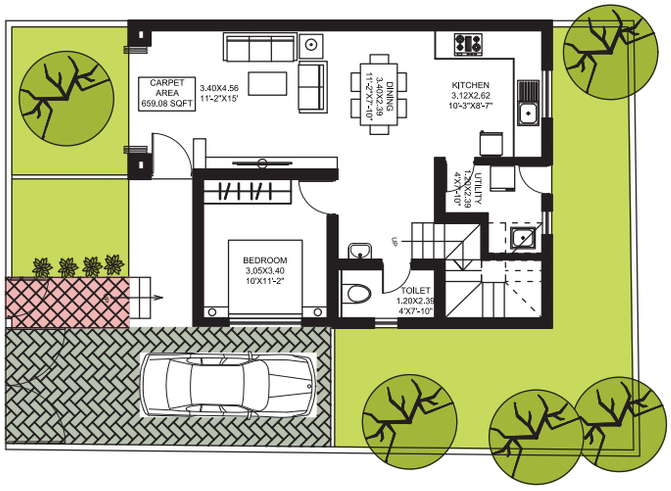
TOTAL BUILT UP AREA

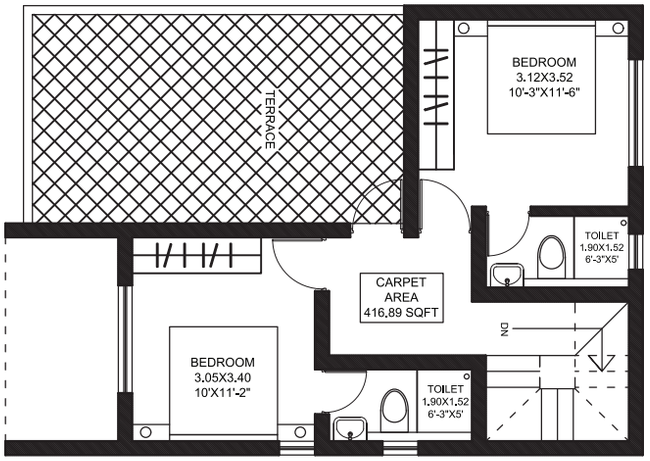
1354.86 SQFT

Villa - 02


10.17
2.05
2.00
1.20
1.20
1.20

Villa - 03





GROUND FLOOR PLAN

BUILT UP AREA= 771.13 SQFT

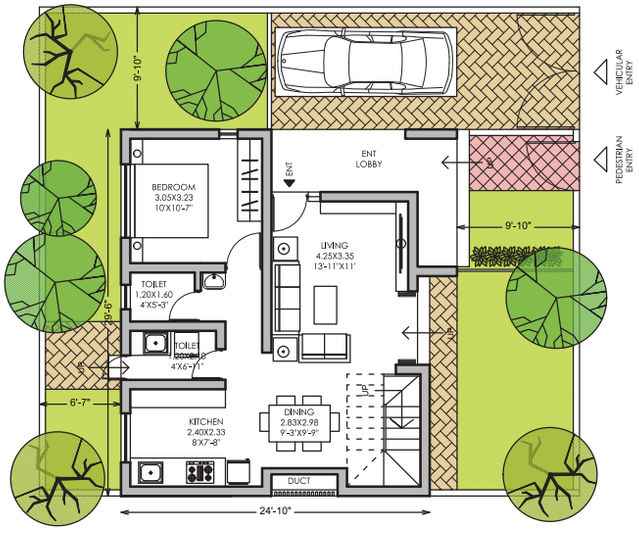
FIRST FLOOR PLAN

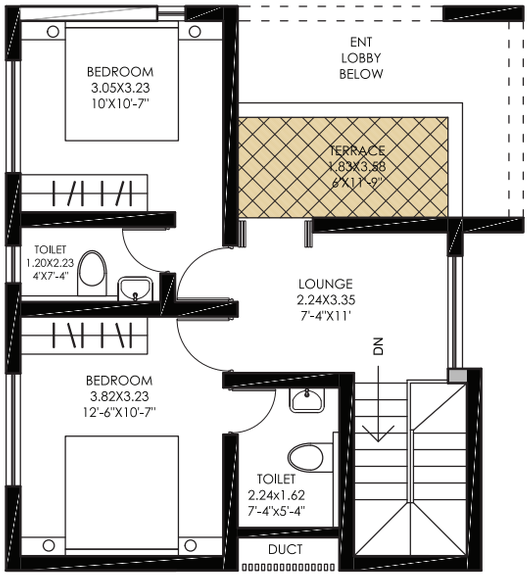
BUILT UP AREA= 597.19 SQFT

TOTAL BUILT UP AREA

1368.32 SQFT

Villa - 04





GROUND FLOOR PLAN

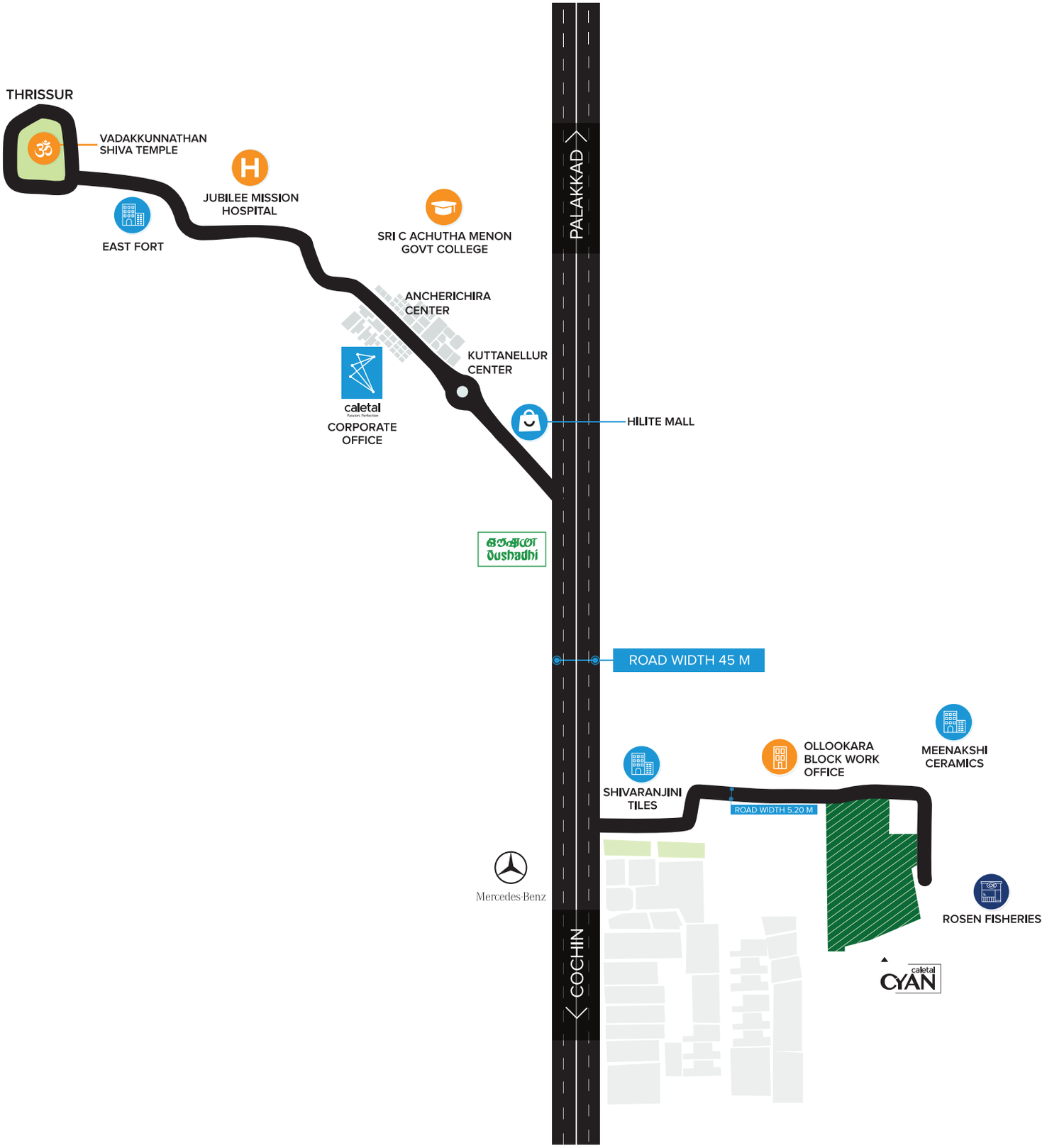
BUILT UP AREA= 739.48 SQFT

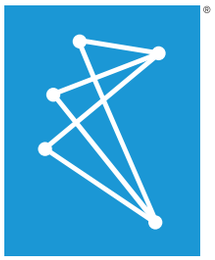
FIRST FLOOR PLAN

BUILT UP AREA= 596.11 SQFT

TOTAL BUILT UP AREA

1335.59 SQFT


THRISSUR
VADAKKUNNATHAN SHIVA TEMPLE
JUBILEE MISSION HOSPITAL
EAST FORT
SRI C ACHUTHA MENON GOVT COLLEGE
ANCHERICHIRA CENTER
KUTTANELLUR CENTER
caletal
CORPORATE OFFICE
HILITE MALL
PALAKKAD
Dushadhi
ROAD WIDTH 45 M
SHIVARANJINI TILES
OLLOOKARA BLOCK WORK OFFICE
MEENAKSHI CERAMICS
ROAD WIDTH 5.20 M
Mercedes-Benz
ROSEN FISHERIES
COCHIN
caletal CYAN



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