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[www.pvsbuilders.com](http://www.pvsbuilders.com)



LIVING CULTURE.  
REDEFINED.



PVS  
**Emerald**  
Premium Apartments  
POKKUNNU, CALICUT

PVS  
**Emerald**  
Premium Apartments  
POKKUNNU, CALICUT

**OVER  
37  
TOP CLASS  
AMENITIES**

# EMERALD “THE GREEN OF GROWING THINGS”

**Emerald- the symbol of hope, love , peace and happiness.**

The precise values that define our new premium apartment project “ PVS EMERALD” at Pokkunnu, Calicut. PVS Emerald is a true tribute to a lifestyle worthy of all the glitters of a precious stone.

**Love makes a  
happy home.  
We just build  
with care and  
passion.**

Welcome to PVS Emerald, the 21st project from PVS Builders & Developers, the construction and property development arm of KTC, one of the leading business conglomerates in South India.

PVS Emerald exemplifies a good life with the touch of finesse and refinement. The homes at PVS Emerald represent a synthesis of originality, informed aesthetics and fine attention to detail.

PVS Emerald offers you a worry free life embracing a lifestyle rich in comfort and replete in amenities. A classic lifestyle you have always aspired and dreamed of.

**LIFE EMBRACED  
IN SERENITY,  
WITH THE CITY  
AT YOUR  
CALL**

Realised by the finest architectural brilliance, the stately twin tower is a reflection of the detailed luxury within. The elegant twin towers besides being an architectural tribute will also be a glorious landmark in the neighborhood.

Every apartment at PVS Emerald opens to the scenic view of Calicut city offering you a value added lifestyle. The brilliantly planned and laid out interiors, are well lit offering maximum privacy to its owners.

When it comes to the amenities and privileges, hardly any other project in Calicut can match that of PVS Emerald. Every aspects like quality, elegance and comfort has been factored into each and every amenity we provide.

**PVS Emerald** delights you with all top end lifestyle amenities, offering you a pleasant welcome whenever you are back home.

whether fulfilling your individual pursuits or bridging relationship with your loved ones, every dream is transformed into a tangible reality

**NEVER BEFORE  
PRIVILEGES**

## TOP CLASS AMENITIES

**OVER  
37  
TOP CLASS  
AMENITIES**

### RECREATION

- SWIMMING POOL
- KIDS POOL
- SAUNA
- STEAM BATH
- WHIRL POOL
- A/C FITNESS CENTRE
- CHILDREN'S PLAY AREA
- OPEN BADMINTON COURT
- SEMI BASKETBALL COURT
- BILLIARDS TABLE
- TABLE TENNIS
- JOGGING TRACK
- CRICKET BOWLING MACHINE
- WI-FI ENABLED LIBRARY & READING ROOM
- MEDITATION HALL
- CARETAKER'S ROOM

### LIFESTYLE

- EXCLUSIVE LOBBY FOR EACH TOWER
- VASTU FRIENDLY PLAN
- AIR-CONITIONED MINI THEATRE - PROJECTOR & 5.1 AUDIO SYSTEM / ASSOCIATION ROOM
- EXQUISITELY LANDSCAPED AREA

### CONVENIENCE

- HIGH SPEED ELEVATORS
- PASSENGER & STRETCHER LIFT FOR EACH TOWER
- COMMON TOILET & WASH ROOM
- SEWAGE TREATMENT PLANT
- RAIN WATER HARVESTING
- CENTRALIZED GAS SUPPLY
- CAR PARKING FOR ALL FLATS
- EXCLUSIVE CAR WASH AREA
- PROVISION FOR CABLE / SATELLITE TV
- ROOF TOP PARTY AREA / GARDEN
- BROADBAND INTERNET CONNECTIVITY
- ELECTRONIC PABX SYSTEM
- PROVISION FOR TELEPHONE
- PROVISION FOR A/C
- DRIVER'S REST ROOM
- BACKUP GENERATOR FOR LIFTS / LIGHT LOADS UPTO 750W IN EACH APARTMENT
- GENERAL STORE

### SAFETY

- ALL ROUND COMPOUND WALLS SURROUNDING THE COMMUNITY
- GUARD ROOM FOR 24 HOUR SECURITY
- FIRE FIGHTING & CONTROL SYSTEM
- LIGHTENING ARRESTOR
- SURVEILLANCE CAMERA IN THE COMMON AREA

CHILDREN'S PLAY AREA



BILLIARDS TABLE

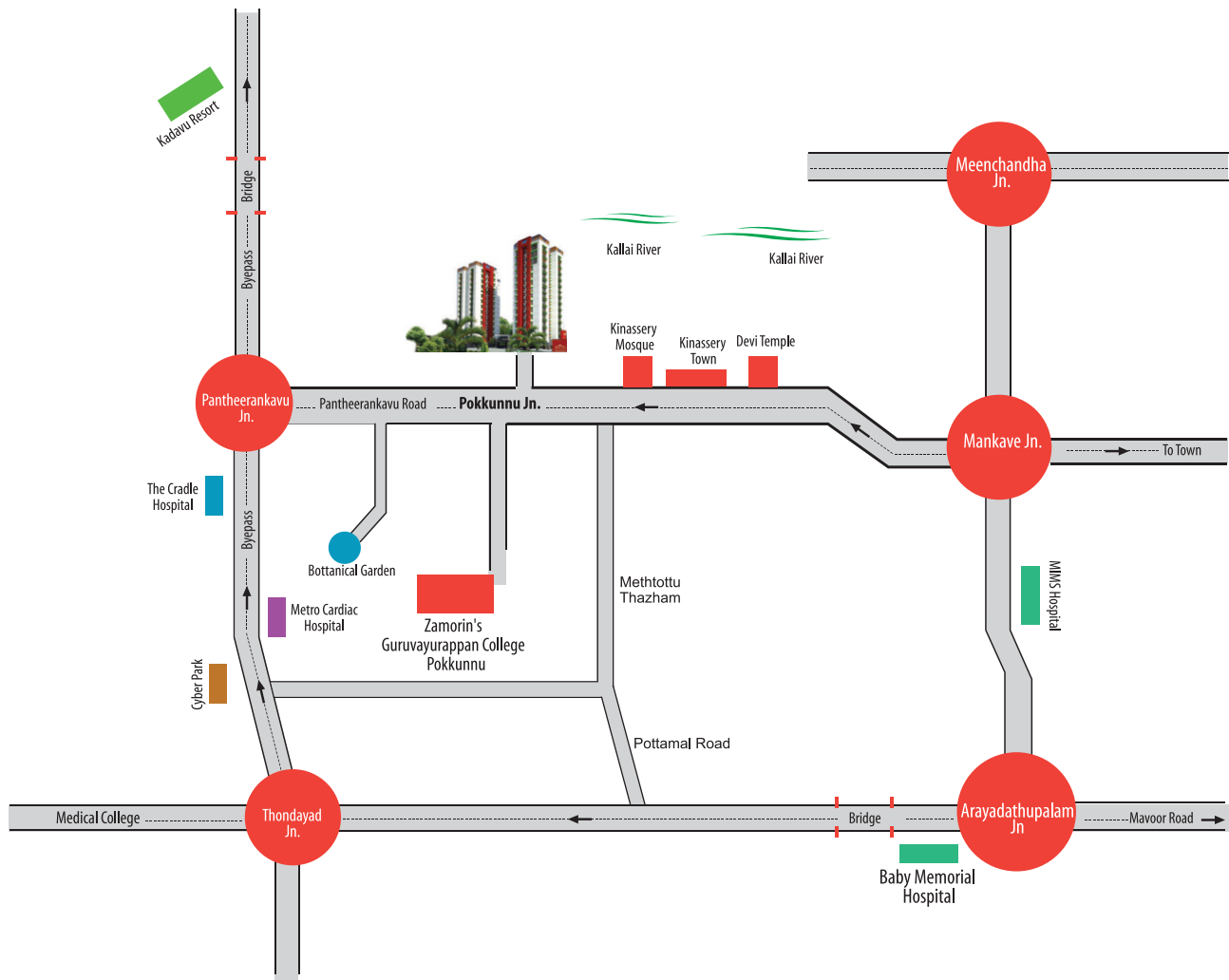


WALK TO HEALTHY CLUB



STRATEGIC.
CONVENIENT ACCESS

Pokkunnu is one of the idyllic suburbs in Calicut
blessed with swathing greenery and a peaceful
neighborhood. PVS Emerald located at Pokkunnu is just
2.3 kms away from Mankavu junction and 3.9 kms to
Pantheerankavu by pass. This is precisely why you can
call PVS Emerald one of the strategically and
conveniently located apartment projects in Calicut.



Distance from Major Landmarks

Table with 2 columns: Landmark and Distance. Includes entries for Kinassery mini township (300 mtr), Places for worship (500 mtr), Guruvayurappan college (800 mtr), Malabar Botanical Garden (1.5 kms), Mini bypass (Mankavu) Hospital (MIMS) (3.6 kms), Kozhikode bypass (Pantheerankavu) (3.9 Kms), Calicut Railway station (5.2 kms), Moffusil Bus stand (6 kms), KSRTC (6.5 kms), and Airport (22 kms).



BUILDING
SPECIFICATIONS

- Civil: all RCC works as per IS:456. All outside walls are in laterite masonry. Inside walls in single brick masonry.
Flooring: high quality vitrified flooring with spacer - RAK/Johnson. Anti-skid ceramic floor tiles with spacer in bathrooms & balcony- Kajaria/Johnson or equivalent.
Kitchen: Granite kitchen counter with ceramic tile dado up to 2 feet. Stainless steel sinks with drain board. Water purifier point. Washing machine, exhaust fan points. Adequate power points in kitchen.
Doors & Windows: Teak wood main door with melamine finish. All door frames in hardwood. Modular internal doors with putty & enamel finish. Powder coated aluminium windows. High quality joinery & accessories.
Painting: All rooms with 2 coats putty emulsion. External walls - 2 coats of exterior emulsion over primer coat.
Electrical: 3 phase connection with independent KSEB meters for each apartments. Concealed wiring using PVC conduits. Provision for TV & telephone in living room & master bedroom. AC point in all bedrooms. Modular switches-ABB/Legrand or equivalent. Wires- Finolex/RR or equivalent. Geyser & exhaust fan points in all bathrooms. 24hr standby generator for elevators, common area & uninterrupted power supply restricted to 750W per flat. DB, MCB, ELCB-ABB/Legrand/equivalent.
Sanitary Fittings: Sanitary ware of premium make-Parry ware/Hindware or equivalent. Premium quality CP bath fittings with mixers, shower, towel rod & soap dish-jaguar or equivalent.
Security/Safety features: Surveillance camera in the common area. Round the clock security. Intercom system with connection to guard point. Standard fire safety features. Lightning arrestor.
Water Supply: From ground water sources. Bore well/KWA water in adequate quantity.

PVS  
**Emerald**  
Premium Apartments  
POKKUNNU, CALICUT



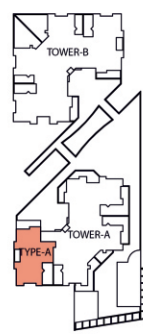
**TOWERING  
PRIDE.  
Glorious  
Landmark**



**FIRST FLOOR LAYOUT**



Key plan



**TOWER-A TYPE -A 3BHK**  
AREA-1521.00 Sqft

1.LIVING	-320X510
2.BALCONY	-110X280
3.DINING	-400X330
4.MASTERBED	-330X360
5.TOILET	-220X150
6.BEDROOM-1	-300X360
7.TOILET	-200X150
8.BEDROOM-2	-330X330
9.TOILET	-210X150
10.KITCHEN	-260X340
11.WORKAREA	-250X210
12.STORE	-110X140
13.PRIVATE YARD	380.00sqft

## TOWER A

### First floor - Type A

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Key plan

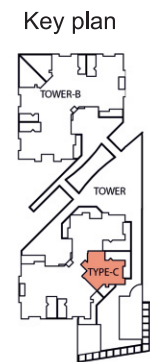


**TOWER-A TYPE -B 2BHK**  
AREA-1081.00 Sqft

1.FOYER	-320X130
2.LIVING/DINING	-548X330
3.BALCONY	-230X107
4.MASTERBED	-300X360
5.TOILET	-155X203
6.BEDROOM-1	-300X360
7.TOILET	-190X207
8.KITCHEN	-390X250
9.WORKAREA	-240X170
10.PRIVATE YARD	-395.00sqft

## TOWER A

### First floor - Type B



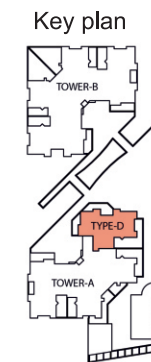
**TOWER-A TYPE -C 2BHK**  
AREA-1102.00 Sqft

1.FOYER	-130X240
2.LIVING/DINING	-548X410
3.BALCONY	-230X107
4.MASTERBED	-360X300
5.TOILET	-155X203
6.BEDROOM-1	-360X300
7.TOILET	-207X190
8.KITCHEN	-250X390
9.WORKAREA	-170X240
10.PRIVATE YARD	405.00sqft

## TOWER A

### First floor - Type C

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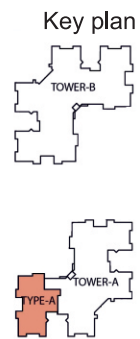
**TOWER-A TYPE -D 3BHK**

AREA-1522.00 Sqft

1.LIVING	-510X320
2.BALCONY	-280X110
3.DINING	-330X400
4.MASTERBED	-360X330
5.TOILET	-150X220
6.BEDROOM-1	-360X300
7.TOILET	-150X200
8.BEDROOM-2	-330X330
9.TOILET	-150X210
10.KITCHEN	-340X260
11.WORKAREA	-210X250
12.STORE	-140X110
13.PRIVATEYARD	655.00Sqft

## TOWER A

### First floor - Type D



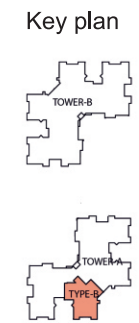
**TOWER-A TYPE -A 3BHK**  
AREA-1521.00 Sqft

1.LIVING	-320X510
2.BALCONY	-110X280
3.DINING	-400X330
4.MASTERBED	-330X360
5.TOILET	-220X150
6.BEDROOM-1	-300X360
7.TOILET	-200X150
8.BEDROOM-2	-330X330
9.TOILET	-210X150
10.KITCHEN	-260X340
11.WORKAREA	-250X210
12.STORE	-110X140

## TOWER A

### Typical floor - Type A

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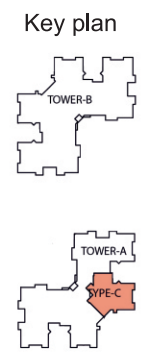


**TOWER-A TYPE -B 2BHK**  
AREA-1081.00 Sqft

1.FOYER	-320X130
2.LIVING/DINING	-548X330
3.BALCONY	-230X107
4.MASTERBED	-300X360
5.TOILET	-155X203
6.BEDROOM-1	-300X360
7.TOILET	-190X207
8.KITCHEN	-390X250
9.WORKAREA	-240X170

## TOWER A

### Typical floor - Type B



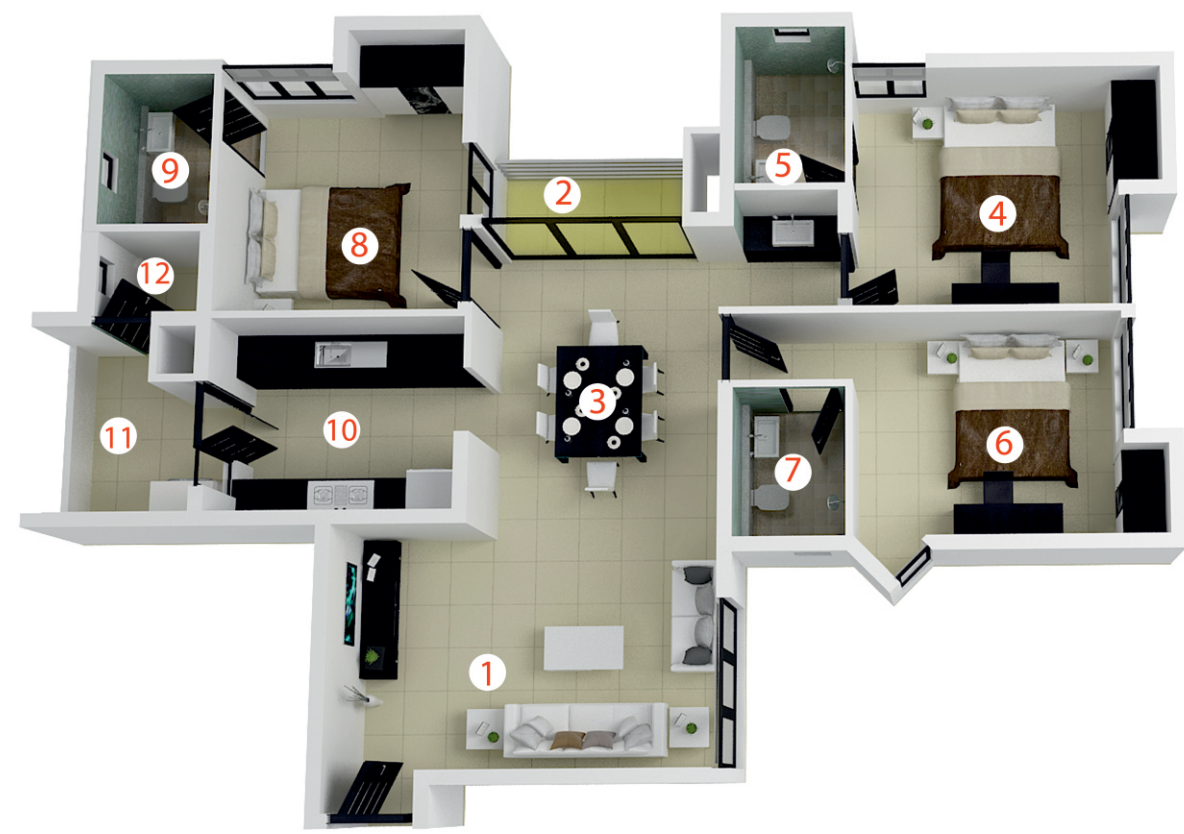
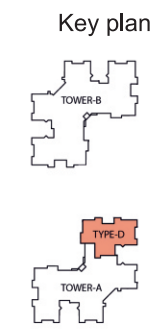
**TOWER-A TYPE -C 2BHK**  
AREA-1102.00 Sqft

1.FOYER	-130X240
2.LIVING/DINING	-548X410
3.BALCONY	-230X107
4.MASTERBED	-360X300
5.TOILET	-155X203
6.BEDROOM-1	-360X300
7.TOILET	-207X190
8.KITCHEN	-250X390
9.WORKAREA	-170X240

## TOWER A

### Typical floor - Type C

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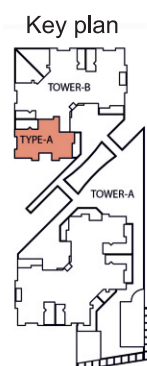


**TOWER-A TYPE -D 3BHK**  
AREA-1522.00 Sqft

1.LIVING	-510X320
2.BALCONY	-280X110
3.DINING	-330X400
4.MASTERBED	-360X330
5.TOILET	-150X220
6.BEDROOM-1	-360X300
7.TOILET	-150X200
8.BEDROOM-2	-330X330
9.TOILET	-150X210
10.KITCHEN	-340X260
11.WORKAREA	-210X250
12.STORE	-140X110

## TOWER A

### Typical floor - Type D



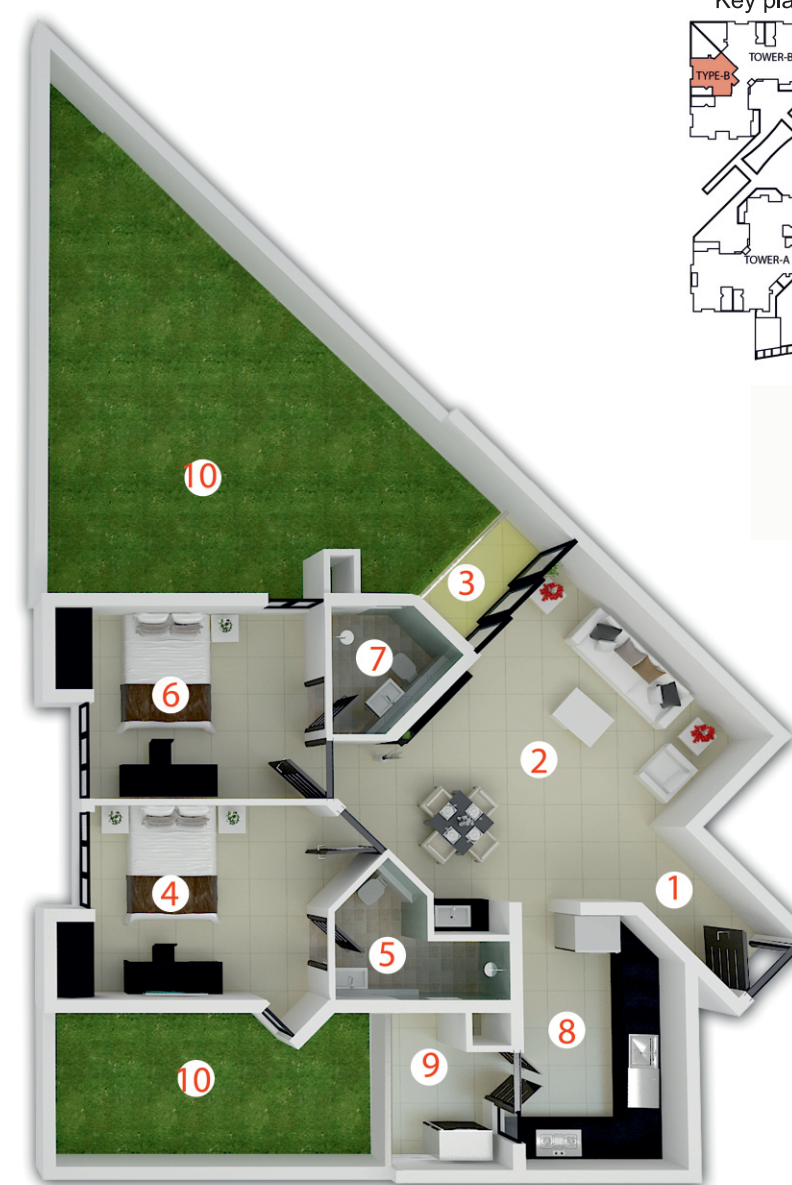
**TOWER-B TYPE A 3BHK**  
AREA - 1592.00 Sqft

1.LIVING	-510X320
2.BALCONY	-280X110
3.DINING	-330X400
4.MASTERBED	-360X360
5.TOILET	-150X240
6.BEDROOM-1	-360X330
7.TOILET	-150X230
8.BEDROOM-2	-330X360
9.TOILET	-150X240
10.KITCHEN	-340X260
11.WORKAREA	-210X250
12.STORE	-140X110
13.PRIVATE YARD	372.00 sqft

**TOWER B**

**First floor - Type A**

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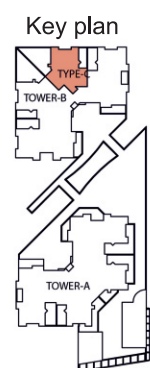


**TOWER-B TYPE B 2BHK**  
AREA-1147.00 Sqft

1.FOYER	-130X240
2.LIVING/DINING	-553X410
3.BALCONY	-230X110
4.MASTERBED	-360X330
5.TOILET	-207X203
6.BEDROOM-1	-360X330
7.TOILET	-203X185
8.KITCHEN	-250X390
9.WORKAREA	-170X210
10.PRIVATE YARD	530.00 sqft

**TOWER B**

**First floor - Type B**



**TOWER-B TYPE C 2BHK**  
AREA-1126.00

1.FOYER	-130X320
2.LIVING/DINING	-553X330
3.BALCONY	-230X110
4.MASTERBED	-330X360
5.TOILET	-203X207
6.BEDROOM-1	-330X360
7.TOILET	-203X185
8.KITCHEN	-390X250
9.WORKAREA	-210X170
10.PRIVATE YARD	530.00 Sqft

## TOWER B

### First floor - Type C

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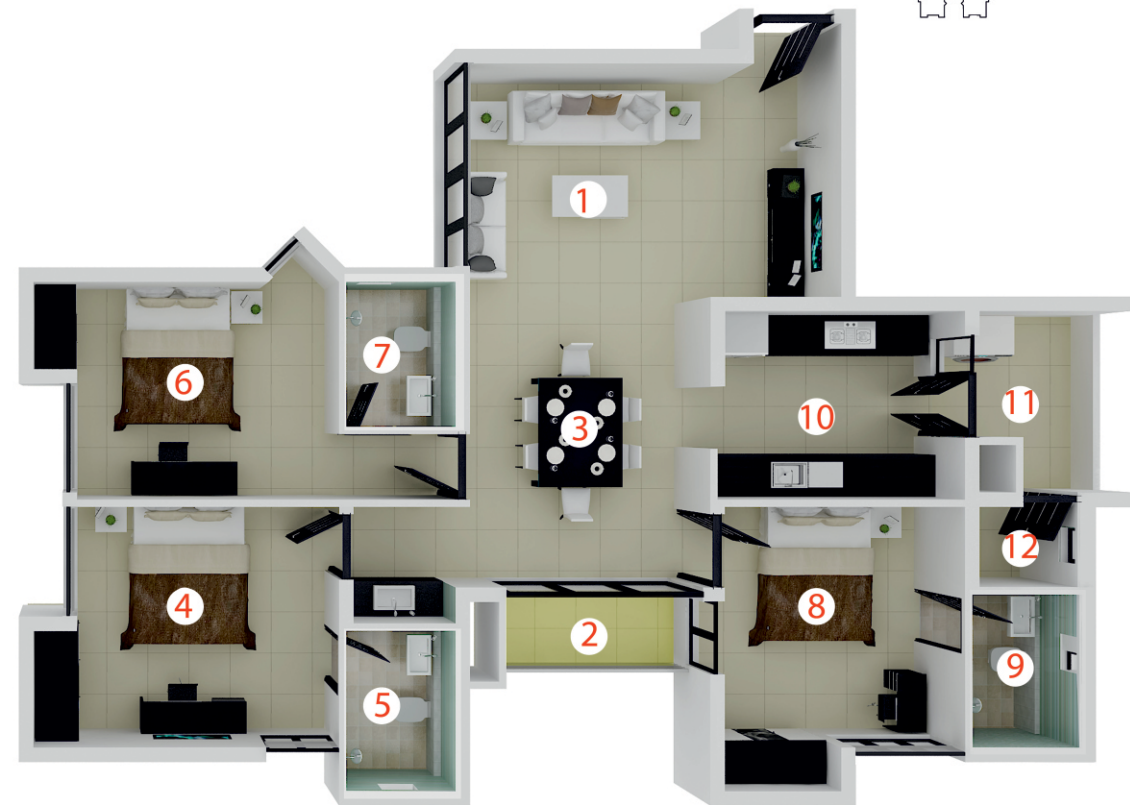
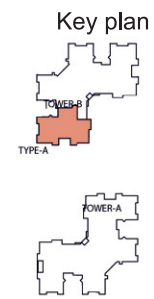


**TOWER-B TYPE -D 3BHK**  
AREA-1591.00 Sqft

1.LIVING	-320X510
2.BALCONY	-110X280
3.DINING	-400X330
4.MASTERBED	-360X360
5.TOILET	-240X150
6.BEDROOM-1	-330X360
7.TOILET	-230X150
8.BEDROOM-2	-360X330
9.TOILET	-240X150
10.KITCHEN	-260X340
11.WORKAREA	-250X210
12.STORE	-110X140
13.PRIVATEYARD	378.00 Sqft

## TOWER B

### First floor - Type D



### TOWER-B TYPE A 3BHK

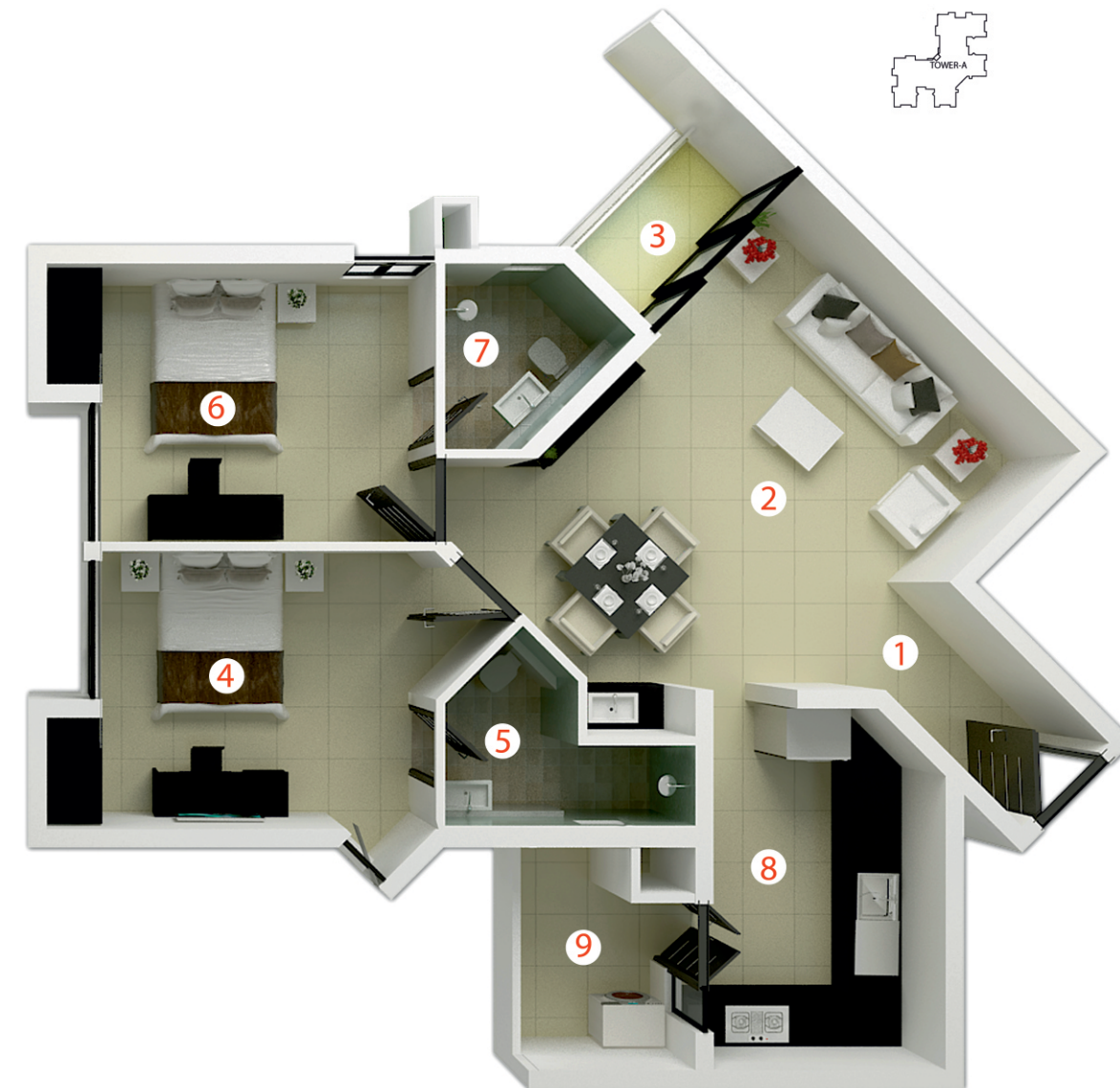
AREA - 1592.00 Sqft

1.LIVING	-510X320
2.BALCONY	-280X110
3.DINING	-330X400
4.MASTERBED	-360X360
5.TOILET	-150X240
6.BEDROOM-1	-360X330
7.TOILET	-150X230
8.BEDROOM-2	-330X360
9.TOILET	-150X240
10.KITCHEN	-340X260
11.WORKAREA	-210X250
12.STORE	-140X110

## TOWER B

### Typical floor - Type A

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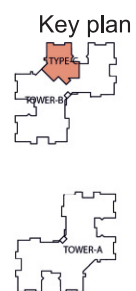
### TOWER-B TYPE B 2BHK

AREA-1147.00 Sqft

1.FOYER	-130X240
2.LIVING/DINING	-553X410
3.BALCONY	-230X110
4.MASTERBED	-360X330
5.TOILET	-207X203
6.BEDROOM-1	-360X330
7.TOILET	-203X185
8.KITCHEN	-250X390
9.WORKAREA	-170X210

## TOWER B

### Typical floor - Type B



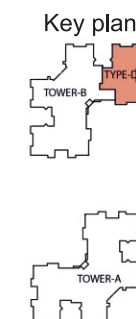
**TOWER-B TYPE C 2BHK**  
AREA-1126.00 Sqft

1.FOYER	-130X320
2.LIVING/DINING	-553X330
3.BALCONY	-230X110
4.MASTERBED	-330X360
5.TOILET	-203X207
6.BEDROOM-1	-330X360
7.TOILET	-203X185
8.KITCHEN	-390X250
9.WORKAREA	-210X170

## TOWER B

### Typical floor - Type C

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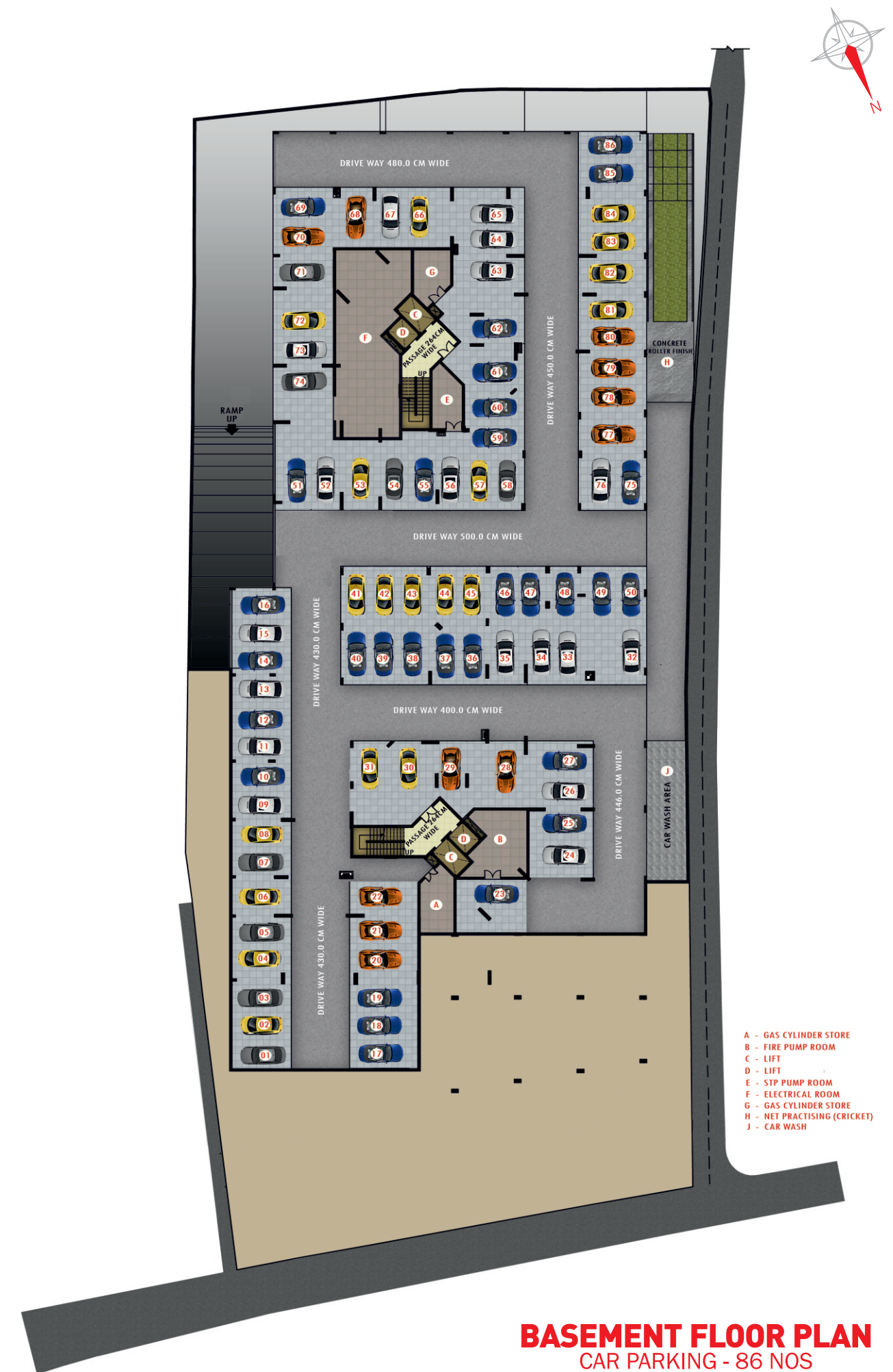
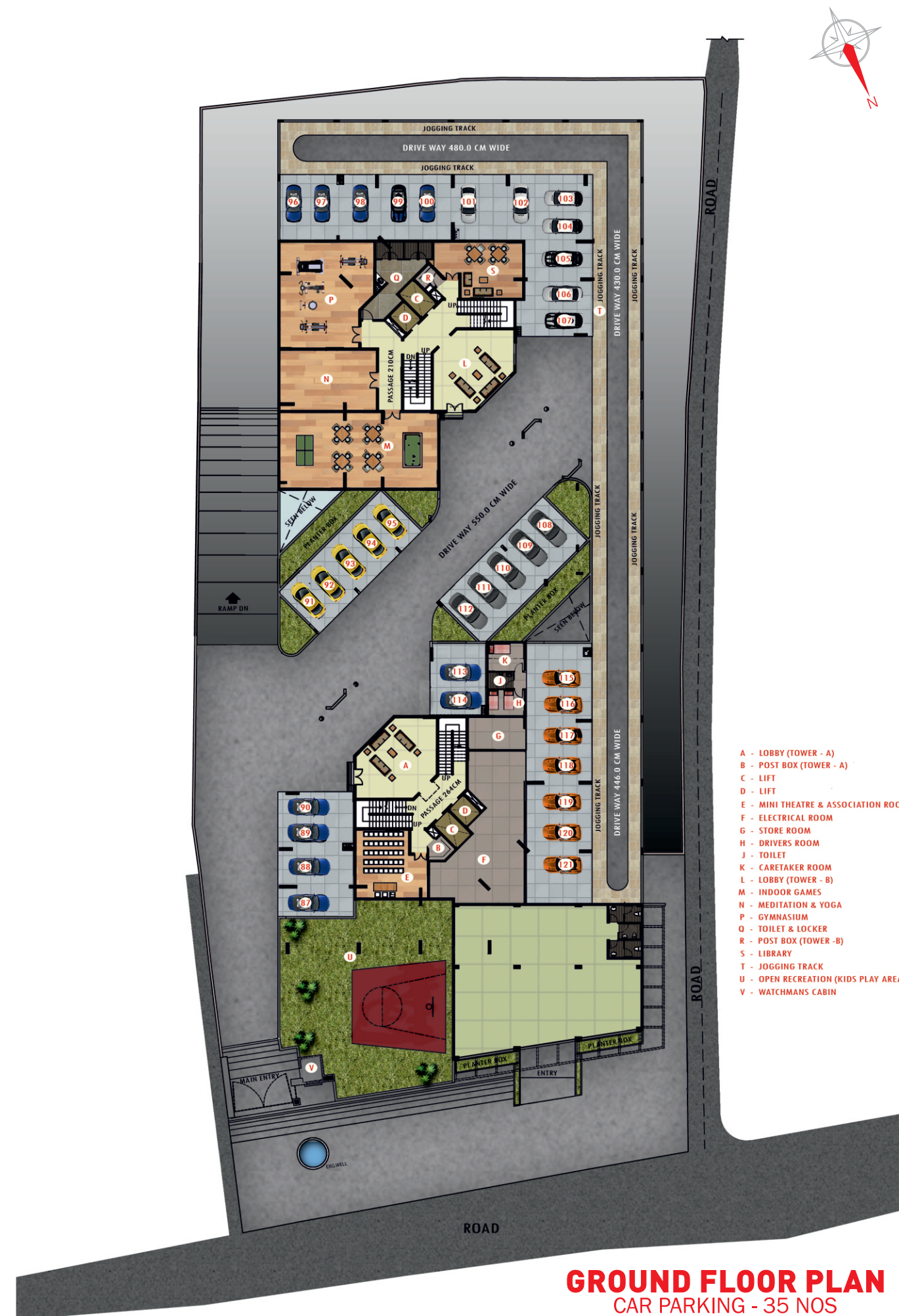


**TOWER-B TYPE -D 3BHK**  
AREA-1591.00 Sqft

1.LIVING	-320X510
2.BALCONY	-110X280
3.DINING	-400X330
4.MASTERBED	-360X360
5.TOILET	-240X150
6.BEDROOM-1	-330X360
7.TOILET	-230X150
8.BEDROOM-2	-360X330
9.TOILET	-240X150
10.KITCHEN	-260X340
11.WORKAREA	-250X210
12.STORE	-110X140

## TOWER B

### Typical floor - Type D



## 56 YEARS OF TRADITION AND TRUST.



SINCE 1958

### IT'S MY CHOICE

*I get a gift every morning, the gift of a new day,  
It's up to me whether I make it bright, joyful or grey.  
I can choose to be Happy, Successful and Content, or dishonor it with  
worry, anger or resent."*



KTC, the diversified business group has changed and influenced Kerala in its own terms. For the last five decades, the group has owned a long, prestigious record of trust. The property development division of the KTC, PVS BUILDERS & DEVELOPERS provides a wide range of home options since 1991.

## TERMS & CONDITIONS

1. Value Added tax, service tax, stamp duties, fees and other expenses incidental to the registration of documents, KSEB deposit, cable charges, and other expenses incidental to power and lighting connections, property tax, Kerala state construction workers welfare fund and any other tax prevailing or taxes applicable in future by statute/law are to be borne by the allottee. Any increase in the above resulting from obligation will also have to be borne by the allottee.
2. Attention is invited to the section 194 IA of the income tax Act under which purchaser is requested to deduct and remit TDS 1% of the total consideration of the property if the total consideration value is 50 lakhs or above.
3. Interest will be charged at applicable rate on delayed payments of installment amount.
4. All measurements are subject to minor variations without specific or general notice.
5. Any extra work or additional fittings required should be intimated in advance and payment towards the same should also be made in advance by the allottee.
6. The company reserves its right to cancel the allotment if the allottee commits default in payment of the cost and in such an event the allottee shall be held responsible for any loss arising there from.
7. The build up area is inclusive of share in common service area.
8. Possession shall be given to the customer on settlement of all dues to the builder.
9. All transactions are subject to the Calicut jurisdiction only.

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