

Landmark
—Maple



IT'S NOT JUST LUXURY LIVING
IT'S **QUALITY** LIVING



Kerala RERA
Real Estate Regulatory Authority
REG NO :- K- RERA / PRJ /027/2020

CALICUT
LandMark
BUILDERS
OWN YOUR OWN LANDMARK

THE TRUE MEANING OF LUXURY & CONVENIENCE

Landmark Builders offers a luxurious choice of ultra-spacious living spaces with a perfect blend of modern architecture and innovative designs. The apartments are thoughtfully-designed to redefine the very essence of modern suburban living by offering optimum privacy, security, and comfort for all residents.

With 107 future ready 2 and 3 bedroom apartments to choose from, Landmark Maple offers world-class living spaces that epitomize luxury, comfort, convenience, and affordability. The living, dining, and bedrooms are distinctively-designed to let in abundance of natural light and fresh air to brighten your life and offer a one-of-a-kind living experience.

Wellness is truly a way of life at Landmark Maple, where residents can experience abundant outdoor recreational activities and green spaces. Conveniently located a stone's throw away from the NH17 bypass - Pantheerankavu-Mankavu Rd. Also at close proximity are schools, hospitals, shopping malls & places of worship. Our community is guaranteed to make your life convenient and enjoyable.

Landmark Maple

TOTEL FLOOR : G+ 14 Floors
APARTMENTS : 2BHK , 3BHK

2BHK (992 Sq,Ft - 1,345 Sq,Ft)
3BHK (1,323 Sq,Ft - 2,022 Sq,Ft)





FEATURES

Eco Features

- Exclusive gardens for select units
- Ample green space
- Rainwater harvesting
- Landscaped garden
- Solar power for lights in select common areas

Leisure Features

- Pool deck party area
- Health Club with indoor games like chess, cards, caroms, pool table, etc.
- Association hall
- Well laid out children's play area nestling amidst green lawns
- Elders' nook

Comfort Features

- Swimming pool with spacious deck
- Well-equipped fitness centre

Digital Features

- Provision for Digital cable TV connection
- Intercom facility
- Security cameras at entrance gate, lobby and select common areas

Technical Features

- Metal /Fibre strip reinforcement on all joints to avoid cracks
- Sharp edges avoided on all fabrications to provide safety, especially for children
- Rubber fenders on parking area pillars to avoid damage to vehicles

Community Features

- Grand entrance lobby
- Piped in music in lobby and select common areas
- Caretaker's room
- Drivers'/Janitors' room with toilet facility
- Two passenger lifts and one bed lift
- Access for differently abled
- Centralized gas supply
- 24-hr security / water / power

SPECIFICATIONS

Foundation

RCC foundations designed to suit the soil strata

Structure

Reinforced cement concrete frame with solid cement blocks in fill walls Earthquake resistance for Zone 3

Flooring

High quality rectified / vitrified tiles with rectified / vitrified skirting for living, dining and bedrooms. Antiskid / matt tiles - ceramic / rectified / vitrified for kitchen, balcony and toilets. Entrance lobby, staircase & common areas will be of granite / rectified / vitrified flooring.

Wall Claddings

Designed ceramic / glazed wall tile cladding in bathrooms up to false ceiling height. Ceramic tiles till 2 ft from counter top for kitchen and wash counters.

Kitchen

Granite kitchen counter, single bowl stainless steel sink with drain board. Provision for exhaust fan.



Toilet Fittings

White sanitary ware including European water closet and wash basin. Good quality taps, mixer, shower and towel rods.

Hardware

Best quality hardware

Doors

Decorative panelled / engineered doors with teakwood finish for main entrance door. Factory made pre-hung doors with laminated / moulded / flush shutters for bedrooms and toilets.

Windows

Fully glazed powder-coated aluminium windows with MS grills

Painting

Putty finished emulsion paint for internal walls and enamel paint for doors and window grills. External walls will be emulsion painted.

Power Supply

Concealed copper wiring. Adequate light points, fan points, 5-amp and 15-amp points, etc. with independent meters for each flat. Modular type switches. Provision for cable TV and telephone point in living room and intercom point in master bed room. Generator backup up to 750 watts per apartment.





Proximity Chart

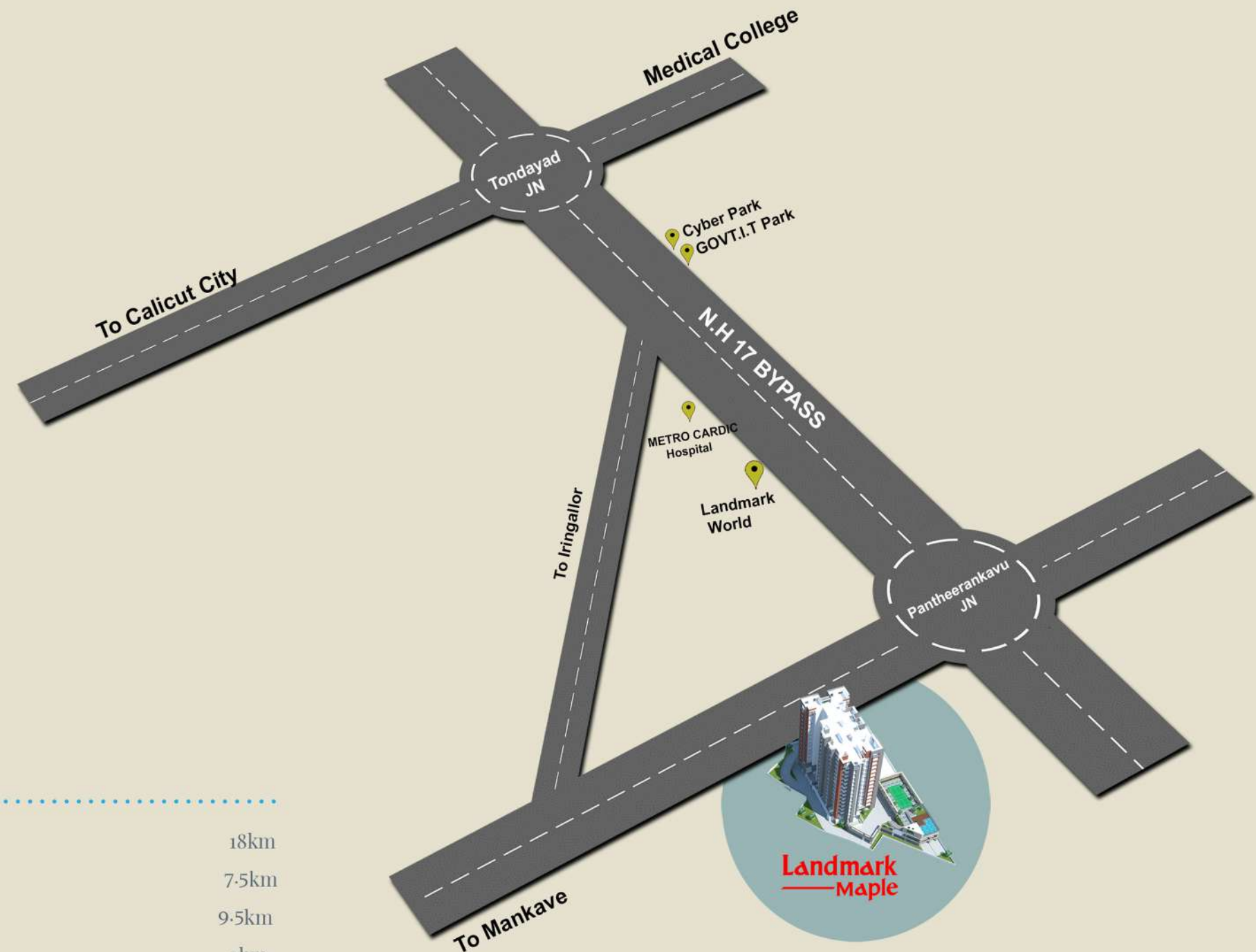
SCHOOLS

The Oxford School	1.5km
Global English School	1km
Farook College	6 km
Calicut University	11km

HOSPITALS

Metromed International Cardiac	2.4km
Matria Hospital	2.5km
Starcare	6km
Aster MIMS	5km
Medical College	7km

Airport	18km
Railway Station	7.5km
KSRTC	9.5km
Shopping Mall	2km
Calicut Beach	10 km
Goverment IT Park	3km
UL Cyber Park	3km
Decathlon	1.5km





Brand Pool

Flooring

- Bedroom Floor Tiles: AGL / RAK / Simpolo / Kajaria or equivalent rectified / vitrified tiles
- Living and Dining Floor: AGL / Simpolo / RAK / Kajaria or equivalent rectified / vitrified tiles
- Balcony and Sit-out: Somany / RAK or equivalent
- Toilet Floor Tile: Somany / RAK or equivalent
- Toilet Wall Tile (glazed): Somany / RAK or equivalent

Washrooms

- EWC : Duravit / Cera / Vitra / Kohler or equivalent
- Wash Basin : Duravit / Cera / Vitra / Kohler or equivalent
- Concealed Flush Tank : Geberit / Viega / Grohe / Kohler / Vitra or equivalent
- Wall Plate: Geberit / Viega / Grohe / Kohler / Vitra or equivalent
- Divertor : Jaquar / Vitra or equivalent
- Health Faucet : Jaquar / Vitra or equivalent
- Angle Valve 1/2": Jaquar / Vitra or equivalent
- Bottle Trap (for dining wash only) : Jaquar or equivalent

Doors & Windows

- Inside Door / Toilet Door : Pyramid / Jacsons / Kassa / Fero or equivalent
- Windows: Hindalco / Jindal or equivalent
- Main Door Lock : Dorset / Enox or equivalent
- Hinges : AKS / Enox or equivalent
- Magnetic Catcher: Yale / Prince Polo or equivalent
- Door Eye: Yale or equivalent
- Safety Chain: Yale or equivalent
- Internal Door Lock : Dorset or equivalent
- Tower Bolt : Yale / Dorset or equivalent
- Toilet Door Baby Latch : Dorset or equivalent

Kitchen

- Kitchen Floor Tile : AGL / RAK / Simpolo or equivalent rectified/vitrified tiles
- Kitchen Sink : Nirali or equivalent
- Sink Cock : Jaquar or equivalent
- Cockroach Trap : Chilly or equivalent
- Waste Coupling : Chilly or equivalent

Paint

- Internal Putty : Asian / Berger or equivalent
- Emulsion : Asian / Jotun or equivalent
- Exterior Emulsion: Asian / Jotun or equivalent
- Enamel: Asian or equivalent

Electrical

- Distribution Board : Schneider / Legrand / Havells / Hager / Siemens or equivalent
- MCB : Schneider / Legrand / Havells / Siemens / L&T or equivalent
- Switches : Schneider / Legrand / Havells / Wipro or equivalent
- Genset : Kirloskar / Cummins or equivalent
- Transformer : Unipower / Intrans or equivalent

Cement

India Cements / Dalmia / Zuari / Ramco / Birla Cements or equivalent

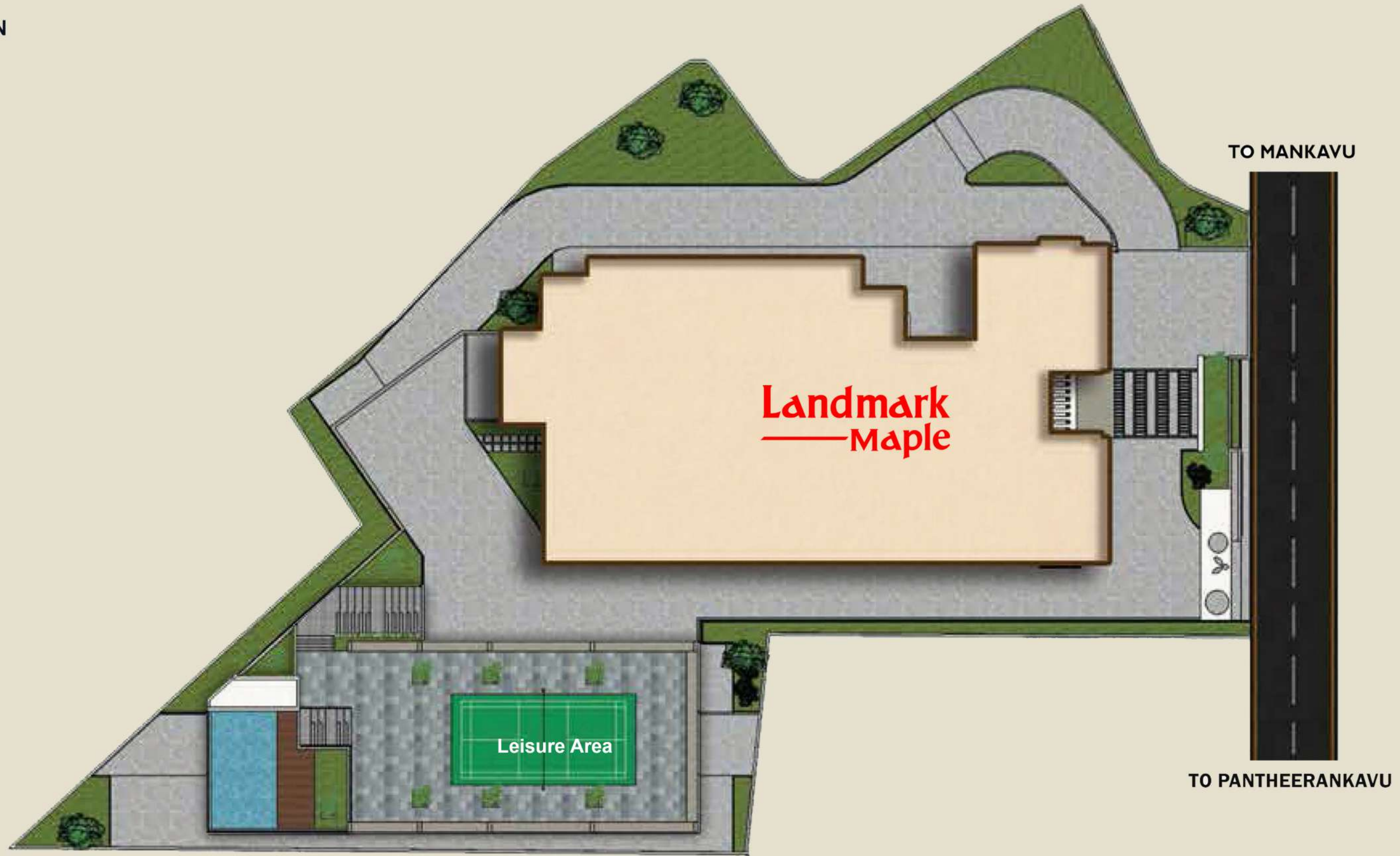
Steel

Vizag / Sail / Tulsyan / JSW / Suryadev or equivalent

Lift

Otis / Kone / Thyssenkrupp / Mitsubishi / johnson or equivalent

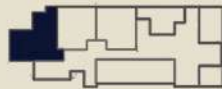
Floor Plans





Ground Floor



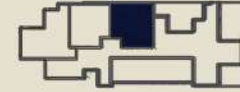


FIRST FLOOR

Type-FFSaleable Area
1,082+349 Sq.Ft**2 Bed room**

- + Living ,Dining
- + Kitchen
- + Balcony
- + 2 Toilets
- + Open Terrace

Carpet Area	756 Sq.Ft
External Walls	49 Sq.Ft
Exclusive Balconies	39 Sq.Ft
Common Area	238 Sq.Ft
Exclusive Open Terrace	349 Sq.Ft

Total Area **1,431 Sq.Ft**

FIRST FLOOR



FIRST FLOOR

Type-FGSaleable Area
994+138 Sq.Ft**2 Bed room**

- + Living ,Dining
- + Kitchen
- + Balcony
- + 2Toilets
- + Open Terrace

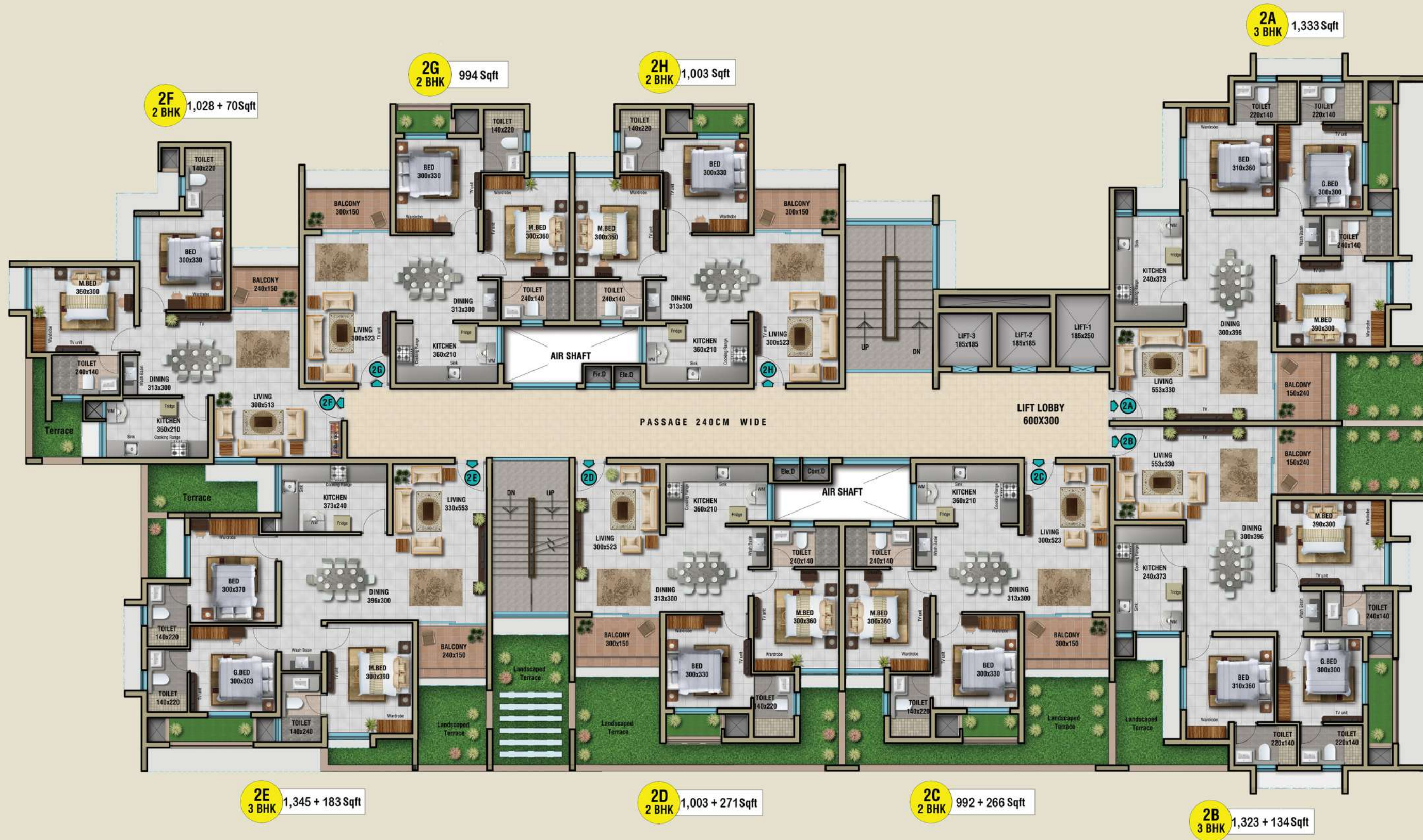
Carpet Area	700 Sq.Ft
External Walls	29 Sq.Ft
Exclusive Balconies	48 Sq.Ft
Common Area	217 Sq.Ft
Exclusive Open Terrace	138 Sq.Ft

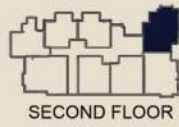
Total Area **1,132 Sq.Ft****Type-FH**
(2BHK)Saleable Area
1,003+142 Sq.Ft**2 Bed room**

- + Living ,Dining
- + Kitchen
- + Balcony
- + 2Toilets
- + Open Terrace

Carpet Area	700 Sq.Ft
External Walls	59 Sq.Ft
Exclusive Balconies	48 Sq.Ft
Common Area	196 Sq.Ft
Exclusive Open Terrace	142 Sq.Ft

Total Area **1,145 Sq.Ft**





Type-2A

Saleable Area
1,333 Sq.Ft

3 Bed room

- + Living ,Dining
- + Kitchen
- + Balcony
- + 3 Toilets

Carpet Area	956 Sq.Ft
External Walls	99 Sq.Ft
Exclusive Balconies	41 Sq.Ft
Common Area	237 Sq.Ft
Total Area	1,333 Sq.Ft



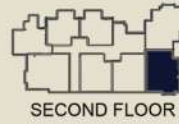
Type-2C

Saleable Area
992+266 Sq.Ft

2 Bed room

- + Living ,Dining
- + Kitchen
- + Balcony
- + 2Toilets
- + Open Terrace

Carpet Area	700 Sq.Ft
External Walls	56 Sq.Ft
Exclusive Balconies	48 Sq.Ft
Common Area	188 Sq.Ft
Exclusive Open Terrace	266 Sq.Ft
Total Area	1,258 Sq.Ft



Type-2B

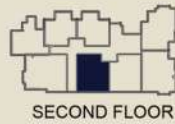
Type-2B

Saleable Area
1,323+134 Sq.Ft

3 Bed room

- + Living ,Dining
- + Kitchen
- + Balcony
- + 3 Toilets
- + Open Terrace

Carpet Area	956 Sq.Ft
External Walls	94 Sq.Ft
Exclusive Balconies	41 Sq.Ft
Common Area	232 Sq.Ft
Exclusive Open Terrace	134 Sq.Ft
Total Area	1,457 Sq.Ft



Type-2D

Saleable Area
1,003+271 Sq.Ft

2 Bed room

- + Living ,Dining
- + Kitchen
- + Balcony
- + 2Toilets
- + Open Terrace

Carpet Area	700 Sq.Ft
External Walls	58 Sq.Ft
Exclusive Balconies	48 Sq.Ft
Common Area	197 Sq.Ft
Exclusive Open Terrace	271 Sq.Ft
Total Area	1,274 Sq.Ft





SECOND FLOOR

Type-2E

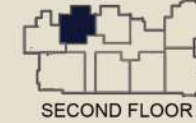
Saleable Area
1,345+183 Sq.Ft

3 Bed room

- + Living ,Dining
- + Kitchen
- + Balcony
- + 3 Toilets
- + Open Terrace

Carpet Area	965 Sq.Ft
External Walls	91 Sq.Ft
Exclusive Balconies	39 Sq.Ft
Common Area	250 Sq.Ft
Exclusive Open Terrace	183 Sq.Ft

Total Area 1,528 Sq.Ft



SECOND FLOOR

Type-2G

Saleable Area
994 Sq.Ft

2 Bed room

- + Living ,Dining
- + Kitchen
- + Balcony
- + 2 Toilets

Carpet Area	700 Sq.Ft
External Walls	29 Sq.Ft
Exclusive Balconies	48 Sq.Ft
Common Area	217 Sq.Ft
Total Area	994 Sq.Ft



SECOND FLOOR

Type-2F

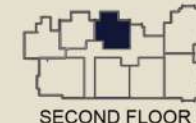
Saleable Area
1,028+70 Sq.Ft

2 Bed room

- + Living ,Dining
- + Kitchen
- + Balcony
- + 2 Toilets
- + Open Terrace

Carpet Area	716 Sq.Ft
External Walls	89 Sq.Ft
Exclusive Balconies	39 Sq.Ft
Common Area	184 Sq.Ft
Exclusive Open Terrace	70 Sq.Ft

Total Area 1,098 Sq.Ft



SECOND FLOOR

Type-2H

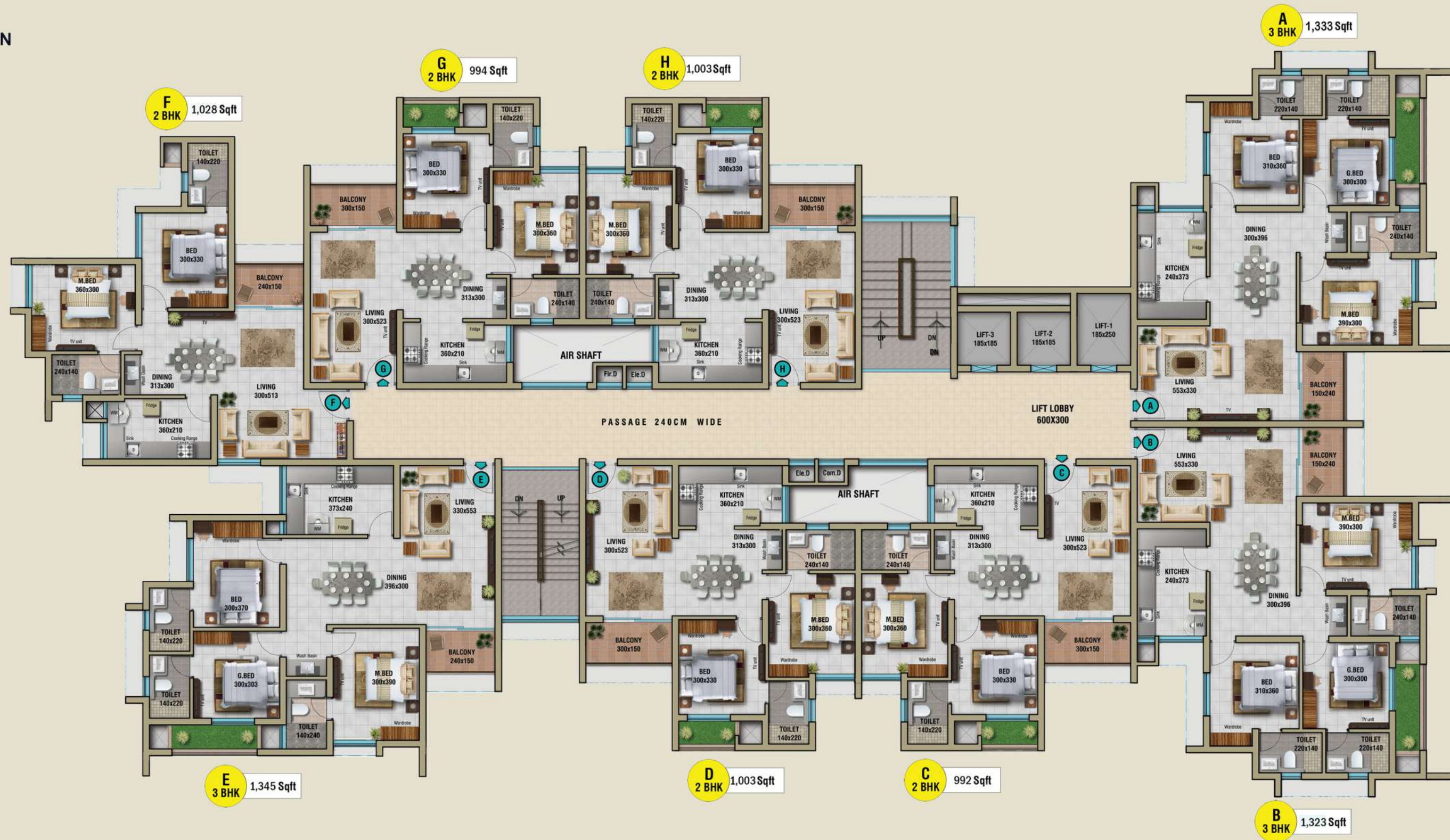
Saleable Area
1,003 Sq.Ft

2 Bed room

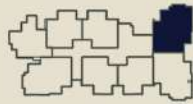
- + Living ,Dining
- + Kitchen
- + Balcony
- + 2 Toilets

Carpet Area	700 Sq.Ft
External Walls	59 Sq.Ft
Exclusive Balconies	48 Sq.Ft
Common Area	196 Sq.Ft
Total Area	1,003 Sq.Ft





Typical Floor
3rd — 14th



3rd TO 14th

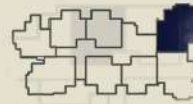
Type-A

Saleable Area
1,333 Sq.Ft

3 Bed room

- + Living ,Dining
- + Kitchen
- + Balcony
- + 3 Toilets

Carpet Area	956 Sq.Ft
External Walls	99 Sq.Ft
Exclusive Balconies	41 Sq.Ft
Common Area	237 Sq.Ft
Total Area	1,333 Sq.Ft



3rd TO 14th

Type-B

Saleable Area
1,323 Sq.Ft

3 Bed room

- + Living ,Dining
- + Kitchen
- + Balcony
- + 3 Toilets

Carpet Area	956 Sq.Ft
External Walls	94 Sq.Ft
Exclusive Balconies	41 Sq.Ft
Common Area	232 Sq.Ft
Total Area	1,323 Sq.Ft



3rd TO 14th

Type-C

Saleable Area
992 Sq.Ft

2 Bed room

- + Living ,Dining
- + Kitchen
- + Balcony
- + 2 Toilets

Carpet Area	700 Sq.Ft
External Walls	56 Sq.Ft
Exclusive Balconies	48 Sq.Ft
Common Area	188 Sq.Ft
Total Area	992 Sq.Ft



3rd TO 14th

Type-D

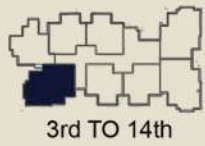
Saleable Area
1,003 Sq.Ft

2 Bed room

- + Living ,Dining
- + Kitchen
- + Balcony
- + 2 Toilets

Carpet Area	700 Sq.Ft
External Walls	58 Sq.Ft
Exclusive Balconies	48 Sq.Ft
Common Area	197 Sq.Ft
Total Area	1,003 Sq.Ft





3rd TO 14th

Type-E

Saleable Area
1,345 Sq.Ft

3 Bed room

- + Living ,Dining
- + Kitchen
- + Balcony
- + 3 Toilets

Carpet Area	965 Sq.Ft
External Walls	91 Sq.Ft
Exclusive Balconies	39 Sq.Ft
Common Area	250 Sq.Ft
Total Area	1,345 Sq.Ft



3rd TO 14th

Type-G

Saleable Area
994 Sq.Ft

2 Bed room

- + Living ,Dining
- + Kitchen
- + Balcony
- + 2 Toilets

Carpet Area	700 Sq.Ft
External Walls	29 Sq.Ft
Exclusive Balconies	48 Sq.Ft
Common Area	217 Sq.Ft
Total Area	994 Sq.Ft



3rd TO 14th

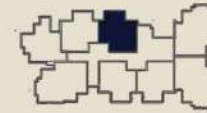
Type-F

Saleable Area
1,028 Sq.Ft

2 Bed room

- + Living ,Dining
- + Kitchen
- + Balcony
- + 2 Toilets

Carpet Area	716 Sq.Ft
External Walls	88 Sq.Ft
Exclusive Balconies	39 Sq.Ft
Common Area	185 Sq.Ft
Total Area	1,028 Sq.Ft



3rd TO 14th

Type-H

Saleable Area
1,003 Sq.Ft

2 Bed room

- + Living ,Dining
- + Kitchen
- + Balcony
- + 2 Toilets

Carpet Area	700 Sq.Ft
External Walls	59 Sq.Ft
Exclusive Balconies	48 Sq.Ft
Common Area	196 Sq.Ft
Total Area	1,003 Sq.Ft





LEISURE AREA



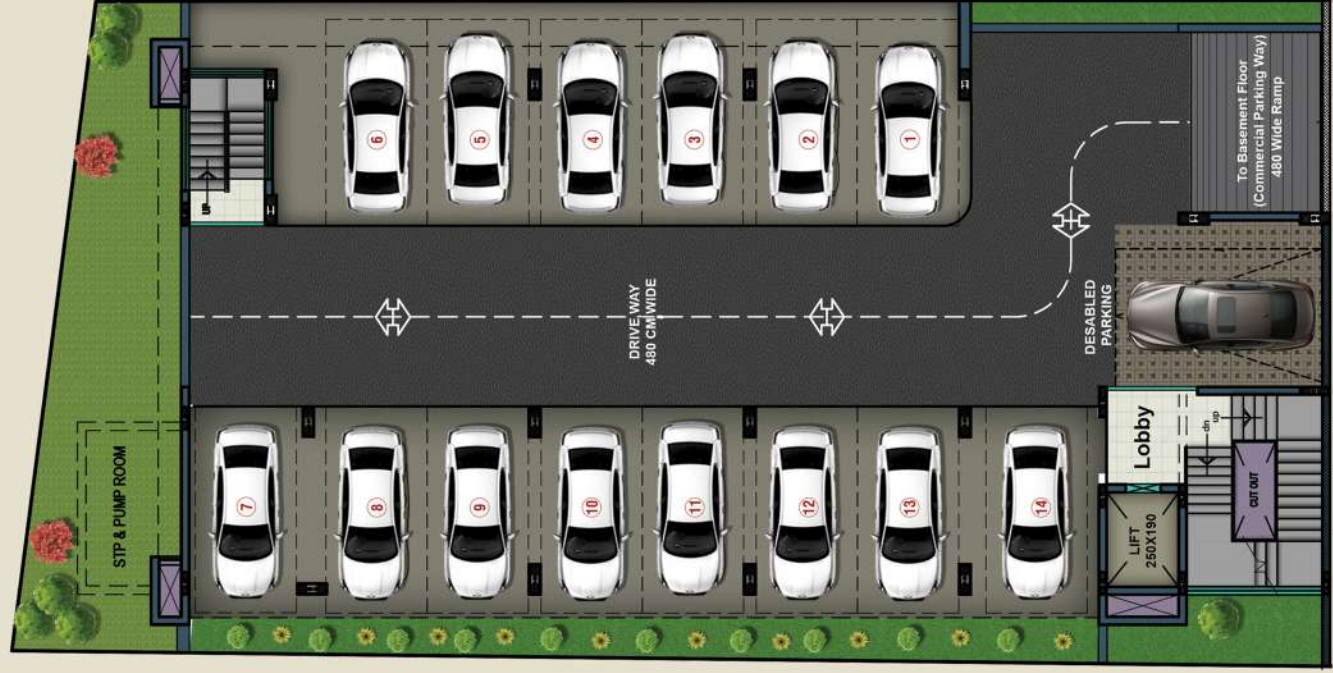
TERRACE FLOOR

An architectural rendering of a modern commercial building named 'Landmark Maple Commercial'. The building is a B+3 floor structure with a prominent blue and orange facade. The ground floor features large glass windows and doors, with a dark brick base. The upper floors have blue-framed balconies and large glass panels. A central section of the building has a blue facade with a pattern of vertical white lines. The building is surrounded by lush greenery, including palm trees and shrubs. Two cars, a dark blue one and a red one, are parked on the street in front of the building. The sky is a deep blue with some clouds, suggesting dusk or dawn.

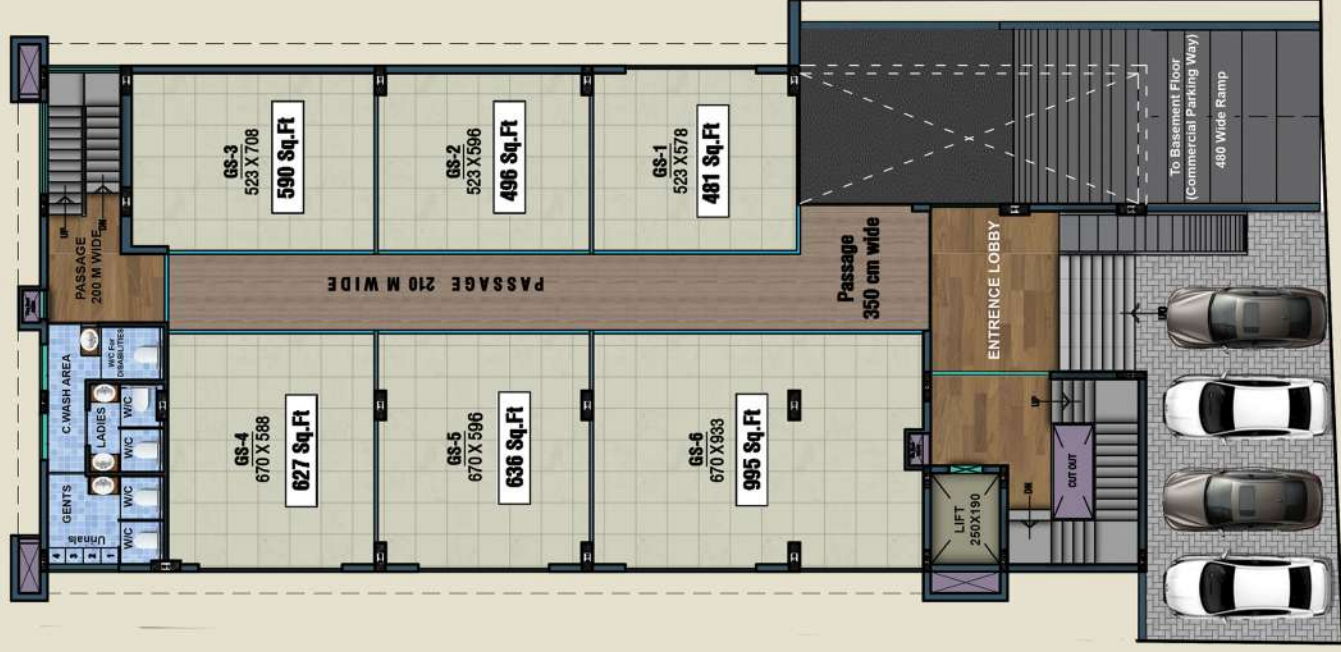
Landmark —Maple Commercial

INVEST IN COMMERCIAL SPACES **LIFETIME INCOME RETURN**

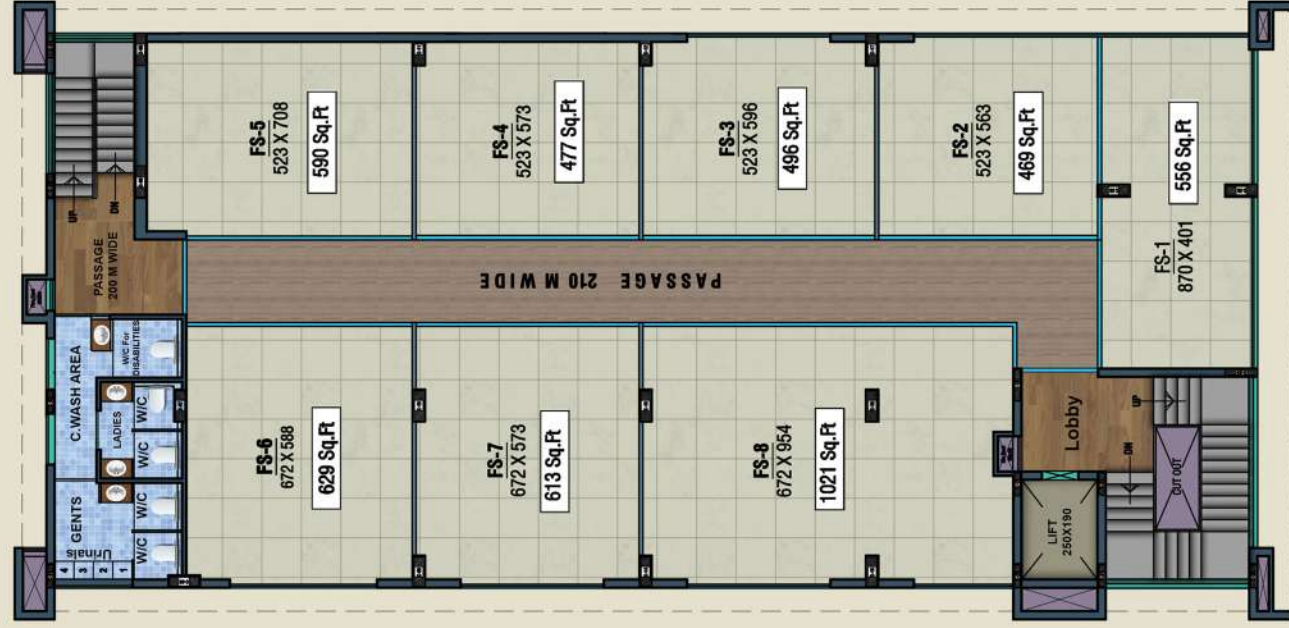
Landmark Maple Commercial is a B+3 floor premium commercial tower is replete with latest amenities, parking facilities backed by 24/7 security services and power backup , It is specially designed to fulfill the thoughts and views of a young as well as experienced entrepreneurs of having a fully equipped space which boost up their business plans. If you are looking for a great investment in a great location, Maple commercial will be an answer!



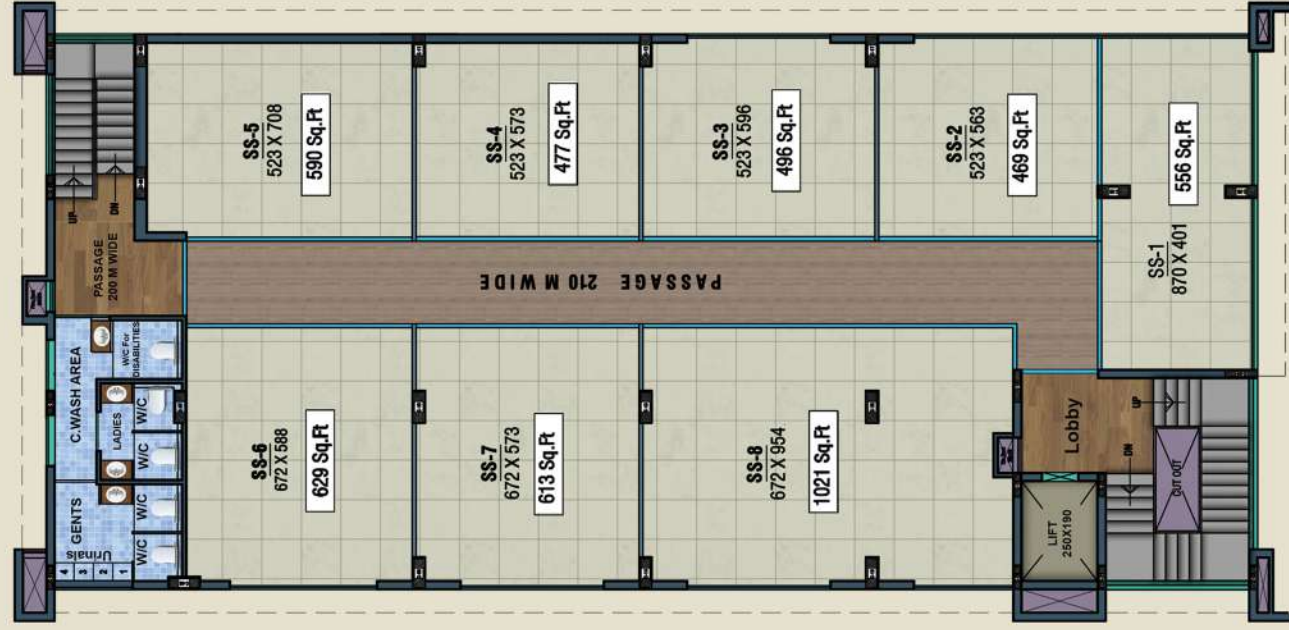
Basement Floor



Ground Floor



1st Floor



2nd Floor



Terrace Floor

LANDMARK MAPLE COMMERCIAL AREA DETAIL					
Floors	Unit	Carpet Area (Sq. Ft)	External wall (Sq.Ft)	common area (Sq.Ft)	Total area (Sq.Ft)
Ground Floor	GS1	306	19	156	481
	GS2	305	31	161	496
	GS3	358	41	191	590
	GS4	397	27	203	627
	GS5	395	35	206	636
	GS6	629	43	323	995
First Floor	FS1	329	47	180	556
	FS2	297	20	152	469
	FS3	305	30	161	496
	FS4	298	25	154	477
	FS5	358	41	191	590
	FS6	397	28	204	629
	FS7	386	28	199	613
	FS8	640	50	331	1021
Second Floor	SS1	329	47	180	556
	SS2	297	20	152	469
	SS3	305	30	161	496
	SS4	298	25	154	477
	SS5	358	41	191	590
	SS6	397	28	204	629
	SS7	386	28	199	613
	SS8	640	50	331	1021



**IDEAL FOR ALL
COMMERCIAL
NEEDS**

- Ground Floor Double Height Units
- Assured Rental Support
- River view Office Space
- Rooftop Party Area
- Ample Parking



Who We Are

Landmark Builders brings in the philosophy of Innovation, Sustainability & Excellence to the real estate industry. Each Landmark development combines a 15-year-old legacy of excellence & trust with a commitment to cutting-edge technology & design.

We are one of the top real estate companies and is currently developing multiple projects with the best liveability quotient. Furthermore, CRISIL rating and ISO certification ensure the implementation of standardized processes and maintenance of quality standards in all our projects in Calicut and elsewhere.

Quality and time-bound project completion coupled with meticulous planning and innovatedesigning help us stand out and above our competition. Our esteemed clientele comprises over 1300 + satisfied customers. We're also known for our employee - friendly and professional working environment.

By partnering with the best and reputed names in real estate development, we continually stay abreast of changing global and national trends. Commitment and innovation are our keyofferings, combined with a stringent emphasis on contemporary architecture, time-bound projectexecution, and quality construction.

These values have helped us build a peerless brand to reckon with.



Our Mission

To incorporate the great practice of dominant players, create an out of the world landmark, be among the top 10 devolpers in india and become a billion - dollar company by 2040



Our Vision

To transform the lifestyle by providing path-breaking solutions to make the world a better place to live



Calicut Landmark Builders & Developers(India) pvt.ltd
Landmark World , NH Thondayad Bypas ,
Calicut . Kerala - 673014

www.landmarkbuilders.co.in