



ATMOSPHERE



WWW.GALAXY-BUILDERS.COM

DISCLAIMER*

Pictures are artists perception of the construction when completed. This is for representative purposes only and may differ according to changes in construction.

AN ATMOSPHERE OF CULTURE

The city of **Calicut** has developed into a hub that brings together cultural relevance and unending opportunities for commerce.

Calicut comprises some of the most diverse sets of people coming together as a community to live a life of harmony. The blends of all these cultures are exhibited in every facet of the city, especially in its culinary art.

Galaxy Builders is proud to bring a modern marvel for you to experience Calicut from heights like never before.



ABOUT GALAXY BUILDERS

Galaxy Builders have built a strong name in the realm of housing development and construction since 1994. Founded by Mr. P.M. Kunhamad, Chairman, we have organically grown into a leading real estate developer in South India.

Completing over 15,00,000 sq.ft. constructed space and bringing home happiness to more than 850 happy customers in Calicut, Galaxy Builders have taken utmost care in adding a touch of creativity, aesthetics and ethics to every architectural excellence achieved so far.

The Ritz Marina, Pallazio Azure and Magnum Opus are luxury landmarks across Calicut that continue to encompass happiness and a luxurious lifestyle for the fortunate few.



OUR VALUES

A line-art icon of a star inside a circle, with a ribbon banner below it.

QUALITY

A line-art icon of a person standing above three stars.

CUSTOMER CENTRIC

A line-art icon of a crown.

ICONIC DESIGNS

A line-art icon of a clock face.

ON TIME

A line-art icon of a circular arrow surrounding a leaf.

SUSTAINABILITY

A line-art icon of a 3D cube.

TRANSPARENCY

INTRODUCING



ATMOSPHERE
★ ★ ★ ★ ★

YOUR ADDRESS IN THE SKY

Galaxy Atmosphere brings you the opportunity to live among the clouds in pure luxury. The concept of Atmosphere was designed based on the access it provides its residents to the sky like never before. Set to be the tallest residential tower in Kerala, it is nothing less than a modern marvel for you and your loved ones to take your life to newer heights.

Combining modern architecture with the vision of limitless luxury Galaxy builders have always brought to its residents, this truly is the new benchmark in luxury living. Welcome to exploring life from an address fit for the ones who enjoy the finer things the universe has to offer.



TALLEST RESIDENTIAL TOWER IN KERALA

TOWER HEIGHT 167M

OPEN UP TO THE
WORLD OF NEW LUXURY



YOUR
ADDRESS
IN THE
SKY



RERA Reg. No.- K-RERA/PRJ/KKD/061/2022

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ATMOSPHERE

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THE PIONEERS BEHIND THIS MASTERPIECE



Design Seeds founded in 1995 by Architect Arun Kumar Chandran, has pioneered high rise construction in Kerala. His achievements include Magnum Opus in Calicut, International school for Amrita Vishwa Vidyapeedam at Bengaluru, IIM Kozhikode (resident architect), Oriental School of Hotel Management in Wayanad and many more. Magnum Opus is currently the second tallest building in the state.



Amrita Vishwa Vidyapeedam at Bengaluru



IIM Kozhikode



Oriental School of Hotel Management in Wayanad



JW Consultants LLP, our structural consultants, based in Pune has created its footprint across residential, commercial, industrial, hospitality, and healthcare sectors. Their presence goes beyond Indian borders and has left its mark on structures in Sri Lanka, Nepal, Bhutan and Tanzania. They design and deliver around 70M square ft annually, and their landmarks include Indiabulls Sky Tower in Mumbai, The 42 in Kolkata, Amanora Towers in Pune among many others.



Indiabulls Sky Tower in Mumbai



The 42 in Kolkata



Amanora Towers in Pune



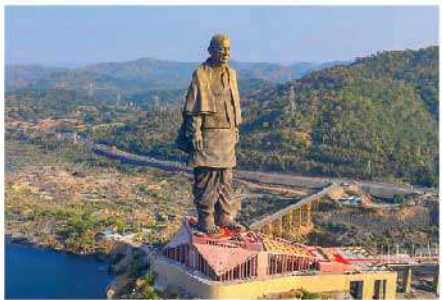
Our wind engineering consultants, RWDI are the world leaders in supertall structures and their portfolio include seven of the top ten tallest buildings in the world, including Burj Khalifa and Shanghai Towers. Incorporating 50 years of weather patterns in Kozhikode, wind tunnel testing was conducted by them on a scale down model of Atmosphere to optimise safety, cost and habitability of our customers.



Burj Khalifa



Shanghai Towers



Statue of Unity in Gujarat



A MODERN EXHIBIT OF ADVANCED ENGINEERING

- Tower height 167M, Tallest residential tower in Kerala.
- Modern facade design with fins for visual aesthetics.
- RCC Structure Designed with Lateral Load Resisting System comprised of well distributed shear walls/core walls.
- 1st residential tower in Kerala designed using advanced wind engineering studies.
- Only residential tower in Kerala to offer 20 private plunge pools.
- Benchmarked to be the most luxurious tower in Kerala.
- Earthquake resistant design as per Indian standard code/National Building Codes.
- Use of higher grade of concrete and steel to achieve safe structural design.



AN ATMOSPHERE OF ELEGANCE

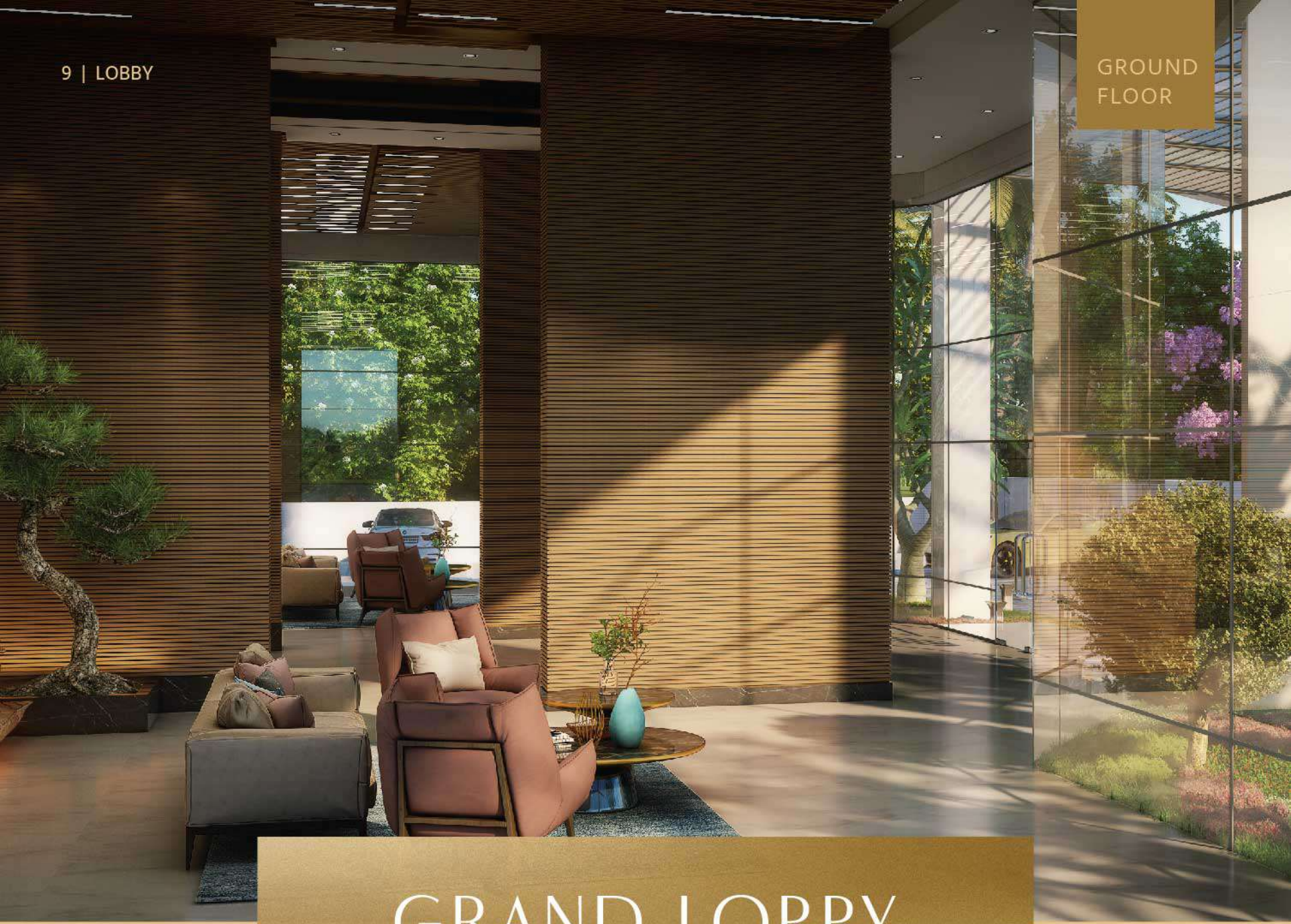


Galaxy Atmosphere brings you amenities that would allow you and your loved ones to live with the finer things life has to offer.

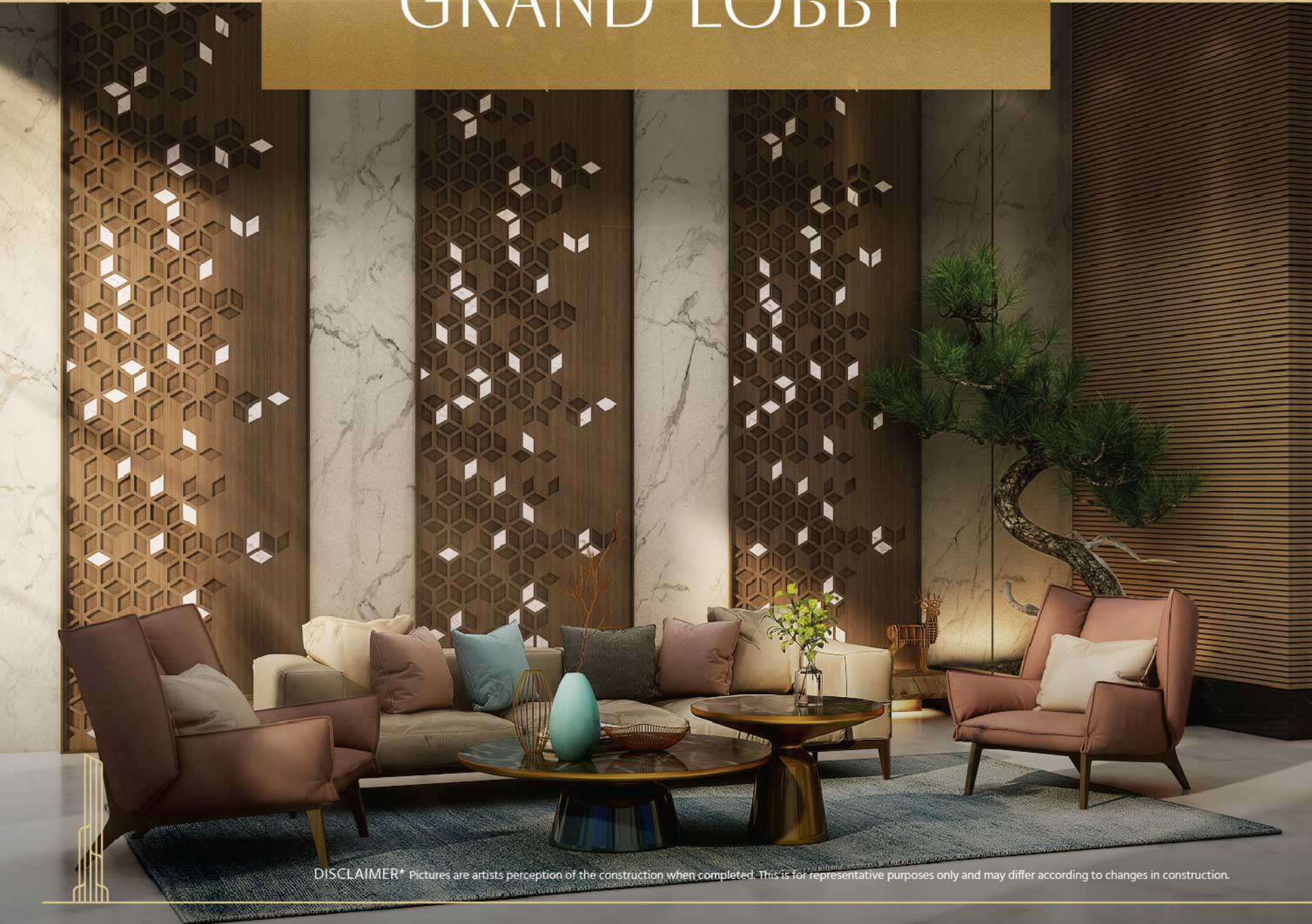


PROJECT HIGHLIGHTS

1. Iconic design
2. Tallest residential tower in Kerala at 167Mtrs
3. Night time tower Illumination
4. Grand lobby with high ceiling & AC
5. Luxurious club house on 1st & 30th floor
6. Private Movie Theatre
7. Social Space / Cafe
8. Community Garden with water body
9. Virtual office & Business centre
10. Conference room
11. Indoor & Outdoor Games
12. Kids's play park
13. Sky Lounge on 30th floor
14. Health and fitness facilities
15. "Stratosphere" Sky Deck on 51st floor
16. 3 High Speed Elevators & 1 service elevator
17. Smart Home Automation for apartments
18. Floor to ceiling glass facade for every apartment
19. Glass sheathed balconies
20. Energy Efficient Common area lighting
21. Advanced Security Systems
22. Advanced fire fighting equipments
23. Pipeline LPG



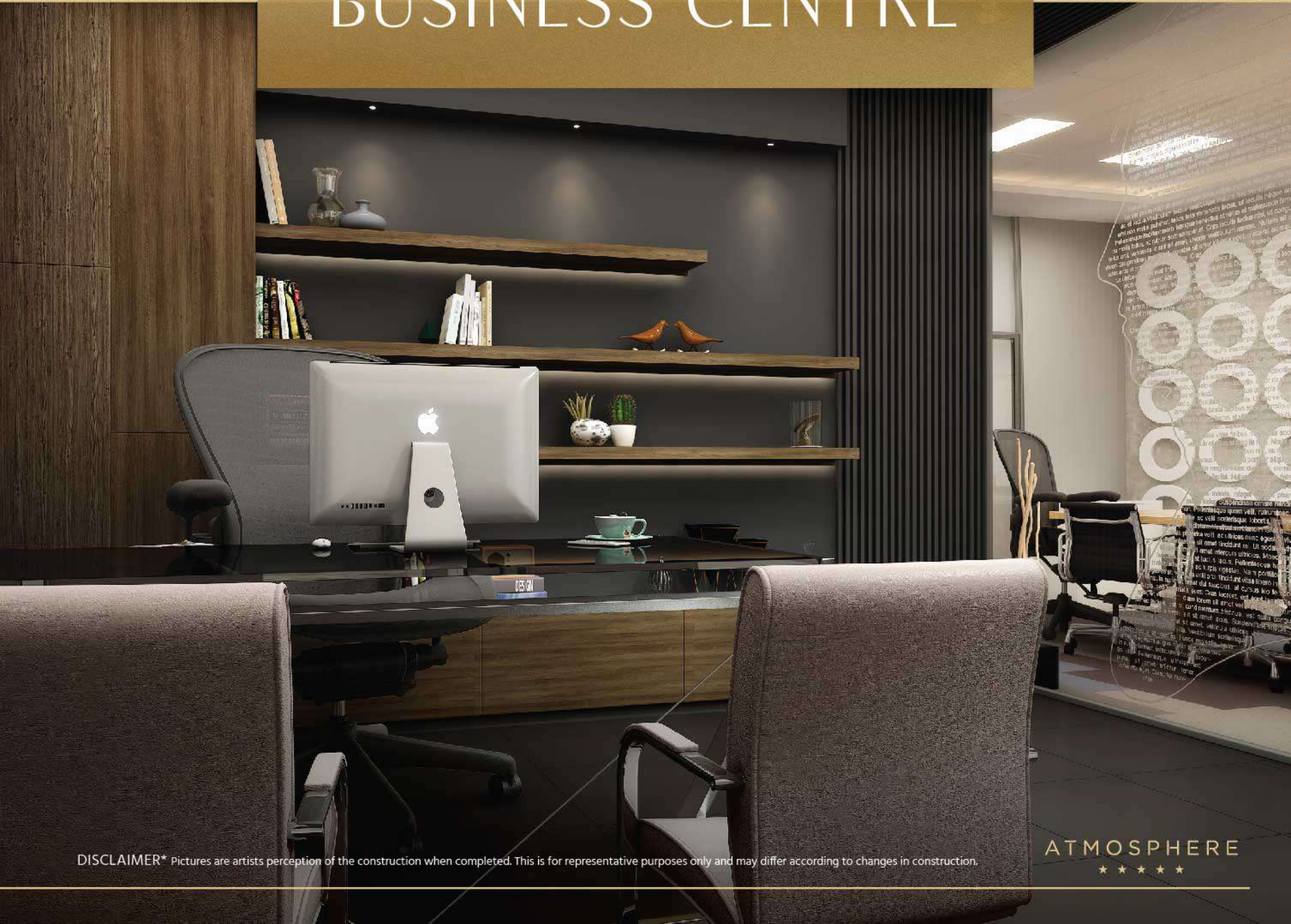
GRAND LOBBY



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BUSINESS CENTRE





CLUB HOUSE



VIDEO GAME



AIR HOCKEY



POOL TABLE



FOOSBALL



TABLE TENNIS



CHESS

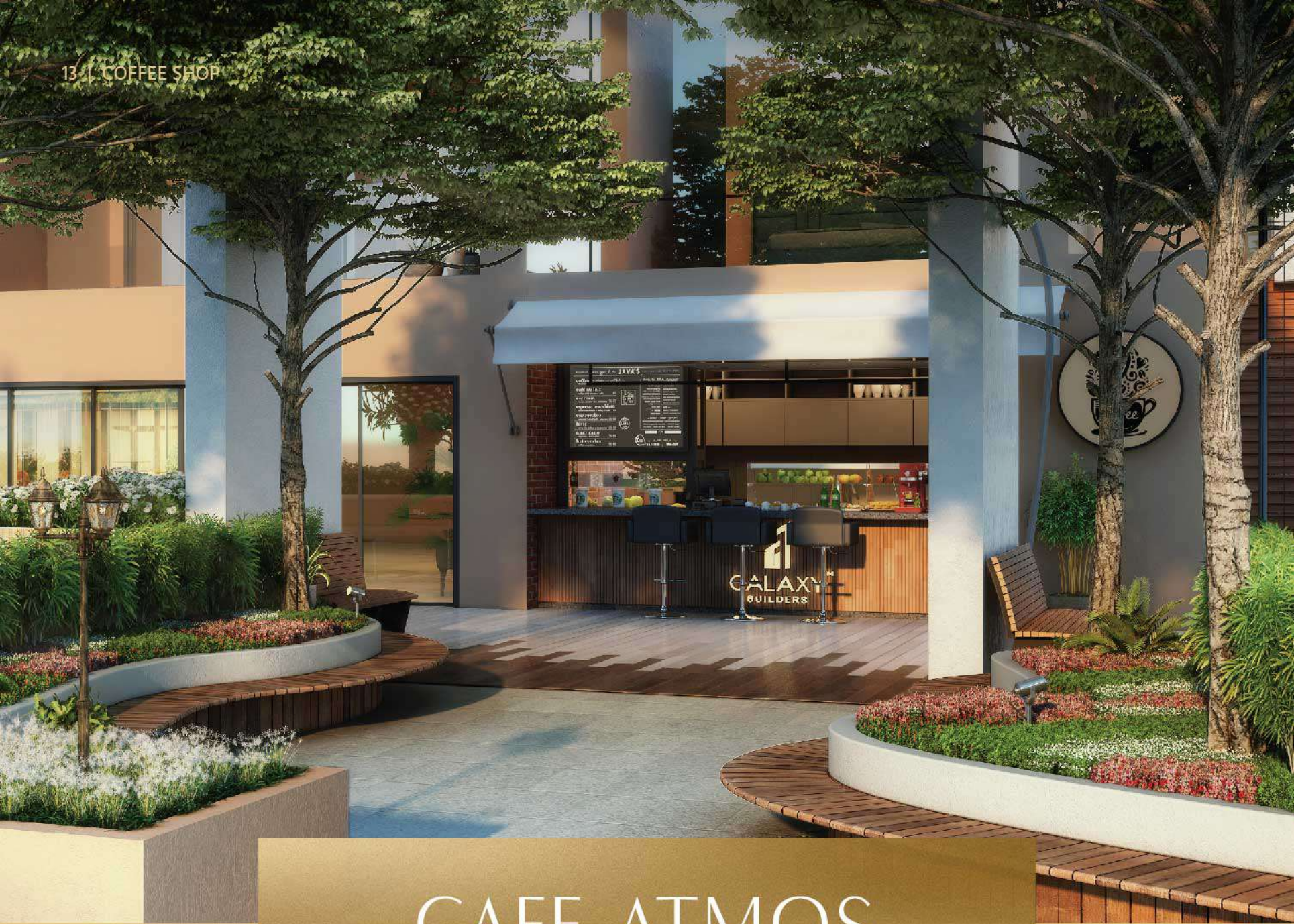




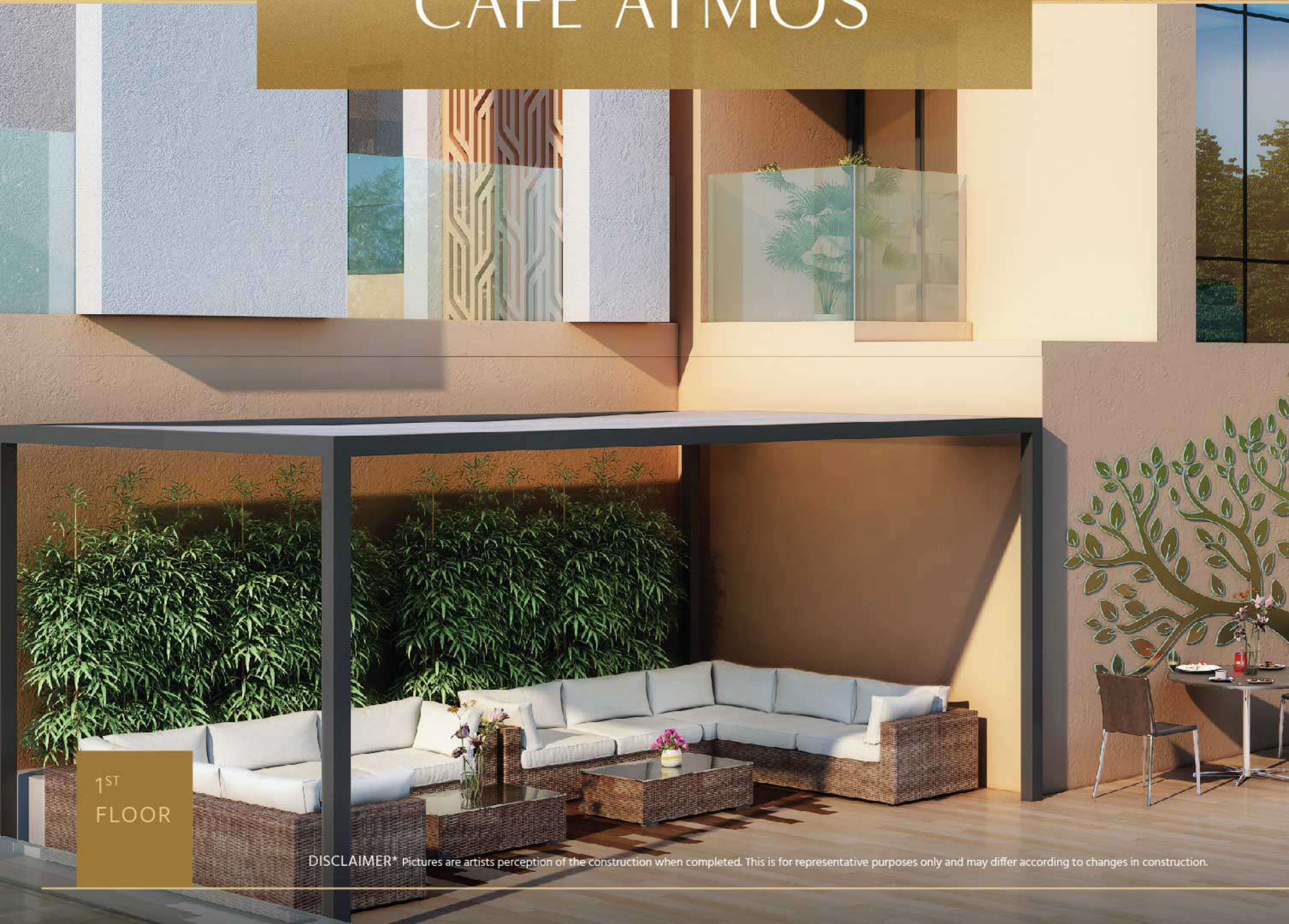
STELLAR CINEMAS

 **Dolby**
ATMOS

 **DOLBY**
SURROUND **7.1**



CAFE ATMOS

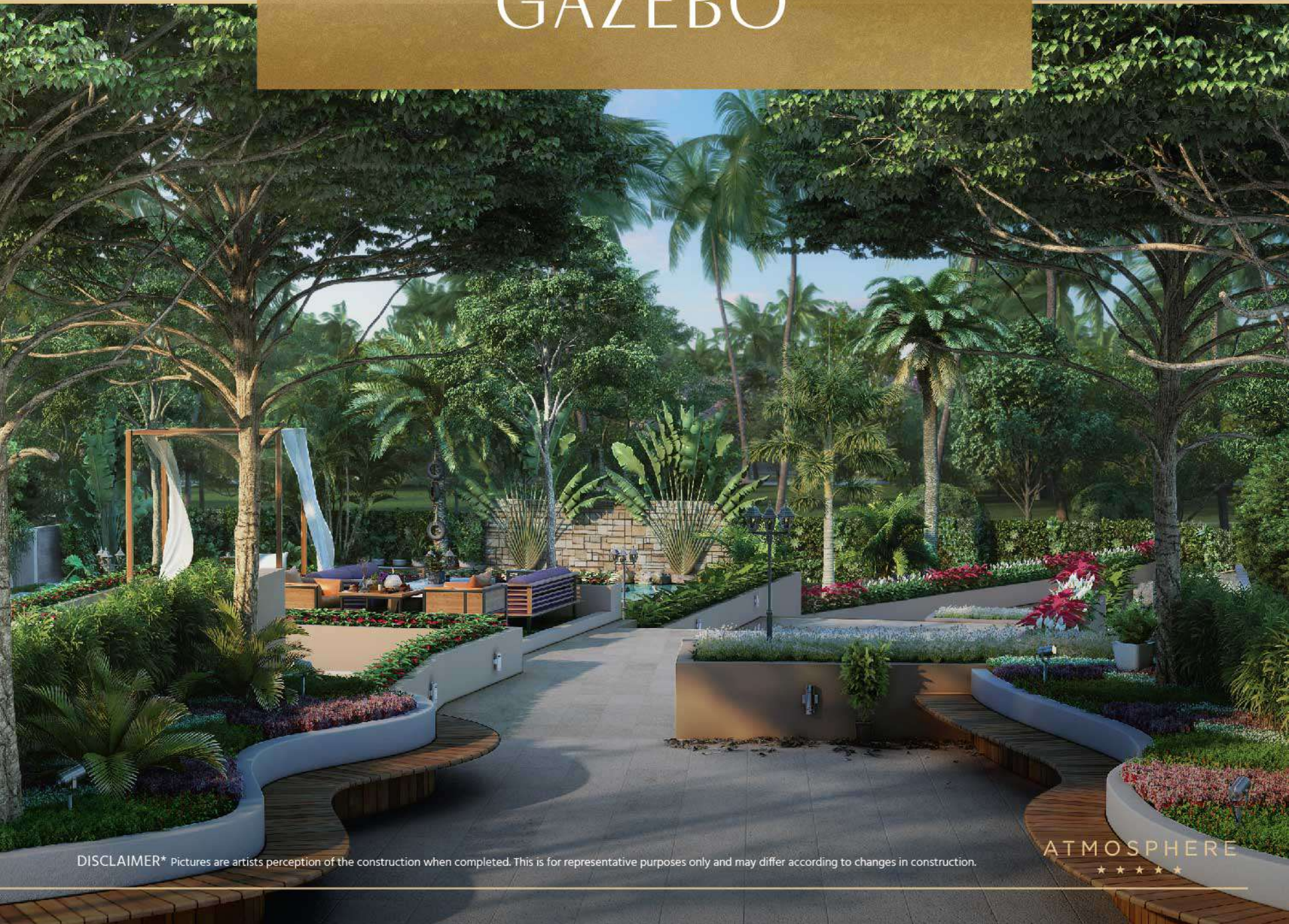


1ST
FLOOR

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GAZEBO





PLAY & GARDEN AREA

WATER BODY



ELIO GYM



ASTRA SPA



30TH
FLOOR

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30TH
FLOOR

18 | CLUBHOUSE

SWIMMING POOL STRATOSPHERE DECK

51ST
FLOOR

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galaxy

CLUB HOUSE HIGHLIGHTS

- 1. “Stellar Cinemas” Movie Lounge
- 2. Indoor / Outdoor Games
- 3. Video Gaming Area
- 4. “Cafe Atmos” Coffee Lounge
- 5. “Sky Lounge” A/C executive Lounge
- 6. Swimming Pool
- 7. “ASTRA SPA” Wellness Centre with Steam, Sauna & Massage room.
- 8. Jacuzzi in pool deck
- 9. “Elio Gym” with Cross training/HIIT Equipments
- 10. Pilates / Yoga room

30TH
FLOOR
SKY
LOUNGE

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30TH FLOOR CLUB HOUSE PLAN



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AN ATMOSPHERE OF SAFETY & SECURITY

Galaxy Atmosphere is meant to provide its residents all the luxuries of modern living with the peace of mind of knowing safety is never compromised at any level. This is achieved by equipping the modern tower with all the top-of-the-line security systems as well as round-the-clock security guards to leave you sleeping stress-free every night.



SECURITY HIGHLIGHTS

- 1. CCTV surveillance
- 2. Access Controlled Lobby
- 3. Boom Barrier
- 4. Bio Metric Tenant Entry
- 5. Video door phone with CCTV input
- 6. On demand Guest Access from VDP
- 7. Bio metric Apartment main door lock
- 8. 24hrs Security guards

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AN ATMOSPHERE OF DIGITAL INTELLIGENCE

With the advancements in smart home technology, Galaxy Atmosphere comes equipped to provide you complete access through in-built controls through your mobile app or voice controls. These facilities allow you to control every aspect of your home from the palm of your hand wherever you are.



SMART HOME HIGHLIGHTS

- 1. Mobile App for smart home control
- 2. Google Home / Alexa
- 3. Lighting control
- 4. AC control
- 5. Smoke / Fire Alert
- 6. Bio Metric Door lock
- 7. USB Charging points

Optional Features* :

- 8. Curtain Control
- 9. Mood Lighting
- 10. IP Camera Apartment Monitoring



LOCATION : WAYANAD ROAD,
NEAR CHRISTIAN COLLEGE

LAND EXTENT : 117 CENTS

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GROUND FLOOR PLAN







TYPICAL
FLOOR PLAN
3RD TO 10TH

TYPE B
2BHK

TYPE C
2BHK



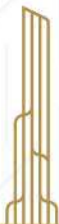
TYPE A 3BHK



TYPICAL
FLOOR PLAN
11TH TO 29TH

SKY
VILLA
4BHK

TYPE A 3BHK





TYPICAL FLOOR PLAN 31ST TO 50TH

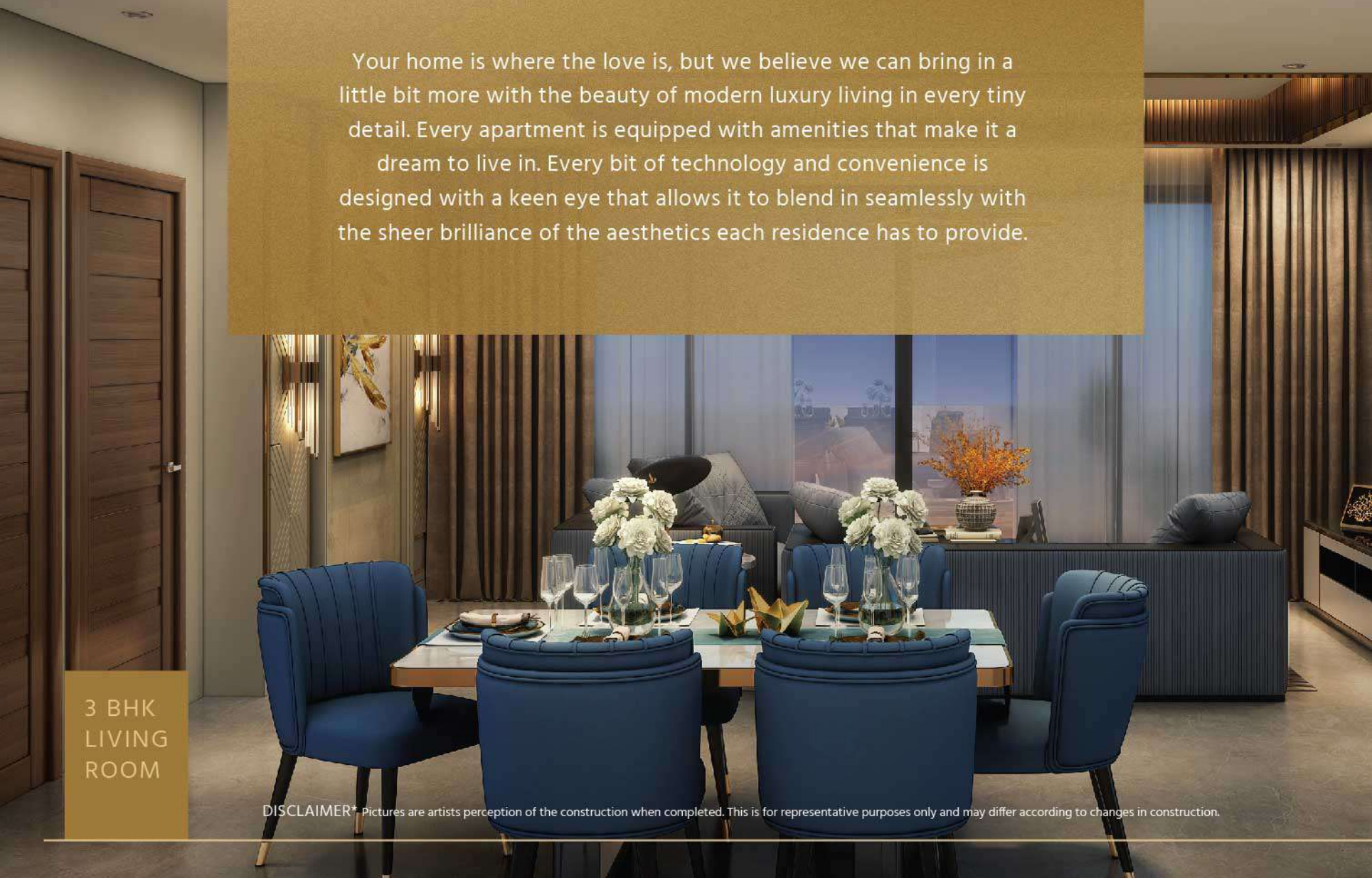
SKY VILLA
WITH POOL
4BHK





AN ATMOSPHERE OF COMFORT

Your home is where the love is, but we believe we can bring in a little bit more with the beauty of modern luxury living in every tiny detail. Every apartment is equipped with amenities that make it a dream to live in. Every bit of technology and convenience is designed with a keen eye that allows it to blend in seamlessly with the sheer brilliance of the aesthetics each residence has to provide.





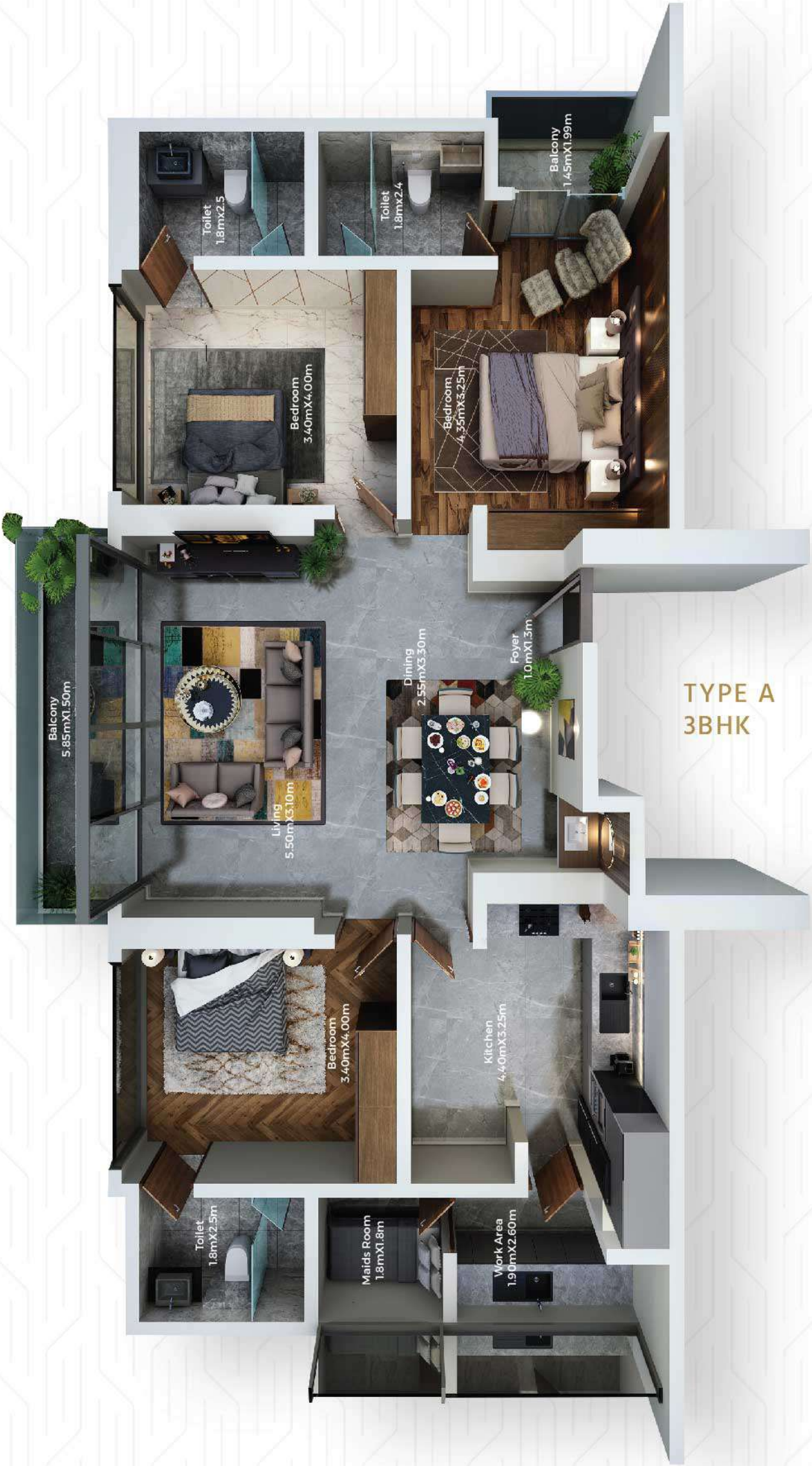
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APARTMENT HIGHLIGHTS

- 1. Smart home automation
- 2. Bio metric/ finger print Main door lock
- 3. Apartments ranging from 1430 SQFT. to 3225 SQFT.
- 4. Well lit & ventilated rooms with large windows
- 5. Floor to ceiling glass in pre designated bedroom
- 6. Plunge pool in sky villas (31st-50th floor)
- 7. Aluminium sliding windows
- 8. Chrome plated bath fittings & sanitary wares from luxury brands
- 9. Aesthetic layout
- 10. Glass sheathed Balconies
- 11. Guest Access control
- 12. Flooring customisation-Matt/Glossy /Satin/ Laminate Wood
- 13. Video door phone & cctv surveillance
- 14. Fire/Smoke/ Gas detectors
- 15. Fire Saftey sprinklers

OPTIONAL FEATURES*

- 16. Furnished Kitchen
- 17. Automated Curtain
- 18. IP Camera Apartment Monitoring
- 19. Home Automation Customisation
- 20. Jacuzzi in Sky Villa





ISOMETRIC VIEW TYPE A 3BHK



SUPER BUILT UP AREA : 1930 SQFT
RERA AREA : 1322 SQFT
EXCLUSIVE AREA : 268 SQFT

FLOOR AVAILABILITY
3RD TO 29TH FLOOR





AN ATMOSPHERE OF
LUXURY



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SKY VILLA HIGHLIGHTS

1. Sky Villa apartment measuring 3100SQFT to 3225SQFT, 4BHK
2. Plunge pool (available from 31st to 50th floor)
3. Smart Home Enabled
4. Large beach view balcony
5. One apartment per floor (available from 31st to 50th floor)
6. Floor to ceiling glass facade for 2 bedrooms
7. 2 master bedrooms
8. Master living room and family living area
9. Open kitchen and closed working kitchen
10. Inhouse Maid's room & toilet



SKY VILLA 4BHK





ISOMETRIC VIEW SKY VILLA 4BHK



SUPER BUILT UP AREA : 3100 SQFT
RERA AREA : 2099 SQFT
EXCLUSIVE AREA : 429 SQFT

FLOOR AVAILABILITY
11TH TO 29TH FLOOR



SKY VILLA WITH POOL 4BHK





ISOMETRIC VIEW SKY VILLA WITH POOL 4BHK



SUPER BUILT UP AREA : 3225 SQFT
RERA AREA : 2099 SQFT
EXCLUSIVE AREA : 497 SQFT

FLOOR AVAILABILITY
31ST TO 50TH FLOOR

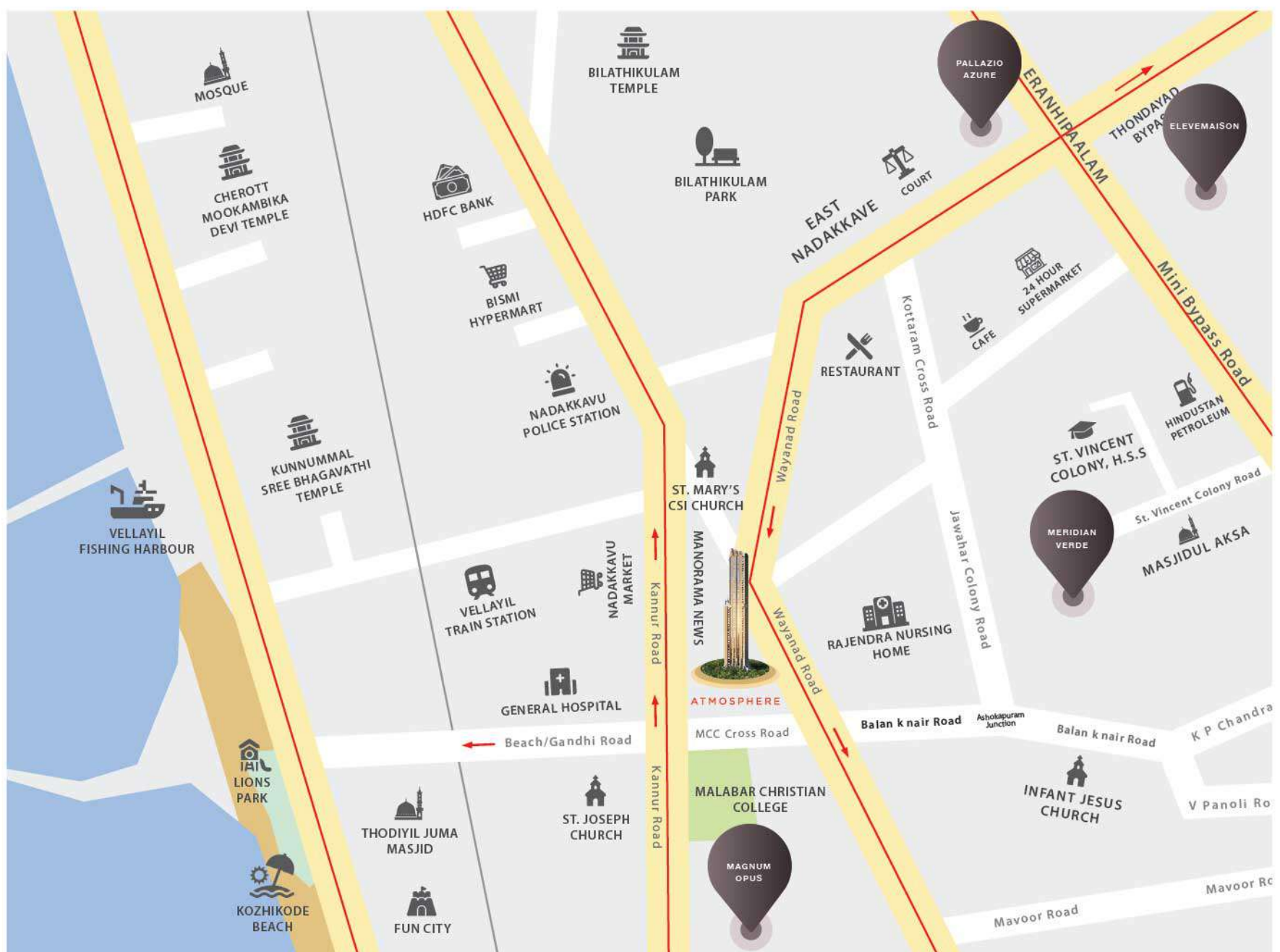




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ATMOSPHERE
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AN ATMOSPHERE OF CONVENIENCE



Located in the most prime residential location in Calicut, Galaxy Atmosphere combines the convenience of living in the heart of the city while bringing the peace away from the hustle and bustle. Located on Wayanad Road, near Christian College, it provides close proximity to schools, hospitals, eateries, places of worship of all faiths, and other points of convenience, there couldn't be a location more prime to call home in the beautiful city of Calicut.



SPECIFICATIONS

1. FLOORING

Customisable to owners choice, or pick from our standard options of high quality Ceramic / Porcelain / Vitrified / Laminated wood with an array of finishes like Glossy/ Matt / Satin from leading Brands. Vitrified ceramic tiles in common areas and staircases. Italian Marble in Entrance lobby.

Standard Brands: Nitco, Kajaria, Simpolo, Q tone, RAK

2. KITCHEN

Owners' choice from our display for flooring. Chrome plated tap from a leading brand, granite-topped counter platform, stainless steel washing sink with a single bowl and drain board are used in the kitchen. Designated work area in 3bhk and Sky Villas with a single bowl Stainless steel basin. Electric points for appliances, water inlet and outlets for washing machine, centralised gas supply, gas leak detector.

Standard Brands : Tiling - Nitco, Kajaria, Simpolo, Q tone, RAK

Sinks - Franke, Carysil, Hafele

3. TOILET

Luxurious vitrified/ceramic tiles with matte/glossy finish for flooring and wall dado from our standard collection. Premium branded sanitary wares, concealed flush tank, press button flush, wall hanging closets, health faucets, premium branded C.P fittings, hot and cold mixer unit with shower facility.

Standard Brands : Tiling - Nitco, Kajaria, Simpolo, Q tone, RAK

Chrome Plated fittings & Sanitary wares - Kohler, Villeroy & Boch, Grohe

Plumbing: Geberit, Supreme, Astral

4. DOORS, WINDOWS & HAND RAILS

Heavy grade flush doors and frames for the main entrance, high quality branded panel shutters for inside doors with veneer finish. Heavy grade electroplated aluminium sliding windows and french windows for balcony, SS/MS safety grills with a/c repair access, glass sheathed balcony hand rails.

Standard Brands : Windows & grills - Fenesta/teknal/ similar windows and MS grills made with Jindal/ TATA steel

Doors & frames - Fero, Kelachandra

Glass - Saint Gobain, Asahi

5. SMART HOME AUTOMATION

Internet based Wireless Home automation System with Google home/ Alexa installed in all apartments as a standard feature. App to be downloaded from play store / app store, this will assist you with controlling lighting and air-conditioning and other various electrical points in your apartment.

Standard Brand : Eglu

6. ELECTRICITY

Three-phase system with concealed wiring. Separate meter for each apartment. 5-15 Amp power points for household appliances. Direct generator back-up for all electrical points excluding a/c, iron box and water heaters, in case of power failure.

Standard brands: Legrand, finolex

7. PAINTING

High quality branded putty (2 coats), primer and paint (2 coats) for internal walls and all weather elastic paint for external walls.

Standard Brands : Berger, Dulux, Asian Paints

8. ELEVATORS

3 high speed elevators with built-in automatic rescue device.

1 service elevator

Standard Brand : KONE, Mitsubishi, Schneider

9. GENERATORS

Round-the-clock standby generator for uninterrupted power supply. sound proof casing, Diesel fuel with energy efficient settings.

Standard brands: Cummins, Kirloskar

10. WATER SUPPLY

Open well and KWA water supply through separate sumps and overhead tanks. Additional water purification plant for peace of mind.

11. INTERNET, TV & COMMUNICATION

High speed optical fibre internet connection* & wifi integration to each apartment. Pre selected DTH and cable connection*. Video intercom facility for apartment to apartment, to lobby and to gate-keeper communication. Landline Phone connection*.

*Connection/ packages to your preference and needs to be purchased from the designated service providers

Standard Brand: Airtel, Asianet, BSNL

12. CAR PARKING

Reserved car parking spaces available with each apartment. Allotment number is as per the purchase sequence number of the apartment. Selection can be made at the time of delivery as per the purchase sequence. Sufficient guest & handicap parkings available with in the premises.

13. SECURITY ARRANGEMENTS & VIDEO DOOR PHONE

CCTV, RFID access controlled lobby entrances, boom barriers, round the clock personnel security service.

Video door phone system for easy communication and security. Pre designated CCTV inputs to monitor common areas, Guest access control.

Standard Brands : LG, Grandstream, Panasonic

14. FIRE SAFETY

Fire fighting equipment as per Kerala Building Rule. Advanced water sprinklers, Smoke detectors, fire extinguishers, water hose reel and fire alarm system installed for your safety.

15. WASTE DISPOSAL

Garbage drop off area at each floor near service lift, sewage treatment plant as per norms of Pollution Control Board.

CORPORATION BUILDING PERMIT NUMBER : TP8/51867/2021

DISCLAIMER

Standard brands shall be replaced to a similar category brand at the discretion of the builder.

TERMS & CONDITIONS

PAYMENT TERMS

30% on purchase (10% advance at the time of booking, 20% at the time of agreement.)
Balance in 48 Equal Monthly Instalments / Number of months towards project completion.

The prices are final once the apartment is allotted.

Dated EMI cheques for Six months to be submitted in advance and repeated 1 month prior to the date of the last cheque.

All payments should be done by Cheque, RTGS, NEFT or Demand Draft favouring 'Galaxy Builders Atmosphere' drawable/receivable at Kozhikode.

Govt. Taxes and levies extra.

GST/ Other GOVT.taxes prevailing on the date to be paid extra with each payment.

DOCUMENTATION

The agreement is in respect of the construction between the builder, land owner and the purchaser, consolidation of contract value of the building as well as undivided share.

The sale deed for the undivided share in land and ownership rights of the constructed property will be registered by the builder & land owners to the purchaser on receipt of the entire payment, Taxes, Extra work expenses (if any) and registration expenses as per the contract has to be completed before the registration.

Taxes, Registration charges, documentation charges, and any other expenses related to the registration and taxes to be borne by the buyer.

RERA carpet area, exclusive area and super built-up Area are clearly informed in the brochure as well as the agreement. The super built-up area is inclusive of the common areas shares. Documentation amount will be the total amount payable for the Carpet Area, Wall thickness, Share of Common Area, Parking garage (if any) and undivided share in the land. Govt. Taxes and Levies Extra.

OTHER CONDITIONS

All transactions are subjected to Kozhikode jurisdiction.

All measurements and specifications given in the brochure are subject to minor variations, Variations/alterations shall be at the discretion of the builder.

The Sale deed will supersede the brochure. Any changes/alteration made in plan, construction, design, features and facilities constructed will be the final product and will reflect in the sale deed.

In case, payments are not made as per agreement, the builder reserves right to cancel the allotment, in which case the amount will be returned as per RERA rules.

Owner's Association will be formed to carry out the general maintenance of the tower and welfare of the owners. The President, Secretary, Treasurer and executive committee members will be selected by the general body to run the association.

Association will have an option of appointing organisations capable of providing security, maintenance and cleaning for the building, recommended by the builder or carry out the same independently according to their decision.

The Owners Association will be in charge of carrying out the complete maintenance and repairs of exclusive common facilities. Membership in the association is compulsory. Maintenance charges and Association deposits are to be paid by each owner.

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Features: Above mentioned details are preliminary offer on the conceptual stage of the building. Changes can be made at the discretion of the builder, changes will be intimated and will reflect in the sale agreement.

Optional feature - Available at an extra cost on request



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LEO PARADISE, P.T.USHA ROAD, CALICUT - 673032, KERALA, INDIA. SALES : +91 9633 055 222, +91 9526 055 222, +91 9961 055 222

EMAIL : CONTACT@GALAXY-BUILDERS.COM | WWW.GALAXY-BUILDERS.COM