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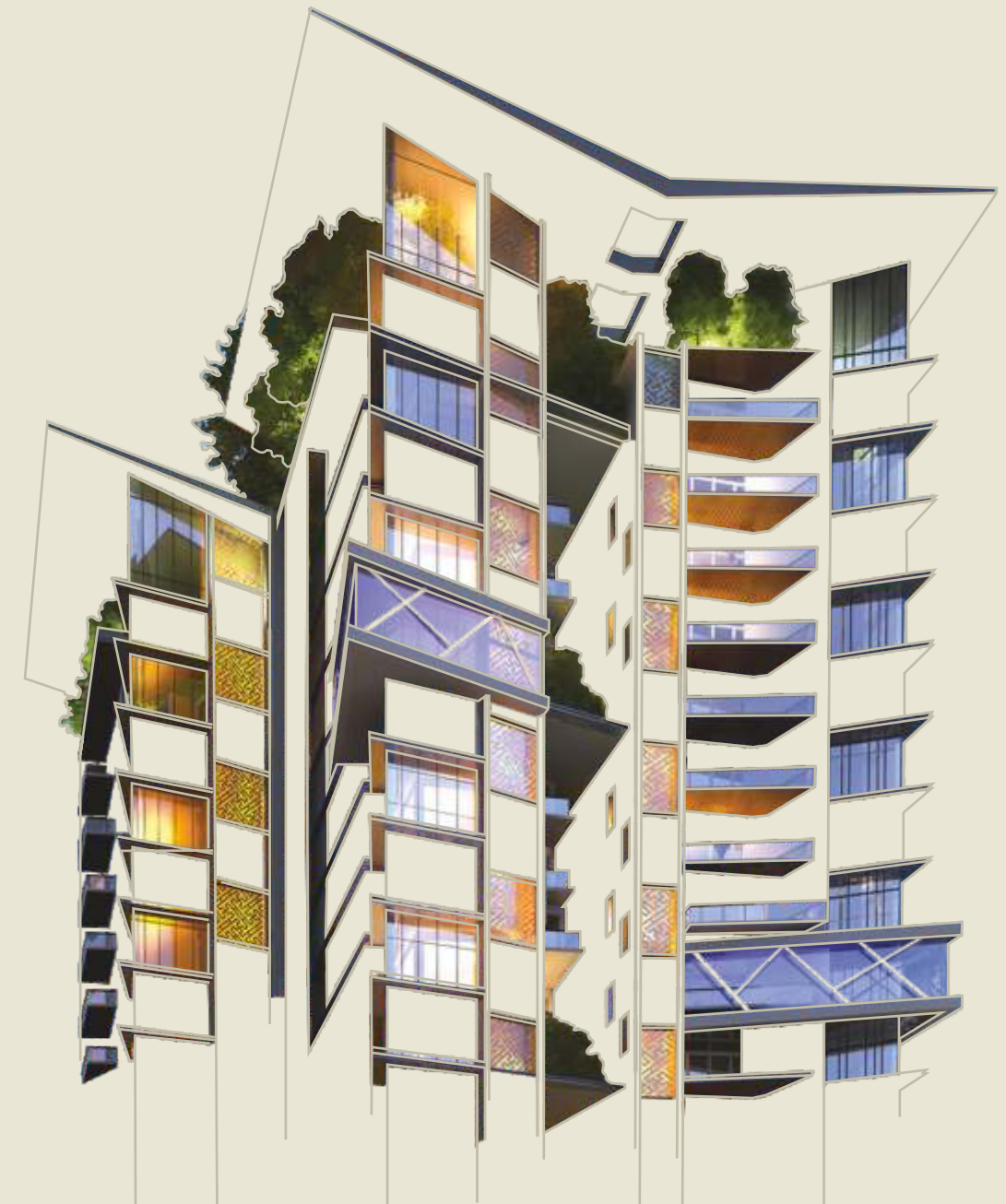
#### PROJECT ADDRESS

Heather "The Corniche" Sasthamangalam Trivandrum.  
Phone (Sales): +91 8590 800 400, 8590 500 400  
Website: [www.heatherhomes.in](http://www.heatherhomes.in)

#### ARCHITECT:

Kembhavi Architecture Foundation, Bangalore.

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HEATHER  
**THE CORNICHE**  
OPULENCE. UNLIMITED.





Luxury accompanies the deserving. It is a matter of taste. The seal of the connoisseur. At Heather Corniche, lifestyle is luxe. Avant-garde architecture that awes you all along. Salubrious air that cossets you each moment. A vista that is picture-perfect. Here, life is replete with all that you ever yearned for. Go luxe.

find life.  
find style.





What is a home  
if it doesn't inspire you each day;  
What is a home  
if it is not future perfect!

Make a statement in the heart of Thiruvananthapuram's prestigious Central Business District with a crowning glory that reigns supreme. Amidst the air of bullish enthusiasm and bustling energy rises an impressive work of art designed just for you!

Just as its interior is for those who prefer to live in the philosophy of modernity, the stately exterior, swathed in uncompromising finish and bold look is guaranteed to evoke a deep sense of desire.







Artist's Impression of Roof top Swimming Pool

## The Terrace Development- a galore of recreational delights!

Welcome to a new lease of life in the prime precinct. Look forward to poolside partying, clubbing and swimming on the terrace, while mesmerizing views of the skyline surround you and your loved ones.



# CLUB HOUSE (18th FLOOR)

BALCONY	3.10M X 1.25M	(10'-3"X4'-0")
GUEST ROOM-2	4.18 M X 3.45M	(13'-9"X11'-3")
TOILET	1.52M X 2.45M	(5'-0"X8'-0")
GUEST ROOM-1	2.65M X 4.53M	(8'-9"X15'-0")
TOILET	2.45M X 1.52M	(8'-0"X5'-0")
MULTIPURPOSE HALL	5.90M X 6.00M	(19'-3"X19'-9")
AV ROOM	3.20M X 5.40M	(10'-6"X17'-9")
GYM	7.50M X 7.04M	(24'-6"X23'-0")
BILLIARDS ROOMS	6.30M X 4.13M	(20'-9"X13'-6")
L. TOILET	2.65M X 4.29M	(8'-9"X 14'-0")
PADDLE POOL	2.71M X 3.48M	(9'-0"X11'-6")
POOL	4.60M X 10.87M	(15'-0"X35'-0")
G. TOILET	4.85M X 3.97M	(16'-0"X13'-0")



## Facilities and Amenities provided at the "THE CORNICHE"

- Children Play Area
  - Multi Purpose Hall
  - Indoor Games
  - Roof Top Swimming Pool with separate Paddle Pool
  - Air conditioned Plush Entrance Lobbies & Lounge
  - Fully Equipped Air-conditioned Unisex Gym
  - Open Deck Landscaped Party Area at terrace level
  - Reticulated LPG Supply
  - Gas Leakage Detector
  - Video Door Phone
- AV Room
  - Visitors Car Parking
  - DTH / Cable TV provision for Living and Master Bed Room
  - Additional DG Set
  - Landscaped Area
  - Wi-Fi Enable Lobby
  - Drivers Dormitory
  - Fully furnished Guest Suite
  - Boom Barriers with Proximity Access control
  - CCTV Surveillance



Disclaimer: The developers reserve the right to change / alter / delete the brands specified above, subject to its availability to an equivalent and competitive product.





## An exciting mix of futuristic styling, comfort and luxury

Unparalleled qualities and comfort seemingly greet you everywhere you turn within the premises. The seductive breeze welcomes you to enjoy leisurely indulgences, it is indeed a place where lifestyle pleasures are effortless gratifications.

Here, you have the freedom to immerse your mind and body in complete relaxation, in total serenity. Nothing is more liberating than the open sky, the fascinating views and the embrace in the waters of a luxurious swimming pool. With other exciting vistas at the terrace, staying home becomes more attractive.







Artist's Impression of Entrance Lobby

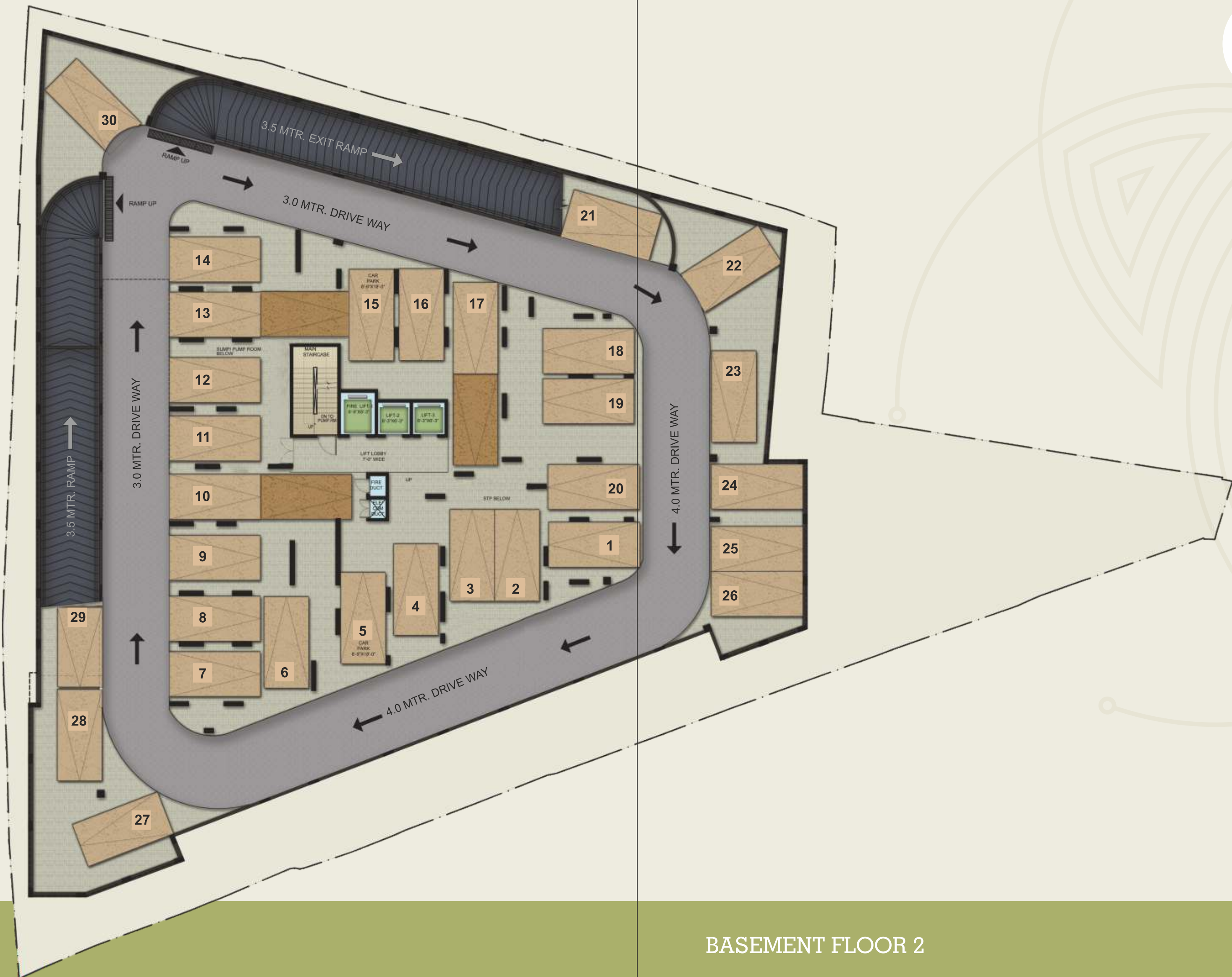
## A tropical sanctuary of prominence

Drive into the distinguished premises, relish the inviting warmth every time you return home. A spectacle of elements interacts with your inner whims the moment you step within the premises - one that will simply leave you spellbound. This is an abode with the compositions for a lifetime of contentment.

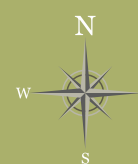
By marrying thoughtful and functional designs with elegant craftsmanship the interiors are characterized such that you experience luxury in every aspect of development. A sensuous ensemble of fittings, fixtures and material specifications makes it picture perfect.



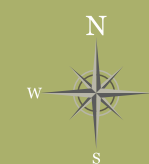




BASEMENT FLOOR 2



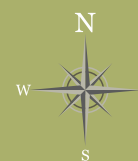








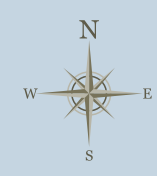
GROUND FLOOR







FIRST FLOOR



TYPICAL FLOOR 2nd TO 17th FLOOR  
(EXCEPT TYPE D in 4th/9th/14th/17th FLOOR)





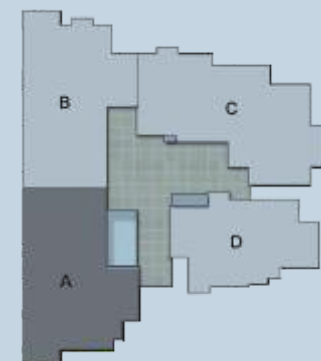


TYPICAL FLOOR 4th/9th/14th/17th FLOOR



## TYPE - A (FIRST FLOOR 3 BHK)

Saleable Area  
Apartment 1751.00 SQ. FT.  
Private Terrace 76.00 SQ. FT.



1. LIVING	5.55M X 3.35M	(18'-0"X11'-0")
2. DINING	3.22M X 3.50M	(10'-6"X11'-6")
3. MASTER BED	4.18M X 3.45M	(13'-9"X11'-3")
3A. TOILET	1.52M X 2.45M	(5'-0"X8'-0")
4. BED ROOM	3.92M X 4.52M	(12'-9"X14'-9")
4A. TOILET	2.45M X 1.52M	(8'-0"X5'-0")
5. BED ROOM	3.55M X 3.05M	(11'-9"X10'-0")
6. TOILET	2.00M X 1.52M	(6'-6"X5'-0")
7. KITCHEN	2.70M X 2.25M	(8'-9"X 7'-6")
8. UTILITY	1.05M X 2.25M	(3'-6"X7'-6")
9. DECK	3.10M X 1.25M	(10'-9"X4'-0")
9A. DECK	1.15M X 2.85M	(3'-9"X10'-0")
9B. DECK	1.57M X 3.25M	(5'-3"X11'-0")
10. PRIVATE TERRACE	76 SQ.FT.	





TYPE - B (FIRST FLOOR 3 BHK)

Saleable Area  
Apartment 1733.00 SQ. FT.  
Private Terrace 38.00 SQ. FT.

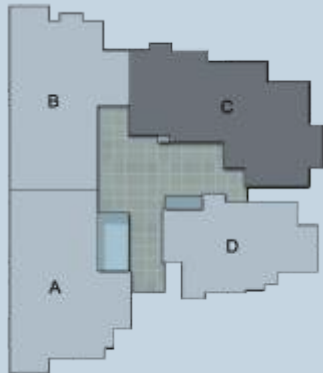


- |                     |               |                 |
|---------------------|---------------|-----------------|
| 1. LIVING           | 5.55M X 3.35M | (18'-0"X11'-0") |
| 2. DINING           | 3.22M X 3.73M | (10'-6"X12'-3") |
| 3. MASTER BED       | 4.18M X 3.45M | (13'-9"X11'-3") |
| 3A. TOILET          | 1.52M X 2.45M | (5'-0"X8'-0")   |
| 4. BED ROOM         | 3.93M X 4.28M | (13'-0"X14'-0") |
| 4A. TOILET          | 1.52M X 2.45M | (5'-0"X8'-0")   |
| 5. BED ROOM         | 3.55M X 3.05M | (11'-9"X10'-0") |
| 6. TOILET           | 2.00M X 1.52M | (6'-6"X5'-0")   |
| 7. KITCHEN          | 2.70M X 2.25M | (8'-9"X 7'-6")  |
| 8. UTILITY          | 1.05M X 2.25M | (3'-6"X7'-6")   |
| 9. DECK             | 3.30M X 1.25M | (10'-9"X4'-0")  |
| 9A. DECK            | 1.15M X 2.85M | (3'-9"X10'-0")  |
| 9B. DECK            | 1.57M X 3.25M | (5'-3"X11'-0")  |
| 10. PRIVATE TERRACE | 38 SQ. FT.    |                 |



TYPE - C (FIRST FLOOR 3 BHK)

Saleable Area  
Apartment 1809.00 SQ. FT.  
Private Terrace 99.00 SQ. FT.



- |                     |               |                 |
|---------------------|---------------|-----------------|
| 1. LIVING           | 3.30M X 5.23M | (10'-9"X17'-3") |
| 2. DINING           | 2.90M X 2.90M | (9'-6"X9'-6")   |
| 3. MASTER BED       | 3.40M X 4.28M | (11'-3"X14'-0") |
| 3A. TOILET          | 1.52M X 2.45M | (5'-0"X8'-0")   |
| 4. BED ROOM         | 5.10M X 3.35M | (16'-9"X11'-0") |
| 4A. TOILET          | 2.45M X 1.52M | (8'-0"X5'-0")   |
| 5. BED ROOM         | 3.38M X 3.45M | (11'-0"X11'-3") |
| 6. TOILET           | 1.52M X 2.10M | (5'-0"X7'-0")   |
| 7. KITCHEN          | 2.80M X 3.09M | (9'-3"X 10'-3") |
| 8. UTILITY          | 2.20M X 1.30M | (7'-3"X4'-3")   |
| 9. DECK             | 1.20M X 3.55M | (4'-0"X11'-9")  |
| 9A. DECK            | 3.20M X 1.20M | (10'-6"X4'-0")  |
| 9B. DECK            | 1.58M X 1.69M | (5'-3"X5'-6")   |
| 10. PRIVATE TERRACE | 99 SQ. FT.    |                 |

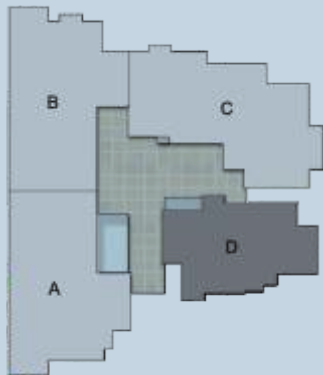




TYPE - D (FIRST FLOOR 2 BHK)

Saleable Area  
Apartment 1207.00 SQ. FT.  
Private Terrace 147.00 SQ. FT.

- |                    |               |                 |
|--------------------|---------------|-----------------|
| 1. LIVING          | 4.17M X 3.55M | (13'-9"X11'-9") |
| 2. DINING          | 3.35M X 3.65M | (11'-0"X12'-0") |
| 3. MASTER BED      | 3.30M X 4.15M | (10'-9"X13'-6") |
| 3A. TOILET         | 1.52M X 2.85M | (5'-0"X9'-3")   |
| 4. BED ROOM        | 3.35M X 3.65M | (11'-0"X12'-0") |
| 4A. TOILET         | 1.62M X 2.45M | (5'-3"X8'-0")   |
| 5. KITCHEN         | 2.45M X 2.55M | (8'-0"X 8'-3")  |
| 6. UTILITY         | 1.55M X 0.90M | (5'-0"X3'-0")   |
| 7. DECK            | 1.80M X 2.00M | (6'-0"X6'-6")   |
| 8. PRIVATE TERRACE | 147 SQ.FT.    |                 |



TYPE - A (TYPICAL FLOOR 3 BHK)  
2nd TO 17th FLOOR

Saleable Area 1751.00 SQ. FT.



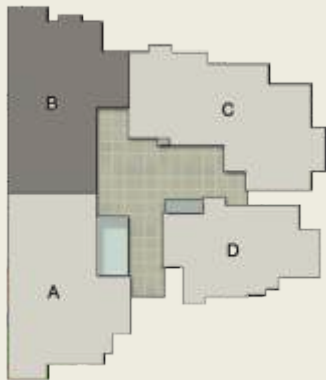
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|---------------|---------------|-----------------|
| 1. LIVING     | 5.55M X 3.35M | (18'-0"X11'-0") |
| 2. DINING     | 3.22M X 3.50M | (10'-6"X11'-6") |
| 3. MASTER BED | 4.18M X 3.45M | (13'-9"X11'-3") |
| 3A. TOILET    | 1.52M X 2.45M | (5'-0"X8'-0")   |
| 4. BED ROOM   | 3.92M X 4.52M | (12'-9"X14'-9") |
| 4A. TOILET    | 2.45M X 1.52M | (8'-0"X5'-0")   |
| 5. BED ROOM   | 3.55M X 3.05M | (11'-9"X10'-0") |
| 6. TOILET     | 2.00M X 1.52M | (6'-6"X5'-0")   |
| 7. KITCHEN    | 2.70M X 2.25M | (8'-9"X 7'-6")  |
| 8. UTILITY    | 1.05M X 2.25M | (3'-6"X7'-6")   |
| 9. DECK       | 3.10M X 1.25M | (10'-9"X4'-0")  |
| 9A. DECK      | 1.15M X 2.85M | (3'-9"X10'-0")  |
| 9B. DECK      | 1.57M X 3.25M | (5'-3"X11'-0")  |





TYPE - B (TYPICAL FLOOR 3 BHK)  
2nd TO 17th FLOOR

Saleable Area 1733.00 SQ. FT.

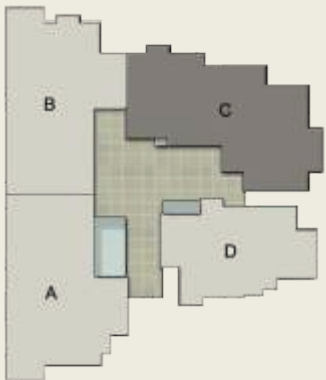


1.	LIVING	5.55M X 3.35M	(18'-0"X11'-0")
2.	DINING	3.22M X 3.73M	(10'-6"X12'-3")
3.	MASTER BED	4.18M X 3.45M	(13'-9"X11'-3")
3A.	TOILET	1.52M X 2.45M	(5'-0"X8'-0")
4.	BED ROOM	3.93M X 4.28M	(13'-0"X14'-0")
4A.	TOILET	1.52M X 2.45M	(5'-0"X8'-0")
5.	BED ROOM	3.55M X 3.05M	(11'-9"X10'-0")
6.	TOILET	2.00M X 1.52M	(6'-6"X5'-0")
7.	KITCHEN	2.70M X 2.25M	(8'-9"X 7'-6")
8.	UTILITY	1.05M X 2.25M	(3'-6"X7'-6")
9.	DECK	3.30M X 1.25M	(10'-9"X4'-0")
9A.	DECK	1.15M X 2.85M	(3'-9"X10'-0")
9B.	DECK	1.57M X 3.25M	(5'-3"X11'-0")



TYPE - C (TYPICAL FLOOR 3 BHK)  
2nd TO 17th FLOOR

Saleable Area 1809.00 SQ. FT.



1.	LIVING	3.30M X 5.23M	(10'-9"X17'-3")
2.	DINING	2.90M X 2.90M	(9'-6"X9'-6")
3.	MASTER BED	3.40M X 4.28M	(11'-3"X14'-0")
3A.	TOILET	1.52M X 2.45M	(5'-0"X8'-0")
4.	BED ROOM	5.10M X 3.35M	(16'-9"X11'-0")
4A.	TOILET	1.52M X 2.10M	(5'-0"X7'-0")
5.	BED ROOM	3.38M X 3.45M	(11'-0"X11'-3")
6.	TOILET	2.45M X 1.52M	(8'-0"X5'-0")
7.	KITCHEN	2.80M X 3.09M	(9'-3"X 10'-3")
8.	UTILITY	2.20M X 1.30M	(7'-3"X4'-3")
9.	DECK	1.20M X 3.55M	(4'-0"X11'-9")
9A.	DECK	3.20M X 1.20M	(10'-6"X4'-0")
9B.	DECK	1.58M X 1.69M	(5'-3"X5'-6")

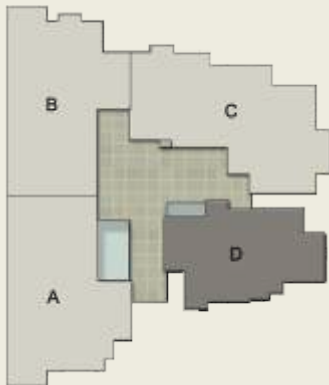




TYPE - D (TYPICAL FLOOR 2 BHK)  
2nd TO 17th FLOOR (EXCEPT 4th/9th/14th/17th FLOOR)

Saleable Area 1207.00 (SQ. FT.)

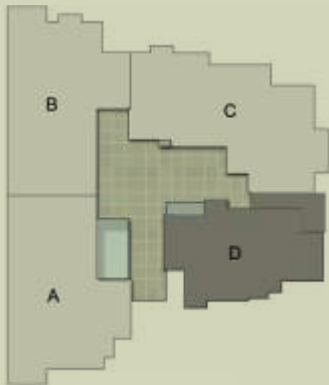
- |               |               |                 |
|---------------|---------------|-----------------|
| 1. LIVING     | 4.17M X 3.55M | (13'-9"X11'-9") |
| 2. DINING     | 3.35M X 3.65M | (11'-0"X12'-0") |
| 3. MASTER BED | 3.30M X 4.15M | (10'-9"X13'-6") |
| 3A. TOILET    | 1.52M X 2.85M | (5'-0"X9'-3")   |
| 4. BED ROOM   | 3.35M X 3.65M | (11'-0"X12'-0") |
| 4A. TOILET    | 1.62M X 2.45M | (5'-3"X8'-0")   |
| 5. KITCHEN    | 2.45M X 2.55M | (8'-0"X 8'-3")  |
| 6. UTILITY    | 1.55M X 0.90M | (5'-0"X3'-0")   |
| 7. DECK       | 1.80M X 2.00M | (6'-0"X6'-6")   |



TYPE - D (TYPICAL FLOOR 2 BHK)  
4th/9th/14th/17th FLOOR

Saleable Area  
Apartment 1207.00 SQ. FT.  
Private Terrace 70.00 SQ. FT.

- |                    |               |                 |
|--------------------|---------------|-----------------|
| 1. LIVING          | 4.17M X 3.55M | (13'-9"X11'-9") |
| 2. DINING          | 3.35M X 3.65M | (11'-0"X12'-0") |
| 3. MASTER BED      | 3.30M X 4.15M | (10'-9"X13'-6") |
| 3A. TOILET         | 1.52M X 2.85M | (5'-0"X9'-3")   |
| 4. BED ROOM        | 3.35M X 3.65M | (11'-0"X12'-0") |
| 4A. TOILET         | 1.62M X 2.45M | (5'-3"X8'-0")   |
| 5. KITCHEN         | 2.45M X 2.55M | (8'-0"X 8'-3")  |
| 6. UTILITY         | 1.55M X 0.90M | (5'-0"X3'-0")   |
| 7. DECK            | 1.80M X 2.00M | (6'-0"X6'-6")   |
| 8. PRIVATE TERRACE | 70 SQ.FT.     |                 |





# SPECIFICATIONS

## Structure

- Deep pile foundation complying with seismic 3 zone.
- RCC frame structure with brickwork and or concrete block partitions. Concrete grade and Steel grade as per structural consultant's advice.

## Flooring & Tiling

- Main entrance lobby shall be finished using Italian marble and tile combination as per the architect's design.
- Lift lobby and fascia wall & floor using Vitrified tiles, as per the architect's design.
- Staircases using Granite / Vitrified tile flooring with hand railing using SS Brush finished and paint finished MS sections for fire staircase.
- Car park Area: Vacuum Dewatered Flooring with grooves and finished using epoxy painting / plain cement concrete using 4mm to 6mm size graded aggregates and exterior grade paving tiles for the setbacks and driveways.
- Foyer / Living / Dining / Bed Rooms / Kitchen using 80cm X 80cm Vitrified tiles (make HR JOHNSON, KAJARIA, SOMANY).
- Master Bed room using AC4 laminated wooden flooring (make QUICK STEP/PERGO).
- Toilets: Designer ceramic tile concepts 30cm X 30cm for floor and 30cm X 60cm for walls up to ceiling height (make HR JOHNSON, KAJARIA, SOMANY).
- Utility Room: 30cm X 30cm ceramic tile for floor and 30cm X 45cm for walls up to 140 cms Height and 60cm above the counter if any.
- Balconies / Open Terraces / Decks / Private Terraces: Rustic / antiskid / ceramic tiles 30cm X 30cm (make PAVIT / NITCO / KAJARIA).
- Wash / Kitchen counters: using minimum thickness of 16mm granite counter.
- Handrails and Railings: Using SS / MS / Toughened glass as per the architects design.

## Sanitary & Plumbing

- Sanitary fittings: EWC wall-hung, counter washbasin. All sanitary fittings shall be of VILLEROY & BOCH / DURAVIT / LAUFEN. Concealed cisterns of GEBRIT / GROHE / VIEGA make with chrome plated actuator plates and all sanitary shall be of white color.
- Bathroom Faucets: Shall be single lever concealed diverters CP finish, heavy body metal fittings of VILLEROY & BOCH / HANS GROHE / DANIEL. Provision for hot water connection shall be provided for overhead shower in each bathroom. Health faucet also shall be provided.
- Plumbing: All concealed water supply lines shall be in ISI marked ASTM pipes. Drainage, all other lines and storm water drain pipes shall be in PVC.
- Kitchen & Service area: Wall mounted Faucets / taps using VILLEROY & BOCH / HANS GROHE / DANIEL shall be provided.
- Stainless Steel Sink single bowl with drain board of make NIRALI / FRANKE shall be provided for the kitchen and stainless steel sink without drain board shall be provided for the utility and service areas.
- Cockroach traps shall be provided as gratings for all the necessary locations (make CHILLI/VIKING/OMCO).

## Doors & Windows

- Window shutters: Prefabricated colour anodized aluminum sliding shutter windows. One pane of insect screen also shall be provided. Aluminum extrusions shall be from JINDAL / INDAL make.
- Door Frames: Main door frame and shutter shall be of seasoned teak wood. Outer and Inner face shall be coated

with Polyurethane finish.

- Door Shutters: All internal door frames shall be of seasoned hard wood with GREEN / ELEGANT / JACSON branded flush door shutter. All internal and external faces shall be finished with Teak wood veneer and polished using melamine finish.
- Hardware: All hardware shall be in C.P Brass, tower bolts, doorstoppers, ball bearing hinges. Locks shall be mortise of DORSET / YALE / GODREJ make.
- Entrance door of the apartment shall have hardware such as, Magic eye, Safety chain, Door stoppers and Biometric lock from YALE.

## Electrical

- Concealed copper wiring using FINOLEX / RR / HAVELLS make with modular plate switches, centralized cabling system for all electrical and communication requirements.
- Wiring shall be done for lighting, 5Amps, 15 Amps and AC points in the apartment.
- Switches: All switches shall be LEGRAND (ARTEOR) / SCHNEIDER / HAGER.
- Generator: Power backup will be provided for all common services and selected light and fan point in each living, bedrooms inside apartment and a refrigerator point in Kitchen. One light point in each toilets, one 5 Amp plug point in the Living room shall be provided for emergency recharging of any devices. However this shall be limited to 1000 Watts for 2BHK and 1500 Watts for the 3BHK apartments.
- An Additional stand by DG shall be provided for essential common area lighting and one lift for emergency.
- Light fixtures for the Common areas, external areas, apartment balconies and above the entrance door of the individual apartments shall be provided as standard LED lights. All light fixtures shall be of PHILIPS / WIPRO / HAVELLS.
- As a safety feature we shall provide an LED Skirting lamp (Foot lamp) in all the Bedrooms.
- Adequate ELCB and MCB shall be provided in each apartment. Make SCHNEIDER / LEGRAND / ABB.
- Provision for the GEYSER points and fresh air fans shall be provided for all toilets.
- Provision for telephone and Internet shall be provided in the Living and Master Bedroom.
- Provision for Cable TV / DTH shall be provided in the Living and Master Bedroom.

## Ceiling Treatment

- OBD paint shall be applied in the utility & service areas.
- Emulsion paint shall be applied for the ceiling in apartments excluding Utility and Services.

## Wall Treatment

- Internal Walls: Premium emulsion paint applied over cement based putty shall be used for the ceiling and the internal walls of the apartment.
- Service area: Emulsion paint / textured finish as per the Architect's design.
- External Walls: Whether shield exterior grade emulsion / texture paint as per the Architect's design (all paint products from ASIAN PAINTS / BERGER / JOTUN).

## Elevator/s

- Elevators: High Speed lift shall be provided as per the Govt. norms in each core with automatic doors & SS brush finish of KONE / MITSUBISHI / SCHINDLER.
- Automatic Rescue Device (ARD) also shall be provided as an additional premium feature.

## Air Conditioning

- Provision for Split ACs, shall be provided for all the Bed Rooms and Living Room.

## Home Automation:

- Access control entry to the common entrance / foyers and amenities.
- Motion sensors for selected light points in common areas.
- Home security monitoring, gas leakage detectors, emergency panic intrusion alarm, and visitor tracking.
- Multi level security system for common areas and lobbies.

## Landscaping

- Terrace gardens and well-designed Landscape area around the building
- Provision for sprinklers and drip irrigation (ATS) shall be provided in essential areas of landscaping.
- Interlock Pavers to be laid in driveways and walkways.
- Water bodies, Hard and Soft landscaping shall be provided as per the landscape consultant's design.

Disclaimer: The developers reserve the right to change / alter / delete the brands specified above, subject to its availability to an equivalent and competitive product.

## @ Sasthamangalam, Thiruvananthapuram

# BRINGING THE CITY AT YOUR DOORSTEPS!

The Corniche rises at the coveted site of Sasthamangalam, illuminating its hallowed vicinity with its impressive styling and imposing presence.

Living in the city brightens every heart. Imagine living amidst

the location which has been frequented by the elite...previously by the Kings of Travancore, when they visited the Sasthamangalam Mahadevar (Shiva) Temple and now the numerous modern commercial and residential development and a multitude of urban conveniences and utilities.



Google Co-ordinates: Latitude 8°30'50"N | Longitude 76°58'18"E

**PAYMENT SCHEDULE:** **01.** On Signing of Agreement 25% **02.** On Completion of Piling works 05% **03.** On completion of Pile Cap and beams 05% **04.** On completion of Ground Floor Roof slab 05% **05.** On Completion of 2nd floor Roof slab 05% **06.** On Completion of 4th floor Roof slab 05% **07.** On Completion of 6th floor Roof slab 05% **08.** On Completion of 8th floor Roof slab 05% **09.** On Completion of 10th floor Roof slab 05% **10.** On Completion of 12th floor Roof slab 05% **11.** On Completion of 15th floor Roof slab 05% **12.** On Completion of entire structure 05% **13.** On Completion of Internal plastering of respective apartment 05% **14.** On Completion of External plastering 05% **15.** On Completion of internal painting of respective apartment 05% **16.** On Completion of Flooring of respective apartment 03% **17.** On or before Handing over of respective apartment 02%

