



CORDIAL
LAYAM

SASTHAMANGALAM, THIRUVANANTHAPURAM

Feel The Rhythm
Of Life



K-RERA/PRJ/TVM/124/2022



CORDIAL
HOMES

— CORDIALLY YOURS —
SINCE 1982



**Super Luxury
Apartments**

SASTHAMANGALAM
THIRUVANANTHAPURAM

New home.
adventures.
memories.

A house is constructed of beams and bricks but hopes and dreams go into making a home! Home has a special quality that makes leaving and returning feel nice at the same time. Experience the rhythm of happiness and life at Cordial Layam! Your dream home where love resides, memories made, friends belong, and laughing never stops!



Super Luxury Apartments

SASTHAMANGALAM
THIRUVANANTHAPURAM



40 YEARS OF EXPERTISE

- ✓ 133 successful projects
- ✓ A forty-year track record of trust
- ✓ Projects in prime locations
- ✓ Over 2500 delighted customers
- ✓ Completed over 80 Lakh sqft
- ✓ Constructed major land marks throughout Kerala
- ✓ Experience in both government and private sectors
- ✓ Excellent customer service
- ✓ Excellent after-sales support
- ✓ An emphasis on quality in construction
- ✓ A team of future-ready professionals
- ✓ Up-to-date with the latest technologies
- ✓ Documentation that is fast and transparent
- ✓ Timely completion and delivery



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WORLD CLASS AMENITIES

- Elegant A/C lobby
- Home theatre
- Children's play area
- Multipurpose hall
- Air Conditioned Gym
- Digital Lock for main entrance door

- Reticulated Gas system
- Separate Water meter for each apartments.
- Two designated common charging points for charging electrical cars.

- Provision for Internet connectivity in each apartments.
- Intercom facility
- Yoga & Meditation zone
- Provision for cable TV connection in each apartments

- CCTV camera in main entrance, gate portion and lifts
- Garbage disposal-incinerator
- Barbeque counter
- Terrace party area
- Air conditioned Guest suite

- Name boards
- Infinity Swimming pool
- Generator back-up for lifts, water pumps, common areas and designated points in each apartments
- Sewage system
- Jogging Track

- Security system
- Water supply system through sump and over-head tank
- Automatic gate control system for entry/exit
- Solar assisted lighting in common areas.



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**Elegant
Lobby**



Guest Suite



**Multipurpose
hall**



Roof Top Infinity Pool





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Apartments

SASTHAMANGALAM
THIRUVANANTHAPURAM

Barbeque
Counter

Party
Area





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Apartments

SASTHAMANGALAM
THIRUVANANTHAPURAM

Home Theatre



Jogging Track



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THIRUVANANTHAPURAM



Children's Play Area



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THIRUVANANTHAPURAM

Gym



Yoga & Meditation Zone



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Specifications

Foundation

RCC Pile Foundation as per design recommended by Structural consultant.

Structures

RCC framed structure designed for higher seismic consideration.

GENERAL

Flooring

Superior quality Granite / vitrified tile flooring in entrance lobby.

Staircase

Flooring with vitrified tiles and hand rails in GP/GI and balusters in MS pipes.

Electrical

All wiring with superior quality copper wires inside the apartments including PVC conduits of ISI standards. Power plugs with adequate light and fan points. Points controlled by ELCB and MCB with independent KSEB meter, Branded Modular switches of Legrand or equivalent quality. Provision for Washing Machine, Fridge etc. and provision for internet connection in one bed room.

Generator

Generator backup for elevators, water pumps, common area light points and 800W light load in each apartment.

Fire Safety

Fire Protection systems as per rules.

Painting

Premium quality putty finish with plastic emulsion paint for internal walls and for ceiling. Balcony handrails painting with enamel paint. Outside walls painting with superior quality weather shield paint.

Water supply

Water supply arrangements through sump and overhead tank. Individual water meter for each Apartment.

Balcony

Flooring with anti-skid ceramic/vitrified tiles and SS handrails with glass.

Elevators

One fully automated passenger lift and one fully automated bed lift. Johnson/Kone/ Equivalent

LIVING/DINING

Main Door

Pre Hung Door with Engineered wood jamb full width – with both side Architraves. Door of 35mm thick panel, SS ball bearing hinges, SS eye viewer, tower bolt, magnetic door stopper with Biometric/card lock system. Ferro/JACSON/Equivalent.

Flooring

Double charged Vitrified tiles/Glazed vitrified tiles – 800 x 800 or 1200 x 600. Somany/AGL/RAK/TOSCANA/KERAMICA/ Equivalent.

Painting

Internal walls & Ceiling: 2 coats wall putty + 1 coat primer + 2 coats smooth silk/matt Emulsion paint. Asian/Jotun/Equivalent.

Electrical

DB/Switches/Power outlets/Telephone socket/Provision for Cable TV/Wi Fi/Intercom. Windows: Aluminium/UPVC sliding windows with mosquito net provision as per Architectural drawings.

Air-Conditioning

Wired provision as per request.

Dining Wash Basin

Wash basin& Pillar tap. Roca/Jaquar/Kerovit/Queo/Equivalent

Fire Safety

As per approved drawing from Fire & Rescue Department

MASTER BED ROOM

Door

Pre Hung Door with Engineered wood jamb 100mm width – with one side Architrave. Door of 35mm thick panel, SS ball bearing hinges, tower bolt, magnetic door stopper etc. SS Mortise Lock with Lever Handles with one side Key and other side latch. Ferro/JACSON/Equivalent.

Flooring

Double charged Vitrified tiles/Glazed vitrified tiles – 800 x 800 or 1200 x 600. Somany/AGL/RAK/TOSCANA/ KERAMICA/Equivalent.

Painting

Internal walls & Ceiling: 2 coats wall putty + 1 coat primer + 2 coats smooth silk/matt Emulsion paint. Asian/Jotun/Equivalent.

Electrical

Switches/Power outlets/Telephone socket/Provision for Cable TV/Wi Fi.

Windows

Aluminium/UPVC sliding windows with mosquito net provision as per Architectural drawings.

Air-Conditioning

Wired provision.

Fire Safety

As per approved drawing from Fire & Rescue Department

BED ROOMS

Door

Pre Hung Door with Engineered wood, jamb 100mm width – with front side Architrave and other side tacker. Door of 35mm thick panel with mortise lock Lever Handles with one side Keys and other side latch, SS hinges, SS finish tower bolt 6” – 1No. Magnetic door stopper SS finish. Ferro/JACSON/Equivalent.

Flooring

Double charged Vitrified tiles/Glazed vitrified tiles – 800 x 800 or 1200 x 600. Somany/AGL/RAK/TOSCANA/KERAMICA/Equivalent.

Painting

Internal walls & Ceiling: 2 coats wall putty + 1 coat primer + 2 coats smooth silk/matt Emulsion paint. Asian/Jotun/Equivalent.

Electrical

Switches/Power outlets.

Windows Aluminium/UPVC sliding windows with mosquito net provision as per Architectural drawings.

Air-Conditioning Wired provision as per request.

Fire Safety

As per approved drawing from Fire & Rescue Department

BATHROOMS

Wall & Floor

Wall 600 x 300 & Floor, 300 x 300 Vitrified/GVT/Ceramic Tiles with 3mm spacer & Epoxy Grouting for Floor. So-many/AGL/RAK/Equivalent.

Ceiling

600 x 600 false ceiling Tiles

Plumbing & Sanitary

Wall mounted WC with concealed flush tank/flush valve with Diverter and shower Head, wash basin with CP Pillar cock, Provision for horizontal/vertical type Water Heater for Master Bathroom and for other bathrooms as per request.

Doors

Pre Hung Door with matching PVC wrapped WPC jamb, with front side Architrave and other side tacker. Door of 30mm thick

panel with 4 side edges painted jamb width 100 mm. Latch with Lever Handles without Keys, SS finish hinges, SS finish tower bolt. Ferro/JACSON/Equivalent

Ventilator

Aluminium/UPVC with exhaust fan provision.

KITCHEN

Doors

Pre Hung Door with Engineered wood, jamb with front side Architrave and other side tacker. Door of 35mm thick panel with glass opening, jamb width 100mm, mortise lock Lever Handles with one side Keys and other side latch, SS hinges, SS finish tower bolt 6” – 1No. Magnetic door stopper SS finish. Ferro/JACSON/Equivalent.

Flooring

Double charged Vitrified tiles/Glazed vitrified tiles – 800 x 800. Somany/AGL/RAK/ KERAMICA/Equivalent.

Painting

Internal walls & Ceiling: 2 coats wall putty + 1 coat primer + 2 coats smooth silk/matt Emulsion paint. Asian/Jotun/Equivalent.

Working Platform

60cm working platform with polished granite/vitrified finish top, stainless steel sink with drain board and kitchen faucet. ROCA/JAQUAR/Kerovit/Queo/Equivalent

Electrical

Switches/Power outlets/Sockets 6A/16A. Provision for fridge and water purifier.

Windows

Aluminium/UPVC sliding windows with mosquito net provision as per Architectural drawings.

Fire Safety

As per approved drawing from Fire & Rescue Department

Connectivity



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Apartments

SASTHAMANGALAM
THIRUVANANTHAPURAM



TRANSPORT & MEDICAL

Railway station	5.0 km
KSRTC Bus Terminal	5.0 km
Kochuveli Railway Station	10 km
Airport	10 km
SK Hospital	2.0 km
Medical College	8.0 km
Kims Hospital	9.0 km
S P Well Fort	0.5 km
Sree Ramakrishna	
Mission Hospital	0.4 km
Swanthana Hospital	4.0 km
SUT Pattom	6.0 km

SHOPPING & DINING

Style Plus	3.0 km
Mall of Travancore	9.0 km
Lulu Mall	11.0 km
Ramachandran	
Super Market	1.0 km
Central Mall	7.0 km
Ambrosia Restaurant	4.0 km
SP Grand Days	4.0 km
Mascot Hotel	4.0 km

EDUCATION

Saraswathy Vidyalaya	2.0 km
Christ Nagar School	3.0 km
Arya Central School	6.0 km
St Mary's Pattom	7.0 km
St Thomas School	9.0 km
Kerala Law Academy	5.0 km
University College	5.0 km
MG College	7.0 km
Mar Ivanios College	9.0km



SPORTS & LEISURE

Gold's Gym	2.0 km
Jimmy George Stadium	2.0 km
Sports Hub	17.0 m
Trivandrum Club	3.0 km
Sreemulam Club	4.0 km
Tagore Theater	3.0 km
Kowdiar Palace	4.0 km
Museum & Zoo	4.0 km
Kanakakkunnu Palace	4.0 km



WORSHIP

Sri Padmanabha Temple	7.0 km
Thozhuvancode Temple	2.0 km
Attukal Temple	7.0 km
Vettukadu Church	12.0 km
Metropolitan Cathedral Palayam	4.0 km
Palayam Juma Masjid	4.0 km
Beemapally Mosque	10 km



Super Luxury Apartments

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A RHYTHM OF HARMONY!

Your home is a symbol of love and the renewal of life. Cordial Layam completes your dream home. It draws you in and makes you feel more alive. Everything in nature has its own rhythm, from your heartbeat to the tap of rain on a roof. Bringing this natural repetition into your home designs adds a blissful vibe. Cordial Layam is a home for family who values peace, love and harmony longing for a renewed living experience. design projects.



CORDIAL INTERIOR WING

Interior design focuses on how we experience spaces in our daily lives. It is fundamental to how we live, work, play, and even heal. Comfy homes, functional workplaces, beautiful publicspaces—that's interior design. Cordial Homes Interior Design presents to you the definition of luxury designs, and a team of experts that understands your requests and brings to you home decors beyond your expectations. Bringing to the industry expertise and creative concepts in a portfolio of high profile projects throughout Kerala and Chennai. We have gained a quality reputation over the years with successful completion of residential interior design and commercial interior.

Testimonials from Our Clients



“

★★★★★

Chandrashekhar
Dubai , Canara Bank

Highly recommended
creative team of experts!

”



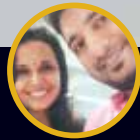
“

★★★★★

Sajeesh
ISRO ENGINEER

An incredible crew to work with!
They delivered us the
house of our dreams!

”



“

★★★★★

mohan Kumar
Buisness

The design team put forth a lovely
concept that perfectly
captured our goal!

”



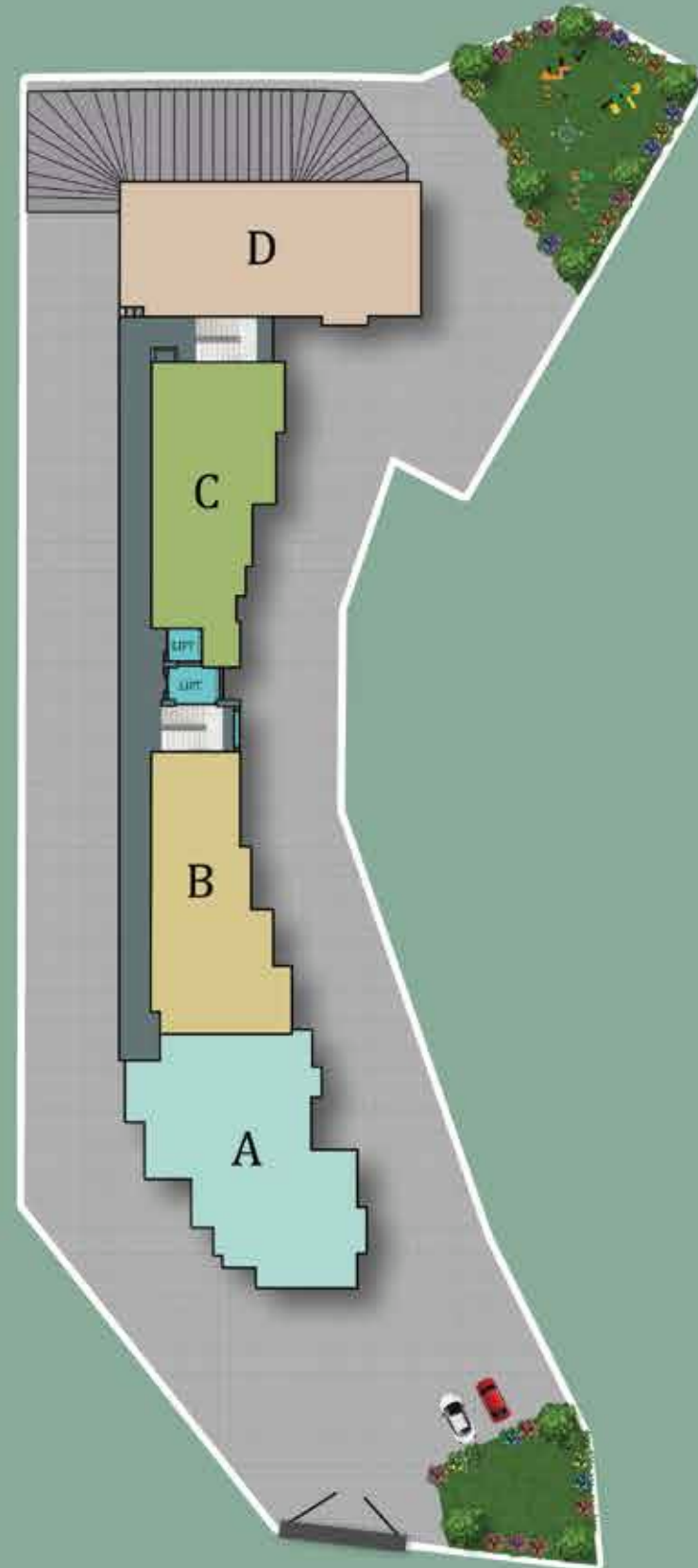


Site Map

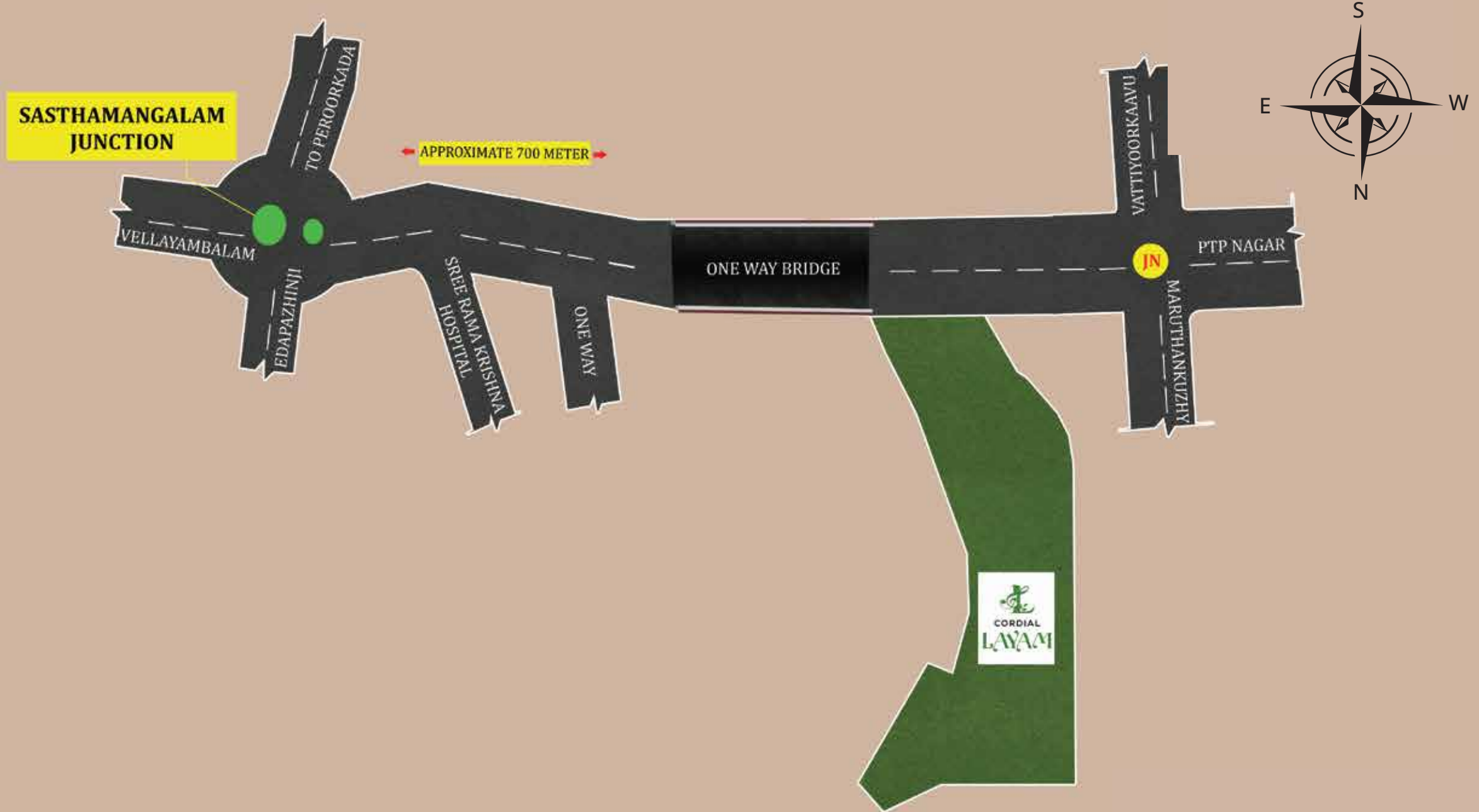


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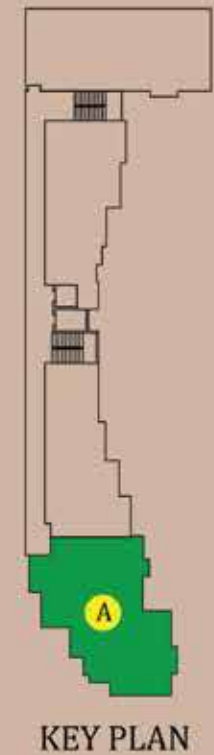


Location Map



A-3BHK

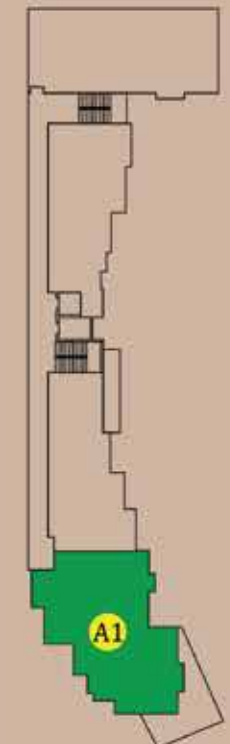
2nd to 10th Floor



SALEABLE AREA	1715 Sqft
CARPET AREA (as per RERA)	1123 sq.ft
BALCONY AREA	107 sq.ft
PLINTH AREA	1350 sq.ft

Important Notice: Dimensions may slightly vary during construction
furniture and fixtures are indicative only. All dimensions are in centimeters

A1-3BHK 1st Floor



KEY PLAN

SALEABLE AREA	1715 Sqft
CARPET AREA (as per RERA)	1123 sq.ft
BALCONY AREA	107 sq.ft
PLINTH AREA	1350 sq.ft
OPEN TERRACE AREA	201 sq.ft

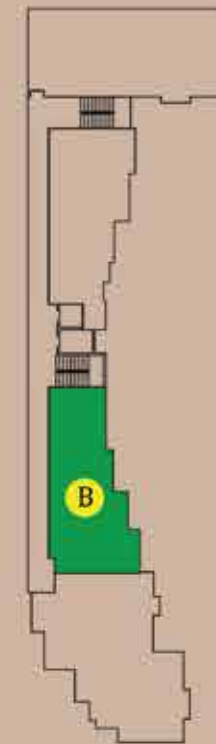
Important Notice: Dimensions may slightly vary during construction
furniture and fixtures are indicative only. All dimensions are in centimeters

B-2BHK

2nd to 10th Floor



ENTRY →



KEY PLAN

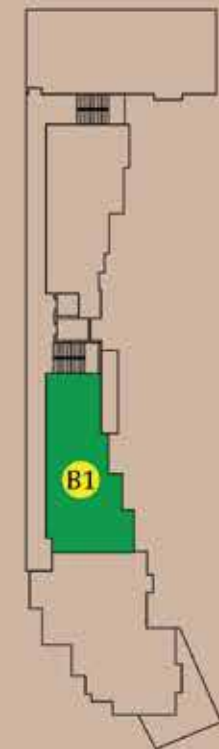
SALEABLE AREA	1213 Sqft
CARPET AREA (as per RERA)	766 sq.ft
BALCONY AREA	70 sq.ft
PLINTH AREA	955 sq.ft

Important Notice: Dimensions may slightly vary during construction
furniture and fixtures are indicative only. All dimensions are in centimeters

B1-2BHK 1st Floor



ENTRY →



KEY PLAN

SALEABLE AREA	1213 Sqft
CARPET AREA (as per RERA)	766 sq.ft
BALCONY AREA	70 sq.ft
PLINTH AREA	955 sq.ft
OPEN TERRACE AREA	100 sq.ft

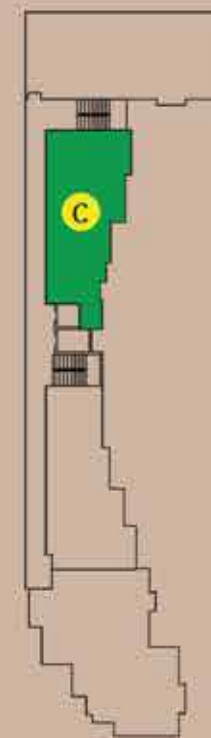
Important Notice: Dimensions may slightly vary during construction
furniture and fixtures are indicative only. All dimensions are in centimeters

C-2BHK

3rd to 10th Floor



ENTRY →



KEY PLAN

SALEABLE AREA	1237 Sqft
CARPET AREA (as per RERA)	783 sq.ft
BALCONY AREA	72 sq.ft
PLINTH AREA	974 sq.ft

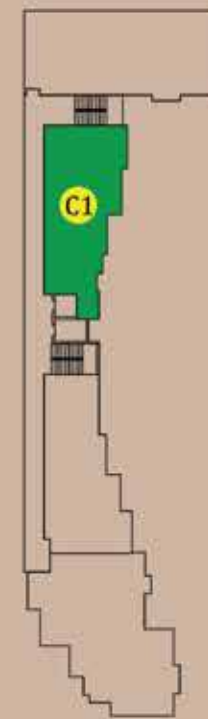
Important Notice: Dimensions may slightly vary during construction
furniture and fixtures are indicative only. All dimensions are in centimeters

C1-2BHK

2nd Floor



ENTRY



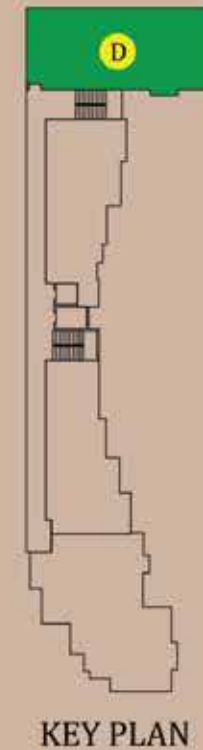
KEY PLAN

SALEABLE AREA	1237 Sqft
CARPET AREA (as per RERA)	783 sq.ft
BALCONY AREA	72 sq.ft
PLINTH AREA	974 sq.ft
OPEN TERRACE AREA	33 Sqft

Important Notice: Dimensions may slightly vary during construction
furniture and fixtures are indicative only. All dimensions are in centimeters

D-3BHK

2nd to 10 th Floor



SALEABLE AREA	1602 Sqft
CARPET AREA (as per RERA)	1041 sq.ft
BALCONY AREA	96 sq.ft
PLINTH AREA	1262 sq.ft

Important Notice: Dimensions may slightly vary during construction
furniture and fixtures are indicative only. All dimensions are in centimeters

E -1BHK 1st Floor



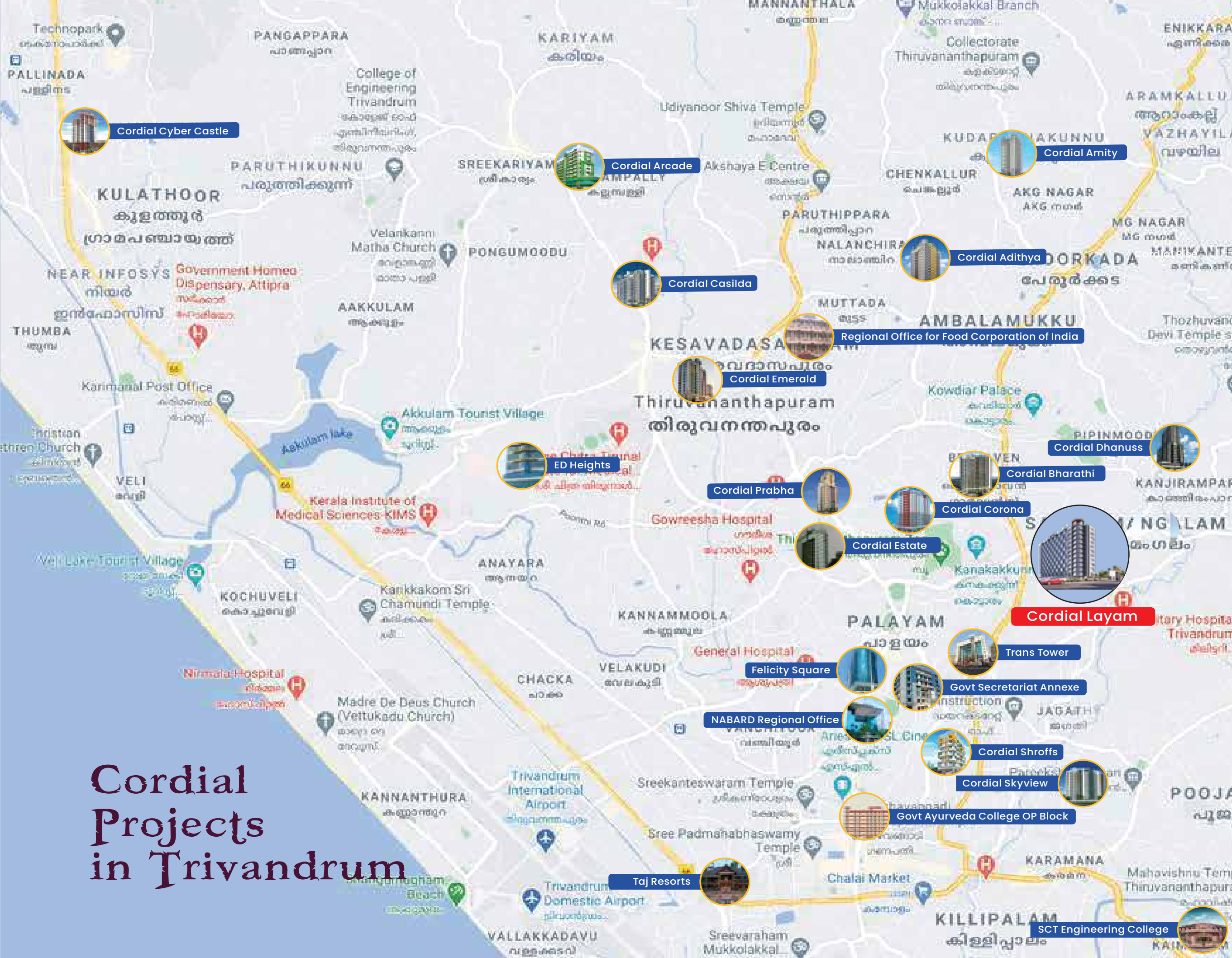
KEY PLAN



SALEABLE AREA	600 Sqft
CARPET AREA (as per RERA)	360 sq.ft
BALCONY AREA	40 sq.ft
PLINTH AREA	473 sq.ft

Important Notice: Dimensions may slightly vary during construction
furniture and fixtures are indicative only. All dimensions are in centimeters

Cordial Projects in Trivandrum



Cordial Cyber Castle

Cordial Arcade

Cordial Amity

Cordial Aditya

Cordial Casilda

Regional Office for Food Corporation of India

Cordial Emerald

ED Heights

Cordial Prabha

Cordial Corona

Cordial Estate

Cordial Dhanuss

Cordial Bharathi

Cordial Layam

Trans Tower

Govt Secretariat Annexe

NABARD Regional Office

Cordial Shroffs

Cordial Skyview

Govt Ayurveda College OP Block

Taj Resorts

SCT Engineering College

Recently Completed Major Residential Projects



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Apartments**

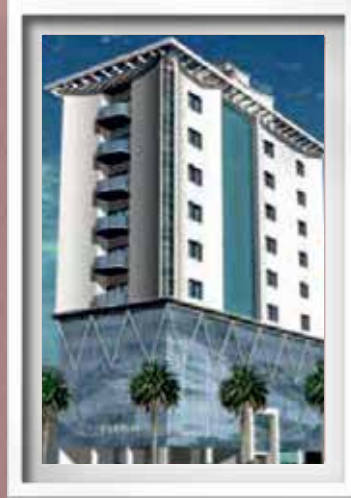
SASTHAMANGALAM
THIRUVANANTHAPURAM



Cordial Emerald
Kesavadasapuram, Tvm



Cordial Casilda
Ulloor, Tvm



Cordial Residency
Sasthamangalam, Tvm



Cordial Arcade
Pongummoodu, Tvm



Cordial Regency
Vellayambalam, Tvm



Cordial Dhanuss
Sasthamangalam, Tvm



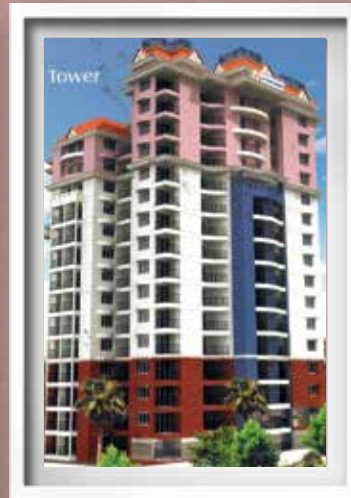
Cordial Amity
Perookada, Tvm



Cordial Skyview
Jagathy, Tvm



Cordial Prabha
Pattom, Tvm



Cordial Cyber Castle
Technopark, Tvm



Cordial Estates
PMG, Tvm



Cordial Aditya
Ambalamukku, Tvm

Recently Completed Major Commercial Projects



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Felicity Square
Statue, Tvm



ED Heights
Pattom, Tvm



Trans Towers
Vazhuthacaud, Tvm



FCI Regional Office
Pappanamcode, Tvm



Nabard Regional Office
Nr. Govt. Secreteriate, Tvm



PMS Dental College
Vattappara, Tvm



Malankara Heights
Pattom, Tvm



**IMG Kerala
Law College Jn., Tvm**



SCT Engineering College
Pappanamcode., Tvm



Govt. Secretariat
Nr. Govt. Secretariat, Tvm



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Ongoing Residential Projects



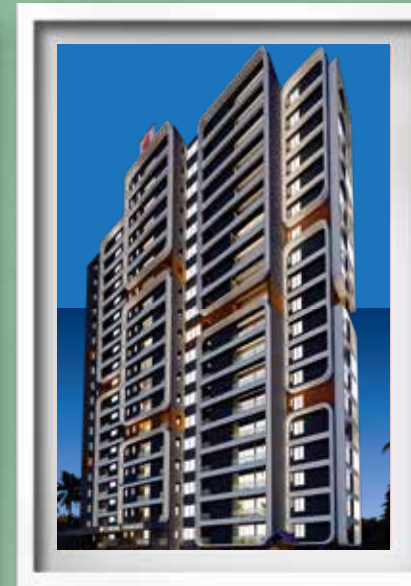
Cordial Jems
Medical College, Tvm



Cordial Gitanjali
Vellayambalam, Tvm



Cordial Dhanyam
Kanjirampara, Tvm



Paradise
Poojapura, Tvm

Upcoming Projects



Cordial Deepam
Sasthamangalam, Tvm



Cordial Sopanam
Thampanoor, Tvm



Cordial Punyam
Vattiyoorkaavu, Tvm



Cordial Dev
Kazhakkootam, Tvm

Terms & Conditions

DOCUMENTATION

Documentation of an apartment comprises of two stages.

A. On allotment, agreement will be executed between the builder and the purchaser; for the sale of undivided share of land and for the execution of a construction contract to build an apartment through separate considerations are specified in the agreement, the composite value of the undivided share of land and that of the construction contract will be shown in the payment schedule. Necessary citations to this effect are given in the agreements.

B. The sale deed for the undivided share of land will be registered in favour of the purchaser on receipt of the above entire payments. Stamp duty, documentation charges and incidental expenses for the registration of the sale deed will be at the buyer's account.

MAINTENANCE

Owners' Association / Trust will be formed within six months after handing over the possession of the apartments. Membership in the above Association / Trust is compulsory, not optional. The owners' Association / Trust will carry out all necessary routine and annual maintenance and repairs to common area and the exterior wall of the building, common installation and fittings, payment of electricity and water charges for common facilities and services. Maintenance charges/deposits are to be paid by each owner regularly and timely. The maintenance will be carried out by the builder until the formation of the Owners' Association, which will take over the maintenance. Maintenance deposit/advance is collected from all the owners' by the builder and after appropriating the expenses incurred by the builder during the period the maintenance was done by them, the builder shall transfer the balance amount to the Association after its formation. The Formation of the Association will be the joint responsibility of the buyer and the builder.

RULES & REGULATIONS

Once allotted and the agreement signed, the prices are firm, 10% of the payment shall be paid at the time of booking and balance on completion of each floor slab in equal installments, vide post dated Cheques/Demand Draft/Bank loan. Allotment of car parking will be at extra cost. This is a time-bound project. If the payments are not made as per agreement terms, the builder reserves the right to cancel the allotment. In such a case, the amount paid will be returned only after re-allotment to another



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party and without any interest. All payments are to be made either by Demand Draft or local cheques, favouring Cordial Homes Pvt. Ltd. payable at Trivandrum. Possession shall be given to the customer on settling of all dues to the builder, Cordial Homes Pvt. Ltd. reserves the right to accept or reject any application. Statutory Deposits, Building Tax, Construction Workers' Welfare Fund, GST, Revenue Tax, etc. are to be paid by the buyer. The builder is not responsible for any delay in water/electric connection due to the delay by the concerned departments. All transactions are subjected to Trivandrum jurisdiction only.

Note: All measurements and specifications given elsewhere in this brochure are subject to minor variations without specific or general notice. All such variations/alterations shall be purely at the discretion of the builder. The information contained herein does not form the part of the contract and is subject to change. Elevation given is an artistic impression only. Elevation, number of floors, floor plans, amenities & specifications are subject to minor variations. Dimensions may vary slightly during construction. All dimensions are in centimetres. Furniture & fixtures are indicatives only.

DISCLAIMER

Whilst reasonable care has been taken to ensure accuracy in the preparation of information in this brochure, no warranty is given and interested parties should rely on the Buyer's sale agreement. Visual representations including models, Drawings, Illustrations, photographs and art renderings (The "Visual Representation") portray artistic impressions only. The information contained herein, the fittings, finishes, features and other display in the show units or elsewhere (the "Materials"), are for general guidance only, are subject to change and should not be relied upon as accurately describing any specific matter. Floor areas are approximate measurements. And are subject to final survey. We reserve the right to modify features, any units, the development of any part thereof, as may be approved or required by us or our architects or the relevant authorities. We have not authorized anyone to make any oral promises or assurances on our behalf with regard to the specifications of the apartments in question. Purchasers are requested to rely only upon the terms of the Buyer's sale agreement which is a comprehensive document containing all the terms and conditions applicable in between the parties. The brochure does not constitute either a legal offer or an invitation to an offer.



HOME CARE @ COST BASIS

- Cordial Care provides a broad variety of utilities/care and support services to ensure a complete and comfortable stay in the apartment.
 - Ensures that complaints are addressed, that defects are corrected if any occur and that the apartment is maintained even after the transfer.
 - Facilitate the formation of Owner's Association and select the initial office bearers.
 - On a request, Cordial Care can provide maintenance and other services for a fee.
 - Provides assistance in finding suitable tenants for apartments upon request and facilitates agreement between owners and tenants
-



25000

HAPPY CUSTOMERS



CORDIAL HOMES

— CORDIALLY YOURS —
SINCE 1982

CORDIAL HOMES PVT.LTD
BUILDERS. PROMOTERS. DEVELOPERS

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Marketing@cordialhomes.in | amsales@cordialhomes.in | Mob: 95441 99000, 9947455000 Tel: 0471 2720055
www.cordialhomes.in

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