



Claysys Highlands
K-RERA/PRJ/ERN/086/2024



HIGHLANDS

PREMIUM APARTMENTS, PALLIKKARA, KOCHI





About

The ClaySys group of companies started out in the IT sector with ClaySys Technologies Pvt Ltd. Since most of our key employees were returning to India after working extensively in the US and other parts of the world, it became very important to ensure an appropriate lifestyle for our key employees, to allow them to look at a career with ClaySys from a long term perspective. One of the biggest challenges in relation to this need was the quality of housing available in Kochi. While any number of Premium Villas and Premium Apartments are available, unfortunately, none of them are designed for Centrally Air Conditioned comfort. ClaySys Lifestyle Pvt Ltd was born out of this need to provide quality housing for our key employees within the group, through leveraging our extensive experience in building very competent teams. We assembled and employed a group of experienced and talented designers and engineers, to participate in building international quality housing at feasible prices in Kochi. Our designs adhere to international building code specifications for Heat Insulation, Central Ducted Air Conditioning, Smartphone Apps for Home Automation, Laminated Glass for Forced Entry proof facades, while leveraging sustainable Solar Power for the energy requirements to the extent practical.

ClaySys Lifestyle Pvt Ltd had the mandate of developing quality residential and commercial office space. Our first two projects were in Kakkannad, with our residential project, ClaySys Heights, located 600 meters from Infopark Phase 2, with close to 250,000 square feet of built-up space. Our first commercial office project, ClaySys Campus, is situated within Infopark Phase 2, where we are developing an IT office campus with more than 300,000 square feet of built-up space.

The ClaySys Group of companies was founded by promoters that grew up in India, but spent a significant portion of their careers working outside India. The two key promoters of ClaySys Lifestyle are Dr. Manoj Tharakan and Mr. Vinod Tharakan who are expanding their entrepreneurial initiatives with the growth of their businesses in India.

Culture

The ClaySys family of designers, engineers, and craftsmen, are hands-on, willing to multitask, and passionate about what they do, with the spirit to run the extra mile. All our key team members are full-time employees at ClaySys, including Architecture, Design, Civil Engineering, HVAC, Electrical Engineering, Plumbing, and Landscaping. You simply cannot provide quality of an international standard, and ongoing maintenance, without a dedicated in-house team. We structure employee incentive plans that include a path to owning their own homes through ClaySys. We facilitate International travel to have our team experience and absorb the latest designs, materials, and lifestyles possible, and we support ongoing skill acquisition through training and specialized educational courses.

Vision

To accelerate the transition to a sustainable and comfortable lifestyle, through applying innovative and practical designs to building homes and work environments. We believe that not enough attention is being paid to creating community environments conducive to excellent work and residential lifestyle in India as yet, besides the super-premium housing sector. ClaySys Lifestyle Pvt Ltd was established to focus our energies on developing work environments and residential communities that are supportive of the best lifestyle options, that are feasible and practical in India, through leveraging modern proven technologies that are feasible in cost but provide exponentially better benefits.

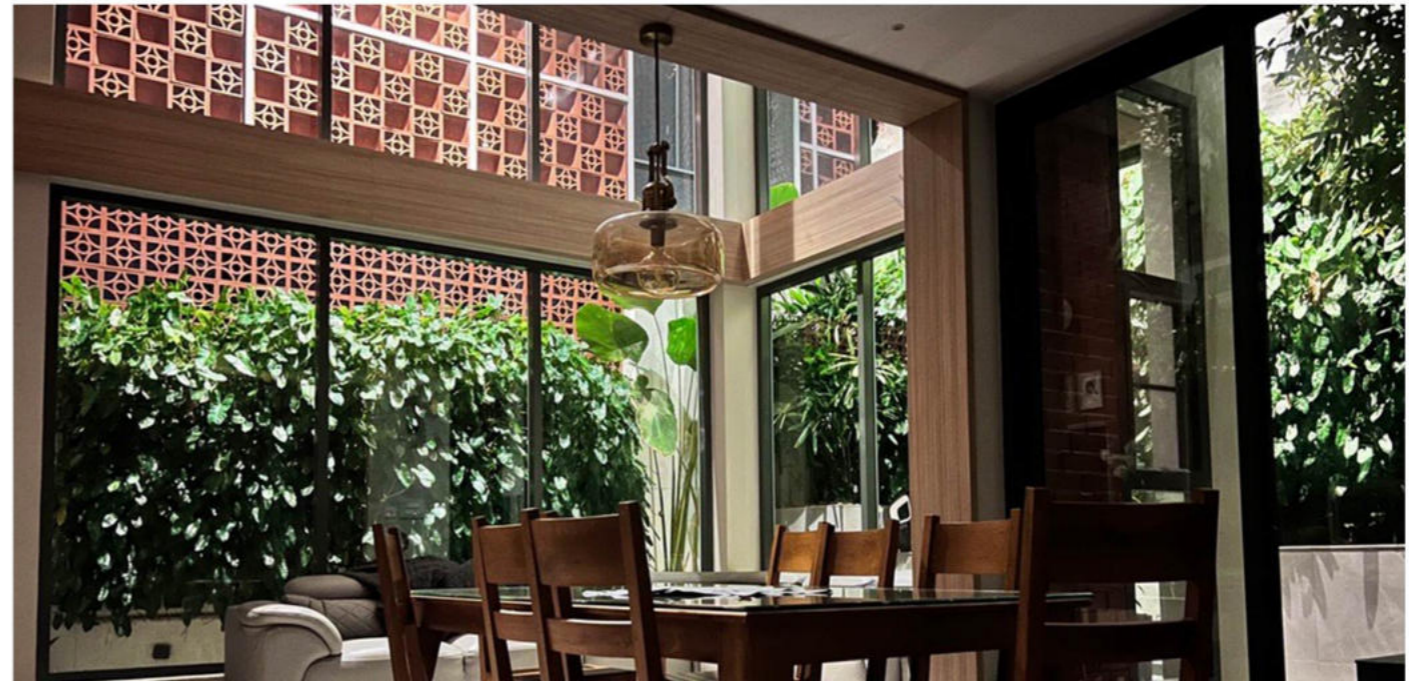
While there has been tremendous progress in almost all industrial sectors of India, it is unfortunate that the residential housing sector is still in the 'Ambassador' and 'Fiat' days, to use the analogy of what the automobile industry looked like in India, prior to the entry of modern technology and vendors into the auto industry. The industry is currently modeled on multiple layers of sub-contractors, with no proper ownership of design and quality by any key stakeholder. ClaySys Lifestyle takes ownership of all key aspects of building the residential community and homes, such as Architecture, Design, Civil Engineering, HVAC Engineering, Electrical, and Plumbing, by having full time experienced employees dedicated to these key departments and functions, with only day to day labor staff working on a contractual basis.





Design Philosophy

Our design philosophy focuses on comfort, simplicity, and practicality, to ensure an excellent lifestyle for the communities we build and maintain in a sustainable manner. Being a core technology company, many of our innovations on design are technology-driven, with a focus on practicality, and future ongoing ease of maintenance and use. In many respects, we believe we are putting in place the foundation of what a modern home needs to be in Kerala, for a happy and sustainable lifestyle. While traditional techniques and methods that have evolved over hundreds of years do make a lot of sense most times, it is also important and critical to 'reason by first principles' to ensure that modern proven and practical science is applied in the quest to meeting design goals. A good example of this is 'Heat Insulation', as while there are a number of traditional means of heat insulation, you can exponentially optimize and increase the R-Value of your homes, by applying modern insulation materials like Styrofoam, Polyurethane Foam, or Glass Wool.



ACTUAL IMAGE

CONCEPTUAL RENDER



 claysys®


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HIGHLANDS



Introduction

Welcome to the epitome of luxury living – ClaySys Highlands, strategically located in the picturesque Pallikkara, Kakkanad, Kochi. Our distinguished portfolio unveils a collection of 40 lavish 3BHK apartments, each graced with panoramic views on every side. Immerse yourself in the essence of sophistication with our top-tier amenities, including a rooftop infinity pool, an exclusive party hall, a well-equipped gymnasium, an engaging game room, and a tranquil waiting area.

Beyond the confines of your residence, discover the serenity of thoughtfully designed walking areas surrounding the apartment. Convenience meets hospitality with our guest parking facility, ensuring a warm welcome for visitors. The architectural masterpiece embraces a tropical design, characterized by a rustic concrete finish and elegant brick cladding.

ClaySys Highlands is not just a residence; it's a sanctuary where luxury, comfort, and aesthetics converge to redefine your lifestyle. Explore the heights of opulence and make ClaySys Highlands your sanctuary in the heart of Kochi.


HIGHLANDS

CONCEPTUAL RENDER





Central Air Conditioning

Air Conditioning is still a feature that is not planned, designed, or built into homes in Kochi or in India. It is usually a retrofit of split air conditioner units. But outside India, in the western countries, every home is planned and designed with ducted central air conditioning as a default feature, which we are building into homes we build in Kochi.

Heat Insulation

The biggest but most obvious innovation in the ClaySys Lifestyle home construction projects in Kochi might simply be the use of professional heat insulation. The insulation is applied to the internal walls, floors, and ceilings, with an insulation rating up to an R-Value of R20. The professionally installed heat insulation ensures minimal dissipation of heat into the interior living spaces and is designed to prevent heat gain by the mass of the building structure (walls, ceiling..) preventing them from radiating heat into the interior spaces.

CONCEPTUAL RENDERS





Architecture

The apartment exterior is an exquisite fusion of luxury tropical design and contemporary elegance, meticulously crafted to harmonize with its natural surroundings while emanating opulence and sophistication.

The facade boasts a harmonious blend of brick, wood, and concrete elements, creating a rustic yet refined aesthetic that seamlessly integrates with the lush tropical landscape. Vibrant tropical elements, such as palm trees and cascading water features, further enhance the exterior's allure, evoking a sense of paradise.

Curvilinear designs adorn the architecture, adding a premium touch and imbuing the building with a sense of grandeur and exclusivity. These intricate details extend to the entrance gate, ensuring a cohesive architectural experience from the moment one arrives.

Embracing the tropical luxury feel, the exterior features expansive balconies and floor-to-ceiling windows, offering panoramic views of the surrounding greenery and azure skies. This seamless blending of indoor and outdoor spaces creates a tranquil oasis where residents can relax and unwind amidst nature's splendor.

Atop the building, a cantilever infinity pool provides a breathtaking retreat, offering residents a serene escape with unparalleled vistas. Adjacent to the pool, a spacious hall beckons gatherings and events, boasting luxurious amenities and an open layout conducive to socializing and relaxation.

Overall, the apartment exterior epitomizes tropical luxury living, inviting residents to immerse themselves in a world of unparalleled beauty, comfort, and sophistication.

CONCEPTUAL RENDERS



Lobby

The lobby interior is an architectural masterpiece that seamlessly blends luxury with tropical allure, offering guests an immersive experience from the moment they step inside. The design ethos embodies a harmonious fusion of brick, wood, and concrete elements, imparting a rustic charm that evokes a sense of warmth and sophistication.

The lobby's ambiance exudes a luxurious tropical vibe, invoking images of tranquil paradise retreats. Guests are greeted by an atmosphere that transports them to a lush oasis, where every detail reflects the natural beauty of the surrounding landscape.

Continuation of Interior Feel: The interior design seamlessly extends the ambiance of the surrounding environment, fostering a sense of continuity and connection with the outdoors.

Brick-Wood-Concrete Combination: The use of brick, wood, and concrete materials imbues the space with an earthy aesthetic, creating a captivating interplay of textures and tones.

Curvy Designs: Intricate curvy designs adorn the walls and ceilings, serving as artistic focal points that establish a visual connection between the exterior landscape and the interior space.

Spacious Game Room and Gym: Reflecting the same architectural style as the lobby, the game room and gym exude an air of tropical luxury. Expansive windows offer panoramic views of the lush surroundings, while state-of-the-art facilities invite guests to indulge in leisurely pursuits or invigorating workouts amidst a setting of unparalleled elegance.



Highlights

Common Features

- Indoor games room with cards, chess, carroms, etc
- Children's play area
- Terrace party area
- Rooftop Swimming pool (Infinity Pool)
- Air conditioned fitness centre
- Care taker's room
- Driver's room
- Multipurpose mini hall
- Community Home Theatre
- Grand entrance lobby
- Fire control room
- Children's Pool
- Rooftop Open Lounge

Security & Safety Features

- Security cameras at entrance gate, lobby and selected common areas
- Sharp edges avoided on all fabrications to provide safety, especially for children
- First aid facility at Ground floor
- Rubber fenders on parking area pillars to avoid damage to vehicles
- Boom barrier/automatic gate opening
- Biometric access control for main doors
- Security Cabin, Provision for 24 hours service

Utility Features

- One passenger lift and One service lift
- Access for disabled person
- Centralised gas supply
- Piped music in lobby and select common areas
- Maintenance on call
- Rain water harvesting
- Provision for broadband internet connection in common area
- Fibre strip reinforcement on all joints to avoid cracks
- Basement, Ground Floor Car Parking
- Visitors Parking
- Car Drop Off Area
- Locker Facility for Swimming pool
- Bicycle Parking
- Rooftop Open Lounge
- Water filtration plant
- Generator Back Up


Sustainable Features


- Solar system for reducing common area electricity charges
- Provision for EV charging for all car parking except visitors
- Sewage treatment plant as per the Kerala Pollution Control Board norms
- Rooftop Garden
- All Landscape maintained through recycled treated water





Location Map



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Hospitals
 - Sanjeevanam Ayurveda Hospital (100 m)
 - Samaritan Hospiotal (6 km)
 - Government Medical College (7 km)
 - Sunrise Hospital (7 km)
 - Rajagiri Hospital (13 km)

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Education
 - Mar Thoma Public School (4 km)
 - The Indian Public School (4 km)
 - GEMS Modern Academy (6 km)
 - The Charter School (6 km)
 - Naipunnya Public School (7 km)
 - Sanskara School (7 km)

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Connectivity
 - Bus Stop (50 m)
 - Kakkanad Water Metro (10 km)
 - Palarivattom Metro (14 km)
 - Kalamasseri Railway Station (15 km)
 - Cochin International Airport (25 km)

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Work
 - Infopark Phase 1 (1-6km)
 - Infopark Phase 2 (2-8 km)
 - Smartcity (6 km)

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Leisure
 - Kadambrayar Tourism (300 m)
 - Wonderla (1 km)
 - Lullu Shopping Mall (14 km)



Sanskara School



Wonderla



Indian Public School



Kadambayar River

Life Meets Possibility

ClaySys Highlands is nestled amidst top educational institutions, vibrant business hubs, and countless recreational choices. Whether you're chasing dreams, building your future, or simply unwinding, this location brings everything closer—helping you live fully, every day.



Rajagiri Hospital



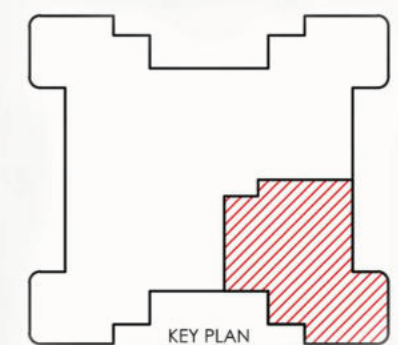
Infopark



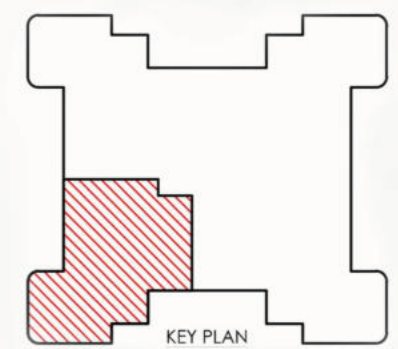
Smartcity



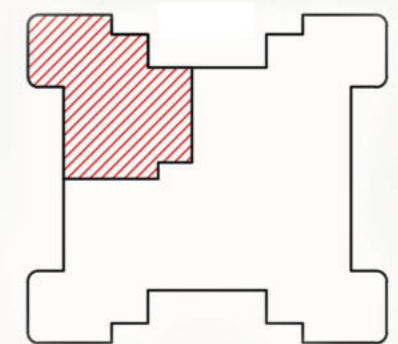
Lulu Shopping Mall



TYPE A FLOOR PLAN
TOTAL FLOOR AREA 1450 SQFT

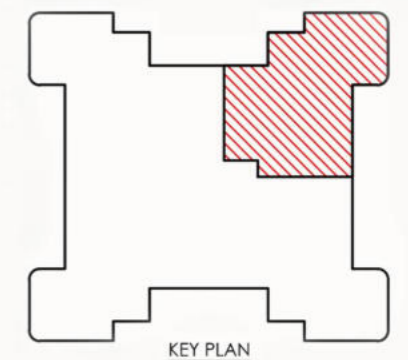


TYPE B FLOOR PLAN
TOTAL FLOOR AREA 1450 SQFT



KEY PLAN

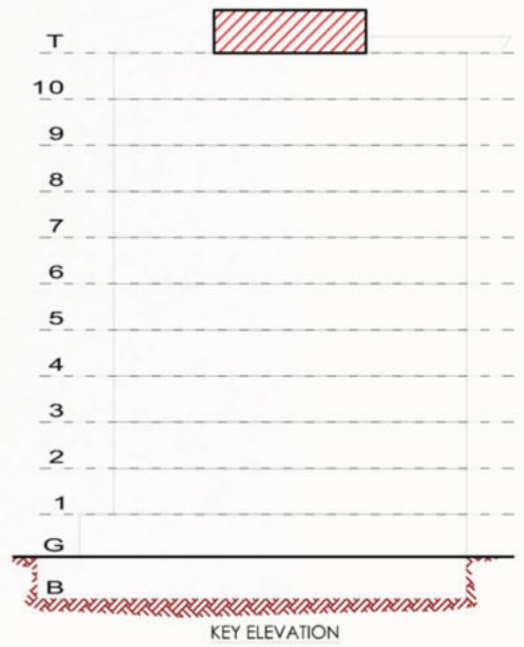
TYPE C FLOOR PLAN
TOTAL FLOOR AREA 1450 SQFT



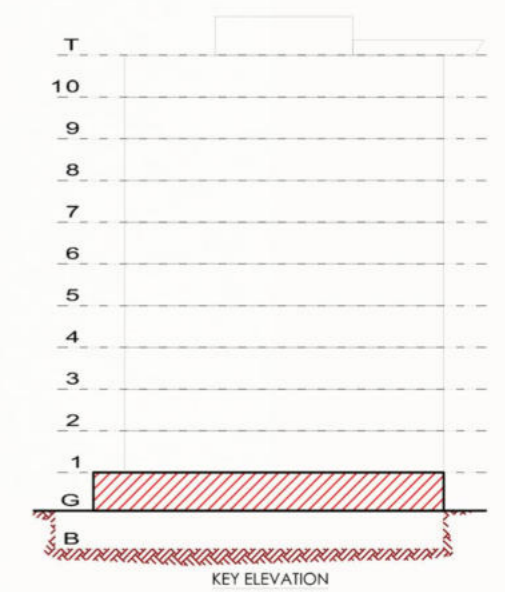
TYPE D FLOOR PLAN
TOTAL FLOOR AREA 1450 SQFT



TYPICAL FLOOR PLAN
TOTAL AREA - 6700 Sqft
APARTMENT AREA - 5800 Sqft (1450 Sqft * 4 UNITS)
COMMON AREA - 900 Sqft



TERRACE FLOOR PLAN
TOTAL AREA - 1530 Sqft



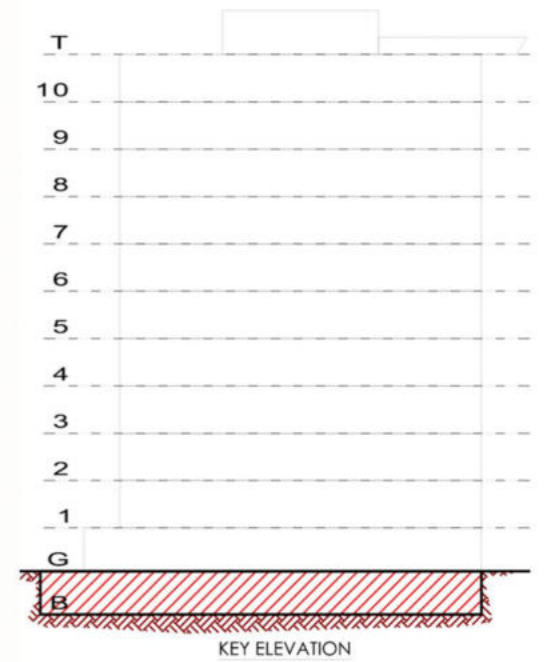
GROUND FLOOR PLAN
 TOTAL AREA - 10590 Sqft
 2 WHEELER PARKING - 21 NOS
 4WHEELER PARKING - 25 NOS



BASEMENT ENTRY / EXIT

5.5m DRIVEWAY

5.5m DRIVEWAY





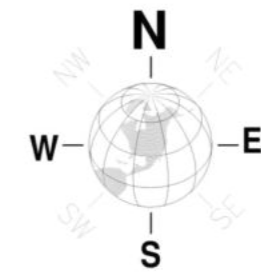
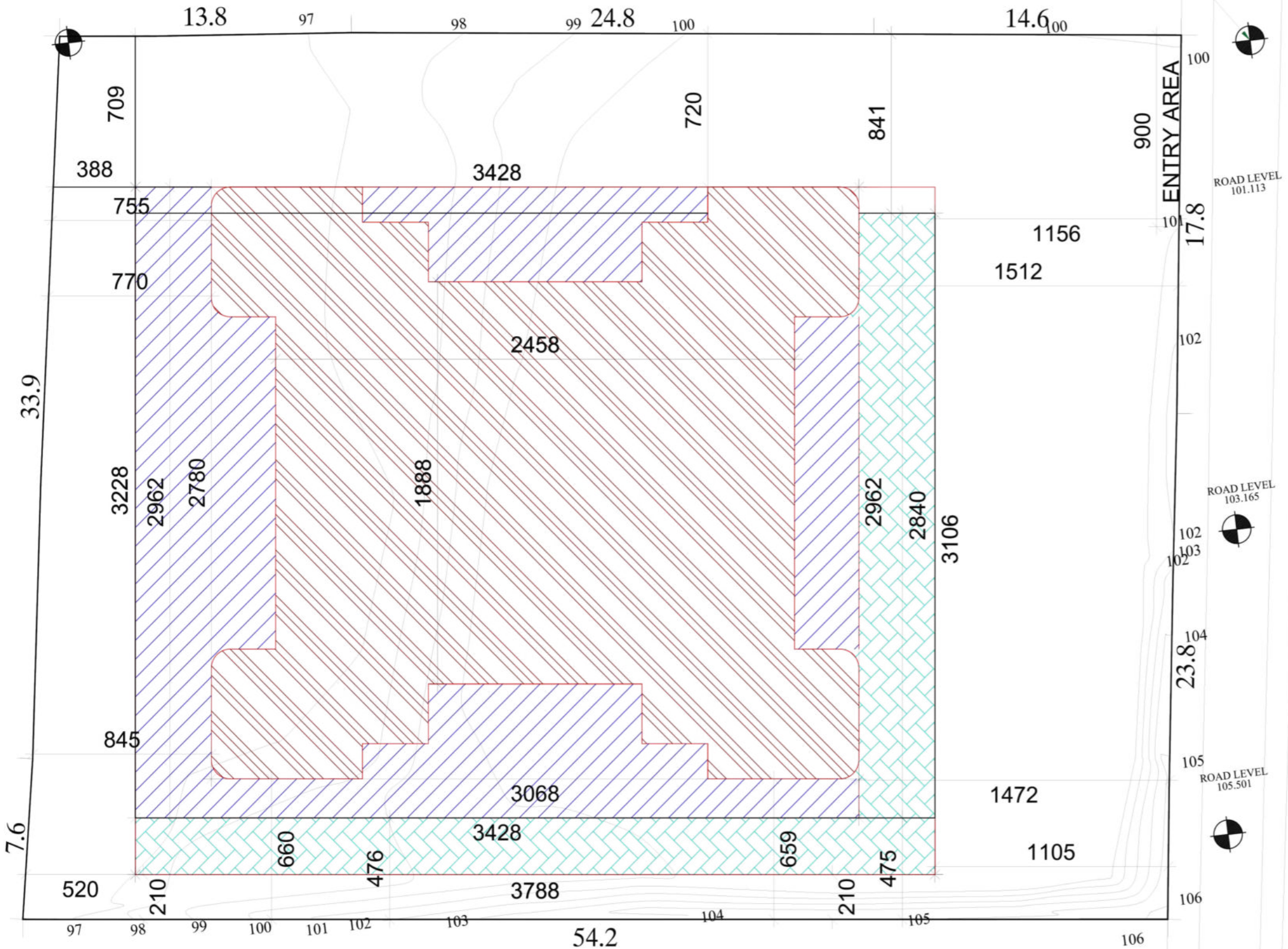
KEY ELEVATION

BASEMENT FLOOR PLAN
 TOTAL AREA - 12670 Sqft
 2 WHEELER PARKING - 21 NOS
 4WHEELER PARKING - 16 NOS



MASTER PLAN

-  FIRST TO TENTH FLOOR
-  GROUND FLOOR
-  BASEMENT FLOOR



- GENERAL NOTES:
1. DIMENSIONS ARE NOT TO BE SCALED FROM THIS DRAWING.
 2. ALL DIMENSIONS ARE IN CENTIMETERS AND LEVELS IN METERS UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS MUST BE CHECKED AND CORRELATED WITH THE STRUCTURAL DRAWING AND ANY AMBIGUITY MUST BE INTIMATED IMMEDIATELY TO THE ARCHITECTS BEFORE COMMENCEMENT OF THE WORK.
 4. ALL EXISTING DIMENSIONS / LEVELS ETC. INDICATED ON DRAWINGS ARE TO BE VERIFIED ON SITE.
 5. REFER STRUCTURAL DRAWINGS ONLY FOR STRUCTURAL DETAILS.
 6. FOLLOW ARCHITECTURAL DRAWINGS FOR DIMENSIONS, LEVELS AND DETAILS.
 7. ALL HEIGHTS ARE MEASURED FROM FINISHED FLOOR LEVELS.
 8. ALL WALL THICKNESS ARE 130mm (UNLESS SPECIFIED)

ARCHITECT :
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CONSTRUCTION TEAM LEAD :

ISSUED FOR:
SITE EXECUTION

REVISIONS

NO.	DATE	DESCRIPTION	REVISED BY:

DRAWING TITLE:
**001-SITE PLAN
 SETBACK DETAILS**

SCALE: N.T.S	DATE: 22-04-2024	SHEET: A3
DRAWN BY: SWELLA	CHECKED BY: YOOSUF	APPROVED BY: VINCE
PROJECT NO: 1054	DRAWING NO: CS-1054-A14-001	REV. NO: A14
		PAGE NO: 1/10

PROJECT TITLE:
ClaySys Highlands



KOCHI *USA* *COIMBATORE* *GOA*

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PREMIUM APARTMENTS & VILLAS

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