

**TIDA** TELLICHERRY IMA  
DOCTORS ALLIANCE L L P



**HEALERS  
HAVEN**

*Where you ought to be...*

**KANNUR, KERALA**

**SUPER LUXURY  
SKY VILLAS**

*Where you ought to be...*





## HEALERS HAVEN

*Where you ought to be...*

SUPER LUXURY **SKY VILLAS**  
**138** UNITS

A LANDMARK DEVELOPMENT  
SPREAD IN 3.3 ACRES IN  
2 PLOTS

### HEALERS HAVEN

With 138 units of 1, 2, 3, 4 BHK & Duplexes dispersed as sky villas without wall sharing, Healers Haven offers you nothing but the best for an unmatched and unrivalled luxurious living. Avant-garde luxury abodes give you a new identity, ensuring sense of peace, security, and comfort... For the discerning elite, life will flow as effortlessly...



## SUPER LUXURY SKY VILLAS

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## ABOUT US

Tellicherry IMA Doctors Alliance (TIDA) LLP emerges from the doctors of Tellicherry IMA, one of the most accomplished doctor groups in the state.

After frequent brainstorming sessions, there came a realization that a sublime camaraderie of people of the same profession, social status and similar hopes, facing the same day to day issues, can better be achieved by staying in a secure gated community amidst people of the same ilk...

Thus TIDA paved the way to Healers Haven...

And this place, away from the urban din, with greenery all around, is envisaged :

- as an abode for doctors of all ages and specialties, to return at the end of the day to relax in the exclusive comforts and the elite environs...
- as a solace for semi-retired / retired doctors to spend their time meaningfully amid all cheers and pursuits, with even geriatric friendly dwellings, with common dining/workout areas.
- as a relief to NRI doctors whose aged/indisposed parents require special surroundings and whose children need a comfortable educational environment... And, as the think tank marched ahead, there were some more enlightening realisations...

That, a modern, vast, hi-tech convention center will come in very worthwhile for everyone within the district and afar, to hold functions of various magnitude...

Furthermore advantageous will be an extensive, five storied club house, accessible also by external members, with all imaginable amenities like restaurants, business centres, library, spa, gymnasium, swimming pool, guest rooms, supermarket, pharmacy, office spaces, health care centre etc.

Everything huddled among well designed, landscaped open spaces... And that will be Healers Haven...

Beyond better homes, where you live with the like minded...





## PROJECT

### HEALERS HAVEN

With 138 units of 1, 2, 3, 4 BHK & Duplexes dispersed as sky villas without wall sharing, Healers Haven offers you nothing but the best for an unmatched and unrivalled luxurious living. Avant-garde luxury abodes give you a new identity, ensuring sense of peace, security, and comfort... For the discerning elite, life will flow as effortlessly as time, inside the township, The sky villas enjoy thoughtful design features, plenty of natural light, abundant cross ventilation, and complete privacy, with premium finishes and top of the line modern amenities, among well designed spaces. Here, both the journey and destination are one - where nature, beauty, technology and luxury are juxtaposed for an unforgettable living experience.



**Less ornamentation. Less clutter. More space. More harmony.**

HH takes living to new heights, with a design that is subtly luxurious, each finish worked to perfection, creating a living experience



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## PROJECT

on par with the best in the country. And this land mark development, spread in 3.3 acres in 2 plots, has the following design components:

### Luxury apartment complex with 138 sky villas

Contemporary edifice soaring up to a mighty 18 floors, reaching out to the skies in all its splendor. There is an abundance of space, natural light and ventilation in each apartment as a result of its flawless orientation. Common facilities incorporating state of the art technologies include a Grand reception, Lounges, Gymnasium, Rooftop pool, Indoor play areas, Kids play areas, Mini-theatre, Office facility, Meeting room, Association hall, Pantry, Restrooms, Roof garden, Party area etc, facilitated with ample Car-parking.

### Club House

This exclusive area for relaxation and intimate social gatherings for residents, guests and special members will give you an out of the world experience with a Grand lobby & Reception, Expansive lounge, Restaurant, Kitchen, Bar, Ladies lounge, Indoor games, Billiards room, Cards room, Rest rooms, Conference facility, Office spaces, Library, Guest rooms, Business centres, Gymnasium, Swimming Pool, Spa, Yoga centre etc. All under one roof with the ambience & comforts of a 4 star facility.

### Convention Centre

A modern, high tech, one of the largest convention centers in Malabar region with a built in stage, green room and exceptionally large pre function area. With enormous parking space and a separate entrance, the hall boasts of a sizable Lobby, lounge, and Reception, A main convention hall of 1025 pax capacity, and a further dividable mini hall of 500 pax capacity allows flexible conveniences. Built in a jet set architectural style, this acoustically superior hall is equipped with comfortable seating and state of the art audio visual system and central air-conditioning. The 500 pax dining hall is ably supplemented by a very practical buffet space.









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## ACCESS & CONNECTIVITY

Step into a dream, a magical abode of self-discovery, located equidistant from three important towns of North Malabar:

### THALASSERY

The heritage city, Thalassery, strategically located on the western shore of Kannur district on the Malabar coast is the second oldest municipality of the state. Besides being a major commercial center since 18th century, this city has long been known as the land of cakes, cricket and circus. Thalassery, with its progressive political and literary movements and composite cosmopolitan culture, is known as the commercial, political and cultural capital of Malabar. Thalassery heritage tourism circuit, covering the large number of heritage sites and monuments of historical and cultural importance, is on the anvil. The only drive-in beach in India, Muzhappilangad Beach is a main attraction in the surroundings.

### KANNUR

A place steeped in history, on the Malabar coast, Kannur is reputed as "The land of looms and lore". A municipal corporation with a burgeoning population, it is the sixth largest urban agglomeration in Kerala. Kannur is gifted with the natural harbor, Mapilla bay and the magnificent Kannur fort, besides other historic places. Temple festivals and devotional art forms like Theyyam are ingrained into the rich culture of Kannur. The presence of several prestigious higher secondary schools and Engineering colleges & Medical colleges make Kannur a residential destination of choice for home-buyers. Blessed with lush green countryside and palm lined beaches, residing around Kannur will be like living a wholesome life in sync with nature.

### KUTHUPARAMBA

One of the main towns in Kannur district, Kuthuparamba is a place where village features still persist. Characterized by distinct socio-cultural customs and behavior, the people have striven to preserve their identity and heritage since ancient times. The land of Kerala Simham Pazhassi Raja, this region comprises of hills, agricultural lands, valleys, plain lands, and small streams. Kuthuparamba acts as a hangout for those travelling to Mangalore, Mysore, Bangalore and Wayanad from Kannur district.



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## ACCESS & CONNECTIVITY

### NEAR BY HOSPITALS

- Aster MIMS Kannur
- Gimcare Hospital
- Koyili Hospital
- Tellicherry Co operative Hospital etc...

### TOURIST DESTINATIONS

- Muzhappilangad Drive in Beach
- Dharmadam Thuruth
- St.Angelo's Fort
- Payyambalam Beach
- Tellicherry Fort
- Overbury's Folly
- Gundert Bunglow
- Arakkal Museum
- Tellicherry Pier
- Wellesley's Bungalow

### NH BY PASS

- Mahe-Muzhappilangad by pass
- Kannur by pass etc...



12 Kms

to Kannur & Thalassery railway stations



23 Kms

to Kannur international airport



30 Kms

to Parassinikadavu boat jetty



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LEGEND

- |                         |                   |                     |
|-------------------------|-------------------|---------------------|
| 1. Apartment Entry/Exit | 5. Play Court     | 9. Parking Building |
| 2. Apartment Tower      | 6. Kids Play Area | 10. LPG Room        |
| 3. Apartment Drop Off   | 7. Joggers Track  |                     |
| 4. Drive Way            | 8. Parking        |                     |



Master Plan



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Ground Floor Plan



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First Floor Plan



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Second Floor Plan



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Typical Floor, 3-11



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Typical Floor, 12-16



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Seventeenth Floor



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Eighteenth Floor

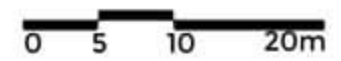


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Terrace Floor



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Pool Deck Level



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Geriatric Studio, Type - 1

Unit Type - G2, G3

Carpet Area - 601 Sq.Ft, Saleable Area - 738 Sq.Ft





Key Plan - First Floor



Geriatric Studio, Type - 1

Unit Type - G2, G3

Carpet Area - 601 Sq.Ft, Saleable Area - 738 Sq.Ft







Geriatric Studio, Type - 2

Unit Type - G1, G4



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Carpet Area - 537 Sq.Ft, Saleable Area - 660 Sq.Ft

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Key Plan - First Floor



Geriatric Studio, Type - 2

Unit Type - G1, G4

Carpet Area - 537 Sq.Ft, Saleable Area - 660 Sq.Ft







Geriatric Studio, Type - 3

Unit Type - G5, G6

Carpet Area - 652 Sq.Ft, Saleable Area - 801 Sq.Ft



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Key Plan - First Floor



Geriatric Studio, Type - 3

Unit Type - G5, G6

Carpet Area - 652 Sq.Ft, Saleable Area - 801 Sq.Ft







Geriatric Studio, Type - 4

Unit Type - G7

Carpet Area - 720 Sq.Ft, Saleable Area - 884 Sq.Ft



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Geriatric Studio, Type - 4

Unit Type - G7

Carpet Area - 720 Sq.Ft, Saleable Area - 884 Sq.Ft







Key Plan - Typical Floor(2-11)  
0 1 2 4m

Unit Plan, 1 BHK

Unit Type - 2G-11G, 2F-11F

Carpet Area - 884 Sq.Ft, Saleable Area - 1085 Sq.Ft



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Key Plan - Typical Floor(2-11)



Unit Plan, 1 BHK

Unit Type - 2G-11G, 2F-11F

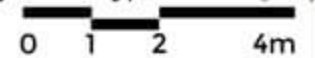
Carpet Area - 884 Sq.Ft, Saleable Area - 1085 Sq.Ft







Key Plan - Typical Floor (2-11)



Unit Plan, 2 BHK

Unit Type - 2B-11B, 2C-11C

Carpet Area - 1116 Sq.Ft, Saleable Area - 1371 Sq.Ft



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Key Plan - Typical Floor(2-11)



Unit Plan, 2 BHK

Unit Type - 2B-11B, 2C-11C

Carpet Area - 1116 Sq.Ft, Saleable Area - 1371 Sq.Ft



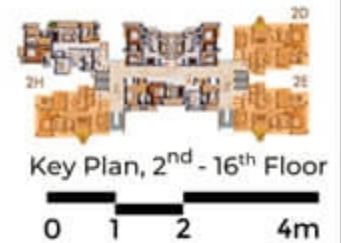
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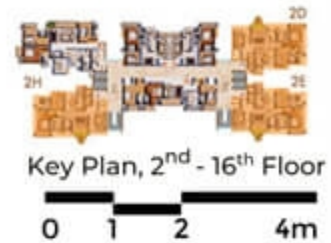




Unit Plan, 3 BHK Unit Type - 2D-16D, 2E-17E, 2H-18H

Carpet Area - 1756 Sq.Ft, Saleable Area - 2156 Sq.Ft



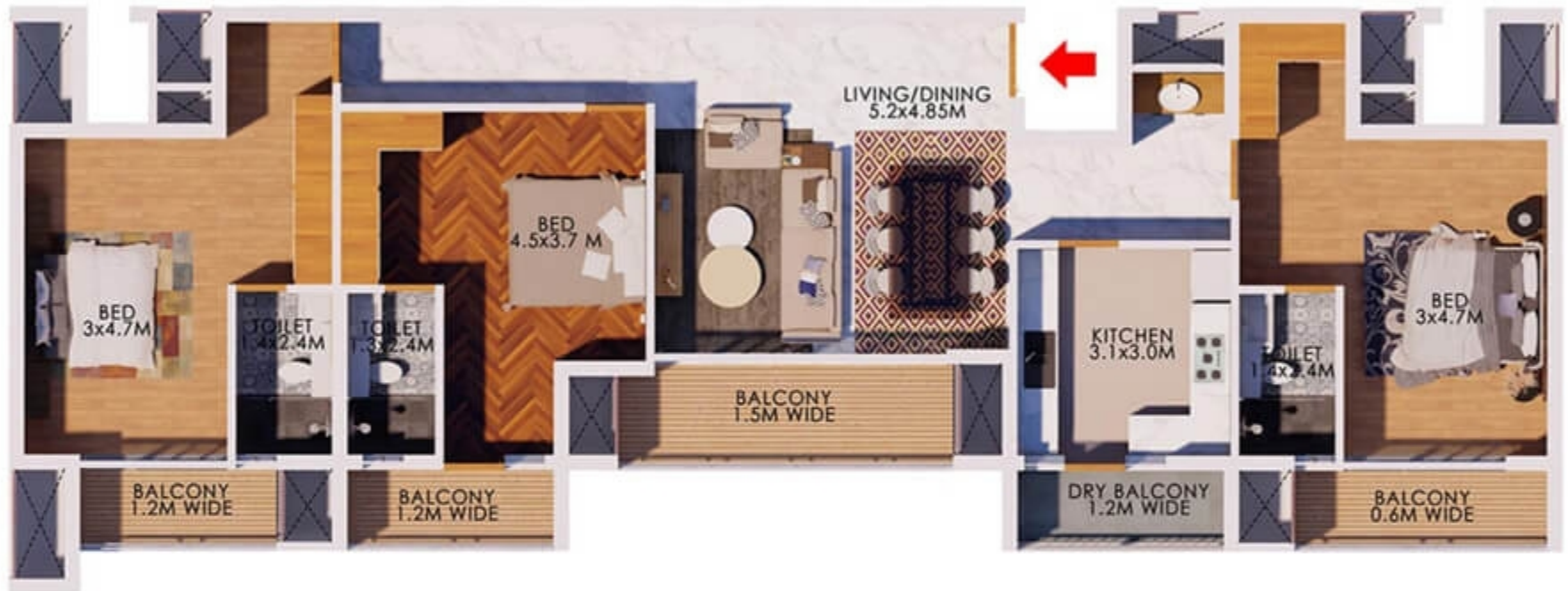


Unit Plan, 3 BHK Unit Type - 2D-16D, 2E-17E, 2H-18H

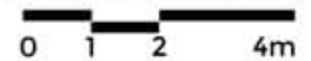
Carpet Area - 1756 Sq.Ft, Saleable Area - 2156 Sq.Ft







Key Plan, Floor Plan (12-18)



Unit Plan, 3 BHK, Type - B

Unit Type - 12J-18J

Carpet Area - 1765 Sq.Ft, Saleable Area - 2167 Sq.Ft





Key Plan, Floor Plan (12-18)



Unit Plan, 3 BHK, Type - B

Unit Type - 12J-18J

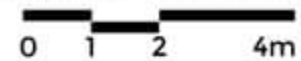
Carpet Area - 1765 Sq.Ft, Saleable Area - 2167 Sq.Ft







Key Plan, 1<sup>st</sup> to 18<sup>th</sup> Floor



Unit Plan, 4 BHK

Unit Type - 1A-18A

Carpet Area - 2231 Sq.Ft, Saleable Area - 2740 Sq.Ft



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Unit Plan, 4 BHK

Unit Type - 1A-18A

Carpet Area - 2231 Sq.Ft, Saleable Area - 2740 Sq.Ft







Duplex, First Level, 5 BHK

Unit Type - 17K

Carpet Area - 3079 Sq.Ft, Saleable Area - 3781 Sq.Ft



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Key Plan, 17<sup>th</sup> Floor



Duplex, First Level, 5 BHK

Unit Type - 17K

Carpet Area - 3079 Sq.Ft, Saleable Area - 3781 Sq.Ft







Duplex, Second Level, 5 BHK

Unit Type - 17K

Carpet Area - 3079 Sq.Ft, Saleable Area - 3781 Sq.Ft





Key Plan, 18<sup>th</sup> Floor



Duplex, Second Level, 5 BHK

Unit Type - 17K

Carpet Area - 3079 Sq.Ft, Saleable Area - 3781 Sq.Ft



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Studio Apartment, Type - 1 Unit Type - 18M & 18N

Carpet Area - 601 Sq.Ft, Saleable Area - 738 Sq.Ft



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Studio Apartment, Type - 1 Unit Type - 18M & 18N

Carpet Area - 601 Sq.Ft, Saleable Area - 738 Sq.Ft







Studio Apartment, Type - 2 Unit Type - 18L & 18P

Carpet Area - 537 Sq.Ft, Saleable Area - 660 Sq.Ft





Key Plan, 18<sup>th</sup> Floor



Studio Apartment, Type - 2 Unit Type - 18L & 18P

Carpet Area - 537 Sq.Ft, Saleable Area - 660 Sq.Ft



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## SPECIFICATIONS

### BUILDING STRUCTURE

RCC framed structure with masonry wall partitions. Earthquake resistant structure for seismic Zone 3.

### STRUCTURAL DESIGN APPROACH

- A. The structure will be designed as a RCC framed and a seismic resistant structure for Zone III.
- B. In addition to the above, 'ductile detailing' will be followed For better structural response during earth quakes.
- C. Lift wells will be designed as shear walls to absorb major part of the later loading.
- D. Concrete grade of M35 will be used for longer durability of the structure. Use of other cementitious materials such as GGBS, fly ash and micro silica will be considered to Increase the durability of the structure to 75 years.
- E. Concrete walls with limiting crack width' of 0.2 mm will be build around basement areas to keep the area water light.
- F. Membrane water proofing will be provided around the basement walls for water tightness and longer durability.
- G. As an alternative, it may be considered to construct the complete structure using monolithic shear walls. This way, the construction will be faster and can completely eliminate the use of block/brick works. As per the IS standards a minimum column size of 300 mm has to be used in zone III. If monolithic wall construction is used, the construction can be completed with 200 mm thick walls for lower floors and 150 thick walls for upper floors. This technology will avoid column projections inside the rooms making the construction faster.
- H. Building Information Modelling (BIM) will be implemented in the design stage to identify areas of operational hazards.



## SPECIFICATIONS



### BUILDING INTERNAL AND EXTERNAL MASONRY

The masonry unit used shall be solid/cellular of cement concrete blocks/burnt bricks/burnt clay blocks/lightweight masonry blocks.

### RESIDENCE-FLOORING

Vitrified/Ceramic tiles.

### RESIDENCE-WALLS AND CEILING

2 coats of Acrylic emulsion on putty finish.

### RESIDENCE-DOORS AND WINDOWS

#### ENTRANCE DOOR

Teak hard wood / equivalent.

#### INTERNAL DOORS

Engineered door frame with moulded/laminate flush door.

#### TOILET DOORS

Engineered door frame with moulded/laminate flush door.

#### WINDOWS

Made of powder coated Aluminum sections/UPVC with combination of fixed and open able/sliding window panels.

#### BALCONY DOOR

Made of powder coated Aluminum sections/UPVC sections, with Sliding/fixed/open able panels.





## SPECIFICATIONS

### RESIDENCE-GRILLS AND RAILINGS

#### WINDOW SAFETY GRILL

Part grill of mild steel for windows or handrail on window sunshade.

#### BALCONY RAILING

Railing of SS/Toughened glass.

### RESIDENCE-ELECTRICAL

#### GENERAL

Concealed wiring with superior quality PVC insulated copper cables, adequate light, fan, 6/16 ampere power plug points controlled by ELCB and MCB independent energy meter for each apartment.

#### SWITCHES

Modular Switches of make Legrand/Crabtree/Equivalent.

#### TV POINT PROVISION

TV provision in living and master bedroom.

#### GENERATOR BACKUP

Generator back up for lights and fan.

#### TELEPHONE POINT PROVISION

Telephone provision in living and Master bedroom.

#### AIR-CONDITIONING PROVISION

Provision to fit split type air conditioner shall be provided for all bedrooms and living with energized power point.



## SPECIFICATIONS



### RESIDENCE-PLUMBING AND SANITATION

#### EWC/WHB

**WATER CLOSETS**-All bathrooms with western style wall hung EWC: Vitra/Kohler or Equivalent.

**WASH BASINS**-All bathrooms with wash basins above counter/below counter/bowl type. Vitra/Kohler or Equivalent.

**MAIDS BATHROOM**-western style wall hung EWC: Vitra/Kohler or Equivalent.

**TAPS**-Chromium plated bathroom faucets. Grohe/Vitra/Kohler or Equivalent.

**HOT AND COLD WATER PROVISION**-Hot and cold water tap provision shall be provided with mixing facility for kitchen sink and all bath mixer taps.

#### BUILDING WATER SUPPLY

Water Supply through underground sump tank and overhead tank of sufficient storage capacity. Individual water metering of domestic water connection for each residence without extra cost.



#### CAR PARK

Covered/open car parking at extra cost.

#### BUILDING FIREFIGHTING

Fire Fighting arrangements as per the Kerala Fire Fighting Department Norms.

#### RETICULATED LPG GAS

Reticulated LPG Gas with individual consumption metering.





## AMENITIES

### APARTMENT COMPLEX

#### EXCLUSIVE FEATURES

- Individual water metering for each residence
- Carefully designed potted plant area/ledge for select flats
- Theme based elevation with designer lobby
- Reticulated LPG GAS, LPG leak detection system with individual consumption metering system
- Hot and cold mixer tap in kitchen with provision to fit instant heater
- Pre conduit Home Theater compatible wiring
- Foot lamp in bedroom and passage
- Wall mounted LED compatible TV points
- Access control at project entry lobby
- Exclusive yard/area for cloth drying/Laundry in select flats



#### STATE OF THE ART AMENITIES

- Fully equipped fitness centre
- Air conditioned multipurpose recreation hall-160 capacity

#### SECURITY FEATURES

- Multilevel security barricade-RFID vehicle security check point near guard room



## AMENITIES

- Roof top infinity pool
  - Games Room and reading Room
  - Roof top garden for parties and family functions.
  - Lobby with state of the art design
  - Dining Space with kitchen facilities
  - Childrens Play Area
  - Badminton Court
  - Basket Ball Court
  - Jogging Track
  - Botanical Garden
  - Paved pathways
  - CCTV camera and Access control at project entry lobby
  - BIO Metric Main doors
  - Video Door call system
- GREEN FEATURES**
- Individual water, energy, LPG Gas Meters
  - Solar power for common areas
  - 100% of the wet waste generated on-site is treated using organic waste convertor and manure from this can be reused within the site itself for landscaping
  - Rainwater harvesting system
  - Electric Car charging facility
  - Landscaping with native species



## AMENITIES

- Wide internal roads
- Open air function area
- Roof Top BBQ Area
- Car Wash Area



### ELITE FACILITIES

- Multilevel car park
- Association Office
- House keeper's room
- Staff/Drivers toilet
- Visitors car parking
- Passenger lift-3 nos and Service lift-1 no
- Intercom facility connecting all apartments, lifts, security guards, and service areas
- Individual Water Meter for every apartment
- Pre-conducted Home Theater and LCD TV compatible in living room
- Reticulated Gas Supply to every apartment with gas leak detection system, subject to Govt. norms
- Rain Water Harvesting system as per KMBR norms
- Sewage Treatment Plant as per KSPCB norms
- Water Filtration Plant with sand filter, carbon filter and disinfection





## AMENITIES

### THE CLUBHOUSE

- Five storied, with Four star ambience
- Accessible also by external members
- Restaurants
- Business centres
- Library
- Spa
- Gymnasium
- Swimming pool
- Guest rooms
- Supermarket
- Office spaces



### CONVENTION CENTRE

- Modern, vast, hitech
- Ample parking space
- Separate entrance
- Built in stage & green room
- Large pre-function area
- Sizable Lobby, Lounge, and Reception
- Main convention hall of 1025 pax capacity
- Further dividable mini hall of 500 pax capacity
- Comfortable seating
- State of the art audio visual system
- The 500 pax dining hall
- Additional buffet space
- Central air conditioning

## LOCATION



### SITE ACCESS & CONNECTIVITY

The site is well connected by NH 66 and SH 38 and is accessed from the OK UP school road from the south and the Kadachira road from the north. The location is well connected by air, rail, road and water modes of transportation.

The location, 1 Km from NH 66, provides immense opportunities for connectivity with other nearby destinations. The best automobile showrooms, multi-brand stores, large media houses, and supermarkets are all close by, and you'll have easy access to schools, colleges, recreation centers, places of historical legacy and tourist spots. Two most advanced hospitals of the district are situated within a radius of 2 kms.

### PROJECT BRIEF

The project involves the design and construction of premium residential apartments with state of the art amenities at Edakkad, Kannur. The development is being built on a site measuring a total of 3.3 acres.



Kannur international airport



Parassinikadavu boat jetty



Kannur railway station



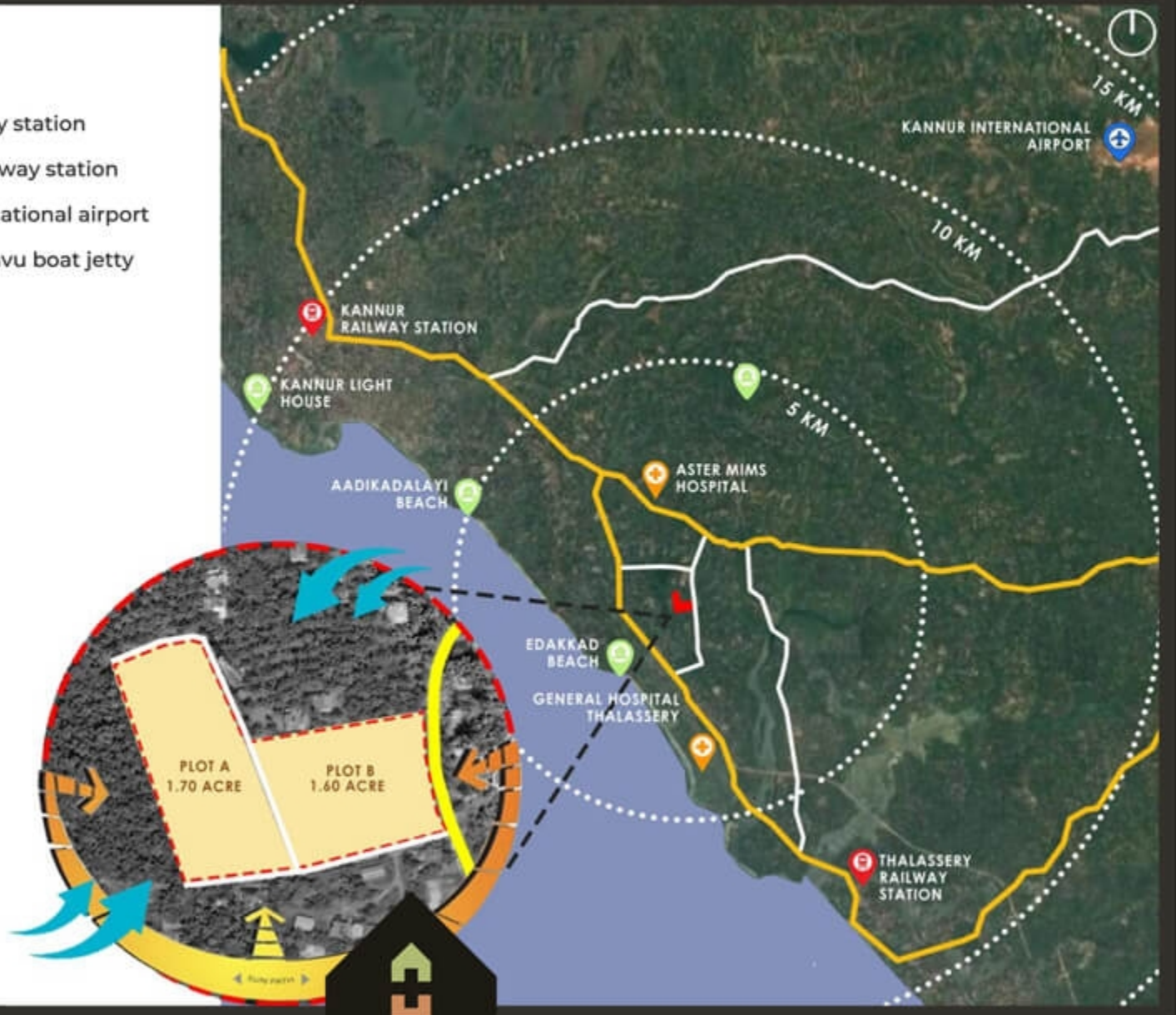
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DISTANCE CHART

- 12 Kms to Kannur railway station
- 12 Kms to Thalassery railway station
- 23 Kms to Kannur international airport
- 30 Kms to Parassinikadavu boat jetty





**CONTACT US**

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