



HEATHER GRANDIOSE



**HEATHER
HOMES**

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**HEATHER
HOMES**

**– AN URBAN OASIS –
FOR THE SELECT FEW WHO
LIVE LIFE WITHOUT
A SINGLE COMPROMISE.**

At Heather Grandiose, you'll truly enjoy living on a higher plane. Imagine breathtaking views and an exclusive lifestyle that only comes with the freedom bequeathed by its premium planning.

Set in the heart of Trivandrum at Kumarapuram, the city center location of Heather Grandiose sets it apart. Reach the city's most happening places with quick accessibility to both the bypass and the city. It is conveniently close to major hospitals like KIMS, Cosmopolitan and Medical College. With just 8 kms from Technopark, 2 kms from Lulu Mall and equidistant from Railway Station, Bus Terminal and the Airport, a shift to Heather Grandiose would mean added convenience.

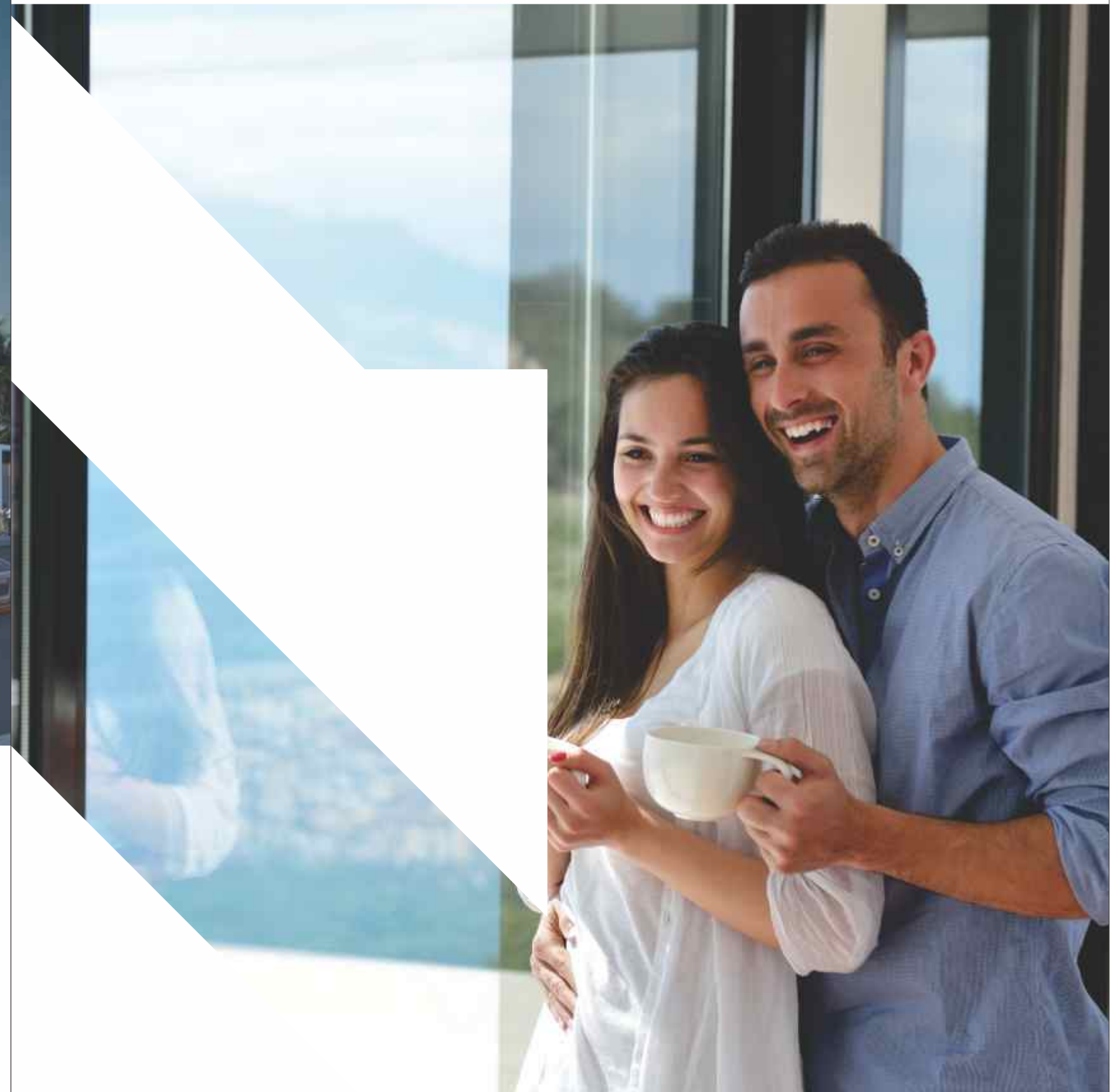




IT'S ONE UNFLINCHING REFLECTION OF DISTINCTION.

A premium apartment complex set in its own pristine and private corner at a strategic location, thereby connecting you to the city through the new bypass under development. Your home here will be your gateway to the pulse of the city, each and every day.

This extravagant but intimate development offers 2-3 BHK Apartments & 4-BHK Duplex Penthouses. With its exemplary location, away from the urban bustle and offering easy access to the prime areas, you'll be one of the elite few who can truly call the heart of the city your very own backyard. It's time you enjoyed the limelight in absolute privacy, yet be in close vicinity.





YOUR HAVEN OF BLISS!

An elegant elevation, excellent campus development, exquisite finish- inside out, best in class material specifications and the promise of a stellar after sales support ensures that you experience bliss right from the moment you choose an abode at Heather Grandiose.





Artist's Impression of Gym

TRANSPORT YOURSELF TO BLISSFUL LEISURE

Lush landscaping on ground floor as well as on the terrace ensures that your residence is indeed a green enclave. The leisure facilities on the 10th Floor are some of the many unique lifestyle-extending features that you'll relish using.

- Plush Air Conditioned Lobby
- Multi level Security System
- Visitors' Car Park
- Piped music in Lobby and Party area
- Toilets and Parking for Physically challenged
- Terrace Party Area
- Roof top Swimming Pool
- Gym with Shower and Change Rooms
- Indoor and Outdoor Party Area
- Indoor Games Room
- Children's Play Area
- Incinerator
- Reticulated Gas Supply
- Car Wash Bays
- Dedicated Charging Points for Electric Cars & Bikes



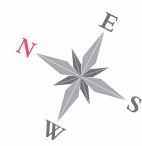
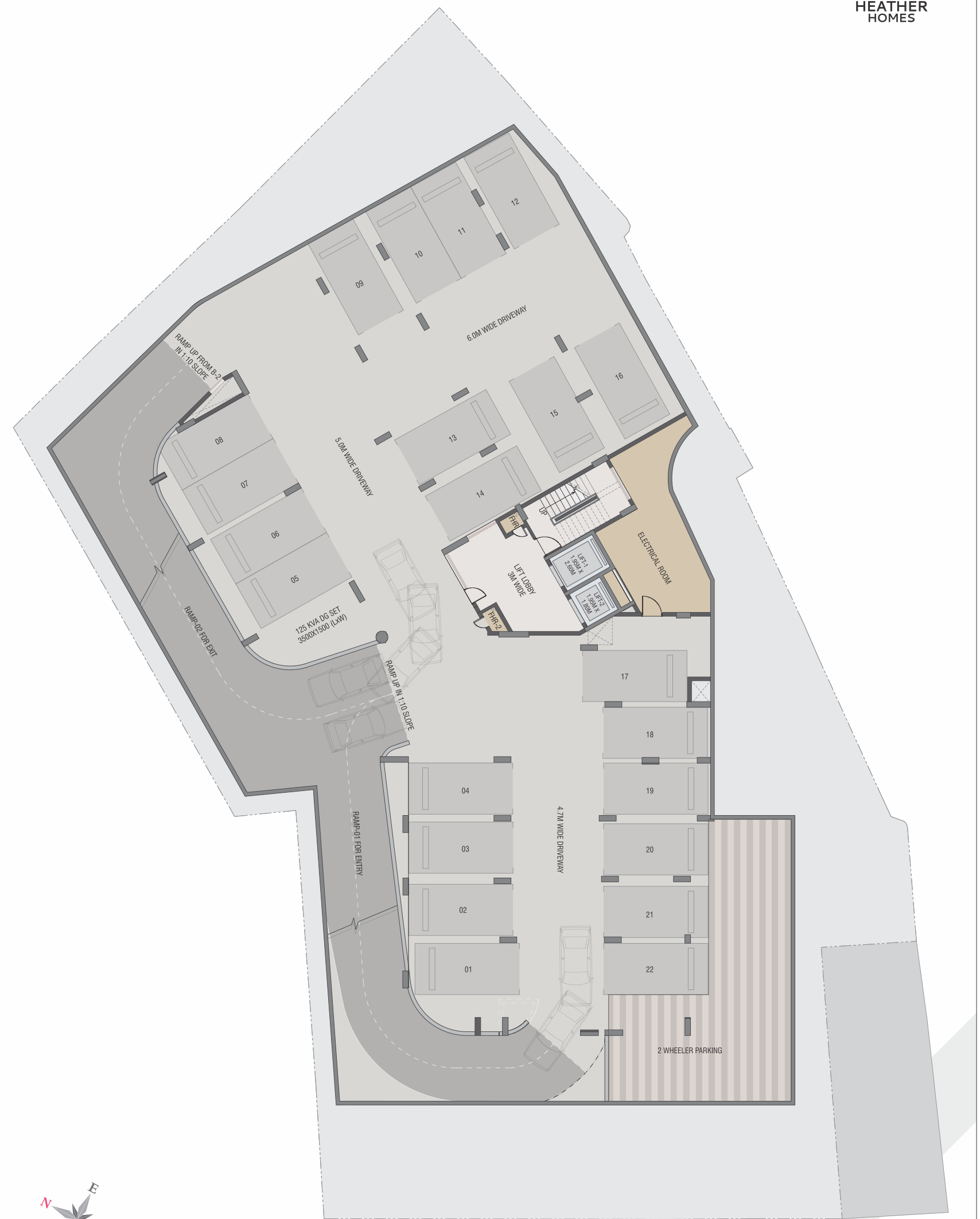
Artist's Impression of RooftopSwimming Pool

THE COOL BLUE TERRACE SWIMMING POOL
OVERLOOKS THE CITY'S SKYLINE PROVIDING
ENCHANTING VIEWS & A REFRESHING ESCAPE
FROM URBAN STRESS

**BASEMENT 2
FLOOR PLAN**



**BASEMENT 1
FLOOR PLAN**



GROUND FLOOR PLAN



TYPICAL FLOOR PLAN

1ST, 3RD, 5TH & 7TH FLOOR



TYPICAL FLOOR PLAN

2ND, 4TH, 6TH & 8TH FLOOR



9TH FLOOR PLAN



10TH FLOOR PLAN



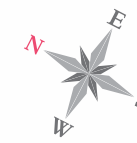
- 1 A.V. ROOM 3.75 X 9.20
- 2 INDOOR GAMES/ASSOCIATION HALL 7.25 X 11.25
- 3 GYM 6.25 X 11.30
- 4 MALE CHANGE SHOWER 2.70 X 4.25
- 5 FEMALE CHANGE SHOWER 3.25 X 4.20
- 6 TERRACE 6.10 X 6.60



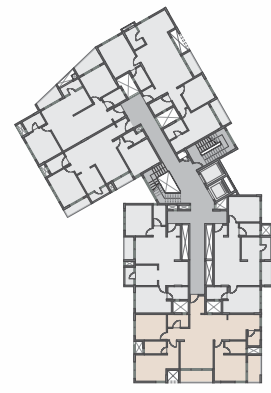
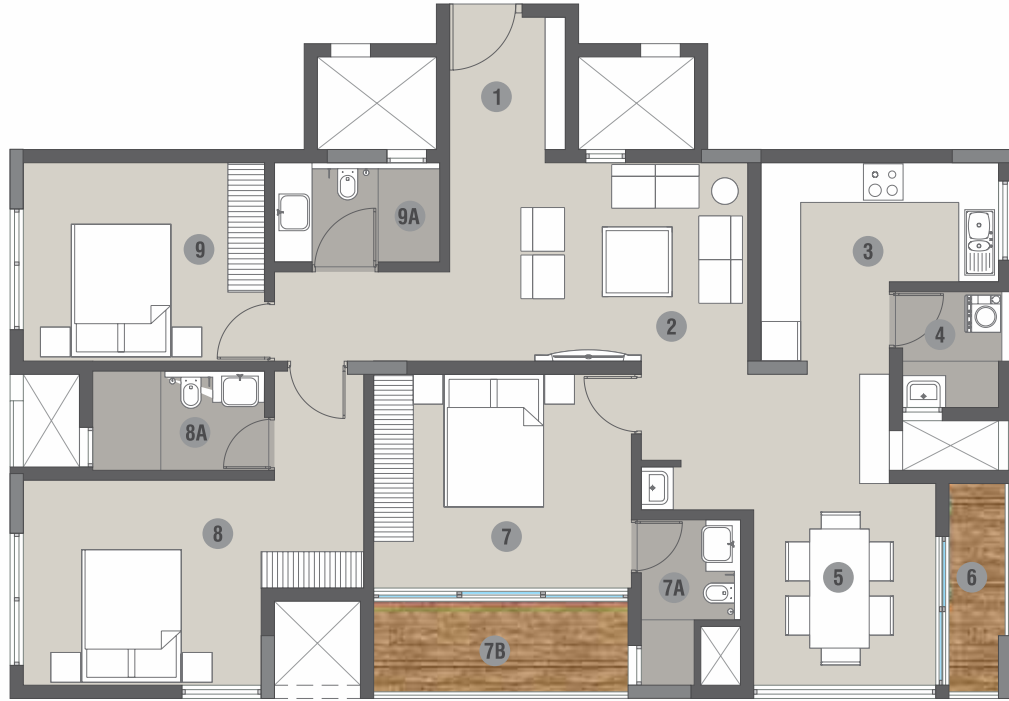
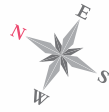
TERRACE FLOOR PLAN



- 1 TERRACE OPEN TO SKY (OTS) 6.10 X 6.60
- 2 OPEN TERRACES
- 3 SWIMMING POOL 5.60 X 11.30
- 4 DECK 2.30 X 5.70

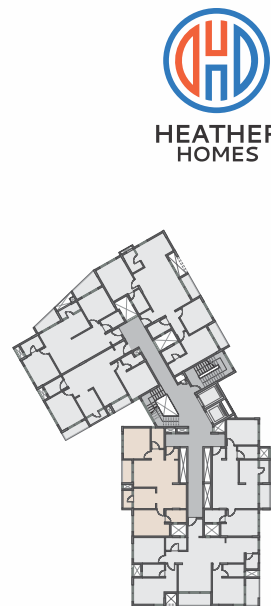


TYPE-A | 3 BHK
 SALEABLE AREA : 1708 SQ.FT.
 FLOOR 1,3,5, & 7



	Area in Meter	Area in Feet
1	1.75 X 2.05	5'8" X 6'8"
2	4.50 X 3.00	14'8" X 9'8"
3	3.60 X 3.00	11'8" X 9'8"
4	1.45 X 1.75	4'9" X 5'9"
5	2.75 X 4.70	9'0" X 15'4"
6	0.85 X 3.15	2'7" X 10'3"
7	3.90 X 3.20	12'8" X 10'5"
7A	1.50 X 2.50	4'9" X 8'2"
7B	3.85 X 1.45	12'7" X 4'9"
8	5.15 X 3.10	16'11" X 10'2"
8A	2.60 X 1.50	8'6" X 4'11"
9	3.65 X 3.00	12'0" X 9'10"
9A	2.50 X 1.50	8'2" X 4'11"

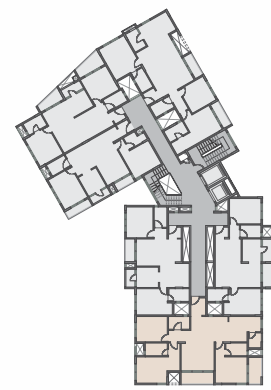
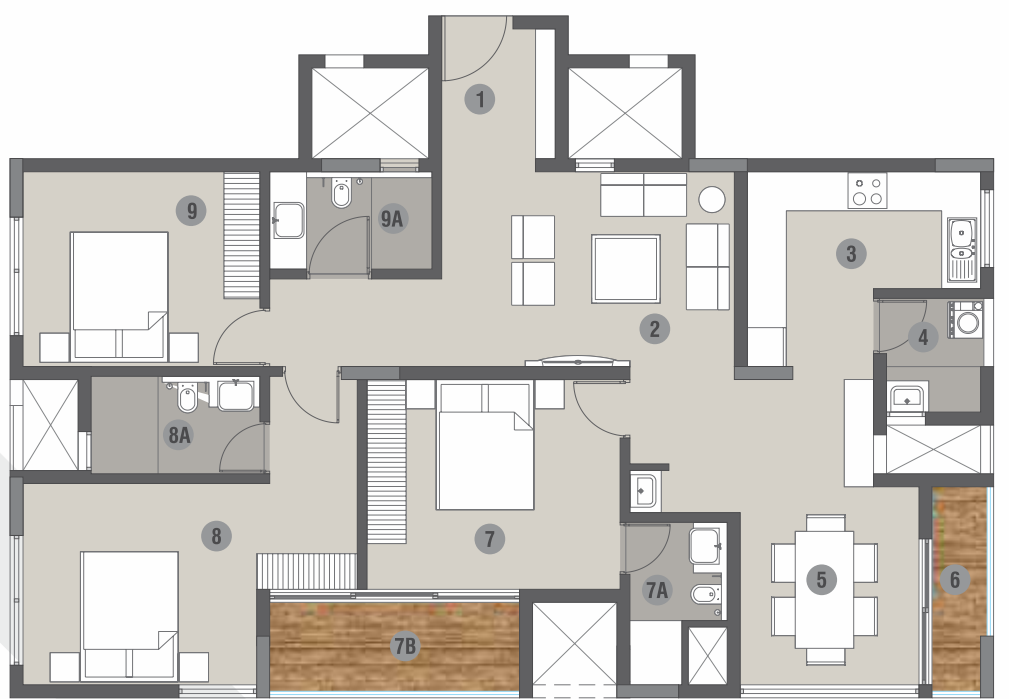
TYPE B | 2 BHK
 SALEABLE AREA : 1158 SQ.FT.
 1ST TO 8TH FLOOR



	Area in Meter	Area in Feet
1	1.50 X 1.30	4'11" X 4'3"
2	5.30 X 3.20	17'5" X 10'6"
3	1.20 X 2.70	3'11" X 8'10"
4	2.60 X 2.40	8'6" X 7'10"
5	3.50 X 2.85	11'6" X 9'4"
6	1.05 X 2.10	3'5" X 6'10"
7	3.65 X 3.10	12'0" X 10'2"
7A	2.40 X 1.50	7'10" X 4'11"
8	3.15 X 3.65	10'4" X 12'0"
8A	1.50 X 2.40	4'11" X 7'10"

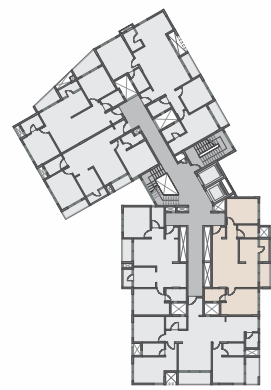
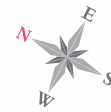


TYPE-A | 3 BHK
 SALEABLE AREA : 1708 SQ.FT.
 FLOOR-2,4,6 & 8



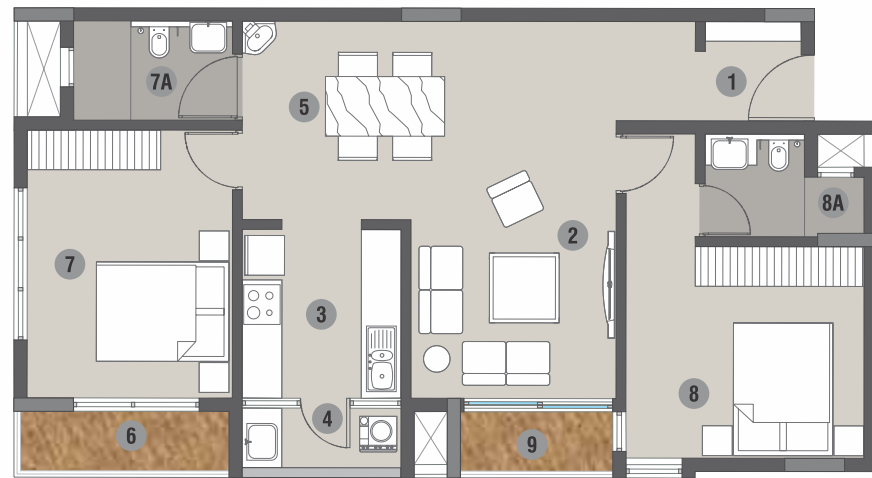
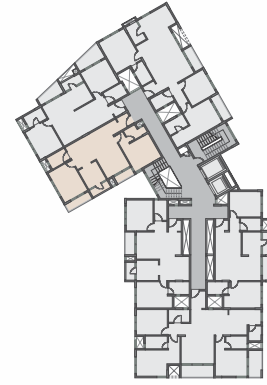
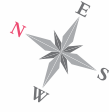
	Area in Meter	Area in Feet
1	1.75 X 2.05	5'8" X 6'8"
2	4.50 X 3.00	14'8" X 9'8"
3	3.60 X 3.00	11'8" X 9'8"
4	1.45 X 1.75	4'9" X 5'9"
5	2.75 X 4.70	9'0" X 15'4"
6	0.85 X 3.15	2'7" X 10'3"
7	3.90 X 3.20	12'8" X 10'5"
7A	1.50 X 2.50	4'9" X 8'2"
7B	3.85 X 1.45	12'7" X 4'9"
8	5.15 X 3.10	16'11" X 10'2"
8A	2.60 X 1.50	8'6" X 4'11"
9	3.65 X 3.00	12'0" X 9'10"
9A	2.50 X 1.50	8'2" X 4'11"

TYPE C | 2 BHK
 SALEABLE AREA:1152 SQ.FT.
 1ST TO 8TH FLOOR



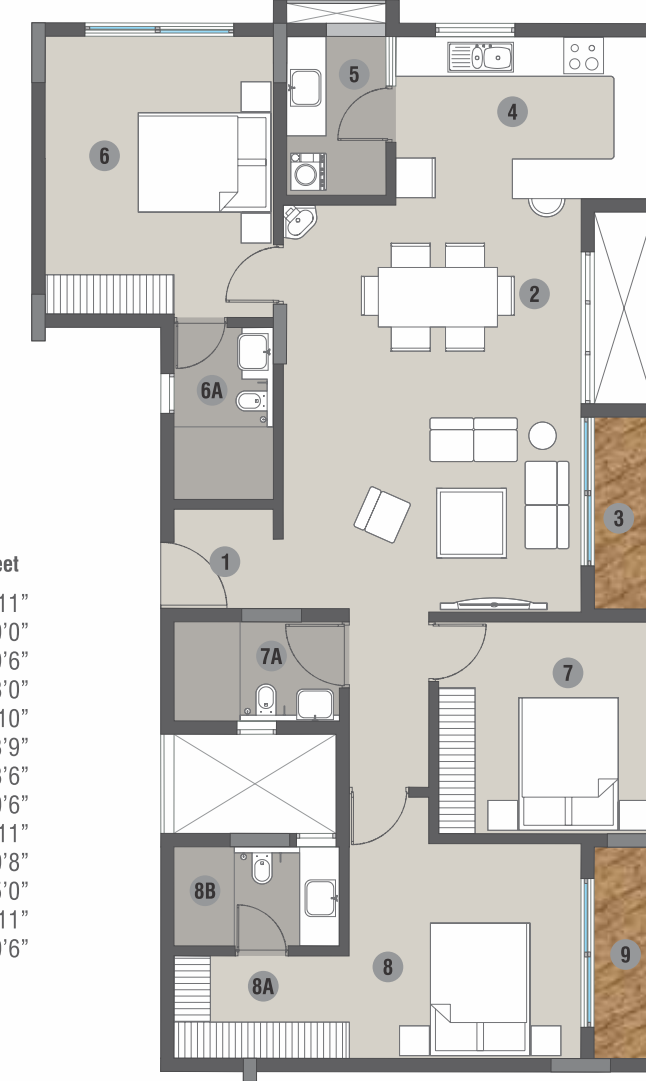
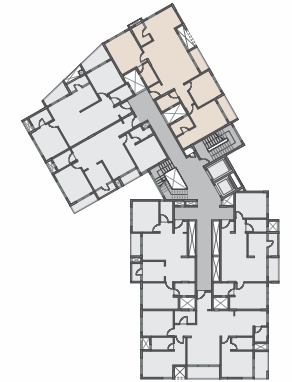
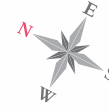
	Area in Meter	Area in Feet
1	1.50 X 1.20	4'11" X 3'11"
2	3.05 X 5.75	10'0" X 18'10"
3	2.20 X 2.70	7'3" X 8'10"
4	1.10 X 2.70	3'7" X 8'10"
5	2.35 X 2.85	7'6" X 9'4"
6	1.25 X 2.80	4'1" X 9'2"
7	3.75 X 3.10	12'3" X 10'2"
7A	2.45 X 1.50	8'0" X 4'11"
8	3.70 X 3.00	12'1" X 9'10"
8A	2.40 X 1.50	7'10" X 4'11"

TYPE-D | 2 BHK
 SALEABLE AREA : 1200 SQ.FT.
 1ST TO 9TH FLOOR



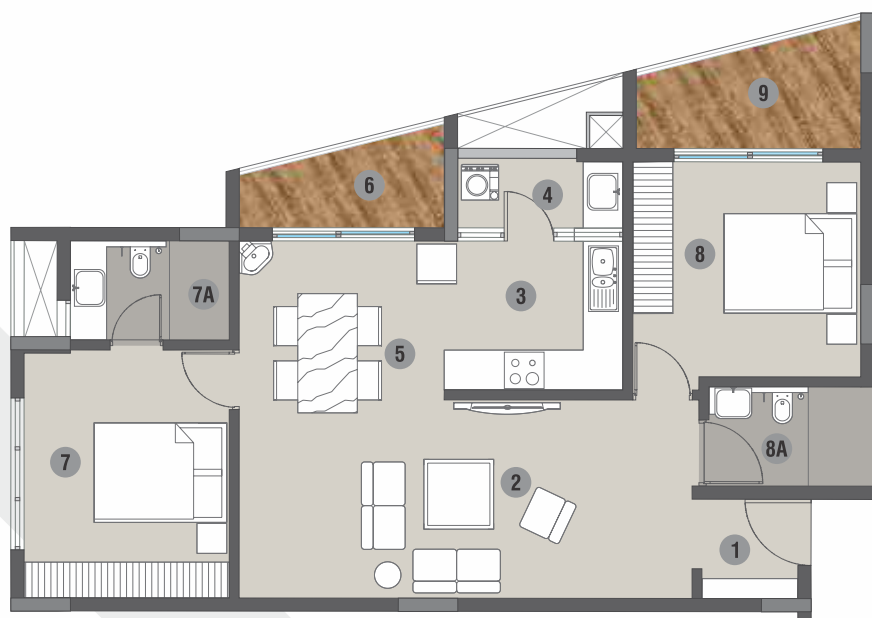
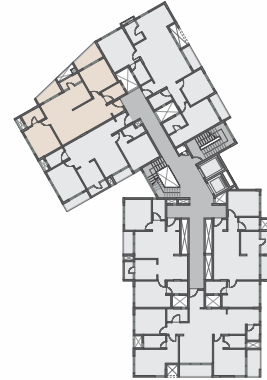
	Area in Meter	Area in Feet
1	2.75 X 1.50	9'0" X 4'11"
2	3.10 X 5.70	10'2" X 18'8"
3	2.40 X 2.55	7'10" X 8'4"
4	2.40 X 0.90	7'10" X 2'11"
5	2.55 X 3.00	8'4" X 9'10"
6	3.25 X 1.00	10'8" X 3'3"
7	3.10 X 4.05	10'2" X 13'3"
7A	2.40 X 1.50	7'10" X 4'11"
8	3.60 X 3.20	11'9" X 10'6"
8A	2.40 X 1.50	7'10" X 4'11"
9	2.30 X 1.00	7'6" X 3'3"

TYPE-F | 3 BHK
 SALEABLE AREA : 1683 SQ.FT.
 FLOOR 1,3,5,7 & 9



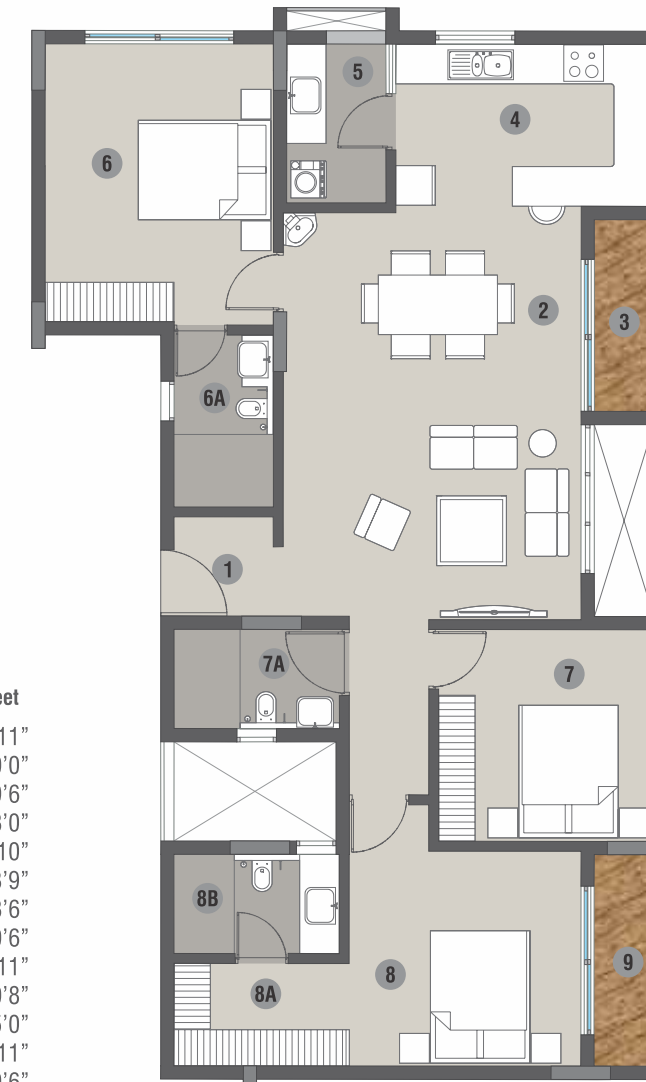
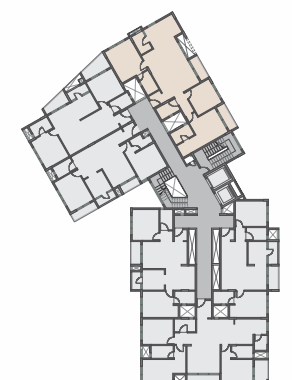
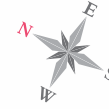
	Area in Meter	Area in Feet
1	1.50 X 1.50	4'11" X 4'11"
2	4.50 X 6.10	14'9" X 20'0"
3	1.10 X 2.90	3'7" X 9'6"
4	3.90 X 2.45	12'9" X 8'0"
5	1.50 X 2.40	4'11" X 7'10"
6	3.45 X 4.20	11'4" X 13'9"
6A	1.50 X 2.60	4'11" X 8'6"
7	3.25 X 3.20	10'8" X 10'6"
7A	2.50 X 1.50	8'2" X 4'11"
8	3.50 X 3.25	11'5" X 10'8"
8A	2.65 X 1.55	8'8" X 5'0"
8B	2.50 X 1.50	8'2" X 4'11"
9	1.10 X 3.20	3'7" X 10'6"

TYPE E | 2 BHK
 SALEABLE AREA : 1221 SQ.FT.
 1ST TO 9TH FLOOR



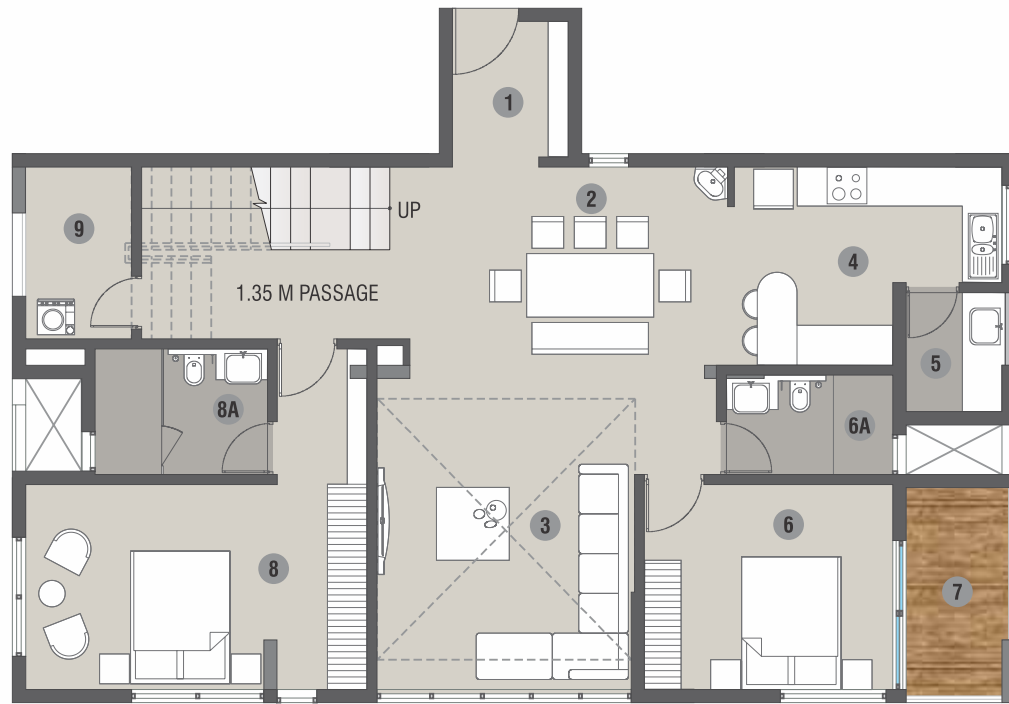
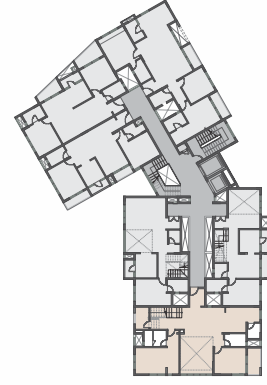
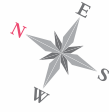
	Area in Meter	Area in Feet
1	1.45 X 1.50	4'9" X 4'11"
2	6.85 X 3.00	22'6" X 9'11"
3	2.70 X 2.25	8'10" X 7'5"
4	2.50 X 1.05	8'2" X 3'5"
5	3.10 X 2.40	10'2" X 7'10"
6	3.10 X 1.67	10'2" X 5'5"
7	3.10 X 3.75	10'2" X 12'3"
7A	2.40 X 1.50	7'10" X 4'11"
8	3.45 X 3.25	11'4" X 10'8"
8A	2.50 X 1.50	8'2" X 4'11"
9	3.40 X 2.05	11'2" X 6'8"

TYPE-F | 3 BHK
 SALEABLE AREA:1683 SQ.FT.
 FLOOR 2,4,6 & 8

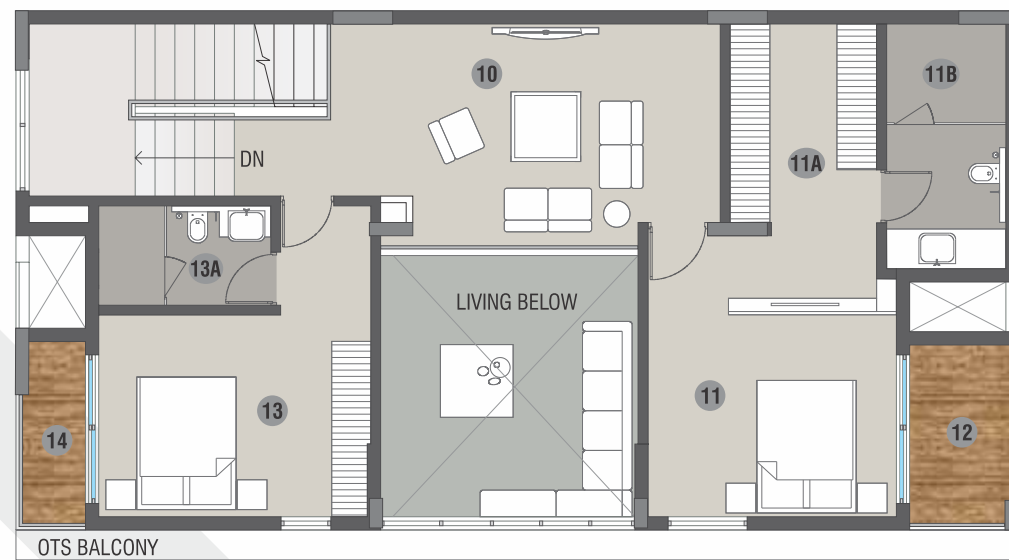


	Area in Meter	Area in Feet
1	1.50 X 1.50	4'11" X 4'11"
2	4.50 X 6.10	14'9" X 20'0"
3	1.10 X 2.90	3'7" X 9'6"
4	3.90 X 2.45	12'9" X 8'0"
5	1.50 X 2.40	4'11" X 7'10"
6	3.45 X 4.20	11'4" X 13'9"
6A	1.50 X 2.60	4'11" X 8'6"
7	3.25 X 3.20	10'8" X 10'6"
7A	2.50 X 1.50	8'2" X 4'11"
8	3.50 X 3.25	11'5" X 10'8"
8A	2.65 X 1.55	8'8" X 5'0"
8B	2.50 X 1.50	8'2" X 4'11"
9	1.10 X 3.20	3'7" X 10'6"

TYPE DUPLEX 1 | 4 BHK
 SALEABLE AREA : 3164 SQ.FT.
 9TH & 10TH FLOOR
 LEVEL-1

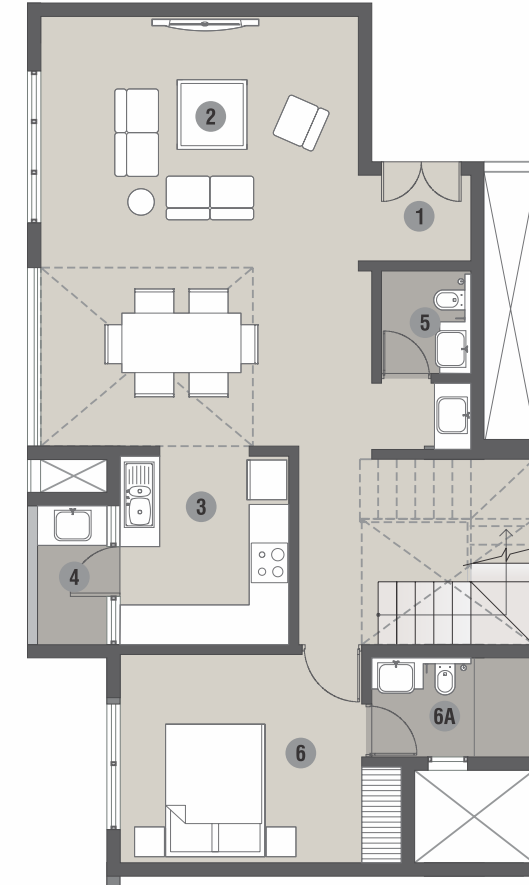
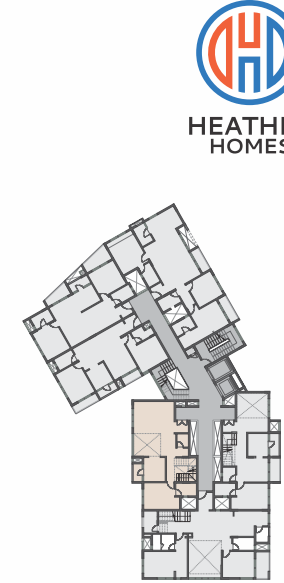
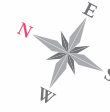


LEVEL-2

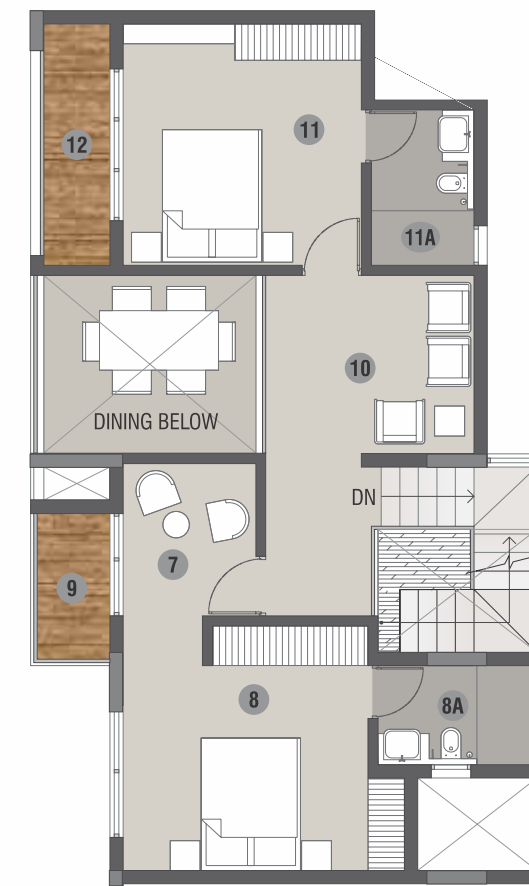


		Area in Meter	Area in Feet
1	FOYER	1.75 X 2.05	5'8" X 6'8"
2	DINING	2.75 X 3.00	9'0" X 9'10"
3	LIVING	3.85 X 4.90	12'8" X 16'0"
4	KITCHEN	4.05 X 3.00	13'3" X 9'10"
5	UTILITY	1.45 X 1.80	4'9" X 5'10"
6	BED ROOM-2	3.70 X 3.10	12'2" X 10'2"
6A	TOILET	2.50 X 1.50	8'2" X 4'11"
7	BALCONY	1.65 X 3.25	5'4" X 10'6"
8	BED ROOM-1	5.15 X 3.10	16'10" X 10'2"
8A	TOILET	2.60 X 1.90	8'6" X 6'2"
9	LAUNDRY/ DRYING AREA	1.60 X 2.60	5'3" X 8'6"
10	FAMILY LOUNGE	5.90 X 3.50	19'4" X 11'6"
11	M.BED ROOM	3.75 X 4.25	12'3" X 13'11"
11A	DRESS	2.20 X 3.00	7'3" X 9'10"
11B	TOILET	1.80 X 3.70	5'10" X 12'2"
12	BALCONY	1.65 X 2.60	5'4" X 8'6"
13	BED ROOM-4	4.10 X 3.05	13'5" X 10'0"
13A	TOILET	2.60 X 1.50	8'6" X 4'11"
14	BALCONY	1.05 X 2.65	3'5" X 8'8"

TYPE DUPLEX - 2 | 3 BHK
 SALEABLE AREA : 2275 SQ.FT.
 9TH & 10TH FLOOR
 LEVEL-1

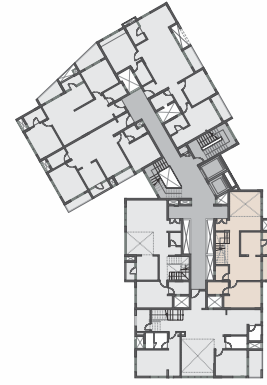
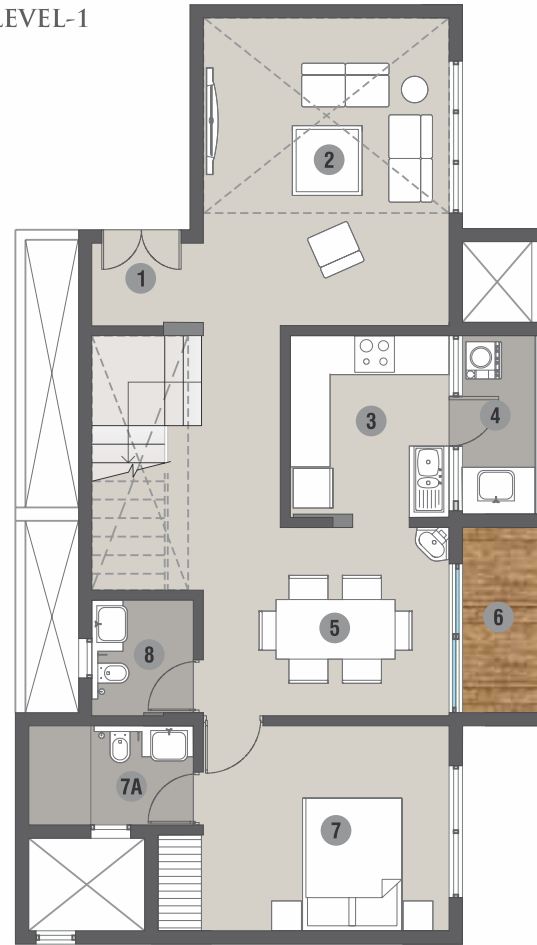
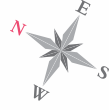


LEVEL-2



		Area in Meter	Area in Feet
1	FOYER	1.70 X 1.30	5'6" X 4'3"
2	LIVING/DINING	4.80 X 6.50	15'8" X 21'3"
3	KITCHEN	2.60 X 2.85	8'6" X 9'4"
4	UTILITY	1.05 X 2.10	3'5" X 6'10"
5	POWDER ROOM	1.35 X 1.55	4'5" X 5'1"
6	BED ROOM-1	4.25 X 3.15	14'0" X 10'4"
6A	TOILET	2.45 X 1.50	8'0" X 4'11"
7	LOUNGE	2.00 X 2.30	6'6" X 7'6"
8	M. BED ROOM	4.25 X 3.70	13'11" X 12'2"
8B	TOILET	2.40 X 1.50	7'10" X 4'11"
9	BALCONY	1.20 X 2.30	4'0" X 7'6"
10	FAMILY LOUNGE	3.20 X 2.70	10'6" X 8'10"
11	BED ROOM-2	3.60 X 3.65	11'9" X 11'11"
11A	TOILET	1.55 X 2.35	5'1" X 7'8"
12	BALCONY	1.20 X 3.65	4'0" X 11'11"

TYPE DUPLEX - 3 | 3 BHK
 SALEABLE AREA : 2287 SQ.FT.
 9TH & 10TH FLOOR
 LEVEL-1



SPECIFICATIONS

Structure

- RCC 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.

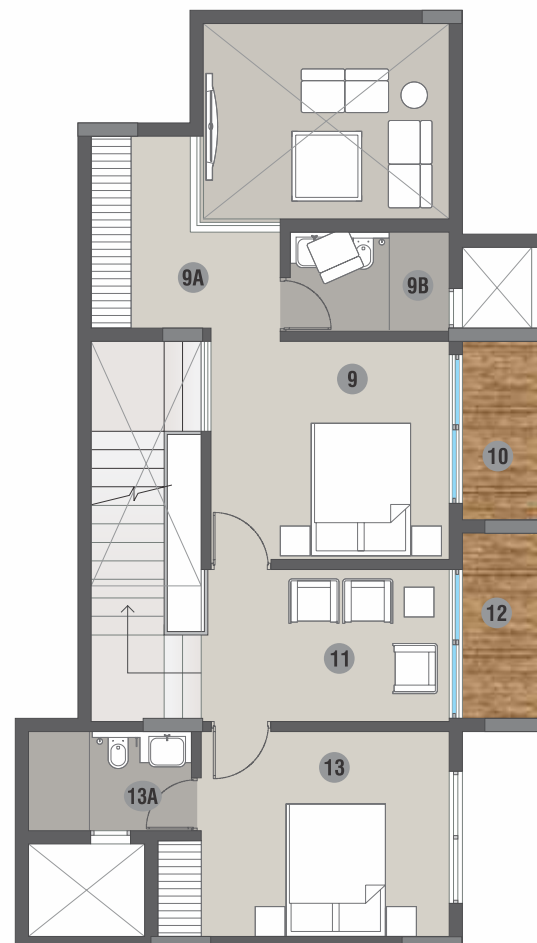
Sanitary & Plumbing

- Sanitary fittings: EWC wall-hung, counter washbasin. All sanitary fittings shall be of **DURAVIT / VITRA / VILLEROY AND BOCH**. Concealed cisterns **GEBRIT / GROHE / VIEGA** make with chrome plated actuator plates and all sanitary shall be of white color only.
- Bathroom Faucets: Shall be single lever concealed diverters CP finish, heavy body metal fittings of **HANSGRÖHE / VITRA / ROCA**. 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 **HANSGRÖHE / VITRA / ROCA** shall be provided.
- Stainless Steel Sink single bowl with drain board of make **NIRALI / FRANKE / HAFELE** 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**).

Flooring & Tiling

- Main entrance lobby shall be finished using Vitrified tiles and texture finish combination as per the architect's design.
- Lift lobby and fascia wall & floor using Granite, as per the architect's design.
- Staircases using Vitrified /Ultra step tile flooring with hand railing using paint finished MS sections for fire staircase and SS matt for main stair.
- Car park Area: Plain cement concrete using 4mm to 6mm size graded aggregates and exterior grade paving tiles for the setbacks and driveways.
- Foyer / Living / Dining using 80cm x 80cm Vitrified tiles, Bed Rooms and Kitchen using 60cm X 60cm Vitrified tiles (make **SOMANY /KAJARIA /CRUSO / GRIFFINE**)
- 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 **ASIAN /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 (**ASIAN /KAJARIA /GRIFFINE /SOMANY**).
- 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 / Toughened glass as per the architects design.

LEVEL-2



	Area in Meter	Area in Feet
1 FOYER	1.70 X 1.25	5'6" X 4'1"
2 LIVING ROOM	3.70 X 4.65	12'1" X 15'3"
3 KITCHEN	2.40 X 2.75	7'10" X 9'0"
4 UTILITY	1.10 X 2.70	3'7" X 8'10"
5 DINING	3.70 X 2.85	12'1" X 9'4"
6 BALCONY	1.25 X 2.80	4'1" X 9'2"
7 BED ROOM-1	3.75 X 3.10	12'3" X 10'2"
7A TOILET	2.45 X 1.50	12'2" X 10'2"
8 POWDER ROOM	1.50 X 1.70	4'11" X 5'6"
9 M. BED ROOM	3.60 X 3.30	11'9" X 10'9"
9A DRESS	1.50 X 2.90	4'11" X 9'6"
9B TOILET	2.40 X 1.50	7'10" X 4'11"
10 BALCONY	1.25 X 2.70	4'1" X 8'10"
11 FAMILY LOUNGE	3.75 X 2.30	12'3" X 7'6"
12 BALCONY	1.25 X 2.80	4'1" X 9'2"
13 BED ROOM-2	3.75 X 3.10	12'3" X 10'2"
13A TOILET	2.45 X 1.50	8'0" X 4'11"



Doors & Windows

- Window shutters: Prefabricated anodized aluminum sliding shutter windows. One pane of insect screen also shall be provided. Aluminium 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 **USHUS / JD DOORS / GREENPLY** branded flush door shutter. All internal and external faces shall be finished with Teak wood veneer and polished using melamine finish. Toilet flush doors shall be laminated.
- Hardware: All hardware shall be in Stainless Steel finish - tower bolts, door stoppers, ball bearing hinges. Locks shall be mortise of **DORSET / YALE / GODREJ / HETTICH** make.
- Entrance door of the apartment shall have hardware such as, Magic eye, Safety chain, Door stopper and digital lock from **DORSET / YALE / GODREJ / HETTICH**.

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, 5 Amps, 15 Amps and AC points in the apartment.
- Switches: All switches shall be **LEGRAND / SCHNEIDER / CRABTREE / HONEYWELL**.
- Generator: Power backup will be provided for all common services and supply to apartments shall be limited to 1000 Watts for 2BHK and 1500 Watts for the 3BHK apartments.
- LED Skirting lamp (Foot lamp) in all the Bedrooms with attached toilets.
- Light fixtures for the Common areas, external areas, apartment balconies and above the entrance door of the individual apartments shall be provided as standard. All light fixtures shall be of **PHILIPS / WIPRO / HAVELLS**.
- 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 room and master bed room.
- Provision for Cable TV / DTH shall be provided in the living and Master Bedroom.

Ceiling Treatment

- OBD paint shall be applied in the utility and service areas.
- Emulsion paint shall be applied for the ceiling in apartments excluding Utility and Amenities.
- 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 paint 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 / 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 / OTIS / JOHNSON**.
- 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 or Dining Room.

Home Automation

- Access control entry at the Main Entrance / Reception Lobby 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

- Well-designed Landscape area around the building.
- Provision for sprinklers / drip irrigation (ATS) shall be provided in essential area in landscaping.
- Water bodies, Hard and soft landscaping shall be provided as per the landscape consultant's design.

KEY PLAN



PAYMENT SCHEDULE:

01	On Signing of Agreement	25%
02	On Completion of Piling works	6%
03	On Completion of Pile Cap and beams	6%
04	On Completion of Basement One floor level	6%
05	On Completion of Ground floor level	6%
06	On Completion of 1st floor level	6%
07	On Completion of 3rd floor level	5%
08	On Completion of 5th floor level	5%
09	On Completion of 7th floor level	5%
10	On Completion of 9th floor level	5%
11	On Completion of entire structure	5%
12	On Completion of Internal plastering of respective apartment	5%
13	On Completion of External plastering	5%
14	On Completion of internal painting of respective apartment	5%
15	On Completion of Flooring of respective apartment	3%
16	On or before Handing over of the respective apartment	2%
	Total	100%

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