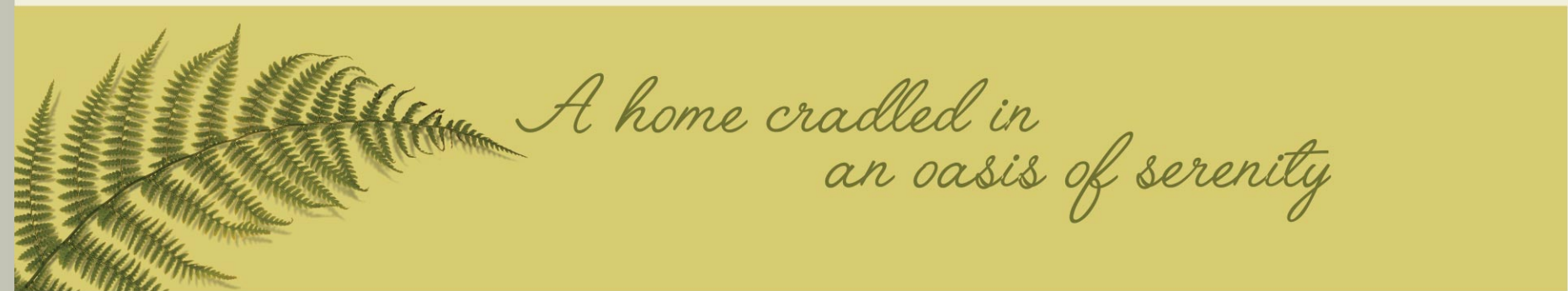




ferns HEATHER
enriching everyday life



Heather Ferns was conceptualized with the central idea to create an abode for the upwardly mobile, modern families who wish to stay close to their workplace. Located at Kazhakkootam, besides the Technopark, it is conveniently close to the Infosys Campus, the UST Campus and just off the 6-laned national highway. Thus fulfilling the demand for quality living space in the bustling, ever growing IT corridor of Trivandrum.

With Ferns, Heather Homes is bringing luxury lifestyle options to those who are rearing to take advantage of the strategic location privilege it brings with it!

Choose from well planned apartments in 2 BHK, 2 BHK+Study & 3 BHK variants apart from 4 BHK Penthouse ranging from 1255 sq.ft. to 3270 sq.ft. in multiple layouts. Enjoy an enriching lifestyle soaking the calm, serene and picturesque environs.

A host of premium lifestyle amenities add to the pleasure of living. Walk in to the fourteenth floor, which welcomes you to a host of leisure delights. A spacious swimming pool with kids pool, Health Club, Indoor Games, Multipurpose Hall, Children's Play Area and the Banquet Hall are few of the many value additions.





Heather Ferns rises to a truly commanding presence. Sheathed in a facade design both timeless and elegant, it strikes the clouds and carves a new definition point in the cityscape. A spectacle of elements interact with your senses the moment you step within the premises, which will simply leave you breathless. The smartly designed reception welcomes you every time you return home. This is an abode with the compositions for a lifetime of contentment.

Indulge in luxurious 2 BHK, 2 BHK+Study, 3 BHK apartments and 4 BHK Penthouse that offer urban comfort and contemporary style. Find pleasure in generous units, which offer you the luxury of high ceilings. Enjoy the most remarkable city views from your well-appointed balcony. Relish well-proportioned, spacious interiors adorned with branded fittings and fixtures.



CONTEMPORARY
STRIKING
SPACIOUS
CENTRAL
FEATURE RICH

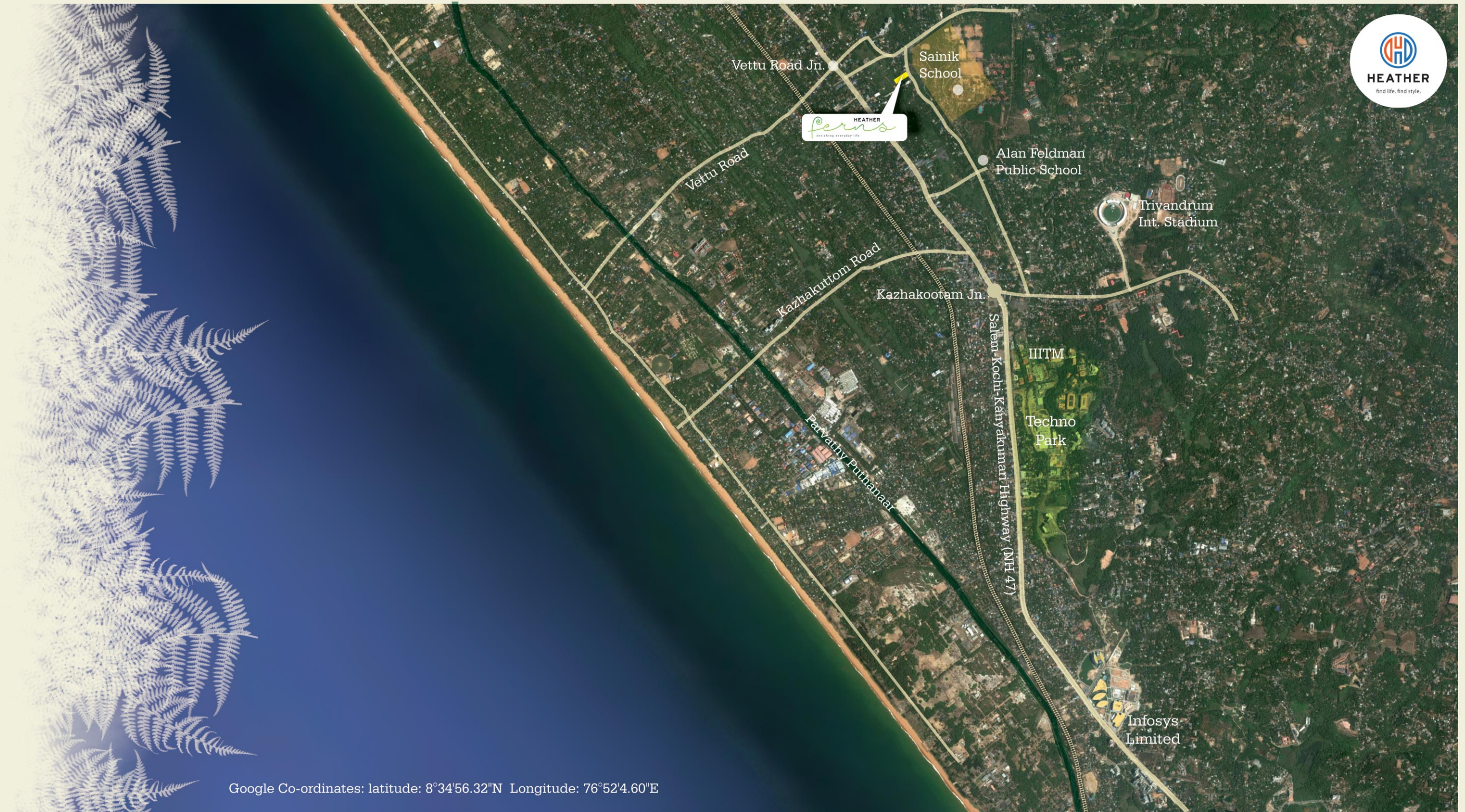
BECAUSE YOU
DESERVE
THE BEST!



An address of convenience

Located at Kazhakkootam, besides the Technopark, Heather Ferns is conveniently close to the Infosys Campus, the UST Campus and just

off the 6-laned national highway. Thus fulfilling the demand for quality living space in the bustling, ever growing IT corridor of Trivandrum.



Google Co-ordinates: latitude: 8°34'56.32"N Longitude: 76°52'4.60"E



Amenities



- Opulent Entrance Lobbies & Lounge
- Free Wi-Fi zone
- Children Play Area
- Multipurpose Hall / Association Room
- Table tennis
- Billiards / Snooker
- Day care with Virtual Parenting
- Fully equipped Air conditioned Unisex gym
- Yoga & Meditation Centre
- Open deck party area at terrace level
- Swimming pool with wadding Kids pool
- Equipped Air Conditioned AV room
- DTH/Cable TV provision
- Basket ball half court
- Amphitheatre
- Elders nook
- Sculpture court
- Proximity Access
- Surveillance system
- Piped music
- Boom Barrier
- Intercom facility
- Reticulated LPG Supply with Gas leak sensor
- Car wash bay
- Drivers Dormitory
- Common toilet
- Visitors Parking
- Incinerator
- Library and reading room
- Power Back up



Artist's impression of Swimming Pool

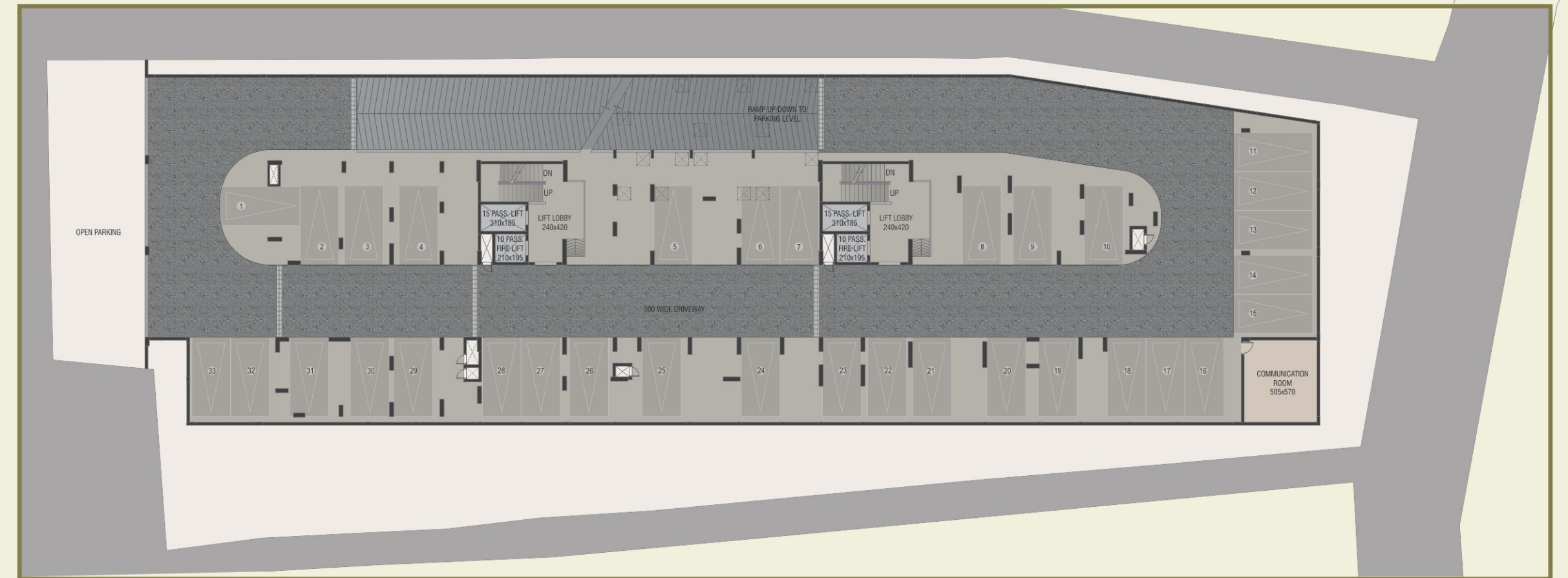




BASEMENT FLOOR PLAN 3



BASEMENT FLOOR PLAN 2





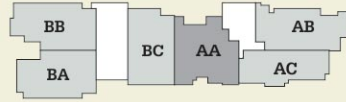
BASEMENT FLOOR PLAN 1



GROUND FLOOR



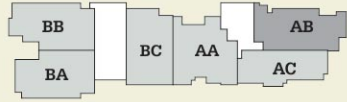
TYPE - AA
[2 BHK + Study]
1st-13th FLOOR
Sale Area- **1365** sqft



S.no.	Room Name	Size In Meters	Size In Feet
1	Foyer	1.0m X 1.5m	3.25' X 5'
2	Living/ Dining	5.5m X 4.5m	18' X 14.75'
3	Balcony	3.0m X 1.5m	10' X 5'
4	Kitchen	2.5m X 3.5m	8.25' X 11.5'
5	Utility	2.5m X 1.7m	8.25' X 5.75'
6	Service Ledge	-	-
7	Study	2.8m X 3.0m	9.25' X 10'
8	Bedroom	3.2m X 3.6m	10.5' X 11.75'
9	Toilet	1.5m X 2.5m	5' X 8.25'
10	Bedroom	3.2m X 3.5m	10.5' X 11.5'
11	Toilet	1.5m X 2.4m	5' X 7.75'



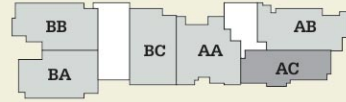
TYPE - AB [3 BHK]
1st-13th FLOOR
Sale Area- **1615** sqft



S.no.	Room Name	Size In Meters	Size In Feet
1	Foyer	1.7m X 1.5m	5.5' X 5'
2	Living	3.3m X 6.1m	10.75' X 20'
3	Balcony	3.3m X 1.4m	10.75' X 4.75'
4	Dining	3.4m X 3.6m	11' X 11.75'
5	Kitchen	3.0m X 2.4m	9.75' X 7.75'
6	Utility	1.5m X 2.4m	5' X 7.75'
7	Service Ledge	-	-
8	Bedroom	3.2m X 3.3m	10.5' X 10.75'
9	Toilet	1.5m X 2.4m	5' X 7.75'
10	Bedroom	3.2m X 3.5m	10.5' X 10.5'
11	Bedroom	3.3m X 3.1m	10.75' X 10.25'
12	Toilet	1.5m X 2.5m	5' X 8.25'
13	Balcony	1.7m X 1.3m	5.75' X 4.25'



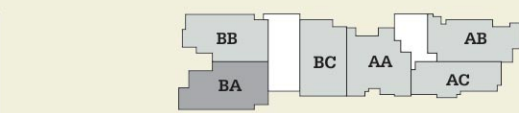
TYPE - AC [2 BHK]
1st-13th FLOOR
Sale Area- **1255** sqft



S.no.	Room Name	Size In Meters	Size In Feet
1	Foyer	1.7m X 1.5m	5.5' X 5'
2	Living	3.3m X 5.2m	10.75' X 17'
3	Balcony	3.3m X 1.2m	3.3' X 4'
4	Dining	2.8m X 2.6m	9.25' X 8.6'
5	Kitchen	3.8m X 1.7m	12.5' X 5.5'
6	Utility	2.4m X 1.4m	7.75' X 4.75'
7	Service Ledge	-	-
8	Bedroom	3.1m X 3.6m	10.25' X 11.75'
9	Toilet	2.4m X 1.5m	7.75' X 5'
10	Bedroom	3.7m X 3.3m	12' X 10.75'
11	Toilet	1.5m X 2.4m	5' X 7.75'
12	Balcony	1.1m X 1.5m	3.75' X 1.5m



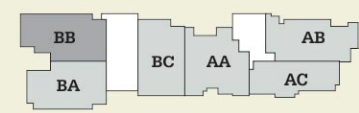
TYPE - BA [3 BHK]
GROUND FLOOR
Sale Area- **1855** sqft



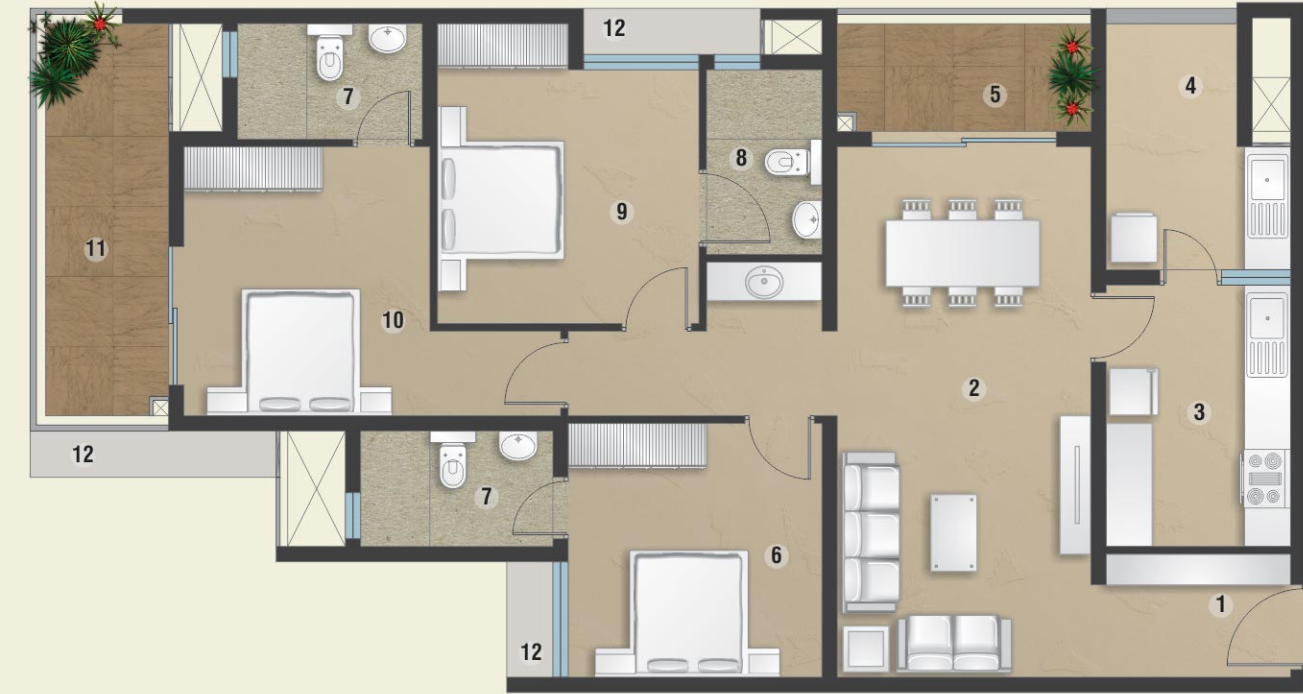
S.no.	Room Name	Size In Meters	Size In Feet
1	Foyer	2.4m X 1.7m	7.75' X 5.5'
2	Living/ Dining	3.3m X 7.1m	10.75' X 23.25'
3	Kitchen	2.4m X 3.4m	7.75' X 11'
4	Utility/ Drying Yard	2.4m X 4.0m	7.75' X 13'
5	Balcony	3.3m X 2.1m	10.75' X 6.75'
6	Bedroom	3.3m X 3.3m	10.75' X 10.75'
7	Toilet	2.4m X 1.5m	7.75' X 5'
8	Bedroom	3.7m X 3.4m	12.25' X 11'
9	Bedroom	3.4m X 3.3m	11' X 10.75'
10	Terrace	3.0m X 4.2m	9.75' X 13.75'
11	Balcony	1.5m X 1.2m	7.75' X 4'
12	Service Ledge		



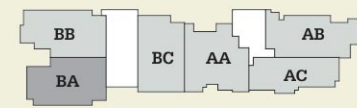
TYPE - BB [3 BHK]
GROUND FLOOR
Sale Area- **1730** sqft



S.no.	Room Name	Size In Meters	Size In Feet
1	Foyer	2.4m X 1.6m	7.75' X 5.25'
2	Living/ Dining	3.3m X 6.9m	10.75' X 22.25'
3	Kitchen	2.4m X 3.4m	7.75' X 11'
4	Utility/ Drying Yard	2.4m X 3.4m	7.75' X 11'
5	Balcony	3.3m X 1.6m	10.75' X 5.25'
6	Bedroom	3.3m X 3.3m	10.75' X 10.75'
7	Toilet	2.4m X 1.5m	7.75' X 5'
8	Toilet	1.5m X 2.4m	5' X 7.75'
9	Bedroom	3.4m X 3.3m	11' X 10.75'
10	Bedroom	3.2m X 3.5m	10.5' X 11.5'
11	Terrace	1.8m X 5.5m	5.75' X 18'
12	Service Ledge		



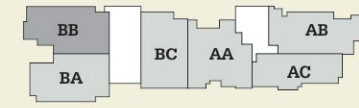
TYPE - BA [3 BHK]
1st-13th FLOOR
Sale Area- **1565** sqft



S.no.	Room Name	Size In Meters	Size In Feet
1	Foyer	2.4m X 1.7m	7.75' X 5.5'
2	Living/ Dining	3.3m X 7.1m	10.75' X 23.25'
3	Balcony	3.3m X 1.5m	10.75' X 5'
4	Kitchen	2.4m X 3.4m	7.75' X 11'
5	Utility	2.4m X 1.9m	7.75' X 6.25'
6	Service Ledge	-	-
7	Bedroom	3.3m X 3.3m	10.75' X 10.75'
8	Bedroom	3.4m X 3.3m	11' X 10.75'
9	Toilet	2.4m X 1.5m	7.75' X 5'
10	Bedroom	3.7m X 3.4m	12' X 11'
11	Balcony	1.2m X 1.7m	4' X 5.5'

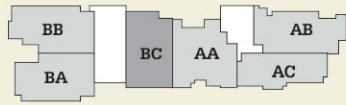


TYPE - BB [3 BHK]
1st-13th FLOOR
Sale Area- **1580** sqft

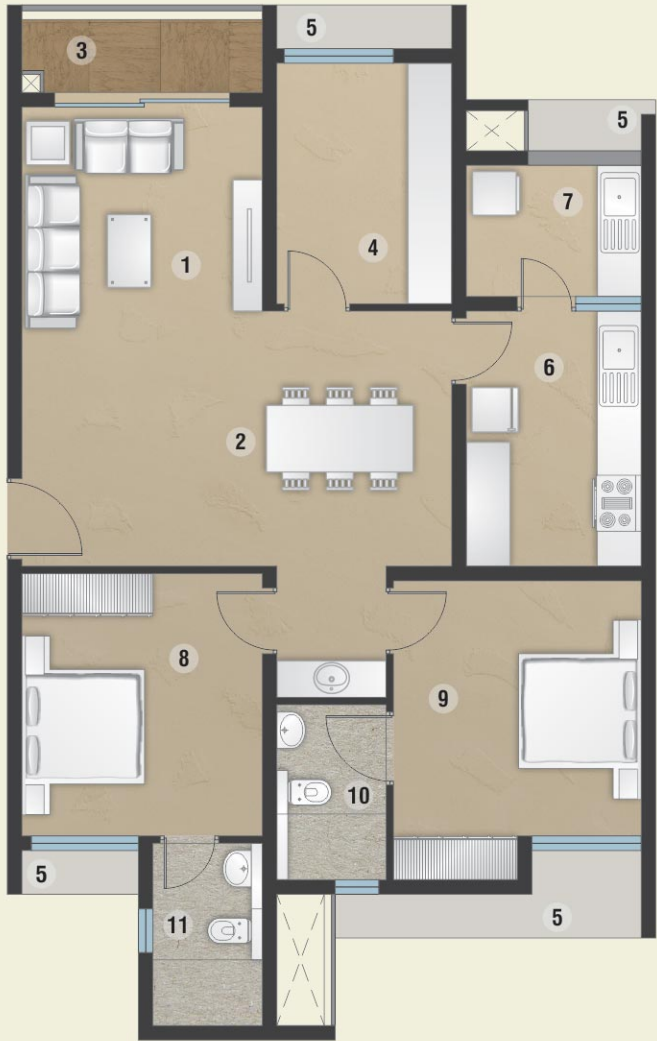


S.no.	Room Name	Size In Meters	Size In Feet
1	Foyer	2.4m X 1.6m	7.75' X 5.25'
2	Living/dining	3.3m X 6.9m	10.75' X 22.25'
3	Balcony	3.3m X 1.6m	10.75' X 5.25'
4	Kitchen	2.4m X 3.4m	7.75' X 11'
5	Utility	2.4m X 1.8m	7.75' X 5.75'
6	Service Ledge		
7	Bedroom	3.3m X 3.3m	10.75' X 10.75'
8	Bedroom	3.4m X 3.3m	11' X 10.75'
9	Toilet	1.5m X 2.4m	5' X 7.75'
10	Bedroom	3.2m X 3.5m	10.5' X 11.5'
11	Toilet	2.4m X 1.5m	7.75' X 5'
12	Balcony	1.2m X 2.7m	4' X 8.75'

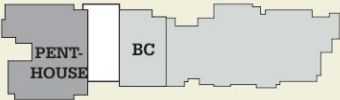
TYPE - BC [2BHK+Study]
1st-14th FLOOR
Sale Area- **1415** sqft



S.no.	Room Name	Size In Meters	Size In Feet
1	Living	3.3m X 6.3m	10.75' X 20.75'
2	Dining	2.6m X 3.5m	8.5' X 11.5'
3	Balcony	3.3m X 1.2m	10.75' X 4'
4	Study	2.4m X 3.3m	7.75' X 10.75'
5	Service Ledge	-	-
6	Kitchen	2.4m X 3.5m	7.75' X 11.5'
7	Utility	2.4m X 2.0m	7.75' X 6.5'
8	Bedroom	3.3m X 3.6m	10.75' X 11.75'
9	Bedroom	3.4m X 3.5m	11' X 11.5'
10	Toilet	1.5m X 2.4m	5' X 7.75'
11	Toilet	1.5m X 2.5m	5' X 8.25'



PENTHOUSE [4 BHK]
14th FLOOR
Sale Area- **3270** sqft



S.no.	Room Name	Size In Meters	Size In Feet
1	Foyer	2.4m X 2.2m	7.75' X 7.25'
2	Living	5.9m X 4.6m	19.25' X 15'
3	Terrace	5.2m X 1.6m	17' X 5.25'
4	Dining	3.3m X 7.7m	10.75' X 25.3'
5	Kitchen	2.4m X 5.3m	7.75' X 17.25'
6	Utility	1.6m X 2.8m	5.25' X 9.25'
7	Servant Toilet	0.8m X 1.5m	2.75' X 5'
8	Terrace	3.3m X 3.4m	10.75' X 11'
9	Bedroom	3.3m X 3.3m	10.75' X 10.75'
10	Toilet	2.4m X 1.5m	7.75' X 5'
11	Master Bedroom	3.7m X 3.4m	12.25' X 11'
12	Master Toilet	3.0m X 1.5m	9.75' X 5'
13	Master Dress	3.7m X 1.5m	12.25' X 5'
14	Terrace	1.2m X 3.4m	4' X 11'
15	Powder Room	1.4m X 1.6m	4.75' X 5.25'
16	Terrace	3.5m X 3.3m	11.5' X 10.75'
17	Corridor	3.3m X 1.6m	10.75' X 5.25'
18	Bedroom	3.4m X 3.3m	11' X 10.75'
19	Dress	1.6m X 2.0m	5.25' X 6.5'
20	Toilet	1.5m X 2.4m	5' X 7.75'
21	Bedroom	3.2m X 3.5m	10.5' X 11.5'
22	Dress/study	2.5m X 2.8m	8.25' X 9.25'
23	Terrace	1.2m X 5.3m	4' X 17.5'
24	Service Ledge	-	-

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 Granite / Vitrified tile and texture finish 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: Cement based Flooring with grooves and exterior grade paving tiles for the setbacks and driveways.
- Foyer / Living/ Dining / All Bed Rooms and Kitchen using 60cm X 60cm Vitrified tiles (make HR JOHNSON, KAJARIA, SOMANY).
- Toilets: Designer ceramic tile concepts 30cm X 30cm for floor and 30cm X 45cm 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 16mm granite counter.
- Handrails and Railings: Using SS / MS / Toughened glass as per the architects design.

Sanitary & Plumbing

- Sanitary fittings: EWC wall-hung, counter wash basin. All sanitary fittings shall be of ROCA / AMERICAN STANDARD. Concealed cisterns GEBRIT / GROHE 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 GROHE / 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 GROHE / ROCA 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 aluminium 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 GREEN / ELEGANT / JACSON branded flush door shutter. All internal and external faces shall be finished with Synthetic enamel paint.
- Hardware: All hardware shall be in C.P Brass, tower bolts, door stoppers, 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 stopper.

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 (MYRIUS) / 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 800 Watts for 2BHK and 1200 Watts for the 3BHK apartments with limiter control system.
- 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 all the ceiling area of apartments excluding Utility and Services area.

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: External walls shall be plastered with double coat 18 mm cement plastering & Weather shield exterior grade emulsion / textured 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 / SCHINDLER / JOHNSON.
- Automatic Rescue Device (ARD) also shall be provided as an additional premium feature.

Air Conditioning

- Provision for Split ACs, shall be provided for Master bedroom.

Home Automation

- Access control entry to the common entrance / foyers and amenities.
- 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 and drip irrigation (ATS) shall be provided in essential area in 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 : Information herein is subject to change as and when required. Heather Homes (P) Ltd reserves the right to change, alter, add or delete any specifications and other details mentioned herein without prior permission or notice. This brochure is conceptual and not a legal offering. The furniture / images shown in the brochure are only for the purpose of illustrating a possible layout and do not form a part of the offering.



Artist's impression of Entrance Lobby

NO	STAGE OF CONSTRUCTION	%
01	On signing of agreement	25%
02	On completion of pilling works	05%
03	On completion of Pile Cap and beams	05%
04	On completion basement Two Roof slab	05%
05	On completion of Ground Floor Roof slab	05%
06	On Completion of 2nd floor Roof slab	05%
07	On Completion of 4th floor Roof slab	05%
08	On Completion of 6th floor Roof slab	05%
09	On Completion of 8th floor Roof slab	05%
10	On Completion of 10th floor Roof slab	05%
11	On Completion of 12th floor Roof slab	05%

NO	STAGE OF CONSTRUCTION	%
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%
Total		100%



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