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Greenage

LIMITED EDITION-Boutique Homes

— Golf links, Kowdiar —



"IF YOU WATCH A GAME, IT'S FUN.

Watch the gorgeous golf greens from your window!

IF YOU PLAY IT, IT'S RECREATION.

Sheer convenience, when you have a golf course in your backyard!

IF YOU WORK AT IT, IT'S GOLF."

We work on your home....you work on your Golf!

- Bob Hope

Presenting Heather Greenage, limited edition boutique homes from the house of Heather at Kowdiar. With scintillating views, generous greenery, heritage buildings and an exclusive neighborhood, this is an abode for the elite and a lucky few!



COME HOME AND BE AMAZED

Set in the most prestigious part of Thiruvananthapuram, centrally located and luxuriously appointed, Heather Greenage is an oasis of calm, which allows you to live the life your deserve. A life of plenty, a life of comfort, a life beyond the mundane.

The beautiful design of the facade extends into every apartment at Heather Greenage. Choose from 1, 2, 2.5 and 3-BHK living spaces. Exquisite finish will ensure that you are dazzled every time you step into your abode. Be wowed by a home that is both gorgeous to the eye and home to the soul.



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TERRACE FLOOR PLAN



Artist's impression of terrace



ENJOY GREAT VIEWS FROM
THE **LANDSCAPED TERRACE GARDEN**
WHILE WORKING OUT AT **THE GYM**

Artist's impression of terrace swimming pool



THE COOL **BLUE WATER** OF THE
POOL OVERLOOKING THE CITY'S SKYLINE
INVITES YOU TO TAKE A PLUNGE

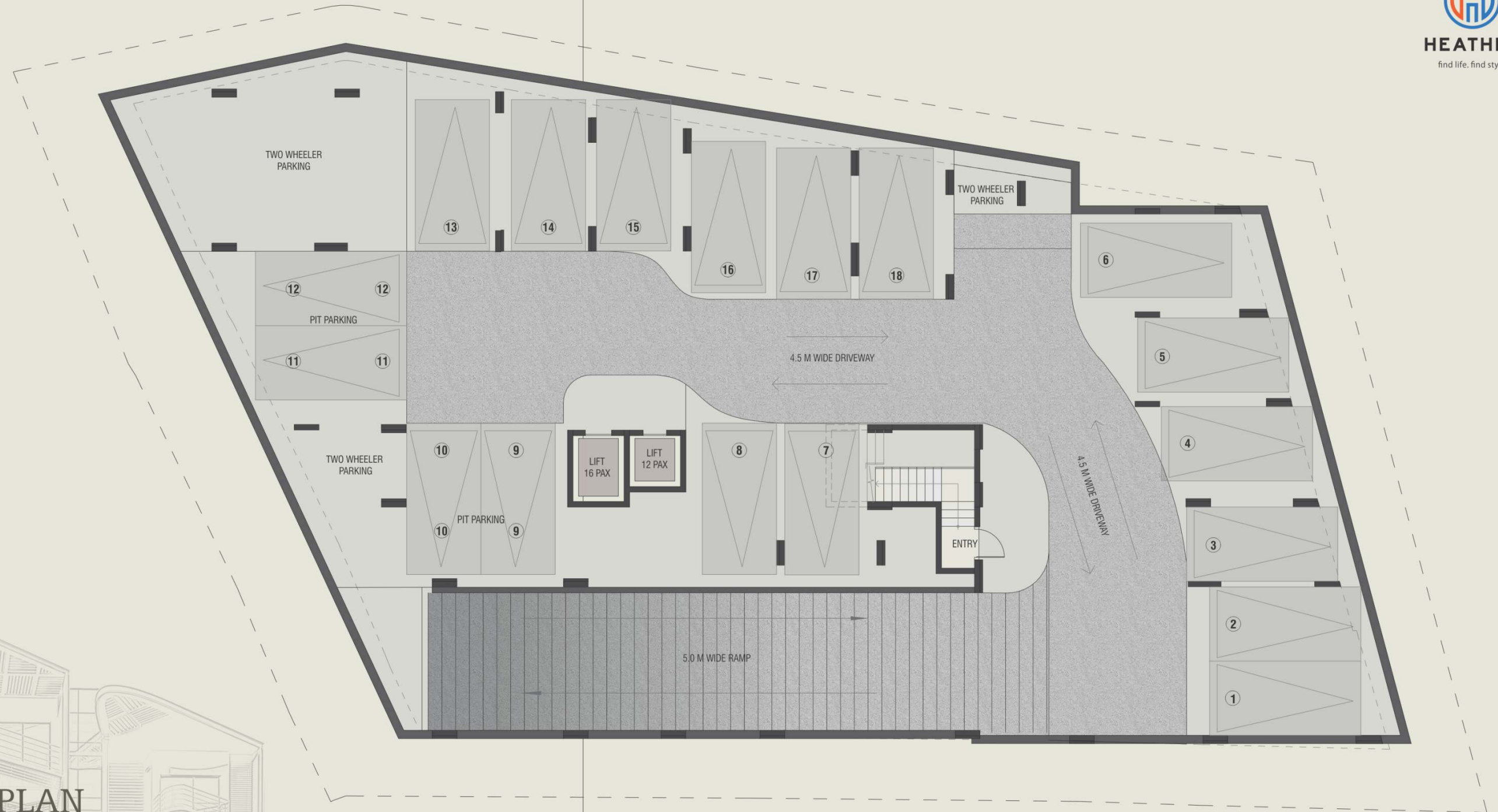
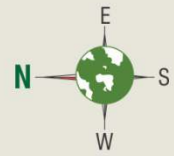
Equipped with amenities that add to your comfort and help you unwind. The terrace has been specially designed such that it washes away the excesses of modern life, leaving you calm, composed and relaxed for a new day.



AMENITIES

- Plush Air Conditioned Lobby
- Multi level Security System
- Reticulated Gas Supply
- Incinerator
- Piped music in Lobby and Party area
- Swimming Pool with party deck
- Tropical landscaped terrace garden
- Terrace party area with Gazebo and Barbeque Place
- Association room
- Children play area
- Fitness center



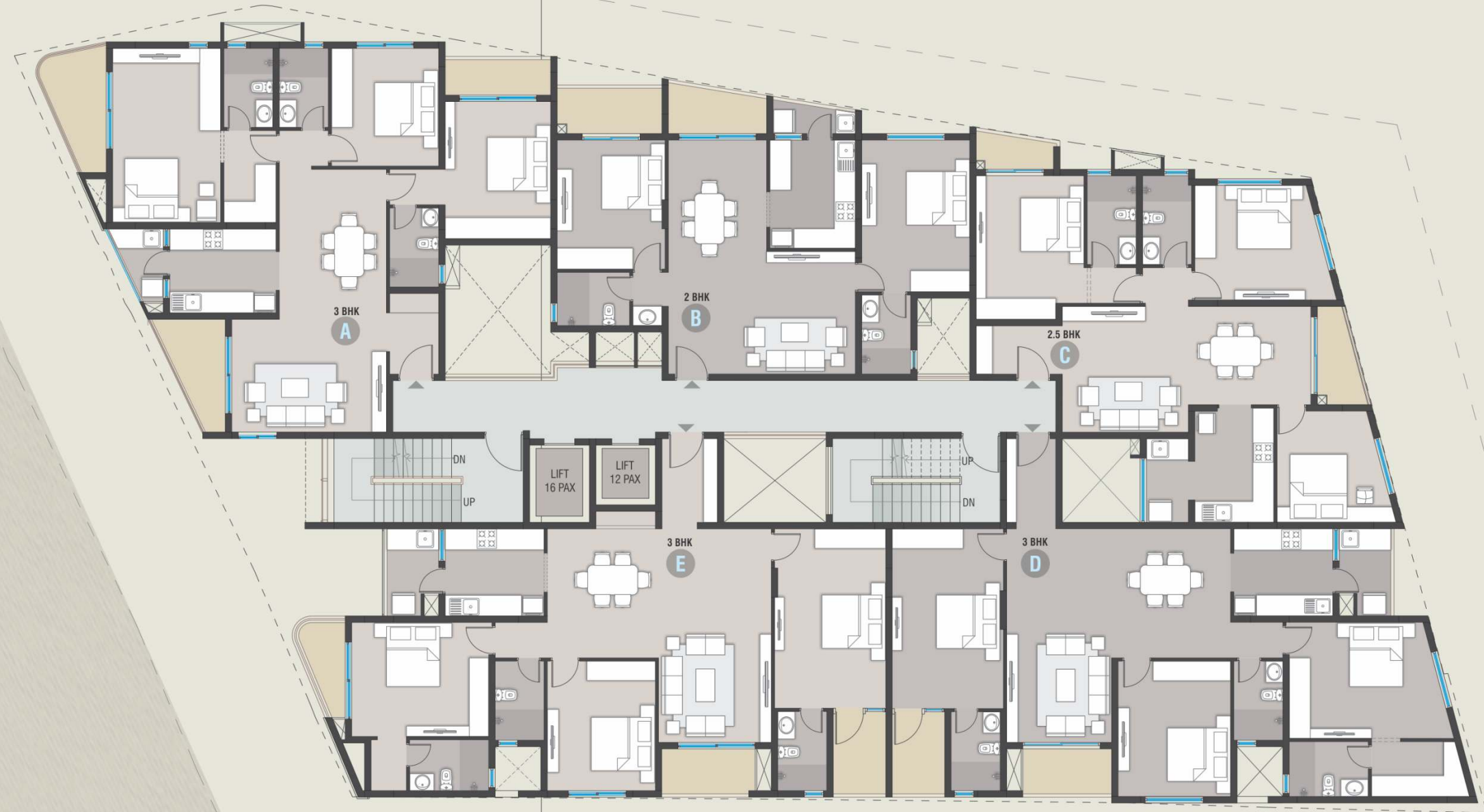
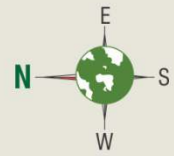


BASEMENT FLOOR PLAN





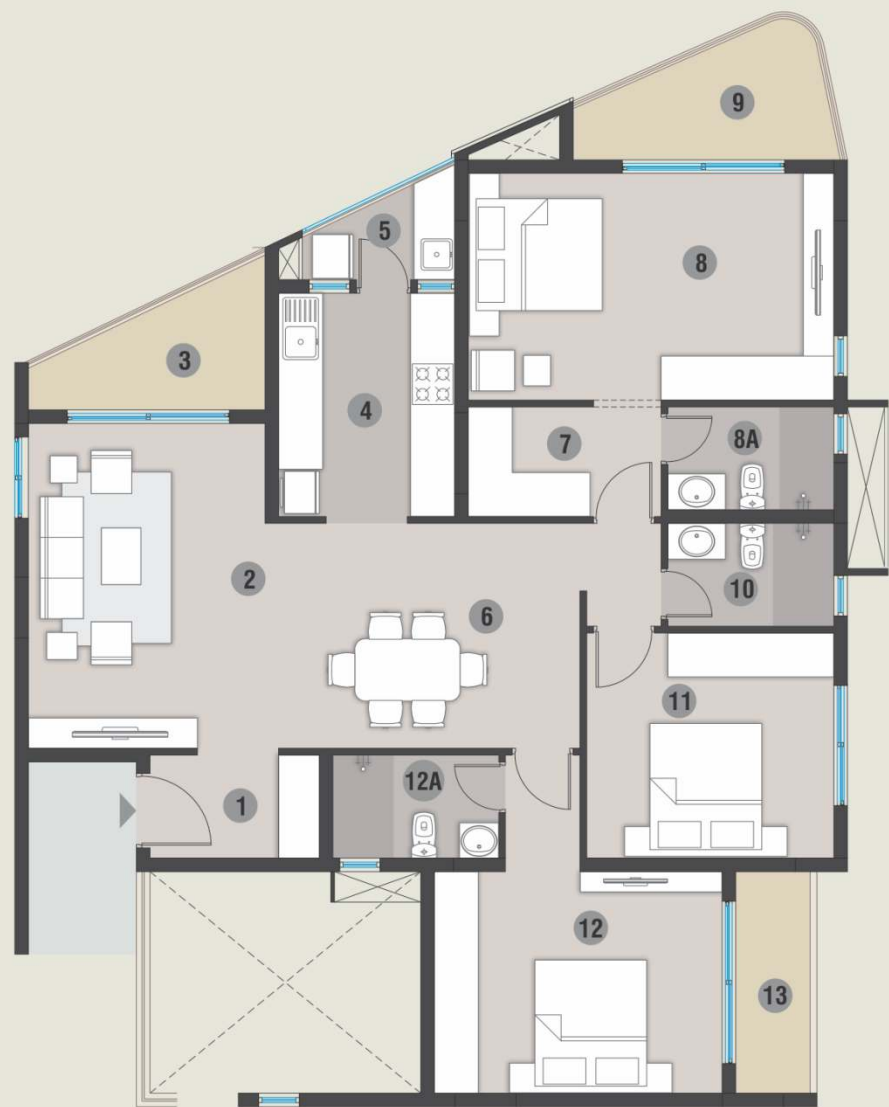
GROUND FLOOR PLAN



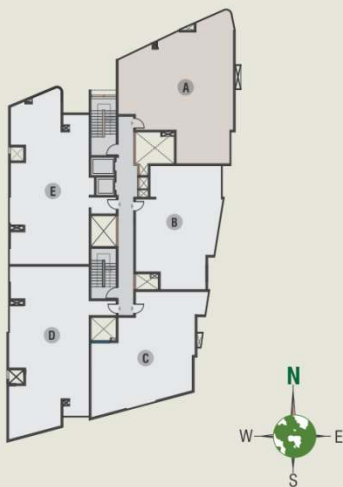
TYPICAL FLOOR PLAN

3 BHK (TYPE A)

Typical 1st to 4th Floor
SALEABLE AREA - 1895 sq.ft.

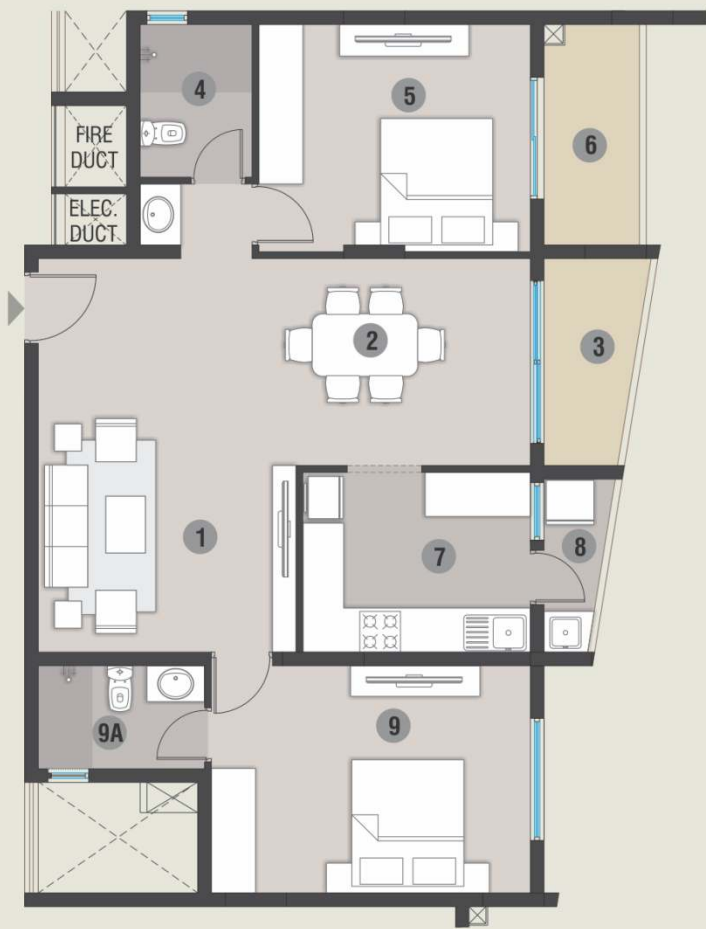


		Area in Meter	Area in Sq.Ft.
1	FOYER	2.50 X 1.52	8'2" X 5'0"
2	LIVING	3.50 X 4.80	11'6" X 15'9"
3	BALCONY	3.50 X 1.57	11'6" X 4'9"
4	KITCHEN	2.60 X 3.30	8'6" X 10'10"
5	UTILITY	2.25 X 1.27	7'6" X 4'0"
6	DINING	4.45 X 3.32	15'3" X 11'0"
7	DRESS	2.85 X 1.62	9'4" X 5'4"
8	M.BED ROOM	5.40 X 3.35	17'9" X 11'0"
8A	TOILET	2.45 X 1.52	8'0" X 5'0"
9	BALCONY	4.05 X 1.73	13'6" X 5'9"
10	C.TOILET	2.45 X 1.52	8'0" X 5'0"
11	BEDROOM	3.65 X 3.32	12'0" X 11'0"
12	BEDROOM	4.25 X 3.27	14'0" X 10'9"
12A	TOILET	2.45 X 1.52	8'0" X 5'0"
13	BALCONY	1.25 X 3.28	4'1" X 10'9"

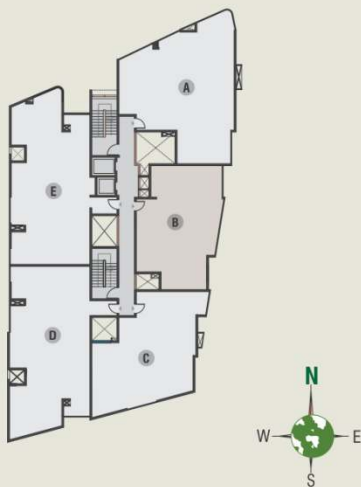


2 BHK (TYPE B)

Typical 1st to 4th Floor
SALEABLE AREA - 1327 sq.ft.



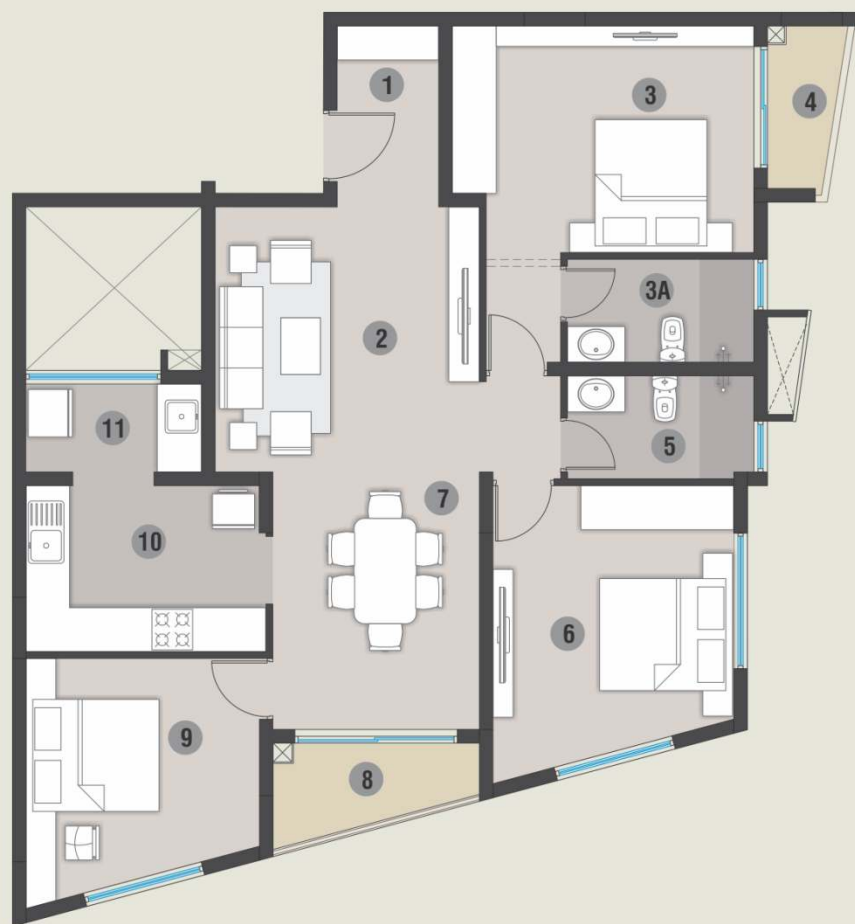
		Area in Meter	Area in Sq.Ft.
1	LIVING	3.80 X 5.80	12'6" X 19'0"
2	DINING	3.05 X 3.45	10'0" X 11'4"
3	BALCONY	1.43 X 3.05	4'8" X 10'0"
4	TOILET	1.65 X 2.25	5'5" X 7'5"
5	BEDROOM	4.00 X 3.35	13'1" X 11'0"
6	BALCONY	1.50 X 3.25	5'0" X 10'8"
7	KITCHEN	3.35 X 2.65	11'0" X 8'8"
8	UTILITY	0.95 X 2.55	3'0" X 8'4"
9	M.BED ROOM	4.70 X 3.35	15'5" X 11'0"
9A	TOILET	2.45 X 1.52	8'0" X 5'0"



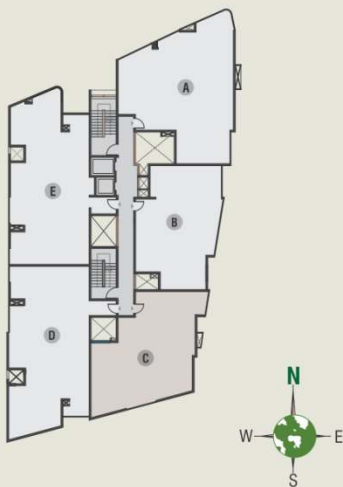
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2.5 BHK (TYPE C)

Typical Ground to 4th Floor
SALEABLE AREA - 1327 sq.ft.

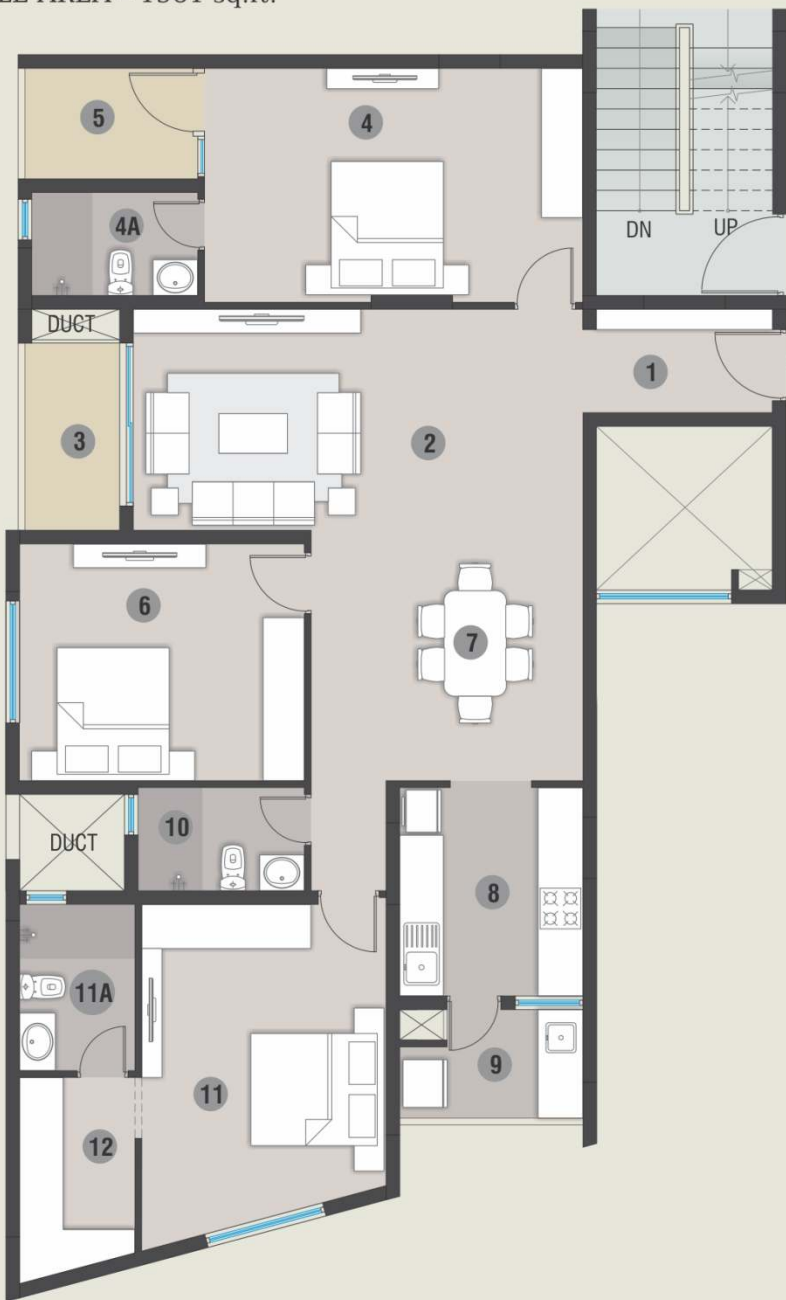


		Area in Meter	Area in Sq.Ft.
1	FOYER	1.52 X 2.60	8'6" X 5'0"
2	LIVING	3.90 X 3.91	12'10" X 12'10"
3	M.BED ROOM	3.95 X 3.34	13'0" X 11'0"
3A	TOILET	2.75 X 1.52	9'0" X 5'0"
4	BALCONY	1.10 X 2.40	3'7" X 7'10"
5	TOILET	2.75 X 1.52	9'0" X 5'0"
6	BEDROOM	3.55 X 4.00	11'8" X 13'0"
7	DINING	3.05 X 3.80	10'0" X 12'6"
8	BALCONY	3.05 X 1.27	10'0" X 4'2"
9	STUDY	3.45 X 3.23	11'4" X 10'7"
10	KITCHEN	3.54 X 2.45	11'7" X 8'0"
11	UTILITY	2.59 X 1.30	8'6" X 4'3"

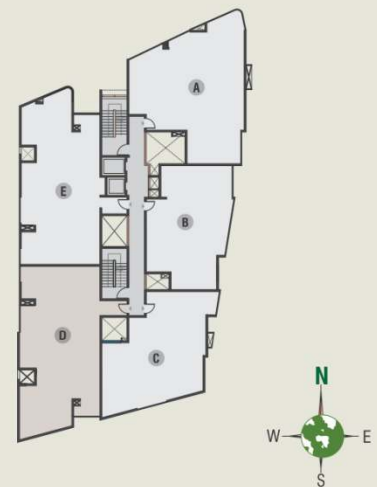


3 BHK (TYPE D)

Typical Ground to 4th Floor
SALEABLE AREA - 1961 sq.ft.



		Area in Meter	Area in Sq.Ft.
1	FOYER	2.6 X 1.52	8'6" X 5'0"
2	LIVING	6.62 X 3.26	21'9" X 10'8"
3	BALCONY	1.50 X 2.75	4'11" X 9'1"
4	M.BED ROOM	5.57 X 3.45	18'4" X 11'4"
4A	TOILET	2.45 X 1.52	8'0" X 5'0"
5	BALCONY	2.65 X 1.63	8'8" X 5'4"
6	BEDROOM	4.20 X 3.49	13'9" X 11'5"
7	DINING	4.00 X 3.69	13'2" X 12'1"
8	KITCHEN	2.70 X 3.07	8'10" X 10'1"
9	UTILITY	2.70 X 1.60	8'10" X 5'3"
10	TOILET	2.45 X 1.52	8'0" X 5'0"
11	M.BED ROOM	3.60 X 4.63	11'10" X 15'2"
11A	TOILET	1.70 X 2.45	5'7" X 8'0"
12	DRESS	1.70 X 2.82	5'7" X 9'3"



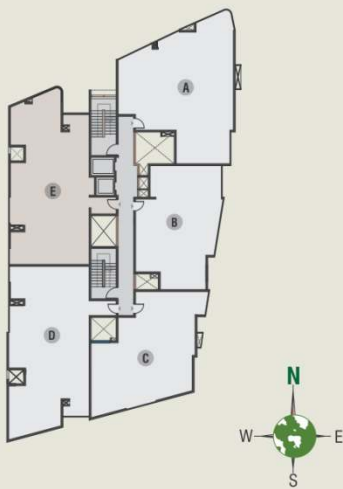
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3 BHK (TYPE E)

Typical 1st to 4th Floor
SALEABLE AREA - 1934 sq.ft.

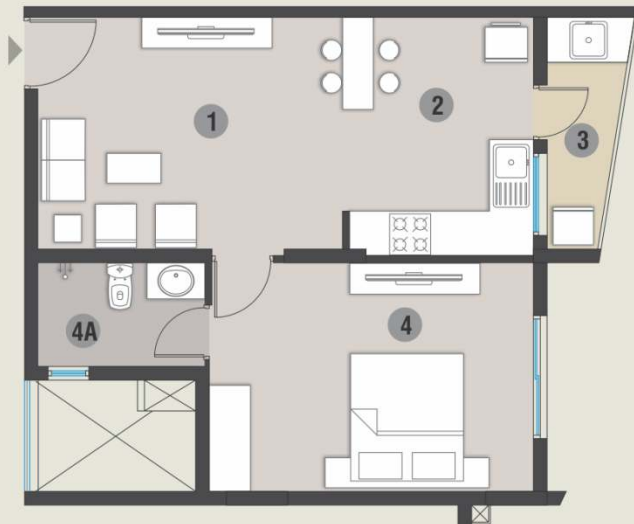


		Area in Meter	Area in Sq.Ft.
1	FOYER	2.60 X 1.72	8'6" X 5'8"
2	LIVING	6.62 X 3.50	21'9" X 11'6"
3	BALCONY	1.52 X 2.90	5'0" X 9'6"
4	M. BED ROOM	5.57 X 3.45	18'3" X 11'4"
4A	TOILET	2.45 X 1.52	8'1" X 5'0"
5	BALCONY	2.65 X 1.63	8'9" X 5'4"
6	DINING	4.00 X 3.45	13'1" X 11'4"
7	BEDROOM	4.01 X 3.35	13'2" X 11'0"
8	KITCHEN	2.70 X 3.07	8'10" X 10'1"
9	UTILITY	2.70 X 1.60	8'10" X 5'3"
10	TOILET	2.45 X 1.52	8'0" X 5'0"
11	BEDROOM	3.53 X 4.25	11'7" X 13'11"
11A	TOILET	1.58 X 2.45	5'2" X 8'0"
12	DRESS	1.58 X 1.10	5'2" X 3'7"
13	BALCONY	3.15 X 1.17	10'4" X 3'10"

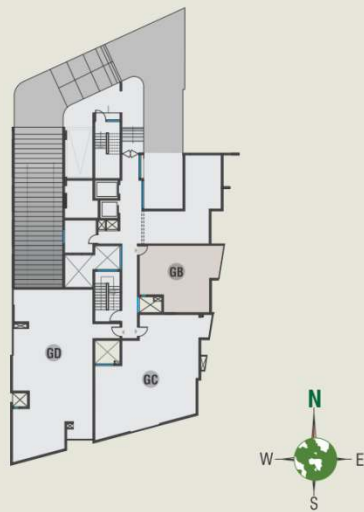


1 BHK (GB)

Ground Floor
SALEABLE AREA - 755 sq.ft.



		Area in Meter	Area in Sq.Ft.
1	LIVING/DINING	4.46 X 3.39	14'8" X 11'2"
2	OPEN KITCHEN	2.69 X 3.49	8'10" X 11'5"
3	UTILITY	1.27 X 3.39	4'2" X 11'2"
4	M.BED ROOM	4.75 X 3.35	15'7" X 11'0"
4A	TOILET	2.45 X 1.52	8'0" X 5'0"



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SPECIFICATIONS



Structure

- Foundation complying with seismic 3 zone as per structural consultant’s advice.
- 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 / 80cm X 80cm Vitrified tiles. Bedrooms Rooms and Kitchen using 60cm X 60cm Vitrified tiles (make SIMPOLO, KAJARIA, SOMANY).
- Toilets: Designer ceramic tile concepts 30cm X 30cm for floor and 30cm X 45cm for walls up to ceiling height (make SIMPOLO, 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 (SIMPOLO, KAJARIA, SOMANY).
- 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 DURAVIT / VITRA. 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 / VITRA. 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/ VITRA 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 /SCHUCO 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 / USHUS 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 the utility and service area
- Emulsion shall be applied for the ceiling in the apartments excluding Utility & Services

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: Elevators 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 all bedrooms.

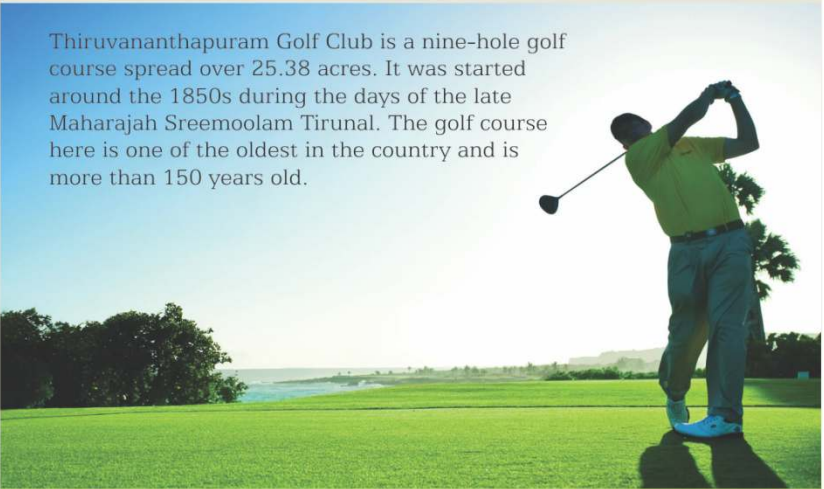
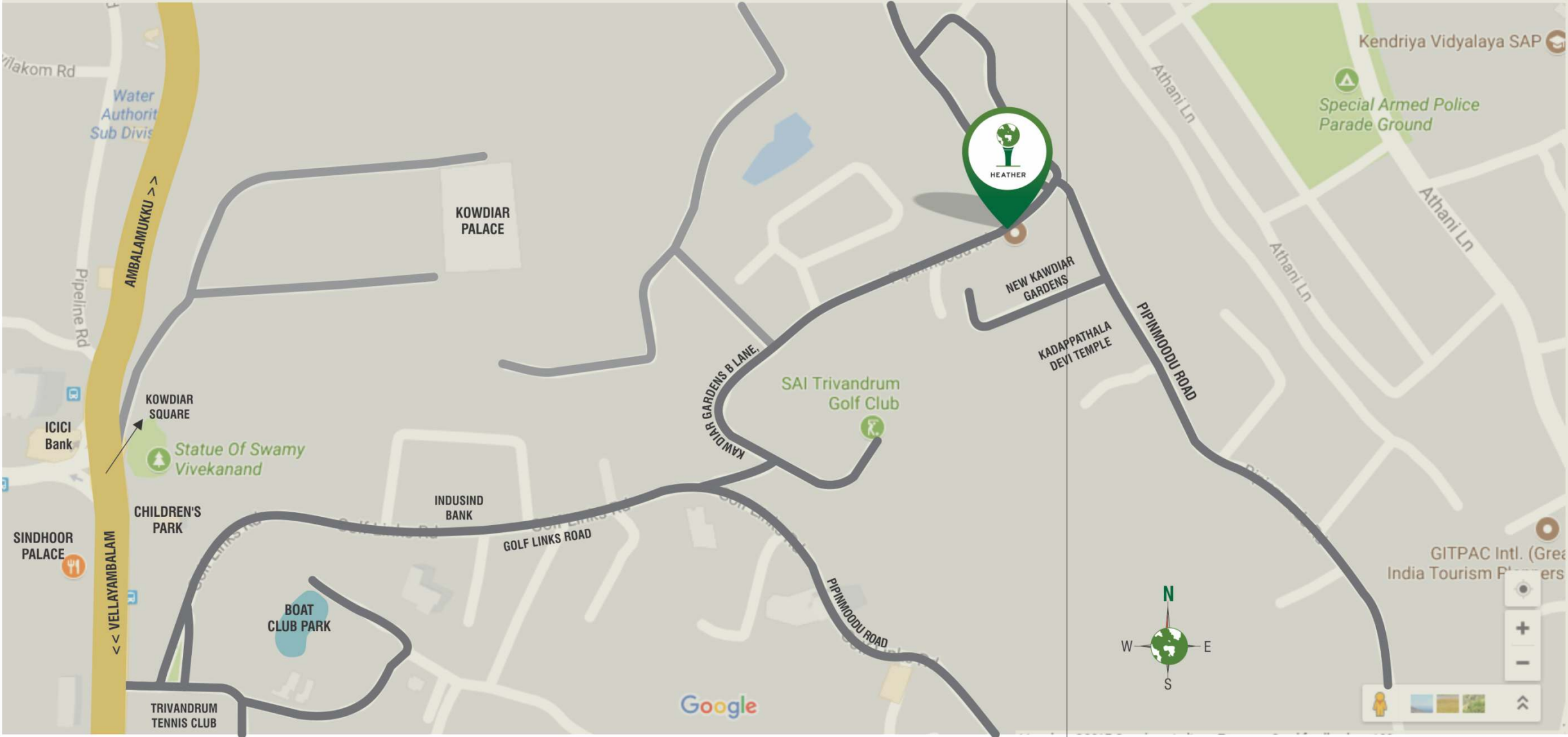
Home Automation:

- Proximity 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.
- Hard and soft landscaping shall be provided as per the landscape consultant’s design.

Heather Greenage is set besides the Golf Club which boasts of almost 3,400 trees belonging to over 1,000 species, be a part of this rare green expanse. It is in close vicinity to heritage buildings like Kowdiar Palace, Raj Bhavan and some of the city's most prestigious clubs and educational institutions.



Thiruvananthapuram Golf Club is a nine-hole golf course spread over 25.38 acres. It was started around the 1850s during the days of the late Maharajah Sreemoolam Tirunal. The golf course here is one of the oldest in the country and is more than 150 years old.

PAYMENT SCHEDULE:

01.	On signing of agreement	25%
02.	On completion of foundation	7%
03.	On completion of basement slab	7%
04.	On completion of ground floor slab	7%
05.	On completion of 2nd floor slab	8%
06.	On completion of 3rd floor slab	8%
07.	On completion of entire structure	8%
08.	On completion of internal plastering of respective apartment	7%
09.	On completion of external plastering	7%
10.	On completion of internal painting of respective apartment	7%
11.	On completion of flooring of respective apartment	7%
12.	On or before handing over of respective apartment	2%