



For those who cherish a life that offers more, Heather Magnum is their choice. Set in the heart of Trivandrum at Kumarapuram, each one of the 24 homes offer an exclusive lifestyle experience that is high on style, convenience and investment value. With homes in the city hard to come by, Heather Magnum offers the perfect stage for those families who wish to enjoy the best of life in the heart of the bustling capital city.











clientele spread across the globe.







The location of your home often decides the quality of life you enjoy in a bustling city. Heather Magnum coming up at Kumarapuram, gives you the best chance to enjoy the best of life with its city centre location. From your home here, you can reach Trivandrum's most happening places like, Kowdiar, Pattom, Palayam, Statue and East Fort in minutes. And for those who work at Kerala's premier IT hub, their offices at Technopark are just minutes away. The best hospitals, schools, colleges and all other lifestyle utilities are close by to give you the perfect location for your home.



Heather Magnum helps you get more out of life every day. Its contemporarily designed homes and fabulous location is perfectly complemented by the most sought after lifestyle amenities, giving you countless joyful moments at home.

Twenty-four 2 & 3 BHK apartments on 6 floors. Terrace area apartments on the sixth floor.

HEATHER

Amenities

- Children's Play Area Multi-Purpose Hall
- Card and Board Games
- Fully Equipped Unisex Gym AV Room











SITE PLAN







BASEMENT - 3





BASEMENT - 2







BASEMENT - 1

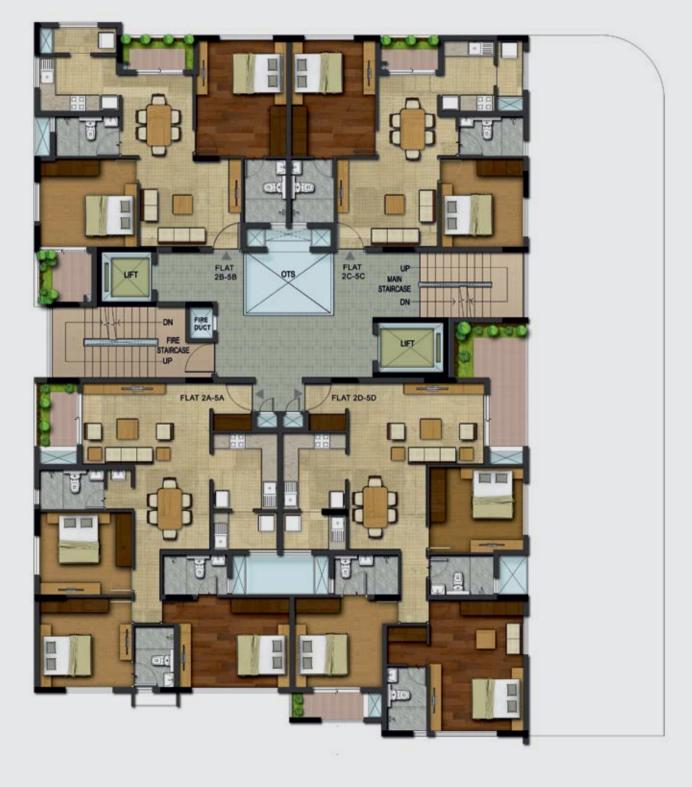




TERRACE PLAN







TYPICAL FLOOR PLAN (1st Floor to 5th Floor)



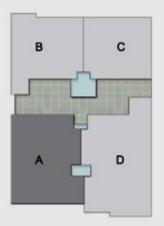


6TH FLOOR PLAN









KEY PLAN

TYPE - A (TYPICAL FLOOR 3 BHK)

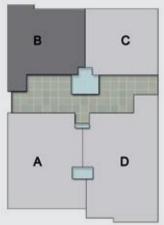
1ST TO 5TH FLOOR

SALEABLE AREA 1554 SQ. FT.

•	1	LIVING	4.90M X 3.12M (16'-0"X10'-3")
2	2	DINING	2.91M X 3.26M (9'-6"X10'-9")
3	3	MASTER BED	4.22M X 3.34M (13'-9"X11'-0")
3	ЗА	TOILET	2.45M X 1.52M (8'-0"X5'-0")
4	4	BEDROOM 2	3.52M X 3.34M (11'-6"X11'-3")
4	4A	TOILET	1.52M X 2.34M (5'-0"X7'-9")
,	5	BEDROOM 3	3.52M X 3.16M (11'-6"X10'-3")
(6	KITCHEN	2.47M X 2.93M (8'-0"X9'-6")
7	7	UTILITY	2.47M X 1.44M (8'-0"X4'-9")
8	В	TOILET	2.45M X 1.52M (8'-0"X5'-0")
,	9	BALCONY	1.63M X 2.57M (5'-3"X8'-0")







KEY PLAN

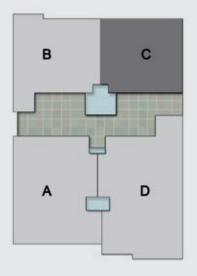
TYPE - B (TYPICAL FLOOR 2 BHK)
GROUND FLOOR TO 5TH FLOOR
SALEABLE AREA 1197 SQ. FT.

1	LIVING	3.89M X 3.38M (12'-9"X11'-0")
2	DINING	2.73M X 3.11M (9'-0"X10'-3")
3	MASTER BED	3.45M X 4.20M (11'-3"X14'-6")
3A	TOILET	1.62M X 2.45M (5'-3"X8'-0")
4	BEDROOM	3.72M X 3.38M (12'-3"X11'-0")
5	KITCHEN	3.13M X 2.10M (9'-8"X7'-0")
6	UTILITY	2.58M X 1.00M (9'-9"X3'-3")
7	TOILET	2.45M X 1.52M (7'-8"X5'-0")
8	BALCONY	2.73M X 1.31M (9'-0"X4'-3")
9	BALCONY	2.23M X 2.09M (7'-3"X7'-0")









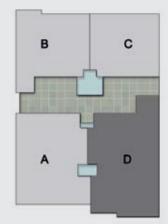
KEY PLAN

TYPE - C (TYPICAL FLOOR 2 BHK)
GROUND FLOOR TO 5TH FLOOR
SALEABLE AREA 1048 SQ. FT.

1	LIVING	3.90M X 3.38M (12'-9"X11'-0")
2	DINING	2.31M X 3.11M (7'-6"X10'-6")
3	MASTER BED	3.20M X 4.42M (10'-6"X14'-6")
3A	TOILET	1.62M X 2.45M (5'-3"X8'-0")
4	BEDROOM 2	3.16M X 3.38M (10'-3"X11'-0")
5	KITCHEN	2.06M X 2.70M (6'-6"X8'-9")
6	UTILITY	1.00M X 2.15M (3'-3"X7'-0")
7	TOILET	2.45M X 1.52M (8'-0"X5'-0")
8	BALCONY	2.21M X 1.31M (7'-3"X4'-4")







KEY PLAN

5.19M X 3.12M (17'-0"X10'-3")

TYPE - D (TYPICAL FLOOR 3 BHK)

1ST FLOOR TO 5TH FLOOR

SALEABLE AREA 1786 SQ. FT.

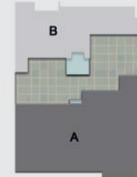
		*
!	DINING	3.00M X 3.26M (9'-9"X10'-9")
}	MASTER BED	3.59M X 5.00M (11'-9"X16'-6
Α	TOILET	1.52M X 2.45M (5'-0"X8'-0")
ļ	BEDROOM 2	3.33M X 3.34M (11'-0"X11'-0"
Α	TOILET	2.45M X 1.52M (8'-0"X5'-0")
,	BEDROOM 3	3.59M X 3.26M (11'-9"X10'-9"
6	KITCHEN	2.41M X 2.93M (8'-0"X9'-6")
,	UTILITY	2.41M X 1.44M (8'-0"X4'-9")
3	TOILET	2.45M X 1.52M (8'-0"X5'-0")
)	BALCONY	1.50M X 4.72M (5'-0"X15'-6")
)	BALCONY	2.98M X 1.15M (9'-3"X3'-9")

1 LIVING









KEY PLAN

6.70M X 3.22M (22'-3"X10'-3")

TYPE - A (6TH FLOOR 3 BHK)
SALEABLE AREA
APARTMENT 1835 SQ. FT.
PRIVATE TERRACE 677 SQ. FT.

2	DINING	3.26M X 2.93M (10'-9"X9'-6")
3	MASTER BED	4.66M X 3.34M (15'-3"X11'-0")
3A	TOILET	2.45M X 1.52M (8'-0"X5'-0")
4	BEDROOM 2	3.59M X 4.49M (11'-9"X14'-9")
4A	TOILET	1.52M X 2.34M (5'-0"X7'-9")
5	BEDROOM 3	3.59M X 3.26M (11'-9"X10'-9")
6	KITCHEN	2.37M X 3.17M (7'-9"X11'-6")
7	UTILITY	2.41M X 1.44M (8'-0"X4'-9")
8	TOILET	2.45M X 1.52M (8'-0"X5'-0")
9	BALCONY	1.50M X 4.72M (5'-0"X15'-6")

1 LIVING

10 PRIVATE TERRACE 6.24M X 9.93M (20'-6"X32'-6")





KEY PLAN

TYPE - B (6TH FLOOR 2 BHK)
SALEABLE AREA 1617 SQ. FT.

1	LIVING	3.53M X 3.31M (11'-6"X10'-3"
2	DINING	3.89M X 3.28M (12'-9"X10'-9")
3	MASTER BED	5.15M X 3.70M (17'-0"X12'-3"
ВА	TOILET	3.00M X 1.52M (9'-9"X5'-0")
4	BEDROOM	3.27M X 3.70M (10'-9"X12'-3"
5	KITCHEN	2.46M X 3.11M (8'-0"X10'-3")
6	UTILITY	1.91M X 1.21M (6'-3"X4'-0")
7	TOILET	2.45M X 1.52M (8'-0"X5'-0")
В	BALCONY	1.50M X 5.38M (5'-0"X17'-9")









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 tiles 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: Vacuum Dewatered Flooring with grooves and finished using epoxy painting / 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, Bedrooms and Kitchen using 60cm X 60cm Vitrified tiles (make HR JOHNSON, KAJARIA, SOMANY).
- Master Bedroom uses 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 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 minimum thickness of 16mm granite counter.
- Handrails and Railings: Using SS / MS / Toughened glass as per the architect's design.

Sanitary & Plumbing

- Sanitary fittings: EWC wall-hung, counter washbasin. All sanitary fittings shall be of DURAVIT / VITRA. 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 GROHE / VITRA / DANIEL. 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 / DANIEL 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 anodised 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 Teak wood veneer and polished using melamine finish.
- Hardware: All hardware shall be in C.P. Brass, tower bolts, doorstoppers, 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 and Biometric lock from YALE.

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 (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 limited to 1000 Watts for 2 BHK and 1500 Watts for the 3BHK apartments.

- As a safety feature we shall provide an LED Skirting lamp (Foot lamp) in all the
- 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 bedroom.
- 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 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: Weather 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 / 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 the Bedrooms and Living room

Home Automation:

- Access control entry to the common entrance / foyers 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 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.



Payment Schedule

STAGE OF CONSTRUCTION	%
On Signing of Agreement	25%
On Completion of Piling Works	7%
On Completion of Pile Cap and Beams	7%
On Completion of Ground Floor Slab	7%
On Completion of 2nd Floor Slab	7%
On Completion of 3rd Floor Slab	7%
On Completion of 5th Floor Slab	7%
On Completion of Entire Structure	7%
On Completion of Internal Plastering of Respective Apartment	7%
On Completion of External Plastering	7%
On Completion of Internal Painting of Respective Apartment	7%
On Completion of Flooring of Respective Apartment	3%
On or Before Handing Over of Respective Apartment	2%
Total	100%

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Architect: **Kembhavi Architecture Foundation,** Bangalore



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