www.heatherhomes.in







Pettah, Thiruvananthapuram

1,2 & 3 BHK PREMIUM APARTMENTS



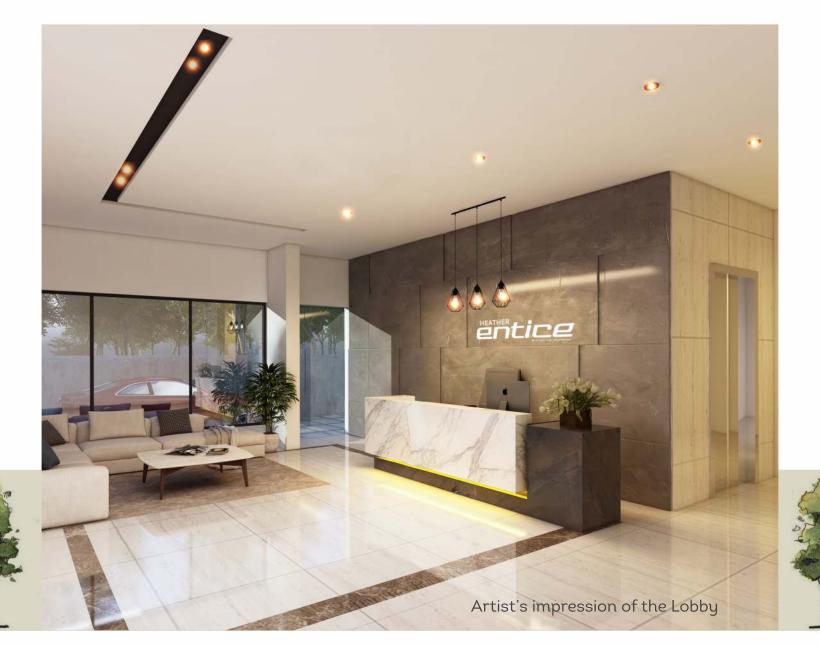
RERA Registration No. ENTICE- K-RERA/PRJ/TVM/036/2022 RERA Website: rera.kerala.gov.in



A LIFE OF HAPPINESS AWAITS YOU

Happiness is a home of your dreams. Ahome that has space for those precious moments with your family. An abode that is special in more ways than one, that pampers you with luxury, spoils you with convenience and fills your heart with pride every single day. Something Heather Entice, an elegant community of 1,2 & 3 premium apartments, designed to bring you a memorable living experience every day.







Delight your guests with the grand entrance they deserve at the plush reception lobby. Complete with a cosy waiting area, this is a perfect place to meet, greet and indulge in some pleasantries with your neighbours too.





AMENITIES

At Heather Entice there's always room for more joy. We have handpicked leisure amenities for you so that you and your family can make some fun memories for life. A healthy gym session, party with friends or playtime with kids, whatever you choose to do we've got you covered.

- → FREE WI-FI ZONE
- → DTH/CABLE TV PROVISION
- 7 PROXIMITY ACCESS
- □ SURVEILLANCE SYSTEM
- **7** BOOM BARRIER
- → INTERCOM FACILITY

- → INCINERATOR
- ⊅ BIO BIN
- 7 POWER BACK UP
- 7 SOLAR SYSTEM TO POWER
 COMMON AMENITIES

- 7 RETICULATED GAS WITH GAS LEAKAGE DETECTOR
- 7 CHARGING POINTS FOR ELECTRIC VEHICLE

LEISURE AMENITIES



OPULENT ENTRANCE LOBBIES & LOUNGE



MULTIPURPOSE HALL / ASSOCIATION ROOM

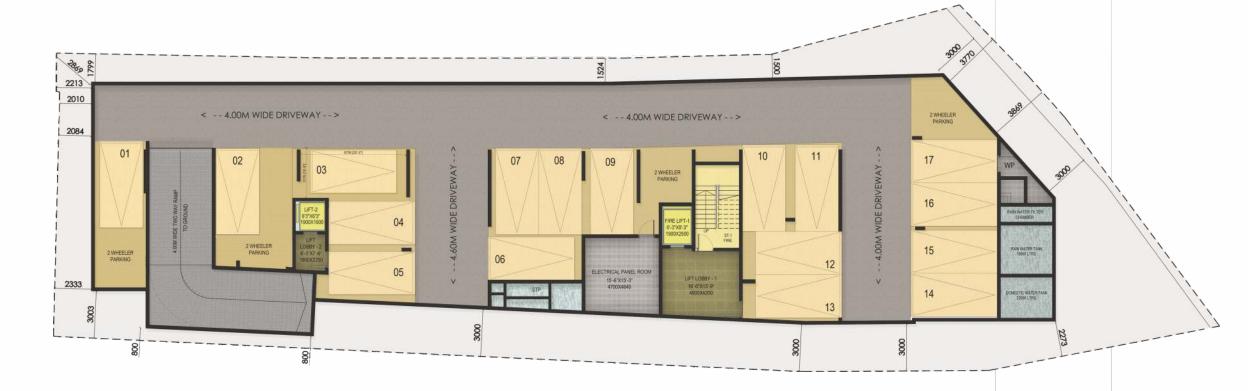


OPEN DECK PARTY AREA AT





BASEMENT FLOOR PLAN





GROUNDFLOOR PLAN







FIRST FLOOR PLAN

TYPE - D I 3BHK

BACON
PROTES
PARTY

CLUBHOUSE

TYPE - A I 3BHK



TYPICAL2ND TO 5TH FLOOR PLAN



TYPE - D | 3BHK TYPE - C | 1BHK TYPE - B | 2BHK TYPE - A | 3BHK





TYPICAL6TH TO 9TH FLOOR PLAN

TYPE - D | 3BHK TYPE - E | 3BHK TYPE - A | 3BHK









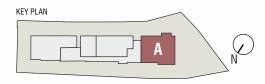




TYPE -A I 3BHK

1ST TO 9TH FLOOR

SALEABLE AREA-RERA CARPET AREA-BALCONY AREA - 147.43 SMT (1587 SQ. FT.) 95.56 SMT (1028.60 SQ. FT.) 7.06 SMT (75.90 SQ. FT.)



NO	NAME	SIZE IN FEET	SIZE IN MM
1	LIVING ROOM	11'-0"X12'-3"	3370X3710
2	DINING ROOM	9'-0"X10'-9"	2750X3305
3	KITCHEN	8'-0"X10'-6"	2450X3190
4	UTILITY	5'-0"X6'-3"	1550X1900
5	SERVANT TOILET	2'-9"X4'-3"	800X1200
6	LIVING BALCONY	9'-0"X5'-0"	2750X1550
7	HANDWASH	5'-3"X5'-0"	1630X1500
8	BEDROOM-1	11'-6"X12'-9"	3470X3850
9	TOILET-1	8'-0"X5'-0"	2400X1500
10	ROOM BALCONY	9'-3"X3'-3"	2800X1000
11	BEDROOM-2	11'-6"X12'-9"	3470X3850
12	TOILET-2	5'-0"X8'-0"	1500X2400
13	BEDROOM-3	11'-6"X12'-9"	3470X3850
14	TOILET-3	5'-0"X8'-0"	1500X2400

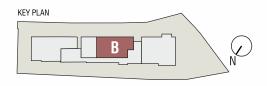


TYPE -B | 2BHK



2ND TO 5TH FLOOR

SALEABLE AREA-RERA CARPET AREA-BALCONY AREA - 109.99 SMT (1184 SQ. FT.) 73.65 SMT (792.76 SQ. FT.) 3.39 SMT (36.48 SQ. FT.)



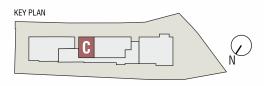
NO	NAME	SIZE IN FEET	SIZE IN MM
1	LIVING ROOM	10-9"X14'-6"	3270X4400
2	DINING ROOM	13'-3"X9'-0"	4060X2650
3	KITCHEN	8'-3"X10'-0"	2490X3150
4	BALCONY	11'-9"X3'-3"	3600X1000
5	HALLWAY	7'-6"X3'-6"	2300X1080
6	PASSAGE	7'-9"X3'-6"	2395X1080
7	BEDROOM-1	10'-9"X13'-3"	3300X4020
8	TOILET-1	8'-0"X5'-0"	2400X1500
9	BEDROOM-2	10'-9"X13'-3"	3300X4020
10	TOILET-2	5'-0"X8'-0"	1500X2400



TYPE -C | 1BHK

2ND TO 5TH FLOOR

SALEABLE AREA-RERA CARPET AREA-BALCONY AREA - 49.33 SMT (531 SQ. FT.) 32.17SMT (346.27 SQ. FT.) 1.92 SMT (20.67 SQ. FT.)



NO	NAME	SIZE IN FEET	SIZE IN MM
1	LIVING ROOM	11'-6"X9'-0"	3480X2760
2	KITCHEN	5'-0"X10'-6"	1500X3200
3	BEDROOM	11'-0"X13'-0"	3380X3940
4	TOILET	5'-0"X8'-0"	1500X2400
5	BALCONY	5'-3"X4'-0"	1600X1200

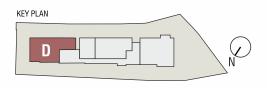


TYPE -D | 3BHK

HEATHER

1ST TO 9TH FLOOR

SALEABLE AREA-RERA CARPET AREA-BALCONY AREA - 140.41 SMT (1511.42 SQ. FT.) 92.92 SMT (1000.18 SQ. FT.) 6.38 SMT (68.67 SQ. FT.)



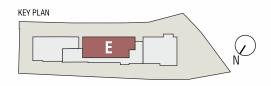
NO	NAME	SIZE IN FEET	SIZE IN MM
1	LIVING ROOM	11'-0"X13'-9"	3350X4180
2	DINING ROOM	9'-3"X9'-9"	2780X2980
3	KITCHEN	9'-3"X9'-3"	2785X2840
4	UTILITY	2'-6"X7'-3"	750X2170
5	SERVANT TOILET	4'-0"X4'-6"	1225X1400
6	LIVING BALCONY	8-6"X4'-0"	2580X1200
7	BEDROOM-1	11'-9"X12'-3"	3600X3725
8	TOILET-1	5'-0"X8'-0"	1500X2400
9	BEDROOM-2	13'-6"X10'-6"	4120x3200
10	TOILET-2	8'-0"X5'-0"	2410x1500
11	ROOM BALCONY	2'-6"X7'-0"	750X2150
12	BEDROOM-3	11'-9"X12'-3"	3600X3725
13	TOILET-3	5'-0"X8'-0"	1500X2400



TYPE -E | 3BHK

6TH TO 9TH FLOOR

SALEABLE AREA-RERA CARPET AREA-BALCONY AREA - 158.30 SMT (1704 SQ. FT.) 107.21 SMT (1154 SQ. FT.) 5.30 SMT (57.04 SQ. FT.)



NO	NAME	SIZE IN FEET	SIZE IN MM
1	LIVING ROOM	19'-0"X14'-6"	5760X4400
2	DINING ROOM	13'-3"X6'-0"	4060X1500
3	KITCHEN	11'-6"X9'-0"	3480X2760
4	UTILITY	5'-0"X10'-6"	1500X3200
5	LIVING BALCONY	11'-9"X3'-3"	3600X1000
6	HALLWAY	7'-6"X3'-6"	2300X1080
7	PASSAGE	8'-0"X3'-6"	2400X1080

NO	NAME	SIZE IN FEET	SIZE IN MM
8	BEDROOM-1	10'-9"X13'-3"	3300X4020
9	TOILET-1	8'-0"X5'-0"	2400X1500
10	BEDROOM-2	11'-0"X13'-0"	3380X3940
11	TOILET-2	5'-0"X8'-0"	1500X2400
12	ROOM BALCONY	5'-3"X4'-0"	1600X1200
13	BEDROOM-3	10'-9"X13'-3"	3300X4020
14	TOILET-3	5'-0"X8'-0"	1500X2400

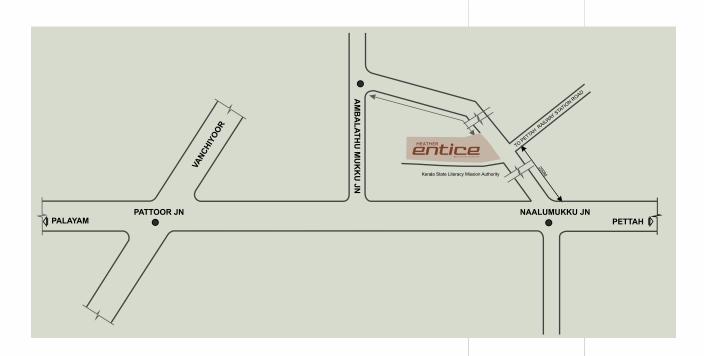




PAYMENT SCHEDULE

LOCATION PLAN

SL. NO	STAGE OF CONSTRUCTION	%
1	On Signing of Agreement	25 %
2	On Commencement of Pilling	7 %
3	On Completion of Pile Cap	7 %
4	On Completion of Ground Floor Slab	7 %
5	On Completion of 2nd Floor Slab	7 %
6	On Completion of 4th Floor Slab	7 %
7	On Completion of 6th Floor Slab	7 %
8	On Completion of 8th Floor Slab	7 %
9	On Completion of Entire Structure	7 %
10	On Completion of Internal Plastering of Respective Apartment	6%
11	On Completion of Flooring of Respective Apartment	6%
12	On Completion of Internal Painting of Respective Apartment	3%
13	On Completion of External Plastering	2%
14	On or Before Handing Over of the Respective Apartment	2%



SPECIFICATIONS

STRUCTURE

- ☐ Deep pile/Raft foundation complying with seismic 3 zone.
- ¬ RCC framed structure with brickwork and or concrete block partitions. Concrete grade and Steel grade as per structural consultants advice.

FLOORING & TILING

- ¬ Main entrance lobby shall be finished using Granite/Vitrified tile/Marble 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 / MS sections and using 80 cm X 80 cm Vitrified tiles, Bed Rooms and Kitchen using 80 cm X 80 cm Vitrified tiles (make KAJARIA/ SOMANY/ SIMPOLO/ AGL)
- Master Bed room using SPC wooden type(as per spec) finish flooring (make WELSPUN/KINGDOM/ARMSTRONG/BATIC/XYLOS).
- → Toilets: Designer ceramic tile concepts 30 cm X 30 cm for floor and 30 cm X 60 cm or nearest size for walls up to ceiling height (make KAJARIA/SOMANY/SIMPOLO/AGL).
- ✓ Utility Room: 30 cm X 30 cm ceramic tile for floor and 60 cm X 60 cm or nearest size for walls up to 140 cms Height and 60 cm above the counter if any.
- Balconies / Open Terraces / Decks / Private Terraces: Rustic / Antiskid / Ceramic tiles 60cm X 60 cm / 30cm X 30cm (make NITCO/ KAJARIA/ SOMANY).
- Wash/Kitchen Counters: Using minimum thickness of 16 mm granite counter.
- → Handrails and Railings: Using SS/MS/Toughened glass as per the architects design.
- ¬ Car Parking Area: Polished concrete/ 30x30 cm vitrified tile exterior grade

SANITARY & PLUMBING

- ➢ Sanitary Fittings: EWC wall-hung, counter washbasin. All sanitary fittings shall be of ROCA/AMERICAN STANDARD/JAQUAR /HINDWARE. Concealed cisterns ROCA/HINDWARE/ GROHE/ JAQUAR 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 / HINDWARE / JAQUAR / ROCA Provision for hot water connection shall be provided for overhead shower in each bathroom. Health faucet also shall be provided.
- All concealed water supply lines shall be of ISI marked CPVC pipes. Drainage, all other lines and storm water drain pipe shall be in PVC (SUPREME/FINOLEX/ASTRAL).
- Stainless Steel Sink single bowl with drain board of make NIRALI / PRINCE shall be provided for the kitchen and stainless steels 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: Window shutters -prefabricated colour/anodized Aluminium/UPVC/sliding shutter windows. Provision for one pane of insect screen shall be provided. Aluminium extrusions shall be from JINDAL/INDAL make.
- Main Door: Main doorframe and shutter shall be of seasoned teakwood. Outer and Inner face shall be coated with Polyurethane / Melamine finish.
- Internal Doors: All internal doorframes shall be of seasoned hardwood and shutters with KITPLY/JACSON/E DOOR brand flush door. Toilet doors shall be of Fiber Reinforced Plastic doors.
- Hardware: All hardware shall be of CP Brass, tower bolts, door stoppers, ball bearing hinges. Locks shall be mortise of GODREJ/YALE/DORSET make
- Entrance door of the apartment shall have hardware such as, Magic eye, Safety chain Door stopper and Digital lock from GODREJ/ DORSET/ YALE.

ELECTRICAL

- Concealed copper wiring using FINOLEX / RR / HAVELLS/ POLYCAB 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 / HONEY WELL
- ☐ 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 900 Watts for 1BHK, 1200 Watts for 2BHK and 1500 Watts for the 3 BHK apartments.
- ¬ As a safety feature we shall provide an LED Skirting lamp (Foot lamp) in all the Bedrooms.
- 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/HYBEC.
- ¬ 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

Exterior Emulsion paint shall be applied for the ceiling in apartments.(make ASIAN ACE/ BERGER WALMASTA/ JOTUN EASYCOAT)

WALL TREATMENT

- Internal Walls: Premium emulsion (ASIAN/ BERGER/ JOTUN) paint applied over cement-based putty shall be used for the internal walls of the apartment.
- → Service Area: Emulsion paint / textured finish with ASIAN/ BERGER/
 JOTUN as per the Architect's design.
- Z External Walls: Weather shield exterior grade emulsion / texture paint ASIAN / BERGER / JOTUN as per the Architect's design.

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 ✓ External Walls: Weather shield exterior grade emulsion / texture paint ASIAN / BERGER / JOTUN as per the Architect's design.

ELEVATORS

- ¬ Lift shall be provided as per the Govt. norms with automatic doors of make KONE/SCHINDLER/JOHNSON/FUJITECH.
- → Automatic Rescue Device (ARD) also shall be provided as an additional premium feature.

AIR CONDITIONING

→ Provision for ACs, shall be provided for the Master Bed 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.
- Provision for sprinklers and drip irrigation (ATS) shall be provided in essential area in landscaping.
- ☐ Interlock Pavers to be laid in drive ways and walkways.
- → Hard and soft landscaping shall be provided as per the landscape consultant's design.



OFFICE (INDIA): HEATHER HOMES (P) LTD. TC 12/762, Near Gout. Law College, Barton Hill, Thiruvananthapuram - 695 035 Kerala. Phone: +91 471 230 3322

PROJECT ADDRESS: Heather Entice, Pettah, Thiruvananthapuram. Sales Phone: +91 8590 800 400, 8590 500 400 www.heatherhomes.in

OFFICE (DUBAI):

Curve Building, M 57, Sheikh Zayed Road, Dubai, UAE

Phone: 00971 5548 145 88

ARCHITECT: LINE2SPACE,BANGALORE







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