



Homes Pvt. Ltd.
A wiseman makes his home...

An ISO 9001:2015 Certified Company

live a
tranquil
life



HEAVEN HILLS

A New Wave of Living ●●

RERA Number: K-RERA/PRJ/TVM/045/2024
<http://rera.kerala.gov.in>



Artistic representation of villa project, changes may occur according to site condition



Live in the Shades of Nature


HEAVEN HILLS
A New Wave of Living ●●

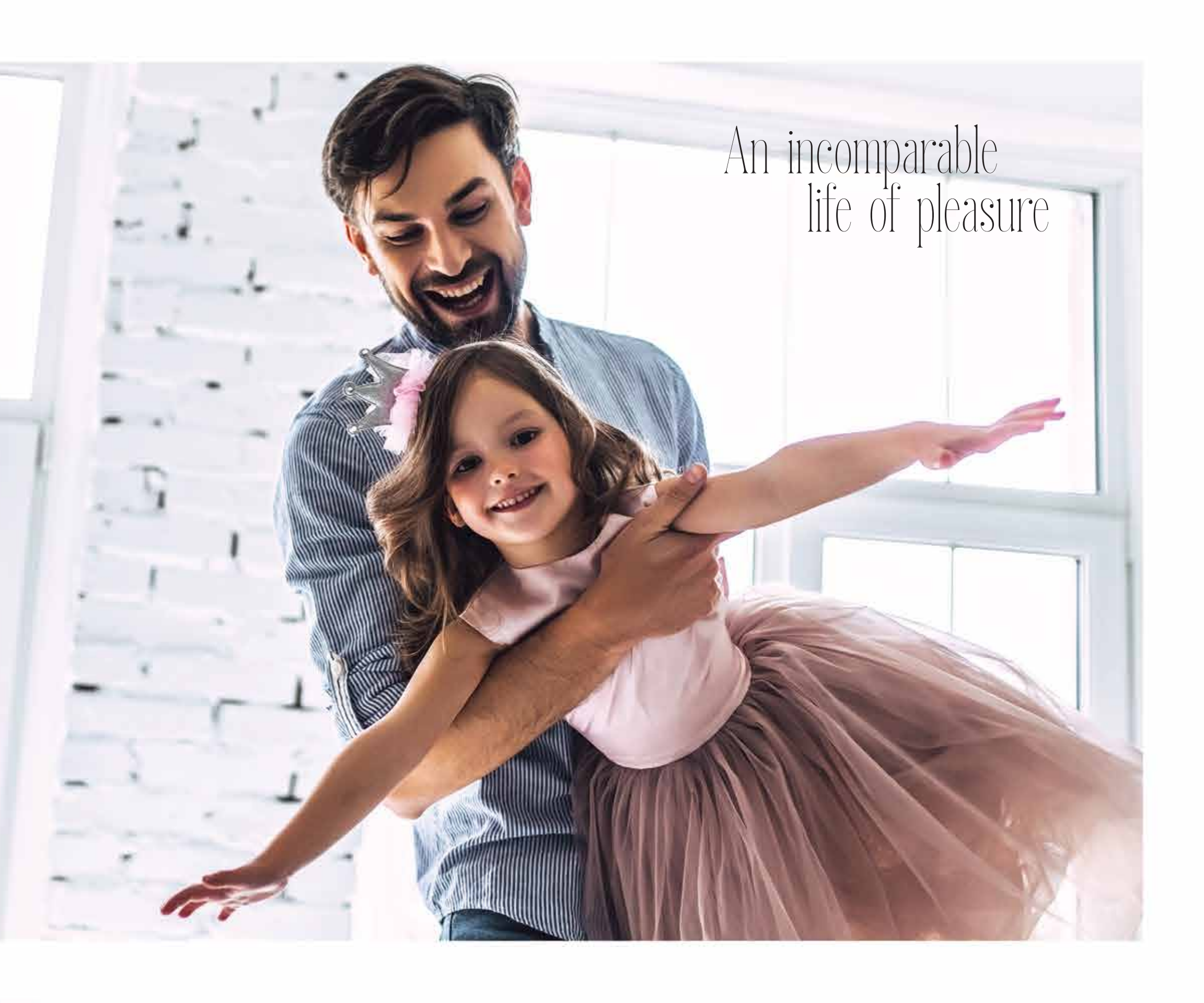
Heaven Hills is an advanced, comprehensive and state-of-the-art living solution. Innovative, functional and futuristic accommodation to suit your luxurious lifestyle. Designed in two unique different architectural styles. Now is your chance to choose the lifestyle your heart has always desired. A highly creative design with minimalist architectural features and clean, understated lines. The epitome of contemporary architecture, this state-of-the-art home is ideal for open plan layouts and seamless interiors. The villas are built to the smartest specifications. It is the perfect combination of modernity and fashion. These 28 elegant superior villas are spread over 2.20 acres of land and offer excellent facilities.

A legacy of Trust



PNR Homes offers premium living standards and modern workspaces that are exceptional, stylish and affordable. As an industry pioneer, PNR Homes sets the benchmark for residential and commercial property development. Home is not only about comfort, but also about good design, craftsmanship, technology, good atmosphere and positive energy. Fortunately, PNR Homes understands all this and is moving forward with the right principles and common sense. Not only was a concrete structure built, but a home for personal relatives and workplaces was created that embodies professionalism and a future-oriented mindset. Our trust is based on unparalleled quality in everything we build. We combine the best ideas, materials, finishes and craftsmanship to provide our customers with the best products.

An incomparable
life of pleasure



FLOOR PLAN-A



GROUND FLOOR PLAN AREA : 1386 SQ. FT



FIRST FLOOR PLAN AREA : 1114 SQ. FT

RERA CARPET AREA (SQFT)	EXCLUSIVE BALCONY/ VERANDAH / PORCH AREA (SQFT)	EXTERNAL WALL AREA (SQFT)	BULT UP AREA (SQFT)	COMMON AREA SHARE (SQFT)	SUPER BUILT UP AREA (SQFT)
1957	309	234	2500	81	2581

FLOOR PLAN - B



GROUND FLOOR PLAN AREA : 1118 SQ. FT



FIRST FLOOR PLAN AREA : 882 SQ. FT

RERA CARPET AREA (SQFT)	EXCLUSIVE BALCONY/ VERANDAH / PORCH AREA (SQFT)	EXTERNAL WALL AREA (SQFT)	BULT UP AREA (SQFT)	COMMON AREA SHARE (SQFT)	SUPER BULT UP AREA (SQFT)
1548	246	206	2000	81	2081



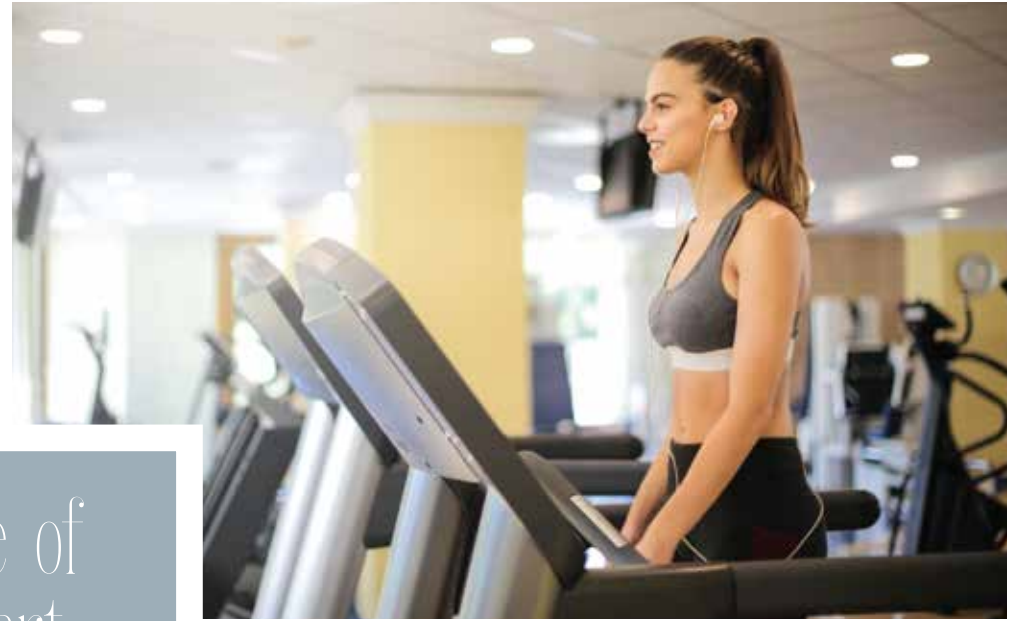
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CLUB HOUSE



State of
the art
amenities



GUEST SUITE ROOM



MULTI PURPOSE GAMES ROOM



FITNESS CENTRE



BADMINTON COURT



PRIVATE MEETING ROOM



MULTI PURPOSE HALL / OPEN TERRACE PARTY AREA



MULTI LAYER SECURITY



Innovative & Futuristic Facilities



LANDSCAPED GARDEN



KIDS PLAY AREA



GUEST PARKING



INCINERATOR



ELECTRIC CAR CHARGING STATION FOR EACH VILLAS



STREET LIGHT ON ROAD

Thoughtfully Designed Villas



EASY ACCESS TO ALL MAIN PLACES

Marian Engineering College	950 metre
Kinfra Park	1.4 km
Technopark	2 km
Karyavattom University	3.5 km
Kazhakkootam Railway Station	3.8 km
U.ST	4.5 km
Sainik School	4.6km
VSSC	4.6 km
Infosys	4.7 km
Greenfield stadium	5km
MGM School	5.8km
Technocity	6km
Nish	6.6 km
Veli Tourist Village	7.3km
Lulu Mall	7.4km
Akkulam Park	7.6km
Science Park	8.3 km
Kims Hospital	8.4 km
Medical College	9.1 km
Airport	11 km
Central Railway Station	14km

SPECIFICATION

Cement : As per the structural consultant
Dalmia, Chettinad or equivalent.

Steel

TMT Kenza or equivalent.

Foundation

P.C.C

1:4:8 using 40mm stone 20cm thickness
100X100cm width.

Mate

Steel 90X90cm using 8mm bars spacing 10cm.
Rcc 1:2:4 using 20mm metal, cement,
M sand, width 100X100cm, height 20cm.

Column Steel

16mm bars 4 non with 20cm "L" 8mm bars syrup
15 cm spacing, Height 120cm (As per the site
condition)

Rcc 1:2:4 using 20mm metal, cement, M sand.

Plinth

Steel 16mm bars 4 non bottom & top 8mm bars
syrup 23cm spacing.
45 x 23(syrup size)

R.C.C

1:2:4 using 20mm metal, cement, M sand.

Structure

Red brick masonry using M sand, cement mixing
8:1, 23cm wall thickness.

Lintel concrete

Steel 8mm bars 4 non bottom(2) top(2), 8mm
bars syrup, 30cm spacing.

Structure

Red brick masonry using M Sand, cement mixing
8:1, 23cm wall thickness.

G Floor Roof concrete

Steel

8mm bars double layer, 15cm spacing, 20cm
distributer.

Beam

16mm bars 4 non bottom(2) top(2),8mm bars
syrup, spacing 23cm [first floor also same like
below]

R.C.C

M20 mixing(1:2:4) using 20mm metal, Cement
M sand,10cm slab thickness.

Plastering

Ceiling using sand, cement ratio 3:1

Wall using sand, cement ratio 5:1

Plumbing

Pipe Kelachandra or equivalent.

Doors & Window

Main door frame and shutter shall be of
seasoned teak wood size (225 x 100) biometric lock
yale

All internal door frame and door shutters Fero
Columbia Walnut FL 190. Size(225x90) include
toilet door also.

Windows good quality powder coated aluminium
with MS square rod grill.

Kitchen

Superior quality granite (black) for counter top.

Single bowl stainless steel sink.

Modular kitchen (lamination).

Provision for water purifier.

Provision for washing machine.

Kitchen hob-Faber (Maxus 603)

Kitchen chimney-Faber (Sunny 60)

Flooring

Superior quality vitrified tiles Kajaria or equivalent
(80 Rs/sq.ft)

Balcony anti-skid ceramic tiles Kajaria or
Equivalent (60 Rs/sq.ft)

Kitchen-Dado 60cm hight Kajaria or equivalent
(60Rs/sq.ft)

Toilet anti-skid ceramic wall tiles Kajaria or
equivalent up to 225cm hight (60 Rs/sq.ft)

Painting

Double coat premium emulsion over putty for
entire walls except for toilets.

Double coats emulsion for the ceiling.

Two coat enamel paint for the grill.

External all area putty finished.

Gate, balcony handrail, two coat enamel.

Water Supply

Individual bore well connection.

Provided white tank -1000 litre capacity.

Electrical

Concealed wiring with superior quality PVC
insulated ISI marked wires Vguard or equivalent.

Modular switches Legrand or Elleys

Three phase wiring with inverter point necessary
MCBs and ELCBs.

Providing tube lights, lights, fans [all bedroom and
hall kitchen except fan]

Independent meter box.

Provision for heater connection in all toilet.

Provision for washing machine in work area or
kitchen.

Provision for kitchen hob and chimney.

TV and Cable

Provision for TV connection at living and master
bedroom.

Telephone

Provision for telephone connection at living.

Air conditioner

Split AC provision for all bedroom and living

Sanitary wares & CP fittings

Wall mounted closet in all toilet (Kohler/equivalent)

Premium quality CP fittings in all toilet.

Towel rod, soap dish, mirror, wash basin provided in
all toilet (Mirror, Light & Exhaust Fan)

Compound wall and gate

Individual compound wall and gate.

Cupboards

Only in master bedroom. Size : (120x210)

Staircase

Staircase steps with vitrified tile, railing
toughened glass with teak frame.(out side R.C.C stair
with MS railing)

Septic Tank

Septic tank 25 flush size and one overflow
pit (4 feet)

Car parking

Car parking (interlocked floor)

Loading slab

Provided only in master bedroom and kitchen.

Landscaping

As per the site condition.



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COMPLETED PROJECTS



BLUE WAVES KAZHAKOOTTAM



GRAPE VILLA KAZHAKOOTTAM



MAPLE VILLAS KAZHAKOOTTAM



OLIVE VILLAS KAZHAKOOTTAM



ROSE VILLAS KAZHAKOOTTAM



SILVER SPRING KAZHAKOOTTAM

ONGOING PROJECTS



K-RERA/PRJ/TVM/040/2021

PARADISE KAZHAKOOTTAM



K-RERA/PRJ/TVM/179/2023

GRAND ROSSO NALANCHIRA

LOCATION MAP



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“Land monopoly is not only monopoly, but it is by far the greatest of monopolies;
it is a perpetual monopoly, and it is the mother of all other forms of monopoly.”

Winston Churchill



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