

*Dr. Pai's* **VARMA**  
**HERITAGE**

SUPER LUXURY APARTMENTS, POOJAPPURA  
THIRUVANANTHAPURAM

*“A people's relationship  
to their heritage is the same  
as the relationship  
of a child to its mother”*



**VARMA HOMES™**

*Constructing Happiness*



## *Celebrating a legend...*

Dr. Pai's Heritage at Poojappura is named after one of Thiruvananthapuram's most gifted and respected sons, Dr. KN Pai.

There was once a time when Dr. Pai was the first and last resort to many in Thiruvananthapuram who sought medical care. As a teacher to most of the doctors practicing in Thiruvananthapuram, his was the last word in diagnosis. The doctor was always so gracious in his approach to the patients and so unmindful of the consultation fee that some people who considered themselves clever would leave empty envelopes on his table and go. But Dr. Pai was such a gentleman that he would never feel offended by such indiscretions.

His home at Poojappura used to be a beehive of activity every evening with crowds of patients from far and near thronging there. We are proud that the same location will now be the venue of our first project in Thiruvananthapuram, and to name it after such an enigmatic figure.





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*A contemporary masterpiece...*

Dr. Pai's Heritage is a super luxury apartment project with 2 & 3 BHK homes. Carefully built to provide a seamless living experience, the project will have all modern amenities.



Permit No. E8/BA/422/2013(E8/1149/17) & E8/5551/19





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## *History is made everyday...*

Stepping into the city of Thiruvananthapuram is a dream come true for Varma Homes. The history and culture of the state capital is a timeless well that anyone can draw inspiration from. With our new project, Dr. Pai's Heritage, we hope to provide a premium living experience in Thiruvananthapuram, and also write our own page in the city's chronicles.

Quality assured affordable homes to all - that is the promise that we at Varma Homes strive to uphold in every residential venture we undertake. It is the essence of our mantra "Constructing Happiness", and the same principles have brought life to Dr. Pai's Heritage.





## *Varma Promise*

Being on time comes naturally to us, thanks to our years of experience and a highly motivated team. We take our promises and your time very seriously.

In construction, compromise often leads to mediocrity, which is why quality is something we never compromise on. We use the best to deliver the best.





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## *Blessed by modernity...*

The Thiruvananthapuram Technopark is the largest Information Technology Park in Asia in terms of built up area, and hosts many IT ventures. The city also hosts the annual International Film Festival of Kerala.

### **Educational Institutions**

University of Kerala, Thiruvananthapuram Medical College,  
Thiruvananthapuram Engineering College, Mahatma Gandhi College

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## *A location sought after..*

Poojapura is now a prime residential area in Thiruvananthapuram, and is well connected to all major city centres and transport hubs. Dr. Pai's Heritage, at Dr. Pai Lane, is only a stone's throw away from the main road, a perfect location for the perfect home. It is conveniently located amidst several landmarks like the Chalai Bazar and PRS Hospital. Schools, colleges, ATMs, hospitals and markets in proximity make it a preferred choice for property seekers.

Trivandrum Central Railway Station and Trivandrum Bus Station ensure easy accessibility to several key nodes in and around the city. The Trivandrum International Airport is just a short driving distance away, and can be reached via the Salem-Kochi-Kanyakumari Highway.









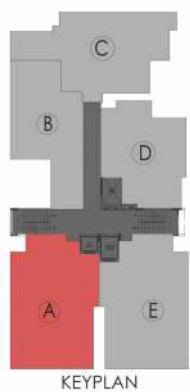


## *Amenities*

Rooftop Swimming Pool	Fully Automatic Lifts
Clubhouse	Water Filter
Health Club	Solar Energy Utilization in Selected Areas
Children's Play Area	Intercom Facility
Rooftop Party Area	Surveillance Camera
Terrace Garden	Fire Fighting System
Recreation Space	Provision For 24 Hrs Power & Water Supply Facility
Video Door Phone	Sewage Treatment Plant
Rose Garden	Caretaker's Room
Open Auditorium	Driver's Room
Home Theatre	



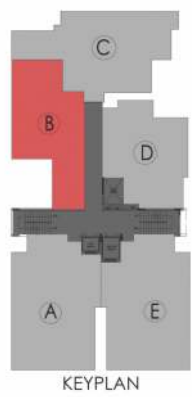




**Type A**  
3 BHK  
Area: 1581 Sq.ft.  
1st to 12th Floor

Furniture layout is indicative only, doesn't form part of the apartment. Dimensions may vary slightly during construction. All dimensions are in centimeters.

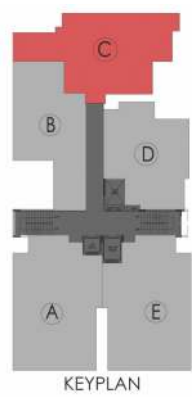




**Type B**  
2 BHK  
Area: 1189 Sq.ft.  
1st to 12th Floor

Furniture layout is indicative only, doesn't form part of the apartment. Dimensions may vary slightly during construction. All dimensions are in centimeters.

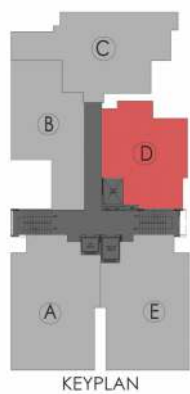




**Type C**  
3 BHK  
Area: 1454 Sq.ft.  
1st to 9th Floor

Furniture layout is indicative only, doesn't form part of the apartment. Dimensions may vary slightly during construction. All dimensions are in centimeters.

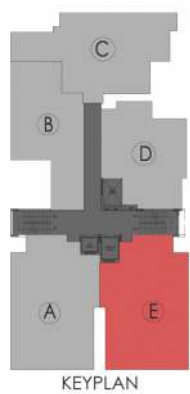




**Type D**  
2 BHK  
Area: 1119 Sq.ft.  
1st to 12th Floor

Furniture layout is indicative only, doesn't form part of the apartment. Dimensions may vary slightly during construction. All dimensions are in centimeters.

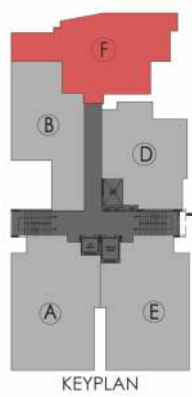




**Type E**  
3 BHK  
Area: 1556 Sq.ft.  
1st to 12th Floor

Furniture layout is indicative only, doesn't form part of the apartment. Dimensions may vary slightly during construction. All dimensions are in centimeters.

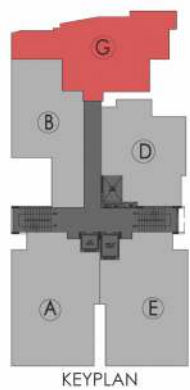




**Type F**  
3 BHK  
Area: 1427 Sq.ft.  
10th & 11th Floor

Furniture layout is indicative only, doesn't form part of the apartment. Dimensions may vary slightly during construction. All dimensions are in centimeters.





**Type G**  
3 BHK  
Area: 1371 Sq.ft.  
12th Floor

Furniture layout is indicative only, doesn't form part of the apartment. Dimensions may vary slightly during construction. All dimensions are in centimeters.





1st to 9th Floor Plan





10th & 11th Floor Plan





12th Floor Plan

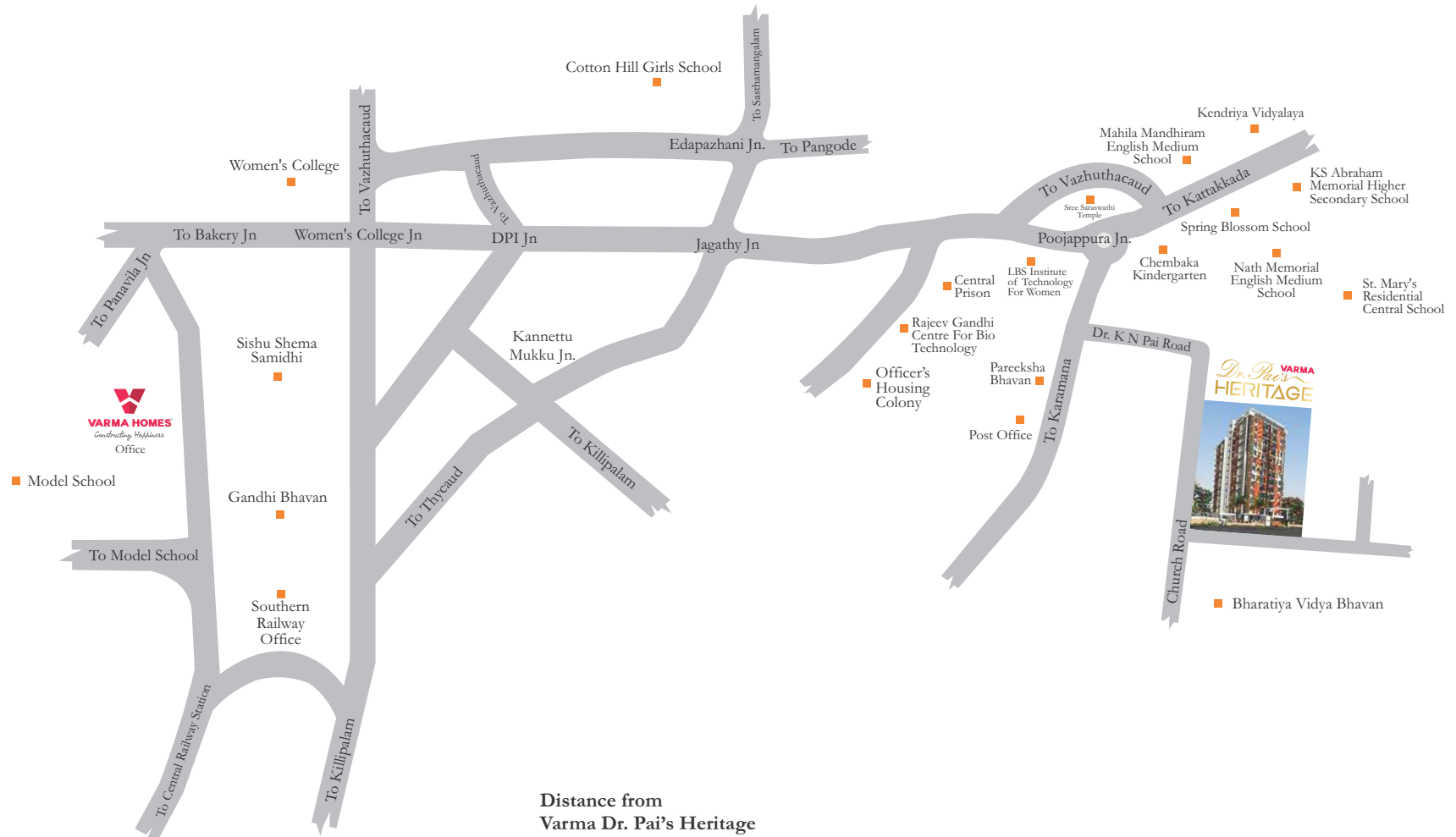




13th Floor Plan



## Location Map



### Distance from Varma Dr. Pai's Heritage

Poojappura Junction	200 mtrs	Carmel School	2 Km
Trivandrum International Airport	8 Km	Kendriya Vidyalaya	2.9 Km
Trivandrum Central Railway Station	3 Km	Cotton Hill Girls School	3 Km
Museum / Zoo	4 Km	Spring Blossom School	1 Km
Secretariat Statue	3 Km	Bharatiya Vidya Bhavan	1 Km
Sree Padmanabhaswamy Temple	5 Km	KIMS Hospital	9 Km
Pazhavangadi Temple	4 Km	Medical College	7 Km
Rajeev Gandhi Centre For Bio Technology	1 Km	Ananthapuri Hospital	6 Km



# Specifications

## STRUCTURE

Foundation : RCC pile / suitable foundation as per structural design

Superstructure : RCC framed structure

Masonry : Red Bricks

## FLOORING

Wooden flooring in master bedroom. Vitrified tiles of Asian or Kajaria (or equivalent) in other rooms.

## KITCHEN

Kitchen counter with polished granite slab and single bowl drain board sink of Franke / Nirali or equivalent and Ceramic Dado above the counter up to a height of 60 cms.

## TOILETS

Toilet walls with ceramic tiles up to a height of seven feet with CP & sanitary fittings of Kohler / Vitra or equivalent.

## DOORS AND WINDOWS

Front door : Teak wood

Internal doors : Hardwood frames and flush door shutters

Windows : UPVC

## PAINTING

Putty and emulsion for internal walls / ceiling and 100% acrylic exterior emulsion for the external walls of Jotun / Asian or equivalent.

## ELECTRICAL

Concealed conduit wiring with adequate light and fan points, 6/16 A socket points, controlled by ELCBS and MCBS with independent KSEB meters. Switches of Schneider / Legrande or equivalent, DB of Hager / Legrande or equivalent, cables of Finolex / Havells or equivalent.

## PLUMBING

Concealed works with CPVC of Astral / Ajay or equivalent, open works with ASTM and PVC of Supreme / Finolex or equivalent.

## TELEPHONE

Telephone point in Living room and Master bedroom

## TV

TV point in Living room & Master bedroom

## AC

AC provision in all the bedrooms

## WATER HEATER

Water heater provision in all the toilets

## GENERATOR

Generator back-up for common facilities and designated points in each apartment up to 500W



Welcome to the Varma Family! We at Varma Homes strive to construct happiness throughout your time with us, and beyond. Name your problem - be it anything - interior furnishings, rentals, resales, repairs, renovations - consider it solved. Be assured, we are just a call away. We are always happy to extend a helping hand. Let us construct happiness together!

# Terms and Conditions

1. Cost of Stamp Paper, Registration Charges, Legal and miscellaneous expenses in connection with the registration of apartment are to be borne by the purchaser. In case any additional stamp duty is claimed by the registration department, then that also has to be borne by the purchaser.
2. Other expenses to be borne by the client include all local Taxes, Goods and Service Tax as applicable. Other statutory charges, if any applicable or made applicable during the pendency of the contract or after its completion in relation to this project, KSEB deposit as specified in the agreement, monthly maintenance deposit / advance, and the charges for the extra works, if any.
3. The plans are not drawn to scale and are included only for the purpose of identification. The measurements shown in the plans are indicative and may vary. Furniture lay-out is only an indication for space utilisation. The elevation shown in the brochure is artist's expression only and the actuals may vary according to the practical site conditions. All measurements and specifications shown in the brochure are subject to minor variations without specific or general notice. All such variations / alterations shall be purely at the discretion of the builders.
4. The area is inclusive of proportionate share of common areas and wall thickness.
5. Monthly maintenance expenses are to be shared among owners, as decided by the owners association. These include expenses for the maintenance of common area, common amenities / facilities provided, machinery or equipments provided for the common use and that of common lighting.
6. Maintenance will be carried out by the builder till the formation of owners association which will take over the maintenance. Maintenance charges are payable by the owners on a monthly basis. Membership in the association is compulsory and not optional. Maintenance deposit / advance is collected from all the owners by the builder. After appropriating the expenses incurred by the builder during the period of maintenance done by them, the builder shall transfer the balance amount to the association after its formation.
7. Overseas clients should make their payments through proper banking channels.
8. All transactions are subjected to Ernakulam jurisdiction only.
9. This is a time bound project. In case the payments are not made as per agreement signed, the builder shall be entitled to the remedies prescribed by RERA rules.
10. The firm / company is not responsible for any delay in obtaining water / electricity connection due to the delay with the concerned departments.
11. DOCUMENTATION:
  - a. On allotment, necessary agreements will be executed between the builder and the client, for sale of undivided interest in the land and execution of the construction contract to build an apartment.
  - b. The sale deed for the undivided share of the land will be registered or caused to be registered in the name of the client by the builder or landowner, as the case may be, on receipt of the entire payment as per the agreements.
12. All payments should be crossed demand Drafts / Local Cheques Payable at Ernakulam, drawn in favour of M/s Varma Homes Private Limited.
13. For delayed payments interest will be charged as stipulated in RERA Act & Rules.
14. The builder / marketing agent reserves the right to accept or reject any application without assigning any reason thereto.
15. This brochure is only for information and does not constitute a legal offer / invitation to an offer.



## ONGOING PROJECTS



**Kottaram**, Luxury Apartments  
Tripunithura



**Padipura**, Luxury Apartments  
Tripunithura



**Maalika Block II**,  
Luxury Apartments, Tripunithura



**Bougain Heights**, Compact Apartments  
Chottanikkara



**Spectrum**, Luxury Apartments  
Thrissur

## COMPLETED AHEAD OF SCHEDULE



**Regent**, Compact Apartments  
Edapally



**Maalika I**, Luxury Apartments  
S N Junction, Tripunithura

## LAUNCHING SOON



**Connekt**, Luxury Apartments  
Vennala



**Signature**, Luxury Apartments  
Thrissur



**VARMA HOMES™**

*Constructing Happiness*

### VARMA HOMES PRIVATE LIMITED

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**CREDAI**