



THE PALATIAL

By **Hero Homes**



THE PALATIAL By Hero Homes

PRESENTING YOU A PALACE CRAFTED
FOR THE "HEROES" OF TODAY



Phase 1A Registration No. GM/907/639/2025/10
Phase 2 Registration No. GM/908/640/2025/11
Phase 4 Registration No. GM/1006/638/2025/09

THE PALATIAL
Club House

CLUB
VIEW

CROWN
VIEW



COMMERCIAL
VIEW 1

HARERA Registration No.
PHASE 1 :RC/REP/HARERA/GGM/907/639/2025/10
PHASE 2 :RC/REP/HARERA/GGM/906/640/2025/11
PHASE 4 : RC/REP/HARERA/GGM/906/638/2025/09
Promoter Names: Hero Home

COMMERCIAL
VIEW 2



THE PALATIAL
By HERO HOMES
SAHEB

Phase 1 Registration No. RC/REP/HARERA/GOM/907/639/2025/10
Phase 2 RC/REP/HARERA/GOM/906/640/2025/01
Phase 4 RC/REP/HARERA/GOM/906/638/2025/09
Promoter Names: Hero Home

EXPERIENCE THE PALATIAL ADVANTAGE



Unparalleled connectivity & accessibility



Your Home, Your Interiors – Ready-to-live-in residences



Integrated retail, club, and residences



State-of-the-art homes



5-star lifestyle



Green sustainable home environment

UNPARALLEL CONNECTIVITY & ACCESSIBILITY



Prime and exclusive 950+ ft frontage on Dwarka Expressway



Direct access from/to Dwarka Expressway



4 proposed metro stations within 5 km



Gurugram railway station within 3 km



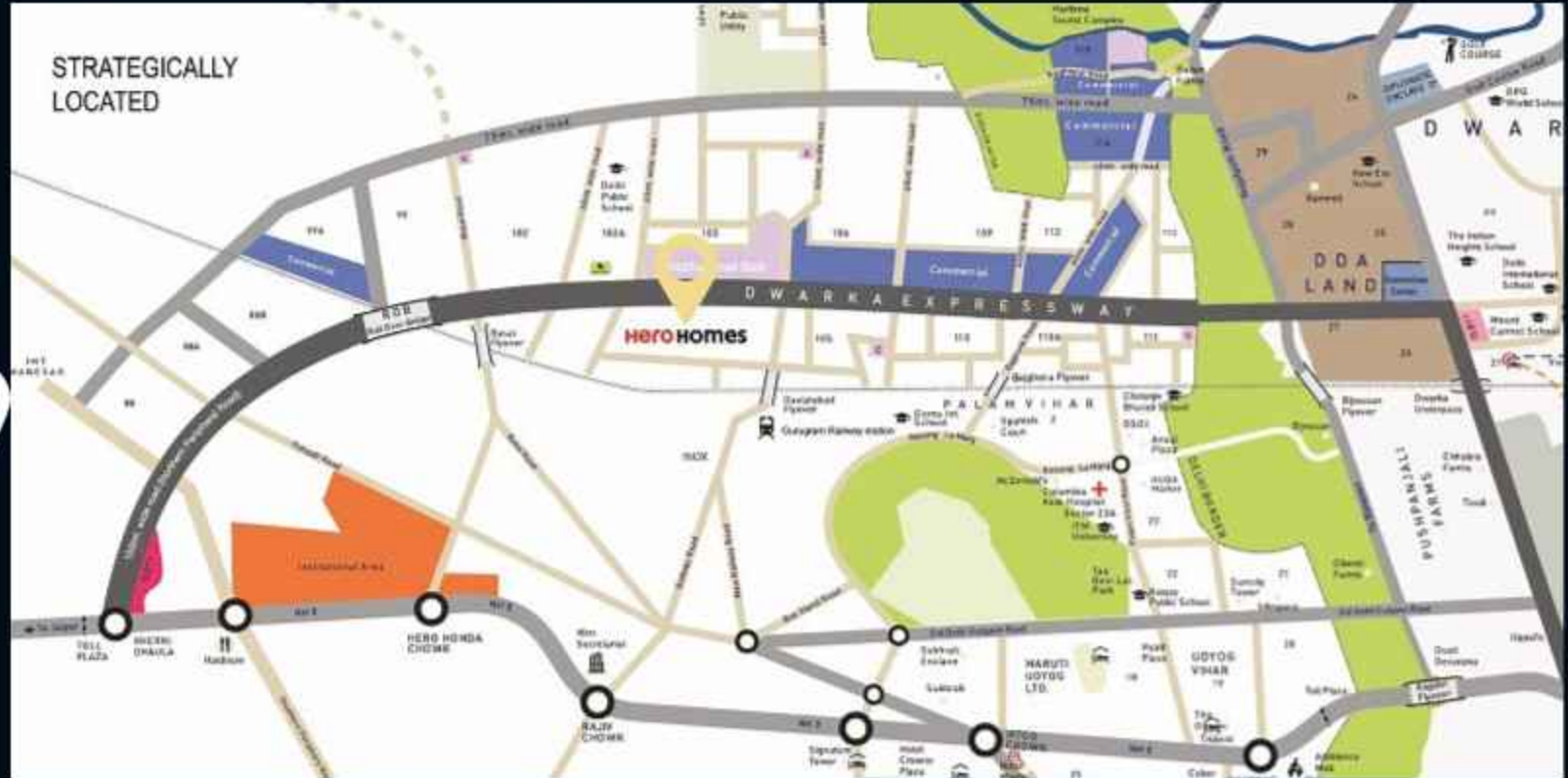
Dwarka Sector 21 metro station within 12 km



15 min drive from IGI airport



Seamless Connectivity



**Right across
Delhi Public
School**

**Proximity to 700+
shopping and
entertainment
venues**

**Advanced super
specialty
hospital
within 6km**

**Located within 12
km of the
Diplomatic
Enclave**

**Within 8 km of
the Global City
hub**



**Prime
Location**



Commercial space within the same project
High street retail and business hub within 5 km



**Unmatched
Workspace
Access**

**YOUR
HOME
YOUR
INTERIORS**

4 VARIANTS

3 THEMES

	Classic	Comfort	Premium	Luxury	Ultra Luxury
Modern Contemporary	✓	✓	✓	✓	✓
Classical European	✓	✓	✓	✓	Multiple options to choose from
Indian Revival	✓	✓	✓	✓	

Classic version is included in the box pricing. It includes

- ✓ Base level finishes (flooring, doors, CP sanitary fittings, VRF, etc.), as generally provided by other developers
- ✓ Fully loaded kitchen with whitegoods including microwave, hob & chimney, refrigerator, and RO
- ✓ Wardrobes, Vanity (in all washrooms), shower partition and geysers
- ✓ False ceiling
- ✓ Wall paneling and treatment

Option to upgrade to fully furnished Comfort, Premium, Luxury and Ultra-luxury at costs significantly lower than the market rate

**UNIT
INTERIORS
MODERN
CONTEMPORARY**




**UNIT
INTERIORS
CLASSICAL
EUROPEAN**



UNIT
INTERIORS
INDIAN
REVIVAL





**INTEGRATED
RETAIL, CLUB,
AND
RESIDENCES**



Palatial Homes

Spacious homes with 6 feet deep wrap around balcony

Corner Homes

Every unit is a corner unit, designed to offer ample natural light and fresh air

Designer Homes

Intricately designed to ensure comfort & privacy with a large multi-purpose utility room (9X12)

Safe Homes

Underground parking keeps the surface green, open, and safe for kids and elderly residents

Digital Homes

Experience a secure, tech-driven lifestyle designed for modern urban living

STATE-OF-THE-ART "HERO" HOMES



Accessibility & Convenience

Valet parking services

Driver-on-call

Crèche Services

Chauffer's Lounge

Accommodation & Lifestyle

Chef on Call

Direct access to Saloons and Spa

Tie-up for pet care, laundromat, car wash and services

Health & Fitness

On-premises Doctor's room

Ambulance on call

Co-branded fitness facilities on premises

Partnerships with notable sports academies

GREEN SUSTAINABLE HOME ENVIRONMENT



Lush Green Spaces

Inclusive green spaces
-centralized green spaces, Miyawaki and Sensory greens



Comfortable Living with Biophilic Design

Biophilic Spaces
including Parterre Garden, Arched green wall, etc. across the campus, jogging track



Commitment to Sustainability

Green Building
Certification through sustainable practices



Indicative Year	Construction milestone*	Indicative Month	Payment plan	Indicative Year-wise payments
	On booking		10,00,000	
Year 1	45 days from booking		10%	30%
	120 days from booking		20%	
Year 2	-	-	NIL	0%
Year 3	Completion of 7th floor	25M	15%	25%
	Completion of 21st floor	32M	10%	
Year 4	Completion of 40th floor	40M	5%	15%
	Completion of Internal plaster	45M	10%	
Year 5	Application of OC		15%	30%
	Receipt of OC		10%	
	Offer for Possession		5%	

OWN YOUR PIECE OF PALACE WITH JUST 30% PAYMENT IN FIRST 2 YEARS

**ONLY 60% TILL SUPERSTRUCTURE
ONLY 70% TILL APPLICATION OF OC**



3 BHK + SPR

~~4.99~~ **4.55 Cr onwards**

4 BHK + SPR

~~5.99~~ **5.54 Cr onwards**

Price applicable for early units only



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LAYOUT & FLOOR PLANS

LAYOUT PLAN



1. Residential Entry
2. Residential Exit
3. Retail Promenade
4. Entry Water Feature
5. Berms
6. Parterre Garden
7. Retail Informal Seating
8. Commercial Entry
9. Commercial Exit
10. Driveway
11. Water Feature
12. Entry Plaza
13. Entry To Basement
14. Exit From Basement
15. Buffer Planting
16. Arched Green Wall
17. Open GYM
18. Children's Play Area
19. Multipurpose Court
20. Steeped Seating
21. Miyawaki Forest
22. Floating Lawn
23. Mounds
24. Central Water Feature
25. Cricket Pitch
26. Guard room
27. Lawn
28. Swimming pool*
29. Kids pool*
30. Deck area*
31. Amphitheatre
32. The Grand Portal
33. Jacuzzi*

UNIT LAYOUT 4BHK + SPR



Sn. No.	Name	SIZE (in mm).	SIZE (in Sq.ft)
1	LIVING/DINING	4900 x 6510	16'-1" x 21'-4"
2	PASSAGE	1250 Wide	6" Wide
3	BALCONY-3	1800 wide	5'-11" wide
4	PUJA	1070 X 1815	3'-6" X 5'-11"
5	KITCHEN	2615 x 3655	8'-7" x 12'-0"
6	UTILITY/BALCONY	1800 wide	5'-11" wide
7	M.BEDROOM-1	3960 x 4725	13'-0" x 15'-6"
8	DRESS-1	2185 x 1675	7'-2" x 5'-6"
9	TOILET-1	2885 x 1675	9'-5" x 5'-6"
10	BALCONY-1	1800 wide	5'-11" wide
11	BEDROOM-2	3810 x 3485	12'-6" x 11'-4"
12	DRESS-2	1200 x 1675	3'-11" x 5'-6"
13	TOILET-2	2510 x 1675	8'-3" x 5'-6"
14	BALCONY -2	1800 wide	5'-11" wide
15	BEDROOM-3	3350 x 3660	11'-0" x 12'-0"
16	TOILET-3	2700X1675	8'-10" X 5'-6"
17	BEDROOM -4	3880 X 3930	12'-8" X 13'-0"
18	TOILET-4	1700 X 2545	5'-7" X 8'-4"
19	BALCONY -4	1800 wide	5'-11" wide
20	SERVICES PERSONAL UNIT	2750 X 3655	9'-0" X 12'-0"
21	SPR TOILET	1300 X 2250	4'-3" X 7'-4"

SIZE DETAILS

TYPE OF UNIT	CARPET AREA (SQ. FT.)	BALCONY AREA (SQ. FT.)
4 BHK + SPR	1808	629



Sn. No.	Name	SIZE (in mm).	SIZE (in Sq.ft)
1	Passage	1250 wide	4'-1" wide
2	LIVING/DINING	3895 x 6540	12-9" x 21'-5"
3	LIVING/DINING BALCONY	1800 wide	5-11" wide
4	PUJA	1060 X 1675	3'-5" X 5'-6"
5	KITCHEN	3500 x 2550	11'-6" x 8'-4"
6	UTILITY/BALCONY	1500 wide	4-11" wide
7	M.BEDROOM-1	3510 x 4715	11'-6" x 15'-5"
8	DRESS-1	1830 x 1675	6'-1" x 5'-6"
9	TOILET-1	2590 x 1675	8'-6" x 5'-6"
10	BALCONY-1	1800 wide	5'-11" wide
11	BEDROOM-3	3360 x 3655	11-0" x 12'-0"
12	TOILET-3	2600 x 1675	8'-6" x 5'-6"
13	BALCONY-3	1800 wide	5'-11" wide
14	POWDER TOILET	1840 x 1650	6'-0" x 5'-5"
15	SERVICES PERSONAL UNIT	3755X 3050	12'-4" x 10'-0"
16	SPR TOILET	1840X1925	6'-0" x 6'-4"
17	SPR BALCONY	1800 wide	5'-11" wide
18	BEDROOM -2	3660 x 3355	12-0" x 11-0"
19	TOILET -2	3620 x 1675.	11-10" x 5'-6"
20	BALCONY-2	1800 wide	5'-11" wide

SIZE DETAILS

TYPE OF UNIT	CARPET AREA (SQ. FT.)	BALCONY AREA (SQ. FT.)
3 BHK + SPR	1446	563



Sn. No.	Name	SIZE (in mm).	SIZE (in Sq.ft)
1	Passage	1250 wide	4'-1" wide
2	LIVING/DINING	3895 x 6540	12-9" x 21'-5"
3	LIVING/DINING BALCONY	1800 wide	5-11" wide
4	PUJA	1060 X 1675	3'-5" X 5'-6"
5	KITCHEN	3500 x 2550	11'-6" x 8'-4"
6	UTILITY/BALCONY	1500 wide	4-11" wide
7	M.BEDROOM-1	3510 x 4715	11'-6" x 15'-5"
8	DRESS-1	1830 x 1675	6'-1" x 5'-6"
9	TOILET-1	2590 x 1675	8'-6" x 5'-6"
10	BALCONY-1	1800 wide	5'-11" wide
11	BEDROOM-3	3360 x 3655	11-0" x 12'-0"
12	TOILET-3	2600 x 1675	8'-6" x 5'-6"
13	BALCONY-3	1800 wide	5'-11" wide
14	POWDER TOILET	1840 x 1650	6'-0" x 5'-5"
15	SERVICES PERSONAL UNIT	3755X 3050	12'-4" x 10'-0"
16	SPR TOILET	1840X1925	6'-0" x 6'-4"
17	SPR BALCONY	1800 wide	5'-11" wide
18	BEDROOM -2	3660 x 3355	12-0" x 11-0"
19	TOILET -2	3620 x 1675.	11-10" x 5'-6"
20	BALCONY-2	1800 wide	5'-11" wide

SIZE DETAILS

TYPE OF UNIT	CARPET AREA (SQ. FT.)	BALCONY AREA (SQ. FT.)
3 BHK + SPR	1446	563

