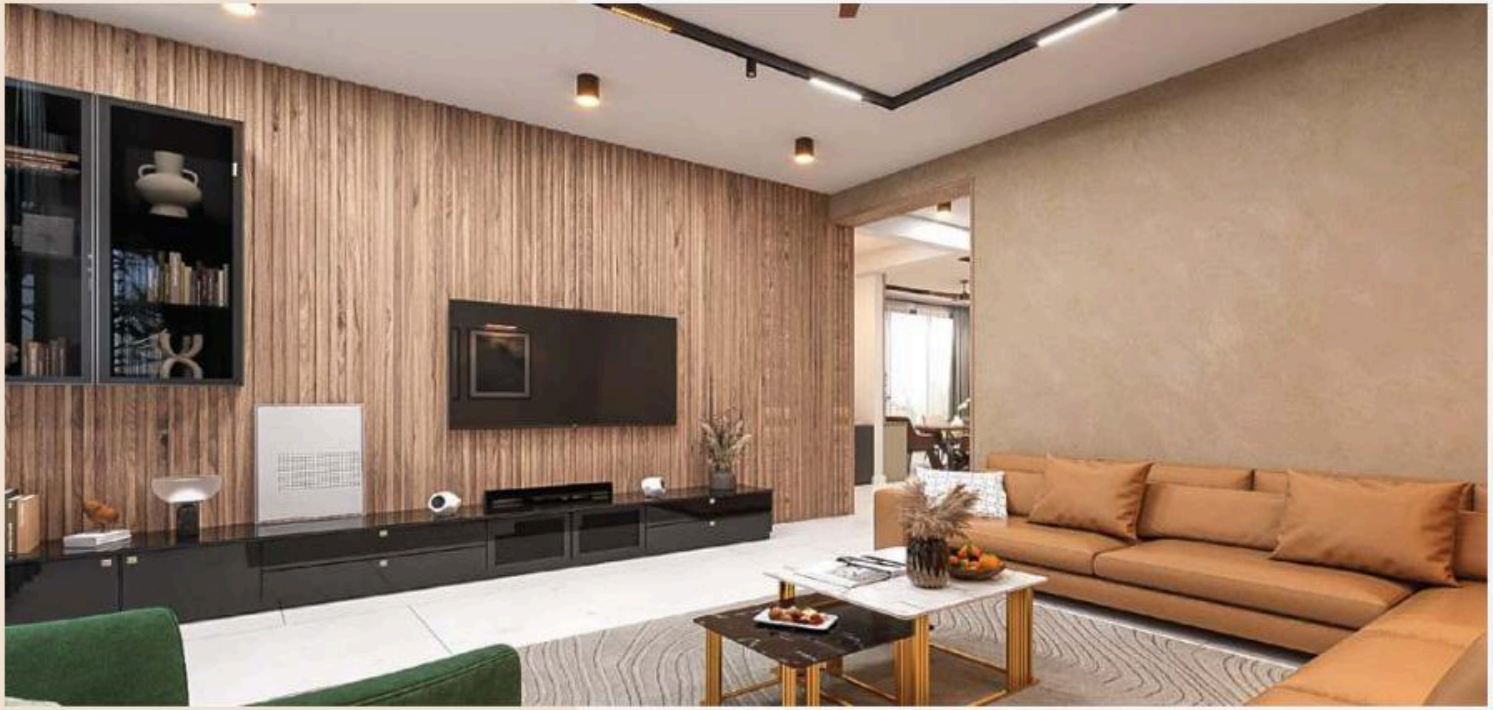






Thoughtfully crafted with premium finishes
and
ample space, every moment at

Home Feels Special.





NORTH FACING VILLA



GROUND FLOOR

North facing villas : 1 to 7
Carpet Area : 2397 sq.ft
Super Built-up area : 3206 sq.ft
Land Area : 2962 to 3158 sq.ft
BHK : 4





FIRST FLOOR


KIDS BED
(16'7" X 10'10")
LOUNGE
(11'4" X 15'5")
DRESS
(7'3" X 10'6")
TOILET
(7'3" X 10'6")
GUEST BED
(11'0" X 15'11")
MASTER BED
(14'10" X 15'11")
TOILET
(5'3" X 9'0")
TOILET
(5'3" X 9'0")
BALCONY
(4'0" X 12'6")
BALCONY
(11'4" X 4'0")





A Modern Kitchen for effortless cooking and a warm dinning space for comfort, convenience, Perfectly designed for togetherness and

Joyful Gatherings

EAST FACING VILLA



GROUND FLOOR

East facing villas : 8 to 14
Carpet Area : 2734 sq.ft
Super Built-up Area : 3625 sq.ft
Land Area : 3265 to 3499 sq.ft
BHK : 4





FIRST FLOOR


DRESS
(7'0" X 4'6")
TOILET
(5'10" X 9'10")
TOILET
(6'9" X 9'0")
MASTER BED
(15'6" X 15'10")
KIDS BED
(11'0" X 15'6")
LOUNGE
(13'6" X 10'11")
GUEST BED
(15'10" X 10'11")
TOILET
(7'4" X 6'10")
BALCONY
(10'6" X 15'11")
(12'3" X 4'3")

CLUB HOUSE

Welcome to the Exclusive Club Where Luxury Meets Leisure!

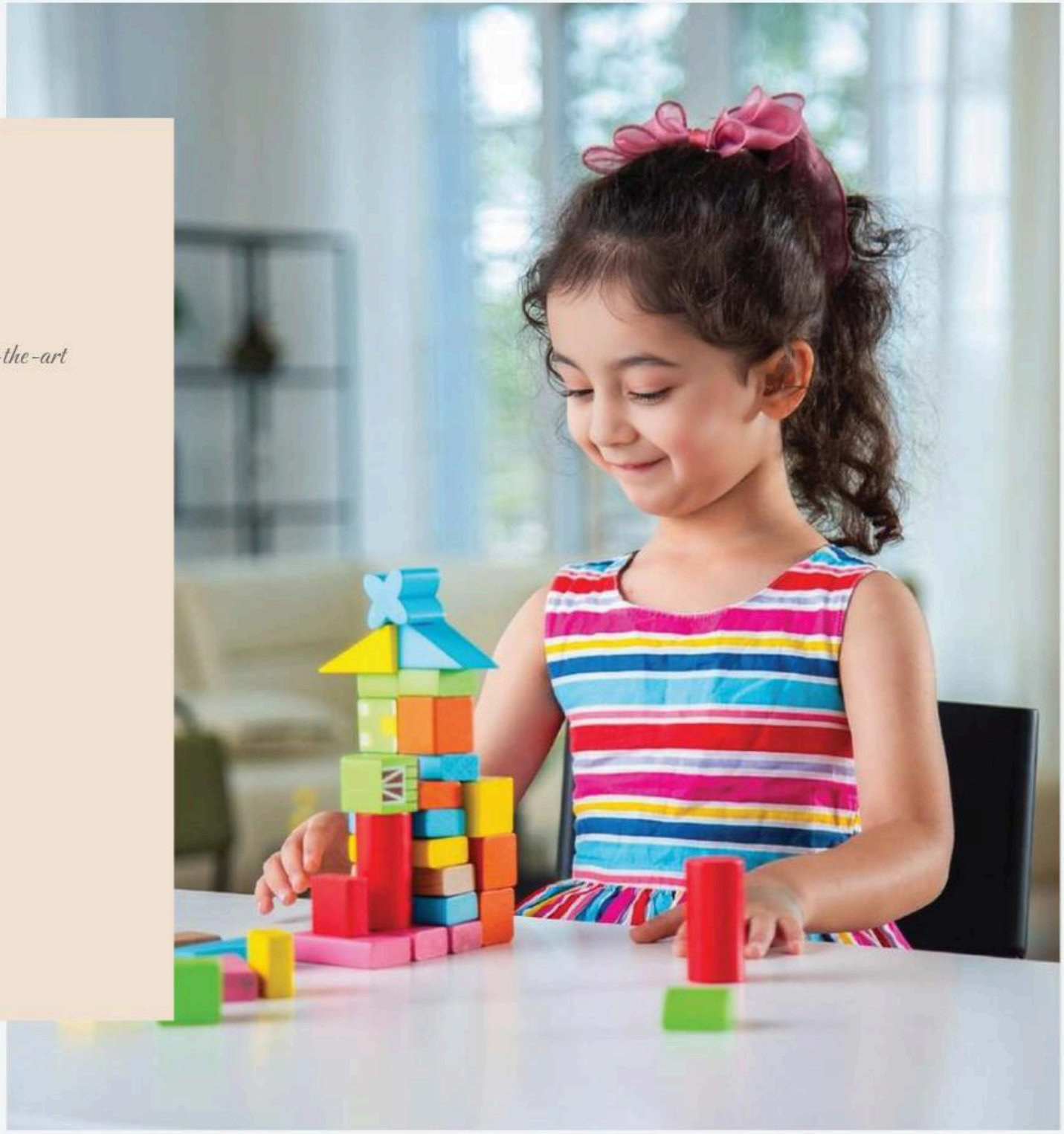
We believe that a home isn't just about four walls it's about a lifestyle! Our exclusive clubhouse offers a perfect blend of relaxation, recreation, and social connection, designed to elevate your living experience.ipsum



CLUB FEATURES

Step into a world of comfort and recreation with our state-of-the-art clubhouse, designed to enhance your everyday living.

- Multi-purpose Hall
- Mini theatre
- Fully equipped Gym
- Library
- Billiards
- Indoor Games
- BBQ Grill station
- Kids play area
- Community office space
- Roof top party lawn with yoga deck

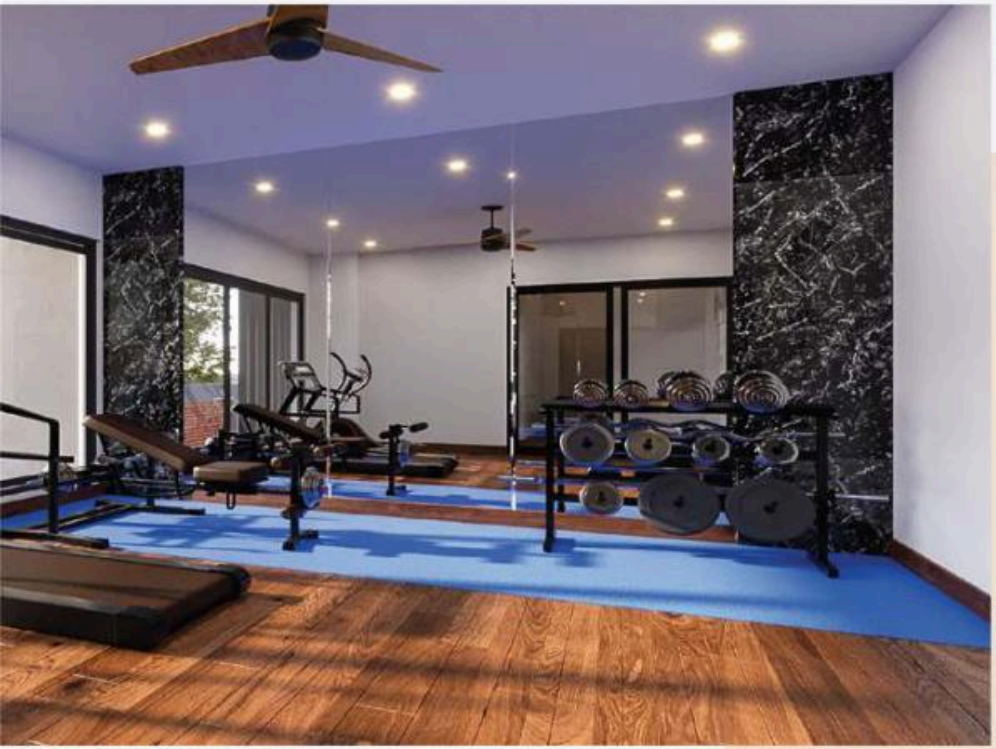







NETFLIX







AMENITIES

- Video door phone & digital lock at main door for each villa
- EV charging provision at car park for each villa
- Solar water heater provided for each villa
- LED street lights
- 24 /7 Security
- CCTV surveillance
- App-based Entry/Exit controls
- Rain water harvesting
- Well-defined driveway with pavers
- Underground electricity cables
- Lush Landscape for villas & common areas
- 100% Power Backup for common area and 2.5 KVA for each villa
- RO Plant for Borewell ground water with Hydro Pneumatic System
- Common Corporation water connection for drinking
- 100% Vastu complaint homes with zero void free space
- Safe & secure gated community


CLUB

MASTER PLAN



A - ENTRY / EXIT

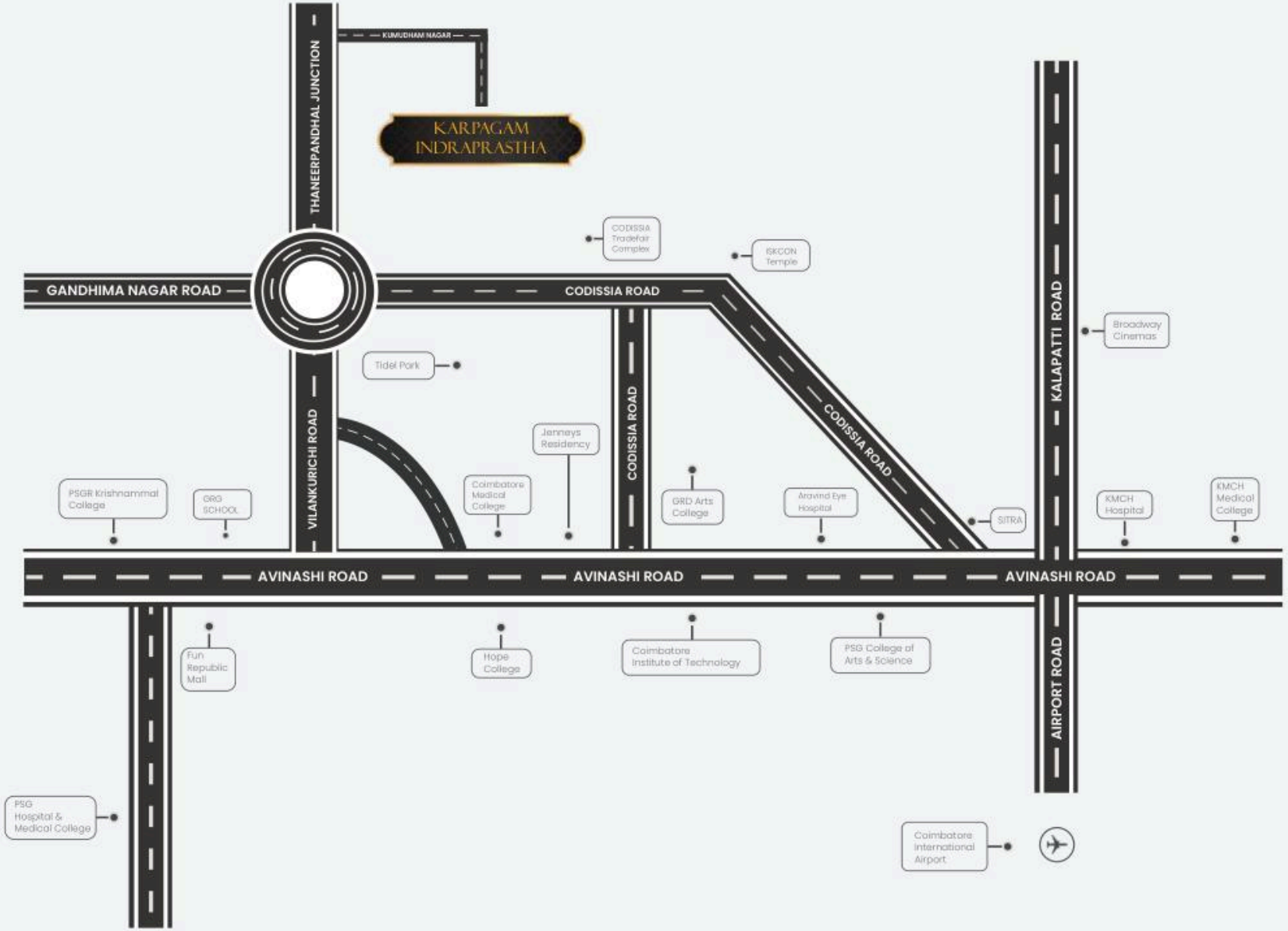
B - CHILDREN PLAY AREA

C - CLUB HOUSE

D - TRANSFORMER YARD



LOCATION MAP



EDUCATIONAL INSTITUTIONS

- **PSG Arts College** 3.4 km
- **Coimbatore Institute of Technology** 2.8 km
- **PSG Medical College** 5.1 km
- **Raks Pallikkoodam** 1.80 km
- **GRD College** 3.2 km

HOSPITALS

- **KMCH Hospital** 3.00 km
- **Aravind Eye Hospital** 1.80 km
- **PSG Hospital** 4.9 km

OTHERS

- **Codissia** 600 Mtrs
- **Airport** 3.40 km
- **Funmall** 3.8 km
- **ISKCON** 1.30 km
- **Jenneys Club** 2.34 km
- **Tidel Park** 1.60 km
- **Broadway Cinemas** 3.5 km

Why Invest in INDRAPRASTHA?

Good Returns

A premium location with high appreciation value, ensuring great ROI for your future.

Safe & Secure

A gated community with 24/7 security, offering a peaceful and protected living space.

Transparency

Clear documentation and no hidden costs, making your investment hassle-free.



Technical Highlights:

STRUCTURE

Structural Design	- RCC framed structure designed for Zone3 Seismic complaint.
Masonry	- 9-inch external walls and 4.5-inch internal walls with red bricks. Western walls masonry in Rat Trap bond.
Floor-Floor Height	- 10Ft 6Inches for Ground floor and First Floor. 9FT for Head room.
ATT	- Anti-termite treatment at 3 stages will be done.

WALL FINISH

Internal Walls	- Finished with 3 coats of putty, 1 coat of primer and 2 coats of premium emulsion Asian paint or equivalent.
Ceiling	- Finished with 3 coats of putty, 1 coat of primer & 2 coats of premium emulsion.
Exterior walls	- Finished with 3 coats of putty, 1 coat of primer and 2 coats of exterior emulsion.
Bathroom	- Glazed / Matt wall tiles in combination of size 2ft x 4ft and 2ft x 2ft till ceiling height.
Kitchen	- Wall tile provision only based on client interior scope.
Elevation Walls	- Brick tile cladding, Wood finish tile cladding, exposed concrete texture finish & Italian Marble cladding, as per Architect choice.

FLOOR FINISH

Foyer, Living, Dining, Lounge	- Matt finish Vitrified tiles of size 6ft x 4ft. Simpola or equivalent.
Kitchen	- Matt finish Vitrified tiles of size 6ft x 4ft.
Other bedrooms	- Matt finish Vitrified tiles of size 6ft x 4ft.
Master bedroom	- Premium Laminate Wood.
Bathrooms	- Anti-skid ceramic tiles of size 2ft x 2ft.
Staircase	- Granite/ Full body tile.
Balcony	- Anti-skid ceramic tile of size 18inch x 18 inch.
Verandah	- Leather Granite.
Terrace	- Pressed tile.
Porch	- 16-inch x 16-inch Anti-skid tiles.

KITCHEN AND DINING

Kitchen Platform	- Provision only based on client Interior scope.
Electrical point	- For Chimney, Hob, Water purifier, Dishwasher, Oven and all appliances.
CP fittings	- Roca/Kohler/Toto or equivalent.
Sink	- Provision only based on client Interior scope.
Dining wash basin	- Counter mounted wash basin near dining.
Utility	- Washing machine point and additional sink will be provided.

BATHROOMS

Sanitary fixture	- Kohler/ Roca/Toto or equivalent.
CP Fittings	- Kohler/Roca/Toto or equivalent.
Master bathroom	- Wall mounted WC with concealed Gebrit cistern, Health faucet, Single lever diverter, Rain shower with hand shower, spout & quartz counter mounted wash basin in two bathrooms. Glass partition in one of the bathrooms.
Other bathrooms	- Wall mounted WC with concealed Gebrit cistern, Health faucet, Single lever diverter, Rain shower, spout & semi counter mounted wash basin.

HANDRAIL

Staircase	- Toughened glass with wooden handrail & Spigots.
Balcony	- Toughened glass with top SS Handrail brushed finish & Spigots.

JOINERY

Main Door	- Wide main door of size 4ft x 8ft Teak wood Frame and Door with Architrave and a side panel. Ironmongeries like digital lock from Yale or equivalent brand, tower bolts, door viewer, safety latch & magnetic catcher.
Bedroom Doors	- Teak wood frames and doors size of 3ft 3inch x 8 ft Ironmongeries like Dorset or equivalent brand with door handle, tower bolt, magnetic catcher.
Bathroom doors	- Teak wood frames and engineered wood doors with water proof size 2 ft9inch x 8 ft.
Kitchen & headroom outside door	- Steel door from Tata Parvesh or equivalent brand.
Windows	- UPVC wooden color windows with mosquito mesh provision only, sliding shutter see-through plain glass and MS grill on the inner side.
French Doors	- UPVC frame and doors with toughened glass without grill.
Ventilators	- UPVC frame of fixed louvers/ fixed glass and exhaust provided.

ELECTRICAL POINTS

Power supply	- 3 PHASE power supply connection.
Safety device	- MCB & ELCB (Earth leakage circuit breaker).
Switches and Sockets	- Modular box and modular switches and sockets of Legrand or equivalent brand.
Wires	- Fire retardant low smoke (FRLS) copper wire of a quality IS brand Finolex or equivalent.
Mobile Charging Dock	- Mobile charging dock provided in Living room and Master bedrooms.
Video Door Phone	- Provided in each villa.
Electrical Switches	- All Electrical switches will be Legrand/Havells or equivalent. Adequate lighting and plug points given in all rooms.
5Amp socket (Outdoor)	- Point provided in the Porch and First floor Balcony.
TV Points	- Point provided in Living room and other bedrooms.
Data point	- Point in Living and access point at first floor.
Split air Conditioner	- Points will be given in the Living and All bedrooms.
Exhaust fan	- Provided in all the bathrooms
Geyser	- Solar water heater provided at the terrace.

COMMON FEATURES

Water storage	- Centralized UG sump for RO water and Corporation water. OHT (Sintex Tank) for each Villa of 2000 ltr capacity for corporation water. RO Water supply to each villa through Hydro pneumatic system.
Sewage	- Individual septic tank and soak pit for each villa.
Compound wall	- The entire property will be enclosed with a compound wall, featuring an entrance gate. The Villa will have side compound walls with a height of 4 feet, except for the front side.
Power Back up	- 100% DG power back up for common areas and 2.5 KVA for each villa.
Landscape	- Suitable landscape at appropriate places in the project as per design intent.