



VEERAKERALAM, COIMBATORE.
10 MINS FROM R.S. PURAM

- Just 10 mins from RS Puram
- 11 acre fully gated community with 4 tier security system
- 125 Villas in 5 different typologies

- 3, 3.5 & 4bhk premium villas thoughtfully designed with home theater room
- Ranging from 2392 sq.ft to 4880 sq.ft



Actual site images



INDOOR LEISURE UNWINDS

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Gym | Lounge | Billiards Table | Yoga Deck
Virtual Golf | Indoor Video Games
Squash Court | Air Hockey | Table Tennis
Chess | Carrom | Ludo

UTILITY LUXURIES

.....

TV Room | Association Room
Co-Working Space | Store
Library & Kids Library
Multipurpose Hall

OUTDOOR UNWINDS (OSR)

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Reflexology Pathway | Outdoor Gym
Sandpit | Feature Wall | Amphitheatre
Hammocks | Trampoline | Children's Play Area
Tree House | Jogging Track | Cricket Net
Tennis Court | Bicycle Track | Gazebo
Futsal Court | BBQ Court | Outdoor Party Lawn
Sculpture Court | Water Body | Seating Benches



STRUCTURE



Masonry

RCC framed concrete structure.
Earthquake resistance structure adhere to seismic zone III.
Anti-termite treatment during stage wise construction.
Solid concrete block / AAC light weight block for internal and external masonry walls.

FLOOR & WALL FINISHES



Living, Dining &
Family living room
Master bedroom floor
Other bedroom, kitchen
& Headroom
Balcony floor
Utility & Private Terrace floor
Staircase inside villa
Entry steps & foyer area floor
Car park floor
External driveway
Kitchen wall dado
Toilet wall
Toilet floor
Utility wall

800 mm x 800 vitrified floor tiles.

8mm thickness laminated wooden floor.
800 mm x 800 vitrified floor tiles.

Ceramic Tiles.
Anti skid ceramic floor tiles of suitable size.
Granite as per architect design.
Granite as per architect design.
Outdoor floor tiles as per architect design.
Interlocking concrete paver block as per architect design.
Ceramic tiles for 2 feet height from the platform level.
Ceramic tiles up to beam bottom.
Anti skid ceramic floor tiles of suitable size.
Ceramic tiles of Suitable size up to 4 feet above kitchen floor.

KITCHEN & UTILITY



Water point at kitchen

Will provide separate taps for municipal & domestic water in kitchen sink location.

Water point at utility
Washing machine,
Dish washer, Water purifier
Granite with sink

Will provide tap for domestic water in utility sink location.
Will be provided in utility & kitchen.
Granite platform with single bowl SS sink without drain board in Kitchen & single bowl SS sink with drain board in utility shall be provided, wherever applicable.

DOORS, WINDOWS, VENTILATORS, RAILING



Main Door

8 feet height factory made door without bottom threshold, 35mm thick flush shutter with both sides veneer finish, designer hardwares & digital lock system of DORSET / equivalent make.

Bedroom Door

7 Feet height factory made door, 32mm thick flush shutter with both sides pre laminated finish, designer hardwares of DORSET / equivalent make.

Toilet & Utility /
Kitchen External Door

7 feet height factory made door, 32mm thick flush shutter with both sides pre laminated finish, designer hardwares of DORSET / equivalent make. Door width shall be 800mm.

Window & French Door

UPVC windows, french doors with sliding shutters & clear glass.

Ventilators

Add / fixed - UPVC ventilators with swing open / fixed shutters, frosted glass.

Balcony railing
Internal Staircase Railing
Clubhouse Staircase Railing
Shower glass partition

MS Railing as per architect design.
MS Railing as per architect design, only top rail will be wooden.
MS Railing as per architect design.
Glass partition for the shower area in master bedroom toilet.

PAINTING



Internal Walls

2 coats of Asian / Berger / Dulux / equivalent emulsion paint over base primer & putty (Roller finish acrylic emulsion paint with POP).

Exterior Walls

2 coats of Asian / Berger / Dulux / equivalent weather proof emulsion paint over texture.

Ceiling

2 coats of Asian / Berger / Dulux / equivalent emulsion paint over base primer & putty.

MS Railing

2 coat of Satin enamel paint of Asian / Berger / Dulux / equivalent over primer.

ELECTRICAL



Power Supply

Three phase power supply with concealed wiring and ACCL (Automatic Change over with Current Limiter).

Switches and Sockets Wiring

Anchor by Panasonic / legrand / equivalent

Fire Retardant low smoke (FRLS) copper wire of quality ISI brand POLYCAB / KEI / equivalent.

Split AC Point

Provision in Living, dining, family living rooms & all bedrooms.

TV & Data Point

Provision with electrification in living, family living & all bedrooms.

2 Way Control Switch

For light and fan point in all bedrooms.

Power Backup

1500 watts for saleable area of 3000 sq.ft and above, and 1000 watts for those units less than 3000 sft Saleable area.

USB Port

In living room and in all bedrooms.

15 Amps Point

For geyser in all toilets except servant toilet.

15Amps Point

For refrigerator, dishwasher, microwave, hob in kitchen, for washing machine in utility & one additional in terrace (6 No's).

5Amps Point

For chimney, water purifier, mixer / grinder in kitchen (3 No's).

PLUMBING



Sanitary ware

White colour premium range Kohler / Roca / America Standards / equivalent.

CP fittings

Premium range kohler / roca / American standards / equivalent.

Closet

Wall mount type EWC (European water closet) with concealed cistern

Shower

Single lever concealed diverter with over head shower and spout in all toilets. Rain shower head for master bedroom toilet and normal. shower head for other bedroom toilets.

Washbasin

Counter wash basin with polished black granite in master bedroom toilet & dining room, wall hung wash basin in all other toilets.

Tap water point

One in car porch, one in back yard & one in terrace.

Water supply

All water supply will be done through hydro pneumatic system (HNS).

Pipe lines

uPVC & CPVC water pipe lines, PVC soil, waste & rain water pipe lines shall be of ISI certified brands like Aashirwad / Astral / Supreme or equivalent.

EXTERNAL / SALIENT FEATURES



Common area power back up

DG power back up for 100% common area

Sewage treatment plant, Water softening plant, HNS, rain water harvesting pit.

CCTV Camera Surveillance System, Entry portal & security cabin with boom barriers, project outer boundary compound wall 6 feet from driveway level.

15Amps point will be provided for one car park of each villa excluding the charging kit.

Landscape & hardscape as per architect design.

EV charger infrastructure

15 Amps point will be provided for one car park of each villa excluding the charging kit.

Water meter

Analog metre will be provided for domestic water line.

Building elevation

Elevation tiles as per architect design.

Sun light roof

Sun light roof in stair headroom as per architect design, with poly carbonate sheet and MS grill.

Villa backyard compound wall

3 feet high compound wall with 3 feet trellis on top will be provided as per architect design.

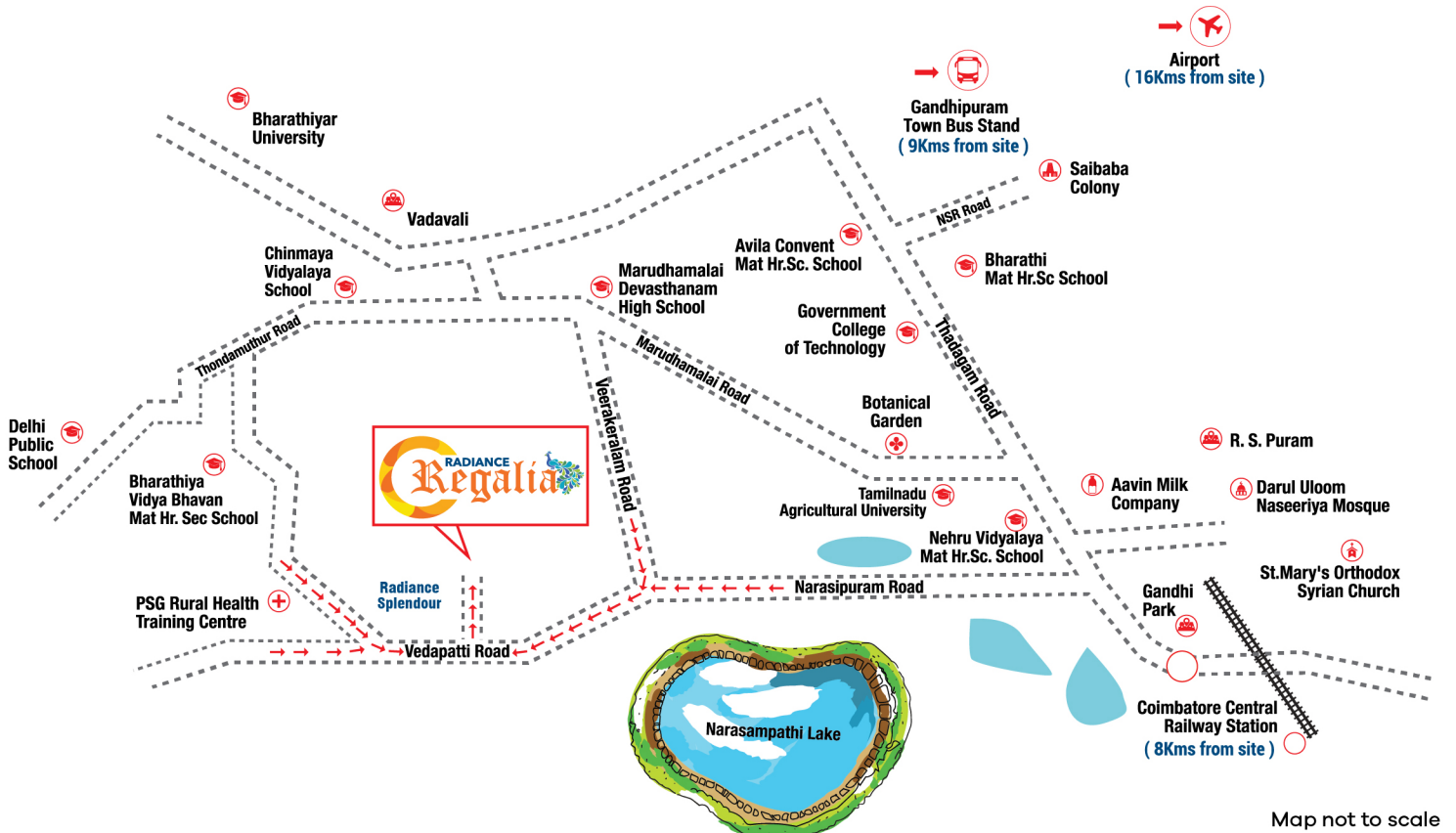
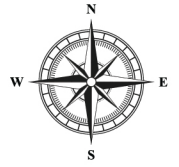


MASTER PLAN



-  TYPE - 1 (NORTH FACING PLOT)
SALABLE AREA - 4000 SFT
-  TYPE - 2 (SOUTH FACING PLOT)
SALABLE AREA - 3074 SFT
-  TYPE - 2 (NORTH FACING PLOT)
SALABLE AREA - 3000 SFT
-  TYPE - 3 (SOUTH FACING PLOT)
SALABLE AREA - 2774 SFT
-  TYPE - 3 (NORTH FACING PLOT)
SALABLE AREA - 3000 SFT
-  TYPE - 4 (SOUTH FACING PLOT)
SALABLE AREA - 2704 SFT
-  TYPE - 4 (NORTH FACING PLOT)
SALABLE AREA - 2640 SFT
-  TYPE - 5 (SOUTH FACING PLOT)
SALABLE AREA - 2004 SFT
-  TYPE - 5 (NORTH FACING PLOT)
SALABLE AREA - 2072 SFT

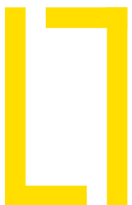
LOCATION



Map not to scale

RERA NO: TN/11/Building/205/2023 dated: 12.05.2023 | DTCP Approved

Marketed By



LANDS & LANDS

Apartments. Villas. Plots.

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