



UTSAV PRASHANTHI

WELCOME TO THE ABODE OF
SERENITY & TRANQUILITY



A GATED COMMUNITY AT ALANDURAI COIMBATORE
IDEAL FOR SENIORS

LET YOUR SECOND INNINGS START FROM HERE.....!

RERA REGISTRATION NUMBER
TN/11/BUILDING/0188/2017

PRE-APPROVED HOME LOANS FROM



உத்சவ் பிரஷாந்தி - நிம்மதியின் பிறப்பிடம்....



VGSAI Group of Companies is the brainchild of Mr. Natarajan Venkatesh Ratan, Chartered Accountant & a seasoned, ethical businessman. He has four decades of global experience in the realms of financial management and business growth. NVR, as he is fondly called, was a co-founder of a major multi-billion dollar retail group in the Middle East and was the architect behind their meteoric growth in retail business.

At Utsav Prashanthi, Alandurai, Coimbatore, VGSAI has brought home its international calibre to create an affordable & senior-friendly community par excellence. Our aim is to showcase the best practices a gated community should offer with utmost transparency in handling day-to-day activities. Apartments and Villas have been specially designed to suit the needs of seniors. Great care has been taken to provide all facilities and amenities essential for a comfortable retirement living. At Utsav Prashanthi, you will experience a vibrant yet relaxing lifestyle, amidst a charming, tranquil setting.



ABOUT UTSAV PRASHANTHI

Alandurai site – Amidst a scenic & peaceful location | No noise, dust or pollution – Enjoy the refreshing breeze from the Western Ghats | Just 300 metres off from Siruvani Main Road | 45 minutes' drive from Coimbatore city | 2.61 acres with a sprawling open garden in the front | 23 (3 BHK) Villas & 98 Apartments (1 & 2 BHK) | Gated community ideal for Seniors | 200 Seating capacity multi-purpose Hall for family celebrations / festivals / pooja & spiritual discourses | Construction in progress.



CLUBHOUSE FACILITIES

- ✿ Centralised kitchen for cooking vegetarian spread
- ✿ Common dining hall
- ✿ Multipurpose hall for indoor games & cultural events

- ✿ Hall ideal for festivals & parties
- ✿ In - house clubhouse staff

- ✿ Furnished guest rooms for family & friends on daily rent basis
- ✿ Rooms for visiting doctors & physiotherapist
- ✿ Room for 24/7 in-house health officer



AMENITIES



SAFETY & SECURITY



PASSENGER & FREIGHT LIFT



INTERNAL ROAD



TREATED WATER



STREET LIGHTS



LANDSCAPED GARDEN



GANAPATHY TEMPLE



REFLEXOLOGY WALK WAY



AMENITIES



FOOD & DINING



HOUSEKEEPING & MAINTENANCE



INDOOR GAMES



BI-WEEKLY KIOSKS



EVENTS & ENTERTAINMENT



TIE UP WITH BANKS



PUROHITS ON CALL



TRAVEL & TRANSPORT ASSISTANCE



SENIOR FRIENDLY AMENITIES



WHEEL CHAIR FRIENDLY ENTRANCES



SKID RESISTANT TILES



GRAB BARS IN REST ROOMS



EMERGENCY CALLING FACILITY



GUEST ROOMS FOR FAMILY & FRIENDS



ON-CALL DOCTORS & PHYSIOTHERAPISTS



TIE-UP WITH LEADING HOSPITALS



TWO-WAY SWITCH FROM MASTER BEDROOM FOR WASHROOMS

SPECIFICATION FOR VILLAS



FLOORING

Vitrified tiles matt finish (4X2) in all rooms
Ceramic matt finish tiles (1x1) in Balconies



DOORS

Main door with Teak wood frame & shutter
All internal Doors
Hard core laminated veneer door for bed rooms
Wash room Doors | Water resistant door



WINDOWS

UPVC Windows



KITCHEN

Granite platform – Black | Ceramic Kitchen sink
Separate drinking water line
Ceramic tile dado up to 2 feet above counter
Provision for chimney | Adequate power points



ELECTRICAL

A/C points in bedrooms
Modular switches | TV/Telephone points in hall & bedrooms
Concealed Pipe routing for Dish TV | DB & MCB with isolators
3 phase change over system | Genset Power backup



BATHROOMS

Wet & Dry concept | Wide entrance for easy wheel chair access
Skid resistant floor tiling | Grab bars at vantage points
Ceramic tiles up to 7 feet height | CP fittings - GROHE or equivalent
Sanitary fittings | American Standards or equivalent



FURNITURE

Wardrobes in Master bedroom & one additional bedroom with loft covering
Modular kitchen



LIFT

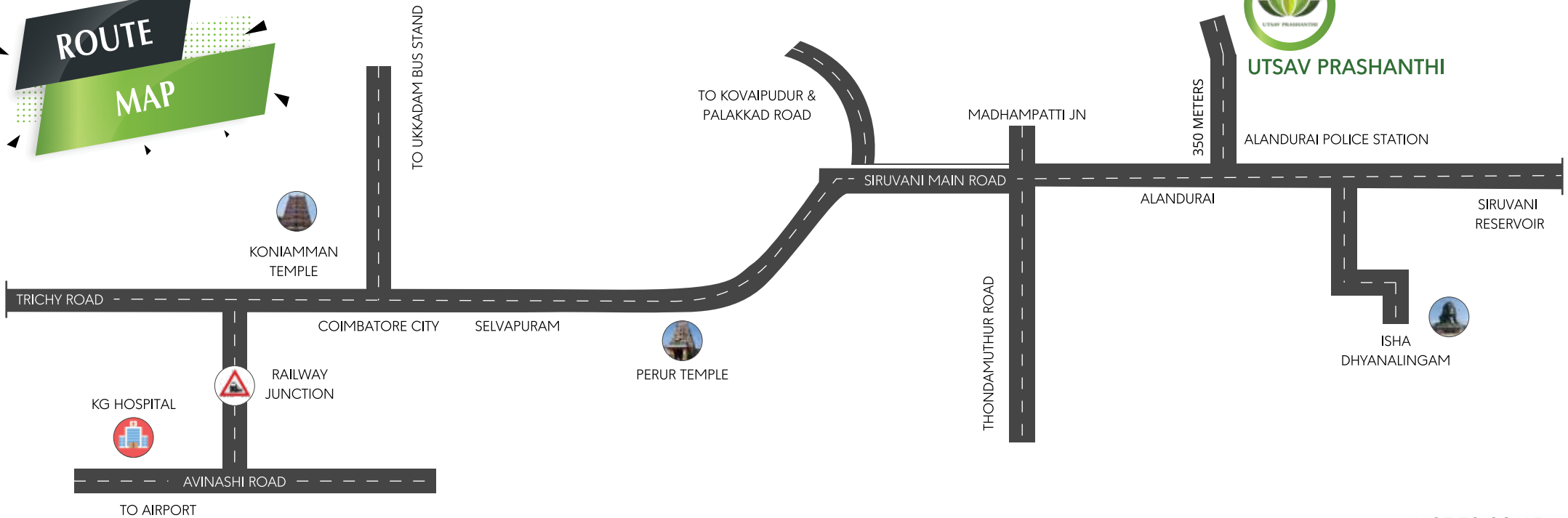
Telescopic glass door lift with Auto rescue device | Wheel chair access friendly



ROUTE MAP



UTSAV PRASHANTHI



NOT TO SCALE

FACILITIES WITHIN 1KM

- PHARMACY
- CANARA BANK WITH ATM
- TAMILNADU MERCANTILE BANK WITH ATM
- INDICASH ATM
- INDIAN POST OFFICE
- CLINICAL LABORATORY
- WESTERN UNION MONEY TRANSFER
- BSNL TELEPHONE EXCHANGE
- SUPER MARKET & GROCERY SHOPS
- BUS STAND
- ALANDURAI POLICE STATION

KEY ORIENTATION

- ANP NURSING HOME, THONDAMUTHUR : 12 KM
- RR ENT HOSPITAL SELVAPURAM : 19 KM
- RAILWAY STATION: 22 KM
- RS PURAM : 22 KM
- KMCH CITY CENTER HOSPITAL : 24 KM
- KG HOSPITAL : 24 KM
- INTERNATIONAL AIRPORT : 34 KM

LEISURE SPOTS

- CELEBRITY RESORT : 3 KM
- DVARA RESORT : 5 KM
- KOVAI KUTRALAM : 12 KM
- KOVAI KONDATTAM: 12 KM

TEMPLES / ASHRAMS

- PURNA VIDYA FOUNDATION : 6.5 KM
- ISHA YOGA : 10 KM
- SAI BABA TEMPLE : 13 KM
- PERUR TEMPLE : 13 KM
- MARUDHAMALAI : 21 KM
- KONIAMMAN TEMPLE : 21 KM

CHINMAYA INTERNATIONAL RESIDENTIAL SCHOOL - 7 KM



ACTUAL VIEW FROM UTSAV PRASHANTHI



PROMOTERS & DEVELOPERS :  **SAI UVR PROPERTIES PVT LTD**

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