



UTSAV HILLS

Thudiyalur, Coimbatore

I  Coimbatore



UTSAV HILLS



EXCELLENT CHOICE FOR AN APARTMENT

PRIME LOCATION | VAASTU COMPLIANT | AMPLE VENTILATION | UNIQUE FEATURES



“In the fast-growing Thudiyalur,
In beautiful urban Coimbatore,
Apartments with every modern amenity,
Everything you need within proximity,
Be it IT companies at Saravanampatti,
Temple shopping, college, or school,
Gives you time to take a lap in the pool,
Take the track, for a jog or a walk,
While the children play in the park,
Relax and enjoy your favourite brew,
While taking in the Palamalai Mountain View,
With Mettupalayam Road, a stone’s throw away,
Ooty, Conoor is an easy getaway,
So, as we say, at Utsav Hills,
You come home to bliss!”



"OWN YOUR TREE"

"Let's sow the seeds of a better future, one tree per family"

'Utsav Hills' offers a tree plantation program where you can "plant" a tree which will be named after you.

115 Owners & 115 Trees - The entire project would be covered with greenery all around & you breath this fresh air always.





PROJECT OVERVIEW

Location : 185 Meters off Mettupalayam Road

Type : 2 & 3 BHK Apartments

Apartment Area : 1,035-1,600 Sq.ft

No.of Towers : 4 Towers

Total no.of floors : Stilt + 5 Floors

Units : 115 Apartments

50+ MODERN AMENITIES

Health / Wellness

- ★ Fitness Stretch Station
- ★ Agility Equipments
- ★ Cross fit Rig
- ★ Yoga Hall
- ★ Meditation Hall
- ★ Swimming pool
- ★ Toddler's pool
- ★ 70m long Designated Walking track
- ★ Surya Namaskar Pavilion



Games

- ★ Kids Play area
- ★ Gully cricket
- ★ Table Tennis
- ★ Toddlers Sand pod
- ★ Shuttle court
- ★ Basket Ball free-throw
- ★ Kid's cycling circuit



Entertainment

- ★ VR Games Room
- ★ Ludo
- ★ Chess
- ★ Pooja Hall
- ★ Tutor Hall
- ★ Amphistage
- ★ Pergola seating
- ★ Rock seating



FACILITIES

- ★ LIFT in all Towers
- ★ DG power backup
- ★ Electrical Vehicle Charging provision
- ★ Water Treatment Plant
- ★ Sewage Treatment Plant
- ★ Rainwater management system
- ★ Groundwater recharge system
- ★ 115 Own your trees
- ★ CCTV Surveillance for entire gated community
- ★ Designer street lights
- ★ 24x7 Security kiosk
- ★ RCC overhead tanks for each building
- ★ RCC Underground sump
- ★ Municipal water supply
- ★ Adequate bore water supply
- ★ Courier receipt desk
- ★ Concept cladding for LIFT Lobby
- ★ MEP in charge room
- ★ Daily Garbage dock area
- ★ Corner protection for columns at Car Parking area
- ★ Scrap for sale - dock shelf
- ★ Concept Signages -Driveway / Buildings
- ★ Road Bumps as speed controller
- ★ Flowering shrubs
- ★ Lightning arresters
- ★ Designer Handrail for staircase
- ★ Concept flooring for passage
- ★ Heavy duty pavers for Driveway
- ★ DTH vertical duct
- ★ Fibernet vertical duct
- ★ Exclusive EB Transformer
- ★ Adequate Earthing for entire campus
- ★ Alternate Exit gate for use during road correction works
- ★ Efficient Rainwater Surface run-off
- ★ Association room
- ★ Multipurpose Hall

AERIAL VIEW OF AMENITIES



AMPHISTAGE



BASKET BALL FREE-THROW



SHUTTLE / BADMINTON COURT





A 105, A 205, A 305, A 405, A 505

A 101, A 201, A 301, A 401, A 501

A 104, A 204, A 304, A 404, A 504



A 102, A 202, A 302, A 402, A 502

A 103, A 203, A 303, A 403, A 503

BLOCK A

Total Floors: 5

Number of units: 25

Apartment No.	Facing	Type	Built-up area (Sq ft)
A101, A201, A301, A401, A501	West	2 BHK	1,132
A102, A202, A302, A402, A502	North	2 BHK	1,074
A103, A203, A303, A403, A503	North	2 BHK	1,179
A104, A204, A304, A404, A504	East	2 BHK	1,183
A105, A205, A305, A405, A505	East	2 BHK	1,141



BLOCK B

Total Floors: 5

Number of units: 30

Apartment No.	Facing	Type	Built-up area (Sq ft)
B101, B201, B301, B401, B501	North	2 BHK	1,222
B102, B202, B302, B402, B502	East	2 BHK	1,069
B103, B203, B303, B403, B503	East	2 BHK	1,117
B104, B204, B304, B404, B504	East	3 BHK	1,601
B105, B205, B305, B405, B505	East	2 BHK	1,035
B106, B206, B306, B406, B506	North	2 BHK	1,084



BLOCK C

Total Floors: 5

Number of units: 30

Apartment No.	Facing	Type	Built-up area (Sq ft)
C101, C201, C301, C401, C501	North	2 BHK	1,222
C102, C202, C302, C402, C502	East	2 BHK	1,069
C103, C203, C303, C403, C503	East	2 BHK	1,117
C104, C204, C304, C404, C504	East	3 BHK	1,601
C105, C205, C305, C405, C505	East	2 BHK	1,035
C106, C206, C306, C406, C506	North	2 BHK	1,084



BLOCK D

Total Floors: 5

Number of units: 30

Apartment No.	D101, D201, D301, D401, D501	D102, D202, D302, D402, D502	D103, D203, D303, D403, D503	D104, D204, D304, D404, D504	D105, D205, B305, D405, D505	D106, D206, D306 D406, D506
Facing	West	North	North	North	East	West
Type	3 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK
Built-up area (Sq ft)	1,499	1,099	1,133	1,065	1,146	1,132

TESTIMONIALS FROM OUR PREVIOUS PROJECT

“The sturdy construction is focussed on good quality materials . The project team, has been very helpful to my queries and overwhelmed me with their professionalism. They kept me posted with the latest updates. My apartment now looks amazing”.

Mrs S Chandrika from Trivandrum

“Our visit to UTSAV PRASHANTHI COIMBATORE was overwhelming . All your staff were outstanding, courteous and efficient. God bless the promoters and their team of dedicated staff with good health and happiness, totally our family had experienced very positive energy. The quality of construction is superb”.

Mr. Balasubramanian from Dubai

“This is a unique project, done with lot of passion by a dedicated, sincere & smart team of people. They are very friendly & approachable at all times. After one visit to the site & one meeting with the promoters, you will go out with a unit booked in your name”.

Mr. V Rajagopal from Vellore

“The management team is very approachable, friendly & helpful. I could execute the entire sales to possession from Bangalore just with few visits!”.

Mr. Suresh Hebbar from Bangalore

Annapoorna

NSR Road



Nagasai temple

CAR SHOWROOMS



TN Housing Board Apartments



Kouvandampalayam Road

G N Mills Road



VG Hospital

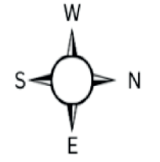


A1 CHIPS



Kanuvai Road

Vadamadurai Road



NOT TO SCALE



Towards Ooty

Saibaba kovil signal



Mettupalayam Road

New flyover 1

New flyover 2

Thudiyalur Junction



Way to Gandhipuram

Ganga Hospital



Way to Tatabad



Ooty/ Bus Stand



Women's Centre



Kalpana Hospital

Way to Ganepathy

G N Mills Road

Kongunadu College



zudio



TRENDS



max

Saravanampatti Road



Don Bosco School



Kumaraguru College



CMS College

Police Station



Virundeeswarar Temple

185 m

UTSAV HILLS



SNS Fingerprint School

KGISL TECH PARK



Axis Bank

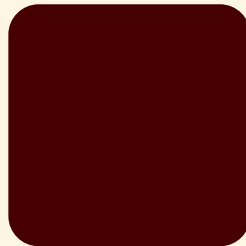


Thudiyalur Branch

NGGO Colony

LOCATION ADVANTAGES

HOSPITALS	TECH COMPANIES	SCHOOLS COLLEGES	LEISURE
<ul style="list-style-type: none">• Bhagirathi Hospital 160 m• Sri Lakshmi Hospital 250 m• Hem Hospital 600 m• VG Hospital 1.4 km• Uma Devi Hospital 1.6 km• Ganga Hospital 5.0 km• One care 5.0 km• Sengaliyappan 5.0 km	<ul style="list-style-type: none">• KCT Tech Park 6.5 km• NTT DATA 6.5 km• Cognizant 7.0 km• Wipro 7.0 km• Robert Bosch 7.0 km• CHIL SEZ IT 8.5 km• KGISL 9.0 km• SVB Tech Park 13.0 Km	<ul style="list-style-type: none">• Vidya Vikasini School 1.3 km• SNS Fingerprint School 4.5 km• Don Bosco School of Excellence 5.0 km• SNS Arts College 6.5 km• CMS Arts College 6.9 km• Kumaraguru College 7.5 km• KGISL Engineering college 8.0 km• KG Arts College 8.0 km	<ul style="list-style-type: none">• Max Fashions 1.5 km• Reliance Trends 1.5 km• Zudio 2.0 km• Unlimited store 4.0 km• Fun extreme 6.0 km• Prozone Mall 9.0 Km• Brookfields 9.0 Km• Fun mall 13.0 Km



SCAN FOR WEBSITE



SCAN FOR LOCATION

*The brochure is conceptual and does not constitute a legal offering. The Developers reserve the right to alter /delete /add specification mentioned herewith. Distance referred to are given as a guide only.

TNRERA Registration No: TN/11/Building/309/2023



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