



UTSAV HILLS

Thudiyalur, Coimbatore

96778 93555

I ♥ Coimbatore





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!"





PROJECT OVERVIEW

Location : 185 Metres off Mettupalayam Road

Type : 2 & 3 BHK Apartments

Apartment Area : 1,035 - 1,601 Sq.ft

Towers : 4 Towers

Floors : Stilt + 5 Floors / Tower

Units : 115 Apartments

50+ MODERN AMENITIES



Health / Wellness

- ★ Fitness Stretch Station
- ★ Agility Equipments
- ★ Cross fit Rig
- ★ Yoga Hall
- ★ Meditation Hall
- ★ 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
- ★ Kids 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
- ★ 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
- ★ Co-working space
- ★ 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

"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 breathe this fresh air always.



AERIAL VIEW OF AMENITIES



AMPHISTAGE



PLAY AREA



SHUTTLE / BADMINTON COURT





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 |





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



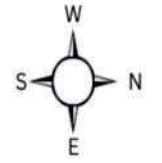
Reliance RETAIL



A1 CHIPS

Kanuvai Road

Vadamadurai Road



NOT TO SCALE

Saibaba kovil signal



Mettupalayam Road

New flyover 1

New flyover 2

Thudiyalur Junction



Towards Ooty

Way to Gandhipuram

Ganga Hospital



Way to Tatabad



Ooty/ Bus Stand



Women's Centre



Kalpana Hospital

Way to Ganapathy

G N Mills Road

Kongunadu College



zudio



TRENDS



max



Don Bosco School



Kumaraguru College



CMS College

Saravanampatti Road



Police Station



Virundeeswarar Temple



SNS Fingerprint School

KGISL TECH PARK



UTSAV HILLS



185 m

Axis Bank



Thudiyalur Branch

NGGO Colony

Sivanantha Colony

LOCATION ADVANTAGES

| TECH COMPANIES | | SCHOOLS COLLEGES | | LEISURE | | HOSPITALS | |
|------------------|--------|----------------------------------|--------|-------------------|--------|------------------------|--------|
| • APP Innovation | 3.6 km | • Vidya Vikasini School | 2.2 km | • Max Fashions | 1.0 km | • Uma Devi Hospital | 800 m |
| • KCT Tech Park | 7.7 km | • SNS Fingerprint School | 5.1 km | • Reliance Trends | 1.0 km | • Bhagirathi Hospital | 1.1 km |
| • Amazon | 9.4 km | • Don Bosco School of Excellence | 5.1 km | • KFC | 2.2 km | • Hem Hospital | 1.5 km |
| • NTT DATA | 9.5 km | • SNS Arts College | 6.3 km | • Unlimited store | 2.4 km | • V G Hospital | 2.3 km |
| • KGISL | 9.5 km | • Kumaraguru College | 7.9 km | • Zudio | 2.9 km | • Sri Lakshmi Hospital | 2.8 km |
| • Robert Bosch | 9.9 km | • KGISL Engineering college | 8.0 km | • Allen Solly | 2.9 Km | • BRJ Ortho Hospital | 6.2 km |
| • India Land | 10 km | • CMS Arts College | 8.1 km | • Vanheusen | 2.9 Km | • Womens Centre | 6.3 km |
| • Cognizant | 10 Km | • KG Arts College | 8.9 km | • Brookefields | 9.3 Km | • Ganga Hospital | 7.1 km |

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



SCAN FOR WEBSITE



SCAN FOR LOCATION

SAI UVR PROPERTIES PVT LTD

23/10/A, "Happy Home", Ramalinga Nagar
4th Cross, Saibaba Colony, Coimbatore – 641 011.
www.vgsaigroup.com | sales@vgsaigroup.com



FOR SALES ENQUIRIES - 96778 53555 | 96778 93555 | 73050 41952 | 90034 44151

PRE - APPROVED HOME LOANS FROM

