

I ❤️  
COIMBATORE



**UTSAV HILLS**

Thudiyalur, Coimbatore

96778 93555



# A BIRD'S EYE VIEW OF THE PROJECT





# 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,  
Temples, shopping, college or school,  
Gives you time to take a lap in a pool,  
Take the track, for a jog or 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 to 1,601 Sq.ft

Towers : 4 Towers

Floors : Stilt + 5 Floors / Tower

Units : 115 Apartments

**50+**

**MODERN  
AMENITIES**



### Health / Wellness / Leisure / Games

- ★ Fitness Stretch Station
- ★ Agility Equipments
- ★ Cross fit Rig
- ★ 70m long Designated Walking track
- ★ Surya Namaskar Pavilion
- ★ Yoga Hall
- ★ Meditation Hall
- ★ Pooja Hall
- ★ Multipurpose Hall
- ★ Shuttle court
- ★ Basket Ball free-throw
- ★ Table Tennis
- ★ Gully cricket
- ★ Kids Play area
- ★ Toddlers Sand pod
- ★ Kids cycling circuit
- ★ VR Games Room
- ★ Amphistage
- ★ Rock seating
- ★ Carrom
- ★ Chess
- ★ Ludo

# FACILITIES

- ★ 10 Passenger LIFT in all Blocks
- ★ DG power backup
- ★ Electrical Vehicle (EV) charging provision
- ★ Water Treatment Plant
- ★ Sewage Treatment Plant
- ★ Ground water recharge system
- ★ Co-Working space
- ★ Own your trees
- ★ Association Room
- ★ 24/7 Security Kiosk
- ★ CCTV Surveillance for entire gated community
- ★ RCC overhead tanks for each Block
- ★ RCC underground sump
- ★ Municipal water supply
- ★ Adequate bore water supply
- ★ Efficient rainwater surface run-off
- ★ Corner protection for columns at car parking area
- ★ Courier receipt desk
- ★ Flowering shrubs
- ★ Lightning arresters
- ★ Adequate earthing for entire campus
- ★ DTH / Fibernet vertical duct
- ★ Exclusive EB transformer
- ★ MEP in-charge room
- ★ Daily Garbage dock area
- ★ Concept cladding for LIFT lobby
- ★ Scrap for sale - Dock shelf
- ★ Concept signages - Driveway / Buildings
- ★ Concept flooring for passage
- ★ Heavy duty pavers for driveway
- ★ Additional exit gate





## **"OWN YOUR TREE"**

**"Let's sow the seeds of a better future"**

**'Utsav Hills' offers a tree plantation program where you can "plant" a tree which will be named after you on "First-Come-First-Served Basis"**

**The entire project would be covered with greenery all around & you breath this fresh air always.**





**AERIAL VIEW OF AMENITIES**





# AMPHISTAGE





PLAY AREA







# BLOCK A

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

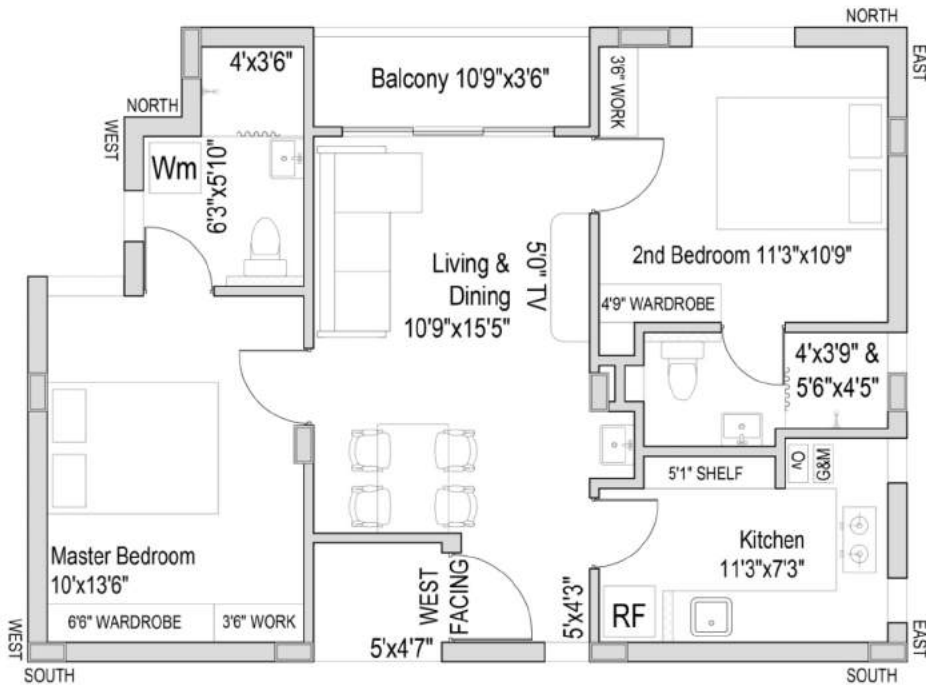
A 102, A 202, A 302, A 402, A 502

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



**A101 A201 A301 A401 A501**

Scan for virtual reality

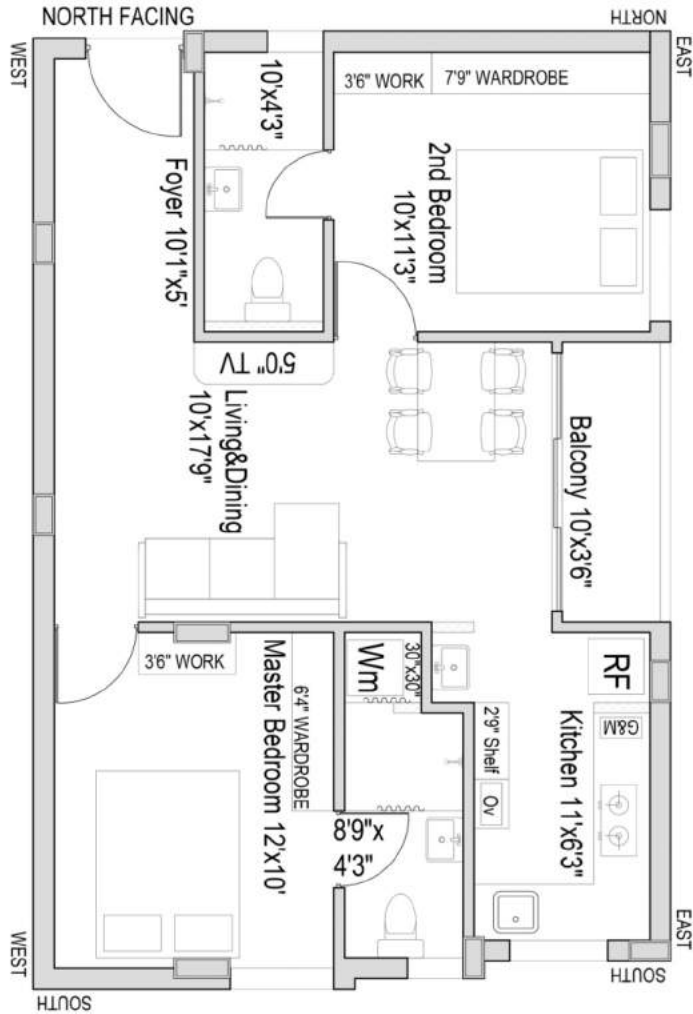


FACING	TYPE	CARPET AREA	PLINTH AREA	BUILT-UP AREA
WEST	2 BHK	726	802	1,132



**A102 A202 A302 A402 A502**

Scan for virtual reality



FACING	TYPE	CARPET AREA	PLINTH AREA	BUILT-UP AREA
NORTH	2 BHK	698	761	1,074

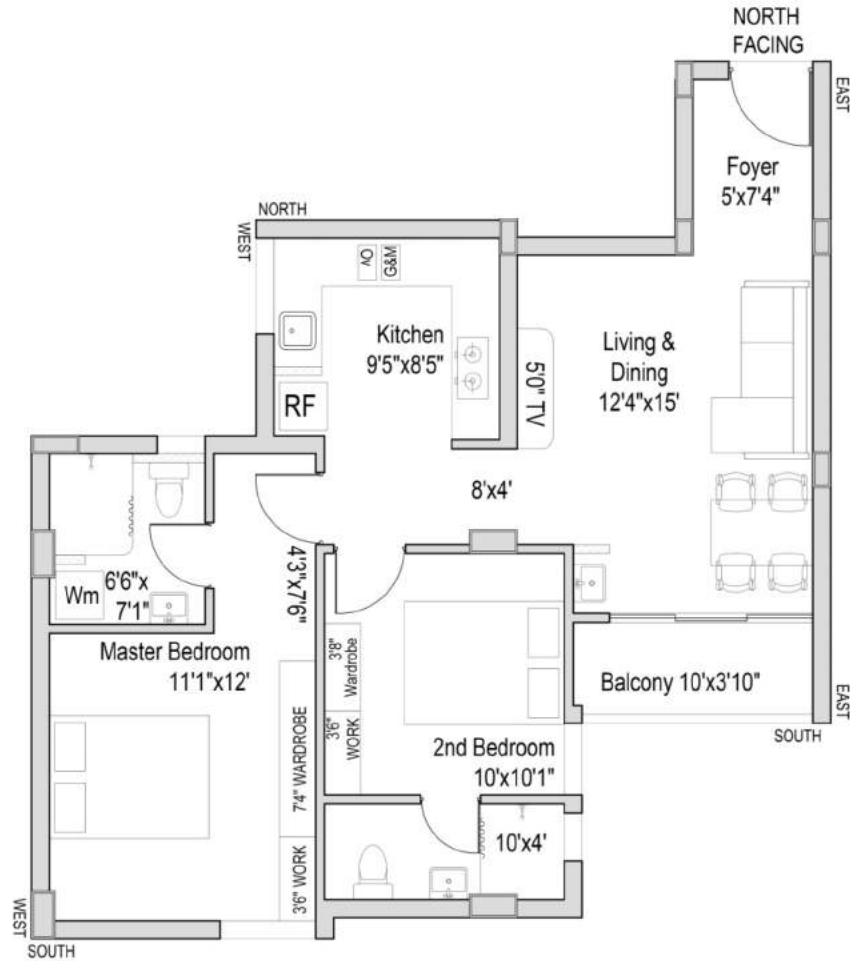


**A103 A203 A303 A403 A503**

Scan for virtual reality



Entry

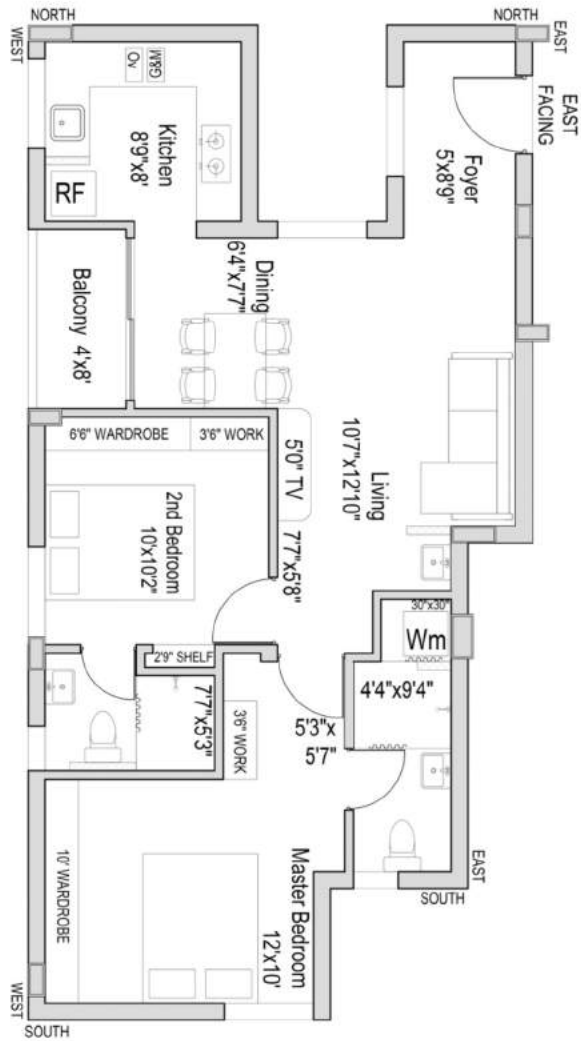


FACING	TYPE	CARPET AREA	PLINTH AREA	BUILT-UP AREA
NORTH	2 BHK	759	835	1,179



**A104 A204 A304 A404 A504**

Scan for virtual reality

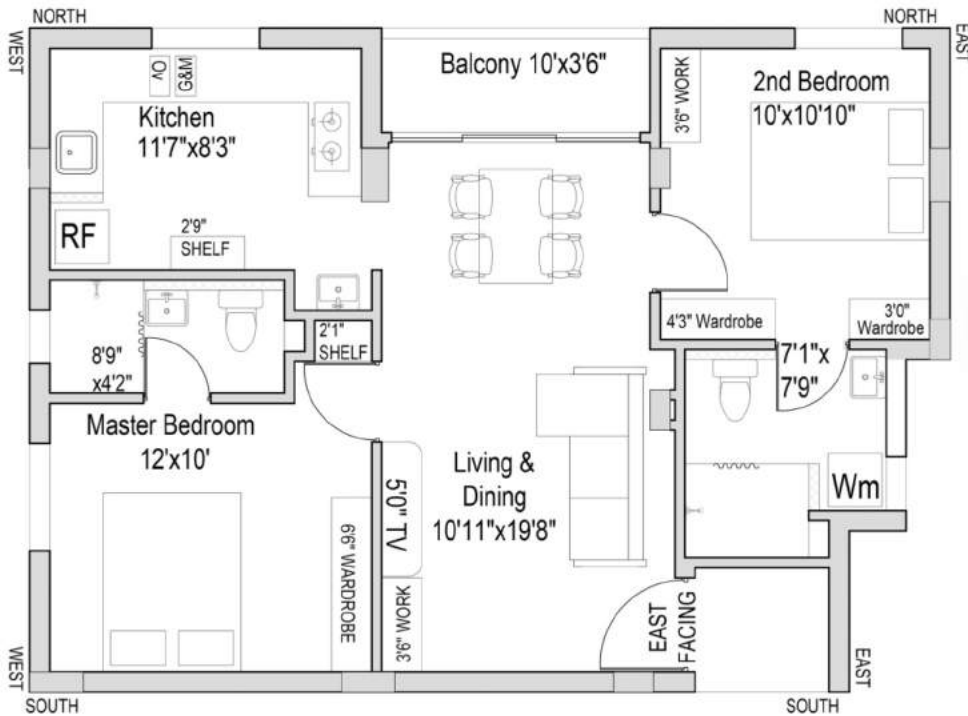


FACING	TYPE	CARPET AREA	PLINTH AREA	BUILT-UP AREA
EAST	2 BHK	749	838	1,183



**A105 A205 A305 A405 A505**

Scan for virtual reality



FACING	TYPE	CARPET AREA	PLINTH AREA	BUILT-UP AREA
EAST	2 BHK	738	808	1,141





# BLOCK B & C

B 104, B 204, B 304, B 404, B 504  
C 104, C 204, C 304, C 404, C 504

B 105, B 205, B 305, B 405, B 505  
C 105, C 205, C 305, C 405, C 505

B 103, B 203, B 303, B 403, B 503  
C 103, C 203, C 303, C 403, C 503



B 102, B 202, B 302, B 402, B 502  
C 102, C 202, C 302, C 402, C 502

B 101, B 201, B 301, B 401, B 501  
C 101, C 201, C 301, C 401, C 501

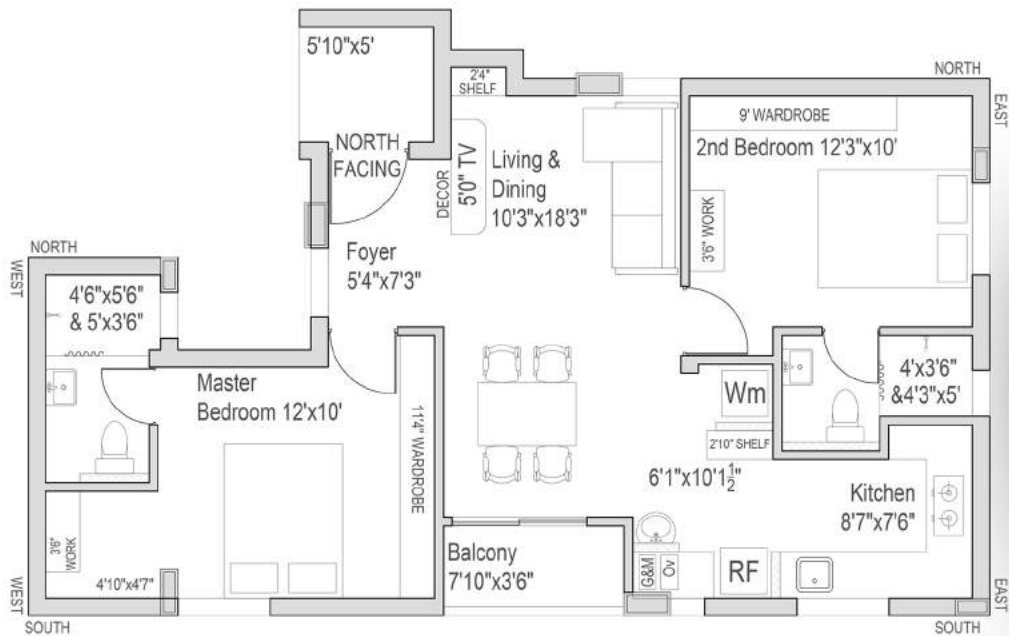
B 106, B 206, B 306, B 406, B 506  
C 106, C 206, C 306, C 406, C 506

Apartment No.	Facing	Type	Built-up area (Sq ft)
B101, B201, B301, B401, B501 C101, C201, C301, C401, C501	North	2 BHK	1,222
B102, B202, B302, B402, B502 C102, C202, C302, C402, C502	East	2 BHK	1,069
B103, B203, B303, B403, B503 C103, C203, C303, C403, C503	East	2 BHK	1,117
B104, B204, B304, B404, B504 C104, C204, C304, C404, C504	East	3 BHK	1,601
B105, B205, B305, B405, B505 C105, C205, C305, C405, C505	East	2 BHK	1,035
B106, B206, B306, B406, B506 C106, C206, C306, C406, C506	North	2 BHK	1,084



**B101 B201 B301 B401 B501  
C101 C201 C301 C401 C501**

Scan for virtual reality



FACING	TYPE	CARPET AREA	PLINTH AREA	BUILT-UP AREA
NORTH	2 BHK	779	866	1,222



**B102 B202 B302 B402 B502  
C102 C202 C302 C402 C502**

Scan for virtual reality

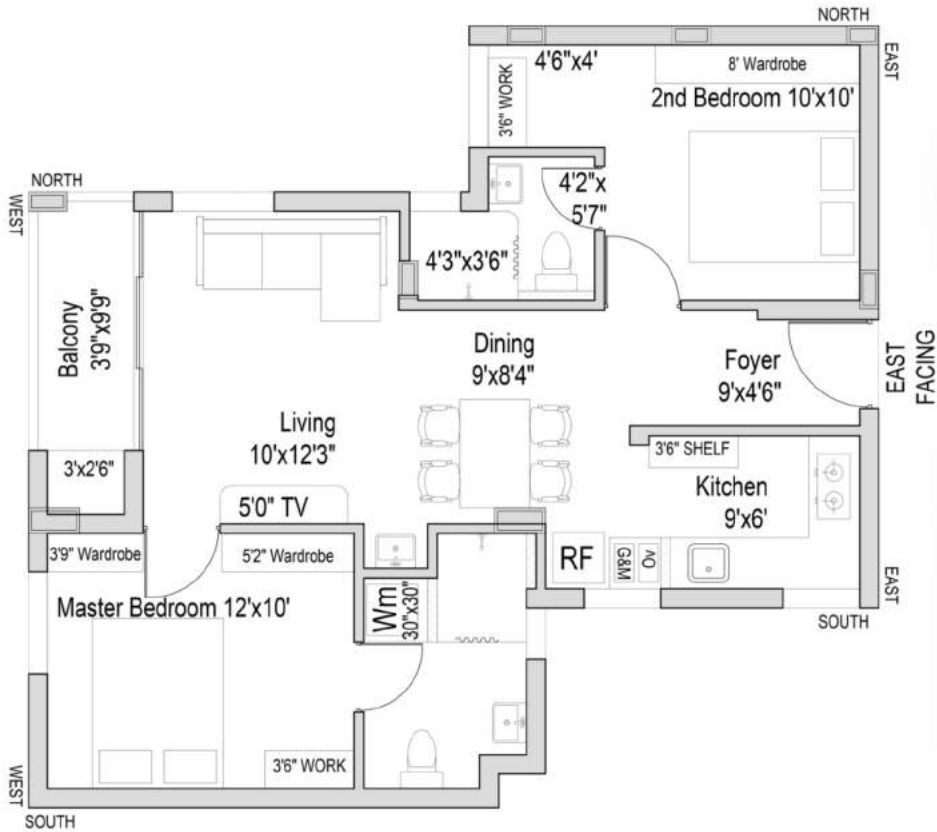


FACING	TYPE	CARPET AREA	PLINTH AREA	BUILT-UP AREA
EAST	2 BHK	700	758	1,069



**B103 B203 B303 B403 B503  
C103 C203 C303 C403 C503**

Scan for virtual reality



FACING	TYPE	CARPET AREA	PLINTH AREA	BUILT-UP AREA
EAST	2 BHK	722	792	1,117

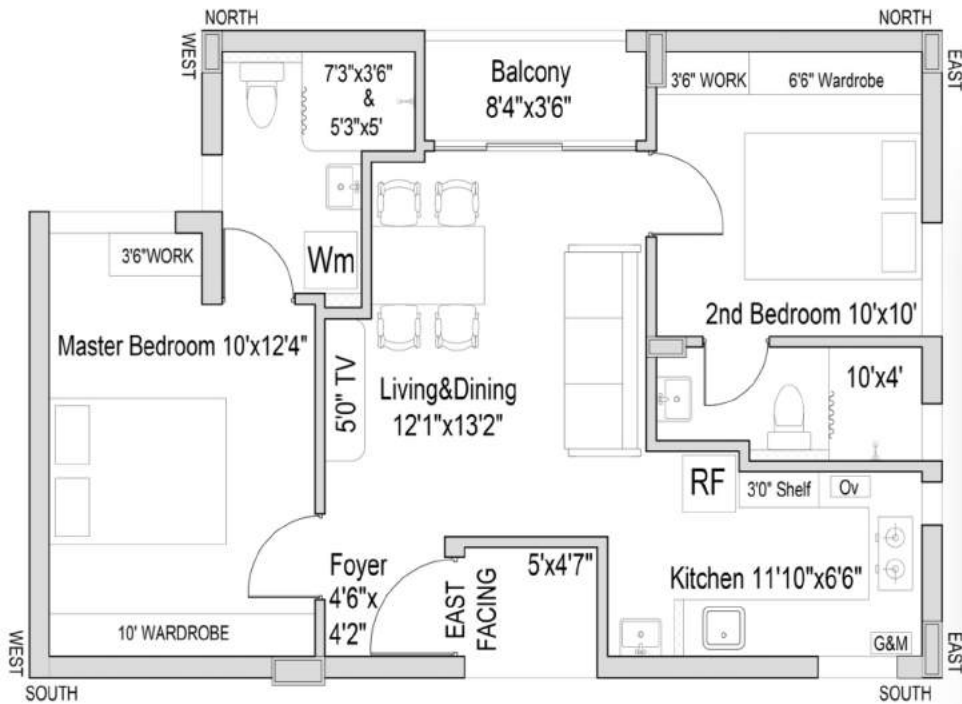






**B105 B205 B305 B405 B505  
C105 C205 C305 C405 C505**

Scan for virtual reality

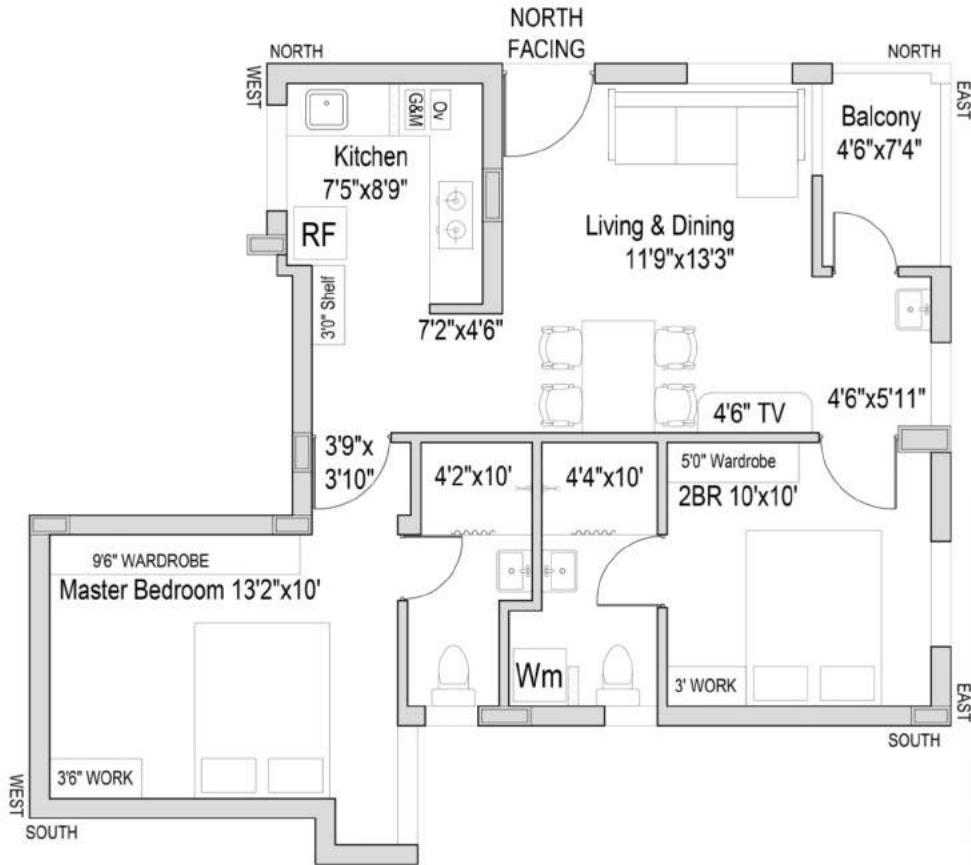


FACING	TYPE	CARPET AREA	PLINTH AREA	BUILT-UP AREA
EAST	2 BHK	666	734	1,035



**B106 B206 B306 B406 B506  
C106 C206 C306 C406 C506**

Scan for virtual reality



FACING	TYPE	CARPET AREA	PLINTH AREA	BUILT-UP AREA
NORTH	2 BHK	687	768	1,084





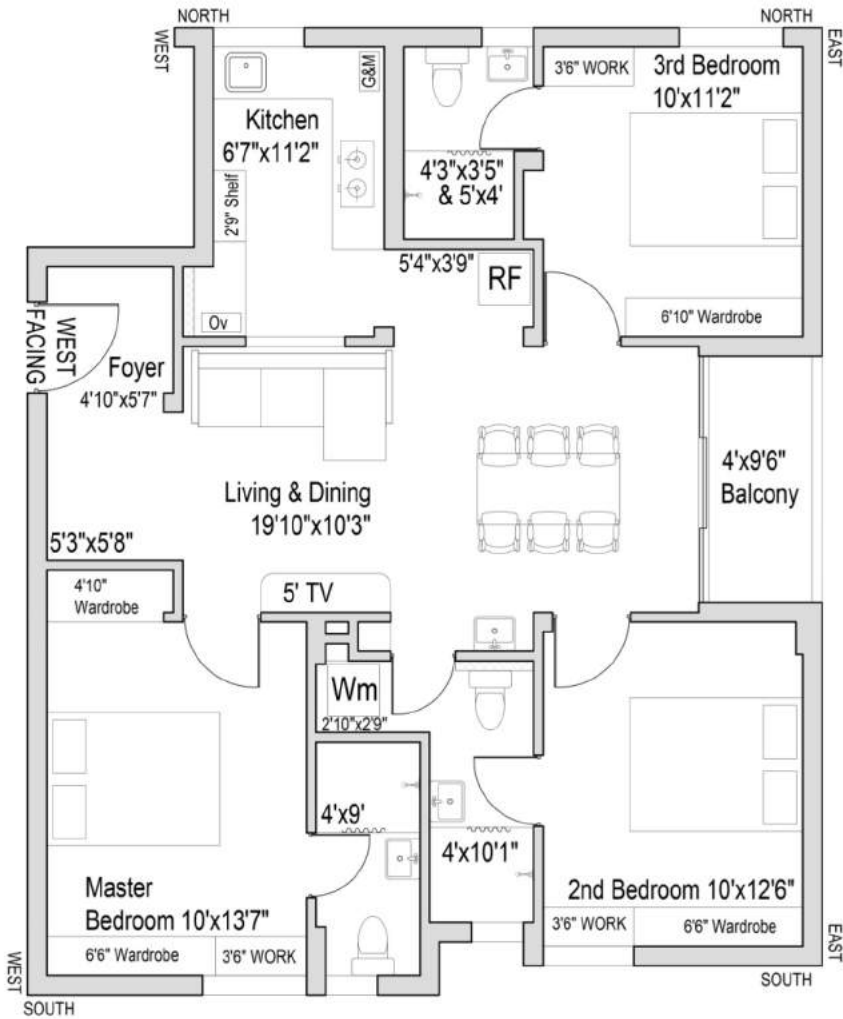
# BLOCK D

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



**D101 D201 D301 D401 D501**

Scan for virtual reality



Entry

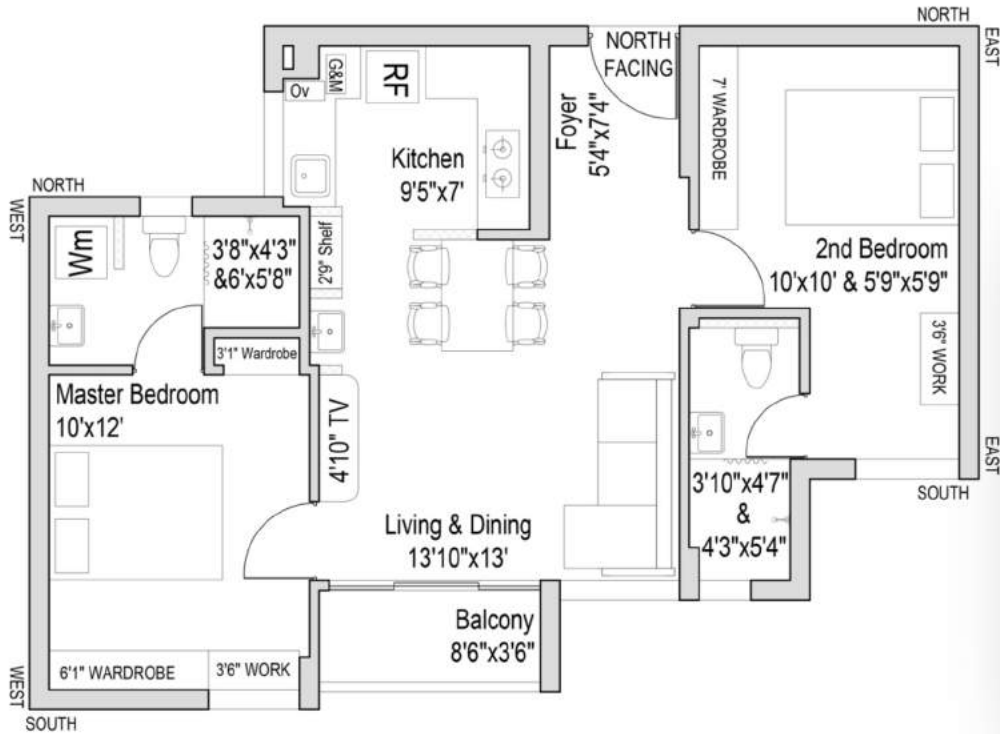


FACING	TYPE	CARPET AREA	PLINTH AREA	BUILT-UP AREA
WEST	3 BHK	977	1062	1,499



**D102 D202 D302 D402 D502**

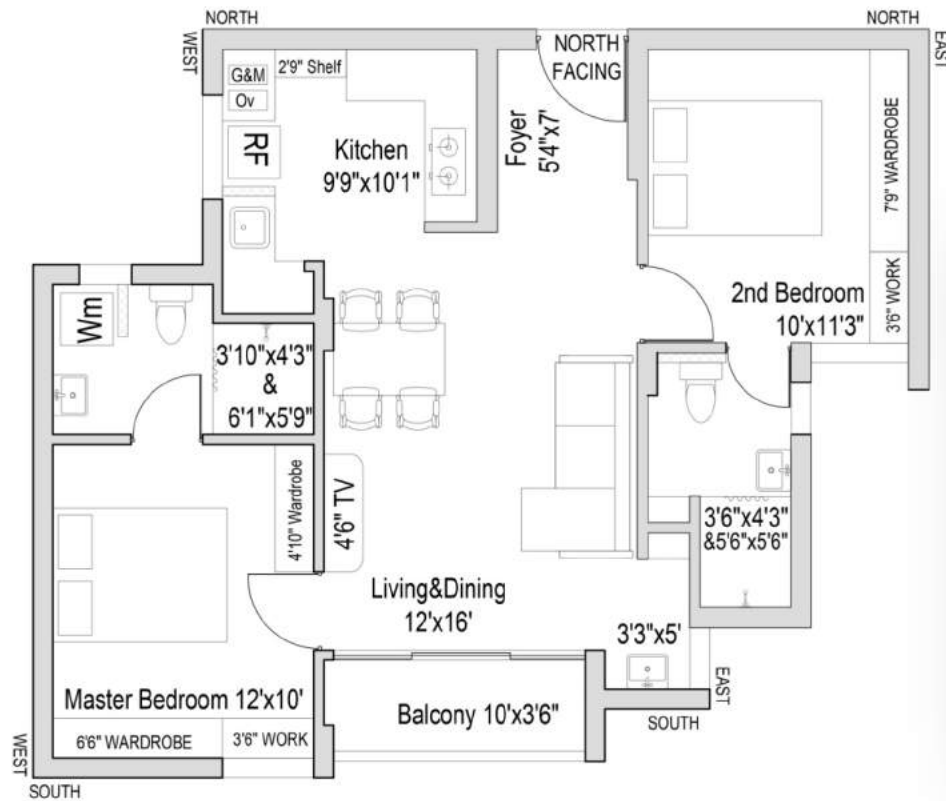
Scan for virtual reality



FACING	TYPE	CARPET AREA	PLINTH AREA	BUILT-UP AREA
NORTH	2 BHK	706	780	1,099

**D103 D203 D303 D403 D503**

Scan for virtual reality

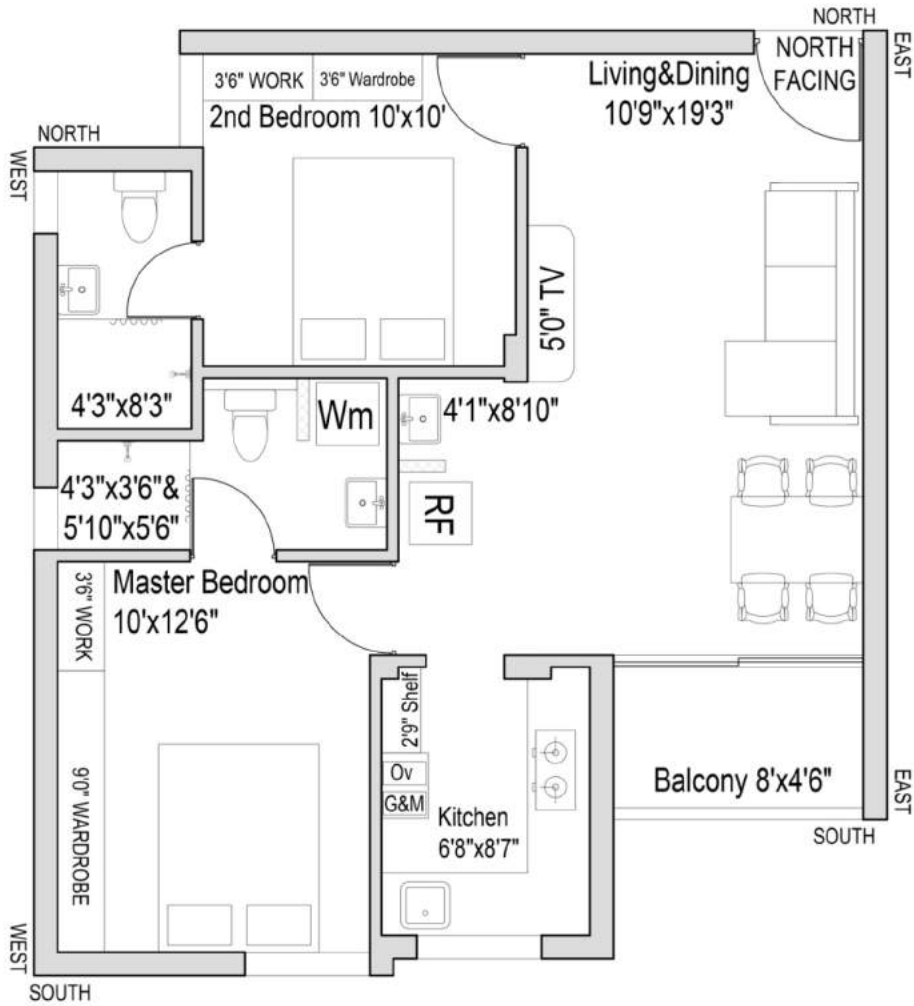


FACING	TYPE	CARPET AREA	PLINTH AREA	BUILT-UP AREA
NORTH	2 BHK	730	779	1,133



**D104 D204 D304 D404 D504**

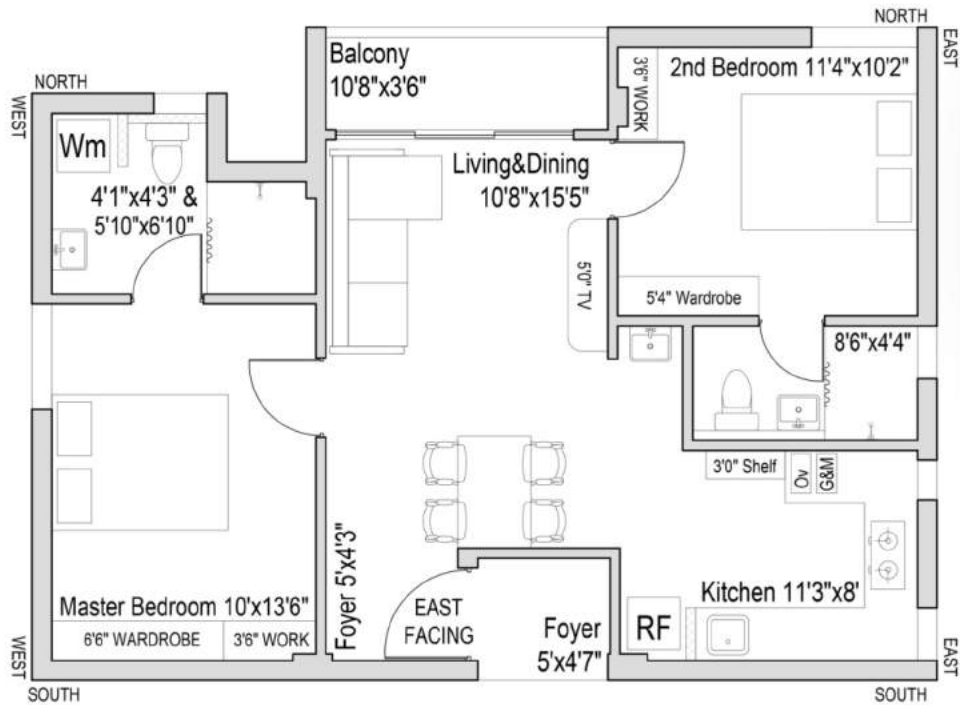
Scan for virtual reality



FACING	TYPE	CARPET AREA	PLINTH AREA	BUILT-UP AREA
NORTH	2 BHK	686	755	1,065

**D105 D205 D305 D405 D505**

Scan for virtual reality

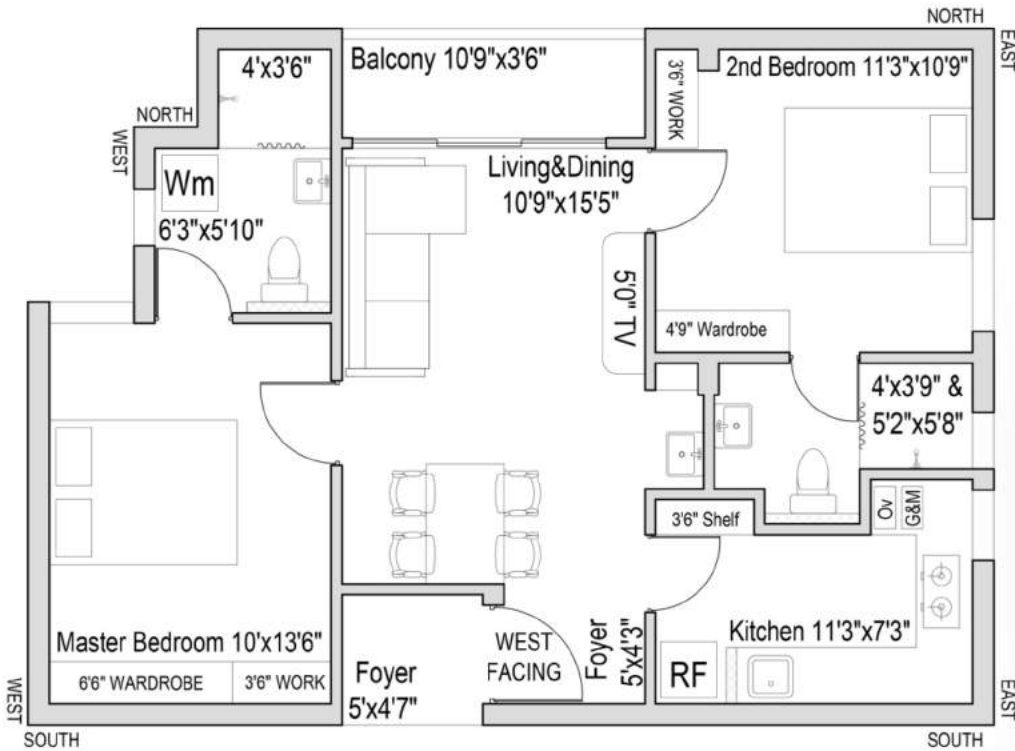


FACING	TYPE	CARPET AREA	PLINTH AREA	BUILT-UP AREA
EAST	2 BHK	732	812	1,146



**D106 D206 D306 D406 D506**

Scan for virtual reality



FACING	TYPE	CARPET AREA	PLINTH AREA	BUILT-UP AREA
WEST	2 BHK	726	802	1,132

# SPECIFICATION

## DOORS

- Sal wood frame with pre-engineered designer door for main door
- Sal wood frame & laminated flush door for bedrooms
- Waterproof (WPC) doors & frames for bathrooms

## WINDOWS AND FRENCH DOORS

- UPVC sliding windows with 'Saint Gobain' glass and mosquito mesh
- UPVC sliding French doors with 'Saint Gobain' glass

## FLOORING AND WALL CLADDING

- Glossy premium 2 ft X 2 ft vitrified tiles for Living, Dining, Bedrooms & Kitchen
- Skid resistant flooring tiles, wall cladding with glossy ceramic tiles up to 7 feet in bathrooms
- Step tiles for flooring as per Architect design

## PLUMBING

### Bathrooms

- Wash Basins - 'American Standard' or equivalent
- Floor mounted EWC - 'American Standard' or equivalent
- Overhead shower in all washrooms with hot & cold wall mixer
- Provision for washing machine

### Kitchen

- 'Carysil' - Stainless Steel Sink or equivalent
- Provision for Water Purifier
- Kitchen counter with granite platform

### Air Conditioning

- Drain outlet provision for all bed rooms

## ELECTRICAL

- Three phase power supply
- Modular switches - 'Havells' or equivalent
- Wires - 'Havells' / 'Finolex' or equivalent
- Exhaust fans for kitchen / Bathrooms
- 2 Way switches in bedrooms
- Foot lamp in bedrooms

### Power point provision for:

- Air conditioners in bedrooms
- TV & Wi-Fi in Living room
- Chimney, Refrigerator and Water Purifier
- Mixers and Grinders in kitchen
- Washing machine in Utility area
- Adequate 5 AMP socket
- Light and fan points in living / bedrooms

## GENERATOR BACKUP

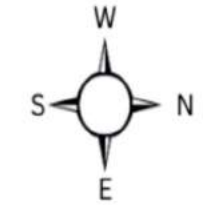
- One light / fan in all rooms
- Refrigerator
- Wi-Fi in living room
- Common area
- LIFTS

## LIFTS

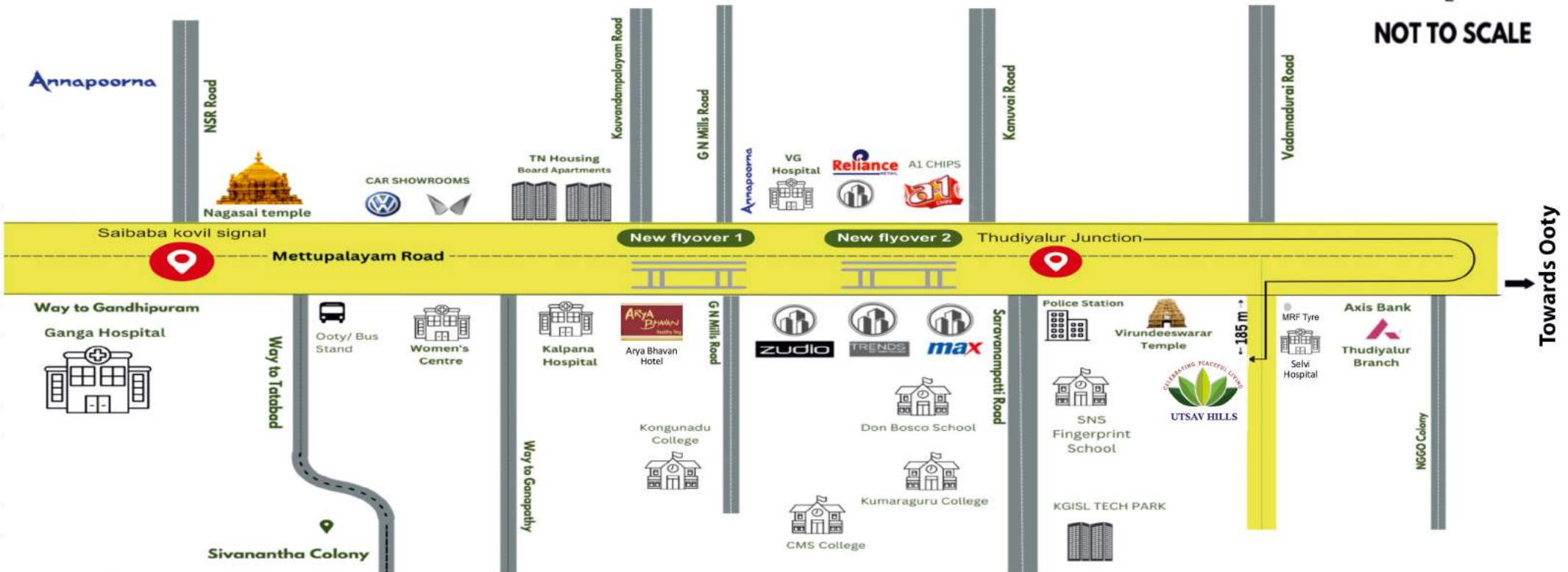
- KONE – 10 passenger LIFT in all the Blocks



# ROUTE MAP



NOT TO SCALE



# LOCATION ADVANTAGES

## TECH COMPANIES

• APP Innovation	3.6 km
• KCT Tech Park	7.7 km
• Amazon	9.4 km
• NTT DATA	9.5 km
• KGISL	9.5 km
• Robert Bosch	9.9 km
• India Land	10 km
• Cognizant	10 Km

## SCHOOLS | COLLEGES

• Vidya Vikasini School	2.2 km
• SNS Fingerprint School	5.1 km
• Don Bosco School of Excellence	5.1 km
• SNS Arts College	6.3 km
• Kumaraguru College	7.9 km
• KGISL Engineering college	8.0 km
• CMS Arts College	8.1 km
• KG Arts College	8.9 km

## LEISURE

• Max Fashions	1.0 km
• Reliance Trends	1.0 km
• KFC	2.2 km
• Unlimited store	2.4 km
• Zudio	2.9 km
• Allen Solly	2.9 Km
• Vanheusen	2.9 Km
• Brookefields	9.3 Km

## HOSPITALS

• Selvi Hospital	100 m
• Uma Devi Hospital	800 m
• Bhagirathi Hospital	1.1 km
• Hem Hospital	1.5 km
• V G Hospital	2.3 km
• Sri Lakshmi Hospital	2.8 km
• Womens Centre	6.3 km
• Ganga Hospital	7.1 km



Panoramic view from Utsav Hills



# TESTIMONIALS FROM OUR CUSTOMERS

“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**

I was impressed by the love, care of all the staff, so dedicated as well as the attitude of the top management in customer care and service. Blessings to all of them. - **Dr. Ramawamy, Hosur**



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



SCAN FOR WEBSITE



SCAN FOR LOCATION

# SAI UVR PROPERTIES PVT LTD

PRE - APPROVED HOME LOANS FROM



23-10 - A, "Happy Home", Ramalinga Nagar  
4th Cross, Saibaba Colony, Coimbatore - 641 011.  
[www.vgsaigroup.com](http://www.vgsaigroup.com) | [sales@vgsaigroup.com](mailto:sales@vgsaigroup.com)



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