

COROMANDEL enclave

Affordable Luxury. Practical location.



Bird's-eye view



Twilight view of the Villaments



what better moment THAN NOW?

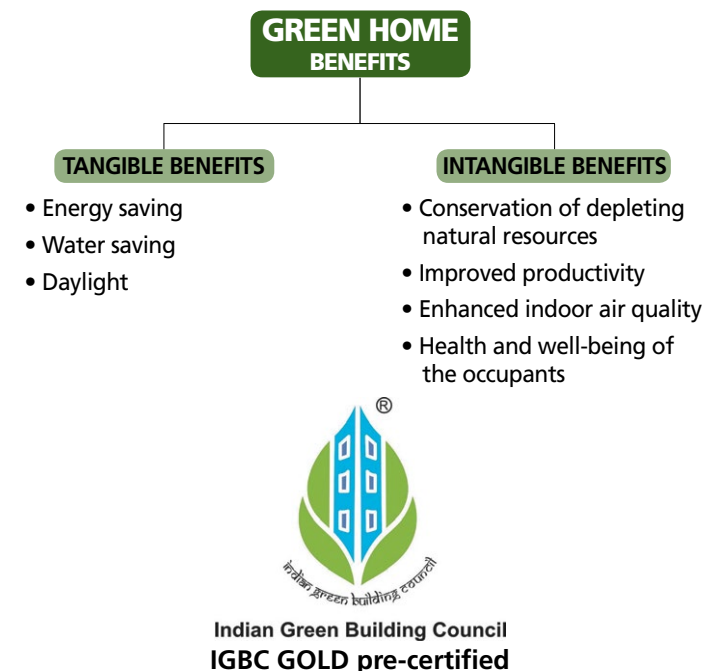
For someone as exclusive as you are...
whose lifestyle demands nothing but the
very best and whose expectations touch the
sky as the limit, what more can we offer than
this as a fitting tribute to your lifestyle?

For you and your loved ones, a home that is the sum total of all what
you had in mind... a home that refines your living and renders a
whole new meaning to cap your successful career with the ultimate
home ambience that money can buy. Yes, Coromandel Enclave - **the
IGBC Gold pre-certified**, classy residential project set in the lush-green
surroundings of Uppilipalayam, Coimbatore - close to all comforts yet
far away from the madding crowds... a serene space where time waits
for you.

And, who else to offer this to you than the India Cements
Infrastructures Limited whose evolved thinking stems from the belief
in bonding relationships and families through exquisite living spaces...
sounds better than just bonding with cement, doesn't it?

This project has adopted an integrated design approach by involving all technical professionals in the building design and execution phases to incorporate all possible sustainable measures such as:

- Site planning efficiency
- Water efficiency
- Energy efficiency
- Improved Indoor Air quality
- Maximum utilisation of natural daylight in interior
- Provision Fresh air in all the regularly occupied areas
- Use of sustainable materials
- Natural Ventilation
- Environmental awareness/education helps minimise the negative impact on the environment and thereby addresses most of the green measures that would be incorporated in line with the Indian Green Building Council's Green Homes Rating system



landmarks

- ❑ COIMBATORE AIRPORT
6 kilometres
- ❑ PSG COLLEGE OF TECHNOLOGY
4 kilometres
- ❑ HOPE COLLEGE BUS STOP
2 kilometres
- ❑ MANI'S THEATRE
1 kilometre
- ❑ NGR MEMORIAL SCHOOL
1 kilometre
- ❑ ESI HOSPITAL
2 kilometres
- ❑ KRA MATRICULATION SCHOOL
2 kilometres
- ❑ SINGANALLUR BUS STAND
3 kilometres
- ❑ COIMBATORE CORPORATION OFFICE, SINGANALLUR
3 kilometres
- ❑ GANDHIPURAM BUS STAND
12 kilometres
- ❑ COIMBATORE RAIL STATION
8 kilometres
- ❑ TIDEL PARK
2.5 kilometres



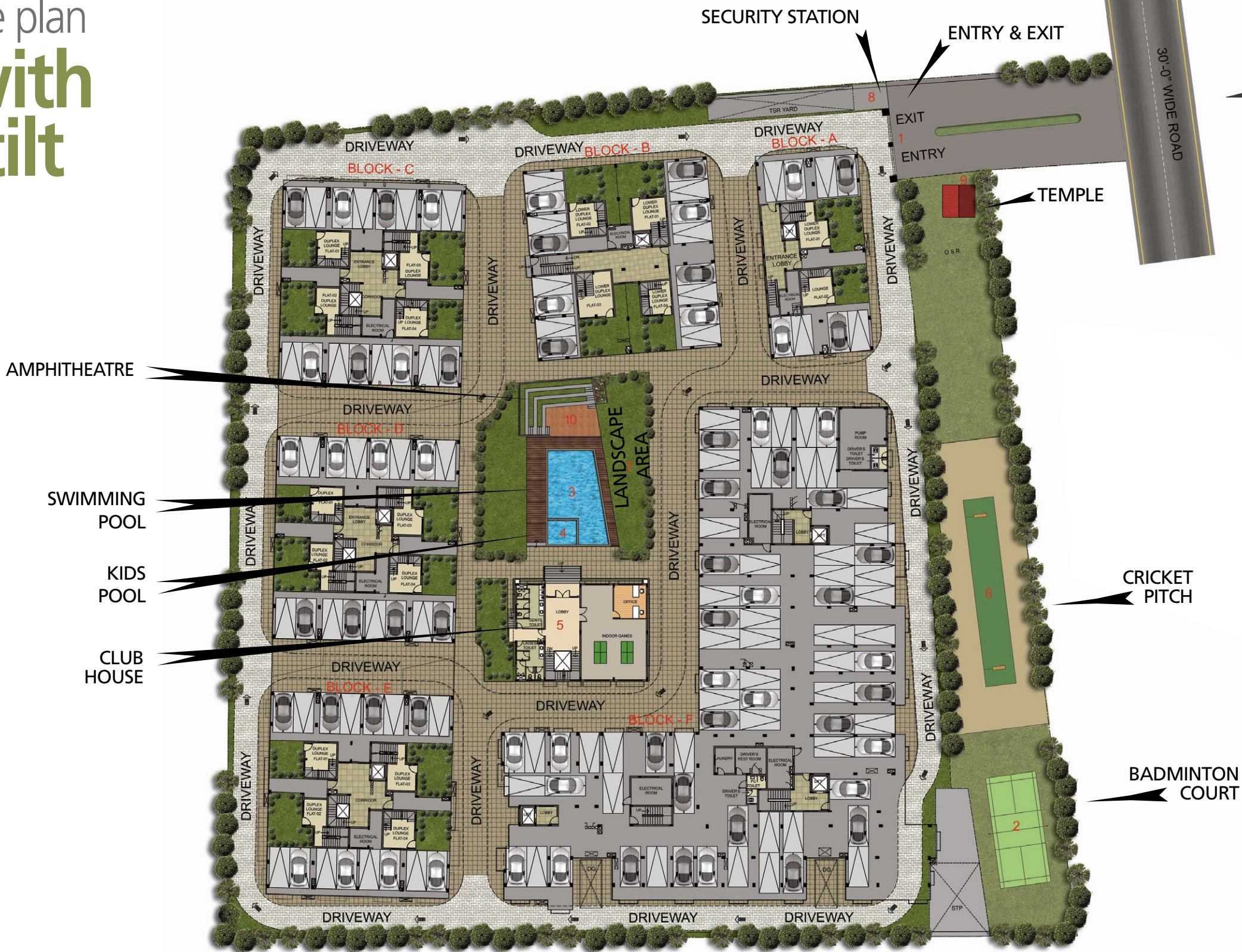
HOW TO GET THERE

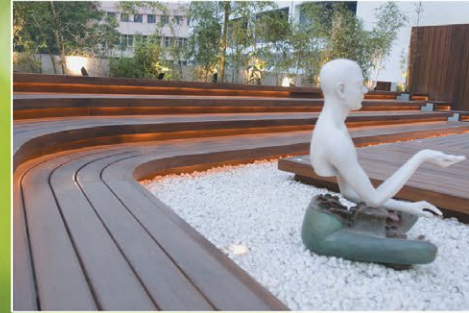


nearby...

- | | | | |
|------------------------------------|---------------------------------------|--------------------------------|--|
| ❑ ALOFT HOTEL
1/2 kilometre | ❑ IOB - BRANCH & ATM
1/2 kilometre | ❑ BSNL OFFICE
3/4 kilometre | ❑ BALASUBRAMANIAM MILLS
3/4 kilometre |
| ❑ LION'S BUS STOP
1/2 kilometre | ❑ VIJAYA BANK ATM
1/2 kilometre | ❑ THE HINDU
3/4 kilometre | ❑ KARTHIKEYA MILLS
3/4 kilometre |

site plan
with
stilt





AMENITIES

- ☐ CHILDREN'S PLAY AREA
- ☐ CRICKET NETS
- ☐ AMPHITHEATRE
- ☐ BADMINTON COURT
- ☐ SWIMMING POOL
- ☐ CLUB HOUSE
 - *INDOOR GAMES*
 - *MULTIPURPOSE HALL*
 - *CONVENIENT STORE*
 - *GYM*
 - *LAUNDRY COLLECTION POINT*
- ☐ SOLAR-POWERED LIGHTS FOR COMMON AREA
- ☐ 8-PASSENGER AUTOMATED LIFTS
- ☐ POWER BACKUP FOR LIFTS, WATER PUMP & COMMON AREA LIGHTING
- ☐ SEWAGE TREATMENT PLANT
- ☐ TWO COVERED CAR PARKING FOR VILLAMENTS & 3BHK APARTMENTS
- ☐ INDIVIDUAL MAILBOX WITH NAME BOARD

Triplex villament - second floor



Triplex villament - first floor



Triplex villament - ground floor



Duplex villament - second floor



Duplex villament - first floor

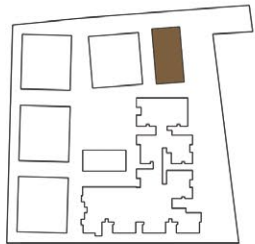
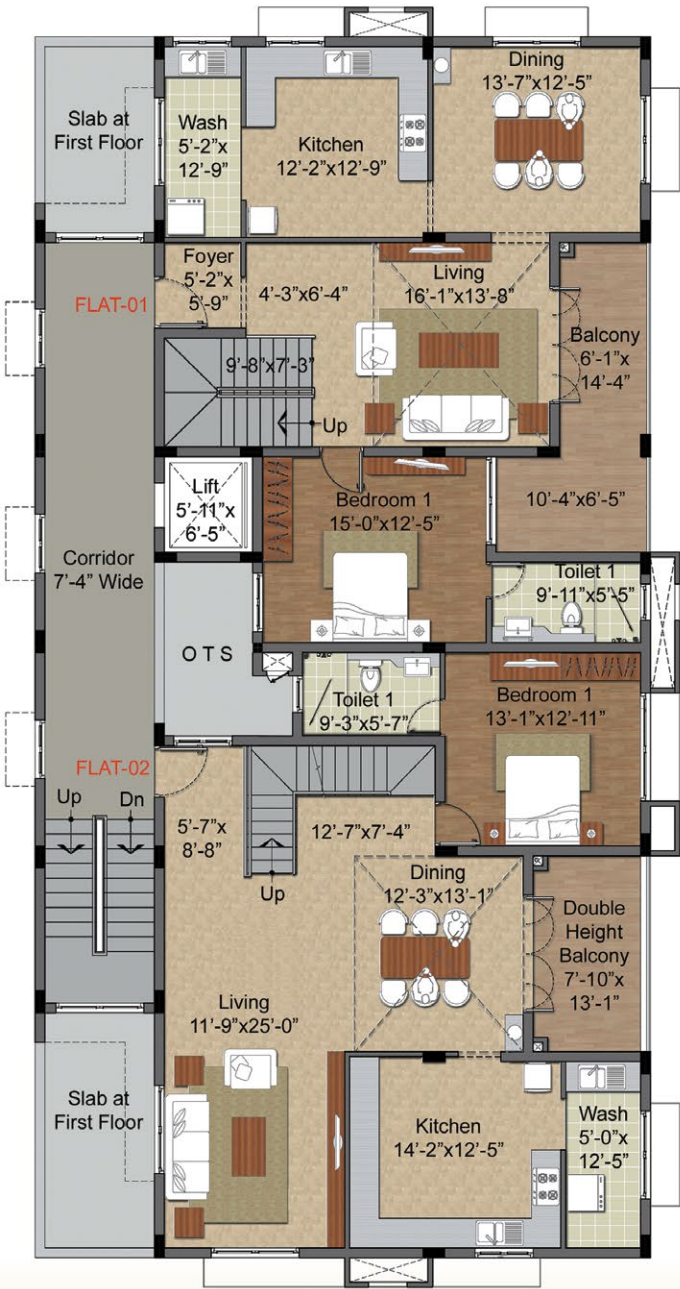
*A scenic view of
the villaments*



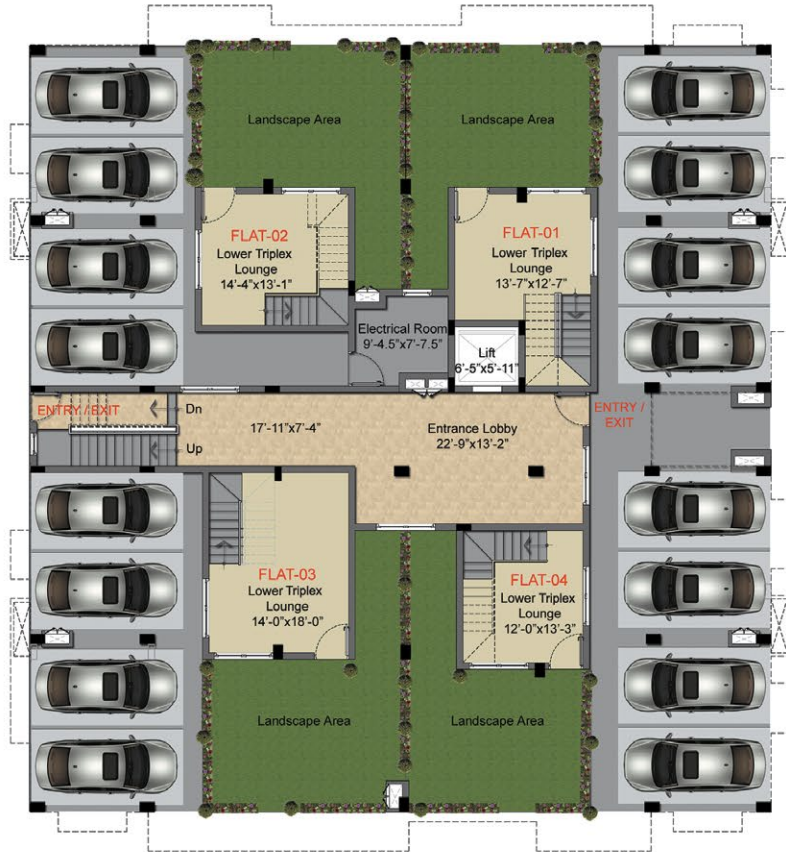
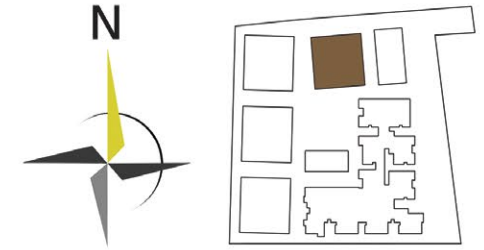
STILT FLOOR LEVEL

FIRST & THIRD FLOOR LEVEL

SECOND & FOURTH FLOOR LEVEL

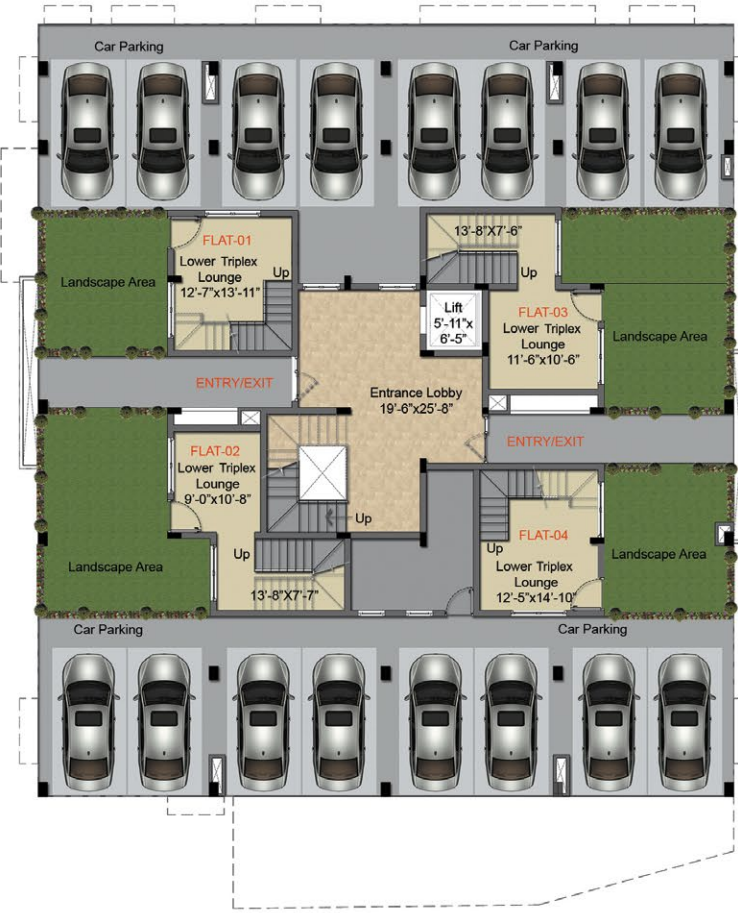


block A villament

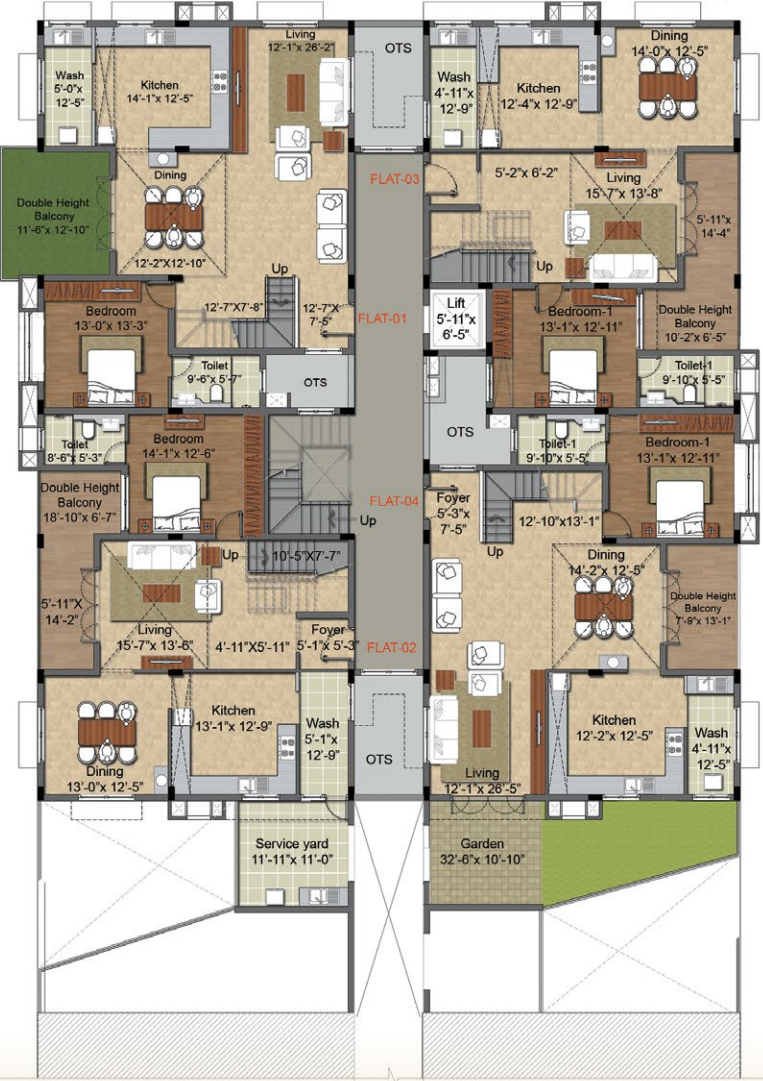


block B villament

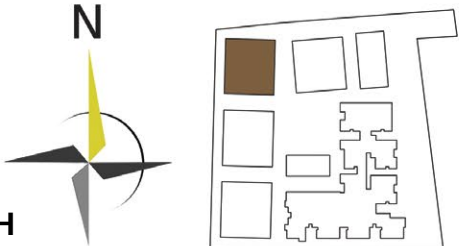
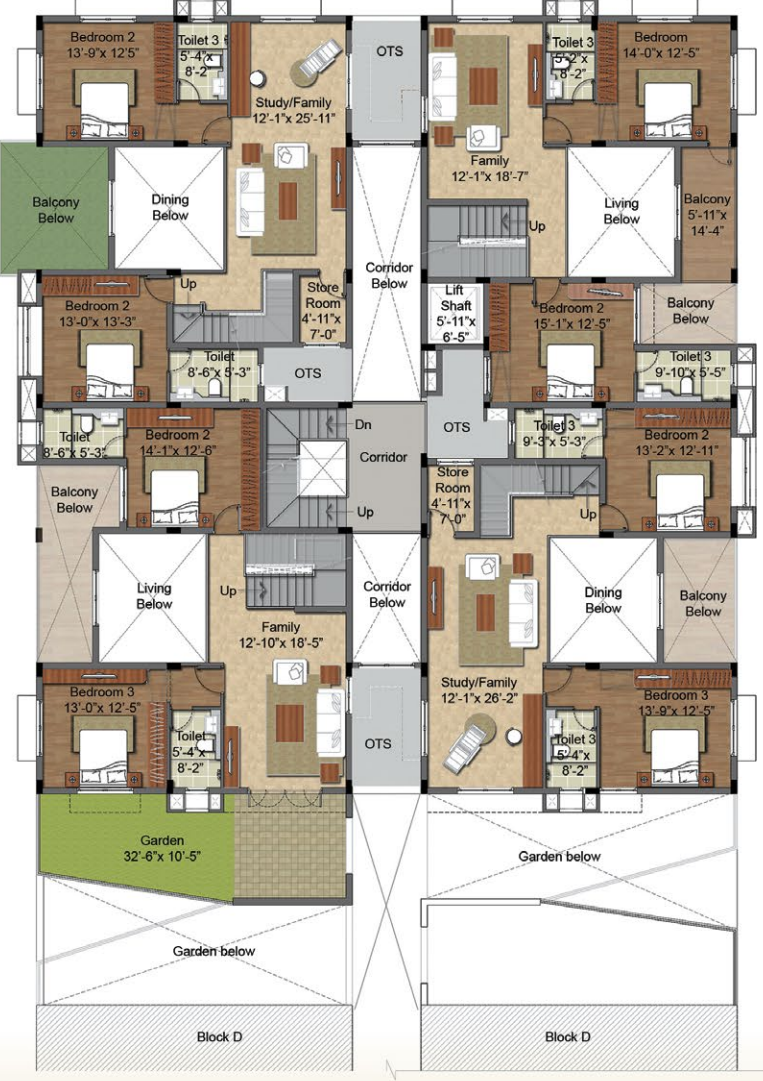
STILT FLOOR LEVEL



FIRST & THIRD FLOOR LEVEL



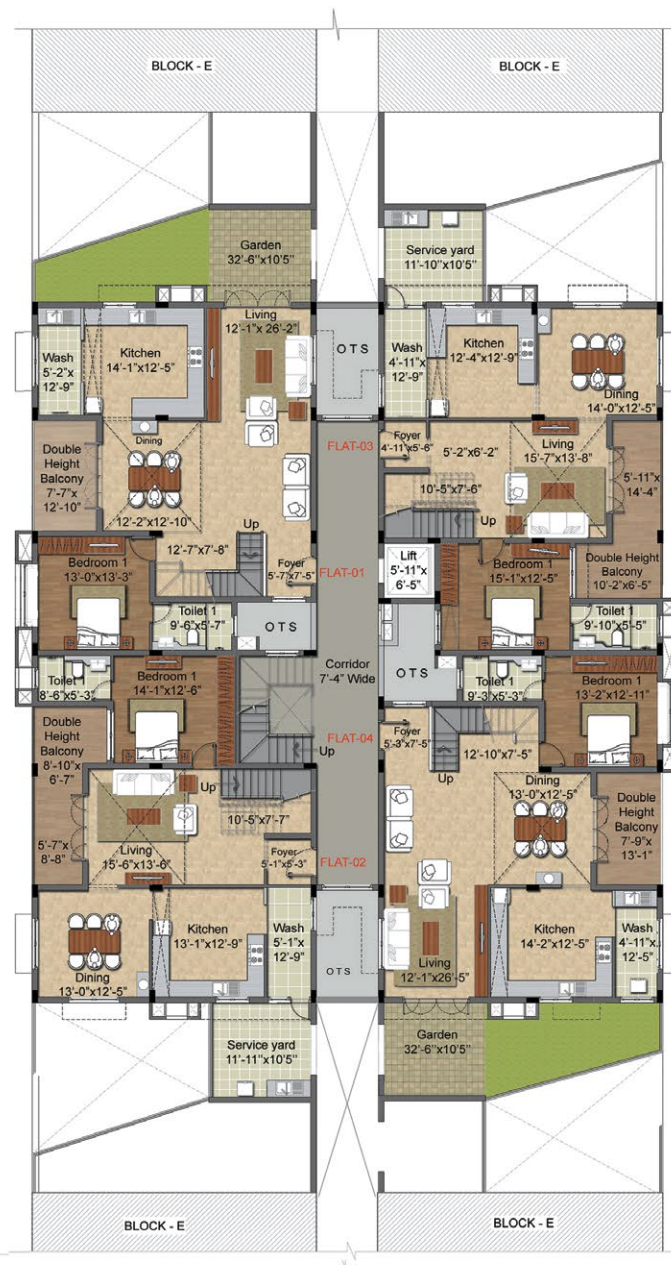
SECOND & FOURTH FLOOR LEVEL



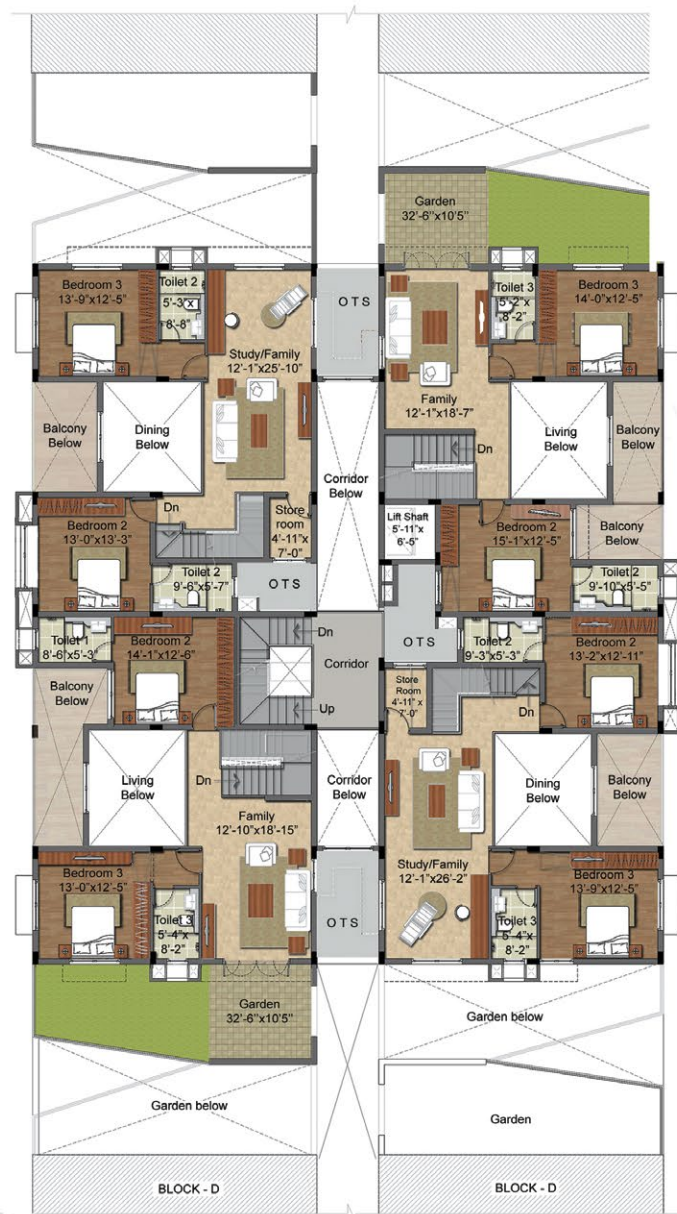
block C villament



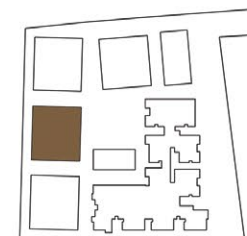
STILT FLOOR LEVEL



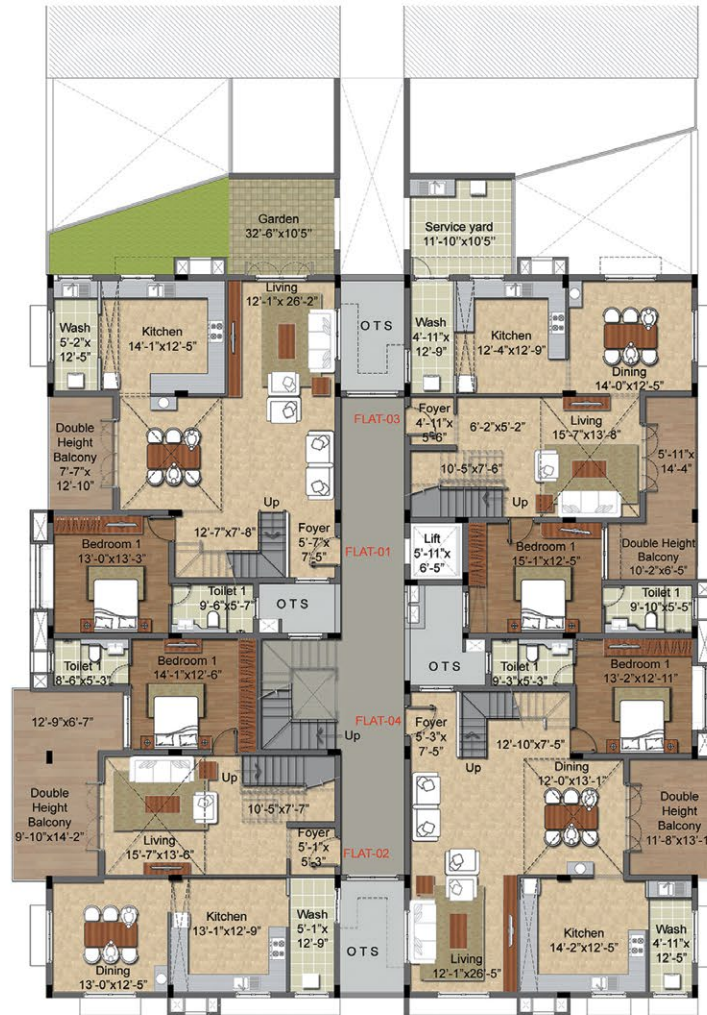
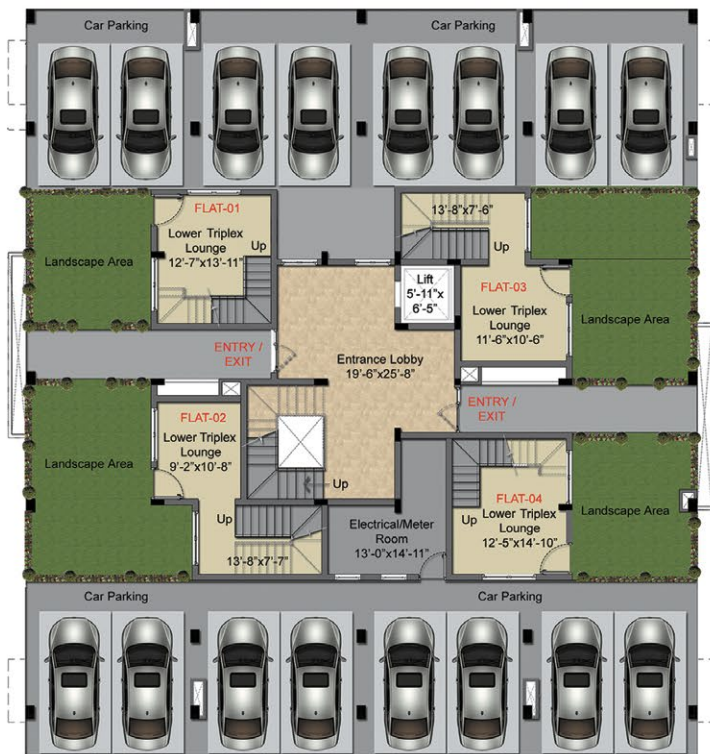
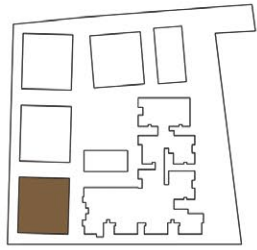
FIRST & THIRD FLOOR LEVEL



SECOND & FOURTH FLOOR LEVEL



block D villament



block E villament





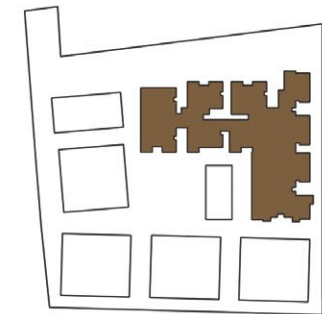
3BHK apartment



2BHK apartment

block F apartment

TYPICAL FLOOR LEVEL



Specifications

SL. NO	COMPONENT	DESCRIPTION / ITEMS	APARTMENTS	VILLAMENTS
1	STRUCTURE	Foundation	RCC Footings & Columns conforming to BIS.	RCC Footings & Columns conforming to BIS.
		Masonry	8" thick Solid Concrete Block Work for outer wall. 4" thick Solid Concrete Block Work for inner wall.	8" thick Solid Concrete Block Work for outer wall. 4" thick Solid Concrete Block Work for inner wall.
2	WALLS	Internal Wall Finish	Wall putty and painted with Emulsion	Wall putty and painted with Emulsion
		External Wall Finish	Exterior Emulsion Paint	Weather Proof Exterior Emulsion Paint
3	FLOOR	Living / Dining	Vitrified Tiles of size 2'0"x2'0"	Marble
		Master Bedroom	Vitrified Tiles of size 2'0"x2'0"	Vitrified Tiles / Wooden Flooring on Customization
		Bedroom	Vitrified Tiles of size 2'0"x2'0"	Vitrified Tiles of size 2'0"x2'0"
		Kitchen	Anti-skid Ceramic tiles	Anti-skid Ceramic tiles
		Toilet	Anti-skid Ceramic tiles	Anti-skid Ceramic tiles
4	DOORS AND WINDOWS	Entrance Doors	Teakwood door frame and Panelled doors.	Teakwood door frame and Panelled doors.
		Bedroom & Toilet Doors	Sal / Padauk or equivalent frame with Skin Moulded door.	Teak wood frame with Skin Moulded door.
		French Doors		Teak Wood frame with shutter.
		Balcony Door	UPVC Sliding door	
		Windows	UPVC Window with Grill.	Teak Wood frame and Shutter with Grills.
5	KITCHEN	Kitchen / Utility / Wash	Granite Counter top platform. Single bowl Stainless Steel Sink with drain board."	Granite Counter top platform. 1.5 bowl Stainless Steel Sink with drain board.
		Service Yard		Granite Counter top platform. 1.5 bowl Stainless Steel Sink with drain board.
6	TOILETS	CP fittings	Hindware / Parryware or equivalent	Jaquar or equivalent
		Sanitary ware	Hindware/ Parryware / Cera or equivalent	Jaquar or equivalent
		Master Bedroom Toilet	EWC 2-in-1 wall mixer with Over head shower. Solar Water Heater facility in 3 Bedroom Apartment.	Wall hung EWC. 2-in-1 wall mixer with Rain Shower head and shower arm. Solar Water Heater facility.
7	ELECTRICAL	Switches & Sockets	Anchor / MK / Havells or Equivalent	Crabtree / Legrand / Schneider or Equivalent
		Wires	Insulated wires of Finolex / V Guard / Havel or equivalent FRLS (Fire Retardant Low Smoke) copper wires	Insulated wires of Finolex / V Guard / Havel or equivalent FRLS (Fire Retardant Low Smoke) copper wires. Provision for Home Theater.
8	LIFT		KONE or equivalent make with automatic openable doors.	KONE or equivalent make with automatic openable doors.
9	POWER BACKUP		500 Watts Generator back up for each flat. Generator back up for common area and external lighting. Solar power for all common area lighting, Lifts lobbies, terrace lighting.	500 Watts Generator back up for each flat. Generator back up for common area and external lighting. Solar power for all common area lighting, Lifts lobbies, terrace lighting.
10	WATER		Common Water Treatment Plant for domestic usage. Separate overhead tank for treated water.	Common Water Treatment Plant for domestic usage. Separate overhead tank for treated water.
11	SEWERAGE		Common Sewerage Treatment Plant.	Common Sewerage Treatment Plant.

TRISHUL CONCRETE PRODUCTS

LIMITED, a subsidiary of The India Cements Limited, is in the business of producing/ marketing Ready Mix Concrete. The Company has its plants in Chennai, Coimbatore, Bengaluru and Hyderabad.

The project, **COROMANDEL ENCLAVE** is owned by Trishul Concrete Products Limited, backed and supported by The India Cements Limited, a major producer of cement in the country. The project is being engineered, constructed and marketed by India Cements Infrastructures Limited.

Registered Office

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Project Site

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MADRAS ELECTRICALS LIMITED

IGBC Consultant
En3 SUSTAINABILITY SOLUTIONS PRIVATE LIMITED

HFLs



*Developed, Engineered,
Constructed & Marketed by*



CIN : U74999TN2013PLC089487

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