



IMPERIAL

GARDEN 2

VILLAS

LIVE IN THE LAP OF LUXURY

264
PLOTS

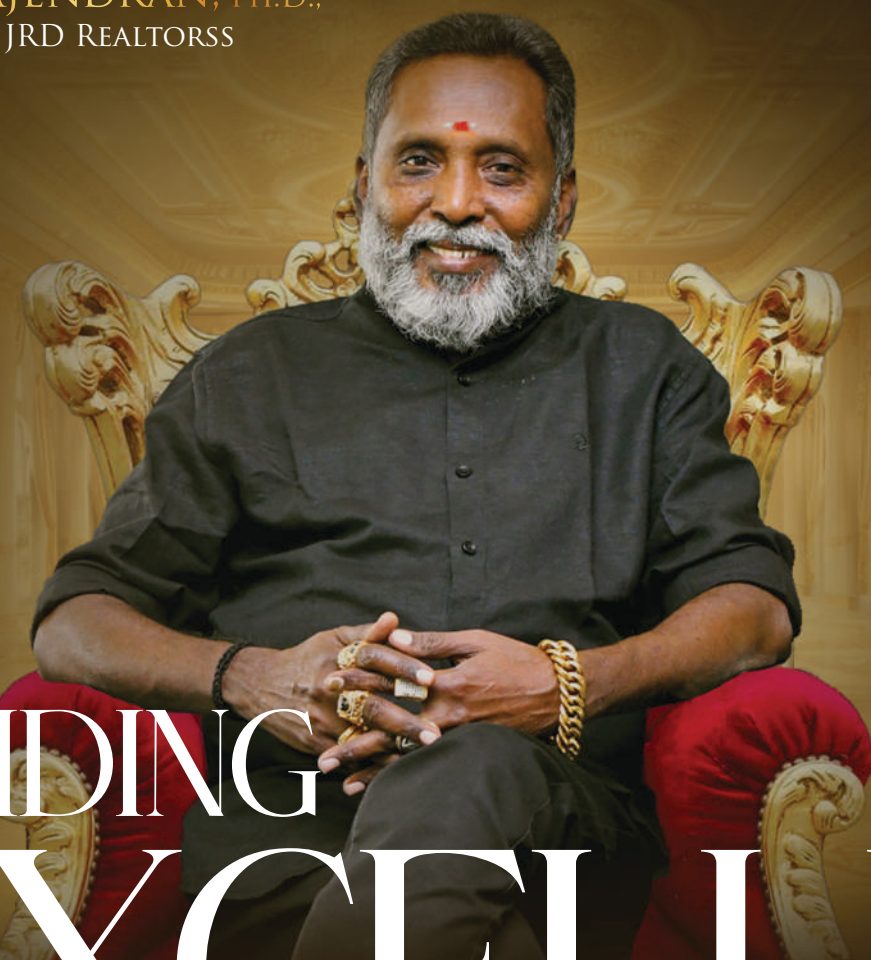
200+
CUSTOMIZED VILLAS

24
HOURS SECURITY

JRD Imperial Garden villas offer unmatched luxurious amenities include state-of-the-art fitness centers, Swimming pools and Spacious layouts with stunning views elevate your living experience.



DR. J. RAJENDRAN, PH.D.,
CHAIRMAN - JRD REALTORSS



Small steps can make a big
difference; take yours now.
Welcome to JRD Imperial Garden
Villas Your blueprint to elegance.

J. Rajendran

GUIDING
EXCELLENCE



CHAIRMAN'S MESSAGE

In my 32 years of being in this industry, I have often come across customers who are hesitant to live a life they deserve. They are always waiting for that 'right time' to invest in a better tomorrow, even as today keeps ticking away. While I understand that it is a personal choice and each comes with individual circumstances, in my experience I have known that the right time will never come. Whatever we have is the present, and we must learn to live in the moment. Because, tomorrow is a promise that may or may not fulfill, but today is a present we can give ourselves. Make the right choice, make it happen, make it now.





ABOUT THE PROJECT

JRD's Imperial Garden Villas is an invitation to live your best life. A life you deserve, a life you always desired. It is a project steeped in luxury; from an expansive area that accommodates 264 plots and 3 shopping sites to the capacity to house 200 custom-built villas. The best-in-class amenities are designed to be at your disposal, bringing luxury truly at your doorstep. But it is not just the tangible luxury that the project offers. More importantly, it is the intangible – like the luxury of time spent with loved ones in your cosy home, the luxury of company with a like-minded community in the club house, and the luxury of spending me-time amidst nature. After all, life is all about these small moments, and it is these moments that add up to make lasting memories.





TRADITIONAL VILLAS

For those who find their roots in the traditional, JRD's Traditional Villas will take you back to a bygone era. Steeped in tradition, they are an ode to a glorious history that is ageless, and timeless.



GROUND FLOOR



FIRST FLOOR



TOTAL BUILT-UP AREA: 2498 SQ.FT
GROUND FLOOR: 1450 SQ.FT
FIRST FLOOR: 1048 SQ.FT





CONTEMPORARY VILLAS

Don't go with the trend; be the trend. JRD's Contemporary Villas let you be just that with customized designs that exclusively personify your individualistic taste.



GROUND FLOOR



FIRST FLOOR



TOTAL BUILT-UP AREA: 2069 SQ.FT
GROUND FLOOR: 1192 SQ.FT
FIRST FLOOR: 877 SQ.FT





COSMOPOLITAN VILLAS

Welcome to the good life with JRD's Cosmopolitan Villas. An opportunity to escape into a world that is designed to be all yours. Bespoke, beautiful and beyond imagination.



GROUND FLOOR



FIRST FLOOR



TOTAL BUILT-UP AREA: 2126 SQ.FT
GROUND FLOOR: 1154 SQFT
FIRST FLOOR: 784 SQFT
HEADROOM: 188 SQFT





FULLY-FURNISHED VILLAS

- RO in Kitchen
- Water Softener
- Power Back-up
- Solar Water Heater
- Video Door Phone & CCTV
- Modular Kitchen
- Yale Digital Door Lock
- Designer Lights
- Wardrobes
- Wooden Flooring
- Air-Conditioner in Bedrooms
- Private Landscaping
- 50" LED TV (Sony / Samsung)
- Modern 6-Seater Glass Dining Table
- Cots with Mattress in Bedrooms
- Modern Teapoy

*Fully Furnished' options will incur additional charges and are not included in the common quoted cost.



SEMI-FURNISHED VILLAS

- RO in Kitchen
- Water Softener
- Power Back-up
- Solar Water Heater
- Yale Digital Door Lock
- Modular Kitchen
- Designer Lights
- Wardrobes
- Air-Conditioner in Bedrooms

*Semi Furnished' options will incur additional charges and are not included in the common quoted cost.





WHY CUSTOM-MADE VILLAS

READY-TO-OCCUPY

- Quality of construction cannot be assessed earlier
- Documentation cost is typically higher
- Standard paints and layout of rooms
- Dimension of the rooms cannot be modified
- Electrical and plumbing fittings are already fixed

CUSTOM-MADE VILLAS

- Quality of construction can be pre-verified
- Documentation cost is nearly 70%-80% lesser than ready-to-occupy villas
- Electrical and plumbing fittings can be fixed as per choice
- Paint shades and tiles can be chosen
- Room size can be pre-planned
- Private borewell and compound wall will be provided





LIVE
YOUR BEST
LIFE



CLUB HOUSE

The Club House is the heart of any gated community. It is the hub where residents converge and connect; it is truly a place where connections are fostered. While there is ample area in the Club House for them to casually converse and indulge in recreation activities, there are also other dedicated spaces that they can utilise. For instance, a swimming pool for rejuvenation, a banquet hall for hosting events and a gym for working out with fellow residents, have been thoughtfully constructed within the Club House.





LIVE IT UP

SWIMMING POOL

The property comes with a luxurious swimming pool, a much-desired amenity by homeowners. The pool is designed to be both spacious and safe, so people of all age-groups, be it the children or elderly, beginners or seasoned swimmers, can use the pool without concerns about safety. It is a place where one can feel relaxed and rejuvenated, whether starting the day or unwinding after a long day. The pool is well-maintained and kept hygienic through regular maintenance schedules, so you can find fresh, clean water at all times. Separate changing rooms are also available close to the pool area, for both men and women.

GYM

Good health is a luxury that everyone deserves. Today, people across age-groups are making a conscious effort to invest in their health and well-being. With busier lifestyles, it has become necessary for places of workout to be in close vicinity. At JRD, we recognize that you do not have the luxury of time to shuttle between far away gyms and home. It is the reason we have set up a gym right within the premises, in the club house. So all you need to do is to head over to the gym and start working out without the hassle of even stepping out of the property gate. With state-of-the-art facilities and the latest equipment, you can rest assured of having access to the best fitness sessions.



BANQUET HALL

Today, hosting small gatherings and close-knit parties for near & dear ones is no longer a luxury, rather a necessity. And what better than to be able to organize an event right where you are residing? Which is why, we have a banquet hall in our club house to ensure that you do not have to hunt for party halls outside the premises. The hall has been thoughtfully designed on the rooftop so as to create a cosy ambience. Whether you are looking at an open-sky set up or a closed shelter, the choice is yours. With ample space designated for the stage, seating and catering, you can rest assured that your guests will cherish the memories for a long time to come.





OTHER AMENITIES

JRD Imperial Garden Villas are a style statement in luxury. While each villa is meticulously designed to breathe sophistication in every space, the common amenities are also designed for you to live in the lap of luxury.



LIVE LIFE IN ALL ITS GLORY



SOLAR STREET LIGHTS

The property is dotted with well-lit avenues that are aesthetically appealing. In an effort to incorporate eco-friendly and sustainable measures, solar street lights have been installed instead of the conventional ones. Residents are also encouraged to opt for green energy wherever possible in their homes as well. Because, the earth we live on, is our greatest luxury and we need to conserve it, and its resources, for generations to come.



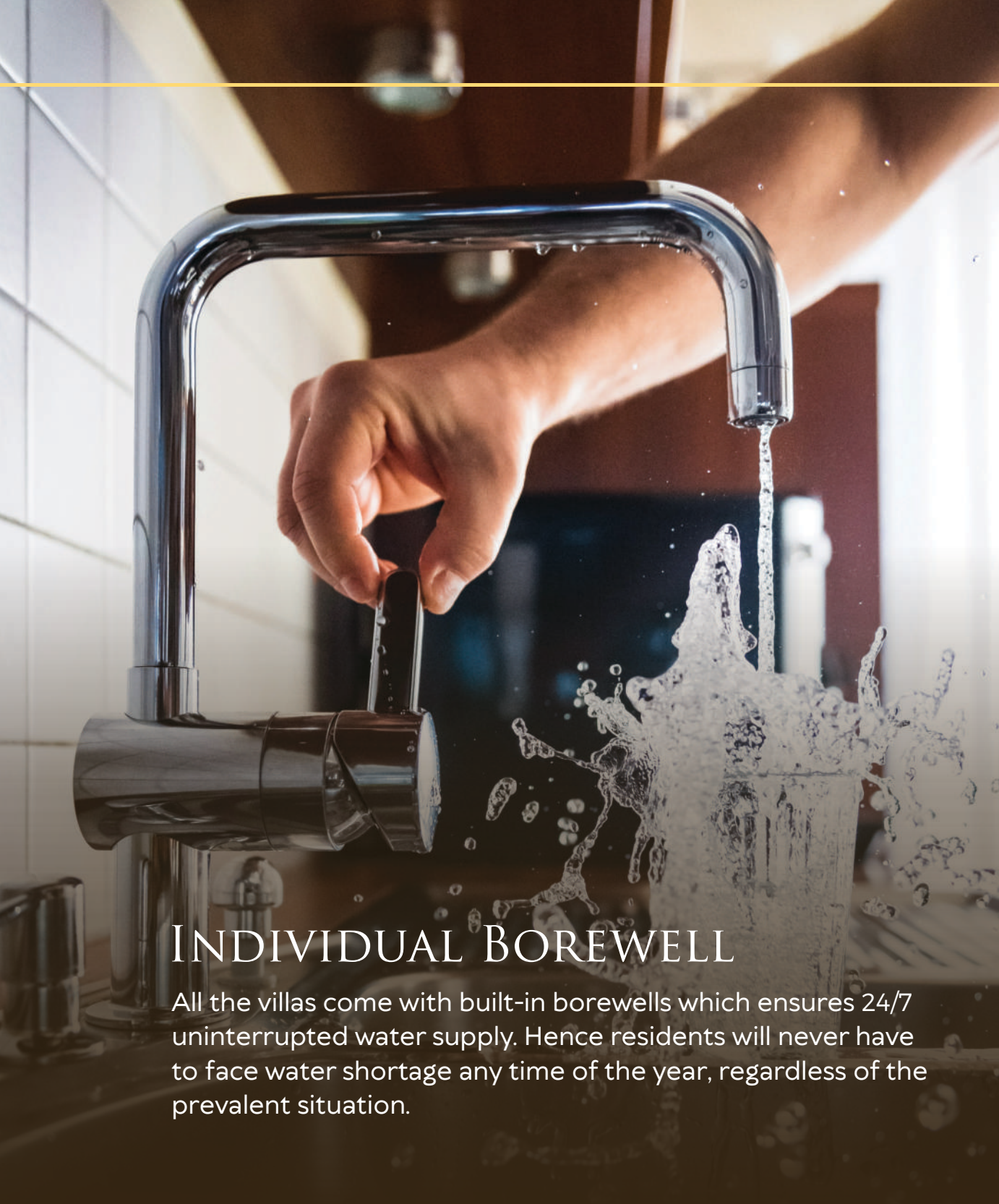
SIRUVANI WATER

For years now, Coimbatore has always been associated with the distinctly sweet water from the Siruvani Dam. In fact, it is credited to be the sweetest water in the world. Unfortunately, not all parts of the city have access to it. But at JRD Imperial Garden villas, we have made it accessible for you to have uninterrupted supply of Siruvani water. You will surely agree that if that is not luxury, then what is?

SECURITY 24/7

A good night's sleep with peace of mind is among the greatest luxuries of life. And for that to be possible, you need to be stress-free. While we may not be able to relieve all of your worries, what we can certainly assure is round-the-clock security that will guarantee your s and your loved ones' safety.





INDIVIDUAL BOREWELL

All the villas come with built-in borewells which ensures 24/7 uninterrupted water supply. Hence residents will never have to face water shortage any time of the year, regardless of the prevalent situation.



INTERCOM FACILITY

Separate intercom facilities are made available in each villa. For any emergency, residents can immediately make use of it to get in touch with the concerned personnel.

WASTE DISPOSAL

Streamlined waste disposal facilities are provided to all the residents. With the growing emphasis on prudent ways to dispose waste, residents are encouraged to segregate organic and inorganic waste and dispose accordingly in order to conserve our environment.



LIVE
IN COMPLETE
COMFORT





SPECIFICATION FOR FRAMED STRUCTURES

WORK	SPECIFICATION
Plan Options	- Up to 2 layout options 2–3 rounds of revisions allowed.
Elevation Options	- Up to 2 elevation designs 2–3 change cycles based on selected style.
Electrical Layout	Provided along with architectural design standard light, fan, and plug point layout.
Design Scope	Full set of files will be delivered with Schematic plan, Elevation, Electrical layout and Plumbing. Any works or modifications beyond the agreed design will be treated as additional work.
Design Finalization	No changes allowed post final approval. Later changes will be billed separately.
Confirmation Requirement	Final design drawings to be Confirmed via email with the signed copy of the letter attached in the mail before construction begins.

NOTE

- Any errors that occur during construction, which differ from the approved drawings, will be corrected on-site as per the original plan.
- If any clarification is needed regarding the design, it must be discussed with the architect's team before sending the confirmation email.
- Once the confirmation email is received, further changes or modifications will not be encouraged.
- In case of any extension or modification in the plan, a new confirmation process will be initiated with revised costing.
- Upon confirmation, the approved documents will be issued to the site team for execution.

PRE-CONSTRUCTION & SITE PREPARATION

SITE CLEARING & LEVELLING

- Complete removal of vegetation, debris, roots, and any unwanted obstructions from the site.
- Levelling of the plot using manual or mechanical means to attain a uniform working platform.
- Preparation of layout markings using lime/chalk powder as per the approved site plan and setback dimensions.

BOREWELL & WATER SOURCE SETUP

- Borewell drilling up to required depth depending on site conditions and local groundwater table.
- Provision of a 4.5" diameter submersible pump, with minimum 1 HP capacity, installed along with UPVC casing pipes.
- Electrical wiring from borewell to temporary supply board, with protective casing and starter box for safety.
- Bore well will be done on the location where the divine locates or Nearer to North east Corner.

EXCAVATION FOR FOOTINGS

- Excavation of column footings to a minimum depth of 5 feet
- Excavated pits to follow structural drawings in terms of number, size, and spacing of footings.
- Excavation sides to be protected with shoring as required.

PLAIN CEMENT CONCRETE (PCC) BASE

- Base layer of PCC mix (cement: sand: aggregate) as per ISO 9001 laid at 100 mm thickness in all footing pits.

- Manual or machine mixing, proper levelling, and compaction ensured to create a uniform base.

FOOTING CONCRETE

- Footings to be cast with RCC (as per ISO 9001), mixed mechanically and compacted using vibrators.
- Typical footing dimensions: 3' x 3' x 1.5' as per structural requirement.
- Steel reinforcement (main bars and stirrups) placed as per structural drawings using cover blocks of 25mm.

FORMWORK & CURING

- Use of shuttering ply or steel plates with adequate bracing for footing formwork.
- Removal of shuttering after 24-48 hours and start of water curing minimum 7 days of curing.

PLINTH BEAM CONSTRUCTION

- RCC Plinth Beam constructed (as per ISO 9001), based on structural detailing.
- Shuttering, reinforcement, and concrete used for casting the plinth beam (as per ISO 9001).
- Includes L-bends/junction rods for column continuity and adequate anchorage for superstructure.
- Reinforcement as per ISO 9001, proper lapping, cover blocks, and steel bending as per design.
- Formwork to be aligned and demoulded after 24 hours, followed by minimum 7 days of curing.
- Basement level set at 4' from Natural Ground Level (NGL).

BASEMENT WORKS

BASEMENT RETAINING WALL (BRICKWORK)

- 230mm thick country/solid block brickwork laid above the plinth beam on all four sides to form the basement enclosure.

- Mortar mix (Cement: Sand) used for masonry.
- Brickwork height up to 4 feet above the plinth, aligned and plumb-checked for uniformity.

BRICK CURING & SOIL FILLING

- Brick masonry cured with water sprinkling for minimum 5 days.
- Once cured, approved soil (excavated earth or red soil) backfilled within the enclosed brick walls.
- Layer-wise filling (each 300 mm thick), compacted using mechanical or manual rammer.
- Soil filled up to the desired basement floor level (approx. 3.5 feet), levelled and watered adequately.

SECOND STAGE ANTI-TERMITE TREATMENT

- After soil filling, second round of anti-termite treatment applied on compacted surface prior to flooring PCC or concrete.
- Care taken to saturate corners and pipe entry points, ensuring long-term pest resistance.

PCC WORK

- After the anti-termite treatment, PCC is laid in all rooms except the bathroom floors.

GROUND & FIRST FLOOR MASONRY WORKS & LINTEL

BRICK MASONRY – EXTERNAL & INTERNAL WALLS

- 9" thick wire-cut bricks to be used for external walls for enhanced strength and weather resistance.
- 4.5" thick bricks (wire-cut or table-moulded) to be used for internal partition walls to reduce structural load.
- Mortar Composition:**
 - For 9" walls: Cement: Sand
 - For 4.5" walls: Cement: Sand to ensure stronger bonding for thinner walls.

MASONRY ALIGNMENT & QUALITY CONTROL

- Verticality of walls checked using a plumb bob/spirit level every 3 feet height.
- Brickwork to be carried out in plumb and level, ensuring no offsets at junctions.
- Lateral ties or bonding bricks provided every 5th course between 9” and 4.5” walls for stability.

LINTEL BEAM, SUNSHADE & LOFT PROJECTIONS – RCC CONSTRUCTION

- **Lintel height:** 7 feet from Finished Floor Level (FFL), aligned uniformly throughout the floor.
- **RCC lintel:** 4” (100 mm) thick, using concrete (as per ISO 9001). Minimum 7 days of curing post de-shuttering.
- **Sunshades (Chajjas) provided for all external windows and openings:**
 - Projection: 1’6” (450 mm) outward from wall face.
 - Sidewise projection: 9” extension, or as per elevation design.
 - Reinforced with 8 mm rods spaced at 6” c/c with bottom cover.
- **Loft areas (in kitchen, bedroom, or storage areas):**
 - 2’ projection inward (600 mm) from wall face, or as per the design in Kitchen, Bedroom, Walk-in Wardrobe, Storeroom, and Utility (if mentioned in the plan).
 - Cast in RCC with the same reinforcement and concrete grade as lintels.
 - Bottom shuttering to be removed only after 7 days; continued maintained throughout the curing period.

GROUND & FIRST FLOOR ROOF SLAB

WALL HEIGHT & SLAB LEVEL

- Brick masonry is carried up to a total height of 10 feet, (i.e., 3 feet above the Lintel level) from the Finished Floor Level (FFL), ensuring clear vertical space for ventilation and false ceiling (if any).
- All wall corners and beam support checked for plumb, level, and alignment before slab shuttering is commenced.

ROOF SLAB SPECIFICATION

- **Slab Thickness:** 4.5” (114 mm) RCC slab (as per ISO 9001).
- **Roof Beams:**
 - Main and secondary beams cast monolithically with slab.
 - Concealed beams introduced to wherever applicable.
- **Steel Reinforcement:**
 - 8mm/10 mm / 12 mm dia. main bars.
 - 8mm dia. distribution bars.
 - Spacing and design based on structural layout.
 - Cover blocks and binding wire used as per IS Code.
- **Concrete Mix: Cement:** Sand: Aggregate (as per ISO 9001).

BEAM & CONCEALED BEAM FORMWORK & CASTING

- Main and secondary roof beams cast along with the slab.
- **Beam width:** 9” to 12”; depth as per span and design.
- Concealed beams introduced to support toilets, ducts, or lofts without visible drops.
- Beam bottom shuttering and side centring to be oiled prior to concreting.
- All beam steel properly anchored with slab reinforcement for structural integrity.

REINFORCEMENT DETAILS

- Roof Slab steel reinforcement based on span and load distribution:
- **Main bars (bottom layer):** 10 mm or 12 mm dia. rods at 4” to 6” spacing (as per villa structure).
- **Distribution bars (top layer):** 8 mm dia. rods at 6” to 8” spacing.
- Steel laps, bends, and anchorage to follow IS standards and structural drawing.
- Adequate cover blocks (20 mm) used for clear cover.
- Binding wire used at all intersections and junctions for proper reinforcement fixity.

SLAB OPENINGS & UTILITY PROVISIONS

- **Provision made in slab for:**
 - Electrical conduit sleeves.

- Electrical conduit sleeves.
- Plumbing vent pipes and down take lines.
- Staircase headroom access.
- Openings boxed with wooden/metal frame before casting to maintain clean edges.

CURING & LOAD REMOVAL

- Initial set curing begins 24 hours after de-shuttering, continuing for minimum 7 to 14 days with wet burlap.
- Shuttering to be removed.
- Sides of slab and beams: after 3 days.
- Bottom of slab: after 7 to 14 days.

ELECTRICAL CONDUITS & FRAMES INSTALLATION

ELECTRICAL CONDUIT WORKS (AFTER FIRST FLOOR ROOF SLAB)

- **Timeline:** Conduit installation – 7 days
- Electrical layout to be followed before plastering.
- All conduit pipes laid with proper bends and saddles, using ISI-marked materials.
- **General provision in each Room:**
 - 4 to 6 spotlights
 - 1 Tube light provision
 - 1 Chandelier Provision
 - 1 night lamp provision in bedrooms
 - 1 Vacuum cleaner socket (15amps) points in every room.
 - 1 Fan point / 2 Point exceeding 16 Feet x 16 Feet.
 - DB box will be provided behind the main door.
 - Two 5A socket in each room
 - Two-way Switches for tube light and fan near bed.
 - 1 Hook point in Living, Bedroom, Dining, Parking.
 - 1 Ac point provision in Living, Dining, all bedroom.
 - 4 Speaker point, in Living room or Home Theatre
- **TV Unit Provisions:**

- Living Room and all Bedrooms:
- TV point
- Telephone point (Rj11)
- Two 5A and two 15A sockets

- **UPS Provision:**
 - Location: Under staircase or any other location (if possible) as per request.

- **Kitchen:**
 - Switchboard at 4’ height for appliances (Counter top area)
 - Power socket for Refrigerator, oven, mixer, and chimney
 - RO Point, Near sink.

- **Bathrooms:**
 - Geyser provision: 15A
 - Wall Light above wash basin
 - Exhaust fan point in Ventilator

- **External Provisions:**
 - One bulkhead light and tap point on each side of the villa
 - Open Terrace: Tap point + wall light.

- **Utility:**
 - Washing machine point, Dish washer point, if mentioned in the design.

- **Study:**
 - Two 5 amps socket, One 15 amps socket

- **Compound Wall:**
 - Calling bell switch at main gate
 - Two wall light provisions

FRAME INSTALLATIONS

- **Main Door:**
 - Size: 5’0” x 7’0”
 - Material: Solid teakwood shutter and frame
- **Bedroom, Store, Utility Doors:**
 - Size: 3’0” x 7’0”
 - Material: Flush door shutter with hardwood frame

- **Bathroom Doors:**
 - Size: 2'9" x 7'0"
 - Material: WPC shutter with waterproof core and frame
- **Pooja Doors:**
 - Size: 3'0" or 3'6" x 7'0"
 - Material: Flush door shutter with hardwood frame
- **Grills:**
 - Material: 6-8mm MS rods
 - Finish: Red oxide primer + enamel paint
- **Windows:**
 - Type: UPVC sliding
 - Glass: 4mm pinhead (textured)
 - Mosquito mesh: Optional as per client preference
- **Ventilators:**
 - Type: UPVC with integrated exhaust fan provision

SWITCHBOARD PLACEMENT & HEIGHTS

- **Standard Switch Height:**
 - Rooms: 5'0" from floor level
 - Kitchen: 4' from floor level, above countertop
 - Bedside: 3' from the Floor Level
 - Vacuum point: 1'6" from the floor level
- Switchboards aligned with furniture layout to ensure accessibility and aesthetics.

BOXING WORKS (AFTER CONDUIT LAYING)

- After all conduits and electrical points are verified, boxing and chipping is done to secure pipes and junction boxes in the walls.
- Conduits sealed properly to prevent plaster cracks and future seepage issues.
- Junction boxes aligned flush with wall surface to ensure neat finish after plastering.

INNER PLASTER & PLUMBING WORKS

PLASTERING WORKS

- **Mix Ratios: Internal walls:**
 - Cement mortar
 - External walls: Cement mortar
 - Ceilings: Cement mortar
- **Application:**
 - Surface thoroughly cleaned and wetted before plastering.
 - Chicken mesh fixed at all wall-column junctions to prevent surface cracking.
 - Electrical conduit boxes masked and protected prior to plastering.
 - Edges and corners finished with edge guides to ensure perfect right angles.

PLUMBING PIPING

- **Cold Water Supply:** Concealed UPVC pipes
- **Hot Water Supply:** CPVC pipes with appropriate insulation
- **Waste Water & Soil Pipes:** SWR pipes with venting systems
- All materials used must conform to ISI standards.
- Proper support clamps and joints with solvent cement to ensure leak-free performance.
- Open terrace, Balcony will have drain outlet as per site condition.
- Concealed Western closet tank is placed inside the 9" wall, closet placed at the height of 1'6" above floor level.
- 2" Sunken for shower area, if designed & mentioned.

WATER STORAGE SYSTEMS

- **Underground Sump:**
 - RCC structure with 5000L capacity with brick work.
 - Internal waterproofing with chemical coating
 - Top cover slab with manhole cover
- **Septic Tank:**
 - RCC structure of 5000L capacity with brick work.

- Connected to a soak pit for percolation.
- **Overhead Water Tanks:**
 - Two 1000L triple-layered UV-protected white plastic tanks
 - Located on the terrace with proper plumbing and vent pipes connections.
 - Includes ball valve and overflow outlet.

WASTEWATER FLOW MANAGEMENT

- **Flow Control:**
 - Each bathroom contains individual floor traps (with removable strainers) for Shower area, dry Area.
 - These connect via P-traps and gully traps to a common soil and waste stack concealed within walls or ducts.
- **Collective System:**
 - All grey water (from basins, showers, sinks) and black water (toilets) lines are routed through a main vertical stack system.
 - These stacks merge at ground level into inspection chambers.
- **Inspection Chamber:**
 - RCC chambers with top slab.
 - Internal plastering and waterproofing to prevent leakage
- **Disposal:**
 - All chamber lines lead to either:
 - Septic tank for black water
 - Soak pit for filtered dispersion or to external municipal sewage lines where available
- **Vent Pipes:**
 - Each soil stack includes a vent pipe extended to the terrace to release foul gases and balance pressure.

WATERPROOFING

- **Locations:**
 - All bathrooms (floor corners and wall joints)
 - Underground Water sump.
 - Any exposed open terrace.

- **Process:**
 - Application of ISI-standard waterproofing compound
 - Treated using brush/spray-on method followed by protective screed.
- **Material:** ISI standard waterproofing compound and chemical coatings.
- Slope ensured in wet areas to guide water to the floor trap/drain.

BATHROOM FIXTURES

- All sanitary and plumbing fixtures will be ISI standard approved.
- **Wash Basin Countertops:**
 - Depth: 1'6" or 2'
 - Width: 2' or 3', based on bathroom layout
- **Shower Area:**
 - Built-in wall niche for toiletries (standard niche height 12"x18", width as per design not exceeding 6 feet length as per standard design)
 - Proper slope towards drain trap will be given.
 - Anti-skid tile finish in all wet zones.
 - Nahni Floor trap in corner as mentioned in the plan.
- **Toilet Fixtures:**
 - Wall-hung or floor-mounted closet as per standard.
 - ISI-standard flush systems with concealed/in-wall cisterns.

OUTER PLASTER & STRUCTURAL FINISHES

OUTER PLASTERING

- **Mix Ratio:** Cement mortar (as per ISO 9001) with added water-repellent additives if required.
- **Application:**
 - All external walls to be roughened before plaster.
 - Surface to be cured minimum 7 days of curing.
 - Projections, Grooves and architectural profiles as per elevation design to be carefully formed during plastering.

INNER & OUTER PUTTY APPLICATION

- **Preparation:**
 - Sanding of all outer walls post-plaster curing.
 - Application of putty + one coat primer.

- **Paint:**
 - Two coats of weatherproof emulsion
 - Shades to match elevation design.
 - **Additional Coatings:**
 - Optional protective sealer coat on cladding/stone areas.
 - Gate and grill finish with red oxide + 2-coat enamel paint.
 - Surface smoothened and made ready for final painting.
- COMPOUND WALL
- **Structure:**
 - Compound wall Foundation beams laid for 6” thickness.
 - RCC Pillars at every 8’ to 10’ interval, tied with foundation beams.
 - Hollow blocks (5' high) laid between pillars.
 - Thickness: 6” or 8” as per design and soil condition.
 - **Finish:**
 - Exterior Plaster with Painting.
 - Top Coping finished with slope and drip moulding to avoid water stagnation.
 - Provision for grills, lights, and Calling bell.

GLASS HANDRAIL (FOR ELEVATION PARAPET WALLS ONLY)

- **Total Length:** Approximately 40 running feet (as per design).
- **Material:** 12mm toughened glass panels.
- **Fixing:** Secured using ISI-grade stainless steel clamps (side or top-mounted) with proper anchoring.
- **Top Rail:** SS 304-grade polished handrail cap for safety and finish.
- **Application:** Installed only on visible elevation elements such as balconies, terrace fronts, or parapet walls facing the road or open space, enhancing aesthetics.

M.S. HANDRAIL (ELEVATION FEATURE ONLY)

- **Material:** Mild Steel railing fabricated as per elevation design.
- **Design:** Round or square vertical bars with horizontal support, customized as per architectural theme.
- **Finish:** Two coats of anti-corrosive primer followed by weather-resistant

- enamel paint in selected colour.
- **Usage:** Applied where metal elements are part of the elevation feature (grills, facade detailing, etc.), not for staircase or interiors.

FLOORING, TILING & INTERIOR WORKS

FLOORING

- All rooms (living, dining, bedrooms, kitchen) to be laid with premium vitrified tiles of ₹100/sq.ft quality.
 - Size: Generally, 2’ x 2’ or 600mm x 600mm, as per final selection.
 - Finish: Glossy or matte finish based on room aesthetics.
 - Laid over levelled mortar bed, using adhesive and spacers for alignment.
 - Grout with matching colour for seamless joints.

SKIRTING

- 3” height skirting with black granite strips.
 - Flush or slightly projected from wall.
 - Rounded top edges to avoid dust accumulation.

TOILET TILING

- **Wall Tiles:**
 - Full height tiling up to 10 feet using tiles of ₹90/sq.ft quality.
 - Ceramic or vitrified tiles in matte or glossy finish.
- **Floor Tiles:**
 - Anti-skid tiles with slope toward floor trap.
 - Niches provided in shower area for toiletries.

KITCHEN TILING

- Wall tiles of 2’ height above the counter top across all work surfaces.
- Designer tiles or simple white/matte finish based on client preference.
- Grouted to ensure water resistance.

SKIRTING & SILL

- **All room:** 3” Skirting of Vitrified Tiles
- **Window & Door Sill:** 9” or 4.5” Black granite is used for window and door sill.

OUTER TILING & METAL CONCRETE

- **Staircase:** Black granite for riser and tread, with nosing.
- **Balcony/Portico:** Heavy-duty anti-skid exterior tiles.
- **Outer Metal Concrete:** For 3’around the Building and Car parking with exterior tiled finish as per standard.

STAIRCASE

- Treads and risers to be laid with black granite of 18mm thickness.
 - Anti-skid grooves cut into treads.
 - Edge nosing or bullnose finish for durability and safety.
- **Handrail:** Stainless Steel (as per ISO 9001) railing with polished finish and vertical supports.

FIRST FLOOR OPEN TERRACE FLOORING

- Covered with anti-skid, weatherproof terrace tiles costing around ₹30/sq.ft.
 - Installed with slope to water outlet/downpipes.
 - Grouted and sealed for waterproofing and durability.

INTERIOR PAINTING

- All interior walls to be finished as follows:
 - 2 coats of putty for surface levelling.
 - Followed by 1 coat of primer.
 - Then 2 coats of emulsion paint.
- **Ceiling:** White emulsion, smooth finish.

FINAL WORKS, INSPECTION & HANDOVER

FLOORING AS PER ISI GUIDELINES

- All sanitary fittings (WC, wash basins, shower fixtures) installed as per finalized brand/model.
- Electrical switchboards, light fixtures, and ceiling fans fitted and tested.
- Door and window shutters fitted with proper alignment, locks, stoppers, and handles.
- Final fitting of ventilators, grills, and mesh frames where applicable.

EB CONNECTION

- Temporary commercial power supply to be converted to residential tariff.
- Proper grounding, MCB, and DB board testing before handover.
- UPS and inverter wiring verified for load balance and backup readiness.

SITE CLEAN-UP & FINAL CORRECTIONS

- Debris removal, dusting, and pressure washing of floors, tiles, and external areas.
- Correction of minor snags (tile alignment, paint touch-ups, sealant checks, etc.)
- Handover of keys.

ADDITIONAL NOTES

- All prefabricated items, PCC around structure, grill gates, backfilling, and landscape/pavement works will be charged additionally.
- Drawings and designs are to be finalized via email before execution begins.
- Any changes from finalized drawings will have design charges separately.

HIGHLIGHTS



Waterproofing for Restrooms & Tank



Extra Large Tiles



Premium Sanitaryware



Red Brick Structure



9 Inch Walls



Premium Paint Finish



LOCATION

JRD Imperial Garden Villas is located at Kovaipudur, amidst the scenic backdrop of the verdant Western Ghats, so you can nestle in Nature's own lap.

Closer to Kovaipudur ring road, connecting **Madukkarai** → **Madhampatti** → **Kanuvai**

RELIGIOUS CENTRES

Ayyappan Temple
Sai Baba Temple
Islam Masjid
Infant Jesus Shrine
Nagapillaiyar Temple
Raghavendra Temple

HEALTH CARE

KJ Hospital
SPS Nursing Home
Varsha Health Centre
Priya Clinic
Medplus Pharmacy
Appollo Pharmacy

SCHOOLS & COLLEGES

CS Academy
RKV School
T.V. Sekharan School
Global Kids Pre-School
VLB Janakiammal College of Arts & Science
Sri Krishna College (Arts & Science - Engineering)

SHOPPING

Day to Day Supermarket
Dennis Hypermarket
Ganga Mart Supermarket
Aanjaneya Supermarket

EATARIES

Cockraco Restaurant
Kovai Food City
Malabar Restaurant
Sitapaani Restaurant
Hotel Indica
Sri Krishna Sweets

FUEL STATIONS

Bharat Petroleum
Hindustan Petroleum
Nayara Energy





MASTER PLAN



TULIP

Site No.	Extent in Sq.Ft	Extent in	
		Cents	Sq.Ft
1A	2187	5	9
2	2216	5	38
3	2196	5	18
4	1897	4	155
5	1892	4	150
6	1894	4	152
7	4939	11	147
8	2323	5	145
9	2136	4	394
10	2124	4	382
11	738	1	302
12	761	1	325
13	761	1	325
14	761	1	325
15	750	1	314
16	687	1	251
17	723	1	287
18	723	1	287
19	723	1	287
20	701	1	265
21	3604	8	119
22	3574	8	89
23	3480	7	431
24	4935	11	143
25	2228	5	50
26	1442	3	135
27	2642	6	28
28	1825	4	83
29	1689	3	382
30	1554	3	247
31	1420	3	113
32	1325	3	18
33	1332	3	25
34	1407	3	100
35	1482	3	175
36	1546	3	239
37	1691	3	384
38	1786	4	44
39	1760	4	18
40+	1744	4	28
41A	1813	4	71
42	1796	4	54
43A	1807	4	65
44A	1807	4	65
45A	1807	4	65
46A	1807	4	65
47A	1807	4	65
48A	1807	4	65
49A	1807	4	65
50A	1807	4	65
51A	1672	3	365
52	2150	4	408
53	5214	11	422
54	3092	7	43
55	3381	7	332
56	3422	7	373
57	651	1	215
58	658	1	222
59	654	1	218
60	650	1	214
61	669	1	233
62	537	1	101
63	753	1	317
64	761	1	325
65	740	1	304
66	691	1	255
67	708	1	272
68	1331	3	24
69	1798	4	56
70	1810	4	68

LAVENDER

Site No.	Extent in Sq.Ft	Extent in	
		Cents	Sq.Ft
1	2713	6	99
2	2453	5	275
3	2453	5	275
4	2413	5	235
5+	2236	5	58
6	1179	2	308
7	2072	4	330
8	2108	4	366
9	1486	3	179
10	1486	3	179
11	1486	3	179
12	1486	3	179
13A	1744	4	2
14A	2100	4	358
15	1792	4	50
16	1792	4	50
17	1792	4	50
18	1792	4	50
19	2396	5	218
20+	1747	4	5
21+	1769	4	27
22+	1788	4	46
23+	1695	3	388

LILAC

Site No.	Extent in Sq.Ft	Extent in	
		Cents	Sq.Ft
1	795	1	359
2	1245	2	374
3A+	1709	3	102
3B+	1318	3	118
4+	1427	3	120
5+	1435	3	128
6+	1441	3	134
7+	1451	3	144
8+	1457	3	150
9+	1477	3	170
10+	1490	3	183
11+	1479	3	172
12+	1573	3	267
13A	1480	3	174
14A	1337	3	318
15	1742	3	435
16	1803	4	61
17	1826	4	84
18	1849	4	107
19	1871	4	129
20	1889	4	147
21	1894	4	152
22	1912	4	170
23	1702	3	395
24	2607	5	429
25	1797	4	55
26	2021	4	279
27	2534	5	356
28	2225	5	47
29	2170	4	428
30	786	1	350
31	786	1	350
32	786	1	350
33	786	1	350
34	786		
35	786	1	350
36	1271	2	400
37	1495	3	188
38	1495	3	188
39	1495	3	188
40	3441	7	392
41	3988	9	68
42	1800	4	58
43	1800	4	58
44	1800	4	58
45	1800	4	58
46	1800	4	58
47	1800	4	58
48	1800	4	58
49	788	1	352
50	797	1	361
51	807	1	371
52	797	1	361
53	807	1	371
54	797	1	361
55	796	1	360
56	795	1	359
57	794	1	358
58	805	1	369
59	1824	4	82
60	3092	7	43
61+	2616	6	2
62+	1860	4	118
63A+	1827	4	85
64A+	3120	7	71
65+	4857	11	66
66+	3708	8	22
67A+	2591	5	413
SHOP1	1183	2	312

DAFFODIL

Site No.	Extent in Sq.Ft	Extent in	
		Cents	Sq.Ft
1	2547	5	369
2	2542	5	364
3	2441	5	263
4	2345	5	167
5	2242	5	64
6	2144	4	402
7	1836	4	94
8A	3220	7	171
9A	1913	4	171
10A	1913	4	171
11A	1913	4	171
12A	1907	4	165
13	1881	4	139
14	1722	3	415
15	1998	4	256
16	1383	3	76
17	1796	4	54
18	1590	3	283
19	1749	4	7
20	2120	4	378
21	1607	3	300
22	1500	3	193
23	1500	3	193
24	1500	3	193
25	1500	3	193
26	2513	5	335
27	2999	6	385
28	1793	4	51
29	1793	4	51
30	1793	4	51
31	1792	4	50
32	2609	5	431
33	2775	6	161
34	1893	4	151
35	1785	4	43
36	1677	3	370
37	1570	3	263
38	2372	5	194
SHOP	778	1	342

JASMINE

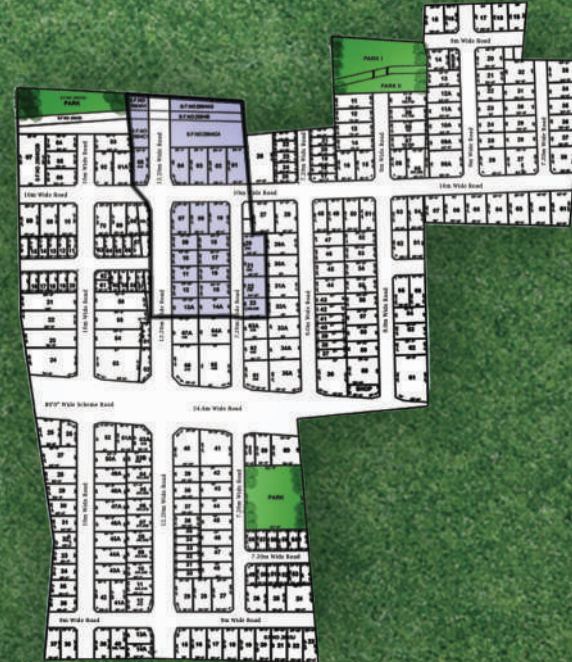
Site No.	Extent in Sq.Ft	Extent in	
		Cents	Sq.Ft
1	1641	3	334
2	1669	3	362
3	1907	4	165
4	1958	4	216
5+	2358	5	180
6	1694	3	387
7+	1885	4	143
8+	1875	4	133
9+	1866	4	124
10+	1986	4	244
11	2040	4	298
12	1891	4	149
13	1878	4	136
14	1869	4	127
15	1978	4	236
16	2003	4	261
17	744	1	293
18	738	1	303
19	960	2	89
20	855	1	419
21	799	1	432
22	866	1	430
23	865	1	429
24	864	5	428
25	838	1	407
26	4701	10	345
27	2609	5	430
28	2556	5	364
29A	2506	5	328
30A	2400	5	222
31A	2405	5	227
32A	2183	5	5
33A	2400	5	222
34A	2400	5	222
35A	3686	8	201
36	4001	9	81
37	936	2	65
38	936	2	65
39	936	2	65
40	936	2	65
41	936	2	65
42	1083	2	211
43	1083	2	211
44	1707	3	400
45	1700	3	393
46	1700	3	393
47	1527	3	220
48	1632	3	325
49	1841	4	99
50	1840	4	98
51	1848	4	106
52	1583	3	276
53	1787	4	45
54	1787	4	45
55	1802	4	60
56	1808	4	66
57	1798	4	56
58	1798	4	56
59	1798	4	56
60	3121	7	72
61	5202	11	410
62	1816	4	74
63	1815	4	73
64	1811	4	69
65	1810	4	68
66	1795	4	53
SHOP1	1425	3	118





TULIP

Site No.	Extent in Sq.Ft	Extent in Cents	Extent in Sq.Ft	Site No.	Extent in Sq.Ft	Extent in Cents	Extent in Sq.Ft
1A	2187	5	9	36	1546	3	239
2	2216	5	38	37	1691	3	384
3	2196	5	18	38	1786	4	44
4	1897	4	155	39	1760	4	18
5	1892	4	150	40+	1744	4	28
6	1894	4	152	41A	1813	4	71
7	4939	11	147	42	1796	4	54
8	2323	5	145	43A	1807	4	65
9	2136	4	394	44A	1807	4	65
10	2124	4	382	45A	1807	4	65
11	738	1	302	46A	1807	4	65
12	761	1	325	47A	1807	4	65
13	761	1	325	48A	1807	4	65
14	761	1	325	49A	1807	4	65
15	750	1	314	50A	1807	4	65
16	687	1	251	51A	1672	3	365
17	723	1	287	52	2150	4	408
18	723	1	287	53	5214	11	422
19	723	1	287	54	3092	7	43
20	701	1	265	55	3381	7	332
21	3604	8	119	56	3422	7	373
22	3574	8	89	57	651	1	215
23	3480	7	431	58	658	1	222
24	4935	11	143	59	654	1	218
25	2228	5	50	60	650	1	214
26	1442	3	135	61	669	1	233
27	2642	6	28	62	537	1	101
28	1825	4	83	63	753	1	317
29	1689	3	382	64	761	1	325
30	1554	3	247	65	740	1	304
31	1420	3	113	66	691	1	255
32	1325	3	18	67	708	1	272
33	1332	3	25	68	1331	3	24
34	1407	3	100	69	1798	4	56
35	1482	3	175	70	1810	4	68



LAVENDER

Site No.	Extent in Sq.Ft	Extent in Cents	Extent in Sq.Ft
1	2713	6	99
2	2453	5	275
3	2453	5	275
4	2413	5	235
5+	2236	5	58
6	1179	2	308
7	2072	4	330
8	2108	4	366
9	1486	3	179
10	1486	3	179
11	1486	3	179
12	1486	3	179
13A	1744	4	2
14A	2100	4	358
15	1792	4	50
16	1792	4	50
17	1792	4	50
18	1792	4	50
19	2396	5	218
20+	1747	4	5
21+	1769	4	27
22+	1788	4	46
23+	1695	3	388

LILAC



Site No.	Extent in Sq.Ft	Extent in		Site No.	Extent in Sq.Ft	Extent in	
		Cents	Sq.Ft			Cents	Sq.Ft
1	795	1	359	35	786	1	350
2	1245	2	374	36	1271	2	400
3A+	1709	3	102	37	1495	3	188
3B+	1318	3	118	38	1495	3	188
4+	1427	3	120	39	1495	3	188
5+	1435	3	128	40	3441	7	392
6+	1441	3	134	41	3988	9	68
7+	1451	3	144	42	1800	4	58
8+	1457	3	150	43	1800	4	58
9+	1477	3	170	44	1800	4	58
10+	1490	3	183	45	1800	4	58
11+	1479	3	172	46	1800	4	58
12+	1573	3	267	47	1800	4	58
13A	1480	3	174	48	1800	4	58
14A	1337	3	318	49	788	1	352
15	1742	3	435	50	797	1	361
16	1803	4	61	51	807	1	371
17	1826	4	84	52	797	1	361
18	1849	4	107	53	807	1	371
19	1871	4	129	54	797	1	361
20	1889	4	147	55	796	1	360
21	1894	4	152	56	795	1	359
22	1912	4	170	57	794	1	358
23	1702	3	395	58	805	1	369
24	2607	5	429	59	1824	4	82
25	1797	4	55	60	3092	7	43
26	2021	4	279	61+	2616	6	2
27	2534	5	356	62+	1860	4	118
28	2225	5	47	63A+	1827	4	85
29	2170	4	428	64A+	3120	7	71
30	786	1	350	65+	4857	11	66
31	786	1	350	66+	3708	8	22
32	786	1	350	67A+	2591	5	413
33	786	1	350	SHOP1	1183	2	312
34	786						

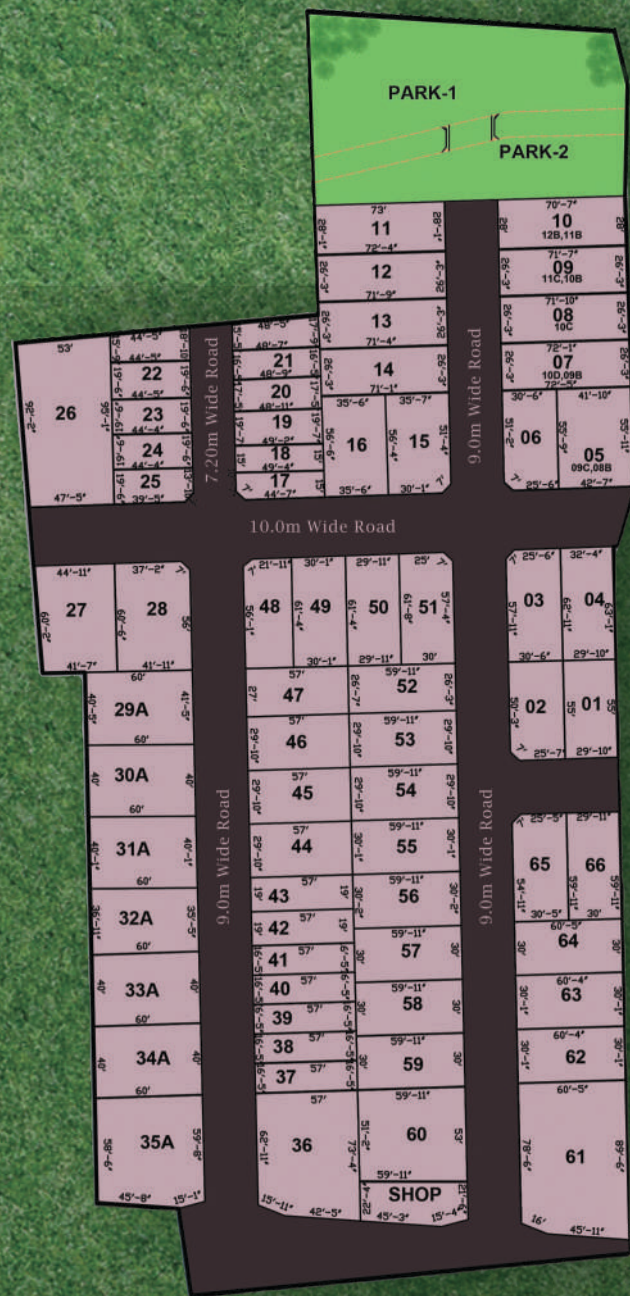


DAFFODIL



Site No.	Extent in Sq.Ft	Extent in	
		Cents	Sq.Ft
1	2547	5	369
2	2542	5	364
3	2441	5	263
4	2345	5	167
5	2242	5	64
6	2144	4	402
7	1836	4	94
8A	3220	7	171
9A	1913	4	171
10A	1913	4	171
11A	1913	4	171
12A	1907	4	165
13	1881	4	139
14	1722	3	415
15	1998	4	256
16	1383	3	76
17	1796	4	54
18	1590	3	283
19	1749	4	7
20	2120	4	378
21	1607	3	300
22	1500	3	193
23	1500	3	193
24	1500	3	193
25	1500	3	193
26	2513	5	335
27	2999	6	385
28	1793	4	51
29	1793	4	51
30	1793	4	51
31	1792	4	50
32	2609	5	431
33	2775	6	161
34	1893	4	151
35	1785	4	43
36	1677	3	370
37	1570	3	263
38	2372	5	194
SHOP	778	1	342

JASMINE



Site No.	Extent in Sq.Ft	Extent in Cents	Extent in Sq.Ft	Site No.	Extent in Sq.Ft	Extent in Cents	Extent in Sq.Ft
1	1641	3	334	35A	3686	8	201
2	1669	3	362	36	4001	9	81
3	1907	4	165	37	936	2	65
4	1958	4	216	38	936	2	65
5+	2358	5	180	39	936	2	65
6	1694	3	387	40	936	2	65
7+	1885	4	143	41	936	2	65
8+	1875	4	133	42	1083	2	211
9+	1866	4	124	43	1083	2	211
10+	1986	4	244	44	1707	3	400
11	2040	4	298	45	1700	3	393
12	1891	4	149	46	1700	3	393
13	1878	4	136	47	1527	3	220
14	1869	4	127	48	1632	3	325
15	1978	4	236	49	1841	4	99
16	2003	4	261	50	1840	4	98
17	744	1	293	51	1848	4	106
18	738	1	303	52	1583	3	276
19	960	2	89	53	1787	4	45
20	855	1	419	54	1787	4	45
21	799	1	432	55	1802	4	60
22	866	1	430	56	1808	4	66
23	865	1	429	57	1798	4	56
24	864	5	428	58	1798	4	56
25	838	1	407	59	1798	4	56
26	4701	10	345	60	3121	7	72
27	2609	5	430	61	5202	11	410
28	2556	5	364	62	1816	4	74
29A	2506	5	328	63	1815	4	73
30A	2400	5	222	64	1811	4	69
31A	2405	5	227	65	1810	4	68
32A	2183	5	5	66	1795	4	53
33A	2400	5	222	SHOP1	1425	3	118
34A	2400	5	222				



PAYMENT PLANS

Our payment plans are designed to make you feel at home. Prices for the villas can vary subject to the property size, built-up area, facilities, location and view, which we can help you secure once you have made your choice.

We offer a wide range of customizable payment plans which are flexible. Our Stage-by-Stage payment system has been crafted for your convenience. We also take care of Loan Funding with our reliable and reputed banking partners. The ease of funding and flexible payment plans are key to making us the preferred choice for our customers.

BANKS APPROVED:





CORPORATE OFFICE

P-1, Kovaipudur, Coimbatore - 641 042, Tamil Nadu, India.

Mobile: +91 75999 09999

www.jrdrealtorss.com