



Retreat to  
The Natural  
Way of life





**jrd** REALTORSS  
AND DEVELOPERS  
PRIVATE LIMITED



**25**  
YEARS OF  
EXCELLENCE



**Mastering**  
the Art  
of Home

Partnering with  
the Best Builders  
in South India

At JRD Realtorss, we understand that our clients are not only putting their money into our properties, but are also placing their faith in us. This trust forms the core of our approach, motivating us to exceed expectations and provide exceptional service. As a brand, JRD is committed to consistently striving for customer satisfaction through high-quality construction, transparent processes, and on-time delivery. Our dedicated and dynamic team is the foundation of our company, and we take immense pride in their unwavering commitment to every project, instilling a sense of trust and assurance in our clients.





# Inspiring

Paths,  
Achieving  
Peaks



Small steps can make a big difference; take yours now. Welcome to JRD Vistara Green Villas, Your blueprint to go green.

*J. Rajendran*

Dr. J. Rajendran, Ph.D.,  
Chairman - JRD Realtors



## Chairman's Message

In my role as a builder, I approach each project with a deep sense of personal investment. Every time I begin work on a new blueprint, I bring the same level of enthusiasm and energy as if it were my first project. It is with great pleasure that I introduce the Vistara Green Villas project, which offers an array of urban features focused on Diversity, Privacy, and Personalization, all contributing to the unique quality of single-family housing. Our initiative aims to provide subsidized housing that reflects contemporary attitudes and responds to current social trends. We have developed a comprehensive strategy based on thorough research into the location to create sustainable and high-quality housing that considers various factors influencing architectural design. Vistara Green Villas is designed to bring your dream home to life, allowing you the freedom to customize your living space in harmony with nature for optimal personal fulfillment.





Serenity surrounds,  
where life finds peace  
and harmony







Welcome to  
JRD Vistara Green  
Villas

  
**Whispers**  
of calm,  
where life  
resides

JRD Vistara Green Villas consists of 39 luxurious villas designed to seamlessly integrate luxury with sustainable living. It encourages a lifestyle that is in harmony with nature, providing the desired ambiance and comfort. The community is committed to maintaining its lush, green, and eco-friendly nature, aiming to positively impact residents' lifestyles and contribute to the preservation of our Earth for future generations.



## Salient Features



Solar Street Lights



24 Hours Security



Tar Topped Roads



Athikadavu Water



100% Vaastu



Private Compound Wall



Completely Custom Made



Landscaped Garden



Secure Gated Community



Smart Home Option



# Unwind

in style with exclusive amenities







# Pinnacle

of sophisticated  
modern living

The facilities from semi-furnished and fully-furnished can be handpicked by clients to be implemented in their villa, or they can be chosen as packages, so that pricing will vary accordingly.

## 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

## 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



## Why Custom-made?

### 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

Opulent

Lifestyle  
refined &  
exclusive







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Embrace tranquility  
in nature's verdant  
embrace at home

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GROUND FLOOR PLAN

KITCHEN & DINING	11'0"x10'0"
BEDROOM-1	10'6"x10'0"
BEDROOM-2	10'6"x10'0"
LIVING	11'0"x10'0"
CAR PARKING	13'6"x14'6"



TERRACE FLOOR PLAN

OPEN TERRACE - 1
OPEN TERRACE - 2





GROUND FLOOR PLAN

KITCHEN	11'0"X10'0"
BEDROOM - 1	11'0"X10'0"
BEDROOM - 2	11'0"X10'0"
LIVING	16'6"X10'0"
RESTROOM	5'6"X10'0"
CAR PARKING	11'0"X10'0"



TERRACE FLOOR PLAN

SUNKEN	16"
OPEN TERRACE	
WATER TANK	
PREFABRICATED PORCH	







GROUND FLOOR PLAN

KITCHEN	11'0"X8'6"
DINING	10'6"X8'6"
BEDROOM - 1	10'0"X10'0"
LIVING	15'6"X11'9"
CAR PARKING	14'9"X13'3"



FIRST FLOOR PLAN

BEDROOM - 2	16'0"X10'0"
PASSAGE	
OPEN TERRACE	



TERRACE FLOOR PLAN

OPEN TERRACE







GROUND FLOOR PLAN

LIVING KITCHEN & DINING 10'0"X27'3"  
 BEDROOM - 1 10'0"X15'6"  
 RESTROOM - 1 10'0"X4'3"  
 PRE FABRICATED CAR PARKING 11'0"X16'0"



FIRST FLOOR PLAN

BEDROOM - 2 10'0"X15'6"  
 RESTROOM - 2 6'7"X4'3"  
 OPEN TERRACE



TERRACE FLOOR PLAN

OPEN TERRACE  
 WATER TANK





# Specifications

## BUILDING APPROVAL & OTHER CERTIFICATIONS

- Building approval will be obtained from the Coimbatore Corporation.
- Pest control and anti-termite treatment for the basement with proper certification for the same will be provided.
- Three phase EB Connection deposit will be provided.

## EXCAVATION

- Excavation for footing will be done up to a maximum of 4'0" depth or until hard strata is achieved; whichever is most favourable as per site condition.

## FOOTING

- Footing for columns of depth 6'0" inclusive of sand bed, and PCC.
- Footing will be built using M20 grade Reinforced Cement Concrete (@ 1:1.5:3).
- Footing mat will be fabricated using 10mm steel rods on both sides.

## COLUMN PLACEMENT

- Single storey building: Column height from basement to ground floor roof will be approximately 10'0" and an extension of 2'0" above the roof slab will be provided to allow for future expansion.
- Double storey building: Column height from basement to first floor roof will be approximately 20'0" and an extension of 2'0" above the roof slab will be provided to allow for future expansion.
- Column sizes: Standard column sizes of 1'0" x 9", and 9"x9" will be constructed using 16/12/10 mm steel rods. (Column sizes deviating from the standard sizes is subject to layout planning - however the same sizes of steel rods are applicable as long as the structure remains under 6 storeys high)
- Column ties: Ties in column will be done using 8mm steel rods.

## BACK FILLING & BASEMENT

- Basement height will be provided to a maximum height of 4'0" and steps for the same with railings on request will be provided.
- Backfilling post foundation work will be done with consolidated and compacted gravel.

## PLINTH BEAM

- The basement height will be maintained at 4'0" from site level.
- Standard plinth beam size - 1'6" x 9" will be done using 10, 8 mm steel rods.

## BASEMENT & SUPER STRUCTURE BRICKWORK

- Brickwork for the basement will be done using table moulded wire cut bricks and consolidated using cement mortar in the ratio 1:5.
- Brickwork for exterior walls (9" walls) will be built with table moulded wire cut bricks and will be consolidated using cement mortar in the ratio 1:6.
- Brickwork for 4.5" partition walls will be built with table moulded wire cut bricks and consolidated using cement mortar in the ratio 1:5.

## STAIRCASE INTERNAL

- Internal staircase slab will be done with Reinforced Cement concrete of M20 grade (1:1.5:3) with the use of 10, 12mm steel rods.
- Hand rails will be fabricated using stainless steel of grade 304.
- Black granite will be used for the riser, tread and nosing of the stairs.

## LINTEL BEAM, SUNSHADE & LOFT

- Lintels will be provided based on the window positions as per the finalized floor plans. The lintels will be built using Reinforced Cement Concrete of M20 grade (1:1.5:3).
- Standard lintel cross section of size 9"x6" or 9"x4" will be provided.
- The lintels will be extended to approximately 1'6" from the exterior wall to function as sunshades as per the finalized drawings.

## ROOF BEAMS

- Standard roof beam sizes - 1'6" x 9" and 1'0" x 9" will be constructed using 16, 12, 10 mm rods. The depth of the beam is subject to change with respect to the span as per the finalized drawings.
- Stirrups in the beams will be done with 8mm steel rods.
- Concealed beams (of depth equal to slab thickness) will be built with 12, 16 mm steel rods.
- All beams will be cast using Reinforced Cement Concrete of M20 grade (1:1.5:3)

## ROOF SLABS

- Standard roof slab of 5" thickness will be structured with 8, 10, 12 mm rods.
- The roof slab will be cast using Reinforced Cement Concrete of M20 grade (1:1.5:3).
- Concealed electrical conduits will be laid during the casting of the roof slab as per the finalized electrical drawing.





## PLASTERING

- Plastering for exterior walls will be done using Cement Mortar in the ratio 1:6
- Plastering for interior walls will be done using Cement Mortar in the ratio 1:5
- Plastering for ceilings will be done using Cement Mortar in the ratio 1:4
- Plastering will be done for all the walls surrounding the house and parapet walls.

## TILING

- Interior flooring will be done using vitrified tiles of size 800 x 800 at the rate of Rs. 80 per square foot with spacers.
- Skirting of 6" will be done with black granite.
- Kitchen wall tiles will be laid up to a height of 2'0" above the granite counter top. The tiles used will be at a maximum rate of Rs. 45 per square foot.
- Toilet wall tiles will be laid up to a height of 10' from the average finished floor level. The tiles used will be at a maximum rate of Rs. 45 per square foot.
- Portico/Car parking tiles will be laid all around the building for a width of 3'0".
- Portico/ Car parking tiles of a maximum rate of Rs. 45 per square foot will be used.
- Weather proof, anti-skid tiles at the rate of Rs. 30 per square foot will be laid in all open terrace areas.
- Black granite strip will be provided on all window sills.
- All out door tap areas will be provided with 2'0" high tiling on the wall to contain the splashing of water.

## PAINTING - EXTERIOR

- Putty work will be done using 3 coats of Birla putty or Uro plast putty or equivalent.
- Exterior painting will be done with ASIAN APEX ULTIMA (or) DULEX WEATHERCOAT.
- Tile cladding and texture finishes will be provided as per the finalised elevation render and drawings.

## PAINTING - INTERIOR

- Putty work for interior walls will be done using 3 coats of URO PLAST wall putty or equivalent.
- Painting for interior walls will be done using 2 coats of ASIAN PREMIUM EMULSION PAINT.

## GRILLS & WINDOWS

- Mild Steel (MS) grills, painted either black or white, will be provided for all windows.
- All windows will be UPVC fabricated windows, fixed using ELLG and customized with either plain glass, tinted glass or frosted glass based on request.
- All UPVC windows will be fitted with a mosquito mesh (Netlon/Gadli/Amd profile or equivalent)
- Toilet ventilator frame will be UPVC fabricated with an exhaust fan provision.

## PLUMBING - SEPTIC TANK & SOAK PITS

- Standard septic tank of 6500 litres - 7000 litres capacity will be provided.
- Soak pits will be provided as per the size of the overall building within the compound wall.

## PLUMBING - RAIN WATER HARVESTING

- Rain water collection pipes from the terrace will be drawn till the ground floor.
- Rain water harvesting pits filled with filtration gravel and sand will be provided as per request (in position).

## DOORS & LOCKS

- MAIN DOOR FRAME - complete teak wood frame of 5'0" x 7'0" size will be provided.
- Complete teak wood carved main door with brass finished locks and antique tower bolts will be provided.
- All door frames will be done with teak wood of 3'0" x 7'0" size.
- Bedroom doors will be done with teak wood.
- Tower bolts and locks will be brass finished on all room doors.
- Bathroom doors will be done with water proof plywood and mica with glass of 2'9" x 7'0" size.

## ELECTRICAL WIRING & PROVISIONS

- Three phase EB connection will be provided.
- Electrical connections will be done using FINOLEX/HAVELLS cables or equivalent.
- All switches provided, will be GM/LEGRAND/HAVELLS or equivalent modular switches with MS boxes.
- Provisions for air conditioners, spotlights, and CCTV cameras along with other basic points such as, telephone points, cable TV points, 5A and 15A plugs will be given.
- Extra electrical provisions for RO water softener, CCTV and video door phone will be given as per the finalized electrical drawing.
- Power back up/UPS socket provisions will be given under the staircase or any other suitable area as per the finalized electrical drawing.
- Complete building earthing will be done.

## PLUMBING - SUMP & OVER HEAD TANK

- A sump (underground water storage) of a total of 8000 litres capacity, divided into two units of 4000 litres each will be provided.
- Water proofing for the sump will be done using Dr. FIXIT or equivalent.
- 2 over head tanks of 1000 litres capacity each will be provided. The tanks will be fabricated triple layer white polyethylene fibres.

## PLUMBING - BATHROOMS

- All plumbing on site will be done using CPVC pipes for hot water pipes and UPVC pipes for cold water.
- Extra plumbing line for RO water softener will be provided.
- Water proofing for all bathrooms using Dr FXIT or equivalent will be done.
- Wash basins, closets, taps, mixers and showers will be provided at the cost of Rs. 30,000 per bathroom.
- All fixtures of ISI GRADE Hindware Italian collection or equivalent will be provided.
- Counter top wash basins with hot and cold water provisions will be given in all bathrooms.
- Glass partition (plain or frosted - as per request) will be provided in the master bathroom.
- Hollow shelves lined with granite will be provided in all bathrooms on request.

## MISCELLANEOUS

- Steel Used - Jsw/AGNI/INDUS STEELS or equivalent.
- Cement Used - Coromandel/Zuari/Ramco or equivalent.
- Reinforced Cement Concrete compound walls built using 8/6 mm steel reinforcements and M20 grade concrete (1:1.5:3) to a height of 5'0" will be provided surrounding the building on all sides.
- Gate - 10' CAR GATE AND 3'0" WICKET GATE using Mild Steel (MS) will be provided as per finally approved design.
- Clothes line provision and washing stone provisions will be given on request.





## Location

The JRD Vistara Green villas are situated in Ettimadai, surrounded by the picturesque beauty of the lush Western Ghats, providing a tranquil retreat in the heart of nature. This location stands out as one of the rare places that successfully combines easy access to modern conveniences with a commitment to maintaining a high quality of life. As a result, residing here feels akin to enjoying an uninterrupted weekend escape, while still having all your needs met within easy reach.

### HOSPITALS

- 10 mins drive to Natraj Hospital
- 20 mins drive to Karpagam Hospital
- 20 mins drive to Sree Abhirami Hospital

### BANKS

- 10 mins drive to Canara Bank
- 10 mins drive to LIC of India
- 30 mins drive to HDFC Bank

### SCHOOLS

- 10 mins drive to The Western Ghats International School
- 10 mins drive to Nehru International School
- 5 mins drive to Amrita Vidyalayam
- 20 mins drive to Peepal Prodigy Senior Secondary School

### TRANSPORTATION

- 30 mins drive to Coimbatore International Airport
- 25 mins drive to Podanur Junction
- 30 mins drive to Coimbatore Junction
- 30 mins drive to Palakkad

### COLLEGES

- 10 mins drive to Karpagam University
- 10 mins drive to Nehru Arts & Science College
- 10 mins drive to Nehru Institute of Engineering & Technology
- 15 mins drive to EASA College of Engineering & Technology
- 15 mins drive to Sri Krishna Arts & Science College
- 15 mins drive to CS Academy
- 20 mins drive to Rathinam College of Arts & Science



## Master Plan

S.No	Total Sqft	Cent	Sqft	S.No	Total Sqft	Cent	Sqft	S.No	Total Sqft	Cent	Sqft
1	1517	3	211	14	1189	2	320	27	1200	2	329
2	1550	3	243	15	1178	2	316	28	1200	2	329
3	1200	2	329	16	1550	3	325	29	1988	4	245
4	1208	2	336	17	1530	3	318	30	1890	4	148
5	1208	2	336	18	945	2	306	31	1487	3	180
6	1208	2	336	19	1636	3	243	32	1500	3	193
7	1208	2	336	20	1665	3	223	33	1500	3	193
8	1208	2	336	21	1740	3	433	34	1487	3	180
9	1208	2	336	22	1487	3	180	35	2233	5	55
10	1204	2	333	23	1569	3	262	36	1187	2	316
11	1191	2	320	24	1680	3	373	37	930	2	59
12	1187	2	316	25	1187	2	316	38	1189	2	318
13	1196	2	325	26	1200	2	329	39	727	1	291





## Payment Plan

Our payment plan aims to provide a sense of comfort and familiarity. Villa prices may vary based on factors such as property size, built-up area, facilities, location, and view. JRD Realtors can assist in securing the chosen property. We offer a diverse selection of customizable payment plans that can be tailored to your financial options. Our Stage-by-Stage payment system is advantageous for customers, and we also facilitate villa loan funding. By prioritizing customer satisfaction and offering adaptable payment options, JRD Realtors stands out as the top choice.

Banks Approved



**Ownership**  
made simple with  
flexible payments

## Tracking Villa Progress

Customers are enrolled in a dedicated Whatsapp group where they can access the completed design and layout of their villas, along with the amenities they have selected. Additionally, they receive the contact details of the on-site engineers responsible for overseeing their construction. Customers have the option to request site photographs within the group once every 30 days, and images depicting the current progress of their villa will be promptly uploaded.





### Corporate Office

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