Awaken to a breath of fresh air, transport yourself to a land of bliss experience the realm of privilege



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CHERISHED LIFESTYLE IN THE LAP OF NATURE



CHAIRMAN'S SPEAK AND S SPEAK

We founded JRD Royale Villas with two things in mind - a belief and a dream. The belief was that the customer is always right. The dream was to deliver world-class projects, which would add more value to consumer lifestyles. Throughout our journey we have ensured that customer satisfaction is the core of all our activities and have instilled a value-led delivery mechanism in our passionate and enterprising team. JRD Royale Villas is for those who prefer to employ architectural, landscaping, decorating and support services, while still creating their home as they imagined it, we offer the customers designing a wide range of Custom Villas.

With the Blessings of my Beloved Parents

Dr.J.Rajendran, P.h.D., Chairman - JRD Realtorss



OVERVIEW

Beauty they say lies in the eyes of the beholder. Behold the splendors of JRD Royale Villas. Where luxury is re-defined. And every inch is moulded to perfection. Where the only sounds you hear are the sounds of nature. Feel the clear, cool breeze caressing your face. The sun shining gently, enveloping you in its warmth. Welcome to JRD Royale Villas. Welcome to an imperial life. Every living area has true villa style luxury with space and comfort blended into it.

JRD Royale Villas is a beautiful gated community of 115 luxurious villas spread over 5 acres of lush green landscape with state of elegant architecture, beautiful plantations and lots of amenities that complete this exquisite portrait of soulful living. Be a part of the greenest landscapes with pure signature style living at a well connected address. JRD Royale Villas brings class, simplicity, breadth of experience, superior workmanship and honest customer service to its clientele; each customer receives our fullest attention, and each home is custom crafted to the highest standards of excellence. As custom home builders, *our dream is to build yours*.

Careful attention has been paid to space planning and the villas are designed to have ample setback areas. The duplex villas are of 2, 3 & 4 bedroom configuration. All villas are fully furnished and air-conditioned, in addition villas with private swimming pools can also be customized. JRD Royale Villas is located in the quiet neighborhood of Kovaipudur a township at the foot hills of the Western Ghats, located in the City of Coimbatore. Kovaipudur is sometimes known as Little Ooty due to its cool climate and serene environment, and was set up sometime in late seventies. Today this township has about 7500 families, three arts colleges, two engineering colleges, a polytechnic, plenty of supermarkets and a handful of schools. Enjoy the serenity of nature right in your backyard with relaxing panoramic mountain views. At JRD Royale Villas comfort and luxury come together in perfect harmony.



GREENER LIFESTYLE

Embracing a greener lifestyle means making healthy, earth-friendly choices that are good for the environment, as well as your health. But going green doesn't require you to give up the things you love. With luxurious homes that come in a clean and green environment. We offer you the perfect setting for experiencing an eco-friendly lifestyle, effortlessly. At JRD Royale Villas we make it easier.

Combining luxury living with eco-friendly tailor made villas, We JRD Realtorss are leading the way in building upscale gated communities for living beyond green. This full service real estate and development company with a 25 year legacy of quality and success was among the first villa developers in Coimbatore. Today, JRD Realtorss is providing a new breed of luxurious, eco friendly villas - environmentally friendly housing communities offering healthier, cleaner, more sustainable homes and endless amenities. The innovation in design and execution reflects in the space management of these Eco Friendly Villa Plots, its unique amenities and secured ambience only to provide you a prosperous and peaceful environment at its best.

A broad avenue with paved block roads heads with row of villas with pretty plantations on roads in both sides. Open spaces in the villas are carpeted with artificial landscaped garden and red fertile soil for gardening.

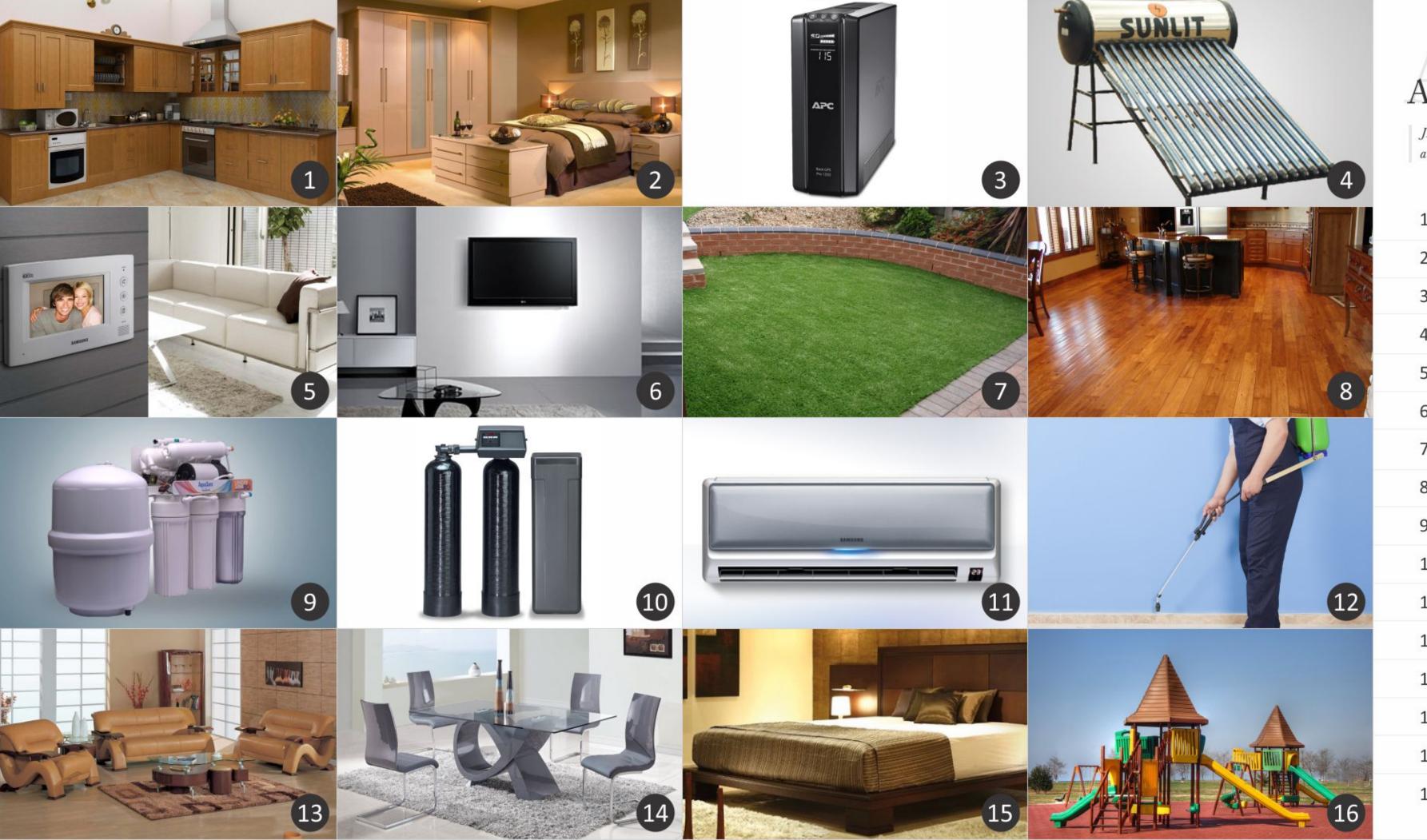


TYPES OF VILLAS F VILLAS

Area & Facilities	SPECIFICATION	Grand Villa	Luxury Villa	Royale Villa
External	Asian Apex painting done with texture painting	~	~	~
Internal	Premium Emulsion painting done with two coats of wall putty	1	V	1
Kitchen DADO above counter	Ceramic Tiles	~	~	~
Bathroom DADO	Ceramic Tiles	/	V	~
Flooring	Virtified Tiles 2X2 Rs.80/- with spacers	~	~	~
Staircase Railing	304 Grade Hand Rails in S.S	~	*	1
Switches	GM Modular Switches	~	~	~
Main Door	Polished Teak wood frame and door with carving	~	V	~
Bedroom Doors	Readymade polished paneled door with frames	V	~	~
Sanitary Fixtures	Parryware	V	1	1
Medicine Treatments	Pest & Termite	~	~	~
Staircase Flooring	Black Granite Flooring	V	~	1
Modular Kitchen	In Jompsons UPVC	~	~	~
Chimney and Hob with accessories	Elica Chimney and Hob	1	~	~
Airconditioners	Samsung one ton AC's	×	~	~

TYPES OF VILLAS F VILLAS

Area & Facilities	SPECIFICATION	Grand Villa	Luxury Villa	Royale Villa
Power Backup	APC Inverter 850 VA	~	~	~
Wardrobes	In Jompsons UPVC	×	~	/
Wooden Flooring	On First Floor Bedroom	×	×	~
Solar Water Heater	Sunlit Solar Water Heater	~	~	~
Video Door Phone	Color Monitor Video Door Phone	~	~	~
Sofa's in Living Space	Contemporary 3 Seater and a 2 Seater	×	×	/
Artificial Landscaped Lawn	Lawn with average space of 6X6	×	×	~
CCTV Cameras	Two Cameras in Hall and Parking with recorders	~	~	~
Tea Poy	Modern Tea Poy in Hall	×	×	~
LED Television	42" Samsung LED TV in Hall	×	×	V
Electrical Fittings	Branded Fans and Lights with designer lights in Toilets	×	×	~
Water Softening Plant	Individually in Villas for bathing purpose	~	~	/
R.O Softners	In Kitchen individually	~	~	~
Cots with Beds	Contemporary King sized bed with cots in all Bedrooms	×	×	~
Dining Table	Modern 6 Seater Glass Dining Table	×	×	V



AMENITIES ITES

 $JRD\ Royale\ Villas-Where\ opulence\ reigns\ supreme\ and\ restfulness\ is\ found\ in\ your\ very\ soul.\ Where\ impeccable\ amenities\ complement$ $a\ life\ of\ understated\ grandeur.\ A\ quick\ jog\ around\ the\ jogging\ track\ will\ help\ you\ clear\ your\ mind\ after\ a\ hard\ day\ 's\ work.$

- Modular Kitchen with Chimney Hob and Accessories.
- 2. Wardrobes in all Bedrooms
- Power Backup
- 4. Solar water Heater
- 5. Video Door Phone
- 6. 42 inches Led Tv
- 7. Artificial land scaping
- 8. Optional Wooden Flooring on First Floor
- 9. RO in Kitchen
- 10. Water Softening Plant in All Houses individually
- 11. Air Conditioners in all Bedrooms
- 12. Pest and Termite Treatment
- 13. Sofa with Contemporary Tea poy in Hall
- 14. Dining Table with Chairs
- 15. Cots with Mattress in all bedrooms
- 16. Children's Park

Phase 1: Plot no. 1 to 61

Site Total Area Cent Sqft

31 1200 2 329

32 1200 2 329

33 1200 2 329

34 1200 2 329

35 920 2 49

37 1200 2 329

38 1200 2 329

39 1200 2 329

40 1200 2 329

41 1200 2 329

42 1187 2 316

43 1187 2 316

44 1200 2 329

45 1160 2 289

46 1200 2 329

47 1200 2 329

48 1187 2 316

49 1187 2 316

50 1200 2 329

51 1200 2 329

52 1200 2 329

53 1200 2 329

54 1200 2 329

55 3225 7 179

56 3032 6 418

57 1594 3 287

58 1615 3 308

59 1198 2 327

60 1298 2 426

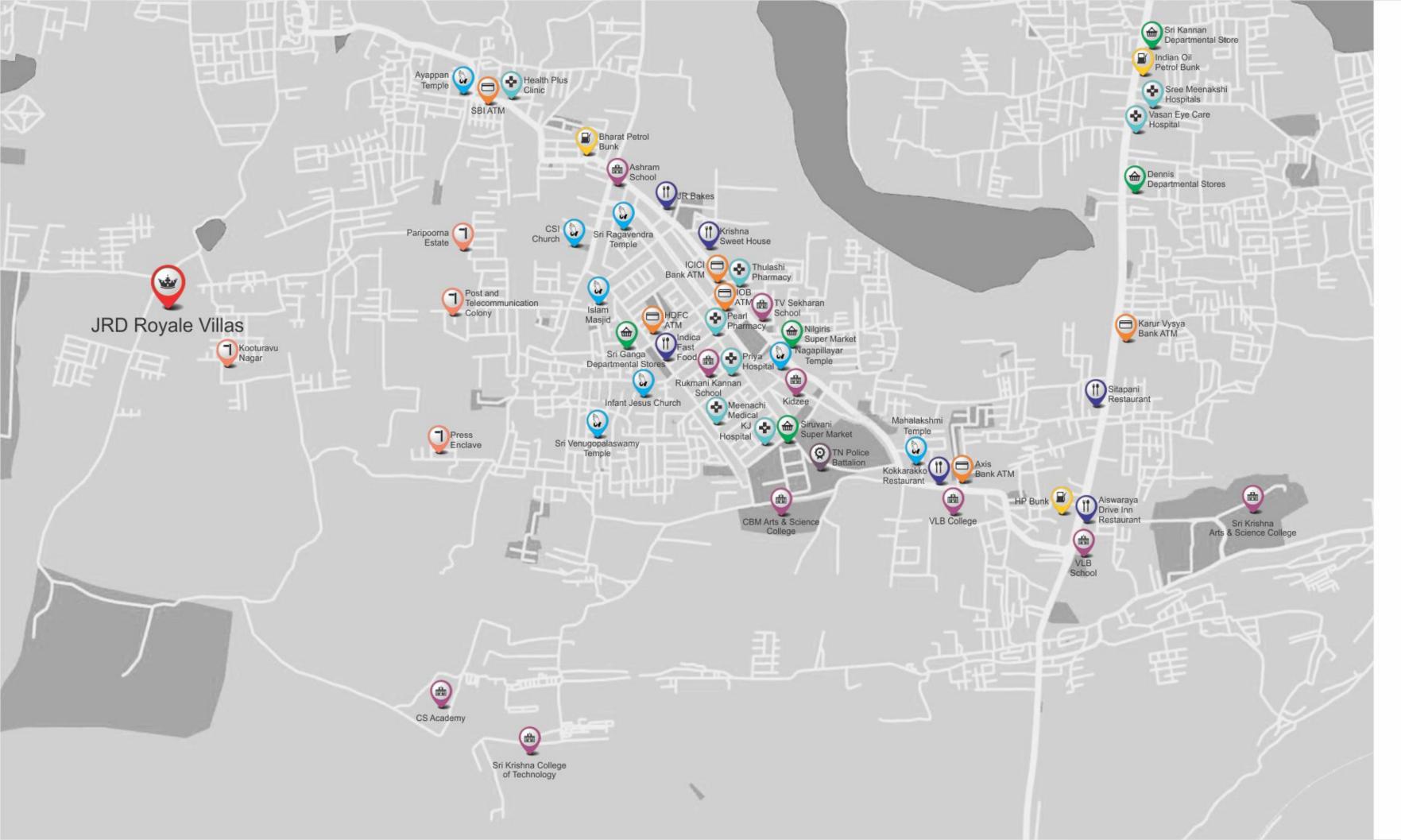
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Site no	Total Area in (Sqft)	Cent	Sqft
1	1010	2	139
2	1040	2	169
3	1187	2	316
4	1187	2	316
5	1200	2	329
6	1200	2	329
7	1200	2	329
8	1200	2	329
9	1200	2	329
10	1200	2	329
11	920	2	49
12	995	2	124
13	985	2	114
14	920	2	49
15	1200	2	329
16	1200	2	329
17	1200	2	329
18	1200	2	329
19	1200	2	329
20	1200	2	329
21	1187	2	316
22	1187	2	316
23	1200	2	329
24	1050	2	179
25	1090	2	219
26	1200	2	329
27	1187	2	316
28	1187	2	316
29	1200	2	329
30	1200	2	329

Phase	2: Plot	no. 62	to 115
1 11000	2.1 101	110.02	

Phas	e 2: Plot	no.	62 to	1
Site no	Total Area in (Sqft)	Cent	Sqft	
61	1461	3	154	
62	880	2	9	
63	980	2	109	
64	787	1	351	
65	1205	2	334	
66	1200	2	329	
67	1200	2	329	
68	1187	2	316	
69	1187	2	316	
70	1200	2	329	
71	1200	2	329	
72	1200	2	329	
73	1200	2	329	
74	1260	2	389	
75	1305	2	434	
76	1200	2	329	
77	1200	2	329	
78	1200	2	329	
79	1200	2	329	
80	1187	2	316	
81	1187	2	316	
82	1200	2	329	
83	1200	2	329	
84	1140	2	269	
85	1040	2	169	
86	1200	2	329	
87	1200	2	329	
88	1187	2	316	
89	1187	2	316	
90	1200	2	329	

Site no	Total Area in (Sqft)	Cent	Sqft
91	1200	2	329
92	1200	2	329
93	1200	2	329
94	1375	3	68
95	1420	3	113
96	1200	2	329
97	1200	2	329
98	1200	2	329
99	1200	2	329
100	1187	2	316
101	1187	2	316
102	1200	2	329
103	1200	2	329
104	975	2	104
105	1035	2	164
106	1040	2	169
107	1200	2	329
108	1200	2	329
109	920	2	49
110	1200	2	329
111	1200	2	329
112	1200	2	329
113	1200	2	329
114	1200	2	329
115	1490	3	183





LOCATION MAP I LAP

Explore the possibilities from JRD Royale Villas as it is located within easy access to the Temples, Church, Hospitals, Super Markets, Schools, ATM's, Petrol Bunk's etc.,

ARTS & CULTURE		ARTS & CULTURE	
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Sri Ragavendra Temple

Ayappan Temple

Infant Jesus Church

CSI Church

Islam Masjid

Sri Venugopalaswamy Temple

Mahalakshmi Temple

Nagapillayar Temple

MEDICALS & HOSPITALS

Thulashi Pharmacy

Health Plus Clinic

KJ Hospital

Priya Hospital

Vasan Eye Care Hospital

Sree Meenakshi Hospitals

Pearl Pharmacy

Meenachi Medical

SCHOOLS & COLLEGES

TV Sekharan School

Ashram School

Rukmani Kannan School

CS Academy

Kidzee

CBM Arts & Science College

Sri Krishna College of Technology

VLB College

VLB School

Sri Krishna Arts & Science College

ATM's

ICICI Bank ATM

SBI ATM

HDFC ATM

Axis Bank ATM

Indian Overseas Bank ATM

Karur Vysya Bank ATM

SUPER MARKETS

Nilgiris Super Market

Sri Ganga Departmental Stores

Siruvani Super Market

Sri Kannan Departmental Stores

Dennis Departmental Stores

Tood Joints

Aiswaraya Drive Inn Restaurant

Indica Fast Food

Kokkarakko Restaurant

Sitapani Restaurant

Krishna Sweet House

JR Bakes



Bharat Petrol Bunk

Hindustan Petrol Bunk

Indian Oil Petrol Bunk

PAYMENT PLAN

Our payment plan will make you feel at home. Prices for the villas can vary subject to the property size, built-up area, facilities, location and view, which JRD Royale Villas can help you secure once you have selected your choice.

Jrd Realtorss offers you a wide range of customizable payment plans. Which are very flexible according to your funding options. Jrd Realtorss follows Stage by Stage payment system which is beneficial for customers. We also take care of Loan Funding for the Villas. Overall delivering the work in customers comfort level and giving flexible payment plans makes Jrd Realtorss to stand ahead in the Business.

WHY CUSTOM MADE?

In Custom Made Villas. Customers are provided with the wide range of options in terms of plan and facilities in which they can craft their own home in according to their interest.

They can select their own choice of painting, tiling, electrical provisions etc. After all its their Dream Home. Customers have no more need to go for ready to occupy Villas.

TRACKING VILLA PROGRESS ILLA PROGRESS

Customers are provided with a Login and Password to enter the Jrd Realtorss official software in which they can view the finalized plan and elevation of their villas with the availed facilities. They are also provided with the site engineers contact info who are responsible for taking care of their construction. They can also request for site pictures in the software every 30 days once. So that the pictures of the villa at current stage will be uploaded in shortime.

