



# UTSAV HILLS

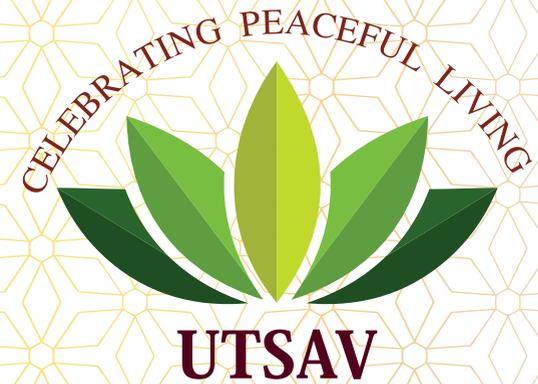
Thudiyalur, Coimbatore



A destination  
that invites you to  
discover unusual  
privileges

## UTSAV HILLS

Thudiyalur, Coimbatore



## ABOUT US

From humble beginning in 2008, SAI UVR Properties Private Limited has expanded from the first project in Hyderabad to become a respected name in South India. Our journey has taken us to Chennai and from there on to Coimbatore. We have successfully completed multiple projects in all the three cities and now fully focused on the second largest and upcoming tier two city, Coimbatore, where we have delivered 3 projects.

As an ethical player in the property development eco-system, our vision is to redefine smart living spaces, creating homes that elevate everyday life while remaining within the reach of aspiring home owners. We have set ourselves a mission to work with integrity and a steadfast commitment to customer satisfaction, by setting new standards of quality, time-bound deliveries, and value for money.



**16+**  
YEARS EXPERIENCE



**3+**  
CITIES



**7+**  
PROJECTS



**400+**  
HAPPY FAMILIES

## OUR PROJECTS ACROSS SOUTH INDIA



Hi Tech City  
Hyderabad



Pallavaram  
Chennai



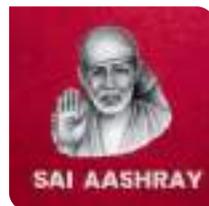
Anna Nagar  
Chennai



Manapakkam  
Chennai



Mugalivakkam  
Chennai

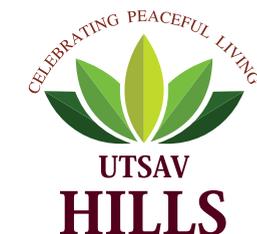


Vadavalli  
Coimbatore



Alandurai  
Coimbatore

Now  
▶▶▶



Thudiyalur, Coimbatore

## WHY AN APARTMENT IN "UTSAV HILLS"

- ✓ PRIME LOCATION
- ✓ VAASTU COMPLIANT
- ✓ AMPLE VENTILATION
- ✓ UNIQUE FEATURES
- ✓ CALM & SERENE



## A BIRD'S EYE VIEW OF THE PROJECT

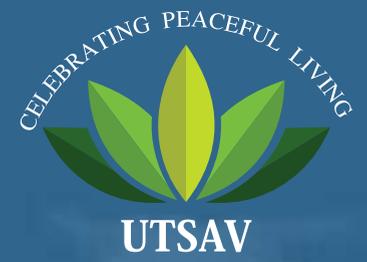


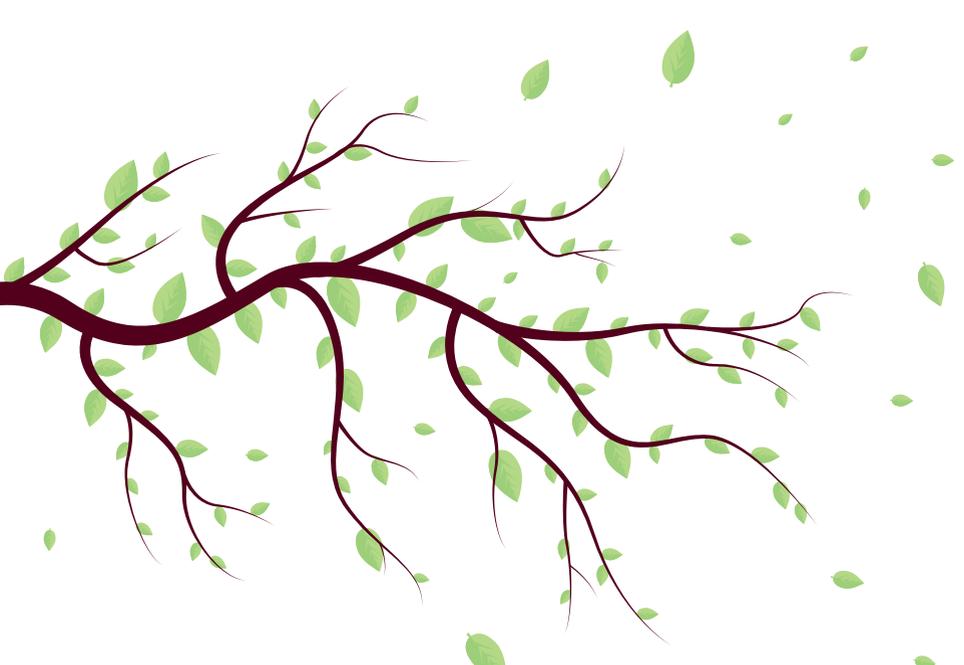
### PROJECT OVERVIEW

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**





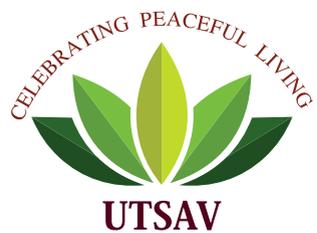


# OWN YOUR TREE

**"Let's sow the seeds for 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.



# 50+

## AMENITIES



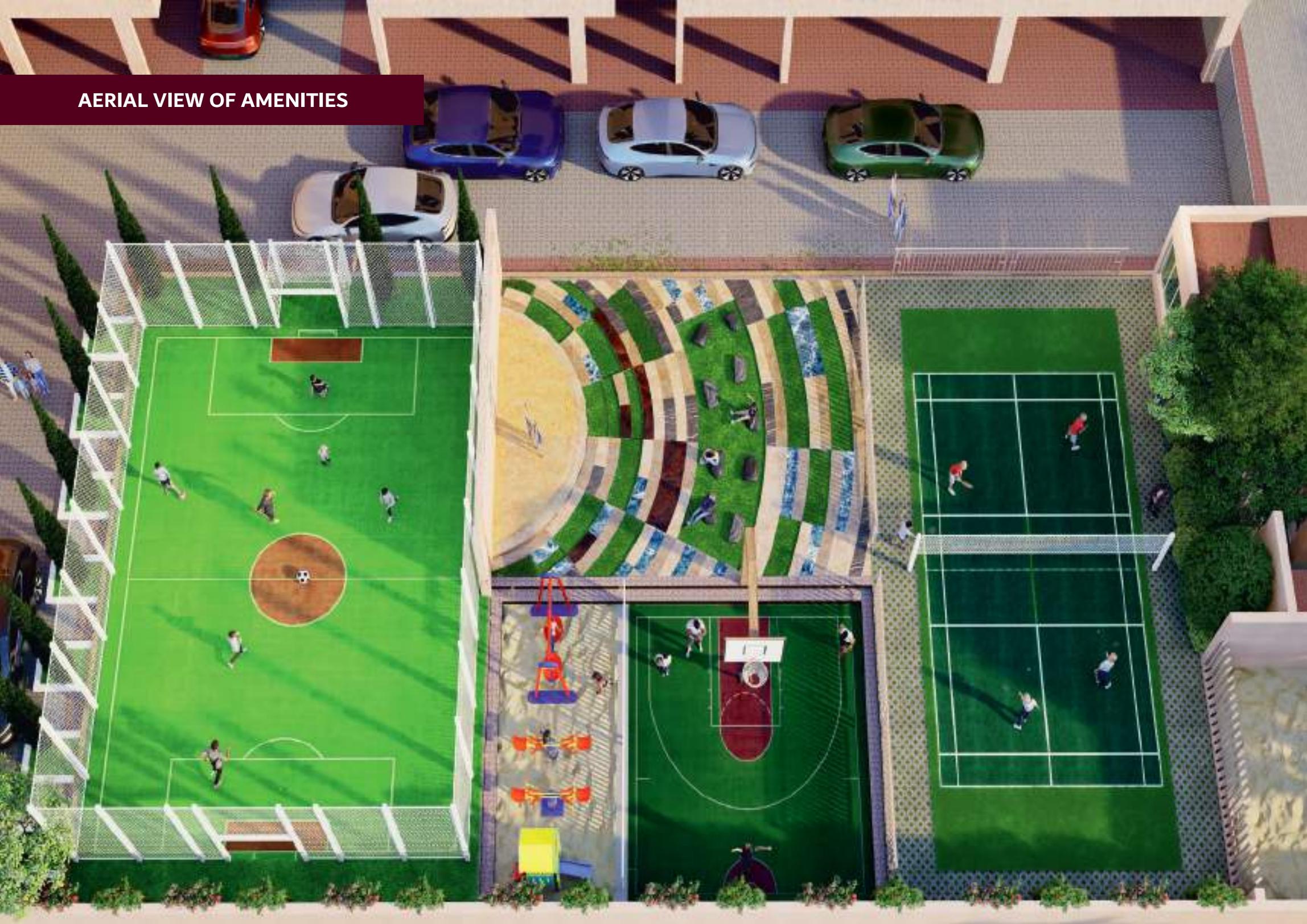
### Health / Wellness / Leisure / Games

- 🌸 Gym/Fitness stretch station
- 🌸 Agility equipments
- 🌸 70m long designated walking track
- 🌸 Surya namaskar pavilion
- 🌸 Yoga
- 🌸 Meditation
- 🌸 Zumba
- 🌸 Multipurpose hall
- 🌸 Shuttle court
- 🌸 Basket ball free-throw
- 🌸 Table tennis
- 🌸 Gully cricket
- 🌸 Futsal court
- 🌸 Kids play area
- 🌸 Toddlers sand pod
- 🌸 Kids cycling circuit
- 🌸 VR Games room
- 🌸 Amphistage
- 🌸 Mini theatre
- 🌸 Carrom
- 🌸 Chess/Ludo

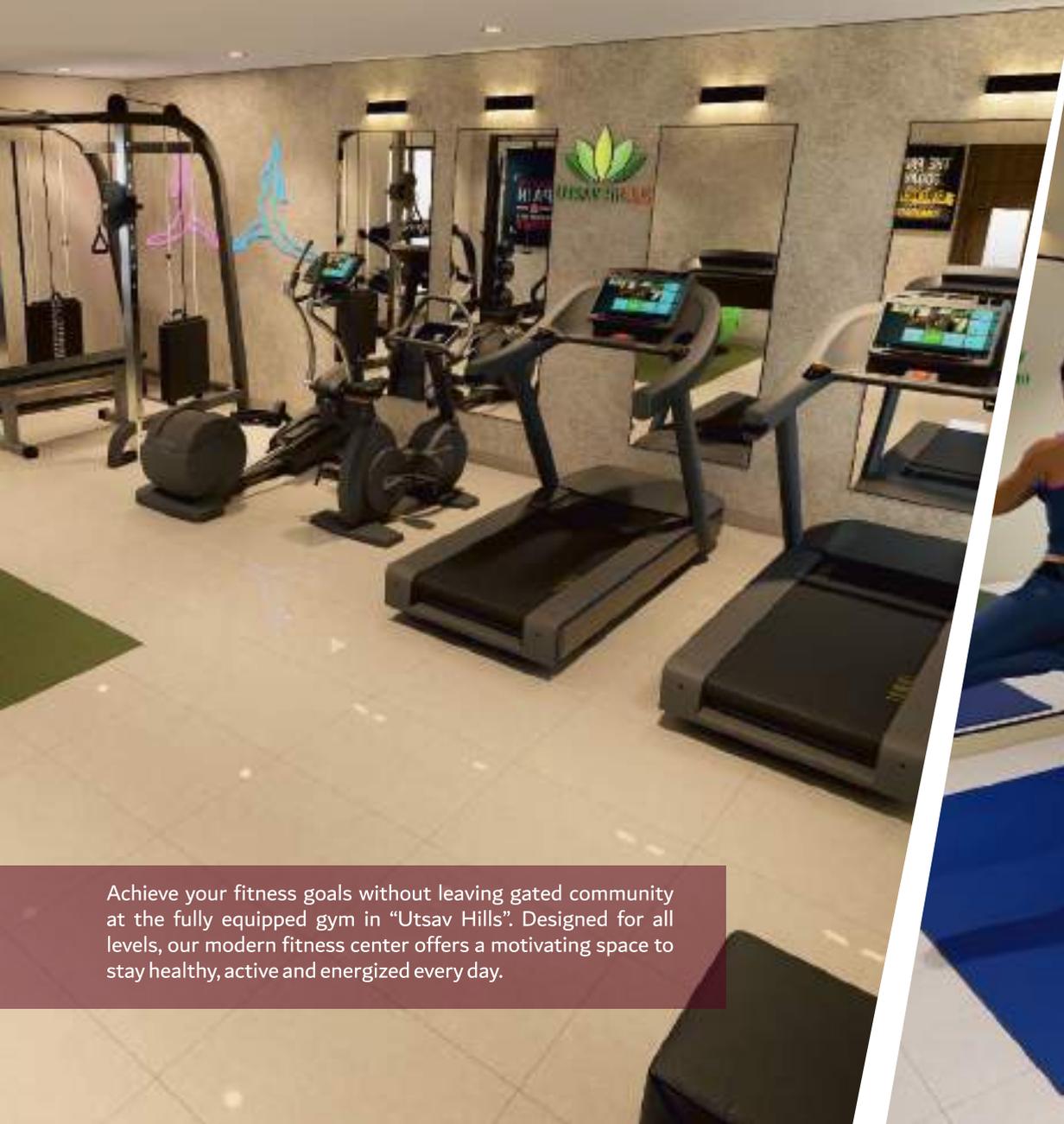
## FACILITIES

- ✿ KONE 10 passenger LIFT in all blocks
- ✿ DG power backup including refrigerator
- ✿ Electrical vehicle (EV) charging provision
- ✿ Water treatment plant
- ✿ Sewage treatment plant
- ✿ Ground water recharge
- ✿ Co-working space
- ✿ Own your trees
- ✿ Association room
- ✿ 24/7 security kiosk
- ✿ CCTV surveillance
- ✿ RCC overhead tanks for each block
- ✿ Corporation water supply
- ✿ Bore water supply
- ✿ Rainwater surface run-off
- ✿ Courier receipt desk
- ✿ Flowering shrubs
- ✿ Lightning arresters
- ✿ Adequate earthing for each blocks
- ✿ DTH / Fibernet vertical duct
- ✿ Exclusive EB transformer
- ✿ MEP in-charge room
- ✿ Daily garbage dock area
- ✿ Concept cladding for LIFT lobby
- ✿ Concept signage - driveway / buildings
- ✿ Concept flooring for passage
- ✿ Heavy duty pavers for driveway
- ✿ Additional exit gate
- ✿ Heavy duty tile flooring in car parking
- ✿ Corner protection for columns at car parking area

**AERIAL VIEW OF AMENITIES**



## HEALTH & FITNESS



Achieve your fitness goals without leaving gated community at the fully equipped gym in "Utsav Hills". Designed for all levels, our modern fitness center offers a motivating space to stay healthy, active and energized every day.

"Find your inner peace at the fully designed Yoga Space at "Utsav Hills". Our serene space offers a calm, inspiring environment to stretch, breathe and rejuvenate daily."



## YOGA

## CO-WORKING SPACE



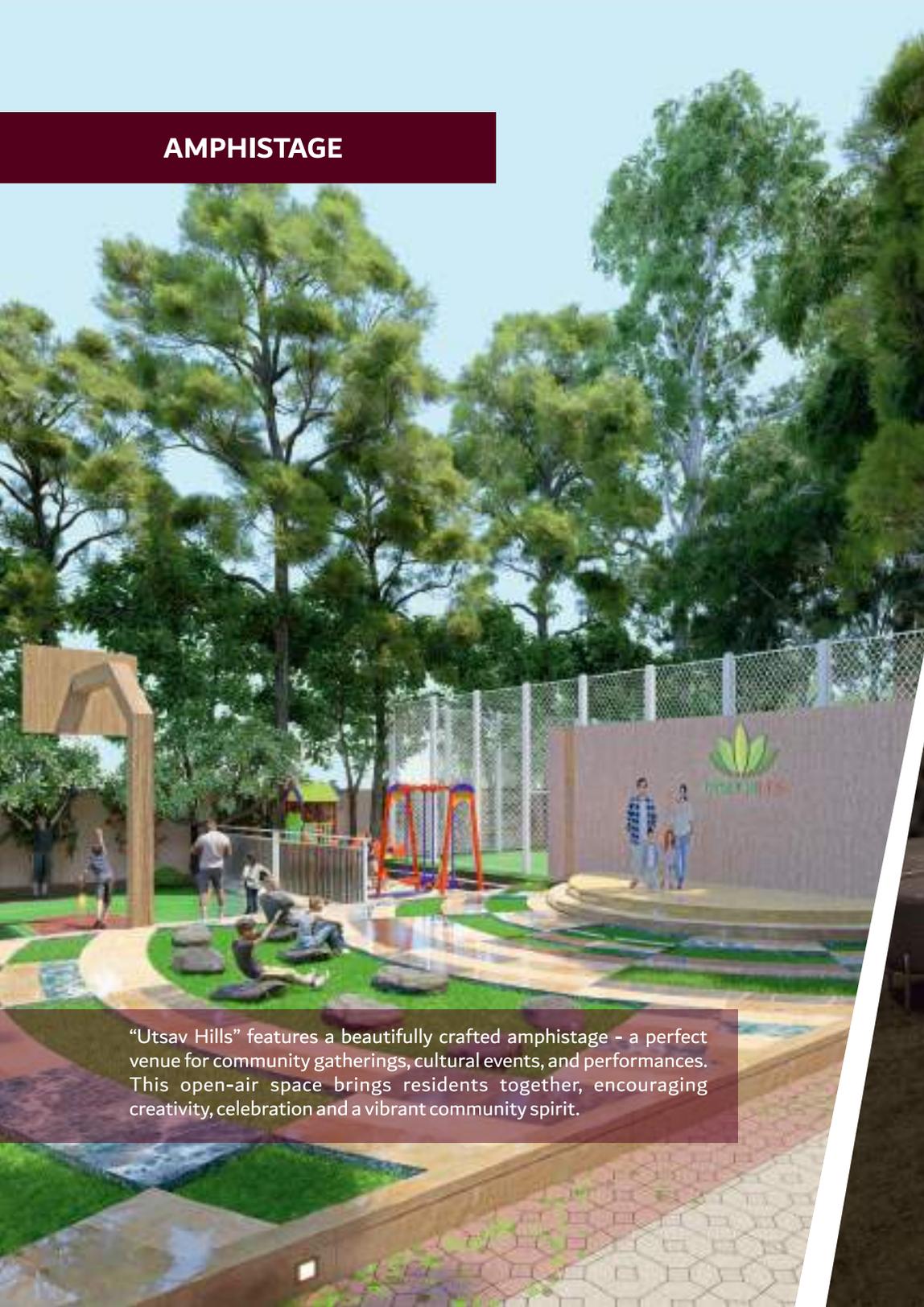
Stay productive and connected in the modern co-working space at “Utsav Hills”. Designed for remote work, it offers a quiet, professional environment with all the essentials to help you focus, create and succeed.

Step into a world of immersive entertainment at “Utsav Hills” VR Zone. Whether for gaming, exploration, or interactive experiences, our cutting-edge VR setup offers residents a thrilling and futuristic way to unwind and have fun.



## VR ZONE

## AMPHISTAGE



“Utsav Hills” features a beautifully crafted amphistage - a perfect venue for community gatherings, cultural events, and performances. This open-air space brings residents together, encouraging creativity, celebration and a vibrant community spirit.

Experience theatre entertainment - Designed for comfort and quality viewing, it's the perfect spot for movie nights, private screenings and shared moments with family and neighbours.



## MINI THEATRE

## SHUTTLE COURT



Unleash the fun at Utsav Hills! Our all-age shuttle court is where fitness meets excitement. Stay active, challenge your friends, and make unforgettable memories. Get ready to sweat, smile and live life to the fullest.

This Futsal Court will bring the joy of outdoor play right into your community. Whether it's a friendly evening match or our child's first kick, this multi-sport facility is perfect for all ages.



## FUTSAL COURT & GULLY CRICKET

**CURRENT STATUS OF THE PROJECT**



Actual Picture taken as on 15.06.2025

## 2 BHK OVERVIEW



\*Actual picture taken in a completed apartment

## 3 BHK OVERVIEW



\*Actual picture taken in a completed apartment

# BLOCK A

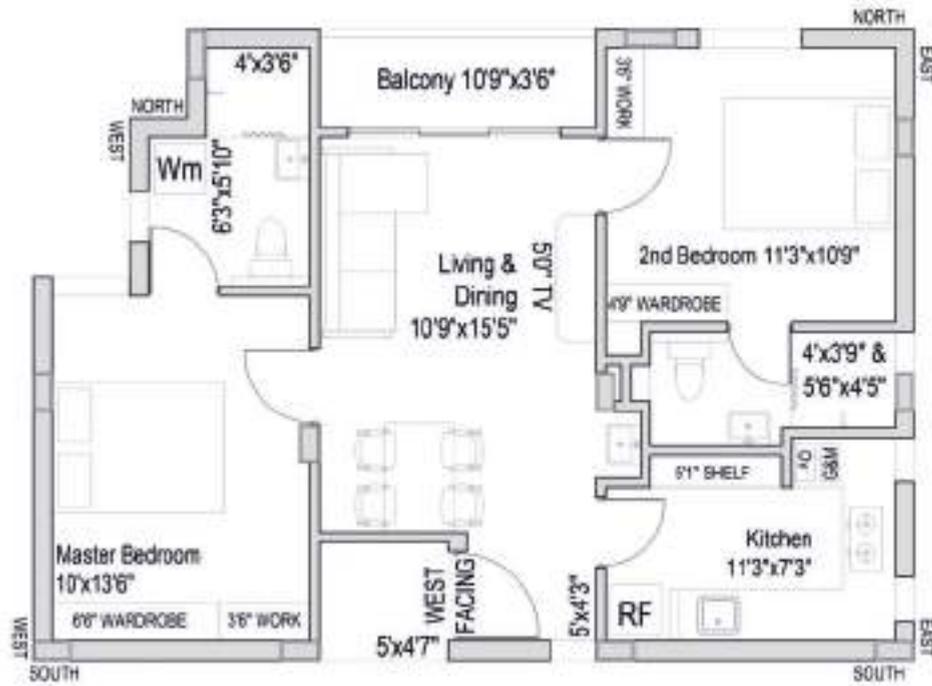


Apartment No.	Facing	Type	Built-up area (Sq ft)
A101, A201, A301, A401, A501	West	2 BHK	1,132
A102, A202, A302, A402, A502	North	2 BHK	1,074
A103, A203, A303, A403, A503	North	2 BHK	1,179
A104, A204, A304, A404, A504	East	2 BHK	1,183
A105, A205, A305, A405, A505	East	2 BHK	1,141



A101 A201 A301 A401 A501

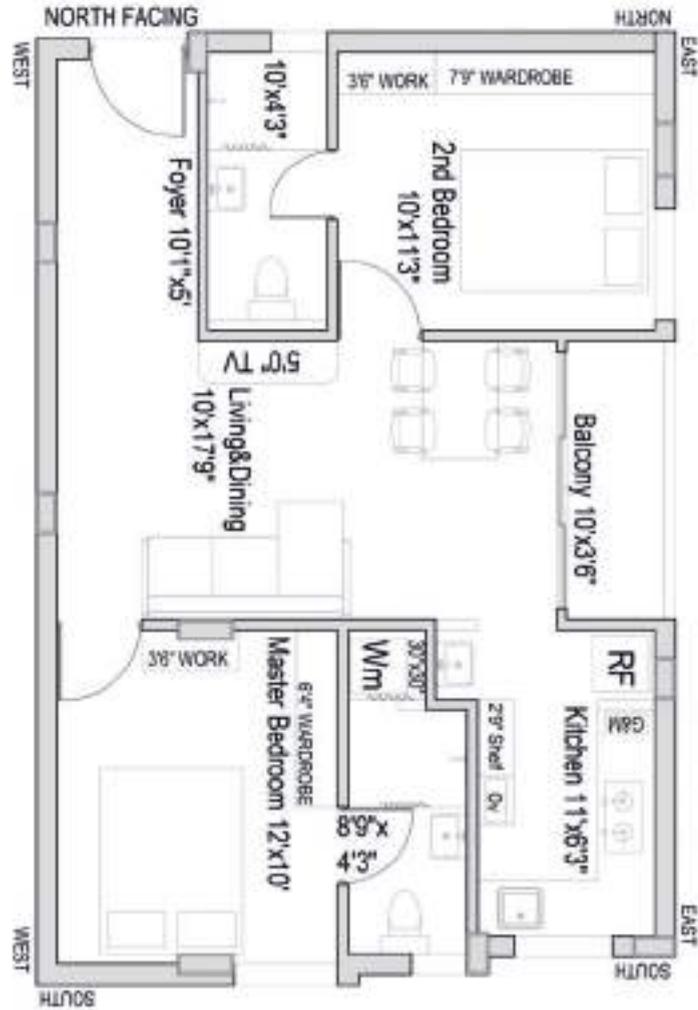
Scan for virtual reality



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

A102 A202 A302 A402 A502

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

A103 A203 A303 A403 A503

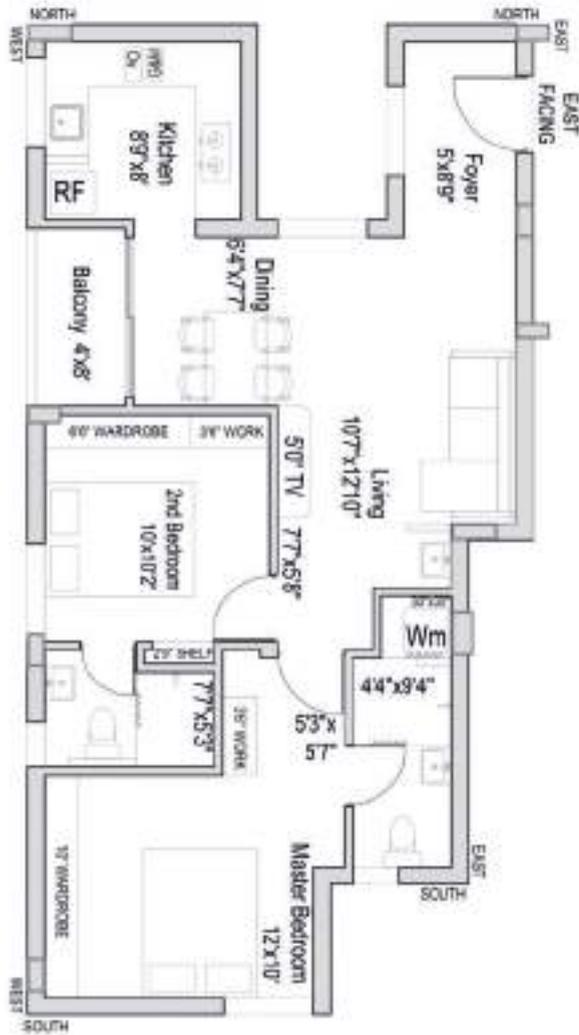
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FACING	TYPE	CARPET AREA	PLINTH AREA	BUILT-UP AREA
NORTH	2 BHK	759	835	1,179

**A104 A204 A304 A404 A504**

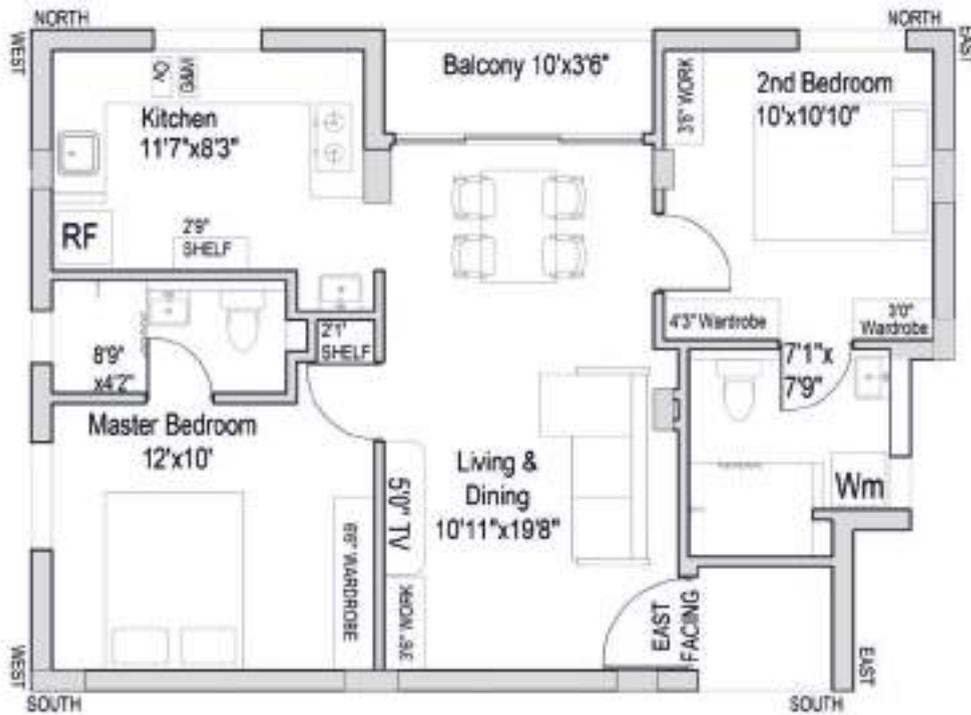
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FACING	TYPE	CARPET AREA	PLINTH AREA	BUILT-UP AREA
EAST	2 BHK	749	838	1,183

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

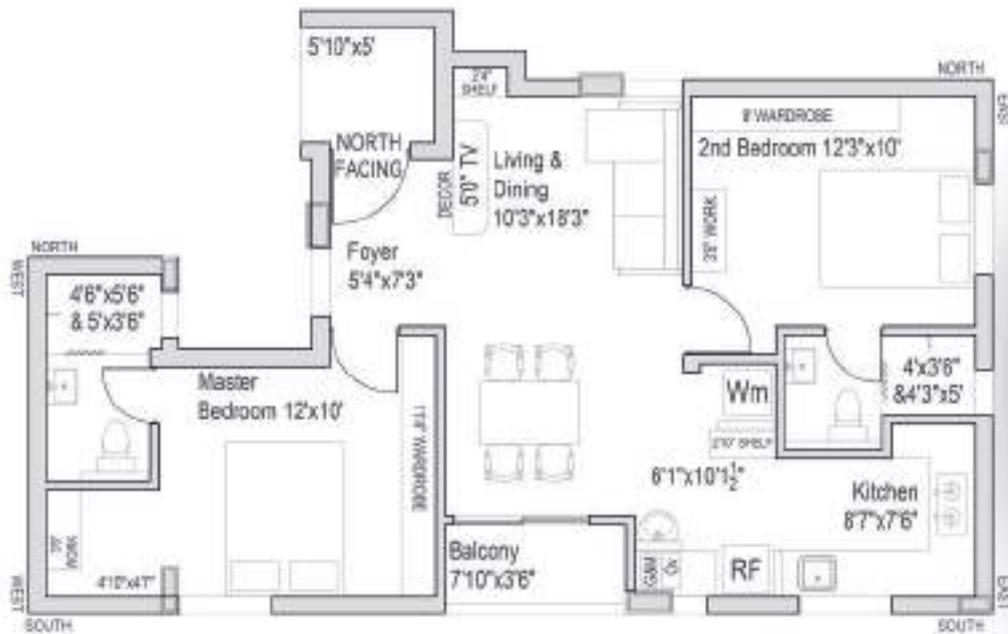
B 106, B 206, B 306, B 406, B 506  
C 106, C 206, C 306, C 406, C 506



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**

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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**

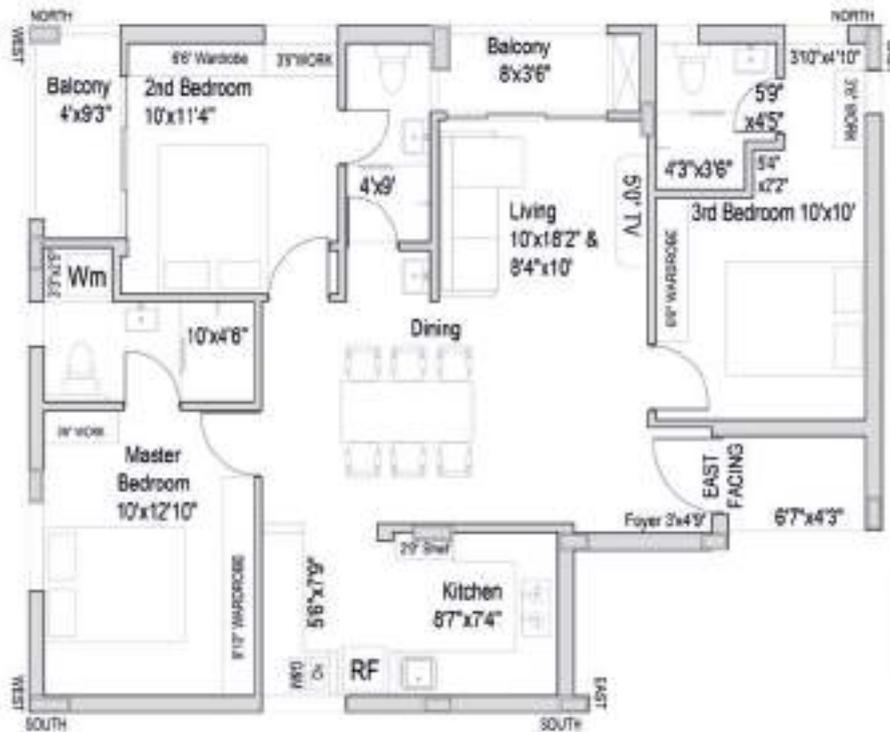
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FACING	TYPE	CARPET AREA	PLINTH AREA	BUILT-UP AREA
EAST	2 BHK	722	792	1,117

**B104 B204 B304 B404 B504  
C104 C204 C304 C404 C504**

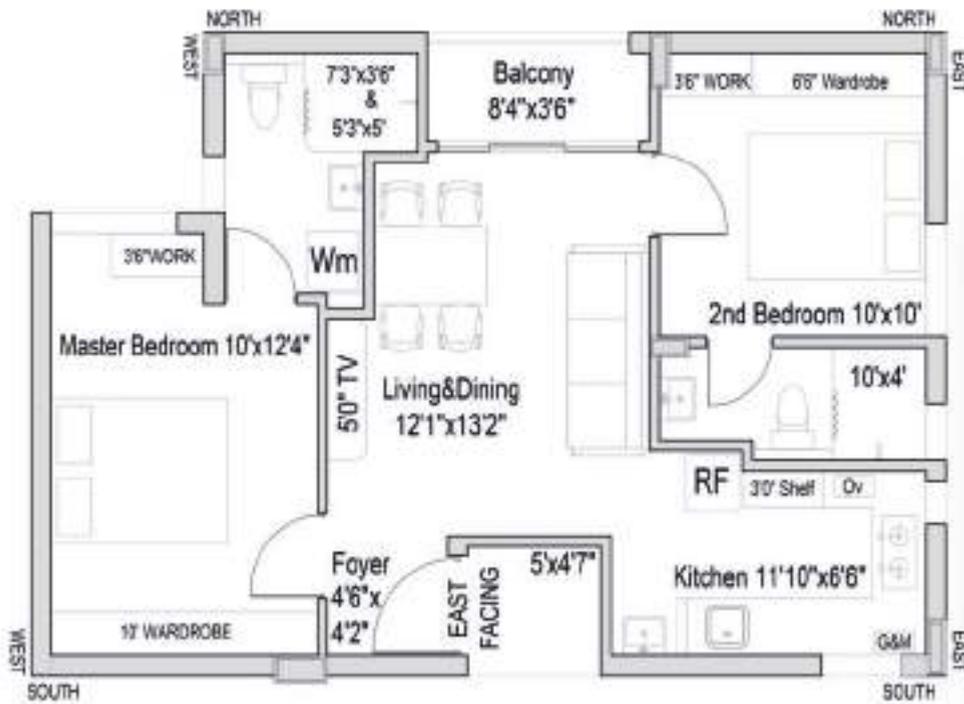
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FACING	TYPE	CARPET AREA	PLINTH AREA	BUILT-UP AREA
EAST	3 BHK	1,061	1,134	1,601

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

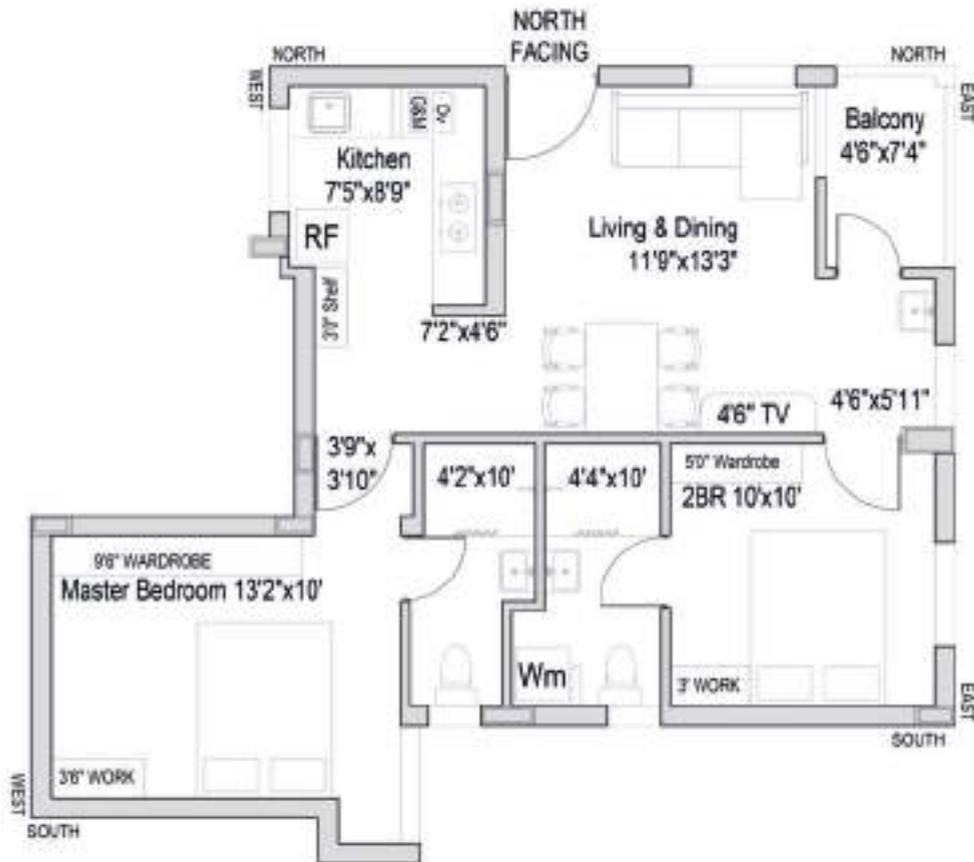
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FACING	TYPE	CARPET AREA	PLINTH AREA	BUILT-UP AREA
EAST	2 BHK	666	734	1,035

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

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

# BLOCK D

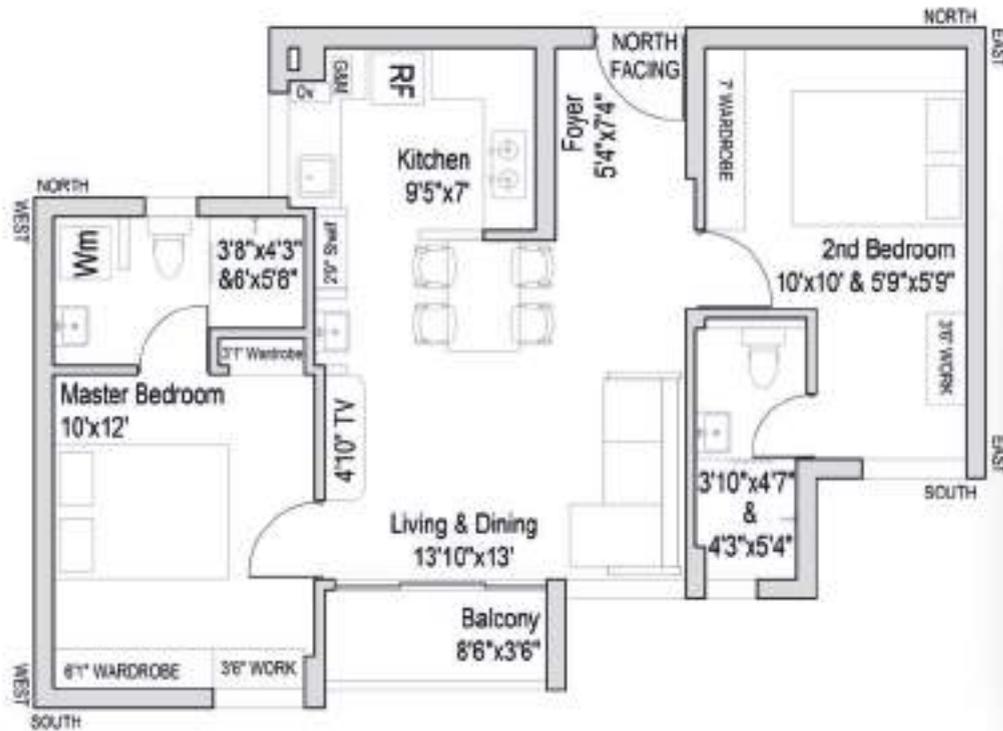


Apartment No.	D101, D201, D301, D401, D501	D102, D202, D302, D402, D502	D103, D203, D303, D403, D503	D104, D204, D304, D404, D504	D105, D205, D305, D405, D505	D106, D206, D306, D406, D506
Facing	West	North	North	North	East	West
Type	3 BHK	2 BHK				
Built-up area (Sq ft)	1,499	1,099	1,133	1,065	1,146	1,132



**D102 D202 D302 D402 D502**

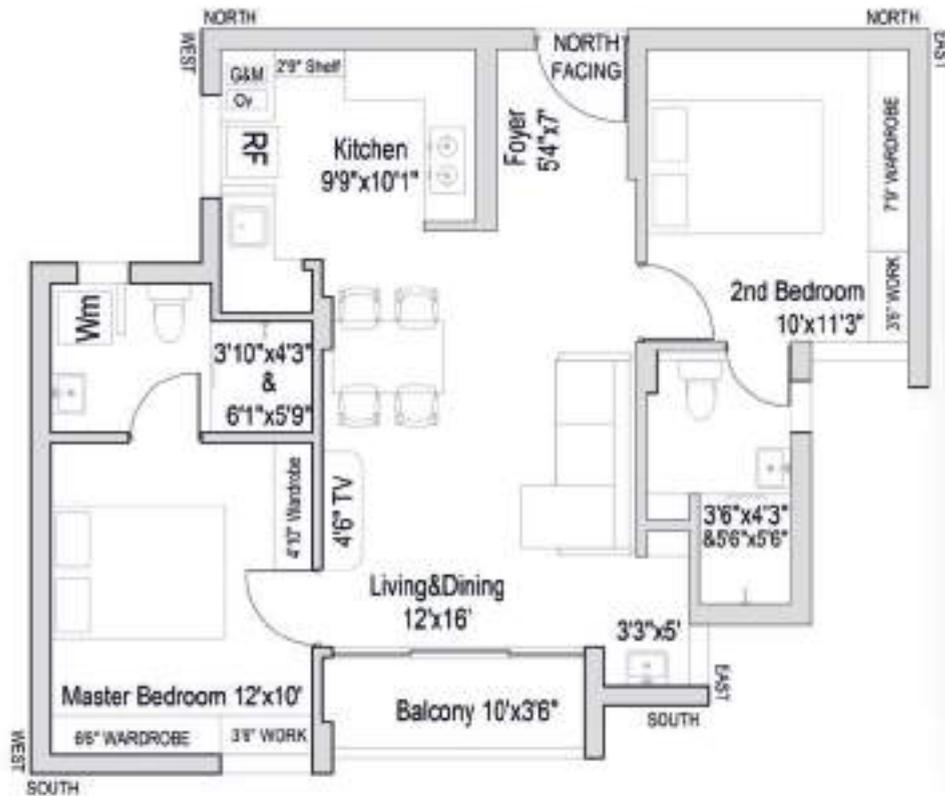
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FACING	TYPE	CARPET AREA	PLINTH AREA	BUILT-UP AREA
NORTH	2 BHK	706	780	1,099

D103 D203 D303 D403 D503

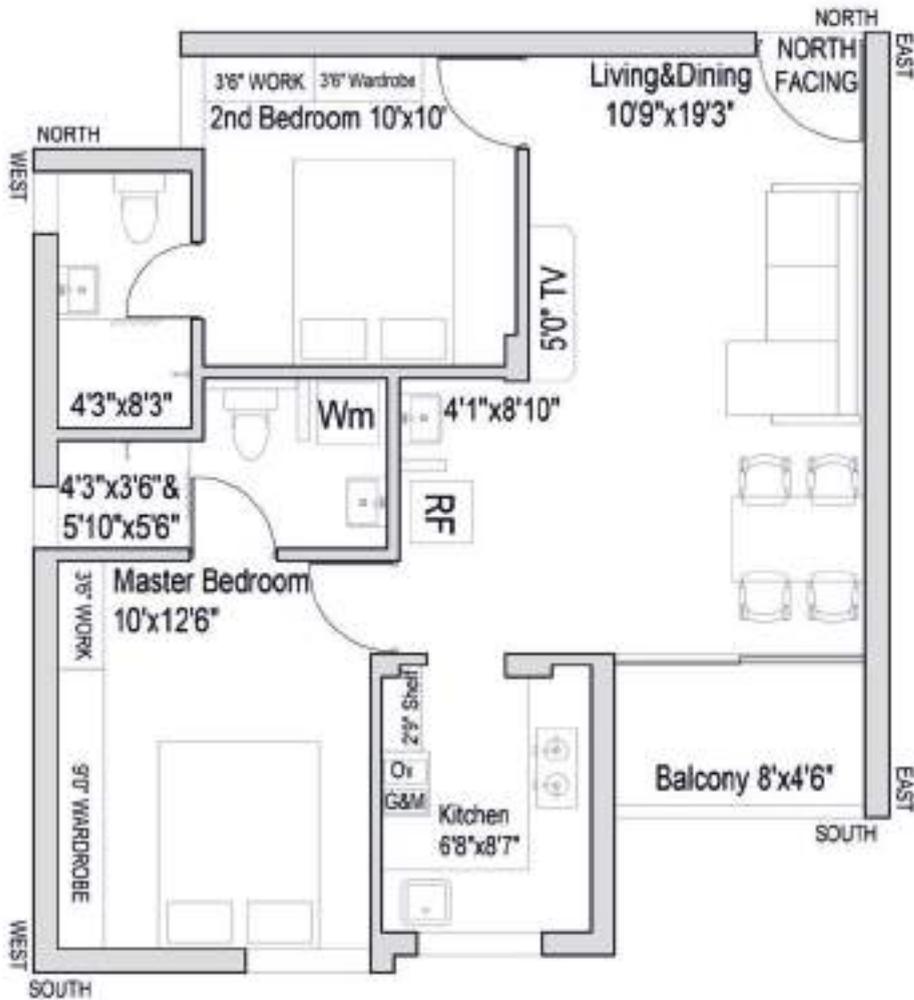
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FACING	TYPE	CARPET AREA	PLINTH AREA	BUILT-UP AREA
NORTH	2 BHK	730	803	1,133

D104 D204 D304 D404 D504

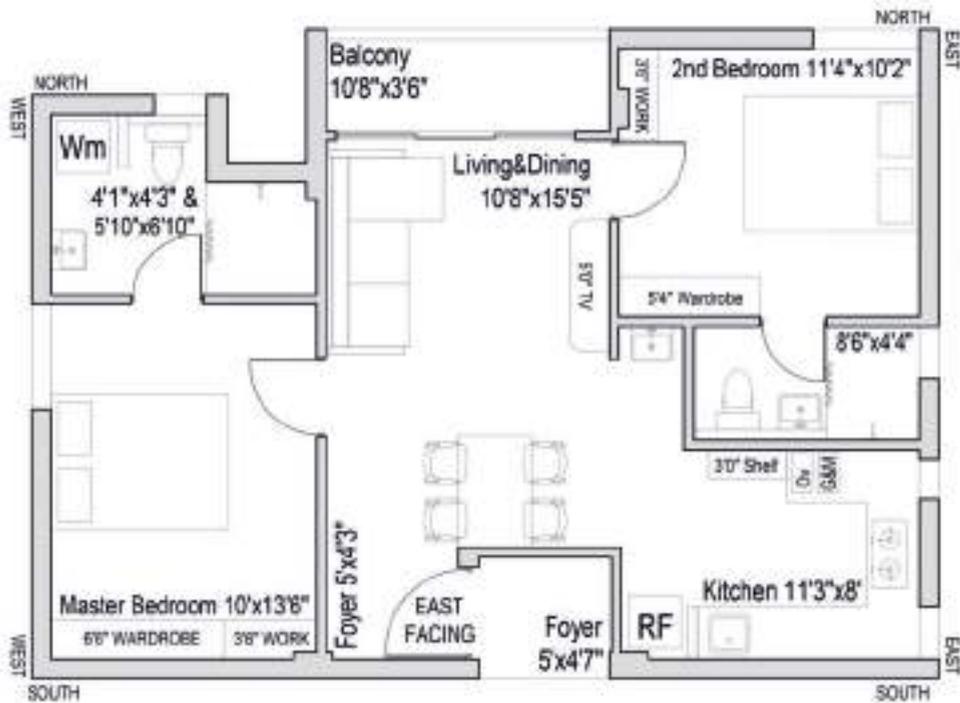
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FACING	TYPE	CARPET AREA	PLINTH AREA	BUILT-UP AREA
NORTH	2 BHK	686	755	1,065

**D105 D205 D305 D405 D505**

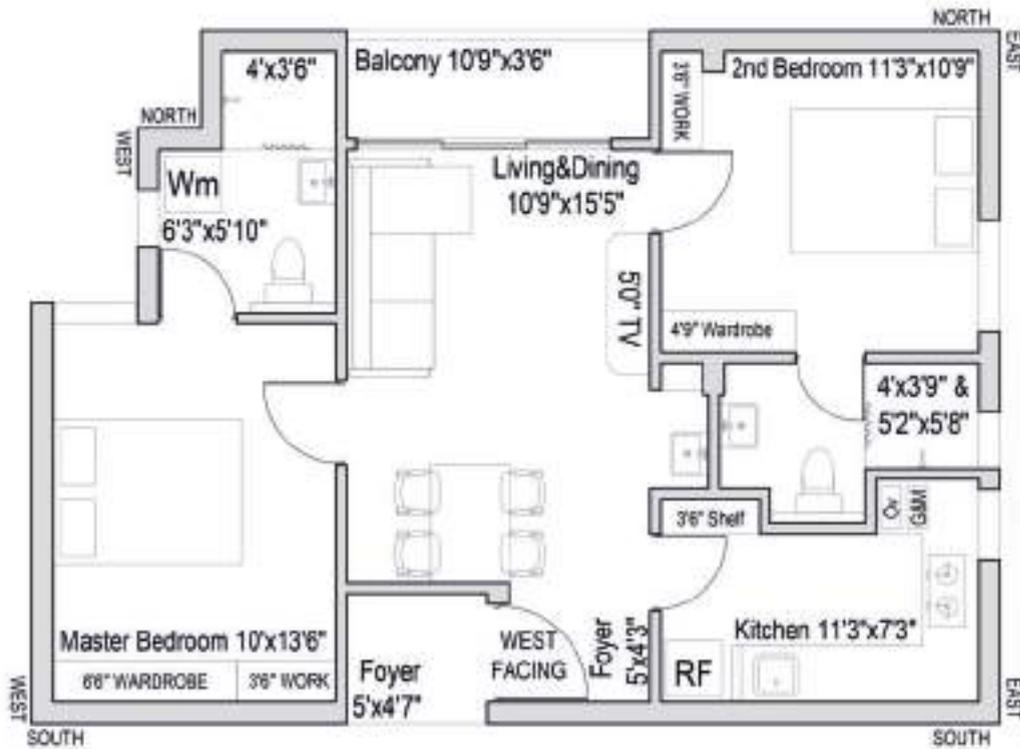
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FACING	TYPE	CARPET AREA	PLINTH AREA	BUILT-UP AREA
EAST	2 BHK	732	812	1,146

**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

# SPECIFICATIONS

## DOORS

- ✿ Solid wooden frame with pre-engineered designer door for main door
- ✿ Solid wooden frame & laminated flush door for bedrooms
- ✿ Waterproof (FRP) 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 X 2 'Vermora' vitrified tiles for Living, Dining, Bedrooms & Kitchen
- ✿ Skid resistant 'Vermora' flooring tiles, wall cladding with glossy ceramic tiles up to 7 feet in bathrooms
- ✿ Corridor 2 x 2 'Somany' Tiles

## PLUMBING

### Bathrooms

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

### Kitchen

- ✿ 'Carysil'- Stainless Steel Sink
- ✿ 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'
- ✿ Wires - 'KEI'
- ✿ Exhaust fans for Washrooms
- ✿ 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 6 & 16 amp sockets
- ✿ Light and fan points in living / bedrooms

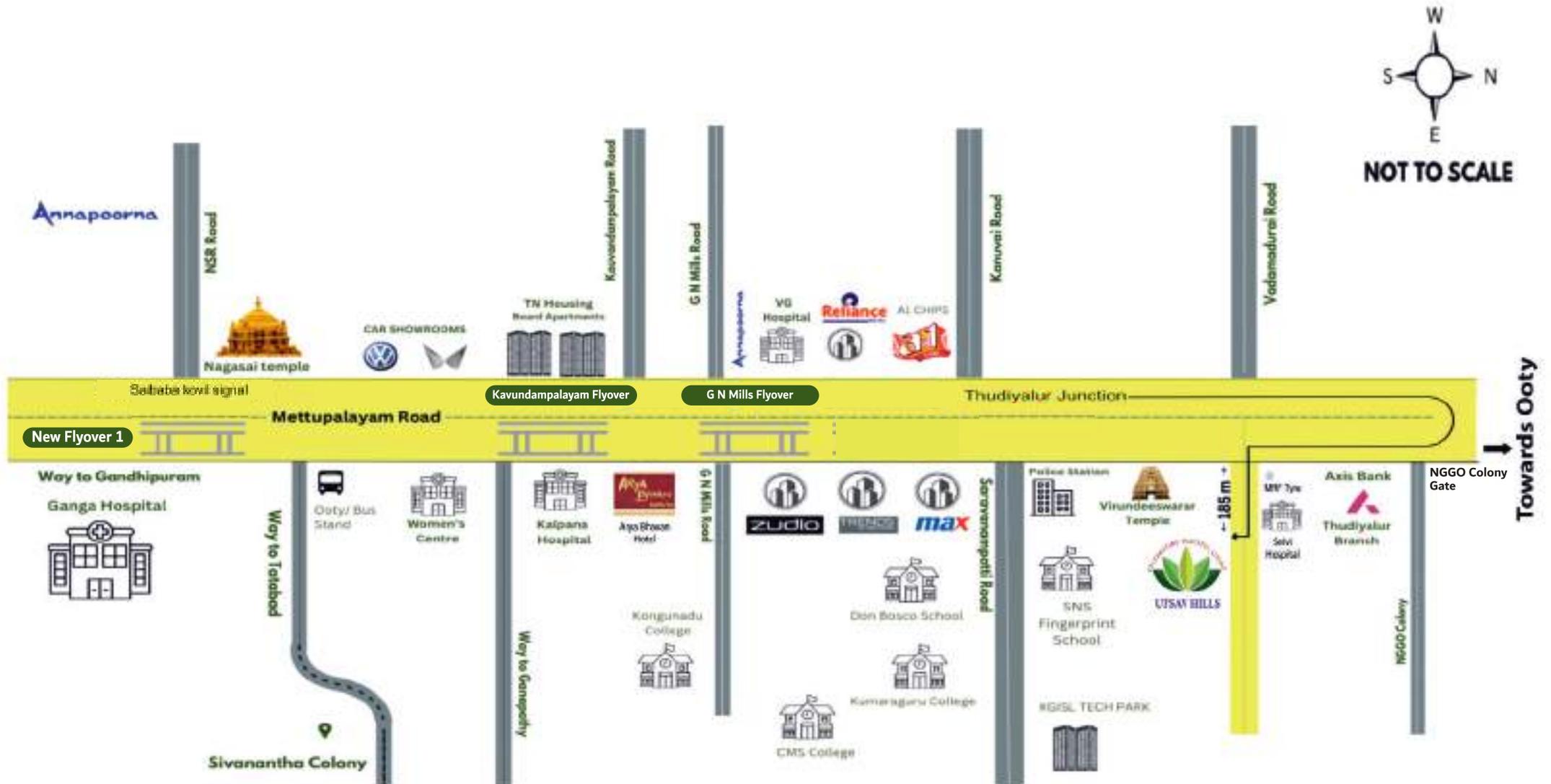
## GENERATOR BACKUP

- ✿ Light/Fan in all rooms
- ✿ Refrigerator
- ✿ Wi-Fi in living room
- ✿ Study Table Point in all rooms
- ✿ Common area / Lifts

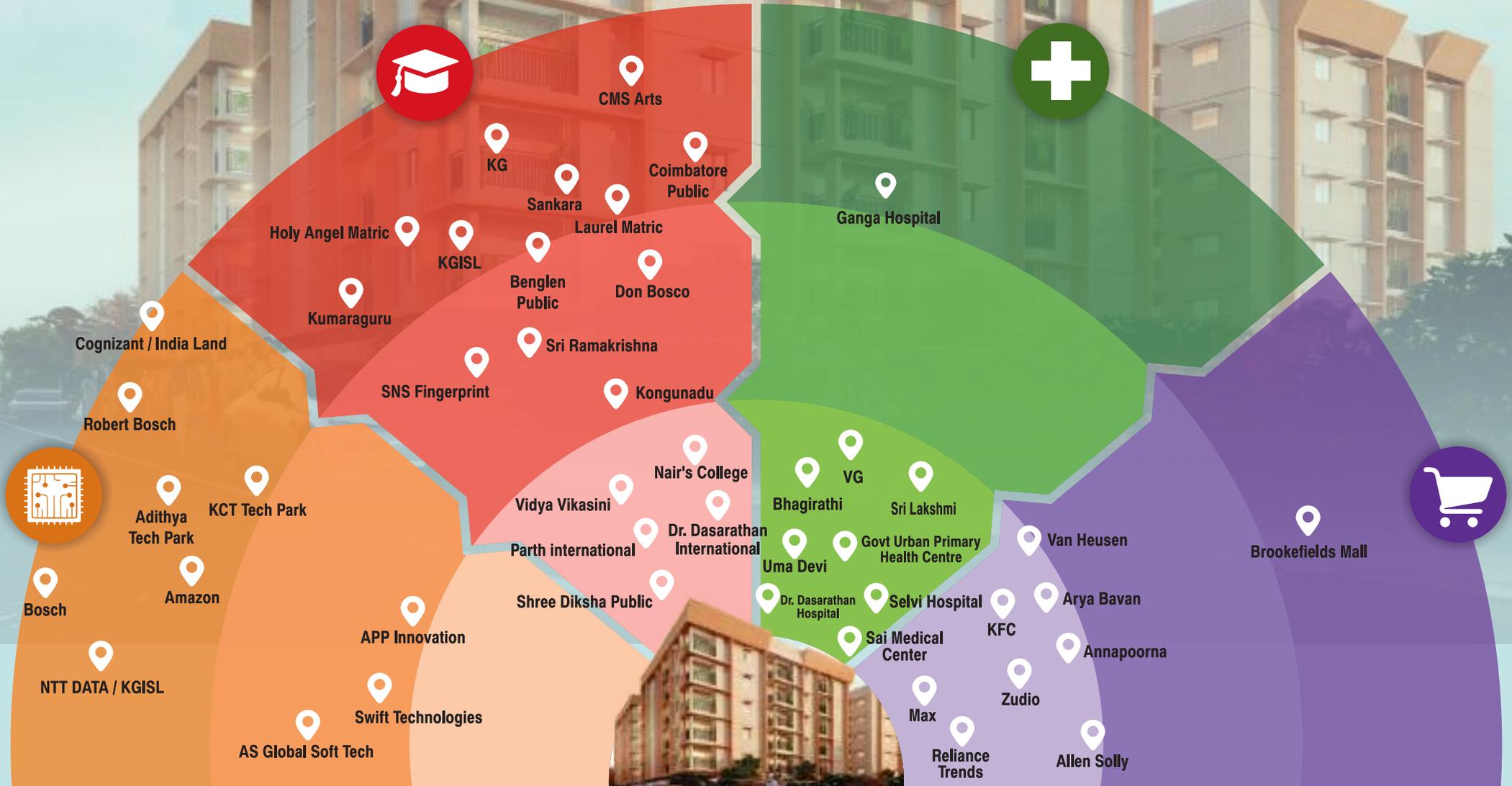
## LIFTS

- ✿ 'KONE' - 10 passenger LIFTS in all the Blocks

# ROUTE MAP



# LOCATION ADVANTAGES



6-10 km

3-6 km

0-3 km

0-3 km

3-6 km

6-10 km

# TESTIMONIAL FROM PREVIOUS PROJECTS

"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, 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, 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, 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, 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**



# TESTIMONIAL FROM OUR CUSTOMERS - UTSAV HILLS

"We are the first customers to book an apartment in " Utsav Hills" on 30th Jan. 2023, the day of their Bhoomi Pooja. We were quite impressed with the way the project was explained to us. We have been seeing the project from the day we booked and it has come to a finishing stage in record time" - **Mr & Mrs. Mayur Balasubramanian & Vaishnavi, Prague - Czech republic**



"I was the second customer to purchase in "Utsav Hills" and we were impressed by the way the project was presented to us. It has come out in the same manner as was explained. Good people to invest"

- **Mr. Gowtham Devaraj & Mrs. Srinithya, Malaysia**

"I booked a 3BHK apartment in May 2024. They have used only those branded items as displayed in their sales office and I am impressed with the quality of construction and the prompt feedback on progress to me" - **Dr. Manoj, Thoothukudi**



"We booked 2 apartments in "Utsav Hills" in August 2024 and were impressed by 4 factors - Located just 150 metres of Mettupalayam Road, silent locality with no noise from the main road, clean residential area and a good sales & construction team at site always willing to help us" - **Mr. Thayalan, Coimbatore**

"Excellent location, good brands, quality construction and transparency in documentation - Place to invest and good promoters to deal with" - **Mrs. Deepika Ravivarma, Coimbatore**



"I had seen many projects nearby and also up to the IT corridor. This is the best considering all factors. I paid my initial advance in Sep. 2024 and the progress has been as per commitment. The sales team is very cordial and update you regularly. Happy with my decision" - **Mr. Sai Vimal Prasath, Poland**

"Beautiful location facing hills on one side and their tree plantation program is unique. Good promoters and a nice team at site who are always willing to speak to you and that gives me more comfort. A good decision to invest in "Utsav Hills" - **Mr. Bharat Biju, Coimbatore**



## QUALITY AT ALL LEVELS

SANITARYWARE

American  
Standard

UPVC WINDOWS

NCL  
UPVC  
WINDOORS

VEKA  
MADE PERFECT. STAYS PERFECT.

WIRES

KEI  
Wires & Cables

PAINT

asianpaints

SWITCHES  
& MCBS

HAVELLS

LIFTS

KONE

TILES

VARMORA  
TILES • BATHWARE

CEMENT &  
STEEL

RAMCO  
SUPERGRADE  
As strong as family bonds.

SAIL  
Steel Authority of India

## PRE - APPROVED HOME LOANS FROM





# UTSAV HILLS

Thudiyalur, Coimbatore

Builders & Promoters :

## SAI UVR PROPERTIES PVT LTD

23-10-A, "Happy Home", Ramalinga Nagar 4<sup>th</sup> Cross,  
Saibaba Colony, Coimbatore - 641 011.

[www.vgsaigroup.com](http://www.vgsaigroup.com) | [sales@vgsaigroup.com](mailto:sales@vgsaigroup.com)

 Utsav Hills  Utsav Hills  utsav\_hills

For Sales Enquiries - 96778 53555 | 96778 93555 | 73050 41952 | 90034 44151

A Member of



TNRERA Reg. No. **TN/11/Building/309/2023**

**Disclaimer Clause:** While adequate and reasonable care has been taken in the presentation of the brochure & the related perspectives of the various structures, the Developer shall not be held responsible for any inaccuracies in their contents / perspectives shown and the actual product upon completion and delivery



scan to visit our project