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Agam
Dias



The Ultimate Villa Living- Agam

The perfect place to be at peace with yourself
and with those about whom you care the most
.Surrounded by features to make every moment
a pleasure to live and enjoy life .

It will make you wonder that you are living in a
resort ,called home.

Project Salient Features

- Independent Villas with Exclusive Land, Terrace & Garden
- Exclusive 24 Luxury Individual Villas on 1.15 Acres
- Contemporary New age Architecture
- Secured Community with privacy & Security
- 100% Vastu Complianced
- Located 5 Minute away from Pooluvapatty Junction
- 5 Minutes away from AVP Trust Collage
- 3 Minutes away from KGS School

Villa Features

- Exclusive Independent Villa Available from 1000 sft - 1650 sft with land area starting from 1250 sft - 2280 sft.
- Landscape and more Greenery with each Villa.
- Designed for Abundant Ventilation with Zero Dead space Design.
- Roca / Jaguar / Crysler or Equivalent Sanitary Fittings.
- Legrand / Schneider / Mk / Havells or Equivalent modular Switches and Sockets.

Site Plan





STANDARD VILLA



- 1.Sitout : 4'2" x 5'2"
- 2.Living : 11'0" x 11'0"
- 3.Dining : 8'3" x 7'3"
- 4.M.Bed room : 11'0" x 11'0"
- 5.Toilet : 7'7" x 4'6"
- 6.Kitchen : 8'3" x 8'3"
- 7.Bed Room : 11'0" x 11'0"
- 8.Toilet : 7'7" x 4'6"
- 9.Backyard : 11'11" x 8'8"

Land area : 1200-1500 sq.ft
Builtup area : 1000 Sq.ft

Ground Floor Plan | North Facing



Ground Floor Plan | South Facing



DELUXE VILLA



Ground Floor Plan | North Facing

1.Sitout	: 4'0" x 4'4"
2.Foyer	: 5'3" x 4'0"
3.Living	: 11'10" x 11'10"
3.Dining	: 9'1" x 8'6"
4.Staircase	: 8'6" x 8'6"
5.Deck	: 3'3" x 8'6"
6.Kitchen	: 8'10" x 8'3"
7.M.Bed Room	: 11'10" x 11'10"
8.Toilet	: 7'7" x 4'6"
9.Bedroom	: 11'10" x 11'10"
10.Toilet	: 7'7" x 4'6"

Land area	: 1500 - 1900 Sq.ft
Builtup area	: 1250 - 1350 Sq.ft



First Floor Plan | North Facing



DELUXE VILLA



Ground Floor Plan | South Facing

1.Sitout	: 5'2" x 4'0"
2.Foyer	: 6'0" x 3'6"
3.Living	: 11'10" x 9'6"
3.Dining	: 11'10" x 8'0"
4.Staircase	: 8'6" x 8'6"
5.Garden	: 14'0" x 8'6"
6.Kitchen	: 8'10" x 8'3"
7.M.Bed Room	: 11'9" x 11'0"
8.Toilet	: 7'7" x 4'6"
9.Bedroom	: 11'9" x 11'0"
10.Toilet	: 7'7" x 4'6"

Land area	: 1500 - 1900 Sq.ft
Builtup area	: 1250 - 1350 Sq.ft



First Floor Plan | South Facing



PREMIUM VILLA



Ground Floor Plan

- | | |
|--------------|------------------|
| 1.Sitout | : 5'2" x 4'0" |
| 2.Foyer | : 6'0" x 3'6" |
| 3.Living | : 11'10" x 9'6" |
| 3.Dining | : 11'10" x 8'0" |
| 4.Staircase | : 8'6" x 8'6" |
| 5.Garden | : 14'0" x 8'6" |
| 6.Kitchen | : 8'10" x 8'3" |
| 7.M.Bed Room | : 11'10" x 11'0" |
| 8.Toilet | : 7'7" x 4'6" |
| 9.Bedroom | : 11'10" x 11'0" |
| 10.Toilet | : 7'7" x 4'6" |

Land area	: 1500 - 1900 Sq.ft
Builtup area	: 1250 - 1350 Sq.ft



First Floor Plan

Specifications

Structure

- Floors
- Ground + Default terrace access – Type A villas
 - Ground + 1 Floor + Default terrace access – Type B and C villas

Structure

- RCC framed structure with isolated footing foundation
- Designed as earthquake resistant structure – Seismic Zone III
- Anti-termite treatment will be provided

Flooring

- Living and Dining
- 2’ x 2’ vitrified tiles (600mm x 600mm)

- Kitchen
- 2’ x 2’ vitrified tiles (600mm x 600mm)

- Bedrooms
- 2’ x 2’ vitrified tiles (600mm x 600mm)

- Toilets
- Anti-skid ceramic tiles

- Open terrace(2n d Floor)
- Weather resistant clay tiles

- Utility
- Anti-skid ceramic / natural stone

- Car park
- European parking tile / Anti-skid ceramic tile

- Balcony & open terrace
- Anti-skid ceramic tile

- Staircase
- Granite flooring with MS handrail

Wall & Ceiling Finishes

- Ceiling in all rooms
- 2 coats of putty, 1 coat of primer and 2 coats of premium emulsion paint

- Living, dining, bedrooms
- 2 coats of putty, 1 coat of primer and 2 coats of premium emulsion paint

- Walls exterior
- 1 coat of primer and 2 coats of weather proof external emulsion paint

- Grills / railings
- Zinc chromite non corrosive primer with enamel paint

Kitchen

- Counter top
- Polished black granite slab of 600mm width @ 810mm height from the finished floor level

- Wall dado
- Wall tiles for 600mm height from counter top

- External gas bunk
- External gas bunk on the villa rear side (piping to be part of customer scope)

- Others
- Provision for chimney (electrical and exhaust only)
 - Provision for water purifier (electrical and water inlet only)
 - SS Sink (Nirali or Equivalent) with sink faucet – cold water only

Bathrooms

- Wall dado
- Wall tiles up to 7’ height

- Inner pipelines
- Concealed CPVC pipelines
 - UPVC for other plumbing lines
 - PVC line for underground drainage

- Others
- Provision for exhaust will be provided in all bathrooms
 - Provision for solar water heater on terrace (plumbing and electrical only)
 - No provision for geyser inside the bathrooms

Windows

- Windows
- UPVC windows with see-through plain glass & MS safety grill

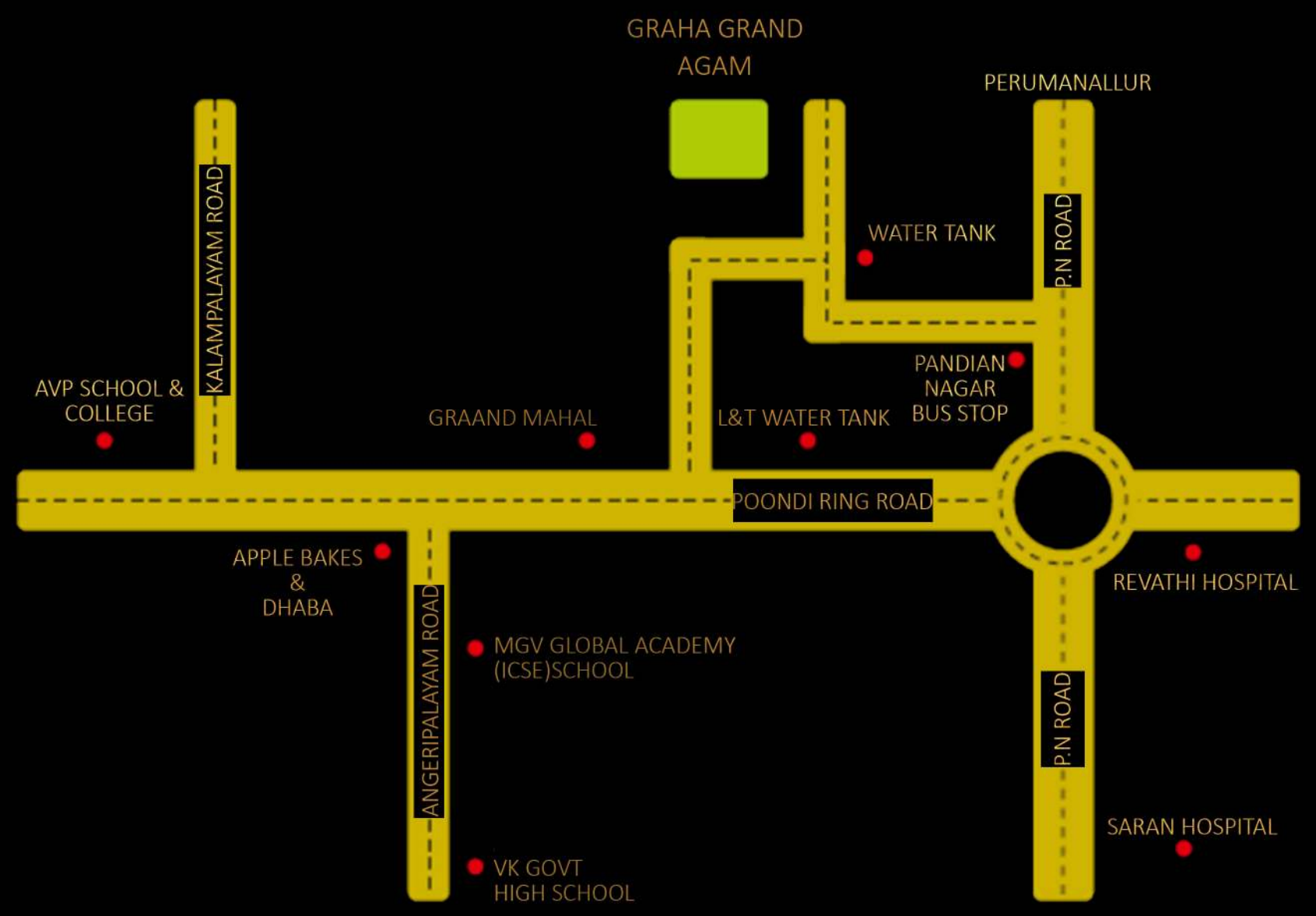
- French door/window
- UPVC with toughened glass and without grills

- Ventilators
- UPVC with suitable louvered glass panels and MS safety grill

Doors	
Main door	- African teak wood frame with designer moulded shutterof 7’ height with Godrej or equivalent locks, handles,tower bolts and door stopper.
Bedroom doors	- 7’ high seasoned wodo frame with plain mouldeddoor or Fiberglass Reinforced (FRP) door frame and shutters with Godrej or equivalent locks, handles,tower bolts and door stopper
Bathroom doors	- 7’ high seasoned wodo frame with moulded door shutter with waterproof enamel finishon the inner side or Fiberglass Reinforced (FRP) door frame and shutters (waterproof)
Head room and utility doors	- 7’ high seasoned wood frame with moulded door shutter or Fiberglass Reinforced (FRP) door frame and shutters (waterproof)
Balcony doors	- 7’ high UPVC with roughened glass door and without grills
Electrical Fixtures & Fittings	
Power supply	- 3 phase power supply will be provided
Cables / wires	- Finolex / Polycab or equivalent ISI approved brand
Modular switches	- Legrand / Schneider / MK or equivalent and sockets ISI approved brand
MCB, ELCB and DB	- Legrand / Schneider / MK or equivalent ISI approved brand
Air conditioner points	- Split AC points will be provided for master bedroom and ground floor bedroom - Split AC Provision for Living Room & Other Bed Rooms –Optional (Electrical & Core-Cutting provision) - Note: Does not involv e any Copper / Drain Piping
Power backup	- Electrical provision for domestic UPS(wiring and conduit provision only)
Intercom point	- Provision will be given in living and master bedroom
DTH /TV points	- DTH /TV point will be given in living and master bedroom
Landscaping	- Suitable external hard / soft landscaping as per architect’s plan

PAYMENT SCHEDULE FOR VILLA	
Stage	%
Advance (on the day of booking)	10%
Agreement (before 40 days from booking)	40%
Foundation	10%
Ground floor roof completion	10%
First floor roof complation	10%
Completion of brickwork & plastering	15%
Handing over	5%

Location Map



Location Advantages

The project is strategically located in Pandiyan Nagar- Tirupur.

It is a easy conectivity between P.N.Road and Avinashi Road.

5 minutes drive from poluvapatti junction.

Less than 10 minutes to new bus stand.

15 minutes to railway station.

5 minutes to Avinashi road.

5 minutes to Perumanallur.

10 to New Tirupur.

Schools and Collages Near By :

KGS School, AVP Trust, MGV Global Academy, St Mary’s Nursery and Primary School, VK Goverment Hr. Sec. School, APS Academy,TEA School, Vikas Vidyalaya Nursery School, Vikas Vidyalaya Metric School, Maruthi School, Kongu Vellalar Matriculation Hr. Sec. School.

Hospitals Near By :

Sri Kumaran Hospitals, Revathi Medical Center, Sri Saran Medical Center.