



DTCP No : 431 - 556 - 647 / 2024



NOYYAL RESIDENCY
A Higher Quality of Living



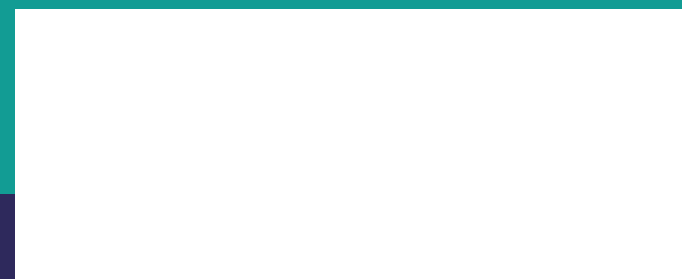
NOYYAL RESIDENCY
A Higher Quality of Living

www.noyyalresidency.com

For booking call:

94431 16617
98423 45209

sales@noyyalresidency.com | noyyalresidency@gmail.com



PEEDAMPALLI, COIMBATORE



**PREMIUM
VILLAS &
PLOTS**

AMENITIES

- ◆ 24 x 7 CCTV Surveillance
- ◆ Open Air Auditorium | Park | Party Hall
- ◆ Childrens Play Area
- ◆ Street Lights
- ◆ 3 Phase Electric Pole (Individual connection)
- ◆ Grand Entry & Exit Archs
- ◆ 3 Entry & Exit Points
- ◆ Direct entry from Pappampatti Main Road
- ◆ 32.8 feet & 29.5 feet Layout Roads
- ◆ Separate Pipe lines for Drinking Water & Bore Water for each sites
- ◆ DTCP & RERA Approved
- ◆ Ready to construct plots, perfect legal documentation, post purchase construction guidance.
- ◆ Black Thar Roads inside the layout
- ◆ Compound Wall for complete layout
- ◆ Clear Title & Clear Signage
- ◆ Tree Plantation on Roads
- ◆ Sites from 2 cents to 5 cents (2 BHK to 4 BHK)
- ◆ Walking Track | Open Gym | Vinayagar Temple



CCTV Camera



Thar Roads



Street Lights



Vastu
Compliant



Childrens
Play Area



Drainage
Connection



Compound Wall



Open Gym



Uninterrupted
Water Supply



Aromatic Garden
with Seating



Open Air
Party Area



Rain Water
Harvesting

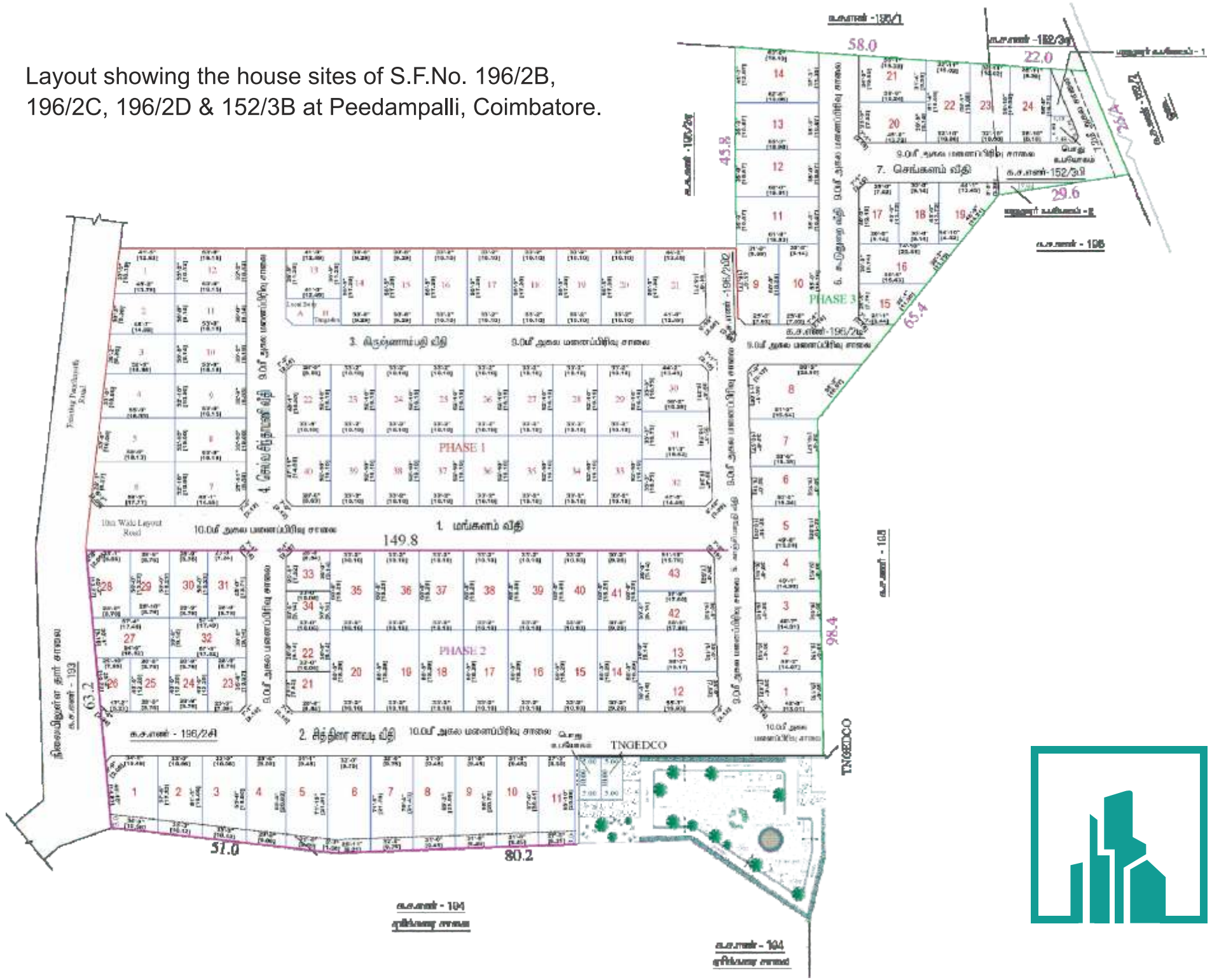
GET READY
TO BUILD
YOUR DREAM
HOME



Approved Bank Partners



Layout showing the house sites of S.F.No. 196/2B, 196/2C, 196/2D & 152/3B at Peedampalli, Coimbatore.



PHASE 1 - Area Details

Plot No.	Total Area in Sqft.	Cents
1	1448	3
2	1412	3
3	1514	3
4	1771	4
5	1887	4
6	2000	4
7	1726	3
8	1736	3
9	1736	3
10	1590	3
11	1590	3
12	1762	4
13	1507	3
14	1723	3
15	1723	3
16	1879	4
17	1879	4
18	1879	4
19	1879	4
20	1879	4
21	2528	5
22	1753	4
23	1754	4
24	1754	4
25	1754	4
26	1754	4
27	1754	4
28	1754	4
29	1754	4
30	1735	3
31	1824	4
32	1721	3
33	1754	4
34	1754	4
35	1754	4
36	1754	4
37	1754	4
38	1754	4
39	1754	4
40	1753	4

PHASE 2 - Area Details

Plot No.	Total Area in Sqft.	Cents
1	2034	4
2	1967	4
3	2091	4
4	1974	4
5	2179	5
6	2302	5
7	2268	5
8	2162	4
9	2127	4
10	2093	4
11	1809	4
12	1790	4
13	1774	4
14	1815	4
15	1995	4
16	1995	4
17	1995	4
18	1995	4
19	1995	4
20	1955	4
21	978.10	2
22	990	2
23	1138	2
24	1150	2
25	1150	2
26	947	2
27	1676	3
28	1527	3
29	1438	3
30	1438	3
31	1424	3
32	1721	3
33	978.10	2
34	990	2
35	1995	4
36	1995	4
37	1995	4
38	1955	4
39	1955	4
40	1955	4
41	1815	4
42	1748	4
43	1706	3

PHASE 3 - Area Details

Plot No.	Total Area in Sqft.	Cents
1	1425	3
2	1451	3
3	1463	3
4	1478	3
5	1613	3
6	1508	3
7	1764	4
8	2787	6
9	1843	4
10	1786	4
11	2166	4
12	2174	4
13	2183	5
14	2471	5
15	1168	2
16	2149	4
17	1351	3
18	1350	3
19	1492	3
20	1488	3
21	1650	3
22	1977	4
23	1903	4
24	1502	3

HIGH
GUARANTEED
APPRECIATION





NORTH FACING

2 Bedrooms with attached bathroom
 Living Room
 Kitchen with Dining
 Pooja & Storage Room

Total Site Area : 1871 Sq.ft.
 Total Buildup Area : 1354 Sq.ft.





SOUTH FACING

2 Bedrooms with attached bathroom
 Living Room
 Kitchen with Dining
 Pooja & Storage Room

Total Site Area : 1871 Sq.ft.
 Total Buildup Area : 1382 Sq.ft.





EAST FACING

2 Bedrooms with attached bathroom
 Living Room
 Kitchen with Dining
 Pooja & Storage Room

Total Site Area : 1740 Sq.ft.
 Total Buildup Area : 1348 Sq.ft.





WEST FACING

2 Bedrooms with attached bathroom
 Living Room
 Kitchen with Dining
 Pooja & Storage Room

Total Site Area : 1508 Sq.ft.
 Total Buildup Area : 1132 Sq.ft.



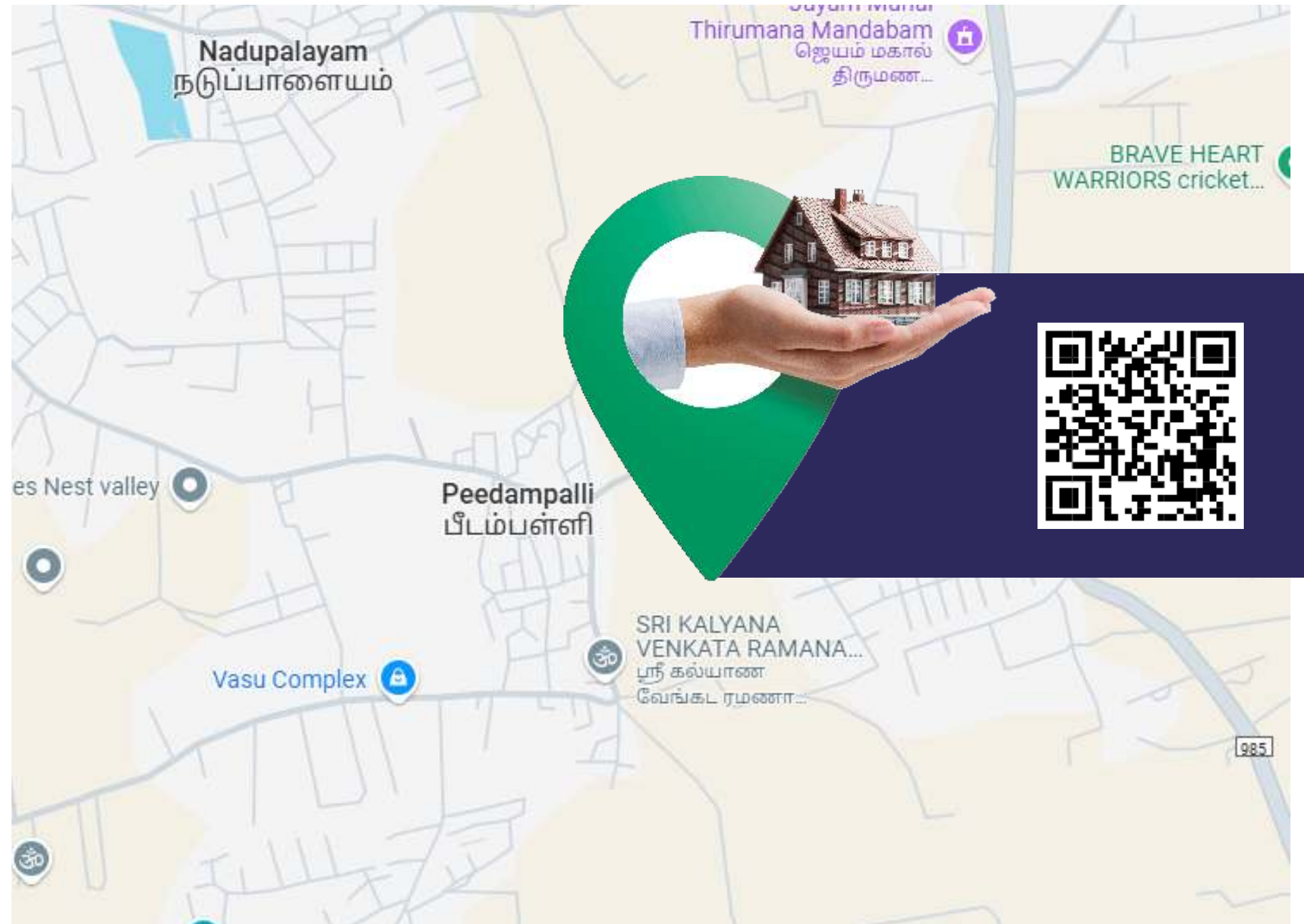


DTCP approved plots at Affordable & Comprehensive prices
Premium Neighborhoods & Rapidly developing residential area

Proximity to key roads and junctions
100% Clear Legal Documents



THE BEST VILLA PLOT FOR A DREAM HOME



VERY CLOSE TO

SBIOA School	4.5 kms
KIT College	3.8 kms
Gem College of Nursing	2.8 kms
Sri Suka Brahma Maharishi School	2.6 kms
Airport	17.5 kms
Railway Station	18.2 kms
Cochin Bypass	6.2 kms
Singanallur Bus Stand	11.3 kms
Trichy Road	5.2 kms
Avinashi Road	13 kms
Pollachi Road	17.2 kms
Sulur KMCH	9.7 kms
Sulur Airforce	12 kms
Dmart Sulur	7.2 kms
SRK Miraj Cinemas	7.6 kms
Proposed Circket Stadium (Weavers Colony, Ondipudur)	8.3 kms
Sri Kalyana Venkata Ramana Perumal Temple	just opposite

- ◆ Premium gated community with villa plots, featuring 100+ plots.
- ◆ Exception location with views of key landmarks and easy access to major roads.
- ◆ Close to Suler Industrial & Logistics park.
- ◆ Adjacent to major transit routes for enhanced connectivity.
- ◆ Location in a secured and well established neighborhood.
- ◆ Close to the future connectivity roads.
- ◆ Convenient public transport with a nearby bus stop.
- ◆ Proximity to leading educational institutions like RVS College, GEM Nursing College, KIT College, Karpagam College, Hindustan College of Engineering, SSVM Public School, SBIOA Public School, Mater Dei International School.
- ◆ Nearby top hospitals including KMCH, JP Multi Speciality Hospital, Saraswathi Hospital, Royal Care Hospital.
- ◆ Entertainment venues are easily accessible.
- ◆ Close to various religious centres.



S.No.	PARTICULARS		
1	Basement Height 3" 6" Roof Height 10"		
2	Quality Super Grade (Cement & M Sand)		
3	Quality Wire Cut Bricks		
4	Branded TMT Steels		
5	Branded Ceramic Wall Tiles		
6	Verified Floor Tiles		
7	Granite Cooking Platform		
8	Main door Teak Wood & Inner door With African Teak Wood		
9	Windows and Ventilators with UPVC		
10	ISI Branded Wire		
11	Inverter Wiring		
12	Branded Switches		
13	Branded Closet Floor Mounted		
14	Sink With Stainless Steel		
15	Wall Putty For Interior Wall Only		
16	Interior Exterior Grade IV Emulsion Paint		
	1050 Sqft Building	1400 Sqft Building	
17	Sump	6000	10000
18	Septic Tank	3000	5000
19	Compount Wall 6" feet Height 4" Solid Block		
20	Mild Steel Entrance Gate		
21	Closed Car Parking		
	COST PER SQFT RS.2550/-		

Two Bed Room
Building 1050 Sqfts with
Land 875 Sqfts Land
(2.0 Cents) Rs. 48 Lakhs

Two Bed Room
Building 1400 Sqfts with
Land 1300 Sqfts Land
(3 Cents) Rs. 66 Lakhs

