



UTSAV HILLS

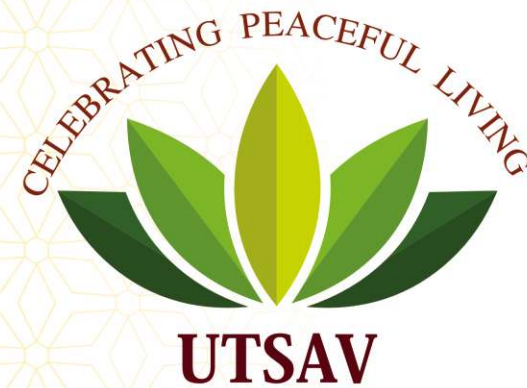
Thudiyalur, Coimbatore



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



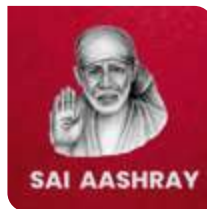
Anna Nagar
Chennai



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



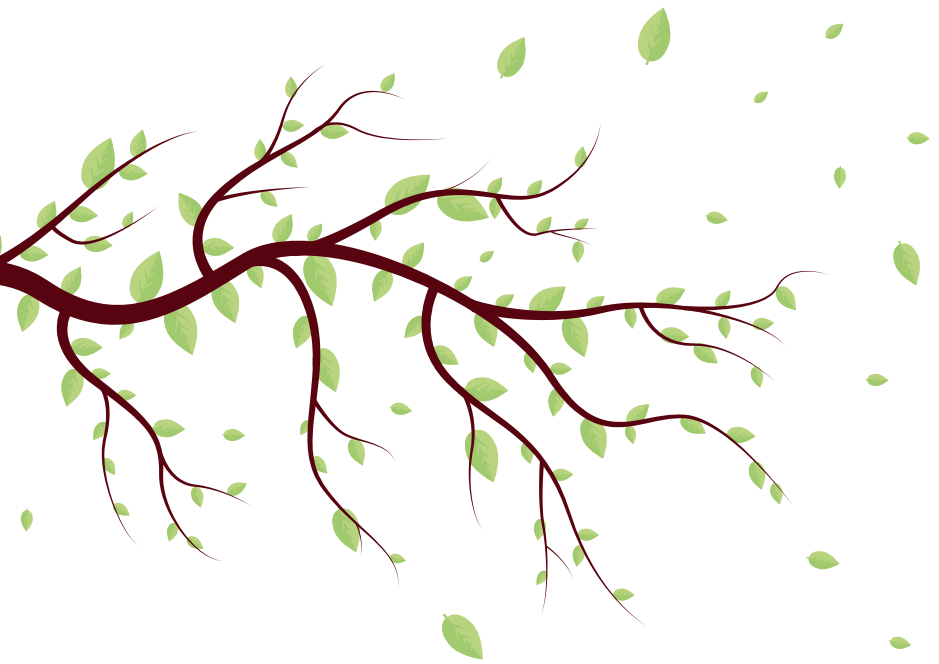
PROJECT OVERVIEW

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.



MODERN AMENITIES



Health / Wellness / Leisure / Games

- ❧ Multipurpose hall
- ❧ Shuttle court
- ❧ Basket ball free-throw
- ❧ Table tennis
- ❧ Gully cricket
- ❧ Kids play area
- ❧ Toddlers sand pod
- ❧ Kids cycling circuit
- ❧ Amphistage
- ❧ Carrom
- ❧ Chess
- ❧ Ludo
- ❧ 70m long designated walking track
- ❧ Surya namaskar pavilion

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 system
- ✿ Own your trees
- ✿ Association room
- ✿ 24/7 security kiosk
- ✿ CCTV surveillance for entire gated community
- ✿ RCC overhead tanks for each block
- ✿ RCC underground sump
- ✿ Municipal water supply
- ✿ Bore water supply
- ✿ Efficient rainwater surface run-off
- ✿ Courier receipt desk
- ✿ Flowering shrubs
- ✿ Lightning arresters
- ✿ Adequate earthing for entire gated community
- ✿ 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
- ✿ Tiles in car parking area
- ✿ Corner protection for columns at car parking area

AERIAL VIEW OF AMENITIES



LIFT

Rise in comfort, every time you move. Kone 10 passenger lifts in all blocks make every floor feel closer to home.

Power that never lets you down. Our backup genset keeps your world bright and uninterrupted.

GENSET

WATER TREATMENT PLANT



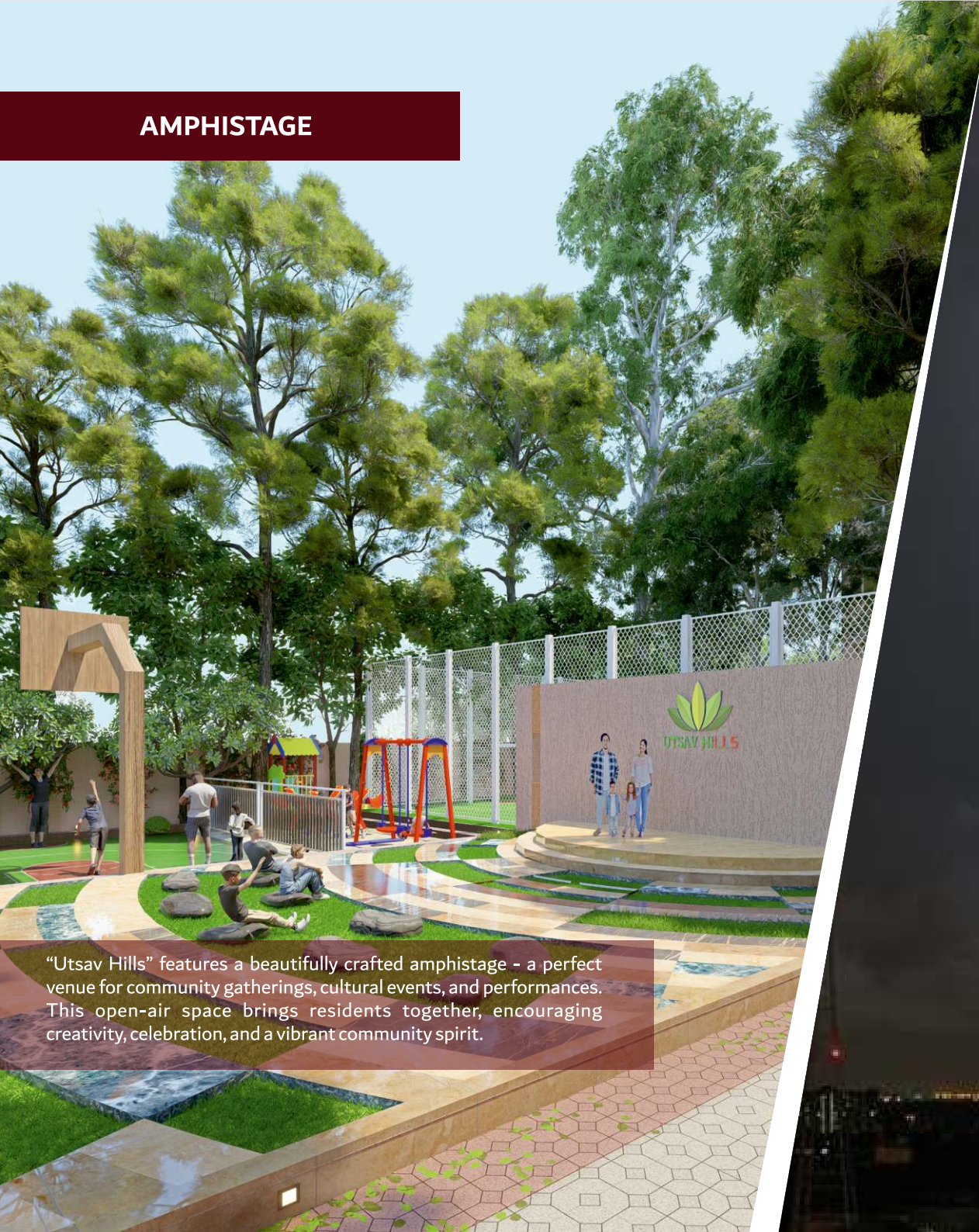
Clean water, caring for nature. Our eco-friendly treatment plant delivers purity, preserving every precious drop

Advanced sewage treatment ensures a cleaner, greener community. Live sustainably with every drop recycled for a better tomorrow.



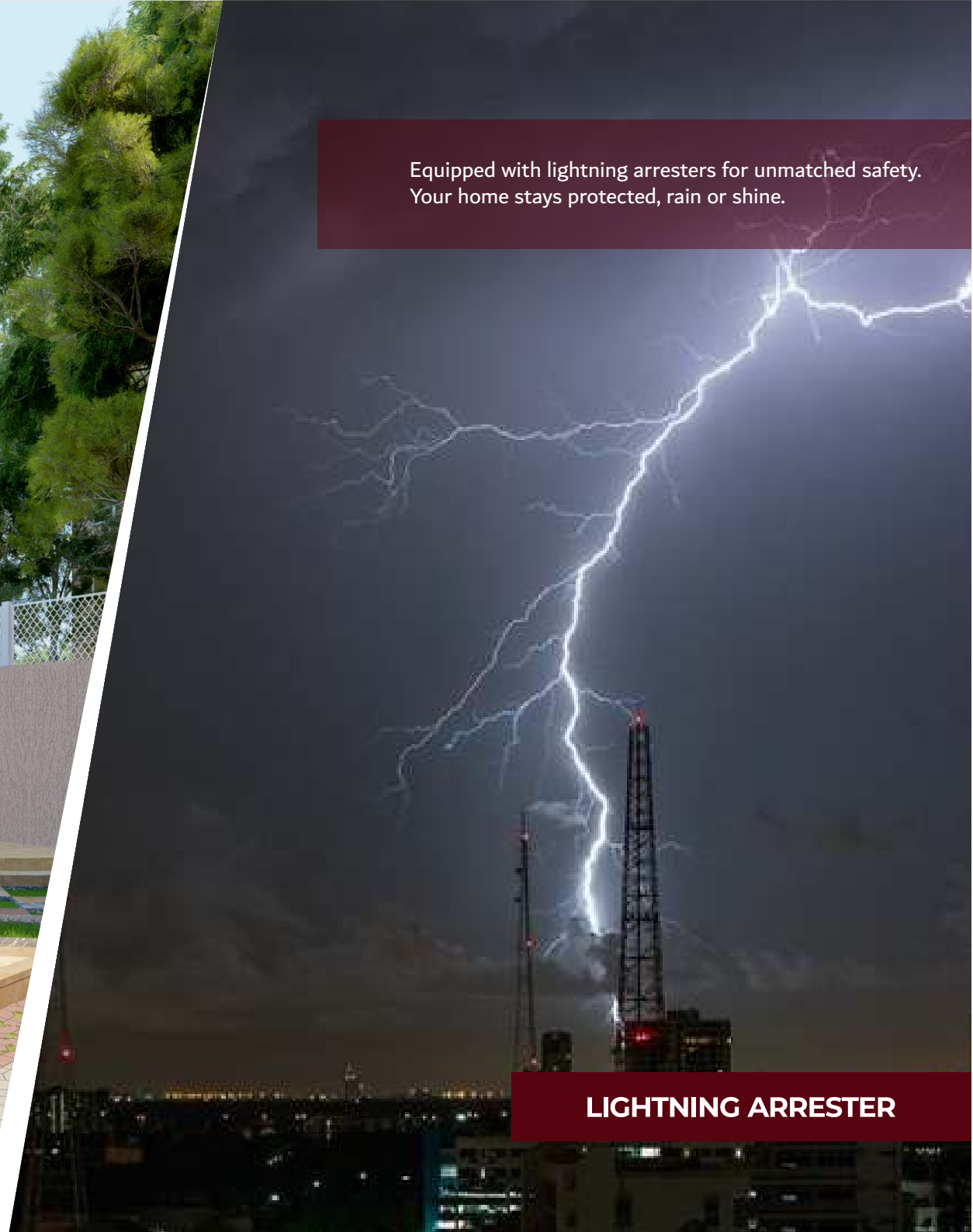
SEWAGE TREATMENT PLANT

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.

Equipped with lightning arresters for unmatched safety. Your home stays protected, rain or shine.



LIGHTNING ARRESTER

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

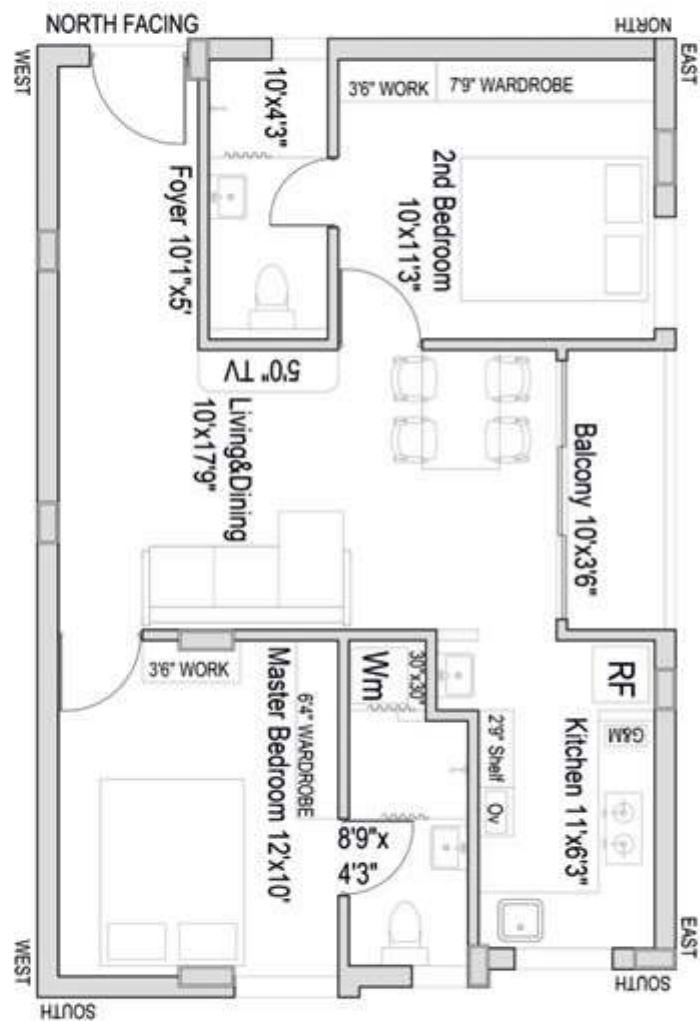
Scan for virtual reality



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

A102 A202 A302 A402 A502

Scan for virtual reality



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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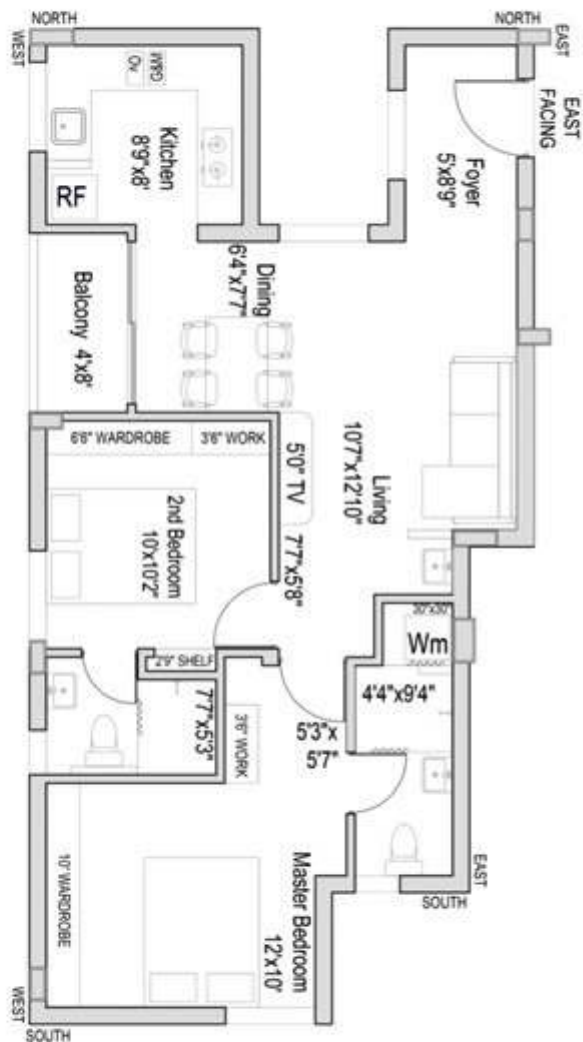
Entry



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

A104 A204 A304 A404 A504

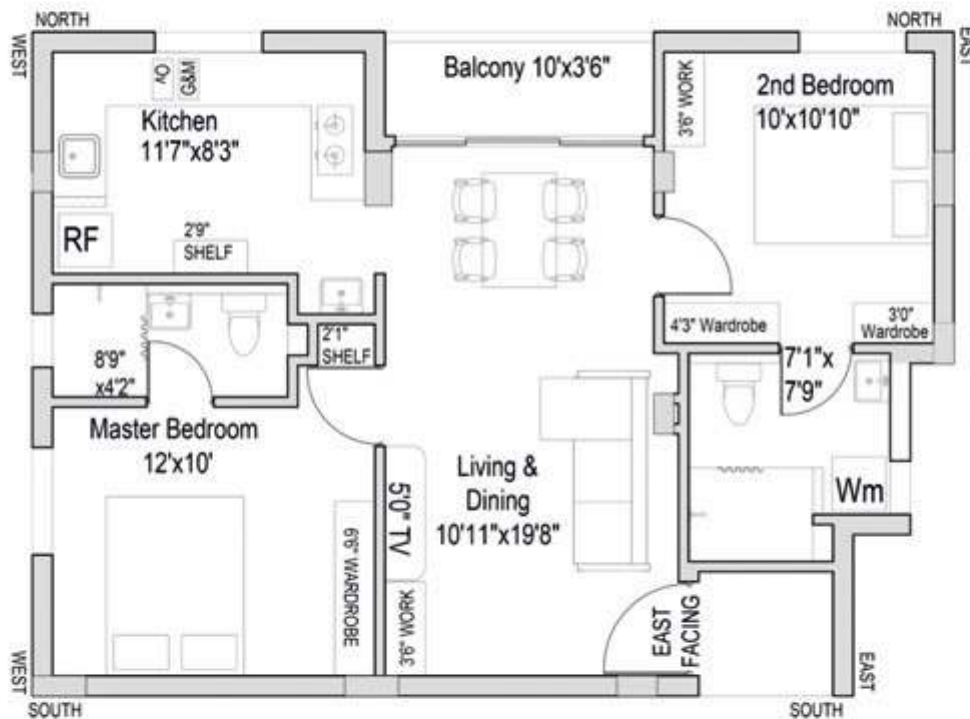
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FACING	TYPE	CARPET AREA	PLINTH AREA	BUILT-UP AREA
EAST	2 BHK	749	838	1,183

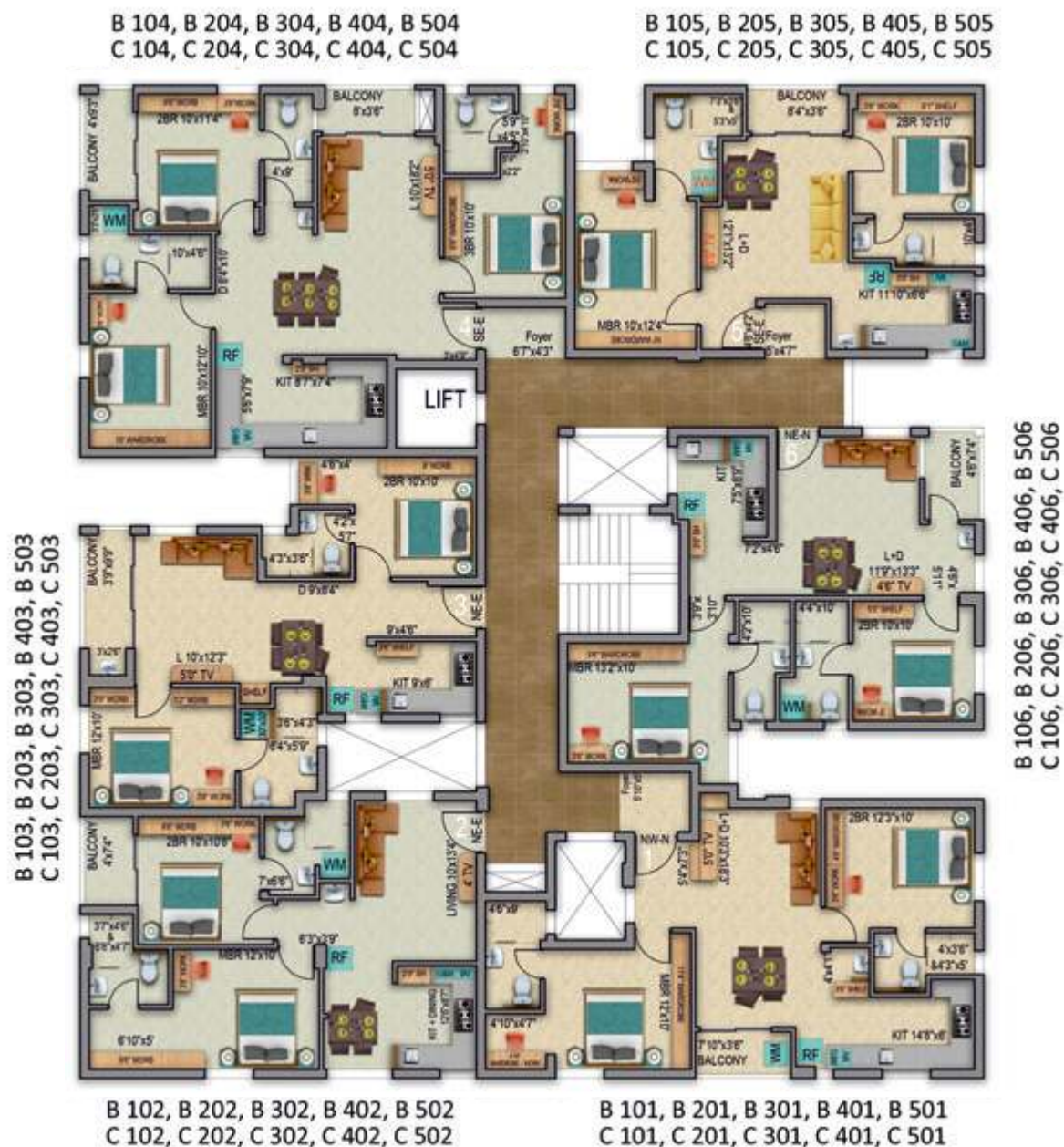
A105 A205 A305 A405 A505

Scan for virtual reality



FACING	TYPE	CARPET AREA	PLINTH AREA	BUILT-UP AREA
EAST	2 BHK	738	808	1,141

BLOCK B & C



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**

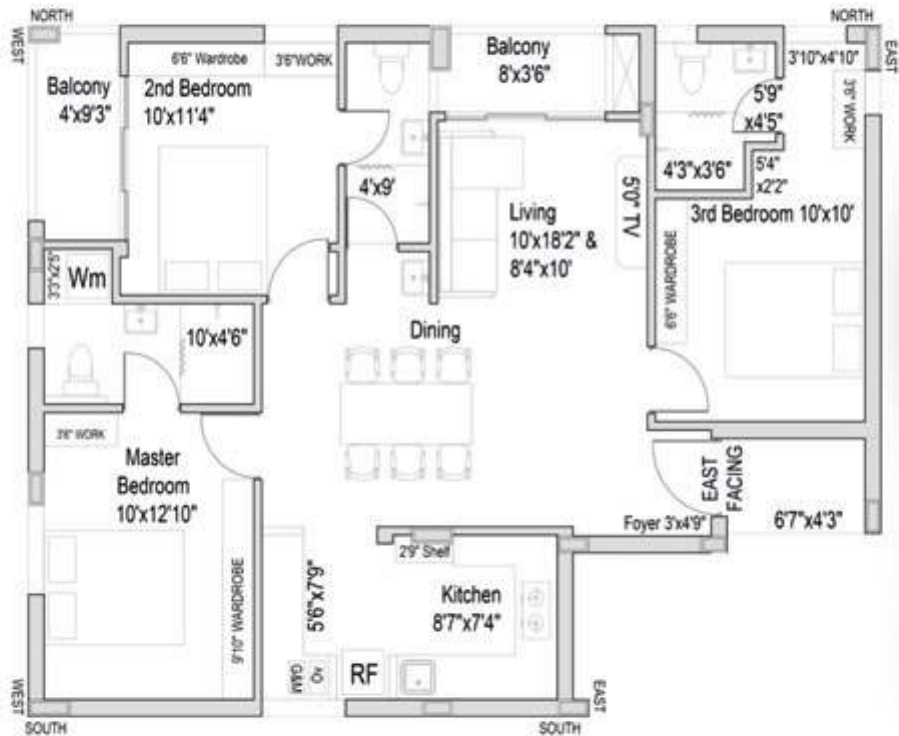
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FACING	TYPE	CARPET AREA	PLINTH AREA	BUILT-UP AREA
EAST	2 BHK	722	792	1,117

B104 B204 B304 B404 B504
C104 C204 C304 C404 C504

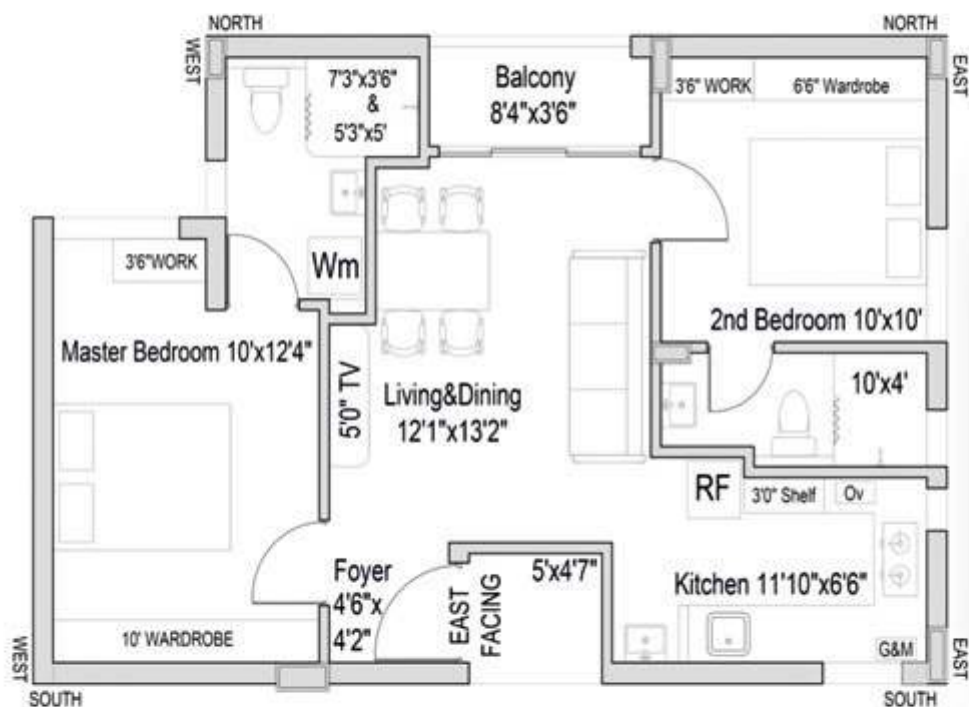
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FACING	TYPE	CARPET AREA	PLINTH AREA	BUILT-UP AREA
EAST	3 BHK	1,061	1,134	1,601

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

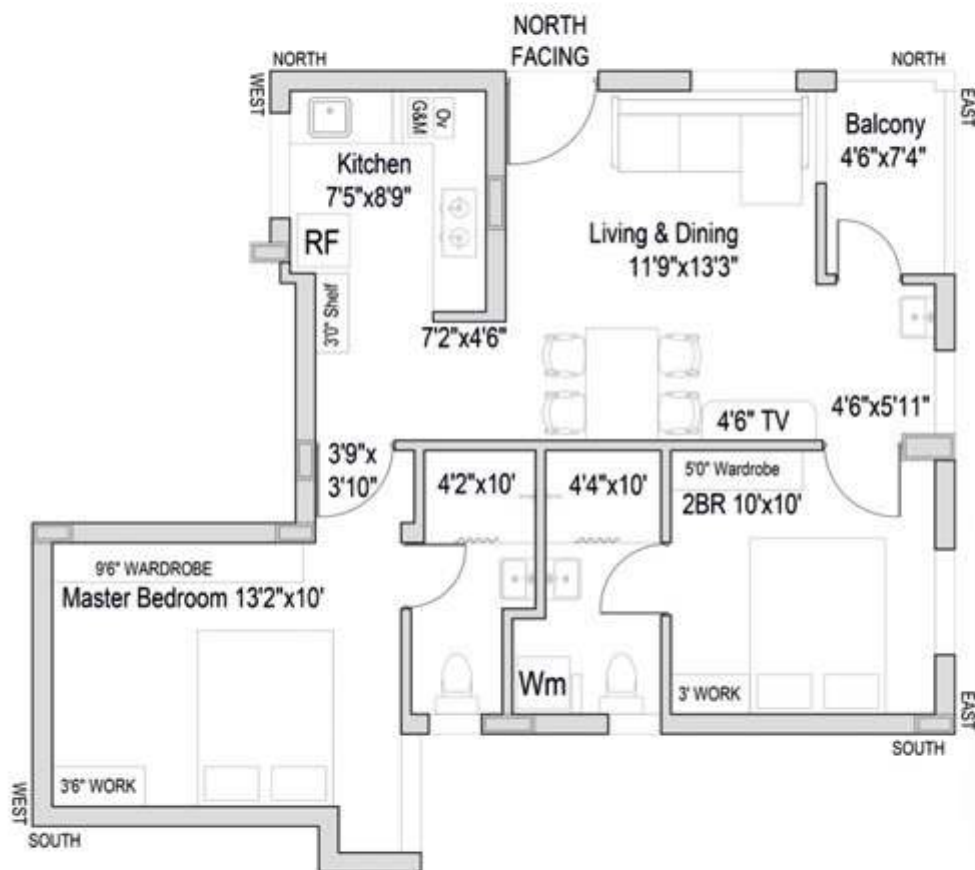
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FACING	TYPE	CARPET AREA	PLINTH AREA	BUILT-UP AREA
EAST	2 BHK	666	734	1,035

**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

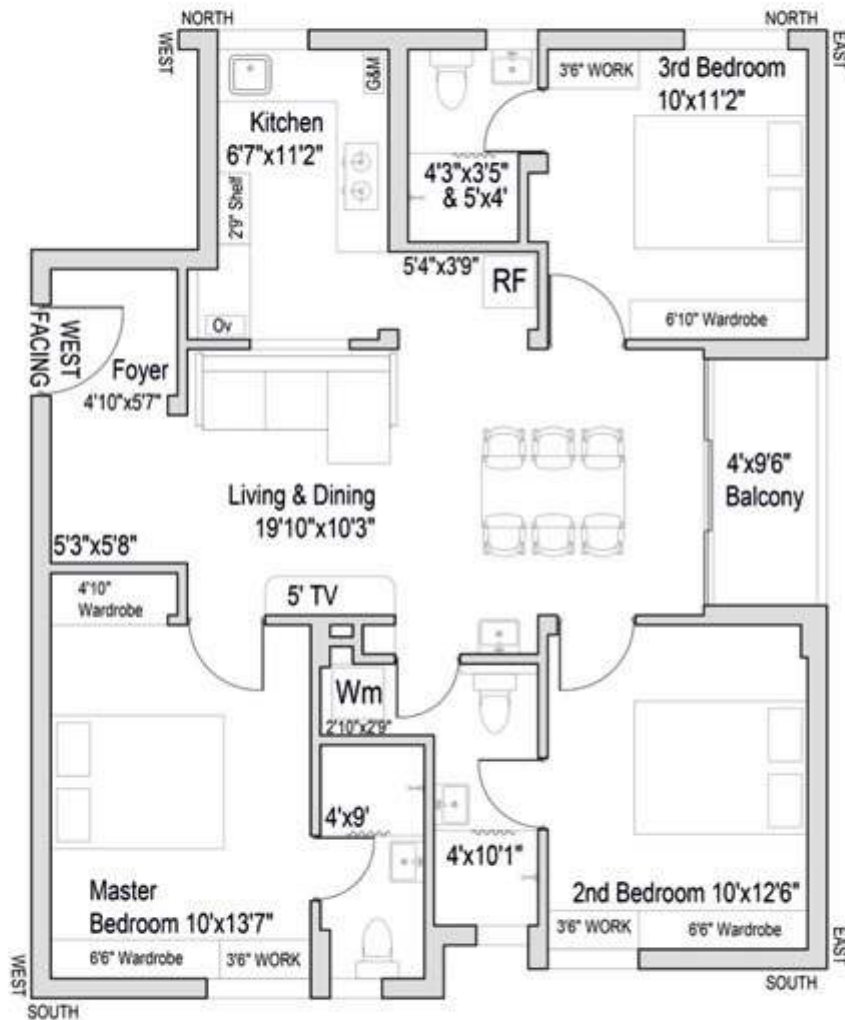
BLOCK D



Apartment No.	D101, D201, D301, D401, D501	D102, D202, D302, D402, D502	D103, D203, D303, D403, D503	D104, D204, D304, D404, D504	D105, D205, B305, D405, D505	D106, D206, D306 D406, D506
Facing	West	North	North	North	East	West
Type	3 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK
Built-up area (Sq ft)	1,499	1,099	1,133	1,065	1,146	1,132

D101 D201 D301 D401 D501

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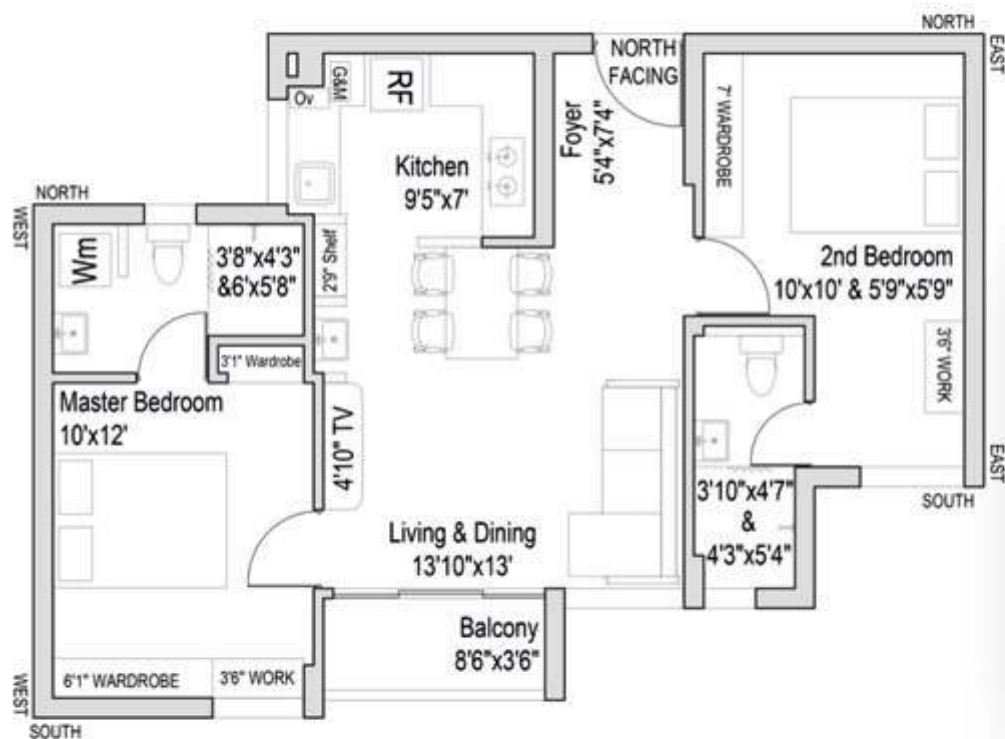
Entry



FACING	TYPE	CARPET AREA	PLINTH AREA	BUILT-UP AREA
WEST	3 BHK	977	1062	1,499

D102 D202 D302 D402 D502

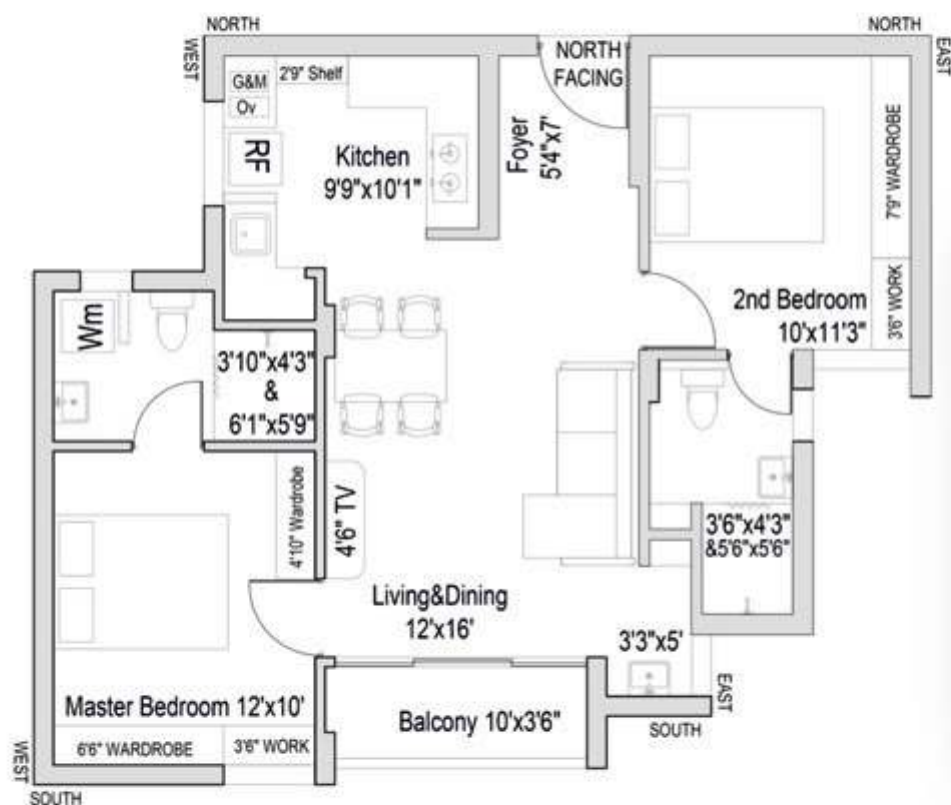
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FACING	TYPE	CARPET AREA	PLINTH AREA	BUILT-UP AREA
NORTH	2 BHK	706	780	1,099

D103 D203 D303 D403 D503

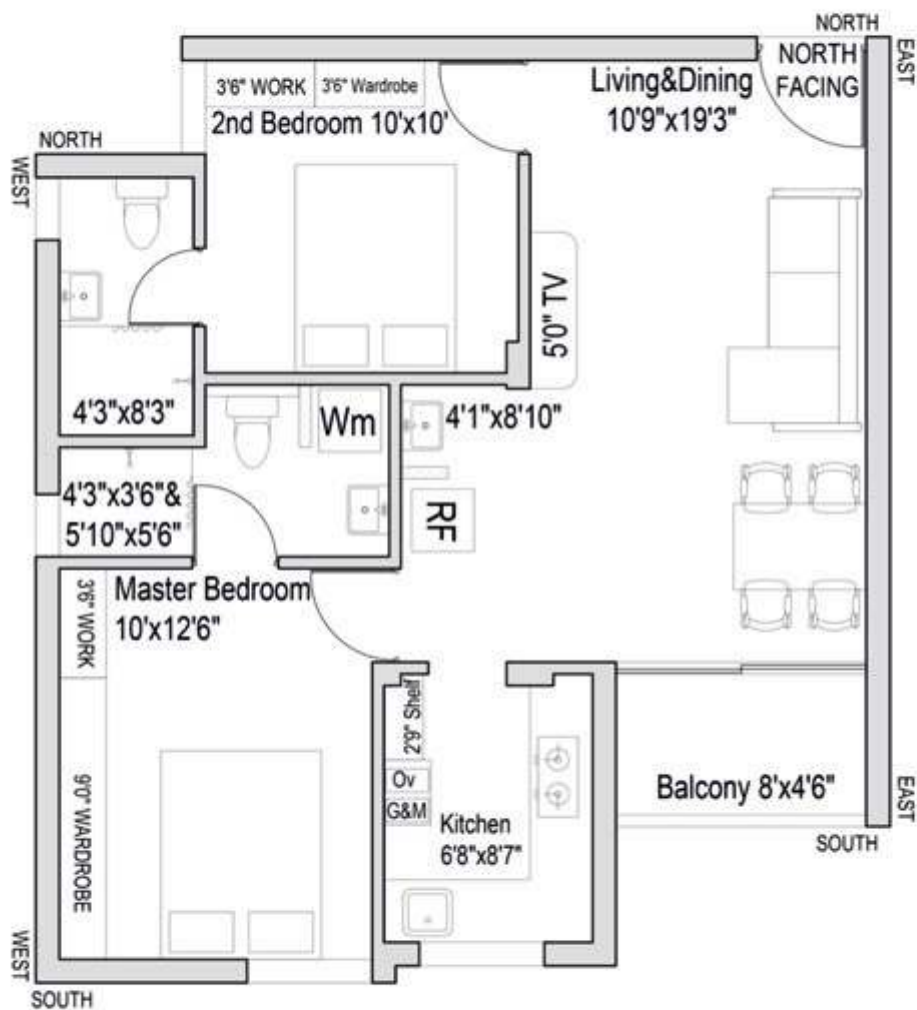
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FACING	TYPE	CARPET AREA	PLINTH AREA	BUILT-UP AREA
NORTH	2 BHK	730	803	1,133

D104 D204 D304 D404 D504

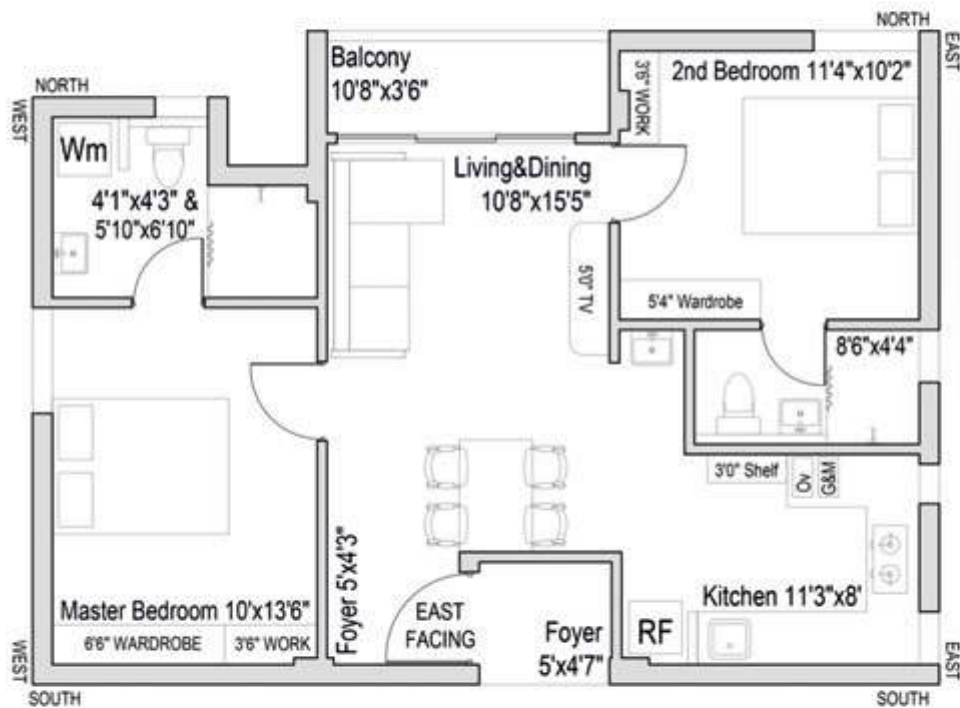
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FACING	TYPE	CARPET AREA	PLINTH AREA	BUILT-UP AREA
NORTH	2 BHK	686	755	1,065

D105 D205 D305 D405 D505

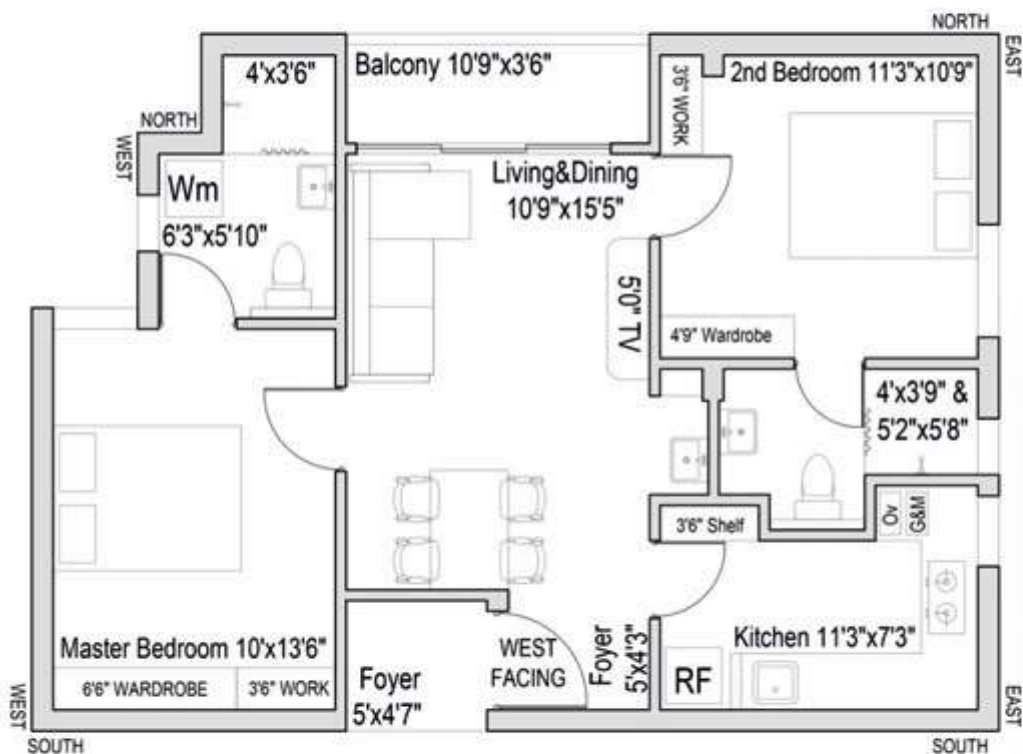
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FACING	TYPE	CARPET AREA	PLINTH AREA	BUILT-UP AREA
EAST	2 BHK	732	812	1,146

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

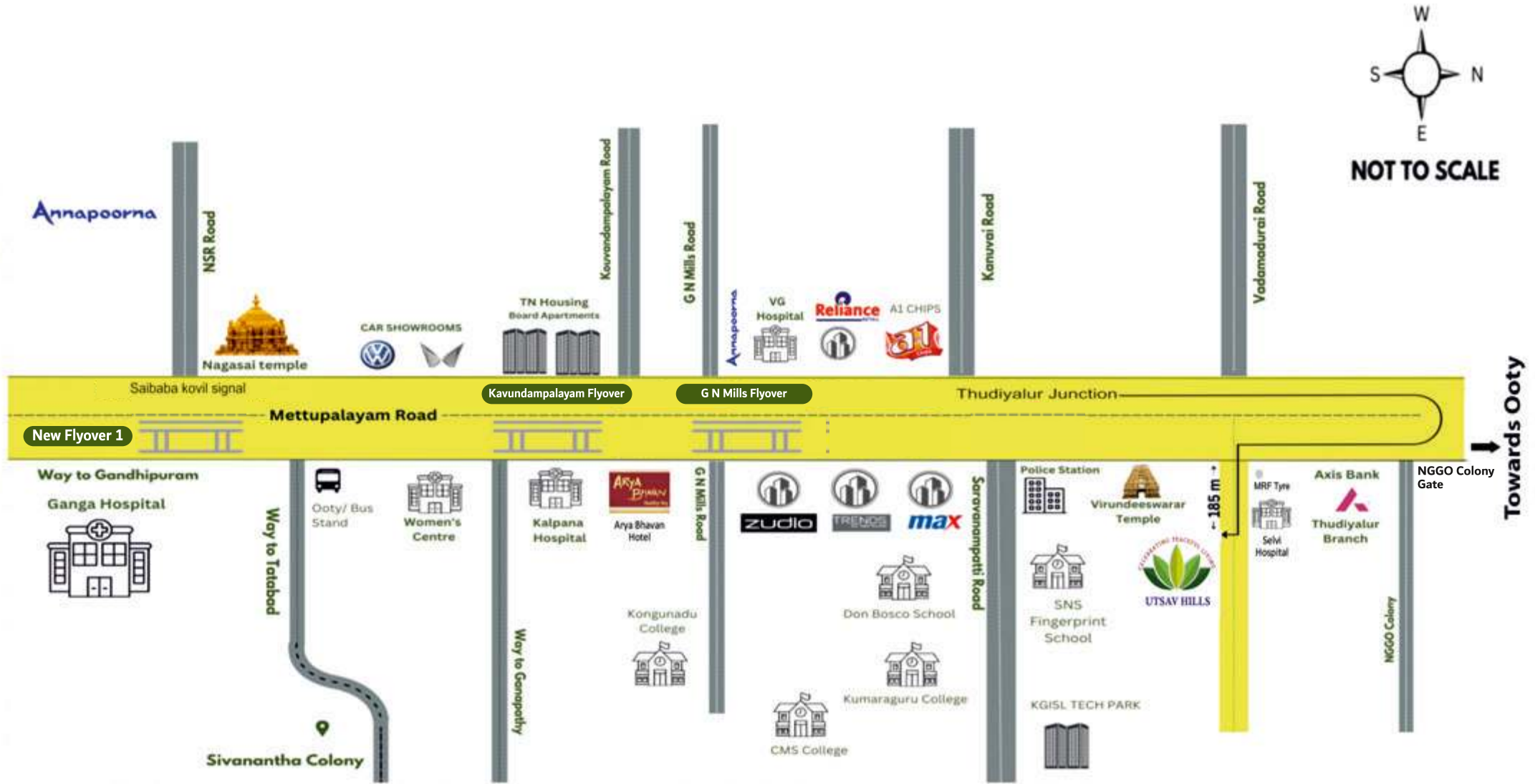
GENERATOR BACKUP

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

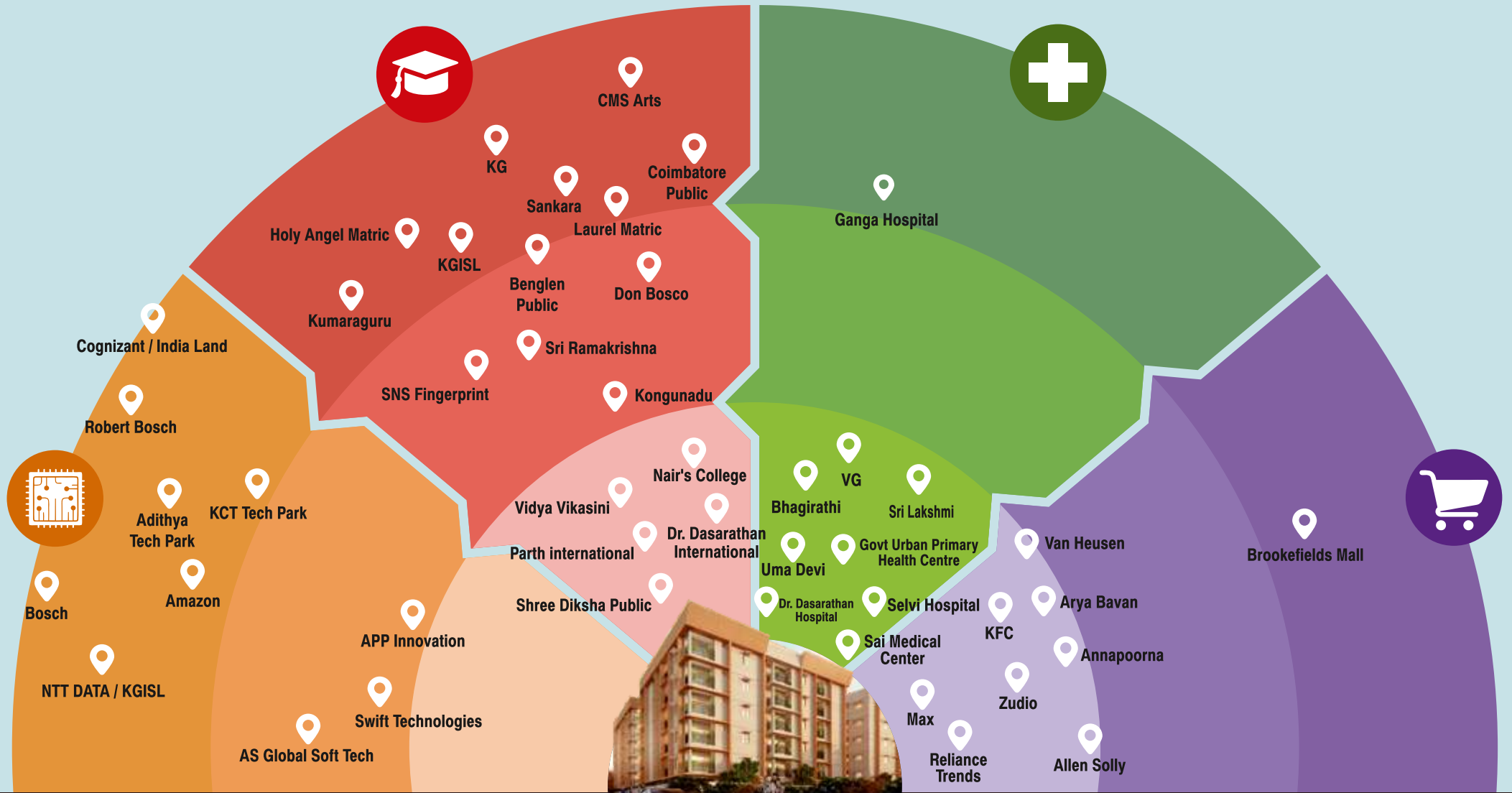
LIFTS

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

ROUTE MAP



LOCATION ADVANTAGES



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**



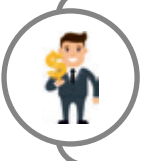
"The management team is very approachable, friendly & helpful. I could execute the entire sales to possession from Bangalore just with few visits!". - **Mr. Suresh Hebbar, Bangalore**

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



UPVC WINDOWS



WIRES



PAINT



SWITCHES & MCBS



LIFTS



TILES



CEMENT & STEEL



PRE - APPROVED HOME LOANS FROM





UTSAV HILLS

Thudiyalur, Coimbatore

Builders & Promoters :

SAI UVR PROPERTIES PVT LTD

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

www.vgsaigroup.com | 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**

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