

Premium villas at Sanganoor, Coimbatore



TRISQUARE *Presents*



*grandeur * elegance * indulgence*

Star Living

Trisquare Tara is an exquisite enclave of homes that Coimbatore has never seen before.

These villas are designed, built and fitted out to blend perfectly with your lifestyle. Made with everything that you expect in a home.





Located at Sanganoor, Trisquare Tara is spread over 3.12 acres of land and houses only 42 unique villas for the brightest stars of Coimbatore.

PERFECTION OF LOCATION

- ➔ Saibaba Colony - 1.9 km
- ➔ R.S.Puram - 3.5 km
- ➔ Gandhipuram - 3.1 km



Trisquare Tara has expansive, aesthetically landscaped grounds and avenues to enjoy the company of your friends or perhaps just that of mother nature. It features a walking track and two open badminton courts for the residents.

Your Piece of Land.
Your Peace of mind.

Trisquare Tara gives you a defined parcel of land along with villa. Every villa has an independent water source, storage and management system.

Exercise Complete
Control Over Your
House!

- No common area
- No common maintenance
- No undivided share
- Expand your house anytime in the future at your convenience.





Wellness by Design

Each villa at Trisquare Tara has strict compliance to Vaastu shastra, for the wellness of its residents. It also provides you freedom to pick a villa with your choice of main entry direction.

For every plot, Trisquare Tara offers 3 different floor plans. The first one is the flamboyant design for the people who pursue an active lifestyle and the second one is the conventional design, which is for those who seek value for money. The last one is the dream design which is customized as per the needs of the customer to satisfy the designer in each of them.

Greener by Design

We want to be the change that we would like to see in protecting the environment, so we are doing our bit to make the earth greener by planting as many as 200 trees within the layout.

We understand water is precious, so we are planning rain water harvesting to recharge the ground using effective techniques.



North Facing Villa

First Floor Plan



Ground Floor Plan



Plot Number : 01
 Plot Size : 2145 Sq. Ft.
 Villa Floor Area : 3292 Sq. Ft



Please note the elevation of other North facing villas might change according to the plot size and floor plan. The floor plans will change based on plot size.



The floor plans will change based on plot size. Please note the elevation of other East facing villas might change according to the plot size and floor plan.

East Facing Villa

First Floor Plan



Ground Floor Plan



Plot Number : 5
 Plot Size : 2145 Sq. Ft.
 Villa Floor Area : 3292 Sq. Ft





The floor plans will change based on plot size Please note the elevation of other West facing villas might change according to the plot size and floor plan.

West Facing Villa

First Floor Plan



Ground Floor Plan



Plot Number : 14

Plot Size : 1980 Sq. Ft.

Villa Floor Area : 3037 Sq. Ft.





The floor plans will change based on plot size. Please note the elevation of other South facing villas might change according to the plot size and floor plan.

South Facing Villa

First Floor Plan



Ground Floor Plan



Plot Number : 46

Plot Size : 2013 Sq. Ft.

Villa Floor Area : 3044 Sq. Ft.





Outdoors In, Indoors Out Welcome to the new style of living

Open spaces attached to the rooms with aesthetic landscaping is the highlight of our architecture. Each villa is designed with a living that opens up to a deck, master bedroom to a courtyard and ground floor bedroom to a beautiful sit out.

The villas at Trisquare Tara are at par with the best high-end property in a metro. Live here and you will be transported to an ambience that is truly international and yet rooted to its own native culture.

Now, all these elegant villas need is a like minded owner.

Villa Types

Standard Villa

- Covered wardrobes in all bedrooms
- Kitchen with cabinets, chimney & hob
- Lights and fans for all the rooms

Premium Villa

- In addition to standard villa
- Security system with cameras
 - Digital door lock for main door
 - False ceiling for living, dining & master bed
 - Walk-in wardrobe in master bed
 - Automation for living, dining & master bed

Super Premium Villa

- In addition to premium villa
- Automation in all other rooms
 - AC for all bedrooms
 - Solar water heater for toilets
 - Solar inverter for lighting
 - 3 years maintenance by the builder

Fine Living.

Our spectacular living rooms are well appointed with living and dining areas along with a specially designed TV area.

Open up to the deck from the dining area after your meal and unwind there with your dessert.

Our hard work ensures you thoroughly enjoy the living area which comes with a trendy television cabinet, elegant false ceiling and a stunningly done deck.



Pure.
Indulgence.

Slip into luxury in our breathtaking, spacious master bedroom featuring, a beautiful courtyard and a television lounge.

The television lounge lets your spouse enjoy a sound sleep while you watch your favorite program at night. It also features a tailor made his and her wardrobes.





Great Kitchens Make Great Cooks.

We understand every woman has her unique way of cooking and style of using the kitchen. That's why we empower homemakers to customize their kitchen to their own convenience with our architect's guidance.

The kitchen at Trisquare Tara has a spirit that is warm, inviting and personal. Much attention has been paid to the layout design and functionality. All you need to bring in are the ingredients, utensils and your magic touch to cook your family's favorite cuisine. The kitchen comes fully loaded with chimney, hob, cabinets, exhaust fan, fan, lights and ample sockets for all appliances.

Drench in Luxury

Trisquare Tara villas feature four bathrooms with world class fittings by American Standard. The shower enclosures, rain shower, under-counter basin, while full height clad walls lend a classy ambience to your bath experience.

Our toilets delight you with pre-fitted geysers, exhaust fan, mirrors, towel holders, cabinet and niche for your toiletries.



Harnessing the Good Life.

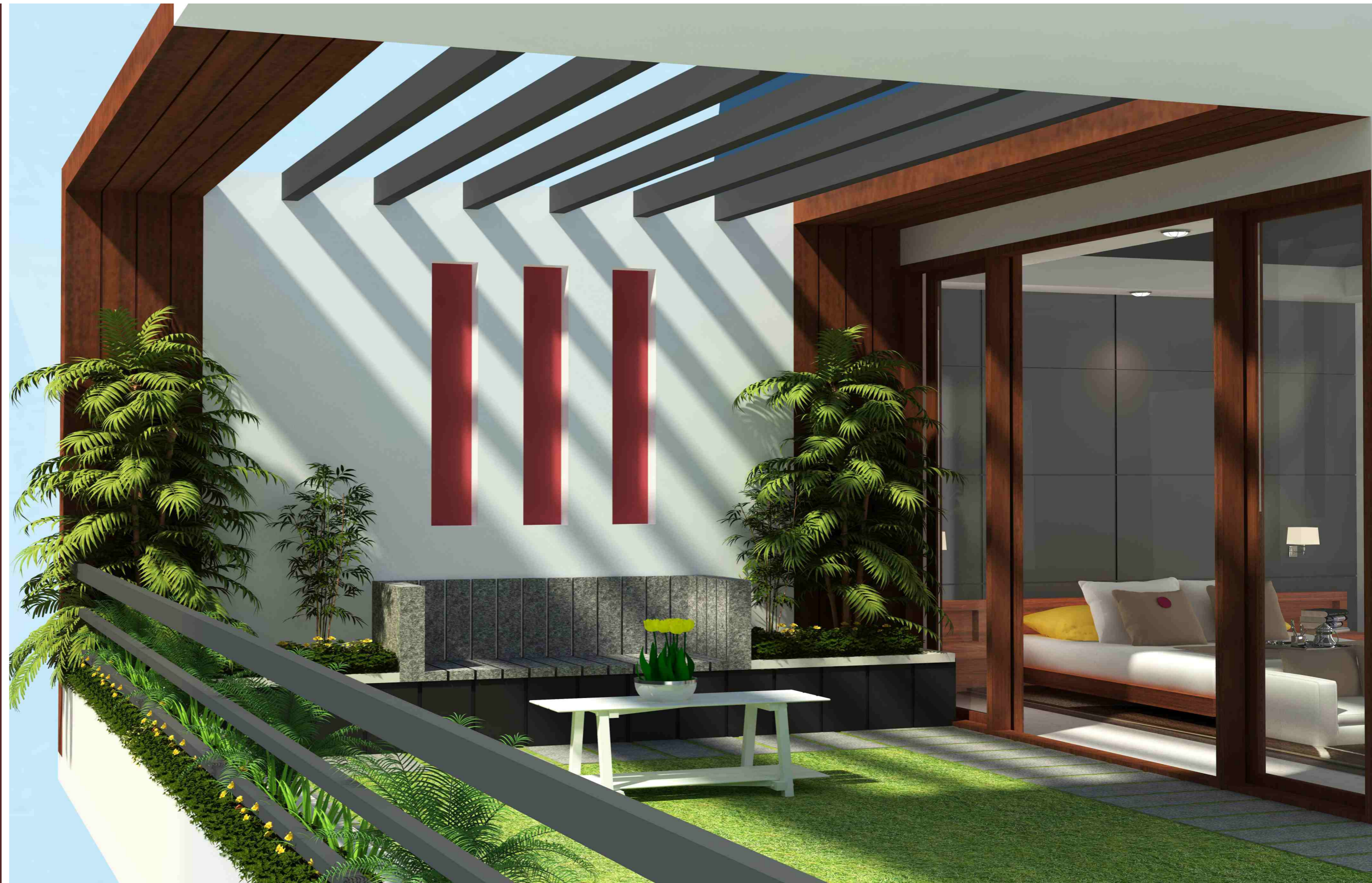
Trisquare Tara has a sit out for you just outside the bedroom in the ground floor to gaze at the beautiful sky above. This is the perfect place for you to complete that book you have been waiting to finish for a long time.



Open Spaces Breed Open Minds

We will go any lengths to bring you a spectacular outdoor experience, indoors.

The courtyard lets you have a slice of sun, moon and the rain. It is that private place for you to connect to your inner self or just sip your lovely morning tea.

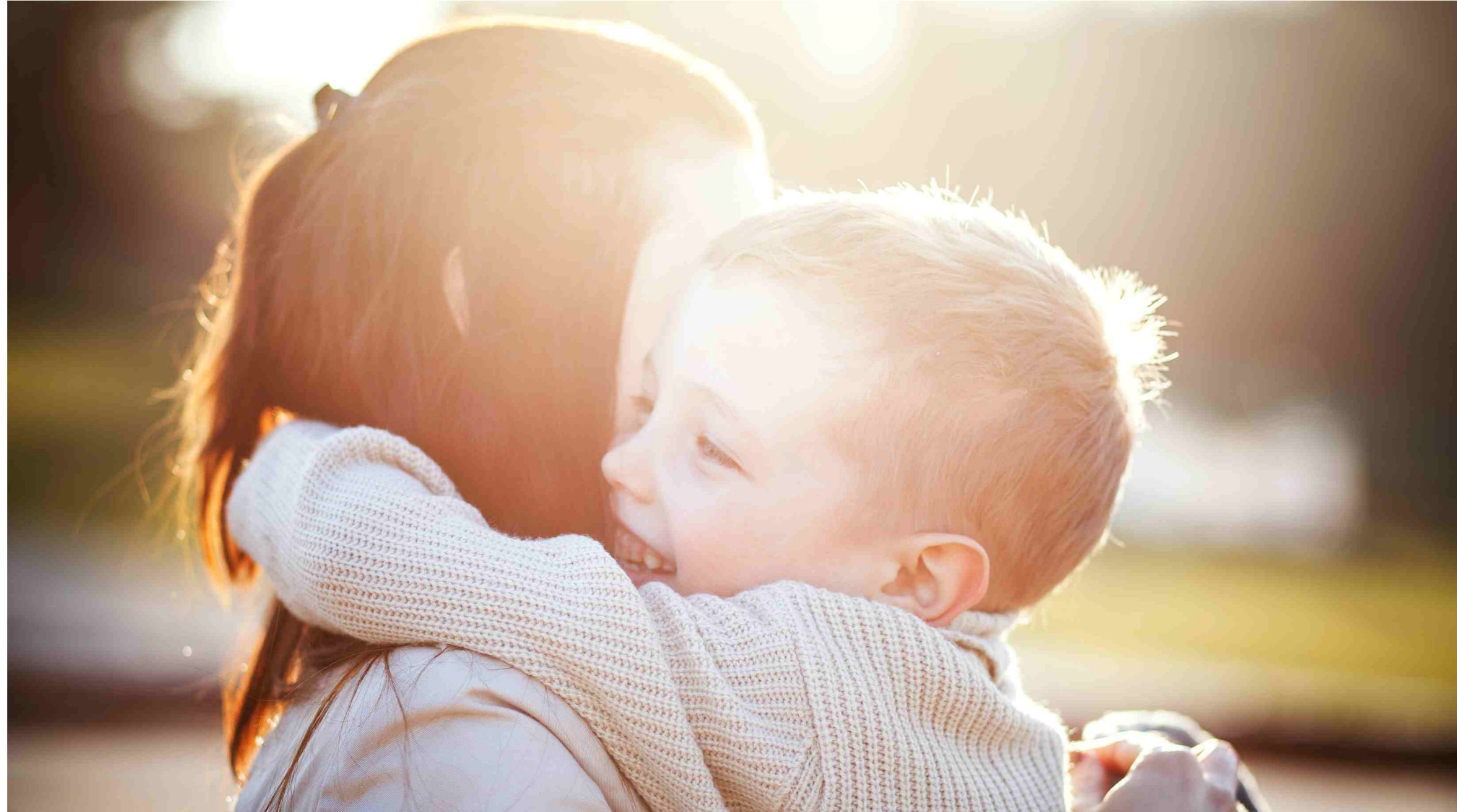


Meet the Stars at Home

Invite your friends over to witness a nail-biting T20 final or watch a blockbuster movie and you don't have to worry about availability of tickets. All you need to do is switch on the television at the home theater room, sit back and enjoy.

The television lounge comes with storage space for you to keep your prized collection of DVDs safely. It is designed with a neat television wall with an under counter to place your home theater system and also concealed wiring provision for speaker system.





Quality Minds. Quality Homes. Quality Life.

At Trisquare, relationship and reputations are built on fulfilment of commitment. In a short span of time Trisquare has evolved as a brand that focuses on quality and builds homes that are ahead of times.

At Trisquare, we believe that quality input results in quality output. All our projects have been associated with brands of high quality and repute. Trisquare Tara is no different and shall conform to top specifications.

Trisquare Tara - Villa Layout



Trisquare Tara - Plot & Villa Super Built-up Area Statement

| Villa No. | Plot Facing | Plot Area | Villa Built-up Area |
|-----------|-------------|-----------|---------------------|
| 1 | North | 2145 | 3292 |
| 2 | North | 2145 | 3292 |
| 3 | North | 2145 | 3292 |
| 4 | East | 2145 | 3292 |
| 5 | East | 2145 | 3292 |
| 6 | East | 2145 | 3292 |
| 7 | East | 2145 | 3292 |
| 8 | East | 2145 | 3292 |
| 9 | East | 2145 | 3292 |
| 10 | East | 2145 | 3292 |
| 11 | East | 2145 | 3292 |
| 12 | East | 2013 | 3072 |
| 13 | South | 2508 | 3767 |
| 14 | West | 1980 | 3033 |
| 15 | West | 1980 | 3033 |
| 16 | West | 1980 | 3033 |
| 17 | West | 1980 | 3033 |
| 18 | West | 1980 | 3033 |
| 19 | West | 1980 | 3033 |
| 20 | North | 1980 | 2983 |
| 21 | East | 1980 | 3021 |
| 22 | East | 1980 | 3021 |
| 23 | East | 1980 | 3021 |
| 24 | East | 1980 | 3021 |
| 25 | East | 1980 | 3021 |
| 26 | East | 1980 | 3021 |
| 27 | East | 1980 | 3021 |
| 28 | South | 2508 | 3767 |
| 29 | North | 1222 | 1853 |
| 30 | North | 1503 | 2340 |
| 31 | West | 1164 | 1805 |
| 32 | West | 1243 | 1961 |
| 33 | West | 1319 | 2080 |
| 34 | West | 1885 | 2848 |
| 35 | West | 1776 | 2762 |
| 36 | North | 1968 | 3008 |
| 37 | South | 2013 | 3044 |
| 38 | South | 2013 | 3044 |
| 39 | South | 2013 | 3044 |
| 40 | South | 2013 | 3044 |
| 41 | South | 2013 | 3044 |
| 42 | South | 1830 | 2893 |

Please note all areas are mentioned in square feet.

Home Automation & Security

At Trisquare Tara we have put to use technology to make you feel secure and comfortable whether you are home or away. We offer two packages for home automation and security namely premium and super premium.



Yale digital smart lock for main door. These locks can be operated using Smart cards, Biometric and/or a mechanical key.



Access controlled pedestrian gate allows you to unlock it remotely after viewing the visitor on your CCTV monitor or mobile phone.



The toilets are fitted with motion control sensors so that the lights & exhaust fans come on once their doors are opened. You can switch on the geyser from your mobile phone while on your way home for a refreshing bath right after reaching home.



There are 6 security cameras installed at strategic points including the terrace and the courtyard which allow you to keep an eye on your home wherever you are. The night vision enabled IR camera records the video feed to a hard disk.



Control all the lights, fans and air conditioners at the convenience of your mobile and the smart switch provided in each room. You can even preset the timing in which you want them on and off using the time and logic setting. Not only this the temperature of the air conditioner can also be set from wherever you are using your mobile phone.



Controlling your television, set top box and DVD player was never so easy. Decide which channel is to be played even if you are not home. Control the volume and all other settings of your television, set top box and DVD player from wherever you are.



The intruder intrusion system when switched on alerts you when there are intrusions into your home from any of its entry points. It also switches on the lights in the room the intruder has gained access and also in the room you are in to alert you. In addition it even alerts you on your mobile phone for intrusion.



Lighting on the set back areas, terrace, compound wall, and the car park area can be controlled remotely as well as from the smart switch in the villa. You can set the timing of these light so that you don't have to switch them on and off everyday.

Kindly note that the security and automation features can be controlled remotely thru a smart phone built on iOS or Android platform only. All the features can also be controlled in the villa from smart switches provided.

Colour Solutions

I
N
T
E
R
I
O
R



E
X
T
E
R
I
O
R



M
E
T
A
L
S



Water Management

WATER SUPPLY SYSTEM:



CPVC pipes for concealed pipe lines. Prevents scaling.



UPVC pipes for outer loop lines. Protects from harmful UV rays.

DRAINAGE SYSTEM:



PVC pipes for outer drain lines with SWR fittings.



Sandwich PVC pipes with foam inside for underground drain lines which can withstand impact/load.



Hi-performance underground drainage system. Allows easy maintenance.



Pressure booster system - Suprema
3 stage with 24 liter tank



Mini monobloc pump - Flo Master



12 stage submersible pump - VC4 1512

Other Specification

Structure:

RCC framed earthquake resistant design

Internal Walls:

150mm brick work in cement mortar 1:4 neatly plastered to achieve a smooth finish

External Walls:

230mm brick work in cement mortar 1:4 neatly plastered to achieve a smooth finish

Compound Wall & Main Gate:

5'6" high solid block work with lights

5'6" high MS gate frame fixed on the compound wall

Windows:

UPVC windows with 5 mm plain glass and 12mm MS Grills

Terrace:

Clay tiles laid on a weathering course of brick surkhi

Flooring

Living - 800 x 800 mm Double charged Nano vitrified tiles

Bed Room- 600 x 600 mm Double charged Nano vitrified tiles

Master Bed - wooden flooring

Tv Lounge - wooden flooring

Full height Ceramic wall tiles for toilets

Wooden tread for staircase

Doors:

Main door - Teakwood frame with solid core door of teak

Other doors - Solid core door of country wood

French doors - made of UPVC

At Trisquare we continuously work towards improvement of quality. Specifications may be altered/changed without notice.

Electrical



The modular switches and sockets, metal boxes, motor starter and other switches are from Crabtree-Athena series, covered under project warranty for a period of 5 years against manufacturing defects.

FRLS grade wires, phase changers, MCBs, isolators, ELCB, DBs, fans, lights, exhaust fans and water heaters are from Havells. All electrical fittings are covered under project warranty for 5 years except fans, lights, exhaust fans and water heaters for which the warranty period shall be 2 years against manufacturing defects.



Chemical Applications



At Trisquare we make use of the best products and technology to ensure that our buildings stay healthier for long. We use numerous chemicals from Sika India for different applications from waterproofing to surface hardening.

- Best in class Membrane type waterproofing also known as filament type waterproofing is executed for wet areas like toilets and roof garden using a coat of Sika Ranguard primer, two coats of Sika 109HI waterproofing component with embedded Sika fiber mesh.
- Sika Plastocrete super is added to cement mortar to avoid hairline cracks in inner walls and improve workability without increasing water content.
- SikaTop Seal 107 waterproofing component is used on the terrace after which the weathering course is executed and clay tiles are laid.
- Recron 3s from Reliance Industries is added to cement mortar to avoid cracks in plastering.

Sanitaryware and C.P. Fittings

American Standard

All American Standard sanitaryware come with anti-bacterial glaze that lasts for a lifetime of the product. American Standard provides a project warranty of 10 years for all sanitaryware and C.P. fittings, 2 years for toilet seat covers and 3 years for concealed cistern against manufacturing defects

Master Bathroom



Model : Active
Type : Wall hung



Model : Active Square
Type : Under counter

Other Bathrooms



Model : Saturno
Type : Wall hung



Model : Active
Type : Semi Pedestal



Simplicity Square
concealed diverter



Simplicity Square
bath spout



Simplicity Square
basin mixer



Air Induction Square Rain
Shower used in master bathroom

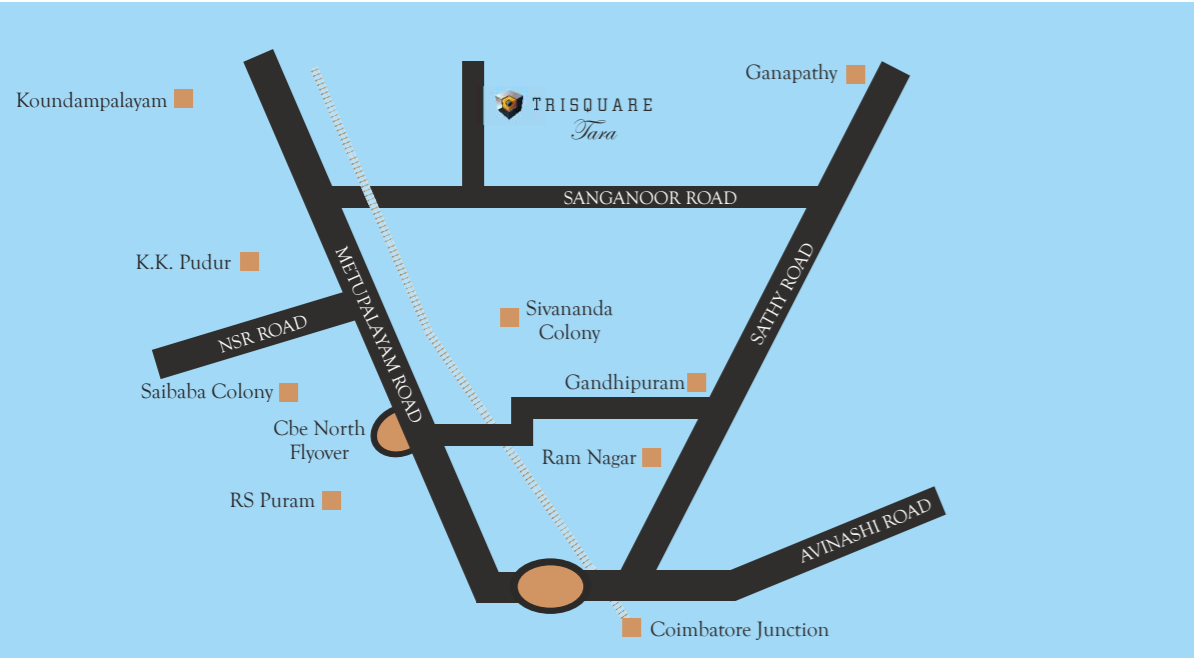


Chrome health
faucet

LOCATION MAP

Approximate Distance Chart

Other Trisquare Projects...

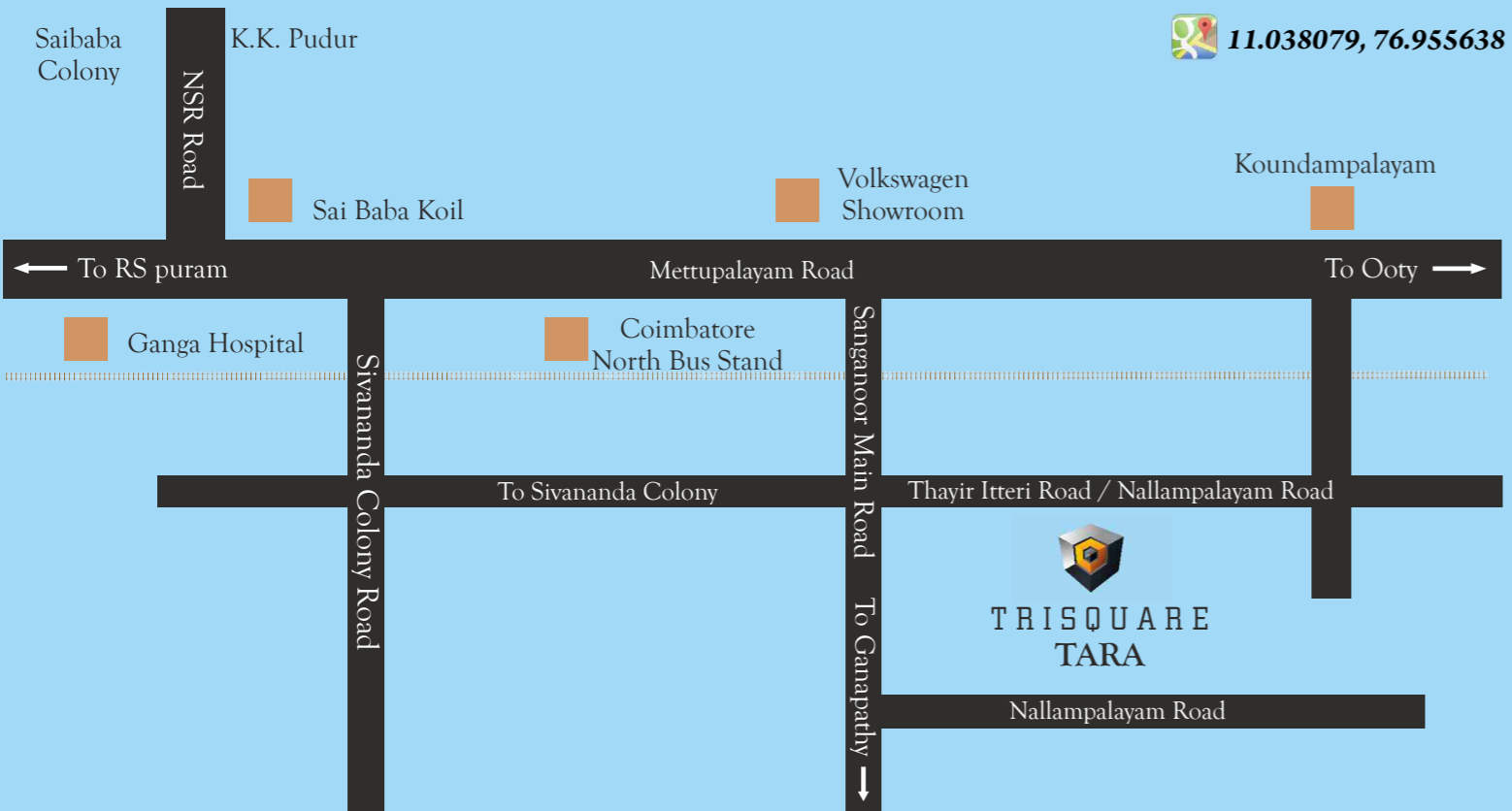


| From Tara | Distance |
|------------------------------|-----------|
| Gandhipuram | - 3.3 km |
| Ganapathi Bus Stand | - 3.1 km |
| R.S. Puram - Central Theater | - 3.5 km |
| NSR Road - Saibaba Koil | - 1.9 km |
| Goundampalayam | - 1.8 km |
| Mettupalayam Road | - 0.7 km |
| Sanganoor Main Road | - 0.3 km |
| Coimbatore Airport | - 11.3 km |
| Coimbatore Railway Junction | - 5.5 km |

Site Address
 Trisquare Tara
 Thayir Itteri Road,
 Adjacent to Mold Masters,
 Sanganoor, Coimbatore 641027.



DIRECTION MAP



Site Address
 Trisquare Kamal,
 Ramasamy Street,
 7th Street, K K Pudur,
 Coimbatore - 641 038.

11.027328,76.944506

| Flat | Type | Sale Area |
|------|-------|--------------|
| A | 2 BHK | 1980 Sq. Ft. |
| B | 2 BHK | 1985 Sq. Ft. |

Both location map and direction map, mentioned above are indicative and not to scale.

Other Trisquare Projects...

वेदीहा
Kovai Thirunagar, Coimbatore


Other Trisquare Projects...

pearl
Near Bishop Heber College, Trichy



Site Address:


Trisquare Vedha,
2nd South Cross Street,
Kovai Thirunagar,
Near Nehru Nagar,
Kalapatti,
Coimbatore - 641014.

 11.047420,77.042872

| Flat | Type | Sale Area [#] |
|------|-------|------------------------|
| A | 3 BHK | 1530 Sq. Ft. |
| B | 2 BHK | 1055 Sq. Ft. |
| C | 2 BHK | 1055 Sq. Ft. |

Site Address

Trisquare Pearl,
5C/68, Allithurai Road,
(MGR Nagar Main Road),
Opp. Bishop Heber College,
Trichy 620017.

 10.813452, 78.673747

| Flat | Type | Sale Area |
|------------|-------|-------------|
| A, B, C, D | 2 BHK | 980 Sq. Ft. |

Other Trisquare Projects...

Grand
Al-Ameen Nagar, Madurai



Site Address:

Trisquare Grand,
Al - Ameen Nagar Main Road,
Off Alagar Koil Road,
(Before Surya Nagar Check Post),
K.Pudur, Madurai - 625007.

 9.961832,78.155705

| Flat | Type | Sale Area |
|-------------|-------|--------------|
| A & D | 3 BHK | 1425 Sq. Ft. |
| B, C, E & F | 2 BHK | 1050 Sq. Ft. |

Other Trisquare Projects...

Felicity
Tirunagar, Madurai



Ram Enclave
Mahaboopalayam, Madurai



Completed

Prestige
Sambakulam, Madurai



Completed

At Trisquare we are committed towards providing affordable housing that meets international quality standards by using advanced construction techniques. Our in-house architecture & experienced construction team enable us to deliver your dream house on time.

www.trisquare.co



TRISQUARE

COIMBATORE | MADURAI | TRICHY | CHENNAI

Trisquare Properties Pvt Ltd,

18/20, Sundaram Brothers Layout,
Opp. All India Radio, Trichy Road,
Coimbatore - 641045.
Phone: +91 - 422 - 4506333

Chennai

5 th Floor, 3 Wing, Nelson Towers,
51, Nelson Manickam Road,
Chennai - 600029.
Phone: +91 - 44 - 23746302

Madurai

150, First Main Road,
K K Nagar,
Madurai - 625020.
Phone: +91 - 452 - 4225333

+ 91 - 73 73 73 71 15

+ 91 - 422 - 4506333

cbe@trisquare.co

www.trisquaretara.com