

Homes built to care for



the senior community





ABOUT ULTRA

Ultra Homes India Pvt Ltd was incorporated in 2012 at Coimbatore, Tamil Nadu, with a strong commitment to safeguard environment and with a mission to create natural living spaces. Projects created by Ultra Homes India Pvt Ltd are by a group of young professionals with vast experience in the field of civil engineering and architectural design.

Ultra Homes India Pvt Ltd is engaged in executing projects that are innovative and practical, without compromising on social, economic, environmental and aesthetic values. The integrated skills in infrastructural development, architecture expertise and interior designing, coupled with resources in engineering services enable Ultra Homes to ensure the completion of high-quality projects within the stipulated time and budget.

Ultra Homes India Pvt Ltd is fully committed to designing, developing, constructing and marketing residential Villas, Gated Communities and Commercial Complexes and, fulfill the needs and expectations of customers by adopting advanced technologies and safe working practices. Ultra Homes believes in continuous improvement of human resources by providing quality need-based training to the employees so as to enhance their competence. By following rigorous and meticulously tested processes, allows Ultra Homes to establish, develop, improve and maintain Quality Management System to deliver high quality products.

ULTRA'S VISION

To be leaders in delivering value destinations to customers and, build apartments and villas on par with global standards in construction quality and progressive designs that satisfy and provide excellent lifestyle to our valued customers. Ultra aims to build a long lasting customer relationship based on the foundation of trust, quality, integrity and transparency.

MISSION OF ULTRA

- To focus on perfect confluence of latest technologies and selection of quality construction materials and human expertise to create luxurious homes which customers will be proud to own and live.
- To follow traditional values such as Vastu along with modern designs, innovative architecture and perfect furnishing to ensure quality lifestyle in every home
- To invest in experience and skills to provide perfect living spaces to the individuals and their families and thereby developing relationships beyond business

QUALITY MANAGEMENT SYSTEM

Our commitment to quality enables us to keep a microscopic eye on all aspects of the project right from the selection of location till handover of the premises to our esteemed customers. We execute our projects with high degree of creativity, customer participation and team work. We are fully convinced that understanding the minds of our customers is the major aspect in creating their Dream Homes. We assure our customers of the integration of quality materials into our construction and transparent business dealings. In sum, our reliability and integrity are the essentials that constitute our reputation, which in turn, has helped us to earn the good will of our customers.



ABOUT COVAI

Covai Property Centre (I) Private Limited popularly known as Covai has been changing the landscape of Coimbatore Real Estate since 2001. An Ex- Serviceman's enterprise, Covai has been a pioneer and trendsetter in the field of retirement communities since 2004. Team Covai has created over 17 retirement community projects across India including Serene Retirement Communities

CORE COMPETENCIES

- Real Estate and Retirement Community Development
- Consultancy for Retirement Community Development
- Quality Care for Seniors including Assisted and Palliative Care (Memory Care from 2018)
- Market Senior Care Products

VISION

To be the market leader in providing quality care and services to senior citizens that are beyond compare and also create concepts that would improve the lifestyle of seniors including Persons with Disabilities (PWD)

MISSION

- Create and operate senior care facilities with passion, compassion, dedication, transparency and commitment.
- Create or help in creating quality dwellings as per ISO 9001:2008 standards with special building codes for senior living through our consultancy services.
- With well researched systems and processes, provide quality care and services to the Senior Citizens and be capable of replicating the model in multiple locations.
- Constantly update knowledge and use technology to create ecological and environment friendly surroundings that enhance the quality of life of seniors.
- Translate the Vision of the company and pass it on to the entire team, so that the passion and compassion that is necessary for providing quality services and care to the seniors are never compromised and the team is constantly motivated to provide superlative care and services to the residents.
- Continuously evolve new concepts which can make senior living affordable and at the same time, ensure group cohesion and a feeling of a large joint family
- Constantly monitor and audit the services and care that we provide to seniors so that we improve our standards at all times.



**Colonel (Veteran)
Achal Sridharan, VSM**
Managing Director

AN ACTIVE LIFE

Colonel (Veteran) Achal Sridharan is the pioneer & author of the Active Life concept for senior citizens with experience spanning over 12 years. The Retirement Communities developed by Covai are unique wherein the seniors lead an Active Life without worries and are guaranteed quality care with unmatched élan that provide an incomparable quality of life.

Covai and Colonel are synonymous with Senior Care

The logo for Covai Ultra Retirement Community features a stylized house outline above the text. The word 'COVAI' is in a smaller, sans-serif font, while 'ULTRA' is in a much larger, bold, sans-serif font. Below 'ULTRA', the words 'RETIREMENT COMMUNITY' are written in a smaller, all-caps, sans-serif font.

COVAI
ULTRA
RETIREMENT COMMUNITY

COVAI ULTRA RETIREMENT COMMUNITY

Covai Ultra Retirement Community is set in the midst of nature, a short distance from the heart of Coimbatore City. With services, care and amenities that cater to your everyday needs all integrated in one place, the life here is set for enhanced living .

This latest offering from Covai consists of 52 Luxury Villas in Phase 1, where your quality of life is enhanced through thoughtful design innovations and senior care specifications. Phases 2 and 3 will follow to make Covai Ultra Retirement Community a large community for seniors who love to lead an Active life!

Come and discover a coveted lifestyle where every square inch has been designed to offer unparalleled living space.

Covai Ultra Retirement Community is located in Kannampalayam just 5 kms from Ondipudur junction on Trichy Road.

KMCH Multi Speciality Hospital, Sulur and RVS College are in close vicinity of Covai Ultra.

COVAI ULTRA is the ultimate in senior living.





*R*etire, now it is your time to:
*E*xperience all that life has to offer,
*T*ake time to smell the roses,
*I*nvestigate your hobbies,
*R*evitalize your dreams, and,
*E*mbark on a new way of life!

- CATHERINE PULSIFER

COVAI OFFERS

Retirement from Cooking
Health Care & Wellness | Freedom and Independence & More....



✓ Active Life

- Sing, dance and play to your heart's content. Live healthy. Live as a family & celebrate life king size



✓ Covai Care..... because we care

- SOS (Emergency Alert Device)
- Grab rails in all toilets
- Medical Centre with Ambulance



✓ Reduce recurring expenditure

- Unique Subsidised maintenance charges



✓ Safety & wheel chair friendly bathrooms

- Bathroom Solutions from Pressalit Care, Denmark
- Sensor lights
- Anti skid tiles



✓ Retirement from cooking

- Veg menu to cater to your palette
- Arrangement for home delivery



✓ 24 x 7 Security

- Video door security system with intercom
- Boom barrier and biometric control

Lounge | Common Dining Room | Modern kitchen | Library | Activity Center | Gymnasium | Medical Center with On-Call Doctor | 24/7 Nurses & Caregivers | Wellness Center | Physiotherapy | Guest rooms | Access to Assisted and Memory Care | 24/7 Security



COVAI LIVING – SERVICES

- Catering Services
- House Keeping Services
- Gardeners & Security Staff
- Waste Management
- Regular Medical Check Ups
- Travel Services
- Doctor on call
- Religious Tours
- Picnics and Outings
- Guest lectures and seminars
- Utility bill payments
- In house celebrations
- 24/7 in-house manager, nurse and caregivers
- Health Record maintenance
- Facility for home delivery of medicines and home needs
- Arrangement for banking facility
- 24-hour facility for Emergency services

Note: Some of these standards may vary in the retirement community project based on the vintage and the nature



COVAI VALUES

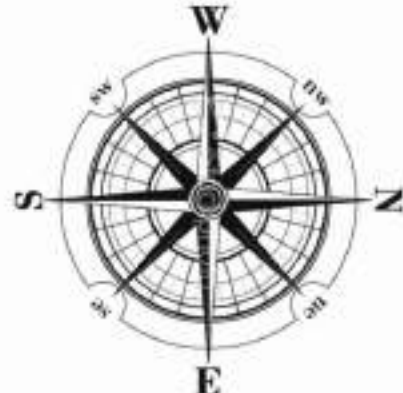
- Our Values represent the basis for the development of our business
- Integrity is the essence of any relationship
- Focus on the consumer is a fundamental ingredient for our success
- Respect for people makes us even stronger
- Developing our team is fundamental to sustaining our growth
- We always strive for high performance
- Quality in our products and excellence in our processes
- Constant Innovative Sprit
- Sustainable Growth
- Global Vision, Local Agility
- Commitment to diversity and the acceptance of differences.

COVAI DIFFERENTIATORS

- Project by Colonel and Team Covai , the Pioneers in Senior Care with 12 years experience and established reputation
- Care and Services with passion and compassion beyond compare
- Continuous research and constant innovation to improve care
- Access to Assisted Care-Not available in other retirement communities
- Subsidy through innovative method to reduce monthly recurring expenditure
- Availability of modern bathroom care solutions from Pressalit Care , Denmark and a large number of Senior Care products



COVAI ULTRA RETIREMENT COMMUNITY – LAYOUT PLAN



LEGEND :-

- * PREMIUM VILLA (North,East & South) - 5 Units (1982 Sft)
- * PLATINUM VILLA (North Facing) - 6 Units (1665 Sft)
- * GOLD VILLA (North & East Facing) - 8 Units (1563 Sft)
- * SILVER VILLA (North & East Facing) - 11 Units (1412 Sft)
- * STD 02 (South Facing) - 12 Units (1300 Sft)
- * STD 01 (North & South Facing) - 10 Units (1092 & 1105 Sft)

AREA STATEMENT

Villa No	Type	Facing	Size	Land Area	Plinth Area
1	Premium	North	3 BHK	2414	1982
2	Gold	North	3 BHK	1647	1563
3	Gold	North	3 BHK	1647	1563
4	Gold	North	3 BHK	1900	1563
5	Standard 02	South	2 BHK	1725	1300
6	Standard 02	South	2 BHK	1499	1300
7	Standard 02	South	2 BHK	1499	1300
8	Standard 02	South	2 BHK	1499	1300
9	Standard 02	South	2 BHK	1499	1300
10	Standard 02	South	2 BHK	1660	1300
11	Silver	North	2 BHK	1773	1412
12	Silver	North	2 BHK	1647	1412
13	Silver	North	2 BHK	1647	1412
14	Silver	North	2 BHK	1760	1412
15	Silver	North	2 BHK	1921	1412
16	Silver	North	2 BHK	1900	1412
17	Standard 02	South	2 BHK	1725	1300
18	Standard 02	South	2 BHK	1747	1300
19	Standard 02	South	2 BHK	1599	1300
20	Standard 02	South	2 BHK	1499	1300
21	Standard 02	South	2 BHK	1499	1300
22	Standard 02	South	2 BHK	1669	1300
23	Platinum	North	3 BHK	1800	1665
24	Platinum	North	3 BHK	1647	1665
25	Platinum	North	3 BHK	1647	1665
26	Platinum	North	3 BHK	1760	1665

Villa No	Type	Facing	Size	Land Area	Plinth Area
27	Platinum	North	3 BHK	1921	1665
28	Platinum	North	3 BHK	1900	1665
29	Standard 01	South	2 BHK	1172	1092
30	Standard 01	South	2 BHK	1198	1092
31	Standard 01	South	2 BHK	1198	1092
32	Standard 01	South	2 BHK	1198	1092
33	Standard 01	South	2 BHK	1198	1092
34	Premium	South	3 BHK	1769	1982
35	Premium	North	3 BHK	1747	1982
36	Standard 01	North	2 BHK	1198	1105
37	Standard 01	North	2 BHK	1198	1105
38	Standard 01	North	2 BHK	1198	1105
39	Standard 01	North	2 BHK	1198	1105
40	Standard 01	North	2 BHK	1172	1105
41	Silver	East	2 BHK	1813	1412
42	Silver	East	2 BHK	1647	1412
43	Silver	East	2 BHK	1647	1412
44	Silver	East	2 BHK	1647	1412
45	Silver	East	2 BHK	1900	1412
46	Premium	East	3 BHK	2174	1982
47	Gold	East	3 BHK	1647	1563
48	Gold	East	3 BHK	1647	1563
49	Gold	East	3 BHK	1647	1563
50	Gold	East	3 BHK	1647	1563
51	Gold	East	3 BHK	1813	1563
52	Premium	East	3 BHK	2174	1982

Standard Type 1

Saleable Area 1092 sq.ft.

South Facing

2 BHK



First Floor



Ground Floor



Standard Villa Type 1
Ground Floor

Covai Ultra Retirement Community



Standard Villa Type 1
First Floor

Covai Ultra Retirement Community



Standard Type 1

Saleable Area 1105 sq.ft.

North Facing

2 BHK



First Floor



Ground Floor



Standard Villa Type 1
Ground Floor

Covai Ultra Retirement Community



Standard Villa Type 1
First Floor

Covai Ultra Retirement Community



Standard Type 2

Saleable Area 1300 sq.ft.

South Facing

2 BHK



First Floor



Ground Floor



Standard Villa Type 2
Ground Floor

Covai Ultra Retirement Community



Standard Villa Type 2
First Floor

Covai Ultra Retirement Community



Silver Villa Type 1

Saleable Area 1412 sq.ft.

North Facing

2 BHK



First Floor



Ground Floor



Silver Villa Type 1
Ground Floor



Covai Ultra Retirement Community



Silver Villa Type 1
First Floor



Covai Ultra Retirement Community

Gold Villa Type 1

Saleable Area 1563 sq.ft.

North Facing

3 BHK



First Floor



Ground Floor



Gold Villa Type 1
Ground Floor

Covai Ultra Retirement Community



Gold Villa Type 1
First Floor

Covai Ultra Retirement Community



Platinum Villa

Saleable Area 1665 sq.ft.

North Facing

3 BHK



First Floor



Ground Floor



Platinum Villa
Ground Floor

Covai Ultra Retirement Community



Platinum Villa
First Floor

Covai Ultra Retirement Community



Premium Villa Type 1

Saleable Area 1982 sq.ft.

North Facing

3 BHK



First Floor



Ground Floor



Premium Villa Type 1
Ground Floor

Covai Ultra Retirement Community



Premium Villa Type 1
First Floor

Covai Ultra Retirement Community



TECHNICAL SPECIFICATIONS

STRUCTURE

- RCC stub column /RCC framed structure with solid blocks / bricks
- Seismic zone II structural design for earthquake resistance
- Structural design to conform to relevant IS design codes

FLOORING AND SKIRTING

- Foyer, Living and dining room, bedroom, kitchen : Vitro crystal tiles of size 600mm x 600mm
- All bathrooms, balcony, utility areas : Anti skid ceramic tiles
- Lift lobbies: Vitro Crystal tiles
- Staircase: Flamed granite

KITCHENETTE/UTILITY

- Polished granite counter top
- Glazed tiles dado up to lintel above kitchen platform
- Carysil kitchen sink with drain board
- Provision for exhaust fan
- Provision for electrical appliances
- Provision for washing machine in utility

TOILETS

- Antiskid ceramic tile flooring
- Master bed room toilet with 1 meter wide door opening outside/sliding
- Hindware sanitary ware/Jaquar CP fittings
- Wash basin with hot and cold water mixer
- Superior quality glazed tiles up to 7'0" ht
- Health faucet in all toilets

INTERNAL WALLS AND EXTERNAL FINISHES

- Internal walls and ceilings: Putty finish with emulsion paint
- External walls: ACE Exterior emulsion paint

FENESTATIONS: DOORS/WINDOWS/VENTILATORS

- Main Door: Architrave teak wood frame with teak wood shutter with apt architectural design
- Bedrooms: Architrave with Sal wood frame and skin shutter
- Toilets: Sal wood frame with water proof skin door
- All windows: UPVC sliding/openable window with mosquito mesh and safety grill
- Ventilators: UPVC ventilators with glass louvers and mosquito mesh with provision for exhaust fan
- External doors : GI puff door

IRON MONGERY AND HARDWARE

- All balconies/staircase: SS hand railing
- Brass/SS hardware for all doors and windows

ELECTRICAL

- DG backup for lifts and lighting in club house
- Provision for UPS in villas
- AC provisions in all bedrooms
- TV and telephone provision with cables in living and bedroom
- Concealed wiring with PVC insulated copper wires
- Modular switches and sockets of reputed make
- Provision for broadband
- 30% of the street lights will be solar
- Solar water heater for villa at additional cost

WATER SUPPLY/PLUMBING/WASTE WATER DISPOSAL

- CPVC/PVC water supply lines and pressure tested plumbing lines
- Individual water sump /OHT sintex tank (total capacity 5000 Liters)
- Individual septic tank (5000 Liters capacity)

OTHERS

- Intercom facilities
- DTH facilities
- Broad band facilities

CAR PARK

- Portico as per design

MISCELLANEOUS

- Rain water harvesting
- Internal black top road
- Multi layer security system
- Landscape garden

SENIOR SPECIFICATION

- Grab rails for all toilets
- Sensor lights
- LED lights
- SOS
- Video door
- Geyser in all toilets
- Water filter
- Pressalit hand rest for EWC in master toilet

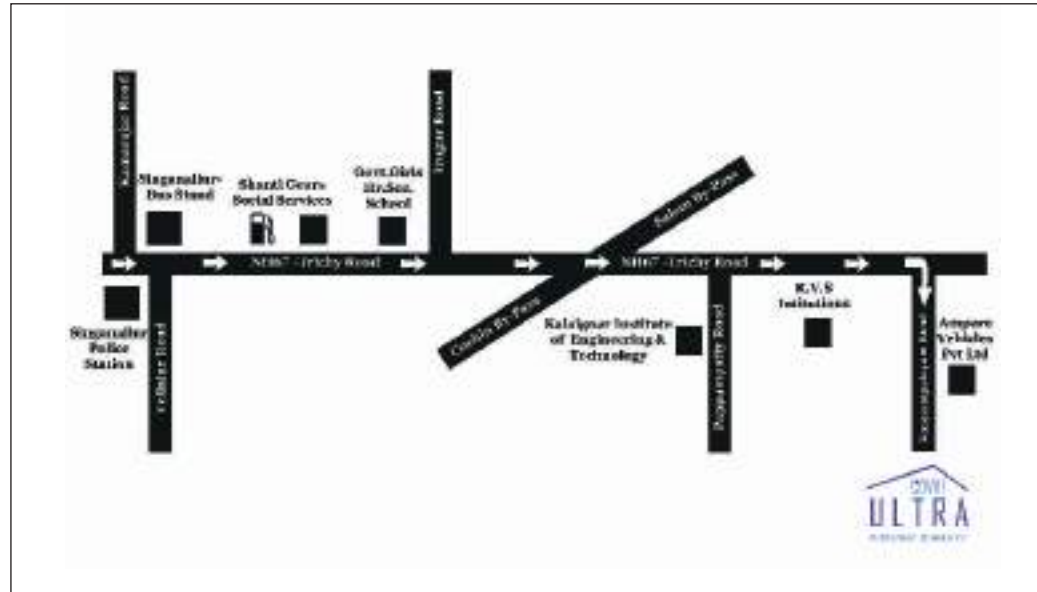
Note : Lifts and Entire Bathroom Solution from Pressalit Care can be provided at an additional cost.



Disclaimer :

- This brochure is purely conceptual and as per architect's imagination.
- Actual design and elevation may vary.
- Promoters reserve the right to change elevations, floor plans etc as per technical necessities.
- The actual plot and villa area will be reflected in the individual agreements.
- Interiors, furniture and fixtures, lights are not part of the standard fitments.

Location Map



ALL DETAILS AT
www.covaiprop.com

FOR ENQUIRES

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An Ex-Serviceman's Enterprise

