



Beverly Hills

VILLAS & BUNGALOWS



Chic
Classy
a Cut above

LIVE THE
LUXE LIFE AT
BEVERLY HILLS



10 ACRES, 75 VILLAS & 3 PARKS, THERE'S NOTHING QUITE LIKE IT

The very name 'Beverly Hills' brings to mind images of a galaxy of stars, a haven for shopping and the most expensive mansions known to the world. As home to the rich and famous, it has remained the epitome of class and sophistication, setting the benchmark for residential spaces the world over. Inspired by the sheer grandeur of LA's Beverly Hills, we bring you these custom-built villas that are sure to take you to a different world altogether. Your World. Finally, here is the opportunity to settle into a space that deserves YOU!

**BEVERLY HILLS WELCOMES YOU
TO AN ALL-NEW WAY OF LIFE!**

J. Rajendran

Dr. J. Rajendran, Ph.D.,
Chairman - JRD Realtorss



Chairman's Message

Moving into a new home is not just about a change of lifestyle, but a change in life itself. It lets you pick pace, step up and takes you to the next level. It wants you to be a better version of yourself, to work just that bit harder so you will find a living space that is worthy of you.

No matter what stage in life we are in, a home is always an aspiration. For most of us, it still remains our most prized possession. True, a house does not define us. But it is also true that a house is more than just an asset; it is an investment - in you, your dreams and those of your loved ones.

Beverly Hills is designed to be the kind of abode which you have always admired and aspired for. Now is your chance to reside in a home that, like you, is a class apart. Come, explore a new lifestyle and embrace a whole new way of life!



Versatile Villas

**WHEN YOU ARE
ONE-OF-A-KIND,
SO SHOULD BE
YOUR HOME**



VILLA TYPES

Traditional
Trendy
Tranquil
Tropical
Trailblazer



Traditional Villas

For those who take great pride in their tradition and like to stay connected with their roots, get a sense of belonging in a JRD Beverly Hills 'Traditional' home. Here, you will find a piece of your past, even as you welcome a new future.



Trendy Villas

If you are the kind for whom tomorrow arrived yesterday, this is the space for you! Because, JRD Beverly Hills 'Trendy' is a home that is just as ahead of its times as you are. Futuristic, next-gen, trendy. Just like you.



Tranquil Villas

Om shanthy, shanthy, shanthy hi..Tranquility is what we seek, wherever we go, wherever we are. Discover the surreal sense of serenity, where peace resides and quietude rules. At JRD Beverly Hills "Tranquil".





Trailblazer Villas

You have always been a trailblazer; can your home be anything else? Exemplify and embody your spirit of being a trendsetter and blaze a trail behind for others to follow. With JRD Beverly Hills 'Trailblazer'.



In the land of the tropical, experience everything that looks and feels like home to you. Bring in the light and the air, breathe in purity & freshness. Because that's what a JRD Beverly Hills 'Tropical' home is all about!

Tropical Villas





Hand-pick whatever you need



FULLY-FURNISHED VILLAS

- RO in Kitchen
- Water Softener
- Power Back-up
- Solar Water Heater
- Video Door Phone & CCTV
- Modular Kitchen
- Yale Digital Door Lock
- Designer Lights
- Wardrobes
- Wooden Flooring
- Air-Conditioner in Bedrooms
- Private Landscaping
- 50" LED TV (Sony / Samsung)
- Modern 6-Seater Glass Dining Table
- Cots with Mattress in Bedrooms
- Modern Teapoy



SEMI-FURNISHED VILLAS

- RO in Kitchen
- Water Softener
- Power Back-up
- Solar Water Heater
- Yale Digital Door Lock
- Modular Kitchen
- Designer Lights
- Wardrobes
- Air-Conditioner in Bedrooms

The facilities from semi-furnished and fully-furnished can be handpicked by clients to be implemented in their villa, or they can be chosen as packages, so that pricing will vary accordingly.

Why Custom-made?

READY-TO-OCCUPY

- Quality of construction cannot be assessed earlier
- Documentation cost is typically higher
- Electrical and plumbing fittings are already fixed
- Standard paints and layout of rooms
- Dimension of the rooms cannot be modified

CUSTOM-MADE VILLAS

- Quality of construction can be pre-verified
- Documentation cost is nearly 70%-80% lesser than ready-to-occupy villas
- Electrical and plumbing fittings can be fixed as per choice
- Paint shades and tiles can be chosen
- Room size can be pre-planned
- Private borewell and compound wall will be provided





Peace & Perfection

GET THE
BEST OF
BOTH WORLDS





**REFRESH & REJUVENATE
WITH 3 INTEGRATED PARKS
ALONG WITH A SHUTTLE COURT**



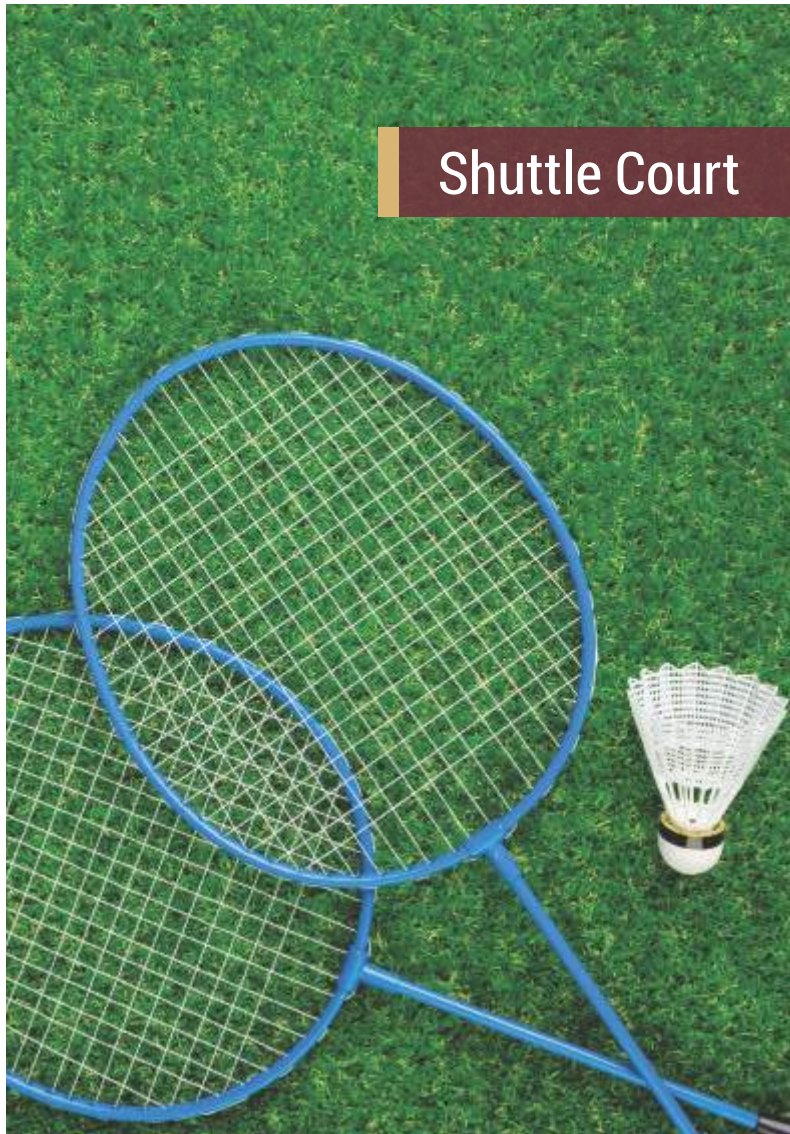
Amenities



Walking Track



Terrace Garden



Shuttle Court



Rainwater Harvesting



Solar Street Lights



Siruvani Water & Borewell Water Facility



24 Hours Security



Waste Disposal

Construction Highlights



Steel: JSW or Vizag or SAIL

We are perhaps the first builders in South India who have committed to use only branded material in our construction, right from the very beginning. We have promised to use only the above-mentioned brands of steel for villas inside the community. These brands are known to have better strength and resistance in comparison to the other local brands.



Cement: Coromandel or Ramco or Chettinad Cement

A home is only as strong as its foundation. Therefore, our focus remains on using only the best-in-class material so you can rest assured that the construction of your home is in safe hands. We use only branded cement (Coromandel/Ramco/Chettinad) so each home is laid with the strongest base and continues to remain strong for generations to come.

Bricks: Wire Cut Red soil Chamber bricks

A traditional way of construction that has been prevalent right through the ages includes making bricks from clean red soil and heating for strength with wire cut mesh for smoother plastering finish. We strongly believe that, by far, this is the strongest way to construct a villa or house.



Switches & Wires

We have personally used the Havells' brand in our Chairman's home and we believe it is a product worthy of use in every villa built by us. The MCB switches and wires are the best in grade. The earthing work is done in each and every villa to avoid short circuits and earthing issues, especially during rains or in the event of an electric leakage.



Doors & Windows

Say goodbye to Flush doors or Ready Made doors forever. All our doors and frames are made from Teak wood. They are customized from the nearest timber mill and seasoned to perfection to avoid cracks or damages in future.



Painting in Nippon Matex Gold

Tractor Emulsion Paints are a thing of the past. Bring colour to your home with Asian Apex Ultima or Nippon Latex Gold, Paints that are stain-free and odorless and come with 3 years Warranty.

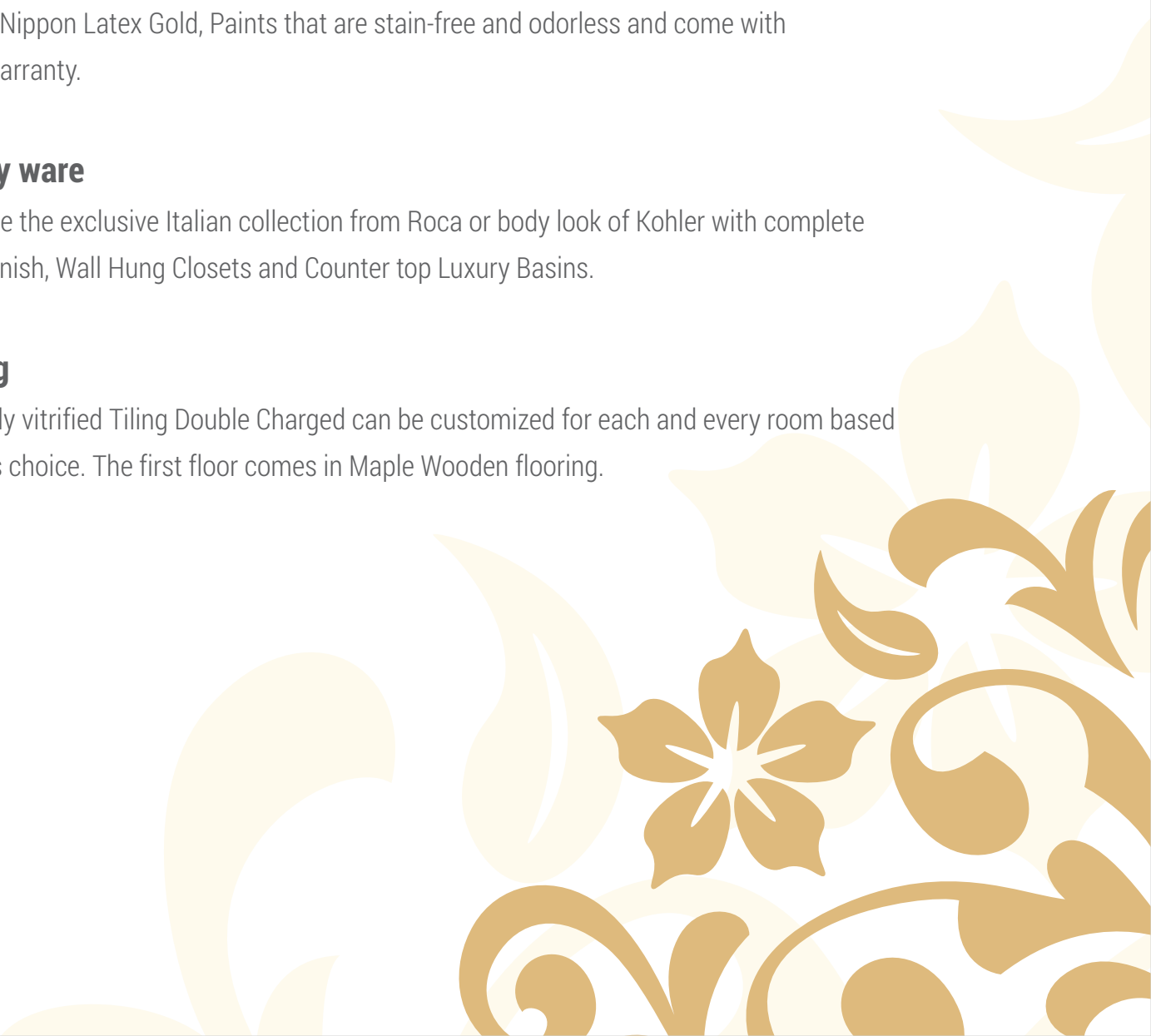
Sanitary ware

Experience the exclusive Italian collection from Roca or body look of Kohler with complete Chrome finish, Wall Hung Closets and Counter top Luxury Basins.



Flooring

Completely vitrified Tiling Double Charged can be customized for each and every room based on client's choice. The first floor comes in Maple Wooden flooring.



Location

In the emerging metropolis that is Coimbatore, home-seekers are constantly torn between making a choice – a peaceful, tranquil setting to call it one's home or a bustling address with access to meeting lifestyle demands. Thankfully, with JRD Beverly Hills, one need not have to make a choice. Because, with the Western Ghats as its backdrop and Kovai Pudur's proximity to every convenience, Beverly Hills truly gives you the best of both worlds.

Art & Culture

Sri Ragavendra Temple
Ayappan Temple
Infant Jesus Church
CSI Church
Islam Masjid
Sri Venugopalaswamy Temple
Mahalakshmi Temple
Nagapillayar Temple

Medicare & Hospitals

Thulasi Pharmacy
Health Plus Clinic
KJ Hospital
Priya Hospital
Vasan Eye Care Hospital
Sree Meenakshi Hospitals
Pearl Pharmacy
Meenachi Medical

Schools & Colleges

TV Sekharan School
Ashram School
Rukmani Kannan School
CS Academy
Kidzee
CBM Arts & Science College
Sri Krishna College of Technology
VLB College
VLB School
Sri Krishna Arts & Science College

ATMs

ICICI Bank ATM
SBI ATM
HDFC Bank ATM
Axis Bank ATM
Indian Overseas Bank ATM
Karur Vysya Bank ATM

Super Markets

Nilgiris Super Market
Sri Ganga Departmental Stores
Siruvani Super Market
Sri Kannan Departmental Stores
Dennis Departmental Stores

Food Joints

Aiswaraya Drive Inn Restaurant
Indica Fast Food
Kokkarakko Restaurant
Sitapani Restaurant
Krishna Sweet House
JR Bakes

Petrol Bunks

Bharat Petrol Bunk
Hindustan Petrol Bunk
Indian Oil Petrol Bunk



Site No.	Extent in Sq.Ft.	Extent in Cents	Extent in Sq.Ft.
1	1500	3	193
2	1488	3	181
3	2100	4	358
4	2100	4	358
5	2063	4	321
6	1898	4	156
7	2400	5	222
8	2400	5	222
9	1488	3	181
10	1500	3	193
11	1500	3	193
12	1488	3	181
13	2400	5	222
14	2400	5	222
15	2220	5	42
16	1619	3	312
17	1638	3	331
18	2463	5	285
19	2320	5	142
20	2414	5	236
21	2530	5	352
22	2635	6	21
23	3076	7	27
24	2350	5	172
25	2126	4	384
26	2061	4	319
27	2438	5	260
28	2384	5	206
29	2228	5	50
30	2217	5	39
31	2205	5	27
32	2197	5	19
33	2123	4	381
34	2375	5	197
35	2088	4	346
36	2119	4	377

Site No.	Extent in Sq.Ft.	Extent in Cents	Extent in Sq.Ft.
37	600	1	164
38	600	1	164
39	600	1	164
40	600	1	164
41	600	1	164
42	600	1	164
43	580	1	144
44	860	1	424
45	364	0	364
46	510	1	74
47	600	1	164
48	600	1	164
49	600	1	164
50	600	1	164
51	600	1	164
52	600	1	164
53	600	1	164
54	600	1	164
55	621	1	185
56	2119	4	377
57	624	1	188
58	648	1	212
59	608	1	172
60	576	1	140
61	576	1	140
62	576	1	140
63	544	1	108
64	544	1	108
65	544	1	108
66	1892	4	150
67	1852	4	110
68	544	1	108
69	544	1	108
70	544	1	108
71	512	1	76
72	512	1	76

Master Plan



Site No.	Extent in Sq.Ft.	Extent in Cents	Extent in Sq.Ft.
73	512	1	76
74	568	1	132
75	512	1	76
76	544	1	108
77	560	1	124
78	560	1	124
79	512	1	76
80	656	1	220
81	640	1	204
82	512	1	76
83	480	1	44
84	480	1	44
85	544	1	108
86	544	1	108
87	544	1	108
88	1892	4	150
89	1864	4	122
90	544	1	108
91	544	1	108
92	544	1	108
93	480	1	44
94	480	1	44
95	512	1	76
96	640	1	204
97	656	1	220
98	512	1	76
99	676	1	240
100	2017	4	275
101	3178	7	129
102	1925	4	183
103	2202	5	24
104	2304	5	126
105	2123	4	381
106	1820	4	78
107	2938	6	324
108	1820	4	78

Site No.	Extent in Sq.Ft.	Extent in Cents	Extent in Sq.Ft.
109	2115	4	373
110	2026	4	284
111	2320	5	142
112	2388	5	210
113	1789	4	47
114	1890	4	148
115	1991	4	249
116	1785	4	43
117	1856	4	114
118	2092	4	350
119	1506	3	199
120	1556	3	249
121	1590	3	283
122	1624	3	317
123	1943	4	201
124	1991	4	249
125	3106	7	57
126	1488	3	181
127	1650	3	343
128	1650	3	343
129	1650	3	343
130	1650	3	343
131	1650	3	343
132	1650	3	343
133	1650	3	343
134	1650	3	343
135	1650	3	343
136	1650	3	343
137	1500	3	193
138	2000	4	258
139	2254	5	76
140	1886	4	144
141	2123	4	381
142	2000	4	258
143	1650	3	343
144	1650	3	343

Site No.	Extent in Sq.Ft.	Extent in Cents	Extent in Sq.Ft.
145	1650	3	343
146	1650	3	343
147	1650	3	343
148	1650	3	343
149	1650	3	343
150	1650	3	343
151	1650	3	343
152	1650	3	343
153	1500	3	193
154	1488	3	181
155	1488	3	181
156	1500	3	193
157	2100	4	358
158	1965	4	223
159	2003	4	261
160	2100	4	358
161	1500	3	193
162	1488	3	181
163	1488	3	181
164	1500	3	193
165	2100	4	358
166	2048	4	306
167	2085	4	343
168	2100	4	358
169	1500	3	193
170	1488	3	181
171	2133	4	391
172	2145	4	403
173	2145	4	403
Shop-1	1900	4	158
Shop-2	1687	3	380
Shop-3	1563	3	256
Salable	262317		
	602		
	86		

**JRD WILL CONSTANTLY ENDEAVOUR TO BUILD
CUSTOMER DELIGHT ON THE FOUNDATION OF
QUALITY CONSTRUCTION, TRANSPARENT
OPERATIONS AND TIMELY DELIVERIES.**

Payment Plan

Our payment plan is designed to make you feel at home. Prices for the villas can vary subject to the property size, built-up area, facilities, location and view, which JRD Realtorss can help you secure once you have made your choice.

JRD Realtorss offers you a wide range of customizable payment plans which are very flexible according to your funding options. JRD Realtorss follows Stage-by-Stage payment system which is beneficial for customers. We also take care of Loan Funding for the villas. Delivering the work to the customer's comfort level and offering flexible payment plans makes JRD Realtorss the preferred choice.

TRACKING VILLA PROGRESS

Customers are provided with a Login and Password to enter the JRD Realtorss official software in which they can view the finalized plan and elevation of their villas with the availed facilities. They are also provided with the site engineers' contact info who are responsible for taking care of their construction. They can request for site pictures in the software once in every 30 days. The pictures of the villa in the current stage will be uploaded in a short time.

Banks Approved



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Note:

This brochure is purely a conceptual presentation and not a legal offering. The promoters reserve the right to make changes in elevation, specifications and plans, as deemed fit.