



VANAALAYA



Vanaalaya's approach to real estate development centers on creating sustainable and luxurious gated communities, where residents can enjoy ample open space and a tranquil environment. Unlike many competitors, Vanaalaya allocates larger land areas for each villa, ensuring residents have room to breathe and connect with nature.

Our dedication to promoting a healthy lifestyle underscores our belief that the physical environment plays a vital role in overall well-being. By collaborating with renowned architects like Benny Kuriakose, Vanaalaya ensures that each project is not only aesthetically pleasing but also environmentally conscious and meticulously planned to foster a sense of harmony and well-being.

In addition to our commitment to creating meaningful living spaces, Vanaalaya prioritizes sustainability in all aspects of their projects, from design to construction and ongoing management. Their attention to detail and dedication to quality make them a standout choice for individuals seeking premium, sustainable living experiences.

At Vanaalaya, we are proud to be a part of **Merestone Properties Private Limited**, our esteemed parent company with over a decade of expertise in developing villa projects in Tirupur. Drawing from this rich legacy of experience and innovation, Vanaalaya brings forth a fresh perspective to the real estate landscape of Coimbatore. With Merestone's proven track record of delivering exceptional quality and craftsmanship, we uphold the same standards of excellence in every aspect of our premium gated community developments. Trust Vanaalaya, backed by Merestone's legacy, to redefine luxury living with sustainability at its core.



THE BIRD AT YOUR WINDOW

by VANAALAYA





Born in 1962 in the small town of Koothattukulam and brought up in Thiruvananthapuram, **Dr. Benny Kuriakose** started his career in 1984 and received basic lessons in architecture under the tutelage of the renowned Laurie Baker (1917-2017). He received the Charles Wallace India Trust Award for a Master's degree in Conservation Studies from the University of York, UK, and his PhD from the Indian Institute of Technology in Madras, India. Taking its roots in vernacular architecture, he has developed expertise in architectural conservation and design of new buildings. He focuses on the design of structures built from natural materials and now runs an architect and consulting company in Chennai, India.

He has worked on all sorts of projects, from small mud cottages to tsunami reconstruction housing. Dakshinachitra, Muziris Heritage Project, Alleppey Heritage Project, Sankalp School, Anantya Resort, Quiet By The River Resort etc. are some of his significant projects. He has also worked as a consultant for the United Nations Development Program (UNDP), UNESCO, different state governments, and nongovernmental other organisations.

To know more about Dr. Benny Kuriakose visit www.bennykuriakose.com

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SITE PLAN



SITE PLAN

Babbler	Type A
Babbler	Type A1
Egret	Type B
Lapwing	Type C





CLUB HOUSE

Indoor Play Area, Gym, Pool Table, Table Tennis, Multipurpose Court, Swimming Pool, Showers, Changing Rooms, Well, Association Room, Party Area and Multipurpose Room

GROUND FLOOR PLAN



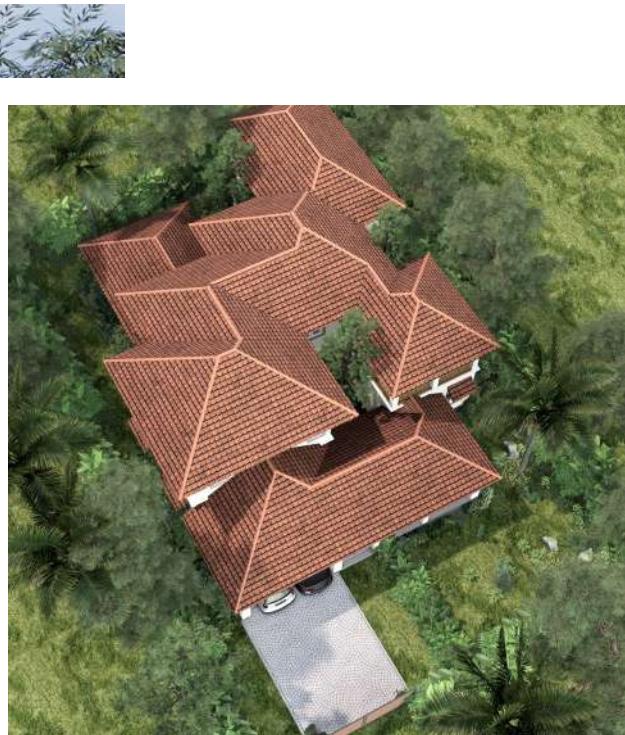




FIRST FLOOR PLAN







BABBLER Type A

Ground floor - 2960 Sqft

First Floor - 1731 Sqft

Loft Floor - 1473 Sqft

Servant Room - 167 Sqft

Total Built Up Area - 6331 Sqft



GROUND FLOOR PLAN



FIRST FLOOR PLAN







LOFT PLAN





GROUND FLOOR PLAN



FIRST FLOOR PLAN



LOFT PLAN

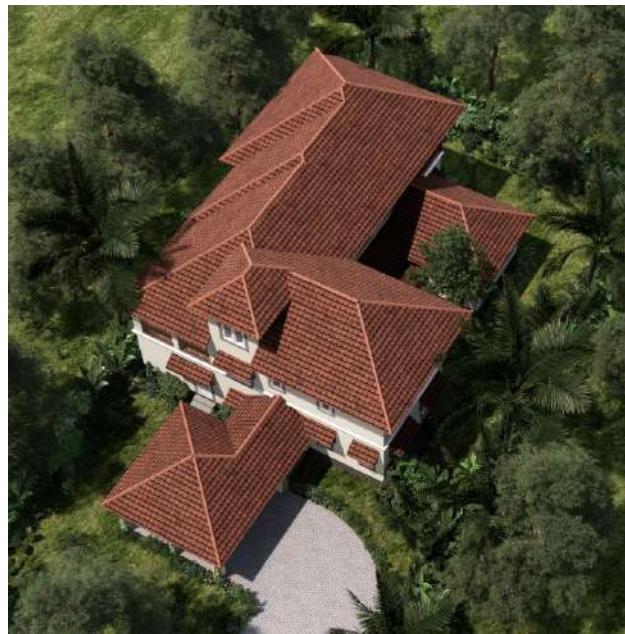


BABBLER Type A1

Ground floor - 2960 Sqft
First Floor- 1731 Sqft
Loft Floor - 1473 Sqft
Servant Room - 167 Sqft

Total Built Up Area - 6331 Sqft





EGRET Type B

Ground floor - 2605 Sqft
First Floor- 1709 Sqft
Loft Floor - 1709 Sqft
Servant Room - 167 Sqft

Total Built Up Area - 6190 Sqft



GROUND FLOOR PLAN



FIRST FLOOR PLAN



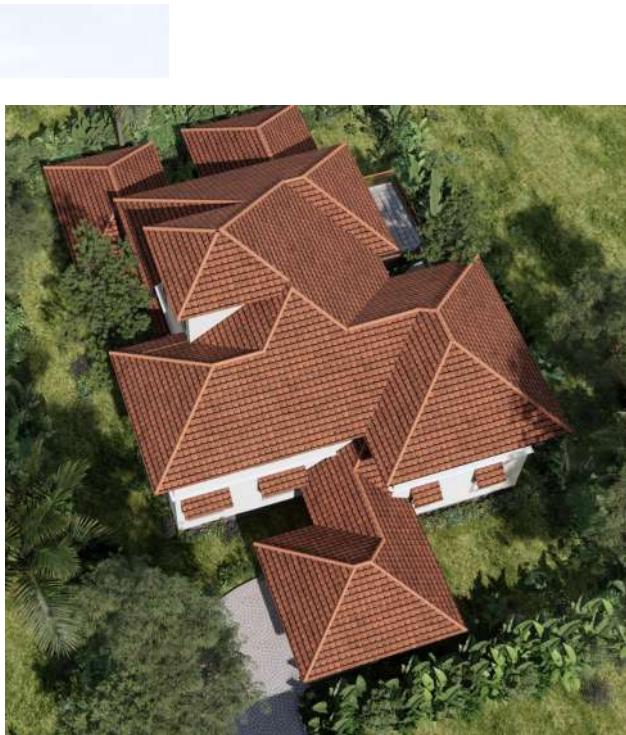




LOFT PLAN







LAPWING Type C

Ground floor - 2766 Sqft
First Floor- 1617 Sqft
Loft Floor - 1617 Sqft
Servant Room - 167 Sqft

Total Built Up Area - 6167 Sqft



GROUND FLOOR PLAN



FIRST FLOOR PLAN







LOFT PLAN



• Structure

Floors
Structure
Masonry
Ceiling Height
Basement Height
Compound

Ground + 1 floor + loft floor
RCC framed structure
Solid block work with plastering
11' (floor pcc to roof bottom)
2'0" from road level near gate
1' high from road level

• Flooring

Living & Foyer
All Other Rooms
Varanda & Sitout
Toilets
Terrace above Kitchen
Loft Room
Setback Area
Car Park
Drive Way
Staircase

Marble flooring
Vetritified tile 2'9" x 2'9"
Ahangudi tile
Ceramics anti-skid tile with epoxy grouting
Grano flooring and mangalore tile roof
Anti-skid tile
Landscaping as per architect's design
Parking tile
Paver blocks
Granite for tread and skirting, designer tile for riser

• Wall Dado

Toilets
Kitchen/Utility

Glazed tile as per architect's design
Countertop, wall dado, sink & sink faucets - not part of standard specifications

• Finishes

Interior
Exterior
Grills / Railings

2 coats of putty, 1 coat of primer & 2 coats of premium emulsion paint
1 coat of primer & 2 coats of weatherproof external emulsion paint
Zinc Chromite non-corrosive primer with enamel paint

• Joineries

Main Door
Bedroom Doors
Kitchen, Store & Utility Doors
Living, Foyer, Dinning & Ff Sitout Doors
Pooja Door
Bathroom Door
Main Gate
Windows

Single Door 4'0" x 8' Teak wood frame and shutters with digital door lock system
Single Door 3'6"x8' seasoned wood frame and molded shutter
Single Door 3'x8' seasoned wood frame and molded shutter
Double Door 4'x8' seasoned wood frame and molded shutter
Double Door 7'10"x8' easoned wood frame and molded shutter
Single Door 3'x8' waterproof frame and molded shutter
MS open type gate as per architect's design
White frame UPVC Windows with plain glass and MS safety grill

• Hand Rail

Staircase
Balcony

Toughened Glass with wooden handle as per architect's design
MS Handrail as per architect's design

• Plumbing & Sanitary Fixtures

Water Supply
Kitchen & Utility
Sanitary & CP Fittings
Over Head Tank
Water Heater

Pnematic system with common storage tank
Water inlet & outlet for sink faucets, water purifier, washing machine & dishwasher
TOTO / Equivalent
2000 Litres
200 Litre Pressurized Solar Water Heater (Kitchen sink, shower & washbasin)

• Electrical Fixtures & Fittings

Power Supply
Cables/Wires
Modular switches & sockets
MCB,ELCB & DB
Power backup
Rooftop solar system

3 Phase power supply will be provided
Finolex / Havells or Equivalent ISI approved brand
Legrand or equivalent
Legrand or equivalent
Wiring provision provided for domestic UPS
5KW Capacity with net metering

• Servant Room

Mangalore tile roof, parryware sanitary and CP fittings



Vanaalaya | The Bird at your Window

Merestone Properties Private Limited (parent company)

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✉️ @vanaalaya