



ROYAL SHELTER

FLAT PROMOTERS & PROPERTY DEVELOPERS





P.RAVICHANDRAN M.E., A.I.I.A., F.I.V.

Royal Shelter has been a pioneer in the Realty business since 2000. Established and led by P. Ravichandran, a registered architect and structural engineer by profession with an experience of 3 decades, Royal Shelter has become one of the most credible builders across Coimbatore, Trichy, and Karur. Backed by a distinguished team of architects and design consultants, it has delivered over 25 projects with more than 1400 units.

As part of its ongoing success story, Royal Shelter promotes its latest elite venture, “Royal Kalpataru” in Ganapathy, one of the prime localities in Coimbatore. Built with world-class standards, it delivers unmatched quality at a perfect price. It is conveniently located near Gandhipuram bus stand, Coimbatore railway station, top educational institutions, leading hospitals, and shopping centres, and is close to Coimbatore's primary IT corridor.

Sprawling across 2.97 acres, the Royal Kalpataru gated community comprises 48 exquisite signature villas and two shops that ensure privacy, safety and exclusivity to its residents. It strives to make your everyday living a blissful experience-Opulence redefined.

INDEX

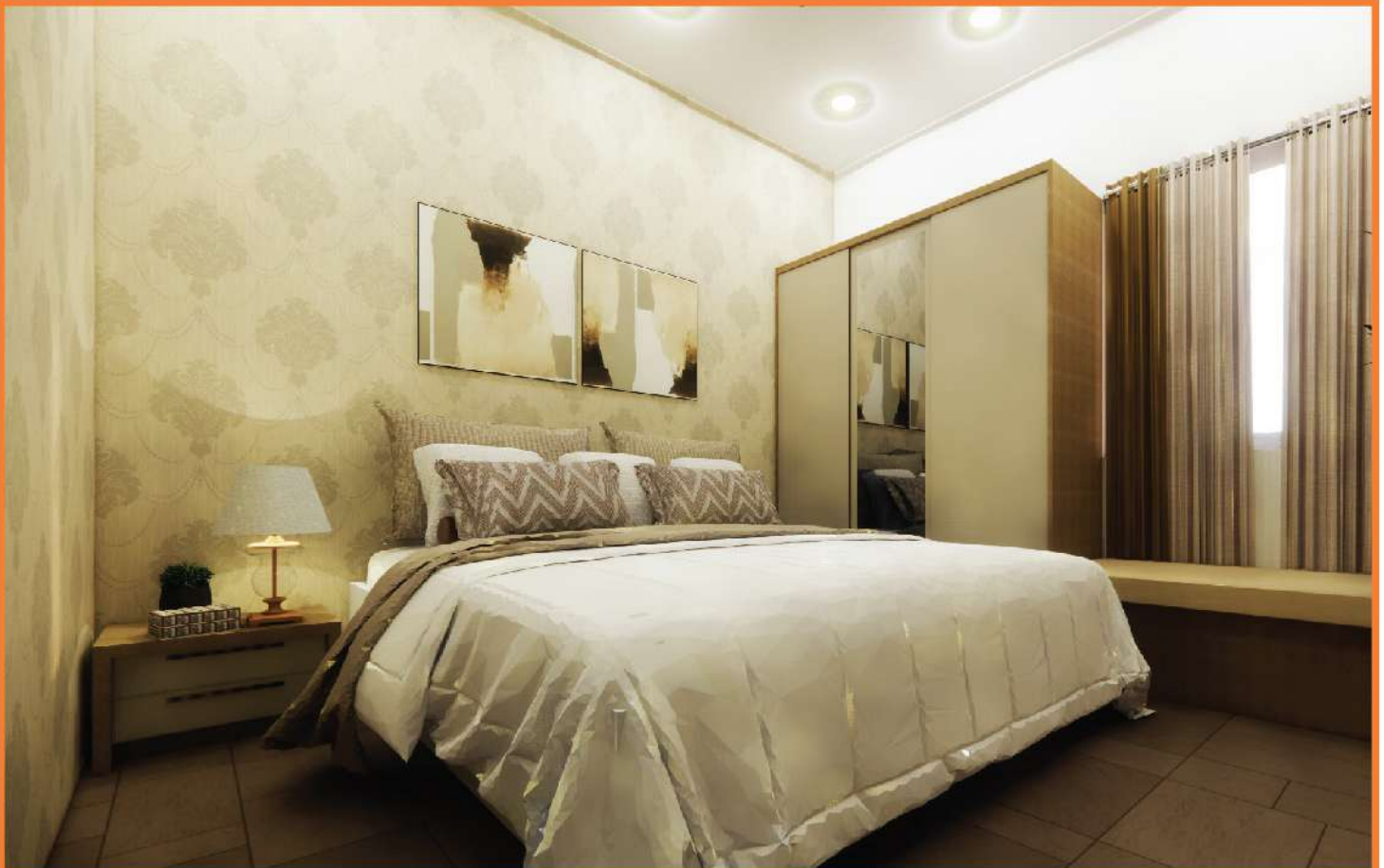
Aerial View	.....	1
3D House Image	.....	3
Amenities	.....	7
Site Plan	.....	11
Floor Plan		
Independent Villa	A1,A2 & G1,G2	..... 12
Independent Villa	B1 to B4	..... 13
Independent Villa	C1 to C4	..... 14
Independent Villa	D1, E1	..... 15
Independent Villa	F1	..... 16
Row House	H1, H2, H3	..... 17
Row House	J1, J2, J3	..... 19
Row House	J4, J5, J6, J7, J9	..... 21
Row House	K1, K2, K3	..... 23
Row House	L1, L2, L3	..... 25
Row House	M1, M2, M3	..... 27
Independent Villa	N1	..... 29
Independent Villa	P1	..... 30
Independent Villa	Q1	..... 31
Independent Villa	R1	..... 32
Independent Villa	S1	..... 33
Independent Villa	T1	..... 34
Independent Villa	V1	..... 35
Independent Villa	W1	..... 36
Area Statement	.....	37
Specification & Schedule of payment	.....	38
About Us	.....	39
Route Map	.....	40







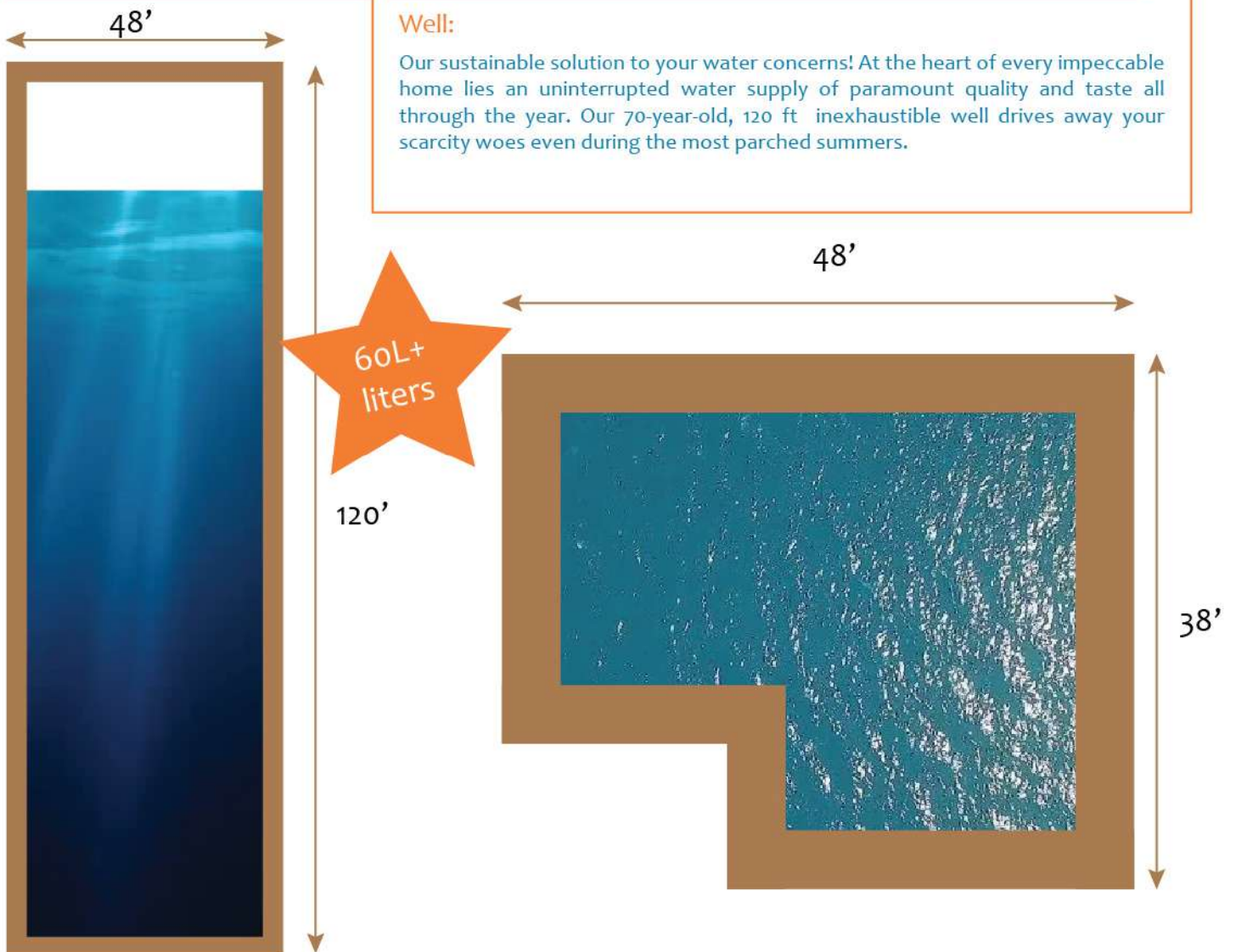
THE CLUB





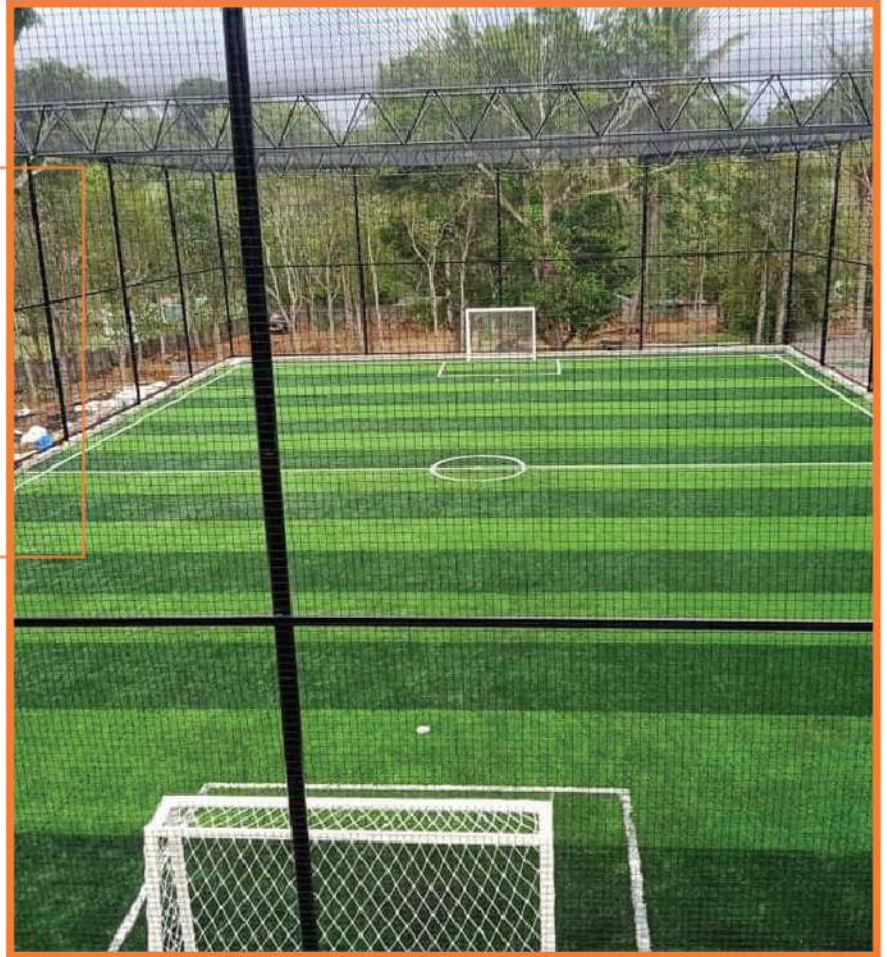
Well:

Our sustainable solution to your water concerns! At the heart of every impeccable home lies an uninterrupted water supply of paramount quality and taste all through the year. Our 70-year-old, 120 ft inexhaustible well drives away your scarcity woes even during the most parched summers.



Foot ball turf:

Are you a football enthusiast with a love for an adrenaline-pumped action or want to train your children in football without stepping out of your abode? It is now possible within the perimeter of your residential complex with our well-lit indoor football turf. That's a home win for sure!



Indoor Games

Never run out of fun activities with our dedicated indoor game lounge. Equipped with endless options from chess to table tennis, foster friendships and say goodbye to boredom forever.





Air-conditioned Gym

Work up a sweat without the hassles of commuting and unfavourable weather. Head into our well-stocked spacious gym having a world-class HVAC system that boasts premier air quality and ventilation. Having a range of high-quality fitness equipment, we serve your fitness needs, uncompromised.

Multipurpose Hall

Our versatile, elegant banquet hall is the perfect venue to host diverse activities from business meetings, group classes for yoga, zumba etc, and joyous festivities to kids' parties in a lively space. Equipped with safety measures like power backup, and fire safety, it can accommodate up to 250 guests approximately. Featuring excellent lighting and acoustics, it exudes a regal vibe, making it ideal for fond memories of a lifetime. Take your celebrations to the next level!



Children Play Area

Is there anything more joyful than watching kids play? In addition to health benefits, outside play stimulates their mental and emotional growth in this era of increasing screen time. Watch your budding stars enjoy the outdoors blissfully and engage with friends in our meticulously designed play area.

★ Intercom System:

Our intercom services not only serve as a second layer of protection for our residents but also provide seamless communication between operational staff and villa owners.

★ CCTV

Choose freedom from security concerns with our 24*7 surveillance cameras, specifically designed for 360-degree perimeter protection of the entire campus.

★ Generator Backup:

We provide standby power-backups during outages for common area lighting and water pumps.

★ Solar energy provision for villas



Swimming Pool:

Swimming is the best all-round activity enjoyable for young and old alike. Splash away your stresses with our immaculate well-maintained swimming pool. Invigorate yourself and take a break by plunging into our refreshing pool.

Home Theatre:

Equipped with top-of-the-class acoustics and sliding multiplex seats, our mini theatre caters to sports and movie buffs of diverse tastes. Enjoy an authentic movie theatre experience or have virtual front row tickets for your favourite sports team in action and cheer on.





Independent Villa - A1, A2 & G1 to G7

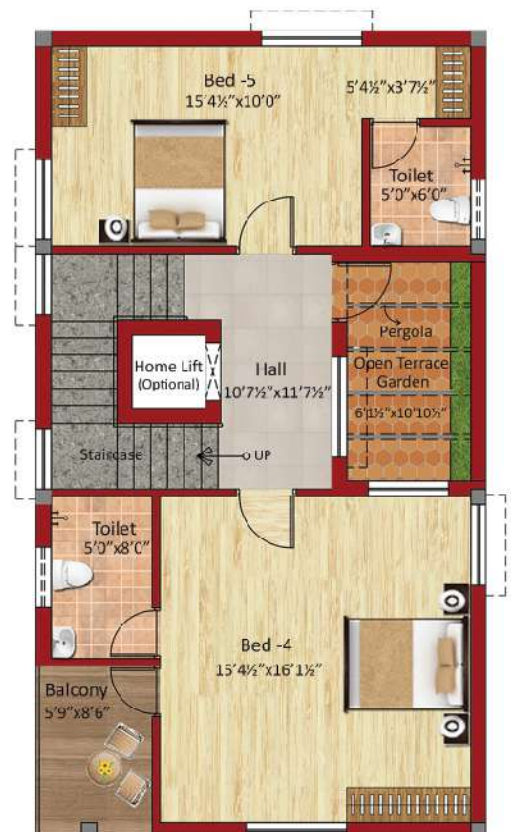
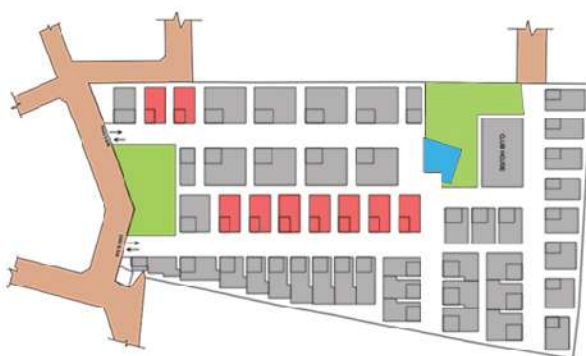
5-BHK, G+2 FLOOR



GROUND FLOOR



FIRST FLOOR

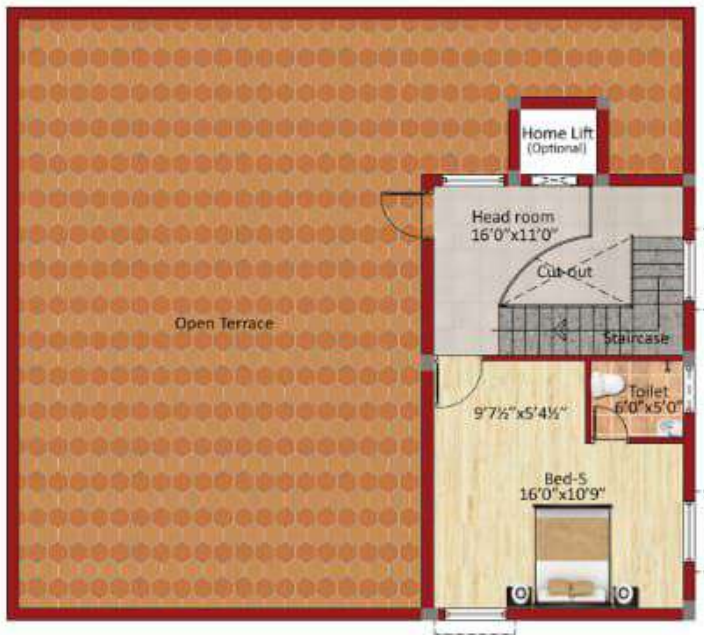


SECOND FLOOR

Area Details	
CARPET AREA	2039 Sq.ft
BUILT - UP AREA	2725 Sq.ft
SUPER BUILT - UP AREA	2998 Sq.ft
LAND AREA (UDS)	2105.239 Sq.ft

Independent Villa - B3 & B4

5-BHK, G+2 FLOOR

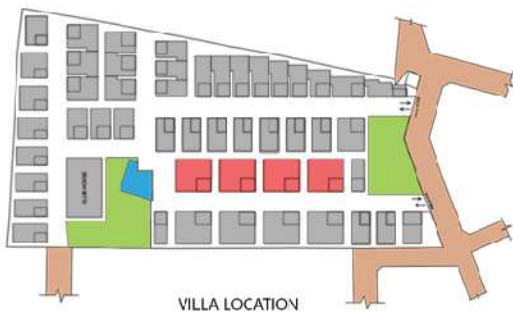


Area Details	
CARPET AREA	2913 Sq.ft
BUILT - UP AREA	4007 Sq.ft
SUPER BUILT - UP AREA	4497 Sq.ft
LAND AREA (UDS)	3095.362 Sq.ft



Independent Villa - C1 to C4

5-BHK, G+2 FLOOR

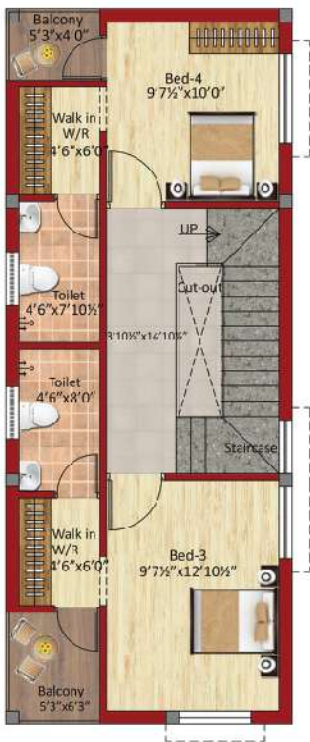


Area Details	
CARPET AREA	3036 Sq.ft
BUILT - UP AREA	3922 Sq.ft
SUPER BUILT - UP AREA	4314 Sq.ft
LAND AREA (UDS)	3029.354 Sq.ft



Independent Villa - D1,E1

4-BHK, G+2 FLOOR



Area Details	
CARPET AREA	1554 Sq.ft
BUILT - UP AREA	1504 Sq.ft
SUPER BUILT - UP AREA	2185 Sq.ft
LAND AREA (UDS)	1534.339 Sq.ft



Area Details	
CARPET AREA	1255 Sq.ft
BUILT - UP AREA	1940 Sq.ft
SUPER BUILT - UP AREA	2204 Sq.ft
LAND AREA (UDS)	1547.681 Sq.ft



Independent Villa - F1

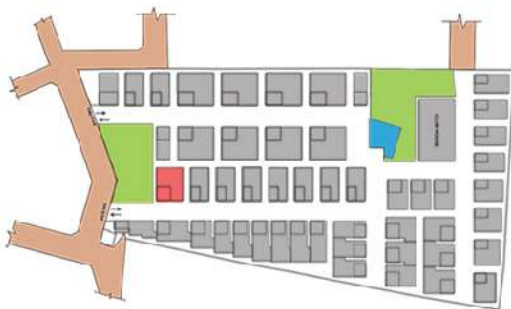
5-BHK, G+2 FLOOR



SECOND FLOOR



FIRST FLOOR



VILLA LOCATION



GROUND FLOOR

Area Details	
CARPET AREA	2824 Sq.ft
BUILT - UP AREA	3627 Sq.ft
SUPER BUILT - UP AREA	3990 Sq.ft
LAND AREA (UDS)	2801.836 Sq.ft

Row Houses- H1,H2, H3 4-BHK, G+2 FLOOR



GROUND FLOOR
BLOCK - H3

GROUND FLOOR
BLOCK - H2

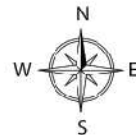
GROUND FLOOR
BLOCK - H1



Area Details				
BLOCK NO.	CARPET AREA Sq.ft	BUILT-UP ARFA Sq.ft	SUPER BUILT-UP AREA Sq.ft	LAND AREA {UDS} Sq.ft
H1	1601	2395	2637	1886.851
H2	1765	2565	2811	1973.925
H3	1764	2580	2822	1981.650

Row Houses- H1,H2, H3

4-BHK, G+2 FLOOR



FIRST FLOOR
BLOCK-H3



FIRST FLOOR
BLOCK-H2



FIRST FLOOR
BLOCK-H1



SECOND FLOOR
BLOCK-H3



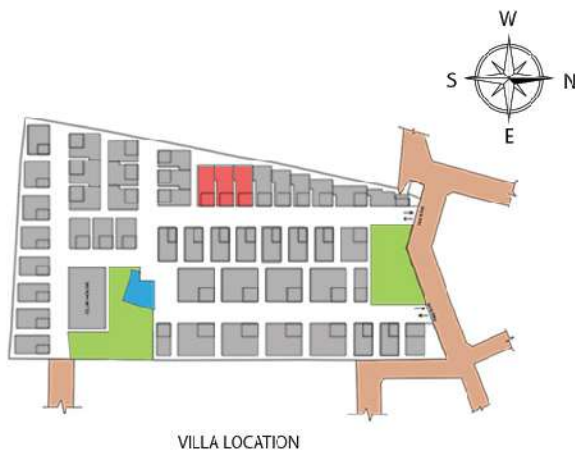
SECOND FLOOR
BLOCK-H2



SECOND FLOOR
BLOCK-H3

Row Houses- J1, J2, J3

5-BHK & 4-BHK, G+2 FLOOR



Area Details				
BLOCK NO.	CARPET AREA Sq.ft	BUILT-UP AREA Sq.ft	SUPER BUILT UP AREA Sq.ft	LAND AREA (UDS) Sq.ft
J1	1976	2996	3302	2318.713
J2	1983	2996	3225	2264.642
J3	1983	2997	3226	2265.344

Row Houses- J1,J2, J3

5-BHK & 4-BHK, G+2 FLOOR



FIRST FLOOR
BLOCK - J1

FIRST FLOOR
BLOCK - J2

FIRST FLOOR
BLOCK - J3



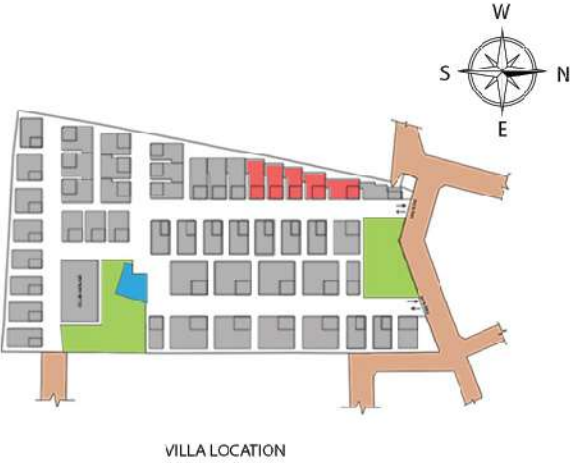
SECOND FLOOR
BLOCK - J1

SECOND FLOOR
BLOCK - J2

SECOND FLOOR
BLOCK - J3

Row Houses- J4, J5, J6, J7, J9

4-BHK, G+2 FLOOR



Area Details				
BLOCK NO.	CARPET AREA Sq.ft	BUILT-UP AREA Sq.ft	SUPER BUILT UP AREA Sq.ft	LAND AREA (UDS) Sq.ft
J4	1973	2970	3197	2244.980
J5	1962	2879	3104	2179.674
J6	1732	2575	2775	1948.645
J7	1879	2737	2959	2077.853
J9	2182	3029	3286	2307.477

Row Houses- J4, J5, J6,J7, J9

4-BHK, G+2 FLOOR



FIRST FLOOR
BLOCK - J4

FIRST FLOOR
BLOCK - J5

FIRST FLOOR
BLOCK - J6

FIRST FLOOR
BLOCK - J7

FIRST FLOOR
BLOCK - J9



SECOND FLOOR
BLOCK - J4

SECOND FLOOR
BLOCK - J5

SECOND FLOOR
BLOCK - J6

SECOND FLOOR
BLOCK - J7

SECOND FLOOR
BLOCK - J9

Row Houses- K1, K2, K3

4-BHK, G+2 FLOOR



GROUND FLOOR
BLOCK - K3

GROUND FLOOR
BLOCK - K2



VILLA LOCATION



Area Details				
BLOCK NO.	CARPET AREA Sq.ft	BUILT-UP AREA Sq.ft	SUPER BUILT-UP AREA Sq.ft	LAND AREA (UDS) Sq.ft
K1	1987	2891	3186	2237.256
K2	2050	2976	3211	2254.811
K3	2036	2980	3210	2254.109



GROUND FLOOR
BLOCK - K1

Row Houses- K1, K2, K3

4-BHK, G+2 FLOOR



FIRST FLOOR
BLOCK - K3

FIRST FLOOR
BLOCK - K2

FIRST FLOOR
BLOCK - K1



SECOND FLOOR
BLOCK - K3

SECOND FLOOR
BLOCK - K2

SECOND FLOOR
BLOCK - K1

Row Houses- L1, L2, L3

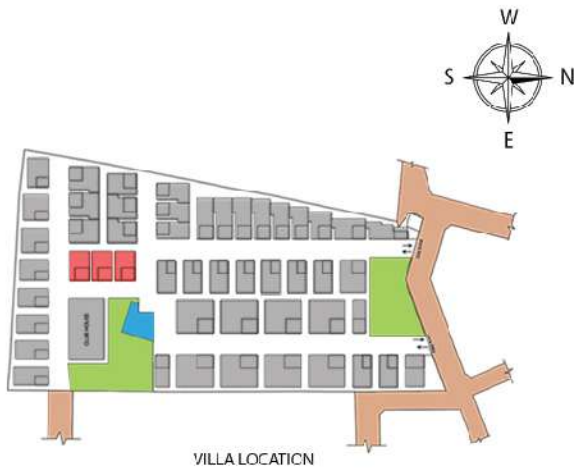
4-BHK, G+2 FLOOR



GROUND FLOOR
BLOCK - L3



GROUND FLOOR
BLOCK - L2



VILLA LOCATION

Area Details				
BLOCK NO.	CARPET AREA Sq.ft	BUILT-UP AREA Sq.ft	SUPER BUILT-UP AREA Sq.ft	LAND AREA (UDS) Sq.ft
L1	1972	2875	3176	2230.234
L2	2145	2972	3065	2152.288
L3	2145	2980	3065	2152.288



GROUND FLOOR
BLOCK - L1

Row Houses- L1, L2, L3

4-BHK, G+2 FLOOR



FIRST FLOOR
BLOCK - L3



FIRST FLOOR
BLOCK - L2



FIRST FLOOR
BLOCK - L1



SECOND FLOOR
BLOCK - L3



SECOND FLOOR
BLOCK - L2



SECOND FLOOR
BLOCK - L1

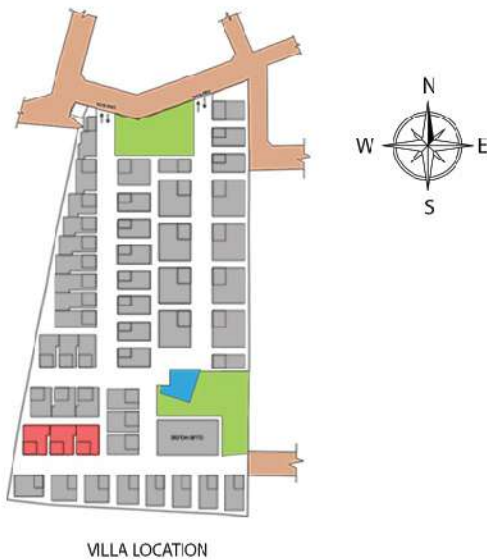
Row Houses- M1, M2, M3

5-BHK & 4-BHK, G+2 FLOOR



GROUND FLOOR
BLOCK - M3

GROUND FLOOR
BLOCK - M2



VILLA LOCATION

Area Details				
BLOCK NO.	CARPET AREA Sq.ft	BUILT-UP AREA Sq.ft	SUPER BUILT-UP AREA Sq.ft	LAND AREA (UDS) Sq.ft
M1	2007	3003	3317	2329.246
M2	2459	3406	3691	2591.874
M3	2449	3413	3695	2594.683



GROUND FLOOR
BLOCK - M1

Row Houses- M1, M2, M3

5-BHK & 4-BHK, G+2 FLOOR



FIRST FLOOR
BLOCK - M3

FIRST FLOOR
BLOCK - M2

FIRST FLOOR
BLOCK - M1



SECOND FLOOR
BLOCK - M3

SECOND FLOOR
BLOCK - M2

SECOND FLOOR
BLOCK - M1

Independent Villa - N1

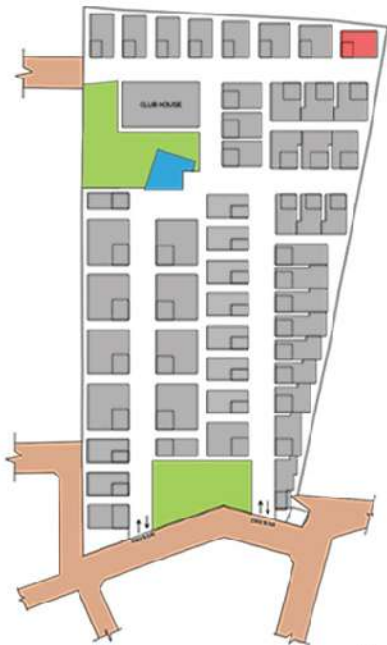
4-BHK+Study, G+2 FLOOR



SECOND FLOOR



FIRST FLOOR



VILLA LOCATION



GROUND FLOOR

Area Details	
CARPET AREA	1978 Sq.ft
BUILT - UP AREA	2686 Sq.ft
SUPER BUILT - UP AREA	2955 Sq.ft
LAND AREA (UDS)	2075.044 Sq.ft

Independent Villa - P1

4-BHK, G+2 FLOOR



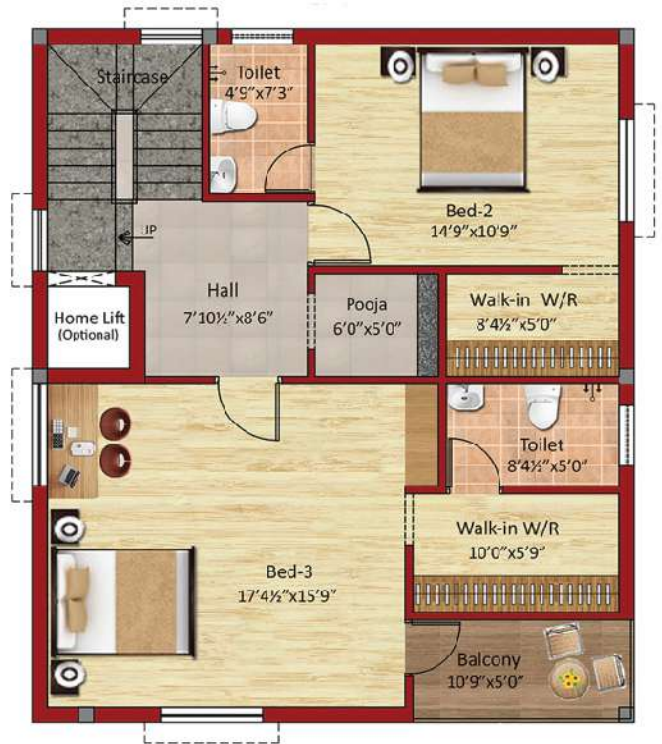
Area Details	
CARPET AREA	1959 Sq.ft
BUILT - UP AREA	2675 Sq.ft
SUPER BUILT - UP AREA	2943 Sq.ft
LAND AREA (UDSI)	2066.618 Sq.ft

Independent Villa - Q1

5-BHK, G+2 FLOOR



SECOND FLOOR



FIRST FLOOR



VILLA LOCATION



GROUND FLOOR

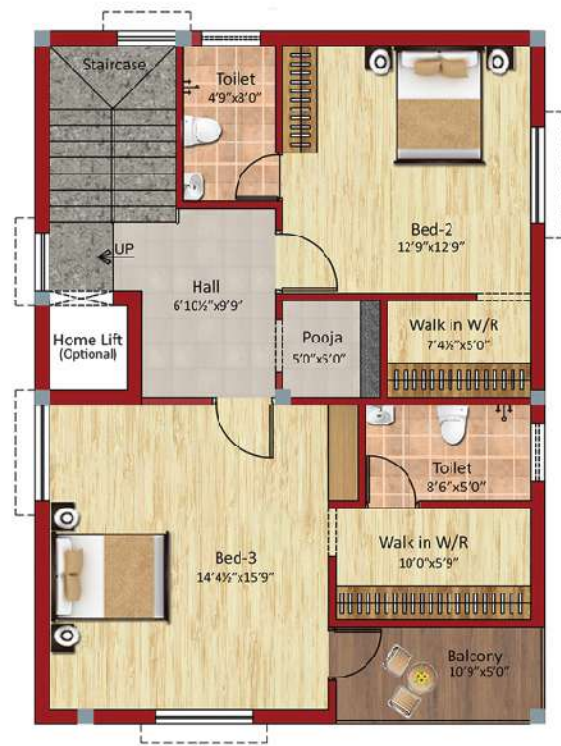
Area Details	
CARPET AREA	2394 Sq.ft
BUILT - UP AREA	3073 Sq.ft
SUPER BUILT - UP AREA	3380 Sq.ft
LAND AREA (UDS)	2373.485 Sq.ft

Independent Villa - R1

4-BHK, G+2 FLOOR



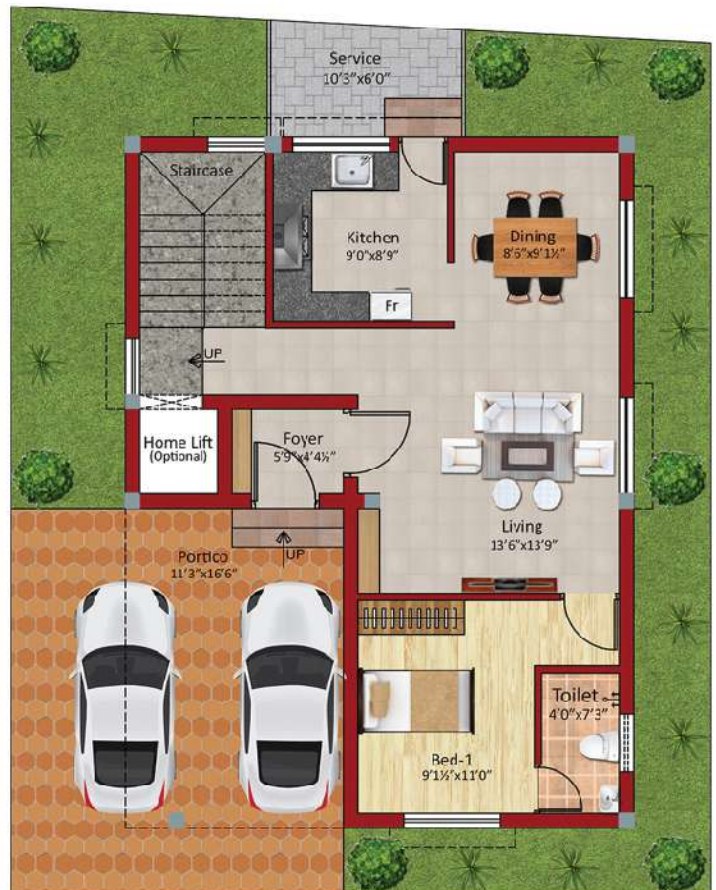
SECOND FLOOR



FIRST FLOOR



VILLA LOCATION



GROUND FLOOR

Area Details

CARPET AREA	2018 Sq.ft
BUILT - UP AREA	2683 Sq.ft
SUPER BUILT - UP AREA	2951 Sq.ft
LAND AREA (UDS)	2072.235 Sq.ft

Independent Villa - S1

5-BHK, G+2 FLOOR



SECOND FLOOR



FIRST FLOOR



VILLA LOCATION



GROUND FLOOR

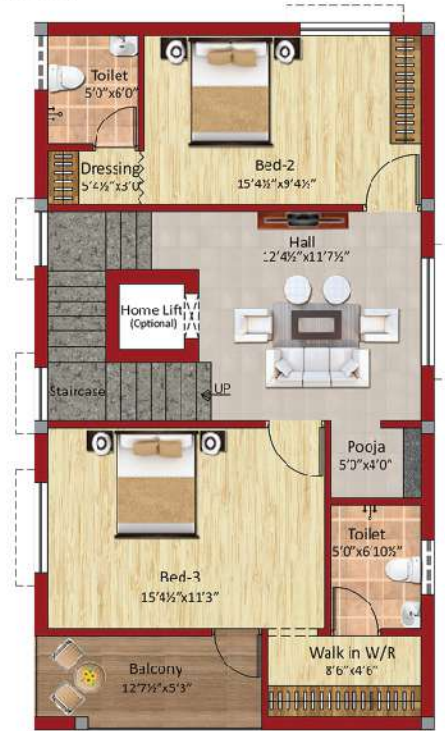
Area Details	
CARPET AREA	2023 Sq.ft
BUILT - UP AREA	2641 Sq.ft
SUPER BUILT - UP AREA	2905 Sq.ft
LAND AREA (UDS)	2039.933 Sq.ft.

Independent Villa - T1

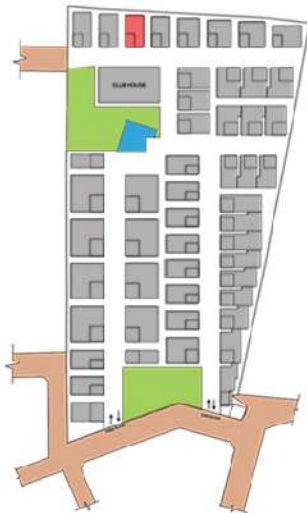
4-BHK + Study, G+2 FLOOR



SECOND FLOOR



FIRST FLOOR



VILLA LOCATION



GROUND FLOOR

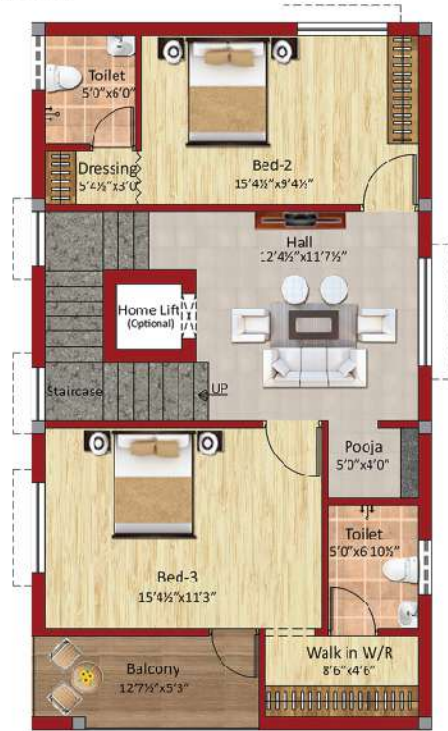
Area Details	
CARPET AREA	1931 Sq.ft
BUILT - UP AREA	2649 Sq.ft
SUPER BUILT - UP AREA	2914 Sq.ft
LAND AREA (UDS)	2046.253 Sq.ft

Independent Villa - V1

4-BHK + Study, G+2 FLOOR



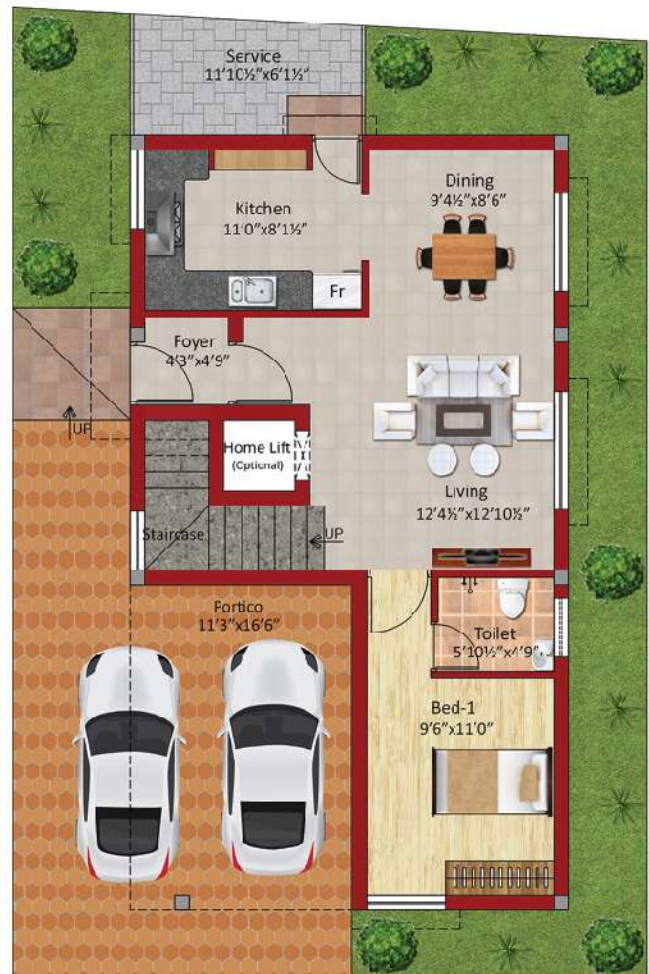
SECOND FLOOR



FIRST FLOOR



Area Details	
CARPET AREA	2012 Sq.ft.
BUILT - UP AREA	2757 Sq.ft
SUPER BUILT - UP AREA	3033 Sq.ft
LAND AREA (UDS)	2129.817 Sq.ft



GROUND FLOOR

Independent Villa - W1

4-BHK + Study, G+2 FLOOR



SECOND FLOOR



FIRST FLOOR



VILLA LOCATION



GROUND FLOOR

Area Details	
CARPET AREA	2112 Sq.ft
BUILT - UP AREA	2866 Sq.ft
SUPER BUILT - UP AREA	3153 Sq.ft
LAND AREA (UDS)	2214.083 Sq.ft.

Royal Kalpataru area statement:

Unit No	No. of Units	Type	4 BHK / 5 BHK	Door Facing	Land Area in sq.ft (UDS)	Carpet area in sq.ft	Built-up area in sq.ft	Super built-up area in sq.ft
A1, A2, G1 to G7	9	Villa	5 BHK	North	2105.24	2039	2725	2998
B1 to B4	4	Villa	5 BHK	North	3095.36	2913	4007	4408
C1 to C4	4	Villa	5 BHK	East	3029.35	3036	3922	4314
D1	1	Villa	4 BHK	North	1534.34	1354	1934	2185
E1	1	Villa	4 BHK	East	1547.68	1355	1948	2204
F1	1	Villa	5 BHK	North	2801.84	2824	3627	3990
H1	1	Rowhouse	4 BHK	East	1886.85	1601	2395	2687
H2	1	Rowhouse	4 BHK	East	1973.93	1765	2565	2811
H3	1	Rowhouse	4 BHK	East	1981.65	1764	2580	2822
J1	1	Rowhouse	5 BHK	East	2318.71	1976	2996	3302
J2	1	Rowhouse	4 BHK	East	2264.64	1983	2996	3225
J3	1	Rowhouse	4 BHK	East	2265.34	1983	2997	3226
J4	1	Rowhouse	4 BHK	East	2244.98	1973	2970	3197
J5	1	Rowhouse	4 BHK	East	2179.67	1962	2879	3104
J6	1	Rowhouse	4 BHK	East	1948.65	1732	2575	2775
J7	1	Rowhouse	4 BHK	East	2077.85	1879	2737	2959
J9	1	Rowhouse	4 BHK	East	2307.48	2182	3029	3286
K1	1	Rowhouse	4 BHK	North	2237.26	1987	2891	3186
K2	1	Rowhouse	4 BHK	North	2254.81	2050	2976	3211
K3	1	Rowhouse	4 BHK	North	2254.11	2036	2980	3210
L1	1	Rowhouse	4 BHK	East	2230.23	1972	2875	3176
L2	1	Rowhouse	4 BHK	East	2152.29	2145	2972	3065
L3	1	Rowhouse	4 BHK	East	2152.29	2145	2980	3065
M1	1	Rowhouse	4 BHK	East	2329.25	2007	3003	3317
M2	1	Rowhouse	5 BHK	East	2591.87	2459	3406	3691
M3	1	Rowhouse	5 BHK	East	2594.68	2449	3413	3695
N1	1	Villa	4 BHK+Study	North	2075.04	1978	2686	2955
P1	1	Villa	4 BHK	North	2066.62	1959	2675	2943
Q1	1	Villa	5 BHK	North	2373.49	2394	3073	3380
R1	1	Villa	4 BHK	North	2072.24	2018	2683	2951
S1	1	Villa	5 BHK	East	2039.93	2023	2641	2905
T1	1	Villa	4 BHK+Study	East	2046.25	1931	2649	2914
V1	1	Villa	4 BHK+Study	East	2129.82	2012	2757	3033
W1	1	Villa	4 BHK+Study	East	2214.08	2112	2866	3153

SPECIFICATION:

Structure	RCC Framed Structure with Fly Ash bricks.
RCC	M25 grade mix.
Steel	Fe 500 grade ISI brand.
Joineries	Main door will be of teakwood- panelled door and other doors will be of company made Flush doors with Lamination sheet finish. Toilet doors will be of water proof Flush door with Lamination finish on outer side and synthetic enamel paint finish on inner side. UPVC Sliding windows with mosquito net.
Flooring	2'9" x 2'9" or 2'0" x 4'0" vitrified tiles of Nitco or Kajaria or equivalent make.
Toilet	Dadoing upto 8'0" height. Flooring with Anti skid tiles, Flooring treated for waterproof, EWC (European water closets) of Jaquar or equivalent brand with concealed flush tank. Tap fittings -Jaquar or equivalent brand.
Electrical	Three phase service with ELCB (Earth Leakage Circuit Breaker) and Modular switches of Legrand or Gold Medal or equivalent. Cable- Finolex or RR cable or equivalent brand cable Outlets for A/C in all bed rooms and Hall. Outlets for TV in living hall and all bed rooms. Outlets for Telephone in living and all bed rooms.
Paintings	Interior with acrylic emulsion (Royale) over fully putty, Main door frames and shutter are polished, main frames of other doors are polished and toilet door frames and door inside are painted with synthetic enamel paint with putty.
Kitchen	Black granite working top with full nosing. Stainless steel sink with drain board. Dadoing upto 7'0" height.
Terrace	300mm x 300mm cooling roof tiles (Pavet or AGL or equivalent).

Schedule of Payment :

On Booking	10%
Within 45 days of booking	30%
On completion of foundation	10%
On completion of Ground floor Roof	10%
On completion of 1st Floor Roof	10%
On completion of 2nd Floor Roof	10%
On completion of Brick work & Plastering	10%
On completion of Flooring	7%
On Handing Over	3%



Established in 2000, we have three decades of experience in the residential housing industry. We have made a name for ourselves in cities like Trichy, Coimbatore, and Karur.

So far, we have provided housing and happiness to over 1,400 families over 25 projects. 2 BHK, 3 BHK, villas, penthouses - we have done it all. We are always adapting and responding to our client's requirements without compromising on quality and time. We are punctual about meeting deadlines and completing handovers. With a keen eye on keeping the environment safe, we have made sure all our material complies with international environmental standards.

All our residential property offer the best amenities including safety, security, and recreation. We believe in the harmony of aesthetics and affordability.

Mission

To deliver the highest level of personalized services and care to every single one of our esteemed customers by providing excellent exterior and interior design that adds a great value to them.

Vision

To grow as Pan India Company and become one of the biggest builders, striving to create modern and the most sophisticated living spaces.

ON GOING PROJECTS

ROYAL VESTA

Vayalur Road,
Trichy.

ROYAL ELITE

Behind Iyyappan Temple,
Trichy.

ROYAL AANANDA

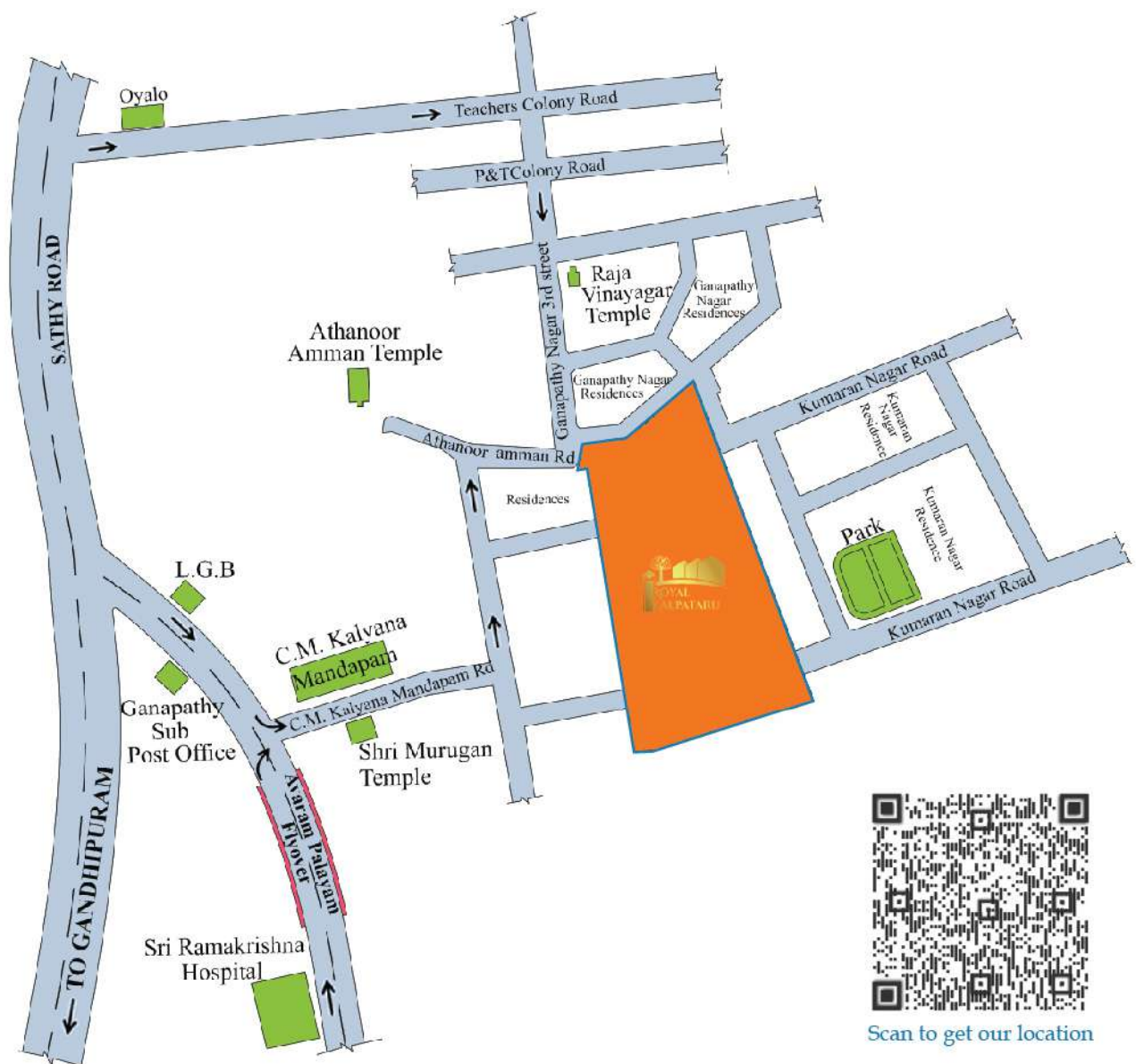
Shanmuga Nagar,
Trichy.

Royal Shelter - Trichy (HEAD OFFICE)

Ph no: +91 98424 31803, +91 98424 31801

2nd Floor, J.P Tower, D-27, 7th Cross East, Thillai Nagar, Trichy -620018. Tamilnadu,

INDIA.



Amenities and Special Features

- Landscaped Relaxation Space ● Open Well-120 feet depth ● Football Turf
- Indoor Games ● Air Conditioned Gym ● Multipurpose Banquet Hall
- Children's Play Area ● CCTV ● 24/7 Security ● Swimming Pool
- Mini Theatre ● Intercom ● Generator Backup
- Solar energy provision

This brochure is purely conceptual and not a legal offering. The promoters /architects reserve the right to add / delete / alter any detail mentioned herein.



ROYAL SHELTER

FLAT PROMOTERS & PROPERTY DEVELOPERS



ISO 9001 : 2015

FOR BOOKING

+91 99422 11775 | +91 99422 11774

www.royalshelter.co.in

royalshelterkovai@gmail.com

[f](https://www.facebook.com/royalshelter.ravi.5) royalshelter.ravi.5 [ig](https://www.instagram.com/royal_shelter) royal_shelter



CONTACT US

Royal Shelter - Coimbatore

68, New No. 65, Race Course, Coimbatore - 641018. Tamil Nadu, INDIA