



Hotel Nearby

Lemon Tree (Star Hotel)



Schools Nearby

- ✦ Suguna PIP School
- ✦ Indian Public School
- ✦ Ideal Zee School,
- ✦ Vidhya Niketen
- ✦ Chandrakanthi Public School
- ✦ Lisieux CMI Public School
- ✦ Anan Kids Academy
- ✦ Vivekam International Public School
- ✦ Alchemy Public School
- ✦ SVVM REEDS World School
- ✦ Dr. NGP CBSE School
- ✦ Park Global School



Hospital Nearby

KMCH, PSG IMSR, KG Eye Hospital,
Sankara Eye Hospital,
Aravind Eye Hospital,
Royal Care International Hospital



Malls Nearby

Fun Republic Mall, Pro Zone Mall



Colleges Nearby

- ✦ Coimbatore Medical College
- ✦ Coimbatore Institute of Technology (CIT)
- ✦ Kumaraguru College of technology
- ✦ PSG Arts and Science College
- ✦ GRD College of Science
- ✦ Government Polytechnic
- ✦ SNS College of Arts and Science
- ✦ PPG Institute of technology
- ✦ Adithya Institute of Technology
- ✦ Info Institute of Engineering
- ✦ Suguna College of Engineering
- ✦ Suguna Polytechnic College
- ✦ Suguna Spark School
- ✦ KGISL Institute of technology
- ✦ Dr. NGP College of Engineering
- ✦ Dr. NGP Arts and Science College
- ✦ SNS College of Technology
- ✦ PSGR Krishnammal for Women



About Sathyanand Niketan

Get the job finished on time and within budget - this is the motto of Sherna Properties. Offering exquisite villament in apt locations at the right pricing, using premium quality materials is a testament to our expertise; quality is of paramount importance starting from the bricks till the paint. Modern security measures such as Motion sensors, Glass break sensors, Perimeter alarm would take care of your security and are default features in Sherna Properties projects. The clients are handpicked assuring a safe and elegant community where you and your family thrive. Modern amenities such as RO plant, Sewage treatment plant, Club house & Sports facilities would enhance your life quality with a socially responsible community living. The projects are developed in serene/prime areas, enabling quick access to amenities such as Airport, education institutions, health care facilities.

Sathyanand Niketan , gated community is truly for a discerning few with just 26 innovatively designed , premium villaments on offer. This literally is a lifetime opportunity for you and your family to indulge in quality modern architectural grandeur , located near the Kalapatti junction , offered to you at the right pricing.

Main Entrance



Location Advantages

The project is strategically located on the Kalapatti – Saravanapatty Main Road which connects a two important road in Coimbatore namely Avinashi Road and Sathy Road. Located about 6.5 Km off Avinashi Road from Airport Junction and 4 Km off Sathy Road from Kalapatti.

10 MINUTES

Less than 10 minutes' drive from Avinashi Road and Airport

5 MINUTES

Less than 5 Minutes' drive from Sathy Road

BUS / TRAIN

25 minutes to railway station and 30 minutes to Gandhipuram

10 MINUTES

10 minutes to KGISL IT Park, Cognizant, Bosch, Dell and Ford

10 MINUTES

10 minutes' drive to ELCOT TIDEL Park housing upcoming facilities of WIPRO, HCL and TCS

MALLS

20 minutes' drive to Fun Republic Mall and 30 minutes to Brookfields

75 MINUTES

75 minutes' drive to Kothagiri and Coonor

OOTY

90 minutes' drive to Ooty

AIRPORT

6.5 Km from airport

Automation



Main Door Entry

Biometric Enabled Lock for main door



Motion Sensors

Built in within compound and indoors to monitor against intrusion



CCTVs

Strategically placed cameras all across the acres of land to monitor disturbance or any unauthorised entry.



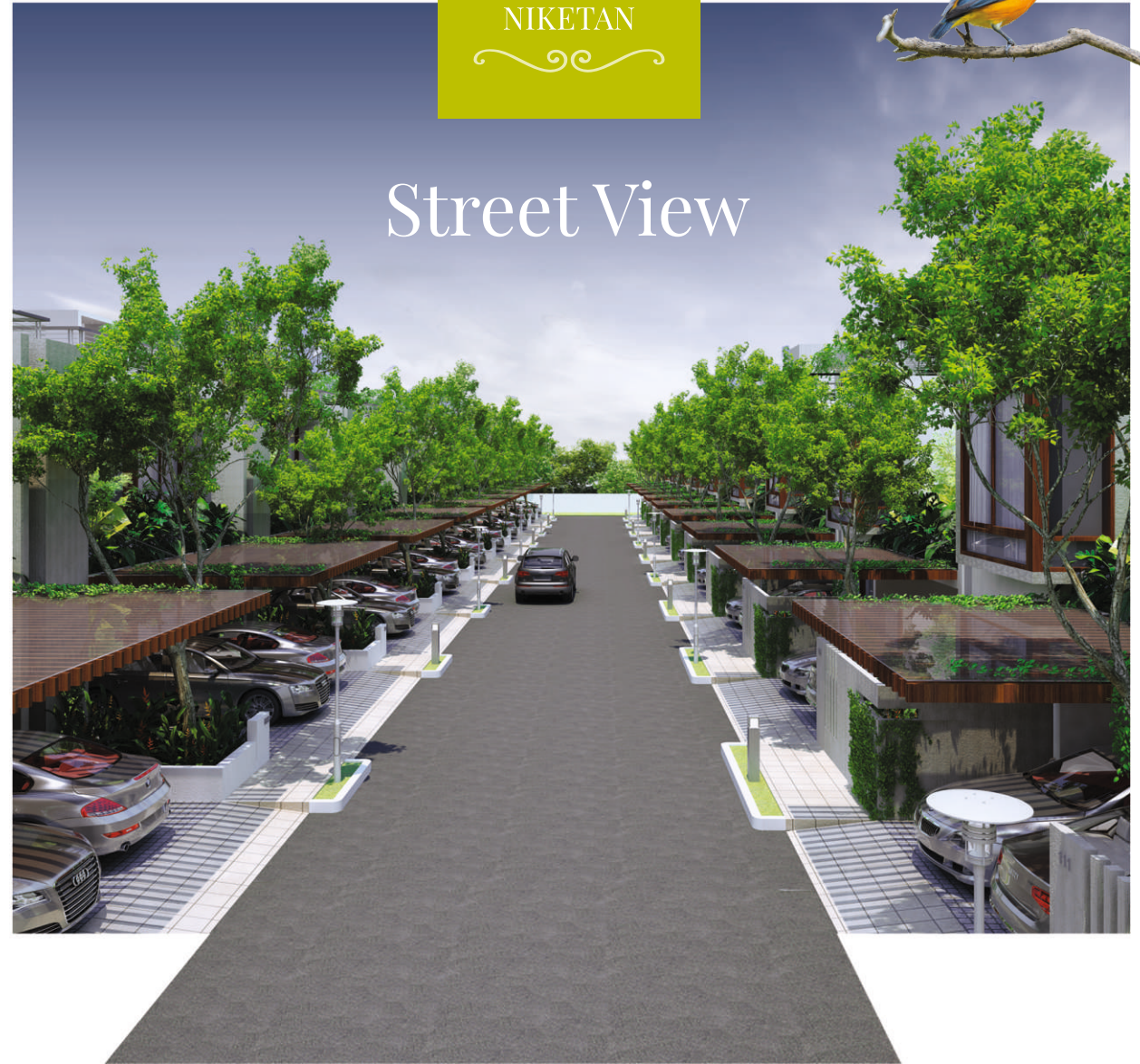
Fire & Gas Sensors

Sensors for Fire and Gas are put in place to monitor and notify in case of any leak.



SATHYANAND
NIKETAN

Street View



East Facing View



Landscape



- Designer landscaping all around the villament and community

Electricals



- Fire Resistant Concealed Wiring
- Complete MCB & ELCB protection for each villament
- Adequate lighting and plug points
- TV and Telephone Points Provided in Living and Master Bed Room
- Provision of AC for master bed room and children's bed room

Plumbing



- Concealed PVC Piping
- Overhead Tank

Doors & Windows



- Teakwood framed panelled shutter in main entrance door finished with matt finished polish / water resistant paint
- Moulded Doors with hard wood frames in bedrooms
- Flush & Water proof laminated doors for bathrooms
- UPVC Doors for Balconies and Terrace garden
- UPVC Windows

Toilets



- Superior Quality anti skid tile flooring
- Superior Quality ceramic wall Tiling upto 7 ft
- Emulsion paint for walls and ceiling
- Premium Quality of sanitary fittings
- Provision for Exhaust fans

Pest Control



- Anti Termite treatment to footings and external walls in accordance with IS 6313

Technical Specification

Structure : RCC Framed structure with earth quake resistant design



Living / Dining / Bed Rooms



- Superior Quality Vitrified Tile flooring and skirting
- Emulsion paint for walls and ceiling

Kitchen



- Superior Quality Vitrified Tile flooring and Skirting
- Superior Quality Ceramic wall Tiling upto 7 ft
- Emulsion paint for walls and ceiling
- Granite / Marble / Premium Quality imported natural or Artificial stone platform with stainless steel sink
- Provision for exhaust fan
- Provision for chimneys

Staircase



- Cultured Granite / Marble Treads
- MS Railing with wooden handrail



Plot area 1721 Sq.ft
Build up area 2593 Sq.ft

Villament number 02 to 08

Floor Plan

Ground floor



First floor



West Facing View



IV

Children's
Play Area

VII

Landscape
Garden



V

Sewage
Treatment Plant

VI

Round the
clock security



Amenities



Club House

I

Indoor Games

II

RO Plant

III

Floor Plan

Ground floor



First floor



Plot area 1644 Sq.ft
Build up area 2453 Sq.ft

Villament number 11 to 17



Plot area 2300 Sq.ft
Build up area 2278 Sq.ft

Villament number 01

Floor Plan

East Facing Corner Villament
Ground Floor



Plot area 2525 Sq.ft
Build up area 2958 Sq.ft

Villament number 09

East Facing Corner Villament
First Floor



Plot area 2555 Sq.ft
Build up area 3070 Sq.ft

Villament number 10

Floor Plan

West Facing Corner Villament
Ground Floor



Plot area 2749 Sq.ft
Build up area 3072 Sq.ft

Villament number 18

West Facing Corner Villament
First Floor

