LIFE & SERENITY in full bloom





ABOUTUS

Infinium Developers is a distinguished real estate enterprise specialising in the creation of residential and commercial spaces, including IT parks, residential plots, vacation homes, and farmhouses. We are a progressive construction firm committed to developing sustainable and vibrant spaces that inspire modern living. Our team, with a combined real estate experience of over 15 years, we have successfully delivered over 1.5 million square feet of residential projects, delighting more than 1,000 families with their dream homes with our unparalleled expertise.

Guided by our core philosophy of enriching lifestyles, we craft homes that harmonise with nature, integrating generous open spaces, lush greenery, natural light, and optimal ventilation. Our unwavering commitment to timelines, quality, and meticulous precision consistently ensures the delivery of superior and sustainable living spaces.

VISION

To create value for all our customers and stakeholders, across our passionate journey of delivering vibrant living spaces, thereby enriching people's lifestyles at every given opportunity.

MISSION

- We want to take immense pride in creating a legacy of operating a transparent and ethical business model thereby assuring absolute confidence to all our customers, team members, vendors, business partners, land owners, and all stakeholders
- Putting our customers at the centre of all that we do by committing ourselves towards innovation, quality, fairness, and customer service
- To make people believe and strive towards excellence in quality across everyday work, deliverables, and processes
- Enabling a team environment to constantly improve our standards to achieve excellence and a commitment of support and respect to each individual





A Blossom of BEAUTY & COMFORT

At Infinium Lotus Meadows, elegance is not just in the details; it defines the very essence of the living experience. Located just a short distance from the thriving Chil Sez IT Park, this exceptional residential offering combines 39 exquisitely designed premium villas and 65 spacious apartments, all curated to elevate the art of living.

This thoughtfully arranged serene sanctuary feels worlds apart from the hustle and bustle of daily life. Yet, it is intimately connected to the pulse of Coimbatore, offering residents the best of both worlds: tranquillity and convenience.

With spacious floor plans and sophisticated amenities, this is a community that invites you to truly live in comfort, while indulging in the finer things in life.





Salient FEATURES



Well-designed villas & apartments Well-designed villas & apartments spread across 4.21 acres of land



Villas: G + 1 structure Villas: G + 1 structure

Apartments: Stilt + 5 structure



39 premium 3 & 4 BHK villas, ranging from 2247 sq.ft to 3363 sq.ft and 65 spacious 2 & 3 BHK apartments, ranging from 1380 sq.ft to 2431 sq.ft



Clubhouse with amenities like Turf, Pickleball Court, Badminton Court, Gym, Mini Theatre, Party Hall, and many more



□ 60% open space for maximum ventilation and greenery



Fittings and specifications from top-class brands for flooring, electrical fittings, plumbing, etc.

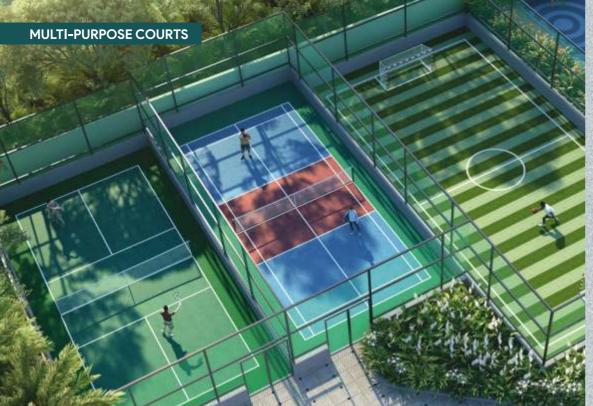


Safe & secure gated community



Vaastu compliant homes with non-anti space design









AMENITIES



INDOOR AMENITIES

- 1. Indoor Gym
- 2. Party Hall
- 3. Mini Theatre
- 4. Indoor Games Room
- 5. Aerobic Lounge
- 6. Business Centre



OUTDOOR AMENITIES

- 7. Arrival Plaza with Shade Structure
- 8. Bus Pickup Zone

- 9. Koi Pond
- 10. Lotus Leaf Structure
- 11. Pedestrian Pathway
- 12. Outdoor Gym
- 13. Sculpture Court
- 14. Kids Play Area
- 15. Outdoor Board Games
- 16. Rock Climbing Wall
- 17. Herb Garden
- 18. Elders Court
- 19. Mini Soccer

- 20. Cricket Turf
- 21. Badminton Court
- 22. Pickleball Court
- 23. Stage with Feature Wall
- 24. Lotus Plaza
- 25. Multi-level Deck
- 26. Thematic Garden
- 27. Reflexology Path
- 28. Stepped Seating
- 29. Screen Wall
- 30. Floor Games

- 31. Party Lawn
 - 32. BBQ Area
 - 33. Clubhouse Plaza
 - 34. Outdoor Dining Deck
 - 35. Party Terrace
 - 36. Mound with Sculpture
 - 37. Trampoline
 - 38. EV Charging Provision

FEATURES

- 1. Restroom for househelp & drivers
- 2. Rainwater harvesting
- 3. Water softening plant
- 4. Sewage treatment plant

- 5. CCTV surveillance
- 6. 24x7 security
- 7. Intercom
- 8. Outdoor landscape

- 9. Well-defined driveway
- 10. App based entry/exit controls
- 11. Featured lighting for elevation
- 12. Power backup for common areas
- 13. Visitors parking
- 14. Laundry room
- 15. Grocery room



Introducing THE INFINIHOME

Thoughtfully Designed. Mindfully Built. Endlessly Yours.

HERE'S WHAT YOU CAN EXPECT FROM EVERY INFINIHOME

Infinite Comfort

Thoughtfully planned interiors with future-ready design and smart features offer enhanced security, flexibility, and ease of living.

Infinite Flow

Designed with efficient layouts that eliminate space wastage, ensuring seamless movement and purposeful living.

Infinite Joy

From curated amenities to vibrant community spaces, everything is designed to inspire happiness and everyday well-being.

Infinite Quality

Built with superior materials and premium fittings, each home reflects our unwavering commitment to long-lasting quality.

Infinite Peace

Vaastu-aligned
planning brings a
sense of harmony,
balance, and positive
energy to every corner
of your home.

INFINIHOME PROMISE

Infinite COMFORT Product design symbolising

utility & spaciousness

- A community with the best architecture & finesse
- Villas & apartments with high-end specifications to complement your lifestyle
 - 1. Vibrant & airy homes with exposure to natural light & air
 - 2. Energy-efficient homes with ambient natural lighting and cross ventilation
 - 3. Private homes offering ample separation between units, minimal shared walls, and absence of adjacent entryways
- 50+ lifestyle amenities & features
- Vaastu compliant homes
- Non-anti space design

Infinite FLOW

Efficiency in Master Plan with ample space for amenities and community time

- The community boasts of an efficient building footprint where 60% of land area is open space
- Master plan prioritised for lighting, ventilation, privacy, and Vaastu
- Large open spaces with elegant views and ample spaces for casual chit-chat
- 8,000 sq.ft of modern clubhouse is designed within the community providing ample indoor amenities for the residents
- Secure gated community living with multi-tier security and round-the-clock services



Amenities & features that transport to a luxurious lifestyle

- Work out and stay fit with an Indoor & Outdoor Gym and Aerobics Room in the Clubhouse within the community
- Be the perfect host to your guests with the Multipurpose Party Hall, Mini Theatre, and Indoor Games Room in the Grand Clubhouse
- A Multi-purpose Football/Cricket Turf, Badminton Court, Pickleball Court for sports enthusiasts
- Ample amenities within the community to keep your children active: Children's Play Area,
 Sensory Floor Games, Trampoline, and Rock Climbing Wall
- Abundant spaces with seaters & shaded structures to enjoy casual interactions
- A business centre within the community to work from home



Infinite QUALITY

Superior specifications for your dream living spaces

- Superior vitrified tile finish for living, kitchen and bedrooms
- UPVC windows and French doors
- CP & sanitary fittings from top brands
- AC & DTH TV points in living & bedroom
- Pest-free SS gratings in bathrooms and kitchen
- Power backup for common areas
- Centralised water treatment plant
- Centralised sewage treatment plant

Infinite PEACE

Zero compromise on Vaastu

- East and north facing main entrance door
- Homes with SW master bedroom
- All homes have the kitchen in north-west or south-east corner
- All homes have east facing kitchen hobs
- No bedrooms have headboard in the north
- No south-west entrances
- No north-east or south-west cuts
- No north-east or south-west corner toilets





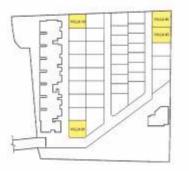
VILLA PLAN-1, 10, 43 & 45 4 BHK - NORTH FACING





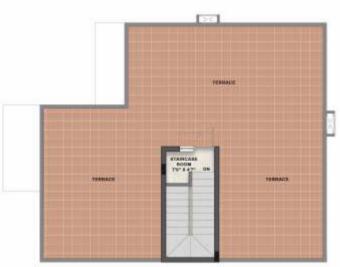
VILLA NO.	SALEABLE AREA SQ.FT.	LAND AREA SQ.FT.
01	3,177	3,748
10	3,177	3,191
43	3,177	3,619
45	3,177	3,884

KEY PLAN









FIRST FLOOR PLAN

VILLA PLAN-02, 03, 04, 05, 06, 07 & 09 3 BHK-NORTH FACING







VILLA	SALEABLE AREA	LAND AREA
NO.	SQ.FT.	SQ.FT.
02, 03, 04, 05 06, 07 & 09	2,420	

KEY PLAN



"7"

GROUND FLOOR PLAN







FIRST FLOOR PLAN

VILLA PLAN-11 4 BHK-NORTH FACING





VILLA	SALEABLE AREA	LAND AREA
NO.	SQ.FT.	SQ.FT.
11	3,183	3,329

KEY PLAN









GROUND FLOOR PLAN

FIRST FLOOR PLAN

VILLA PLAN - 12, 14, 15, 16, 18 & 19 3 BHK - NORTH FACING



52'7"



VILLA	SALEABLE AREA	LAND AREA
NO.	SQ.FT.	SQ.FT.
12, 14, 15, 16 18 & 19	2,600	

KEY PLAN





GROUND FLOOR PLAN







FIRST FLOOR PLAN

VILLA PLAN - 20 4 BHK - NORTH FACING

GROUND FLOOR PLAN





VILLA	SALEABLE AREA	LAND AREA
NO.	SQ.FT.	SQ.FT.
20	3,300	4,843

KEY PLAN









FIRST FLOOR PLAN

VILLA PLAN - 21 3 BHK - NORTH FACING





VILLA	SALEABLE AREA	LAND AREA
NO.	SQ.FT.	SQ.FT.
21	3,009	3,823







FIRST FLOOR PLAN







VILLA PLAN - 22, 23, 24, 25, 27, 28 & 29 3 BHK - NORTH FACING





VILLA	SALEABLE AREA	LAND AREA
NO.	SQ.FT.	SQ.FT.
22, 23, 24, 25 27, 28 & 29	2,247	









GROUND FLOOR PLAN

FIRST FLOOR PLAN

VILLA PLAN - 30 4 BHK - NORTH FACING





VILLA	SALEABLE AREA	LAND AREA
NO.	SQ.FT.	SQ.FT.
30	3,084	









FIRST FLOOR PLAN

TERRACE FLOOR PLAN

GROUND FLOOR PLAN

VILLA PLAN - 31 3 BHK - NORTH FACING





50'0"

VILLA	SALEABLE AREA	LAND AREA
NO.	SQ.FT.	SQ.FT.
31	2,363	

KEY PLAN









FIRST FLOOR PLAN

TERRACE FLOOR PLAN

GROUND FLOOR PLAN

VILLA PLAN - 32, 33, 34, 36, 37 & 38 3 BHK - NORTH FACING

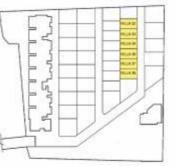




50'0"

VILLA	SALEABLE AREA	LAND AREA
NO.	SQ.FT.	SQ.FT.
32, 33, 34, 36 37 & 38	2,363	

KEY PLAN









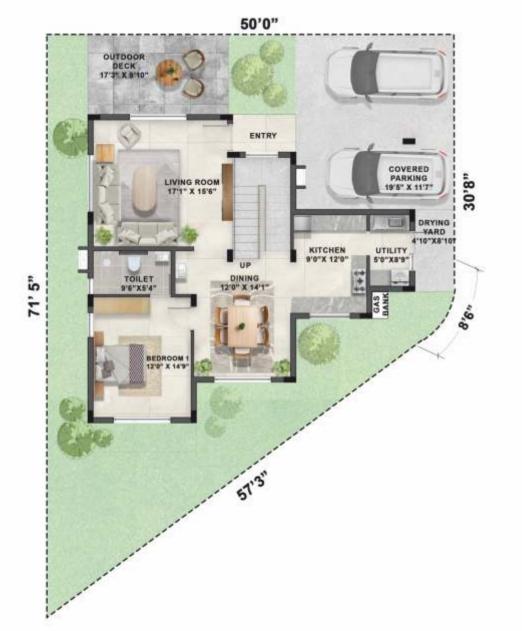


GROUND FLOOR PLAN

FIRST FLOOR PLAN

VILLA PLAN - 39 4 BHK - NORTH FACING





VILLA	SALEABLE AREA	LAND AREA
NO.	SQ.FT.	SQ.FT.
39	2,895	3,694

KEY PLAN











FIRST FLOOR PLAN

VILLA PLAN - 40 4 BHK - NORTH FACING





VILLA	SALEABLE AREA	LAND AREA
NO.	SQ.FT.	SQ.FT.
40	3,363	









FIRST FLOOR PLAN

TERRACE FLOOR PLAN

GROUND FLOOR PLAN

VILLA PLAN -41&42 3 BHK - NORTH FACING





VILLA NO.	SALEABLE AREA SQ.FT.	LAND AREA SQ.FT.
41	2,419	3,105
42	2,419	3,068

KEY PLAN











FIRST FLOOR PLAN

TERRACE FLOOR PLAN

GROUND FLOOR PLAN

APARTMENT TYPICAL FLOOR PLAN





TYPE1 3 BHK - NORTH FACING





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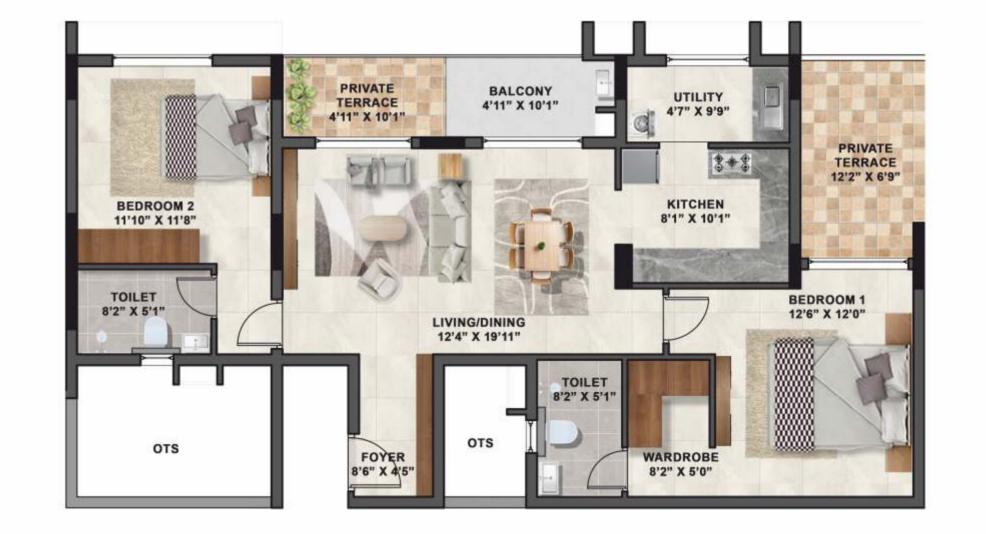
KEY PLAN

UNIT SALEABLE AREA SQ.FT.

101, 201, 301, 401, 501 1861

TYPE 2 2 BHK - NORTH FACING





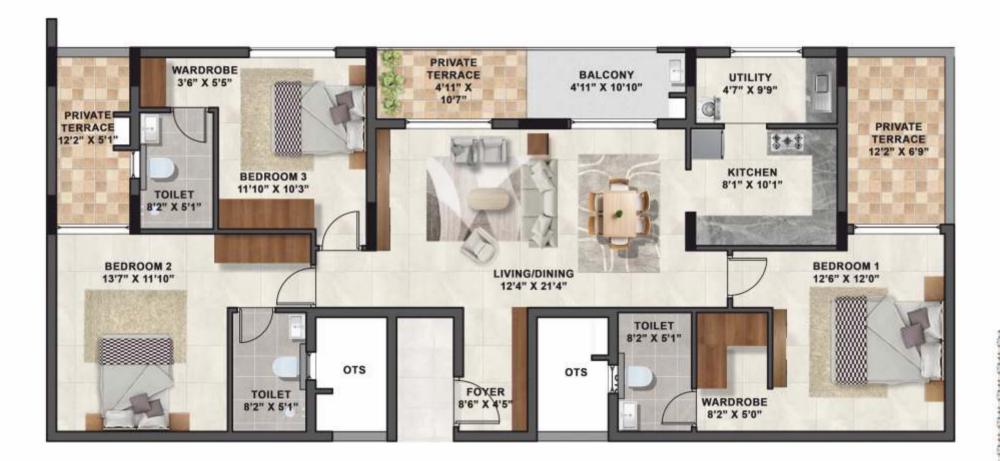
UNIT NO.	SALEABLE AREA SQ.FT.
102, 202, 302, 402, 502	1,474
103, 203, 303, 403, 504	1,466



KEY PLAN

TYPE 3 3 BHK - NORTH FACING





UNIT SALEABLE AREA SQ.FT.

104, 204, 304, 405 & 505 1839



TYPE 4 3 BHK - NORTH FACING





	UNIT NO.	SALEABLE AREA SQ.FT.
105, 205,	305, 406 & 506	2,431



APARTMENTS-TYPE 5 2 BHK-EAST FACING





UNIT NO.	SALEABLE AREA SQ.FT.
106, 207, 307, 407 & 507	1,383
108, 208, 308, 408 & 509	1,390
109, 209, 309, 410 & 510	
110, 210, 310, 411 & 511	1,391
112, 211, 311, 412 & 513	1394
113, 212, 312, 414 & 514	1.390
114, 213, 313, 415 & 515	1,390



APARTMENTS - TYPE 6 2 BHK - EAST FACING





UNIT	SALEABLE AREA
NO.	SQ.FT.
115, 214, 315, 416, 516	1,380



KEY PLAN



VILLA SPECIFICATIONS



STRUCTURE

- Ground + 1st floor

Structure System - RCC Framed structure earthquake resistant (seismic

compliant - Zone 3)

- 200mm external walls & Masonry

100mm internal walls with

solid blocks

Floor-to-floor Height - 3150 mm

ATT - Anti-termite treatment will be

provided

FLOOR FINISHES

Living & Dining - Premium range 1800mm x 1200mm vitrified tiles

Bedrooms & Kitchen - Premium range 1200mm x

600mm vitrified tiles

Outdoor Deck Area - Wood-finish deck tiles

Balconies, Toilets & Utility - Anti-skid tiles

Car Park - Durable parking tiles

- Weather-resistant pressed Open Terrace

clay tiles

WALL & CEILING FINISHES

Internal Walls & Ceilings -2 coats of putty, 1 coat of primer

& 2 coats of premium emulsion

Exterior & Elevation Weather-resistant texture finish

- Wall dado - up to 2100mm from **Bathrooms**

KITCHEN

Electrical Provision For mixer / grinder, refrigerator,

chimney, hob, and oven

Others Open kitchen - only walls &

electrical/plumbing provisions

UTILITY

Polished granite slab with wall Sink Area

dado. SS sink with drain board and sink faucet of reputed brands

Electrical Provision For dishwasher, RO purifier and

washing machine

Plumbing Provision For sink faucet, dish washer, RO

purifier and washing machine



Staircase

- Granite flooring, MS handrails with wooden top



- Premium brands - American CP & Sanitary Fixtures Standard / Jaquar / equivalent

Master Bathroom Rain shower.

counter-top washbasin

- GEBERIT tanks & concealed cisterns Cistern



Main Door - Teak wood frame with designer veneer

shutter, secure digital door lock with 4

operation modes

- Seasoned wood frame with designer **Bedroom Doors**

shutters, Yale / equivalent door

hardware

 Waterproof doors **Bathroom Doors**

External Doors - Weather-proof & secure doors



WINDOWS & FRENCH DOORS

- UPVC windows Windows

- UPVC frame & shutters French Doors

- UPVC frames with louvered glass panes Ventilators



ELECTRICAL FIXTURES & FITTINGS

Power Supply - 3 phase power supply

- MCB, ELCB & DB (ABB / Legrand or Safety Devices

equivalent)

Cables / Wires - Fire retardant low smoke (FRLS) Copper

wires - Polycab / Havells / equivalent

Switches & Sockets Legrand / Honeywell / equivalent

Split AC electrical points for living & Air Conditioner Points

bedrooms

DTH / TV Points - DTH point in living & master bedroom

Power Backup - UPS provision will be provided



ADDITIONAL FEATURES

Internet Fiber to Home - Provision in living room

Piped Gas - External gas storage with External Gas Provision

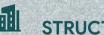
concealed pipeline into kitchen

- Solar water heater for all villas (100L) Solar Water Heater

Landscaping - External hard / soft landscaping



APARTMENT SPECIFICATIONS



- Stilt + 5 floors Floors

- RCC Framed structure - earthquake Structure System resistant (Seismic compliant - Zone 3)

- 200mm external walls & 100mm internal Masonry

walls with AAC blocks

Floor-to-floor Height - 3000mm

ATT - Anti-termite treatment will be provided



FLOOR FINISHES

Living, Dining, Kitchen & Bedrooms

- Premium range 1200mm x 600mm vitrified tiles

Toilets, Balcony & Utility - Anti-skid tiles

Common Areas / Corridor - Granite & anti-skid tiles

Staircase - Granite flooring with MS handrails

- Weather-resistant pressed clay tile Terrace



WALL & CEILING FINISHES

Internal Walls & Ceiling 2 coats of putty, 1 coat of primer & 2 coats of premium emulsion paint **Exterior & Elevation**

Weather-resistant texture finish



KITCHEN

Electrical Provision

For mixer / grinder, refrigerator. chimney, hob, and oven

Others

Open kitchen - only walls & electrical / plumbing provisions



UTILITY

Sink Area

- Polished granite slab with wall dado, SS sink with drain board and sink faucet of reputed brands

Electrical Provision

For dishwasher, RO purifier, and washing machine

Plumbing Provision

For sink faucet, dish washer, RO purifier,

and washing machine



BATHROOM

Sanitary Fixtures & **CP Fittings**

American Standard / Jaquar / equivalent

Inner Pipelines

- · Concealed CPVC pipe lines

UPVC for other plumbing lines

PVC line for underground drainage

Wall Dado - Up to 2100mm from finished floor level

Others - Geyser and exhaust provisions



- Teak wood frame with designer veneer Main Door shutter, secure digital door lock with

4 operation modes

Seasoned wood frame with designer **Bedroom Doors**

shutters

Waterproof doors **Bathroom Doors**



WINDOWS & FRENCH DOORS

- UPVC windows with toughened glass Windows

- UPVC frame & shutters with toughened French Doors

- UPVC frames with louvered glass panes Ventilators



ELECTRICAL FIXTURES & FITTINGS

Power Supply - 3 phase power supply

Safety Devices - MCB, ELCB & DB (ABB / Legrand or

equivalent)

Cables / Wires

- Fire Retardant Low Smoke (FRLS) copper wires - Polycab / Havells / equivalent

Switches & Sockets

Air Conditioner

- Points split AC electrical points for living

& bedrooms

DTH / TV Points

Power Backup

- DTH point in living & master bedroom

- Legrand / Honeywell / equivalent

- Complete power backup for lighting & fans



ADDITIONAL FEATURES

Internet Fiber to Home

- Provision in living room

Drinking Water

- Water Treatment Plant provided

Sewage Treatment Safety & Security

- Sewage Treatment Plant with ultra filters - • 24x7 surveillance with CCTV - all

common areas

Automated secure boom barriers with tag / App-based controls

Secure site compound with gate

Driveway

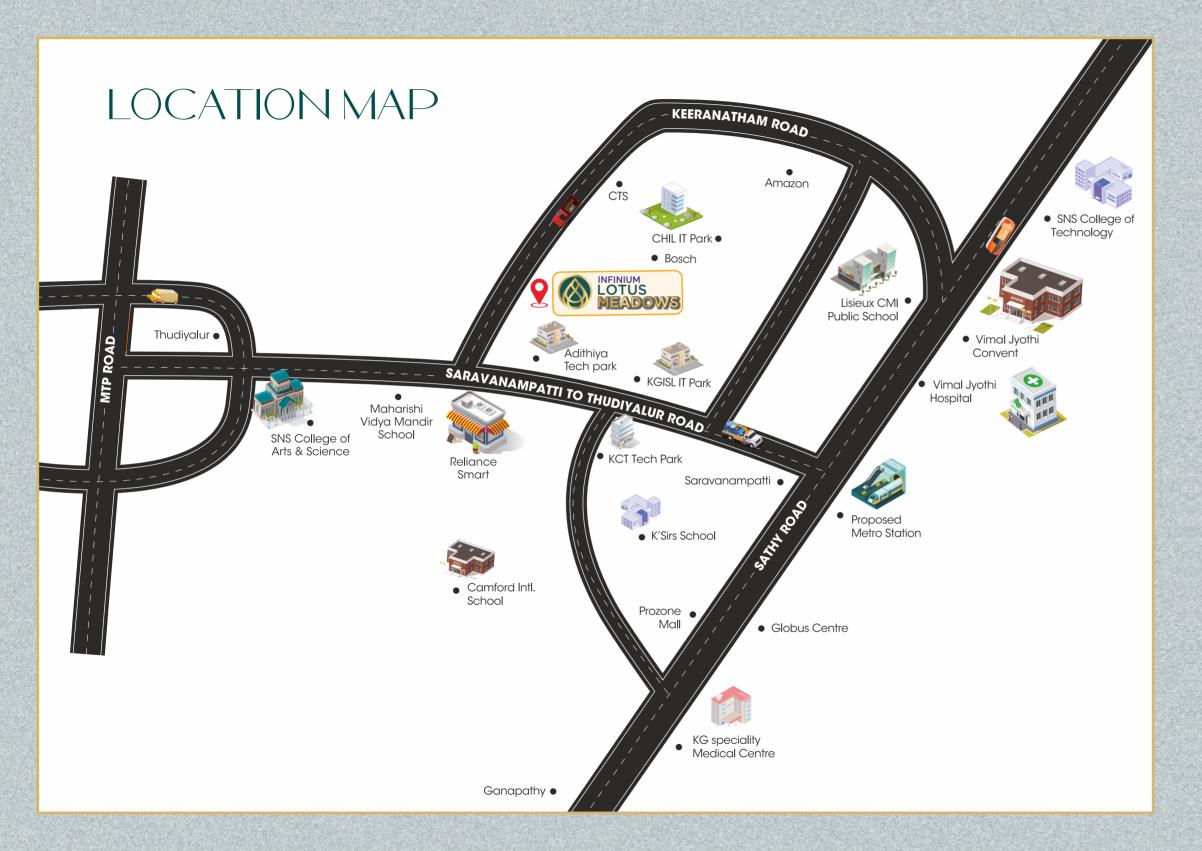
Lifts

- Interlocking paver blocks

Power Backup

- 100% power backup for all common

- Automatic lifts - Johnson / equivalent



LOCATION ADVANTAGES

- Located near CHIL IT Park off Sathy Main Road, within 2 km
 from KGiSL, KCT Tech Park, and Adithya Tech Park.
- Close proximity to various educational institutions, hospitals,
 malls, and restaurants.
- Coimbatore's reputed schools and colleges including Lisieux
 CMI Public School, Camford International School, K'sirs
 School, KCT College, KGiSL, SNS & PPG Institutions.
- Coimbatore's reputed hospitals including KG Eye Hospital,
 Vimal Jyothi Hospital, Kumaran Hospital Center, Lotus Eye
 Hospital, KG Specialty Medical Centre, Surya Hospital
- Prozone Mall within 7 km drive.
- Access to Sathy Main Road within a 4 km drive and access to Mettupalayam Main Road within 7 km drive.
- 4 km from proposed Saravanampatti Metro Station.

PAYMENT SCHEDULE

Villa

- 10% Booking advance (10 days from booking advance)
- 35% Agreement stage (30 days from booking advance)
- 10% Foundation stage
- 10% Ground floor roof
- 10% First floor roof
- 15% Brickwork & plastering
- 10% Handing over

Apartment

- 10% Booking advance (10 days from booking advance)
- **30%** Agreement stage (30 days from booking advance)
- 10% Foundation stage
- 10% Stilt floor roof
- 10% 2nd floor roof
- 10% 4th floor roof
- 15% Brickwork & plastering (respective unit)
- 5% Handing over



Site Address:

Athipalayam Road, Adj. CHIL IT Park, Saravanampatti, Coimbatore - 641035

Office Address:

No. 1733/1, 2nd Floor, Trichy Road, Olymbus, Ramanathapuram, Coimbatore - 641045

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Email: sales@infiniumrealty.com Website: www.infiniumrealty.com



Scan for walkthrough