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*Source of Life*

Trisquare Suriya is manned 24 X 7 at all entry & exit points.

## World class in Coimbatore!

Trisquare Suriya offers homes that are truly ahead of time and are conceptualized for your well being. Each villa gives you a sense of space with much grandeur and style.

It brings together an inspired design and sophisticated living at PLS Nagar, a serene residential layout on Avinashi Road.

It creates an ambiance to stay happy and calm for the wise. It is surrounded by features to make every moment a pleasure to live and enjoy life in a housing community with state-of-the-art security. It will make you wonder if you are living in a resort, called home.



A Good neighbour is essential  
for harmonious living

Trisquare Suriya will be a getting together of like  
minded people in a beautiful environment for a  
joyful living.



Design is not for philosophy;  
it's for life.

At Trisquare we believe that design is a  
method of putting form and content together.  
We are totally inspired by the great saying  
"Design is not just what it looks and feels  
like. Design is how it works."



## Full of life

Trisquare Suriya offers you a spacious living room big enough to accommodate your grandest plans and biggest dreams. Beautiful enough to please the loftiest aesthetic ideals, it is tastefully carved out and every detail chiselled to perfection.



## Splash of luxury

There is nothing more relaxing than wading in your own private pool after a day of work, spending a couple of hours with the kids on a weekend afternoon, or just lying down by the pool with a cold drink and a good book.

To ensure the water in pool remains clean and hygienic, a filtration unit has been provided, which can be operated through the home automation app. To make your dip more enjoyable, outdoor speakers have been provided in the pool deck to play your favorite numbers. Underwater lighting has been installed to extend this luxury even at night.



Eat. Laugh. Savour.

A dining area brings people together to share not just a meal, but also the priceless conversations and happiness. At Trisquare Suriya the dining room is perfectly planned for such beautiful moments that otherwise are given a miss in our hectic lives.



Front view

Rear view

Cook your passion!

The kitchen is said to be the heart of the home. Trisquare Suriya truly defines this statement. With its well designed cabinetry, customizable modular design and top-end appliance package, you're sure to discover your inner gourmand.



## Rest to recharge!

When you're ready to retreat into your own private space, you'll find yourself truly at peace in your impressive master bedroom. Just like all other areas at Trisquare Suriya, the bedrooms are generously sized to offer comfort and serenity. Large windows provide enough lighting, while cutting you off from outside noise. Walk-in closets, modular wardrobes and ample storage spaces provide a place for everything and keep your home clutter free.



## Everyday outing

Host a winter barbecue on the wonderful rooftop terrace or shake a leg to your favourite music under the azure sky. The party terrace is the perfect place to unwind, be it in solitude or with friends and family.



## Refresh & rejuvenate!

The washrooms at Trisquare Suriya are a perfect blend of practicality and luxury. Under and over the counter storage cabinets and vanity spaces ensure that your belongings are always impeccably organized for you to refresh and rejuvenate.



Customization is our customer's right

We understand the fact that every customer has unique tastes and needs. At Trisquare, we make note of our customer's requirements and build them their dream house.



Outdoor is just next door.

The park within Trisquare Suriya layout is planned for people across age groups - For the kids to play, for adults to walk or jog, and for the elderly to sit back and relax.



## Children's play area

With busy schedules and alluring electronics inside the home, it is often difficult to give your children the time outdoors you enjoyed as a child. The children's play area in the park within the layout of Trisquare Suriya is creatively made to attract kids. See them play and it will make you wish that you were a kid again.



## Play court

Shuttle between your villa and the play court by foot to enjoy volleys and smashes at the badminton court or try to basket the ball.



## Club house

The Trisquare Club @ Suriya offers all the fun and fitness for you and your family. Indulge in a variety of activities like gyming, swimming, yoga, billiards, table tennis, etc. Make everyday a vacation at home.





## Fun and fitness

Soak in a serene pool for fitness or for fun. Being immersed in water is a great stress buster. So dive in – relax, escape reality and switch off from the rest of the world.



Fall in love with taking care of yourself

Start the day with energising workouts. What can be more exciting than a gym next door loaded with the most modern and sophisticated equipment.



Picture used for representational purpose

Integrate your body,  
mind and soul

Trisquare Club @ Suriya has a peaceful  
hall for all your asanas. The extra bit of  
stretching will not only enhance your other  
workouts, but also your life.



Picture used for representational purpose

## Celebrate life

At Trisquare, we have made our best efforts to make your events memorable. We have designed an air condition party hall with ample space, separate dining area and state-of-the-art sound systems.



## Game on

Just play, have fun and enjoy the game.  
A ideal place to play indoor games and  
spend quality time with family and friends.



Picture used for representational purpose

## Commitment to maintain

**Villas** - Trisquare shall carry out all civil, electrical and plumbing repair works for a period of 3 years from the date of handover of the villas bought with premium specification. Trisquare shall also co-ordinate for preventivemaintenance, repairs within the warranty and post warranty period of various products provided along with the premium specification villa.

**Commom area & security** - The scope of maintaining the common area which includes the roads and the park shall be with Trisquare for a period of 3 years. Trisquare shall also ensure that the community is thoroughly monitered for the safety of its residents by professional security guards. The fee for this shall be collected along with as monthly maintenance charges.

**Water** - The centralized reverse osmasis (RO) plant is owned and operated by Trisquare for the benefit of the villa owners. Every villa shall have a meter installed to measure the water consumed from the RO plant. The villa owners can also view their consumption on the home automation app. A bill shall be raised for every villa for the RO water consumed on a monthly basis.

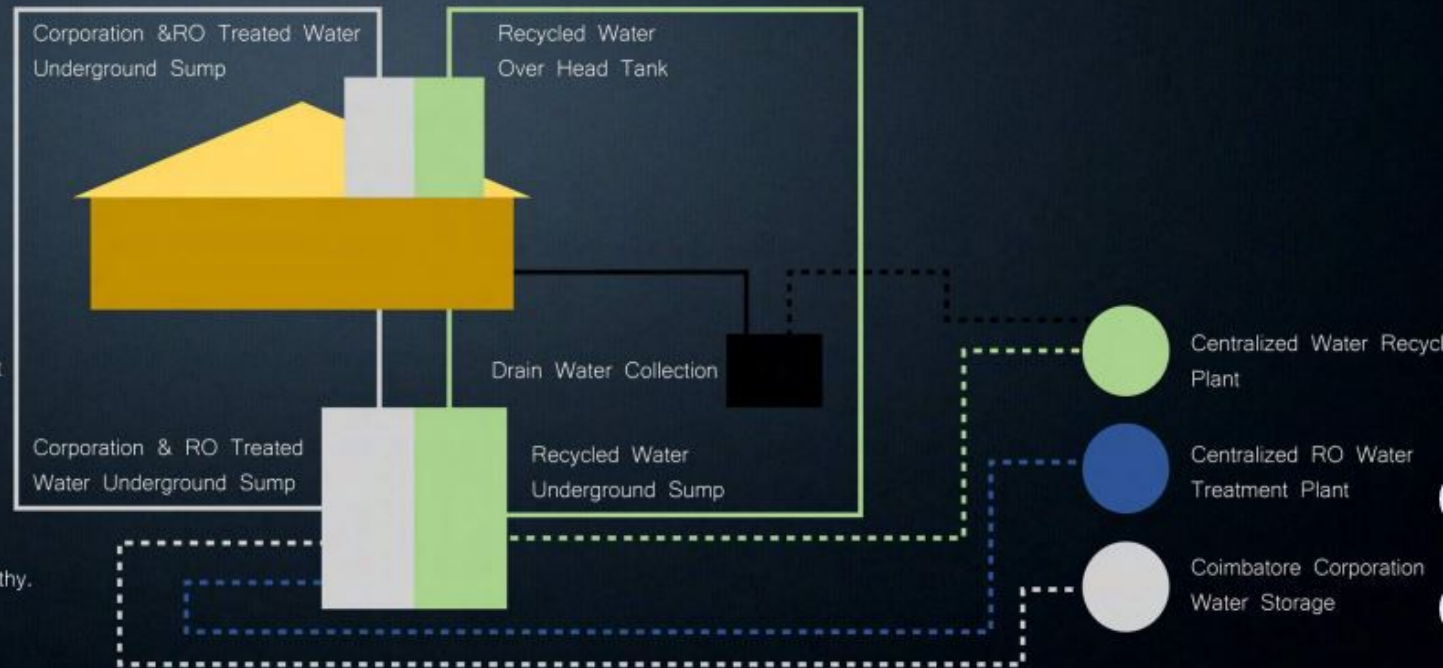
**Trisquare club @ Suriya** - The club house is owned and operated by Trisquare. The membership to the club is exclusive to the villa owners on a fee.

## Water management

At Trisquare Suriya, we have deployed an automated water management system. The entire villa gets to use the water supplied by the corporation except for the flush tanks which use only recycled water. Supply of water to all points is directly from the underground sumps through the hydro-pneumatic pump. The villas also get over head tanks to ensure water supply during power failures.

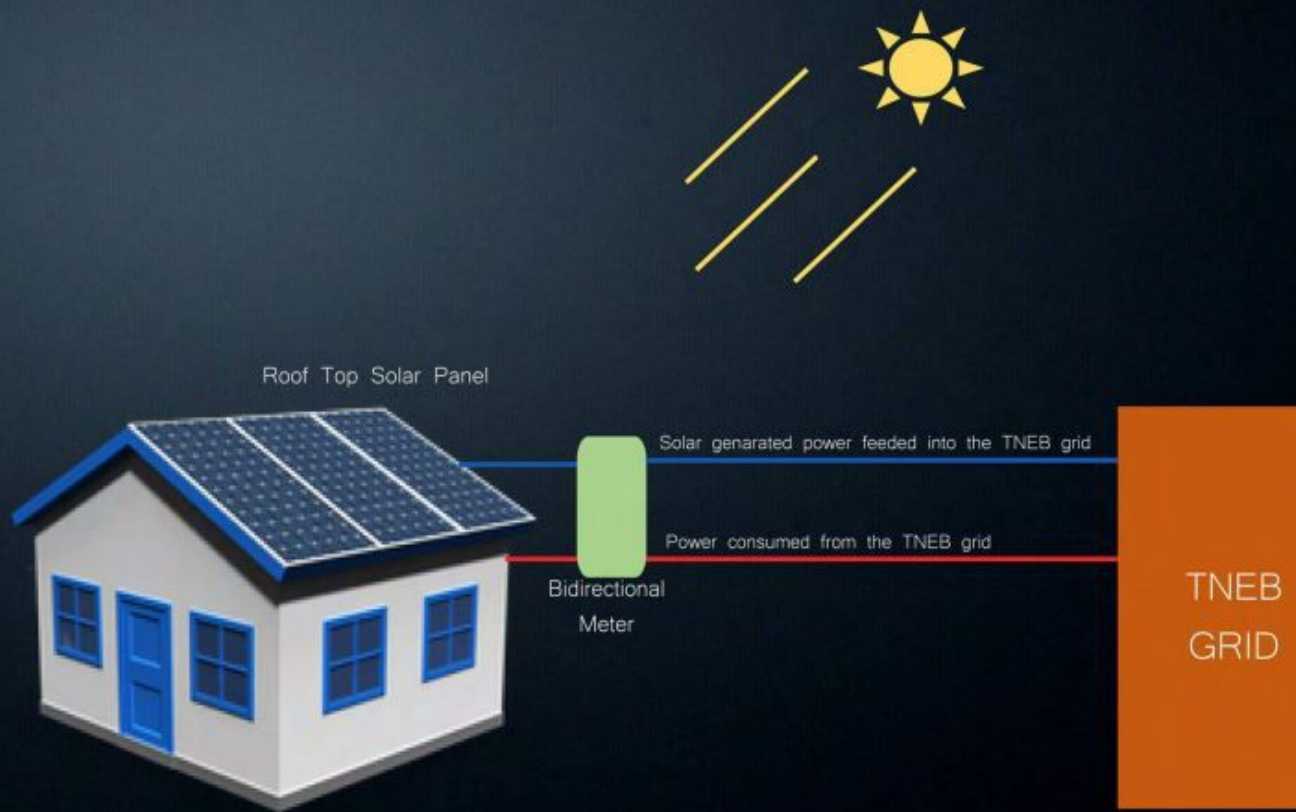
The project also has a centralized reverse osmosis (RO) plant which acts as an back-up during dry spells. The water management system is intelligent enough to sense the level of water in the underground sumps and refill if it goes below a desired level. In case corporation water is not available, it will draw water from the RO plant and also measure the amount of water draw.

A robust rain water harvesting system is also in place which ensures that most of the rain water is harvested to keep the water table in the area healthy.



## Smart power

At Trisquare Suriya, the villas are provided with a 2KVA on-grid solar power plant which feeds power into the grid of TNEB. The bidirectional meter measures both the units fed into the grid and the units consumed from the grid. The aim here is to provide power neutral homes.





## Live the future

Revolutionise the way you live. It's time to make your living hassle free. Reliable home automation systems assure that you don't fret over small things before leaving home. Come home to luxurious and hi-tech living.



The pedestrian and the car park gates are motorized and automated. They can be operated with both remote control and also the automation app. The pedestrian gate can also be operated through the video door phone.



Make sure whom you grant access to your villa to. View the persons waiting at your doorsteps on the monitor of your video door phone, and feel secure at your home.



The Yale digital smart lock for main door can be operated using smart cards, biometric reader and/or a mechanical key. It can also be unlocked from the app loaded on your smart phone to provide access to your guests even when you are not home.



There are 7 CCTV cameras installed at strategic points including the terrace which allow you to keep an eye on your home from wherever you are. The night vision enabled IR camera records the video feed to a hard disk.



The intruder intrusion system when switched on alerts you when there are intrusions into your home from any of its entry points. It also switches on the lights in the room the intrusion has happened. You also get an alert on your mobile phone during any such intrusions.



Controlling your television, set top box and DVD player was never so easy. Decide which channel is to be played even if you are not home. Control the volume and all other settings of your television, set top box and DVD player from wherever you are.



Lighting on the set back areas, terrace, compound wall, and the car park area can be controlled remotely as well as from the smart switch in the villa. You can set the timing of these light so that you don't have to switch them on and off everyday.



Control all the lights, fans and air conditioners from the app on your mobile or the smart switch provided in the room. You can even preset the timing in which you want them on and off using the time and logic setting. Apart from this you can switch on the water heater from wherever you are so that hot water is always available for a refreshing bath.



It is rare to find a family where all the members have a similar taste of music. To address this problem we have deployed a 3 zone audio which allows 3 different songs to be played at 3 different zones simultaneously. Outdoor speakers have also been provisioned at the terrace garden to make all celebrations perfect.



## Colour solutions



## Water management



**GRUNDFOS**  
SB3-45A

WATER SUPPLY SYSTEM



CPVC pipe for concealed pipe lines. Prevents scaling.



CPVC pipe for water tap lines. Protects from harmful UV rays.

DRAINAGE SYSTEM



PVC pipe for water drain lines with SBR lining.



Softwax PVC pipe with foam inside for underground drain line which can withstand insect/rod.



Hi-performance underground drainage system. Allow easy maintenance.

The Grundfos submersible pressure pump provides water to all the points directly from the sump. These pumps are resistant to corrosion as they are made from composite and stainless-steel. They emit no noise during operation, and are designed to draw water just below the water surface and thus avoid solid sediments from the bed of the tank.

## Other specification

### Structure:

RCC framed earthquake resistant design

### Internal walls:

150 mm brick work in cement mortar 1:4 neatly plastered to achieve a smooth finish

### External walls:

230 mm brick work in cement mortar 1:4 neatly plastered to achieve a smooth finish

### Compound wall:

5'6" high solid block work with lights

### Windows:

Factory finished hard wood windows with 6 mm plain glass and 10 mm MS Grills

### Flooring:

Ground floor living - Solid wood flooring with polished finish

Kitchen - 600 mm X 600 mm anti-skid glazed vitrified tiles

First floor lounge - Solid wood flooring with polished finish

Master bedroom - Parquet wooden flooring with polished finish

Other bedrooms - 800 mm X 800 mm glazed vitrified tiles

Terrace - Glazed vitrified tiles laid above 4" thick thermal control Porotherm blocks

### Doors:

Maindoor - Factory finished teakwood frame and shutter

Other doors - Factory finished solid wooden doors

Factory finished wooden french doors with 8 mm plain glass

At Trisquare we continuously work towards improvement of quality. Specifications may be altered/changed without notice.

## Electrical

Crabtree

HAVELLS

AC Smith



The modular switches, sockets, metal boxes and motor starters are from Crabtree Athena series, covered under project warranty for a period of five years against manufacturing defects.

FRLS grade wires, phase changers, MCBs, isolators, ELCB, DBs, fans, lights and exhaust fans are from Havells. All electrical fittings are covered under project warranty for five years except fans, lights and exhaust fans for which the warranty period shall be two years.

The A.O. Smith Air2Heat water heater (HPW - 80) is an advanced & innovative product that generates heat from the air and saves upto 60% of electricity consumption in comparison with regular water heaters. These water heaters are more convenient & reliable than solar water heaters.

## Chemical applications

- Best in class membrane type waterproofing also known as filament type waterproofing are executed for wet areas like toilets and roof garden using a coat of Sika rainguard primer, two coats of Sika 109HI waterproofing component with embedded Sika fiber mesh.
- Sika plastercrete super is added to cement mortar to avoid hairline cracks in inner walls
- Sika top seal 107 waterproofing component is used on the terrace after which the Porotherm blocks are placed and tiles are laid
- Recron 3s from Reliance industries is added to cement mortar to avoid cracks in plastering.

## Sanitaryware and C.P. fittings

American Standard

All American Standard sanitaryware come with anti-bacterial glaze that lasts for a lifetime of the product. American Standard provides a project warranty of 10 years for all sanitaryware and C.P fittings, 2 years for toilet seat covers and 3 years for toilet seat covers and 3 years for concealed cistern against manufacturing defect.



Model: Acacia E  
Type: Wall hung



Model: Acacia Square  
Type: Under Counter



Model: La Moda Vessel  
Type: Counter top



Model: Acacia E  
Type: Wall Hung



Acacia E  
concealed diverter



Acacia E  
bath spout



Acacia E  
basin mixer



Acacia E  
wall mounted basin mixer



Will deck mounted  
kitchen tap



Air induction square rain shower



Chrome health faucet

Please note that the specifications mentioned in this brochure are for premium villas. Please contact the company marketing staff if you wish to know the specifications of standard villas.

## Kitchen appliances

With Häfele's Range of Appliances; cooking, baking and washing are not mere chores – they provide an experience that is almost recreational! Häfele appliance brings about panache, sophistication and above all great functionality to your daily chores. It augments flexibility, co-ordination within the kitchen and it is completely compatible with the overall look and design of your kitchen cabinets.



28 L built-in microwave oven with grill function



70 L built-in oven with 9+2 functions



7 kg washing machine with 16 wash programs



14 place settings semi-integrated dishwasher



620 L refrigerator with 3 temperature zones



3 brass burners gas hob with 1 supernova triple frame burner



Chimney with wall mounted filter free hood and auto open smoke panel

The kitchen appliances mentioned here are a part of premium villas only and do not form a part of standard villas.

Please contact the company marketing staff for more clarity.



TRISQUARE

*Suriya*



## Site location



KALAPATTI ROAD

AVINASHI ROAD

SITRA  
JUUNCTION

AVINASHI ROAD



AIRPORT ROAD



COIMBATORE INTERNATIONAL AIRPORT

Trisquare Suriya is located in PLS Nagar which is on Avinashi Road, well within Coimbatore's high potential growth corridor. Trisquare Suriya scores high on accessibility and yet enjoys unparalleled privacy. Being well-connected to the Central Business District makes it a premium living space with easy accessibility to the airport, international schools, fine hotels, premium healthcare, shopping destinations and more. So, you simply have to step out to visit the world.

From Trisquare Suriya	Distance in KM
Coimbatore Airport	4 KM
SITRA Junction	3.2 KM
Le Meridien	4.6 KM
Decathlon	5.3 KM
Fun Republic Mall	6.6 KM
Coimbatore Railway Junction	13 KM

Distance mentioned is approximate.

## About Trisquare

We are committed towards providing quality housing to customers in an effort to match international standards with highest level of transparency in dealings. We have operations in Coimbatore, Chennai, Madurai and Trichy and are known for quality and innovation. We strive to set benchmarks in the field of construction by deploying best practises and the most modern technology.





# TRISQUARE

COIMBATORE | MADURAI | TRICHY | CHENNAI

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Chennai - 600 102  
Phone: +91 - 44 - 26266302

## Trisquare Properties Pvt Ltd,

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Opp. All India Radio, Trichy Road,  
Coimbatore - 641 045  
Phone: +91 - 422 - 4506333

## Madurai

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