



**iva**  
aalayam



*Nature's Abode*





Iva endorses

## *Peaceful Community Living*

Your warm personality and inviting demeanour tend to reverberate  
in your home as it is an extension of your self.

### aalayam

Following the overwhelming response and success of our first project, IVA Agam, we are propelled to move forward with our second project, IVA aalayam. As builders, we consider this project as a divine gift to show our reverence to the Almighty and as a constant reminder for us. This humility and devotion helps us contribute our best, never compromising on quality or elegance as this is sacred to us. We believe that the Divine Force will guide us through this project.

வான் இடு வில்லின் வரவு அறியா, வாய்மையால்,  
கால் நிலம் தோயாக் கடவுளை, யாம் நிலம்  
சென்னி உற வணங்கிச் சேர்தும்- 'எம்உள்ளது  
முன்னியவை முடிக!' என்று.

-நாலடியார்





We at IVA play a part in making happy homes for you.

## The Project: *IVA aalayam*

*Beautiful abodes are defined by the vibe or aura that surround them the moment you step in. Thoughtfully designed homes with quality and value add to the charm of the home.*

This is accomplished by IVA as we embrace everything that spells the highest standards of quality and integrity. And that, reflects in all our projects.







## We are here:

*Iva aalayam is located at one of the most sought-after places in Coimbatore.*

*Iva aalayam is in close proximity to our other project- IVA Agam which proved to be a great success with perfect living spaces in a serene and calm locality.*

Spacious rooms, calm exteriors, and intelligent use of natural light and ventilation is what you will enjoy at IVA aalayam Villas.

Our villas are a perfect balance of traditional contemporary and modernism. Our Manaiyadi sasthiram and vaastu compliant villas are unique and aesthetically appealing.





# Elegance with Efficiency Ingenuity with Individuality

*We are a team of professionals with varied expertise and an eagerness to achieve perfection.*

Our efficient team of renowned architects, engineers, tech experts, project managers, experienced & skilled working team, commercial and finance professionals take pride in their ability to optimize all resources in bringing you the best value for money in terms of quality and support.

We deliver innovative yet functional designs that are inspiringly beautiful. We work around a plan that provides a creative touch right from the initial plan up to the execution.

IVA construction comes with the promise of quality service and the assurance of excellence that naturally align to our core beliefs & objectives.













# Park & Club House





5.05 Cents – Ground Floor & First Floor







## East Facing Type A

### Room Specifications

Two Living Space	16'0" x 15'6"
Kitchen Space	15'8" x 10'6"
Bed Rooms	16'0" x 16'0" & 11'0" x 16'0"

Att. Bath & Toilet	10'0" x 5'0"
Portico	17'9" x 15'9"
Covered Balcony	17'9" x 15'0"



6.02 Cents – Ground Floor & First Floor







## *East Facing* Type B

### Room Specifications

Two Living Space	21'0" x 16'6"
Kitchen Space	16'0" x 10'6"
Bed Rooms	16'0" x 16'0" & 11'0" x 16'0"

Att. Bath & Toilet	10'0" x 5'0"
Portico	19'0" x 16'9"
Covered Balcony	19'0" x 16'0"



5.97 Cents – Ground Floor & First Floor







## North Facing Type A

### Room Specifications

Two Living Space	22'10" x 16'0"
Kitchen Space	15'6" x 11'0"
Bed Rooms	15'6" x 16'0"

Att. Bath & Toilet	10'0" x 6'0"
Portico	18'3" x 16'9"
Covered Balcony	18'3" x 16'0"







# Specifications

Superstructure : RCC Framed Superstructure  
: Superstructure construction with 9" & 4½" thick  
Brick work  
Seismic Design Structure

Flooring : Branded Vitrified Tiles  
Toilet wall tiles (branded premium ceramic tile)  
Toilet floor (nonslippery)  
Balcony tile (matte ceramic tile)  
Car porch (nonslippery)

Joineries-Doors : Main door -Teak wood frame with shutter,  
All other inner doors Solid wood frame with Doors,  
Bathroom Solid Wood Frame with door With  
Epoxy coating in the inner side Branded Locks  
& Handles, etc.,

Windows : UPVC window with 15mm MS Polish rod grill  
with Enamel, 5mm Plain glass

Electrical works : 3Phase Power Supply will be provided  
Concealed wiring & Premium modular Switches

Plumbing : One water supply line from Sump - 9000lit,  
OHT tank - 3000 lit.,  
UPVC, PVC for concealed Pipe line

Fittings : Premium Brand

Painting works  
Interior : One coat of white Cement paint and two coats  
of Putty Inner Area and one coat of Primer

Exterior : One Coat of white Outer Areas Cement,  
one coat Primer and Two coats  
Exterior Weather coat paint







# Amenities

*We care about the details.*

We would like to create value for the economy and the future generations through our belief systems and expertise.



Designed landscape  
for every villa



External provisions  
for Gas cylinder



Rain Water  
Harvesting



Secured Community  
Enclosure



CCTV & Surveillance  
for common areas



Genset Backup for  
all Villas & Common  
areas



Indoor Community  
Hall



Indoor  
Gym



Separate Rooms for  
Chauffeur and Guest



Multi - Purpose  
Open Amphi Theatre



Children's open play  
area



Sewage Treatment  
Plant



Indoor Recreation  
Area



Gazebo



Badminton  
Court



Half Basket ball  
court



Multi purpose  
Ground



# Expert Support



100% transparency and ease throughout the process of paperwork up to finalisation



Facilitating bank loan process



Customisation possibilities



Integrated designed landscape spaces



Assurance on value for money











உண்டால் அம்ம, இவ்வுலகம் – இந்திரர்;  
அமிழ்தம் இயைவது ஆயினும், 'இனிது' எனத்  
தமியர் உண்டலும் இலரே; முனிவு இலர்;  
துஞ்சலும் இலர்; பிறர் அஞ்சுவது அஞ்சி,  
புகழ் எனின்; உயிரும் கொடுக்குவர், பழி எனின்,  
உலகுடன் பெறினும், கொள்ளலர்; அயர்விலர்;  
அன்ன மாட்சி அனையர் ஆகி,  
தமக்கு என முயலா நோன் தாள்,  
பிறர்க்கு என முயலுநர் உண்மையானே  
இளம் பெறுவழுதி

-புறநானூறு

## Location

*Coimbatore is one of the fastest growing industrial cities in South India with thriving textile, engineering, healthcare, and IT industries and is home to renowned educational institutions.*









Contact: +91 73738 00041 / 42, 73738 00047

Email: [info@ivainfra.com](mailto:info@ivainfra.com) | Web: [www.ivainfra.com](http://www.ivainfra.com)



Ar. Mani Maran  
Architects & Interior Designers  
Vadavalli, Coimbatore  
M : +91 98428 50577



S. Arun Kumar M.E (Struct)  
No. 9, 9-1, Lakshmi Garden,  
Sankara College Road,  
Saravanampatti, Coimbatore  
M : +91 90472 06296



MEP Consultant  
K.K. Nagar, Chennai  
M : +91 88077 44582



Ar. Jeyakumar  
Landscape Architect  
Ramnagar, Coimbatore  
T : 0422 2236467



3d Visualization Studio  
Coimbatore  
T : 0422 4349701