

# URBAN SQUARE

COIMBATORE

A New Beginning  
A Beautiful Home.

VELAR





**MR. SHANMUGAVEL**  
FOUNDER

## VELAR

VELAR Infra Projects LLP is built on over 4 decades of trust and excellence under the legacy of KPM Constructions.

We are committed to creating a better place that balance functionality, comfort and elegance.

**MR. SHANMUGAVEL**      **FOUNDER**

A renowned architect, passionate about architecture, civil work, interiors, and turnkey projects for residences, corporate offices, and restaurants.



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# URBAN SQUARE

BY VELAR

**Every home has walls, but here,  
those walls come alive with soul.**

At Urban Square, your home is more than a place to stay. It's a space that understands you, grows with you, and embraces your way of living.

Thoughtfully designed to balance beauty and function, every detail invites you to live not just comfortably, but meaningfully.

# URBAN SQUARE

## A Testament to Architectural Elegance



Urban Square embodies modern living with clean lines, abundant natural light, and open, flowing spaces that feel both sophisticated and serene. Spread across 60 cents, the community is home to just 40 thoughtfully crafted residences across five floors.

Offering a mix of 2BHK and 3BHK apartments, each home is centered around a lush courtyard, a design that balances privacy with a true sense of community, beauty with comfort.

### Dwelling Details

Total Residences: 40 exclusive homes

3BHK Homes: 20 residences

2BHK Homes: 20 residences

### Unit Specifications

Units Per Floor: 8 thoughtfully planned residences

3BHK Sizes: 2,200 - 2,260 sq. ft.

2BHK Sizes: 1,270 sq. ft.

### Architectural Composition

#### 5-Floor Living

Thoughtfully designed for refined contemporary living with the perfect balance of openness and privacy.

#### Stilt Parking

Dedicated, convenient parking for every resident

#### Central Courtyard

The green heart of the community, bringing light and life into every home

#### Terrace Recreation Area

A serene rooftop escape for leisure, fitness, and wellness

## We Believe in Spaces That Speak to Your Soul

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Urban Square is envisioned as a harmony of clean lines, soft curves, and cascading greenery.

A design language that is minimal, elegant, and welcoming. Expansive floor-to-ceiling windows invite natural light in abundance, framing serene views of the outdoors, while greenery woven into the balconies brings nature to your doorstep.

DESIGN NOTE



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Ar. Pradeep Arumugam  
WARP Architects



At the heart of the space lies a beautifully designed central courtyard and a striking double-height atrium, keeping every space open, airy, and alive. More than just aesthetics, this is about creating homes that feel connected, breathable, and full of life.

Each residence is crafted with both privacy and functionality in mind - no shared walls, only open-flowing spaces that are truly your own. It's a thoughtful blend of comfort and design, where every detail feels intentional, elegant, and made for the way you live.

DESIGNED AROUND YOU



 No Shared  
Common Walls

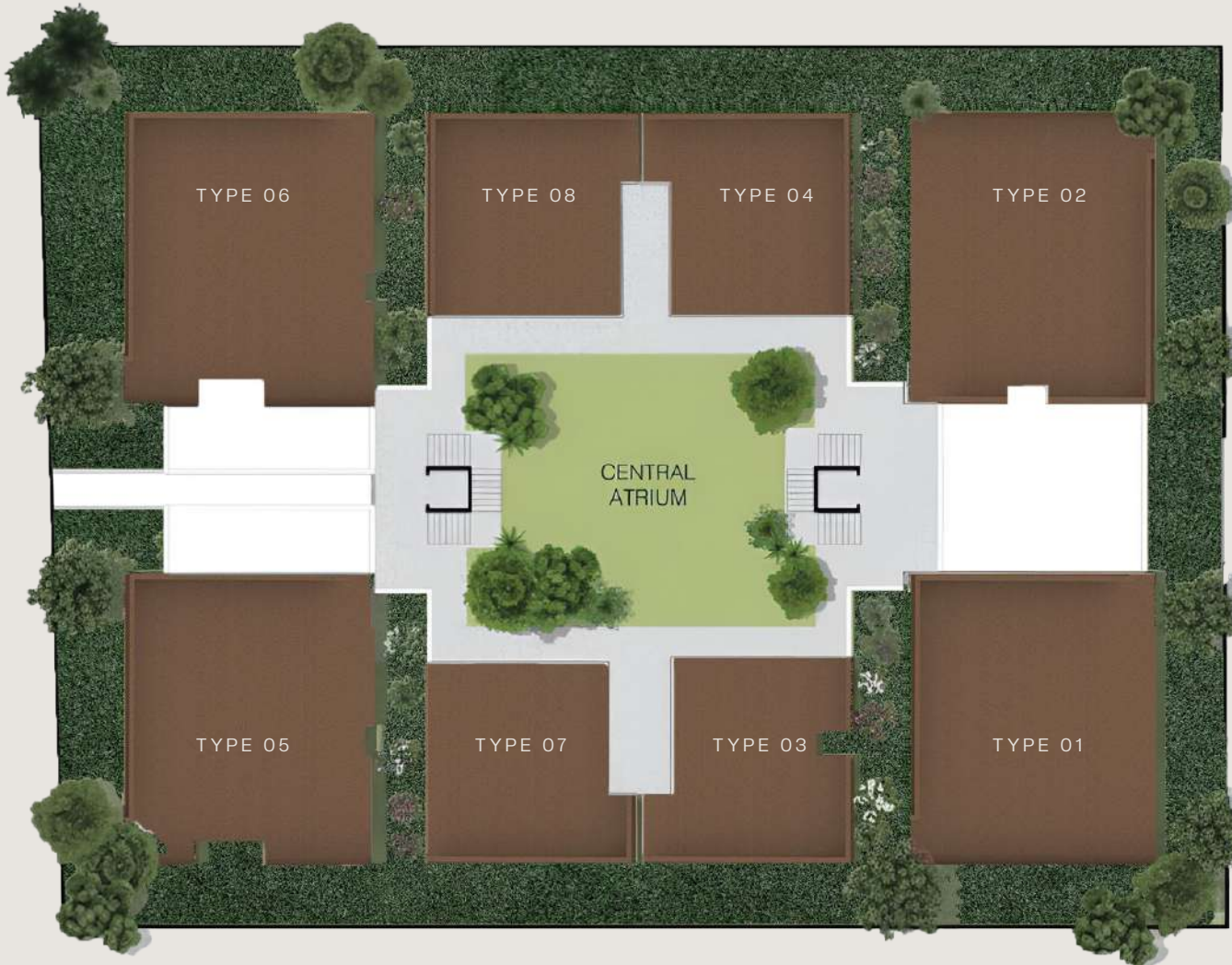
 EV Charging  
Points

 Smart Entry Access  
for Main Door

 Power Back Up for Lift  
and Common Areas

 Automatic Boom Barrier  
Gate for Vehicles

 4 Side  
Ventilation



 CCTV Surveillance in Common Areas

 Biometric Restricted Entry in Lift Lobby Area

 Water Softener System for Purification

 Solar power for Common Areas and Amenities

 Sewage Treatment System

 Home Automation

## Structure

Seismic Zone III compliant RCC framed structure. Solid block/fly ash brick walls, plastered on both sides

## Flooring

Large-format vitrified tiles for living, dining, kitchen, & bedrooms; Anti-skid tiles in toilets. Premium granite for common areas & staircases; vitrified tiles for utility & balconies.

## Wall Finishes

Premium tiles (600mm X 300mm) up to ceiling height in toilets. Designer dado tiles, 2ft. above the counter in the kitchen. Designer dado tiles up to 4ft. height in utility.

## Doors

Wooden frame with 40mm thick teak wood veneer shutter, polished on both sides for Main Door. Teak wood frame with 32mm thick veneer polished doors for Bedroom Doors. WPC frame with laminate flush door for Toilets.



## Elevator

10-passenger elevator (Johnson or equivalent)

## Windows & Ventilators

High-quality UPVC / aluminum windows for durability and style.



## Kitchen

Steel grey granite countertop with a single bowl sink and drainboard.

## Driveway

Designed as per architect's specifications.

## Plumbing & Sanitary Fittings

CPVC concealed lines with luxury CP fittings & sanitaryware by Kohler/Roca or equivalent

## Painting

Internal walls and ceilings: 2 coats of putty, 1 coat primer, and 2 coats of emulsion paint (Dulux or Asian).

## Power Backup

Backup for 1 light & 1 fan in living, dining, and all bedrooms (2.5 KVA load limiter). Additional backup for elevator & common lighting

## Electrical

Concealed wiring with modular switches (Havells/ Crabtree or equivalent). 3-phase electricity supply with MCB and RCCB. Telephone points in living and master bedroom. A/C provisions for all bedrooms, living, and dining

## Security System

Video door phone for all apartments. CCTV cameras covering driveway and entrance



YOGA/MEDITATION ROOM



LOBBY AREA



TERRACE VIEW



FULLY EQUIPPED GYMNASIUM



STILT PARKING &amp; CENTRAL COURTYARD

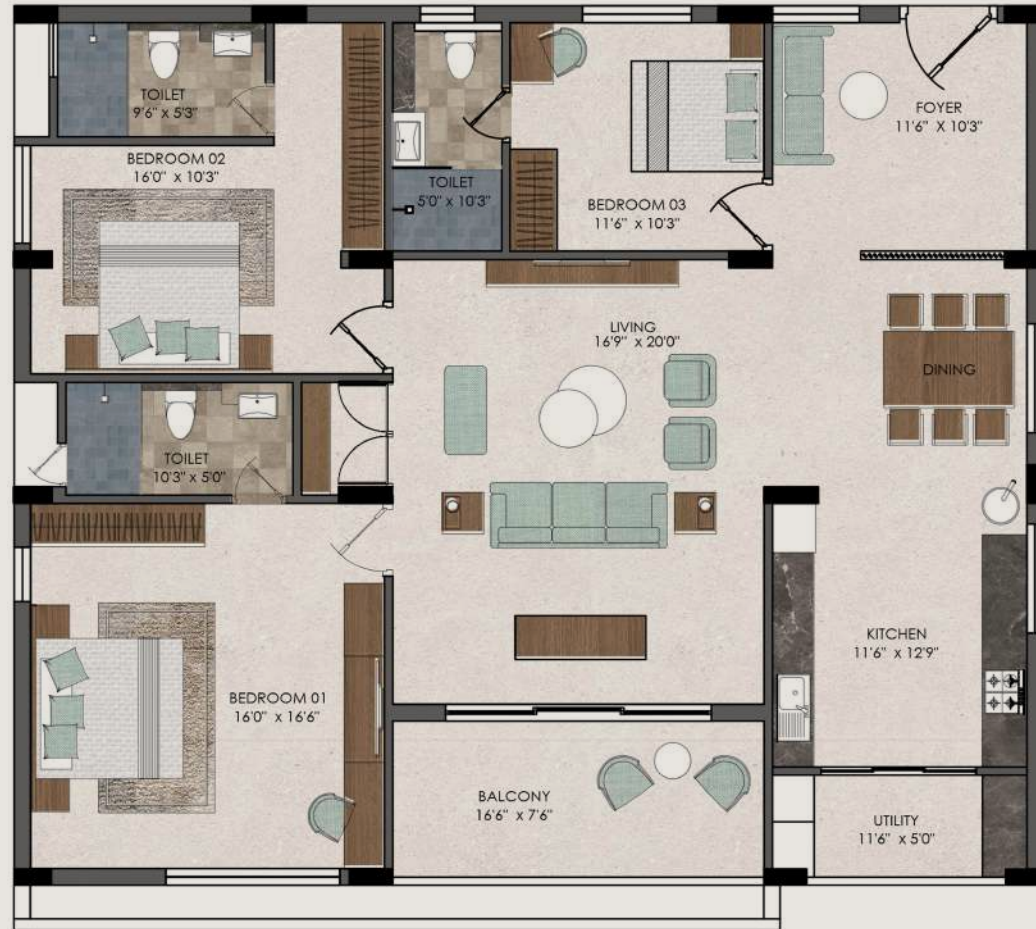
At Urban Square, your home is more than a place to stay. With the amenities that understands you, grows with you, and embraces your way of living.

URBAN SQUARE

SALEABLE AREA  
2200 SQ. FT

TYPE 01

Thoughtfully designed to balance beauty & function, every detail invites you to live not just comfortably, but meaningfully.





URBAN SQUARE

SALEABLE AREA  
**2200 SQ. FT**

TYPE **02**

Crafted with precision and care,  
each corner reflects a harmony  
of style and everyday ease.

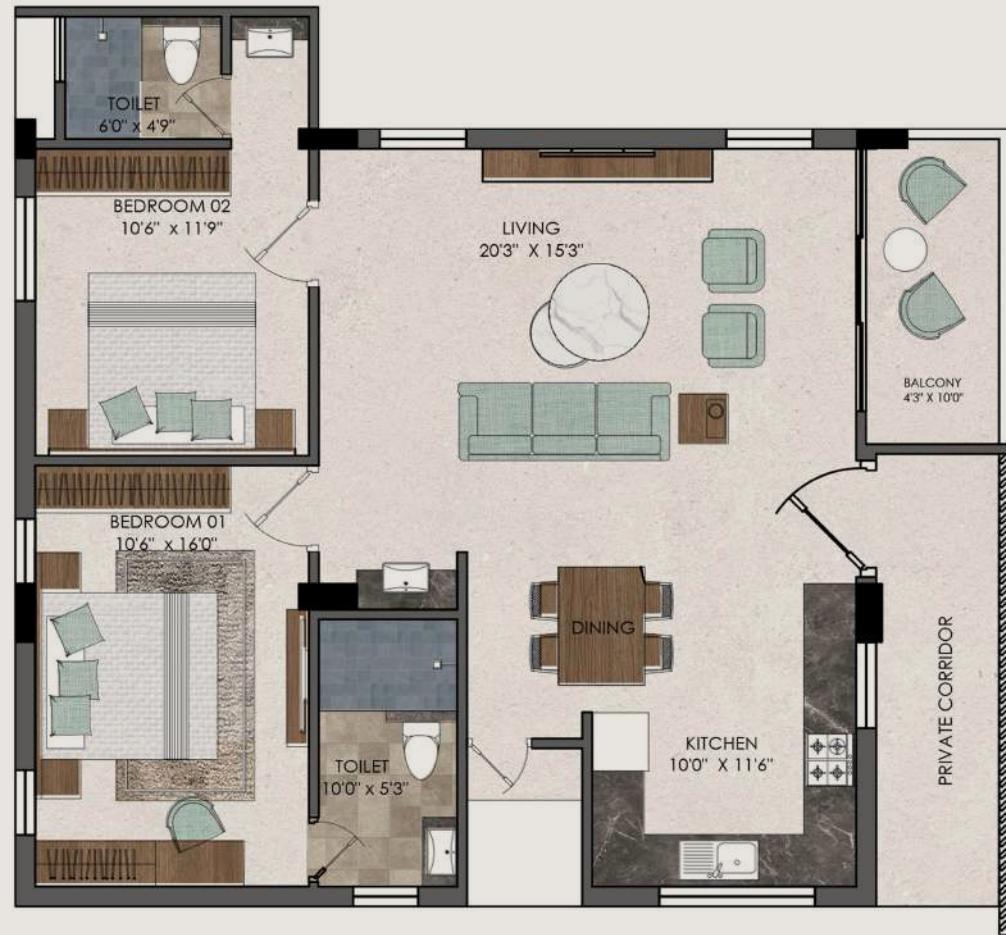


URBAN SQUARE

SALEABLE AREA  
**1270 SQ. FT**

**TYPE 03**

Where every element is curated to enhance living blending aesthetics with practical luxury.





URBAN SQUARE

SALEABLE AREA  
1270 SQ. FT

TYPE

04

Designed to inspire, each space offers a seamless flow between comfort, elegance, and purpose.



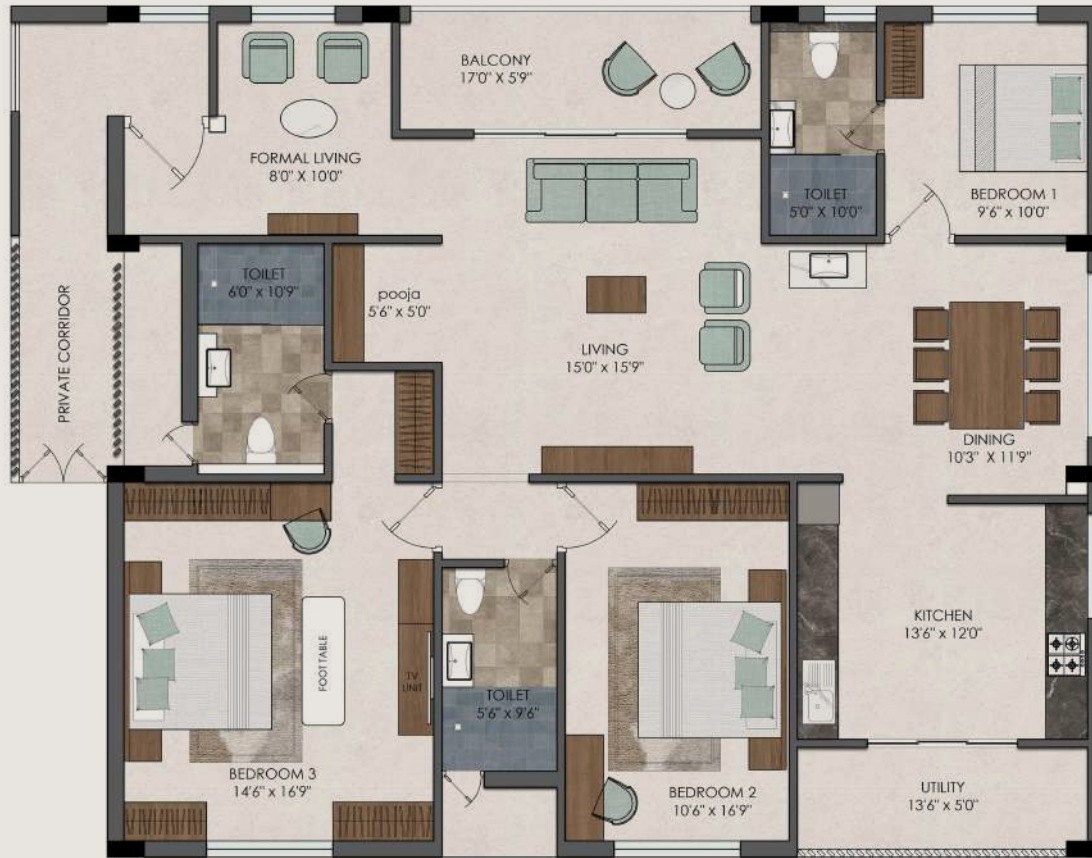
URBAN SQUARE

SALEABLE AREA  
2260 SQ. FT

TYPE 05

Every feature is thoughtfully placed,  
inviting you to experience life with  
grace and ease.





URBAN SQUARE

SALEABLE AREA  
**2260 SQ. FT**

TYPE

06

Blending modern sensibilities with timeless charm, every detail elevates your living experience.

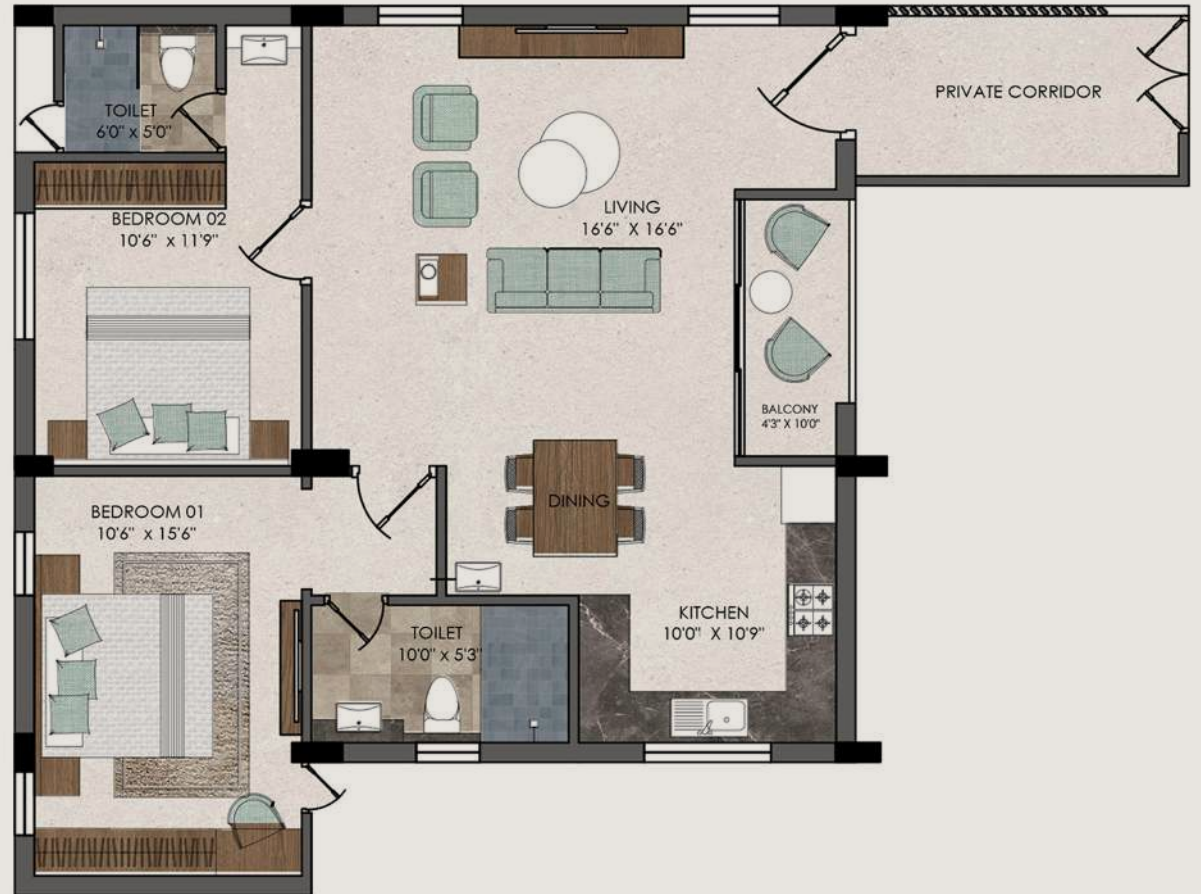


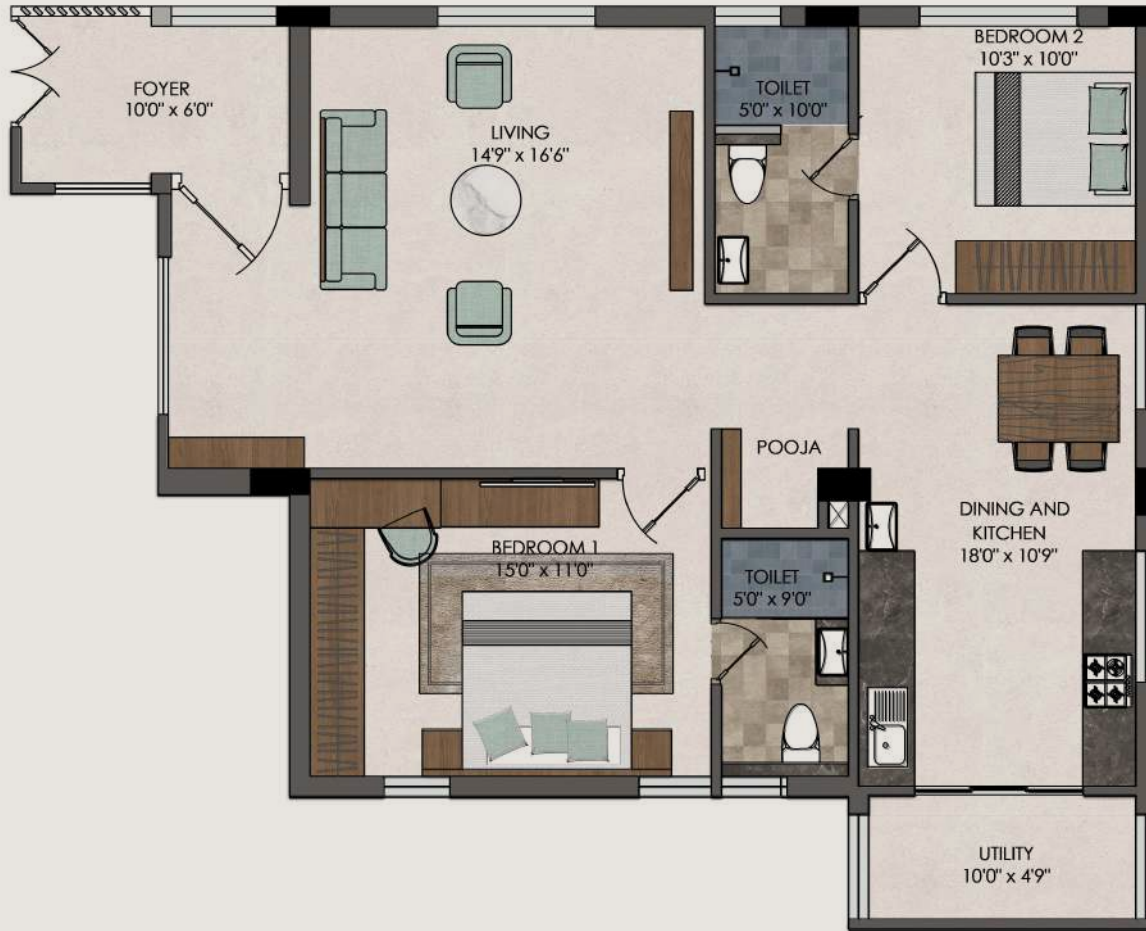
URBAN SQUARE

SALEABLE AREA  
**1270 SQ. FT**

TYPE 07

Designed to be a reflection of refined living, and crafted for moments that matter.





URBAN SQUARE

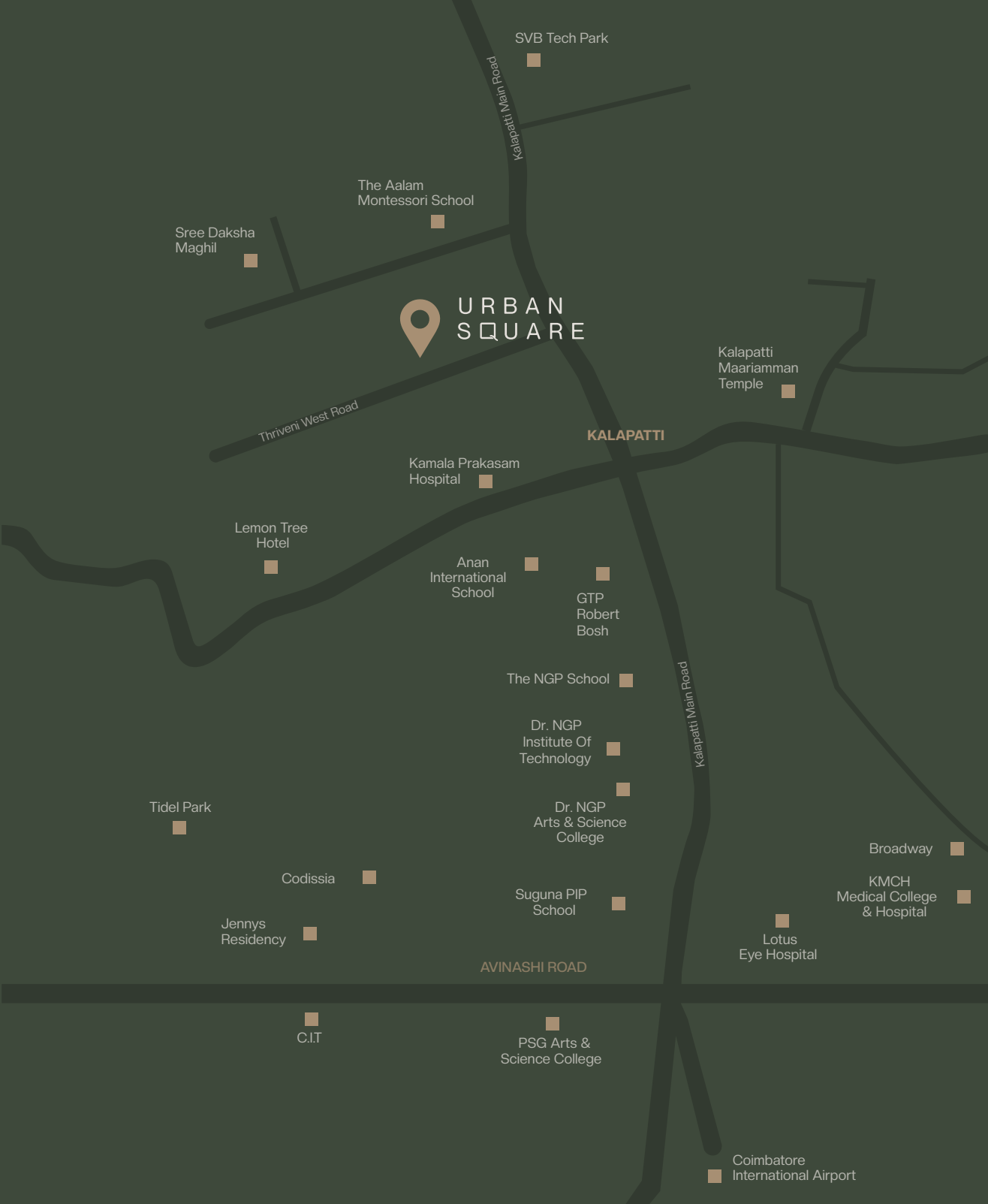
SALEABLE AREA  
**1270 SQ. FT**

TYPE

08

A home that speaks of subtle sophistication, where design meets thoughtful functionality.






## LOCATION



Urban Square places you exactly where you need to be, near essentials, yet nestled in your own peaceful corner. The perfect balance of convenience and calm, designed for modern living.

 127, Thriveni W Rd, Thriveni West, Kalapatti, Coimbatore, Tamil Nadu 641 048

## EFFORTLESS TRAVEL

14 mins – Coimbatore International Airport  
30 mins – Coimbatore Railway Station

## PREMIER SCHOOLS & COLLEGES NEARBY

1 min – Aalam Montessori School  
8 mins – Reeds World School  
12 mins – RAK's Pallikkoodam  
20 mins – PSG College  
20 mins – Kumaraguru College

## TOP HEALTHCARE WITHIN REACH

9 mins – Kovai Medical Center & Hospital  
22 mins – NG Hospital & Research Centre  
31 mins – GEM Hospital Coimbatore

## BUSINESS & IT HUBS CLOSEBY

3 mins – SVB Tech Park  
18 mins – Tidel Park





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