



**ROCKSHIELD**  
REALTORS & DEVELOPERS PVT. LTD.  
BEYOND A BUILDER

TAKE OFF TO A  
BLISSFUL ABODE



**AERO PARK**



Rockshield Realtors and Developers Private Limited, a real estate property developer company incorporated in 2016 with more than two decades of bounteous experience within the field of distinct civil constructions. Over this period, the company has undertaken numerous challenging projects and accumulated skills, know-how experience in design and building solution, project management and related high end engineering works.

Rockshield team has successfully completed diverse projects including residential villas and apartments, corporate buildings, commercial warehouses and infrastructure development works within both public and private sector.

As a dynamic and pioneering company we keep exploring new opportunities to develop and build relations that mark a difference in our commitment – Beyond a Builder.

## AERO PARK

AERO PARK – A master planned gated community, featuring unique new-age contemporary villas in a tranquil environment. It is architected with 10 independent EAST facing 2/3 BHK villas spread across 0.70 acre of land offering high-end premium dwelling experience.

Each villa in the community is spaciouly planned in conjunction with optimum utilization of interior – exterior space, well lit natural light with ambient ventilation and in accordant to the science of Vasthu shastra.

Ideally located 2 km from Sulur Town and its approach road joining NH.81 – Trichy Road, AERO PARK has all basic and important landmarks to its proximity at just few minutes' drive. This premium value, contemporary villa community, is a well distinguished choice for you in Sulur – Coimbatore.



Entrance Portal



AERO PARK

VILLA - 1

VILLA - 2

**Aero Villas**

# Layout Plan

PLOT -10  
6.07 Cent

PLOT -9  
4.92 Cent

PLOT -8  
4.81 Cent

PLOT -7  
4.70 Cent

PLOT -6  
4.59 Cent

PLOT -5  
4.48 Cent

PLOT -4  
4.37 Cent

PLOT -3  
4.27 Cent

PLOT -2  
4.16 Cent

PLOT -1  
4.05 Cent

9M WIDE LAYOUT ROAD



## MEASUREMENTS & AREA STATEMENT

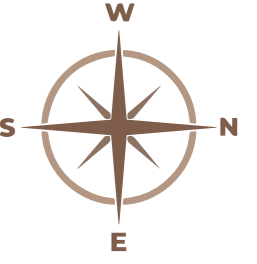
PLOT NO.	WIDTH (Ft)	LENGTH (Ft)	PLOT AREA (Sq.Ft)	PLOT AREA (Cent)	BUILT-UP AREA (Sq.Ft)	CAR PARKING
1	31'	57' 00"	1767	4.05	2010	Single
2	31'	58' 06"	1814	4.16	2040	Single
3	31'	60' 00"	1860	4.27	2090	Single
4	31'	61' 06"	1907	4.37	2120	Single
5	31'	63' 00"	1953	4.48	2150	Dual
6	31'	64' 06"	2000	4.59	2170	Dual
7	31'	66' 01"	2050	4.70	2200	Dual
8	31'	67' 08"	2097	4.81	2224	Dual
9	31'	69' 02"	2145	4.92	2250	Dual
10	31'	72' 00"	2646	6.07	2280	Dual



# 2BHK Floor plan



# 3BHK Floor plan



# Features



## Contemporary Outlook

New age contemporary architecture of the community comprising all basic amenities & greenery in place suits every modern day denizen and their aspiration of a dream home



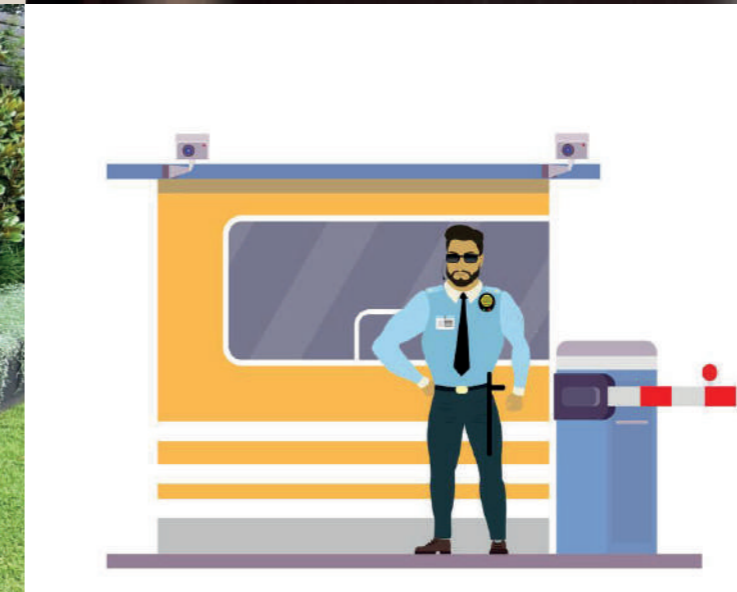
## Vasthu Compliant

Scientific rules concerning Vasthu-shastra have been fundamentally adhered to with a practical approach while designing



## Enticing Gateway Portal

An inviting gateway portal in-sync with the architecture of community within renders a rousing welcome to your abode



## HOA

Formation of House Owners Association will be facilitated and duly registered in accordant to Tamilnadu Society Registration Act. for the collective well being of residents.



## Secured Community

An implicit gated community having single entry/exit with a security box at the entrance projects secure aspect of the community



## Landscaping

Landscaping of the layout in general and dedicated landscaping area in few villas for nature enthusiasts elevates the scenery of community



## Functional Working Space

Meticulously worked out house plan designed with abundant ventilation and zero dead space considering apt placement for household furniture and appliances, yet for multipurpose usage too



## Layout Road and Parking

30 feet wide layout road enables wide entry/exit into the community. Dual car-parking for select few villas



## Atthikadavu Drinking Water

Atthikadavu drinking water line will be piped to every house individually



## Privacy In-Check

Each individual villa in the community is designed with planned window openings & walls keeping its privacy in check from adjacent villas



## Specifications

### Structure

RCC load bearing structure with isolated footing foundation at the depth of 6 feet

10 inch standard and 5 inch partition wall

Plastering of Exterior wall with Cement and Interior with imported Gypsum

Ceiling at 10 feet height

Roof slab thickness : 5 inch

Rooftop/terrace waterproofing with 6mm metal bed screeding

### Materials

Steel bars of ISI Fe500 TMT or equivalent

M20 grade lab tested ready mix concrete for all RCC jobs

M10 grade concrete for all PCC jobs

RedBrick/Flyash Brick for outer walls, Flyash bricks for internal partition walls,

Concrete Solid block for compound wall and parapet wall

Ultra-tech/Ramco equivalent 53-grade PP cement for mortar and plastering

### Doors

Main Door – Polished Teak wood

Bedroom Doors – Compressed membrane door

Bathroom Doors – Flush door

Exit Doors – Polished Country wood

Door locks – Godrej/IPSA/Lapo equivalent

## Flooring

Living, Dining & Bedroom – 1200 X 600mm Gloss finished vitrified tiles

Kitchen, Store, Study – 600 X 600mm Matt finished vitrified tiles

Staircase – Granite treads & SS handrails

Bathrooms – Anti skid ceramic floor tiles

Sitout – Granite flooring

Car parking – Heavy duty parking tiles

## Kitchen

Counter top furnishing in black/grey/safari Granite

Wall dado over counter top upto lintel height

SS matt finished 600 x 450mm kitchen sink

## Bathrooms

Wall dado with 4x2 tiles upto ceiling in attached toilets. 2x1 tiles upto lintel height for others

Sanitarywares – Jaguar Essco/Kerovit/Cera equivalent

CP Fittings – High quality premium standard diverter valve /shower set /health faucet and angle valves

## Electrical & Plumbing

Three-phase electrical wiring with proper earthing & adequate MCB's

Wires – VGuard or KEI equivalent

Switches – Modular white colored Legrand or Havells equivalent

MCB, DB – L&T, Fybros, Philips equivalent

Wiring for UPS provisioned to all switch boards

Four CCTV points around villa exterior

Branded LED spotlights and tubelights

Ventilator fans in bathrooms and kitchen

UPVC pipes for outlet/inlet plumbing

CPVC pipes for concealed plumbing

PVC 6kz pipes for UG laying

## Windows & Ventilators

Premium quality UPVC sliding windows with mosquito mesh in white profile

MS grilles fixed separately inside jamb

## Painting

Exterior – 1 coat of white cement, 1 coat of primer, 2 coats of premium quality Dulux Weathershield or Asian Apex paint

Interior – 1 coat of primer, 2 coat of premium emulsion from Asian paints or equivalent

Grill & MS-Pipes – 1 coat zinc chromate, 2 coats of premium enamel matt finish paint

## Interior Furnishing

High grade PVC wooden profile interior works limited to: standard TV unit, modular kitchen storage cabinets (adequate) with 3 puller trays, bedroom wardrobes and all open loft covering

False ceiling work in Living Hall

## Storage Tanks

2x UGT with volume upto 5000 ltrs each

1hp open well sub-motor for both UGT

2x OHT with capacity of 1000 ltrs each

## Drainage System

3 chambered bio-sceptic tank of 1500 ltrs

Soakpit using concrete rings with approx volume of 1500 ltrs

## Gate and Exterior Handrails

Standard MS square pipe made sliding gate as per Architects impression

## Elevation

Cladding stone/tile for prominent walls in elevation as per Architects impression

# Location



# Landmarks In Vicinity

- ▲ Located within Kangayampalayam Panchayat bordering East of Suler Town.
- ▲ Coimbatore and Tiruppur City at a distance of about 25kms on to West and East respectively.
- ▲ Leading Schools (Kendriya Vidyalaya, RVS Matriculation, Adarsh Vidyalaya) Colleges (RVS, KIT) and Hospitals (KMCH Multi-speciality, Royal Care Multi-speciality) within 10-15 minutes reach.
- ▲ Departmental stores, restaurants and government establishments to the close proximity of location.
- ▲ Suler Airforce Station and reputed Industrial manufacturing units (Propel, Bull, Alstom) at less than 2 km distance.

 Kendriya Vidyalaya Suler 2.5 km	 RVS Educational Institutions 2 km	 KMCH Multi-specialty Hospital 2 km	 Royal Care Multi-specialty Hospital 10 km	 Airforce Station Suler 2 km	 Tidel Park IT SEZ 20 km
 Suler Town 2.5 km	 Palladam Town 16 km	 Coimbatore Railway Station 22 km	 Coimbatore International Airport 18 km	 Tiruppur Railway Station 30 km	 L&T Bypass Road 10 km



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