

INDIA'S 1ST
BREATHING
HOMES™

Up Town

BY NOVASCAPE



CAN YOUR HOME
BREATHE?

INTRODUCING

Air **scape**
Living™

A design philosophy shaped by air, light and spatial harmony.

Here, homes are thoughtfully planned for enhanced airflow, windows are positioned to welcome abundant sunlight and every room is crafted with balanced proportions.

AND, THE OUTCOME?

A home that feels open, calm and
effortlessly comfortable.



Natural Airflow



Natural Light



More Space



Less Noise



More Privacy



WHAT MAKES YOUR HOME BREATHE?



3-Sided Ventilation

For natural airflow across your home.



No Wall Sharing

Ensures more privacy and less noise.



Balanced Room Proportions

Comfort across every room.



Larger Bedrooms

25% larger than the expected bedroom sizes.



Ventilated Utility Spaces

Keeps your home fresh and odor-free.



Thoughtful Window Placement

Enhances natural light and airflow.





EVERY HOME WELCOMES YOU WITH A PRIVATE FOYER

Every home at Uptown features a private foyer with video door phone offering enhanced privacy, functional storage and improved security.



IT IS ALL IN THE LIGHTING

Splendid sunlight elevates the elegance of your interiors.

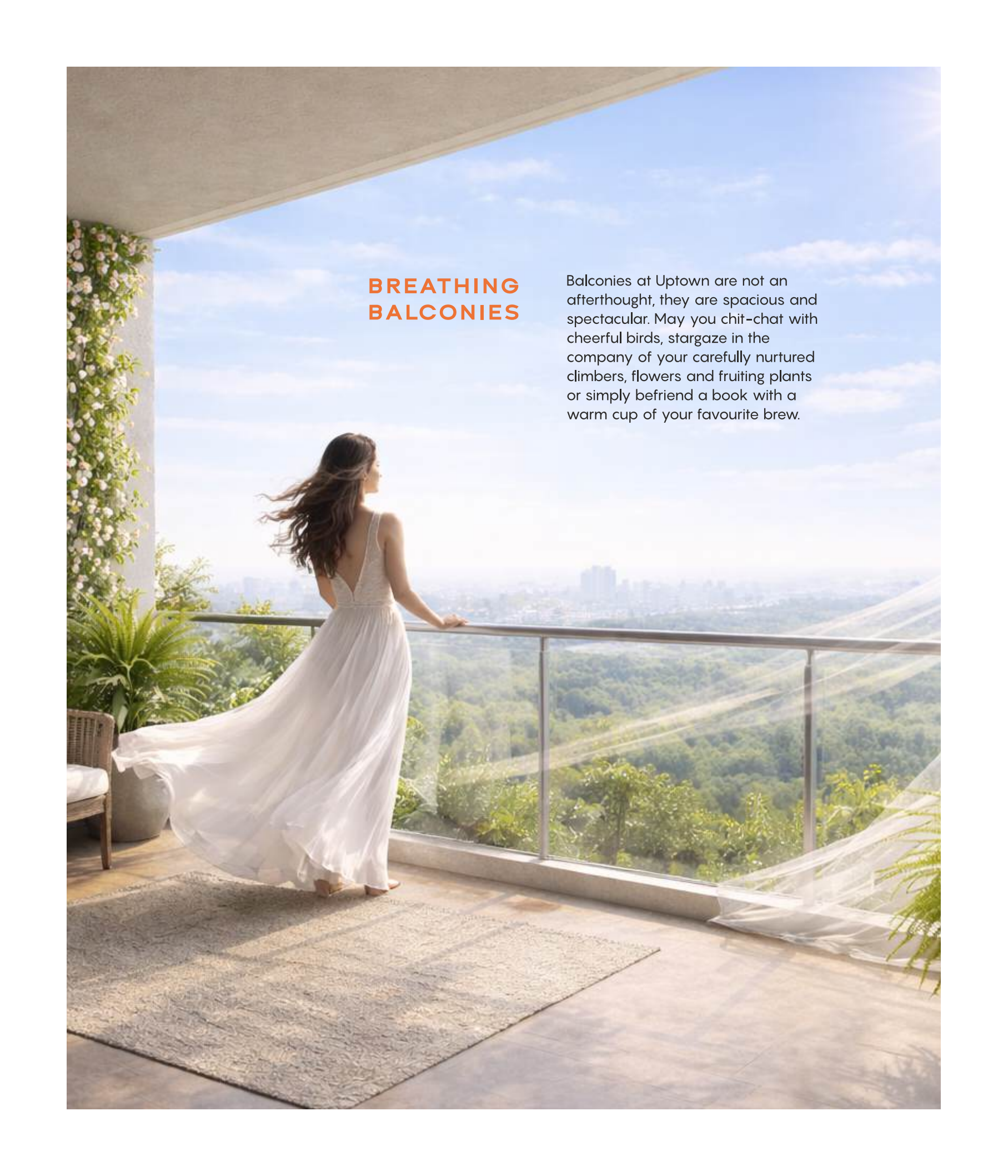
AIR, LIKE NATURE'S HUG

Moves freely, gently and generously.

BALANCED LAYOUTS ENHANCE COMFORT

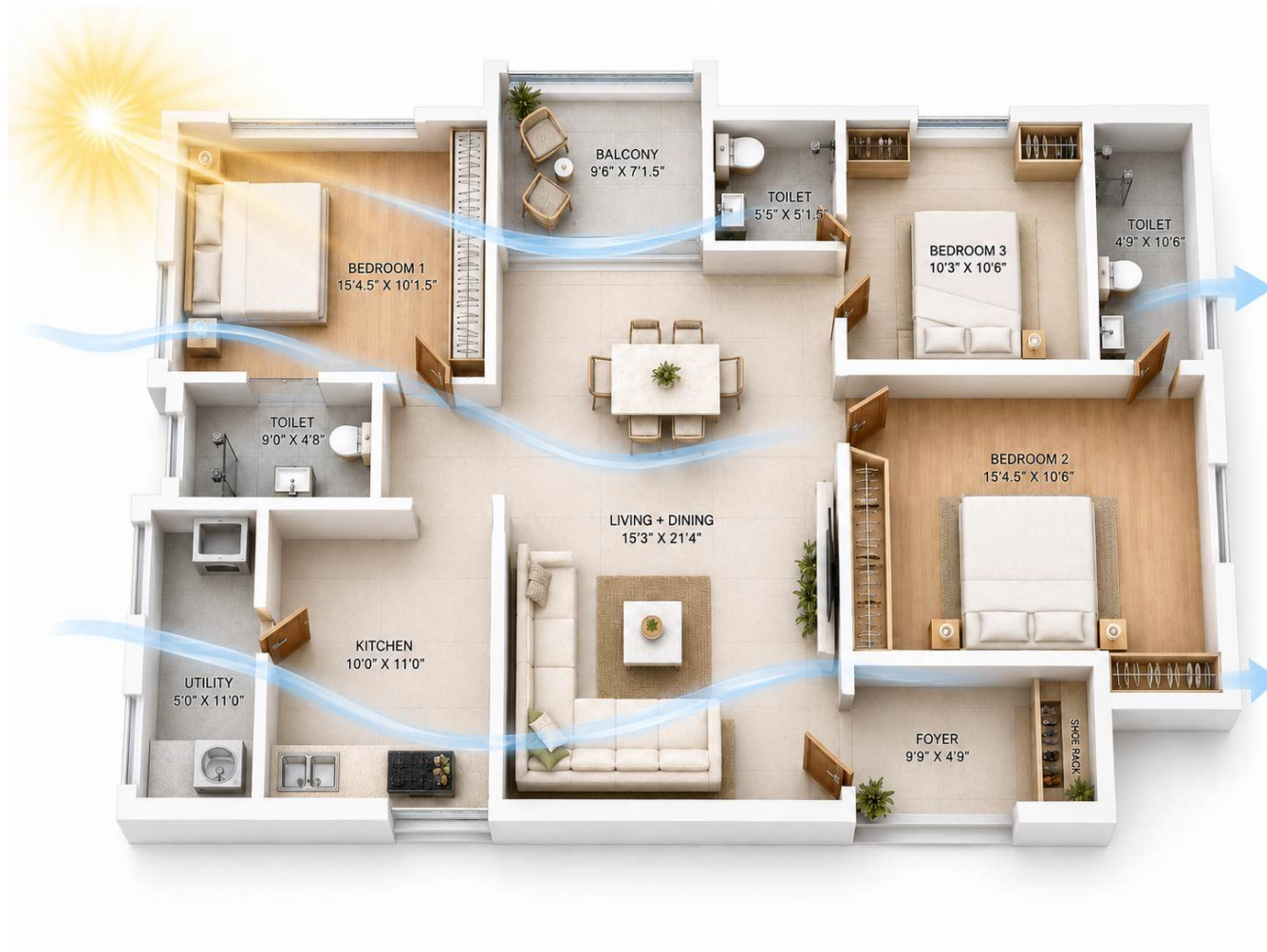
Every room is proportionally balanced, making every room spacious and open.

Every residence here is not just beautiful, but deeply thoughtful.

A woman with long dark hair, wearing a long white sleeveless dress, stands on a balcony with a glass railing. She is looking out over a vast cityscape under a blue sky with light clouds. The balcony has a patterned rug and some potted plants. The text 'BREATHING BALCONIES' is overlaid on the image.

BREATHING BALCONIES

Balconies at Uptown are not an afterthought, they are spacious and spectacular. May you chit-chat with cheerful birds, stargaze in the company of your carefully nurtured climbers, flowers and fruiting plants or simply befriend a book with a warm cup of your favourite brew.



THE BREATHING LAYOUT

BECAUSE YOU ARE THE MASTER OF OUR PLAN.

Here, homes aren't just built, they're choreographed with air and light. The Breathing Layout ensures that every room flows naturally, allowing cool breeze, warm sunlight and gentle shadows to move effortlessly through your space.

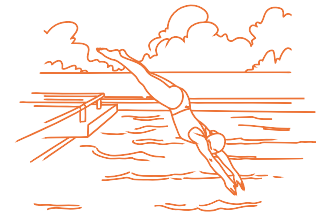
From cross-ventilated rooms to ventilated utility areas and serene transition zones, every detail is designed to let your home truly breathe.

Uptown
BY NOVASCAPE

35+ CURATED LIFESTYLE AMENITIES

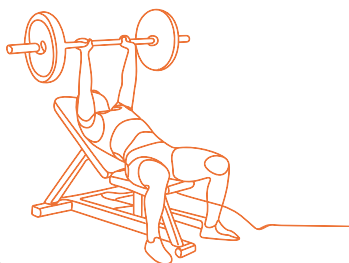
EVERYDAY EASE

Arrival Court
24/7 Security Pavilion
Resident Waiting Lounge
Fully Covered Car Park
Service & Utility Hub
Car Wash Bay
Central RO Water System
24/7 Power Backup
Laundry Room
House Help Facilities
Common Toilets



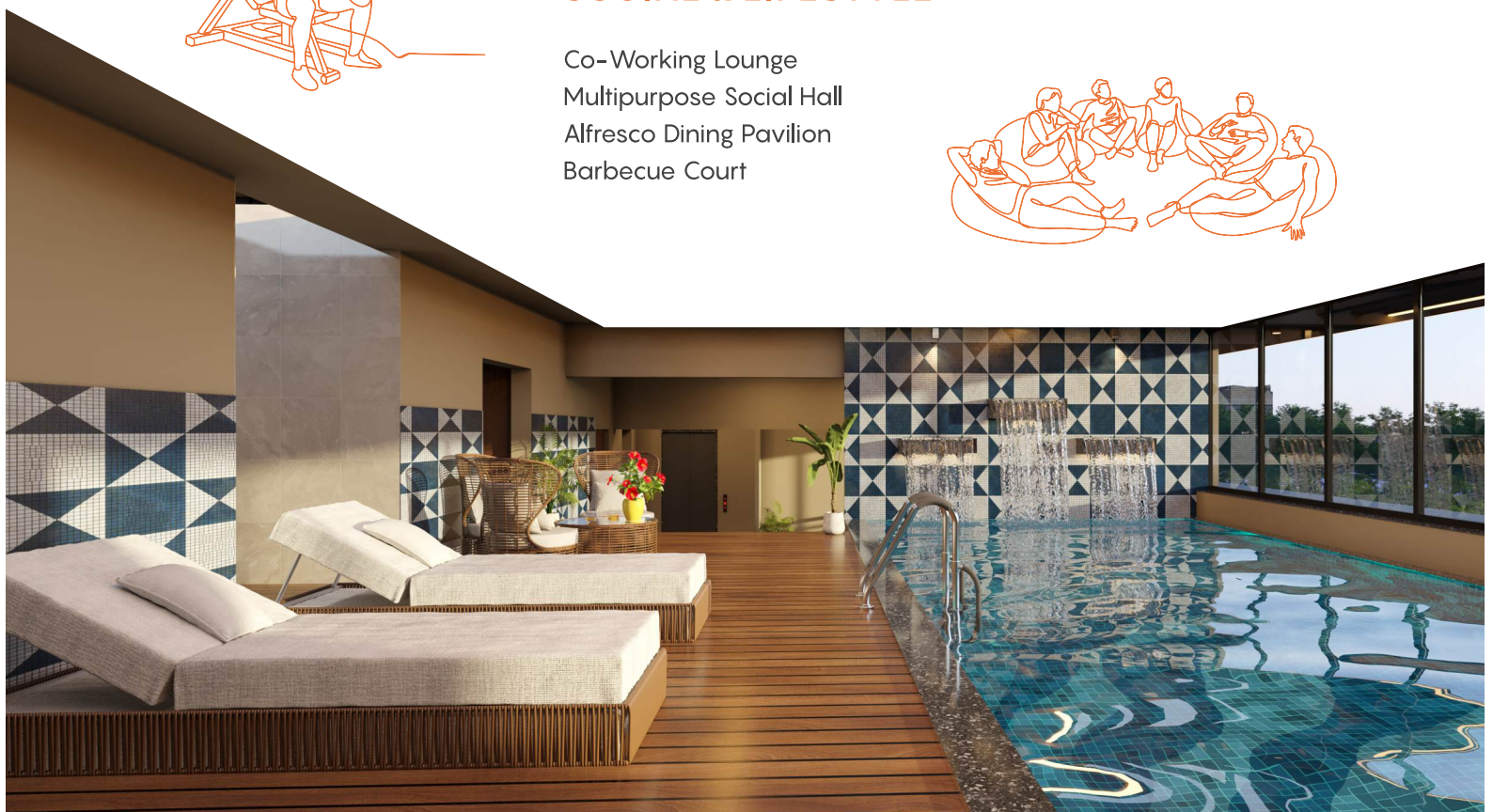
WELLNESS & MOVEMENT

Swimming Pool
Sauna Retreat
Fitness Studio
Rooftop Yoga Deck
Reflexology Walkway
Jogging Trail



SOCIAL & LIFESTYLE

Co-Working Lounge
Multipurpose Social Hall
Alfresco Dining Pavilion
Barbecue Court



TO MAKE THE **MOST OF LIFE**

NATURE & BREATHING SPACES

Aromatic Garden with Pergola Seating
Cascade Water Feature
Breathing Landscapes

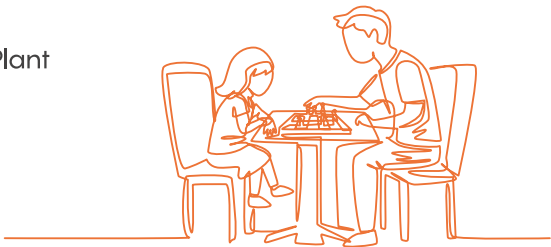


SUSTAINABLE LIVING

Rainwater Harvesting System
Groundwater Recharge System
Sewage Treatment & Water Reuse Plant
Solar Power for Common Areas
EV Charging Bay
Energy Efficient Lighting System
Waste Segregation System
Automation-Ready Homes

KIDS & RECREATION

Outdoor Play Area
Indoor Kids' Zone
Hopscotch Court
Indoor Board Games Lounge



IT'S NOT JUST THE PLACE,
IT'S THE EXPERIENCE.

Uptown

BY NOVASCAPE



NATURE, EFFORTLESSLY A PART OF YOUR LIFE

Experience native trees*, lush green spaces and quiet corners designed for peace. Every landscape is thoughtfully crafted to bring calm and nature closer to home, making every moment outside feel restorative.



*Subject to no impact on the water supply system.

**DESIGNING
TOMORROW, TODAY**

OUR COMMUNITY COMES WITH...



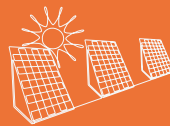
**RAINWATER
HARVESTING SYSTEM**



**GROUNDWATER
RECHARGE SYSTEM**



**SEWAGE TREATMENT
& WATER REUSE PLANT**



**SOLAR POWER SYSTEM
FOR COMMON AREAS**



**EV CHARGING
BAY**



**WASTE
SEGREGATION SYSTEM**

**Because nature cares
and so should we.**

Uptown
BY NOVASCAPE

**YOU COULD
BE LIVING HERE!**

Your home is a haven of light, air
and endless openness.





Each home opens into a private foyer, creating a sense of personal space even before you step inside.





Here, love echoes, never the noise from outside.
Because every home has its own walls.





Balconies are not afterthoughts, they are as big as you need them to be.





Every room is a master bedroom,
making your home equally spacious.





Windows so wide, they seem like
portals to nature.



**YOUR WORLD,
OPEN AND ALIVE**

Expansive green areas, walkable pathways,
and thoughtfully designed shared spaces
create a sense of openness at every turn.
Every detail is planned to let the community
move, connect and breathe naturally.



Uptown FLOOR PLANS



Block A

Flat No: A101
2187 Sq. Ft.

Flat No: A102
1557 Sq. Ft.

Flat No: A103
2255 Sq. Ft.



Flat No: A107
2187 Sq. Ft.

Flat No: A106
1564 Sq. Ft.

Flat No: A105
1531 Sq. Ft.

Flat No: A104
1531 Sq. Ft.

Block B

Flat No: B101
2187 Sq. Ft.

Flat No: B102
1557 Sq. Ft.

Flat No: B103
1529 Sq. Ft.

Flat No: B104
1529 Sq. Ft.

Flat No: B105
1529 Sq. Ft.



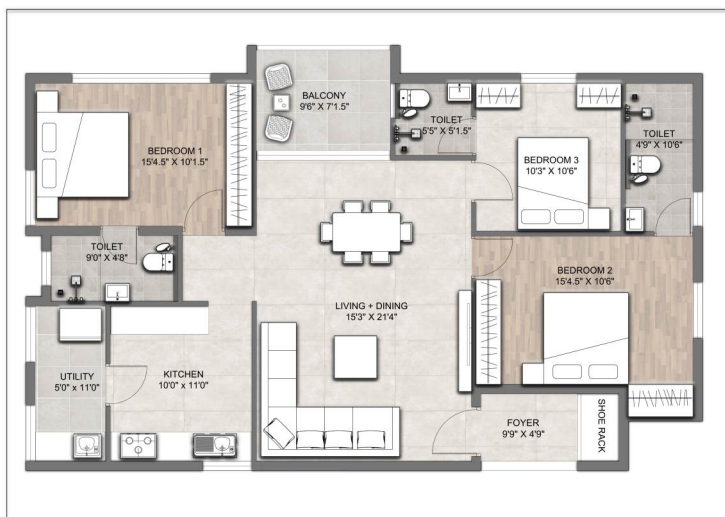
Flat No: B110
2271 Sq. Ft.

Flat No: B109
1597 Sq. Ft.

Flat No: B108
1597 Sq. Ft.

Flat No: B107
1597 Sq. Ft.

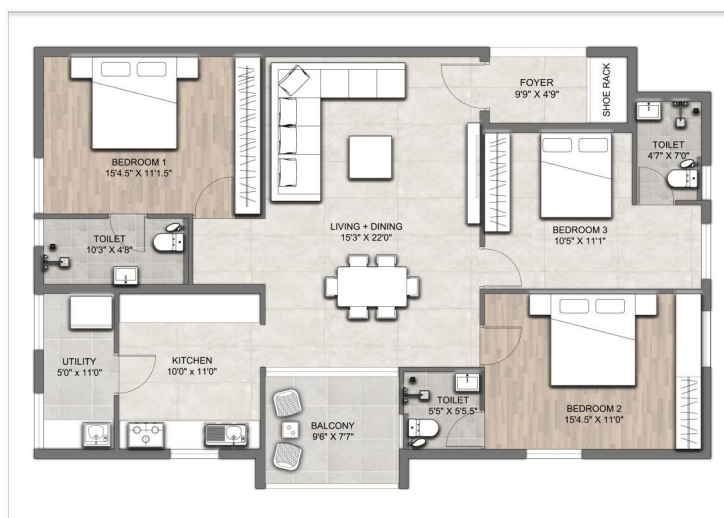
Flat No: B106
2278 Sq. Ft.



Variant Type: **3 BHK**

Sq. Ft.: **2187**

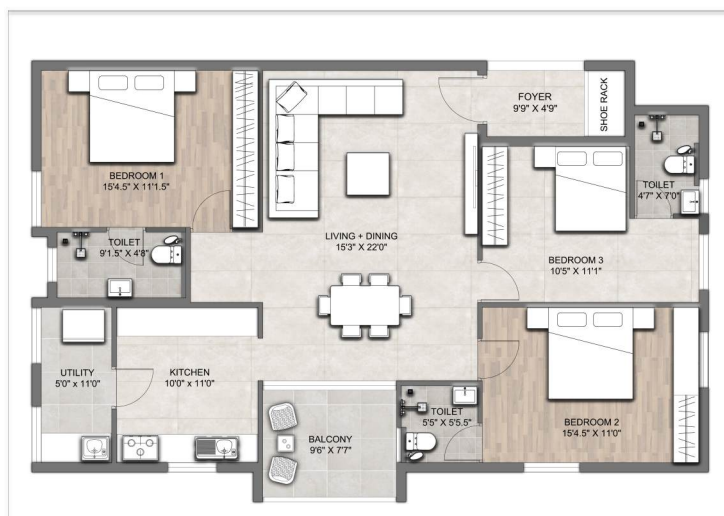
Flat No: **A101, A107, B101**



Variant Type: **3 BHK**

Sq. Ft.: **2278**

Flat No: **B106**



Variant Type: **3 BHK**

Sq. Ft.: **2271**

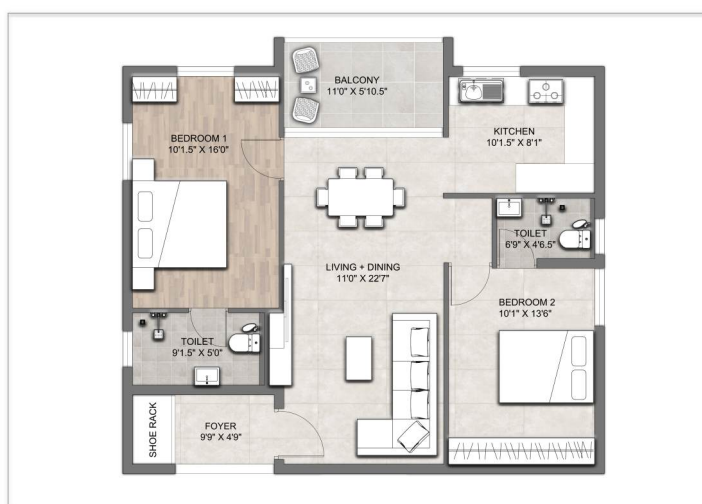
Flat No: **B110**



Variant Type: **3 BHK**

Sq. Ft.: **2255**

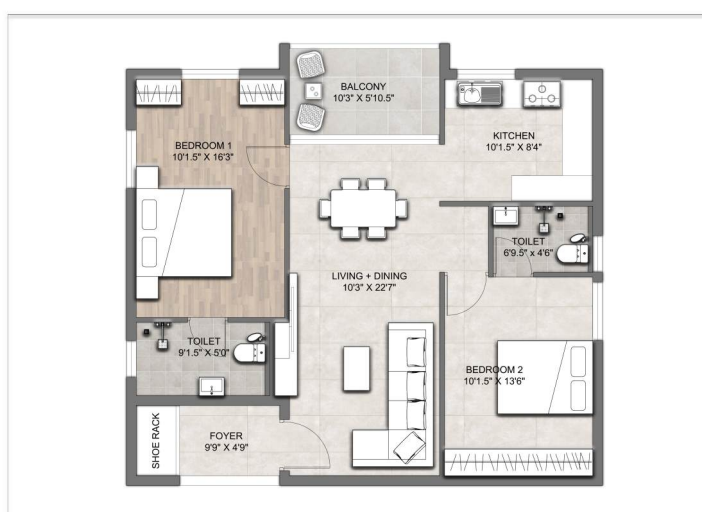
Flat No: **A103**



Variant Type: **2 BHK**

Sq. Ft.: **1557**

Flat No: **A102, B102**



Variant Type: **2 BHK**

Sq. Ft.: **1529**

Flat No: **B103, B104, B105**



Variant Type: **2 BHK**

Sq. Ft.: **1597**

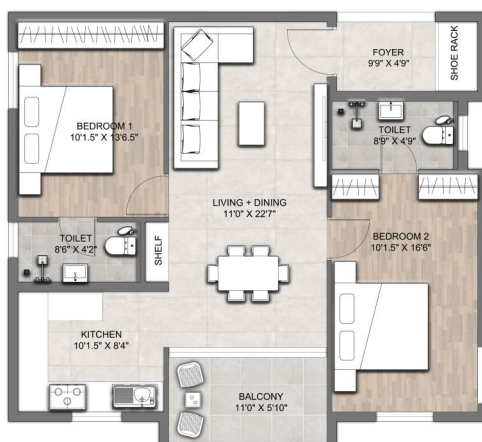
Flat No: **B107, B108, B109**



Variant Type: **2 BHK**

Sq. Ft.: **1531**

Flat No: **A104, A105**



Variant Type: **2 BHK**

Sq. Ft.: **1564**

Flat No: **A106**

WHAT MAKES
UPTOWN FEEL
RIGHT?

Uptown vs OTHERS

INDIA'S 1ST BREATHING HOMES™

 Natural Airflow	3-4 Sided Ventilation ✓ 5 Ft. Gap Between Homes Airflow Score: 👍 ⭐⭐⭐⭐⭐ (5/5) Open Sides + Window to Room Ratio Gap Between Units	1-2 Sided Ventilation 0 Ft. Gap Between Homes Airflow Score: 2-3/5 🗲
 Natural Light	3-4 Sunlit Rooms ✓ Up to 85% Daylight Coverage 2x Larger Windows (~3'x7')	1-2 Rooms 50-60% Daylight Coverage Smaller Windows (3'x4')
 More Space	+25% Larger Bedrooms ✓ 11' Wide Breathing Balconies Balanced Room Proportions Large Ventilated Utility Spaces	Standard Sizes Compact Balconies Uneven Layouts 1 Hero Room, Other Rooms Are Smaller.
 Less Noise	0 Shared Walls ✓ 2x 8inch Wide, double spaced walls 5 Ft. Unit Separation	Shared Walls 8" Walls No Separation
 More Privacy	0 Door to Door Facing ✓ 3 Privacy Layers Private Foyer + No Direct Main Door Facing Entry No Shared Walls	Direct Facing Doors 1 Privacy Layer

7+

WORK HUBS
MINUTES AWAY

8+

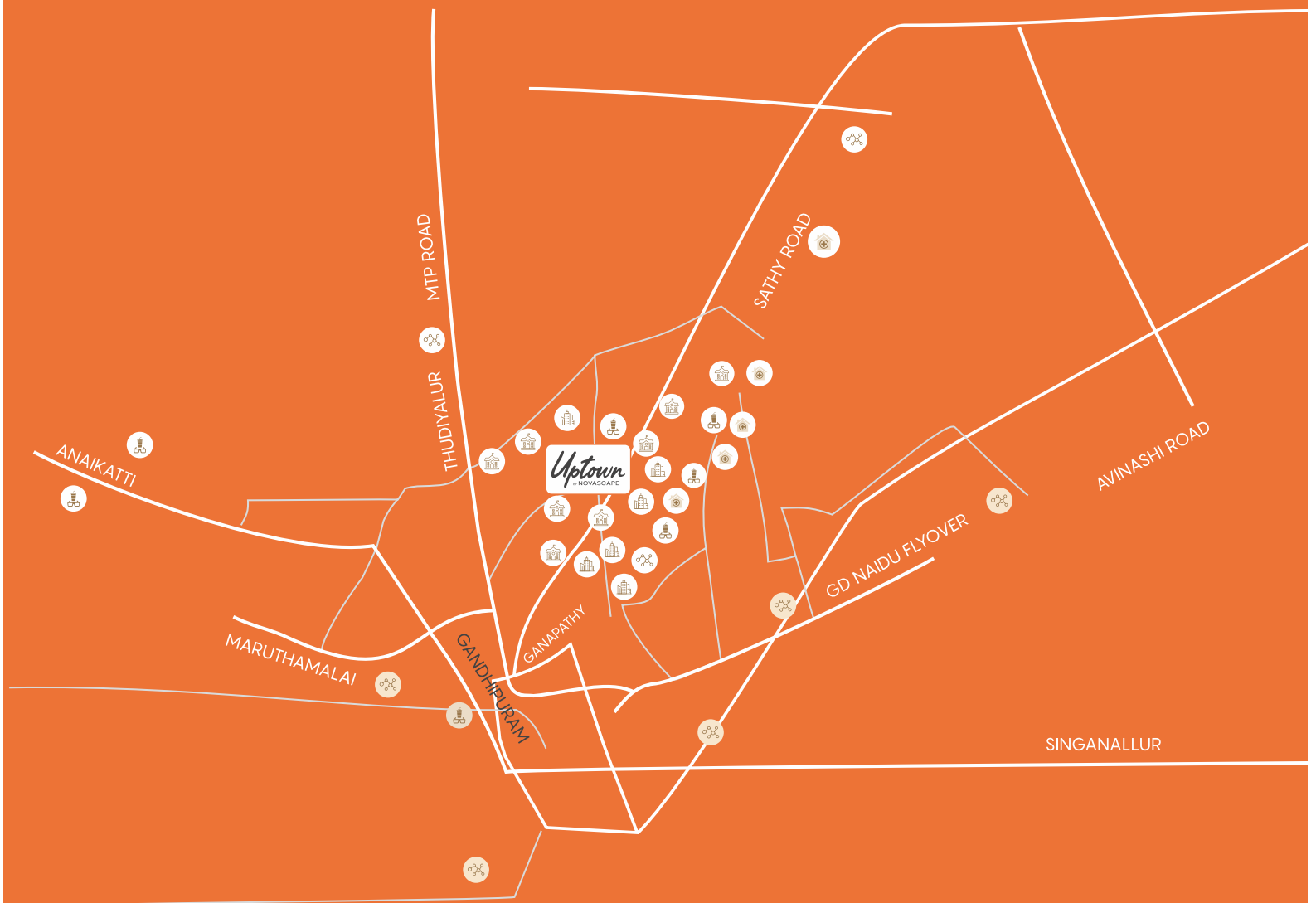
INSTITUTIONS
NEARBY

5+

HOSPITALS
AROUND YOU

EFFORTLESS
CITY CONNECTIVITY

MORE LIFE
LESS COMMUTE



BEING HERE MEANS BEING NEAR



SCHOOL / COLLEGE

- Eurokids Preschool (1 MIN)
- Don Bosco School of Excellence (8 MIN)
- Manchester International School (8 MIN)
- SNS Academy, International CBSE School (8 MIN)
- KCT – Kumaraguru College of Technology, Arts & Science (6 MIN)
- KGISL – College of Arts & Science, Medical Sciences, Technology (3 MIN)
- Sankara Institutions – Arts & Science (5 MIN)
- SNS – Arts & Science College (7 MIN)



IT PARKS

- Chil Sez IT Park (2 MIN)
- NCS India Private Limited (5 MIN)
- India Land Tech Park (3 MIN)
- KGISL Tech Park (5 MIN)
- KCT Tech Park (6 MIN)
- Adhithya Techno Park (7 MIN)
- Winfra Cybercity (5 MIN)



HEALTHCARE

- Lotus Eye Care (5 MIN)
- Kumaran Medical Center (Multi Speciality Hospital) (7 MIN)
- KMCH Kovilpalayam (10 MIN)
- Dr.Muthu's Multi Speciality Hospital (5 MIN)
- Vimal Jyothi Ayurvedic Hospital (5 MIN)



LEISURE

- The Baking Society (1 MIN)
- The Crimson (12 MIN)
- Radio Room Coimbatore (12 MIN)
- Brookfields Mall (15 MIN)
- Prozone Mall (10 MIN)
- Oxyvalley Resort – Anaikatti (50 MIN)
- Sterling Anaikatti (50 MIN)



CONNECTIVITY

- Saravanampatti Bus Stand (7 MIN)
- Coimbatore Central Railway Station (16 MIN)
- Coimbatore International Airport (17 MIN)
- Proposed Metro Station (7 MIN)
- Kochi NH (18 MIN)
- Avinashi SH (15 MIN)
- Mettupalayam NH (10 MIN)
- Sathy NH (5 MIN)

Disclaimer : All the above information is according to Google Maps.

STRUCTURE

Seismic-resistant RCC structure using system formwork with concrete walls in the main building, and RCC framed structure for residential blocks, clubhouse, and other amenities, with block work and plastering.

ARCHITECTURE

DOORS & LOCKS

Engineered Wooden Doors

Main door: Engineered wooden door veneer finish.

Bed Rooms & Toilet Doors: Engineered wooden door with laminated finish & WPC doors respectively.

Digital door locks
Digital door handle/lock for main door.
Video door phone.

WINDOWS, SLIDING DOORS & VENTILATORS

3- track UPVC (laminated profile) windows and sliding doors with mosquito mesh.

Bathrooms: UPVC ventilators – fixed openable louvers with provision for exhaust fan.

FLOORING & WALL CLADDING

Living, dining & kitchen:
Vitrified tiles.

All bedrooms:
Wooden tile flooring for the master bedroom, vitrified tiles for the other bedrooms.

Balcony and bathrooms:
Vitrified tiles.

BALCONY RAILINGS

Aluminium handrail with toughened glass.

INTERNAL WALLS & CEILING

Internal walls and ceiling – Interior grade emulsion.

EXTERNAL WALL FINISH

External walls:
Combination of cladding and texture finish with exterior grade emulsion.

FALSE CEILING

Balcony: Wooden finish WPC ceiling.

ELECTRICAL, PLUMBING & SERVICES

CP AND SANITARY FITTINGS AND FIXTURES

Kohler or equivalent water-efficient CP fittings and sanitary fixtures

BACKUP POWER

DG power backup for all units, 100% backup for common area including lighting, lifts and utilities.

SERVICES

RO - Water treatment plant
Sewage treatment plant

ELEVATORS

Two passenger lift per block and One passenger lift at the clubhouse.

SAFETY & SECURITY

Common area CCTV surveillance in specific areas

Centralized video door phone that has access to security cabin.

GREEN FEATURES

WATER CONSERVATION

Dual flush system for sanitary fixtures.

Water efficient fixtures

Rain water harvesting

Ground water recharge

ENERGY CONSERVATION

Solar powered energy efficient lights, timer adjusted elevation & common area lights.

EV charging provision provided for all units.

SOLID WASTE MANAGEMENT

Segregation at source.

YOUR LIVING
SPACES,
JUST THE WAY
YOU'LL LOVE.



● Wall color



● Floor tile



● Master
bedroom tile



Balcony
dark color



Balcony
light color



● Foyer
ceiling

● Door finish

Disclaimer : The actual colours on site might differ from this representation due to print.



NOVASCAPE

85 Years of Building India

We bring over **85 years** of construction expertise to every home, combining deep industry knowledge with a commitment to thoughtful design. Each residence is built to last, with layouts that breathe and spaces that inspire. With NovaScape, you're not just investing in a home, you're choosing quality, reliability and a legacy of excellence.



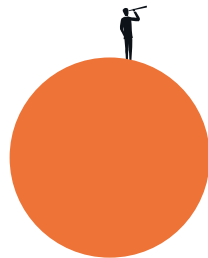
1970 THE INCEPTION

P&C Projects Pvt. Ltd. was founded. Quality, discipline and timely delivery took root.



1988 THE TRANSFORMATION

RPP Infra Projects Limited was formed. Transitioning into large-scale infrastructure development across India.



TODAY THE RISE OF NOVASCAPE

A new-age realty brand built on 85 years of legacy.

We bring engineering precision, strong foundations, thoughtful planning and long-term durability to modern homes.



1990s - 2020s PROUDLY BUILT THE INDIAN LANDSCAPE

Successfully delivered critical infrastructure across sectors including roads, bridges and institutional projects, proving quality and reliability.

Accolades

- Forbes Asia - Best Under a Billion
- Builders Association of India Awards
- Government Infrastructure Awards
- CPWD & Institutional Recognitions

85

Years of Building India
Uncrowded Breathing Homes

From Building India to Building Dream Homes

A new vision was born, and we applied decades of expertise to everyday living spaces.



Head Office

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Uptown Office

Keeranatham, Coimbatore, Tamil Nadu – 641 035.

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