

Phase	Villas	SBA (sqft)	Land Area (acre)	Cost (Lakhs)	Sale (Lakhs)	Total Land (Acres)	Style	Duration (Months)
Phase 1	5	4,356	43,560	50	300	5	British	6
Phase 2	10	6,534	65,340	75	400	15	Spanish	8
Phase 3	15	8,712	87,120	100	500	30	Roman	10
Phase 4	20	10,890	1,08,900	125	600	50	Neomodern	12
TOTAL	50			5,000	25,000	100		
43560 sqft x 5% x 2 floors (5% of Land area can be used for building in agriculture area)								
Waterfall model of phases execution, 50 Villas on 100 acres								
LUXURY VILLAS USP								
Breath-taking 8K Feet, 180 degree Hill top View								
Kerala TN border (Strategic Access to Munnar)								
Natural Forest ecosytem (Flora and Fauna)								
Unique Architecture								
Antique Furnitures & Classy paintings								
Exotic Landscaping								
Organic Kitchen Garden (Dairy farm on request)								
Rain Water Harvesting								
Solar Powered								
STP Plant (Common)								
Security state of the art								
Servant Quarters (On Request)								
Future Plans (Gym, Basketball court, Tennis Court, Amphitheatre, Swimming Pool) Year 6 after completion of 50 villas								
VILLA STYLES								
Phase 1	British	https://www.stayz.com.au/holiday-rental/p474496vb						
Phase 2	Spanish	https://algedra.ae/en/blog/spanish-style-interior-design						
Phase 3	Italian	https://designingidea.com/italian-style-house-design/						
Phase 4	Neomodern	https://www.terrameridiana.com/ref-TMRV18129_villa-la+zagaleta-benahavis.html						
VILLA SALE LINKS								
https://www.magicbricks.com/propertyDetails/3-BHK-3000-Sq-ft-Villa-FOR-Sale-Shenbaganur-in-Kodaikanal&id=4d423431393330303037?sem=Y								
Shenbaganur, SBA 3650 sqft, 1.6 Crores								
https://www.99acres.com/3-bhk-bedroom-independent-house-villa-for-sale-in-kodaikanal-3500-sq-ft-sp1d-M39089219								
Wydra Compound, 4 Crores, SBA 3500 sqft, 25 Cents								
https://www.99acres.com/4-bhk-bedroom-independent-house-villa-for-sale-in-kodaikanal-3160-sq-ft-r1-sp1d-T43082899								
Kodai Clouds, 3.1 Crores, SBA 3160 sqft, Land 13 cents								
https://www.99acres.com/3-bhk-bedroom-independent-house-villa-for-sale-in-kodaikanal-3000-sq-ft-r2-sp1d-R38893475								
Wydra Compound, 3.75 Crores, 32 Cents Land, SBA 3000 sqft								
https://www.99acres.com/4-bhk-bedroom-independent-house-villa-for-sale-in-poombarai-kodaikanal-15500-sq-ft-sp1d-B44970399								
Poombarai, 8 Crores, 35 Cent Land, SBA 5000 sqft								
https://housing.com/in/buy/builders/210299_kodai_estates								
Kodaikanal Observatory, 1.5 Crores (2014), 2000 sqft,								

[illegible]