



JAMIN
PROPERTIES
signature for Fortune

JAMIN GARDEN



80% BANK LOAN
APPLICABLE
APPROVED BY 

VARAPATTY



About us:

MORE THAN A PLOT, A PROMISE OF TOMORROW

Every great future begins with the right foundation. At Jamin Properties, we create opportunities that help families build their dreams while enabling investors to unlock long-term value. Our premium residential layouts in Coimbatore District are carefully selected and developed to offer both lifestyle comfort and strong investment potential.

INVEST IN MORE THAN LAND:

INVEST IN A FUTURE FILLED WITH GROWTH, OPPORTUNITY, AND LASTING VALUE.





About Jamin Properties:

At Jamin Property Developers 1 Pvt. Ltd., we are committed to delivering thoughtfully planned residential layouts that combine legal clarity, quality infrastructure, and long-term appreciation.

WE BELIEVE IN:

- Building trust through transparency
- Offering clear-title, legally approved plots
- Supporting customers from site visit to registration
- Creating developments designed for comfortable living and future growth



LOCATION ADVANTAGE - VARAPATTI

Varapatti, located in Sulur Taluk, Coimbatore, is rapidly emerging as a key residential and industrial growth corridor.

Once known for its agricultural heritage, the region is now transforming into a future-ready destination supported by strong infrastructure development and excellent connectivity.



CONNECTIVITY & HIGHLIGHTS:

- Just 1,000 meters from Varapatti Bypass
- Easy access to Coimbatore city
- Close to major industrial zones
- Connected to Tiruppur and Kerala routes
- Near rapidly developing Defence Industrial Corridor

Varapatti offers the perfect balance of peaceful living and strategic accessibility.

WHY VARAPATTI MATTERS:

1. DEFENCE INDUSTRIAL GROWTH

Varapatti is home to a 360+ acre Defence Industrial Park being developed under the Tamil Nadu Defence Industrial Corridor, designed to support defence manufacturing and allied industries.

2. BACKED BY TIDCO & SIPCOT

The region is being developed with strong support from TIDCO and SIPCOT, ensuring structured industrial infrastructure and long-term economic growth.

3. STRATEGIC CONNECTIVITY

Varapatti is located in the Coimbatore region near Sulur Air Force Station and is well connected to Coimbatore, Tiruppur, and nearby Kerala border areas, giving it access to established industrial clusters and a skilled workforce base.

4. STRONG REGIONAL ECONOMY

The region benefits from:

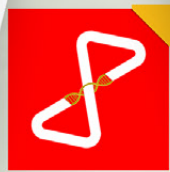
- Coimbatore's engineering and manufacturing ecosystem
- Tiruppur's textile industry strength
- Agricultural backbone of surrounding villages

5. EMERGING GROWTH CORRIDOR

With continuous industrial investments and infrastructure development, Varapatti is evolving into a major growth destination in the Coimbatore–Sulur region.

INVEST IN A LOCATION THAT'S MOVING FORWARD

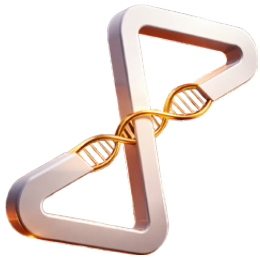
- **Prime Locations** - Well-connected, peaceful, and future-ready developments
- **Clear Titles & Transparency** - Legally verified plots with complete documentation
- **End-to-End Support** - Assistance from site visit to registration
- **Thoughtful Planning** - Wide roads and essential infrastructure supporting development and improved living conditions.
- **Trusted Brand** - Built on integrity and long-term customer relationships



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Project Summary:



JAMIN GARDEN is a premium DTCP Approved (XXX/YY) plotted development located in the fast-growing hotspot of Varapatti, Coimbatore region. Spread across 5.75 acres, this well-planned layout offers an ideal opportunity to build your dream home in a peaceful yet well-connected environment.

KEY FEATURES:

- DTCP Approved layout with clear titles
- Wide internal roads (40 ft & 30 ft)
- Planned residential infrastructure
- Peaceful environment with strong future growth potential
- Surrounded by essential social infrastructure

Surrounded by temples, schools, colleges, hospitals, and lifestyle conveniences, Jamin Garden ensures both daily comfort and long-term investment value.



Schools:

Kennedy Matriculation Higher Secondary School

RVS Matriculation Higher Secondary School

Anugraha Mandhir CBSE School

The Ideal Mount Litera Zee School

Colleges:

RVS Group of Institutions

Park College of Engineering and Technology

Kathir College of Engineering

Air Force Administrative College

Hospitals:

KMCH (Kovai Medical Center and Hospital)

Ramakrishna Hospital

Government Hospital

Aadhi Medical Centre and Sri Ragavendra Hospitals

RVS Dental College & Hospital

Tourism:

Sulur Lake

Siruvani Waterfalls

TEMPLES & HERITAGE:

Ancient Shiva & Vishnu Temples

MUSEUM:

GD Naidu Museum and Kasthuri Sreenivasan Art Gallery

Area Details:-





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PLOT NO	AREA (IN SQ.M)	AREA (IN SQ.FT)	CENTS	PLOT NO	AREA (IN SQ.M)	AREA (IN SQ.FT)	CENTS	PLOT NO	AREA (IN SQ.M)	AREA (IN SQ.FT)	CENTS
1	256.8	2764	6.35	41	62.07	668	1.53	81	162.61	1750	4.02
2	117.75	1267	2.91	42	118.52	1276	2.93	82	162.61	1750	4.02
3	108.78	1171	2.69	43	97.54	1050	2.41	83	162.61	1750	4.02
4	97.91	1054	2.42	44	116.99	1259	2.89	84	162.61	1750	4.02
5	138.17	1487	3.41	45	116.99	1259	2.89	85	162.61	1750	4.02
6	139.29	1499	3.44	46	116.99	1259	2.89	86	162.61	1750	4.02
7	139.29	1499	3.44	47	116.99	1259	2.89	87	162.61	1750	4.02
8	139.29	1499	3.44	48	116.99	1259	2.89	88	184.8	1989	4.57
9	139.29	1499	3.44	49	115.87	1247	2.86	89	184.8	1989	4.57
10	139.29	1499	3.44	50	115.87	1247	2.86	90	162.61	1750	4.02
11	318.67	3430	7.87	51	116.99	1259	2.89	91	162.61	1750	4.02
12	70.09	754	1.73	52	116.99	1259	2.89	92	162.61	1750	4.02
13	71.15	766	1.76	53	116.99	1259	2.89	93	162.61	1750	4.02
14	69.57	749	1.72	54	116.99	1259	2.89	94	162.61	1750	4.02
15	58.5	630	1.45	55	116.99	1259	2.89	95	162.61	1750	4.02
16	58.5	630	1.45	56	149.58	1610	3.70	96	162.61	1750	4.02
17	58.5	630	1.45	57	126.96	1367	3.14	97	162.61	1750	4.02
18	58.5	630	1.45	58	97.34	1048	2.41	98	207.71	2236	5.13
19	58.5	630	1.45	59	116.76	1257	2.89	99	163.6	1761	4.04
20	58.5	630	1.45	60	116.76	1257	2.89	100	129.83	1397	3.21
21	58.5	630	1.45	61	116.76	1257	2.89	101	131.45	1415	3.25
22	58.5	630	1.45	62	116.76	1257	2.89	102	133.07	1432	3.29
23	58.5	630	1.45	63	115.63	1245	2.86	103	134.69	1450	3.33
24	58.5	630	1.45	64	138.17	1487	3.41	104	136.1	1465	3.36
25	58.5	630	1.45	65	225.28	2425	5.57	105	136.3	1467	3.37
26	115.87	1247	2.86	66	193.01	2078	4.77	106	136.3	1467	3.37
27	115.87	1247	2.86	67	173.79	1871	4.29	107	136.3	1467	3.37
28	58.5	630	1.45	68	159.89	1721	3.95	108	154.72	1665	3.82
29	58.5	630	1.45	69	190.26	2048	4.70	109	155.03	1669	3.83
30	58.5	630	1.45	70	168.23	1811	4.16	110	136.58	1470	3.37
31	58.5	630	1.45	71	169.03	1819	4.18	111	136.58	1470	3.37
32	58.5	630	1.45	72	169.83	1828	4.20	112	202.19	2176	5.00
33	58.5	630	1.45	73	170.62	1837	4.22	113	173.59	1869	4.29
34	58.5	630	1.45	74	171.42	1845	4.24	114	168.35	1812	4.16
35	58.5	630	1.45	75	172.22	1854	4.26	115	168.35	1812	4.16
36	58.5	630	1.45	76	173.01	1862	4.28	116	168.35	1812	4.16
37	58.5	630	1.45	77	173.81	1871	4.29				
38	58.5	630	1.45	78	222.9	2399	5.51				
39	58.5	630	1.45	79	207.62	2235	5.13				
40	58.5	630	1.45	80	162.61	1750	4.02				

Investment Outlook

Varapatti and the surrounding Coimbatore region benefit from stable governance, strong economic growth, and consistent real estate demand - supporting long-term appreciation. Modern digital systems have improved transparency in land transactions, while regulatory clarity ensures smoother approvals and reduced risk for investors. Together, these factors make the Varapatti - Udumalpet region a reliable and high-potential destination for both homebuyers and investors seeking long-term value.

WHERE YOUR FUTURE BEGINS

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Your future deserves a foundation built on trust, growth, and opportunity.

At Jamin Garden, you are not just investing in a plot - you are investing in a lifestyle, security, and a future that grows in value every year.



One plot today,
for generations ahead.