

abode for the retired...



enjoy independence, style and security

What is **Close Care**...?



Family function at Community Hall



Grihapravesham of a Villa in Tapovan



60th Birthday of a resident

TAPOVAN, as the name suggests, is the abode for Senior citizens' wishing to get away from the hustle and bustle of city life, to a serene atmosphere, where one can commune with Nature. We have read in the Puranas, of Maharajas and Rishis retreating to Vanvas, and one such abode was TAPOVAN.

Tapovan Senior Citizens' Foundation has embarked on this project designed to offer a totally relaxed, retired life to both husband and wife.

At TAPOVAN, residents are on a permanent Holiday, and have all the time to indulge in their favourite pastimes, without having to bother about daily household chores. ***Experience retirement in a Resort.***

Tapovan Senior Citizens' Foundation has been built keeping the needs of the senior citizens' as the primary focus to ensure residents a well deserved peaceful retired life.



Enjoying togetherness



Location



Situated on the outskirts of Coimbatore, off the Siruvani Main Road, Tapovan is taking shape near Madhampatti village.

Coming up on approximately 10 acres of land, well endowed with copious ground and panchayat water supply, the site is a veritable holiday location offering a pleasant climate round the year.

The project site is bounded on all sides by abundant greenery and is free from noise and pollution. The southern boundary of the site looks into the Ettimadai hills, wherefrom strong winds ensure a cool breeze hanging over the area. The Western boundary is mass of cultivated lands including a small track leading to nearby villages.



Great place for my parents

Access to Tapovan from Coimbatore is on the Siruvani Main Road. 12 kms from Coimbatore Station, turn left at Madhampatti junction and drive 2.5 kms, where you take a right turn on the cart track abutting the KG Mills compound. Tapovan beckons you 500 metres down this stretch.

Travel time from Coimbatore Station to Tapovan (distance of 15 kms) during peak hours is about 30 minutes.

Tapovan is ideally situated to care for the medical needs of Senior Citizens. The 4 villages surrounding Tapovan, each have a Primary Health Centre. Also, a Private Poly clinic is located on the Siruvani Main Road at Madhampatti Junction.

A short 10 minutes drive from Tapovan leads you to the **Sri Ramakrishna Medical Hospital** on Siruvani Main Road towards Coimbatore. And 15 minutes driving distance from Tapovan one drives into the centre of Coimbatore's Hospital District in RS Puram. Coimbatore probably has the highest density of critical care and super speciality hospitals anywhere in the country. All this at an affordable price.

Tapovan residents will benefit from in-house transport facilities available on call, as well as Doctor on call for regular check up and consultation. Plans are on the anvil for a tie-up with leading hospitals, to provide emergency care to Tapovan residents.

Tapovan incorporates the following facilities:

1. Central Kitchen and Dining Hall, catering to the refreshment needs of all residents, throughout the day.
2. Central Prayer and Meditation Hall for a peaceful spiritual communion with the Almighty.
3. Central Reading Room and Library equipped with books, magazines and a wide range of periodicals that is a delight to every seasoned bookworm.
4. Central Entertainment Hall with Television and surround sound where residents can enjoy their favourite music and television programmes.

...it's INDEPENDENCE and Security

5. Recreation room housing various indoor games, that takes you back to childhood days.
6. Telephone with Broadband facility to stay connected and networked 24x7.
7. Car on call for trips to the city, shopping, hospital visits, etc.
8. Battery operated Golf Car for internal movement from Villa to Dining Hall, etc.
9. Clinic with attendant Doctor, for regular check up, consultation and lab tests.
10. Ayurveda & rejuvenation Centre with attendant Physician and Therapist for those seeking alternate medicines. This service will also be open to the public.
11. Housekeeping, Errand and Security service round the clock, to ensure that residents have every convenience at their finger tips.
12. Well lit landscaped gardens and walkways to exercise your physique and refresh your lungs.
13. Solar Water Heating System.
14. Solar Kitchen to cook wholesome food while keeping fuel costs low.
15. Solar Lighting in the common areas and Solar Hybrid Inverters inside each dwelling unit.
16. Potable Drinking water connection to every dwelling unit.
17. Sewage Treatment Plant to keep the environment clean and hygienic.
18. Panic alarm in the bathroom and bedroom, connecting to the Security and Central Services Room, to alert personnel on duty for timely help during emergencies.

Come to TAPOVAN, make it your retirement home and enjoy some well deserved peace and quiet. Revel in the tranquil atmosphere, waking up to the harmonious sounds of nature where pure and pristine air is no longer a luxury.



Mentoring young minds



An evening of cultural activity



Aerial View of TSCF Complex

What's on offer at Tapovan?

1. Independent Villas, in single storey configuration comprising both 1 & 2 Bedroom, Hall, kitchen cum puja room and spacious sit out.
2. Each Villa is built on 850/1160 sqft carpet area, and will be surrounded on 3 sides with a 2 feet wide garden path. The front of the cottage will adorn a metal road with sand graveled walkway.
3. Construction will be of 1st grade material and will include contemporary design and eco friendly building material. (Eg: Anti-skid Tiles, Ramp Bars in Bathroom, etc.)
4. Every effort is being made to address the physical and emotional needs of Senior Citizens, to ensure that they live a comfortable life.

Enrolment Process:

1. Persons above the age of 50 may apply for residence at TAPOVAN.
2. Initial Registration fee of Rs.50,000/- payable alongwith application.
3. One time Interest Free Refundable deposit of Rs.15,00,000/- for 1 Bedroom and Rs.20,00,000/- for 2 Bedroom, is payable as per following table:

Payment Table:

- ◆ 30% within 30 days of application
 - ◆ 30% within 60 days of application
 - ◆ 30% within 150 days of application
 - ◆ Balance within 15 days of Intimation of Completion of Villa. (after deducting Registration Fee of Rs.50,000/-)
4. Non-Refundable Corpus fee of Rs.1,00,000/- payable at the time of taking possession. The interest earned out of this will be used to fund major capital expenses that may arise due to wear and tear, or expenses of unexpected nature.
 5. Monthly Maintenance will be charged at actuals, and will include all common expenses for the regular upkeep and maintenance of Tapovan. As per current calculations, Monthly Maintenance Expenses are likely to be around Rs.2,500/- per month per dwelling unit.
 6. Canteen Fees at actuals will be calculated at the end of every month and charged proportionately for every member of the family. Canteen expenses will be charged on a per day basis irrespective of whether residents skip a meal during the day. As per current calculations, Canteen expenses are likely to be around Rs.100/- per head per day.
 7. Maintenance charges cover all expenses like Security, Housekeeping, Gardening, Common Lighting, Sweeping & Mopping Villas, Clothes Washing (doesn't include detergents) & Drying, all Salaries, benefits and Administration expenses.
 8. Canteen Expenses cover Morning Tea/Coffee, Breakfast, Lunch, Afternoon Snacks, Tea/Coffee and Dinner. Menu will include Vegetarian Diet Food, Salads and Fruits, catering to different tastes.

NOTE: The figures mentioned are tentative and are liable to change without notice.

Tapovan Senior Citizens' Foundation

A perfect retirement

Terms & Conditions:

1. Members will be entitled to full residential rights for an initial period of 20 years, and renewable for a further period of 20 years on mutual consent.
2. Members are free to surrender their rights at any time, subject to a lock – in period of 3 years from date of possession. (Refer to Refund terms in Annexure 1, for Refund of Deposit).
3. Members are free to nominate any blood relation to enjoy the rights of residence, after their time, subject to such nominee meeting the age criteria for eligibility, subject to approval of the Management of Tapovan Senior Citizens' Foundation.
4. Tapovan Senior Citizens' Foundation retains the right to accept or reject application without assigning any reason.
5. Residents who do not reside for more than 6 months at a stretch are likely to be asked to vacate their Villa, to make way for Senior Citizens who are in dire need of such residence.
6. Residents who go out for 3 months or more, either to be with their family or for other purposes, can offer their cottage for use by short term visitors on payment of rent. 25% of such rent collected will accrue to Tapovan Foundation, after deducting Monthly Maintenance and Canteen Fees.
7. Electricity and Water Charges for Villas, are payable on presentation by individual residents.
8. Management of the property and all facilities rests with TSCF and decision of the TSCF Management on all matters relating to the residential facility will be final and binding on all residents.
9. Residents will not be allowed to make any structural changes or repairs to the Villa, without the prior written permission of TSCF Management.
10. All repairs to any electrical, civil or plumbing works will be carried out by TSCF in-house housekeeping staff. To facilitate smooth functioning, residents are requested to lodge their complaint in the complaints book at the office. Charges for materials used, if any, will be levied at actuals.
11. Residents are prohibited from engaging outside service providers for attending to Civil, Electrical and Plumbing works.

SPECIAL OFFER: APPLICANTS MAKING 100% DOWN PAYMENT ALONGWITH REGISTRATION FEE CAN AVAIL EXEMPTION FROM PAYMENT OF RS. 1,00,000 CORPUS FEE.

ANNEXURE – 1

Annexure 1 deals with the conditions for refund of Interest Free Initial One Time Deposit.

Interest Free Initial One Time Deposit:

1. Any resident can choose to surrender his rights of residence, only after the initial lock-in period of 3 years has lapsed.
2. Lock-in period is calculated from the date of taking possession.
3. Residents who surrender their rights of residence before the expiry of the 3 years lock-in period will receive their Deposit only after the expiry of the 3 years lock-in period.
4. Residents who wish to surrender their rights of residence after the expiry of the 3 years lock-in period, will receive the entire sum they have deposited. Refund will be disbursed within 180 days of receipt of notice from resident, communicating his/her intent to surrender their rights to residence.
5. Any amount outstanding to the account of the resident, will be adjusted from the refund amount.
6. A Resident nominating a blood relation to enjoy the rights of residence, should transfer the rights to the One Time Deposit to the nominee and indemnify Tapovan Foundation against any claim either by Resident or legal heirs of the Resident.

Architect & Consulting Engineer

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Tapovan Senior Citizens' Foundation is
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Possession - Beginning April 2009.

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Route Map

