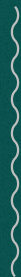


 MANA *Dale*

When nature is at the centre...

Life can be a beautiful dream



 KODATHI, OFF SARJAPUR ROAD

Master plan



Scan for Virtual Tour

6.97 ACRES

680 UNITS

G+28 FLOORS

45+ AMENITIES

A space infused with greenery and quietness presents you with the ability to carve out your own private space away from the chaos of the city bustle. Bursting with lush trees and broad canopies, the residential area resembles a serene reserve

with many relaxing vantage points for contemplating the beauty of the landscape. The lush foliage, achieved by a palette of trees, canopies, shrubs, and palms, along with the existing trees at the site, resembles a tropical paradise.

LEGENDS

01. Entrance Plaza
02. Waterbody with Sculpture
03. Security Pad
04. Arrival Lounge
05. Entry Ramp to Basement
6. Surface Car Parking
7. Bi-Cycle Parking
8. Outdoor Reading Pod
9. Community Court
10. Toddlers Play Area for South Tower
11. Kids Play Area
12. Pets Corner for South Tower
13. OWC
14. Service Access for OWC
15. Private Court
16. Board Games Street
17. Seating Terraces with Waiting Pod
18. Maintenance Access
19. Service Area
20. Sunken garden Chit-Chat court
21. Lawn Terraces
22. Steps access to Northeast Landscape
23. Cultural Court
24. Reflective Pool with Bubbler Jets
25. Floating Deck
26. Community Court with Cabanas
27. Grand Steps
28. Steps access to Multipurpose Lawn
29. Multipurpose Lawn
30. Jungle Gym Play Area
31. Pathway
32. Toddlers Play area
33. Steps access to Community Pavilion
34. Community Court with Pavilion
35. Mist Garden
36. Sunken Interactive Court
37. Leisure Pavilion
38. Butterfly Garden
39. Outdoor Gym
40. Picnic Garden
41. Hammock Zone
42. Camp Site
43. Yoga / Meditation Deck
44. Skywalk Bridge
45. Senior Citizen Enclosure
46. Outdoor Work Station
47. Reading Pod
48. Bon Fire Zone
49. Floral Bed with Sculpture
50. Steps access to Garden
51. Viewing Gallery
52. Cricket Net practice
53. Multipurpose court
54. Private Court for North tower
55. Pets Corner for North Tower
56. Access to Golf Putting
57. Golf Putting
58. Outdoor Discussion Pod
59. Leisure Deck
60. Entrance Access
61. Reading Pod
62. Outdoor Lounge
63. Ramp Access from Basement
64. Kids Play Area
65. Clubhouse Plaza
66. Waterbody with Aquatic Plants
67. Exercise Station
68. Nodes in Cobble Stone
69. Kitchen Access
70. 8M wide Fire tender access





Artistic Impressions



Artistic Impressions



Artistic Impressions

Clubhouse amenities



- ▶ Reception Lobby
- ▶ Coworking Space
- ▶ Conference Room
- ▶ Super Market Space
- ▶ Dining Area, Muffins
- ▶ Desserts
- ▶ Creche & Indoor games
- ▶ Chit-chat lounge
- ▶ Foosball
- ▶ Gym
- ▶ Spa
- ▶ Billiards
- ▶ Board Games
- ▶ Indoor Badminton Court - 02
- ▶ Squash Court -01
- ▶ Table Tennis
- ▶ Meditation Room
- ▶ Yoga Deck

Social amenities



- ▶ Reception Lobby
- ▶ Restaurant or Dinning Area
- ▶ Multi-Purpose hall & Amphitheatre
- ▶ Suite Rooms
- ▶ Swimming Pool
- ▶ Toddlers' Pool
- ▶ Changing Rooms

Specifications



Civil

STRUCTURE

- RCC Framed Structure with RCC walls.
- Internal Walls with smooth finish & external walls of sponge finish plastering.
- Wall External 6" & internal wall 4" thick.

Architecture

DOORS & WINDOWS

- Teak Wood door frame with Molded Panel Main door with melamine polishing.
- IS Standard SS finish fitting (Hinges & Latches) for main door with lock.
- Acasia wood door frame & Painted finish Flush Door fitted with Hardware to all rooms & Toilets.
- The Height of Main Door and other Doors would be 8 Feet and Toilet doors would be of 7 Feet Height
- UPVC windows with grills and mosquito mesh.
- UPVC French door for Balcony with Mosquito mesh. (No Grills)
- UPVC ventilators (provision for exhaust fan).

PAINTS

- Emulsion for internal walls, Enamel paint for doors and grills, natural polish for main doors As per architectural drawings
- External emulsion paints (weather coat) with texture finish.

FLOORING

- Laminated wooden flooring for Master Bedroom.
- Standard make IS Standard 800mm x 800mm tiles in all Bed rooms, Living room, Dining, Kitchen and other areas.
- Standard make antiskid tiles for Toilet Flooring (600mm x 600mm) & Balcony flooring (200mm x 1200mm).
- Standard make wall tiles (600mm x 600mm) up to 7ft high in all toilets.

- Standard make dado tiles up to 3.5ft in utility walls

INTERNAL AND EXTERNAL FINISHES

- Emulsion paint for interiors.
- Polished/Enamel painted doors and grills.
- Weather coat painting for exteriors.

KITCHEN

- 2ft high wall tile dado.
- Provision for water purifier & chimney exhaust.
- Washing arrangement in utility area with water & drain line (One tap will be provided).

Plumbing, Electrical & Services

TOILETS

- Grohe/American standard/Roca/Vitra / equivalent make of Cp Fittings and accessories of good quality general range.
- Grohe/American standard/Roca/Vitra / equivalent make sanitary fittings of any white shades in colour..
- Concealed CPVC Plumbing lines for hot water lines in all toilets.
- Granite Counter in Master Bed room toilet for Wash basin.

ELECTRICAL

- Modular Switches - Schneider- Livia, Anchor-Roma + Honeywell - Evo or Equivalent make.
- Concealed fire-resistant ISI Standard quality copper wiring. (Anchor, Havells, Polycab or equivalent make).

- A/c point in Master Bedroom and dummy provision for other bedrooms.
- TV & Telephone Point in Living & Master Bed Room.

ELEVATORS

- Schindler/Otis/ Kone or equivalent Branded automatic lifts as per Architectural drawings.
- Elevator with passenger capacity of 10-13

GENERATOR

- Generator back up for Common Area (lifts & others), lighting back up for each flat.

CAR PARKING

- One covered Car parking will be provided for every apartment.

GRID POWER AND BACKUP POWER

- Grid Power
- DG power backup for common areas.
- DG power backup for units - 1 KVA only for lighting.



Floor plans



FLAT NO	FACING	TYPE	BUILD UP AREA	CARPET AREA	BALCONY AREA	WALL AREA	SBUA
UNIT 1	WEST	4BHK - 4T	1625	1357	156	111	2145



FLAT NO	FACING	TYPE	BUILD UP AREA	CARPET AREA	BALCONY AREA	WALL AREA	SBUA
UNIT 2	EAST	3BHK - 3T	1381	1071	214	96	1822



FLAT NO	FACING	TYPE	BUILD UP AREA	CARPET AREA	BALCONY AREA	WALL AREA	SUPER BUILT UP AREA
UNIT 3	EAST	3BHK - 3T	1212	1027	92	93	1600



FLAT NO	FACING	TYPE	BUILD UP AREA	CARPET AREA	BALCONY AREA	WALL AREA	SBUA
UNIT 4	WEST	3BHK - 3T	1204	1007	92	105	1590

Location



SCHOOLS

1. Primus Public School
2. Prakriya School
3. Nirmala Vidyalaya
4. Indian International School

MALLS

1. Market Square Mall
2. Central Mall
3. Gopalan Innovation Mall
4. The Forum Mall

WORK HUBS

1. Wipro Campus
2. RMZ Ecospace
3. Embassy Tech Park
4. RGA Tech Park

HOSPITALS

1. Punarjain Ayurvedic
2. Manipal Hospital
3. Motherhood hospital
4. Apollo Hospital



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