

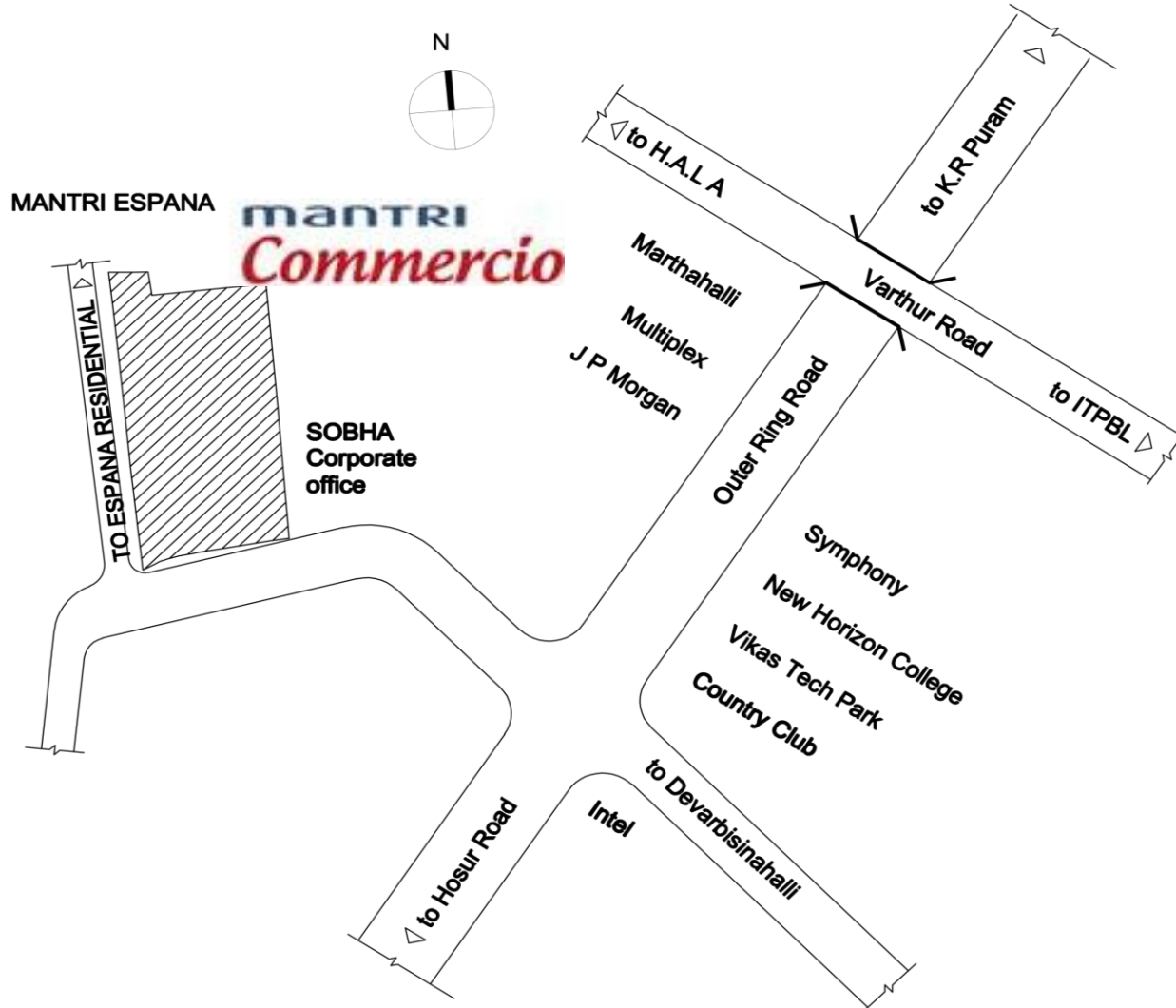
manTRI *Commercio*



Outer Ring Road, Varthur Hobli, Bangalore East



Project Location



Project Details

Project Name: Mantri Commercio

Project Address: 51/2,51/3,51/4 of Devarabeesanahalli Village and 39/5 of Kariyammana Agrahara Village, Outer Ring Road, Varthur Hobli, Bangalore East

Total Plot Area : 5.65 Acres

Buildings: 2 Buildings connected by a common basement

Number of Floors: 1Basement + G + 5

Total Saleable Area: 4,73,350 Sq ft

Efficiency: 80%

Amenities:

- Food Court
- Outdoor Café
- ATM
- Landscaped Gardens

Project Details

No of Office units: 26 units

Description	Nos	Area in SqFt
Office 1	6	18,300(18,500 at GF)
Office 2	5	18,800
Office 3	5	17,900 (13,900 at First Floor)
Office 4	5	16,600
Office 5	5	18,800

Floor Plate: 55000 SqFt and 35400 SqFt

Premises Offered: Warm Shell

GREEN BUILDING INDIA CERTIFICATION TARGETING GOLD

Project Layout Plan



www.mantri.in

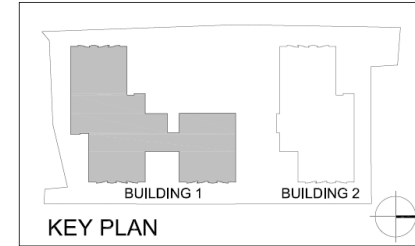
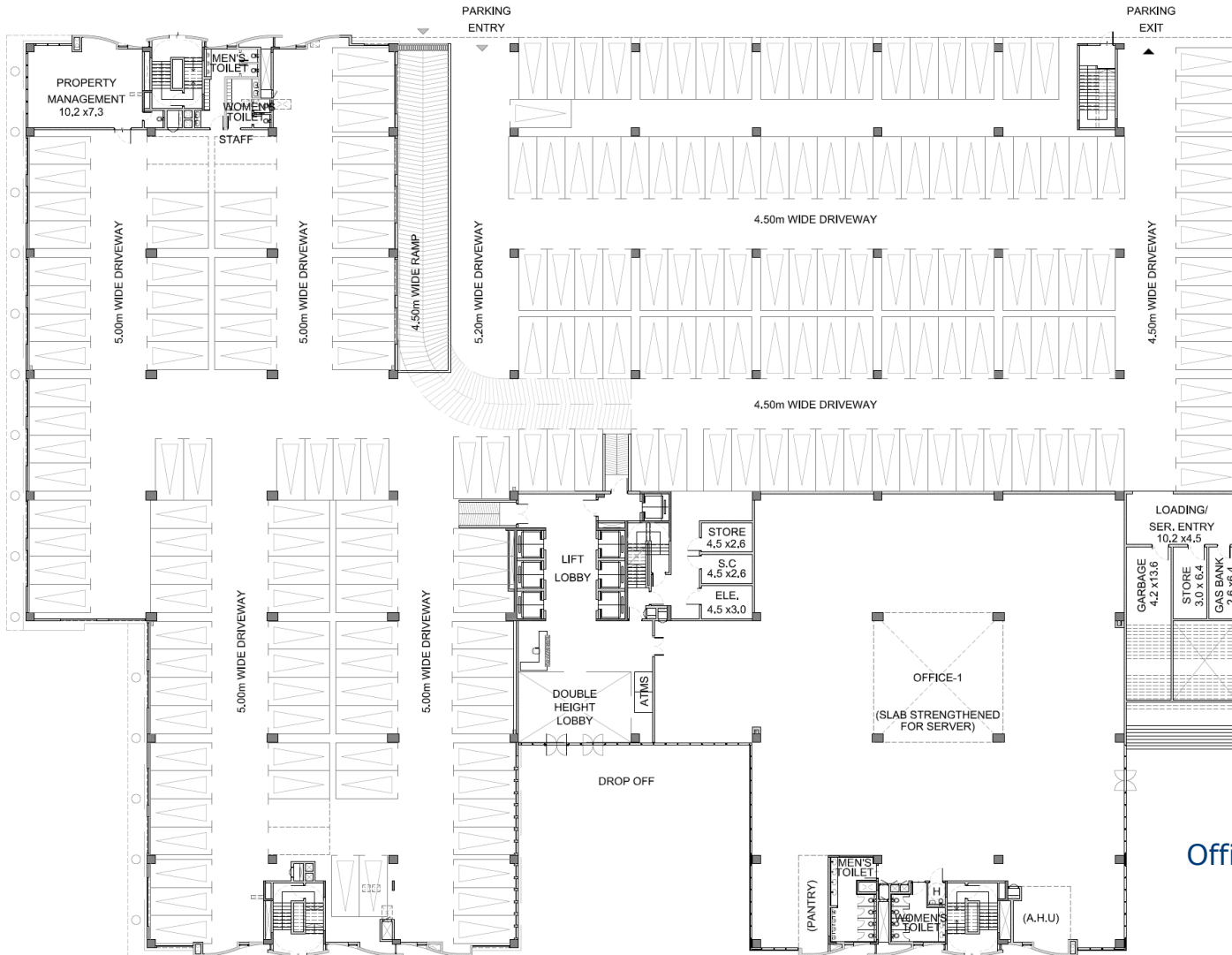


Floor Plans Building 1

Building 1 – Ground Floor



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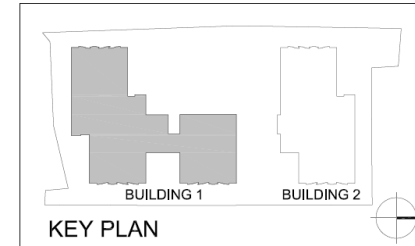
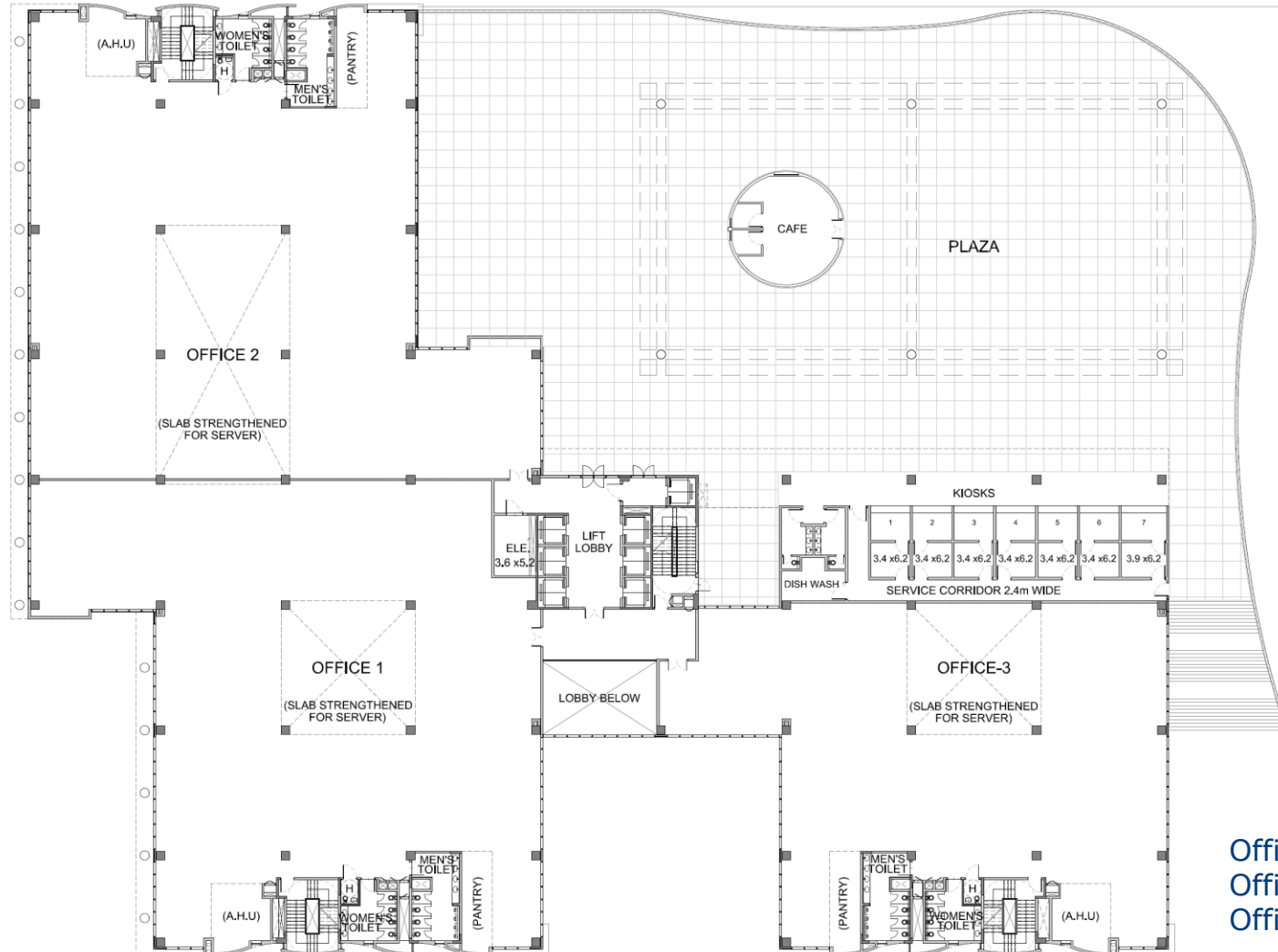


Office 1- 18500 SqFt

Building 1 – First Floor



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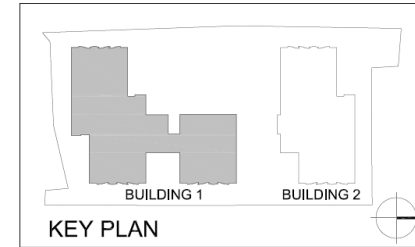
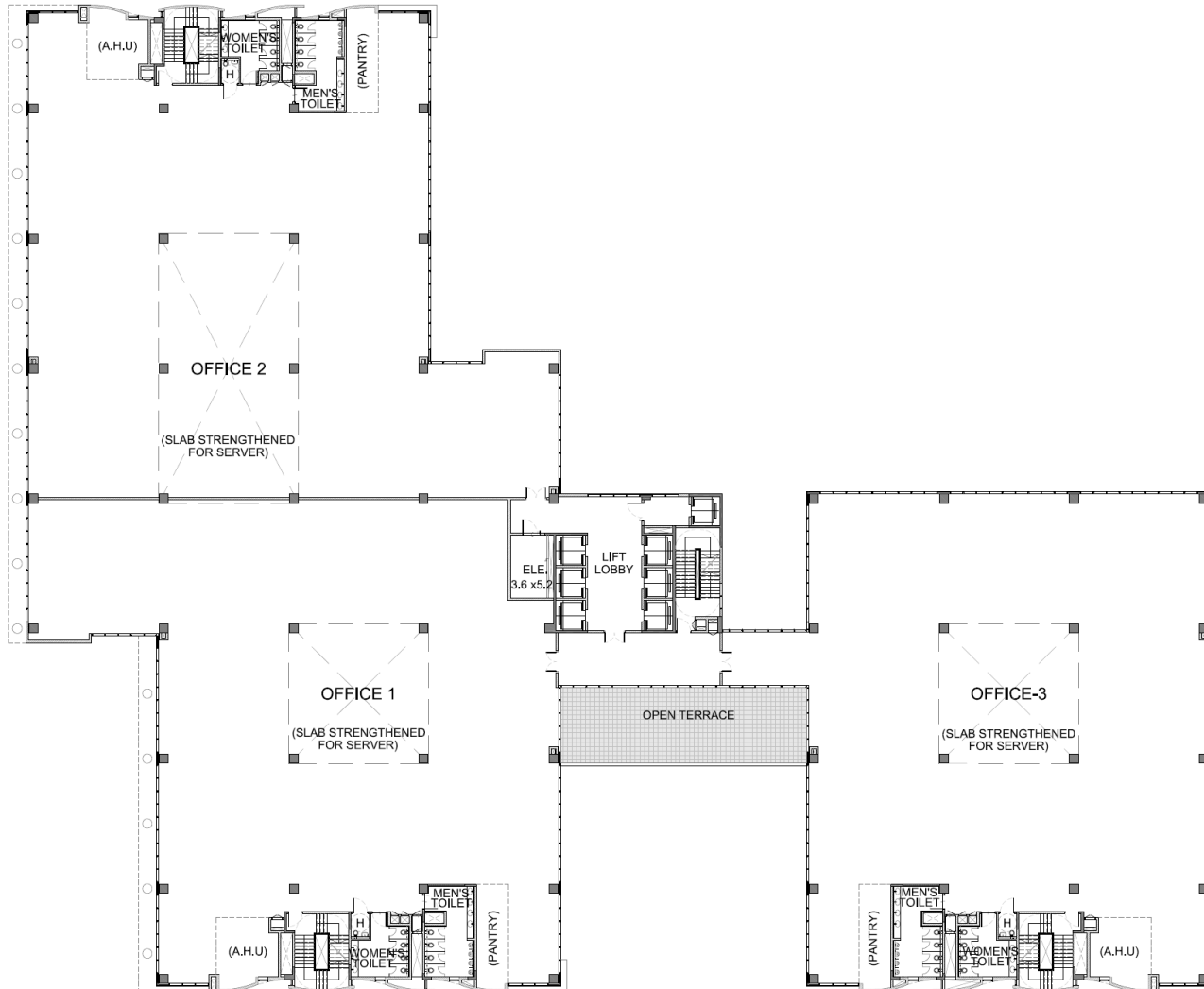


Office 1- 18300 SqFt
 Office 2- 18800 SqFt
 Office 3- 13900 SqFt

Building 1 – Second Floor



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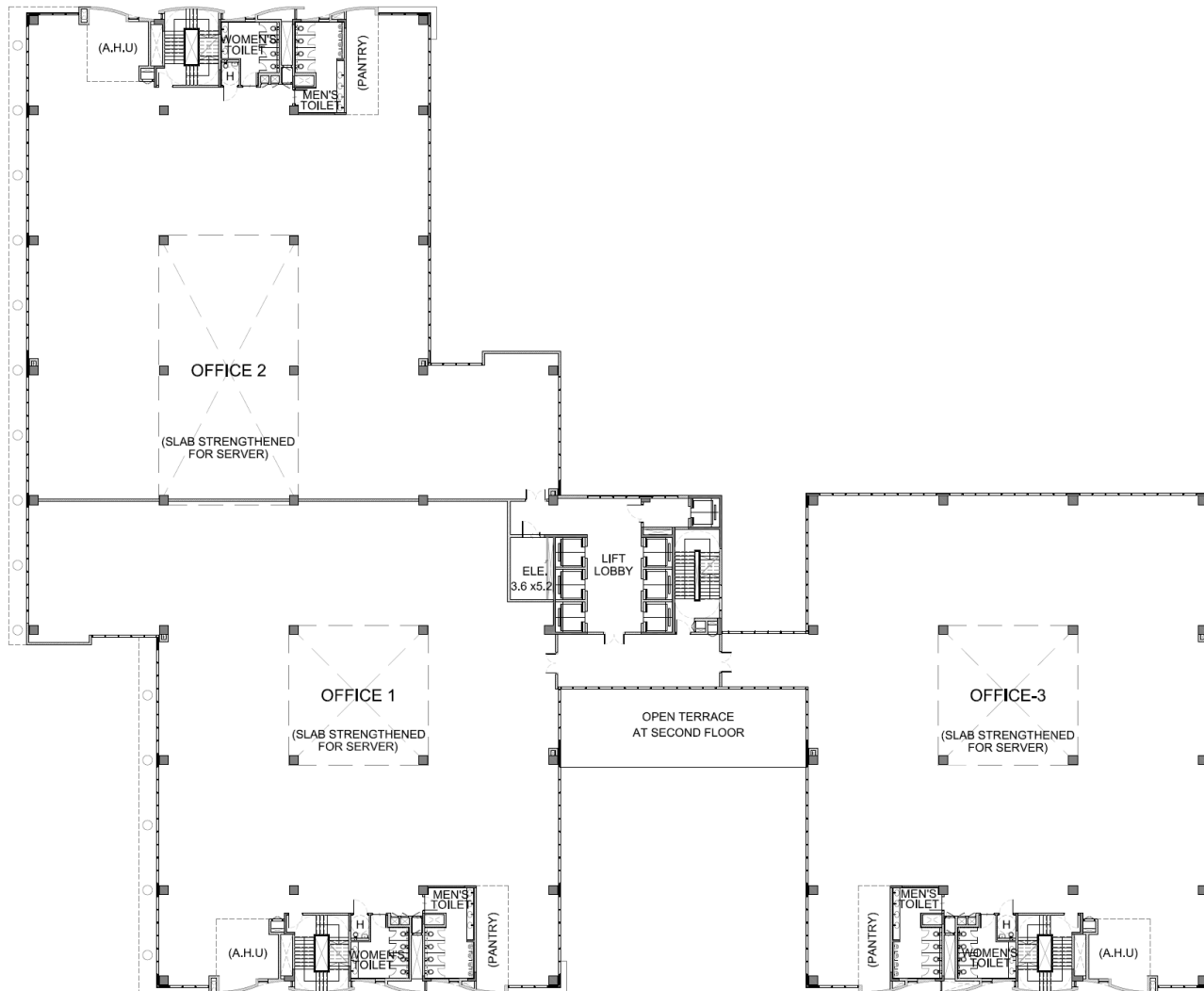
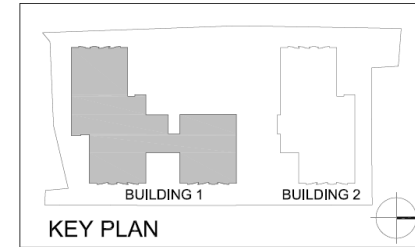


Office 1- 18300 SqFt
Office 2- 18800 SqFt
Office 3- 17900 SqFt

Building 1 – Typical Floor (Third, Fourth & Fifth)



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Office 1- 18300 SqFt
 Office 2- 18800 SqFt
 Office 3- 17900 SqFt

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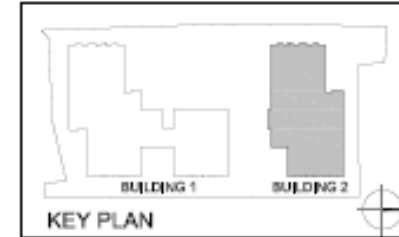
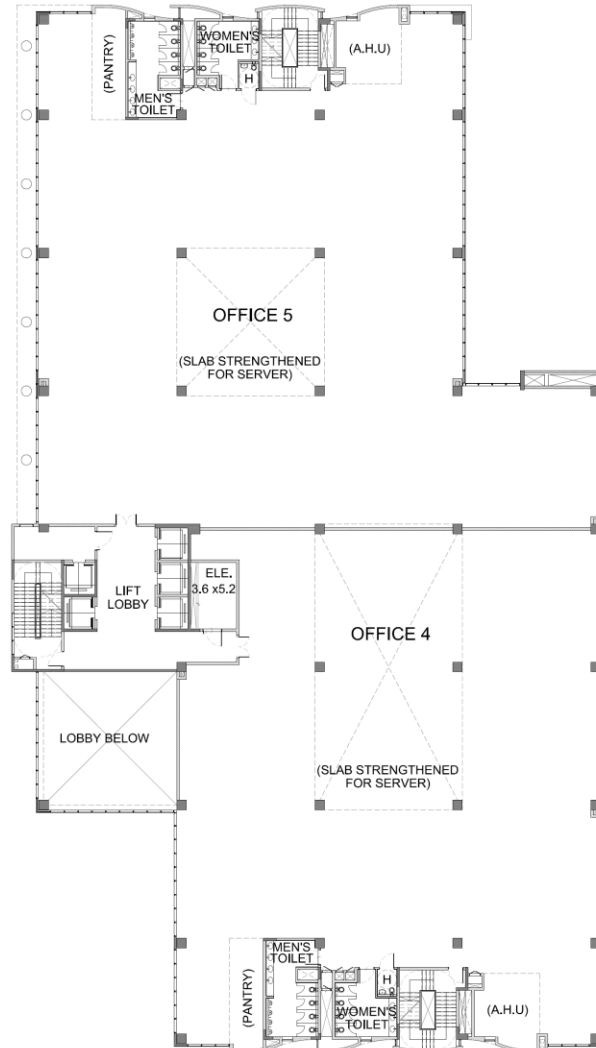


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Floor Plans Building 2

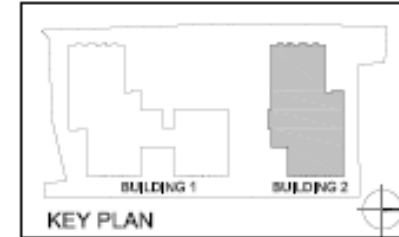
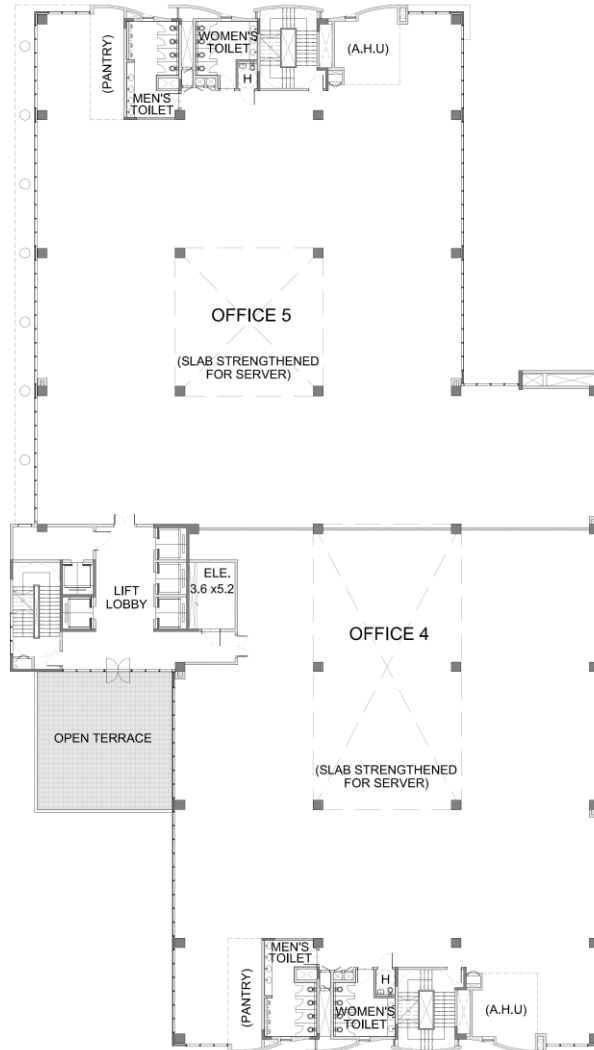
Building 2 – First Floor

(Ground floor only for Parking)



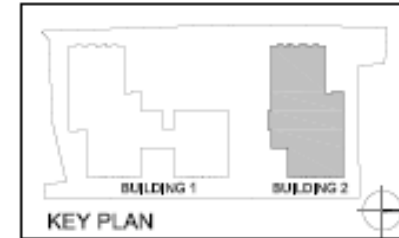
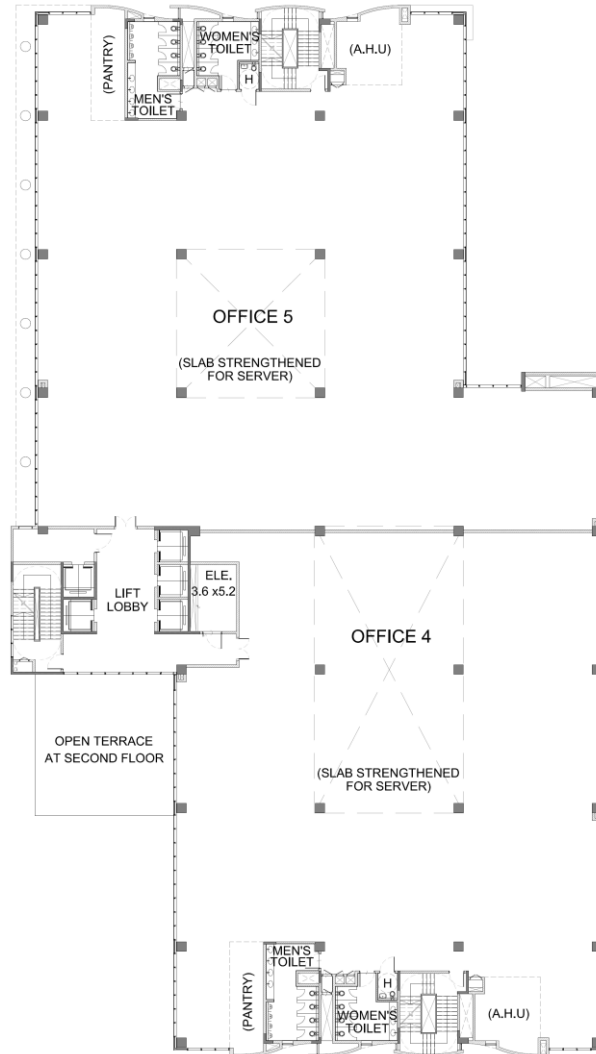
Office 4- 16600 SqFt
Office 5- 18800 SqFt

Building 2 – Second Floor



Office 4- 16600 SqFt
Office 5- 18800 SqFt

Building 2 – Typical Floor (Third, Fourth & Fifth)



Office 4- 16600 SqFt
Office 5- 18800 SqFt

Project Specifications

Civil

- RCC framed structure as per Seismic Zone II
- Flat slab system for Typical floors and Panel Slab system for the lower floors
- Floor to Floor Height: 4.2 mts
- Column Grids: 10.8m x 10.8m

Entrance Lobby & Lift Lobby

- Entrance Lobby: Granite /Italian marble for walls and floor
- Lift Lobby: Granite /Italian marble for walls and floor

Façade

- Granite cladding /GFRC/Texture paint as per architects design.
- Composite aluminum cladding and heat strengthened solar reflective glazing

Lifts

- 10 passenger lifts of each 20 Pax / 1360 Kg and 2 service lifts of 20 Pax / 1350 kgs

Project Specifications



HVAC

- Space for AHU
- Energy efficient water cooled chiller plant with High side work up to AHU rooms
- BTU meters for each tenant

Electrical & DG

- 8 VA/SqFt
- 100% DG Back up

Fire Fighting

- Fire Fighting and Fire Protection systems as per NBC norms
- Automatic sprinkler system
- Public address fire alarm system

Project Specifications

Communication

- Network Service provider room located at basement floor
- Provision for conduits for communication
- Provision for cable access (Internet / Intranet)

External work

- Entrance Lobby at Ground level
- CCTV Camera
- Boom Barriers at Entry & Exit Gates to control Vehicles as part of security screening.
- Good quality signage

Car Park Structure

- Fully covered dedicated car park in the basement
- Car Park Ratio: 1:435 SqFt on Carpet area

* All areas and plans mentioned in this presentation are tentative and are subject to change



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Thank You