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Mantri Developers

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CREDAI
CERTIFIED

Mantri Developers

First Developer in India to be certified on
"World Class Management Systems - ISO 9001:2008,
ISO 14001:2004, OHSAS 18001:2007 & SA 8000:2008"

This brochure is conceptual in nature and not by any means a legal offering.

mantri
Signature
VILLAS



YOU CAN TELL A LOT ABOUT A MAN FROM HIS **SIGNATURE**

From the Latin word 'signaire' meaning to sign, the Signature has come to mean a lot more. While it has always been an individual's identity on paper, today it has come to represent style, individuality and personality. The way you sign your name is a true reflection of your personality traits, your desires and ambitions. Eminent graphologists are able to accurately read an individual's distinctions and attitude to work or life by reading their signatures.

Mantri Signature Villas is brought to you by Mantri Developers. Our brand logo itself is inspired by the signature of our Founder and Chairman, Mr. Sushil Mantri. We believe the Signature in our logo with its fluid lines has come to be known as a seal of trust our customers and partners have in us.

mantri
Signature
VILLAS

The heart of luxurious living is a home to match one's style and taste. Mantri Signature Collection is the mark of your relationship with your zone of influence. It laces your signature style with class and hospitality. It is the foundation from where you can change the world around you. It gives you the freedom, privacy and space for creativity, a place that is you at your best.

Diantha



Villa

- Unimaginable parking space to accommodate 4 cars
- The villa is bounded with luxuriant greenery, offering solitude and serenity
- Revel in the large courtyard between the staircase and kitchen.
- Walking from the master bedroom to the family room on the first floor will be a unique experience, thanks to the glass floor.
- The staircase looks down upon a courtyard.
- Individual terrace swimming pool.
- Private elevator.
- Power backup with separate meter.

Landscape Plan



Legend

1. Children's Play Area
2. Multipurpose Court
3. Gazebo
4. Planter Bed
5. Entrance/Exit
6. Space for Logo
7. 12.0 mts Wide Road
8. 9.0 mts Wide Road
9. Villa Gladio
10. Villa Oleander
11. Villa Diantha
12. Clubhouse Area
13. Road Junction
14. 7:20 mts Wide Road
15. Future Development
16. Solitude
17. 4.80 mts Wide Road



Clubhouse

Enter the clubhouse at Mantri Signature Villas. At a colossal 26000 sq. ft. The Clover features a wealth of amenities such as the health spa, gymnasium and swimming pool. In addition to these, The Clover also boasts of amenities like table tennis, billiards, squash court, tennis court, aerobics, banquet halls, mini-theatre, convenience store & coffee shop amongst others. All of this is waiting to be explored. Welcome to a King Size lifestyle.



Clubhouse >>



HEALTH CLUB

Gymnasium
Steam Room
Sauna Room
Massage Room

INDOOR GAMES

Squash Court
Table Tennis
Billiards Room
Chess & Carrom
Basketball Ring

GENERAL AMENITIES

Banquet Hall & Mini theatre
Karaoke Room & Dance Aerobics
Unisex Salon
Library / Reading Room
ATMS & Convenience Store
Creche (Managed by professionals)
Laundry Room
Health Room
Conference Hall
Business Centre
Café / Espresso Bar

An eye for detail is what one requires to ensure your villa has more to it.

Amenities in Villa

- Excellent Ventilation and natural lighting
- Landscaped gardens
- Servant quarters
- Indoor amenities
- Outdoor amenities

Specifications

GENERAL AMENITIES

- Conducting is considered for DTH and Hume pipes considered for all LV services.
- A group centrex facility will be provided with cabling done upto each villa. This will be operated by a telecom service provider one-time charge and monthly rental.
- Intercom facility within Centrex from each villa to security room club house and other villas.
- Facilities to receive direct incoming calls as well as LOCAL/STD/ISD calls from group centrex.
- 100% power backup provided at extra cost.
- Provision for VRV AC in all rooms.
- Private terrace gardens with swimming pool.
- One passenger lift of reputed make in each villa only in Villa Diantha.
- Well decorated interiors in the passenger lifts.



Specifications >>

Specifications

STRUCTURE

- Seismic Zone III compliant RCC frame structure.
- Block Work - Solid Concrete block masonry.
- Staircase - RCC Stinger beam with engg marble, SS railing with glass.

PLASTERING

- Internal walls - 2 coat cementitious putty (white based cement) + 1 coat solvent based cement primer + 2 coat emulsion.

PAINTING

- Interior -Acrylic emulsion paint with roller finish and duette paint finish for one wall
- Exterior - Maintenance free texture paint or equivalent solution as per elevation features.

FLOORING

- Engineered marble flooring for living, dining & family areas.
- Laminated wooden flooring in master bedroom & other bed rooms.
- Granite flooring in kitchen and pantry.
- Antiskid ceramic flooring in balcony and terrace area.
- Engineered marble flooring and cladding with combination of engg marble & paint finish in all restrooms.



Specifications »

Specifications

PLUMBING

- EWC - White European water closet in all toilets of Kohler make or equivalent.
- Wash Basin with counter top - of Kohler make or equivalent. (Only for master bedroom toilets)
- Hot and cold water mixer - Single lever hot and cold water mixture unit for shower of Grohe or equivalent in all toilets.
- Shower cubicle - Glass shower partition w/o glass door in al toilets.
- Health faucet - For all toilets.
- Master Control Cock - Concealed master control cock (Ball valve) in each toilets, from inside for easier maintenance.
- Provision for geyser - Provision for geyser in all the toilets.
- Solar Lighting - Each villa shall be provided with solar heating system with a capacity of 200 Litres of hotwater per day.
- Toilet ventilators - Large sized restroom ventilators made of UPVC.



Specifications »

Specifications

DOORS AND WINDOWS

MAIN DOOR

- Frame- 8 feet high pre engineered wood door frame with teak veneer finish to the full width of the jamb.
- Shutter- - Engg door shutter
- Hardware - Good quality imported brass/chrome finish hardware

OTHER DOORS AND WINDOWS

- Frame - 8 feet high pre engineered wood door frame with veneer finish.
- Shutter - Both side veneer pre engineered door shutter finish with melamine coating / PU finish.
- Hardware-Good quality imported brass / chrome finish hardware

TOILET DOORS

- Shutter - Both side veneer pre engineered door shutter finish with melamine polish/ PU coating and lamination on the other with PVC lipping.
- Hardware- Good quality imported brass/chrome finish hardware .

BALCONY DOORS

- Living room & bedrooms will be provided with UPVC sliding with clear glass designer finish & mosquito mesh.

WINDOWS & VENTILATORS

- All windows will be provided with UPVC sliding windows with clear glass & mosquito mesh.



Specifications »

Specifications

KITCHEN / UTILITY

- Electrical & Plumbing point. Provision for electrical and plumbing points for modular kitchen
- Provision for water purifier in kitchen .
- Provision for washing machine and dishwasher in utility area.
- Gas Bank - Provision of line from utility to kitchen at an extra cost.

ELECTRICAL

- TV Point - One TV point in the living room and all the bedrooms.
- Electrica wires - Fire resistant wires of RR Kabel make or equivalent
- Switches - Branded modular switches.
- MCB - One miniature circuit breaker (MCB) for each room provided at the main distribution box within each villa.
- ELCB - For safety, one earth leakage circuit breaker will be provided for each villa.
- Telephone points - Telephone points in all bed rooms , living rooms, family rooms & kitchen with provision of installing your own mini EPABX.
- Power Type - LT power.
- AC Point - Provision of VRV in all rooms.

POWER PROVISION

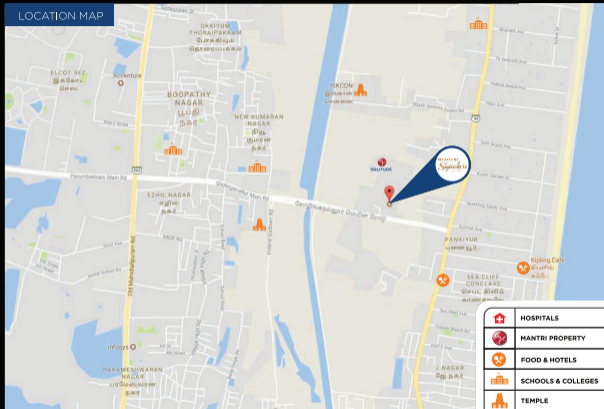
- Each villa will be provided with 3 phase energy meter.
- A portion of common lights shall be powered by solar energy.



Smart Home for Smart People

- Smart Home Technology at Mantri Signature Villas opens the doors to a new dimension in the world of luxury.
- **VISITOR MANAGEMENT:** The resident can ensure that only authorized or known persons enter the house. Any attempt to break in will set off alerts thereby preventing unauthorised intrusion
- **SECURITY MANAGEMENT:** The house is secured from any unauthorized intrusion when the house is armed
- **LPG GAS LEAK DETECTION AND CONTROL** -This is a safety feature that prevents any accident due to LPG gas leakage in the house.
- **LIGHTING CONTROL (on/off):** Control of all enabled lights in the house is possible from the portable touch panel
- **CURTAIN CONTROL:** Control of all enabled curtains in the house is possible from the touch panel. (For Villa Oleander. This facility provided on additional cost)
- **SCENE SETTING:** The intelligent feature of a Smart Home is scene setting feature which allows performing pre-programmed actions by single touch.
- **PANIC BUTTONS-** Panic buttons are provided as additional security. (For Villa Oleander: This facility provided at additional cost)
- Recent home automation software application updates are possible. Wi-fi internet access points. (For Villa Oleander: This facility provided on additional cost)

LOCATION MAP



Location USPs

- Site is located adjoining the ECR Link Road Sholinganallur in Chennai
- It is a distance of 1.5 kms from the Infosys campus
- Well connected to the city's business districts, educational institutions and shopping areas
- Landmarks: Iskcon temple located at 1 km distance, ELCOT SEZ at 1.5 km, TCS at 3 km, Accenture at 2 kms and renowned schools and colleges at a distance of 5 kms
- Located in close proximity to East Coast Beach

Location	Distance (km)
OMR Sholinganallur Junction	1.0
ECR Akkarai Beach	1.0
International Airport	18.0
Madhya Kailash	12.0
Mahabalipuram	30.0
Thiruvanmiyur	9.0
Siruseri IT Park	12.0

Mantri Legacy

Over the last 22 years, Mantri Developers has evolved into one of the most respected real estate brands across India, Founded in 1999 by Mr. Sushil Mantri. The Mantri name is now synonymous with the values. It embodies punctuality, quality, reliability, speed and transparency. Thousands of satisfied homeowners are the testimony to the group's timely delivery of projects, high quality construction and ethical business practices.

Mantri Developers has constantly established the industry benchmarks with innovations like maximizing carpet area and introducing the features of home concierge and tele-medicine. The group has also made its presence felt in the retail sector with the development of India's renowned mall Mantri Square. Mantri has also pioneered the luxury residential category with Mantri Alitus being awarded the "Best Residential Project in India" by CNBC Crisil.

Mantri Advantages

MANTRI VALUES

- Punctuality
- Quality
- Reliability
- Speed
- Transparency



- Project maintenance
- Rentals and resales

SPACETHETICS

- One stop shop for home interiors
- Premium, top of the line accessories

