

OWN A PIECE OF SOLITUDE NEAR THE SEA







LANDSCAPE PLAN







HIGHPOINTS

- Independent villas
- CMDA approved
- Naturally ventilated & well-lit designer villa
- Duplex Villas spread across two floors, each designed to provide the benefits of optimum space utilization.
- Open space is optimally utilized by neatly laid out streets



A photograph of a modern, multi-story residential building at dusk. The building features balconies with glass railings and warm interior lighting. In the foreground, there is a paved driveway with a yellow line, a white car, and lush landscaping including palm trees and flowering plants. A white spherical outdoor light fixture is visible on the right side of the driveway.

SPECIFICATION

STRUCTURE

- Earthquake resistance seismic zone III compliant RCC framed structure.
- Block Work solid/hollow concrete block Masonry.
- Clear Height (Height from floor to false ceiling) 9'6" feet to 10' 0" clear height for the floor.

PLASTERING

- All internal walls will be smoothly plastered to give an even finish.

PAINTING

- Interior acrylic emulsion paint with roller finish
- Exterior emulsion paint
- MS grills, Railings enamel paint

SPECIFICATION

FLOORING

- Living, Dining and Family vitrified tile flooring
- Master Bedroom vitrified tile flooring
- Other Bedroom vitrified tile flooring
- Kitchen vitrified tile flooring
- Balcony & Utility antiskid ceramic flooring
- Terrace waterproofing with cement finish
- Staircase vitrified tile flooring









SPECIFICATION

ELECTRICAL

- One TV point in the living room and in all bedrooms
- Fire resistant electrical wires of reputed make
- Elegant designer modular electrical switches of reputed make
- One Miniature circuit Breaker (MCB) for each room provided at the main distribution box within each villa
- One Earth Leakage circuit Breaker (ELCB) for Villa
- Telephone points in all bedroom & living room
- Provisions for split AC in Master bed room
- Each villa will be provided with 4kW with 3 Phase meter
- Stand by Generator for Lighting of common areas & Pumps will be provided.
- LT Power

PLUMBING LINE

- All plumbing lines are pressure tested
- UPVC Pipes inside shafts & terrace floor, Other areas CPVC Pipes provided.
- UPVC Sewer Pipes

SECURITY SYSTEMS

- **Security personnel:** Trained security personnel will do patrolling of the project round the clock.
- Intercom facility provision
- CCTV cameras will be installed at Main security gates to verify visitors
- Entry & Exit to the campus will be restricted with boom Barriers and security screening for visitors.

GREEN BUILDING AMENITIES

- Rain Water Harvesting scheme provided for recharging the ground water level

TOILETS

- Master Bedroom & Other Bedroom toilets designer ceramic tiles flooring and cladding up to false ceiling
- EWC in all toilets of Kohler or equivalent make
- Wash Basin with Counter Top in all toilets of Kohler make or equivalent
- Hot and cold water mixer unit for shower of Grohe make or equivalent in all the toilets.
- Health faucet Grohe or equivalent make
- Master control cock Grohe or equivalent make
- Geyser Provision in all the toilets.
- Good quality CP fittings of Grohe or equivalent

DOORS AND WINDOWS

- Main door frame 7 feet high engineered wood doorframe with laminate/veneer, equivalent to wall thickness.
- Both side laminate/veener on engeneered wood shutter.
- Good quality Brass/ Chrome finish hardware.

OTHER ROOM DOORS

- Door frame 7 feet high engineered wood doorframe with laminate/veneer.
- Both side laminate/veener on engeneered wood shutter.
- Good quality Brass/ Chrome finish hardware.

TOILET DOORS

- Door frame 7 feet high engineered wood doorframe with laminate/veneer.
- Both side laminate/veener on engeneered wood shutter.
- Good quality Brass/ Chrome finish hardware.

BALCONY DOORS

- Door frame 7 feet high engineered wood doorframe with laminate/veneer.
- Both side laminate/veener on engeneered wood shutter.
- Good quality Brass/ Chrome finish hardware.

WINDOWS AND VENTILATORS

- UPVC sliding windows with plain sheet glass with provision for mosquito mesh
- UPVC toilet ventilators with translucent glass fitted with provision for exhaust fan

MS GRILL & RAILING

- MS Grills for Windows for GF only
- MS Balcony Grill
- Railings MS Staircase Railing

KITCHEN

- Provision for electrical & plumbing points for modular kitchen (Granite platform with sink & drain board will be provided on request and at an extra cost)
- Water purifier & Power Point Given
- Water & power point provided in utility for washing machine

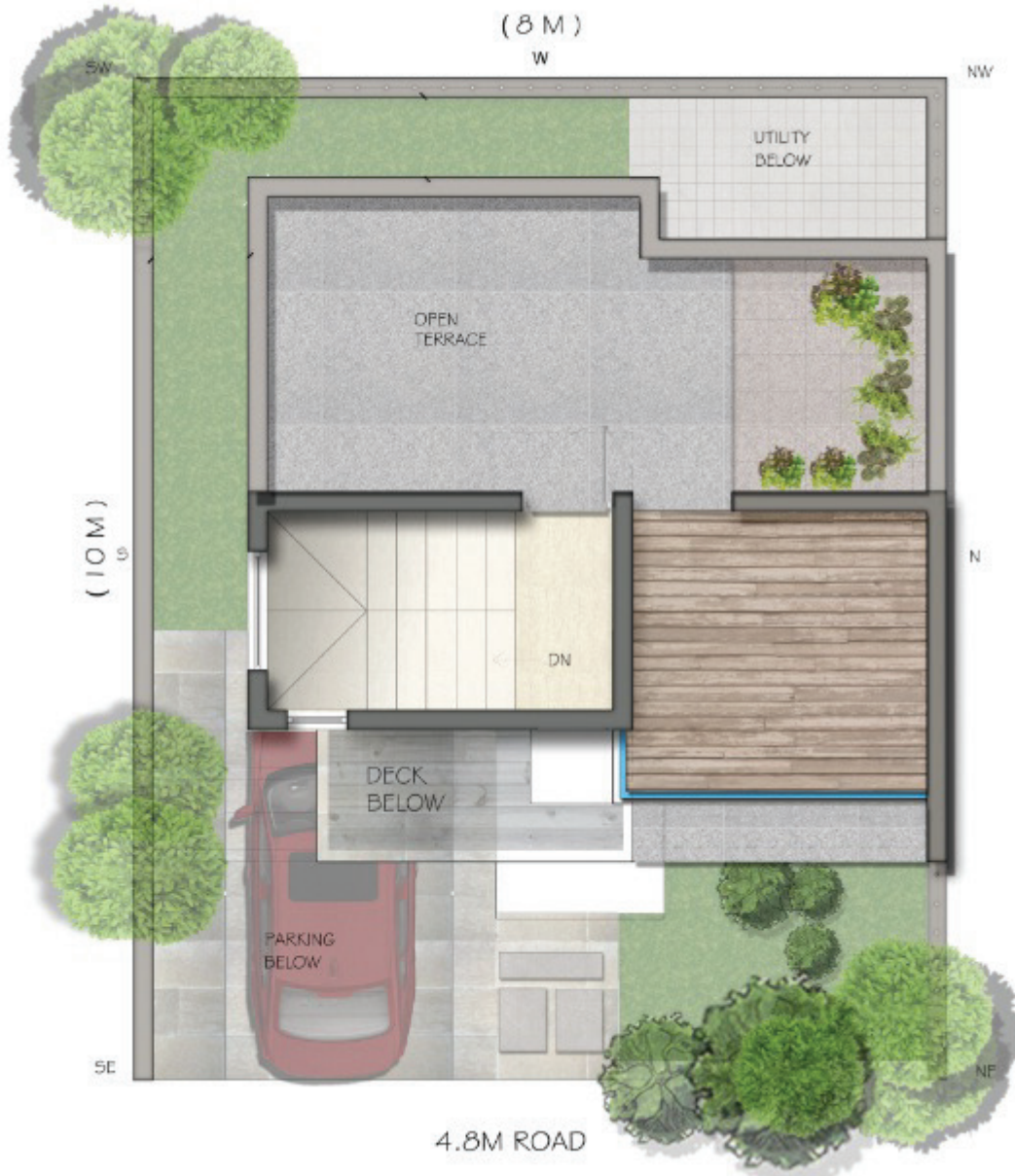
3 BHK Villa | Area 1405 Sq.Ft.



Ground floor



First floor



Terrace

AREA STATEMENT

GROUND FLOOR 40.940 SQM
 FIRST FLOOR 44.160 SQM
 TERRACE FLOOR 9.359 SQM

TOTAL 99.459 SQM [1016.74 SQFT]



Key plan



2 BHK Villa | Area 1110 Sq.Ft.



Ground floor



First floor



Terrace

AREA STATEMENT

GROUND FLOOR 53.172 SQM
 FIRST FLOOR 55.615 SQM
 TERRACE FLOOR 9.359 SQM

TOTAL 118.146 SQM [1271.71 SQFT]



Key plan



THE ADDRESS



LEGENDS



Easy Accessibility:

- Airport : 18 KM
- Akkari Beach : 2 KM
- Top Schools & Colleges : 2-3KM
- IT Companies / Tech parks : 3-5KM
- OMR Sholinganallur Junction : 1 KM
- Mahabalipuram : 30 KM

THE MANTRI LEGACY

Mantri Developers was the brainchild of Mr. Sushil Mantri. He laid the foundations of the group with a big dream in the year 1999. For more than two decades now, Mantri Developers has been one of the most respected names in India's realty market. This rapid success is the domino effect of the goodwill that the group has created with timely delivery of projects, high quality products and services, and ethical practices. This trust among the customers is further re-strengthened by Mantri's new corporate identity, which highlights the personal re-assurance given by Mr. Sushil Mantri.

The pioneering spirit of the group has been many milestones in its success saga. For instance, Mantri Developers was the first in India to come up with concepts like highest carpet area, home concierge and telemedicine. Also, the group forayed into the retail sector by creating the largest mall of India, Mantri Square, at Malleshwaram in Bangalore. Not only that, Mantri Altius, a residential project, was awarded the 'Best Residential Project in India' by CNBC Crisil.



AWARDS & ACCOLADES



Mr. Sushil Mantri - Founder, Mantri Developers receiving the CII Sustainability award from Honorable Ex. President of India Mr. Pranab Mukherjee



Mantri Developers was honored by CMO Asia with the award for Brand Excellence.



Mantri Developers was adjudged as one of India's Top 10 builders at the "Construction World Architect & Builders awards."



Mantri Developers was awarded the CNBC Awaaz CRISIL Real Estate Award for India's best Residential Building.



Mr. Sushil Mantri was bestowed with the "Young Visionary Award in Real Estate Infrastructure" by CSI.



Mr.Sushil Mantri was awarded 'Entrepreneur of the Year' by Big Brands Research.



Mantri Developers was conferred with the prestigious CII Sustainability award for "STRONG COMMITMENT TO EXCEL" on the journey towards sustainable development.

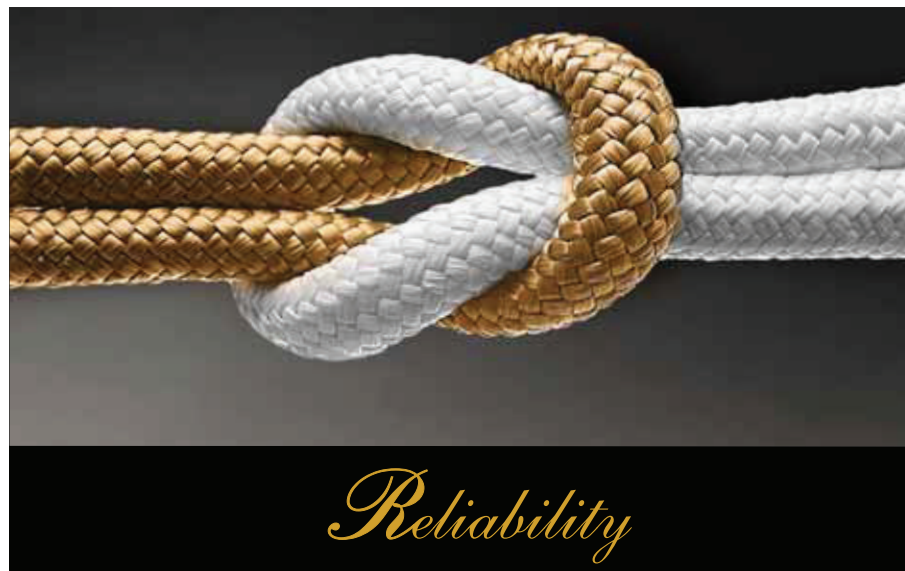
MANTRI ADVANTAGES



Punctuality



Quality



Reliability



Speed



Transparency



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

PROPCARE

- Project maintenance
- Rentals & resales



CERTIFICATES



WORLD CLASS MANAGEMENT SYSTEM

At Mantri Developers, we are committed to providing eco-friendly commercial and residential dwellings in a safe and healthy environment. We abide by our commitment to prevent pollution and meet, legal and other requirements. And continually improve the effectiveness of our management systems.

We will work towards minimizing occupational risks and hazards at our work stations. And we respect the principle of social accountability and meet its requirements.



mantri

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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"

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