



**manTRI**

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Introducing

mantri

BLOSSOM

Wake up to Lalbagh

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## Elevation Views



















## CLUBHOUSE VIEW









## Terrace View







## Lalbagh View

















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# GOOGLE EARTH



## HIGH POINTS

- The towers draw inspiration from modern contemporary architecture
- Overlooking 240 acres of the Lalbagh Botanical Garden
- Conveniently placed world-class clubhouse boasting of exquisite
- Large car parks exceeding 2 cars per home
- Smart Homes for Smart People
- Landscaped Terrace
- Landscapes created are reminiscent to prevalent styles in different countries bringing you sense of global living





**THE ADDRESS**



## LOCATION USPS

### **Easy Accessibility**

Located on Lalbagh Fort road  
The sprawling 240 Acres of Lalbagh Botanical  
Garden is just 16 Meters away

### **Landmarks**

St. Joseph's College : 2 Kms  
Sri Bhagavan Mahaveer Jain College : 2.1 Kms  
Bishop Cotton School : 4 Kms  
Railway Station : 3.2 Kms  
Airport : 37 Kms



## LANDSCAPE PLAN

### LEGEND

1. Main Entry / Exit
2. Entrance Water Body
3. Driveway in Special Paving
4. Drop-off Court
5. Accent Planting
6. Sculpture With Water Feature
7. Stepping Stone
8. Jogging Track
9. Lounge Area
10. Main Pool Size – 20.00m x 11.00m
11. Kids Pool Size – 7.00m x 6.50m
12. Jacuzzi
13. Timber Deck
14. Timber Trellis With Seater
15. Children's Play Area
16. Pavilion
17. Party Lawn
18. Skating Rink
19. Multipurpose Court
20. Transformer Yard
21. Ramp to Basement
22. Boundary Planting
23. Cabana With Seater
24. Table and Seater With Plumeria plants
25. Blossom Flower Sculpture



## **INDOOR AMENITIES/CLUBHOUSE**

**Centrally Air-conditioned Clubhouse**

**Health Club - A well equipped Health Club**

**Gymnasium**

**Steam room (Separate for Ladies and Gents)**

**Sauna room (Separate for Ladies and Gents)**

**Massage room (Separate for Ladies and Gents)**

**Table Tennis Tables**

**Pool Table**

**Karaoke Room, Dance/Aerobics floor with music system**

**Laundromat**

**Tele Medicine centre-**Tele-medicine and health room will be provided within the property.

**Multipurpose hall/Party Hall**

**Chess/carom and other indoor games**

**Library/reading room**

**Concierge-** Concierge manned by an experienced help desk through a tie up with well reputed agencies.



# AMENITIES

## OUTDOOR AMENITIES

**Swimming Pool** - Large size swimming pool with a separate toddlers pool to be provided.

**Jacuzzi Pool** - 4-8 seater Jacuzzi to be provided, adj. to main pool.

**Landscaped gardens and water features** - Themed landscape and water features will be placed around the property.

**Atrium with Lounge** - Grand Lobby Opening at the entrance of each block in Granite / Italian Marble flooring and dado.

### **Jogging Trail**

Jogging / Walking Trail around the perimeter of the property.

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**Children's play area** - Children's Play Areas  
for different age groups

**Outdoor party area** - Outdoor Party Area with Barbeque Pits

**Multipurpose Court** - Multipurpose Court with provision for  
Tennis Court / Basket ball

**Entrance plaza** - Entrance plaza

**Pick up drop off point** - Pick up - drop off point

**Paved garden walk** - Paved garden walk

## OTHER AMENITIES

### **Home Automation**

Gold package Home Automation system. This can be upgraded to platinum package at extra cost

### **Cable TV**

Will be provided

### **EPABX Centrex System**

A Group Centrex facility will be provided with cabling done up to each flat.  
This will be operated by a Telecom Service Provider  
(users to pay for a one-time charge and monthly rentals)



### **Intercom facility (within Centrex)**

Intercom facility (within Centrex) from each apartment to security room, club house and other Apartments will be provided

### **Local/STD/ISD**

Facilities to receive direct incoming calls as well as dial outside LOCAL/ STD/ISD calls will be provided

### **Cellular Boosters**

Cellular Phone boosters will be provided in lift well and inside the towers for better mobile phone connectivity

### **Back up generator**

100% D. G. Power Backup for each apartment and also for Common Areas

### **Toilet for servants/drivers**

Common toilets for Servants / Drivers will be provided in the Basement.

## SECURITY SYSTEMS

### **Security personnel**

Trained security personnel will be patrolling the project round the clock.

### **Video phones**

Video phones will be provided inside each apartment to screen the visitors from the Ground floor lobby/entrance gate.

### **CCTV camera**

Complete coverage by CCTV cameras will be provided in the common areas and security gate.

### **Access Control Doors**

Entry to the building will be restricted through Access Control Doors at the ground floor lobby

### **Vehicle entry exit**

Entry of Vehicles to the project will be controlled with boom barriers and security screening for visitors

### **Movement sensors**

Periphery of the compound will be protected by electrical Perimeter fence.

### **Water treatment/softening plant**

Treated water through an exclusive water purification/softening plant within the project will be provided



## GREEN BUILDING AMENITIES

### **Rain water harvesting**

Rain Water Harvesting scheme would be provided for recharging the ground water.

### **Sewage treatment plant**

Sewage effluent shall be treated and the treated effluent shall be used for flushing, HVAC and land scaping

### **Organic Waste Treatment**

Organic waste converter shall be provided

### **Solar lighting**

A portion of the common lights shall be powered by solar energy

### **Green Rating**

Building is designed as per IGBC Gold rated Green Buildings

## OTHER UNIQUE AMENITIES

### **Other unique amenities**

#### **Helipad**

Two helipads one on Tower-A&B and one on Tower-C&D

#### **Private swimming pool**

Provided for apartments with terraces and penthouses

#### **Landscaped terrace**

Provision for landscape at pent house terrace

# SPECIFICATIONS STRUCTURE

**Earthquake resistance** - Seismic zone complaint RCC framed structure

**Block Masonry** - Solid Concrete block Masonry

**Clear height (height from floor to false ceiling)** - 10'5" Clear Height



## PLASTERING

**Internal walls** - All internal walls will be smoothly plastered with gypsum / POP punning to give even finish.

**Cornices** - False ceiling will be provided as required for concealing the AC FCUs. Other areas cornice are provided to hide sprinkler pipes.

## PAINTING

**Interior** - 2 coat Acrylic emulsion paint with roller finish

**Exterior** - Maintenance free texture paint or other equivalent solution

## FLOORING

**Living, dining and family room** - Italian marble flooring

**MBR** - Solid wooden flooring

**Other bed room** - Italian Marble flooring

**Kitchen** - Granite flooring

**Utility** - Anti skid Vitrified tile flooring matching the flooring in the interiors of the apartment

**Balcony** - Anti skid Vitrified tile flooring matching with the room flooring of the apartment

**Private Terrace** - Combination of anti skid vitrified tiles, landscape and swimming pool as per architects design.

**GF Lift lobby** - Designer ground floor lift lobby with Italian marble flooring and cladding

**Other floor lift lobbies** - Flooring and Cladding in good quality vitrified tiles (on lift side wall)

## TOILETS

**Master Bed Room** - Italian marble flooring and cladding up to false ceiling

**Other bed room toilets** - Expensive designer ceramic tiles flooring and cladding up to false ceiling

**EWC** - White imported EWC in all toilets of V & B or equivalent make

**Wash basin with counter top** - Italian Marble counter top with White imported Wash Basin of V & B or equivalent make and mirrors in all toilets.

**Shower cubicle** - Shower Cubicle or Shower Partition in all toilets

**Bath tub** - Acrylic Bathtub and to be provided in MBR toilet



**Hot and cold water mixer** - Single lever hot and cold water mixer unit for shower of Grohe / toto or equivalent make in all the toilets

**Health Faucet** - Will be Provided in all toilets

**Master control Cock from outside the toilet** - Will be Provided in all toilets

**Geyser** - 24 hours hot water supply through heat recovery chillers.

**Toilet ventilator**- Large sized toilet ventilators made of UPVC / Powder coated aluminium with translucent glass fitted with exhaust fan

## DOORS & WINDOWS

### MAIN DOOR

**Main door Frame** - 8 feet high Engineered wood doorframe equivalent to wall thickness

**Shutter**- 35mm thick Veneered Designer door shutter

**Main door** - Lacquar finish on both sides for main door

**Hardware** - Premium quality German or Imported chrome finished hardware

## OTHER DOORS & WINDOWS

**Frame** - 8 feet high engineered wood doorframe equivalent to wall thickness

**Shutter** - Designer engineered wood door shutters

**Toilet door** - Designer engineered wood door shutters with PU coat

**MS Railings** - Enamel paint

**Hardware** - Good quality German/imported chrome finish hardware

**Balcony door** - Living room and Bedrooms will be provided with UPVC / aluminium powder coated sliding doors for balcony

**Windows** - UPVC / Powder coated aluminium sliding windows with tinted glass and provision for mosquito mesh



## KITCHEN

### **Electrical and plumbing points**

Provision for electrical & plumbing points for modular / Island kitchen  
(granite platform with sink and drain board will be provided on request and at an extra cost)

### **Aqua guard**

Provision will be given.

### **Washing machine, dishwasher in utility**

Provision will be given.

### **Piped gas through gas Bank –**

will be Provided

## ELECTRICAL

### **TV point**

One TV point to be provided in each bedroom and living room.(Containment/Conducting for TV Point for all Bedrooms & Living upto TV Shaft)

**Electrical wires** - Fire resistant electrical wires of RR cable make or equivalent

### **Switches**

Elegant designer modular electrical switches of reputed make

### **MCB**

One miniature circuit Breaker(MCB) for each circuit provided at the main distribution box within each flat

### **ELCB**

For safety, one Earth Leakage circuit Breaker(ELCB) will be provided for each flat

**Telephone points** - To be provided in all bedrooms, living room, family room and kitchen with provision for installing your own mini EPABX. The entire telephone wiring will be done in CAT 5 grade cable (suitable to carry data @100 Mbps)(Containment/Conduiting for Telephone Point for all Bedrooms & Living upto Telephone Shaft)

### **AC point**

Central Air-conditioning in all rooms of the apartment including kitchen. Entrance lobby at ground floor -to be air conditioned & above level lift lobbies will not be air conditioned .Club house will be centrally air-conditioned .

### **Power**

5 kW (3 Phase) for 3 BHK, 5 kW (3 Phase) for 3.5 / 4 BHK,  
6 kW (3 Phase) for 5 BHK(DUPLEX & PENT HOUSE).

### **HT/LT POWER**

LT power for residential units and HT power for Common areas



## LIFTS & ENTRANCE LOBBY

### Lifts and entrance lobby

**Number of passenger lifts** - Two automatic lifts in each block of Mitsubishi / Otis make or equivalent

**Biometric security system** - All passenger lifts will be equipped with biometric systems.

**Service lift** - One Large service lift in each block of OTIS make or equivalent

# FLOOR PLANS



# Typical Floor Plan – Tower A



<b>Tower A - 02</b>
<b>4 BHK</b>
<b>3790SFT</b> <b>(352.10SQMTS)</b>

<b>Tower A - 01</b>
<b>4 BHK</b>
<b>3840SFT</b> <b>(356.74SQMTS)</b>





# Typical Floor Plan – Tower B



<b>Tower B - 02</b>
<b>3.5 BHK</b>
<b>3165 SQFT</b> (294.04SQMTRS)

<b>Tower B - 01</b>
<b>4 BHK</b>
<b>3835 SQFT</b> (356.28SQMTRS)





# Typical Floor Plan – Tower C



<b>Tower C - 02</b>
<b>3.5 BHK</b>
<b>3115 SQFT</b>
<b>(289.39SQMTRS)</b>

<b>Tower C - 01</b>
<b>3 BHK</b>
<b>2585 SQFT</b>
<b>(240.15SQMTRS)</b>







# Typical Floor Plan – Tower D



<b>Tower D - 01</b>
<b>3 BHK</b>
<b>2585 SQFT</b> <b>(240.15SQMTS)</b>

<b>Tower D - 02</b>
<b>3.5 BHK</b>
<b>3115 SQFT</b> <b>(289.39SQMTS)</b>





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