



MANA CAPITOL

LIVE. WORK. PLAY

MODERN

Convertible

Homes



On Sarjapur Main Road

Adj to RGA Tech Park



Extend the **space** for large area.

What's in

11

Master Plan



19

Highlights

03

Overview



23

Terrace Kitchen Garden



25

Club House



27

Neighbourhood

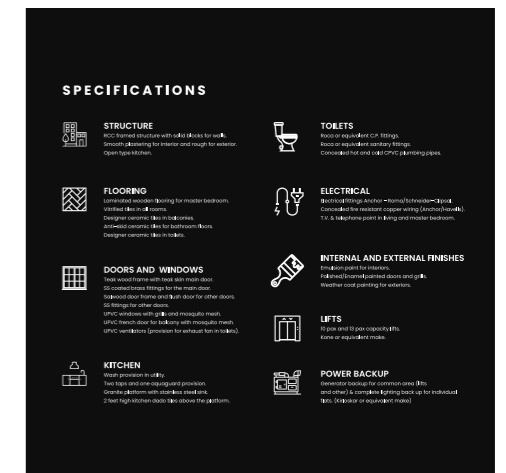
29

Awards



31

Specifications





MANA CAPITOL

LIVE. WORK. PLAY

An Urban Space.

At Mana Capitol we have created an integrated world, where people can easily move from working to socializing and focusing on health. Mana Capitol enables the young generation today to seamlessly lead the fast-paced life stress free.



The future of **living.**



Representation image

Live Worryless.

Live limitless beyond the four walls of your home.

With lifestyles changing and lives expanding, homes must also be multi-dimensional and add to the joy of living. Live limitless beyond the four walls of your home. Pick up the pace on entertainment and maximise what you do with your time and space.



Representation image



Artistic impression

Work Seamless.

Spaces where ideas come to life.

Commercial space consists of 2 floors of retail space and 15 floors of office space. From waking up and walking to work, to finishing the day at one of the buzzing cafes on campus. From restaurants to hang out with friends and retail spaces that takes care of your daily needs.

Play Tireless.

Clubhouse with ample recreational opportunities.

Great neighbourhood is achieved with a great community. The clubhouse is planned as a contemporary public hub for the residents. It is suitably located next to the park, with sufficient green spaces for outdoor activities, breakout spaces and open areas. All which is integrated with the world class landscape.

TYPES OF HOMES

1 BHK

2 BHK

3 BHK

Duplex

05

Acres of
Residential Development

691

Premium
Units

05

Residential
Towers

02

Acres of
Future Development

A – RESIDENTIAL | COMMERCIAL ENTRY/ EXIT FROM SARJAPUR ROAD

B – RESIDENTIAL ENTRY/ EXIT FROM SIDDAPURA ROAD

C – CLUB PUBLIC ENTRY/EXIT

D – RESIDENTIAL ZONE ENTRY/ EXIT

E – COMMERCIAL BUILDING

F – RESIDENTIAL TOWER 1-5 (2B + G+18)

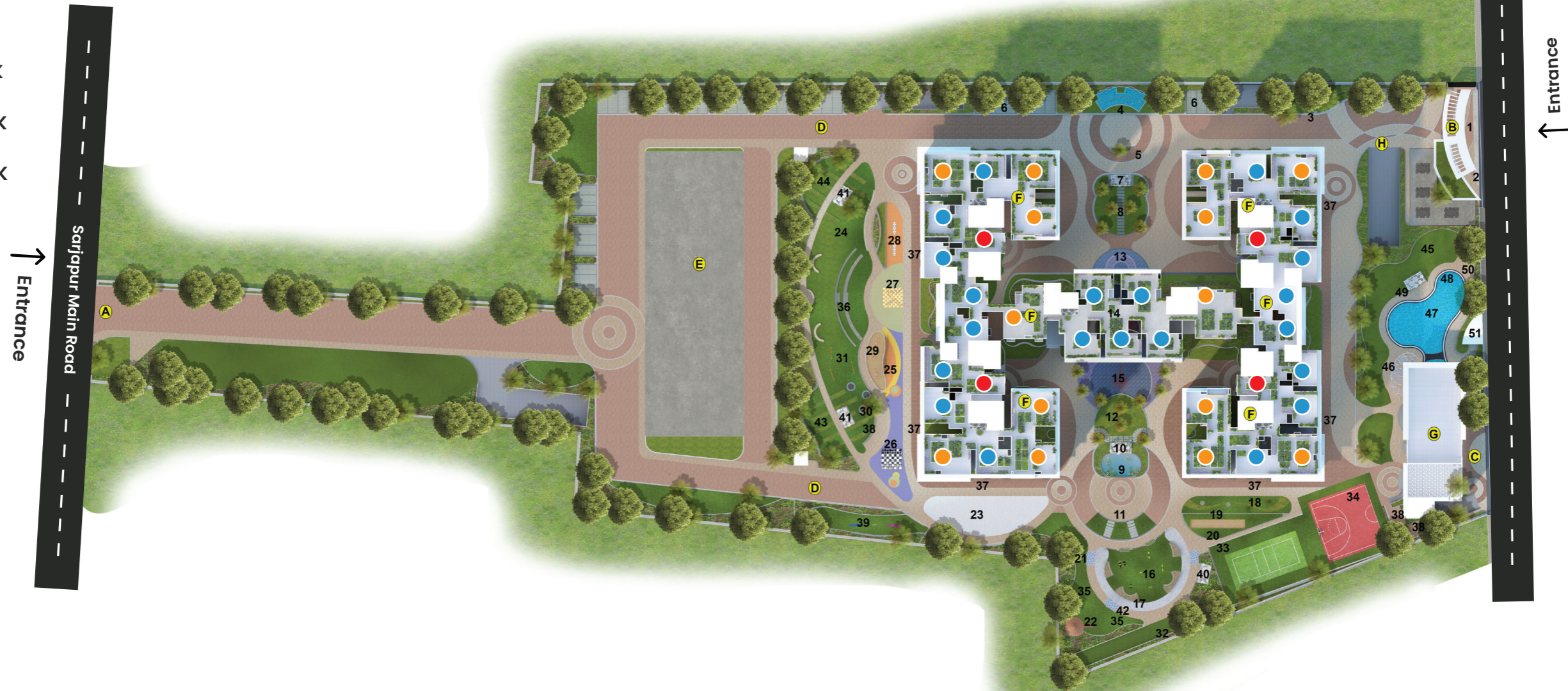
G – CLUB HOUSE

H – RAMP ENTRY/ EXIT LEADING TO BASEMENT CAR PARKING

● 1 BHK

● 2 BHK

● 3 BHK



ENTRANCE ZONE

1. Gateway with security cabin
2. Bus bay
3. Sculpture court
4. Entrance feature wall with water body
5. Drop off plaza
6. Visitor's parking

CENTRAL ZONE

7. Pavilion with seating
8. Tree court with seater
9. Lily pond
10. Floating pavilion with seating
11. Plaza with feature wall
12. Gathering lawn/Yoga lawn

ELDER'S ZONE

13. Indoor games/elder's chit chat zone
14. Crèche
15. Yoga deck
16. Outdoor gym on lawn
17. Reflexology pathway
18. Kanjam (Frisbee) (+32 age group)
19. Spike ball (+32 age group)
20. Bocce ball (+32 age group)

CHILDREN'S PLAY AREA

21. Children's play equipment's lawn
22. Tree house
23. Skating rink
24. Outdoor musical instruments
25. Climbing wall
26. Giant chess

27. Snake & ladders
28. Hopscotch
29. Sandpit with play equipment's
30. Trampolin park
31. Swings Park
32. Cricket practice net
33. Lawn volleyball
34. Half basketball court
35. Chalk gallery
36. Amphitheatre
37. Jogging/cycling track
38. Bicycle stand
39. Pet park with pet equipments
40. Pavilion with seating & wifi
41. Meditation pavilion
42. Semi sheltered walkway

THEME GARDENS

43. Aromatic garden with seating
44. Floral garden with seating

CLUBHOUSE

45. Party lawn
46. Outdoor seating with pergola above
47. Swimming pool
48. Kid's pool
49. Pool deck with deck chairs
50. Food counter with barbecue
51. Change rooms

Plug & Play

Your WI-FI Enabled Universe

Whenever you are at Mana Capitol, you are never far away from your connected world. With the whole project being WI-FI enabled, you can plug-in to work-play-life anytime, anywhere.



Duplex Sky Gardens

A private sky garden is a dream for many city dwellers.

A dwelling unit with a private sky garden is a dream for many city dwellers. In this residential development, duplex apartments are spread over two floors, connected by an indoor staircase with four spacious bedrooms, a living room and a private sky garden that opens out from the living hall on both the levels.

Planned as a building within a garden making it an elegant space within the community. Zoned in four corners of the residential towers, one can view elegance of the surrounding greenery, parks, and playgrounds provided within the community.



Bay Windows

The contemporary bay windows and extended balconies have panoramic views & allow more natural light to enter from multiple directions.

The style looks elegant and creates a feeling of additional spaces & aesthetic appeal. The textured facade is made up of a series of projecting volumes sky courts, which articulate the different apartments externally and allow residents to identify their own home – a personal approach that is echoed throughout the development.

The living spaces of each apartment enjoy ample natural light from full-height glazing. There are no partitions between the living room, dining room and kitchen. This open plan allows fluid transition between spaces.

Nature Inspired Sky Courts

A little peek of nature from your living room can add zest and liveliness. So imagine a beautiful elevated 'sky court' with a green wall covered with climbers. Go ahead and read a book, feel the cool breeze around you, go on a nature walk, surprisingly all of this within easy and comfortable reach.



Artistic impression



Artistic impression

Highlights



Highlights

All images are representational



A Seamless Integrated
Lifestyle That's Changing
The Way **People Live.**

Terrace Kitchen Gardens

Grow Your Own Veggies

A state of the art terrace kitchen gardens that encourages you to lovingly plant your own greens, produce and cook up some of the most interesting gourmet dishes from farm, straight to the dinner table.





Club House
Artistic impression



Indoor Gym
Artistic impression



Co-Work Spaces
Artistic impression



Swimming Pool
Artistic impression



Shuttle Court
Artistic impression

Multi-Purpose Club House

Social Hub For Everyone

- Co-working space with pantry
- Outdoor seating with pergola
- Carrom, cards, board games
- Swimming pool
- Indoor gym
- Party lawn
- Table tennis
- Shuttle court
- Super market
- Change rooms
- Kid's pool

The Neighbourhood

01

SCHOOL AND COLLEGE

- The International School Bangalore (TISB)
- Delhi Public School
- Sri Chaitanya Techno School
- Ebenezer International School
- Nirmala Vidhyalaya
- Orchids International School
- Primus Public School

03

HOSPITALS

- Columbia Asia Hospital
- Sakra World Hospital
- Motherhood Hospital
- Narayana Multispeciality Hospital
- Manipal Hospital
- Punarjani Ayurveda Hospital
- Apollo Hospital

02

MALLS AND ENTERTAINMENT

- Market Square Mall
- Central Mall
- Forum Mall
- Gopalan Innovation Mall
- Big Bazaar
- Star Super Market

04

COMPANIES

- RGA Tech Park
- Wipro SEZ
- Infosys
- RMZ Ecospace
- Embassy Tech Village



● MANA CAPITOL ● MANA FORESTA ● UBER VERDANT II

The Golden Triangle

Located on Sarjapur Main Road, the site occupies prime location in golden triangle with great proximity to transit facilities, basic amenities, IT hubs, educational infrastructure, healthcare facilities, play arenas and retail spaces.

It is nestled among large chunks of residential developments with copious amount of green cover. Geographically the site enjoys great location within the tech city making it very accessible.

Awards

Our design excellence has been recognized
nationally & internationally
by

Asia Pacific Property Development Awards
held at Singapore
(2020-2021)

The contemporary designs which balances the quality of life
from the busy world. The unique concept of convertible
homes makes your life portable.



ASIA PACIFIC
PROPERTY
AWARDS
DEVELOPMENT

in association with

*American
Standard*

AWARD WINNER

2020-2021



**Best Mixed Use Development
India**

Mana Capitol
By Mana Projects Pvt Ltd



SPECIFICATIONS



STRUCTURE

RCC framed structure with solid blocks for walls.
Smooth plastering for interior and rough for exterior.
Open type kitchen.



TOILETS

Roca or equivalent C.P. fittings.
Roca or equivalent sanitary fittings.
Concealed hot and cold CPVC plumbing pipes.



FLOORING

Laminated wooden flooring for master bedroom.
Vitrified tiles in all rooms.
Designer ceramic tiles in balconies.
Anti-skid ceramic tiles for bathroom floors.
Designer ceramic tiles in toilets.



ELECTRICAL

Electrical fittings Anchor – Roma/Schneider-Clipsal.
Concealed fire resistant copper wiring (Anchor/Havells).
T.V. & telephone point in living and master bedroom.



DOORS AND WINDOWS

Teak wood frame with teak skin main door.
SS coated brass fittings for the main door.
Salwood door frame and flush door for other doors.
SS fittings for other doors.
UPVC windows with grills and mosquito mesh.
UPVC french door for balcony with mosquito mesh.
UPVC ventilators (provision for exhaust fan in toilets).



INTERNAL AND EXTERNAL FINISHES

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



KITCHEN

Wash provision in utility.
Two taps and one aquaguard provision.
Granite platform with stainless steel sink.
2 feet high kitchen dado tiles above the platform.



LIFTS

10 pax and 13 pax capacity lifts.
Kone or equivalent make.



POWER BACKUP

Generator backup for common area (lifts and other) & complete lighting back up for individual flats. (Kirloskar or equivalent make)



Corporate Office

Mana Projects Pvt. Ltd. No.20/7, 3rd floor,
Swamy Legato, Kadubisanahalli, Outer Ring Road,
Bengaluru, Karnataka 560103.

Site Address

3/1, Sarjapur Main Rd, adjacent to RGA Tech Park,
Carmelaram, Hadosiddapura, Chikkakannalli,
Bengaluru, Karnataka 560035.

Call: 7026 41 7026 | **Email:** enquiry@manaprojects.com | **Website:** www.manaprojects.com

RERA:

rera.karnataka.gov.in

Tower 1 & 2 - PRM/KA/RERA /1251 /446 /PR /200109/003144

Tower 3,4 & 5 - PRM/KA/RERA /1251 /446 /PR /200113/003154

Member of: **CREDAI** 
Indian Green Building Council

Finance by: **BAJAJ FINSERV** 

DISCLAIMER: The Company does not guarantee or represent the information contained in this document, which is to be used for general information only. The company does not guarantee or represent that the information contained within this document is correct. Any interested party should verify all the information including designs, plans, specifications, facilities, features, payment schedules terms of sales, etc. independently with the company prior to concluding any decision for buying in any of the projects.

The user of the brochure confirms that he/she has not relied on this information alone when making any booking/ purchase in any project of the company. The information, visuals, renders and creative depictions contained herein are artistic impressions, Indicative in nature and are for general information purposes only. The actual design/colour/finish/construction/landscape could undergo changes based on changes in design, layouts, materials, site conditions, etc. Any furniture paintings, or any items of personalised nature not specifically mentioned in the contract and shown in the images are only for the purpose of illustration and does not form part of the offering. Further, the renders/visuals of the area beyond the project site are artistic in nature and while every reasonable care has been taken in providing the information, under no circumstances the company or its employees, managers or representatives shall be held liable for any loss or damage, special or consequential or otherwise, arising from the use of or reliance on information provided in the brochure without verifying the same independently with the company.