

## Mani Tirumala

# mani Tirumala



### INTRODUCTION

Mani Tirumala is one of the popular Residential Developments in Raghunathpur neighborhood of Bhubaneswar. It is among the Ongoing Projects of its class. The landscape is beautiful with spacious 11 Blocks and over 600 Houses.

Mani-Group is reputed and well known real estate and construction company in India. It completed successful housing projects in many states. Now the company is in Orissa for its another glorious project in Bhubaneswar. Its office is located in Bhubaneswar.. All the units are built with imported marble slabs flooring, modular kitchen and toilet, reputed brand electrical accessories and sanitary fittings. Two numbers of lifts in each apartment, 24 hours advanced security system with all the ultra modern amenities and facilities like club house, swimming pool, gym, park etc.

## AMENITIES

- ▶ Power backup.
- ▶ Swimming Pool with changing rooms equipped with lockers
- ▶ Lounge with Coffee Shop
- ▶ Gym
- ▶ Kids Activity Area
- ▶ Resident's Club
- ▶ Kids Swimming Pool
- ▶ Table Tennis room
- ▶ Creche
- ▶ Cards room
- ▶ High-end security system
- ▶ Carrom room
- ▶ Store
- ▶ Pool room
- ▶ Sauna
- ▶ Badminton Court
- ▶ Jacuzzi
- ▶ Squash Court
- ▶ Steam Bath
- ▶ Basketball Court
- ▶ Cricket Nets
- ▶ Massage/Spa Meditation Room
- ▶ Water treatment plant - ensures you completely germ-free and clean water for your family 24X7
- ▶ Green area -Mani Tirumala claims almost 80% open greenery to give you fresh air to breathe in
- ▶ Fire & earthquake resistance -Ensuring you safety even at the times of natural calamities Multi-purpose Hall/Banquet, AV Room - to host your Surprise parties, forgotten anniversaries and urgent meetings

## SPECIFICATIONS

<b>FOUNDATION:</b>	R.C. foundation resting on cast-in-situ reinforced concrete bored piles complying with IS-2911.	
<b>SUPERSTRUCTURE:</b>	Reinforced concrete framed structure using minimum M30 grade concrete complying with IS-456 and Fe 500 Steel reinforcement complying with IS-1786.	
<b>WALLS:</b>	a) <b>EXTERNAL WALLS:</b>	Common Clay/Fly Ash/Cement Brick and/or reinforced concrete walls.
	b) <b>INTERNAL WALLS:</b>	Common Clay/Fly Ash/Cement Brick and/or reinforced concrete walls.
<b>ULTIMATE ROOF:</b>	Reinforced concrete roof with appropriate waterproofing and insulation system.	
<b>CEILING:</b>	a) <b>APARTMENT:</b>	
	i) Living, Dining, Entrance Foyer, Bed Room, Study, Servants Quarter, Store and other areas.	Cement & Sand Plaster with neat POP punning
	i) Kitchen, Bathrooms, W.C.	Cement & Sand Plaster with neat POP punning and Gypsum ceiling in places to cover traps and pipes
	b) <b>COMMON AREAS:</b>	
	i) Lift lobby	Standard POP/Gypsum Board with or without drops
	ii) Car Park Areas	Cement & Sand Plaster finished in Cement Paint
	iii) Staircases, M & E service rooms/shaft and utilities	Cement & Sand Plaster with neat POP punning. Staircases will be finished with two coats of Plastic Emulsion Paint.
<b>FINISHES:</b>	a) <b>WALL-FOR APARTMENT UNITS:</b>	
	i) Living, Dining, Bedrooms, Study, Entrance Foyer, Servants Quarter, Store and other areas	Cement & Sand Plaster with neat POP punning

	ii) Kitchen, Bathrooms, W.C.	Wall of kitchen will be cladded with ceramic tiles of approved make upto a height of three feet above the counter. Toilets & W.C's will have Designer ceramic tiles on the walls upto door height
	2) <b>WALL-EXTERNAL:</b> Cement & Sand Plaster with cement paint and/or texture finish	
	3) <b>WALL-INTERNAL:</b> i) Corridors, Staircases, Landing and other areas	Cement & Sand Plaster with neat POP punning finished in two coats of Plastic Emulsion Paint
	ii) Car Park Areas	Cement & Sand Plaster finished in Cement Paint
	iii) Ground Floor Entrance Lobby	Cement & Sand Plaster finished in combination of neat POP punning, texture paint and Marble or Granite cladding at designated areas
	b) 1) <b>FLOOR-FOR APARTMENT UNITS</b>	
	i) Entrance Foyer, Living dining	Homogeneous or vitrified tiles flooring with timber skirting
	ii) Bedrooms, Study and internal staircase	Homogeneous or vitrified tiles flooring with timber skirting
	iii) Master Bedroom	Timber flooring with Timber Skirting
	iv) Bathrooms, W.C.	Homogeneous or vitrified ceramic tiles flooring
	v) Balcony, Terrace, Kitchen	Homogeneous or vitrified tiles flooring with matching skirting
	vi) Stone and Servants Quarter	Homogeneous or vitrified tiles flooring with matching skirting
	2) <b>FLOOR-COMMON AREAS</b>	
	i) Staircases including landings and corridors at park level and typical floors	Finished in polished Kota Stone with designated inlay works
	ii) Lift lobby	Homogeneous tile or compressed marble or kota stone with matching skirting with or without inlay works at designated areas
	iii) Other common areas	Screed concrete

	<b>c) KITCHEN</b>	Black granite top cooking platform with one stainless steel sink with drain board and tap, with a provision for purifier
<b>WINDOWS:</b>	<b>BEDROOM, BATH, UTILITY &amp; KITCHEN</b>	Standard Aluminium section casement windows (powder coated/anodized) with partially fixed and partially openable shutters with 5 mm to 6 mm thick clear toughened float glass glazing.
<b>DOORS:</b>	i) Main Entrance	Salwood door frame with 35 mm thick flush shutters having spirit polish teak veneer finish on both faces. The shutters will be hung with brass barrel bolts. Shall have night latch, door knocker, door stopper and a magic eye
	ii) Living, dining	Aluminium sliding/hinged shutters with anodized or powder coated finish. Glazing will be of 9 mm thick clear toughened float glass
	iii) Roof Terrace	Salwood door frame with 35 mm thick both sides commercial flush shutters with white enamel paint. The shutters will be hung with brass barrel bolts
	iv) Bed Rooms and Store	Salwood door frame with 35 mm thick flush shutters having spirit polish teak veneer finish on one face. The inner face will be commercial faced painted with white enamel paint. The shutters will be hung with brass barrel bolts. Shall have mortise lock and doorstopper
	iv) Servants Quarter	Salwood door frame with 35 mm thick commercial flushed shutters with painted finish

<b>SANITARY FITTINGS:</b>	a) <b>MASTER BATH</b>	Standard wash hand basin with basin mixer with a marble/granite counter
		Sunken bathing tray complete with concealed divertor mixer, shower and spout with glass partition
		European type closed couple with cistern
		Towel rail and Soap tray
		Silvered glass mirror with Acrylic shelf
		All C.P. fittings will be of Jaquar or equivalent make
		Storage water heater
		Concealed piping system for Hot and cold water line
	b) <b>OTHER BATH ROOMS</b>	Standard wash hand basin without pedestal with basin mixer
		Sunken bathing tray complete with concealed divertor mixer, shower and spout
		European type closed couple closet with cistern
		Towel rail and Soap tray
		Silvered glass mirror with Acrylic shelf
		All C.P. fittings will be of Jaquar or equivalent make
		Storage water heater
		Concealed piping system for Hot and cold water line
<b>ELECTRICAL INSTALLATION:</b>	All bedrooms fitted with ceiling fans	
	Total concealed electrical wiring for all the rooms provided with electrolytic copper conductors	
	Electrical outlet for Air conditioners in all bedrooms	
	Electrical outlet for Storage water heater in all toilets and kitchen	
	Stipulated light and plug point in dining/drawing and bedrooms, as per architectural drawings.	

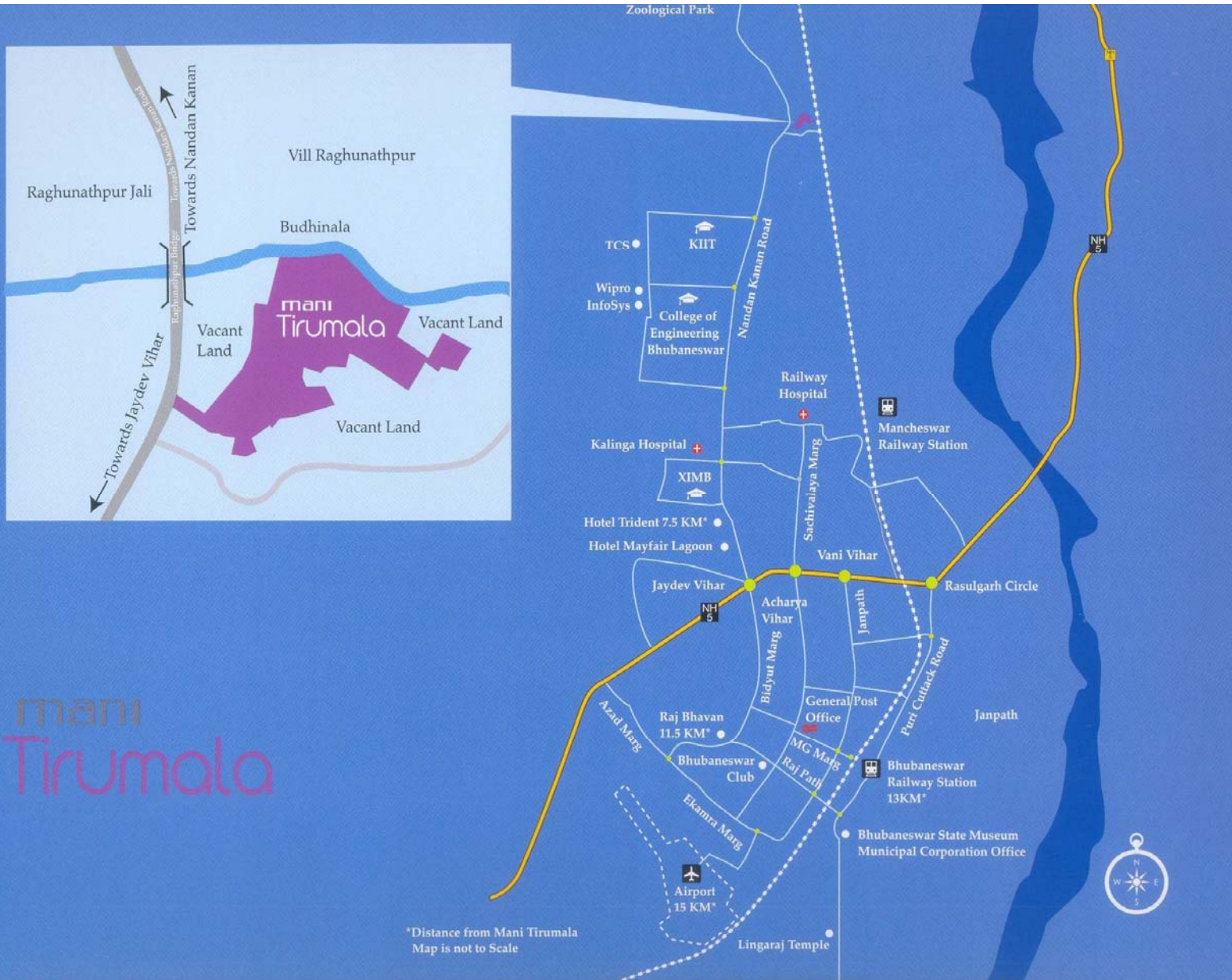


	Electrical call bell at main entrance door	
	Through Generator power will be provided in the said Unit during power failure for lighting and domestic purposes the extent of 1 (one) watt per Square foot of the built-up area of the said Unit controlled by an Auto Changeover System cum limiter.	
<b>TV/TELEPHONE POINTS:</b>	Compatible wiring which can be hooked up to a cable television network with connection thereof in living room and all bedrooms, Telephone points in all living room and bedrooms	
<b>LIGHTNING PROTECTION:</b>	Lightning Protection-in compliance with IS 2309	
<b>PAINTING:</b>	a) <b>INTERNAL WALLS</b>	Finished with plaster of paris punning
	b) <b>EXTERNAL WALLS</b>	Weather shield paint and or textured coating finish with glazing as per architectural drawings at designated areas
<b>WATER PROOFING:</b>	Water proofing to floors of kitchen, Bathrooms, W.C.,, Balcony, Planter Boxes, Terrace, Landscape Deck, Ultimate Roof, Pool and Open terraces	
<b>DRIVEWAY:</b>	a) Reinforced concrete slab with hardener to carpark, carpark ramp/driveway	
	b) Stone and/or paver block and/or bituminous compound	
<b>RECREATION FACILITIES:</b>	a) <b>WATER FEATURES AND LANDSCAPE GARDENS</b>	Swimming Pool
		Kids Pool
		Central and rear Garden
		Separate Kids Play Ground
	b) <b>RECREATION FACILITIES</b>	Kids Play area
		Crèche
		Squash court
		Coffee shop
		Library
		Multipurpose Hall
		Health Club
		Pool Room
		Chess and Cards Room
		Cyber Café
		Audio Visual Room

		Video Games Room
		Games Room
		Meditation Room
		Fully Equipped Gymnasium
		Pre Functional Area
		Community Hall
		Barbeque Hall
		Amphitheater
		Porte Chochere/Drop off
		Walkway and Joggers Track
		Basket Ball court and Cricket Nets
		Casual Settings
<b>ADDITIONAL ITEMS:</b>	a) Exclusive Entrance Lobby in the Ground Floor of each Block	
	b) Reserved space in the open compound of the complex for parking of six motor cars for visitors to the flat holders and the Residents Club	
	c) Reserved space in the open compound of the complex for parking of two motor cars for visiting Doctor.	



## LOCATION



## TYPE & AREA

### Anagha Block

#### Flat Type - AA

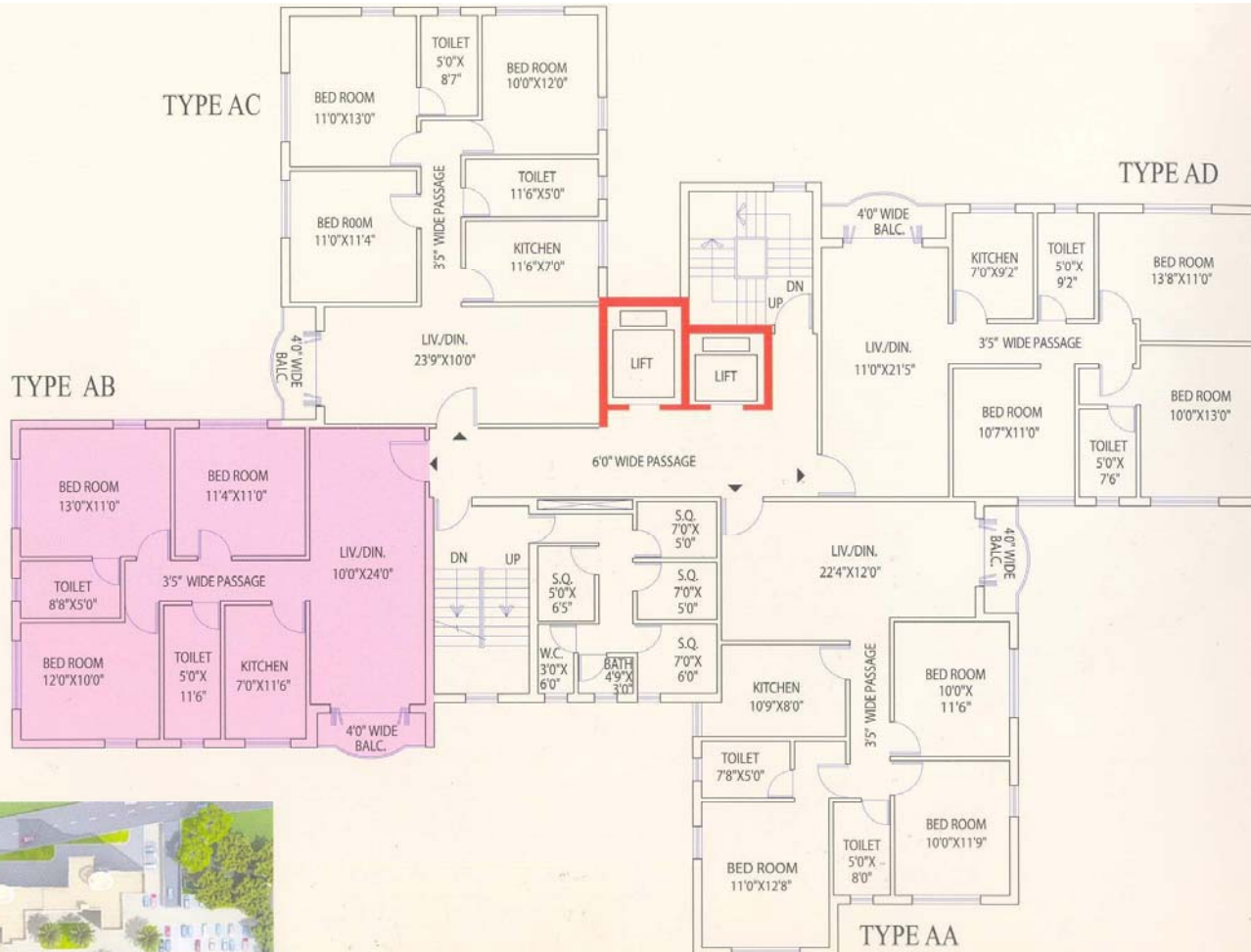


### Anagha Block



**Anagha Block**

Flat Type - AB



**Anagha Block**





**Anagha Block**

Flat Type - AC



**Anagha Block**



**Anagha Block**

Flat Type - AD



**Anagha Block**



**Bhudeva Block**

Flat Type - BA



**Bhudeva Block**





**Bhudeva Block**

Flat Type - BB & BD



**Bhudeva Block**



**Bhudeva Block**

Flat Type - BC



**Bhudeva Block**

**Chandrapal Block**

Flat Type - CA, CB  
& CD



**Chandrapal Block**



**Chandrapal Block**  
**Flat Type - CC**



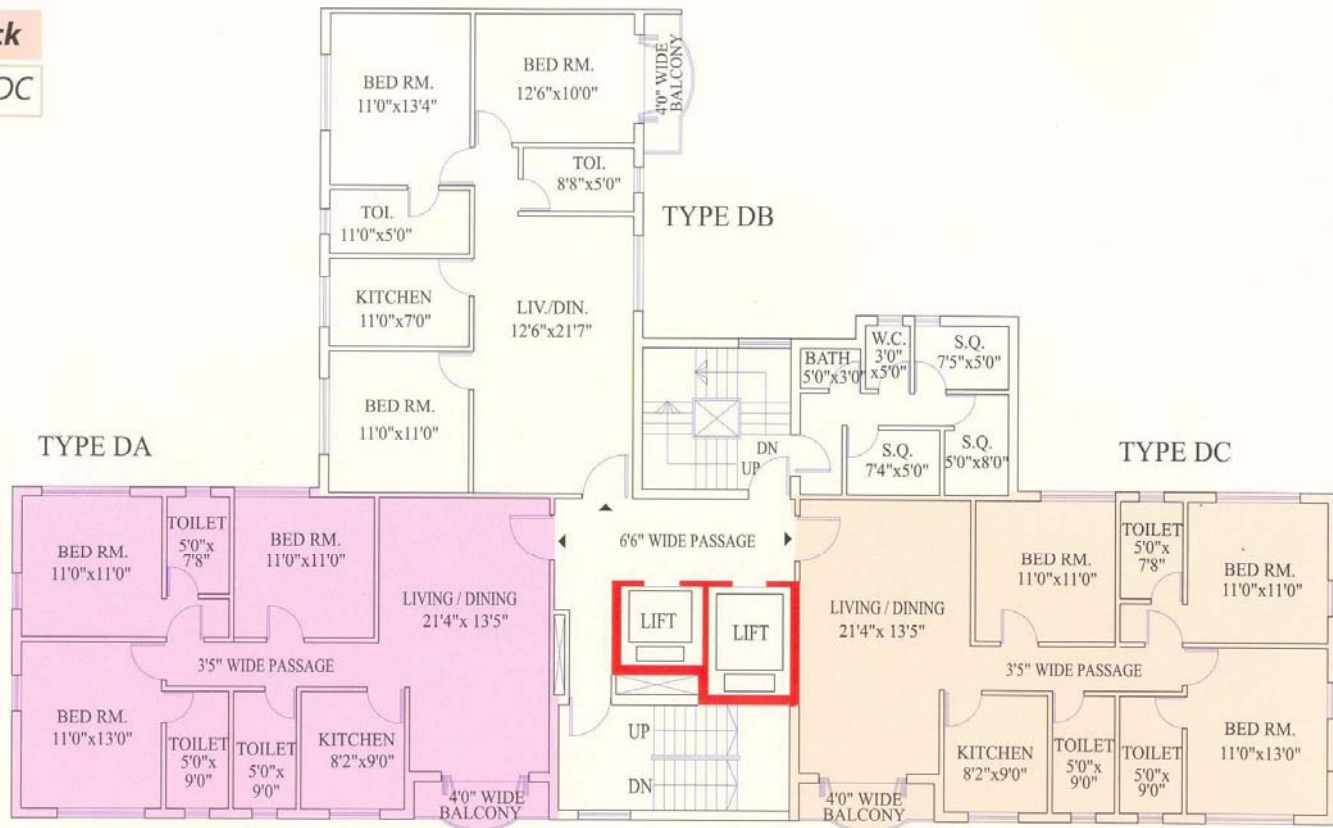
**Chandrapal Block**





**Devadeva Block**

Flat Type - DA & DC

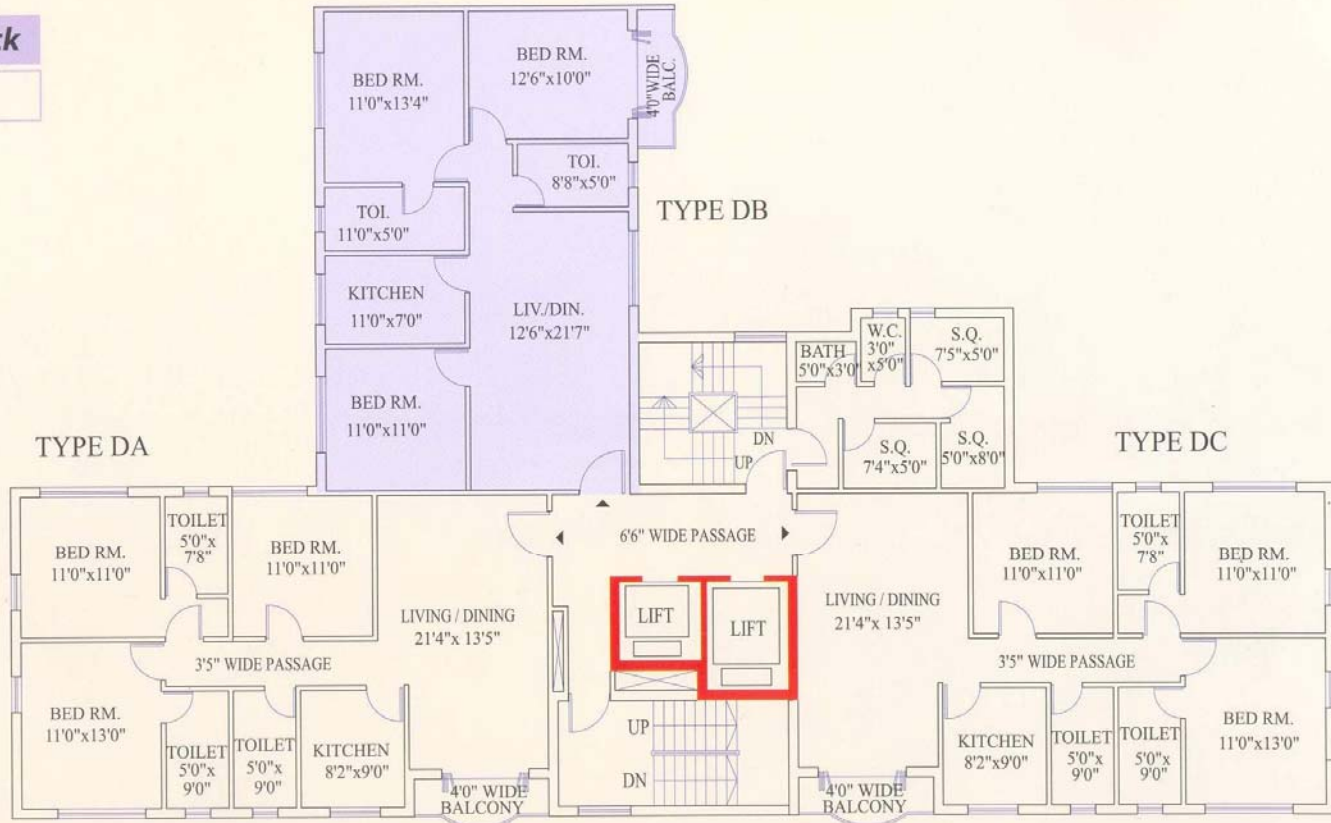


Devadeva Block



**Devadeva Block**

Flat Type - DB



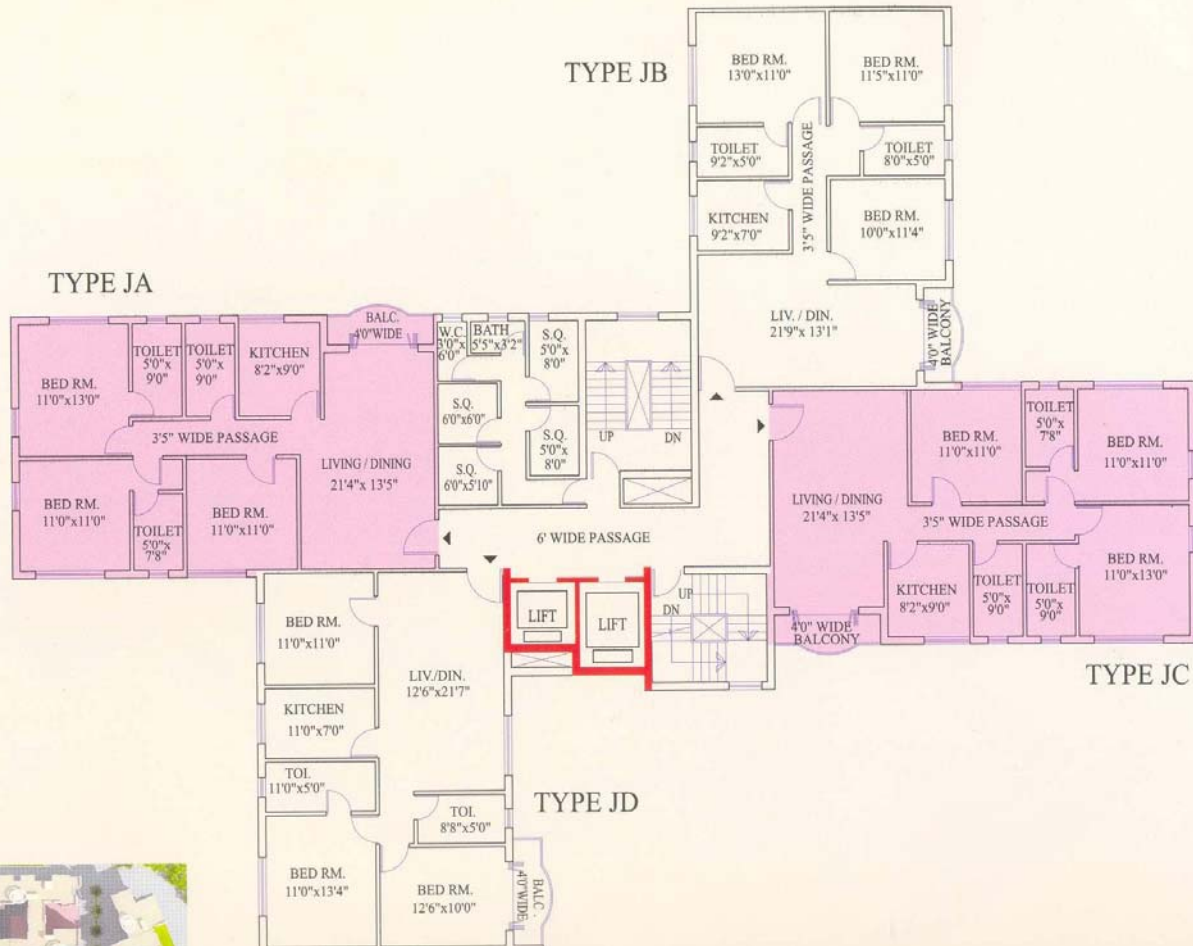
**Devadeva Block**





**Jagadisha Block**

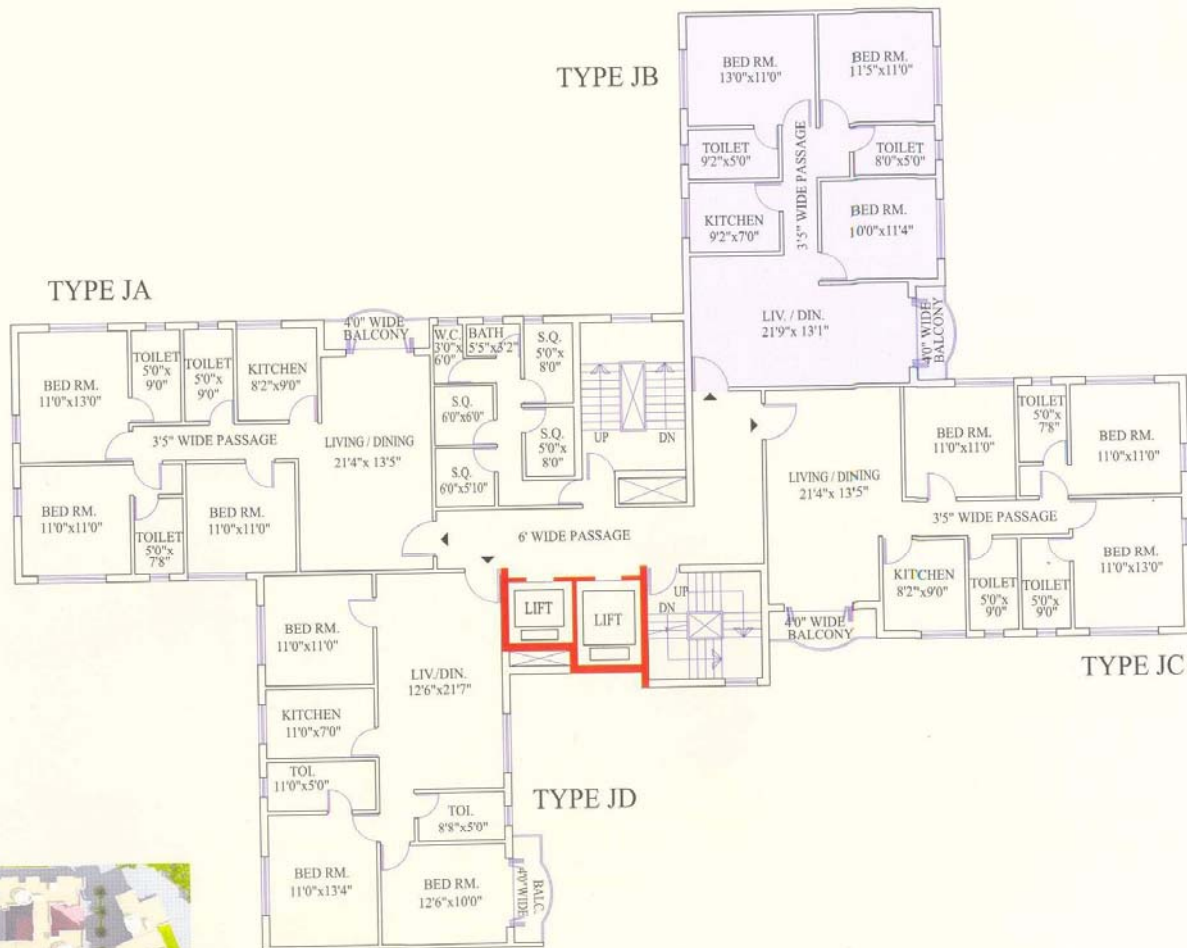
Flat Type - JA & JC



**Jagadisha Block**



**Jagadisha Block**  
Flat Type - JB



**Jagadisha Block**



**Jagadisha Block**

Flat Type - JD

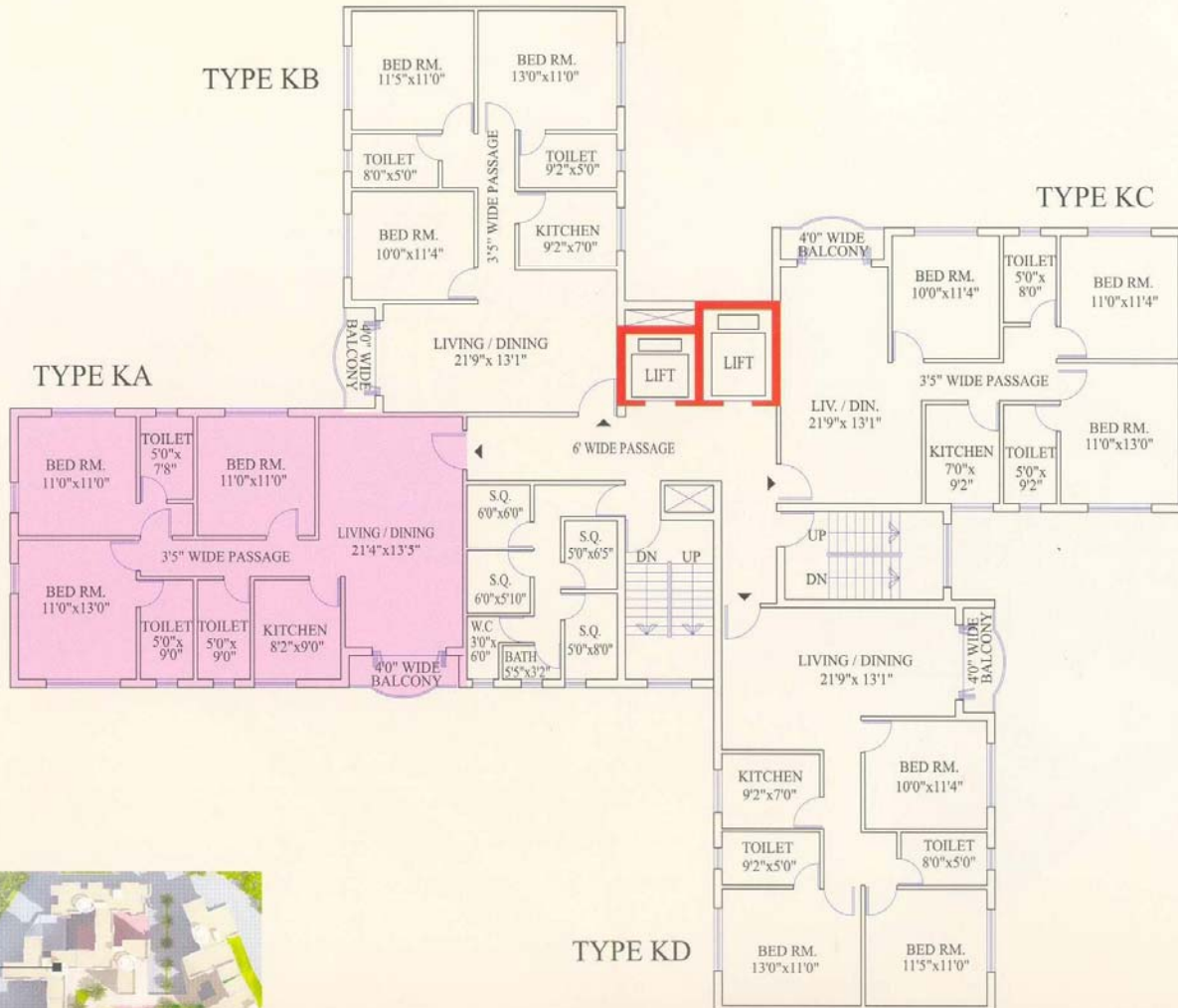


**Jagadisha Block**



**Kailas Block**

Flat Type - KA



**Kailas Block**





**Kailas Block**

Flat Type - KB, KC  
& KD

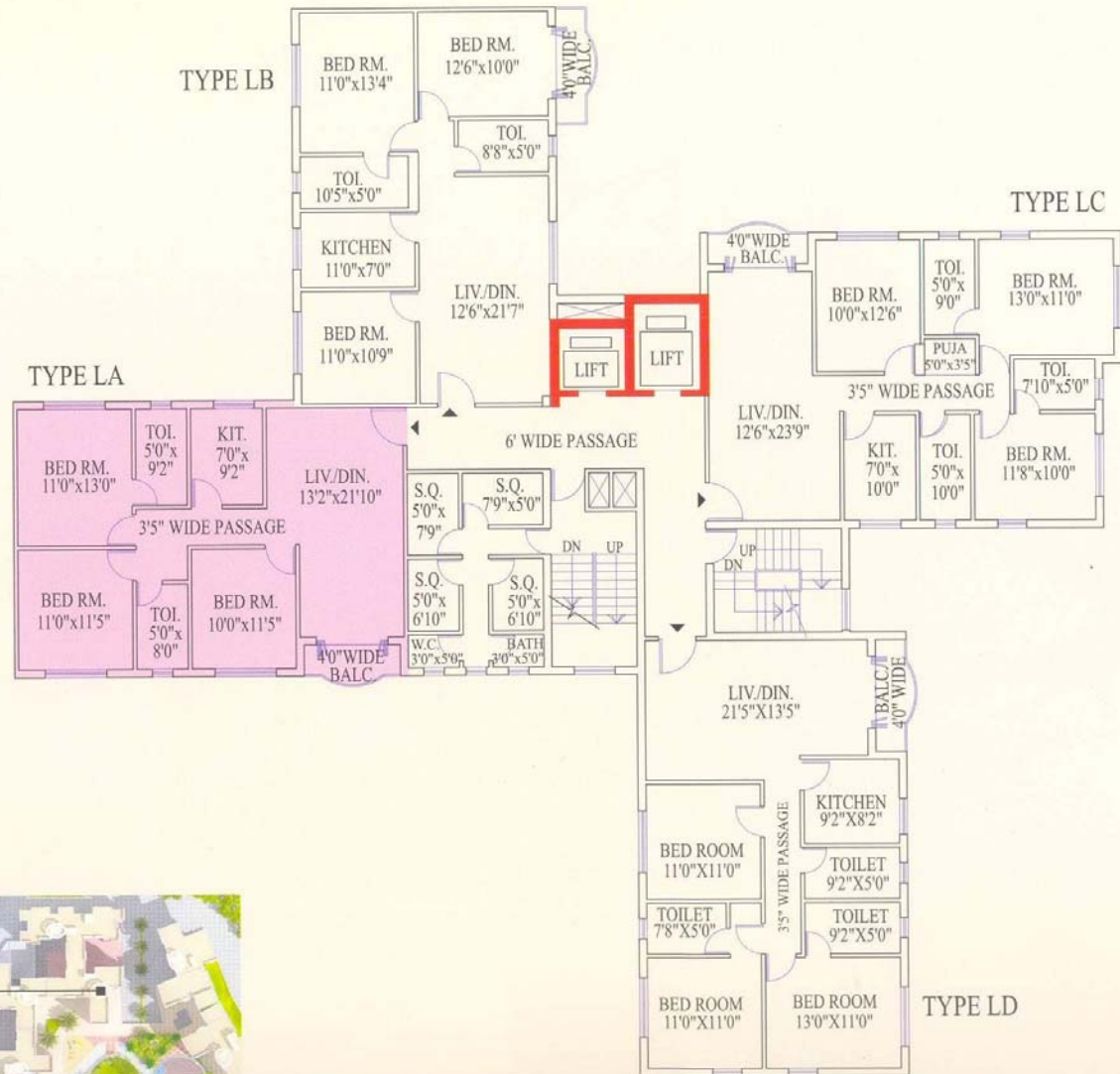


**Kailas Block**



**Lingaraja Block**

Flat Type - LA



**Lingaraja Block**





**Lingaraja Block**  
**Flat Type - LB**

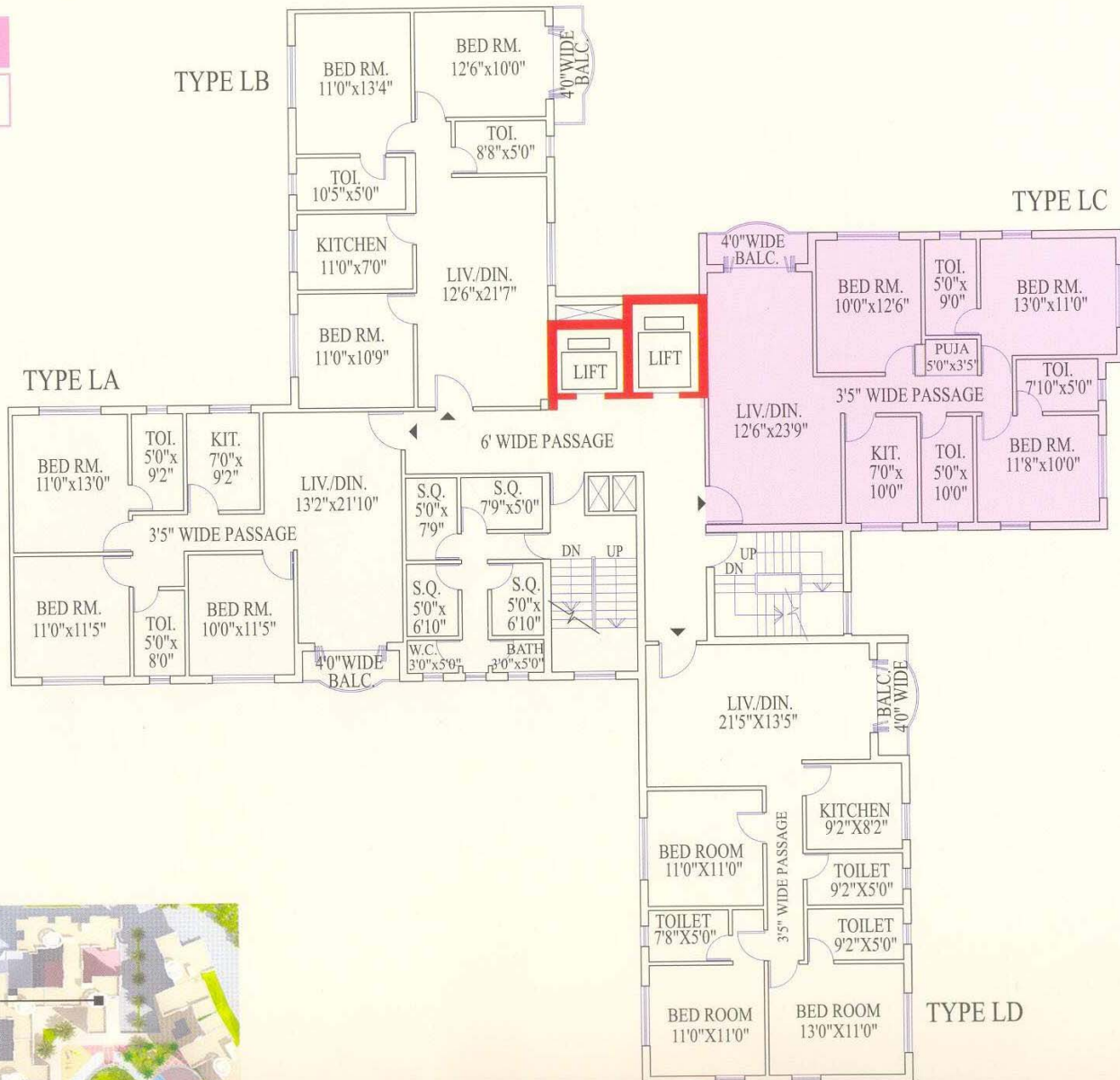


**Lingaraja Block**



**Lingaraja Block**

**Flat Type - LC**



**Lingaraja Block**

**Flat Type - LD**



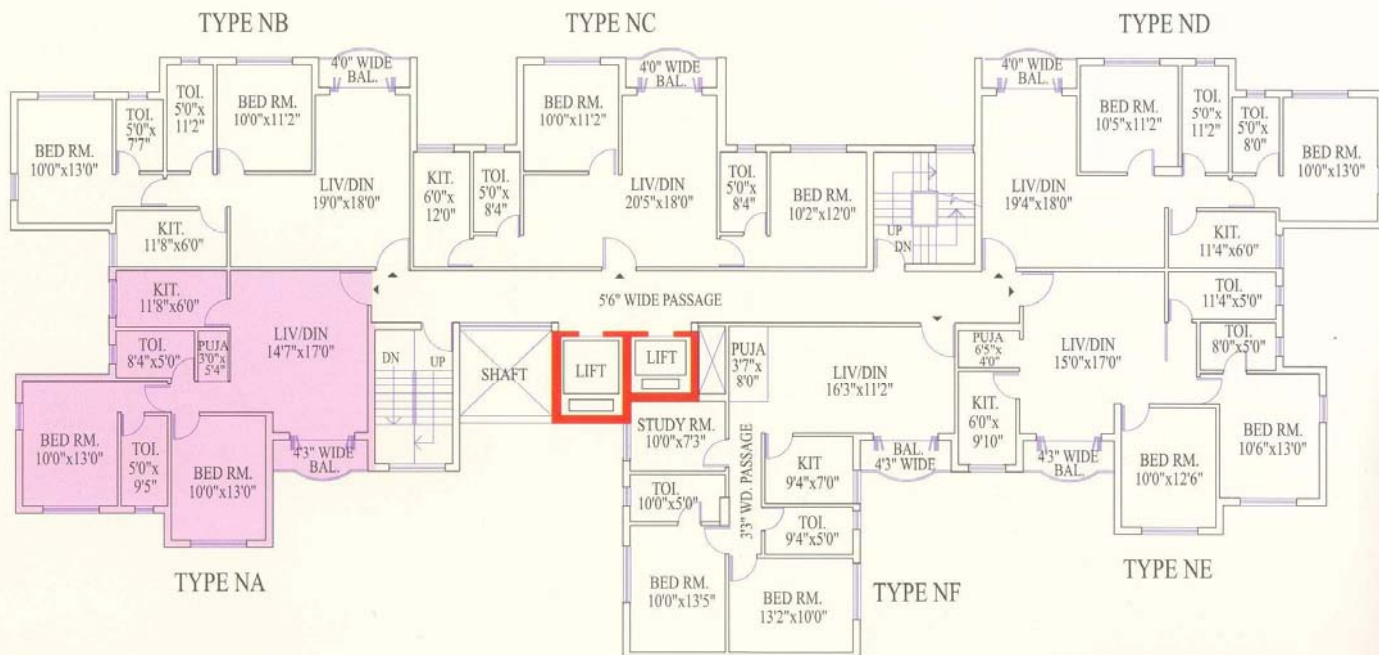
**Lingaraja Block**





**Nilakantha Block**

Flat Type - NA



Nilakantha Block



**Nilakantha Block**

**Flat Type - NB**

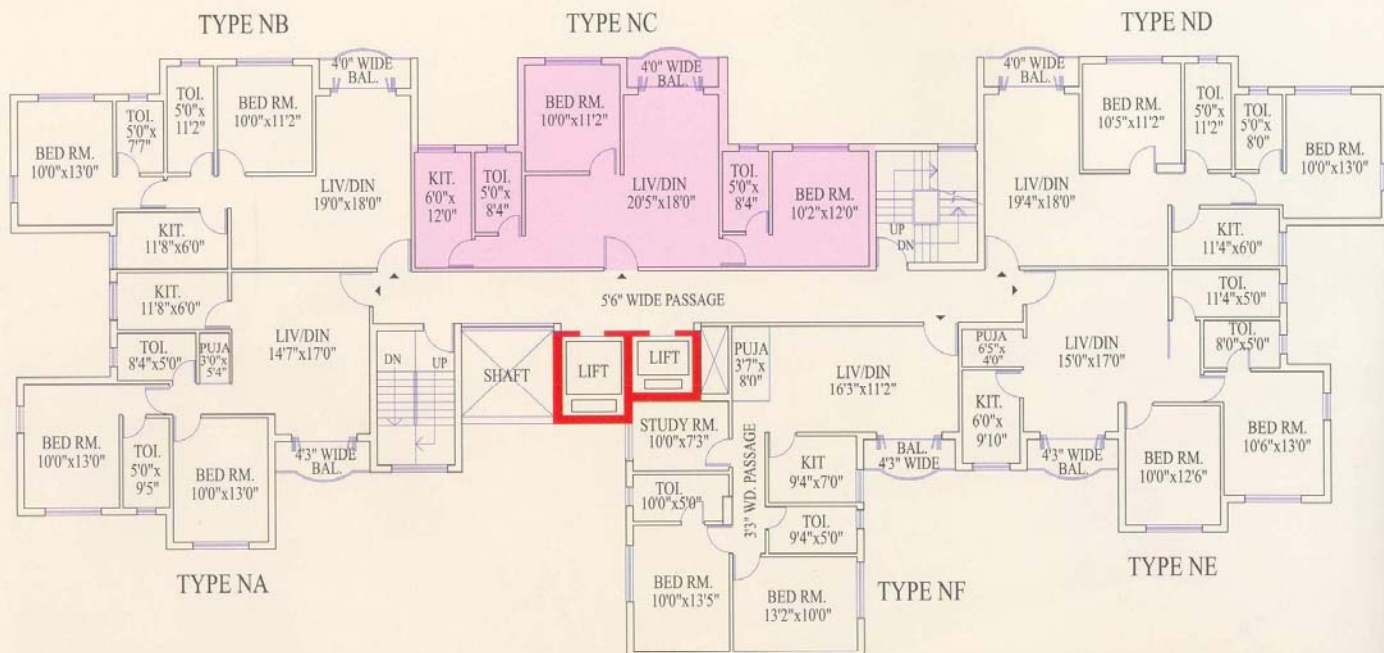


**Nilakantha Block**



**Nilakantha Block**

**Flat Type - NC**



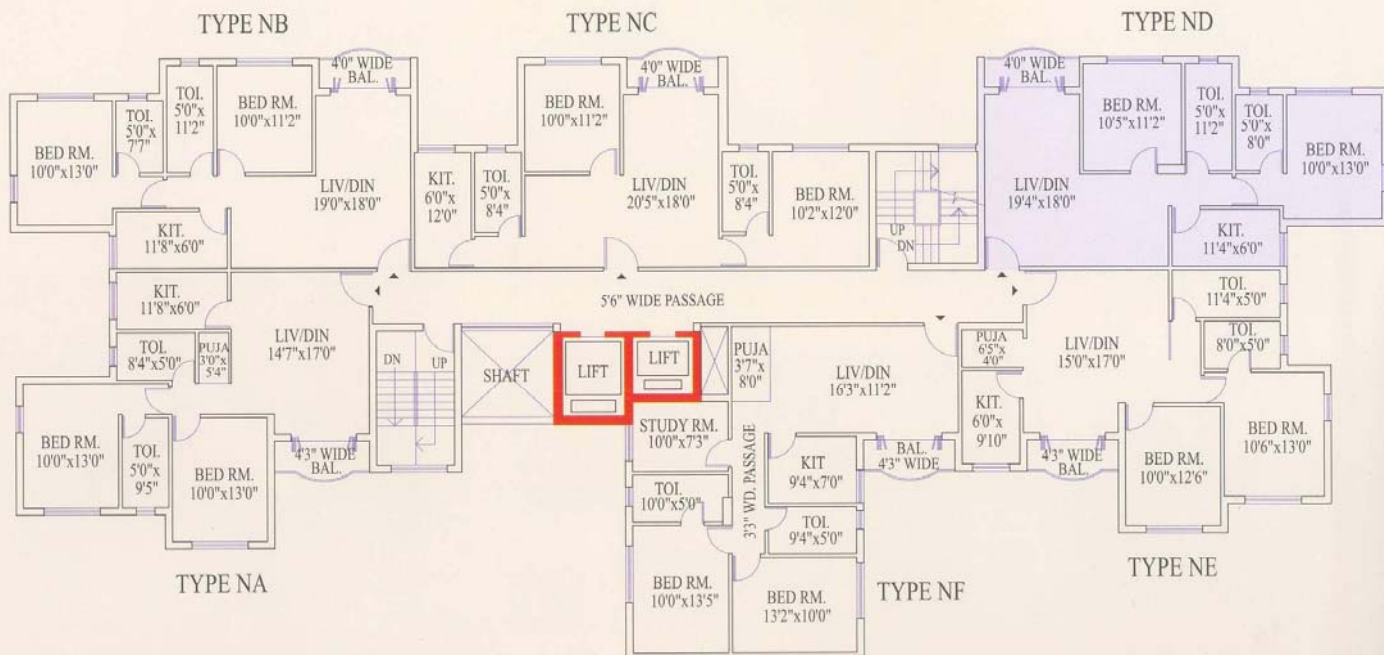
**Nilakantha Block**





**Nilakantha Block**

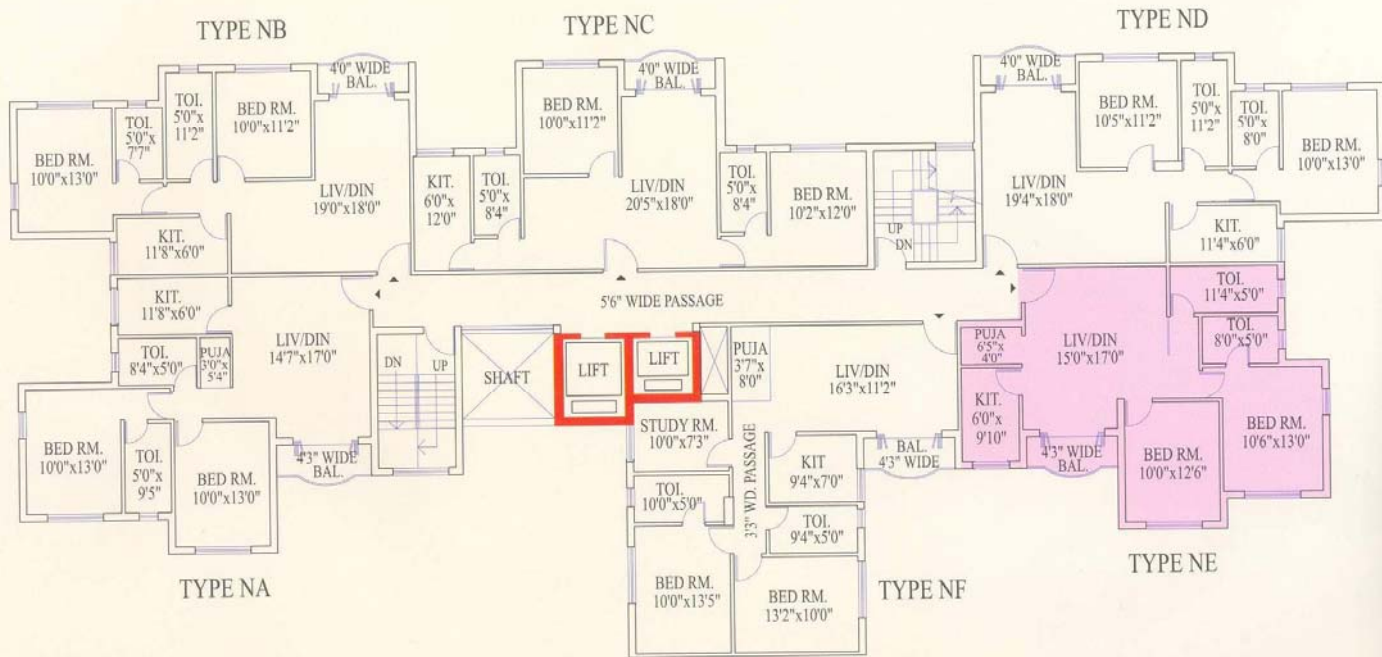
Flat Type - ND



**Nilakantha Block**

**Nilakantha Block**

Flat Type - NE



**Nilakantha Block**

### Flat Type - NF



### AREA OF FLATS

SL. NO.	BLOCK	FLAT TYPE	FLOOR	BUILT-UP AREA (SQ.FT.)	SUPER BUILT-UP AREA (SQ.FT.)	ATTACHED ROOF BUILT-UP AREA (SQ.FT.)
1	Anagha	AA	Gr.	1031	1335	
		AA	1st to 14th	1095	1418	
		AB	DO	1122	1453	
		AC	DO	1106	1432	
		AD	DO	1075	1392	
2	Bhudeva	BA	Gr.	1031	1335	
		BA	1st to 14th	1100	1425	
		BB	DO	1079	1397	
		BC	DO	1115	1444	
		BD	DO	1076	1393	
3	Chandrapal	CA	Gr.	1116	1445	
		CA	1st to 14th	1187	1537	
		CB	DO	1180	1528	
		CC	DO	1098	1422	
		CD	DO	1201	1555	
4	Devadeva	DA	3rd	1200	1554	352
		DB	3rd	1088	1409	795
		DA	4th to 14th	1200	1554	
		DB	DO	1088	1409	
		DC	3rd to 14th	1207	1563	
5	Jagadisha	JB	1st	1075	1392	
		JB	2nd	1075	1392	
		JA	3rd	1184	1533	348
		JB	3rd to 13th	1070	1386	
		JC	3rd	1200	1554	846
		JD	3rd	1081	1400	813
		JA	4th to 13th	1184	1533	
		JC	4th to 13th	1200	1554	
		JD	4th to 13th	1081	1400	
6	Kailas	KA	Gr.	1117	1447	
		KA	1st to 13th	1204	1559	
		KB	1st	1074	1391	137
		KB	2nd to 13th	1074	1391	



		<b>KC</b>	<b>1st to 13th</b>	<b>1090</b>	<b>1412</b>	
		<b>KD</b>	<b>DO</b>	<b>1086</b>	<b>1406</b>	
<b>7</b>	<b>Lingaraja</b>	<b>LA</b>	<b>1st to 13th</b>	<b>1067</b>	<b>1382</b>	
		<b>LB</b>	<b>DO</b>	<b>1083</b>	<b>1402</b>	
		<b>LC</b>	<b>DO</b>	<b>1207</b>	<b>1563</b>	
		<b>LD</b>	<b>DO</b>	<b>1199</b>	<b>1553</b>	
<b>8</b>	<b>Nilakantha</b>	<b>NA</b>	<b>Gr.</b>	<b>871</b>	<b>1128</b>	<b>256</b>
		<b>NA</b>	<b>1st to 13th</b>	<b>871</b>	<b>1128</b>	
		<b>NB</b>	<b>Gr. to 13th</b>	<b>860</b>	<b>1114</b>	
		<b>NC</b>	<b>DO</b>	<b>860</b>	<b>1114</b>	
		<b>ND</b>	<b>DO</b>	<b>876</b>	<b>1134</b>	
		<b>NE</b>	<b>1st to 13th</b>	<b>876</b>	<b>1134</b>	
		<b>NF</b>	<b>1st to 13th</b>	<b>947</b>	<b>1226</b>	