

 MANA *Dale*

 KODATHI, OFF SARJAPUR RD



*When nature is at the centre, life can be a
beautiful dream...*



These images are artistic renders. Actuals may vary

About



Embark on a green odyssey within a lush tropical paradise as Mana Projects unveils a groundbreaking sanctuary spanning 6.39 acres. This eco-friendly marvel introduces a harmony of firsts—nestled among century-old orchards and pioneering Mivan Technology in construction. The project sets an unprecedented standard with a sprawling 55,000 sq ft luxury clubhouse, a testament to sustainable living.

Beyond conventional landscapes, Mana Dale transforms into a dreamscape, where undulating valleys of tranquility and vibrant forestscapes converge. This transformative haven is designed for families seeking a lifestyle that is both independent and interactive—an environment-conscious community where the pitter-patter of feet mingles with the rhythmic dance of raindrops. Here, young professionals pursue passions alongside elders cherishing golden moments, creating a lifetime of serenity and excitement in equal measure.

With 680 units spread across 6 towers, Mana Dale is a holistic retreat featuring two adjoining mega luxury clubhouses. Ascend to the 20th-floor sky deck for panoramic 360-degree views, a sanctuary open to all. As the project unfolds, discover a unique canvas where nature becomes a constant companion—a peaceful oasis that transforms life into a beautiful dream.

In this visionary venture, Mana Projects invites you to explore a sustainable, transformative haven that transcends the ordinary, offering a haven where greenery meets innovation, and every detail is meticulously crafted for a life of serenity and excitement.





*Life can be far more
pure*



A space infused with greenery and quiet, presents you with the ability to carve out your own private space away from the chaos of the city bustle. Bursting with lush trees and broad canopies, the residential area resembles a serene reserve with many relaxing vantage points for contemplating the beauty of the landscape.

The lush foliage, achieved by a palette of trees, canopies, shrubs, and palms, along with the existing trees at the site, resembles a tropical paradise. Mana Dale is designed around nature. Creating a balanced ecosystem between urban living and nature, the architecture and the landscape have been visualized and designed to complement each other.



Life can be far more
enriching

Remember the days when children roamed freely in orchards, climbing trees, and playing with friends all day? In today's age of mobile screens, it may seem impossible, but our 100-year-old fruit trees offer invaluable life lessons.

They transform your kids and provide enriching experiences for the elderly. This is the Bengaluru you've been seeking – a return to a more meaningful, natural life.

Enjoy walks, a laid-back retirement, and a transformational lifestyle surrounded by lush greenery.

Birds chirping instead of cars honking, clear skies instead of smog, gully cricket with friends instead of mobile games.

Experience serene strolls among teakwood trees and create cherished memories with family and friends during personal camping adventures in the woods, complete with tents, barbecues, and campfires.





Life can be far more green and blue



Mana Dale is a showcase project, as far as reducing the dependence on natural resources goes, where the focus is on being completely environmentally conscious.

Adaptive Reuse Water Treatment

The grey water from the units is treated on-site in the STPs to refine water quality for reutilization for flushing, landscaping, etc.

Mandatory becomes celebratory

The mandatory provision of a refuge area at the 20th level has been catered to in the form of a triple height sky deck that is envisioned as a high engagement congregation & activity space. You can enjoy amenities offered at the sky deck along with a bird's eye view of the city below.



*Life can be far more
rewarding*

At Mana Dale, the ideal family setting is not at an expensive restaurant or around the dinner table at home – it's in the midst of a 100-year-old fruit orchard right on your doorstep.

Your kids can safely enjoy their time with friends, playing in the park, or exploring the garden.

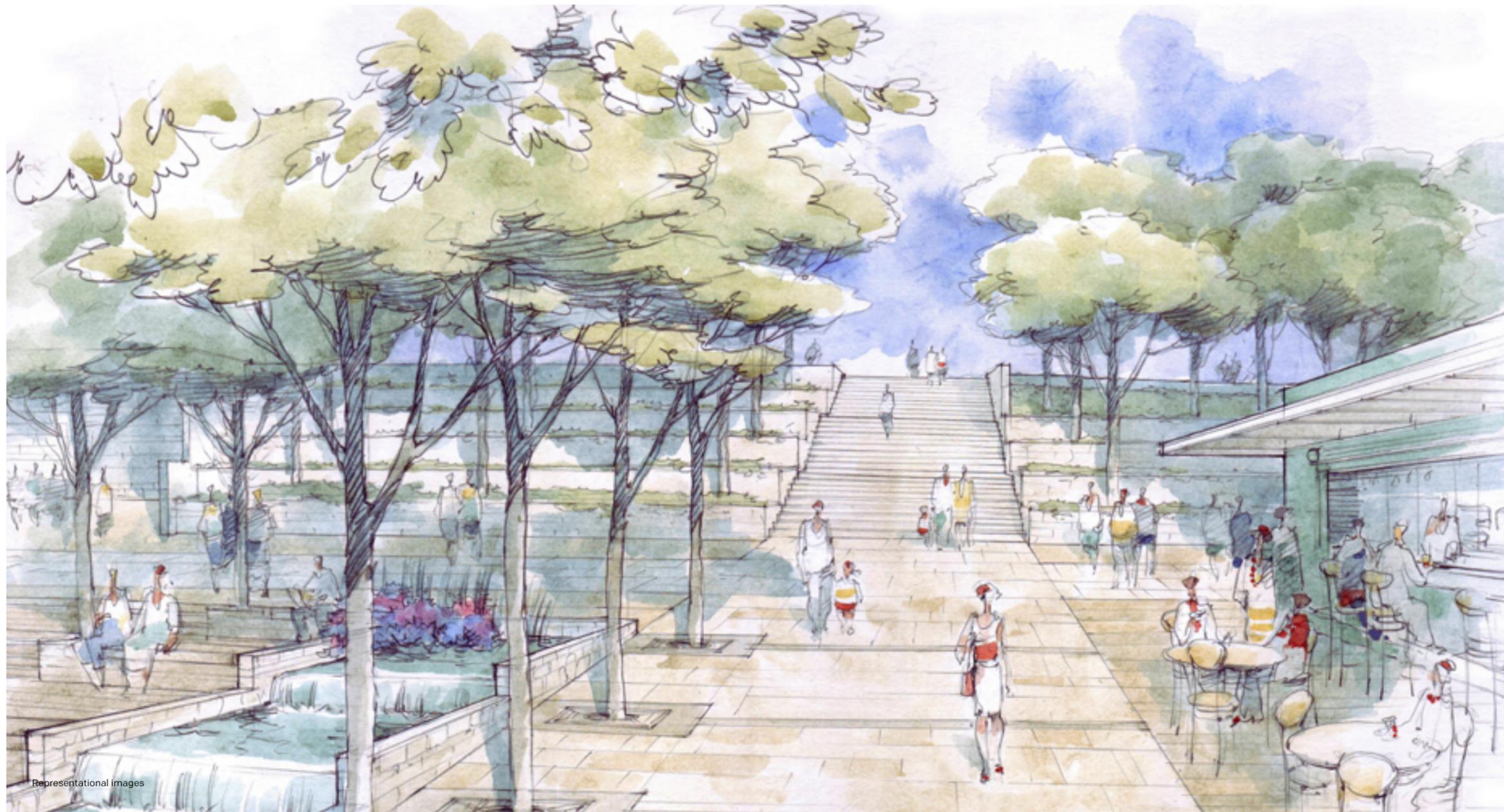
Grandparents can relish the cosmic sky or the moon's reflection on the shimmering lake.

And for you and your partner, there's a 10,000 sq ft clubhouse with rich acoustics, offering both company and a quiet evening, all without the hassle of long drives, checks, or traffic jams. Safety, security, tranquility, and serenity are woven into the DNA of Mana Dale, along with limitless entertainment, including wining and dining, movie screenings, and music concerts.

Mana Dale's design ensures that pollution and traffic in your entertainment and garden areas never exceed 10%, so you can enjoy a full 100% experience.



Representational images



Representational Images

Life can be far more productive



WFH doesn't mean indoors anymore! Get excited to work out in the open air with a cup of coffee and exquisite views to keep you refreshed and engaged at all times.

Sunken Seating Court

Surrounded by a water body, sunken seating gives you a sense of more dynamic, providing privacy within a larger landscape, like you're sitting inside water.

Leisure Pavilion with Cabanas

As the name suggests, spend your leisure time, relax, and rejoice away from chaos right into the lap of nature.



*Life can be far more
spiritual*

Mana Dale is a place where you'll find an ethereal connection to nature.

It invites you to experience 'Shirin Yoku' or forest bathing, a sensory immersion in the natural world that eases stress. This unique place encourages you to discover your 'Ikigai,' your life's purpose, elevating your consciousness and thinking.

It also emphasizes 'Nagomi,' fostering happy relationships with loved ones, a key to a fulfilling life.

Mana Dale is a soul-enriching journey where the wind whispers, the stars twinkle, and life's deeper meanings come to light amidst the woods, trees, and serene canopies.

It's a sanctuary where you can rediscover your inner self and connect with the essence of life, all within the peaceful embrace of nature.



Representational images

*Life can be a beautiful
dream
come true*

Mana Dale is envisioned for property owners seeking an urban haven that is both well connected to the city and well sheltered from the bustle. The practicality of design and aesthetic sensibilities are packaged into homes that offer an enriching experience and a life changing investment.

We provide a nurturing environment for the family, where you enjoy every weekend exploring & learning new things. At Mana Dale, the entire family can experience independent living, while enjoying a community feeling at the same time.



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Vastu shastra

Prioritizing Vastu Shastra compliance



Pedestrian movement

Prioritizing pedestrian movement: vehicular movement is limited to only 10% of the site. This not only facilitates free pedestrian movement but also curtails the pollution entering these spaces.



Mivan technology

Prioritizing new construction technology - Mivan Technology. Far ahead of conventional RCC, home buyers benefit from higher aesthetics, higher space efficiency, easier assembling and faster construction, with variety of smoother finishes on exteriors & interiors.

Master plan



Scan for Virtual Tour

LEGENDS

- | | | |
|---|--|-----------------------------------|
| 1. Entrance Plaza | 26. Community Court with Cabanas | 51. Viewing Gallery |
| 2. Waterbody with Sculpture | 27. Grand Steps | 52. Cricket Net practice |
| 3. Security Pad | 28. Steps access to Multipurpose Lawn | 53. Multipurpose court |
| 4. Arrival Lounge | 29. Multipurpose Lawn | 54. Private Court for North tower |
| 5. Entry Ramp to Basement | 30. Jungle Gym Play Area | 55. Pets Corner for North Tower |
| 6. Surface Car Parking | 31. Pathway | 56. Access to Golf Putting |
| 7. Bi-Cycle Parking | 32. Toddlers Play area | 57. Golf Putting |
| 8. Outdoor Reading Pod | 33. Steps access to Community Pavilion | 58. Outdoor Discussion Pod |
| 9. Community Court | 34. Community Court with Pavilion | 59. Leisure Deck |
| 10. Toddlers Play Area for South Tower | 35. Mist Garden | 60. Entrance Access |
| 11. Kids Play Area | 36. Sunken Interactive Court | 61. Reading Pod |
| 12. Pets Corner for South Tower | 37. Leisure Pavilion | 62. Outdoor Lounge |
| 13. OWC | 38. Butterfly Garden | 63. Ramp Access from Basement |
| 14. Service Access for OWC | 39. Outdoor Gym | 64. Kids Play Area |
| 15. Private Court | 40. Picnic Garden | 65. Clubhouse Plaza |
| 16. Board Games Street | 41. Hammock Zone | 66. Waterbody with Aquatic Plants |
| 17. Seating Terraces with Waiting Pod | 42. Camp Site | 67. Exercise Station |
| 18. Maintenance Access | 43. Yoga / Meditation Deck | 68. Nodes in Cobble Stone |
| 19. Service Area | 44. Skywalk Bridge | 69. Kitchen Access |
| 20. Sunken garden Chit-Chat court | 45. Senior Citizen Enclosure | 70. 8M wide Fire tender access |
| 21. Lawn Terraces | 46. Outdoor Work Station | |
| 22. Steps access to Northeast Landscape | 47. Reading Pod | |
| 23. Cultural Court | 48. Bon Fire Zone | |
| 24. Reflective Pool with Bubbler Jets | 49. Floral Bed with Sculpture | |
| 25. Floating Deck | 50. Steps access to Garden | |

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The naturalistic forest-like setting is enhanced and reinforced by the conserved large existing trees. This is complemented by newly planted trees and palms that add to the existing green infrastructure. Bursting with lush trees and broad canopies, the residential area resembles a serene reservoir with many relaxing vantage points



for contemplating the beauty of Landscape amenities. The lush foliage, achieved by a palette of trees, canopies, shrubs and palms along with the existing Trees at Site, resembles a tropical paradise. Existing Trees lined and dotted the ground, as if standing in awe to the spatial character of the landscape.

Location



SCHOOLS

1. Primus Public School
2. Prakriya School
3. Nirmala Vidyalaya
4. Indian International School

MALLS

1. Market Square Mall
2. Central Mall
3. Gopalan Innovation Mall
4. The Forum Mall

WORK HUBS

1. Wipro Campus
2. RMZ Ecospace
3. Embassy Tech Park
4. RGA Tech Park

HOSPITALS

1. Punarjain Ayurvedic
2. Manipal Hospital
3. Motherhood hospital
4. Apollo Hospital



Scan for 360° View



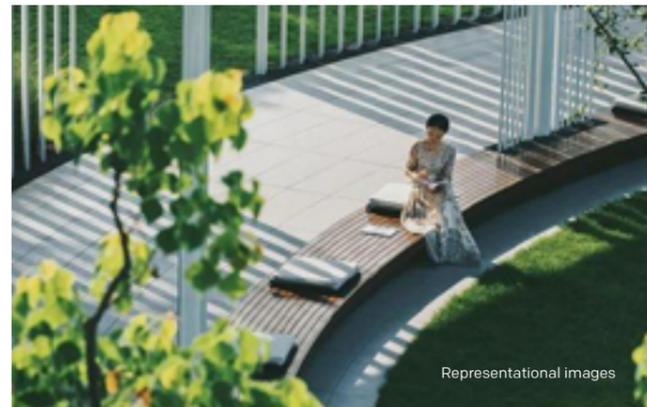
Amenities



Mana Dale's amenities are thoughtfully designed to blend seamlessly with the natural beauty of the surroundings, offering residents an unparalleled living experience that truly embraces the concept of "forestscapes."

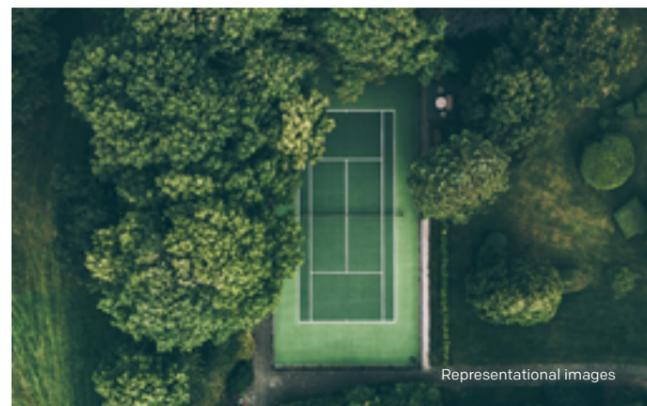
Welcome to a life of tranquility and luxury at Mana Dale.

Entrance Waiting Pod



Representational images

Multipurpose Court



Representational images

Outdoor Lounge



Representational images



Representational images

Waterbody With Aquatic Plants

sky walk bridge

This elevated walkway connects different parts of the community, offering residents a breathtaking perspective of their lush surroundings. As you stroll above the treetops, you'll feel a sense of serenity and connection to nature that's truly unique to Dale.



Representational images



Representational images

community court with cabanas

Surrounded by lush greenery the Community Court and adorned with comfortable cabanas, it's the perfect place for residents to come together for picnics, outdoor events, or simply to unwind.



Representational images

mist garden

This is a refreshing retreat that transports you to a world of cool and tranquility. Lush vegetation and strategically placed misters create a serene atmosphere where you can escape the heat and unwind.

outdoor working pods



These Outdoor Working Pods provide a unique solution by offering residents an inspiring outdoor environment to work or study. Surrounded by the sights and sounds of nature, these pods blend productivity with the serenity of the outdoors.



Representational images

Clubhouse



The Clubhouse at Dale serves as the epicenter of community life. What sets it apart is its versatile and thoughtfully designed spaces.

Whether you're hosting events, attending fitness classes, or simply enjoying leisure activities.



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the Clubhouse offers a unique hub of excellence. It's a place where residents can connect, create memories, and truly feel at home.





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amenities

- ▶ RECEPTION LOBBY
- ▶ COWORKING SPACE
- ▶ CONFERENCE ROOM
- ▶ SUPER MARKET SPACE
- ▶ DINNING AREA
- ▶ MUFFINS & DESSERTS
- ▶ CRECHE
- ▶ INDOOR GAMES
- ▶ CHIT-CHAT LOUNGE
- ▶ FOOSBALL
- ▶ GYM
- ▶ SPA
- ▶ BILLIARDS
- ▶ BOARD GAMES
- ▶ INDOOR BADMINTON COURT
- ▶ SQUASH COURT
- ▶ TABLE TENNIS
- ▶ MEDITATION ROOM
- ▶ YOGA DECK
- ▶ RECEPTION LOBBY
- ▶ RESTAURANT
- ▶ DINNING AREA
- ▶ MULTI-PURPOSE HALL
- ▶ AMPHITHEATRE
- ▶ SUITE ROOMS
- ▶ SWIMMING POOL
- ▶ TODDLERS' POOL
- ▶ CHANGING ROOMS

Floor plans



4 BHK (west facing)



Super Built Up Area
2145 SQ. FT.

Built Up Area
1625 SQ. FT.

Balcony & Utility
156 SQ. FT.

Wall Area
111 SQ. FT.

Carpet Area
1357 SQ. FT.

3 BHK (east facing)



Super Built Up Area
1822 SQ. FT.

Built Up Area
1381 SQ. FT.

Balcony & Utility
214 SQ. FT.

Wall Area
96 SQ. FT.

Carpet Area
1071 SQ. FT.

3 BHK (east facing)



Super Built Up Area
1600 SQ. FT.

Built Up Area
1212 SQ. FT.

Balcony & Utility
92 SQ. FT.

Wall Area
93 SQ. FT.

Carpet Area
1027 SQ. FT.

3 BHK (west facing)



Super Built Up Area
1590 SQ. FT.

Built Up Area
1204 SQ. FT.

Balcony & Utility
92 SQ. FT.

Wall Area
105 SQ. FT.

Carpet Area
1007 SQ. FT.



Specifications





Civil

STRUCTURE

- RCC Framed Structure with RCC walls.
- Internal Walls with smooth finish & external walls of sponge finish plastering.
- Wall External 6" & internal wall 4" thick.

Architecture

DOORS & WINDOWS

- Teak Wood door frame with Molded Panel Main door with melamine polishing.
- IS Standard SS finish fitting (Hinges & Latches) for main door with lock.
- Acasia wood door frame & Painted finish Flush Door fitted with Hardware to all rooms & Toilets.
- The Height of Main Door and other Doors would be 8 Feet and Toilet doors would be of 7 Feet Height
- UPVC windows with grills and mosquito mesh.
- UPVC French door for Balcony with Mosquito mesh. (No Grills)
- UPVC ventilators (provision for exhaust fan).

PAINTS

- Emulsion for internal walls, Enamel paint for doors and grills, natural polish for main doors As per architectural drawings
- External emulsion paints (weather coat) with texture finish.



FLOORING

- Laminated wooden flooring for Master Bedroom.
- Standard make IS Standard 800mm x 800mm tiles in all Bed rooms, Living room, Dining, Kitchen and other areas.
- Standard make antiskid tiles for Toilet Flooring (600mm x 600mm) & Balcony flooring (200mm x 1200mm).
- Standard make wall tiles (600mm x 600mm) up to 7ft high in all toilets.
- Standard make dado tiles up to 3.5ft in utility walls

INTERNAL AND EXTERNAL FINISHES

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

KITCHEN

- 2ft high wall tile dado.
- Provision for water purifier & chimney exhaust.
- Washing arrangement in utility area with water & drain line (One tap will be provided).

Plumbing, Electrical & Services

TOILETS

- Grohe/American standard/Roca/Vitra / equivalent make of Cp Fittings and accessories of good quality general range.
- Grohe/American standard/Roca/Vitra / equivalent make sanitary fittings of any white shades in colour..
- Concealed CPVC Plumbing lines for hot water lines in all toilets.
- Granite Counter in Master Bed room toilet for Wash basin.

ELECTRICAL

- Modular Switches - Schneider- Livia, Anchor-Roma + Honeywell - Evo or Equivalent make.
- Concealed fire-resistant ISI Standard quality copper wiring. (Anchor, Havells, Polycab or equivalent make).
- A/c point in Master Bedroom and dummy provision for other bedrooms.
- TV & Telephone Point in Living & Master Bed Room.

ELEVATORS

- Schindler/Otis/ Kone or equivalent Branded automatic lifts as per Architectural drawings.
- Elevator with passenger capacity of 10-13

GENERATOR

- Generator back up for Common Area (lifts & others), lighting back up for each flat.

CAR PARKING

- One covered Car parking will be provided for every apartment.

GRID POWER AND BACKUP POWER

- Grid Power
- DG power backup for common areas.
- DG power backup for units - 1 KVA only for lighting.





*Consultants &
Architects*



PRINCIPAL ARCHITECT
BLENDS Architects

LANDSCAPE ARCHITECT
AV Associates

MEP CONSULTANTS
HMN Consultants

STRUCTURAL CONSULTANTS
NIXIT Consultant Pvt Ltd

BANKING PARTNERS
KOTAK





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