



MANASA

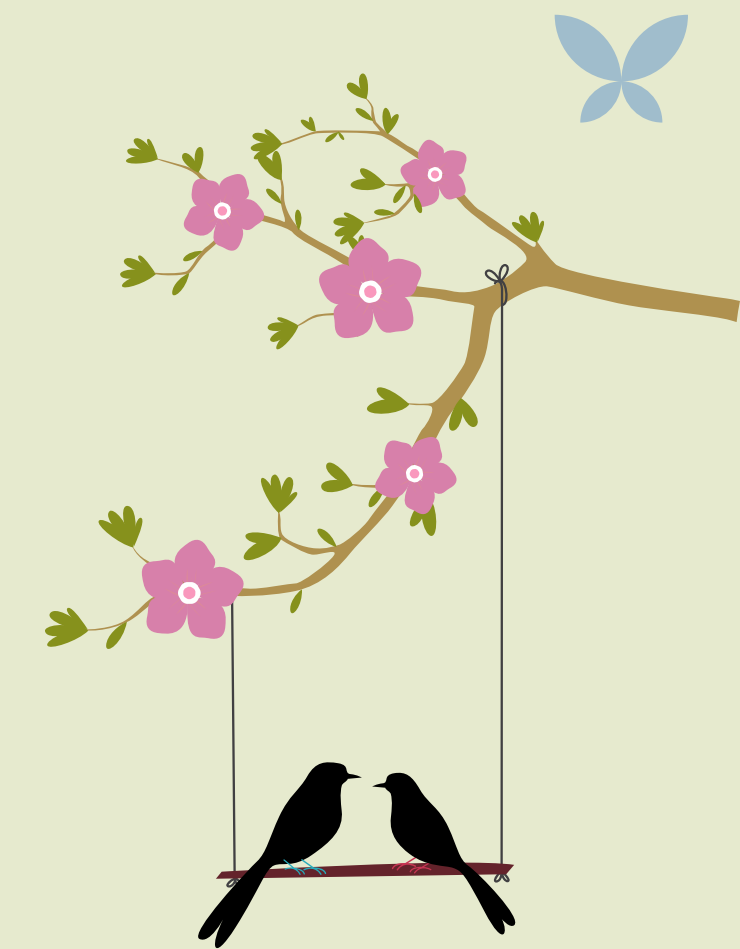
A BEAUTIFUL STATE OF MIND



Somewhere in the imagination
A dream gets refined
Till it resides in a happy place
As *a beautiful state of mind*

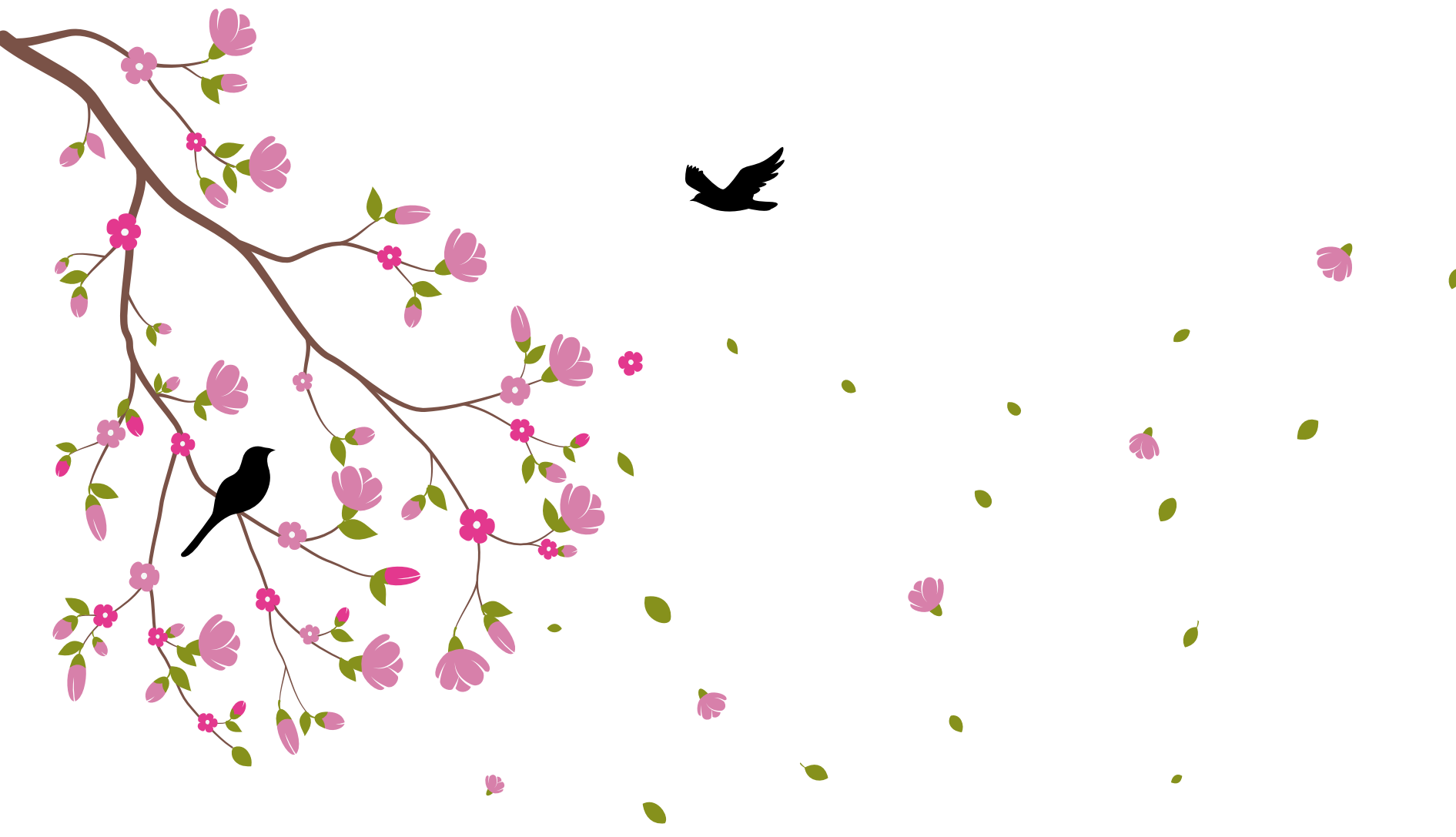


Manasa by Chaitanya, in Gandhi Nagar, is both a charming and calming experience. A rare opportunity to commune with Nature oblivious to the din of the city.



Where spaces expand with hope
Aspirations are never confined
Passions flow beyond the walls
Into *a beautiful state of mind*

The lobby leads to 10 exclusive, expansive apartments. A glass-walled staircase provides a view of the verdant outdoors as it winds its way up.



Spaces only emotions can fill
Nooks where wishes get defined
Doors beyond which inner thoughts
Colour *a beautiful state of mind*

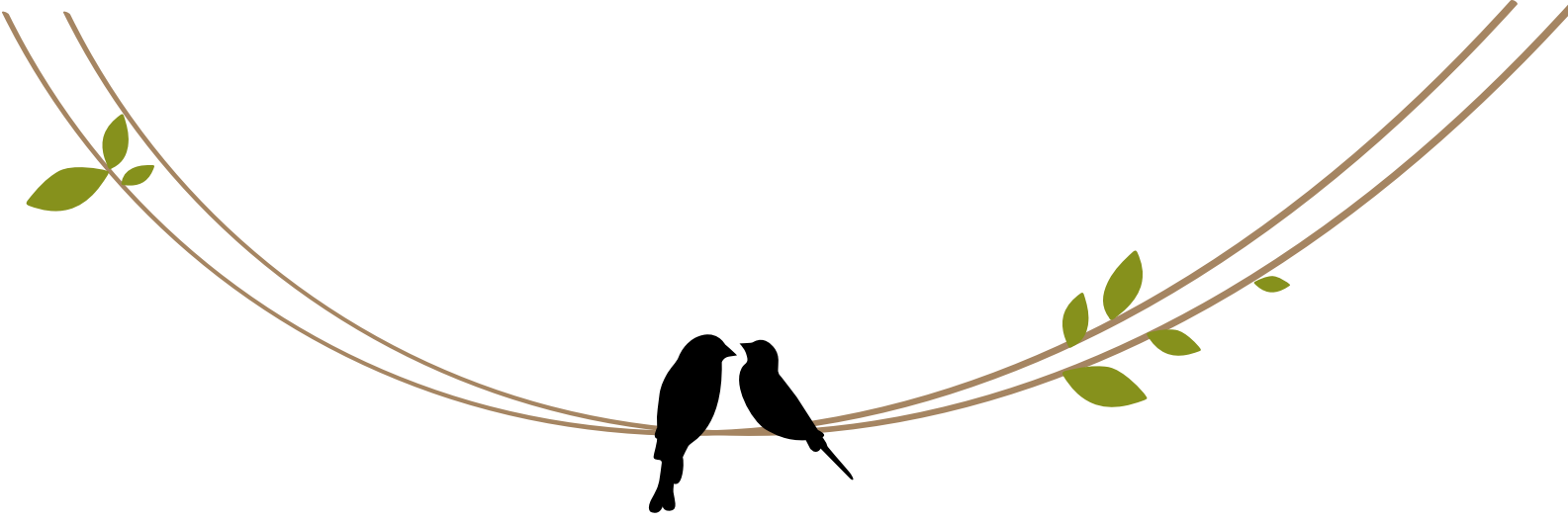


A luxurious living room soaks in natural sunlight and fresh air through large-format French windows. Crafted for an unhurried enjoyment of family time.



All the joys and pleasures
Get woven and intertwined
Into a fine-spun gossamer fabric
Called *a beautiful state of mind*

A tinted and textured dining area nurtures the body and nourishes the senses. The soul of relaxed gatherings immersed in warmth.



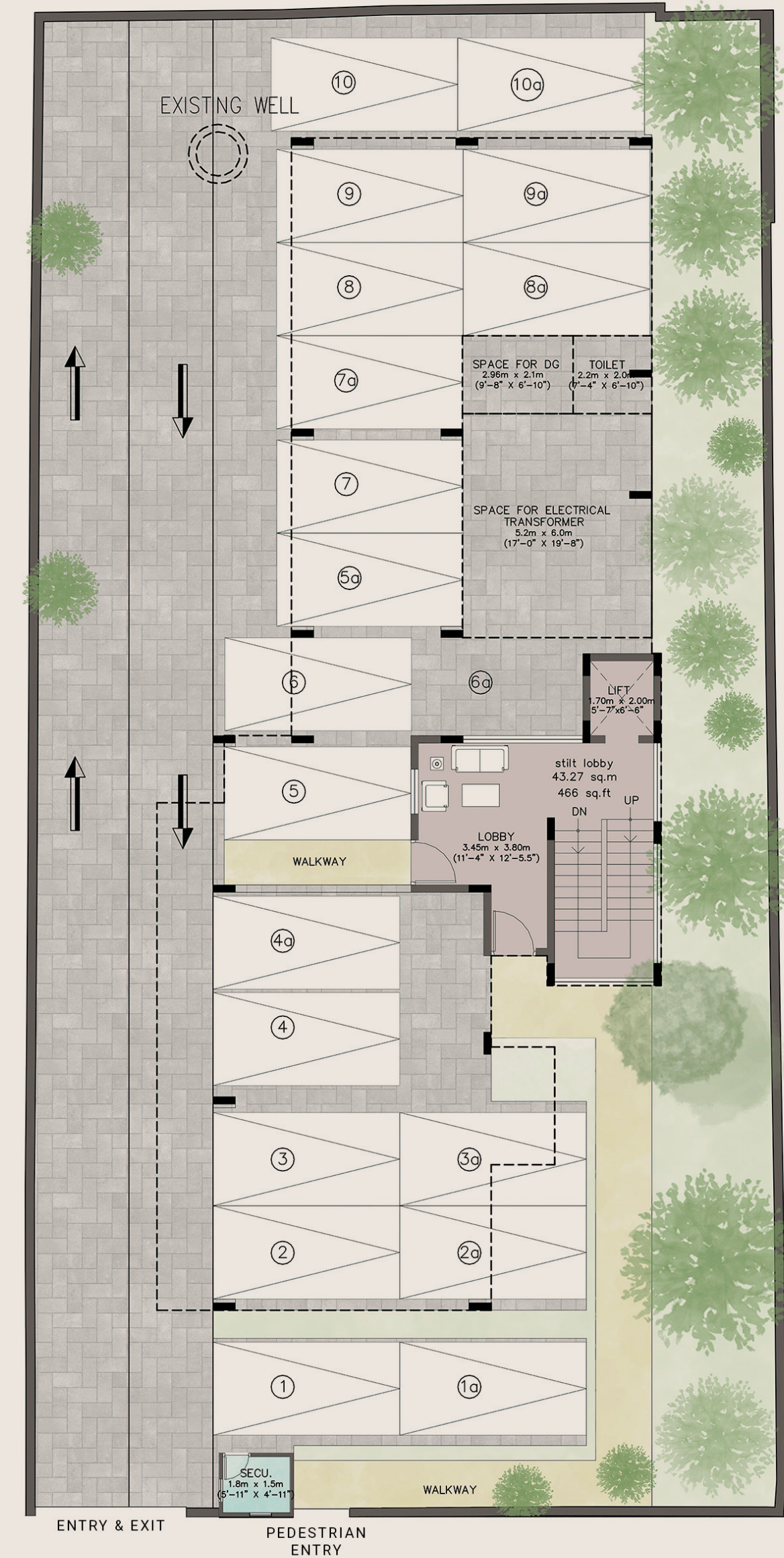
Let all the needless stresses
Of that intense daily grind
Give way to a soothing calm
Freeing *a beautiful state of mind*



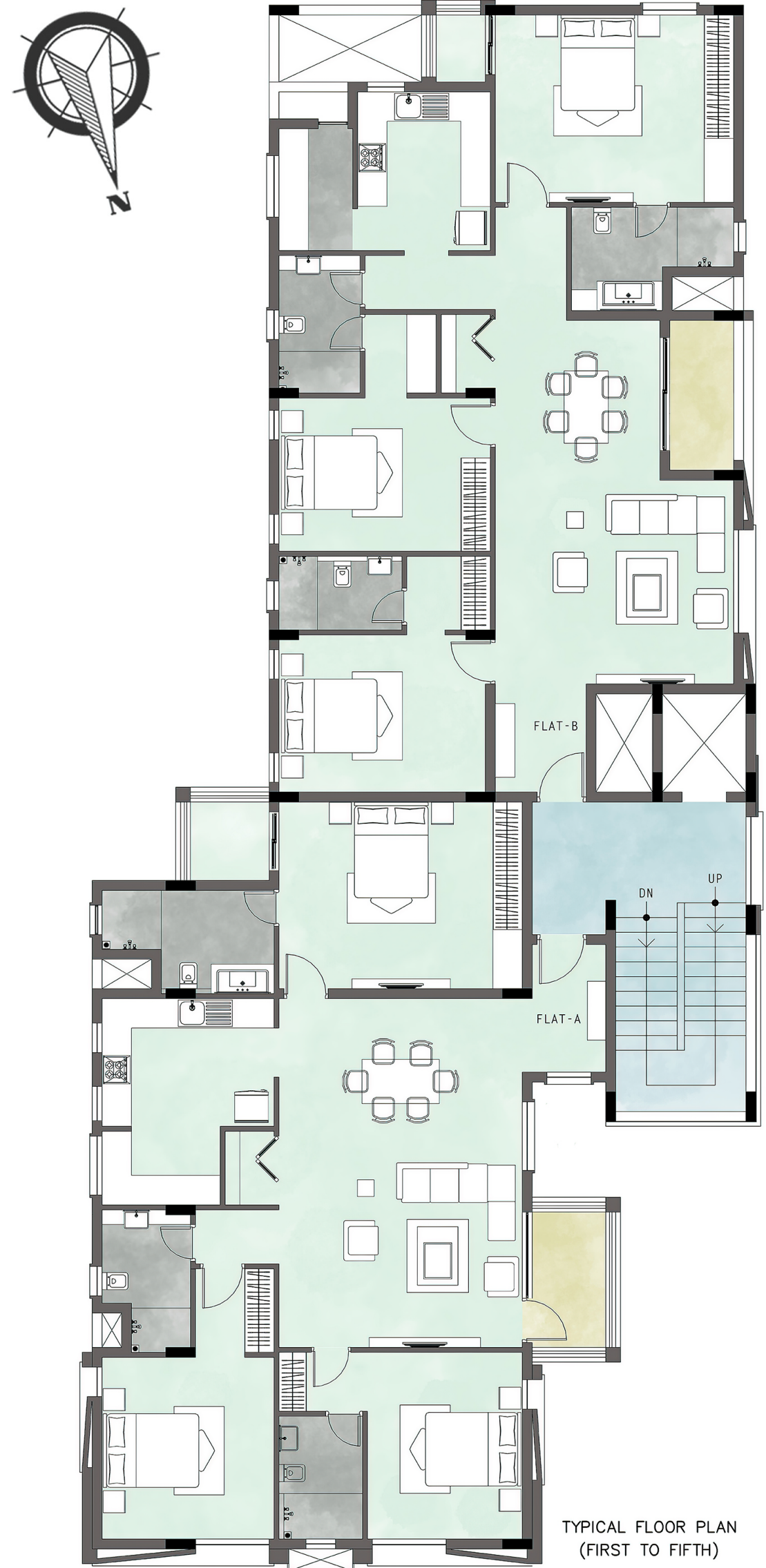
The generous bedroom has tucked-away cupboards inside and opens up to a balmy balcony outside. In total respect for mental and physical space.



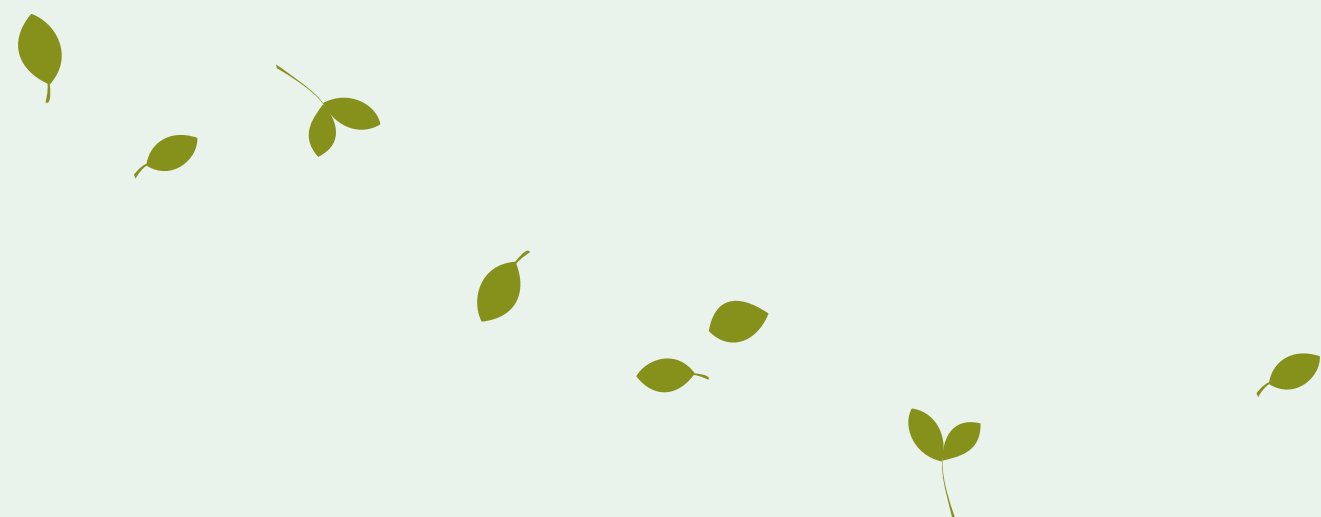
When ideas and inspirations
Get delightfully combined
They form the brick and mortar
For *a beautiful state of mind*



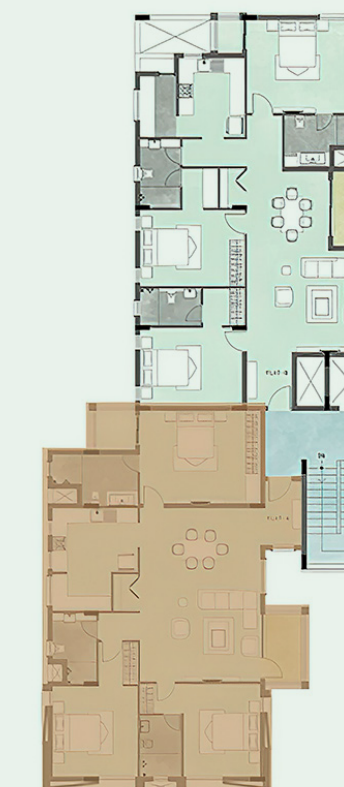
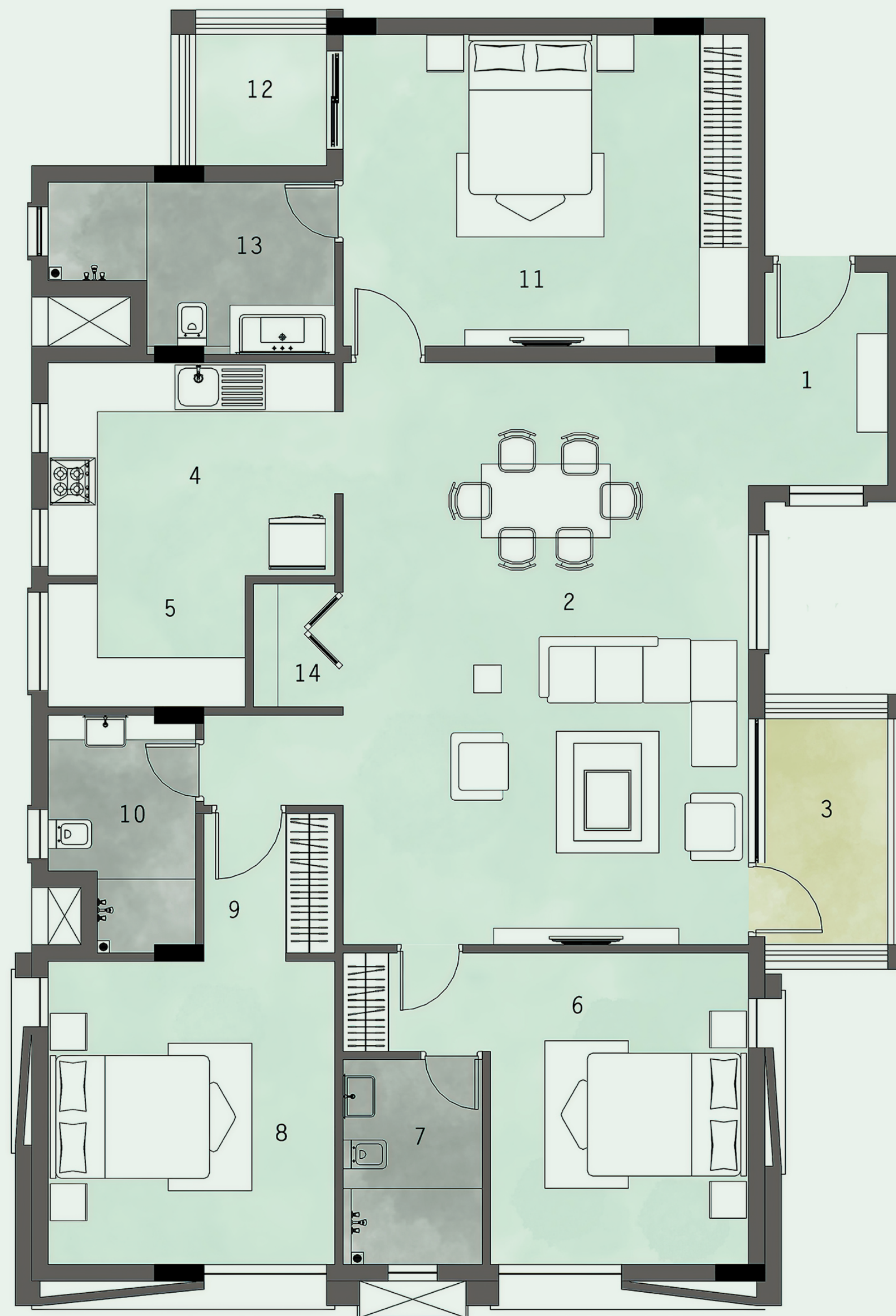
Bordered by trees, this sophisticated structure is a nod to timeless stories. The wide gates allow peace to enter freely even as stresses find their way out.



Everything that makes a haven
Nothing spared or left behind
Drafted on the drawing board
Of *a beautiful state of mind*



When dreams have dimensions
 On which life can be designed
 They create room for idylls
 In *a beautiful state of mind*



KEY PLAN

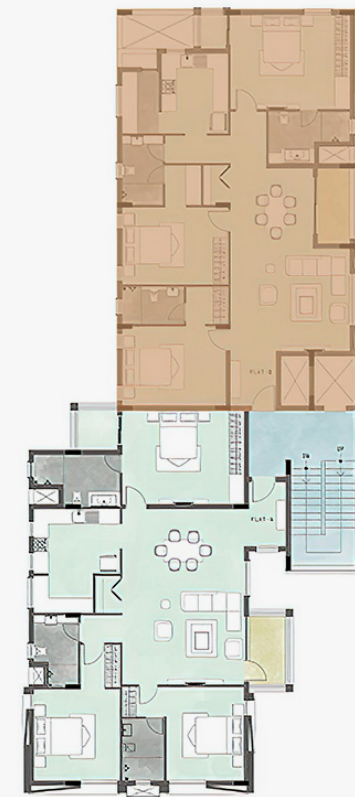
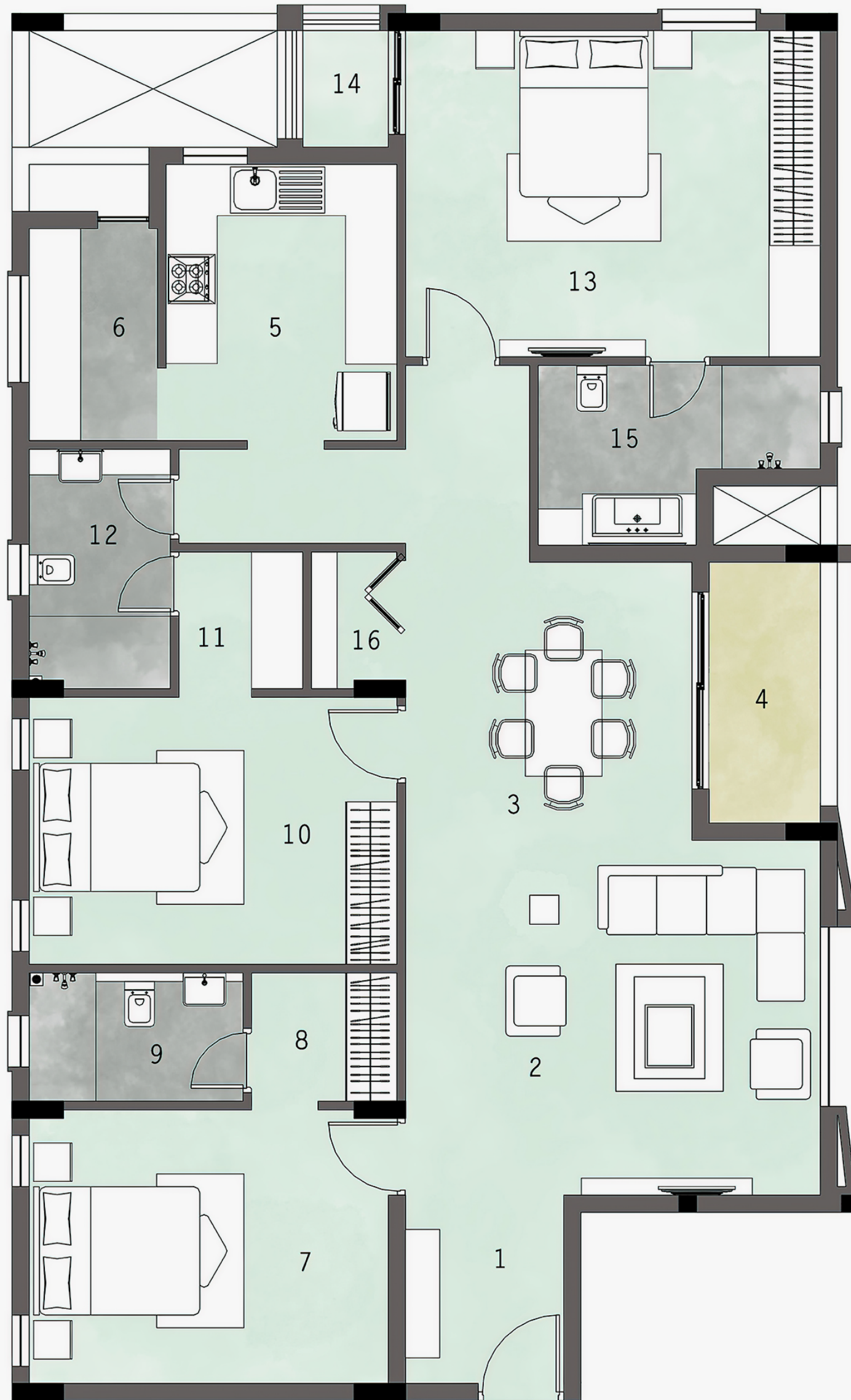


FLAT - A
 TYPOLOGY - 3BHK
 SALEABLE AREA - 1825 SQ.FT.

LEGEND

1	FOYER	5' 0" X 8' 6.5"
2	LIVING / DINING	16' 3" X 23' 3"
3	BALCONY	5' 6" X 10' 4"
4	KITCHEN	11' 6" X 8' 6.5"
5	UTILITY	7' 10.5" X 5' 0"
6	BEDROOM 1	10' 4" X 12' 6"
7	TOILET	5' 6" X 8' 2.5"
8	BEDROOM 2	11' 6" X 11' 9.5"
9	DRESS	5' 3" X 5' 6"
10	TOILET	6' 0" X 9' 6"
11	BEDROOM 3	16' 3" X 12' 6"
12	STUDY	6' 0" X 6' 0"
13	TOILET	11' 6" X 6' 10.5"
14	POOJA	3' 3" X 5' 0"

The thoughtful embellishments that turn house into home, also turn four walls into well-lived, well-loved spaces. Happiness now has a permanent address.



KEY PLAN



FLAT - B
 TYPOLOGY - 3BHK
 SALEABLE AREA - 1825 SQ.FT.

LEGEND

1	FOYER	6' 1" X 7' 2.5"
2	LIVING	16' 0" X 13' 7.5"
3	DINING	11' 0" X 10' 8"
4	BALCONY	5' 0" X 10' 0"
5	KITCHEN	8' 10.5" X 10' 7"
6	UTILITY	5' 0" X 8' 1.5"
7	BEDROOM 1	13' 9.5" X 10' 6"
8	DRESS	5' 7" X 5' 0"
9	TOILET	8' 3" X 5' 0"
10	BEDROOM 2	14' 1.5" X 10' 3"
11	DRESS	4' 9" X 5' 3"
12	TOILET	5' 6" X 9' 2"
13	BEDROOM 3	16' 0" X 12' 6"
14	STUDY	4' 0" X 5' 2"
15	TOILET	10' 10" X 6' 10.5"
16	POOJA	3' 3" X 5' 0"

—
 If feelings were in square feet
 Space and style tastefully aligned
 They would meld into the floor plan
 Of *a beautiful state of mind*
 —



STANDARD SPECIFICATIONS

STRUCTURE

Seismic Zone III compliant RCC frame structure

Solid concrete block masonry

Stone cladding on sections of external wall faces

FLOORING

Living / Dining

2' x 4' vitrified tiles with co-ordinated skirting

Bedrooms

2' x 2' vitrified tiles with co-ordinated skirting

Kitchen

2' x 2' vitrified tiles with co-ordinated skirting

1' x 2' backsplash glazed tile up to 2' above counter

Balcony

2' x 2' vitrified tiles with co-ordinated skirting

Utility

1' x 2' vitrified non-skid tiles with suitable dado up to a height of 3'3"

Toilets

1' x 2' vitrified non-skid tiles with suitable dado up to a height of 7'

Decks

All-weather engineered tiles

DOORS, WINDOWS AND RAILINGS

Main door

7' height – factory-finished teak wood shutters with a suitable frame

Yale or equivalent lock brand with stainless steel fittings

Internal doors

7' height – skin-paneled doors with teak wood frames

Yale or equivalent lock brand with stainless steel fittings

Toilet doors

7' height – skin-paneled doors with teak wood frames

Windows

UPVC windows with clear glass frames from Saint-Gobain or equivalent glass brand

French door

UPVC or equivalent sliding, clear glass frames from Saint-Gobain or equivalent glass brand

Grills

MS grills fixed on to the walls

Anti-corrosive Zinc Chromate primer with enamel paint coat

SANITARYWARE AND PLUMBING

Sanitaryware

Kohler / Vitra/ Roca or equivalent brand

EWC wall-mounted with concealed tank

Below the counter washbasin in master-bedroom, toilet and dining areas

Ordinary wall-mounted rectangular washbasin in other bedroom toilets

Chrome-plated fittings

Kohler / Vitra/ Roca or equivalent brand C.P. pillar tap, diverter, overhead shower arm with rose, health faucet and angle cock

Plumbing

All internal concealed piping with CPVC pipes

All other open water lines are threadable PVC with R specials or equivalent

Waste-water lines with PVC Finolex / Truebore or equivalent 6 kg class

All rainwater pipes with PVC Finolex /Truebore or equivalent 4 kg class

All pipes painted with two coats of enamel paint

Separate motor for metro water sump and bore well

Provision for geyser in all the toilets

Home and heart are emotions
The lasting ties that bind
Cocooned in the warm comfort
Of *a beautiful state of mind*



The little things that matter most
 Memories that will always remind
 Created anew on a fresh canvas
 That is *a beautiful state of mind*

STANDARD SPECIFICATIONS

KITCHEN AND UTILITY

Polished black granite platform with double-nose edge at ergonomic 32" from the floor, over RCC counter supported by suitable brickwork

Stainless steel, single bowl sink and draining board in kitchen of Nirali or equivalent brand

Provision for kitchen exhaust

SURFACE FINISHES

Internal walls

Finished with Birla putty, one coat of primer, two coats of Asian Paints

Internal ceilings

Finished with Birla putty and Asian Paints emulsion paint (roller finish)

Exterior walls

Weather-proof exterior emulsion

ELECTRICAL AND WIRING

Television, telephone and modem points in all bedrooms and living room

Electrical distribution and concealed wiring suitable for 3-phase power supply

Fire-resistant electrical wires of Finolex or Anchor brand

Switches and sockets of Schneider/Legrand or equivalent brand

Air-conditioning points in all rooms

One MCB for each room in the main distribution box of each residence

Three phase power supply

All products like switches and accessories, PVC conduits, switchgear, wiring cable etc. are compliant with Indian Standard (IS) Codes for electrical wiring

COMMON AREAS

Lobbies

Ground floor lobby

Polished granite, combination-design flooring with matched skirting

Upper floor lobbies

Polished granite slab with matched skirting

Staircase and Elevator

Staircase

Granite flooring with skirting

Handrails with MS grill work

Elevator

One 6-passenger elevator of Johnson or equivalent brand

Landscaping and Paving

Greenery along compound wall and on terrace with seating

Paving with granolithic flooring/concrete interlock pavers

Brick kerb and drains along the compound wall to divert rain-water to rain harvesting pit

SECURITY

Access-controlled lobby doors

CCTV cameras in common areas

Video doorbell

UTILITIES ON CAMPUS

Rain-water harvesting system

OH tank with float switch

Pressure pump

Toilet for drivers/servants

Solar cells as per Chennai Metropolitan Development Authority (CMDA) norms

Water meters

Generator

Generator of the required rating to provide power to lights, fan points in all rooms, calling bell, fridge point, one air-conditioner in the master-bedroom in each apartment, adequate lighting in the common areas and to operate the motor-pump and elevator.

(While all reasonable care has been taken in providing the information, as given here, the specifications mentioned are subject to change, as may be required by the Developer and Architect, whose decision will be final. Any change in the specifications would be equivalent to or of a higher standard.)



When the southern winds blow
Through avenues that are tree-lined
Windows open up to embrace
Such *a beautiful state of mind*

Never too far from where you need to go and, more importantly, never too far to return home. Schools, shopping, clubs, hospitals... all within easy radius.



When blueprints pay homage
To the greenprint of humankind
Planet, people and posterity
Find *a beautiful state of mind*



New family trees built around an old Indian almond deciduous. Preserving the history it cherishes and paying tribute to its place in the world.



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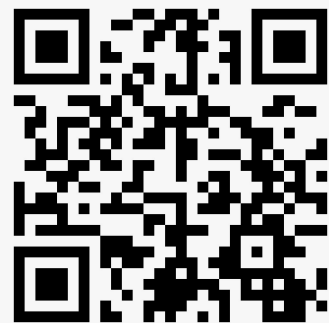
And at the end of a long day
When it is time to gently unwind
Lose yourself in the tranquillity
Born of *a beautiful state of mind*



CHAITANYA



MANASA



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