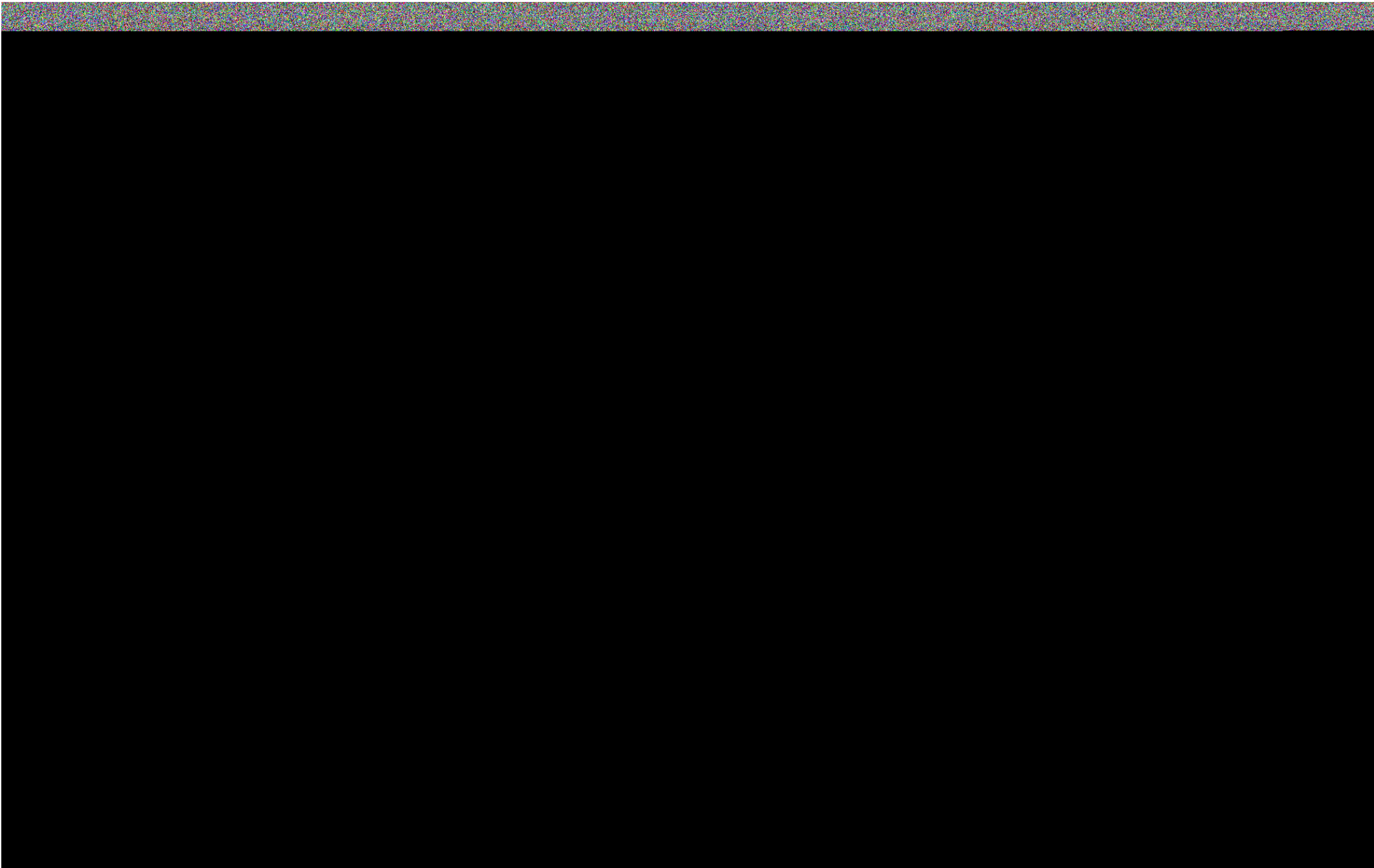


MANA *Dale*

📍 KODATHI, OFF SARJAPUR RD



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



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.

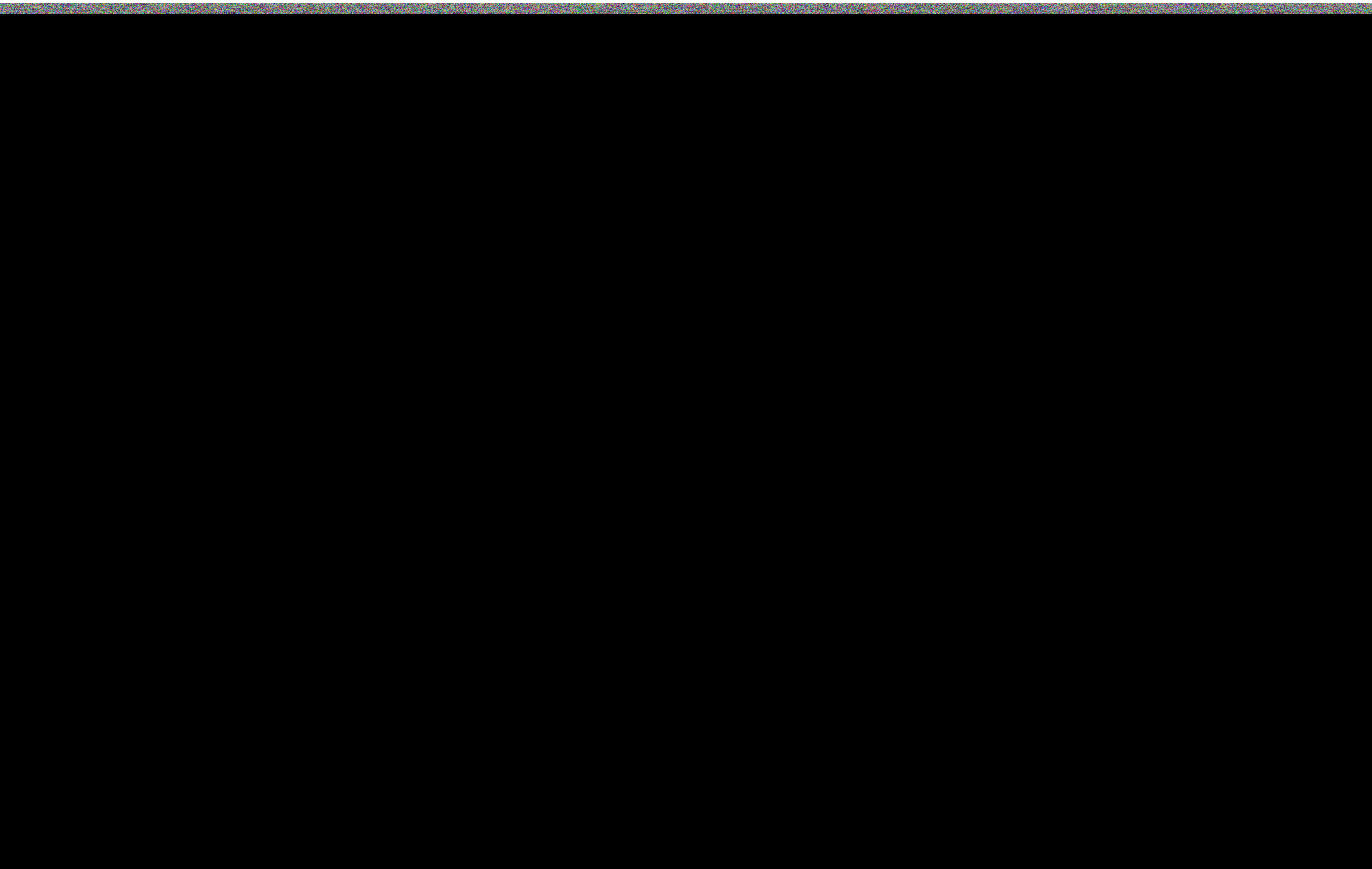
They transform your kids and provide enriching experiences for the elderly. This is the Bengaluru you've been seeking – a return to a more meaningful, natural life.

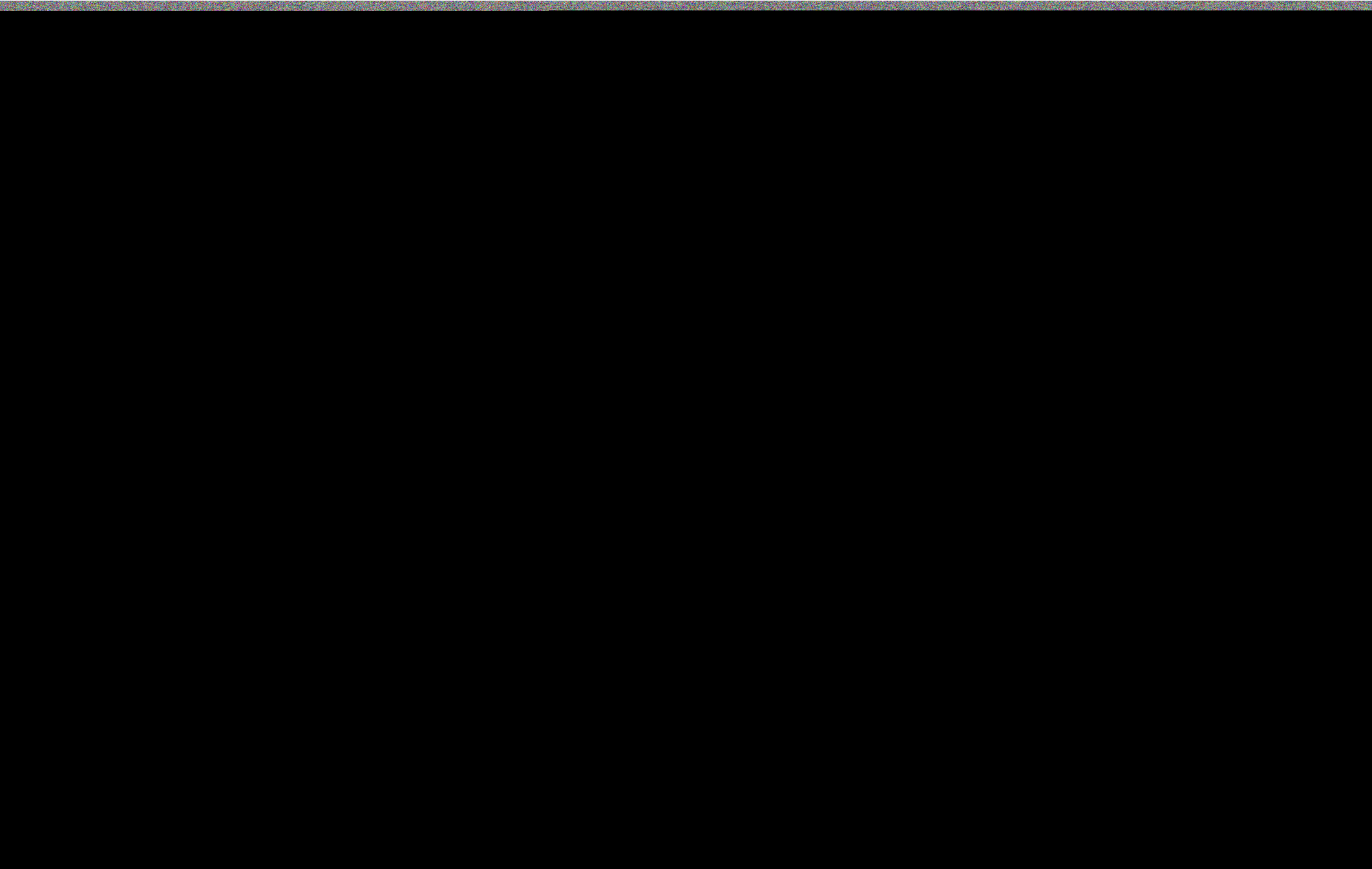
Enjoy walks, a laid-back retirement, and a transformational lifestyle surrounded by lush greenery.

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 offers you the opportunity to carve out your own private sanctuary.



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 orchards right on your doorstep.

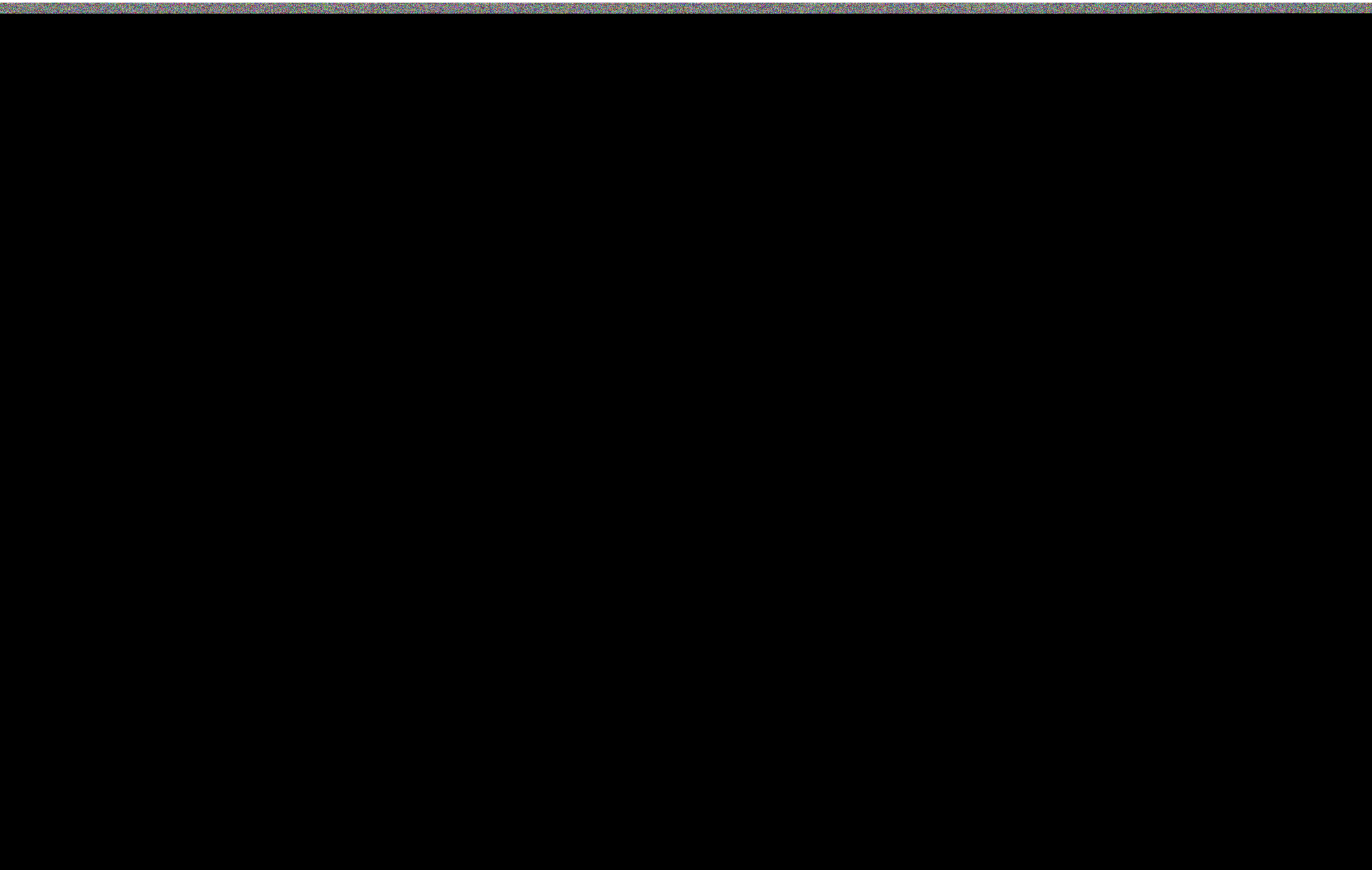
Your kids can safely enjoy their time with friends, playing in the park, or exploring the garden.

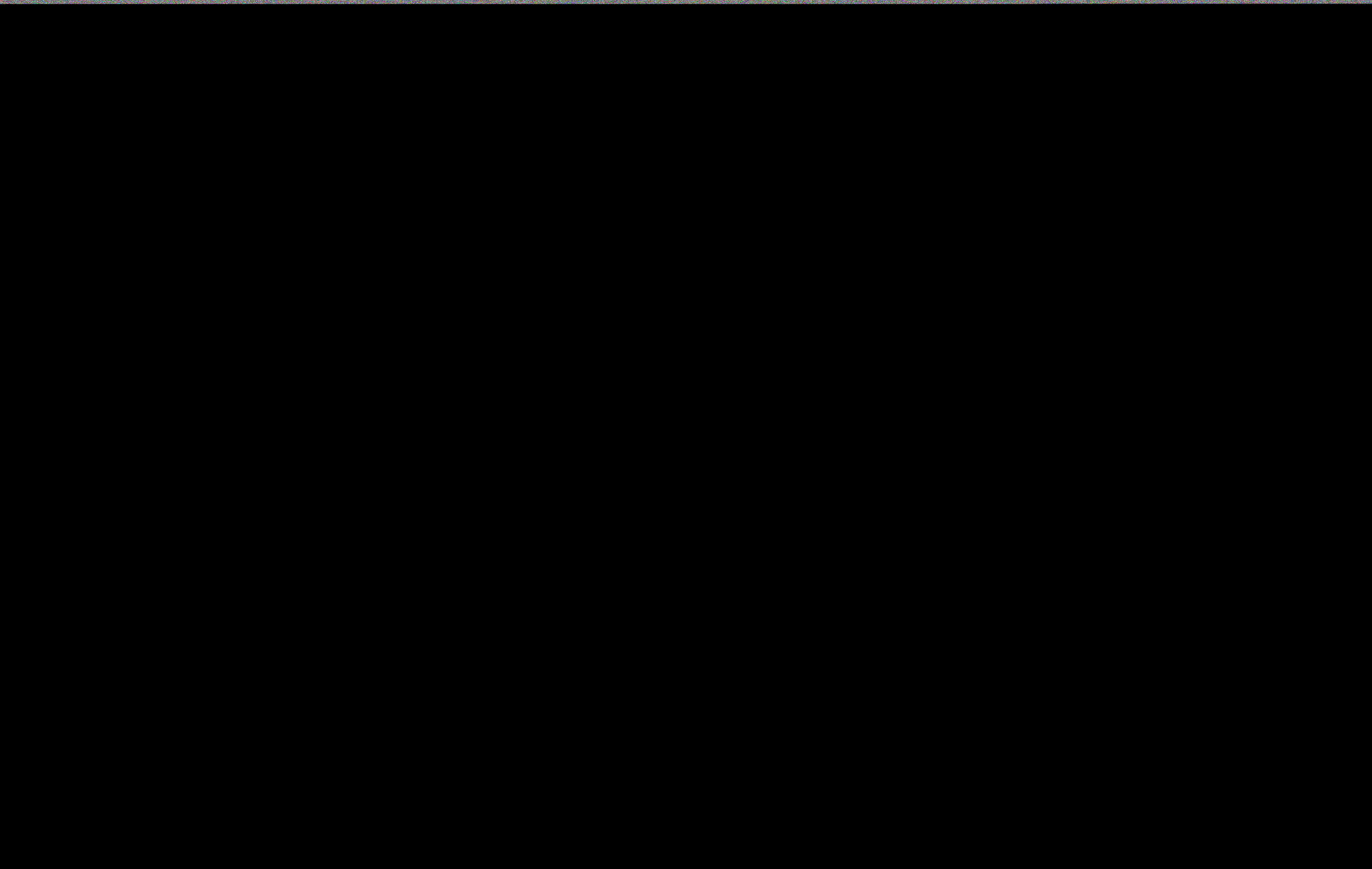
Grandparents can relish the cosmic sky or the moon's reflection on the shimmering lake.

And for you and your partner, there's a 55,000 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.







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



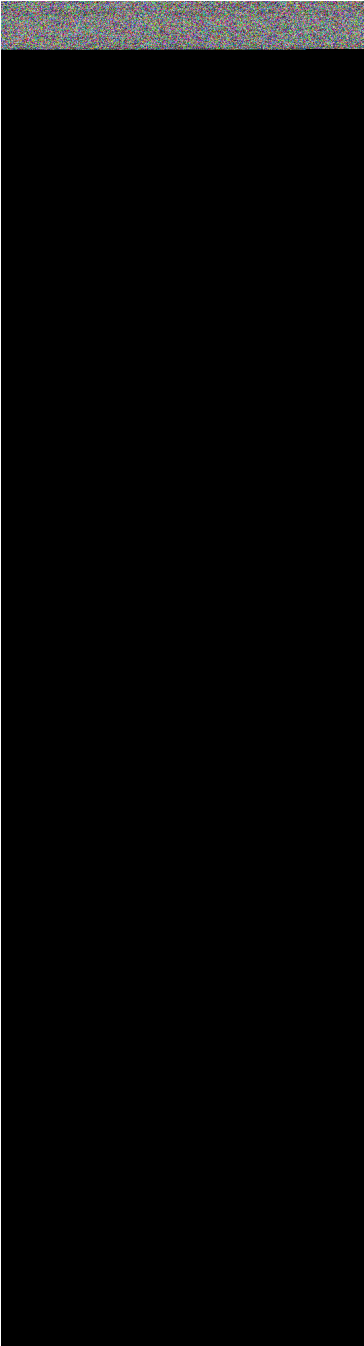
Mana Dale is a place where you'll find an ethereal connection to nature.

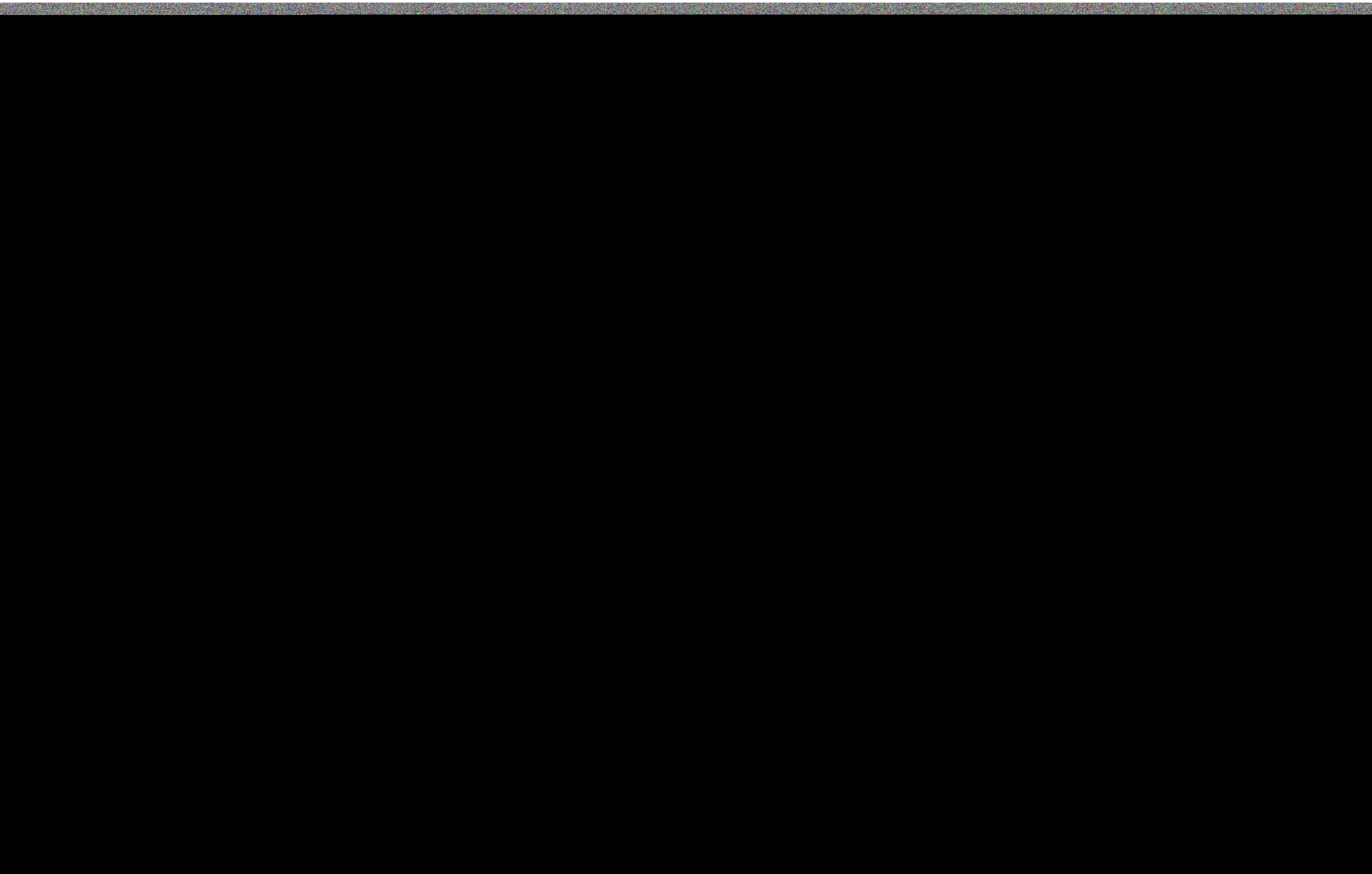
It invites you to experience 'Shirin Yoku' or forest bathing, a sensory immersion in the natural world that eases stress. This unique place encourages you to discover your 'Ikigai,' your life's purpose, elevating your consciousness and thinking.

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.





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.



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.



Mana Dale



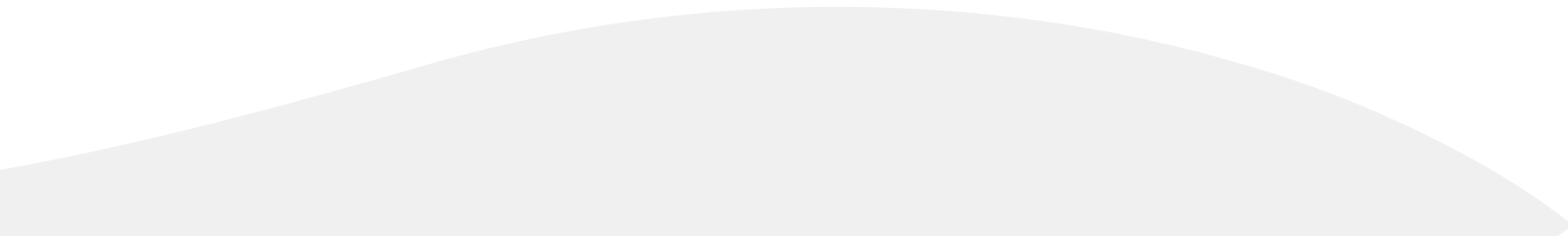


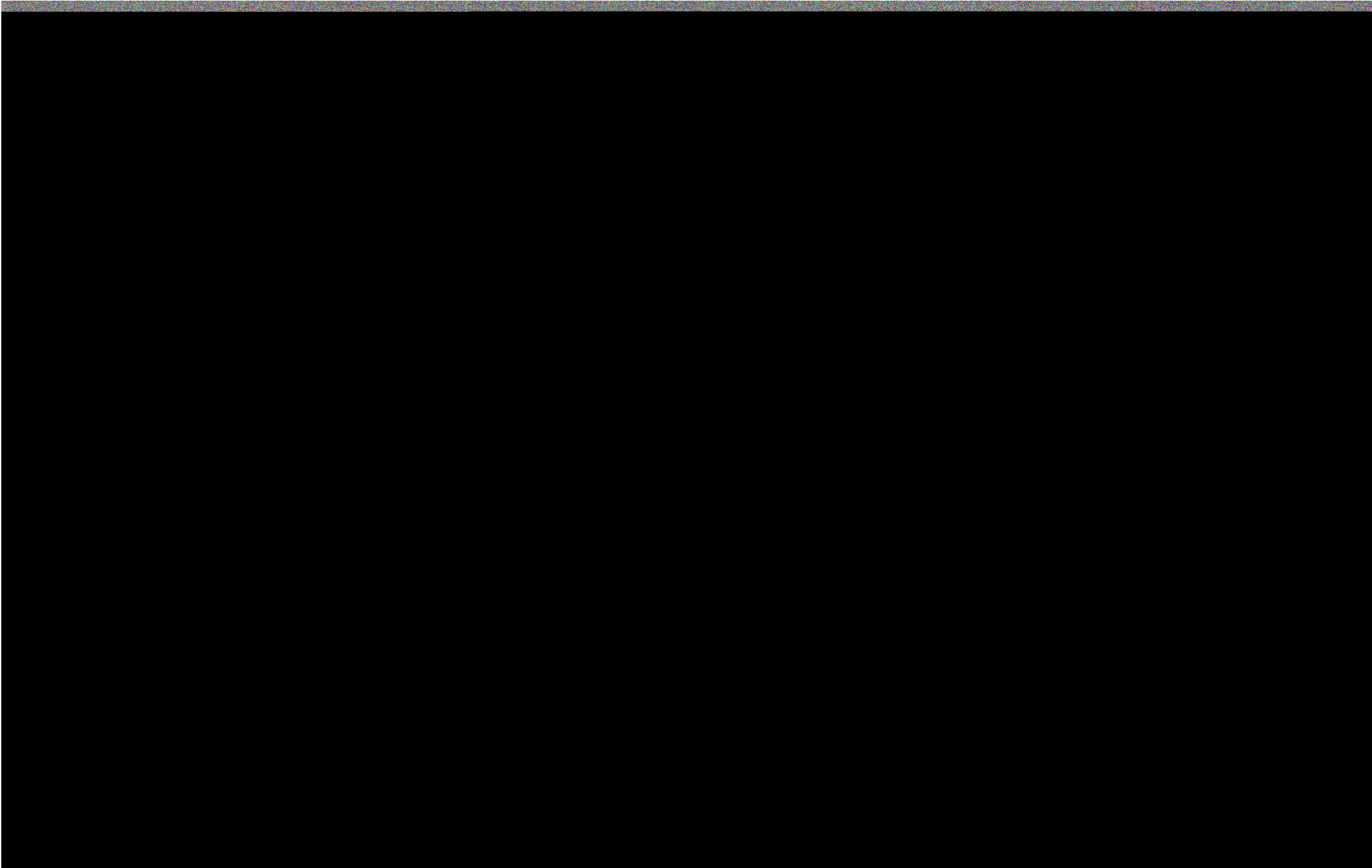
Embark on a green odyssey within a lush tropical paradise as Mana Projects unveils a groundbreaking sanctuary spanning 6.97 acres. This eco-friendly marvel introduces a harmony of firsts—nestled among century-old orchards and pioneering Mivan Technology in construction. The project sets an unprecedented standard with a sprawling 55,000 sq ft luxury Clubhouse, a testament to sustainable living.

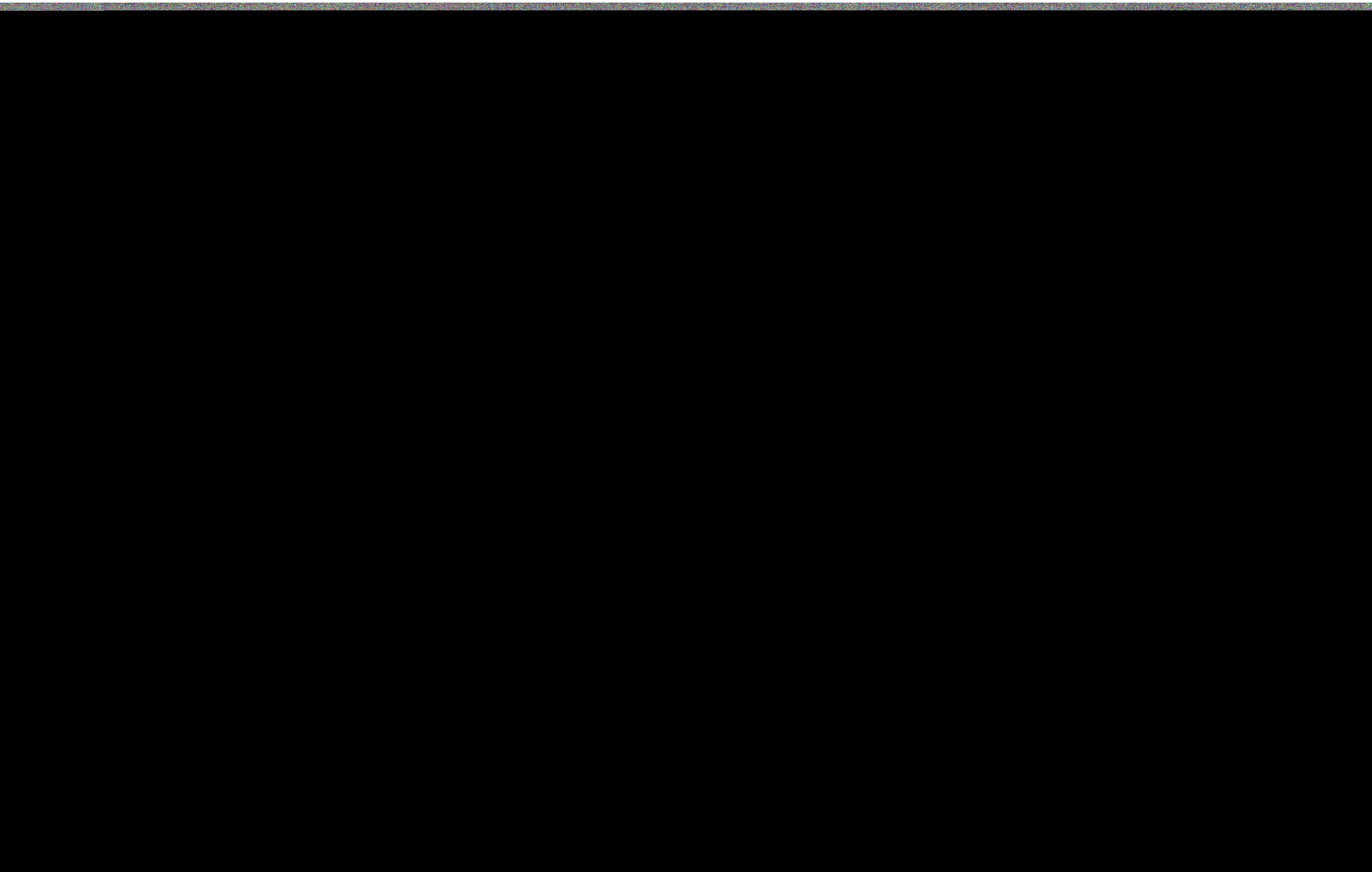
Beyond conventional landscapes, Mana Dale transforms into a dreamscape, where undulating valleys of tranquility and vibrant forests converge. This transformative haven is designed for families seeking a lifestyle that is both independent and interactive—an environment-conscious community where the pitter-patter 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.







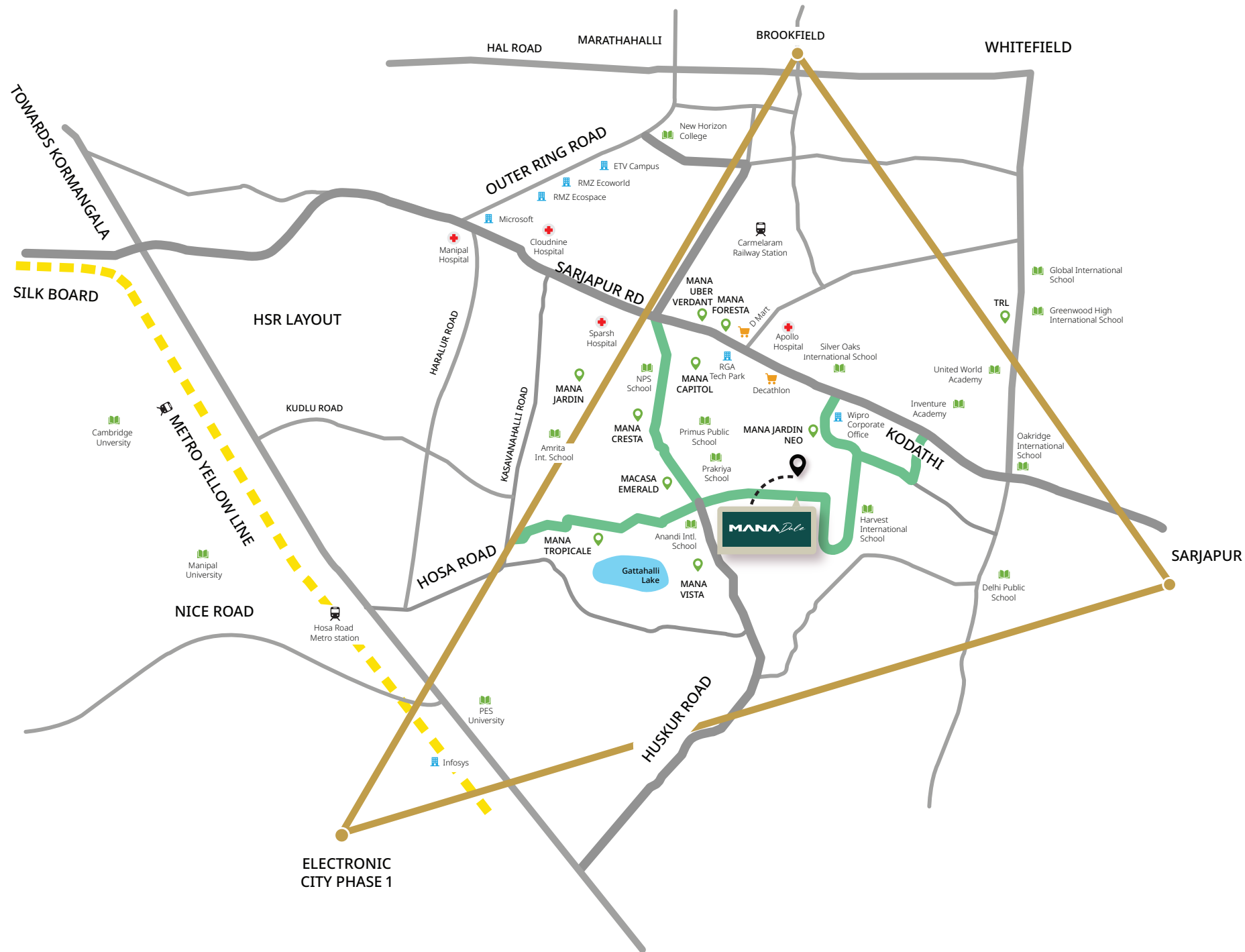


Location



Scan for 360° View







Amenities



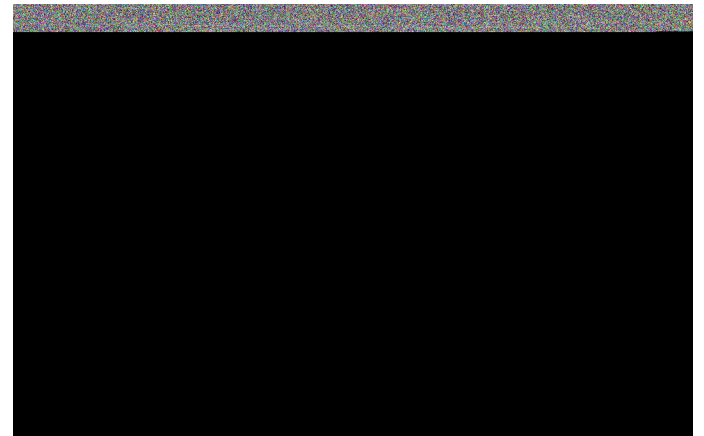
Mana Dale's amenities are thoughtfully designed to blend seamlessly with the natural beauty of the surroundings, offering residents an unparalleled living experience that truly embraces the concept of "forestsapes."

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

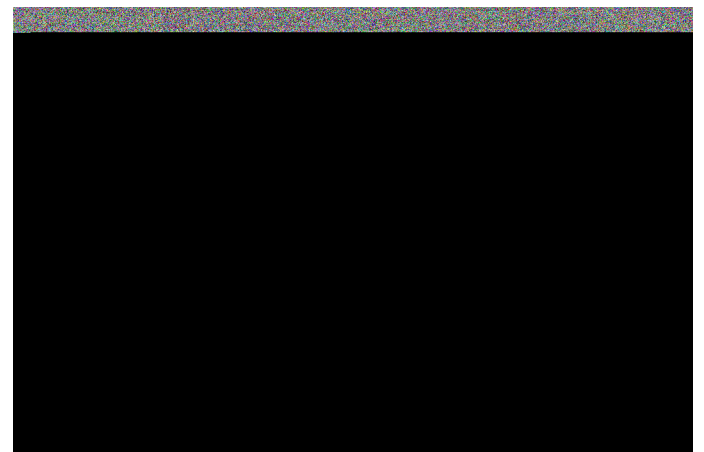
Entrance Waiting Pod



Multipurpose Court



Swimming Pool



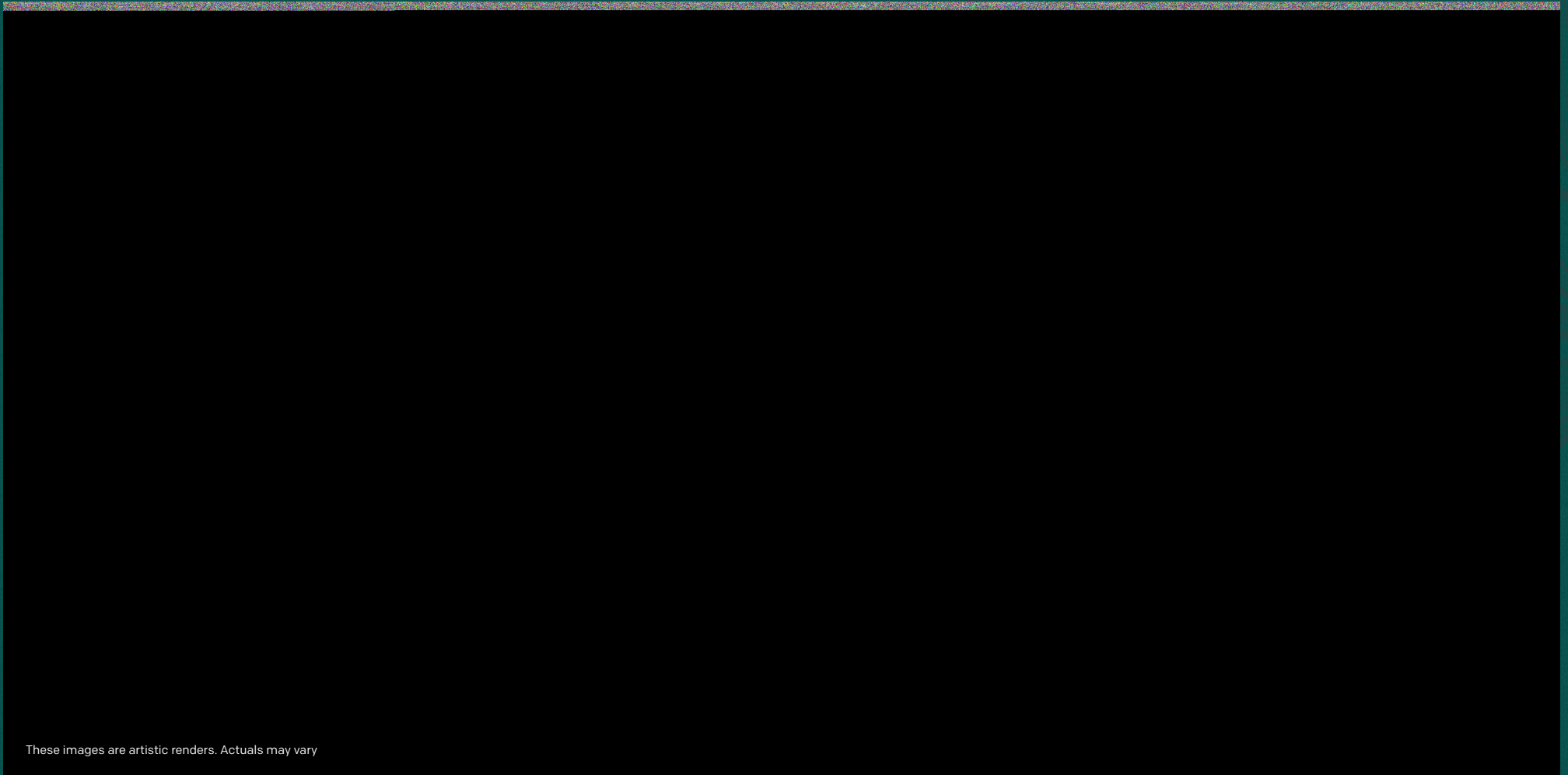
These images are artistic renders. Actuals may vary

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.

These images are artistic renders. Actuals may vary

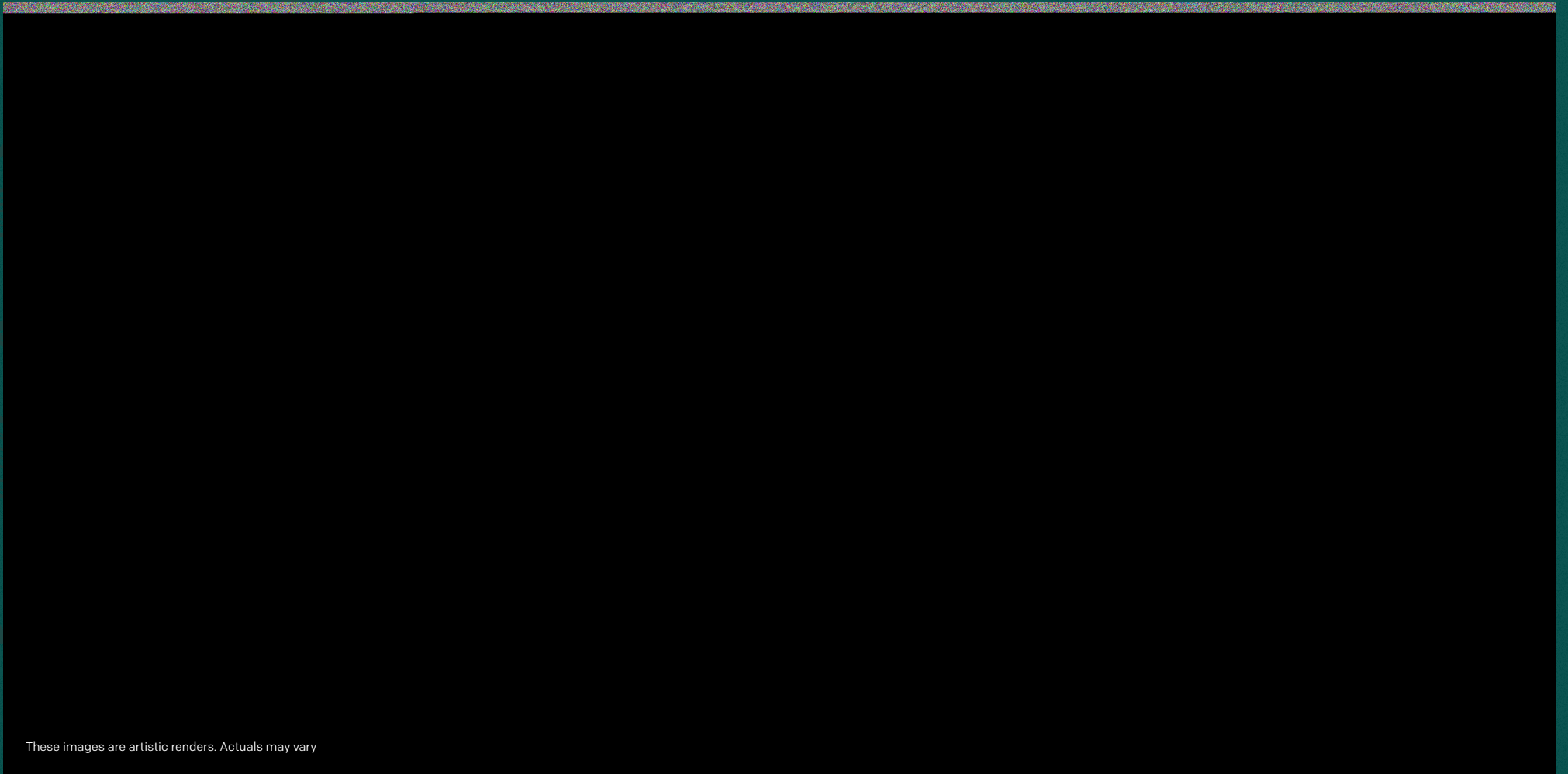


These images are artistic renders. Actuals may vary

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.



These images are artistic renders. Actuals may vary

Mist garden



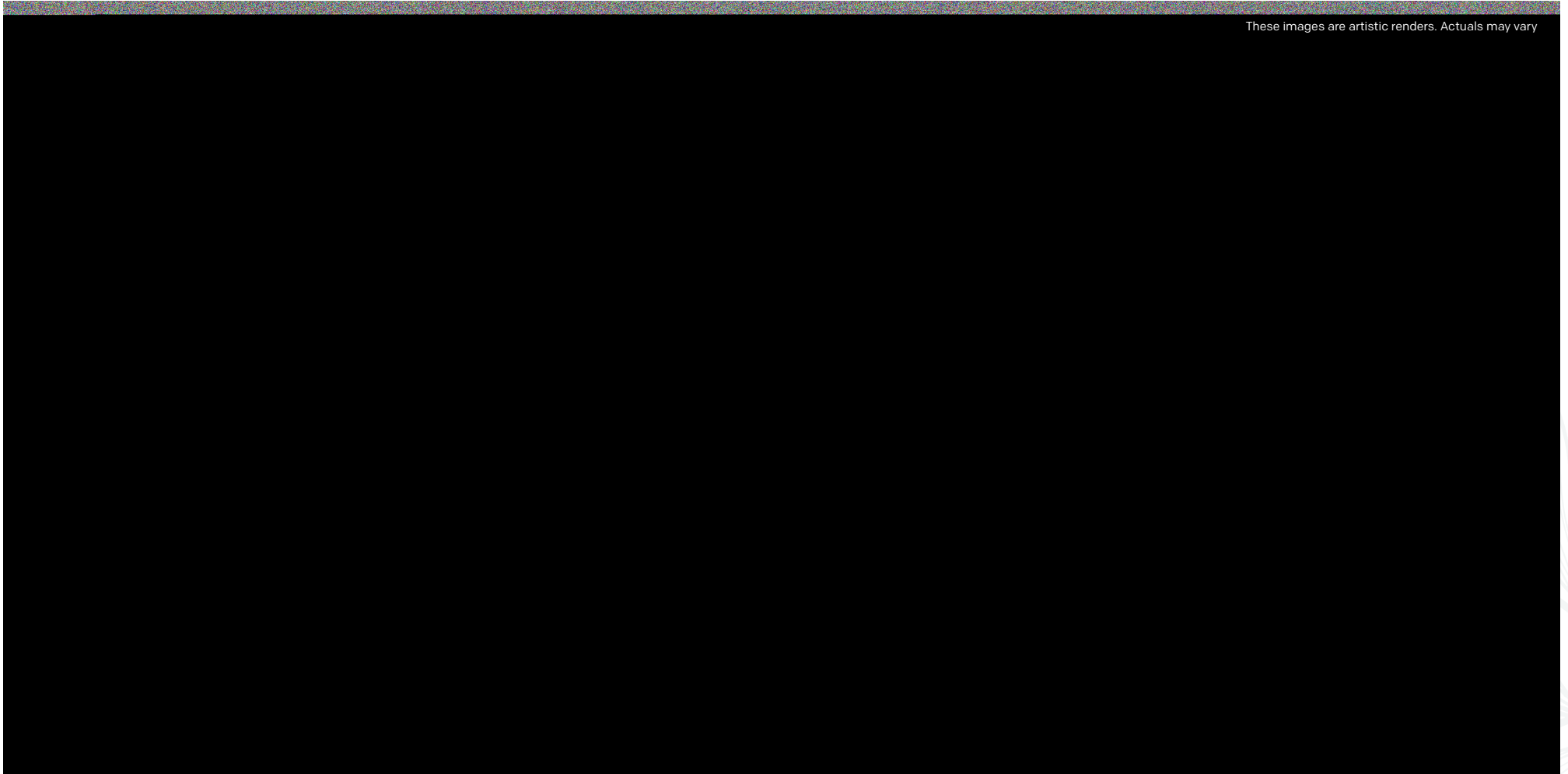
This is a refreshing retreat that transports you to a world of cool and tranquility. Lush vegetation and strategically placed misters create a serene atmosphere where you can escape the heat and unwind.

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.

These images are artistic renders. Actuals may vary



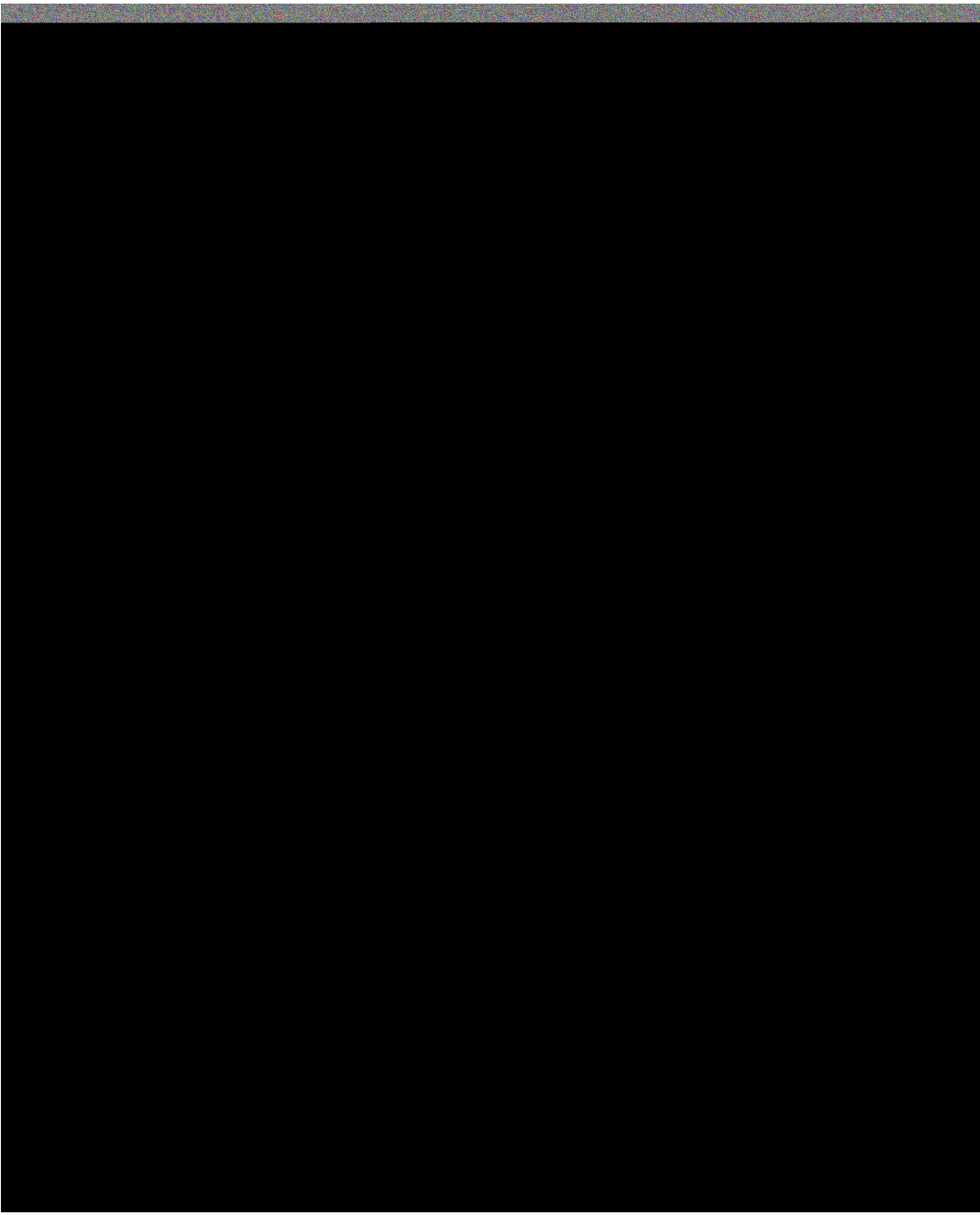


Clubhouse



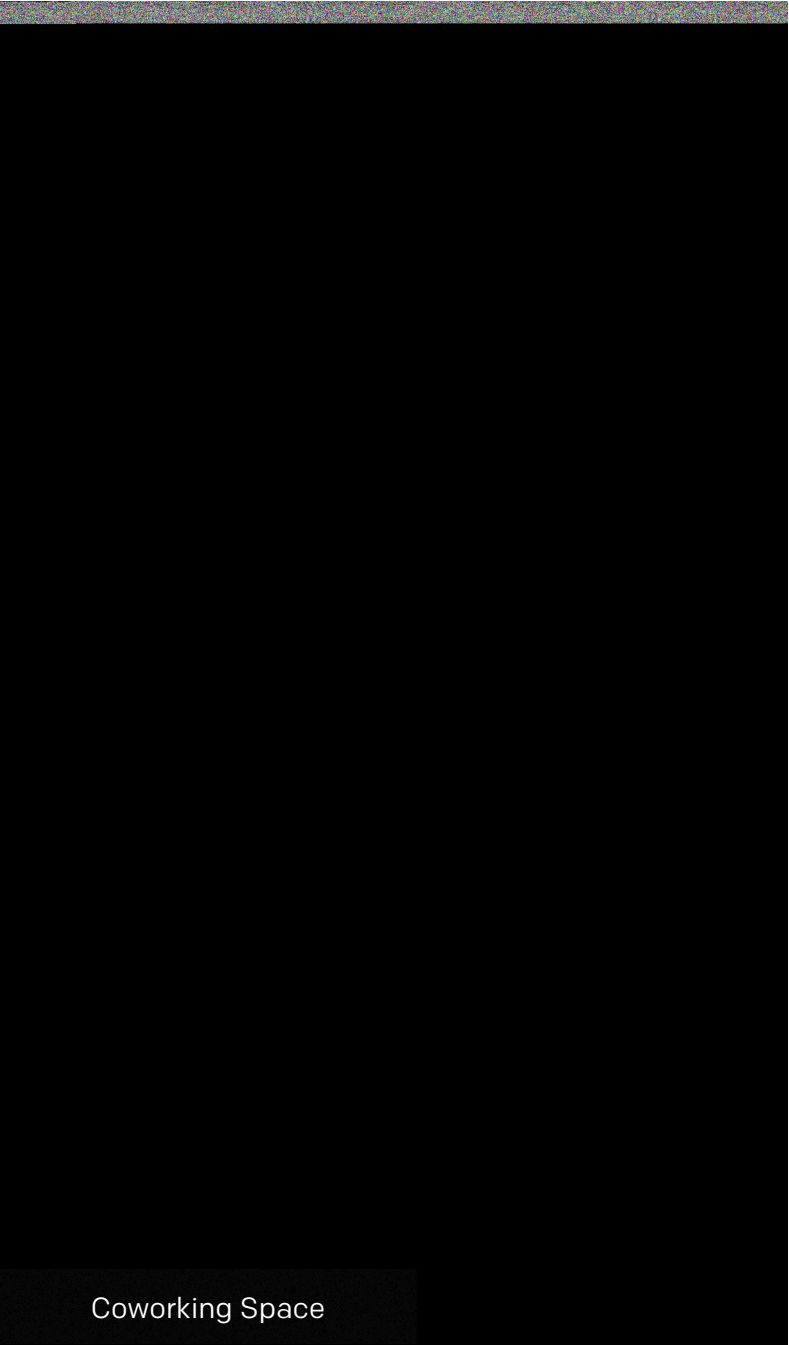
The 55,000 Sq Ft. Clubhouse at Dale serves as the epicenter of community life. What sets it apart is its versatile and thoughtfully designed spaces.

Whether you're hosting events, attending fitness classes, or simply enjoying leisure activities. The Clubhouse offers a unique hub of excellence. It's a place where residents can connect, create memories, and truly feel at home.

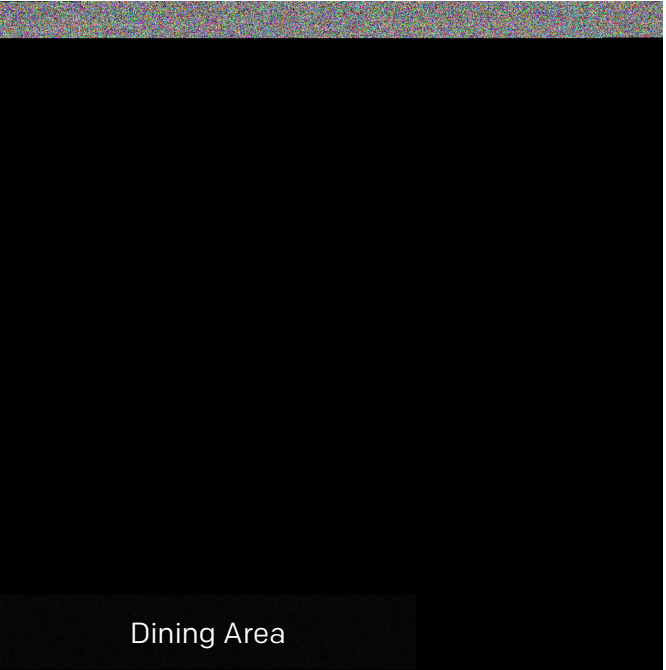


These images are artistic renders. Actuals may vary

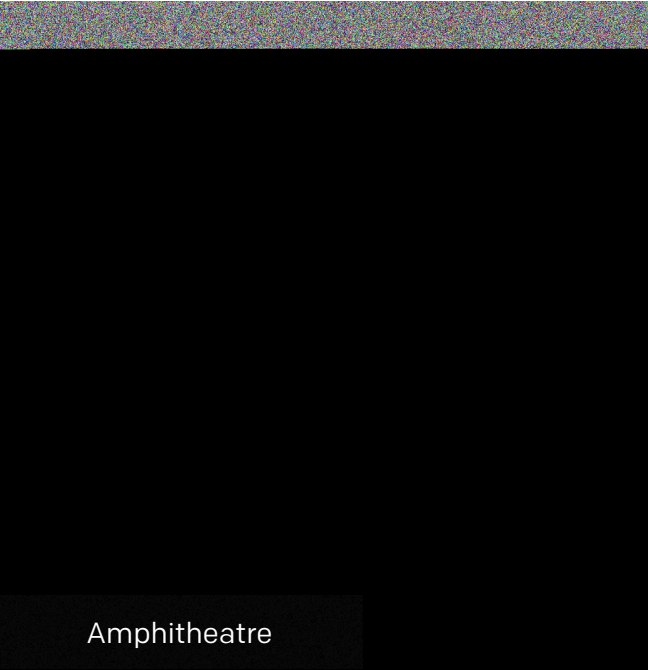




Coworking Space



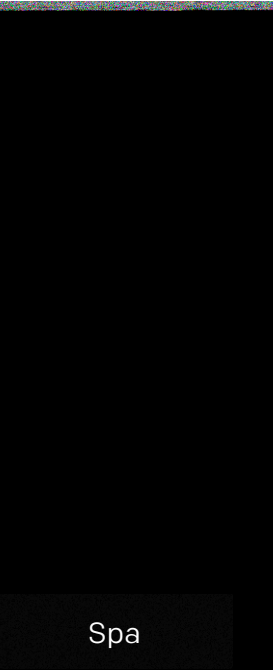
Dining Area



Amphitheatre



Suites Rooms



Spa

Artistic Render

Billiards

Amenities



- Reception Lobby
- Multi-Purpose hall
- Swimming Pool
- Toddlers' Pool
- Changing Rooms
- Conference Room
- Super Market Space
- Muffins & Desserts
- Creche & Indoor games
- Chit-chat lounge
- Foosball
- Gym
- Indoor Badminton Court - 02
- Squash Court -01
- Table Tennis
- Meditation Room
- Yoga Deck
- Board Games



Master plan



These images are artistic renders. Actuals may vary.

Legends



01. ENTRANCE PLAZA
02. WATER BODY WITH SCULPTURE
03. WAITING PAD WITH PERGOLA
04. SECURITY CABIN
05. BUTTERFLY GARDEN
06. ARRIVAL LOUNGE
07. ENTRY RAMP TO BASEMENT
08. SURFACE CAR PARKING
09. BI-CYCLE PARKING
10. PETS PARK FOR SOUTH TOWER
11. OUTDOOR READING POD
12. COMMUNITY COURT
13. TODDLER'S PLAY AREA FOR SOUTH TOWER
14. KID'S PLAY AREA FOR SOUTH TOWER
15. FRAGRANCE GARDEN
16. DRIVEWAY NODE IN COBBLE STONES
17. 8M WIDE FIRE TENDER DRIVEWAY
18. SEATING PAVILION
19. COMMUNITY COURT (PRIVATE COURT)
20. TOWER ENTRANCE COURT
21. BOARD GAME STREET
22. Grand Arrival Hedge garden
23. GARDEN OF GALLERIES
24. SUNKEN GARDEN
25. LAWN TERRACES
26. CULTURAL COURT
27. REFLECTIVE POOL WITH BUBBLERS JETS

28. OUTDOOR LOUNGE
29. COMMUNITY COURT WITH SEATING PODS
30. GRAND GALLERY
31. PATHWAY
32. MULTIPURPOSE PARTY LAWN
33. JUNGLE GYM PLAY AREA
34. TODDLER'S PLAY AREA FOR NORTH TOWER
35. SWING PAD ABUTTING TODDLER'S PLAY AREA
36. COMMUNITY COURT WITH PAVILION
37. MIST GARDEN
38. INTERACTIVE SUNKEN COURT
39. LEISURE PAVILION
40. OUTDOOR EXERCISE STATION
41. HAMMOCK PARK
42. PICNIC GARDEN
43. CAMP SITE
44. YOGA/ MEDITATION ZONE
45. SKYWALK BRIDGE
46. SKYWALK COURT
47. READING PODS
48. LEISURE INTERACTIVE COURT
49. OUTDOOR WORK STATION
50. SWING PAD ABUTTING SKYWALK COURT
51. PET'S PARK FOR NORTH TOWER
52. RECREATIONAL COURT
53. TROPICAL GARDEN
54. MULTIPURPOSE PLAY LAWN

55. BONFIRE ZONE
56. KID'S PLAY AREA FOR NORTH TOWER
57. VIEWING GALLERY
58. MULTIPURPOSE PLAY COURT
59. CRICKET NET PRACTICE PITCH
60. SPIRAL STAIR CASE TO GROUND LEVEL LOOK OUTPOINT
61. SENIOR CITIZEN ENCLOSER
62. RAMP ACCESS TO BASEMENT
63. ACCESS TO GOLF PUTTING
64. GOLF PUTTING
65. COMMUNITY WORK SPACE
66. OUTDOOR DISCUSSION POD
67. MULTI-PURPOSE LAWN
68. CLUBHOUSE WATERBODY FEATURE
69. CLUBHOUSE ENTRANCE
70. LEISURE DECK
71. CLUB HOUSE ARRIVAL PLAZA
72. CLUBHOUSE OUTDOOR LOUNGE
73. SOCIAL AMENITIES PLAZA
74. WATER BODY WITH AQUATIC PLANTS
75. LAWN TERRACES
76. POOL DECK
77. KID'S POOL
78. MAIN SWIMMING POOL

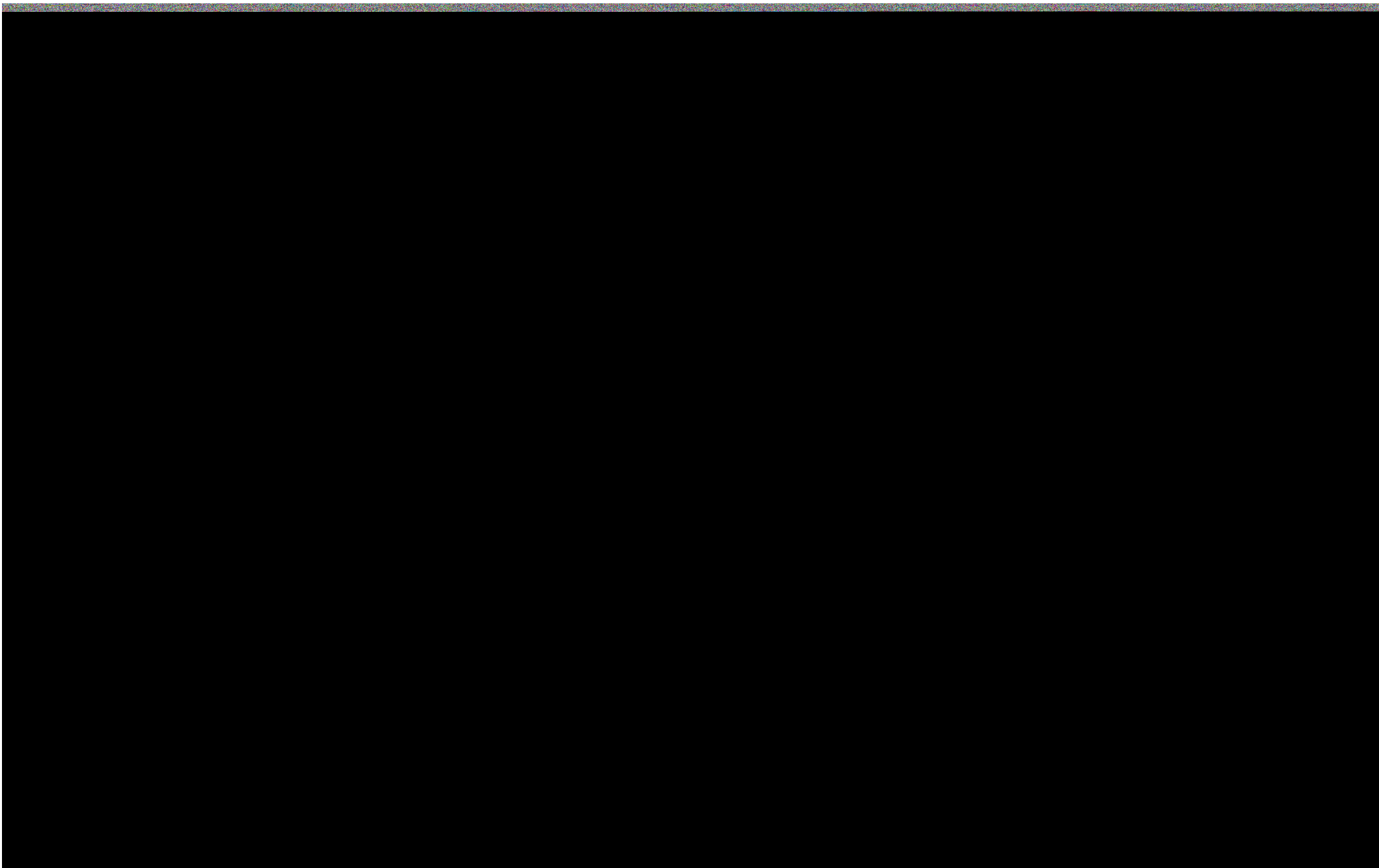


Comfort meets serenity



Step into the welcoming embrace of Mana Dale, where the century year old trees become the cornerstone of our story. Join us in a sanctuary, where these arboreal giants, echoes the whispers of a hundred years, each telling a tale of heritage, warmth, and the timeless embrace of home.

As you cross the threshold, you embark on a journey where comfort meets serenity, and each day unfolds a chapter in the story of your homecoming. Welcome to Mana Dale, where the essence of home is etched into the very fabric of your daily living.



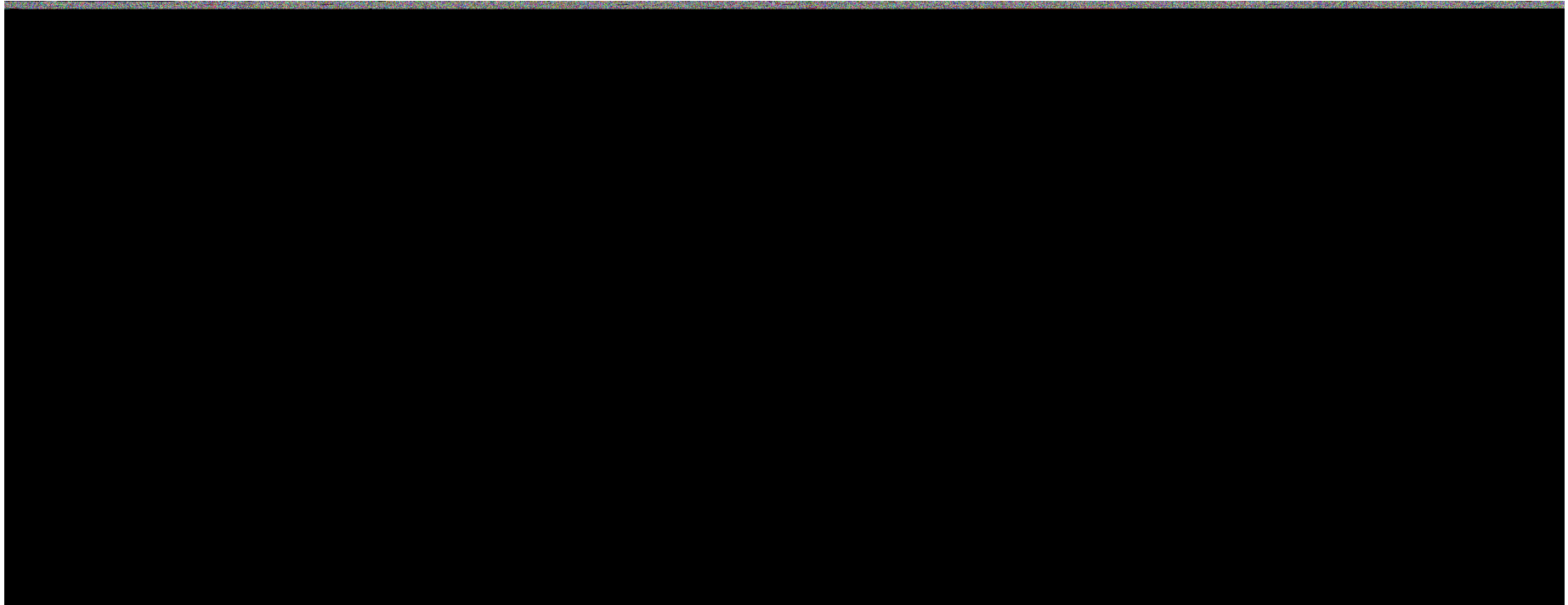


North tower plan



PINECREST

OAKGROVE



TYPICAL FLOOR PLAN



South tower plan



WILLOW

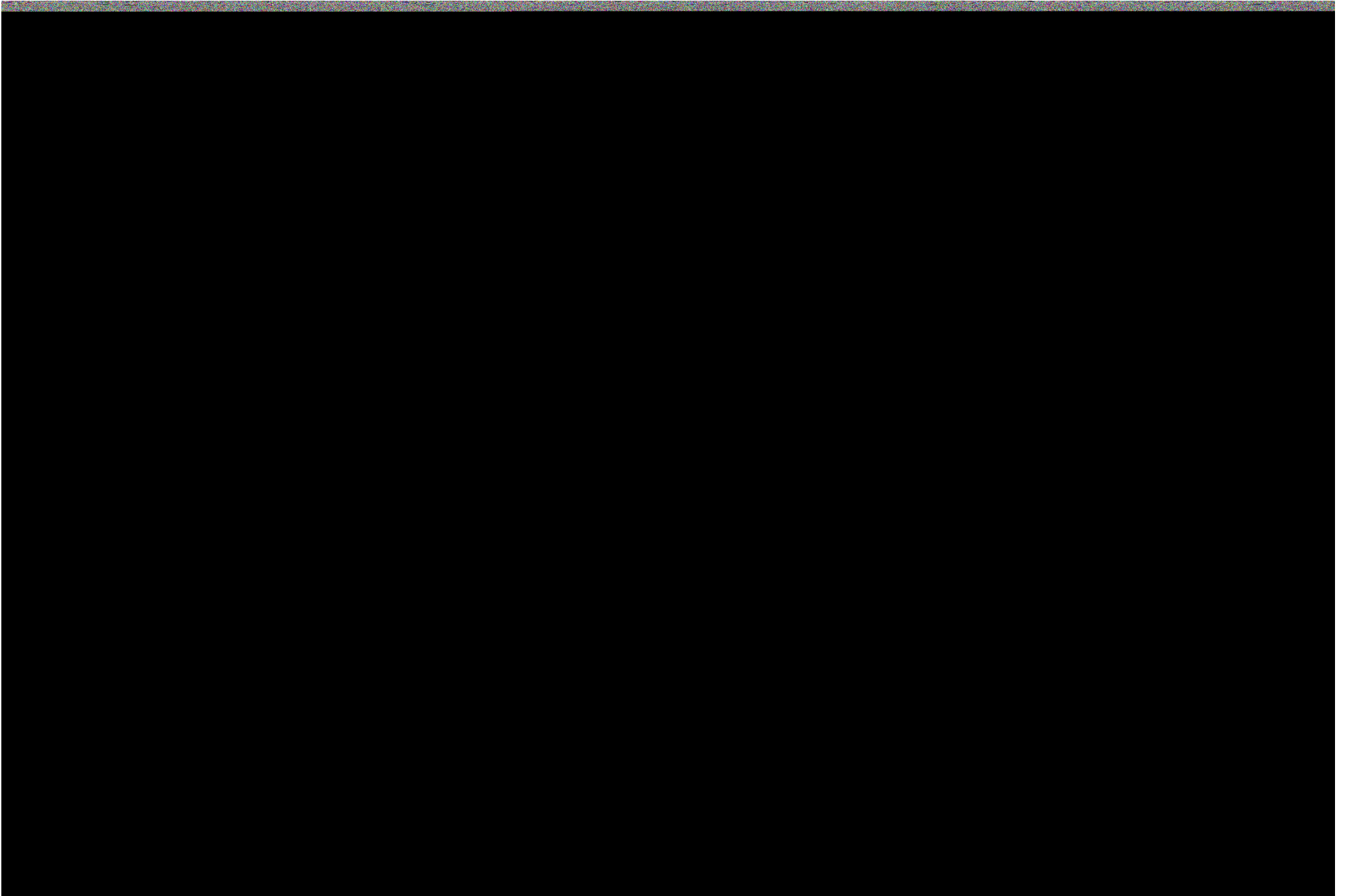
CEDAR

TYPICAL FLOOR PLAN



Floor plans





Representational Images



3 BHK-2T

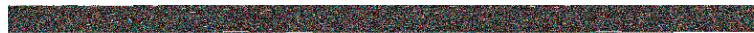


Super Built Up Area
1482 SQ. FT.

Balcony & Utility
107 SQ. FT.

Carpet Area
933 SQ. FT.

3 BHK-3T

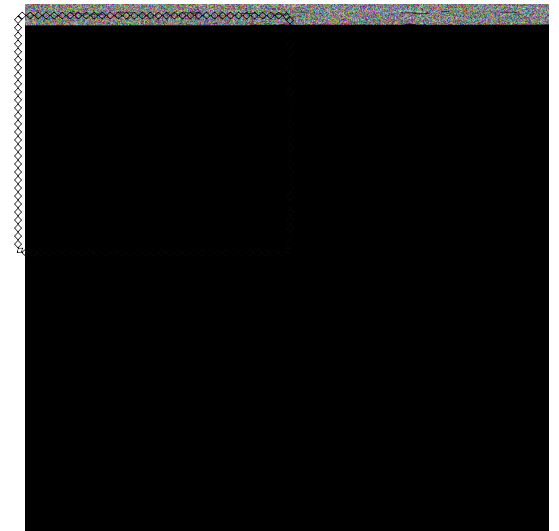


Super Built Up Area
1823 SQ. FT.

Balcony & Utility
214 SQ. FT.

Carpet Area
1071 SQ. FT.

3 BHK-3T

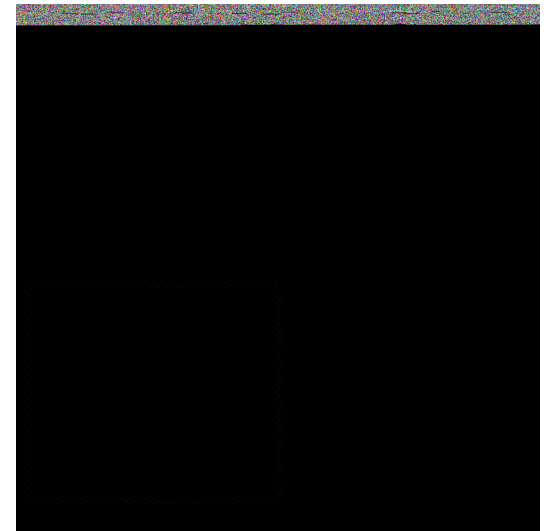
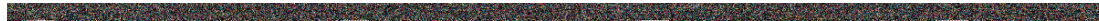


Super Built Up Area
1600 SQ. FT.

Balcony & Utility
192 SQ. FT.

Carpet Area
1027 SQ. FT.

3 BHK-3T

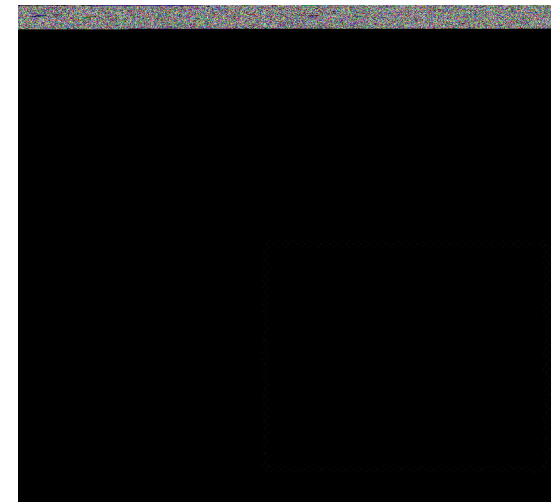


Super Built Up Area
1580 SQ. FT.

Balcony & Utility
92 SQ. FT.

Carpet Area
1007 SQ. FT.

4 BHK-4T

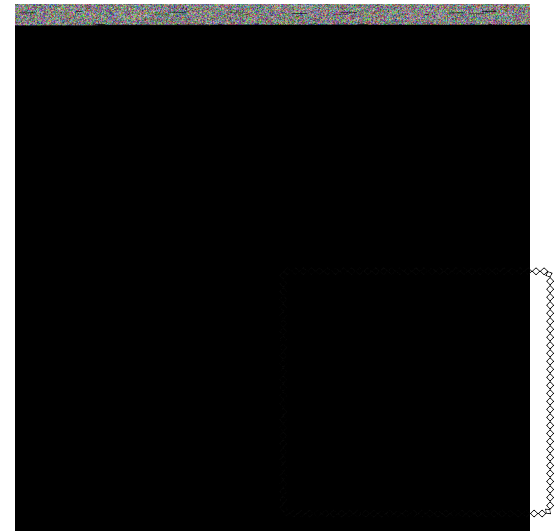


Super Built Up Area
2145 SQ. FT.

Balcony & Utility
156 SQ. FT.

Carpet Area
1357 SQ. FT.

3 BHK-3T



Super Built Up Area
1843 SQ. FT.

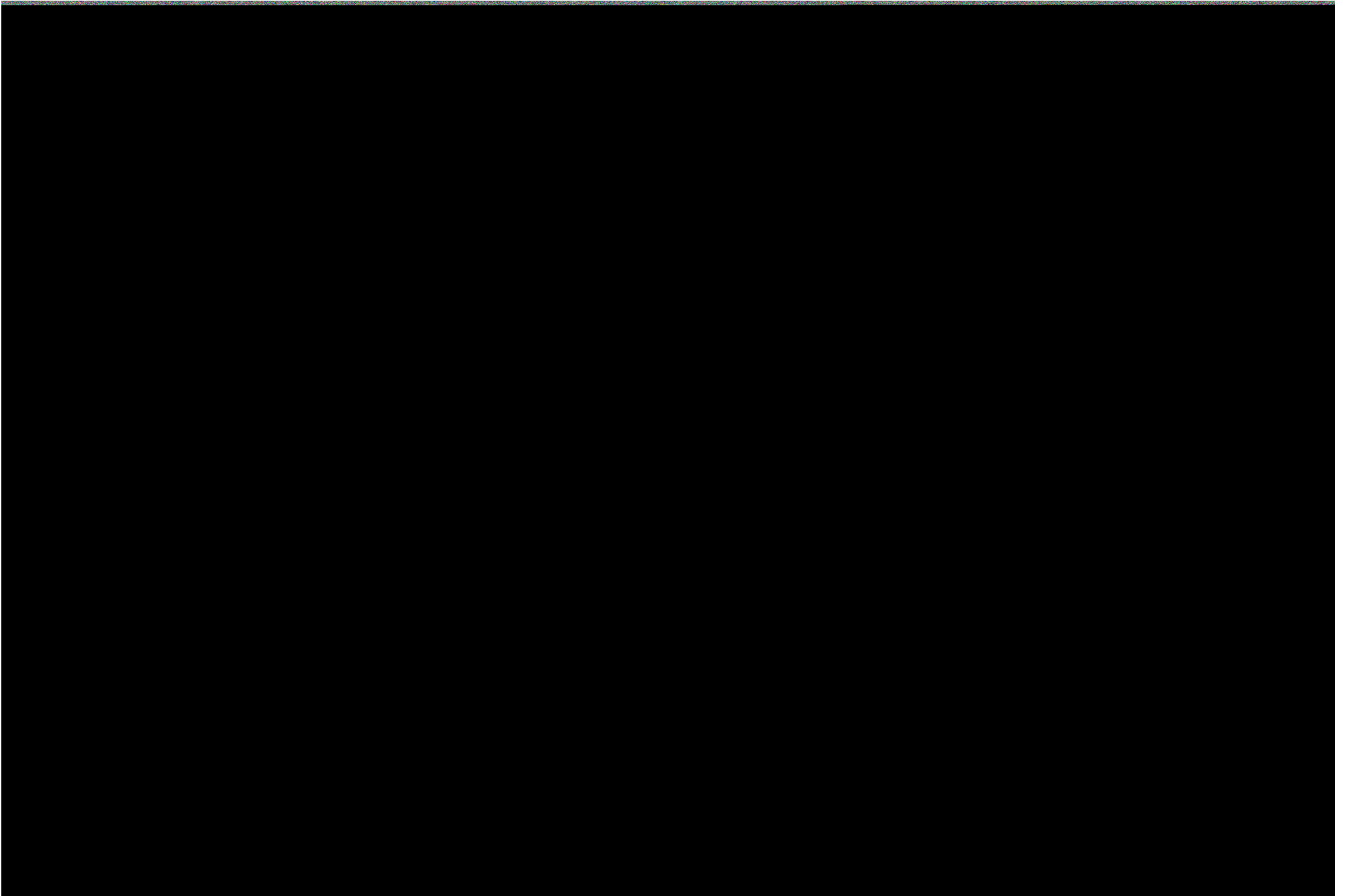
Balcony & Utility
228 SQ. FT.

Carpet Area
1074 SQ. FT.



Specifications





Representational Images

Civil

STRUCTURE

- RCC Framed Structure with RCC walls.
- Internal Walls with smooth finish.

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 1200mm x 600mm tiles in all Bedrooms, 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 (1200mm x 600mm) up to 7ft high in all toilets.
- Standard make dado tiles up to 3.5 ft in utility walls

INTERNAL AND EXTERNAL FINISHES

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

KITCHEN

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

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.

Plumbing,
Electrical &
Services



MANA

LIVE BRILLIANTLY

26 YEARS OF
EXCELLENCE

38+ MN SQ. FT OF
DEVELOPMENTS

30+ PROJECTS
COMPLETED

15K HAPPY
FAMILIES

Corporate Office

Mana Projects Pvt. Ltd.
No.20/7, 3rd floor, Swamy Legato,
Kadubeesanahalli, ORR, Bengaluru - 560103

Site Address

Survey No-60/1
Kodathi Village, Varthur Hobli,
Bengaluru - 560035

RERA:

PRM/KA/RERA/1251/446/PR/091123/006409 | PRM/KA/RERA/1251/446/PR/220125/007417 | rera.karnataka.gov.in

Call: 76 76 76 0014 | Email: enquiry@manaprojects.com | Website: www.manaprojects.com

Principal Architect

BLENDS Architects

Landscape Architect

AV Associates

MEP Consultants

HMN Consultants

Structural Consultants

NIXIT Consultant Pvt Ltd

Project funded
& financed by



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