



manTRI
SERENE
200ft Radial Road, Pallavaram

mantri SERENE

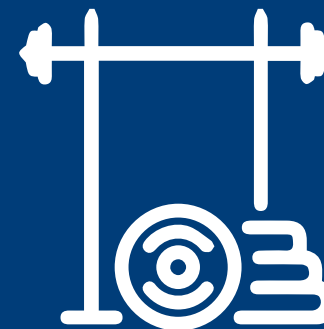
Located at Pallavaram, Chennai – Mantri Serene offers 1, 2, 2.5 BHK and penthouses with many amenities.

Here, we have thoughtfully crafted each amenity to suit your needs.

AMENITIES



SWIMMING POOL



GYMNASIUM



MULTIPURPOSE HALL



GAMES ROOM

LANDSCAPE PLAN

1 Entry/Exit Point



LAKE

Block B

SERENE - PHASE 1

Clubhouse

SERENE - PHASE 1

Block A

Block C

Block D

Block E

SERENE - PHASE 2

PRIVATE
PROPERTY

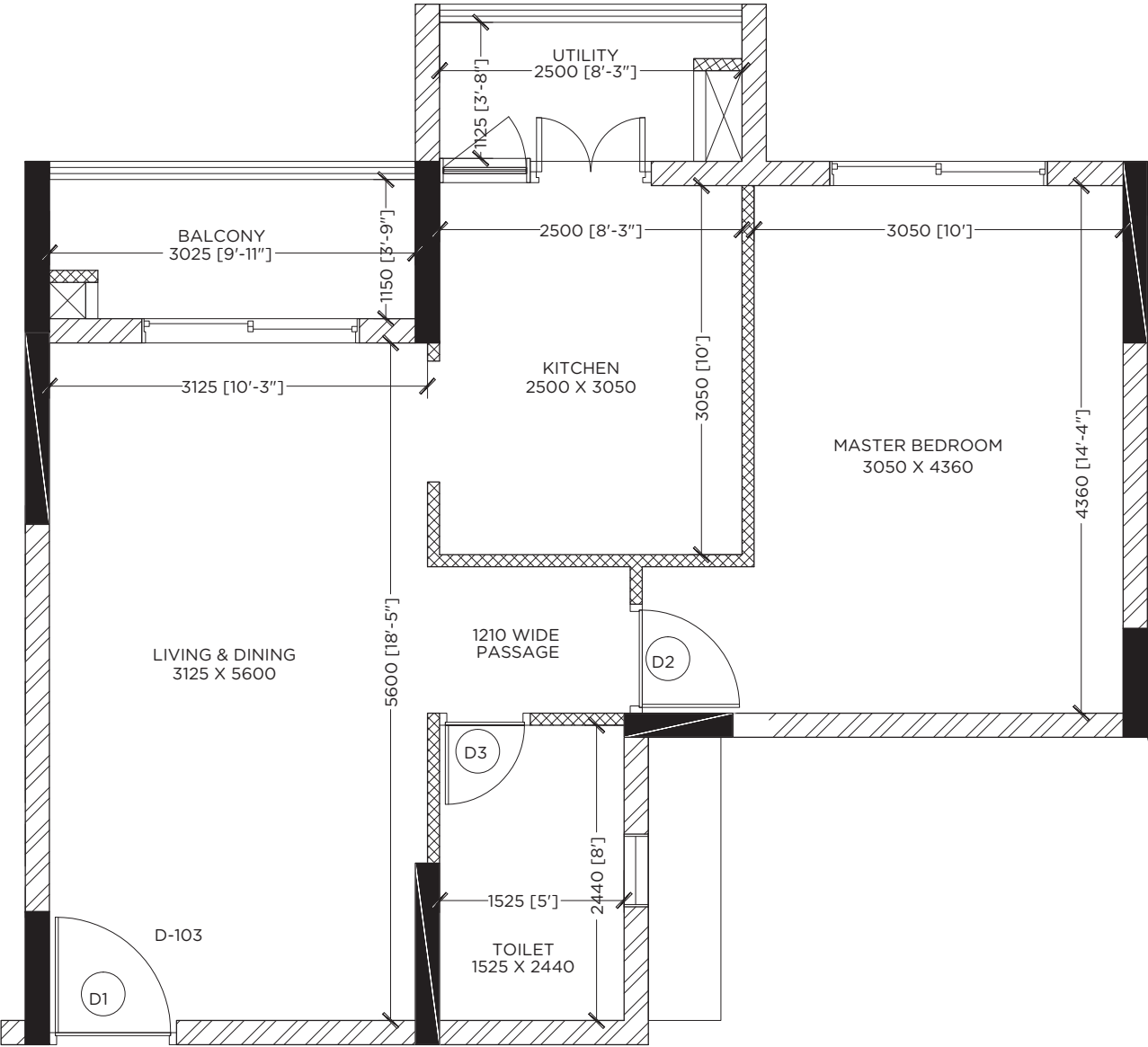
1
Entry / Exit

Entry / Exit 1



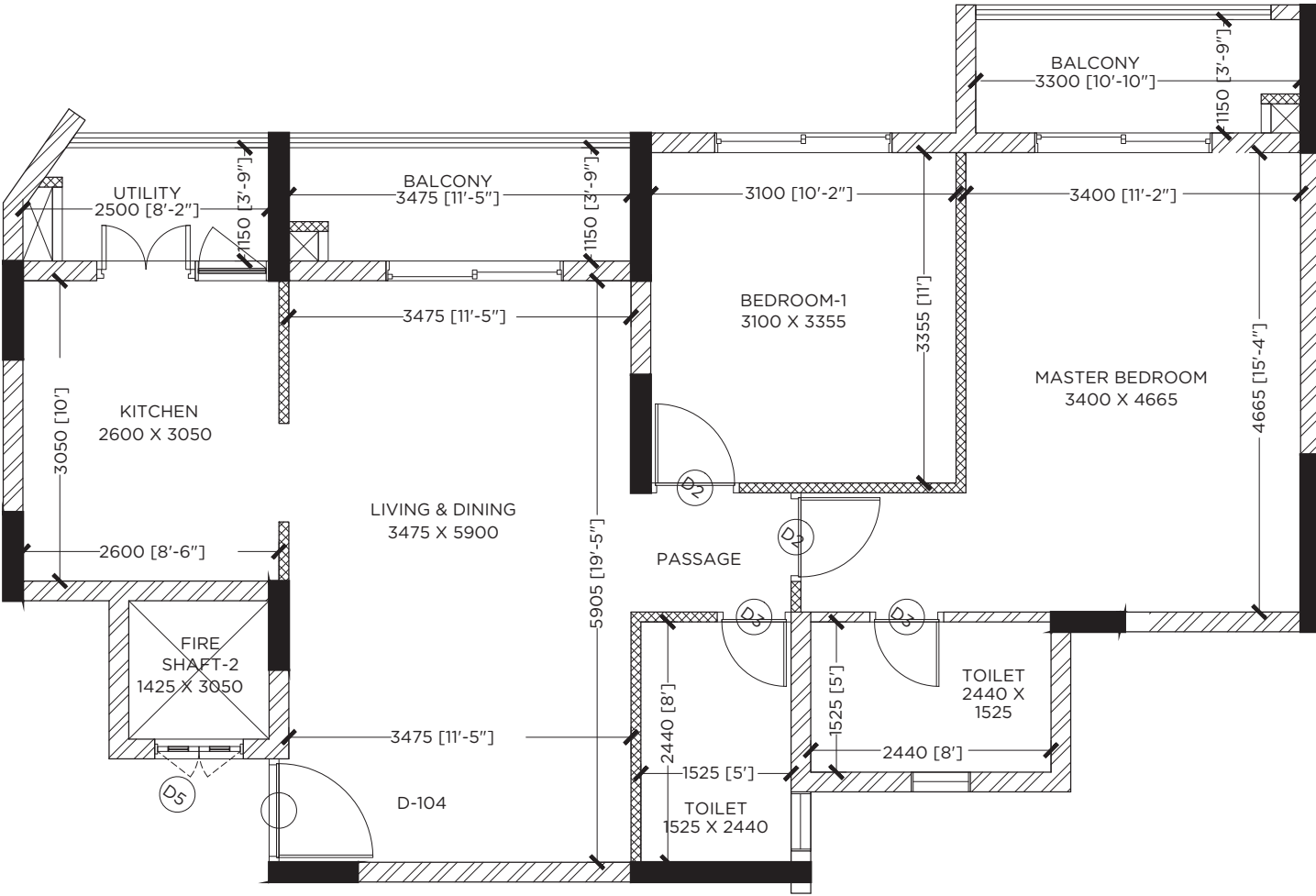
SERENE PHASE-1	BLOCK A, B
SERENE PHASE-2	BLOCK C, D, E

1 BHK INDIVIDUAL FLOOR PLAN



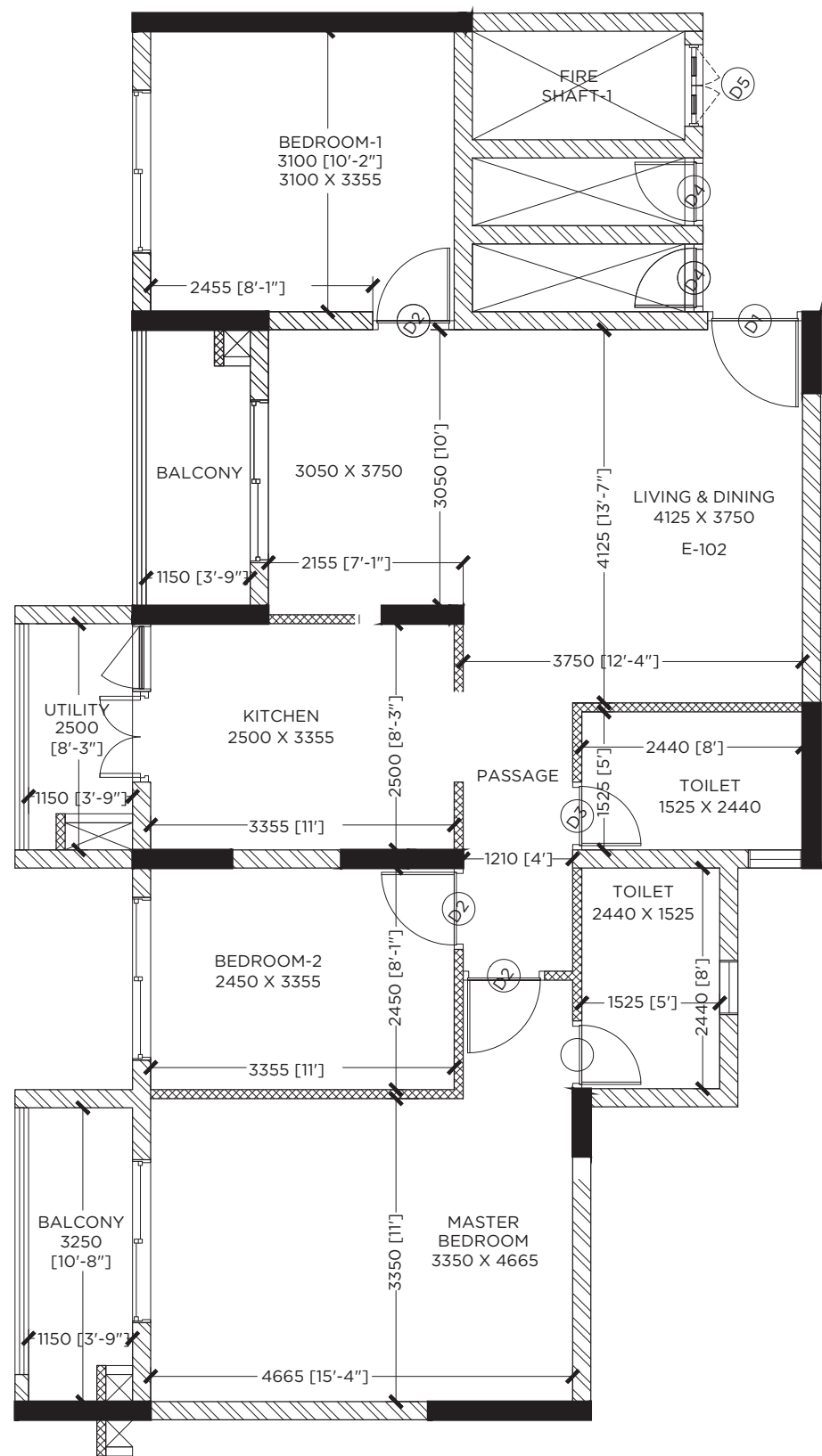
The above mentioned dimensions are in mm.

2 BHK INDIVIDUAL FLOOR PLAN



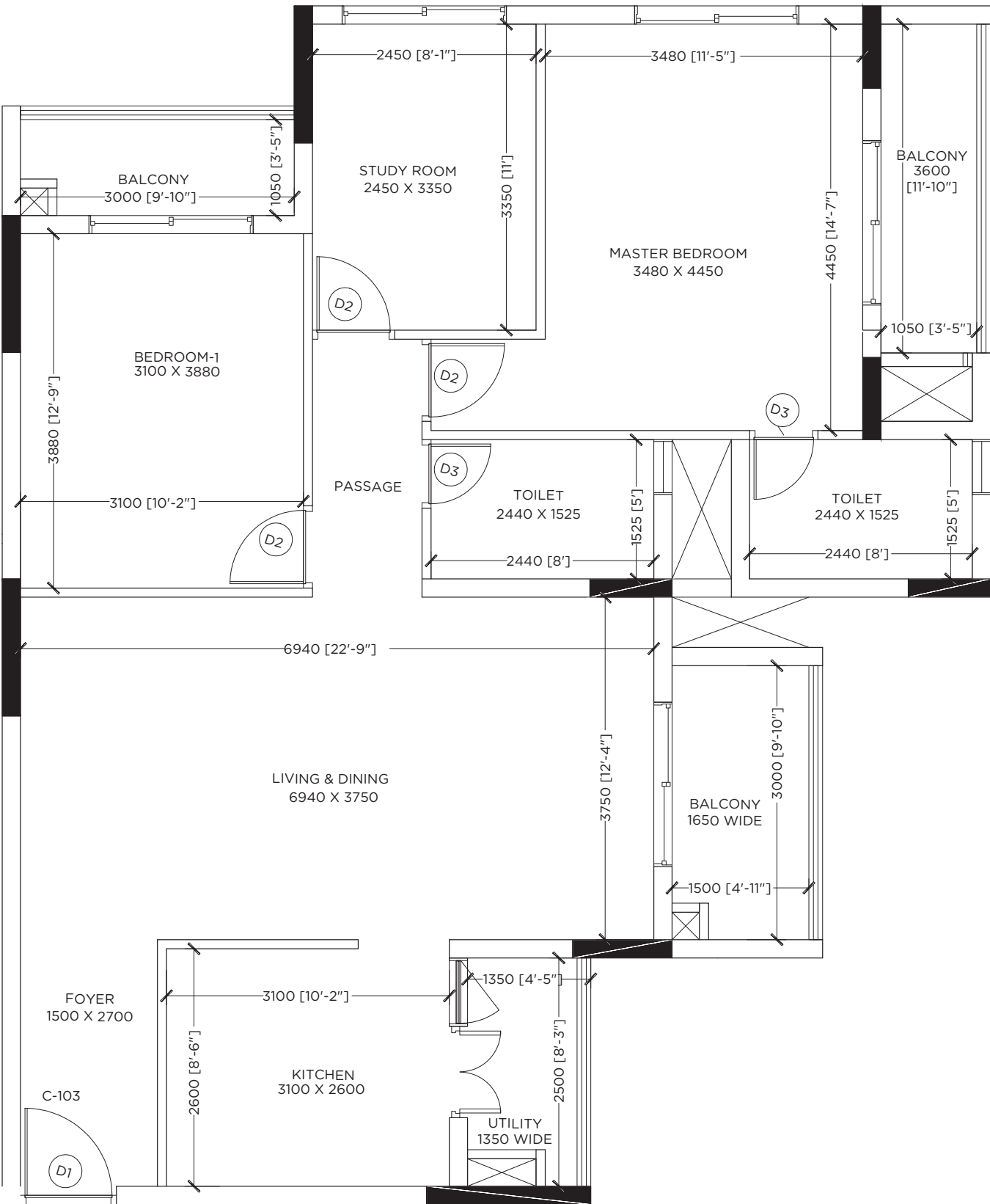
The above mentioned dimensions are in mm.

2.5 BHK INDIVIDUAL FLOOR PLAN



The above mentioned dimensions are in mm.

2.5 BHK INDIVIDUAL FLOOR PLAN



The above mentioned dimensions are in mm.



mantri

Head Office: Mantri House,
#41, Vittal Mallya Road, Bangalore – 560 001.
Ph: +91-80-4130 0000, e-mail: enquiry@mantri.in

Singapore Office: SPACETHETICS (Singapore) PTE. LTD.
(100% Subsidiary of Mantri Developers Pvt. Ltd.)
101 Cecil Street, #09-06, Singapore 069533
Ph: +65 6226 2352

Project Office: Mantri Serene,
Next to Pallavaram Periya Eri,
Pallavaram (GST Road) to Thoraipakkam (OMR) - 200 ft. Radial Road,
Pallavaram, Chennai-600044

e-mail: serene@mantri.in
SMS: mantri to 56767

Chennai e-mail: chennai@mantri.in
Hyderabad e-mail: hyderabad@mantri.in
Pune e-mail: pune@mantri.in

Dubai e-mail: dubaisales@mantri.in
M : +97150-549-3824
T : +97104-358-4305

www.mantri.in

 **1800-121-0000**



Log on to www.mantri.in & discover more via a **Live Video Chat** with our brand representatives.

DOWNLOAD "MANTRI CORP APP" @



Mantri Developers

First developer in India to be certified on
'World Class Management Systems'. ISO 9001:2008
ISO 14001:2004, OHSAS 18001:2007 & SA 8000:2008.

This handout is conceptual in nature and not by any means a legal offering.
The promoters reserve the right to change, delete or add any specifications or plans mentioned herein.

www.mantri.in



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SERENE

Next to periya Eri, Pallavaram.



PROJECT HIGHLIGHTS

- Naturally ventilated & well-lit designer apartments
- High-end clubhouse with Infinity pool
- Elegant lobbies at each tower
- Natural lighting & solar powered common lights

LOCATION USP'S

- Strategically located 4 kms from the Chennai airport
- Located just 500 m from GST Road
- Located in view of the picturesque Periya Eri Lake

LANDSCAPE PLAN



LEGENDS

- 1. ENTRANCE PLAZA
- 2. AVENUE PLANTING
- 3. DROP OFF AREA
- 4. WING 'A' ENTRY TO BASEMENT
- 5. TERRACE SWIMMING POOL
- 6. TENNIS COURT
- 7. TERRACED SEATING
- 8. PARTY LAWN
- 9. STEPPING STONES
- 10. LANDSCAPING



LUSH LANDSCAPES. LUXURIOUS LIVING.

The greenery at Mantri Serene is overwhelming. You can spend hours strolling along the lush gardens, the verdant walkways and the vast open spaces. And just when you want to step indoors, a wide range of entertainment options excite your senses.





CLUBHOUSE INDOOR AMENITIES

- Gymnasium
- Steam Room (Seperate for Ladies & Gents)
- Sauna Room (Seperate for Ladies & Gents)
- Massage Room (Seperate for Ladies & Gents)
- Table Tennis
- Pool/Billiards
- TV Room/Mini Theatre
- Dance/Aerobics Hall
- Beauty Parlor/Hair Salon
- Laundromat
- Tele-Medicine cum Health Room
- Business Center
- ATM of a Leading Bank
- Cyber Café, Conference Room
- Convenience Store
- Café/Espresso Bar
- Multipurpose Hall
- Crèche
- Chess/Carrom and other Indoor Games
- Library



OUTDOOR AMENITIES

- Swimming Pool with a Toddler's Pool & Jacuzzi
- Thematic Landscaped Gardens
- Jogging/Walking Trail
- Children's Play Areas
- Open Amphitheatre/Seating Steps
- Outdoor Party Area with Barbeque Pits
- Tennis Court
- Entrance Plaza
- Pick up and Drop off Point
- Paved Garden Walk

OTHER AMENITIES

- A Group Centrex facility will be provided with cabling done up to each flat. This will be operated by a telecom service provider (User to provide one time charge & monthly rentals)
- Intercom facility (within Centrex) from each apartment to security room, clubhouse and other apartments will be provided
- Cellular phone boosters will be provided in lift wall and inside the towers for better mobile phone connectivity
- 100% D.G. power back-up
- Stand by generator for lighting in common areas, lifts and pumps will be provided
- Common toilet for servants/drivers will be provided in stilt/ground/basement level



GREEN BUILDING FEATURES

- Rain Water Harvesting scheme would be provided for recharging the ground water level
- Sewage effluent shall be treated and the same shall be used for flushing & landscaping
- A portion of the common lights shall be powered by solar energy
- Fully treated water through an exclusive water purification/softening plant



SECURITY SYSTEMS

- Trained security personnel will patrol the project round the clock
- CCTV cameras will be installed at security gates to verify visitors
- Entry to building will be restricted through Access Control Doors at ground floor lobby
- Entry of vehicles into the project site will be controlled with boom barriers

LIFTS AND ENTRANCE LOBBY

- Two automatic lifts in each block of Kone/OTIS or equivalent make
- **Ground floor lift lobby** - Granite/ vitrified tiles flooring & vitrified tiles cladding
- **Other floor lift lobbies** - Flooring & cladding in good quality vitrified tiles (on lift side wall)



SPECIFICATIONS

STRUCTURE

- **Earthquake resistance** – Seismic zone III compliant RCC framed structure
- Solid Concrete Block Masonry
- 9'6" ft clear height from floor to floor

FINISHES

PLASTERING

- All internal walls will be smoothly plastered to give an even finish
- Ceiling cornices will be provided in foyer, living and dining areas as per design/fire fighting
- Enamel paint will be used on MS grills & railings



PAINTING

- **Interior** - 2 coats of Acrylic Emulsion Paint with roller finish
- **Exterior** - External Emulsion Paint

FLOORING

- **Living, Dining, Family**, - Kitchen and Bedrooms will have Vitrified Tile Flooring (2ft x 2ft)
- **Master Bedroom** - Laminated Wooden Flooring
- **Utility - Terrace & Balcony** - Anti Skid Ceramic Tile Flooring



TOILETS

- **Bedrooms** - Designer Ceramic tiles flooring and cladding up to false ceiling
- **EWC** - White EWC in all toilets of Hindware or equivalent make
- **White wash basin** - In all toilets of Hindware or Equivalent make
- **Hot and cold water mixer** - Unit for shower of Jaquar or equivalent make in all the toilets
- **Health Faucet** - In all the toilets
- **Master control Cock** - For all the toilets
- **Provision for Geyser** - In all the toilets
- **CP fittings** - Good quality CP fittings of Jaquar or equivalent

PLUMBING

- All plumbing lines are pressure tested
- All water supply lines are of CPVC of reputed make
- PVC sewer lines



DOORS AND WINDOWS

MAIN DOOR

- 7 feet high engineered wood doorframe equivalent to wall thickness
- Both side veneer pre-engineered door shutter finished with natural PU lacquer finish
- Good quality German or imported chrome finished hardware

OTHER DOORS AND WINDOWS

- 7 feet high engineered wood doorframe equivalent to wall thickness
- All doors will be Pre-engineered door shutter with white Duco paint on both sides
- Toilet doors will be of Pre-engineered door shutter with one side white Duco paint & white laminate on the other side
- Balcony doors for Living & Bedroom will be of UPVC sliding doors with clear glass & provision for mosquito mesh
- UPVC windows with plain sheet glass with a provision of mosquito mesh
- UPVC toilet ventilators with translucent glass fitted with provision for exhaust fan
- Good quality Brass/Chrome finish hardware
- MS grill for ground floor apartment windows



KITCHEN

- Provision for electrical & plumbing points for modular kitchen
- Provision for Aqua guard
- Provision for washing machine/dishwasher/ironing in utility

ELECTRICAL

- One TV point to be provided in all bedrooms & living room
- Fire resistant electrical wires of Finolex/Anchor make or equivalent
- Elegant designer modular electrical switches of reputed make
- One Miniature Circuit Breaker(MCB) for each room provided at the main distribution box within each flat
- For safety, one Earth Leakage Circuit Breaker(ELCB) will be provided for each flat
- Telephone points will be provided in all bedrooms and the living room
- AC point-Split A/C power point in Master Bed bedroom (Box with conduit provision will be made in other bedrooms)
- TNEB Power-2 BHK, 2.5BHK - 4 KW, 3BHK- 5 KW & Penthouse - 8 KW

THE MANTRI LEGACY

Mantri Developers was the brainchild of Mr. Sushil Mantri. He laid the foundations of the group with a big dream in the year 1999. For more than a decade now, Mantri Developers has been one of the most respected names in South India's reality market. This rapid success is the domino effect of the goodwill that the group has created with timely delivery of projects, high quality products, services and ethical practices. This trust among the customers is further re-strengthened by Mantri's new corporate identity, which highlight the personal re-assurance given by Mr. Sushil Mantri.

The pioneering spirit of the group has seen many milestones in its success saga. For instance, Mantri Developers was the first in India to come up with concepts like highest carpet area, home concierge and telemedicine. Also, the group forayed into the retail sector by creating the largest mall in India, Mantri Square, at Malleshwaram, in Bangalore. Not only that, Mantri Altius, a residential project, was awarded the 'Best Residential Project in India' by CNBC Crisil.

WORLD CLASS MANAGEMENT SYSTEMS

At Mantri Developers, we are committed to providing eco-friendly commercial and residential dwellings in a safe and healthy environment. We abide by our commitment to prevent pollution to meet legal and other requirements, and continually improve the effectiveness of our management systems. We will work towards minimizing occupational risks and hazards at our work stations. And we respect the principle of social accountability and meet its requirements.



AWARDS

Mr. Sushil Mantri received the prestigious CII-TTC Sustainability Award 2012 from the honourable President of India – Mr. Pranab Mukherjee on 14th January, 2013.



For her outstanding efforts and passion for success, Mrs. Snehal Mantri was awarded as one of the "30 Outstanding Women Achievers of FICCI FLO" for the year 2013-14.



Mantri Developers was awarded the CNBC Awaaz CRISIL Real Estate Award for India's best Residential Building.



Mantri Developers was bestowed with the 'Real Leader- For Giving Back to the Society' award for his exemplary work in the area of CSR.



Mantri Developers was presented with the "Commendation Certificate" by Mr. Sachin B. Pilot, Minister of Corporate Affairs, for Sustainable Development at the CII-ITC Sustainable Awards 2013.



Mantri Developers was adjudged as one of India's Top 10 builders at the "Construction World Architect & Builders awards, 2011."



Mr. Sushil Mantri was bestowed with the "Young Visionary Award in Real Estate Infrastructure" by CSI.



Mr. Sushil Mantri was awarded 'Entrepreneur of the year' by Big Brands Research.

MANTRI ADVANTAGES

MANTRI PROMISES

- Punctuality
- Quality
- Reliability
- Transparency
- Speed

PROPCARE

- Project maintenance
- Rentals & resales

insignia

- An exclusive loyalty program
- Points on every successful referral or repurchase
- Redemption of points from a wide range of brands & luxuries
- Exclusive programs & activities for all age groups

SPACETHETICS

- One-stop shop for home interiors
- Premium, top of the line accessories



THE ADDRESS



LEGENDS

- EDUCATIONAL INSTITUTION
- RESTAURANT
- HOSPITAL
- GYM
- TEMPLE
- RAILWAY STATION

LOCATION USP'S

> Just 4km away from the Chennai Airport

> Strategically located 500m from GST Road

> Situated in view of the Picturesque Periya Lake