MANA SKANDA

THE RIGHT LIFE

Bengaluru's largest child-centric township

Representation Image

WELCOME TO THE RIGHT LIFE

Embrace 'The Right Life', where each dawn brings promise and every dusk, contentment! Your deserving family will revel in homes designed with love and foresight, each corner echoing laughter, warmth, and comfort. With schools merely a whisper away, envision days where your children won't have to traverse distances but merely step into knowledge and fun, effortlessly!

Our sprawling **100+ acre child-centric community**, with **1800+ SFT homes**, stands amidst expanses of greenery, with **84% open area**, offering not just a space to live, but a cocoon where dreams flourish, bonds strengthen and lives blossom.

Here, every feature is tailored, keeping in mind the vivacity of youth, the innocence of childhood, and the wisdom of golden years. We've woven a tapestry of life in hues of joy, wisdom, and vigor.

Welcome to a life well-lived, well-loved, and well-deserved. **The Right Life.**

MANA
LIVE BRILLIANTLY

SKANDA
SIGNATURE LIVING

Representation Image

RIGHT DECISION TODAY = RIGHT LIFE TOMORROW

> *The future depends on what we do in the present.*
>
> ***Mahatma Gandhi***

Today: 2 hours spent on travel to school
Tomorrow: 2 hours spent on hobbies or studies

Today: Subconsciously consuming polluted air
Tomorrow: Breathe fresh air in a corridor unlikely to get crowded

Today: Hop around your locality looking for different needs
Tomorrow: Stay in a township that you can get everything in

Today: Juggling remote work in a cramped space
Tomorrow: Embrace the hybrid work mode in a spacious and comfortable home office

Today: Noise and disruptions from urban chaos
Tomorrow: Enjoy serenity and embrace green living

Today: Limited recreational options for families
Tomorrow: Multitude of family-friendly activities and a sense of community

Today: Take the right decision!

Representation Image

WHAT'S THE RIGHT LIFE?

Representation Images

- **Bengaluru's largest child-centric township** on Sarjapur-Varthur Road.
- First of its kind community that focuses on the **well-being of all its residents,** and in particular your children
- **Child-centric and sports-life style features** carefully designed in a modern architectural design language
- **31+ acres** in phase 1, **100+ acres** across multiple phases
- **Premium lifestyle apartments** of 3 and 3.5 BHK
- **Lake-side lifestyle**, next to pristine lake
- **Biophilic** landscape design

RIGHT NEXT TO EVERYTHING

Experience the ease of access to everything you need for a well-rounded and fulfilling lifestyle.

Hospitals

- Manipal Hospitals
- Sakra World Hospital
- Motherhood Hospitals
- Columbia Asia Hospitals
- Belenus Champion Hospitals
- Cloudnine Hospitals
- Apollo Hospitals
- Rainbow Children's Hospital

Tech Parks

- RGA Tech Park
- Wipro Corporate Office
- Microsoft Office
- RMZ Ecospace
- Global Technology Park
- Pritech Park SEZ
- RMZ Eco World
- Embassy Tech Village
- Bagmane Constellation Business Park

Schools

- Greenwood High International School
- Harvest International School
- Indus International School
- Philomena School
- Inventure Academy
- One World International School
- Delhi Public School East
- TISB
- Head Start Educational Academy

Retail Spaces

- Soul Space Spirit Centro Mall
- Phoenix Market City
- Market Square Mall
- Forum Neighbourhood Mall
- Total Mall

Representation Image

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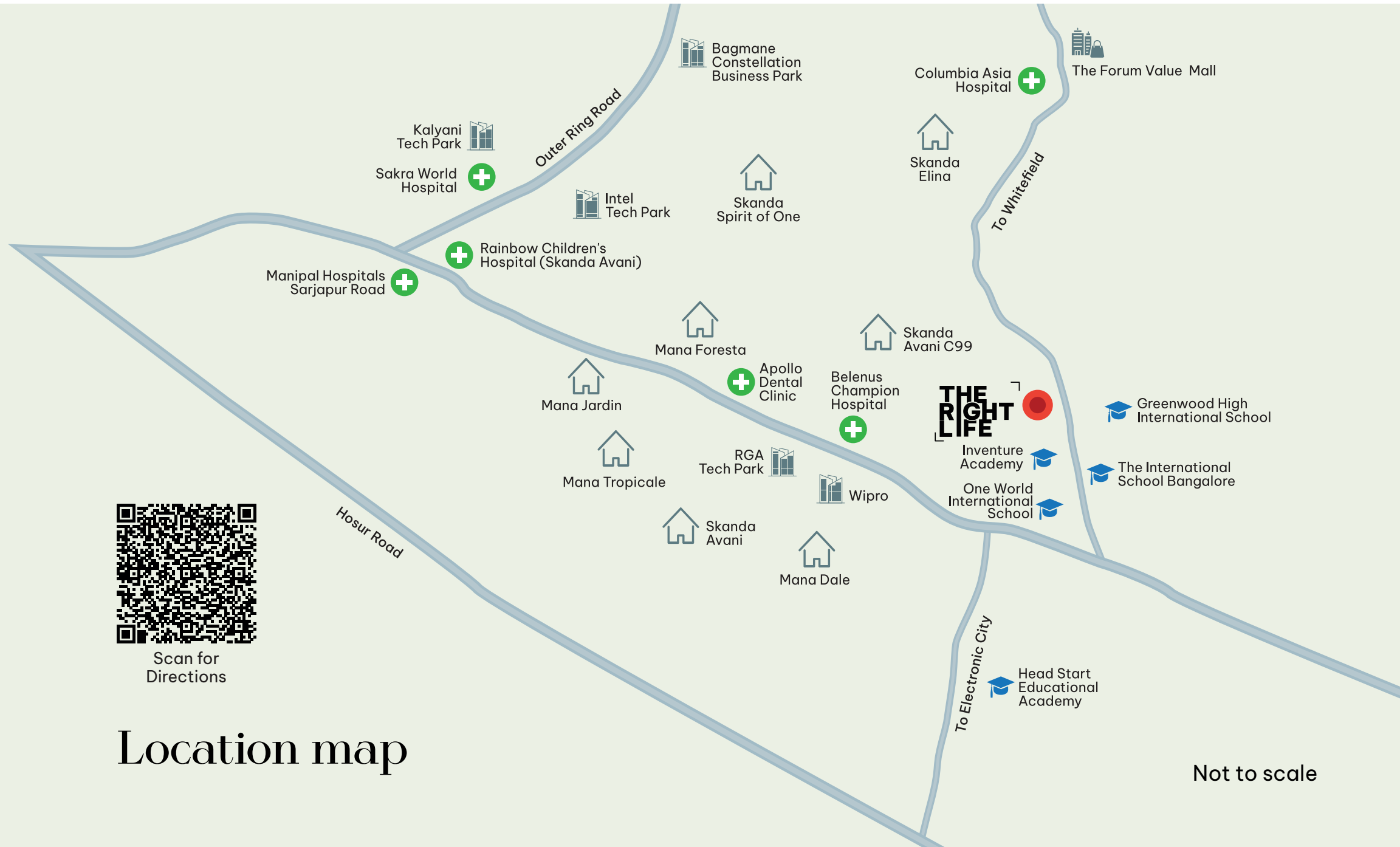


Location map

Belenus Champion Hospital

Rainbow Children's Hospital by Skanda Avani

Inventure Academy

One World International School

RGA Tech Park

TISB

Manipal Hospitals

RMZ Eco World

Sakra Hospitals

Artist Impression

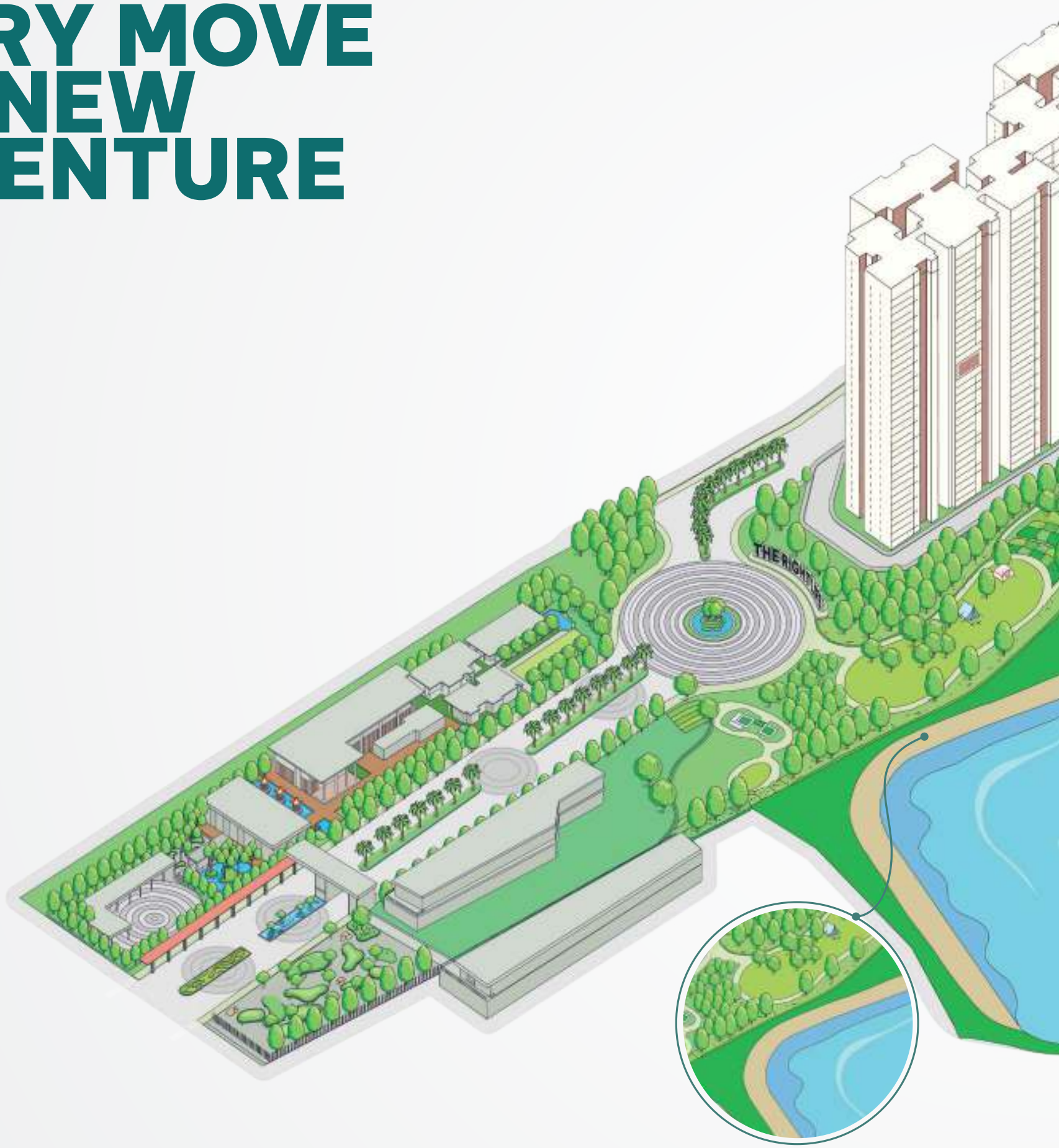
DESIGN PHILOSOPHY

This community is designed to be child-centric, providing families with a tranquil lakeside living experience. In Phase 1, we prioritize a lake-centric approach, ensuring maximum views of the natural lake and promoting overall wellness, especially among kids. Inspired by the lake environment, our features include amenities such as kids' wet play areas, a large pool, a skate park, labyrinthine gardens, a bump track, sports fields, and dedicated wellness spaces.

Statistics:

- **31+ acre** in phase 1
- **100+** acres across multiple phases
- **84%** open area
- **51%** hardscape area
- **33%** softscape area

EVERY MOVE IS A NEW ADVENTURE



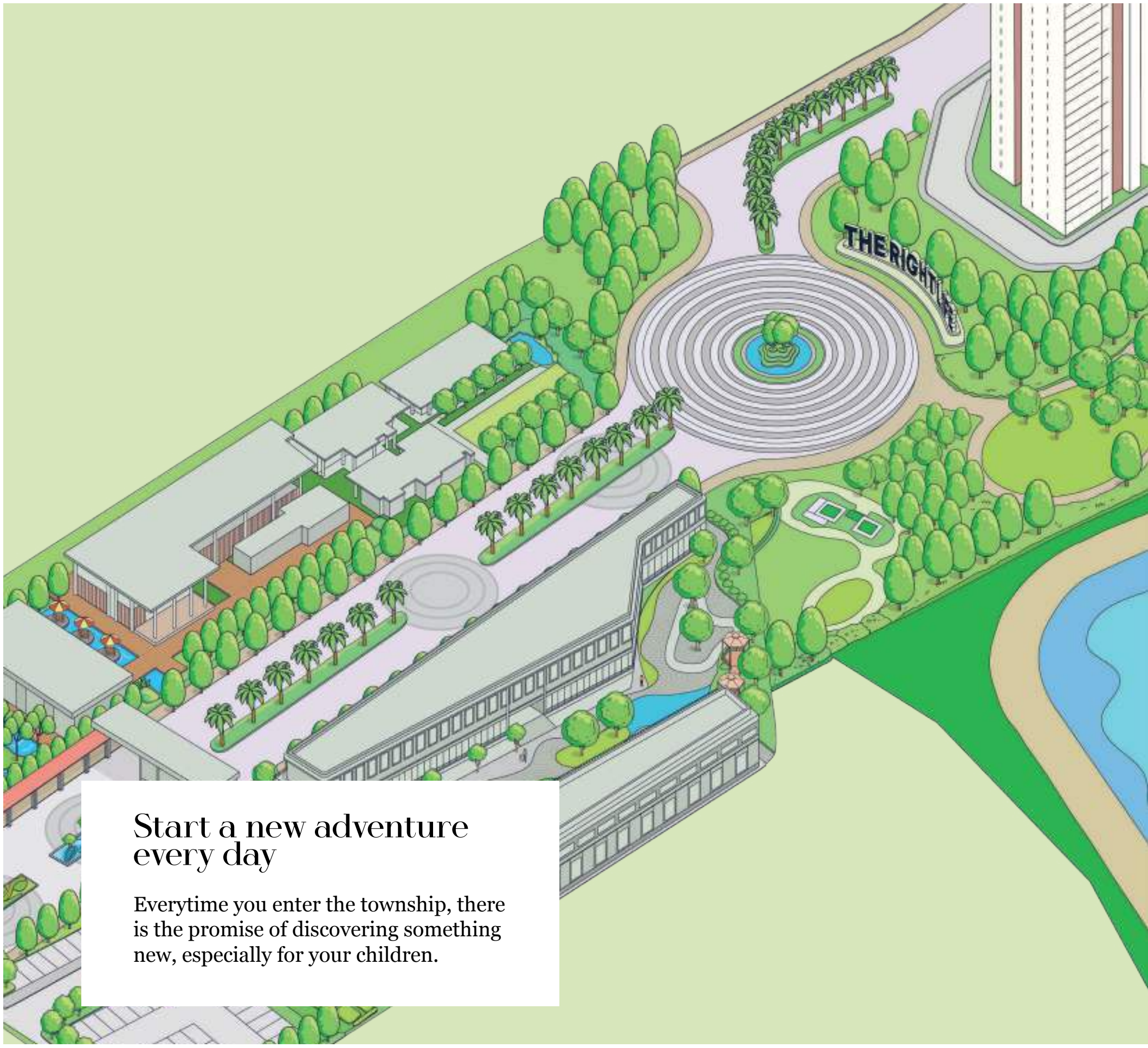
Lake-side lifestyle

Artist Impression

Large event lawn area

Water zone with kid's pool and boardwalk pool

Artist Impression



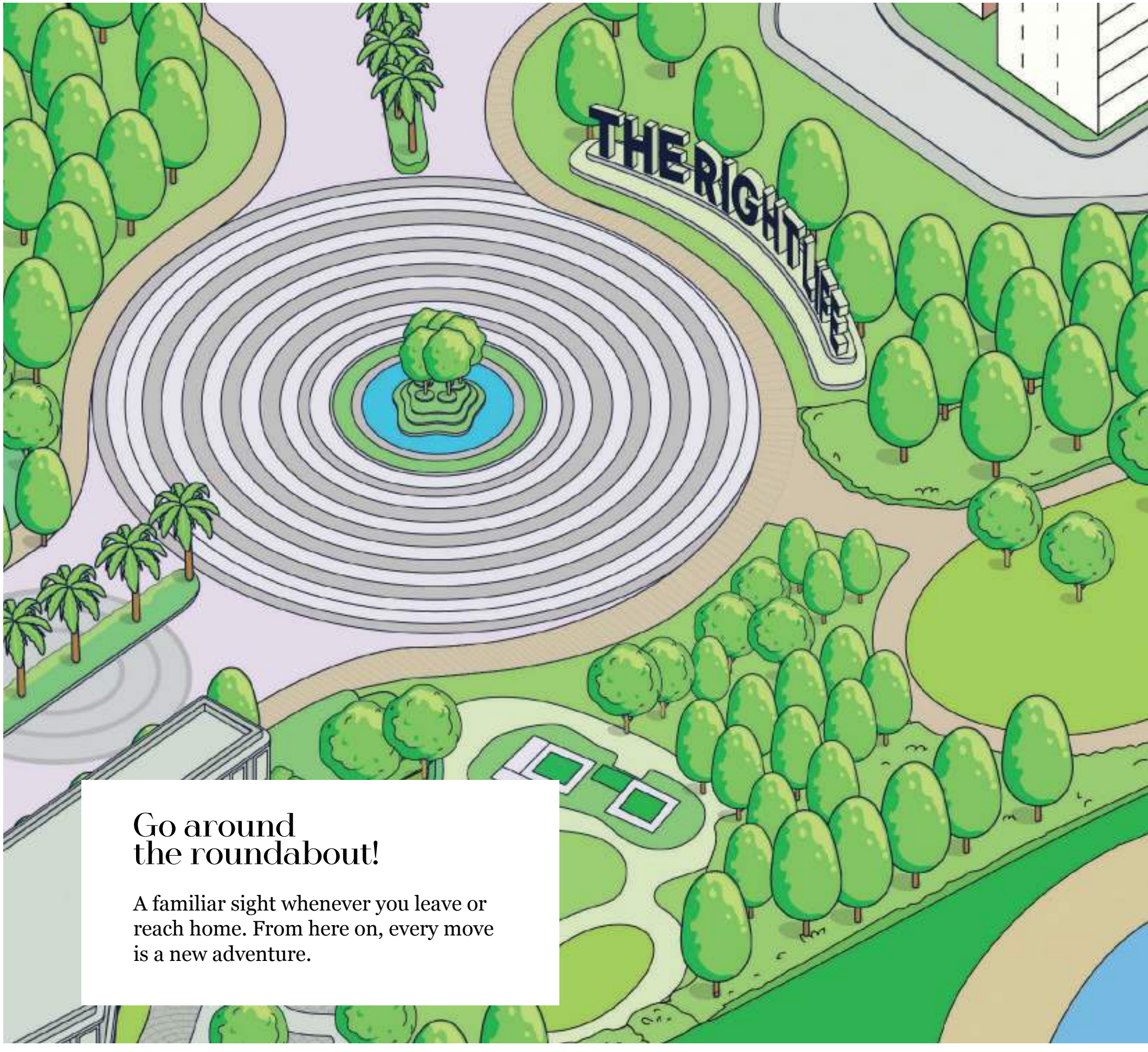
Start a new adventure every day

Everytime you enter the township, there is the promise of discovering something new, especially for your children.

Your visitors can experience a grand entry in the entrance plaza

2m central landscaping

Artist Impression



Go around the roundabout!

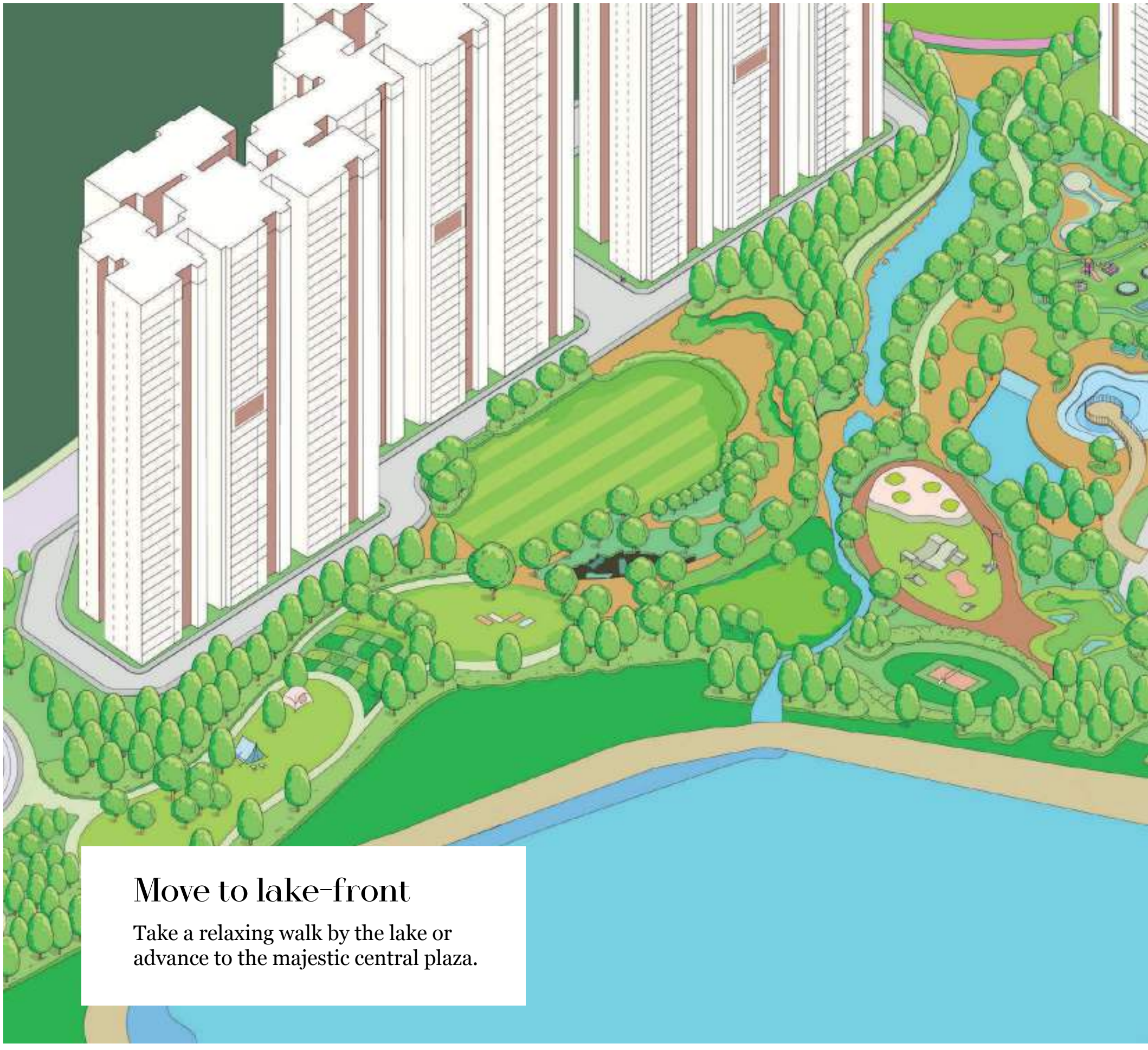
A familiar sight whenever you leave or reach home. From here on, every move is a new adventure.

A central roundabout area to provide a feeling of vastness

Dotted with art and landscape elements

2m walkways on both sides

Artist Impression



Move to lake-front

Take a relaxing walk by the lake or advance to the majestic central plaza.

Innovative fence design that maximises views of the lake for walkers while providing security

Artist Impression

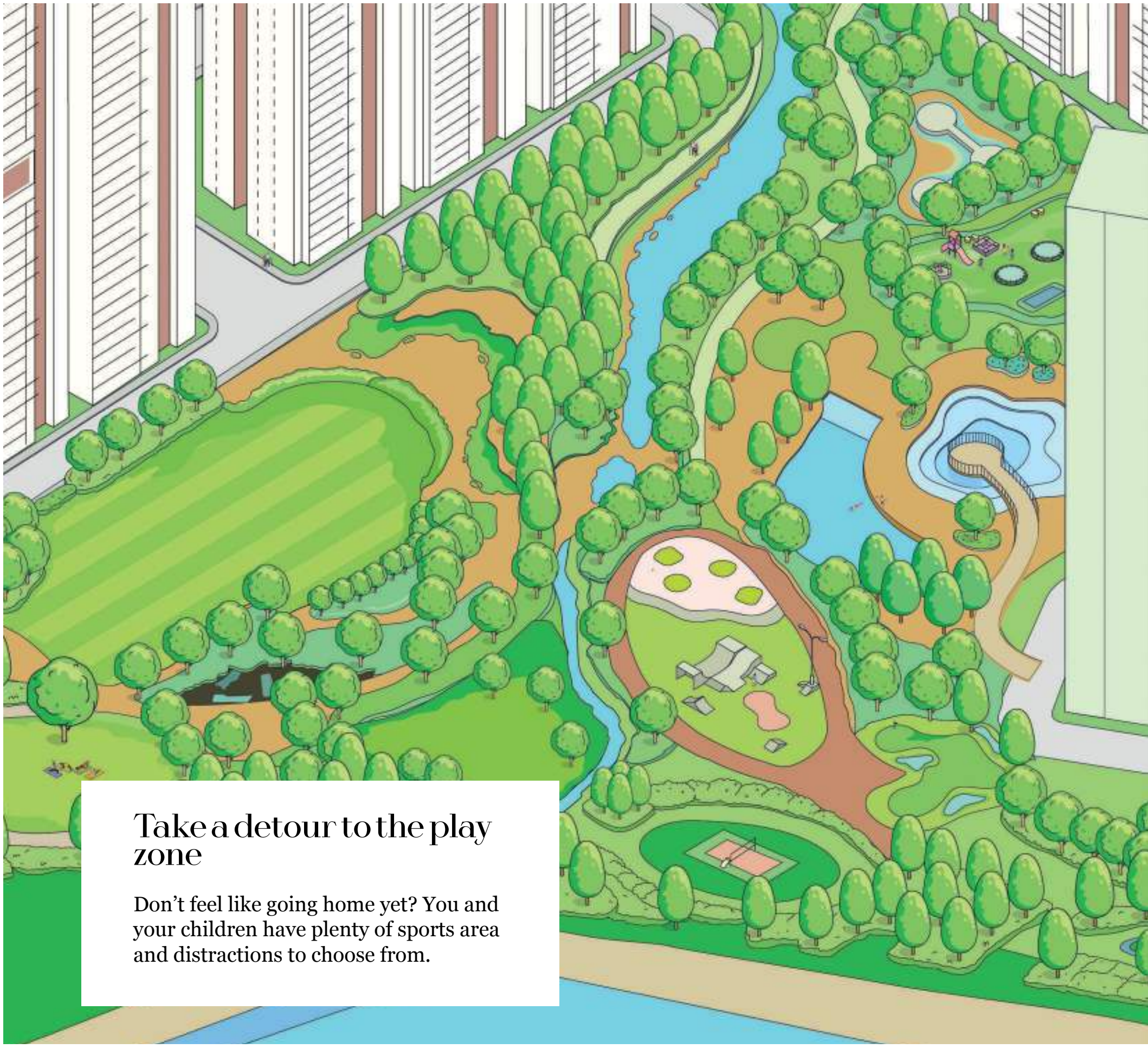
Central plaza filled with social and interactive areas for the whole family

Artist Impression

Representation Image

Entrance to towers. Smooth experience, with visitor parking slots

Artist Impression



Take a detour to the play zone

Don’t feel like going home yet? You and your children have plenty of sports area and distractions to choose from.

Artist Impression

Artist Impression

Artist Impression

For the Toddler
(1.5 to 4 years)

- Kids' play area
- Moon deck*

For Young Kids
(4 to 6 years)

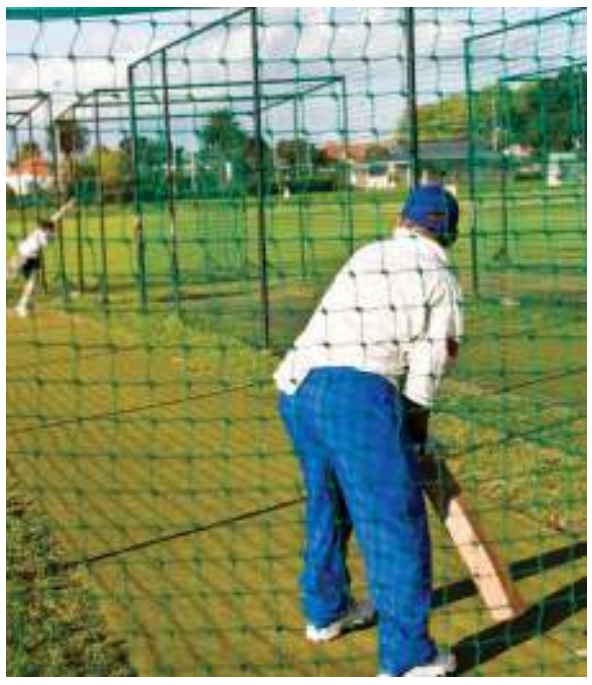
- Space themed kids play area*
- Musical deck*
- Star gazing deck*

For the Preteen (6 to 12 years)

- Trampoline park
- Soccer field / Cricket field
- Basketball court
- Boot camp
- Kids' pool with cascade water feature
- Skating park
- Bump track
- Bird watching tower

For the Teens (13 to 16 years)

- Tennis court*
- Glamping area
- Sand volleyball
- Labyrinth
- Hammock garden
- Machan
- Multi-use games area (MUGA)*



Representation Images

For Active Families

- Yoga lawn
- Butterfly garden
- Periphery walking trail
- Urban farming
- Fruit orchard
- Event lawn area
- Stage*
- Golf putting
- Boardwalk pool
- Rain garden
- Outdoor gym
- Outdoor work pods
- Pet park
- Meadow garden*

Others

- Stepped seater
- Floating pavilion
- Deck with seaters
- Outdoor seating area
- Deck with bamboo pergola*
- Pylon mound*
- Lawn area*

**** This feature is in Phase 1.1***

A CHILD-CENTRIC COMMUNITY

Scan to
discover more

PHASE 1 MASTER PLAN

31+ ACRES DEVELOPMENT

PHASE 1.0

01. Hammock garden
02. Fruit orchard
03. Glamping area
04. Stepped seater
05. Event lawn area
06. Skating & trampoline park
07. Sand volleyball
08. Yoga lawn with butterfly garden
09. Golf putting
10. Bump track
11. Labyrinth
12. Periphery walking trail
13. Kids' pool with cascade water feature
14. Boardwalk pool
15. Floating pavilion
16. Kids' play area
17. Machan
18. Rain garden
19. Soccer field/Cricket field
20. Deck with seaters
21. Basketball court
22. Boot camp
23. Urban farming
24. Outdoor gym
25. Outdoor work pods
26. Bird watching tower
27. Pet park

Features for the active family

Basketball court

Soccer field

Outdoor gym

Pet park

Open air theater (OAT)

Outdoor work pods

Fruit orchard

Golf putting

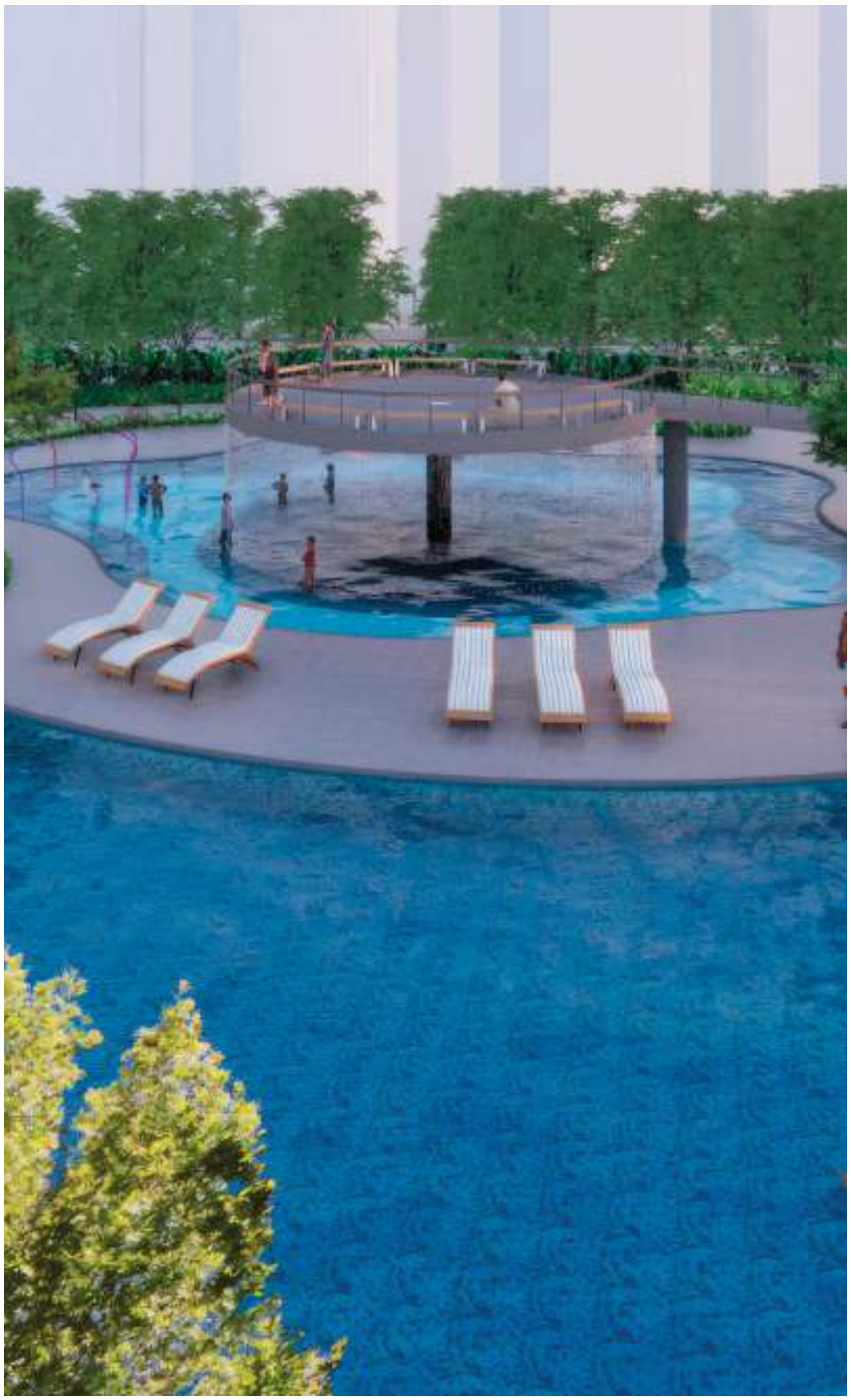
Boot camp

Lifestyle features

Yoga lawn

Seating along the pool

Kids' pool



Cascade water feature and boardwalk pool

Pergola

The Right Club

Features for the active-seniors

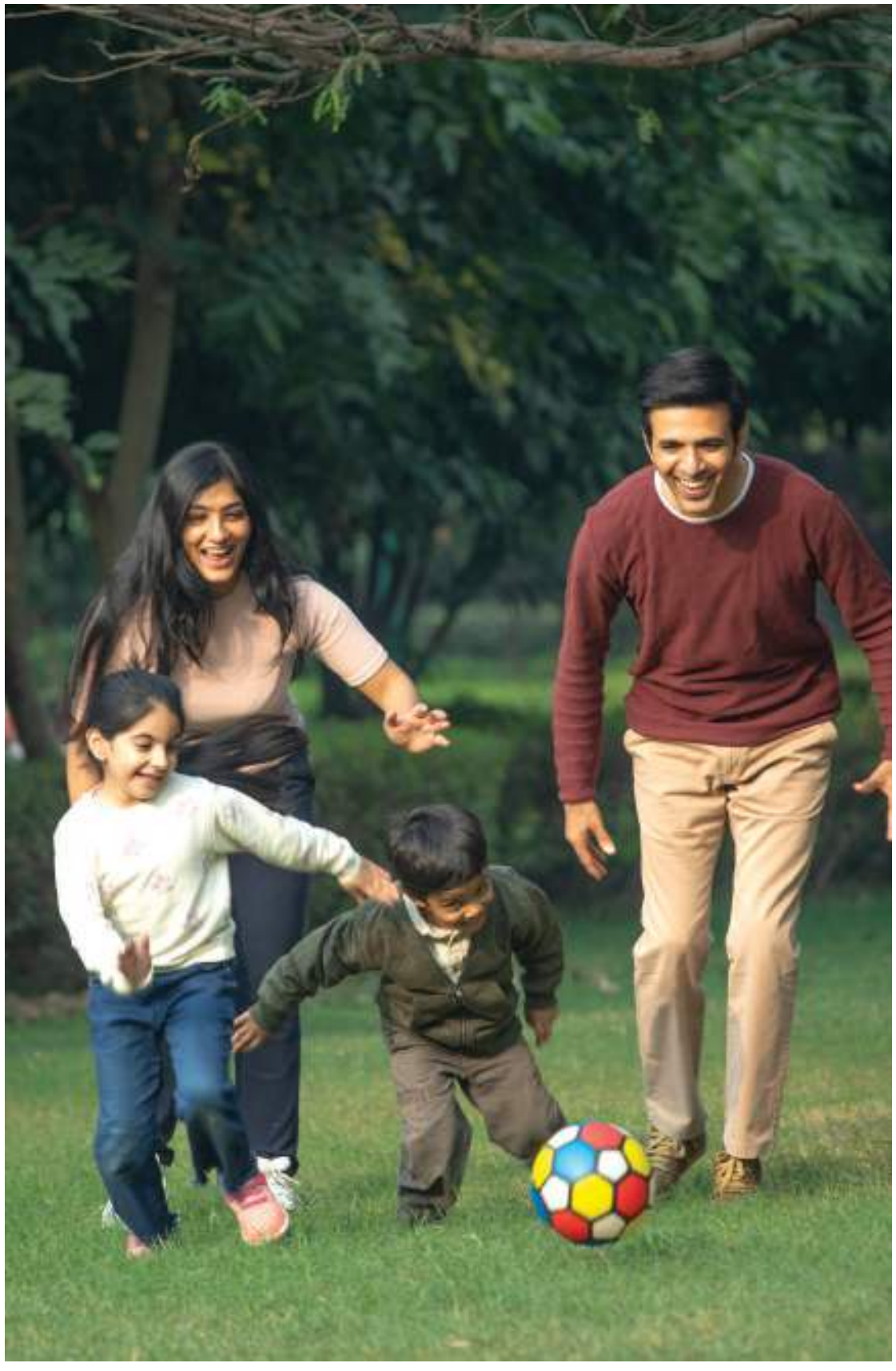
Zones for seniors

Senior-friendly design (ramps, tactile tiles, railings, proper lighting)

Reflexology path

Periphery walking trail

Health & safety features



Better air quality because of green areas

Good water supply

Vehicle traffic segregated from pedestrian zones

Low noise levels

Comprehensive fire safety measures

Foolproof safety and security measures

Nature features

Lakeside living (Maximized utilization of lake view)

Bird watching tower

13 acres softscape area

Dedicated no-vehicle zones

Hammock park

Labyrinth

Open lawn space for events

Meadow garden

Native and traditional plants

Sustainability features

Recharge of rainwater

Manure creation

Rain gardens that prevent flooding
and reduce pollution

Bladder tanks to hold rain water
for irrigation

Root barriers

Place for kitchen garden

Waste segregation

Mulching and composting

Sustainability features

Water recycling

Facility for irrigation

Subsurface drainage

Representation Images

Inclusivity features

Ramps

Tactile tiles

Railings

Proper lighting

SPECIFICATIONS

Representation Image

CIVIL

Structure

- RCC-framed structure with RCC walls.
- Open kitchen concept.
- Walls 160mm thick.

ARCHITECTURE

Doors & Windows

- Acacia wood frame with teak skin main door.
- SS coated brass fittings for the main door.
- Acacia wood door frame and flush door for other doors.
- SS fittings for other doors.
- UPVC windows with mosquito mesh.
- UPVC french door for balcony with mosquito mesh.
- 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.

Representation Image

Flooring

- Laminated wooden flooring for master bedroom.
- Vitrified tiles in all other bedrooms, living room and dining room.
- Designer ceramic tiles in balconies.
- Anti-skid ceramic tiles for bathroom floors.
- Designer ceramic tiles in toilet walls.

Internal and External Finishes

- Emulsion paint for interiors.
- Polished or enamel painted doors.
- Weather coat painting for exteriors.

Kitchen

- Wash provision in utility.
- Two taps and one water purifier provision.

PLUMBING, ELECTRICAL & SERVICES

Toilets

- Grohe / American Standard / Roca / Vitra or equivalent make of CP Fittings and accessories of good quality in general range.
- Grohe / American Standard / Roca / Vitra or equivalent make sanitary fittings of any white shades in colour.
- Concealed hot and cold CPVC plumbing pipes.

Electrical

- Electrical fittings of Indo-Asian / Anchor or equivalent make.
- Concealed fire-resistant copper wiring (Anchor / Havells or equivalent).
- T.V. & telephone point in living and master bedroom.

Power backup

- Generator backup for common area (lifts and other) & complete lighting back up for individual flats.
- Kirloskar or equivalent make generator sets.

Elevators

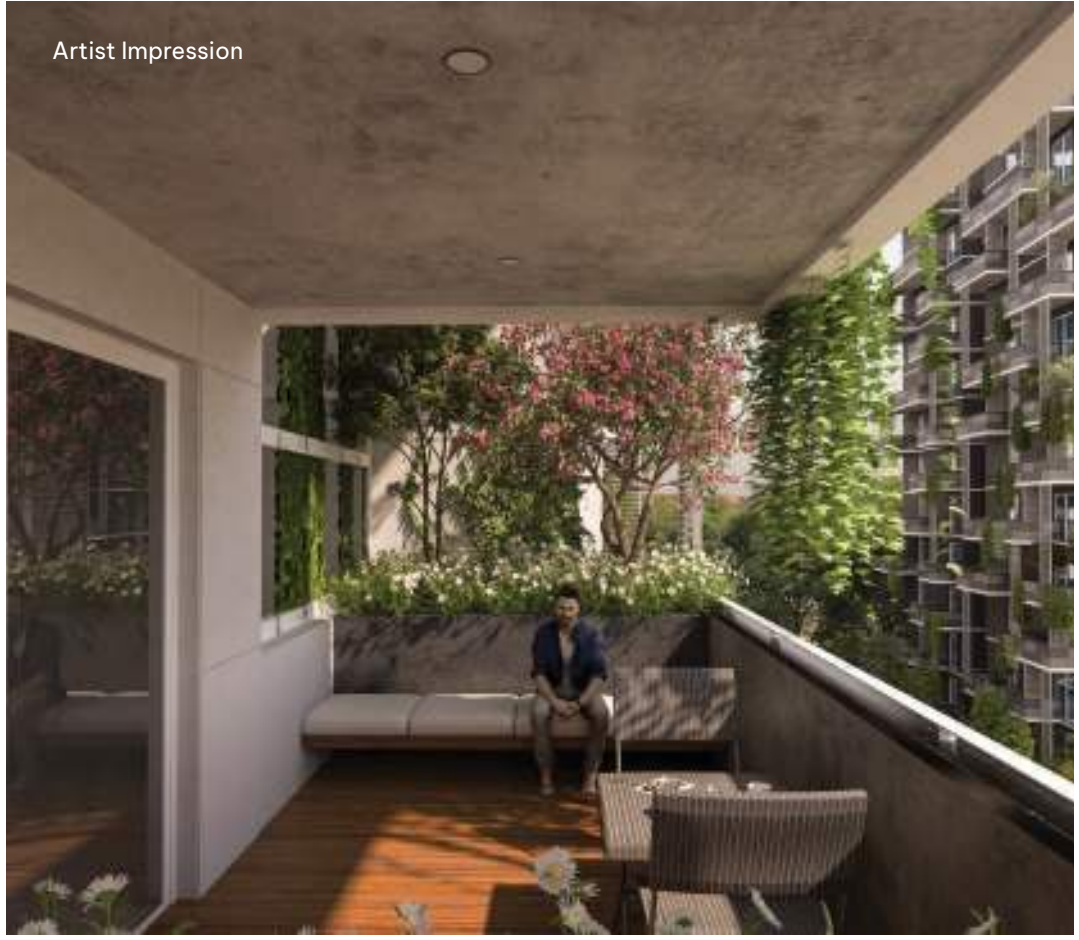
- Schindler/Otis/ Kone or equivalent brand automatic lifts as per architectural drawings.
- Multiple elevators with passenger capacity of 10-13 persons

Car Parking

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

Representation Image

Artist Impression



THE RIGHT PEOPLE

A premium lifestyle township by

MANA

LIVE BRILLIANTLY

SKANDA

SIGNATURE LIVING

DOING THE RIGHT THING

About Neobuild Ventures

Introducing Neobuild Ventures, a collaborative endeavor between two renowned developers, **Mana Projects and Skanda**, dedicated to shaping the future of real estate in Bangalore. Combining Mana's established market presence and streamlined manufacturing capabilities with Skanda's commitment to exceptional, eco-friendly housing, Neobuild Ventures aims to deliver affordable yet premium-quality homes that embody modern living.

Neobuild
VENTURES

Mana & Skanda have been on the right path since 2000.

MANA	SKANDA
24+ years of experience	**12+** years of experience
29+ projects	**8+** projects
7000+ happy clients	**1800+** happy clients
8M+ sq feet delivered	**3M+** sq feet delivered
1000+ staff & contractors	**500+** staff & contractors

MANA SKANDA

THE ART OF LUXURIOUS LIVING

www.therightlife.in

The Right Life, Sarjapur-Varthur Road. Banaalore

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