

www.mantri.in



manTRI

manTRI
webcity

A world we call WebCity, A world you call Home



Mantri WebCity

An Experience out of the Weblife

Mantri WebCity is a roadmap where you can discover web in a whole new way. A life with peace, connectivity & happiness never than before.

A web theme township inspired by dedication to all web life and all web lovers. Leveraging technology with intelligent amenities like Digital Life, Music Walls, Water clocks etc would change the way you dreamt about living spaces. Sprawling over acres of land, nested in the nexus of IT firms and other companies, aesthetically designed homes infused with web elements, One of its Kind landscaped gardens, Pavements, Ornate Fountains, Acres of greenery, Tweet Parks and many more such things in the web city would leave you awestruck & revolutionize the way you live, connect, share, enjoy, explore and innovate.

This concept of Web City aims at bringing back people from Web to Earth & aims at incorporating the networking elements in their daily life giving them the real feel and touch of the prevalent social networking in their residential proximity.

**A world we call WebCity,
a world you call home**

F

FEATURES

that speak of Mantri WebCity

Networking

- GlimpIdeas
- Tweet Parks
- Mantri's Digital Life
- Social Parks
- Grand Dining
- Business Inn
- Web Sculptures

Contributing to the Earth

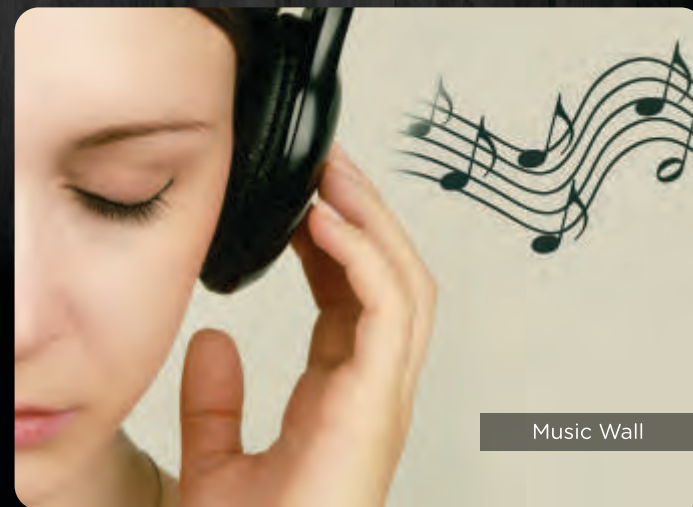
- Smart Waste Disposal
- Efficient Energy Consumption
- Solar Dots/Panel
- Cycles

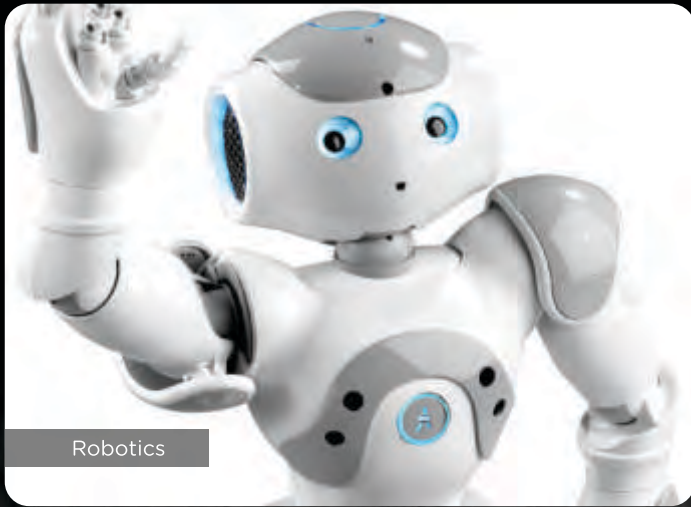
Information & Education

- Web Room
- Digital Library
- Earth Live Screens
- Mantri Standard Time
- Elevator Media
- Signature Magazine
- Mantri's Web Wall
- Robotics
- Nano Technology
- Cloud Computing
- Guest Lectures
- Star Gazing

Entertainment & Social Well Being

- Music Wall
- Smiley Wall
- Gaming Zone
- Web Wisher
- Telemedicine
- Security Camera System
- Chromitheatre
- Day Care for kids & Elderly





Robotics



Tweet Parks



Security Camera System



Mantri Standard Time



Legends

- | | | | |
|----|----------------------|----|----------------------------------|
| 1 | Entry points | 11 | Playground |
| 2 | Club House | 12 | Feature Courtyards |
| 3 | Water Garden | 13 | Entrance Garden |
| 4 | Feature Courtyards | 14 | Swimming Pool with toddlers pool |
| 5 | Garden Entrance Area | 15 | Feature Pavilion |
| 6 | Party Lawn | 16 | Alfresco Dining Area |
| 7 | Sport Fields | 17 | Fountain Garden |
| 8 | BBQ Area | 18 | Garden Pavilion |
| 9 | Outdoor Fitness Area | 19 | Buffer Planting |
| 10 | Amphitheater | | |

The Webcity Community

F

FEATURES

that shows of Mantri WebCity

Architectural Design



The towers draw inspiration from neoclassical and contemporary architecture.



Building arranged to present each “room with a view” overlooking lush surrounding inspired by English gardens.



Central green spaces facilitating recreation amenities including an open amphitheater.



A beautiful spine of water body surrounded by pebbled pathways and seating promenade.



Landscapes created are reminiscent to prevalent styles in different countries bringing you sense of global living.

Easy Accessibility



Located on Hennur Main Road, Mantri Web City can be accessed from Outer Ring Road.



Hennur Main Road joins BIAL towards the north and joins Bangalore city towards the south.

Landmarks



South Asia Bible Collage - 150mts



Shri Vidya Nikethan School & College - 2.10 kms



Mantri Splendor - 2.85 kms



Bangalore International Airport - 25 kms



Mantri Astra - 5.0 kms



IT Business Park - 8 kms



Homes which never goes offline

www.mantri.in



Dreams where
connections are possible



A fully equipped
Clubhouse

www.mantri.in



AMENITIES

a part of Mantri WebCity

Outdoor Amenities

- Swimming pool with a toddlers' pool
- Thematic landscaped gardens and water features will be planned around the property.
- Entrance Lobby of each block at Ground Floor level in granite flooring and vitrified tiles dado
- Jogging / Walking Trail around the perimeter of the property.
- Outdoor Exercise Area
- Children's Play Areas
- Open Amphitheater
- Outdoor Party Area with Barbeque Pits
- Tennis court
- Entrance plaza
- Pick up - drop off point
- Paved garden walk
- Basket ball court

Other Amenities

- An exclusive network of cable TV will be provided (only conduit) with a centralized control room
- A Group Centrex facility will be provided (only conduit). This will be operated by a Telecom Service Provider
- Cellular Phone boosters will be provided in lift well and inside the towers for better mobile phone connectivity by service provider
- Back-up Generator-100% D.G. power back-up @ extra cost
- Stand by generator for lighting in common areas, lifts and pumps will be provided
- Common toilets for Servants / Drivers will be provided

Clubhouse 45,000 sq. ft.

Indoor Amenities

- A well equipped Health Club
- Gymnasium
- Steam room (Separate for Ladies and Gents)
- Sauna room (Separate for Ladies and Gents)
- Massage room (Separate for Ladies and Gents)
- Squash court
- Table Tennis Tables
- Pool Table
- Indoor Badminton Court
- Basket Ball Post
- Chess & Carrom
- TV room & Mini Theater with surround sound system
- Crafts & Creativity room
- Karaoke Room/ Dance/Aerobics floor with music system
- Meditation/Yoga hall
- Unisex salon
- Cafeteria
- Tele Medicine/Health Centre
- Business Centre
- Propcare Office,
- ATM of leading Banks
- Convenience Store
- Creche
- Banquet Hall
- Library

Entrance



www.mantri.in



AMENITIES

a part of Mantri WebCity

Security Systems

- Trained security personnel will patrol the project round the clock
- CCTV cameras will be installed at security gates to Monitor visitors
- Entry to the building ground floor lobby will be restricted through Access Control Doors
- Entry of Vehicles to the project will be controlled with boom barriers and security screening for visitors

Water Treatment/Softening plant

- Fully treated water through an exclusive water purification/softening plant within the project will be provided.

Green Building Amenities

- Rain Water Harvesting scheme would be provided for recharging the ground water level
- Sewage effluent shall be treated and the treated effluent shall be used for flushing and landscaping
- A portion of the common lights shall be powered by solar energy

Lifts and Entrance Lobby

- One automatic lift in each block of Kone/OTIS or equivalent make
- One Large lift in each block of Kone/OTIS make or equivalent
- Designer ground floor lift lobby with Granite flooring and vitrified cladding
- Other floor lift lobbies - Flooring and Cladding (on lift side wall) in good quality vitrified tiles



www.mantri.in



Water Spine



www.mantri.in

Clubhouse





www.mantri.in

S

SPECIFICATIONS

Structure

- Earthquake resistance - Seismic zone II compliant RCC framed structure
- Concrete Block Masonry

Plastering

- All internal walls will be smoothly plastered
- Ceiling cornices in foyer, living and dining areas

Painting

- Interior-2 coat Acrylic emulsion paint with roller finish
- Exterior- External emulsion paint
- Ceiling- Oil bound distemper

Flooring

- Living, dining, family, kitchen and bedrooms- Vitrified tile flooring (2ft x 2ft)
- Utility , Balcony & Terrace- Anti skid Ceramic tile flooring

Toilets

- Designer Ceramic tiles flooring and cladding up to false ceiling
- White EWC in all toilets of Hindware or equivalent make
- White WHB of Hindware or equivalent make and mirror in all the toilets
- 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 in all the toilets from outside
- Provision for Geyser in all the toilets
- Good quality CP fittings of Jaquar or equivalent
- Large sized toilet ventilators made of powder coated aluminium/UPVC with translucent glass fitted with exhaust fan

Plumbing

- Plumbing lines are pressure tested
- Water supply lines are of CPVC/GI of reputed make



www.mantri.in

S

SPECIFICATIONS

Main door

- 7 feet high engineered wood doorframe
- Veneered Designer door shutter
- Melamine polish/coating on both sides for main door
- Good quality German or imported chrome finished hardware

Other Doors and Windows

- 7 feet high engineered wood doorframe
- Commercial flush/skin shutters with enamel paint on both sides
- Toilet door - Commercial flush / skin shutters with enamel paint on both sides
- Good quality German/imported chrome finish hardware
- MS Railings- Enamel paint
- Balcony door- Living room and Bedrooms will be provided with aluminium powder coated or UPVC sliding doors for balcony
- Powder coated aluminium or UPVC sliding windows with plain sheet glass and mosquito mesh
- Window MS grills- will be provided for Ground Floor apartments and to the windows without balcony

Kitchen

- Provision for electrical & plumbing points for modular kitchen (granite platform with sink and drain board will be provided on request and at an extra cost)
- Provision for water purifier
- Provision for Washing machine/dishwasher/iron in utility
- Provision for gas cylinders in the utility area with necessary piping arrangements

Electrical

- One TV point to be provided in each bedroom and 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 circuit 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- To 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)
- LT Power - 2 BHK, 2.5 BHK apartment will be provided with 3 KW, 3 BHK will be provided with 5 KW and pent houses with 8 KW power with energy meter

@ MANTRI LEGACY

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

The pioneering sprit 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 of 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.

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 and meet legal and other requirements and continually improve the effectiveness of our management system.

We will work towards minimizing occupational risk and hazards at our work stations and we respect the principle of social accountability and meet its requirement.



WORLD-CLASS MANAGEMENT SYSTEM



AWARDS AND ACCOLADES



Mantri Developers was honored by CMO Asia with the award for Brand Excellence.



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



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



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 Square was conferred with the 'Most Admired Shopping Centre of the Year' award by IMAGES Shopping Centre Awards (ISCA)



Mr. Sushil Mantri receives the award on January 14th, 2013 at New Delhi from the Honourable President of India - Mr. Pranab Mukherjee

@

MANTRI ADVANTAGES



MANTRI PROMISES

- On time, every time
- Highest carpet area
- Award winning landscapes
- Attention to detail
- Community living

PROPCARE

- Project maintenance
- Rentals & resales

MANTRI insignia

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



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

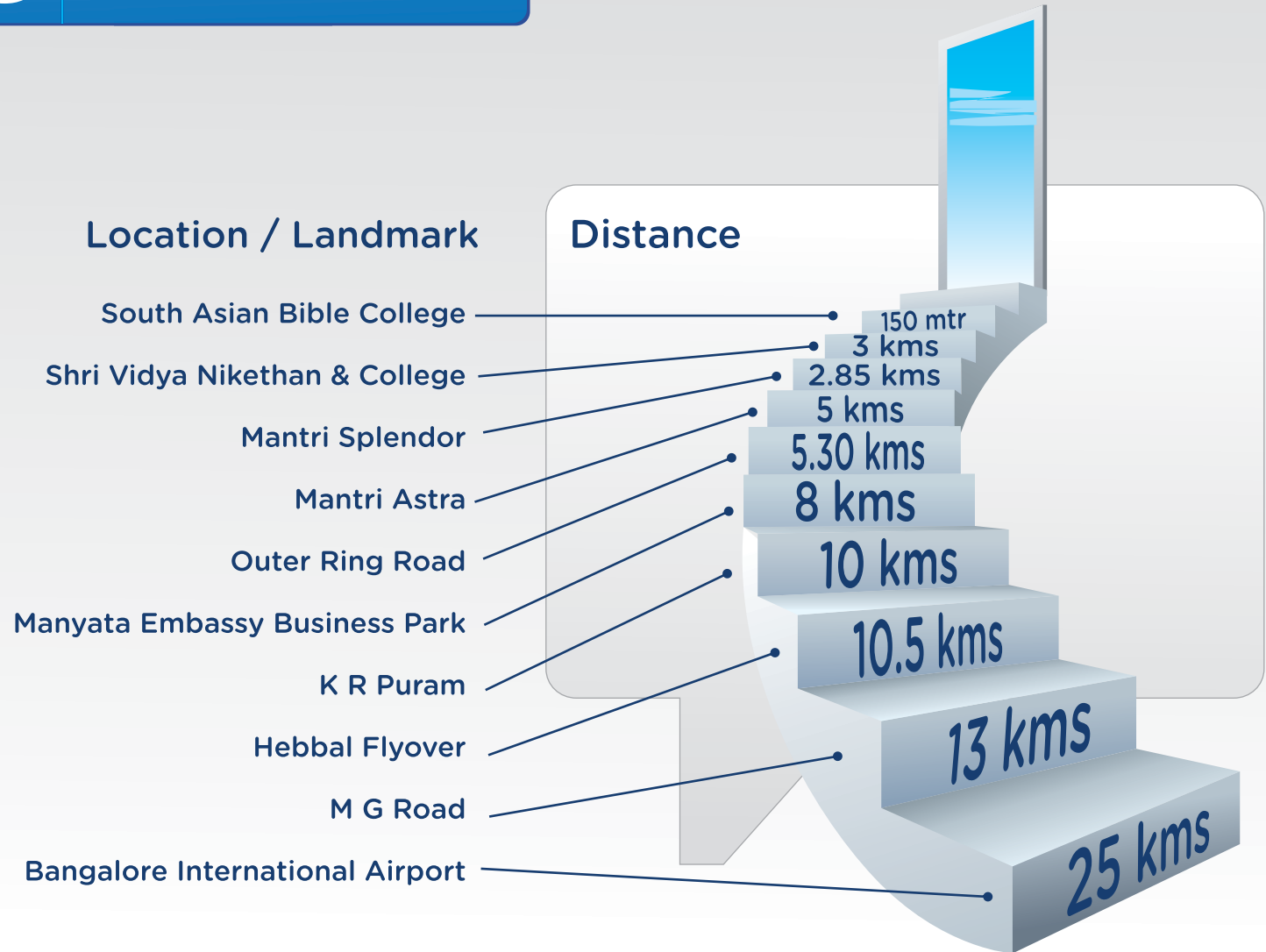


LEGENDS

-  MANTRI PROPERTIES
-  HOSPITALS
-  SCHOOLS
-  SHOPPING CENTERS
-  TECH PARK
-  PETROL BUNKS
-  FOOD & DINING

@ ADDRESS

Everything else is just a step away





manTRI

MANTRI DEVELOPERS

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

Project Office: Mantri Webcity,
Hennur Main Road, Bangalore

e-mail: webcity@mantri.in
SMS: webcity 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 onto www.mantri.in & discover more via a Live Video Chat with our brand representatives.



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 brochure 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



manTRI



manTRI
webcity

A world we call WebCity, A world you call Home.

Mantri WebCity

An Experience out of the Weblife

Mantri WebCity is a roadmap where you can discover web in a whole new way. A life with peace, connectivity & happiness never than before.

A web theme township inspired by dedication to all web life and all web lovers. Leveraging technology with intelligent amenities like Digital Life, Music Walls, Water clocks etc would change the way you dreamt about living spaces. Sprawling over acres of land, nestled in the nexus of IT firms and other companies, aesthetically designed homes infused with web elements, One of its Kind landscaped gardens, Pavements, Ornate Fountains, Acres of greenery, Tweet Parks and many more such things in the web city would leave you awestruck & revolutionize the way you live, connect, share, enjoy, explore and innovate.

This concept of Web City aims at bringing back people from Web to Earth & aims at incorporating the networking elements in their daily life giving them the real feel and touch of the prevalent social networking in their residential proximity.

**A world we call Webcity,
a world you call home**



A well-equipped club house with 45,000 Sq. Ft.



AMENITIES



YOGA ROOM



BILLIARDS



MINI THEATER



GYMNASIUM



INDOOR GAMES



LIBRARY

INDIVIDUAL FLOOR PLAN - 1,445 SQ.FT. (134.24 SQ.MT.)



INDIVIDUAL FLOOR PLAN - 1,740 SQ.FT. (161.65 SQ.MT.)



INDIVIDUAL FLOOR PLAN
950 Sq.F.T. (88 SQ.MT.)



INDIVIDUAL FLOOR PLAN
1010 Sq.F.T. (94 SQ.MT.)



INDIVIDUAL FLOOR PLAN
1260 Sq.F.T. (117 SQ.MT.)



LOCATION - MAP



-  MANTRI PROPERTIES
-  HOSPITALS
-  SCHOOLS
-  SHOPPING CENTERS
-  TECH PARK
-  PETROL BUNKS
-  FOOD & DINING

Location / Landmark	Distance
South Asia Bible College	150 Mtr
Shri Vidya Nikethan & College	3 kms
Mantri Splendor	2.85 kms
Mantri Astra	5 kms
Outer Ring Road	5.30 kms
Manyata Embassy Business Park	8 kms
K R Puram	10 kms
Hebba Flyover	10.5 kms
M G Road	13 kms
Bangalore International Airport	25 kms

LANDSCAPE - PLAN



- | | | | | | |
|----------------|------------------------|------------------------|-----------------------|-------------------------------------|-------------------------|
| 1 Entry points | 4 Feature Courtyards | 7 Sport Fields | 10 Amphitheater | 13 Entrance Garden | 16 Alfresco Dining Area |
| 2 Club House | 5 Garden Entrance Area | 8 BBQ Area | 11 Playground | 14 Swimming Pool with toddlers pool | 17 Fountain Garden |
| 3 Water Garden | 6 Party Lawn | 9 Outdoor Fitness Area | 12 Feature Courtyards | 15 Feature Pavilion | 18 Garden Pavilion |

MANTRI WEBCITY - 1 TOWER - A,B,C,D,E | **MANTRI WEBCITY - 2A TOWER - F,G,H,J** | **MANTRI WEBCITY - 2B TOWER - K,L,M** | **MANTRI WEBCITY - 3A TOWER - U,V,W,X** | **MANTRI WEBCITY - 3B TOWER - N,P,Q** | **MANTRI WEBCITY - 3C TOWER - T,S,R**

AMENITIES

a part of Mantri Webcity

Outdoor Amenities

- Swimming pool with a toddler's pool
- Thematic landscaped gardens with water features at the entrance
- Granite Flooring for Each Block entry and Vitrified Flooring for entrance lobby at Ground Floor.
- Jogging/Walking trail provided.
- Outdoor Exercise Area
- Children's Play Areas
- Outdoor Party Area with Barbeque Pits
- Tennis court
- Entrance court with shaded plaza for waiting is Provided.
- Pick up - drop off point
- Paved garden walk
- Basket ball Post
- Open Amphitheatre

Other Amenities

- An exclusive network of cable TV will be provided with a centralized control room (user to pay deposit/monthly charges)
- A Group Centrex facility with cabling up to each flat will be provided and operated by a Telecom Service Provider for a nominal one-time charge and monthly rental/flat
- Intercom facility (within Centrex) from each apartment to security room Will be provided and operated by Intercom service provider.
- Provision for 100% Power Back-up through D.G.
- User to pay DG Power usage charges at actuals as per metered consumption
- Stand by generator for lighting in common areas, lifts and pumps will be provided
- Cellular Phone boosters will be provided by service provider in lift well and inside the towers for better mobile phone connectivity / signals.
- Common toilets for servants or driver will be provided

Security Systems

- CCTV cameras will be installed at all entry and exit points of property. CCTV cameras will be installed at all lobbies.
- Trained Security Personnel with patrolling the project round the clock.
- Entry to the building will be restricted through the Access Control Doors at the Ground floor lift lobby
- Entry of Vehicles to the project will be controlled with Boom Barriers and security screening for visitors.

Green Building Amenities

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

Lift & Entrance Lobby

- Automatic passenger lifts in each block of OTIS or equivalent make
- Service lift in each block of OTIS make or equivalent

- Ground floor lift lobby with Granite/vitrified tiles
- Other floor lift lobbies- Flooring and Cladding (on lift side wall) in good quality vitrified tiles

Structure

- Seismic zone II compliant RCC framed structure
- All Internal & External Walls with Concrete Block Masonary

Plastering

- Masonry wall will be Finished with Cement Plaster.
- Ceiling cornices will be provided in foyer, living and dining area

Painting

- Interior-2 coat Acrylic emulsion paint with roller finish and ceiling in OBD.
- External emulsion paint
- MS railings in enamel paint

Flooring

- Vitrified tile flooring
- Anti skid ceramic tile flooring
- Anti skid ceramic flooring in terrace area of Pent House

Toilets

- Designer Ceramic tiles flooring and cladding up to false ceiling
- White EWC in all toilets of Jaquar or equivalent make
- White WHB of Jaquar or equivalent make in all the toilets.
- Single lever 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 in all the toilet will be provided
- Provision for Geyser in all the toilets
- Toilet ventilators made of UPVC with translucent glass fitted with provision of exhaust fan

Plumbing

- Plumbing lines are pressure test
- Water supply lines are of CPVC

Main Door

- 8 feet high engineered wood door frame
- Laminated door shutters
- Good quality chrome finished hardware

Other Doors

- 7 feet high engineered wood door frame
- Laminated door shutters
- Good quality chrome finished hardware

Toilet Doors

- 7 feet high engineered wood door frame
- All toilet doors are laminated on both sides. Good quality chrome finished hardware

Balcony Door

- Balcony door will be provided with UPVC sliding doors.

Windows & Ventilators

- UPVC sliding windows with plain sheet glass and provision for mosquito mesh
- Window MS grills-for Ground Floor apartments

Kitchen & Utility

- Provision for electrical & plumbing points for modular kitchen.
- Provision for water purifier
- Water & power point provide in utility for washing machine & ironing. Dishwasher point in Kitchen.
- Piped gas lines provided with meter and as per guide lines.

Electrical

- One TV point to be provided in each bedroom and living room
- Fire resistant electrical wires of RR kable or equivalent reputed brand
- Elegant designer modular electrical switches of Anchor or equivalent 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 conduiting/socket will be provided in all bedrooms and the living room
- AC point -Split AC power point in Master Bed bedroom. Conduit and socket will be made in Living & other bedrooms.
- LT Power - 2BHK, 2.5BHK apartments will be provided with 3KW, 3BHK will be provided with 5KW with energy meter

Indoor amenities/ Clubhouse (for entire Campus)

- Gymnasium
- Steam room (Separate for Ladies and Gents)
- Sauna room (Separate for Ladies and Gents)
- Massage room (Separate for Ladies and Gents)
- Gaming zone
- Squash court
- Table Tennis Tables
- Pool Table
- Indoor Badminton Court
- TV room & Mini Theater with surround sound system
- Crafts & Creativity room
- Karaoke Room/ Dance/ Aerobics floor with music system
- Meditation/Yoga hall
- Beauty parlor / hair salon (unisex)
- Cafeteria
- Laundromat
- Tele Medicine centre - Tele-medicine and health room will be provided within the property
- Business Center/Meeting room
- Propcare office
- ATMs of leading Bank
- Multipurpose hall/Party Hall
- Chess/carom and other indoor games
- Library/reading room
- Convenience Store
- Creche



manTRI

MANTRI DEVELOPERS

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

Project Office: Mantri Webcity,
Hennur Main Road, Bangalore

marketing@mantri.in

www.mantri.in



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 brochure 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.