

 MANA

 SKANDA

THE RIGHT LIFE



Bengaluru's largest child-centric township



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 **31+ 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



**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!

WHAT'S THE RIGHT LIFE?

- ✔ **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



Scan for Directions

Location map

Not to scale



Belenus Champion Hospital



Rainbow Children's Hospital by Skanda Avani



Inventure Academy



Manipal Hospitals



One World International School



RGA Tech Park



TISB



RMZ Eco World



Sakra Hospitals



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



This is an artist's impression and details are not up to scale.



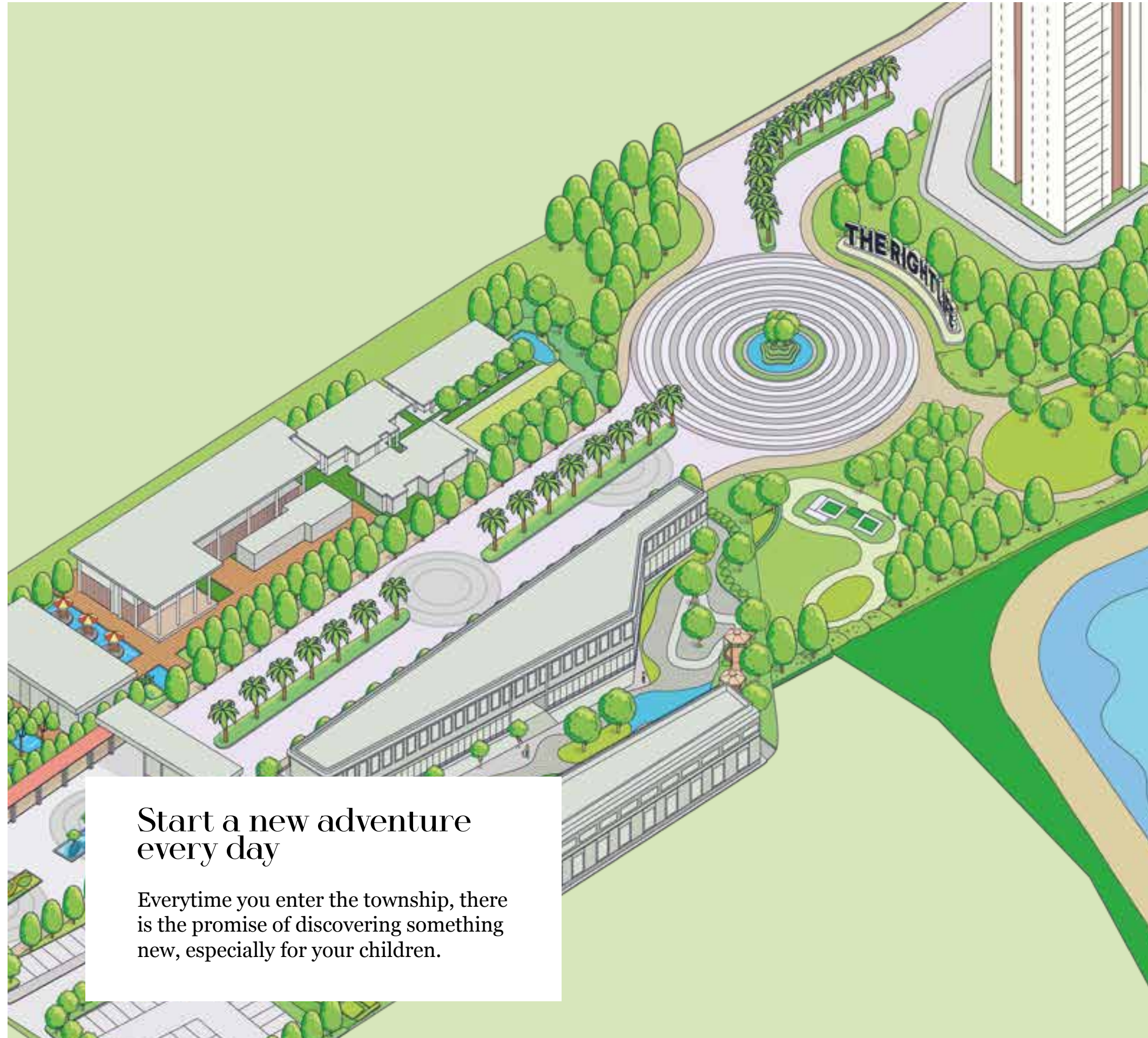
Lake-side lifestyle



Large event lawn area



Water zone with kid's pool and boardwalk pool



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



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



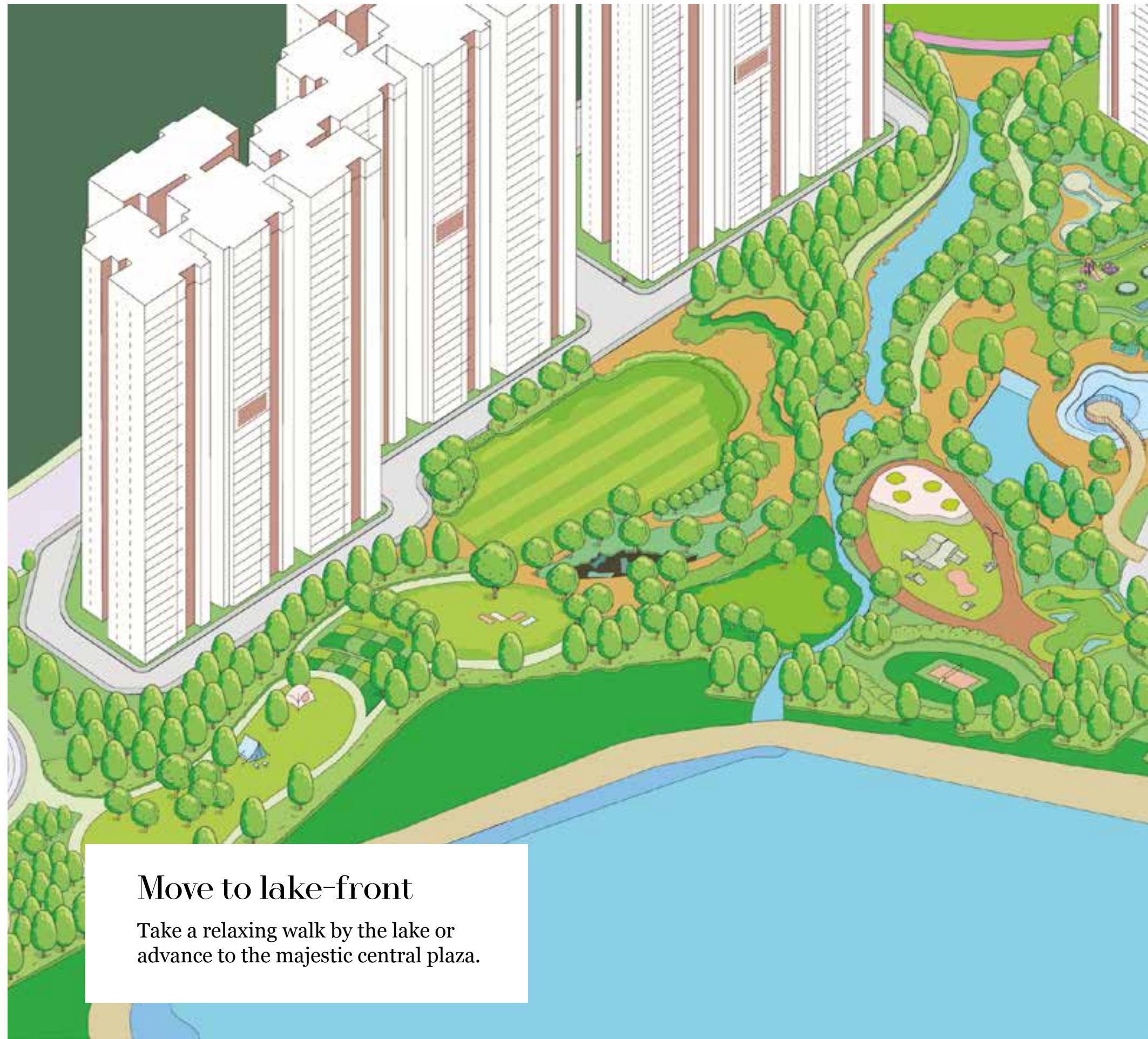
A central roundabout area to provide a feeling of vastness



Dotted with art and landscape elements



2m walkways on both sides



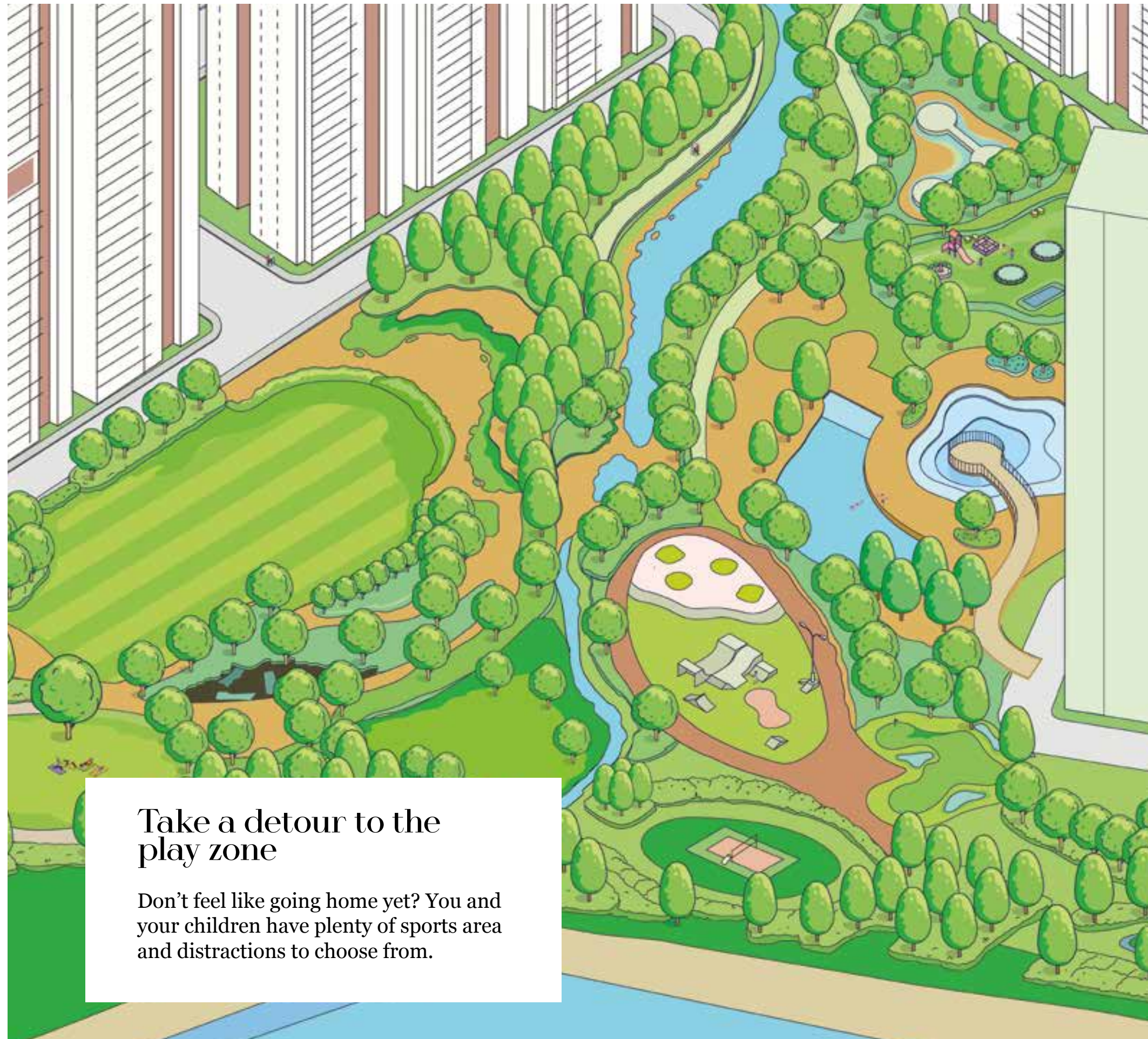
Innovative fence design that maximises views of the lake for walkers while providing security



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



Entrance to towers. Smooth experience, with visitor parking slots



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.



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)*



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



PHASE 1.0

PHASE 1.1

PHASE 1 MASTER PLAN
31+ ACRE DEVELOPMENT

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



Scan to
discover more

Features for the active family



Basketball court



Soccer field



Outdoor gym



Fruit orchard



Boot camp



Pet park



Open air theater (OAT)



Outdoor work pods



Golf putting

Lifestyle features



Yoga lawn



Kids' pool



Cascade water feature and boardwalk pool



Pergola



Seating along the pool



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



Low noise levels



Comprehensive fire safety measures



Vehicle traffic segregated from pedestrian zones



Foolproof safety and security measures

Nature features



Lakeside living (Maximized utilization of lake view)



Bird watching tower



10.48 acre softscape area



Open lawn space for events



Dedicated no-vehicle zones



Hammock park



Labyrinth



Meadow garden



Native and traditional plants

Sustainability features



Recharge of rainwater



Manure creation



Place for kitchen garden



Rain gardens that prevent flooding and reduce pollution



Bladder tanks to hold rain water for irrigation



Root barriers



Waste segregation



Mulching and composting

Sustainability features



Water recycling



Facility for irrigation



Subsurface drainage



Inclusivity features



Ramps



Tactile tiles



Railings



Proper lighting



SPECIFICATIONS

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.



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.





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.



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

 **MANA**

✓ **23+**
years of experience

✓ **29+**
projects

✓ **7000+**
happy clients

✓ **8M+**
sq feet delivered

✓ **1000+**
staff & contractors

 **SKANDA**

✓ **12+**
years of experience

✓ **8+**
projects

✓ **1800+**
happy clients

✓ **3M+**
sq feet delivered

✓ **500+**
staff & contractors

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THE ART OF LUXURIOUS LIVING

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