

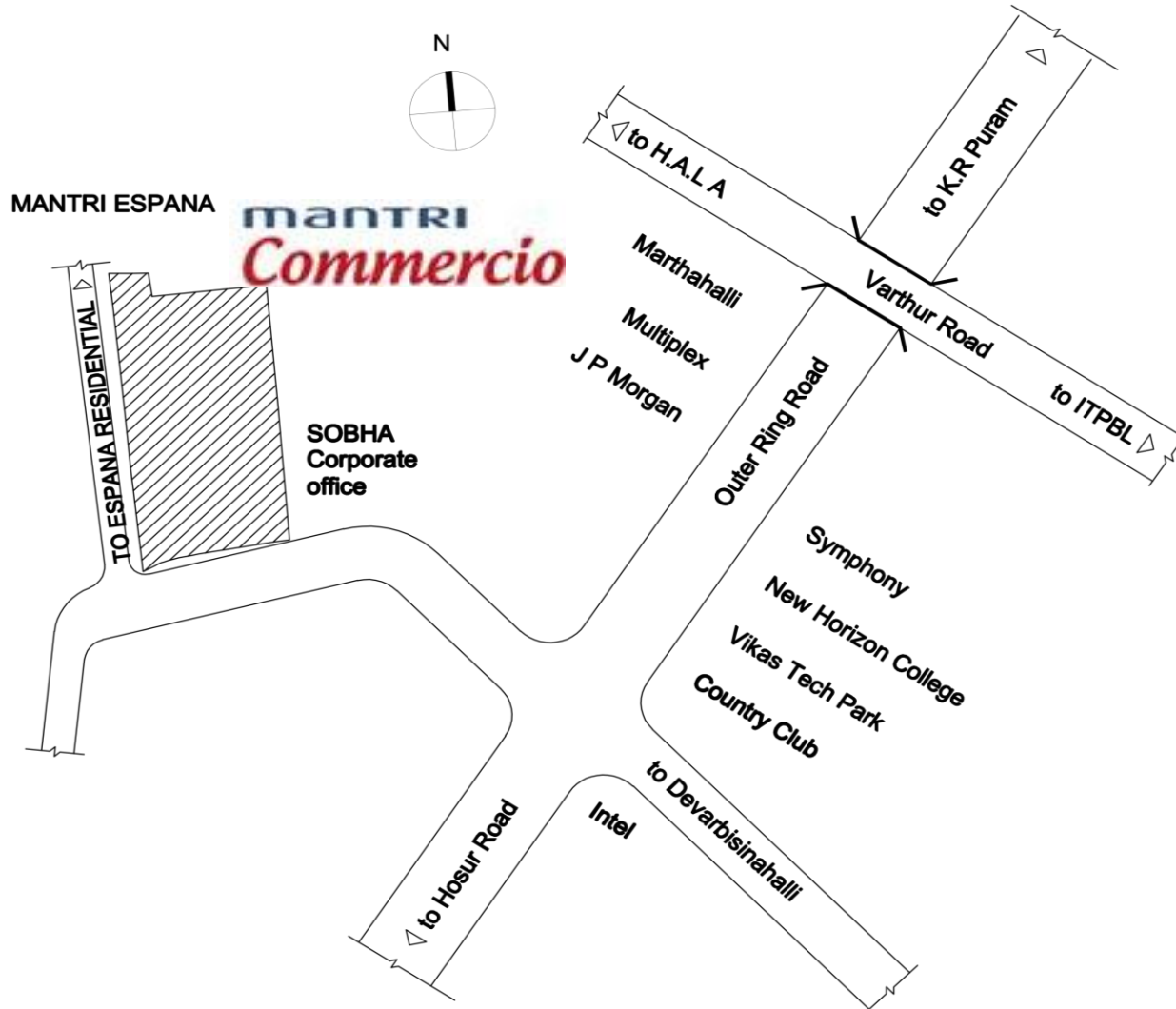
# manTRI *Commercio*



Outer Ring Road, Varthur Hobli, Bangalore East



# Project Location



# Project Details

**Project Name:** Mantri Commercio

**Project Address:** 51/2,51/3,51/4 of Devarabeesanahalli Village and 39/5 of Kariyammana Agrahara Village, Outer Ring Road, Varthur Hobli, Bangalore East

**Total Plot Area :** 5.65 Acres

**Buildings:** 2 Buildings connected by a common basement

**Number of Floors:** 1Basement + G + 5

**Total Saleable Area:** 4,73,350 Sq ft

**Efficiency:** 80%

**Amenities:**

- Food Court
- Outdoor Café
- ATM
- Landscaped Gardens

# Project Details

No of Office units: 26 units

| Description | Nos | Area in SqFt                   |
|-------------|-----|--------------------------------|
| Office 1    | 6   | 18,300(18,500 at GF)           |
| Office 2    | 5   | 18,800                         |
| Office 3    | 5   | 17,900 (13,900 at First Floor) |
| Office 4    | 5   | 16,600                         |
| Office 5    | 5   | 18,800                         |

Floor Plate: 55000 SqFt and 35400 SqFt

Premises Offered: Warm Shell

**GREEN BUILDING INDIA CERTIFICATION TARGETING GOLD**

# Project Layout Plan



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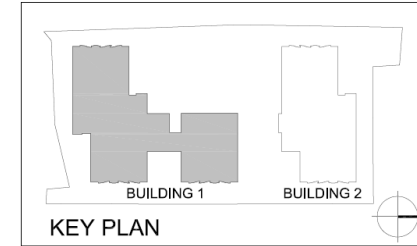
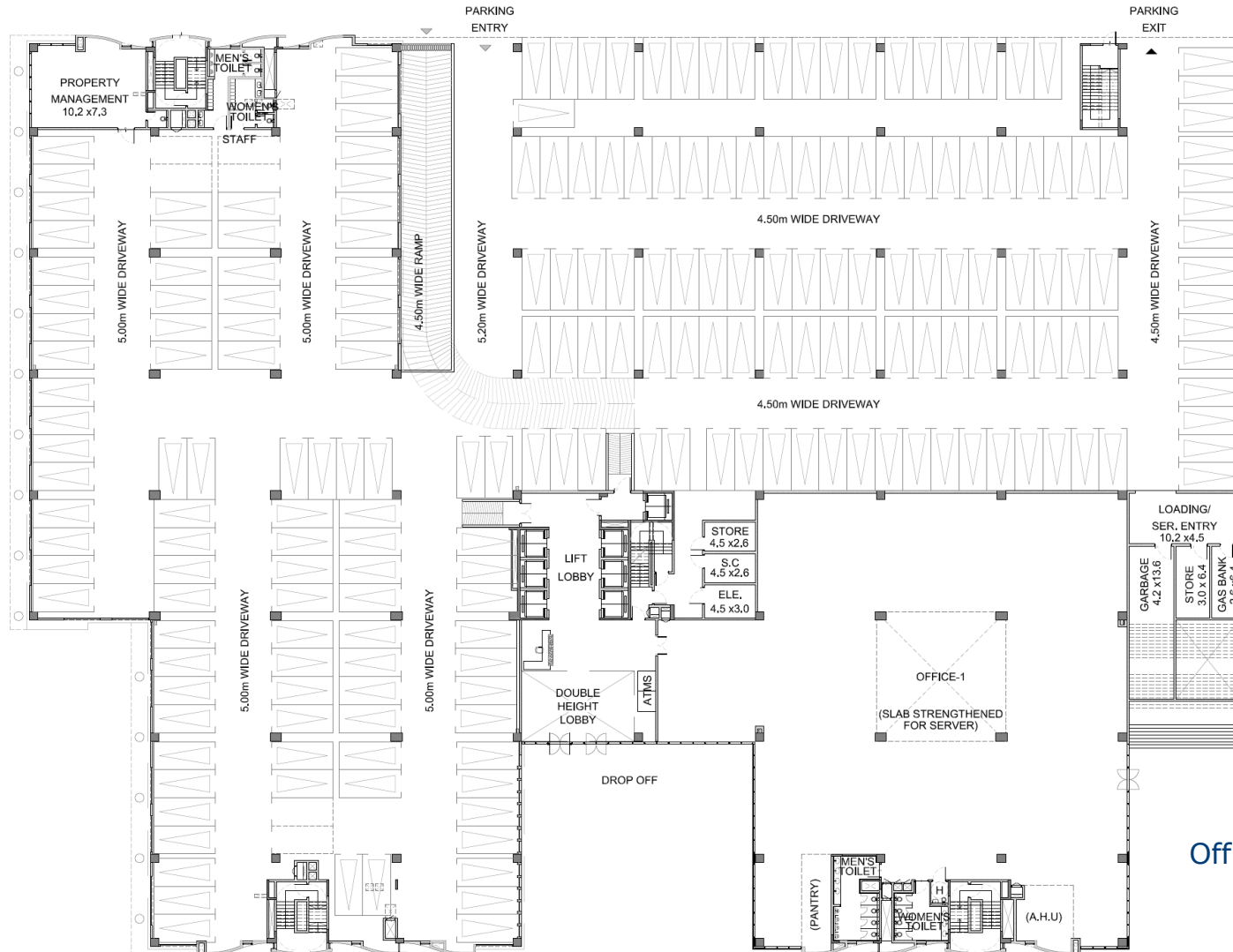


# Floor Plans Building 1

# Building 1 – Ground Floor

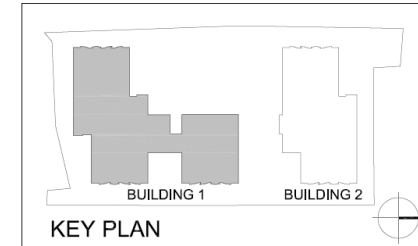
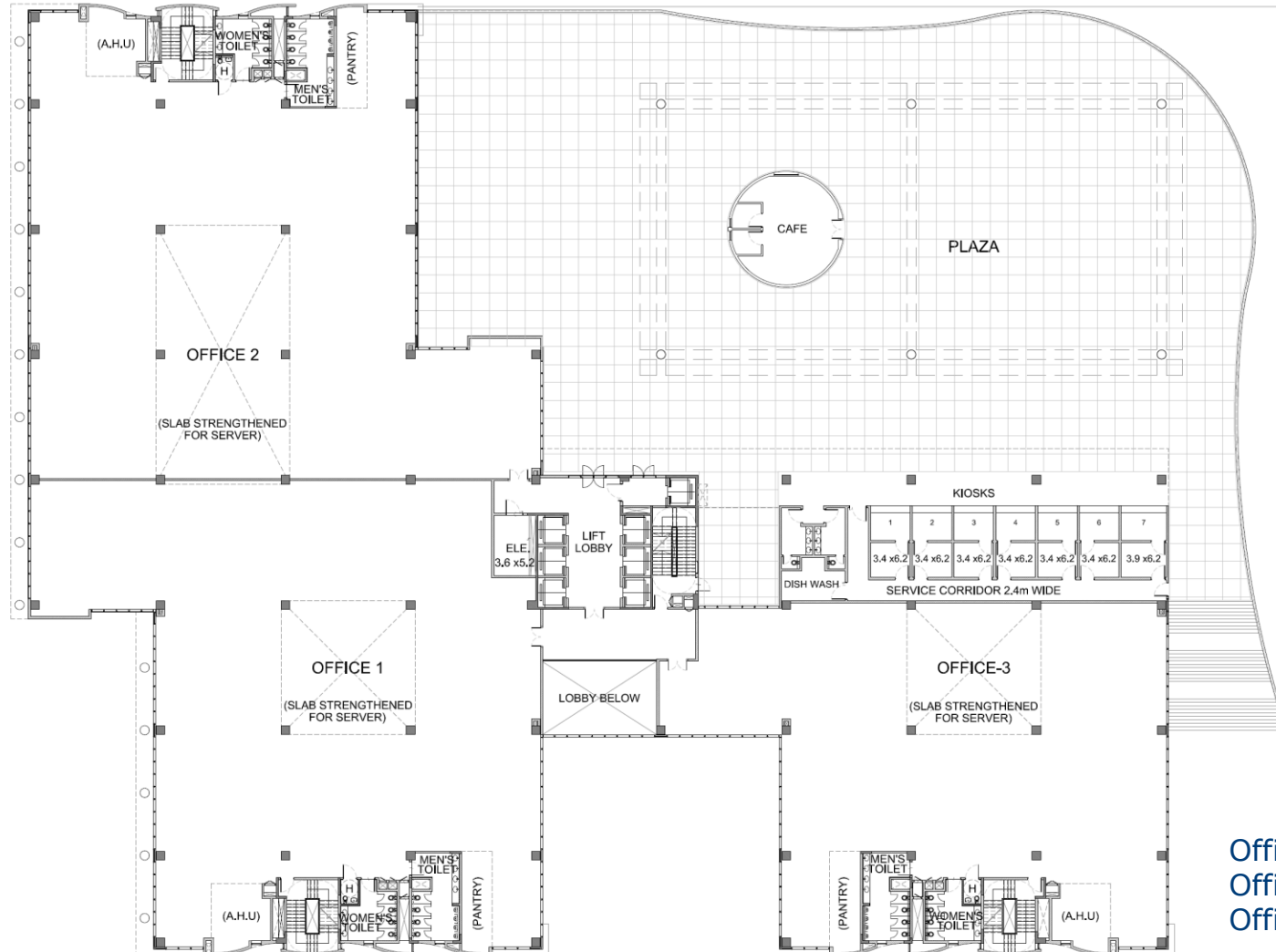


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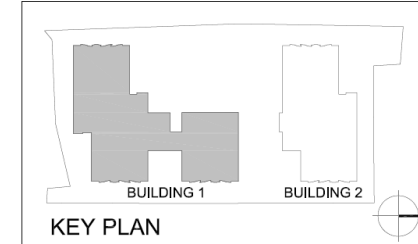
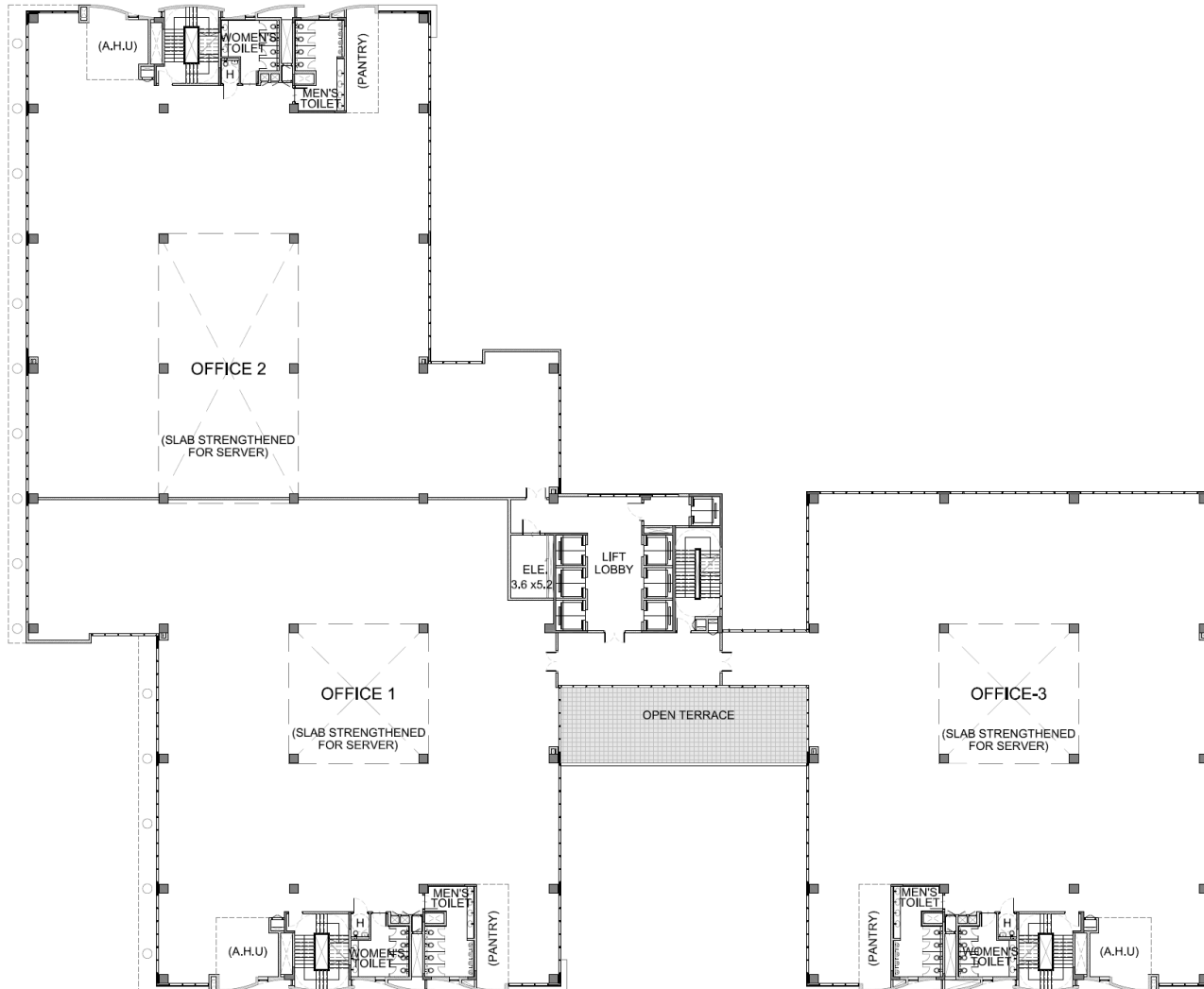
Office 1- 18500 SqFt

# Building 1 – First Floor



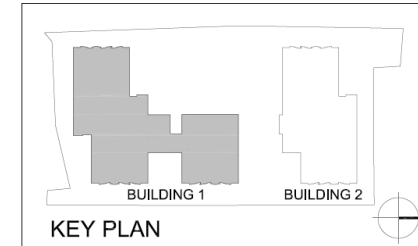
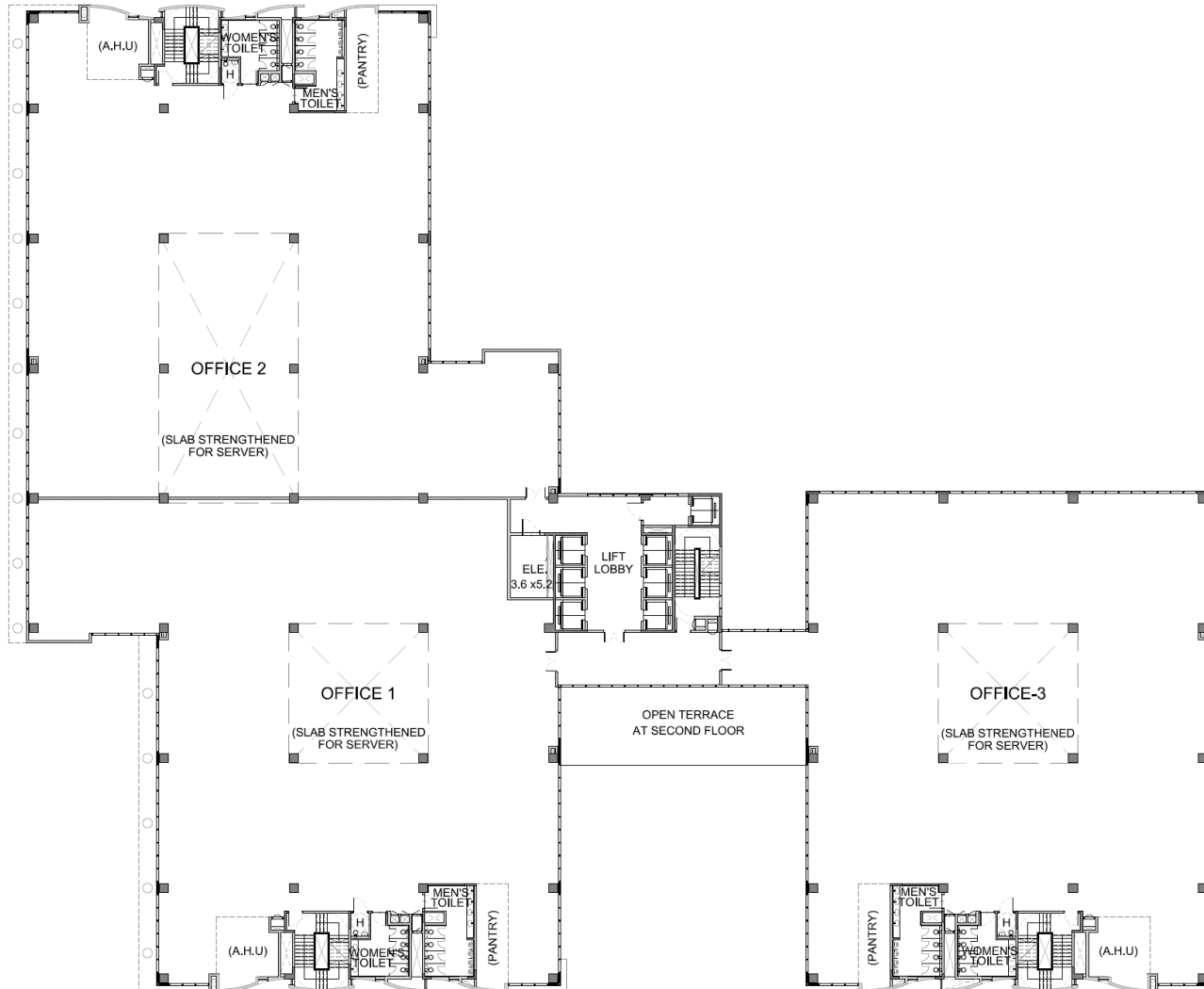
Office 1- 18300 SqFt  
Office 2- 18800 SqFt  
Office 3- 13900 SqFt

# Building 1 – Second Floor



Office 1- 18300 SqFt  
Office 2- 18800 SqFt  
Office 3- 17900 SqFt

# Building 1 – Typical Floor (Third, Fourth & Fifth)



Office 1- 18300 SqFt  
Office 2- 18800 SqFt  
Office 3- 17900 SqFt

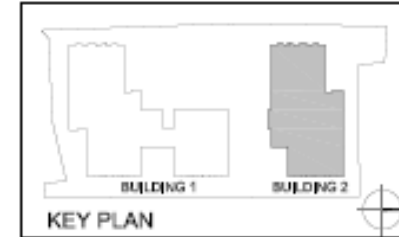
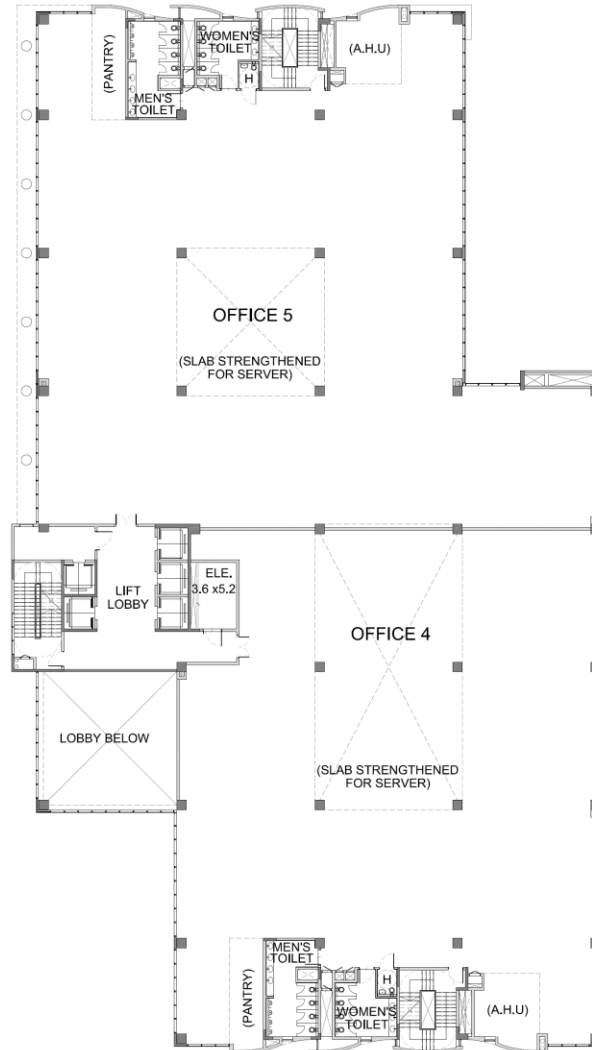
[www.mantri.in](http://www.mantri.in)



# Floor Plans Building 2

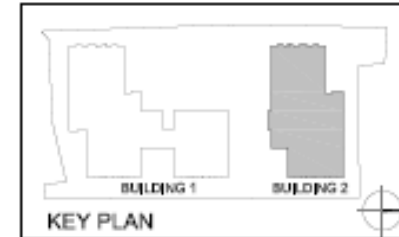
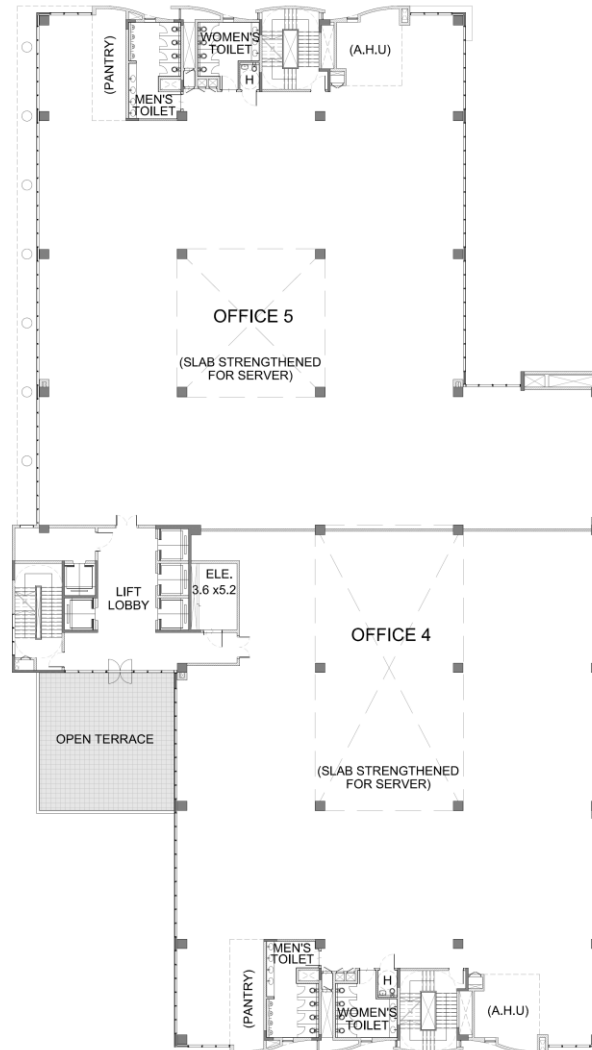
## Building 2 – First Floor

(Ground floor only for Parking)



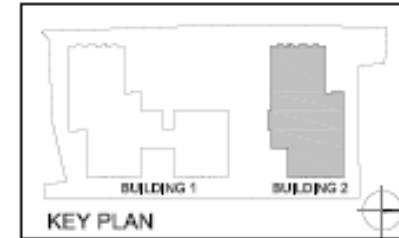
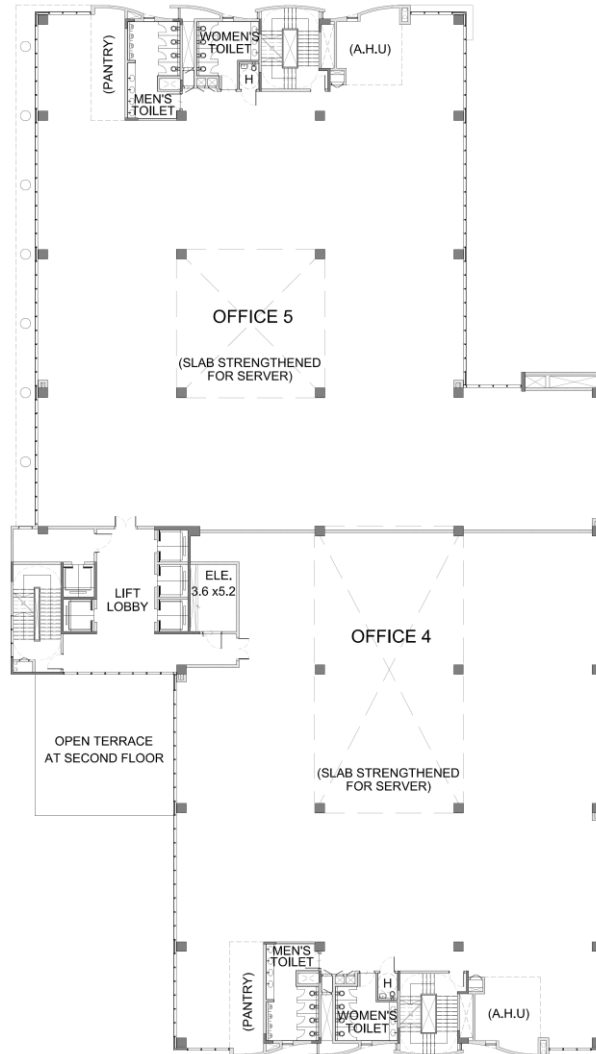
Office 4- 16600 SqFt  
Office 5- 18800 SqFt

## Building 2 – Second Floor



Office 4- 16600 SqFt  
Office 5- 18800 SqFt

## Building 2 – Typical Floor (Third, Fourth & Fifth)



Office 4- 16600 SqFt  
Office 5- 18800 SqFt

# Project Specifications

## Civil

- RCC framed structure as per Seismic Zone II
- Flat slab system for Typical floors and Panel Slab system for the lower floors
- Floor to Floor Height: 4.2 mts
- Column Grids: 10.8m x 10.8m

## Entrance Lobby & Lift Lobby

- Entrance Lobby: Granite /Italian marble for walls and floor
- Lift Lobby: Granite /Italian marble for walls and floor

## Façade

- Granite cladding /GFRC/Texture paint as per architects design.
- Composite aluminum cladding and heat strengthened solar reflective glazing

## Lifts

- 10 passenger lifts of each 20 Pax / 1360 Kg and 2 service lifts of 20 Pax / 1350 kgs

# Project Specifications



## HVAC

- Space for AHU
- Energy efficient water cooled chiller plant with High side work up to AHU rooms
- BTU meters for each tenant

## Electrical & DG

- 8 VA/SqFt
- 100% DG Back up

## Fire Fighting

- Fire Fighting and Fire Protection systems as per NBC norms
- Automatic sprinkler system
- Public address fire alarm system

# Project Specifications

## Communication

- Network Service provider room located at basement floor
- Provision for conduits for communication
- Provision for cable access (Internet / Intranet)

## External work

- Entrance Lobby at Ground level
- CCTV Camera
- Boom Barriers at Entry & Exit Gates to control Vehicles as part of security screening.
- Good quality signage

## Car Park Structure

- Fully covered dedicated car park in the basement
- Car Park Ratio: 1:435 SqFt on Carpet area

\* All areas and plans mentioned in this presentation are tentative and are subject to change



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Thank You