

MANA
Verdant
— Terraces —

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Site Address
MANA VERDANT TERRACES,
SY No's 21/2A, 21/2B, 21/3, 21/4, 21/6, 21/7, 21/8, 161 & 162
Doddakananahalli Village, Varthur Hobli, Bengaluru - 560035

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MANA
LIVE BRILLIANTLY

MANA
Verdant
— Terraces —

**A Spire of Living
Excellence
Rises On Sarjapur
ORR Tech Corridor**

Mana Verdant Terraces reimagines luxury living. Consisting of four green spires spread across eight acres, this is where expansive stepped terraces, and private outdoor realms epitomize thoughtful design at every level. Vertical landscaping blends intuitively with Vastu-compliant design, creating a serene, connected community for those who seek space, nature, and an enduring way of life.

8.67 **3** **318** **G+19**
ACRES BHK UNITS (PHASE 1) FLOORS



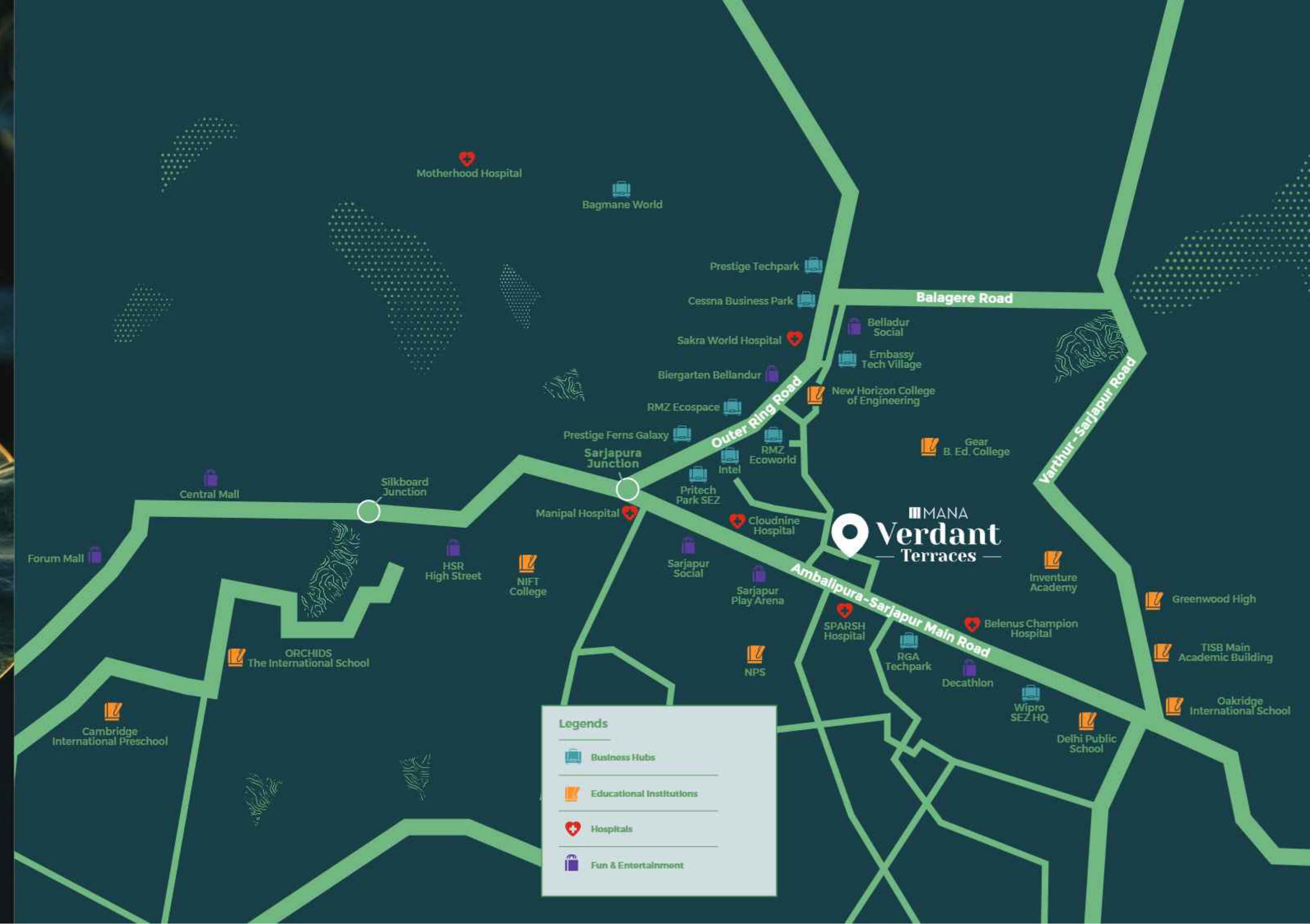
MANA
Verdant Terraces

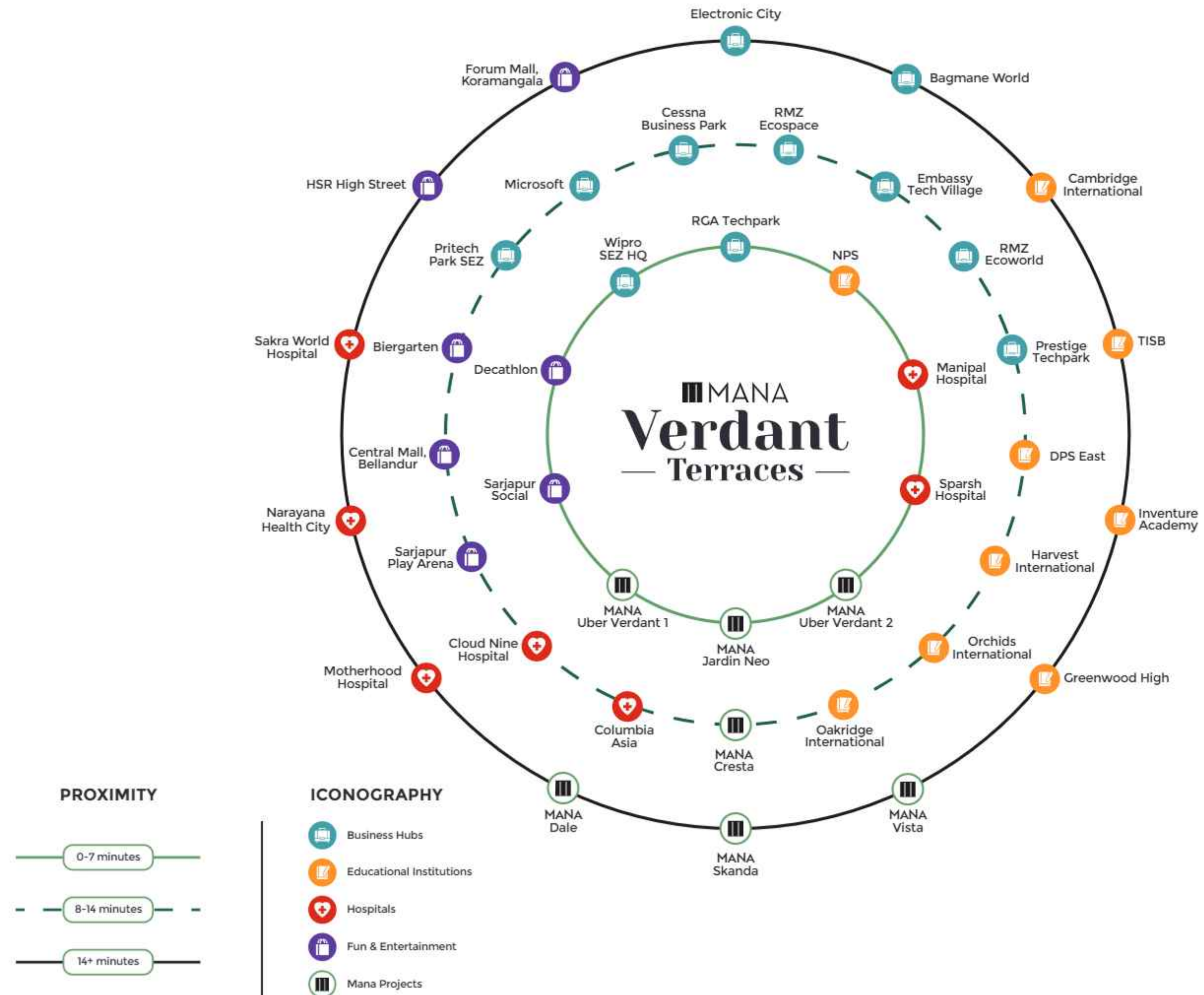


**This is What Happens
When Architecture
Listens to Nature**



**Positioned for an
Easier Life.**





Designed Around the Way You Live

Well planned spaces, modern comforts, and meaningful details come together seamlessly to support everyday routines, quiet moments, and time spent with loved ones.

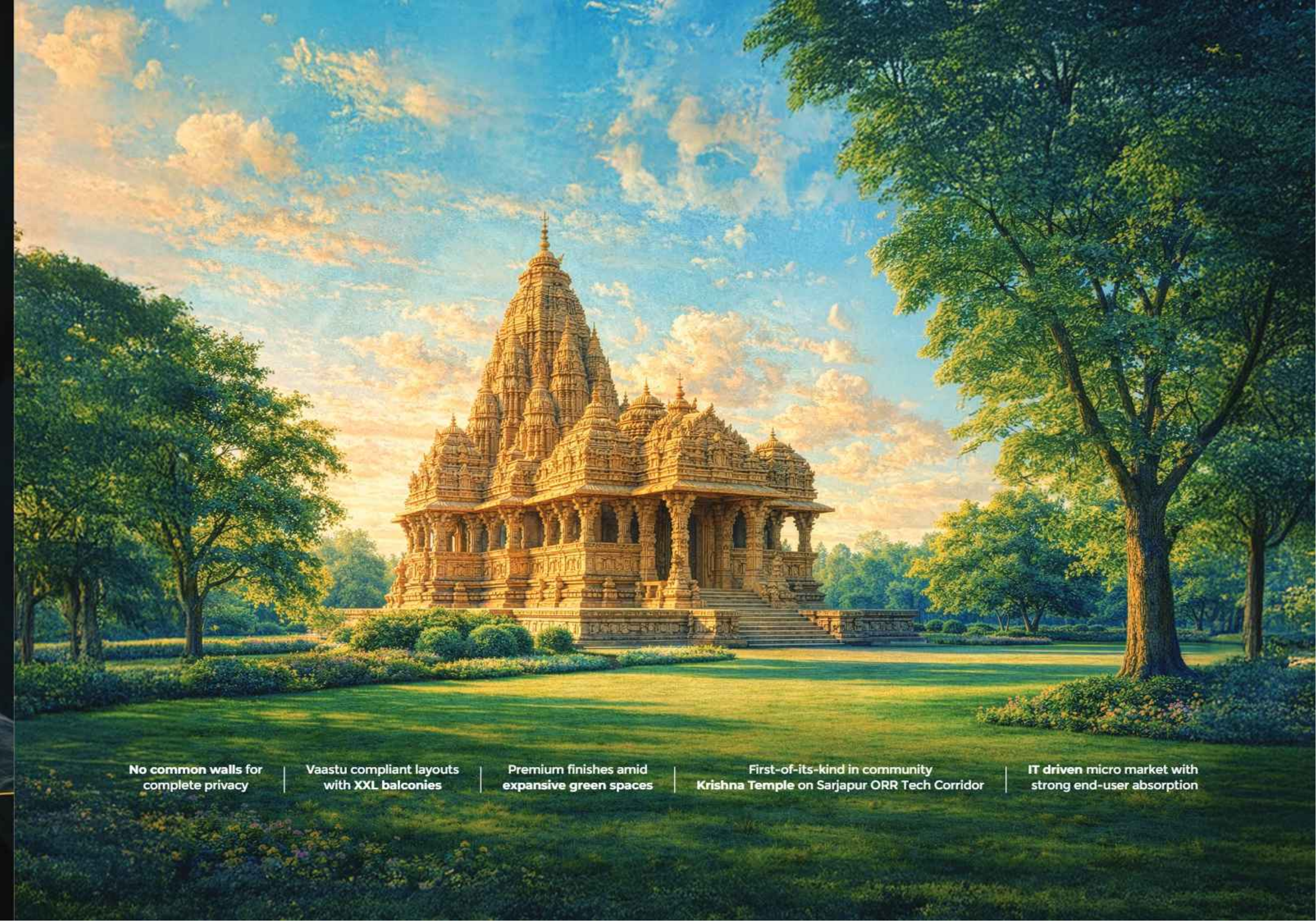
No common walls for
complete privacy

Vaastu compliant layouts
with XXL balconies

Premium finishes amid
expansive green spaces

First-of-its-kind in community
Krishna Temple on Sarjapur ORR Tech Corridor

IT driven micro market with
strong end-user absorption





**A Masterpiece That
Welcomes Light
and Landscape**

**Leisure Built Into
Everyday Life**





**Spaces Crafted for
Calm and Connection**





LIST OF AMENITIES

GROUND FLOOR:

- Café + Pantry
- Retail
- Clinic
- Banquet / Multipurpose Hall

FIRST FLOOR:

- Yoga/Meditation Room
- Spa/Salon
- Steam & Sauna
- Mini Theatre (14pax)
- Kids Play Area
- Creche
- Indoor Games

SECOND FLOOR:

- Badminton court
- Squash court
- Gym

THIRD FLOOR:

- Café
- Tuition Centre
- Business Centre
- Admin Office
- Guest Room
- Suite Room

TERRACE FLOOR

- Party Hall(Sopax)
- Swimming Pool
- Clubhouse

From cascading water bodies to the grand lounge, Mana Verdant Terraces has enriching public spaces. Designed for both vibrant gatherings and quiet reflection, each amenity encourages pause, conversation, and celebration, forming a social heart of the community. Every detail feels generous, intuitive and alive at first sight, embellishing daily routines with curated and memorable experiences.





ZONE 1: ARRIVAL & COMMUNITY HEART

- Arrival Plaza
- Drop-off Node
- Roundabout with Feature Paving
- Cascading Waterbody with Iconic Sculpture & Signage
- Avenue Planting
- Pedestrian Access to Building
- Fire Tender Access
- Grand Gallery
- Viewing Gallery
- Garden of Galleries
- Grand Lounge with Pergola
- Working Station
- Tree Court with Seating
- Seating Alcove / Meditation Space
- Seating Terraces
- Seating Ledge
- Seating Pod
- Resting Nodes
- Shaded Sit-outs with Pergola
- Party / Event Lawn
- Multipurpose Lawn
- Diaz / Performance Stage
- Amphitheatre Terraces



**Where Every Age
Finds Its Joy**

Trails, courts, lawns, and play zones create a dynamic realm to invigorate the body and spirit. Thoughtfully curated amenities provide a complete environment for fitness, sports, and play for all ages, transforming activity into joy and fostering vitality in the heart of the community.





ZONE 2 ACTIVE & PLAY ZONE

- Yoga & Exercise Lawn
- Outdoor Gym
- Running Track
- Walking Trail
- Nature Trail
- Reflexology Path
- Trampoline Park
- Circles of Joy
- Toddlers Play Area
- Kids Play Area
- Adventure Play Area
- Sand Pit Play Area
- Tree House
- Kite Flying Deck
- Game Court
- Multipurpose Court
- Cricket Practice Pitch
- Pickle Ball Court
- Archery Zone
- Golf Putting Lawn
- Pets Play Area



**Wellness Rooted in
Blooming Tranquillity**

Discover pockets of profound peace in a landscape of gardens, orchards, water bodies, and shaded sanctuaries, each inviting calm and sensory retreat, made for reflection and renewal. Nature's quiet rhythm fosters mindfulness and serene connection, shaping wellness as a daily, lived experience.





ZONE 3 NATURE, WELLNESS & CONTEMPLATION

- Floral Garden
- Floral Bed
- Blossom Garden
- Aroma Garden
- Butterfly Garden
- Rolling Mounds
- Stepped Terraces with Vibrant Planting
- Stepped Terrace Garden
- Tropical Planting
- Community Spline / Meandering Path
- Elevated Walkway Bridge
- Resting Gazebo
- Contemplative Garden / Hammock Zone
- Reading Pod
- Picnic & Barbeque Lawn
- Picnic & Bonfire Area
- Spice & Herb Garden
- Community Orchard
- Boundary Plantation / Kitchen Garden
- Sunset Deck
- Deck Sunrise
- Stargazing Telescopes
- Biophilic Retention Pond
- Stream Park / Dry Swale
- Seating with Gazebos
- Resting Pavilion





Project Specifications

CIVIL

STRUCTURE

- RCC Framed Structure with RCC walls.
- Open kitchen concept.
- Walls 160mm thick.

ARCHITECTURE

DOORS & WINDOWS

- Teak wood frame with teak skin main door.
- SS coated brass fittings for the main door.
- Sal 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).

FLOORING

- Laminated wooden flooring for Master Bedroom.
- Vitrified tiles in all rooms.
- Designer Vitrified tiles in balconies.
- Anti-skid Vitrified tiles for bathroom floors.
- Designer tiles in toilet walls

KITCHEN

- Wash provision in utility.
- Two taps and one Aqua guard provision.

INTERNAL AND EXTERNAL FINISHES

- Emulsion paint for interiors.
- Polished/Enamel painted doors.
- Weather coat painting for exteriors.

PLUMBING, ELECTRICAL, SERVICES

TOILETS

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

ELECTRICAL

- Electrical fittings Anchor - Roma/Schneider-Clipsal/Equivalent
- Concealed fire resistant copper wiring (Anchor/Havells/Equivalent)
- T.V. data 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)

ELEVATORS

- Schindler/Otis/ Kone or equivalent Branded automatic lifts as per Architectural drawings.
- Elevator with passenger capacity of 10-13



Mana Projects crafts enduring legacies. With a portfolio of landmark developments, their philosophy merges innovative design, principles of Vastu, and deep community focus, through thoughtful design, strong planning, and a deep understanding of how people live. With a legacy of iconic addresses, and focus on spatial quality, Mana Projects continues to create homes that age with grace and relevance.

15K+
Happy
Families

10M+
SQ.FT.
Delivered

30+
Projects
Completed

26
Years of
Excellence





**Homes That
Step Back to Give
You More**

Master
Numbering Plan

LIST OF AMENITIES

1. Arrival plaza

2. Roundabout with feature paving

3. Cascading Waterbody with Iconic sculpture and signage

4. Ramp to basement

5. Floral garden

6. Rolling Mounds

7. Yoga & exercise Lawn

8. Outdoor Gym

9. Reflexology path

10. Fire Tender access

11. Pedestrian access to building

12. Working station

13. Tree Court with Seating

14. Seating Alcove / Meditation space

15. Grand Lounge with Pergola

16. Trampoline Park

17. Circles of Joy

18. Elevated Walkway Bridge

19. Toddlers Play Area

20. Kids Play Area

21. Butterfly Garden

22. Community Spilne / meandering path

23. Resting Gazebo

24. Multipurpose lawn

25. Running Track

26. Multipurpose community Lawn

27. Blossom Garden

28. Aroma Garden

29. Stepped Terraces with vibrant planting

30. Drop off Node

31. Avenue Planting

32. Community orchard / boundary plantation / kitchen garden

33. Pets play area

34. Viewing Gallery

35. Game court

36. Grand Gallery

37. Stepped terrace garden

38. Seating Terraces

39. Garden of Galleries

40. Cricket Practice Pitch

41. Pickle Ball Court
42. Walking Trail

43. Multipurpose Court

44. Seating Ledge

45. Floral Bed

46. Kite Flying Deck

47. Tree house

48. Archery Zone

49. Stargazing Telescopes

50. Picnic & Barbeque Lawn

51. Spice and Herb Garden

52. Picnic & Bonfire area

53. Reading Pod

54. Contemplative Garden / Hammock zone

55. Golf Putting Lawn

56. Sand pit Play area /Adventure zone

57. Diaz / Performance stage

58. Nature Trail

59. Shaded Sit outs with pergola

60. Amphitheatre Terraces

61. Resting Nodes

62. Sunset Deck / overlooking decks

63. Resting Pavilion

64. Seating Pod /resting nodes

65. Community Orchard

66. Adventure Play Area

67. Party/Event Lawn

68. Seating with Gazebos

69. Tropical Planting

70. Sunrise Deck

71. Biophilic Retention Pond

72. Stream park / dry swale

73. Temple

74. Flowering terraces

75. Pushkarini seating courtyard

76. Navagraha garden

77. Clubhouse drop off

- A. D.G.YARD BELOW
- B. TRANSFORMER
- C. UG SUMP TANK BELOW
- D. STP TANK BELOW
- E. RAINWATER SUMP TANK



TOWER 01					
COLOUR	UNIT TYPE	UNIT NUMBER	UNIT CARPET AREA SQFT	BALCONY+ UTILITY SQFT	UNIT SALE AREA SQFT
	3BHK-R-B-2A	T1-001	1,365	608	2797
	3BHK-R-B-2A	T1-002	1,365	610	2799
	3BHK-R-C-1A	T1-003	1,307	629	2718
	3BHK-L-C-2A	T1-004	1,369	648	2827
	3BHK-L-C-1A	T1-005	1,467	539	2836
	3BHK-L-A-1A	T1-006	1,358	448	2558
	3BHK-R-A-1A	T1-007	1,257	433	2405
	LOBBY	T1-008			
TOWER 02					
COLOUR	UNIT TYPE	UNIT NUMBER	UNIT CARPET AREA SQFT	BALCONY+ UTILITY SQFT	UNIT SALE AREA SQFT
	LOBBY	T2-001			
	3BHK-R-B-1A	T2-002	1,275	417	2412
	3BHK-L-B-1A	T2-003	1,367	432	2560
	3BHK-L-C-1A	T2-004	1,467	539	2836
	3BHK-L-C-3A	T2-005	1,369	648	2827
	3BHK-R-C-2A	T2-006	1,307	597	2676
	3BHK-R-A-2A	T2-007	1,364	653	2840
	3BHK-R-A-2A	T2-008	1,364	615	2799



**Floor Plans
&
Unit Plans**