

DAINTREE

BY MANA

PHASE 3

A background image showing sunlight streaming through the canopy of trees, creating a dramatic, high-contrast scene with rays of light and silhouettes of foliage.

DESIGN MEETS NATURE

When modern design and nature collaborate, great homes are built.

Homes that resonate with the wisdom of nature, while providing every comfort and convenience that you seek. Homes that harness nature's power to create a world that is at once strikingly modern, and soulfully natural.



WELCOME TO DAINTREE

Ancient knowledge blends with modern
technology and design, to create beautiful
homes, and lives.



EARTH MEETS ENGINEERING

Welcome to Daintree Courtyard Homes.

A courtyard in a home creates harmony between man and nature, at a physical and symbolic level. Daintree's double-height courtyards serve as the focal-point, and connect all spaces in the home.

More Responsible

None of the topsoil is wasted. It all goes back into our villas. The recycled topsoil forms the base for every brick, and it's also integrated into the surrounding landscaping.

More Elemental

The sun, and air, are filtered through skylights, and jaali-perforated walls, to provide optimal quality and quantity of light, ventilation, and comfort.

The use of porotherm bricks, perforated walls, and lime mortar plaster reduce usage of water. This also leads to less dust generated during construction.

More Green

There are trees that line the Tree Walk, keeping the area green, and the air clean. Then there are trees that stand as silent sentinels around every home, protecting the air quality. There are those positioned to serve as natural speed breakers. And many more that add to the natural beauty of the surroundings.



SUNLIGHT MEETS SCIENCE

Sunlight is harnessed to light every corner, generate power, and heat water.

Skylights at every level ensure that natural light reaches the furthest coners of the house, even at the lower levels.

Clerestory windows provide light, ventilation, privacy and atmosphere

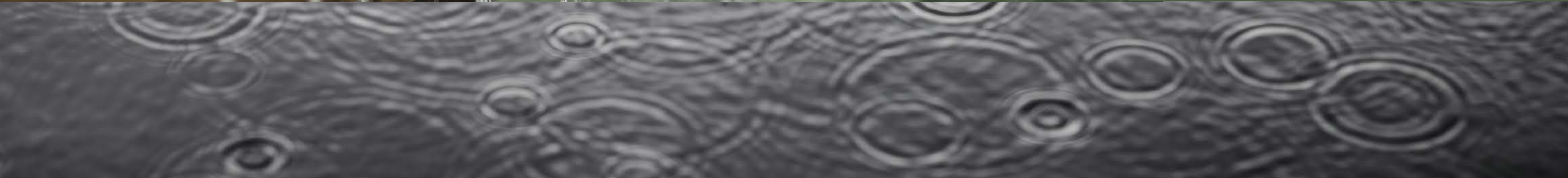


RAINDROPS MEET RECYCLING

Rainfall is precious, and is treated as such. Every little drop of water that touches the rooftops and walkways is recycled and reused

A 7KLD tank stores enough rainwater for thirty days of use.

WTP, a purification technology treats rainwater, and makes it suitable for drinking. The treated water is of better quality than borewell water.



AIR MEETS ARCHITECTURE

Computer simulations are used to predict air-flow. They also provide sun path, wind flow, daylight and shading analyses. This lets us plan and position each construction, and ensure that it stays naturally cool, with minimum dependence on appliances.

Windows are positioned to let in fresh air. Open spaces in a villa measure 50% more than most houses.

Special insulating tiles cool the homes, and reduce dependence on air conditioners.

Wind-powered turbo ventilators suck out the hot air that rises to the insulated ceilings.



Representational image. Actual will vary





TRADITION MEETS MINIMALISM

Years of R and D have taught us to rely on traditional wisdom, and local resources. This helps us reduce our carbon footprint, and create superior living experiences.

Every villa is vastu-compliant.

Living, dining, and kitchen spaces flow seamlessly.

Ceilings are twice or thrice the average ceiling height.

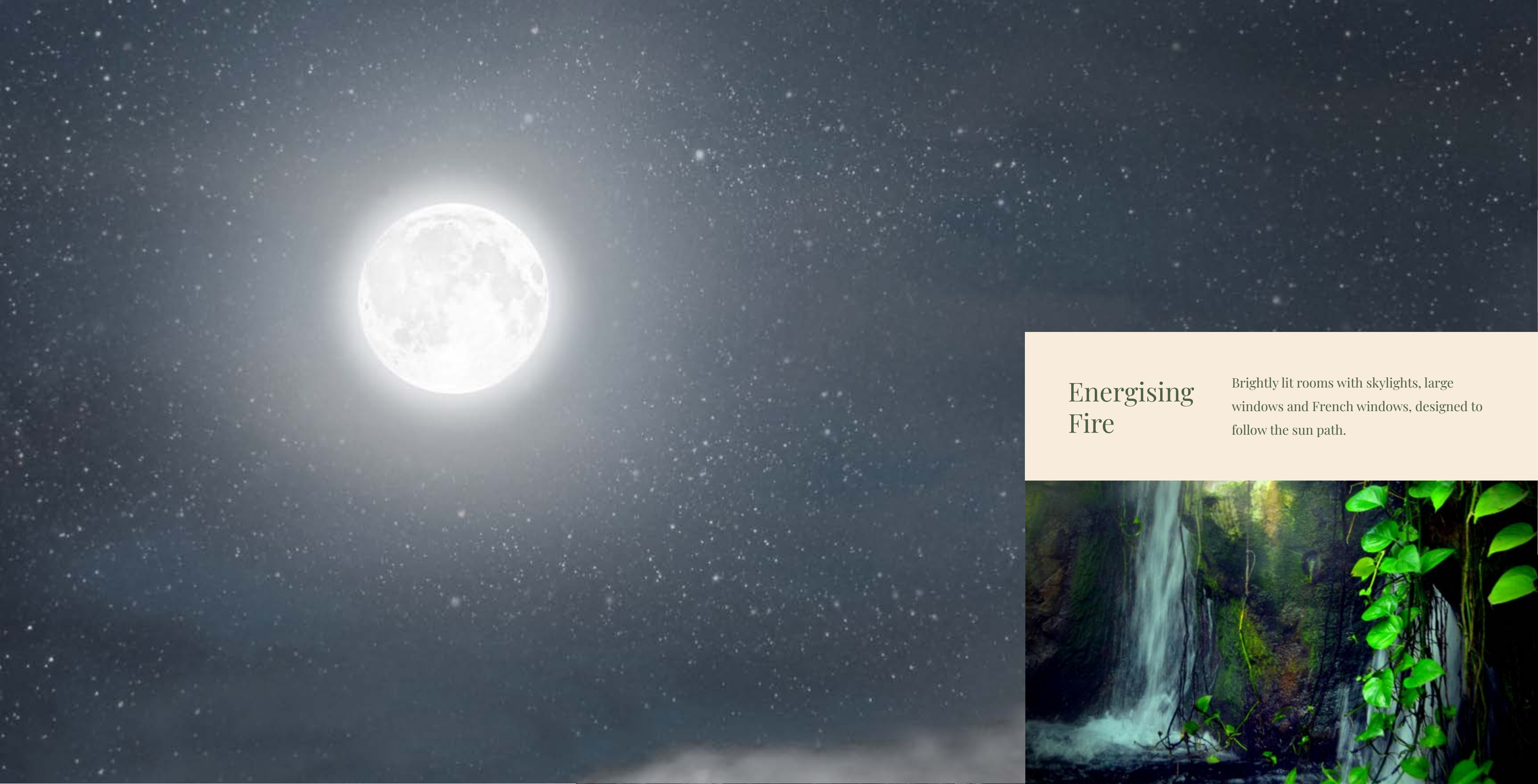
Every villa has huge French windows, and a private backyard with a garden.

Large bathrooms, and walk-in closets create a feeling of limitlessness.

Clearly demarcated public, private and semi-private spaces. your space remains yours

Living, dining and kitchen areas feature marble flooring. The other areas boast laminated wooden flooring. ensure that

Representational image. Actual will vary



Dynamic Ether

An abundance of space is experienced through double-height courtyards that encourage air-circulation, and balance the temperature.



Representational image. Actual will vary

Energising Fire

Brightly lit rooms with skylights, large windows and French windows, designed to follow the sun path.



Healing Air

The whisper of the wind, as it moves through the trees, provides a relaxing soundtrack to life. Ample cross-ventilation balanced the temperature inside



Representational image. Actual will vary

Nurturing Earth

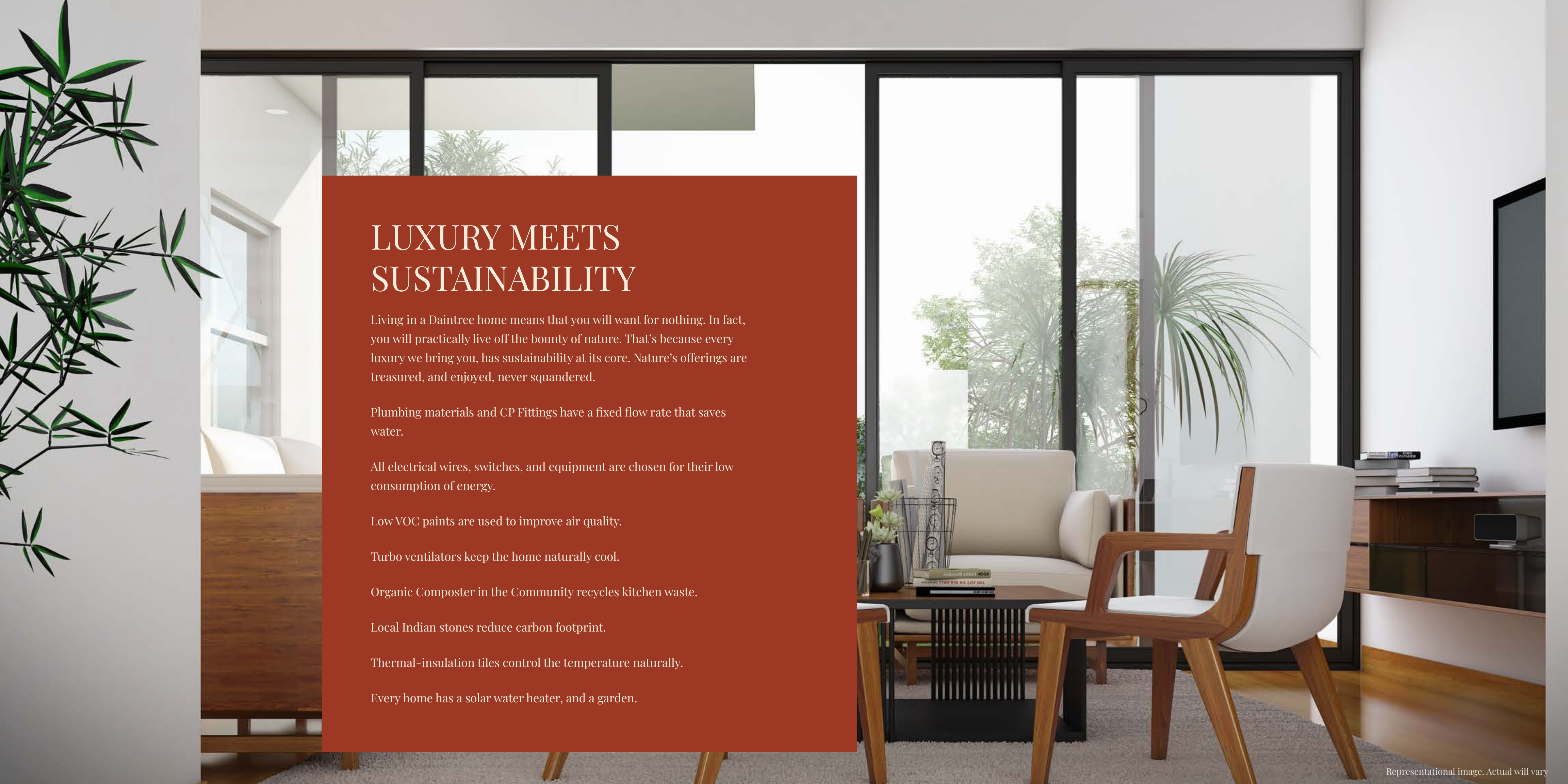
The use of textures and river finish stone invites us to walk barefeet and connect with the healing energy of the earth.

Walkways are built to offer acupressure, relieve pain, and allow each of us to feel fully alive.



Calming Water

Waterfalls, and fountains decorate the surroundings and create an atmosphere of peace.



LUXURY MEETS SUSTAINABILITY

Living in a Daintree home means that you will want for nothing. In fact, you will practically live off the bounty of nature. That's because every luxury we bring you, has sustainability at its core. Nature's offerings are treasured, and enjoyed, never squandered.

Plumbing materials and CP Fittings have a fixed flow rate that saves water.

All electrical wires, switches, and equipment are chosen for their low consumption of energy.

Low VOC paints are used to improve air quality.

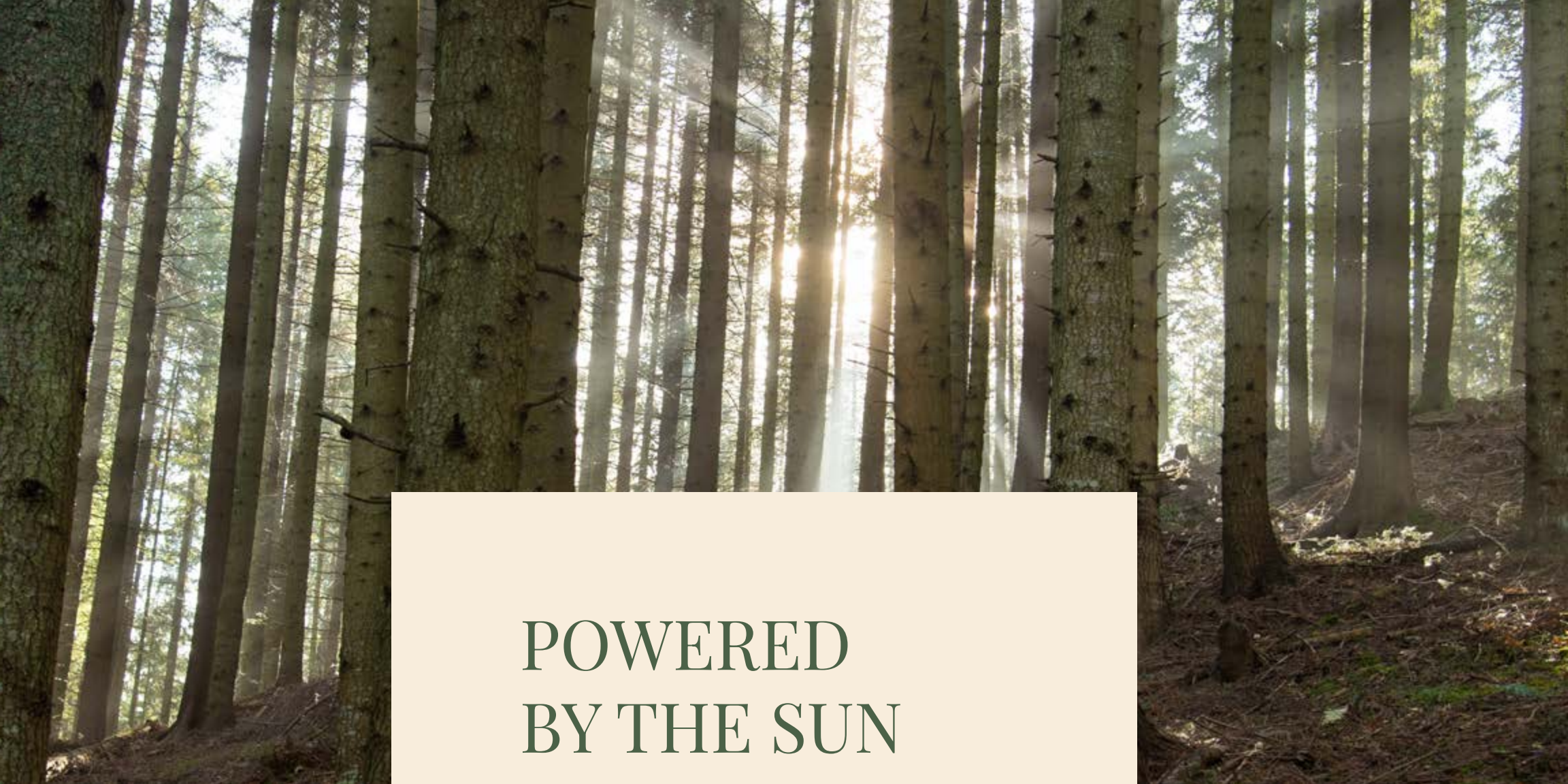
Turbo ventilators keep the home naturally cool.

Organic Composter in the Community recycles kitchen waste.

Local Indian stones reduce carbon footprint.

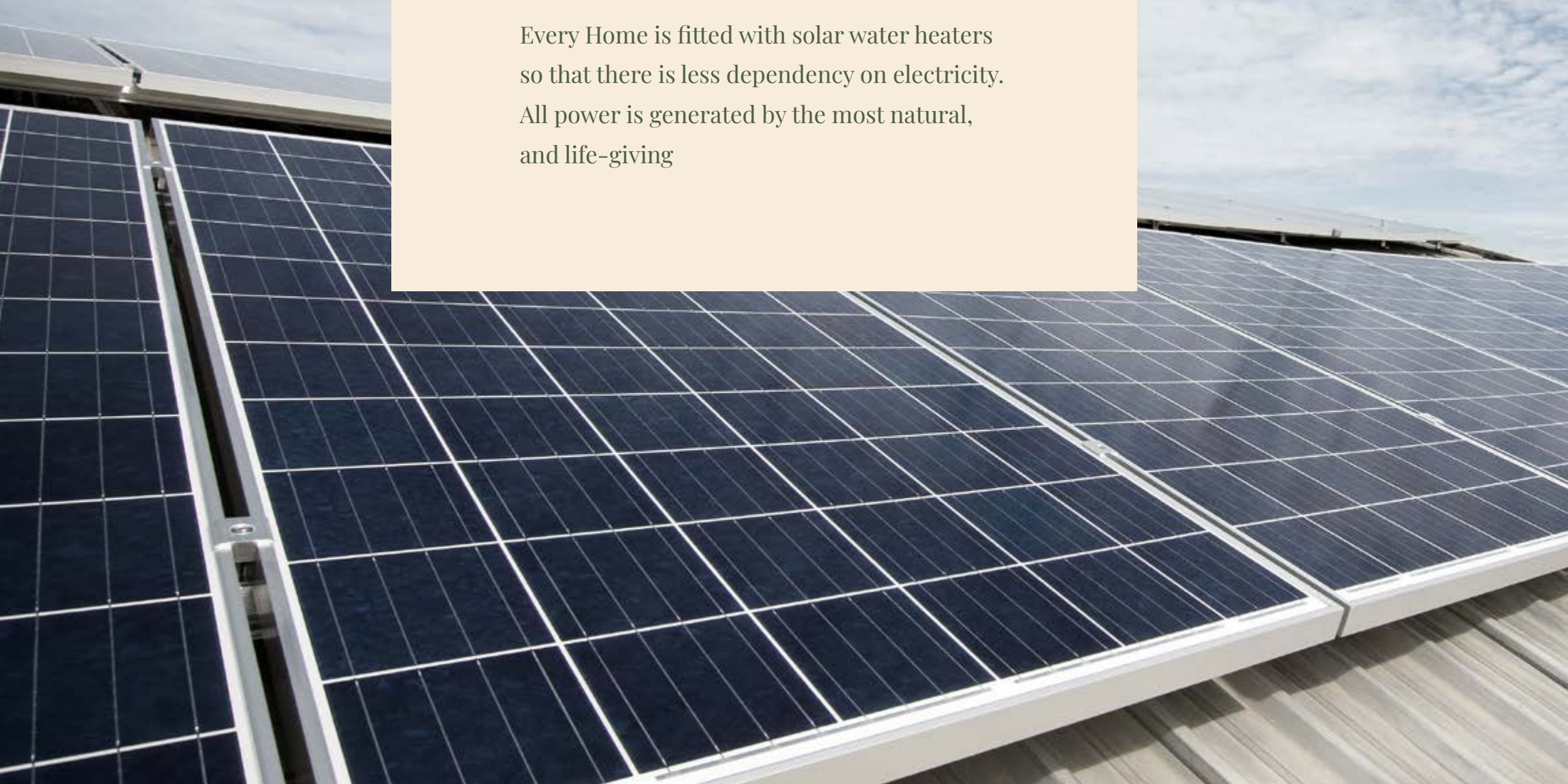
Thermal-insulation tiles control the temperature naturally.

Every home has a solar water heater, and a garden.



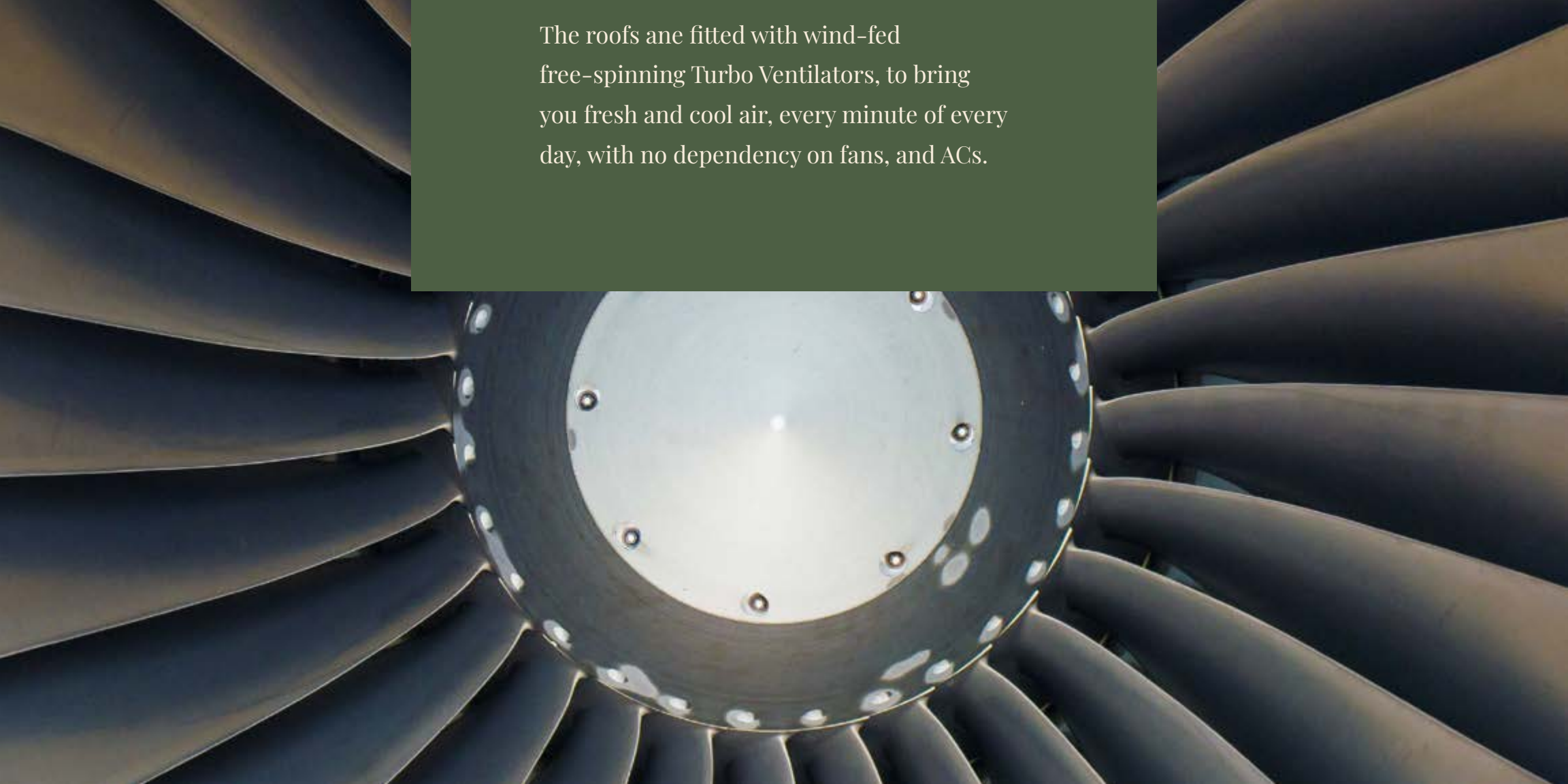
POWERED BY THE SUN

Every Home is fitted with solar water heaters so that there is less dependency on electricity. All power is generated by the most natural, and life-giving



FUELLED BY THE WIND

The roofs are fitted with wind-fed free-spinning Turbo Ventilators, to bring you fresh and cool air, every minute of every day, with no dependency on fans, and ACs.



FED BY THE RAIN

We give Earth's most precious resource the respect it deserves. With water requirement calculated at 41,310 litres, our Rainwater saving fixtures reduces atleast 70% water consumption without you feeling the impact of it.

Water is recycled to create more water. Rainwater harvesting is practiced by ground recharge.

Sewage water is treated for use in the garden. Series of open wells collect rainwater.

Facilities are in place to collect storm water. Used water is treated for reuse wherever possible.

Water meters act as checks/indicators and promotes awareness.





CRADLED BY THE EARTH

All the stones at Sagano are locally sourced. They aren't just suitable to our climate, but available in many varieties, patterns, colours and textures. They are extremely durable, and environment-friendly.

Local stones do not require epoxy-based chemicals to be cut. They are also less toxic, and look better with time.

Building materials include clay bricks that stay cool in summer, and warm in winter

MATER PLAN

Legends

- | | |
|---|------------------------------------|
| 1. Entrance Plaza | 31. Paved Court |
| 2. Exit Plaza | 32. Seating Ledge |
| 3. Clubhouse drop-off | 33. Bio Pond |
| 4. Pedestrian Pathway | 34. Work Station |
| 5. Community Seating pod | 35. STP |
| 6. Golf Putting | 36. Park 02 |
| 7. Community Node | 37. Activity lawn |
| 8. Community Lawn | 38. Civic Amenities |
| 9. Performance Deck | 39. Swing Pod |
| 10. Amphitheater Terraces | 40. Toddler's Play Area |
| 11. Hammock Zone | 41. Community Court |
| 12. Toddlers & Kids Play Area | 42. Fitness Park |
| 13. Senior Citizen Enclosure | 43. Out-Door Reading / Working Pod |
| 14. Outdoor Gym | 44. Activity Lawn |
| 15. Yoga / Meditation Deck | 45. Meditation Deck |
| 16. Yoga / Meditation Lawn With Seating Ledge | 46. Waste Management Yard |
| 17. Outdoor Working Pod | 47. Community Orchard |
| 18. Outdoor Reading Pod | |
| 19. Pets Corner | |
| 20. Planter Bed | |



- | | |
|---------------------------------------|-------------------------|
| 21. Therapeutic Path | 48. DG TransFormer Yard |
| 22. Phase 03 access with Grass Paver | 49. Private Property |
| 23. Viewing Gallery | 50. Badminton Court |
| 24. Tennis Court / Multipurpose Court | 51. Squash Court |
| 25. Cricket Practice Pitch | 52. Picket Ball Court |
| 26. Butterfly Garden | 53. Swimming pool |
| 27. Spine Corridor Road | 54. Deck |
| 28. Community Street | 55. Party Lawn |
| 29. Lawn Terrace | |
| 30. Planting Bed | |

AMENITIES



COMMERCIAL SHOPS PLAZA



KIDS & MAIN POOL AREA



OUTDOOR CAFETERIA



PARTY LAWN WITH SEATING LEDGE



VISITORS PARKING



PEDESTRIAN PATHWAY



GOLF PUTTING



AMPHITHEATRE



HAMMOCK ZONE



TODDLERS & KIDS PLAY AREA



OUTDOOR GYM



YOGA / MEDITATION LAWN



OUTDOOR WORKING POD



PETS CORNER



HERBAL GARDEN



VIEWING GALLERY



TENNIS COURT / MULTIPURPOSE COURT



CRICKET PRACTICE PITCH



BUTTERFLY GARDEN



SEATING TERRACES



RAINWATER HARVESTING POND



TRANSFORMER YARD



RAINWATER TANK



PLAY MOUND



BOARD WALK



Squash Court



Community Court



Picket Ball Court



Therapeutic Path



Swing Pod

CLUBHOUSE



ELEVATION

Artistic Impression



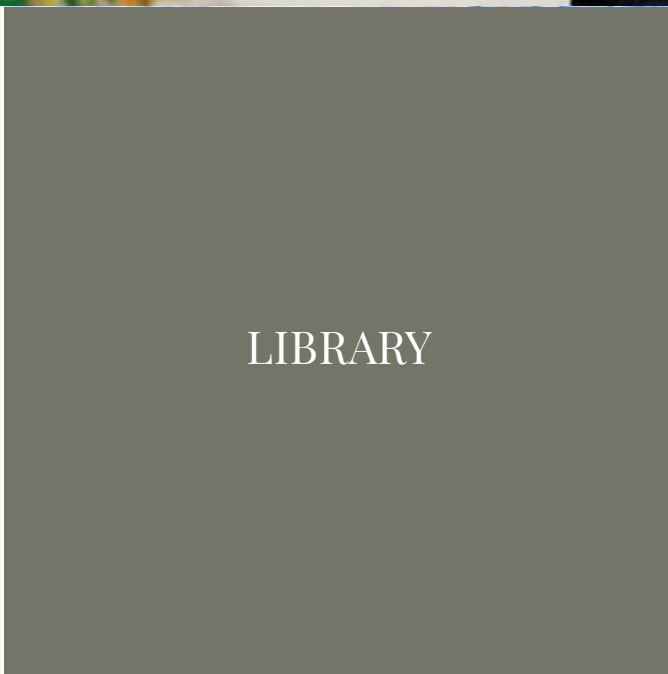
MULTIPURPOSE HALL



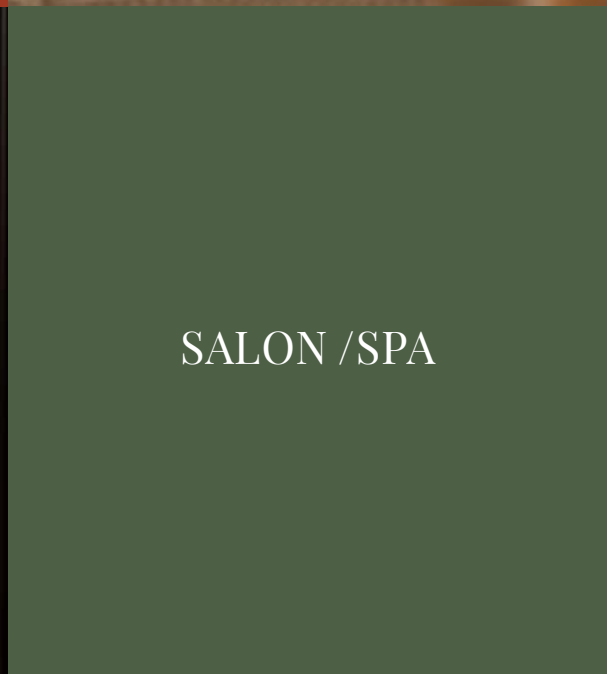
SUPERMARKET



INDOOR GAMES



LIBRARY

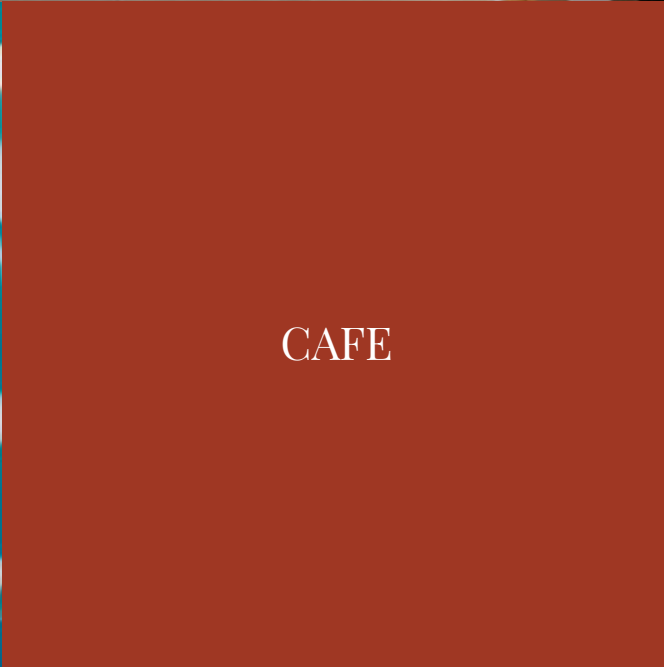


SALON /SPA

CLUBHOUSE
AMENITIES



MASSAGE CHAIRS



CAFE



COWORKING SPACE



GUEST ROOM



TABLE TENNIS



ELEVATION - EAST

ELEVATION - NORTH

THE VILLA



Artistic Impression

COURTYARD



BACKYARD

Artistic Impression



Artistic Impression

BEDROOM



Artistic Impression

LIVING ROOM



KITCHEN

Artistic Impression

FLOOR PLANS



BACKYARD VILLA

Villa Facing : EAST
Built Up Area : 3551 Sqft



COURTYARD VILLA

Villa Facing : EAST
Built Up Area : 3194 Sqft



First Floor



Second Floor



Ground Floor

BACKYARD VILLA

Villa Facing : NORTH
Built Up Area : 3555 Sqft



First Floor



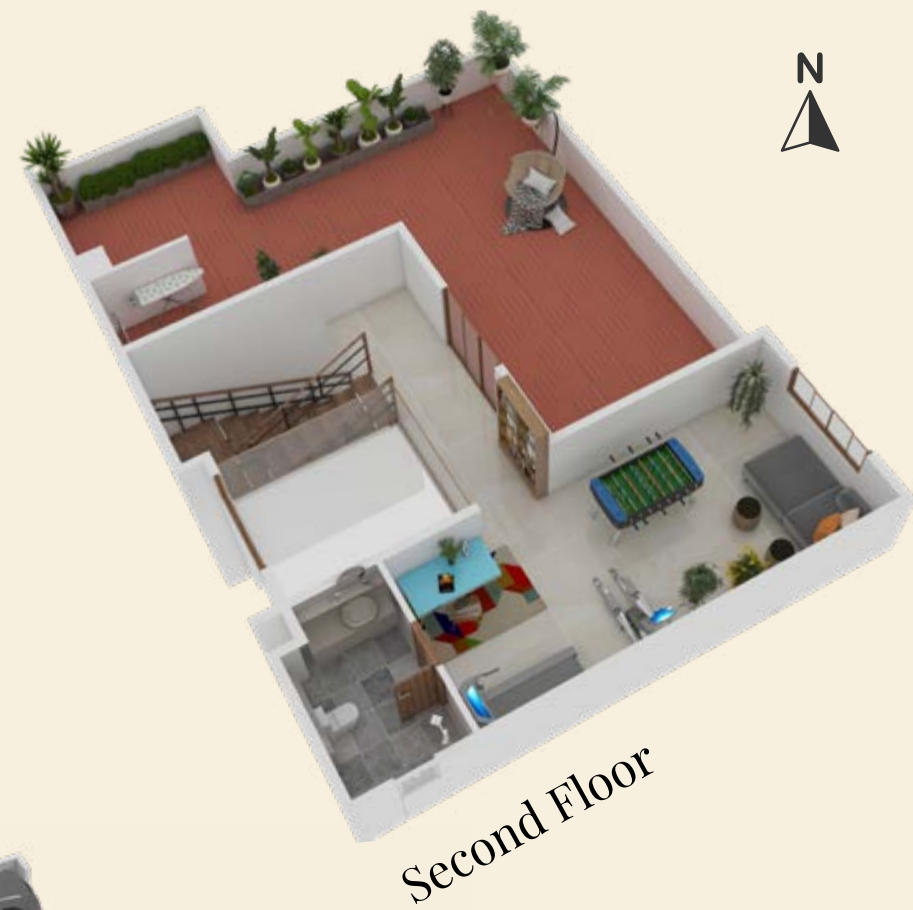
Second Floor



Ground Floor

COURTYARD VILLA

Villa Facing : NORTH
Built Up Area : 3193 Sqft



BACKYARD VILLA

Villa Facing : WEST
Built Up Area : 3247 Sqft



COURTYARD VILLA

Villa Facing : WEST
Built Up Area : 3272 Sqft



LOCATION



SCHOOLS AND COLLEGE

- Deens Academy Gunjur
- Global Indian International School
- Greenwood High School
- Gear Innovative International School
- Silver Oaks International School
- Harvest International School
- Azim Premji University
- Indus International School



MALLS AND ENTERTAINMENT

- Forum Value Mall
- Brookfield Mall
- Santosh Mart
- All Seasons
- Decathlon
- Market Square Mall
- Phoenix Marketcity



COMPANIES

- Infosys SEZ
- Wipro Corporate Office
- RGA Tech Park
- Microsoft Office
- RMZ Ecospace
- Biocon
- Bagmane World Technology Centre
- HP



HOSPITALS

- Soukya Hospital
- Spandhana Hospital
- Oxford Medical College, hospital & Research Centre
- Narayana Hrudayalaya
- Sakra World Hospital
- Columbia Asia Hospital
- Brookfield Hospital
- Manipal Hospital

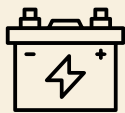
NEIGHBOURHOOD



Structure

RCC - Framed Structure.

Solid Red Brick & Concrete Block masonry of 6” thickness for peripheral walls and 4” thickness for internal walls.



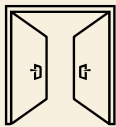
DG POWER

Backup power of up to 5 KW to all villas and common services.



LIFTS

Provision for Capsule Lift in all the villas.



DOORS

Main Door: 8 Feet height Teak wood frame with flush door shutter.
Other Doors: 7 Feet height Seasoned acacia/hardwood frame with flush door shutter.

SS finish hardware.



PLASTERING & PAINTING

Internal Walls: Internal walls with smooth plaster finish and emulsion paint.

External Walls: External walls with water-proof plaster and exterior grade emulsion paint.



SECURITY SYSTEM

The entire estate is secured with a compound wall and entrances will be manned by security.

Provision for Video door phone.

Intercom from security to all units.



TOILETS

Ceramic glazed tiles dado up to 7 feet height.
White EWC and washbasin, mirror in all bathrooms.
CP & Sanitary Fittings shall be of Grohe/American Standard/Kohler/Equivalent make.
Solar water heater system to supply hot water to toilets.
Provision for exhaust fans in all toilets.



WINDOWS

Wooden Finished UPVC windows & Doors with Clear Glass.



FLOORING

2’X4’ Vitrified tiles for foyer, living, dining.
Vitrified tiles for kitchen and utility area.
Laminated Wooden Flooring for all bedrooms and family room.
Insulating Tiles for terrace areas.
Anti-skid ceramic tiles for balcony, toilets.



KITCHEN

Granite platform with stainless steel sink and drain board.
Dado above platform area with ceramic glazed tiles.



ELECTRICAL

Concealed wiring with PVC insulated copper wires and modular switches of make Anchor/Schneider/Legrand/Equivalent Make.
EV Charging point will be provided (Customer can fix the charging port as per his choice & convenience).
Standard required power outlets and light points.
Up to 6 KW BESCOM power supply for all villas.
TV and telephone points in living, family and all bedrooms.
ELCB and individual meters for all villas.
Provision for AC in all rooms.

SPECIFICATIONS



MANA
LIVE BRILLIANTLY



**YEARS OF
BRILLIANT
LIVING**

30+

**PROJECTS
COMPLETED**

10K+

**HAPPY
FAMILIES**

10M+

**SQ FT
DELIVERED**

15M+

**UNDER
DEVELOPMENT**

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This version will overseed the previous versions.

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