

Give your business
the location edge!

UDBHAV SQUARE

KOTTARA CHOWKI, MANGALURU

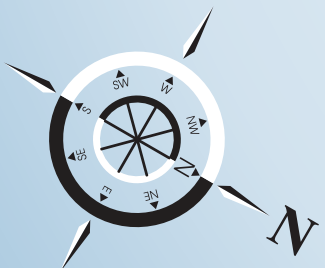
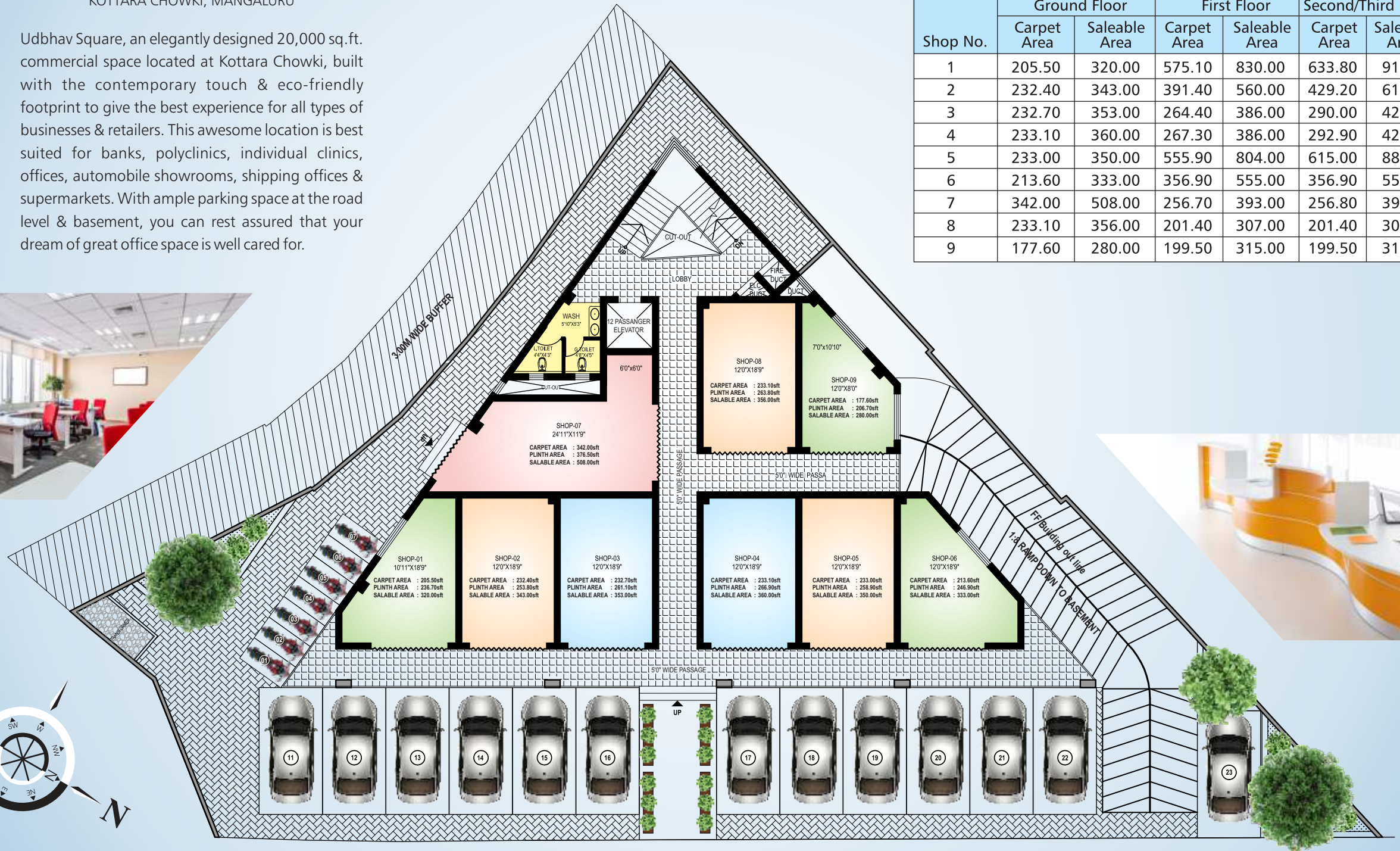


UDBHAV SQUARE

KOTTARA CHOWKI, MANGALURU

Udbhav Square, an elegantly designed 20,000 sq. ft. commercial space located at Kottara Chowki, built with the contemporary touch & eco-friendly footprint to give the best experience for all types of businesses & retailers. This awesome location is best suited for banks, polyclinics, individual clinics, offices, automobile showrooms, shipping offices & supermarkets. With ample parking space at the road level & basement, you can rest assured that your dream of great office space is well cared for.

TOTAL CARPET AREA/SALEABLE AREA(SFT)						
Shop No.	Ground Floor		First Floor		Second/Third Floor	
	Carpet Area	Saleable Area	Carpet Area	Saleable Area	Carpet Area	Saleable Area
1	205.50	320.00	575.10	830.00	633.80	912.00
2	232.40	343.00	391.40	560.00	429.20	612.00
3	232.70	353.00	264.40	386.00	290.00	424.00
4	233.10	360.00	267.30	386.00	292.90	422.00
5	233.00	350.00	555.90	804.00	615.00	888.00
6	213.60	333.00	356.90	555.00	356.90	555.00
7	342.00	508.00	256.70	393.00	256.80	393.00
8	233.10	356.00	201.40	307.00	201.40	307.00
9	177.60	280.00	199.50	315.00	199.50	315.00



HIGHLIGHTS

- Automatic Elevator of 12 persons capacity.
- Generator backup with soundproof enclosure.
- Concrete Interlock paving for the Car Parking and Yard.
- Security CCTV Cameras with Recording.
- Solar Lightning Systems for Common Area.
- Fire Sprinklers System in Car park Area.
- Landscaping.

SPECIFICATIONS

Civil Works

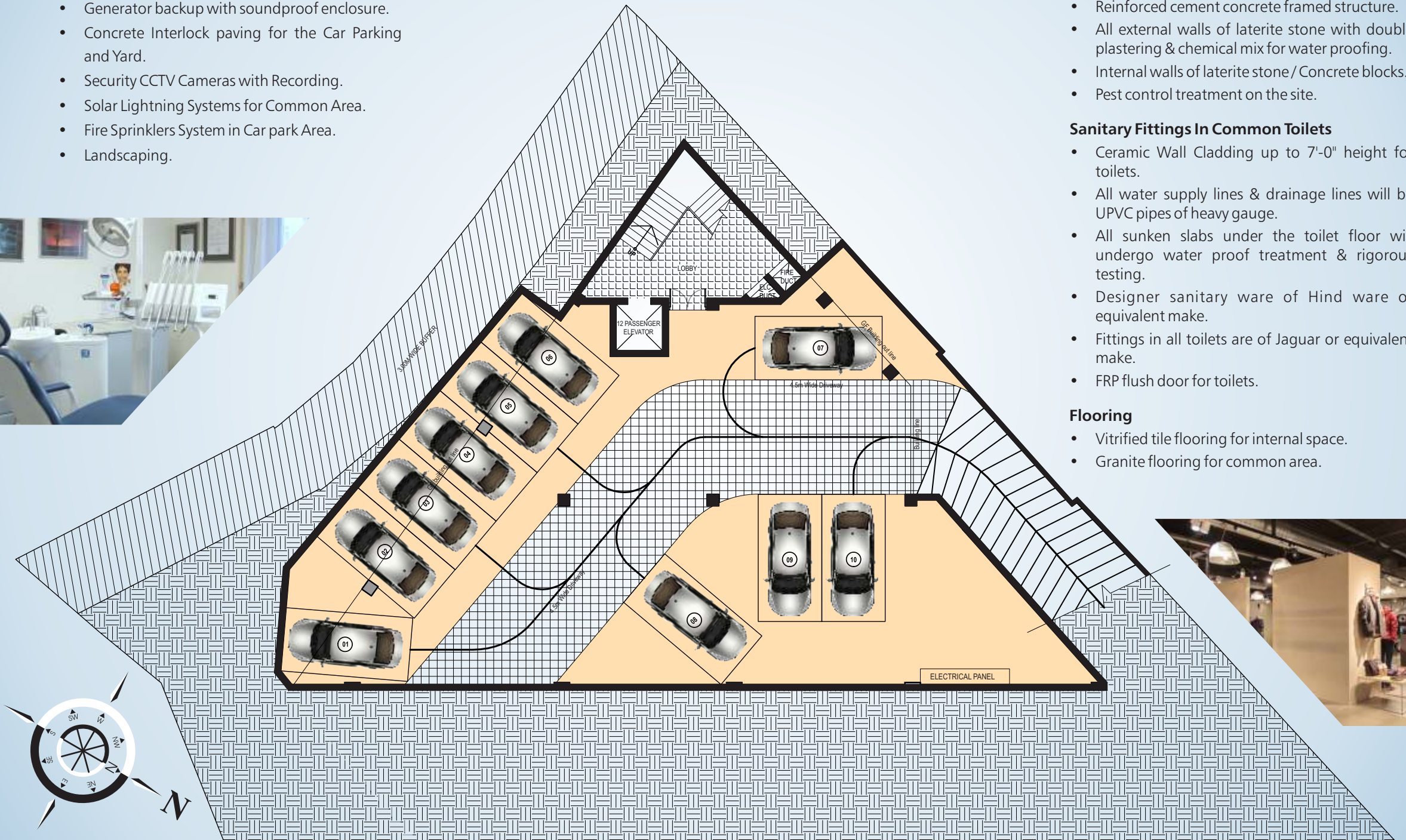
- Reinforced cement concrete framed structure.
- All external walls of laterite stone with double plastering & chemical mix for water proofing.
- Internal walls of laterite stone/ Concrete blocks.
- Pest control treatment on the site.

Sanitary Fittings In Common Toilets

- Ceramic Wall Cladding up to 7'-0" height for toilets.
- All water supply lines & drainage lines will be UPVC pipes of heavy gauge.
- All sunken slabs under the toilet floor will undergo water proof treatment & rigorous testing.
- Designer sanitary ware of Hind ware or equivalent make.
- Fittings in all toilets are of Jaguar or equivalent make.
- FRP flush door for toilets.

Flooring

- Vitrified tile flooring for internal space.
- Granite flooring for common area.





Promoters

UDBHAV
 DEVELOPERS
 Mangaluru

Architect

Arch Vista
 ARCHITECTURE
 Mangaluru

Structural Consultants

vimal anil
 STRUCTURAL & SURVEY CONSULTANTS
 Mangaluru

Electrical & PHE Consultants

N-Tech
 SERVICE CONSULTANTS
 Mangalore - Udupi