



# UDBHAV Shanthi

Kadri, Mangaluru

EXPERIENCE DIVINE SERENITY

PRM/KA/RERA/1257/334/PR/0903222/004748



# UDBHAV Shanthi

Udbhav Developers invites you to experience Udbhav Shanthi, an exclusive 8 residential apartments which is the pinnacle for modern day living. Located in the prestigious neighbourhood of Kadri, in the vicinity of the famous Sri Manjunatha Swamy Temple, experience divine serenity along with an exclusive lifestyle.

The location also provides good connectivity to major hubs of Mangalore. With retail & commercial space for Exclusive Outlets, Supermarkets, & Private Offices on the ground floor, this apartment complex is going to be a new landmark in Kadri. One can also be rest assured with our promise of a great build quality & premium amenities that will make you lead a life for the discerning few.





# Highlights

- Well planned ,spacious and elegantly designed apartments as per vastu in 4 upper floors.
- 2 flats per floor.
- Ground floor comprises of commercial spaces.
- Automatic elevator of 8 passengers capacity Kone/Equivalent make.
- Power generator with sound proof enclosure to ensure electricity back up to all apartments.
- CP plumbing fittings- kohler/Jaguar or equivalent make.
- CCTV Surveillance system and Biometric access control for apartment common areas.
- Rainwater Harvesting system.
- Solar powered lightings to common area.

## CIVIL WORKS

- Reinforced cement concrete framed structure.
- All external walls of laterite stone with double plastering.
- Internal walls of concrete blocks.

## APARTMENT FLOORING

- Superior quality vitrified Flooring.
- Designer Ceramic Tiles in Bathrooms.

## COMMON AREA FLOORING

- Lobbies: Granite flooring.
- Corridors: Granite flooring.
- Staircase: Granite flooring.
- Granite Facia for the Lift.
- Parking area-interlock paving.

## DOORS & WINDOWS

- Hard wood door frames with attractive Melamine Polished Main Door / Veneer finish shutters for internal rooms.
- Aluminium glazed windows with M.S safety grills and provision for mosquito mesh.
- Granite Frame with FRP shutters for wash rooms
- Designer Locks for all inside doors.



## PLUMBING & SANITARY FITTINGS

- Superior quality CPVC / UPVC pressure tested plumbing lines & fittings with ISI certification.
- Under Ground sump tank & overhead water tank facility.
- Automatic water level controller for overhead tank.
- Ceramic Tiles up to ceiling height.
- Exhaust fan provision in bathroom.
- Plumbing provision for water heater in bathroom.

## ELECTRICAL

- Electrical wirings of FINOLEX / RR or equivalent make.
- Modular electrical switches of reputed make.
- Telephone, Cable TV points in Living & Master Bedroom.
- 3 bedroom load – 6KW -3 phase connection
- ELCB & MCB of adequate capacity will be provided in each apartment.
- Air conditioners point will be provided in all bedrooms.
- Geyser points in all bathroom.
- 5 Amps point in Living room Balcony.
- 100% Power backup for Common areas.

## PAINTINGS

- Premium Emulsion Paint on Putty finished internal walls & ceilings.
- External grade, antifungal superior paint for external walls.
- Enamel paint for metal works

## KITCHEN/ UTILITY

- S.S. single bowl sink with drain board on granite counter.
- All fittings will be of JAQUAR/KOHLER or equivalent make.
- Wall cladding up to 2' above the Granite counter.
- Sufficient electrical points to accommodate all kitchen appliances.
- Aqua guard point.
- Exhaust fan provision in Kitchen.
- Washing machine point in utility area.

## TOILETS

- Hindware or Equivalent make EWC for Toilets.
- Granite top counter for wash basin

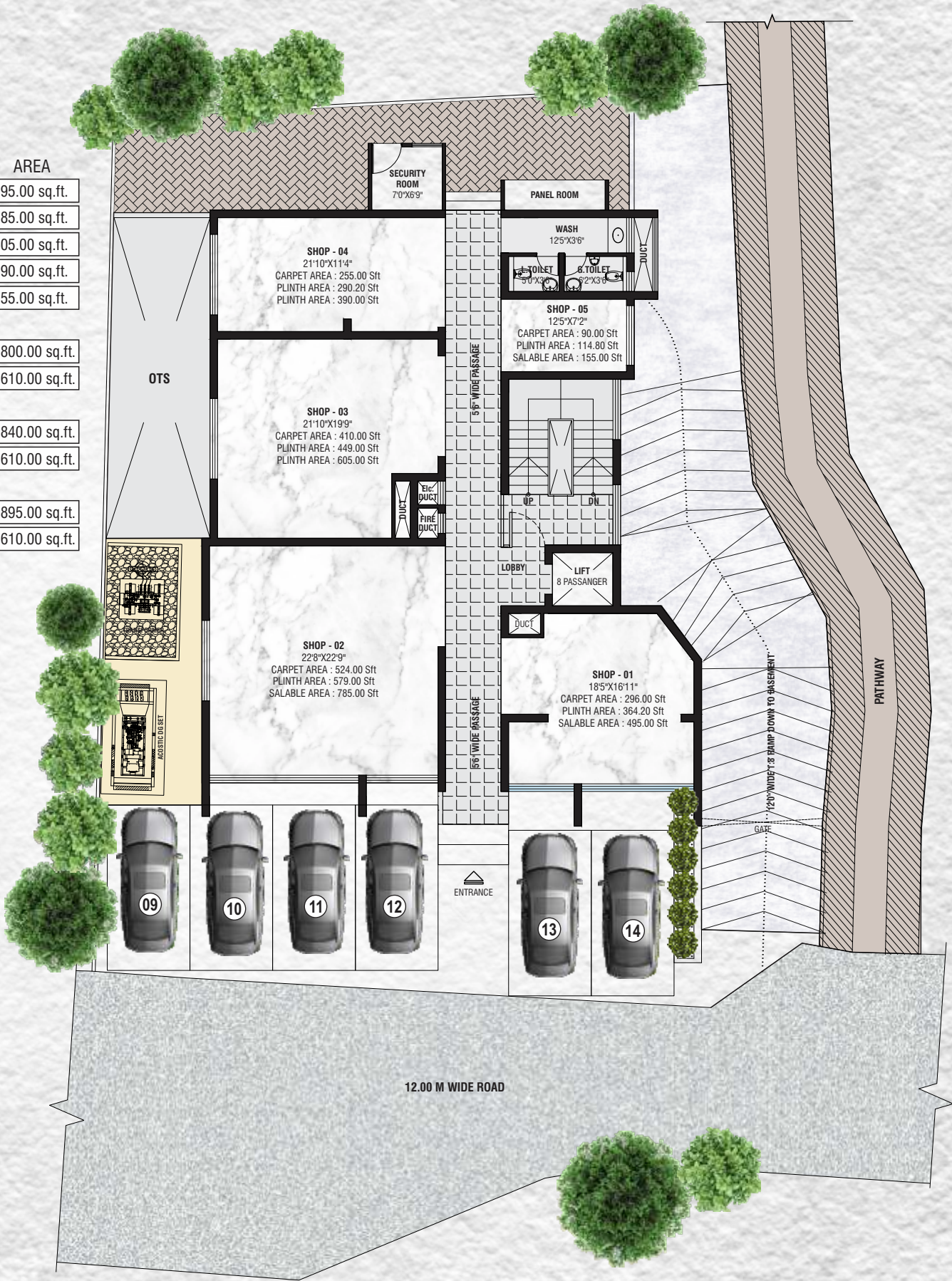




GROUND FLOOR PLAN

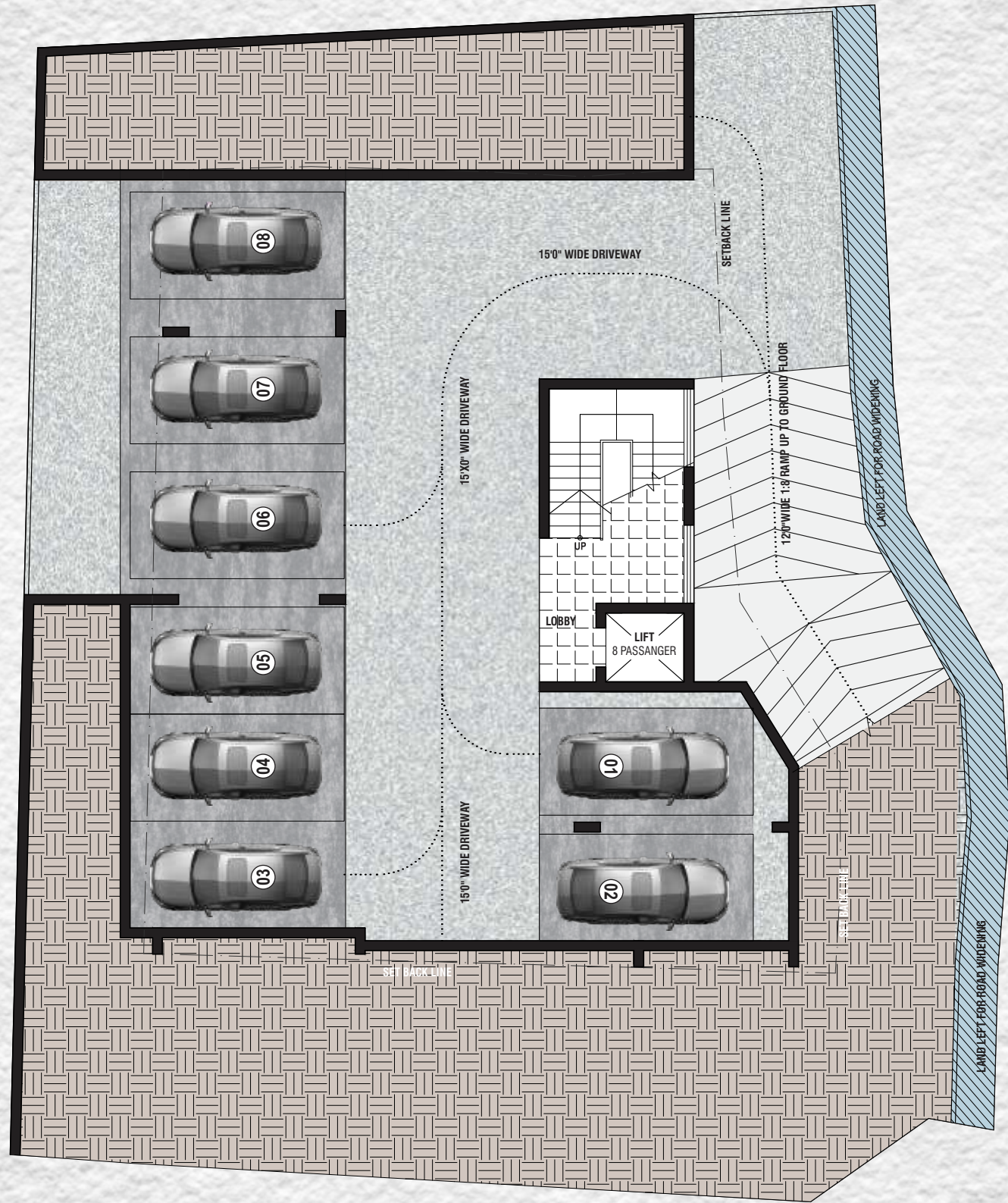
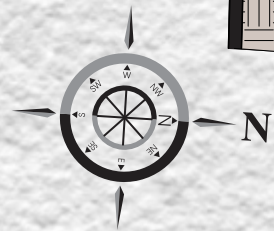


TOTAL SUPER BUILT UP AREA	
COMMERCIAL GROUND FLOOR	
FLAT / SHOP No.	AREA
SHOP-01	495.00 sq.ft.
SHOP-02	785.00 sq.ft.
SHOP-03	605.00 sq.ft.
SHOP-04	390.00 sq.ft.
SHOP-05	155.00 sq.ft.
RESIDENTIAL (FIRST FLOOR)	
3BHK - 101	1800.00 sq.ft.
3BHK - 102	1610.00 sq.ft.
TYPICAL SECOND & THIRD FLOOR	
3BHK - 201, 301	1840.00 sq.ft.
3BHK - 202, 302	1610.00 sq.ft.
FOURTH FLOOR	
3BHK - 401	1895.00 sq.ft.
3BHK - 402	1610.00 sq.ft.

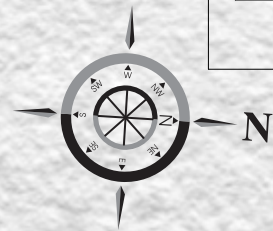




BASEMENT FLOOR PLAN



FIRST FLOOR PLAN





TYPICAL SECOND, THIRD FLOOR PLAN

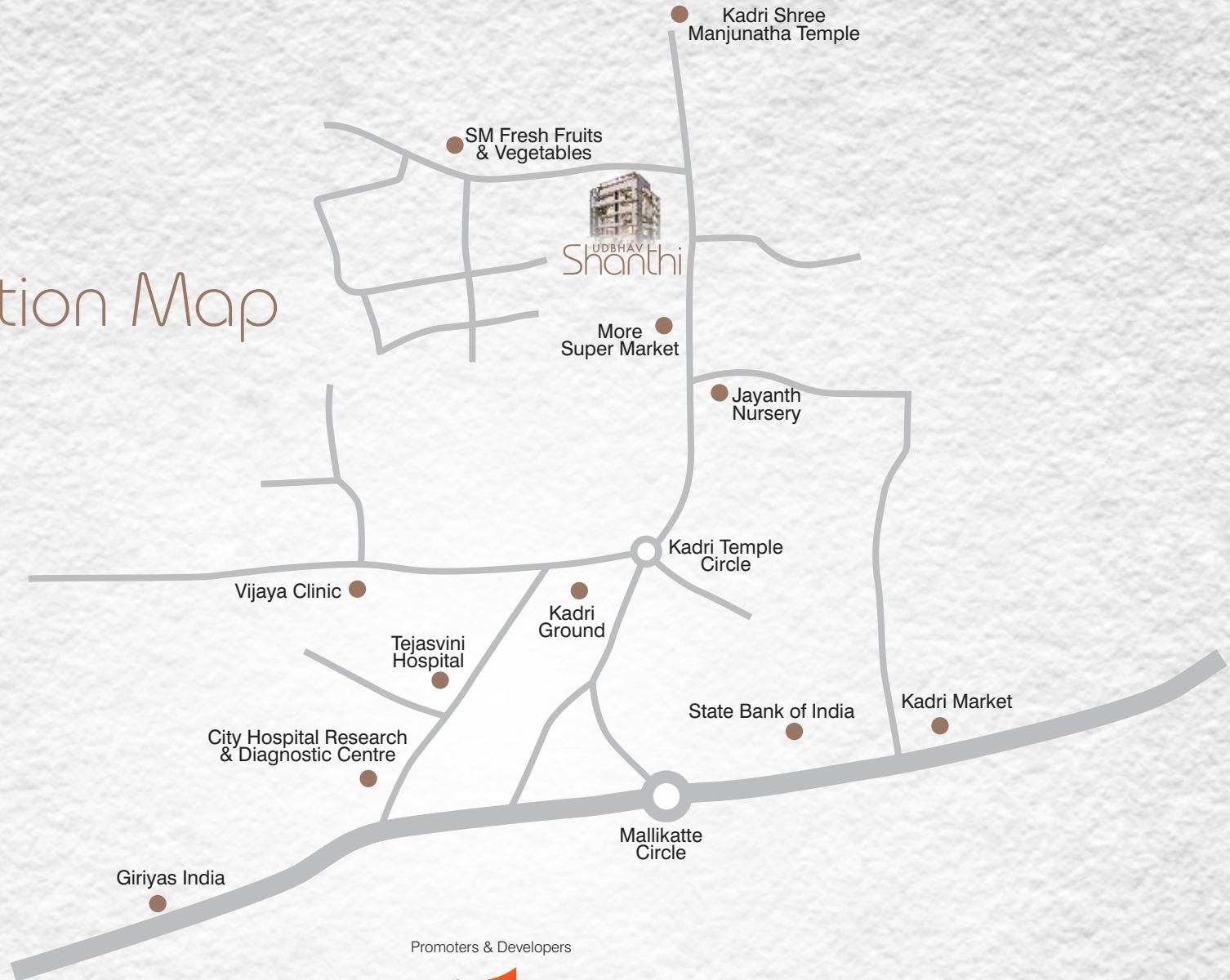


FOURTH FLOOR PLAN





# Location Map



Promoters & Developers



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## C R E D I T S

Architects: ARCH VISTA, Architecture, Mangaluru

Structural Consultants: VIMAL ANIL, Structural & Survey Consultants, Mangaluru