

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.

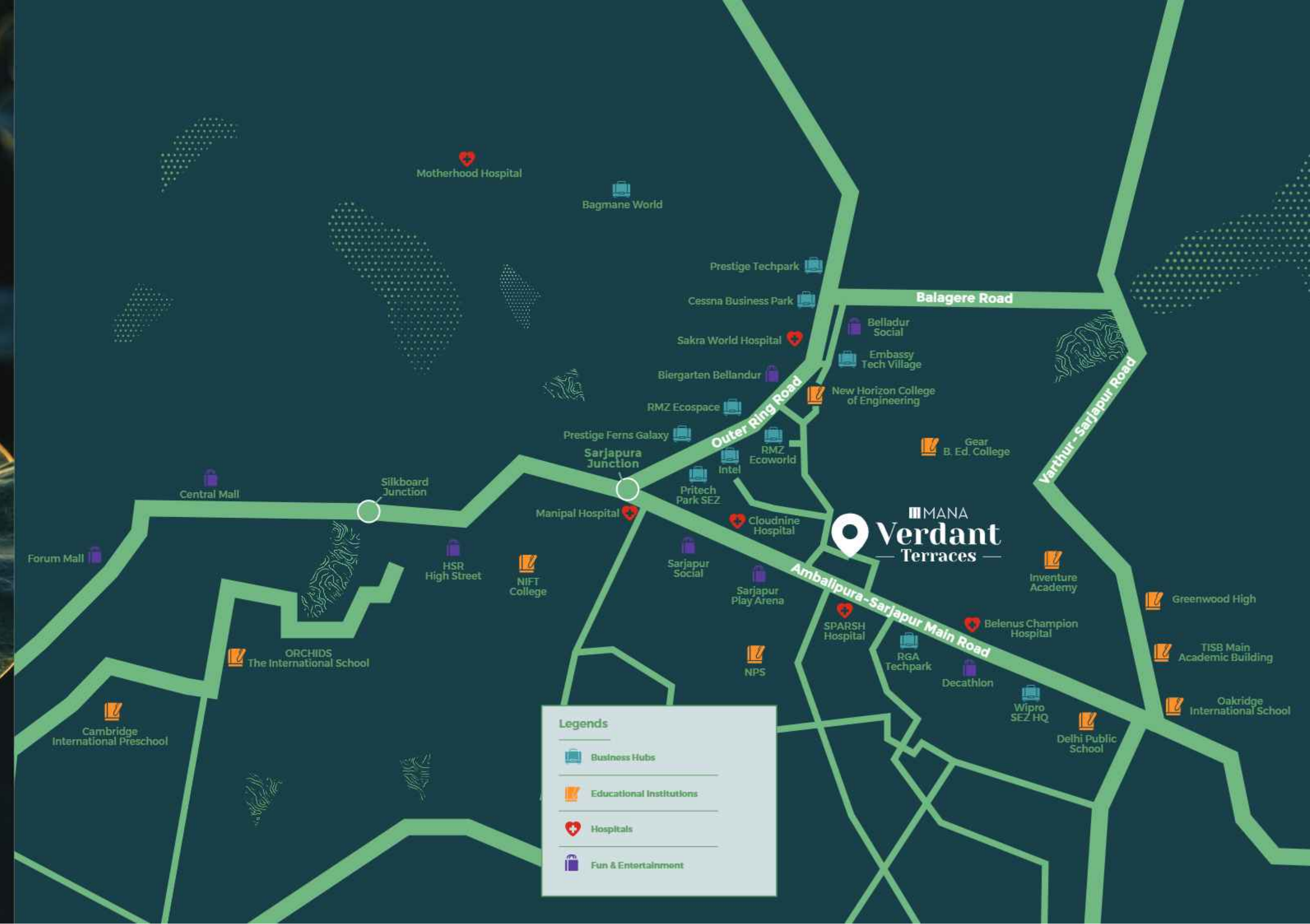
8.67 ACRES **3** BHK **318** UNITS (PHASE 1) **G+19** FLOORS

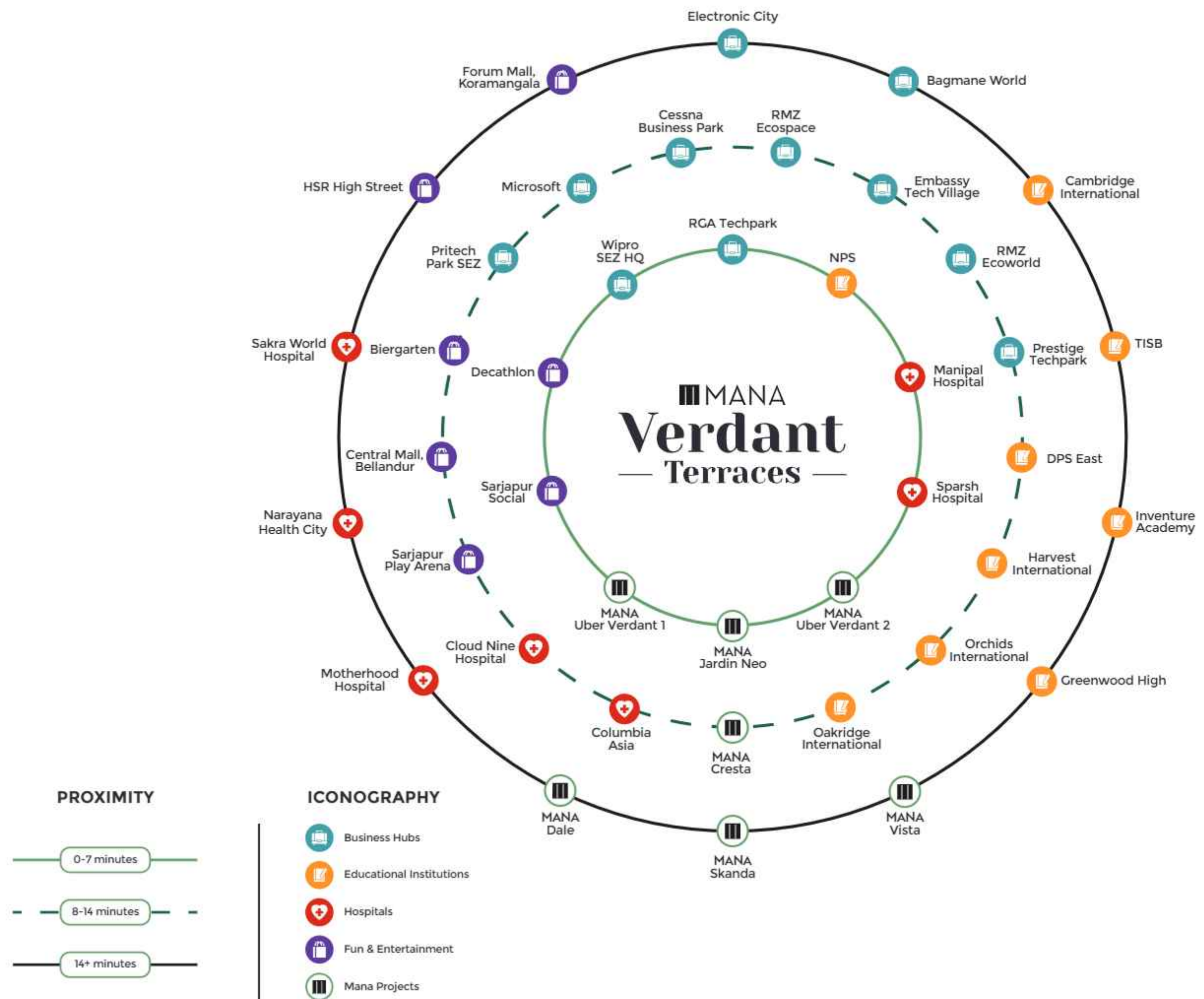




**This is What Happens
When Architecture
Listens to Nature**

**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.

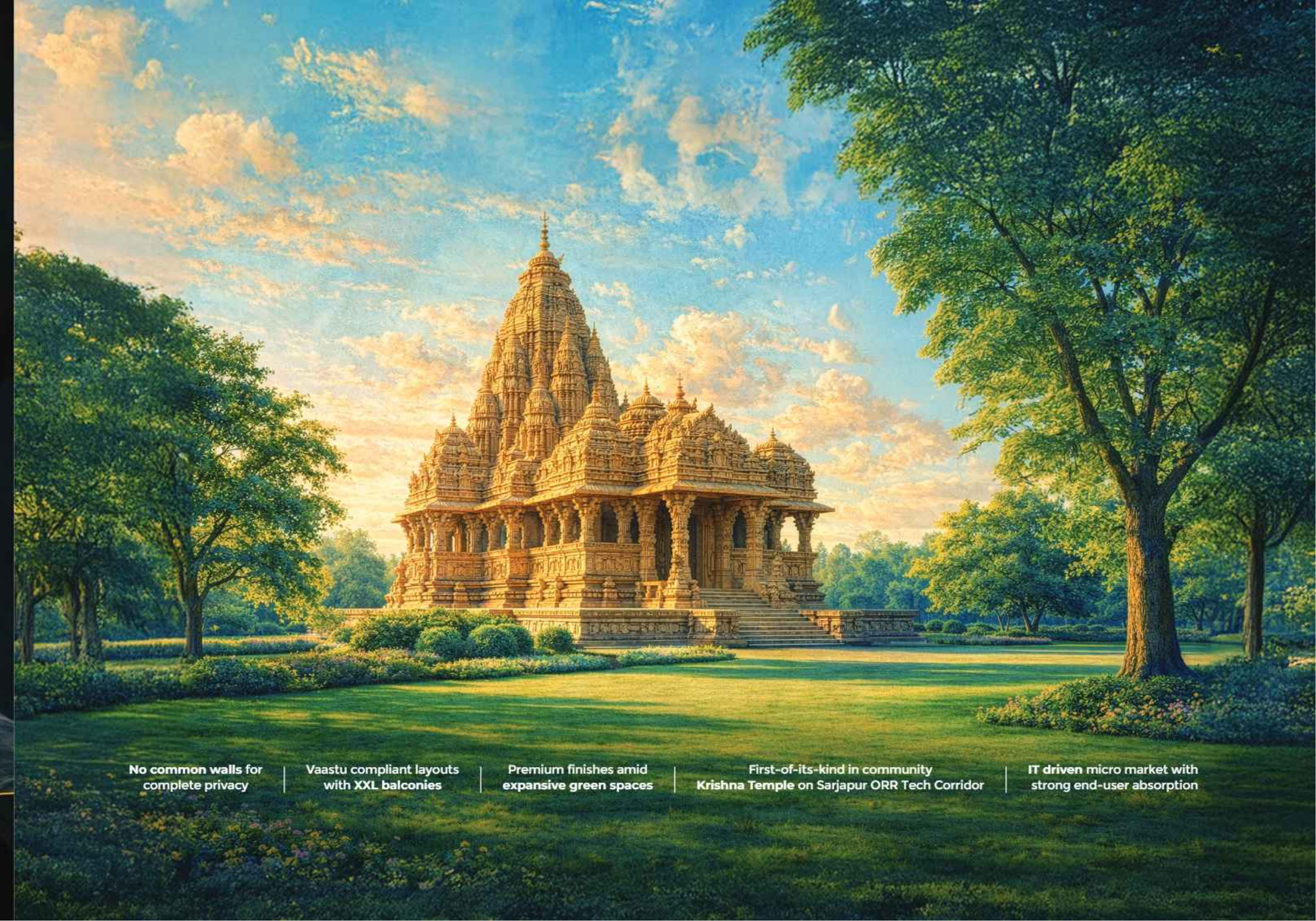
No common walls for
complete privacy

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.



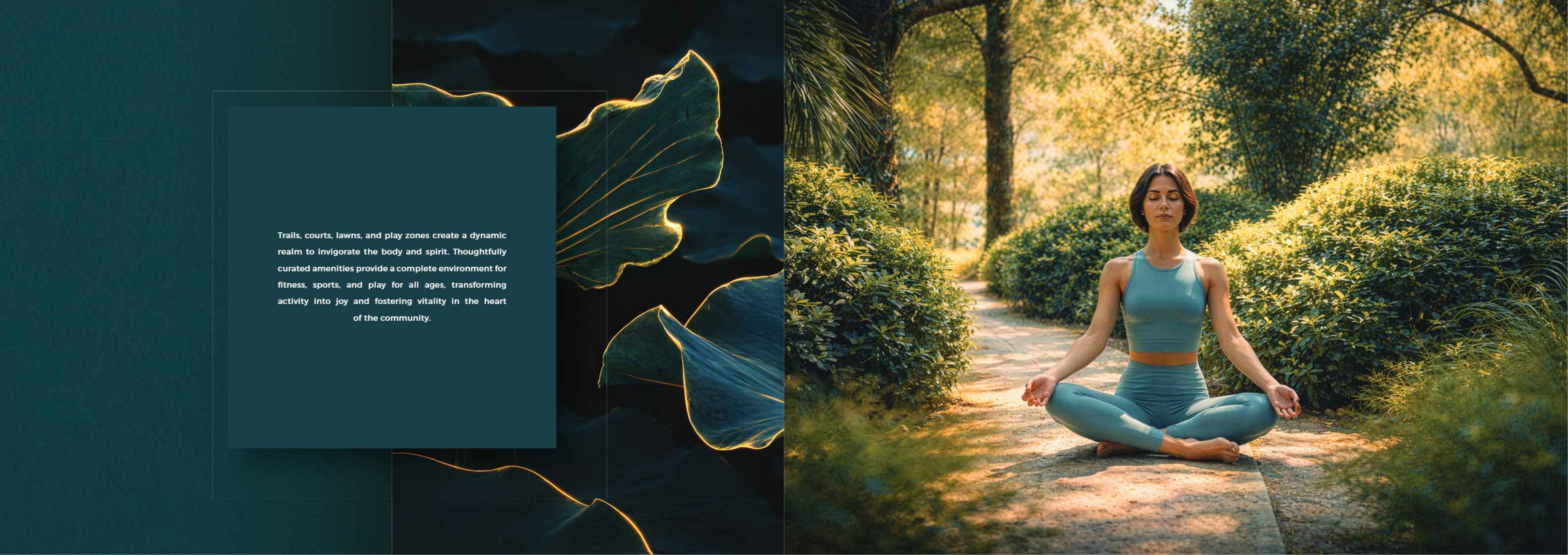


ZONE 1: ARRIVAL & COMMUNITY HEART

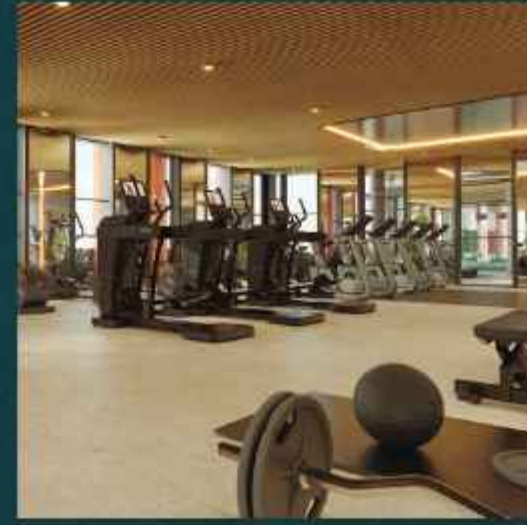
- Arrival Plaza
- Drop-off Node
- Roundabout with Feature Paving
- Cascading Waterbody with Iconic Sculpture & Signage
- Avenue Planting
- Pedestrian Access to Building
- Fire Tender Access
- Grand Gallery
- Viewing Gallery
- Garden of Galleries
- Grand Lounge with Pergola
- Working Station
- Tree Court 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**

A woman with short dark hair, wearing a light blue athletic top and leggings, is sitting in a meditative lotus position on a stone path in a lush, green park. She has her eyes closed and her hands resting on her knees in a mudra. The path is flanked by dense green bushes and trees, with sunlight filtering through the leaves, creating a peaceful and serene atmosphere. The overall scene is a blend of nature and wellness.

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



The graphic features a dark teal background with a central square containing the text 'Project Specifications'. The background is decorated with abstract, glowing yellow and orange lines that resemble a stylized tree or a network of energy paths. The overall aesthetic is modern and technical.

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



**Floor Plans
&
Unit Plans**