

A Signature of Excellence



*Insignia*  
VALENCIA MANGALURU



# Insignia

This new project is enviably situated in Valencia, one of the most sought after residential localities of Mangaluru.

Situated right next to the verdant greenery and freshness of Valencia park, **Insignia** is situated near Valencia Junction, in close proximity to Roshini Nilaya, Valencia Church, Fatima Retreat House, Father Mullers Medical College and Hospital, Kankanady Market and commercial junction.

Insignia is a Ground + 7 storey apartment complex with 39 apartments. The apartments available are 1 BHK, 2 BHK & 3 BHK in floor areas ranging from 705 sft to 1965 sft.

Ample basement parking space, continuous water and power supply with back-up generator, passenger lifts and reticulated gas connections ensure a luxurious lifestyle.

*Come, make Insignia your home*

## Amenities

- Lobby in Ground Floor.
- Ample car parking in basement and ground level.
- Video door phone / security system.
- Fire Fighting equipment as per regulations.
- Water supply to be provided by means of Borewell and corporation water. Large sump tank and overhead tank with a provision of water level controller for overhead tank.
- Standby generator for lights in common areas, lifts, pumps and lighting and back up for refrigerator in every apartment.
- Outdoor Play area for children.
- Interlock paving for all open areas.
- Provision of gymnasium in the terrace zone.
- Provision of Yoga and Meditation hall in the terrace zone.
- Incorporation of rainwater harvesting system and landscape of the entire zone.
- Provision of intercom facility with a link from security to each apartment via EPABX.
- CCTV camera along with recording facility ensuring connectivity to every apartment.



## Specifications

- **STRUCTURE**
  - RCC framed structure designed to withstand earthquake.
  - Laterite masonry for outer walls and solid block masonry for inner walls.
  - Double coat exterior plastering with water proof treatment.
  - Smooth finish for plastering of the interior wall.
- **FLOORING / DADOS**
  - Lobbies, Staircase and Corridors: Granite slabs / Natural stones.
  - Apartment flooring: 800x800 mm vitrified tiles of premium quality [RAK / Kajaria or equivalent make].
  - Toilet Floors: Antiskid ceramic tiles of Kajaria / Somany / equivalent make.
  - Toilet Wall Dados: Kajaria / Somany / equivalent make ceramic tiles upto ceiling height.
- **DOORS**
  - Main Door: Teak wood frame with designer shutter both side veneer finish - melamine polished, fitted with superior quality stainless steel hardware and lock.
  - Bedroom Doors: Hard wood frame with flush door shutters with paint, superior quality Stainless Steel hardware and mortise locks.
  - Toilet Doors: FRP doors with granite frames with steel hardware and mortise lock.
- **WINDOWS AND VENTILATORS**
  - Aluminum sliding windows, two or three track, as required with mosquito mesh provision and 5 mm thick clear glass.
  - Aluminum ventilators with provision for exhaust and pin head glass louvers.
- **PAINTING**
  - External Walls and Ceiling: Initial application of one coat external primer upon which there will be an application of 2 coats weather proof exterior emulsion - Asian Paint or equivalent.
  - Internal Walls and Ceiling: Initial application of 1 coat primer and 2 coats putty upon which there will be 2 coats of premium emulsion - Asian Paint or equivalent.
  - Metal Works: 2 coats enamel paint - Asian / equivalent over zinc chromate primer.
- **BATHROOM**
  - Water proof treatment done for sunken.
  - Pressure checked plumbing and drainage lines to ensure complete leak proof toilets.
- **KITCHEN**
  - Black granite slab for counter top, satin finish Frankie / equivalent stainless steel sink.
  - 20" Glazed tiles dado over kitchen platform.
- **ELECTRICAL**
  - Electrical Cables and Wires: Finolux / RR / equivalent.
  - Modular Switches: Legrand / Schneider / equivalent.
  - One Earth Leakage Circuit Breaker (ELCB) for each apartment.
  - Adequate electrical points in all rooms.
  - Provision of AC points in all bedrooms and hall.
  - TV and Telephone points in living room and Master Bedroom.
  - Points for Refrigerator, Mixer / Grinder, Hob, Chimney / Exhaust, Water Purifier, Microwave, Washing Machine in kitchen / utility.
  - Exhaust fan provision in all toilets and kitchen.
  - 6 KW power for 3 BHK apartments and 4 KW power for 2 BHK apartments.
- **PLUMBING**
  - White EWC with soft closure seat cover and washbasin of white color [Product: Jaguar / Hindware or equivalent in all toilets].
  - CP Plumbing Fittings: [Product: Jaguar / Hindware or equivalent].
  - Water Supply Lines: CPVC / UPVC of superior make.
  - Hot and Cold water mixer unit shower in all toilets.
- **LIFTS**
  - 2 Nos. 10 passenger Lift with automatic doors of reputed make



Land Trades Builders & Developers is a premier property developer of Mangaluru specializing in building and promoting premium residential and commercial space. Established in the year 1992 by Shrinath Hebbar, a first generation entrepreneur with a deep passion for real estate, we are today a market leader providing integrated services spanning all aspects of the property sector.

Our spectrum of products spreads across developing exclusive housing layouts and gated communities; budget apartments and luxury high rises; commercial complexes and hi-end business addresses, along with all required support services like documentation, management of customer's investment portfolio, home loan assistance and after sales support.

Apart from being an ISO 9000:2008 certified organization, Land Trades are also the first builders in Mangaluru to avail independent quality audit and quality certification by CRISIL, the reputed international rating institution.

At Land Trades, we strive to understand and meet the need of prospective customers for world class habitats. With experience gained over the years and expertise developed through painstaking effort, we constantly go the extra mile to fulfill our vision for leadership through excellence.

*We welcome you to our world of exclusivity and excellence*

Ground Floor Plan



**Area Statement**

Commercial: 1220 sft  
 2: 2 BHK - 1155 sft | 3: 3 BHK - 1500 sft  
 4: 2 BHK - 1175 sft | 5: 1 BHK - 705 sft

First Floor Plan



**Area Statement**

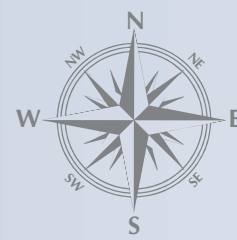
1: 3 BHK - 1750 sft | 2: 2 BHK - 1355 sft  
 3: 3 BHK - 1640 sft | 4: 2 BHK - 1175 sft  
 5: 1 BHK - 705 sft

Typical Floor Plan  
 (2nd to 8th Floor)



**Area Statement**

1: 3 BHK - 1965 sft | 2: 2 BHK - 1355 sft  
 3: 3 BHK - 1710 sft | 4: 2 BHK - 1305 sft  
 5: 1 BHK - 760 sft



Isometric Views

Insignia



Unit 1: 3 BHK - 1965 sft



Unit 3: 3 BHK - 1710 sft



Unit 4: 2 BHK - 1305 sft



Unit 2: 2 BHK - 1355 sff



Unit 5: 1 BHK - 760 sft

# Location Map



## ONGOING PROJECTS

 <p><b>SOLITAIRE</b> Experience the difference Hathill, Mangaluru</p>	 <p><b>Lenhil Ferns</b> Kadri, Mangaluru</p>	 <p><b>AASHNA</b>   Yemkere Mangaluru</p>	 <p><b>SANSKRITI</b>   Mangaladevi Mangaluru</p>
 			

Promoters and Developers



1st Floor, New Milagres Mansion  
Falnir Road, Mangaluru – 575 001

Architects

**Design Syndicate**

Falnir, Mangaluru  
Tel: 0824-2442940

Contractors



Structural Consultants



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