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Location Map | Not to scale

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For updated Views/Working of the project please visit : www.manglamgroup.com



**Manglam**   
**Residency**  
 Premium Apartments  
**JHUNJHUNU**

Disclaimer: The Brochure is not a legal document. It only describes the conceptual plan to convey the intent and purpose of Owner/Developer. The specifications and details mentioned in this brochure are tentative and are subject to change at the sole discretion of the owner/developer or and the architects.



# जहाँ है चारो ओर सिर्फ खुशियों का माहौल

"An Abode of Happiness"

Manglam  
Residency  
Premium Apartments  
JHUNJHUNU

- 128 Flats
- Landscaped Garden
- Swimming Pool
- 65 % Open Area
- Saperate Club House
- Ample Car Parking





## Site Plan

### Legend -

- A. Entry
- B. Exit
- C. Entended Green With Bus Stop
- D. Feature wall with water drop
- E. Area for Electrical Services
- F. Theme Based Sculptures
- G. Entry to Lawn
- H. Plam Court
- I. Commercial Area
- J. Sculpture court
- K. Trellis with Seating
- L. Acupressure Path
- M. Kids Play Area With EPDM Floor
- N. Basket Ball Practise Pole
- O. Planters With Seating
- P. Multipurpose Lawn
- Q. Jogging Track
- R. Entry to Club
- S. Swimming Pool with Deck
- T. Club
- U. Drop Off Points
- V. Temple
- X. Pocket Greens with Accent Plantation
- Y. S.T.P. Below



Buildup Area = Saleable Area - 20%



### 3-BHK

#### TYPE A

Saleable Area=  
**1660** Sq.ft.

ENTRY

Buildup Area = Saleable Area - 20%



### 2-BHK

#### TYPE B

Saleable Area=  
**1350** Sq.ft.

Buildup Area = Saleable Area - 20%

ENTRY

## The Specifications

SPACE	FLOORING	WALLS	CHAUKHATS	DOORS	WINDOWS	FIXTURES/ FITTINGS
LIVING/DINING/ LOBBY	Vitrified Tiles	POP with Primer	Folded Steel Section or RCC	Flush Door with Beading/Skin Doors with night latch, magic eye & premium handle.	Anodised aluminium windows with clear float glass.	Modular electrical switches with sockets and fan regulators.
MASTER BEDROOM	Vitrified Tiles	POP with Primer	Folded Steel Section or RCC	Flush Door with Beading/Skin Doors with premium lever type handles.	Anodised aluminium windows with clear float glass.	Modular electrical switches with sockets and fan regulators.
BEDROOM	Vitrified Tiles	POP with Primer	Folded Steel Section or RCC	Flush Door with Beading/Skin Doors with premium lever type handles.	Anodised aluminium windows with clear float glass.	Modular electrical switches with sockets and fan regulators.
KITCHEN	Antiskid vitrified tiles	Zit. ceramic tiles dado above platform & POP with Primer	N/A	N/A	Anodised aluminium windows with clear float glass.	An L-shape platform in black granite with stainless steel sink with drain board
TOILET	Ceramic Tiles	Ceramic Tiles up-to height of 7ft.	Folded Steel Section or RCC	Flush Door with Beading/Skin Doors with premium lever type handles.	Anodised aluminium windows with clear float glass.	Jaquar or equivalent C.P fittings & semi-recessed counter top wash basin with chinaware
BALCONY	Ceramic Tiles	Exquisitely designed classical exteriors finished in high quality Textured paint of reputed brand.	Anodised Aluminium or RCC	Sliding Aluminium door cum window.	N/A	N/A

- ELECTRICAL WORK** All electrical wiring in concealed conduits with copper wires. Convenient provision & distribution of light and power plugs and provision for electrical chimney above platform and water purifier in kitchen.
- STRUCTURE** Earthquake resistance RCC Frame structure as per the design of structural consultant.
- TELEPHONE/T.V.** Points will be provided in drawing/dining room and in all bedrooms. Intercom will be provided through the authorized phone company or EPABX.
- LIFT** Gearless high speed automatic lift in each block.
- GENERATOR** 100% Power backup in common areas.
- AIR-CONDITIONING** Provision for A/c in all bedrooms a living room (no air conditioners are being provided.)
- OTHER FACILITIES** Provisions for washing machine point will be provided at suitable location.



Legal Note: All the building plans, layout, specification etc. are tentative and subject to variation and modification as decided by the Company/Architect.