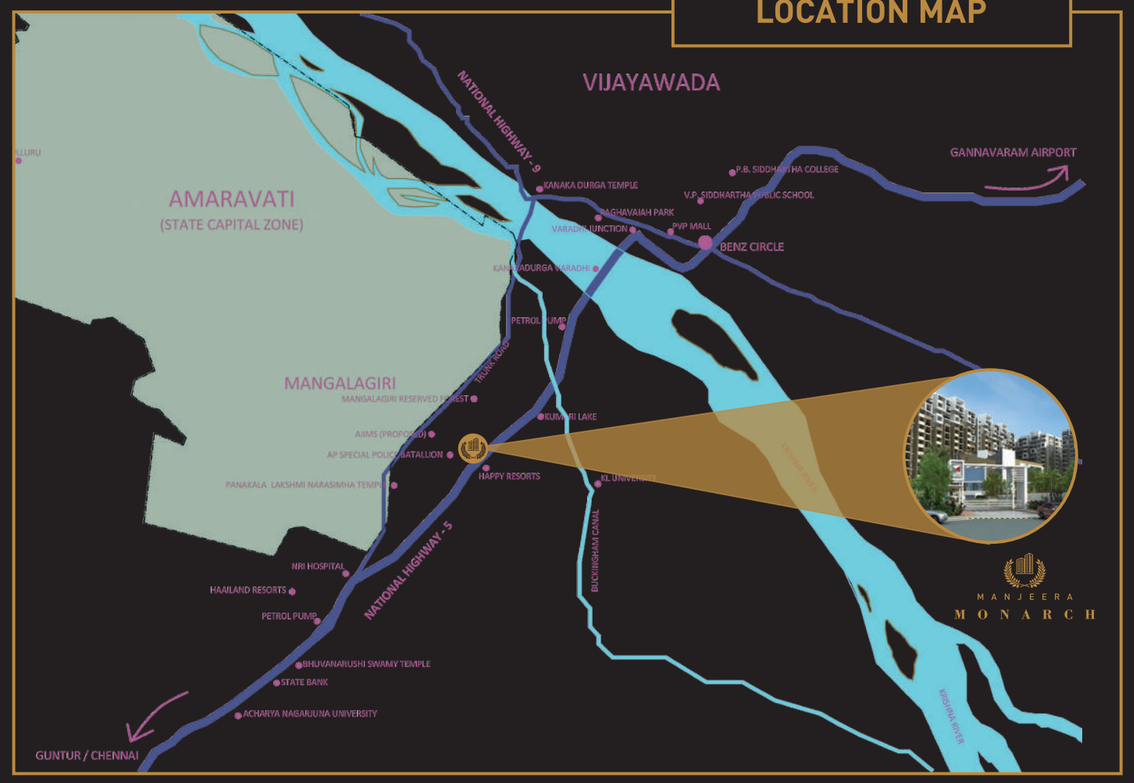
LOCATION MAP



THE WORLD AROUND YOUR KINGDOM

- Happy Resorts and Recreations (0 Km)
- Lakshmi Narasimha Temple (5 Km)
- Mangalagiri Reserved Forests (4 Km)
- AIIMS (Proposed) (3 Km)
- Hailand Resorts (7 Km)
- K.L. University (6 Km)
- Kumari Lake (4 Km)
- A.P. Special Police Battalion (1 Km)
- Trendset Mall at Benz Circle (11.6 Km)
- Kanaka Durga Varadhi (7.7 Km)
- NRI Academy Medical College (6 Km)
- Vijayawada Bus Stand (10 Km)
- Raghavaiah Park (8 Km)
- Varadhi Junction (8.2 Km)
- The Gateway Hotel (9.5 Km)
- PVP Mall (9.5 Km)
- Hotel D.V. Manor (10 Km)
- Benz Circle (10.5 Km)
- V.P. Siddhartha Public School (9 Km)
- Vijayawada Railway Station (11 Km)
- P.B. Siddhartha College (9.5 Km)
- Kanaka Durga Temple (14 Km)
- Gannavaram Airport (28 Km)
- Guntur Bus Stand (21 Km)
- Guntur Railway Station (24 Km)

MANJEERA
MONARCH
LIVE LIKE A KING

SITE ADDRESS: Sy. No. 1090, NH-16 (Old NH-5),
Opposite Happy Club Resorts, Atmakur Village, Mangalagiri

Call: 80 99 98 97 96 / 99 6617 6617

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Disclaimer: The above specifications may vary in case of authority requirements/Architect choice without altering the intent of design and with equivalent or better quality.

MANJEERA
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32 YEARS OF SMART SPACE SOLUTIONS

రారాజులు నెలవుండే...
మారాజులు కొలువుండే...

మీ కలల సామ్రాజ్యానికి ఆహ్వానం!

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A CUT ABOVE THE REST

When you choose Monarch, you are not just investing in real estate; you are investing in a lifestyle. Our four blocks are aptly named The Satavahana, The Chola, The Vijaya, and The Vishnu after four dynasties that gave India some of the greatest Monarchs it has seen. Offering 2 & 3 BHKs spread over 5 acres and 15 floors with a square footage ranging from 1070 to 2724, every single home at Monarch, out of the 567 built, is Vaastu friendly with ample sunlight and cross-ventilation.

VIJAYA

TYPICAL FLOOR

Flat No.	1	2	3	4	5	6	7	8
Type	2 BHK	3 BHK	3 BHK	2 BHK	2 BHK	3 BHK	3 BHK	2 BHK
Carpet Area	767.04	1139.15	1151.32	731.20	731.95	1125.38	1133.77	765.86
Balcony + Utility Area	158.77	199.13	186.65	175.78	171.90	213.67	138.75	158.77
Super Built-up Area	1276	1836	1853	1250	1250	1845	1760	1276

Flat No.	1	2	3	4	5	6	7	8 (only first floor)
Type	2 BHK	3 BHK	3 BHK	2 BHK	2 BHK	3 BHK	3 BHK	2 BHK
Carpet Area	687.93	1042.39	1101.37	689.76	691.80	1071.56	1029.47	687.50
Balcony + Utility Area	75.56	88.37	89.23	84.39	79.76	104.84	98.81	74.70
Super Built-up Area	1070	1574	1663	1080	1080	1636	1567	1070

VIJAYA

GROUND & FIRST FLOOR

PROJECT FEATURES

- Exclusive Bus Bay
- Drop Off Pavilion
- Entrance Plaza
- Visitors Parking
- 75% Open Areas
- 43' Setback With 6'6'' Green Strip All Around
- Car Wash Facility In Basement
- 100% DG Backup
- Solar-Powered Lighting For All Common
- Areas Net-Metering System In Basement
- Solar-Powered Fencing For Compound Wall
- CCTV Security At Entrance Gate
- STP For Treatment Of Domestic Waste Water
- Recycled Water For Landscaping & Flushing
- Solar-Powered Hot Water For Top 2 Floors
- Solid Waste Management
- Irrigation System For Landscape
- Reticulated Piped Gas System
- Rainwater Harvesting And Collection Tank

MAKE EVERYDAY A NEW DAY

OUTDOOR AMENITIES

Exquisite Landscape with Tot-Lot
Multipurpose Play Areas
Amphitheatre
Party Lawns
Giant Chess
Cycling Track
Jogging Track
Badminton Court
Half Basketball Court
Cricket Practice Court
Skating Rink
Terrace Mounted Infinity Swimming Pool
Terrace Party Area
Hop Scotch Jump
Dedicated WIFI Zone
Seating Pavilions
Sand Volleyball Court
Tennis Court
Lawns With Exercise And Play Equipment

INDOOR AMENITIES

Fully-Equipped Air Conditioned Gym
Air-Conditioned Multipurpose Hall
Pre-Function Area
Meeting / Kitty Rooms
Home Theatre / AV Room
Library*
Indoor Games
Guest Rooms With Attached Bathrooms
Cafeteria*
Department Store*
Creche*
Clinic*
Spa*
Salon for Men &Women*

*Only provision shall be made

SPECIFICATIONS

Structure	RCC Framed Structure Designed For Wind And Seismic Forces.
Block Masonry	Autoclaved Aerated Concrete (AAC) / Cellular Concrete Blocks / Clay Bricks.
Main Door	Polished Teak Wood Frame & Moulded Shutter With Ironmongery Of Reputed Make.
Internal Doors	Painted Hard Wood Frame & Flush Shutters.
Windows	Sliding UPVC Windows.
Ventilators	UPVC / Aluminum For Toilets.
Wall finishes	Internal: Plastic Emulsion Paint For Internal Walls And Ceiling On The Plastered Surface. External: Combination Of Textured And Non - Textured Surfaces With Exterior Weather - Proof Acrylic Emulsion Paint On Plastered Surfaces.
Flooring	Living, Dining, Bedrooms & Kitchen: Vitrified Tiles Of Reputed Make. Balconies, Bath Room & Wash Area: Anti - Skid Ceramic Tiles. Corridors: Vitrified Tiles. Stair Cases: Granite / Marble.
Dadoing	Kitchen: Ceramic Tiles For Dadoing Up To 2 Feet Height Above The Counter. Bath Rooms: Glazed Ceramic Tiles Dadoing Up To 7 Feet Height. Wash Area: Glazed Ceramic Tile Dadoing Up To 3 Feet Height. Lift Wall Fascia: Granite / Marble Cladding.
Kitchen	Polished Granite With SS Sink, Provision For Chimney And Exhaust Fan.
Grills	Ground & First Floor - Enamel Painted MS Grills For Balconies And Windows.
Railing	Enamel Painted M.S. Railing With MS Top Rail For Balconies.

CHOLA
TYPICAL FLOOR

Flat No.	1	2	3	4	5	6	7	8
Type	2 BHK	2 BHK	3 BHK	2 BHK	2 BHK	3 BHK	3 BHK	2 BHK
Carpet Area	767.37	771.89	1151.53	730.34	730.88	1122.15	1133.88	765.32
Balcony + Utility Area	158.77	158.77	186.65	175.78	171.90	213.67	138.75	158.77
Super Built-up Area	1276	1301	1853	1250	1250	1845	1760	1276

Flat No.	1	2	3	4	5	6	7	8 (only first floor)
Type	2 BHK	2 BHK	3 BHK	2 BHK	2 BHK	3 BHK	3 BHK	2 BHK
Carpet Area	689.22	704.72	1102.34	690.30	691.69	1071.66	1018.27	689.00
Balcony + Utility Area	75.56	75.56	89.23	84.39	79.76	104.84	98.81	74.70
Super Built-up Area	1070	1095	1663	1080	1080	1636	1567	1070

CHOLA

GROUND & FIRST FLOOR

VIJAYAWADA'S

1st

PRE-CERTIFIED

IGBC GOLD RATED

GREEN PROJECT

ADVANTAGES OF IGBC CERTIFICATION

1. Through rain water harvesting 54% of water are reusing for domestic purpose.
2. 75% of the project is Open Space & Greenery and balance 25% of area is utilized for construction.
3. Each flat is designed to felicitate good ventilation and light; it reduces 20% of the power consumption when compared to any normal buildings.
4. 50% of common areas lightings are through solar power.
5. To ensure the fresh and quality air inside the flat all the toilets and the kitchens are given the provision for the air exhaust.
6. Smoking is prohibited in the common areas.
7. Non toxic paints are used to avoid the hazardous effects coming from the toxic component paints.
8. 75% of the materials used for the project construction are taken form the local surroundings to avoid the air pollution caused due to the travelling.
9. 75% of the total wood used in the project is certified by the third party to save the forest eco system.
10. High SRI tiles are used to cover 100% exposure to roof which helps in reflecting the heat back and provides the good cooling effect.
11. 50 % of the terrace area will be covered with vegetation/ open grid green pavers to further reduce the overall heat and provide a comfortable environment for stay.
12. The value of the building is very much influenced by the location and site selected for the development.

Lifts For Each Block	:	Automatic Elevators Per Block Catering To Residents As Well As Goods.
Electrical	:	a) One A.C. Point In The Master Bedroom And Conduit Provision For A.C. In All Other Bedrooms And Living Rooms.
		b) Geyser Point In Toilets.
		c) Points For Aqua Guard, Chimney, Exhaust, Mixer, And Grinder In Kitchen.
		d) PVC Insulated Fire Retardant Wires Of Standard Make.
		e) Modular Electrical Switches Of Reputed Make.
		f) Lightening Protection System.
		g) Provision For Washing Machine In Wash Area.
TV & Telecom	:	Provision For Cable TV / DTH And Telephone In The Master Bedroom And Living Room.
Intercom	:	Intercom Connection Facility To Security From All The Flats.
Internet	:	Provision For Internet Point In Living Room.
Plumbing & Sanitary	:	a) Wall Mounted White Color EWC With Flush Tank In All Toilets.
		b) Shower Cubicle, Hot And Cold Mixer With Concealed Diverter In Master Bedroom.
		c) Treated Water Supply Through Overhead Tank (OHT).
		d) 3 In 1 Wall Mixer In Other Bedrooms.
Cooking Gas	:	Reticulated Gas Supply With Metering Facility.
Fire Fighting and protection	:	Fire Tanks, Automatic Sprinklers In Basements, Hose Boxes, Fire Alarms Etc. As Per DGFS Norms.
Parking areas	:	Vitrified Tiles Flooring for Lift Lobbies.
		Granite / Marble Cladding For Lift Wall Fascia.
		IPS flooring for parking and drive ways.

Flat No.	1	2	3	4	5	6	7	8
Type	2 BHK	2 BHK	2 BHK	3 BHK	2 BHK	2 BHK	2 BHK	2 BHK
Carpet Area	736.58	736.47	715.70	1053.04	766.61	809.13	767.47	767.47
Balcony + Utility Area	173.19	172.98	166.63	263.18	140.47	152.10	140.47	140.47
Super Built-up Area	1258	1258	1239	1823	1258	1344	1258	1258

PALLAVA

TYPICAL FLOOR

WAY TO SATAVAHANA

PALLAVA

GROUND & FIRST FLOOR

Flat No.	1	2	3	4	5	6	7	8
Type	2 BHK	2 BHK	2 BHK	3 BHK	2 BHK	2 BHK	2 BHK	2 BHK
Carpet Area	695.25	695.35	676.84	1050.46	696.43	733.24	697.40	696.86
Balcony + Utility Area	72.12	71.90	74.81	125.51	67.92	73.95	68.03	68.03
Super Built-up Area	1075	1075	1072	1645	1075	1147	1075	1075

MANJEERA

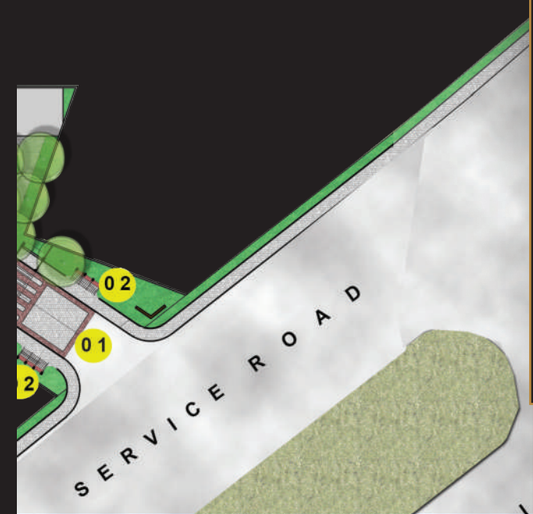
MONARCH

LIVE LIKE A KING

5 ACRES AND 15 FLOORS TOWERS

567 PREMIUM 2, 3 & 4 BHK APARTMENTS

SIZES FROM 1070 TO 2724



PROJECT LAYOUT

01 Main Entrance
02 Waiting Area
03 Security Cabin
04 Bus Waiting Bay
05 Visitors Car Park
06 Entrance Roundabout
07 Drop-Off Pavilion
08 Central Water Feature
09 Entrance To Blocks
10 Way To Amenity Block
11 WIFI Pavilion
12 Open Air Theatre / Party Lawn
13 Senior Citizens Exercise Zone
14 Reflexology Path
15 Pavilion
16 Childrens Play Area
17 Climbing Wall
18 Tot-Lot Area
19 Tennis Court
20 Volley Ball Court
21 Basketball Dribble Court
22 Chess Court
23 Badminton Court
24 Multipurpose Court
25 Hop Scotch Jump
26 Skating Rink
27 Cycling Track
28 Cricket Practice Pitch
29 Transformer / DG Yard
30 Gas Bank
31 Recyclying Area

SATAVAHANA

GROUND & FIRST FLOOR

Flat No.	1	2	3	4	5	6	7	8	9	10
Type	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	3 BHK	2 BHK	2 BHK	2 BHK	2 BHK
Carpet Area	696.11	697.18	733.35	695.25	697.08	1134.10	695.46	677.81	695.14	695.14
Balcony + Utility Area	67.92	67.92	74.59	67.92	67.92	127.66	72.01	74.81	72.44	71.80
Super Built-up Area	1075	1075	1147	1075	1075	1755	1075	1072	1075	1075

SATAVAHANA

TYPICAL FLOOR

Flat No.	1	2	3	4	5	6	7	8	9	10
Type	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	3 BHK	2 BHK	2 BHK	2 BHK	2 BHK
Carpet Area	765.32	766.40	813.33	767.37	763.49	1130.33	737.98	716.88	737.76	736.26
Balcony + Utility Area	140.47	140.47	152.20	140.47	140.47	194.51	171.47	166.52	172.12	172.87
Super Built-up Area	1258	1258	1344	1258	1258	1954	1258	1239	1258	1258