


# Swārnamani

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**mani**  
change**for**good

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Disclaimer: This brochure is not a legal tender or an offer document. It contains concept drawings which may undergo sanctionable changes at the discretion of the developer.

Design Response India



**Swārnamani**  
your precious world

Actual photograph





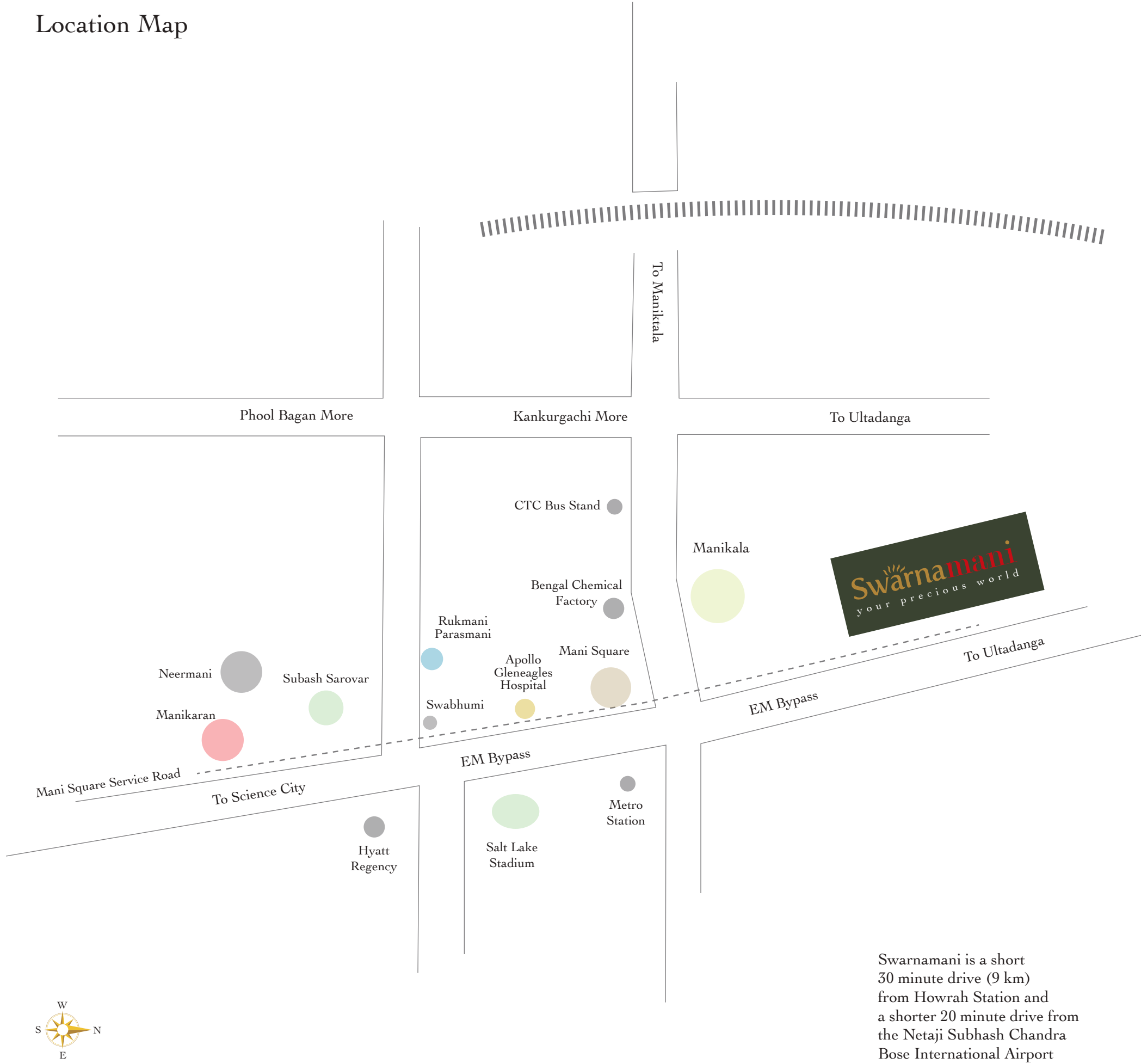
Artist's impression of Swarnamani

For everything you cherish,  
everything you treasure,  
everything you hold close to your heart...  
there is always something precious.

Welcome to a  
world as precious as your own.  
  
Welcome to Swarnamani.



Location Map



Kolkata is growing and so is her economy. In the midst of this industrial boom, the Eastern Metropolitan Bypass has become a treasure in its own right. Referred to as the 'Tomorrow's Chowringhee' of Kolkata, the Eastern Metropolitan Bypass is much coveted because of its broad lanes, organised connectivity via the upcoming Metro stations and as an easy doorway to central Kolkata.

Playing host to the famous Salt Lake Stadium, major five star hotels, amusement parks and recreation centres, shopping malls, hospitals, multiplexes and many more, it has become the most coveted place in Kolkata to live in.





Actual photograph

Walkway and waterbody at the entrance

Sprawling over a staggering 6 acres, Swarnamani, is not just an apartment complex. It is luxury personified. A well-cherished treasure that lets you sit back and appreciate the smaller things in life, making moments worth remembering.





Actual photograph of walkway adjacent to waterbody

The vast stretch of Swarnamani consists of 5 luxurious towers. With double height entrance through the lobbies, Swarnamani promises to cradle you in opulence.

- Aldina

B+G+24
- Cristana

B+G+25
- Oriana

B+G+25
- Zarina

G+32
- Xana

B+G+34





Actual photograph of the podium greens



Actual photograph

Foyer Gardens

As you enter Swarnamani, the feeling of paradise certainly sweeps over. Swarnamani is adorned with carefully chosen trees like *Plumeria Alba*, *Ficus Lyrata*, *Chorisia Speciosa*, *Strelitzia*, *Plumbago Capensis* that cover 65% open spaces.

From landscaped gardens to covered pathways, water features and sitting areas ornamented by Nature, the greenery is not just pleasing to the eye, but transforms the place into an independent biosphere within itself.





Actual photograph of waterbody and sundeck



Actual photograph

Swimming pool

At Swarnamani, life's luxuries fall into your lap. From a tennis court and a badminton court, to a cricket net, Swarnamani houses it all.

With a separate kids pool and play area, the widest range of outdoor amenities can be found at your doorstep, here at Swarnamani.





Living room ~ Actual photograph

Plan showing 3-side-open apartments



Apartment  
Open on 3 sides, each apartment is spacious and built to provide ample cross ventilation.



Disclaimer: Plans presented are updated as on March 2017 and are subject to change as may be required by the developer/relevant authorities. Area measurements are approximate and subject to final survey. Plans are not to scale.





Indoor jacuzzi ~ Artist impression



Badminton court



Gym



Swimming pool  
Actual photograph



Massage room  
Artist impression

## Club Aurelia

Club Aurelia at Swarnamani is nothing short of an oasis. Spread over three towers, Aldina, Oriana and Xana, it is a retreat from the drudgeries of everyday life. Starting from the 2 level infinity pool to the state-of-the-art gym to the spa and yoga room, every aspect of the club is solely aimed to de-stress and calm you. Treasure your time with family, loved ones or simply alone. Complete serenity is not as hard to get as you used to think.

### Amenities at Tower Aldina

Yoga Room  
Squash Court  
Jacuzzi  
Lounge and Seating area  
Badminton and Volleyball Court  
Outdoor Cricket Net  
Acupressure Chakra Room  
Banquet Hall  
Amphitheatre

### Amenities at Tower Oriana

Landscaped Garden  
Library  
Kids Play Area  
Cards and Games Room  
AV Room

### Amenities at Tower Xana

Community Hall with Kitchen  
Auditorium with Greenroom  
Office  
Kids Play Zone  
Guest Room with attached toilet  
Gymnasium and Massage Room  
Swimming Pool with Kids Pool  
Changing Room with Spa  
Bowling Alley and Virtual Golf  
Air-hockey  
TT and Billiards  
Cards and Chess Room  
Darts and Carrom  
Foosball and Pinball





Dorado amphitheatre ~ Actual photograph



Actual photograph

Dorado, the banquet

# Dorado

Swarnamani caters to everything that lets you enjoy

cuisine at its finest. Its

## luxurious banquet hall

of 4542.72 sqft, Dorado, spread over one floor,

lets you entertain more than 200 guests at your own leisure.

The open-air amphitheatre,

located on the terrace of Dorado, is one of the unique features of

Swarnamani. It is here that the stage will be set for

many a moving expression of art and culture.





Bedroom ~ Actual photograph

Specifications	Aldina	Cristana, Oriana, Zarina and Xana
Foundation	RC foundation resting on cast-in-situ reinforced concrete bored piles complying with IS-2911.	RC foundation resting on cast-in-situ reinforced concrete bored piles complying with IS-2911.
Super Structure	Reinforced concrete framed structure using minimum M30 grade concrete complying with IS-456/ IS 1893/ IS 13920 and Fe 500 steel reinforcement complying with IS-1786. RCC structure designed for the highest seismic consideration against zone III as stipulated by code, ensuring better safety.	Reinforced concrete framed structure using minimum M30 grade concrete complying with IS-456/ IS 1893/ IS 13920 and Fe 500 steel reinforcement complying with IS-1786. RCC structure designed for the highest seismic consideration against zone III as stipulated by code, ensuring better safety.
Walls (a) External Walls	Common clay bricks/ Fly ash bricks or reinforced concrete walls.	Common clay bricks/ Fly ash bricks or reinforced concrete walls.
(b) Internal Walls	Common clay bricks/ Fly ash bricks or reinforced concrete walls.	Common clay bricks/ Fly ash bricks/and/or reinforced concrete walls.
Ultimate Roof	Reinforced concrete roof with appropriate waterproofing and an under deck insulation system to the top floor flat.	Reinforced concrete roof with appropriate waterproofing and an under deck insulation system to the top floor flat.
Ceiling (a) Living, Dining, Entrance Foyer, Bedrooms, Study, Servants Quarter, Store and other areas	Fitted with false ceiling duly painted with plastic emulsion paint.	Cement and sand plaster with neat POP punning. Bedrooms, Study, Servants Quarter, Store and other areas.
(b) Kitchen, Bathrooms, WC	Fitted with false ceiling duly painted with plastic emulsion paint.	Cement and sand plaster with neat POP punning and gypsum ceiling in places to cover traps and pipes.
(c) Lift Lobby	Standard POP/ gypsum board finished with plastic emulsion paint.	Standard POP/ gypsum board with or without drops and finished in enamel paint.
(d) Car Park Areas	Cement and sand plaster finished in cement paint.	Cement and sand plaster finished in cement paint.
(e) Staircases, M & E Services Rooms/ Shaft and Utilities	Cement and sand plaster with neat POP punning. Staircases will be finished with two coats of plastic emulsion paint.	Cement and sand plaster with neat POP punning. Staircases will be finished with two coats of enamel paint.
Finishes – Walls Apartment Units (a) Living, Dining, Bedrooms, Study, Entrance Foyer, Store and other areas	Cement and sand plaster with neat POP punning with plastic emulsion paint or textured finish.	Cement and sand plaster with neat POP punning.
(b) Kitchen, Bathrooms, WC	Kitchen – combination of high quality granite/imported marble. Bathrooms – blend of imported marble/ vitrified designer tiles up to the false ceiling level.	Kitchen – designer ceramic tiles up to height of two feet above kitchen counter. Bathrooms – designer ceramic tiles on the walls up to door height.
(c) Servants Quarter	Cement and sand plaster with neat POP punning duly painted.	Cement and sand plaster with neat POP punning.

Specifications will prevail as per agreement.





Bedroom ~ Actual photograph

Specifications	Aldina	Cristana, Oriana, Zarina and Xana
Wall - External	Cement and sand plaster with cement paint and/ or texture finish/ or weather shield paint finish with glazing and GRC cladding as per architectural drawings at designated areas.	Cement and sand plaster with cement paint and/ or texture finish/ or weather shield paint finish with glazing and GRC cladding as per architectural drawings at designated areas.
Wall - Internal (a) Corridors, Staircases, Landing and other areas  (b) Car Park Areas  (c) Ground Floor Entrance Lobby	Cement and sand plaster with neat POP punning finished in two coats of plastic emulsion paint.  Cement and sand plaster finished in cement paint.  Cement and sand plaster finished in combination of neat POP punning, texture paint and Italian marble/ granite cladding/ timber panelling at designated areas with proper land/ water scaped.	Cement and sand plaster with neat POP punning finished in two coats of enamel paint.  Cement and sand plaster finished in cement paint.  Cement and sand plaster finished in combination of neat POP punning, texture paint and marble or granite cladding at designated areas.
Floor - For Apartment Units (a) Entrance Foyer, Living and Dining  (b) Bedrooms, Study and Internal Staircase  (c) Master Bedroom  (d) Bathrooms, WC  (e) Kitchen  (f) Store and Servants Quarter	(a) Mix of Spanish/ Italian marble.  (b) Imported marble.  (c) Italian marble or imported wood.  (d) Imported vitrified tiles.  (e) Stain-free imported flooring.  (f) Quality vitrified tiles flooring.	(a) Imported marble.  (b) Quality Indian marble of size not less than 5 sqft.  (c) Wooden/ laminated floor with matching skirting.  (d) Anti-skid ceramic.  (e) Quality Indian marble of size not less than 5 sqft.  (f) Quality Indian marble flooring.
Floor - For Common Areas (a) Staircases including landings and corridors at car park level, and typical floors  (b) Lift lobby/ Vestibule  (c) Other Common Areas	(a) Finished in polished green marble.  (b) Imported marble with matching skirting with or without inlay works at designated areas.  (c) Screed concrete.	(a) Finished in polished green marble.  (b) Quality marble with matching skirting with or without inlay works at designated areas.  (c) Screed concrete.
Windows	(a) Standard section of anodised/ powder coated aluminium and/ or UPVC casement with clear toughened glass inserts matching fittings and will be provided with guard bars.	(a) Standard section of anodised/ powder coated aluminium and/ or UPVC casement with clear toughened glass inserts matching fittings and will be provided with guard bars.
Sky Balcony	Vitrified floor with green patches.	Vitrified floor with green patches.

Specifications will prevail as per agreement.





Kitchen ~ Actual photograph

Specifications	Aldina	Cristana, Oriana, Zarina and Xana
Fitted Doors	Teakwood door frame with 35 mm thick flush shutters having spirit polished teak veneer finished on both faces except for kitchen and toilet doors which will have commercial faced inners painted with matching enamel paint. The shutters will be hung with brass barrel bolts. Entrance door shall have a night latch, door knocker and magic eye. Bedroom and kitchen doors shall have a mortise lock and doorstopper and the toilet doors will have a bathroom latch.	Salwood door frame with 35 mm thick flush shutters having spirit polished teak veneer finishedon both faces except for kitchen and toilet doors which will have commercial faced inners painted with matching enamel paint. The shutters will be hung with brass barrel bolts. Entrance door shall have a night latch, door knocker and magic eye. Bedroom and kitchen doors shall have a mortise lock and doorstopper and the toilet doors will have a bathroom latch.
Fitted Doors Sanitary Wares	(a) White porcelain sanitary wares of Kohler/ Toto/ Roca or equivalent brand. (b) Water closets – concealed cistern or flush valve. (c) Standard hand basin with ceramic pedestal.	(a) White porcelain sanitary wares of Kohler/ Toto/ Roca or equivalent brand. (b) Water closets – concealed cistern or flush valve. (c) Standard hand basin with ceramic pedestal.
CP Fittings	(a) Concealed piping system for hot and cold water lines. (b) Geysers in all toilets. (c) Shower cubicle in all toilets. (d) Sleek CP fittings of Hans Grohe/ Grohe/ TOTO/ Kohler or equivalent make. (e) Matching glass mirror, shelf, soap tray and towel rail.	(a) Concealed piping system for hot and cold water lines. (b) Geysers in all toilets. (c) Shower cubicle in master toilet. (d) Sleek CP fittings of Jaguar or equivalent make. (e) Matching glass mirror, shelf, soap tray and towel rail.
Piping System	Dual piping system.	Dual piping system.
Kitchen	(a) Black granite top cooking platform with one stainless steel sink and drain board. (b) Cooking gas bank/ piped gas. (c) Reverse osmosis water filter. (d) Geyser. (e) Dual source of water supply.	(a) Black granite top cooking platform with one stainless steel sink and drain board. (b) Cooking gas bank/ piped gas. (c) Aqua guard water filter.  (d) Dual source of water supply.
TV/ Telephone Points	Compatible wiring which can be hooked up to a cable television network with connections in the living room and all bedrooms. Telephone points in the living room and bedrooms.	Compatible wiring which can be hooked up to a cable television network with connections in the living room and all bedrooms. Telephone points in the living room and bedrooms.
Lightning Protection	Lightning protection - in compliance with IS 2309.	Lightning protection - in compliance with IS 2309.
Water Proofing	Water proofing to floors of kitchen, bathrooms, WC, balcony, planter boxes, terraces, landscape deck, ultimate roof, pool and open terraces.	Water proofing to floors of kitchen, bathrooms, WC, balcony, planter boxes, terraces, landscape deck, ultimate roof, pool and open terraces.

Specifications will prevail as per agreement.





Specifications	Aldina	Cristana, Oriana, Zarina and Xana
Driveway	(a) Reinforced concrete slab with hardener to carpark/ driveway. (b) Stone and/ or paver block and/ or bituminous compound. (c) Duly finished greeneries at designated places around driveway.	(a) Reinforced concrete slab with hardener to carpark/ driveway. (b) Stone and/or paver block and/ or bituminous compound. (c) Duly finished greeneries at designated places around driveway.
Air Conditioning	The drawing, dining and bedrooms will be equipped with centralised VRF airconditioning system; temperature control in each room.	The drawing, dining and bedrooms will be equipped with centralised VRF airconditioning system.
Fire Suppression and Detection	(a) Provision of adequate fire fighting system with wet risers and fire sprinklers connected to fire reservoir. (b) Evacuation points and refuge platforms for human safety as per regulation. (c) Smoke detectors and fire sprinklers in common areas and flats. (d) Both way public address system at all floors.	(a) Provision of adequate fire fighting system with wet risers and fire sprinklers connected to fire reservoir. (b) Evacuation points and refuge platforms for human safety as per regulation. (c) Smoke detectors and fire sprinklers in common areas and flats. (d) Both way public address system at all floors.
Electrical Wiring and Fittings	(a) All bedrooms fitted with ceiling fans. (b) Total concealed electrical wiring for all the rooms provided with electrolytic copper conductors. (c) Geyser point in all toilets and kitchen. (d) Stipulated light and plug (5/15 amp) point in dining/ drawing and bedrooms, as per architectural drawings. (e) Electrical call bell at main entrance door. (f) Telephone point in living room and all bedrooms. (g) Compatible wiring which can be hooked up to a cable television network with connection thereof in living room and all bedrooms. (h) Connection of Intercom/ EPAX with the reception and security and with all other apartments of the complex.	(a) All bedrooms fitted with ceiling fans. (b) Total concealed electrical wiring for all the rooms provided with electrolytic copper conductors. (c) Geyser point in all toilets and kitchen. (d) Stipulated light and plug (5/15 amp) point in dining/ drawing and bedrooms, as per architectural drawings. (e) Electrical call bell at main entrance door. (f) Telephone point in living room and all bedrooms. (g) Compatible wiring which can be hooked up to a cable television network with connection thereof in living room and all bedrooms. h) Connection of Intercom/ EPAX with the reception and security and with all other apartments of the complex.
Power and Backup	(a) 24 x 7 power. (b) Through generator power will be provided in the said unit during power failure for lighting and other domestic purposes to the extent of 2 (two) watts per sqft of the built-up area of the said unit controlled by electric circuit breaker. (c) Instant change over between mains and auto synchronised DG set.	(a) 24 x 7 power. (b) Through generator power will be provided in the said unit during power failure for lighting and other domestic purposes to the extent of 1 (one) watt per sqft of the built-up area of the said unit controlled by electric circuit breaker. (c) Instant change over between mains and auto synchronised DG set.
Security	(a) CCTV monitoring for all common areas. (b) All flats will be equipped with interactive burglar/ security alarm system with switch installed in all bedrooms and near the entrance door in the living/ dining. (c) Video door phone at the entrance of the flat.	(a) CCTV monitoring for all common areas. (b) All flats will be equipped with interactive burglar/ security alarm system with switch installed in all bedrooms and near the entrance door in the living/ dining. (c) Video door phone at the entrance of the flat.

Specifications will prevail as per agreement.





Attention to detail

At Swarnamani, we treasure your world. Therefore we provide the best infrastructural support to let you live life, uninterrupted.

Swarnamani gives you ample space to park cars at the basement and ground levels. With more than 600 car parking spaces at ground and basement level, Swarnamani provides you with all the conveniences you will ever need.

- 100% power backup
- State-of-the-art CCTV
- video doors and other electronic surveillance systems
- Fail-proof fire-detection system
- Water treatment plant
- Resident and guest parking
- Centrally air-conditioned
- Separate servant accomodation

Circulation Plan







Vivara



Mani Square



Mani Casadona



Mani Imperial



**Tirumani**

Winner of  
'Best Residential Project  
in the  
Ultra-Luxury Segment  
(70% Completed  
Category) in  
Eastern India' in the  
CNBC Awaaz  
Real Estate Awards 2012.

All images are Actual photograph

# Memories, past and present

Mani Group takes care of today’s needs while keeping an eye on tomorrow’s aspirations. And it is with this vision that their projects readily transcend from the state of being mere residential or commercial addresses to becoming landmarks. Mani Group is recognised among the leading real estate developers in Kolkata and is gaining its foothold rapidly in the other states as well.

## Successful landmarks created by Mani Group

### Residential Projects

Brajdharm | Mani Karn | Rukmani and Parasmani  
Shivamani | Mani Towers | Mani Ratnam | Neermani  
Tirumani | Shiromani | Swarnamani | Manikala | The 42  
Mani Imperial | Manisri | Vivara | IQ City, Durgapur  
Mani Tirumala, Bhubaneswar

### Commercial Projects

Mani’s Boutique | Mani Casadona | Rudramani

### Retail Projects

Mani Square, Kolkata | Pink Square, Jaipur

### Hospitality

JW Marriott | Courtyard by Marriott, Siliguri  
Mio Amore

### Education

IQ City Medical College, Durgapur  
IQ City Nursing College, Durgapur

### Power

Green Power, Maharashtra

# Change for Good

Set up in 1980 by Mr Sanjay Jhunjhunwala, the Mani Group, a Kolkata based organization, is one of Bengal’s industry leaders in real estate. With a dream to build high quality homes that went beyond the expectation of buyers and provide luxury and comfort, the Group has become one of the most trusted names in high quality real estate. Under his stewardship, guided by his vision to give customers much more than they expect, Mani has delivered more than 27 million sq ft of exquisitely designed, diligently constructed spaces that have kept investors and users enthralled over the last 36 years.

A landmark project, Mani is currently developing The 42, a architectural marvel on the historic thoroughfare of Chowringhee in Kolkata. Once complete, it will be the tallest tower in eastern India. Vivara, another dramatic 28 storey building by the group will have one-of-a-kind premium serviced residences, yet to be seen in this part of the country, with select service support from Marriott.

Moving beyond real estate, today Mani has a multi-sector pan-India footprint, having also marked its presence in the retail, hospitality, education and even healthcare.

## Retail

Mani Square – Kolkata’s first global supermall on the EM Bypass, which has established itself as the City of Joy’s favourite retail destination.

Pink Square – A one of a kind shopping and entertainment experience in Jaipur which provides an ambience like no other in any shopping destination in Rajasthan.

## Hospitality

The crown jewel of the Group’s hospitality initiatives, the JW Marriott hotel, opened its doors to Kolkata in October 2016. This five star super deluxe hotel has already gathered rave reviews. It will multiple restaurants,

lavish banquets and convention facilities, podium level swimming pool, wellness centre and gymnasium.

Also on the cards is The Courtyard by Marriott at Siliguri, which will be a four star business hotel with 141 rooms including club rooms and suites.

## Education & Healthcare

At the 100 acre IQ City township in Durgapur, Mani has created an entire health and knowledge destination. Today the IQ City Medical College, the IQ City Nursing College, and the IQ City Narayana Multi-speciality Hospital are already operational. In 2017, IQ City Medical College will add 150 doctors each year; and from 2018 the Nursing College will add 60 nurses annually. The existing faculty team of the two colleges comprises of carefully chosen and highly qualified professionals with the experience of imparting the best of knowledge, skills and ethical values.

The 795 bed Teaching Hospital is managed by Narayana Hrudayalaya and treats 3,000 patients everyday at unimaginably affordable rates. Its operational super speciality departments include cardiology, urology, gastro-enterology, neurosurgery, plastic surgery along with 22 other departments. It boasts of an updated cath lab, best ICU facilities with PICU and NICU, and a dialysis unit.

It is a matter of pride that, within a few years, IQ City has firmly established itself in the Asansol-Durgapur region as a go-to destination for patients in need of modern healthcare; and also amongst students all across the country as a preferred choice for medical and nursing studies. It is permitted by Ministry of Health & Family Welfare of Govt of India.





“We offer value for life”

“Trupti ra Thikana Saanti ra  
Agana Sukha ra Paribesa,  
Aye Ghara Aau Eha hin  
Swarga mora.”

## From the CEO's Desk

Guided by our vision, fuelled by enthusiasm, strengthened by a strong workforce and advanced building technologies, Mani Group is committed to shape the future of many cities in India.

Till date, we have built more than five million square feet of quality realty. We always deliver much more than what we promise in terms of value to inspire our apartment owners to be our customers alone, every time. Which is why, we are like one united family.

I am sure, Swarnamani will not only fulfill, but surpass the standards that we have set at Mani Group.

The final product, experience tells us, is always far superior to what we set out to do. Swarnamani too promises this. And in a short time, you will share our satisfaction of having bettered our best.

Looking forward to a long and meaningful association together.

With all the best wishes,



Sanjay Jhunjhunwala  
Mani Group