



**MAK  
PARK  
SQUARE**

Splendid Spaces





## It's Better

Over the past three decades, MAK GROUP has established itself as a very reputed firm by setting high standards in all business verticals we are into. Our aspiration is to set higher standards in every new project we start and we are happy to say. It's Better!





## Perfect working & living experience through inspiring spaces.

Welcome to PARK SQUARE by MAK Group. An abode of magnificent Apartments and a Commercial complex for unsurpassed working experience at Pumpwell, Mangalore. With all modern features required for a contemporary lifestyle, MAK's PARK SQUARE ensures complete privacy and exclusivity to its residents in the apartments from the commercial complex with exclusive approaches and exits.

Coming up at Pumpwell, PARK SQUARE stands tall, right at the junction, where all the roads leading to Mangalore join and is in the true sense the gateway to Mangalore city.







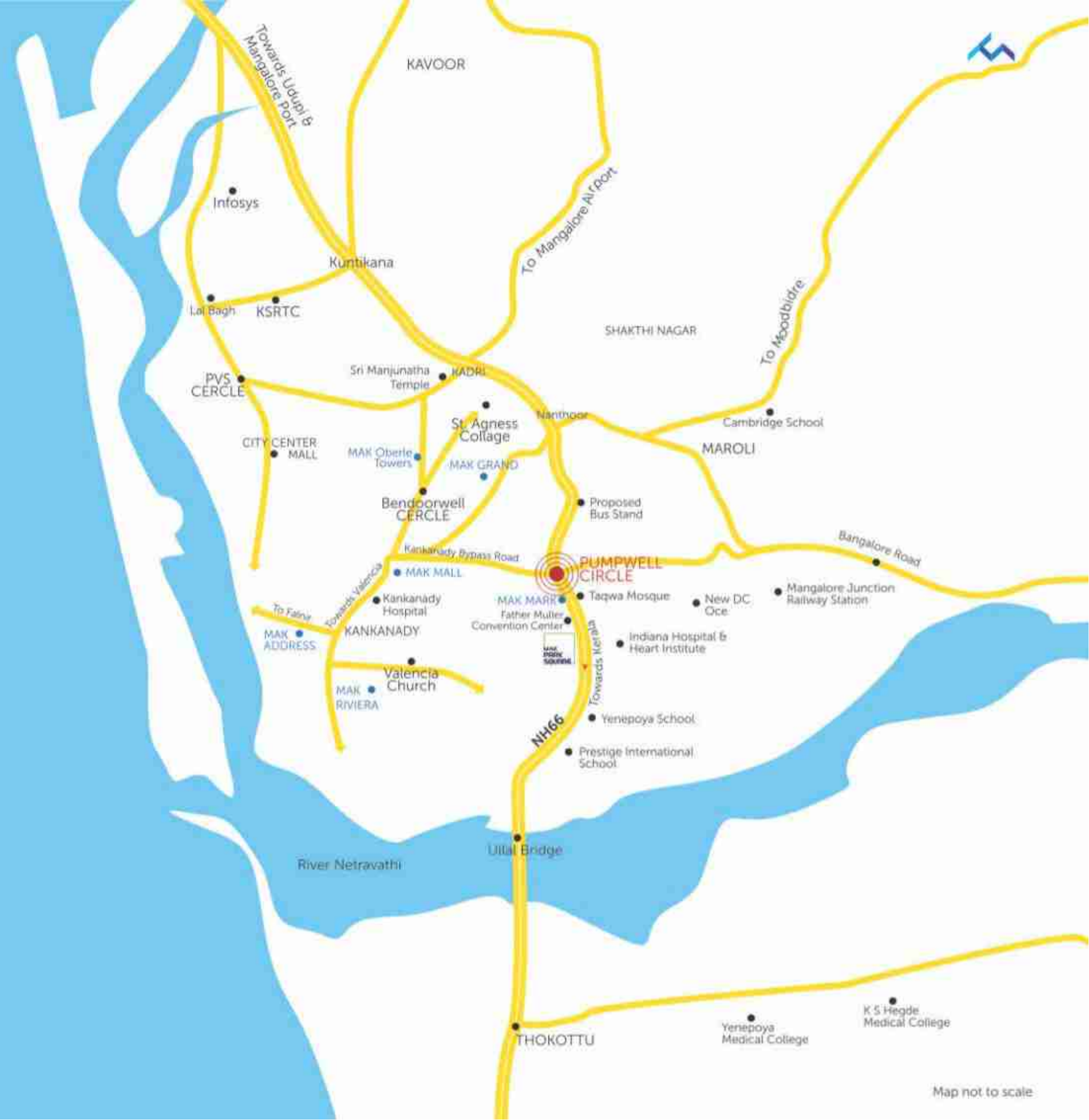


**MAK PARK SQUARE**  
is located in the coastal city  
of Mangalore, India.



## Synchronizing Luxurious Living with Business Convenience, at the most significant square of Mangalore.

Located at Pumpwell, regarded as the upcoming business hub and growth-center of Mangalore, MAK PARK SQUARE stands tall at this very significant business square. Close to the city center and numerous educational institutions, it plays a significant role in your growing business and also ideal in terms of residing due to its connectivity with the highway, major malls and hospitals. This is also the location where a new bus-stand is proposed.







MAK PARK SQUARE







### FLOOR PLAN BASEMENT

# B

The entry/exit to the retail and office block A located at the southern part of the site to minimize the queuing up of cars and to reduce congestion in front of the road-facing shops. Ample parking, both in the basement and also in front of the building block has been provided



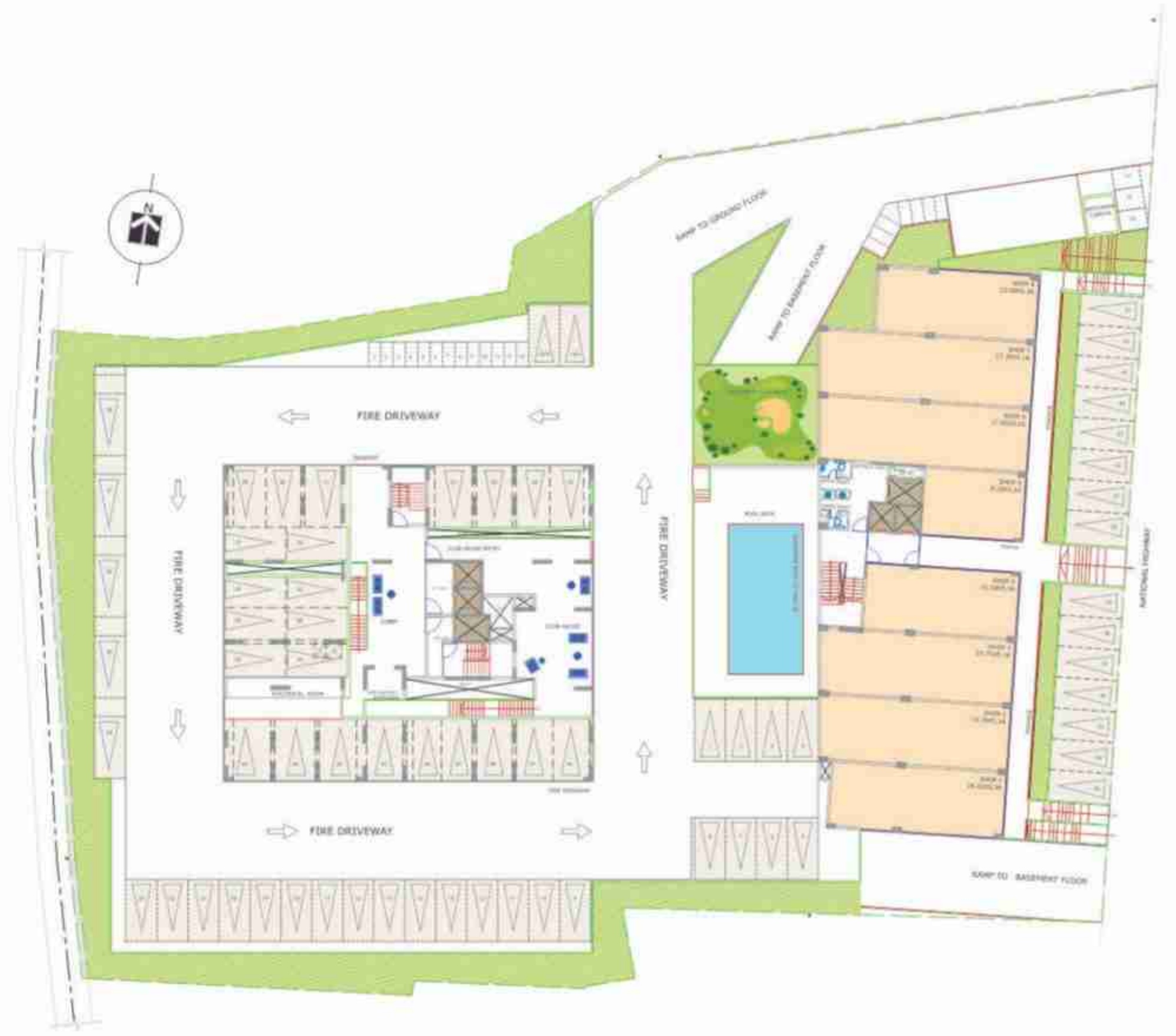
MAK PARK SQUARE

\*All Measurements in Meters

### FLOOR PLAN GROUND

# G

Access from the basement to the retail floors and to the vertical circulation cores is provided in the most convenient manner.



\*All Measurements in Meters





MAK PARK SQUARE is a luxurious apartment complex and the design revolves around providing cross ventilation to every single unit.

This is achieved by optimizing the size of the units both flatted and duplexes. The layout offers flexibility to an extent that the units which are offered range from a 3B - 32 units, to a 4B - 8 duplex units and a 4B - 16 units. Access to the residential tower is located in the northern side of the site with an emphasis to the entry making it an exclusive entrance to an up-market residential apartment project.





ONE DUPLEX APARTMENT IN ALTERNATE FLOOR WITH PROVISION OF PRIVATE LIFT.

JUST 4 APARTMENTS IN EACH FLOOR.

EVERY APARTMENT IS A CORNER APARTMENT WITH 2 SIDES OPEN FOR VENTILATION.

TOP NOTCH LANDSCAPING TO ADD MORE GREENERY THAN AVAILABLE.

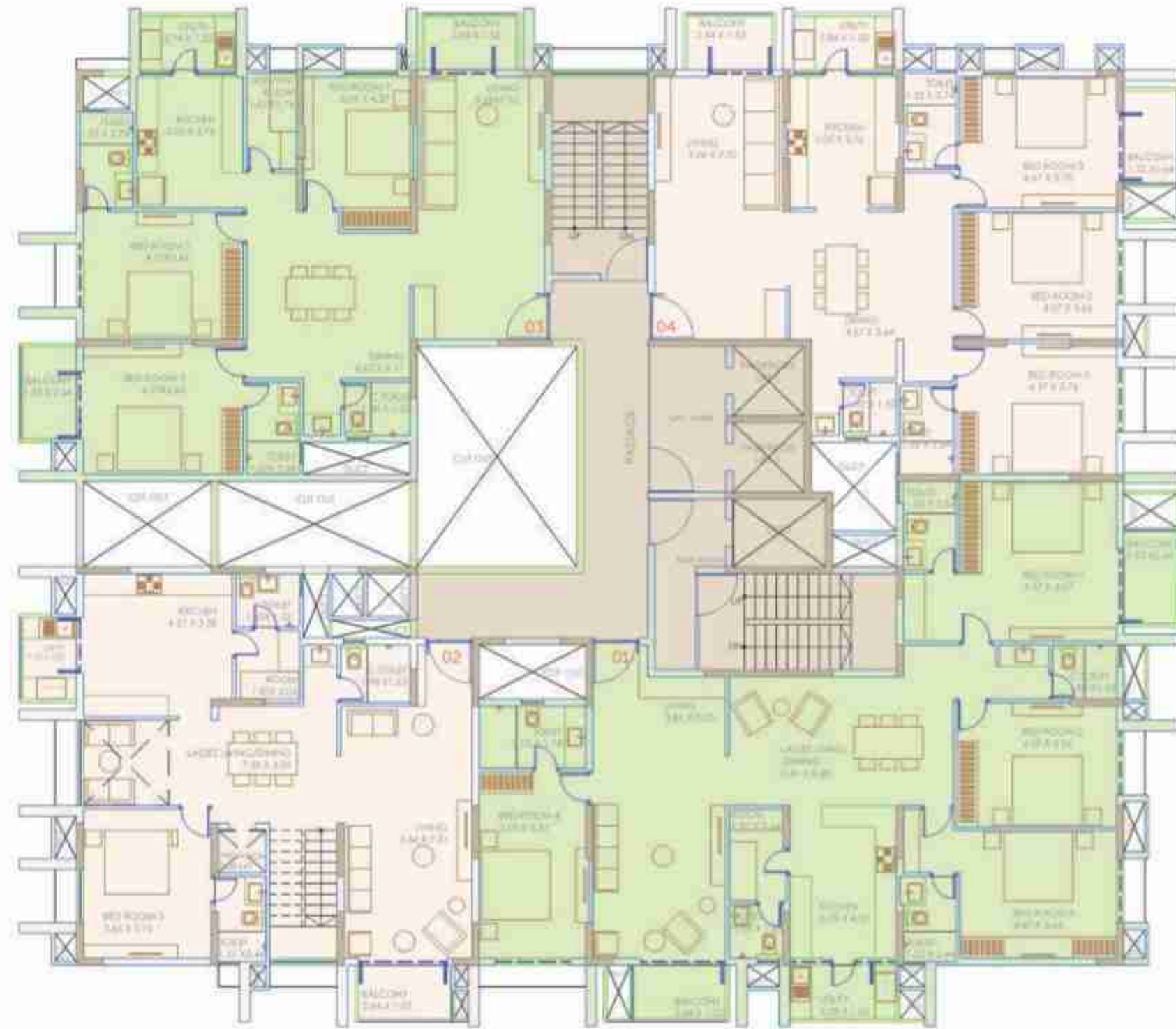








# FLOOR PLAN TYPICAL FLOOR



## APARTMENT 01

TYPE - 4BHK  
SBA - 2779 SqFt  
BALCONIES - 2 (12.70 Smt.)  
CARPET AREA - 179.78 Smt.

UTILITY - Yes  
BATHROOM - 5  
SERVANT ROOM - Yes







# APARTMENT 02 DUPLEX

TYPE	- 4BHK	UTILITY	- Yes
AREA	- 3392 SqFt	BATHROOM	- 6
BALCONIES	- 3 (15.18 Smt.)	SERVANT ROOM	- Yes
CARPET AREA	- 217.36 Smt.		

## LOWER FLOOR



## UPPER FLOOR







# APARTMENT 03

TYPE	- 3BHK	UTILITY	- Yes
AREA	- 2084 Sqft	BATHROOM	- 3
BALCONIES	- 2 (12.24 Smt.)	SERVANT ROOM	- Yes
CARPET AREA	- 130.49 Smt.		



\*All Measurements in Meters

# APARTMENT 04

TYPE	- 3BHK	UTILITY	- Yes
AREA	- 2074 Sqft	BATHROOM	- 3
BALCONIES	- 2 (12.08 Smt.)		
CARPET AREA	- 130.20 Smt.		



\*All Measurements in Meters









# SPECIFICATIONS RESIDENTIAL SPACE

## FLOORING & DADO

### INTERNAL

All internal common areas have granite/high grade vitrified tiles.



### PARKING

Parking area as per standard



### EXTERNAL

All external common areas have areas have high grade interlock paver.



## SANITARY AND PLUMBING

### SHOWER MIXER

Jaquar\*/ equivalent make provided in all bathrooms.



### WASH BASINS

All bathrooms have porcelain wash basins of Hindware / Parryware / Equivalent



### WATER CLOSETS

Bathrooms are fitted with WC by Hindware / Jaquar / equivalent.



### PLUMBING

PVC pipes will be used for water supply and drainage lines.



## STRUCTURE - RCC FRAME STRUCTURE WITH MASONRY PARTITIONS.

### INTERNAL MASONRY

Good quality bricks / concrete blocks with RCC on bond lintel for better stability



### EXTERNAL MASONRY

Good quality laterite / solid blocks masonry, plastered as per specification



### PAINT

All internal paint in acrylic emulsion.



### ELECTRICAL WIRING

Havells / equivalent brand wiring used throughout with concealed conduits.



### SWITCHES

Anchor / Legrand / equivalent.



## DOORS / WINDOWS

### DOOR FRAMES

All toilet door frames in granite / wood for better aesthetics and easy maintenance.



### DOOR SHUTTERS

All door shutters in solid core flush (block board) shutters with laminate on both side/equivalent.



### UTILITIES / SERVICES

BACK-UP POWER  
100% backup power







# AMENITIES RESIDENTIAL SPACE



## GRAND ENTRY LOBBY AT GROUND FLOOR.

### HIGH STANDARD CLUB HOUSE IN TWO LEVELS ACCOMMODATING

Fitness Center / Gym  
Seating Area / Lounge  
Steam / Sauna / Jacuzzi

### INDOOR GAMES

Carrom Board, Cards, Chess, Table Tennis, Pool Table  
Indoor play room  
Changing room / toilets  
Swimming pool with kids pool  
Children play area

### PARKING / ACCESS

Ample car parking in 2 levels as per ZR  
Reserved car parking for visitors as per ZR  
2 wheelchair parking provided as per ZR

### LIFTS

2 No.s of Passenger Lift  
1 Stretcher / bed / Service lift  
2 staircase as per fire norms / ZR

### AMENITIES

Reticulated gas connection  
24 Hours / Continuous water supply with adequate storage facility  
Water supply with borewell / well, in addition to corporation water connection  
Automatic water level controller for the overhead tank  
Solar system as per norms

### SECURITY / SAFETY

CCTV facility security  
Fire fighting as per norms





## Commercial space design

Individual shops and shop-fronts have been arranged to maximize the high-street shopping experience. Sizes of the shops and the offices modules in the upper levels have been optimized taking into account market preferences.

Services are designed as modular units making it easy from implementation and the operational point of view. Light and ventilation to all of the units/shops have been provided.





### FLOOR PLAN BASEMENT

B

SHOP NO.	SBA CHART (SqFt)	CARPET AREA (Smt.)
B-01	1,108	73.77
B-02	1,178	78.77
B-03	1,210	80.37
B-04	975	65.02
B-05	666	43.95
B-06	1,272	85.18
B-07	1,332	88.91
B-08	1,019	67.31



### FLOOR PLAN GROUND

G

SHOP NO.	SBA CHART (SqFt)	CARPET AREA (Smt.)
G-01	1,108	73.56
G-02	1,178	78.77
G-03	1,210	80.37
G-04	975	65.02
G-05	666	43.95
G-06	1,272	85.18
G-07	1,332	88.91
G-08	1,019	67.31







# FLOOR PLAN 1<sup>ST</sup> FLOOR

SHOP NO.	SBA CHART (SqFt)	CARPET AREA (Smt.)
F-01	1,269	83.93
F-02	1,176	78.77
F-03	1,210	80.37
F-04	975	64.67
F-05	666	43.95
F-06	1,274	85.18
F-07	1,323	88.91
F-08	1,636	108.93



# FLOOR PLAN 2<sup>ND</sup> & 3<sup>RD</sup> FLOOR

SHOP NO.	SBA CHART (SqFt)	CARPET AREA (Smt.)
S-01	606	39.07
S-02	582	38.24
S-03	582	38.24
S-04	873	58.26
S-05	577	37.92
S-06	582	38.24
S-07	582	38.24
S-08	729	47.29
S-09	897	58.78
S-10	699	46.20
S-11	666	43.42
S-12	339	21.18
S-13	586	37.66
S-14	552	36.05
S-15	605	38.86







# SPECIFICATIONS **COMMERCIAL SPACE**

## FLOORING & DADO

### INTERNAL

All internal common areas have granite / high grade vitrified tiles.



### PARKING

Parking areas as per standards.



### EXTERNAL

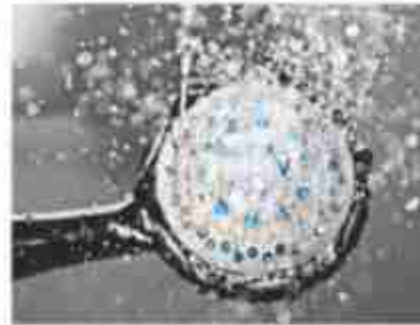
All external common areas have anti-skid tiles and high grade interlock.



## SANITARY AND PLUMBING

### HEALTH FAUCETS

Health faucets of Jaguar / equivalent make provided in all bathrooms.



### WASH BASINS

All bathrooms have porcelain wash basins of Hindware / Parryware / Equivalent



### WATER CLOSETS

Toilets have western-style, WC by Hindware / Jaquar / equivalent of higher grade.



### PLUMBING

PVC pipes will be used for water supply and drainage lines.



## STRUCTURE - RCC FRAME STRUCTURE WITH MASONRY PARTITIONS.

### INTERNAL MASONRY

Good quality bricks / concrete blocks with RCC on bond lintel for better stability



### EXTERNAL MASONRY

Good quality laterite / solid blocks masonry, plastered as per specification



### PAINT

All internal / external paint in acrylic / emulsion.



### DOOR FRAMES

All toilet door frames in granite / wood for better aesthetics and easy maintenance.



### ELECTRICAL WIRING

Havells / equivalent brand wiring used throughout with concealed conduits.



### SWITCHES

Anchor / Legrand / equivalent.



### SERVICE LIFT

Service lifts as per industry standards.



### DOOR SHUTTERS

Shutters in solid core flush (block board) with laminate / equivalent on both side.



**UTILITIES / SERVICES**  
BACK-UP POWER  
100% backup power





## AMENITIES **COMMERCIAL SPACE**



FLOORS HAVE BEEN DESIGNED TO SPLIT THE FUNCTIONAL NEEDS.

Basement	-	HYPER / ANCHOR STORE
Ground	-	RETAIL STORES
First	-	RETAIL STORES
Second	-	OFFICES / RETAIL STORES
Third	-	OFFICES / RETAIL STORES



WIDE CORRIDOR / STAIRCASE ALONG WITH 2 LIFTS & 1 SERVICE LIFT.

**PARKING / ACCESS**  
Ample car parking / 2 wheeler parking provided as per local ZR.

Vehicular entry / exit design for better circulation & better security.

Convenient access for car parking to common areas / vertical circulation.

**REST ROOMS**  
Toilet facilities provided at every floors.





## LANDSCAPING



MAK PARK SQUARE, AS THE NAME SUGGESTS IS A PROJECT FOCUSED ON GREENERY AND HAS BEEN DESIGNED BY THE BEST LANDSCAPE ARCHITECTS.



Our past projects are much appreciated for their overall finishes as well as their landscaping. It has also been at the fore-front of our developmental efforts for the past few years. Like we say: *"It's better"*; we are proposing the addition of Vertical gardening / landscaping to increase the green-cover. Our aim is to restore and add more garden area wherever possible.





## COMPLETED PROJECTS

**THE ADDRESS**

TYPE: Luxury Residential Apartments  
 STATUS: Completed  
 LOCATION: Sturrock Rd, Falnir, Mangalore

**MAK MALL**

TYPE: Commercial Mall  
 STATUS: Completed  
 LOCATION: Kankanady, Mangaluru

**MAK AJMERA  
STONE PARK**

TYPE: Residential Apartment  
 STATUS: Completed  
 LOCATION: Electronic City, Bengaluru

**MAK LIFESTYLE**

TYPE: Residential Apartment  
 STATUS: Completed  
 LOCATION: Vidyannagar, Kerala

**MAK MARK**

TYPE: Commercial / Residential Apts  
 STATUS: Completed  
 LOCATION: Pumpwell, Mangalore

**MAK GRAND**

TYPE: Residential Apartment  
 STATUS: Completed  
 LOCATION: Bendoorwell, Mangaluru

**MAK RIVIERA**

TYPE: Residential Apartment  
 STATUS: Completed  
 LOCATION: Valencia, Mangaluru

**MAK PARK  
VIEW**

TYPE: Residential Apartment  
 STATUS: Completed  
 LOCATION: Bellandur, Bengaluru

**JR MAK WOODS**

TYPE: Residential Apartment  
 STATUS: Completed  
 LOCATION: Bommanahalli, Bangalore

## ASSOCIATES

 Architects  
 2PKM ARCHITECTS  
 Mangalore

 Landscape Architects  
 TERRA FIRMA  
 Bangalore

 Engineering Consultant  
 E-MATRIX  
 CONSULTING

 Civil / Structural Engineers  
 ASHOK ASSOCIATES  
 Bangalore

 Lighting Consultant  
 IVORY EDGE  
 Bangalore









**CREDAI**  
MANGALORE

## MAK GROUP

4th Floor, MAK Mall, Kankanady,  
Mangalore 575 002  
Karnataka India

+91 96866 79695 / +91 70902 00027 / +91 0824 2432427  
www.mak.in · enquiry@mak.in

CIN NO.: U70200KA2011PTC057486

RERA NO.: PRM/KA/RERA/1257/334/PR/181010/002064

**MAK  
PARK  
SQUARE**