

S I N C E 1 9 8 6



INLAND
Windsors

International Standard Lifestyle Apartments

Airport Road, Maryhill, Mangalore



IN-LAND[®]

Credibility

For IN-LAND, a home is a great deal more than four walls and a roof. It is a haven for the mind, body and soul. Hence our Residential Complexes are replete with amenities for rejuvenation. They include landscaped gardens, swimming pools, club house along with several innovative amenities.

Every project under the IN-LAND banner is built on a formidable grid of strategic planning and forefront technology which is powered by the expertise of various consultants.

Indeed, every square inch of your home is built with the same passion for excellence practiced over 25 years that has created its own distinctive identity amongst the Landmarks of India.





Mangalore

the city of
Inland Windsors...

Mangalore is growing faster than one can assume. The city is rated among Top Growth Centres of India, with many IT Companies and BPOs setting base here.

The fastest growing airport after the introduction of international flight service, the fast developing New Mangalore Port is another factor for this rapid growth.

Mangalore, the district headquarters of Dakshina Kannada is a major Port City on the West Coast. It is a long stretch of beautiful green land in the South-Western part of Karnataka and has a thriving export - import industry. Due to the rapid expansion of commercial, industrial and educational activities, the city is witnessing changes in physical and socio-economic development.

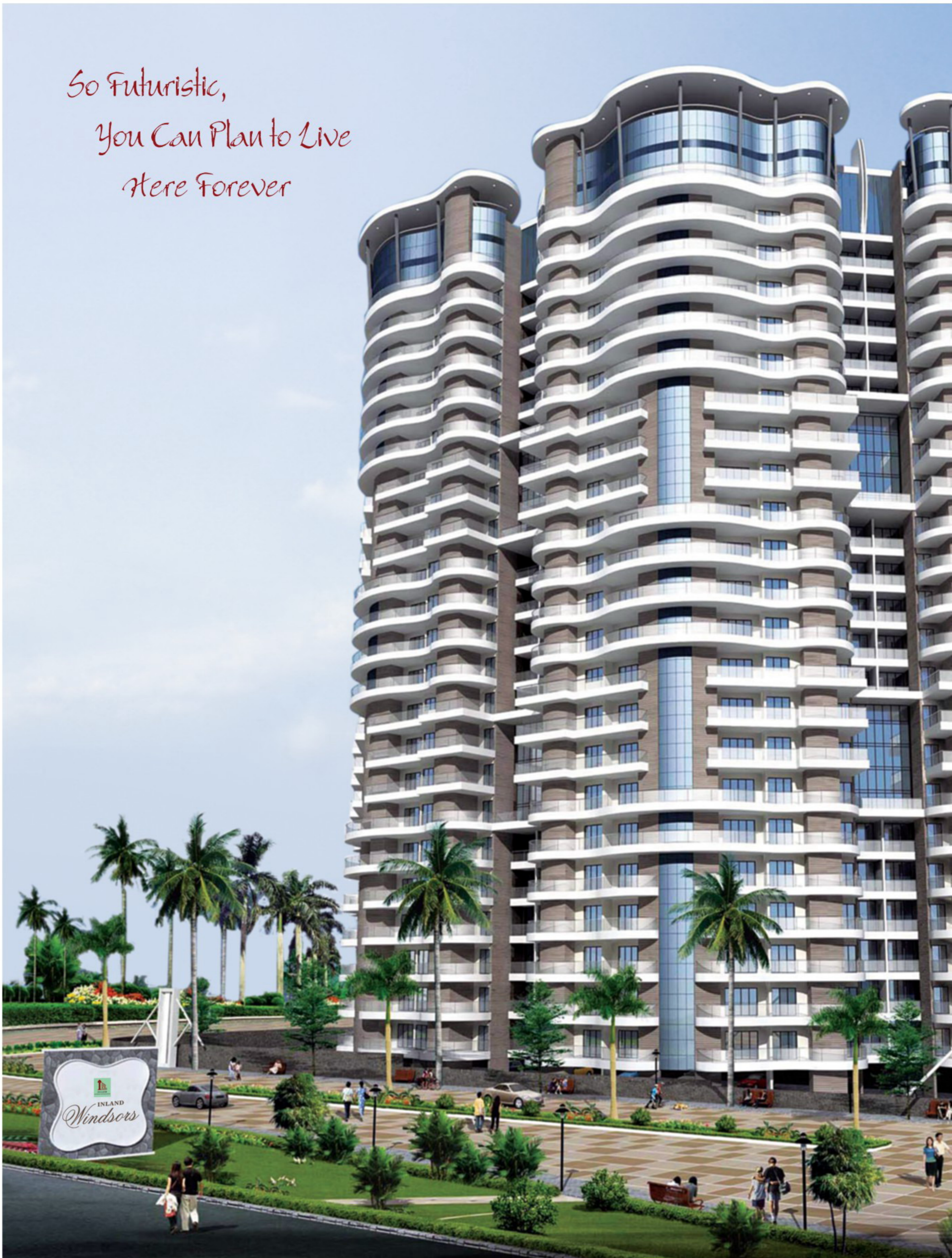
Mangalore has the presence of some of the industry leaders including Infosys, ONGC-MRPL, MCF, BASF, KIOCL, Suzlon, Nagarjuna Power and the GMR Group. The city is also known as the 'Cradle of Indian Banking'.

This is further enhanced by an excellent industrial climate and government support through local presence of Software Technology Parks of India (STPI), Karnataka Industrial Areas Development Board (KIADB) and Science and Technology Entrepreneurs Park (STEP).

The coastal city of Mangalore has undergone a sea change in the last 3 years. Some of the factors contributing to this tremendous growth are the proposed Coastal Special Economic Zone, where ONGC will invest Rs.250 billion in the next 5 years and the development of SEZs at Mudipu, Ganjimut and Thumbe.

IN-LAND INFRASTRUCTURE DEVELOPERS PVT. LTD. of Mangalore is all set to meet the demand of International standard living space at Mangalore by constructing a 24 storey grand structure in pollution free surroundings with panoramic sea and valley view at Maryhill, Airport Road, Mangalore - consisting of 226 Super Luxury Apartments and 3 modern style row houses touching every facet of modern lifestyle.

*So Futuristic,
You Can Plan to Live
Here Forever*





Lobby



Sea View from Living Room



Valley View from Living Room



Eastern View

Highlights



- 226 prudently designed apartments in 24 spectacular floors with abundance of light and ventilation.
- 2 BHK: 1360 Sq.ft, 1365 Sq.ft.
- 3 BHK: 1755 Sq.ft, 1825 Sq.ft, 1950 Sq.ft.
- 3 BHK Duplex on 18th / 19th & 20th / 21st Floor: 2720 Sq.ft, 2730 Sq.ft.
- 4 BHK Duplex on 22nd / 23rd Floor: 4090 Sq.ft.
- 3 Row houses.
- Grand **ENTRANCE LOBBY** / Visitors' lounge with marble / granite flooring in the Ground Floor.
- 3 high speed 8 Passenger **AUTOMATIC ELEVATORS** and one 15 passenger cum Stretcher Lift.
- **GARBAGE CHUTE** facility.
- **GENERATOR** back up with sound proof acoustic enclosure for lighting in each apartment and common areas, lifts and pump.
- **INTERCOM FACILITY** from each apartment to security, club house, fire control room, society room, multipurpose hall, swimming pool, visitors' lounge and other apartments.
- **CCTV** surveillance system.
- Multi Apartment **VIDEO DOOR PHONE SYSTEM** (at extra cost).
- **UPVC / ALUMINIUM WINDOWS** with Sliding shutters.
- Provision for **CABLE TV** Connection.
- Provision for **HIGH SPEED INTERNET CONNECTION**.
- **FIRE FIGHTING SYSTEM** with fire control room.
- **RETICULATED GAS** connection for all the apartments (at extra cost).
- **JOGGING TRACK** around the building.
- Beautifully **LANDSCAPED GARDENS** and Floral walkways.
- **CHILDREN'S PLAY AREA**.
- Sewage treatment plant.
- Three level **CAR PARKING** (at extra cost) and space for visitors parking.
- Concrete Interlock paving for car parking and yard.
- Common Toilet for maids, drivers and security staff in the basement floor.
- **SWIMMING POOL** and **TODDLERS POOL** with changing rooms, toilet and filtration plant.



Specifications



FLOORING

- Vitrified flooring for living, dining, kitchen and bedrooms.
- Premium quality Colored Ceramic Tiles (anti skid) for toilet flooring and glazed tile dado up to full height.

WALLS

- Interior: Putty finished acrylic distemper painting for inside walls and ceiling.
- Exterior: Wall surfaces painted with exterior emulsion paint of a reputed brand.

DOORS / WINDOWS

- UPVC / Aluminium windows.
- Main Door: Attractive melamine polished decorative main entrance door.
- Inside Doors: Well seasoned sal / pinod or equivalent wood with flush door shutters for bedrooms, RCC frame with fibrotech shutters for toilets.

BEDROOMS

- TV and Telephone points in Master Bedroom.
- Power point provision for AC in Master Bedroom.
- Provision for Internet connection in Children's Bedroom.
- Night Lamp.

DRAWING / DINING

- Provision for Telephone point, TV Point and Intercom.
- Counter type Wash Basin for Dining.

BATHROOMS

- European Water Closet (EWC) for all toilets.
- Premium quality colored sanitary fittings in all toilets and dining wash.
- Premium quality CP fittings in all toilets.
- Provision for geyser and exhaust fan.

KITCHEN

- PLATFORM: Polished and Bull nosed black granite slab.
- SINK: Standard size, premium quality stainless steel sinks with drain board.
- DADO: Premium quality ceramic glazed dado upto 2' height.
- PROVISIONS: For Aqua guard, Exhaust fan and adequate power points.
- UTILITY: Provision for Washing Machine point with plumbing and water drain line.

TANKS

- Over head water tank and underground sump tank with required pumps in addition to fire reserve sump tank and fire pump.

SOURCE OF WATER

- Water supply from bore well in addition to the Corporation water connection.

SWITCHES / WIRES

- Modular switches and premium quality wires.

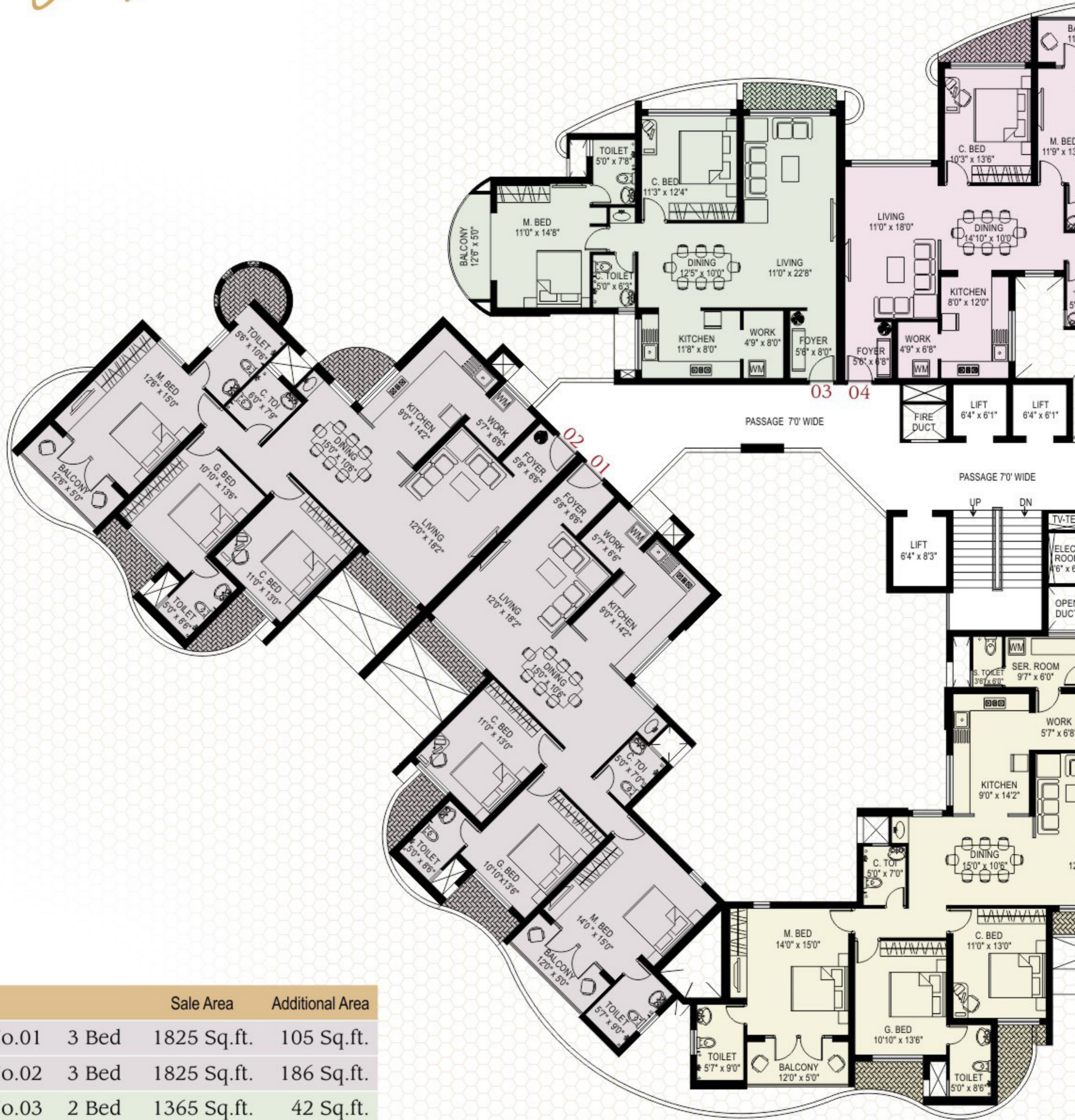
LOCKS

- Secured Designer locks for all Inside Doors.

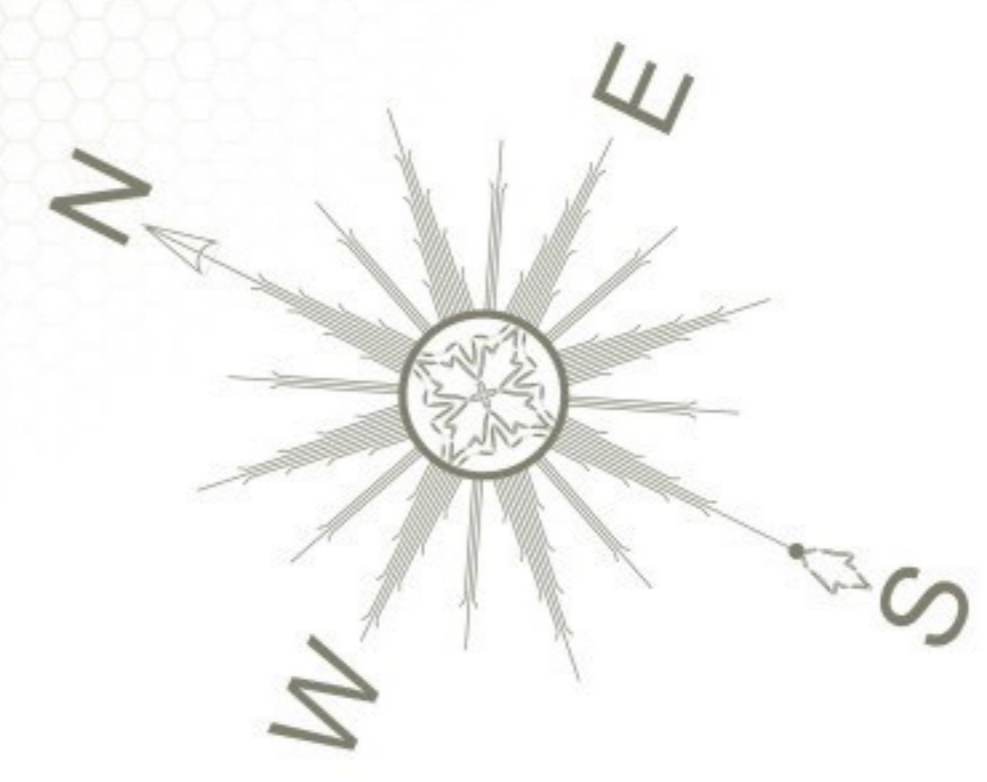


Typical Floor Plan

(2nd Floor to 21st Floor)



		Sale Area	Additional Area
Flat No.01	3 Bed	1825 Sq.ft.	105 Sq.ft.
Flat No.02	3 Bed	1825 Sq.ft.	186 Sq.ft.
Flat No.03	2 Bed	1365 Sq.ft.	42 Sq.ft.
Flat No.04	2 Bed	1360 Sq.ft.	40 Sq.ft.
Flat No.05	2 Bed	1360 Sq.ft.	40 Sq.ft.
Flat No.06	2 Bed	1365 Sq.ft.	42 Sq.ft.
Flat No.07	3 Bed	1825 Sq.ft.	186 Sq.ft.
Flat No.08	3 Bed	1825 Sq.ft.	105 Sq.ft.
Flat No.09	3 Bed	1950 Sq.ft.	105 Sq.ft.
Flat No.10	3 Bed	1950 Sq.ft.	105 Sq.ft.



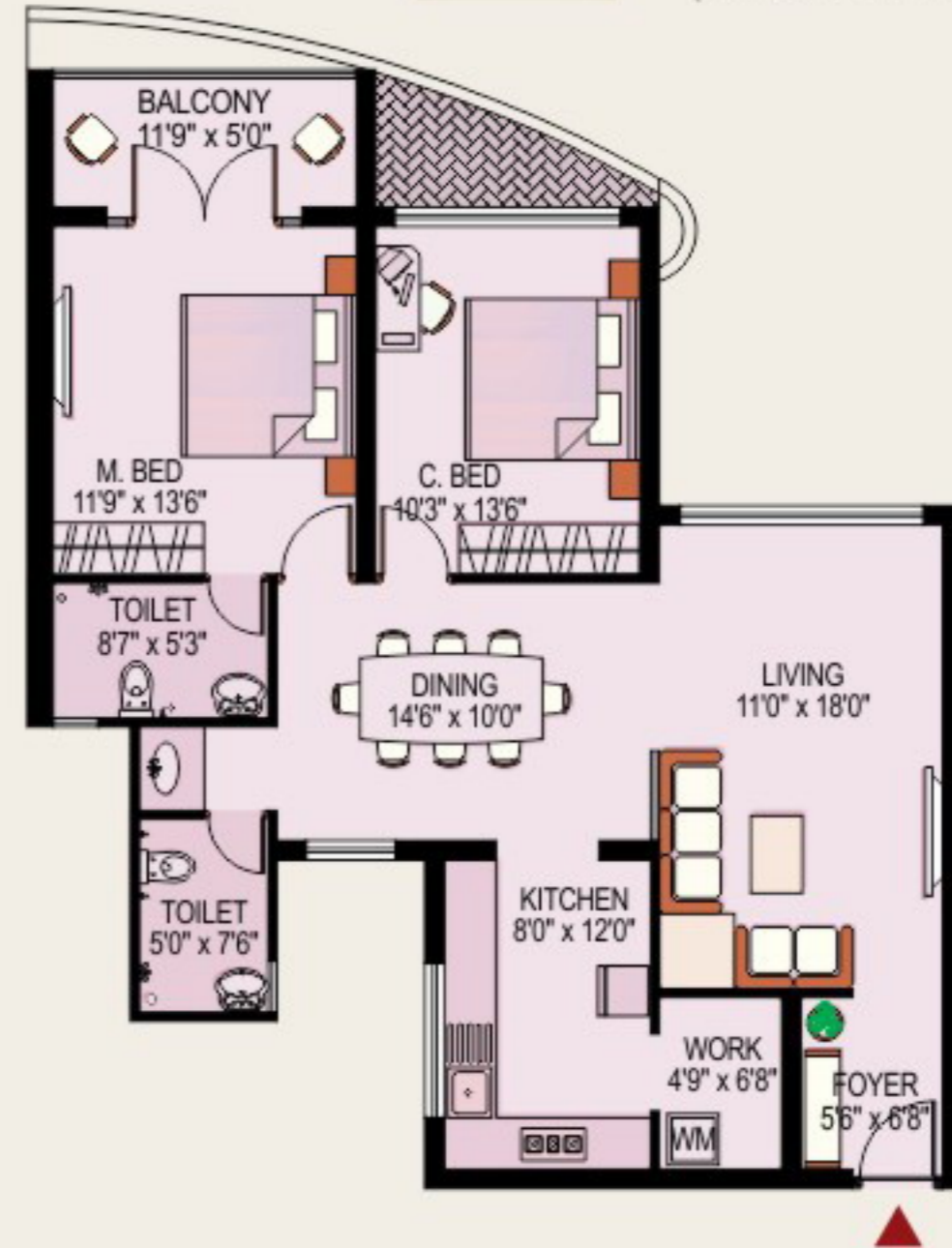
2 Bedroom Apartment

1365.00 + 42 Sq.ft.
(Flat nos. 03 & 06)



2 Bedroom Apartment

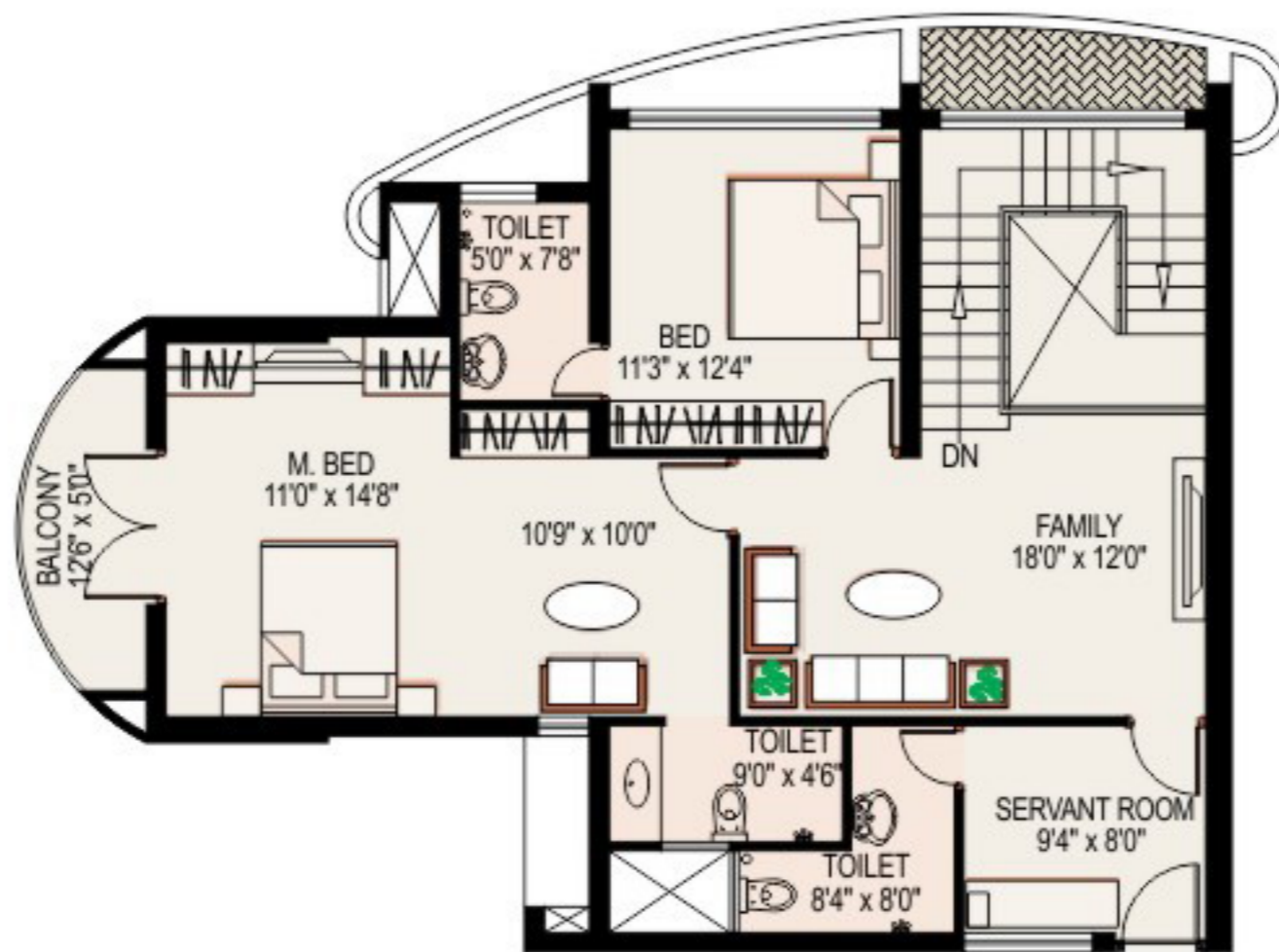
1360.00 + 40 Sq.ft.
(Flat nos. 04 & 05)



Duplex Apartments

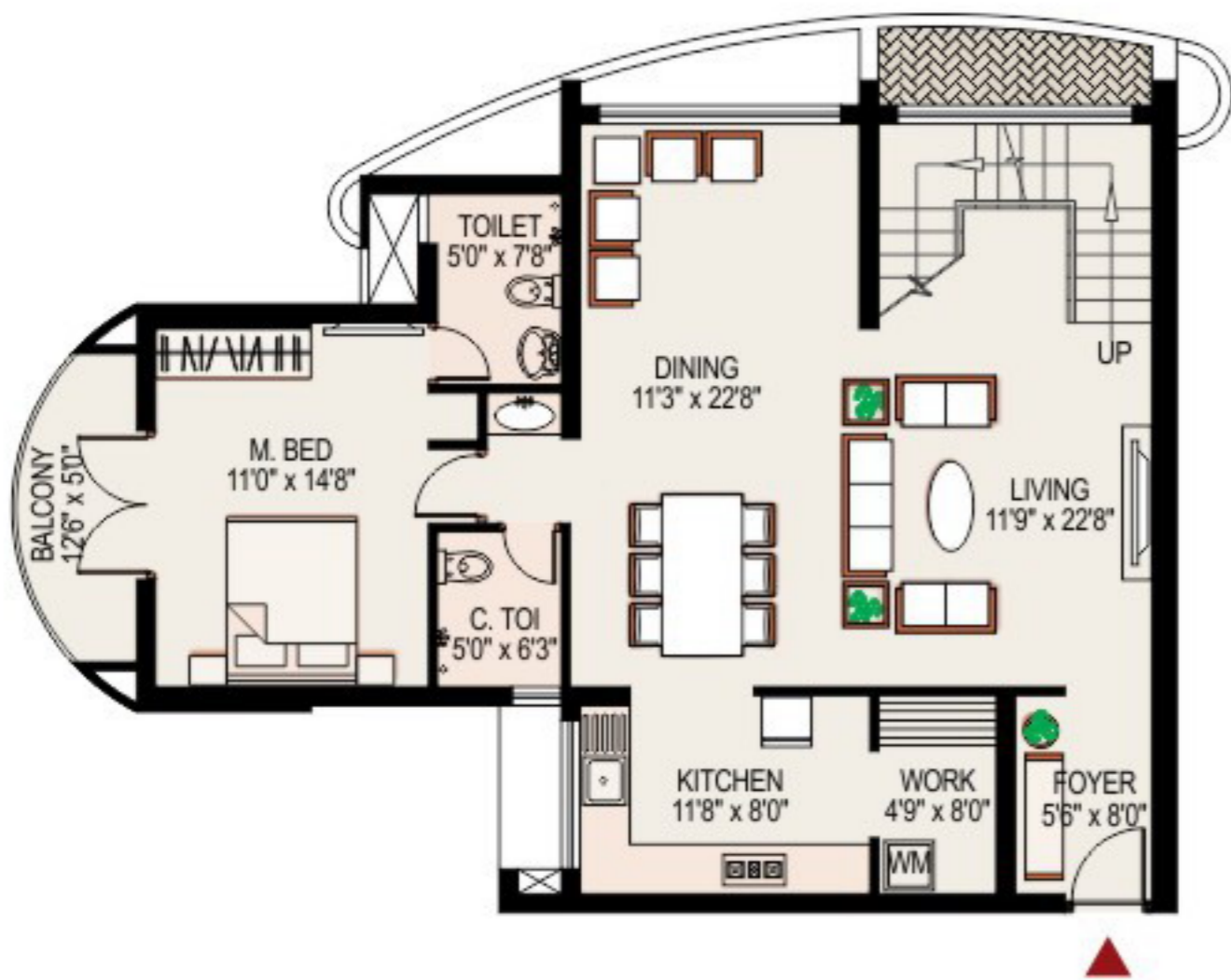
(18th-19th and 20th-21st Floor)

Upper Level



Upper Level

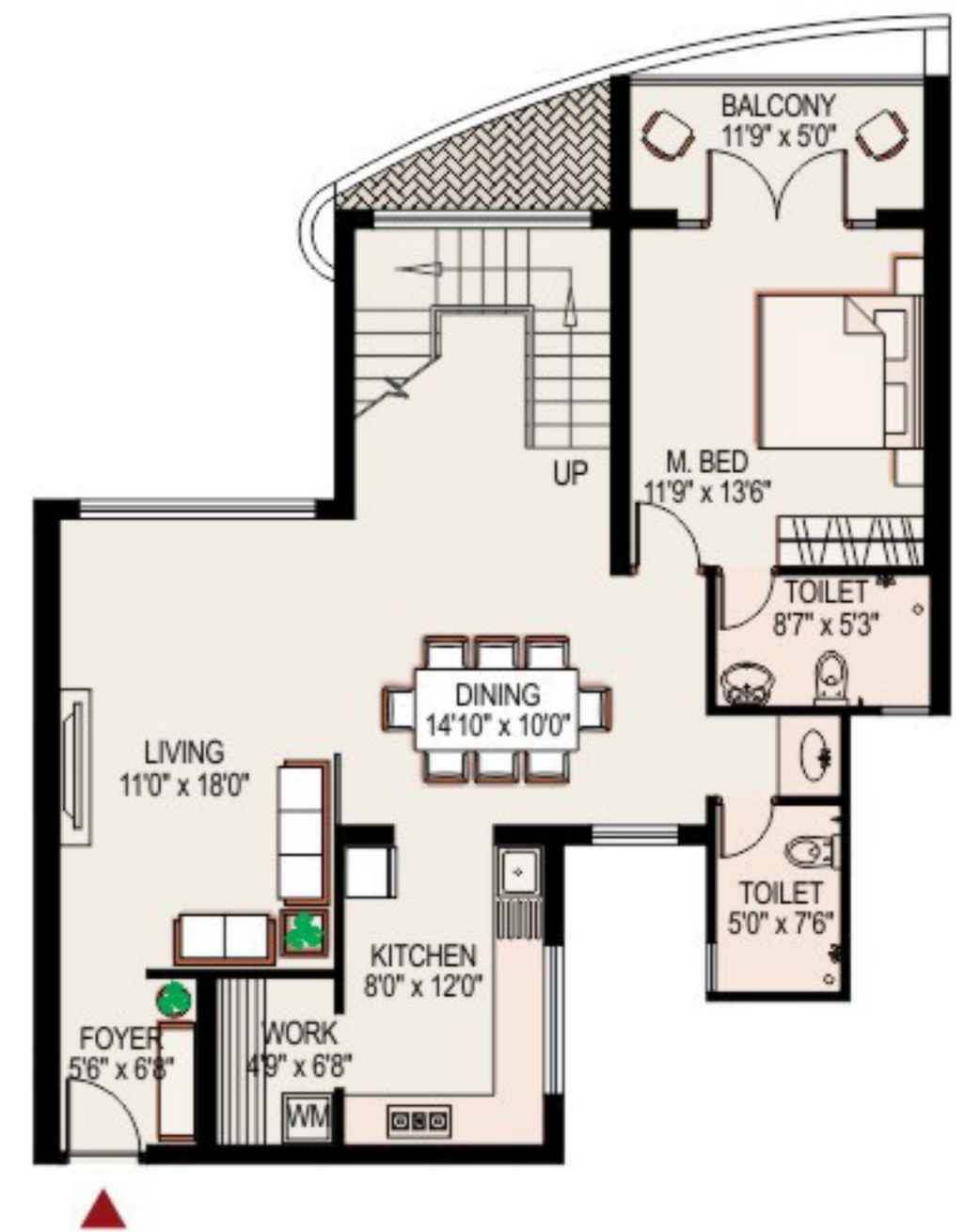
Lower Level



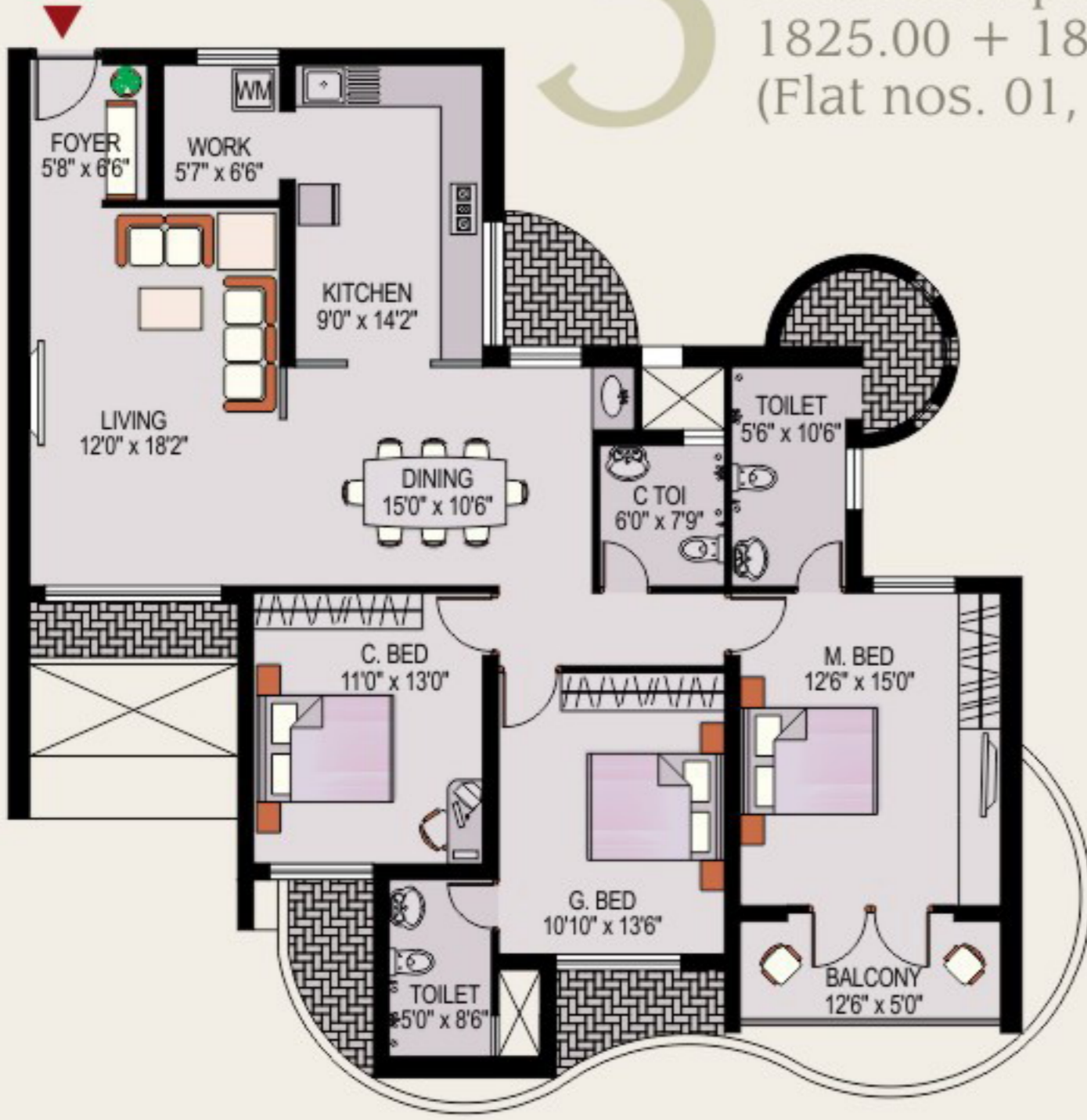
3 Bedroom Duplex Apartment

2730.00 Sq.ft.

Lower Level



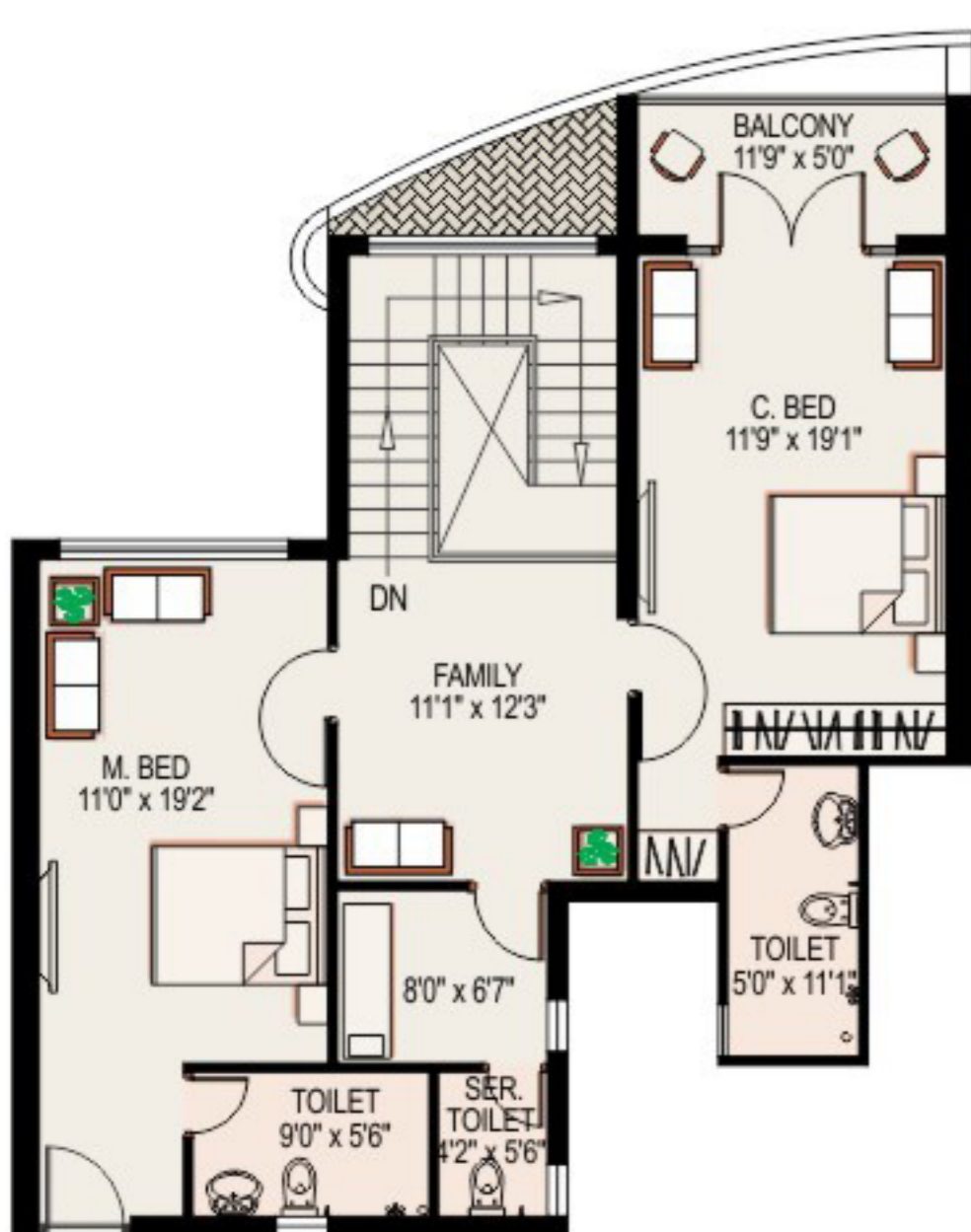
3 Bedroom Apartment
1825.00 + 186 Sq.ft.
(Flat nos. 01, 02, 07 & 08)



3 Bedroom Apartment
1950.00 + 105 Sq.ft.
(Flat nos. 09 & 10)



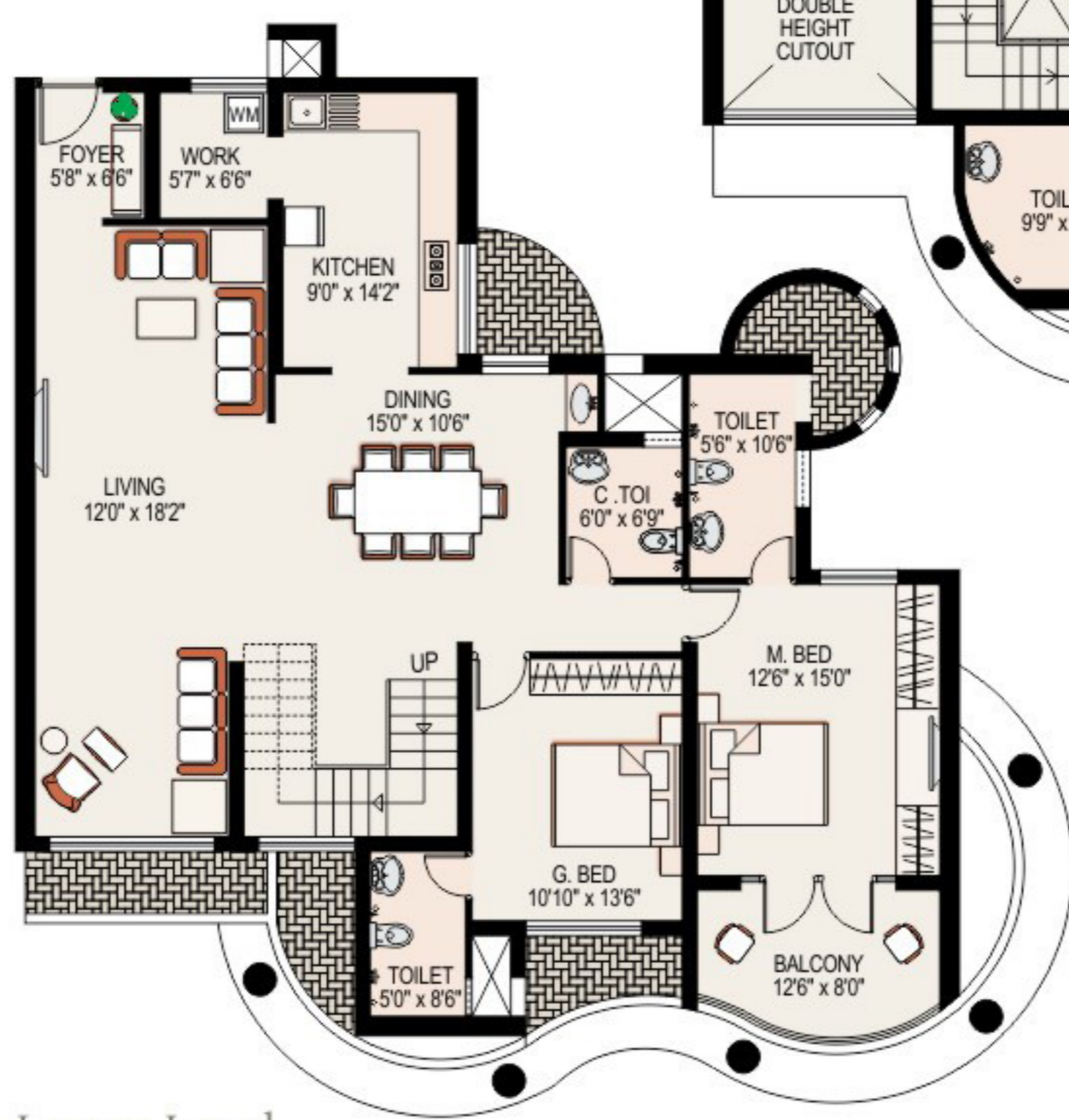
(22nd - 23rd Floor)



Upper Level



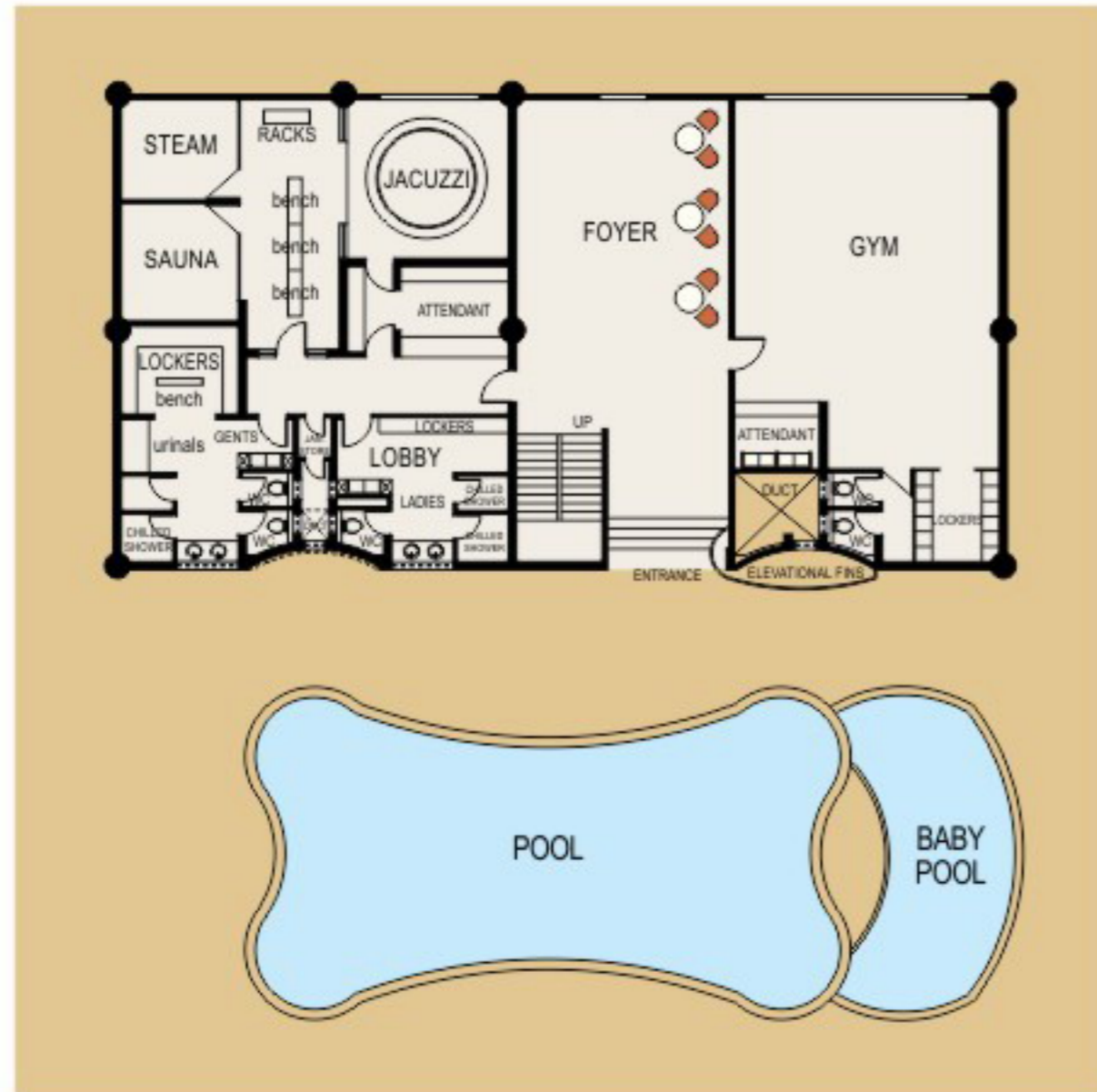
3 Bedroom Duplex Apartment
2720.00 Sq.ft.



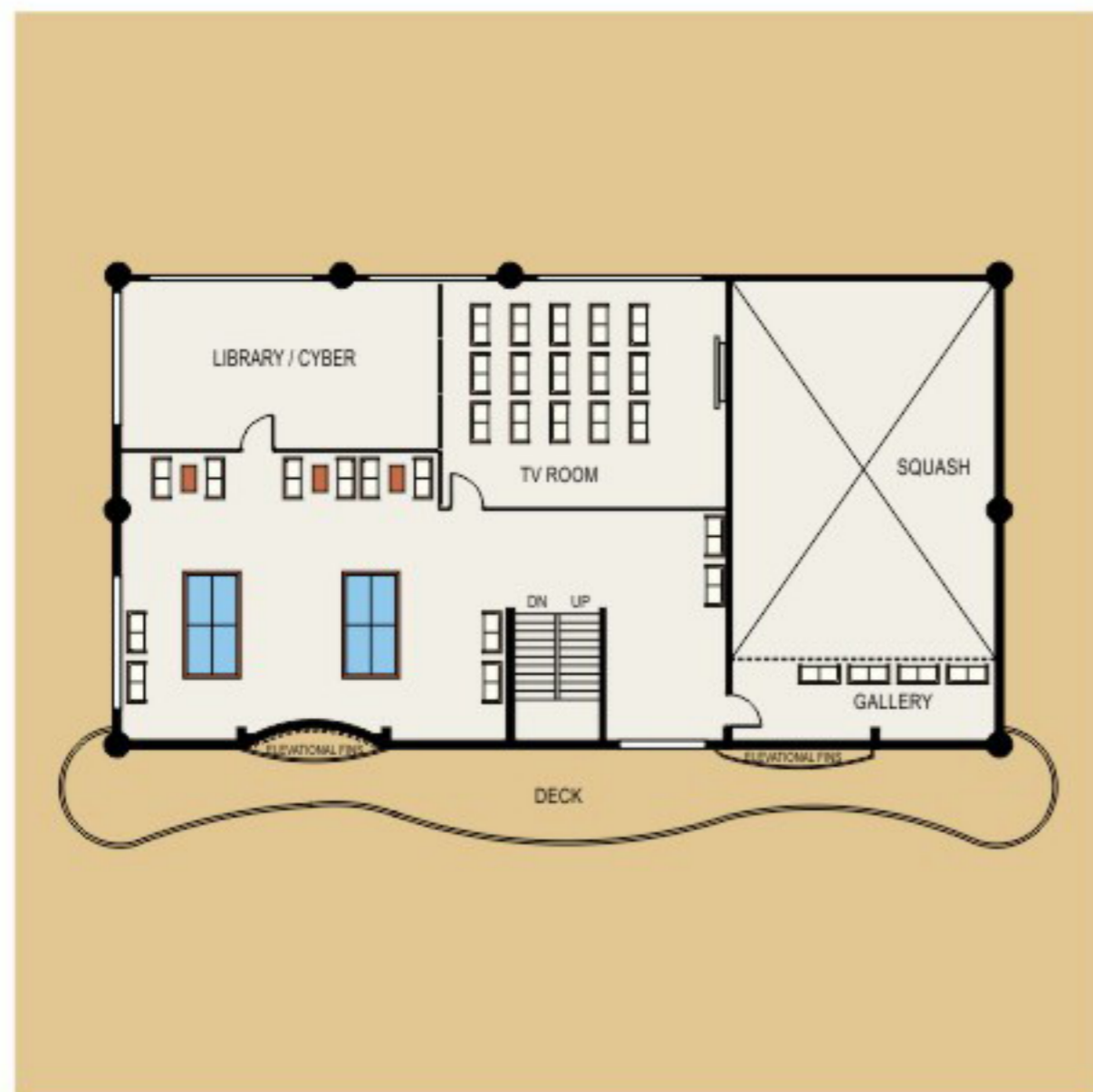
Lower Level

4 Bedroom Duplex Apartment
4090.00 Sq.ft.

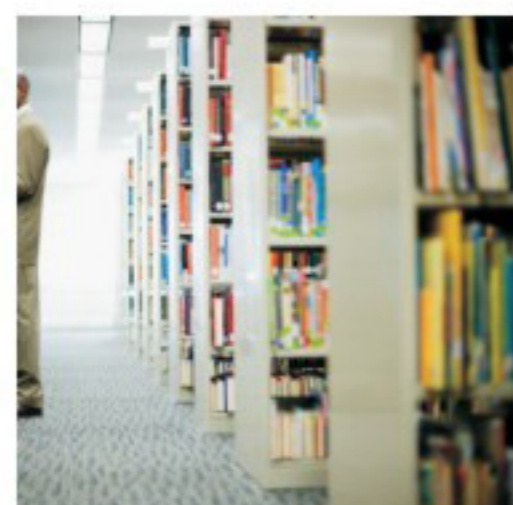
Club House



Lower Level



Upper Level



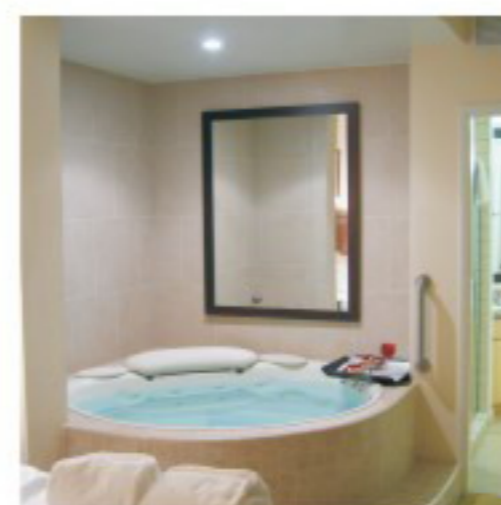
Library Room



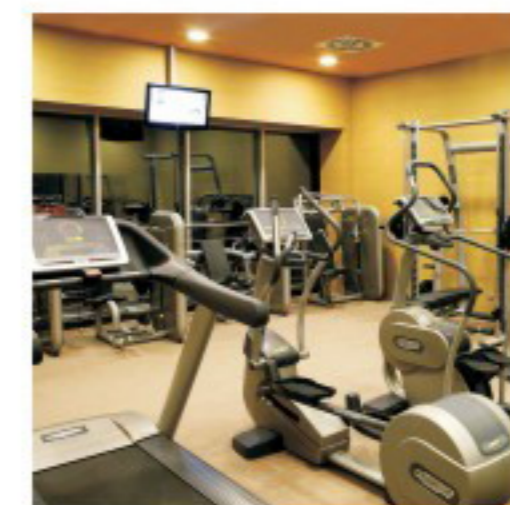
TV Room



Steam & Sauna Room



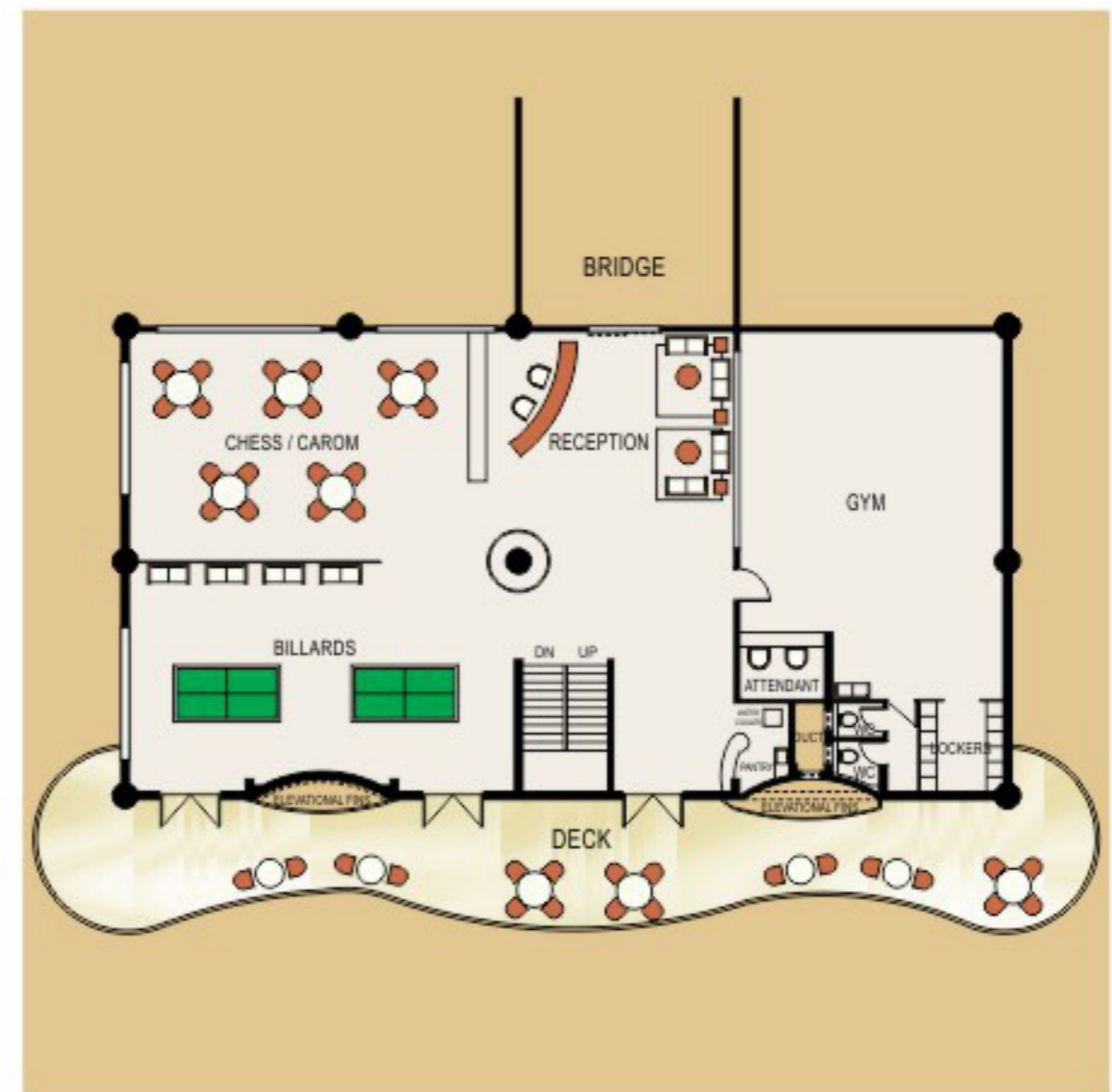
Jacuzzi



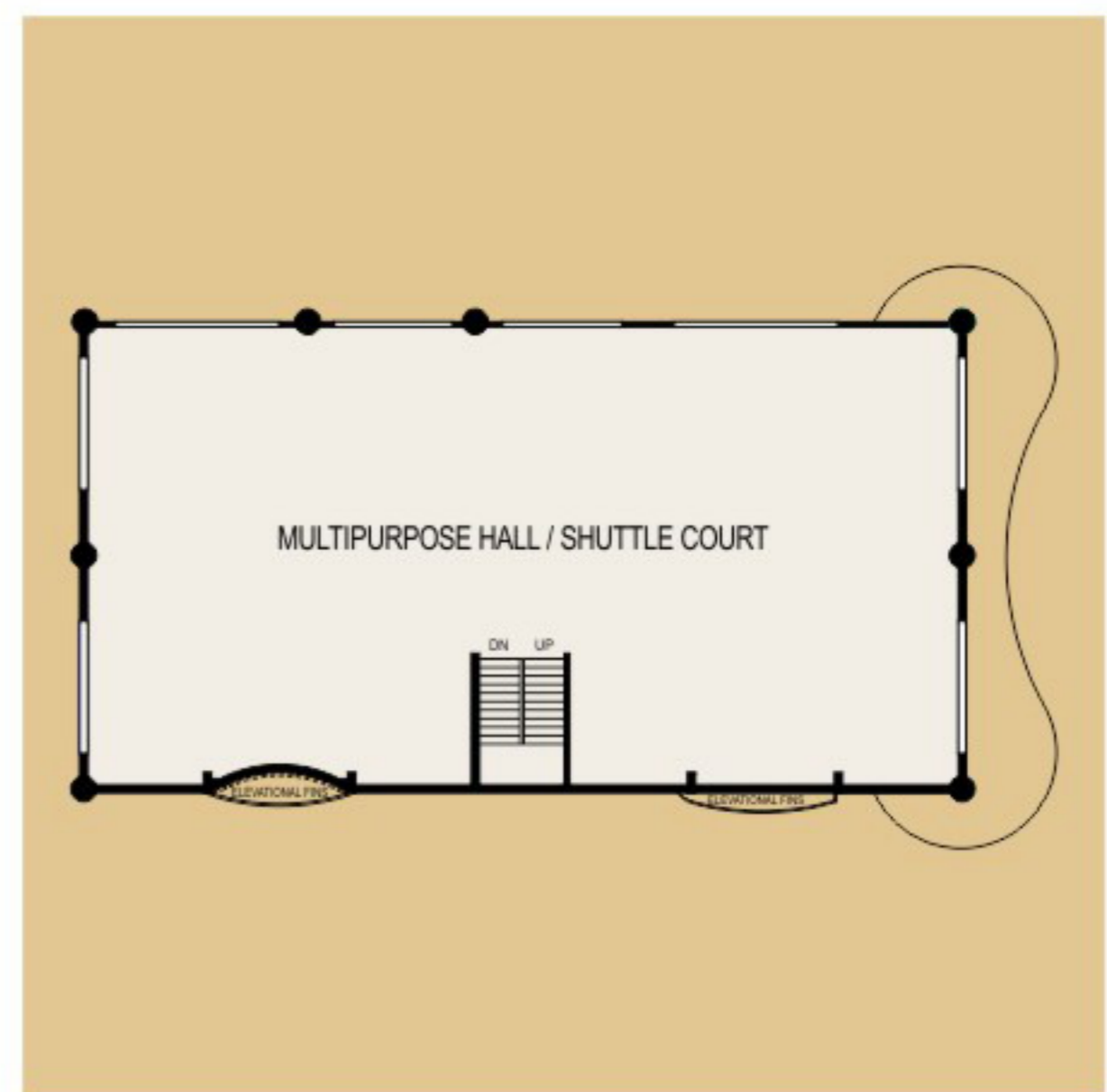
Gymnasium



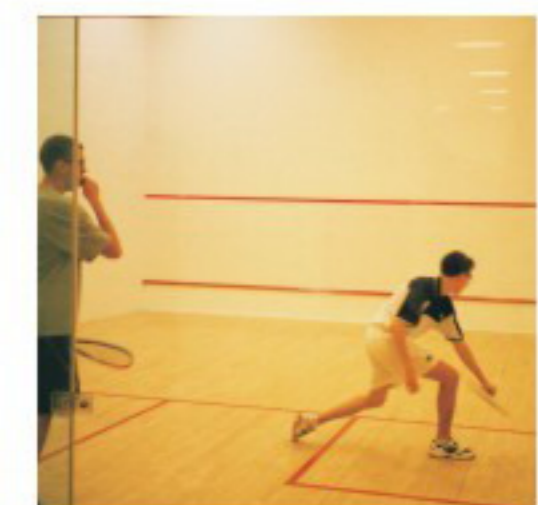
Indoor Games



Ground Level



First Floor



Squash Court with Viewers Balcony



Shuttle Court



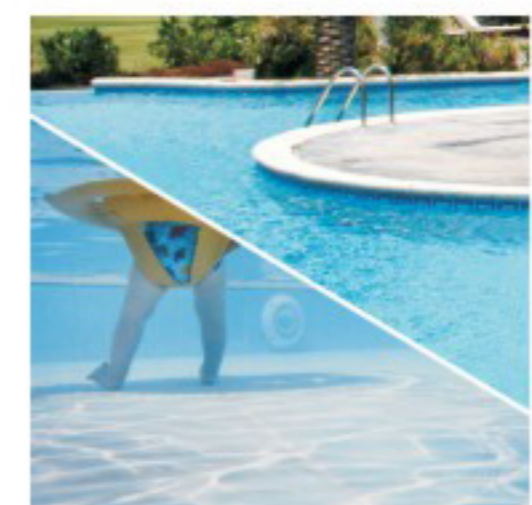
Table Tennis



Pool Table



Basket Ball Post



Swimming Pool & Toddlers Pool

Site Plan



Every Creation, a mark of Distinction

Ongoing Projects



Inland Echelon (Residential)
Ballalbagh, Off M.G. Road, Mangalore



Inland Ethos (Residential)
Mahamayee Temple Road
Carstreet, Mangalore



Inland Eon (Residential)
Matadakani Road, Gandhinagar, Mangalore



Inland Salute (Residential)
4th Mile, Konchadi, Mangalore



Inland Pristine (Residential)
Kulshekar, Mangalore



Inland Elanza (Residential)
Kodigehalli, Sahakarnagar, Bangalore

Completed Projects



Inland Galore (C)
Kankanady, Mangalore



Inland Ornate (C)
Kodialbail, Mangalore



Inland Evoke (R)
Kankanady, Mangalore



Inland Eminence (R)
Kadri New Road, Mangalore



Inland Ebony (R)
Kadri, Mangalore



Inland Excellency (R)
Arya Samaj Road
Mangalore



Inland Majestic (R)
Warehouse Road
Mannagudda, Mangalore



Inland Elite (R)
Near Navabharath Circle
Kodialbail, Mangalore



Inland Enclave (R)
Mannagudda
Mangalore



Sterling Chambers (C)
Kodialbail
Mangalore



Inland Encore (R)
Kadri Kambla, Mangalore



Inland Avenue (C)
M.G. Road
Mangalore



Inland Empress (R)
R.T. Nagar
Bangalore



Inland Monarch (C/R)
Near C.V. Nayak Hall
Kadri Main Road, Mangalore



Inland Residency (R)
Valencia
Mangalore



Golden Chambers (C/R)
Car Street, Mangalore



Embassy Plaza (C)
Pumpwell
Kankanady, Mangalore



Embassy Court (R)
Balmatta New Road
Falnir, Mangalore



Inland Clusters (Res Villas)
J.B. Lobo Road
Kottara Chowki, Mangalore



Independent Houses
at Valencia & Subhas Nagar
Mangalore



Inland Exotic (R)
Benson Town, Bangalore



Inland Elfin (R)
Anand Nagar, Bangalore



Inland Everglades (R)
Hebbal, Bangalore

Location Map



IN-LAND[®] **INFRASTRUCTURE DEVELOPERS PVT. LTD.**

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Architects:

Studio Friday Architects
 Mumbai

Project Managers:

Gokulraj Associates
 Mangalore

Structural Consultants:

Vimal Anil
 Mangalore

Consulting Engineers:

Nayak Pai & Associates
 Mangalore