

# PUSHYARAGA

RESIDENTIAL APARTMENTS



Mannagudda, Mangaluru 575 003



## MANGALURU

Discover a harmonious blend of coastal allure and modern living in the heart of Mangalore with our exceptional real estate offerings. Nestled amidst the scenic beauty of the Arabian Sea and Western Ghats, our properties provide breathtaking views and a serene environment. Immerse yourself in the rich cultural tapestry of Mangalore, where historic temples and vibrant markets coexist with contemporary amenities. Enjoy seamless connectivity to key hubs, educational institutions, and business centers, ensuring convenience without compromising tranquility. With meticulous architectural design, our residences in Mangalore epitomize comfort and style, offering a lifestyle that seamlessly integrates tradition and progress. Embrace the investment potential of this thriving city, as Mangalore's economic growth continues to enhance the value of our thoughtfully crafted homes, promising not just a dwelling but a sound financial investment. Experience the essence of Mangalore through the doorway of your new home, where modern luxury meets coastal charm.



## SHREE VIGNESHWARA DEVELOPERS

Shree Vigneshwara Developers, the visionaries behind 'Pushyaraga,' boast an extensive track record of over 35 years in the realm of civil construction. With a notable presence in Mangaluru and Bengaluru, they have carved a distinguished reputation through the successful delivery of residential projects. In addition to their residential portfolio, Shree Vigneshwara Developers has actively contributed to various Government and semi-Government initiatives. Their hallmark lies in the commitment to quality construction and the timely completion of projects, establishing Shree Vigneshwara Developers as a trusted and reliable name in the infrastructure and real estate sectors of Mangaluru.

# PUSHYARAGA

Introducing 'PUSHYARAGA' – a harmonious blend of modern living and tranquil surroundings in the heart of Lalbaugh, Mangalore. This residential masterpiece comprises five floors, featuring a total of 20 exclusive units, each meticulously designed to offer the epitome of comfort and style. Boasting spacious 3 BHK apartments with square footages ranging from 2250 to 2370, 'PUSHYARAGA' caters to discerning individuals seeking a refined lifestyle.

Conveniently located near Mangalore City Corporation and renowned educational institutions like Canara High School, St Aloysius College, SDM, and Besant College, healthcare needs are addressed with the presence of nearby facilities such as KMC, Wenlock, AJ Hospital, and Father Muller Medical College and Hospital. Residents of 'PUSHYARAGA' enjoy seamless access to civic services, educational facilities, and healthcare services. The project's strategic placement also offers proximity to Mangalore International Airport, ensuring convenient travel for residents. With nearby landmarks like Kadri Park and Mangala Stadium, as well as shopping hubs such as Forum Fiza Mall, City Centre Mall, Big Bazaar, and Saibeen Complex, 'PUSHYARAGA' provides a holistic living experience. With dedicated parking facilities, 'PUSHYARAGA' stands as a symbol of contemporary elegance and a coveted address for those who appreciate the finer aspects of life in Mangalore.

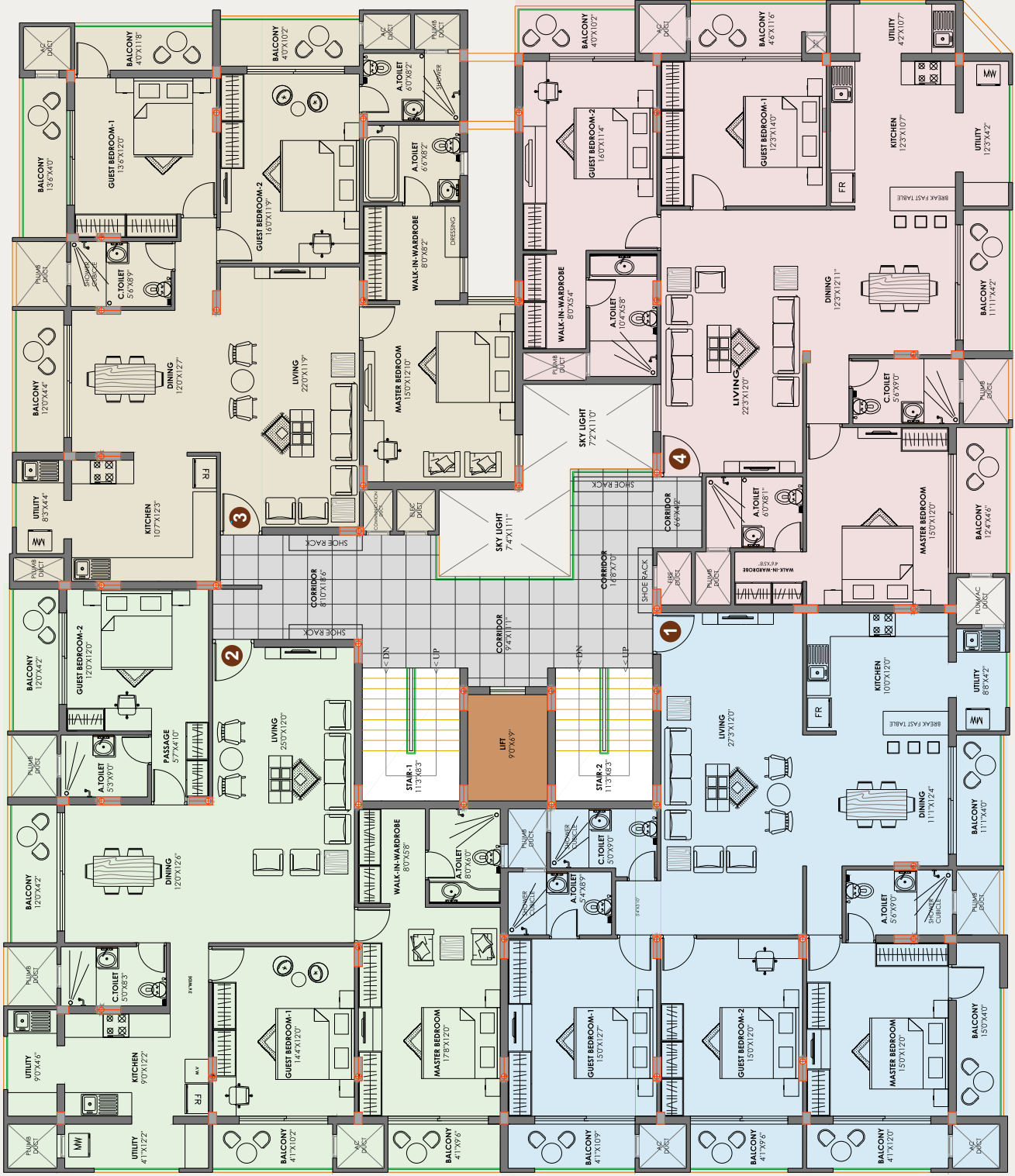
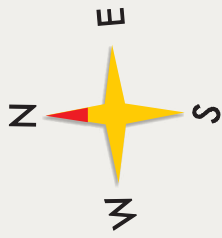




## HIGHLIGHTS

- › 20 well-designed, unique luxury apartments spanning the ground and five upper floors, with each floor featuring four 3 BHK units.
- › Ample car parking available in the Basement and Ground Floor.
- › Well-designed visitors' lobby.
- › Biometric digital lock for entrance lobby and terrace to ensure maximum security.
- › Solar water heaters included.
- › Superior quality vitrified tiles flooring for apartments/shops and granite/vitrified flooring for common areas and staircase.
- › Wall tiles designed up to full height for toilet walls.
- › Jaquar or equivalent brand C.P. fittings for toilets and kitchen.
- › Granite kitchen platform with a stainless steel sink and glazed tiles above the kitchen platform.
- › White-colored sanitary ware (Kohler/Hindware/Parryware or equivalent upper-class ware) in all toilets.
- › Superior quality concealed electrical wiring with modular electrical switches from reputed brands (Legrand/M.K. Switches or equivalent).
- › Finolex/R.R. Kabel/V-Guard/Havells or equivalent quality electrical cables.
- › Decorative flush doors for internal rooms and fiber doors for toilets.
- › Superior designer locks for all interior doors.
- › CCTV surveillance for the gate and entrance lobby to ensure maximum security.
- › Intercom connection available to all apartments.
- › Reticulated Gas connections to all apartments at an additional cost.
- › Spacious and organized car parking available for all apartments at an extra cost.
- › Security room and common toilet on the ground floor and terrace floor.
- › Swimming pool and gym facilities available on the terrace.

# TYPICAL FLOOR PLAN



AREA STATEMENT		
FLAT	TYPE	SALABLE AREA
1	3 BHK	2325 Sqft
2	3 BHK	2320 Sqft
3	3 BHK	2250 Sqft
4	3 BHK	2370 Sqft



**DRAWING / DINING**

- › TV point and Telephone Connections.
- › Wash basin with counter.

**BED ROOMS**

- › Telephone and TV points in all Bed Rooms.
- › AC power provision for all Bed Rooms.

**KITCHEN AND WORK AREA**

- › Adequate power points.
- › Provisions for exhaust fan.
- › Provision for fixing water purifier near the kitchen sink.
- › Stainless steel sink.
- › Plumbing and drainage connection with power point for washing machine.

**BATH ROOMS**

- › Water proof treatment for sunken slabs.
- › Pressure tested plumbing and drainage lines to ensure the total leak proof toilets.
- › Flush Valves, cock valves and Health faucets for WCs.
- › Hot & Cold water mixing valves in all bathrooms.
- › Floor mounted EWCs in all Toilets.
- › Glazed wall tiles for walls for full height and Anti-skid tiles flooring for all bathrooms.
- › Provision for exhaust fans for all bathrooms.



**OUR PROJECTS**

**COMPLETED PROJECTS**



**Santhrupthi**  
Mannagudda, Lalbagh, Mangaluru



**Vienna**  
Shivabagh, Second Cross, Mangaluru



**Vienna Heights**  
Hat Hill, First Cross, Lalbagh, Mangaluru



**Shangri-La**  
Attur Lane, Chilimbi, Mangaluru

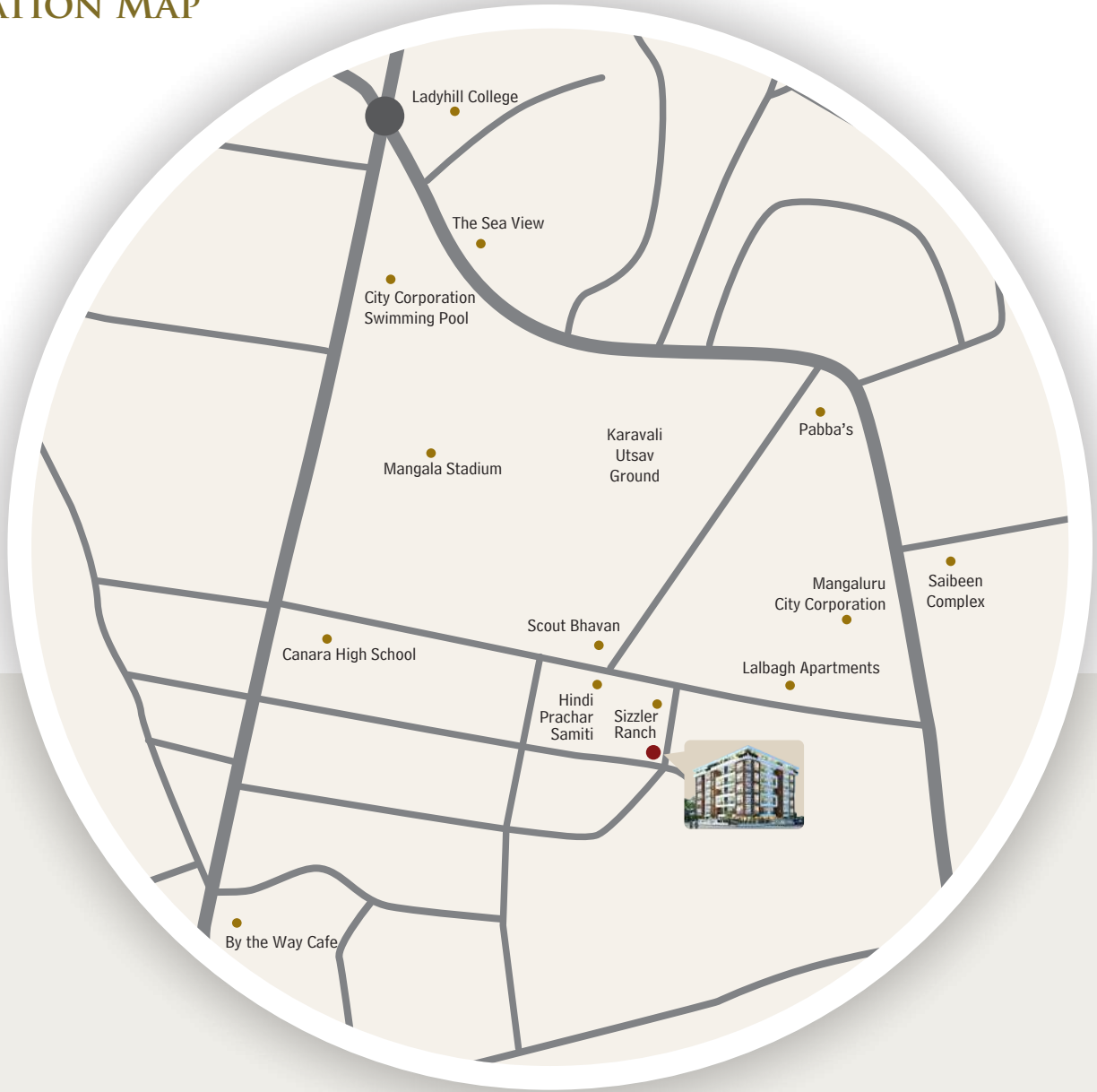


**Kadri Enclave**  
Alvares Road, Kadri, Mangaluru



**Bimbis**  
Urwastore, Mangaluru

# LOCATION MAP



## PROMOTERS AND BUILDERS

### SHREE VIGNESHWARA DEVELOPERS

406, Second Floor, Kunil Complex, Bendorewell, Mangaluru 575 002.

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**Architect**  
Chaithanya K Shetty, B. Arch.

**Structural Engineer**  
Krishna Shetty

#### Legal Advisors

**M S Krishna Prasad**  
G-1, Second Floor,  
Ram Bhavan Complex,  
Kodialbail, Mangaluru 575 003

**Jagadeesha Rao T**  
Second Floor,  
Ram Bhavan Complex,  
Kodialbail, Mangaluru 575 003

#### Planning Systems

Third Floor, Classique Arcade, K S Rao Road, Mangaluru 575 001  
Ph: 9880138040 Email: planningsystem@gmail.com

#### Land Owners

**M Sudarshan Pai | M Ashok Pai | Vidya Dayanand Pai | Hemalatha J Pai | Shree Vigneshwara Developers**