

# Gokul dham

RESIDENTIAL APARTMENT

*Treasured Living*  
at Mannagudda





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RESIDENTIAL APARTMENT

Mannagudda, Mangalore

"Gokuldham residential apartment project is the brain child of **DAKSHIN BUILDERS**, they are well known for their excellent quality construction and amenities. Home is where we treasure our moments together. Gokuldham embodies this philosophy & gives you this unique opportunity to lead a treasured living with your family.

Located at Mannagudda which is one of the most sought after residential locales of Mangaluru, is the best place to raise a family. With close proximity to various places of interest in Mangaluru, The location itself offers a good residential landscape with easy approaches to Schools, Shopping, Recreation and everything else one can be rest assured of great standards of living. It caters to all segments of customers. Gokuldham is all that you have dreamt of, interlinking places like Canara School, Kudroli Temple, Gujrathi Mandir, Gandhi Park, Car Street are all located close by.

This affordable luxury is a ground plus 3 storeyed structure sporting 39 spacious well planned 1, 2 & 3 BHK apartments spread across 2 Blocks Wing A & B with contemporary amenities and best standards in construction, Gokuldham promises you a treasured living"







Well planned & Elegant  
Design as per Vastu



Mini Theatre



Intercom and Access  
controlled Lobby Entrance



Air-conditioned  
Gymnasium



Solar Electrical Panel



CC TV Camera



Children's Play Area



Reticulated Gas  
Connection



# Highlights

- Automatic lift of 8 passengers and 13 passengers capacity
- Car Parking area on the Ground Floor
- Generator Backup for Lighting

## CIVIL WORKS

- Reinforced cement concrete framed structure
- All external walls of laterite stone with double plastering
- Internal walls of concrete blocks
- Terrace Roofing

## APARTMENT FLOORING

- Good quality 2'x2' vitrified Flooring
- Designer Ceramic Tiles in bathroom
- Glazed tile cladding for toilet wall upto 8 ft height

## COMMON AREA FLOORING

- Entrance Lobby/ Corridor – superior quality Tiles
- Staircase flooring – Granite

## DOORS & WINDOWS

- Attractive Melamine Polished Main Door
- Wooden door frames with flush shutters for rooms
- Aluminum windows with safety grills

- Granite Frame with FRP shutters for bathroom
- Designer Locks for all inside doors
- GI Railings for Balcony

## PLUMBING & SANITARY FITTINGS

- Superior quality PVC pressure tested plumbing lines & fittings with ISI certification
- White Color Sanitaryware
- Underground Sump tank & over head Water tank facility
- Automatic water level controller for overhead tank
- Exhaust fan provision in Bathroom
- Plumbing provision for Geyser in Bathroom
- Hot and Cold mixer unit for all toilets

## PAINTINGS

- Premium Emulsion Paint on Putty finished internal walls & ceilings
- External grade and superior paint for external walls
- Enamel paint for metal works

## ELECTRICAL

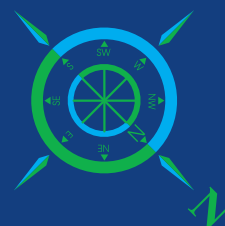
- Modular Electrical Switches/ Wires of reputed make
- ELCB & MCB of adequate capacity will be provided in each apartment
- MESCOM Power 5KW – 3 BHK & 3KW – 2 & 1BHK
- Conduit provision for Air conditioner point will be provided in all bedrooms
- Conduit provision for Geyser points in all bathroom
- Conduit provision for TV Cable & Telephone Cable.

## KITCHEN / UTILITY

- S.S. Single bowl sink with drain board on Granite Counter
- Wall cladding up to 2' above the Granite counter
- Sufficient electrical points to accommodate all kitchen appliances
- Water purifier provision
- Exhaust fan provision in Kitchen
- Washing machine point in utility area
- All Fittings are Jaguar or equivalent make









TYPE A  
301



ENTRANCE

TYPE C  
305



ENTRANCE

TYPE B  
303



ENTRANCE

TYPE D  
313



ENTRANCE





# Typical Floor Plan

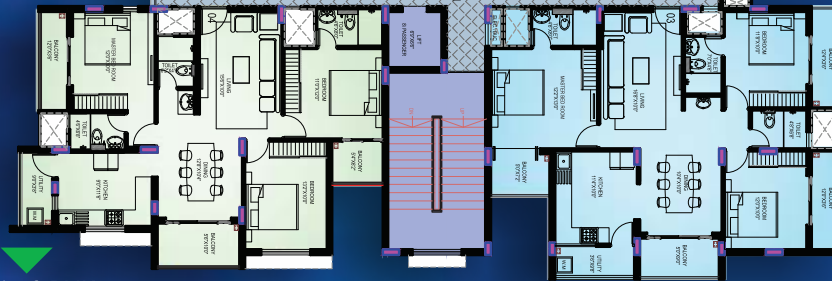


**101 – 3 BHK**  
 Saleable Area – 1600 sq.ft.  
 Carpet Area – 1205 sq.ft.  
 (Unit Carpet Area 1024 Sft + Balcony Area 181 Sft)



**102 – 3 BHK**  
 Saleable Area – 1475 sq.ft.  
 Carpet Area – 1119 sq.ft.  
 (Unit Carpet Area 959 Sft + Balcony Area 160 Sft)

**103 – 3 BHK**  
 Saleable Area – 1575 sq.ft.  
 Carpet Area – 1201 sq.ft.  
 (Unit Carpet Area 979 Sft + Balcony Area 222 Sft)



**104 – 3 BHK**  
 Saleable Area – 1485 sq.ft.  
 Carpet Area – 1116 sq.ft.  
 (Unit Carpet Area 932 Sft + Balcony Area 184 Sft)

**106 – 2 BHK**  
 Saleable Area – 1105 sq.ft.  
 Carpet Area – 832 sq.ft.  
 (Unit Carpet Area 751 Sft + Balcony Area 81 Sft)

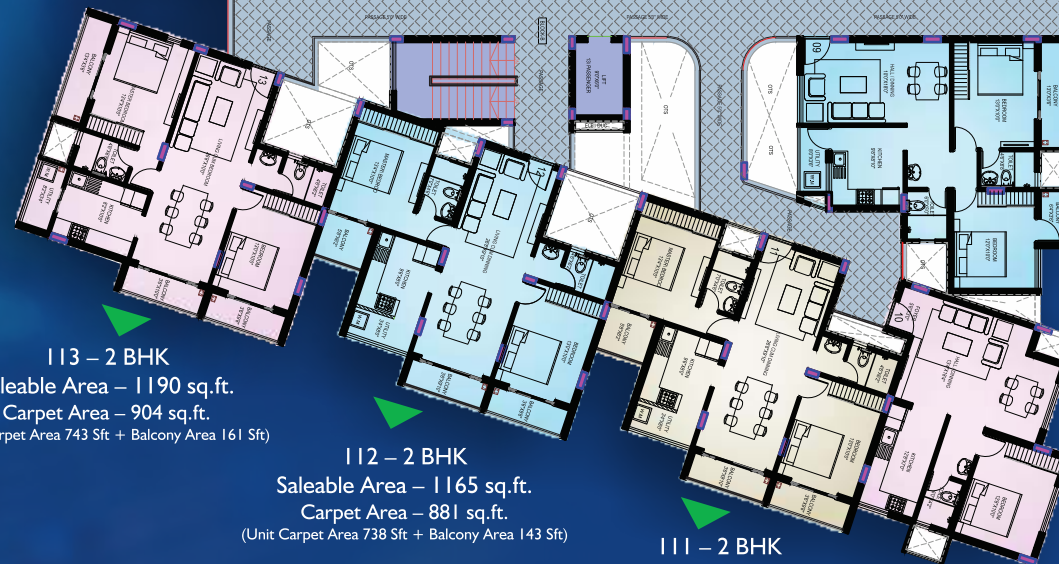
**107 – 2 BHK**  
 Saleable Area – 1105 sq.ft.  
 Carpet Area – 830 sq.ft.  
 (Unit Carpet Area 746 Sft + Balcony Area 84 Sft)

**105 – 2 BHK**  
 Saleable Area – 1125 sq.ft.  
 Carpet Area – 852 sq.ft.  
 (Unit Carpet Area 728 Sft + Balcony Area 124 Sft)



**108 – 2 BHK**  
 Saleable Area – 1195 sq.ft.  
 Carpet Area – 900 sq.ft.  
 (Unit Carpet Area 757 Sft + Balcony Area 143 Sft)

**109 – 2 BHK**  
 Saleable Area – 1045 sq.ft.  
 Carpet Area – 777 sq.ft.  
 (Unit Carpet Area 667 Sft + Balcony Area 110 Sft)



**113 – 2 BHK**  
 Saleable Area – 1190 sq.ft.  
 Carpet Area – 904 sq.ft.  
 (Unit Carpet Area 743 Sft + Balcony Area 161 Sft)

**110 – 1 BHK**  
 Saleable Area – 720 sq.ft.  
 Carpet Area – 541 sq.ft.  
 (Unit Carpet Area 541 Sft + Balcony Area 0 Sft)

**112 – 2 BHK**  
 Saleable Area – 1165 sq.ft.  
 Carpet Area – 881 sq.ft.  
 (Unit Carpet Area 738 Sft + Balcony Area 143 Sft)

**111 – 2 BHK**  
 Saleable Area – 1160 sq.ft.  
 Carpet Area – 881 sq.ft.  
 (Unit Carpet Area 738 Sft + Balcony Area 143 Sft)





#### ON GOING PROJECTS



**AJANTHA CENTRE**  
Bejai-Kapikad, Mangaluru



**MATHURA**  
Derebail, Mangaluru

#### COMPLETED PROJECTS



**NANDA GOKUL**  
Bejai, Mangaluru



**NANDA DEEP**  
Urwa, Mangaluru

**For Booking Contact:**  
☎ 88612 61713 / 70909 33900

#### Promoters



Suprabhath Building, 2<sup>nd</sup> Floor, Bejai-Kapikad Road, Mangaluru - 3  
Web: [www.nirmaanhomes.com](http://www.nirmaanhomes.com) Follow us on: [f](https://www.facebook.com/nirmaanhomes) [i](https://www.instagram.com/nirmaanhomes) [y](https://www.youtube.com/nirmaanhomes)  
e-mail: [sales.nirmaanhomes@gmail.com](mailto:sales.nirmaanhomes@gmail.com)

#### Architect

**GOKULRAJ ASSOCIATES**  
architects + interior + project management consultants  
Mangaluru

#### Structural Consultants

**vimal anil**  
STRUCTURAL & SURVEY CONSULTANTS  
Mangaluru