



Manas Developers

Manas Developers is in the field of Civil Construction and development for the last 18 years. Its roots trace back to the year 1998 and there has been no looking back. Starting from a Sub-Contracting Firm Manas Developers has come a long way and is Established firm with several reputed Clients. With many successful projects under our belt, it has now become one of the trusted Civil Construction and Developments Companies in Goa.

Manas developers has been involved in various Civil works ranging from Restoration projects, Housing projects (Large and medium), Individual Villas to Gated Villa Developments, Industrial Sheds, Hospital Projects, Commercial projects etc. As Civil contractors Manas Developers is known for its Quality Constructions and timely delivery of Projects to its clients.

Manas Developers has also forayed into its own real estate developments in North and South Goa in the last 5 years and are set to create landmark projects on the map of Goa.



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Disclaimer : This brochure is indicative. Furniture, amenities and fixtures shown may not be part of the actual offering. The developers reserve the right to amend the layouts, plans, number of floors, specifications, elevation, colour scheme, amenities, etc. without notice.





ARCHITECTS
Ankit Prabhudessai
(Architecture + Design)

"Architecture should be like a nest on a tree, enveloped and betrothed to nature. Every building then has a different story to tell."

"Pela Capela" by Manas Developers is an endeavour to create an environment that rejuvenates the feeling of being at home and of being at the highest level of comfort with oneself and his surroundings. The project comprises of thoughtfully designed commercial and residential spaces and sits adjacent to small white chapel hence its name 'Pela Capela'. Such a Goal is achieved by incorporating the basic elements that have continuously represented a home in the Tropical Context. Nature being one of the elements is highlighted by the continuous planters along the building facade and also by the intricate landscaping through the project. These are balanced by the earthy tones rendered by the brick effect present in the form of 'jalisi' on the built facade. "Pela Capela" is a project with exclusively designed single and double bedroom spacious apartments arranged such that they provide the highest level of comfort while also being visually appealing. In addition to this, "Pela Capela" sits adjacent to The National Highway 17 which connects Goa to its neighbouring states Maharashtra and Karnataka.

MANAS

pela capela

AMENITIES

- Landscape
- Reserved parking space
- semi automatic elevator
- Round-the-clock security
- Centralised solar water heating system

SPECIFICATIONS

- Earthquake resistant rcc frame structure
- Texture paint for weather protection
- High density flush door
- Hardwood / aluminium sliding windows
- Vitrified flooring
- Granite kitchen platform
- Pop finish on all internal surfaces
- Jaguar / similar reputed made bath faucets



BLOCK - A

COMMERCIAL SPACE	Sqm
Carpet area	637.39
Built up area	766.73

FIRST FLOOR	CARPET AREA (Sqm)	SUPER BUILT UP AREA (Sqm)	OPEN TERRACE (Sqm)
101	71.05	90.67	75.25
102	45.15	58.04	20.35
103	46.97	61.08	34.22
104	51.5	65.6	17.05
105	70.62	90.12	18.18
106	71.05	90.67	-

SECOND FLOOR	CARPET AREA (Sqm)	SUPER BUILT UP AREA (Sqm)	OPEN TERRACE (Sqm)
201	71.05	90.67	-
202	45.15	58.04	-
203	46.97	61.08	-
204	51.5	65.6	-
205	70.62	90.12	-
206	71.05	90.67	-

BLOCK - B

GROUND FLOOR	CARPET AREA (Sqm)	SUPER BUILT UP AREA (Sqm)	OPEN TERRACE (Sqm)
101	71.05	98.29	-
102	71.05	98.93	-
FIRST FLOOR	CARPET AREA (Sqm)	SUPER BUILT UP AREA (Sqm)	OPEN TERRACE (Sqm)
201	71.05	98.29	-
202	71.05	98.93	-
SECOND FLOOR	CARPET AREA (Sqm)	SUPER BUILT UP AREA (Sqm)	OPEN TERRACE (Sqm)
301	71.05	98.29	-
302	71.05	98.94	-
303	71.05	98.69	-
304	71.05	98.29	-
THIRD FLOOR	CARPET AREA (Sqm)	SUPER BUILT UP AREA (Sqm)	OPEN TERRACE (Sqm)
401	71.05	98.29	-
402	71.05	98.94	-
403	71.05	98.69	-
404	71.05	98.29	-
FOURTH FLOOR	CARPET AREA (Sqm)	SUPER BUILT UP AREA (Sqm)	OPEN TERRACE (Sqm)
503	71.05	98.54	-
504	71.05	98.43	-
FIFTH FLOOR	CARPET AREA (Sqm)	SUPER BUILT UP AREA (Sqm)	OPEN TERRACE (Sqm)
603	71.05	98.54	-
604	71.05	98.43	-

BLOCK - C

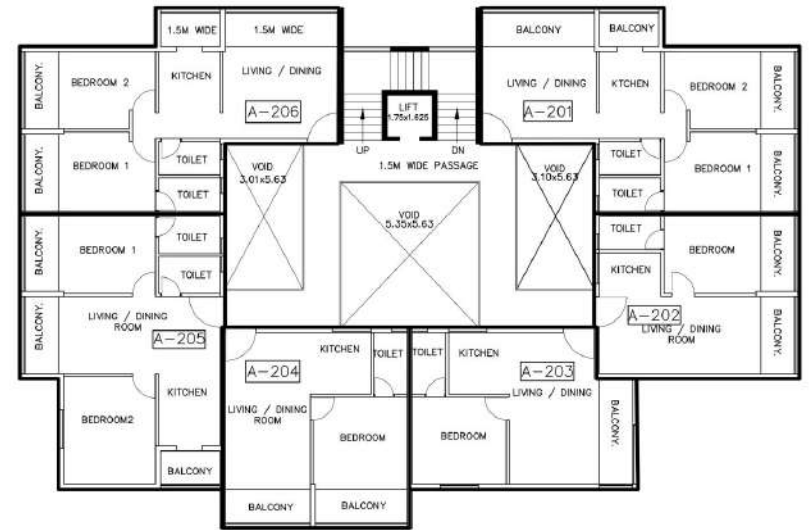
VILLA	CARPET AREA (Sqm)	SUPER BUILT UP AREA (Sqm)	OPEN TERRACE (Sqm)
G+1 on 400 (sqm) plot + additional 800(sqm) Landscape Garden	193.1	196.07	22.73

BLOCK -A



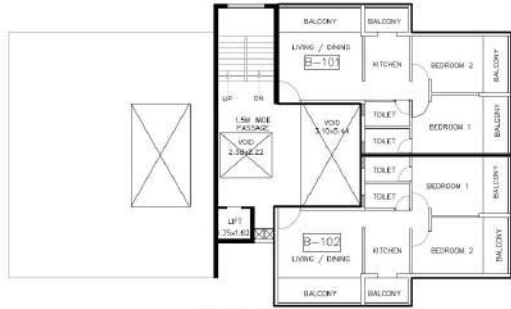
FIRST FLOOR PLAN
BUILDING A

BLOCK -A

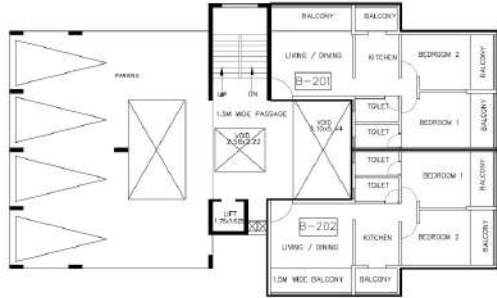


SECOND FLOOR PLAN
BUILDING A

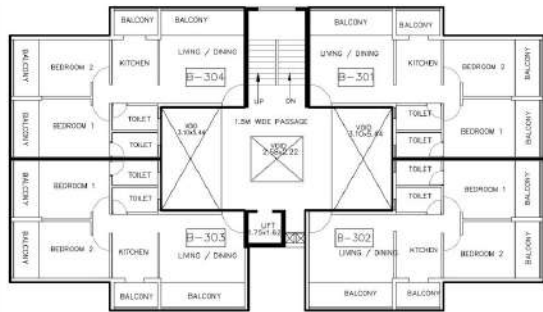
BLOCK -B



GROUND FLOOR PLAN
BUILDING B

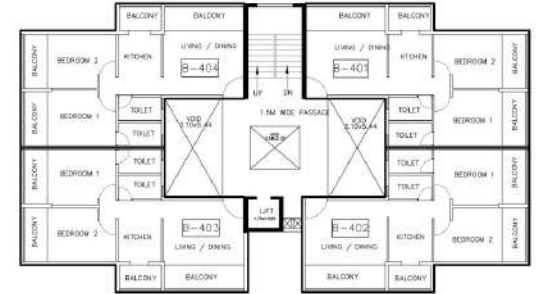


FIRST FLOOR PLAN
BUILDING B

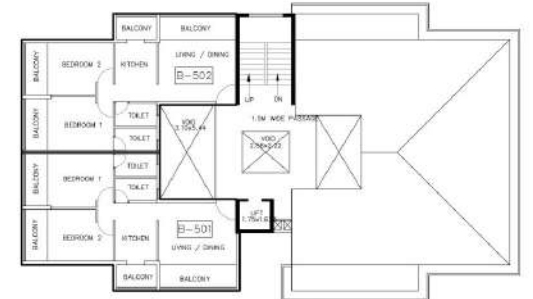


SECOND FLOOR PLAN
BUILDING B

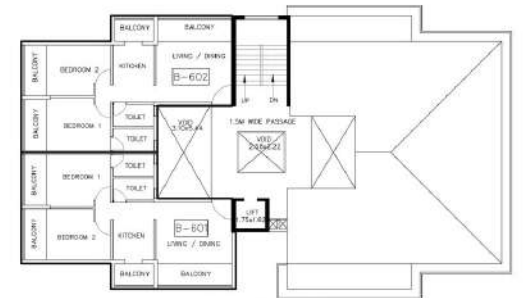
BLOCK -B



THIRD FLOOR PLAN
BUILDING B

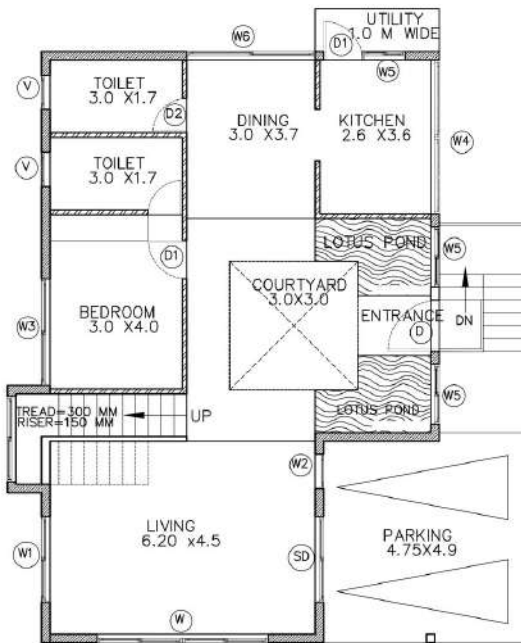


FOURTH FLOOR PLAN
BUILDING B



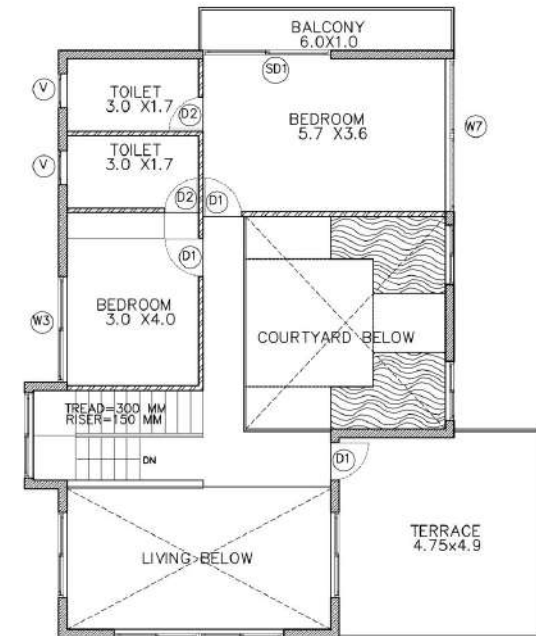
FIFTH FLOOR PLAN
BUILDING B

BLOCK -C



GROUND FLOOR PLAN
BUILDING C

BLOCK -C



FIRST FLOOR PLAN
BUILDING C

COMMERCIAL SHOWROOM SPACE

Built Up Area = 766.73 Sq.mt

Carpet Area = 637.39 Sq.mt

