-e-KHATA
ISSUED
READY FOR REGISTRATION

FORTUNE ONE
MANDARA

MANDYA

The Biggest Township

On the Bengaluru - Mysore Expressway

100+ACRES•18+ACRES PHASE1 •25+AMENITIES



MORE SPACE.
MORE LIFE.
A BETTER WAY FORWARD.

Introducing Fortune One Mandara —
a thoughtfully planned premium
plotted destination in the expansive
landscapes of Mandya.

Why Mandara?

Positioned for the next chapter of growth.

A premium plotted destination in the heart of a rapidly evolving regional growth corridor.



Key Advantages

Connected to Two Major Cities
On the Bengaluru–Mysuru corridor

Established Industrial Base
Food processing & manufacturing

New Automotive & EV Ecosystem
Testing and innovation on the rise

Infrastructure Upgrades
Better roads, stronger connectivity

Proposed Industrial Hub
~500 acres to boost manufacturing

Growing Economic Activity
More jobs, greater opportunity

Premium plots. Strategic location.
A region moving towards its next growth chapter.

Why South Bengaluru?

Where Bengaluru's next growth story is taking shape.

Bengaluru is expanding beyond its city limits, with significant government-led plans to develop new urban and employment centres in the south.



Key Growth Drivers

7,481-Acre Integrated Township
The Greater Bengaluru Integrated Township planned around Bidadi.

A New Employment Centre
A thriving hub for jobs and innovation.

Established Industrial Ecosystem
Strong presence of automotive & manufacturing units.

Major Automotive Presence
Toyota and leading players in the region.

Bengaluru–Mysuru Corridor
Seamless connectivity via the access-controlled highway.

Expanding Public Transport
Enhanced connectivity across the region.

Long-Term Metropolitan Vision
Multiple growth centres for a bigger, better Bengaluru.

Bengaluru is expanding. Mandya is evolving.

Mandara is positioned to be part of that journey.

Invest in the location.
Experience the lifestyle.
Position yourself for the future.

Every open acre is an invitation to a greener life.

Experience the finest in open-space living, where every detail is thoughtfully planned to inspire and delight. 18 acres in Phase 1, discover wide roads, landscaped greens and lifestyle amenities that offer a life of space, calm and possibility.

Welcome to your new beginning.



Envision a life beyond the mystique.

18+

Acres of Luxury Plotted Development

121

Spacious Residential Plots thoughtfully planned

100+

Acres in Future Phases for a larger, integrated township

7+

Acres of Open Space with landscaped greens & amenities



Master Plan



Amenities

01. Entry Gate
02. Box Cricket
03. Pickle Ball
04. Paddle Tennis
05. Futsal Court
06. Seating Plaza-1
07. Pets Park
08. Children's Play Lawn
09. Community Kitchen Garden
10. Senior Walking Zone
11. Senior Chit Chat Zone
12. Reflexology Pathway
13. Discussion Zone
14. Marketing office
15. Kids Play Area
16. Toddlers Play Area
17. Multipurpose Lawn-1
18. Seating Alcove
19. Seating Plaza-2
20. Club House
21. Swimming Pool
22. Maze Garden
23. OHT
24. Park
25. Multipurpose Lawn-2
26. Pergola Seating
27. Outdoor gym
28. Meditation Zone
29. Yoga Deck
30. Reading Nook



SANCTUM

The Club of Fortune One Mandara

The clubhouse is the social center of Mandara. Mornings begin at the pool or the outdoor gym. Afternoons belong to the reading nook and the lawns.

By evening, families gather around the barbecue area as the day winds down. It is a place you will use often, and one you will be glad is close.









For those who never sit still

Sport is part of everyday life at Mandara.
Cricket nets and a multipurpose court for the weekend game, jogging and cycling tracks for the early run, an outdoor gym and a pool for everything in between. All of it sits among open lawns and fresh air, a short walk from your door.

- Box Cricket
- Paddle Tennis Court
- Pickle Ball
- Futsal Court









Golden hour, every evening.

Community at Mandara happens in small moments. A word at the plaza, a game at the court, a barbecue that turns into a long evening. Children find each other at the play area, dogs find each other at the pet park, and the senior citizen zone keeps grandparents in the middle of it all. You came for the plot. You stay for the people.

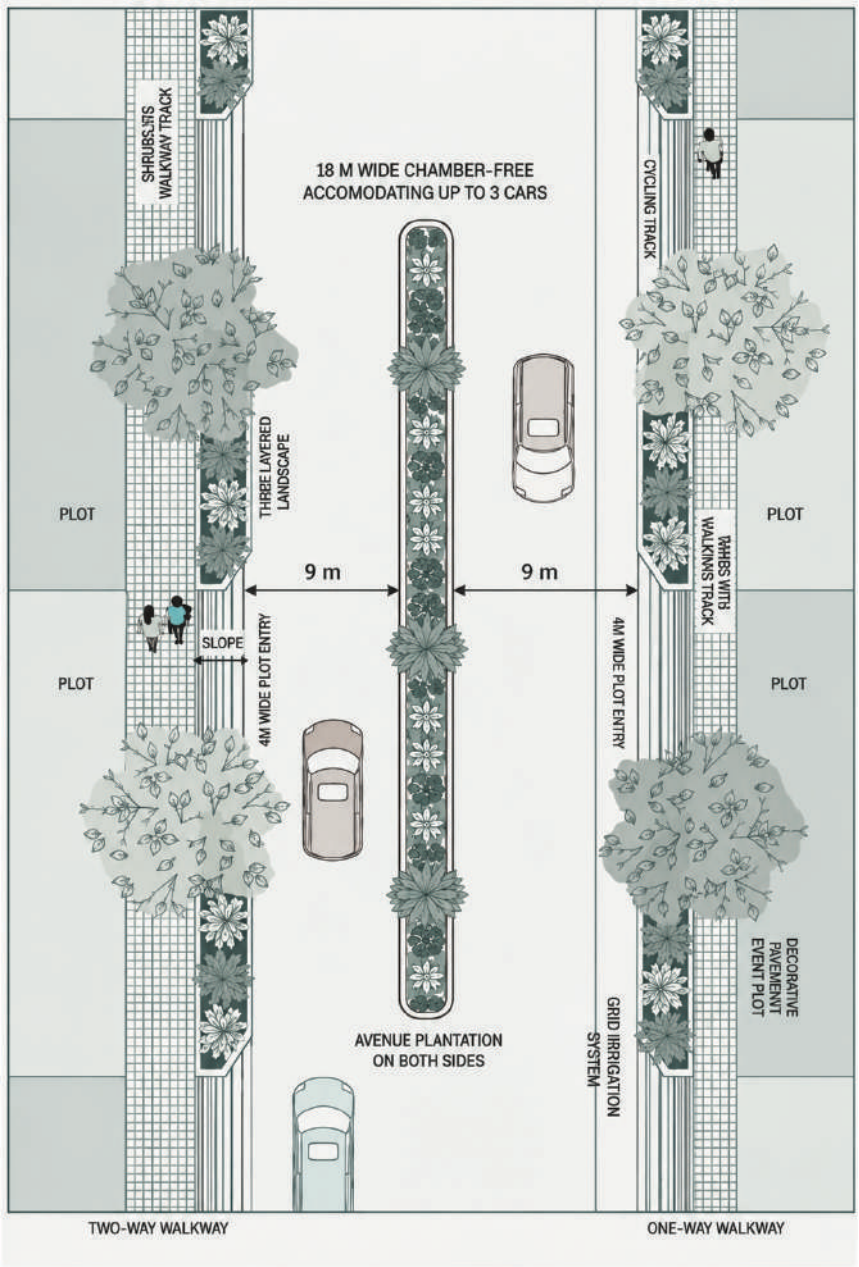
- Multi Purpose Lawn
- Open Party Hall
- Senior Citizen Park
- Reflexology Pathway



Roads worth coming home to.

Every plot at Mandara sits on a wide, well-planned road, so getting home is never a chore.

Landscaped avenues line the way, with room to walk, jog or cycle alongside. The drive in is smooth. The walk back out, on a cool evening, is better still.



24 Metre Roads

Avenue Plantation

Avenue plantation on both sides of the road designed to accommodate larger trees for enhanced privacy.

Seamless Walkways

Walkways are designed to ensure seamless walking by minimizing level differences at regular intervals.

Vehicular Movement

~9-meter-wide asphalt driveway accommodating two-way vehicular movement along with ample space for one car to be parked.

Chamber-Free Driveways

All chambers are planned below walkways or landscape areas.

Plot Entry

A dedicated 4-meter-wide entry to each plot, meticulously designed for effortless access.

Drip Irrigation

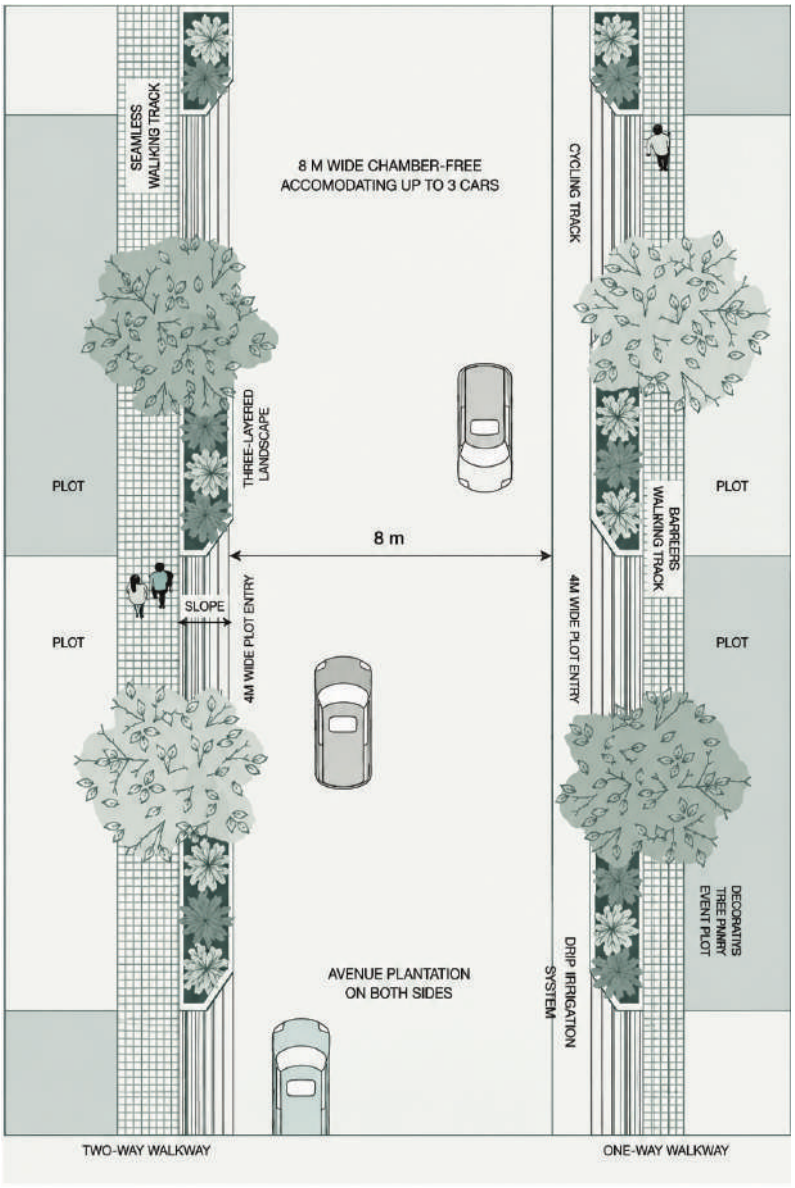
Drip irrigation system for hassle-free landscape maintenance.

Energy Efficient Lighting

A combination of solar-powered and electrical streetlights planned at regular intervals.

Three-Tiered Landscape

A three-tiered landscape blending tall and low shrubs with a tree, bringing nature to your doorstep.



12 Metre Roads

Avenue Plantation

Avenue plantation on both sides of the road designed to accommodate larger trees for enhanced privacy.

Seamless Walkways

Walkways are designed to ensure seamless walking by minimizing level differences at regular intervals.

Vehicular Movement

~8-meter-wide asphalt driveway accommodating two-way vehicular movement along with ample space for one car to be parked.

Chamber-Free Driveways

All chambers are planned below walkways or landscape areas.

Plot Entry

A dedicated 4-meter-wide entry to each plot, meticulously designed for effortless access.

Drip Irrigation

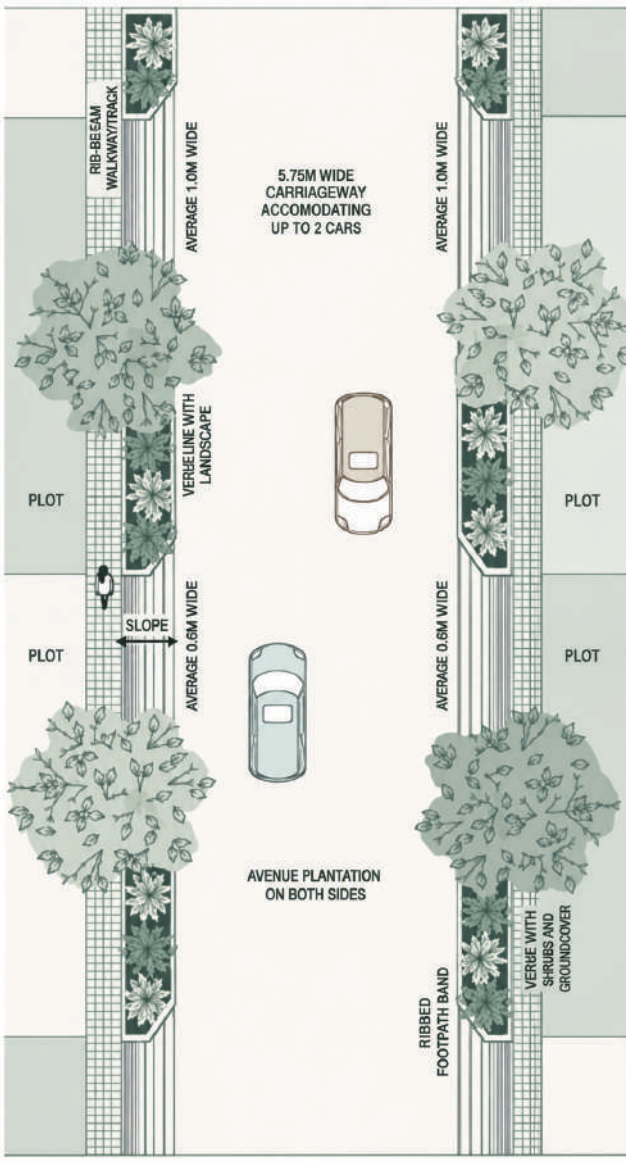
Drip irrigation system for hassle-free landscape maintenance.

Energy Efficient Lighting

A combination of solar-powered and electrical streetlights planned at regular intervals.

Three-Tiered Landscape

A three-tiered landscape blending tall and low shrubs with a tree, bringing nature to your doorstep.



9 Metre Roads

Avenue Plantation

Avenue plantation on both sides of the road designed to accommodate larger trees for enhanced privacy.

Seamless Walkways

Walkways are designed to ensure seamless walking by minimizing level differences at regular intervals.

Vehicular Movement

~5.75-meter-wide asphalt driveway accommodating two-way vehicular movement along with ample space for one car to be parked.

Chamber-Free Driveways

All chambers are planned below walkways or landscape areas.

Plot Entry

A dedicated 4-meter-wide entry to each plot, meticulously designed for effortless access.

Drip Irrigation

Drip irrigation system for hassle-free landscape maintenance.

Energy Efficient Lighting

A combination of solar-powered and electrical streetlights planned at regular intervals.

Three-Tiered Landscape

A three-tiered landscape blending tall and low shrubs with a tree, bringing nature to your doorstep.

Green lawns, tree-lined avenues

and open sky in every direction,
and fresh air at your door.

Mandara is being developed in phases across a total of up to 100 acres. With 18+ acres in Phase 1, green is the first thing you notice. Trees line the avenues and cast long shade over the roads, while gardens and parks give you somewhere to walk, sit or simply stop. Step out of your front gate and the greenery is already there, around you, as part of home.

4.12
Acres Open Space

1000+
Trees

25
VARIETIES OF FLORA

3.55
Acres Of Park



At Fortune One Mandara,

We live in the details.


Swimming Pool


Indoor Gym

- Designed with Thoughtful Lifestyle Amenities
- Thoughtfully Planned for Modern Living
- Smart Planning for Better Living
- Landscapes Designed with Care
- Thoughtful Living with Nature at Heart


Banquet Hall


Party Tarrace


To Bengaluru
To Hassan
47
86
CHINNAGRIDODDI
Mandya Rural
CHIKKA MANDYA
275
47
Panakanahalli
D'Mart Mandya
275
Srinivasapura
A and A
convention centre
FORTUNE ONE
MANDARA
DADDI
275
Guthalu
KONANAHALLI
Hotel
Antseayathi
(Adjacent)
Sit Ankanewara
Sarniny Temple
Sopjle
Hospital
(Adjacent)
275
To Bengaluru
CHANNAPPANEDDA
BENGALURU - MYSURU CORRIDOR
Chaitanya
Techne School
(Oprosite)
275
KFC
To Mysuru
Betaku resort
Mandya Institute
of Medical Sciences
Spandam Hospital
(A unit of Madya...
Kourya Grand
Family Restaurant
275
Mandya
Kamsadhenu
family restaurant
Prestige Xclusive
Ganeshinagar, Mandya
Bhoothana Hosur
PES College of
Engineering
GANDHINAGAR
Layout
YATTAGADAHALLI
Kiragandur
PES
KYATANAGERE
LAVOUT
Halahalli
Kabbunahalli
Sadvidya PU College
84
To Maddur
Healthcare
Temples
Shopping
Restaurants
Educational
Insittutes
Hotels / Resorts
N

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ISSUED
READY FOR REGISTRATION

FORTUNE ONE
MANDARA

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