

MAYSONS
TRADITIONALLY MODERN

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MAYSONS

NIRVANA

BE ENLIGHTENED



ABOUT MAYSONS

Headquartered in Bangalore, we are a team of architects, consultants, craftsmen and thinkers who collaborate with a simple vision of introducing contemporary Indian architecture to the masses - a creative synthesis of traditional sensibilities with the modern aspirations. We are committed to infuse this vision into every project we undertake, be it residential, commercial, institutional, healthcare, cultural or recreational.

At Maysons, we persevere to create holistic and sustainable living environments. Our designs reflect a deep sensitivity to the socio-environmental context. We employ the traditional wisdom and craftsmanship of the local community, promote the use of natural building materials and aim to re-establish the human-nature connection.



VISION

To introduce a unique living experience by developing a trend of contemporary Indian Architecture.

MISSION

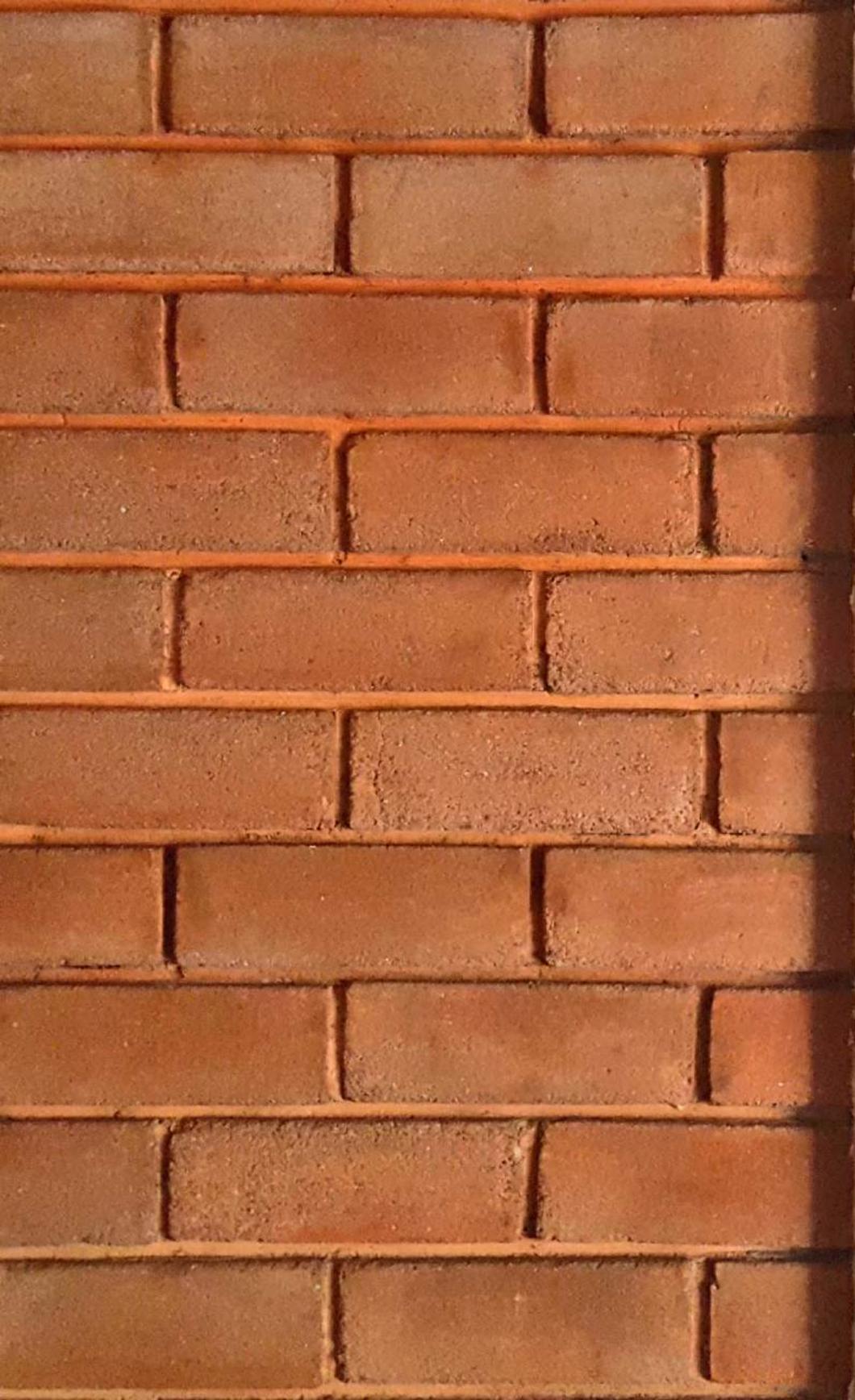
Our mission is to globalize local traditions and localize global Architecture. We achieve this by allowing our clients to experience a lifestyle derived through a seamless integration of local culture with contemporary trends, a taste of local in the global and classic in the contemporary.



PHILOSOPHY

We live in a world that is eternally evolving. Despite our modern lifestyles, we need a subtle slice of tradition in our homes and work spaces. It is true that the modern outlooks help us keep pace with the growing competition but it is our traditions that largely define our way of life. This is the very idea with which Maysons was conceived

Inspired by a Mason who aims to achieve precision and excellence in his craft, we understand the importance of little details that create a sense of place. For us, it is of utmost importance that the environment we build should be a seamless integration of the modern and traditional, of our aspirations and nostalgia.



DESIGN - EVIDENCE BASED DESIGN (EBD)

At Maysons, every project is unique as the design interventions are based on an in-depth scientific study called the Evidence-based design (EBD). Evidence-based design is the process of basing design decisions about the built environment on credible research to achieve the best possible outcomes. The predictable ways in which people react to their environment is used to develop designs that satisfy the fundamental physical and psychological human needs.

"One of the basic human requirement is the need to dwell, and one of the central human acts is the act of inhabiting, of concerning ourselves, however temporarily with a place on the planet which belongs to us, and to which we belong"(Charles Moore). This sense of belonging is what we aspire to achieve in every project we design and every clientele we cater to.



MAYSONS NIRVANA – A SUBLIME EXPRESSION OF TRADITIONAL AND MODERN LIFESTYLES

In the modern world, our time and energy is caught up in the frantic-rush of everyday life. We experience a multitude of emotions including anxiety, stress, and feel a sense of void. Nirvana is achieving a state of transcendence away from our everyday ordeals replete with freedom, bliss and perfect self-control. It can only be achieved when our lives are enriched with the feeling of abundance and in being one with nature.

This forms the very basis of Maysons-Nirvana.

Nirvana was conceived with the sheer need to reassert the connection between man and nature and experience tranquility engulfed in the wilderness. It will be that ideal place where one can find peace and purpose, rekindle their senses and feel more alive.



LOCATION - CHIKMAGALUR

Chikmagalur is situated in the Malenadu region of Karnataka in the foothills of the Western Ghats at an elevation of 1,090 meters above mean sea level. It is located 250kms away from Bangalore with a well-connected road network. Chikmagalur generally has a moderate to cool climate with the temperature varying from 11-20 °C during winter to 25-32 °C during summer. The quaint city is surrounded by mountains with high forest cover, coffee plantations, lakes and waterfalls.

At Maysons, we have a strong predilection to adapt our designs to make the most of the site's climate, topography, social and cultural context. Chikmagalur with its idyllic weather and picturesque landscape sets an ideal backdrop that is embraced in our designs to create spaces that reflect and complement its environment.



NIRVANA - Planning

Maysons Nirvana is conceived with the firm's philosophy of being 'Traditionally Modern'. While locally available time-tested materials like adobe, wood, stone, lime plaster and oxide finishes are extensively used, the design also incorporates large glass openings, skylights and energy efficient technology.

The community at Nirvana will not only grow within the realms of nature but it will also aim to nurture it. Large portions of the site and the plots have been retained thus preserving part of the natural habitat. Extensive collaborations have been done to address and implement ecological design, energy efficiency, use of renewable resources and rain-water harvesting in the project. Through effective water management, the surface runoff is collected to form water bodies that will recharge the ground water, enrich local bio-diversity, create interesting and thriving community spaces.



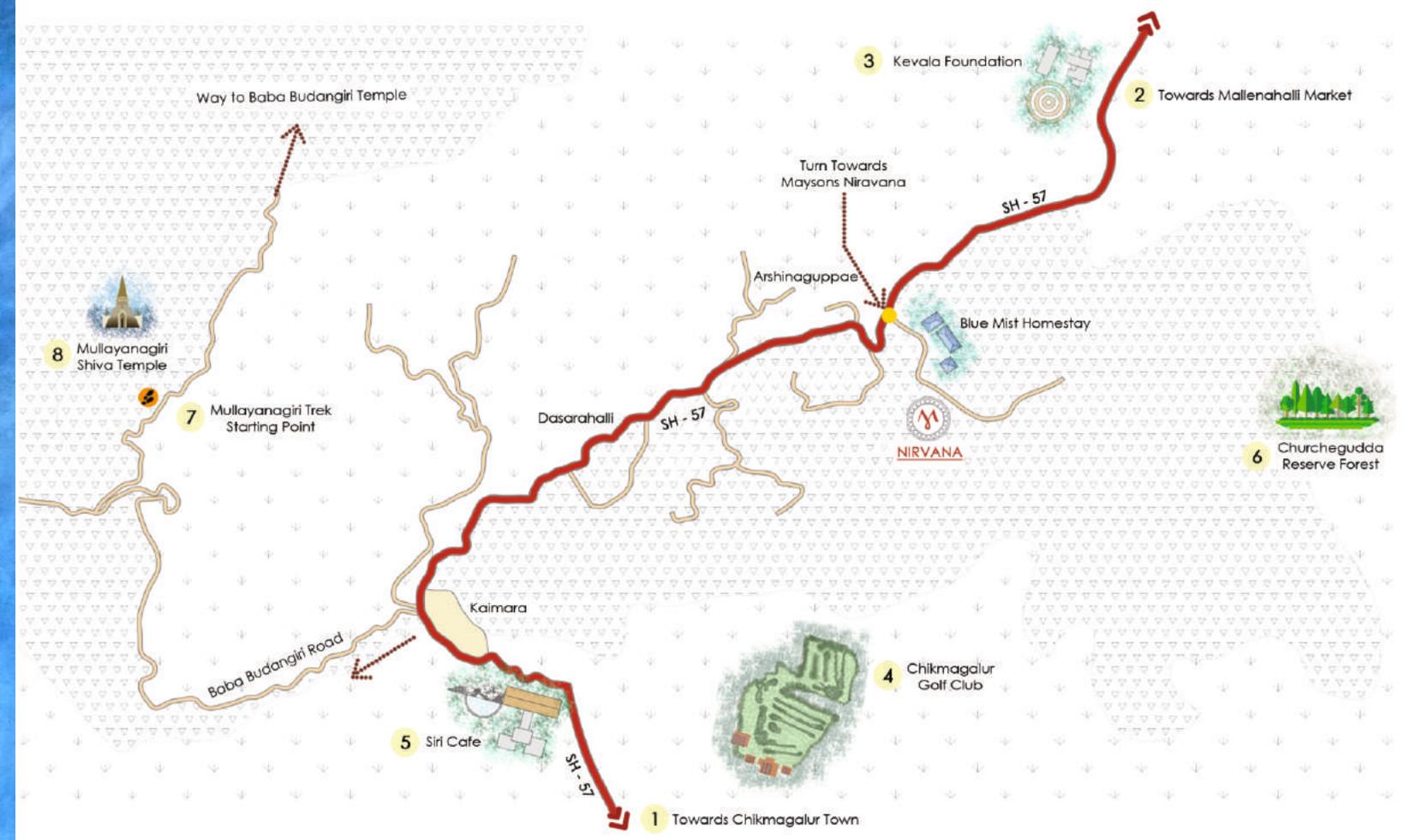
NIRVANA - Design

There has been a conscious effort to retain and symbiotically integrate the topography, views and natural vegetation of the land into the built form. The design of the villa is therefore characteristic to each plot without aping one another. Our homes are planned to be extremely functional with good lighting and ventilation. It will be enveloped by soaring silver oaks and the lush foliage of the jungle trees as spaces from inside and outside blend into one another.

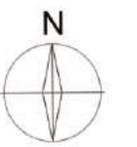
The individual clients have the option of choosing the size of the villa based on their personal preferences. However, the language in terms of the materials used, architecture and interaction of the built form with its surroundings will remain consistent.

At Nirvana, the clubhouse will have more than just amenities. It will be about bringing a sense of community that extends beyond the boundaries of the project to create new spectrum of experiences. This will be driven through the activities, architecture and flow of spaces that will promote healthy communal living.

LOCATION MAP



1. Center of Chikmagalur town - 13.8 kms
2. Mallenahalli Market - 4.6 kms
3. Kevala Foundation - 4.5 kms
4. Chikmagalur Golf Club - 11.1 kms
5. Siri Cafe - 6.9 kms
6. Churchegudda Reserve Forest - 18.6 kms
7. Mullayanagiri Trek Starting Point - 12.5 kms
8. Mullayanagiri Shiva Temple - 19.5 kms





SITE PLAN





AMENITIES

- Swimming Pool
- Gymnasium
- Multi purpose hall
- Restaurants
- View points

SPECIFICATIONS

STRUCTURE

Seismic Zone II compliant RCC Framed Structure

INTERNAL & EXTERNAL FINISH

Internal Walls: Smooth Lime Plaster Finish,

Premium Emulsion Paint and CSEB Masonry

External Walls: Lime Plaster Finish, Wood

Cladding and mud plaster

Sloping Roof: Hard Wood, Marine Plywood, Steel sections, and Terra cotta Tiles

FLOORING

Living Room & Bedroom: Leather Finish Natural

Stone such as Tandoor, Shabad and Kota

Master Bedroom: Hardwood Floor

Dining & Kitchen: Polished Kota Stone countertops

Balcony and Terrace: Natural Stone such as Tandoor, Shabad and Kota

DOORS & WINDOWS

Frame and Shutter: Polished Hardwood and Clear Glass

Hardware Fixtures: Brass Finish

Window Grills: Powder Coated MS Sections

STAIRCASE

Hardwood and Black Metal Staircase and Railing

KITCHEN

Counter Top: Granite or Polished Cement

Wall Dadoing: Polished Cement 1 foot high from the Counter

TOILET

Wall Cladding: Polished Cement, Emulsion Paint, and/or Tile Cladding

Flooring: Anti-Skid Natural Stone

Bath Fixtures: Jaguar Queens Model or equivalent

Ceramics: Cera, Jaguar, Duravit or equivalent

Basin Top Counter: Black Granite or Polished Cement

PLUMBING

IS Standard Porcelain and Chromium Plated

Fittings

IS Standard Foul Drainage and Water Distribution Pipes

ELECTRICAL

Electrical, TV, Communication, and

Air-Conditioning Points in Living and Bedrooms

Good Quality Electrical Wires and Switches

Earth Leakage Circuit Breakers (ELCBs)

Protection for Main Distribution

DG or Solar Backup for Amenities

MAYSONS NIRVANA AREA OF PLOTS

Plot 1 : 19,224 sq.ft

Plot 2 : 1,948 sq.ft

Plot 3 : 1,690 sq.ft

Plot 4 : 1,550 sq.ft

Plot 5 : 1,270 sq.ft

Plot 6 : 1,593 sq.ft

Plot 7 : 1,550 sq.ft

Plot 8 : 1,313 sq.ft

Plot 9 : 1,335 sq.ft

Plot 10 : 3,348 sq.ft

Plot 11 : 3,907 sq.ft

Plot 12 : 4,230sq.ft

Plot 13 : 5,425 sq.ft

Plot 14 : 5,813 sq.ft

Plot 15 : 8,181 sq.ft

Plot 16 : 4,661 sq.ft

Plot 17 : 3,391 sq.ft

Plot 18 : 3,574 sq.ft

Plot 19 : 3,412 sq.ft

Plot 20 : 3,660 sq.ft

Plot 21 : 3,649 sq.ft

Plot 22 : 3,488 sq.ft

Plot 23 : 3,778 sq.ft

Plot 24 : 3,531 sq.ft

Plot 25 : 3,638 sq.ft

Plot 26 : 3,283 sq.ft

Plot 27 : 3,272 sq.ft

Plot 28 : 6,340 sq.ft

Plot 29 : 7,341 sq.ft

Plot 30 : 6,394 sq.ft

Plot 31 : 6,222 sq.ft

Plot 32 : 4,047 sq.ft

Plot 33 : 4,865 sq.ft

Plot 34 : 5,242 sq.ft

Plot 35 : 4,682 sq.ft

Plot 36 : 4,758 sq.ft

Plot 37 : 8,234 sq.ft

Plot 38 : 4,962 sq.ft

Plot 39 : 3,757 sq.ft

Plot 40 : 9,139 sq.ft



Street View



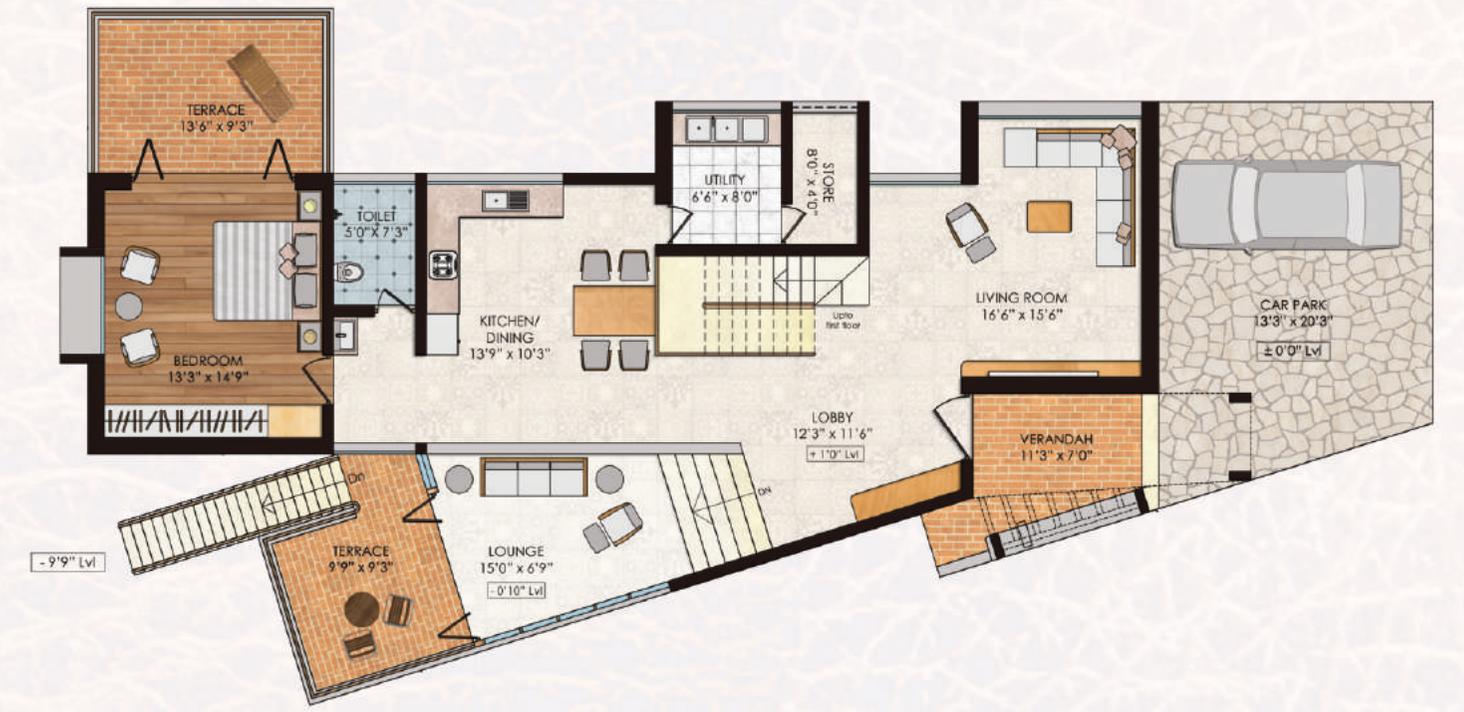
SITE PLAN

PLOT AREA : 4230 sq.ft
 BUILT UP AREA : 3089 sq.ft
 Ground floor : 1749 sq.ft
 First floor : 1249 sq.ft

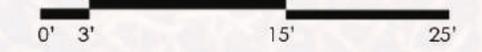
3 BHK [Villa 12]



FIRST FLOOR PLAN



GROUND FLOOR PLAN





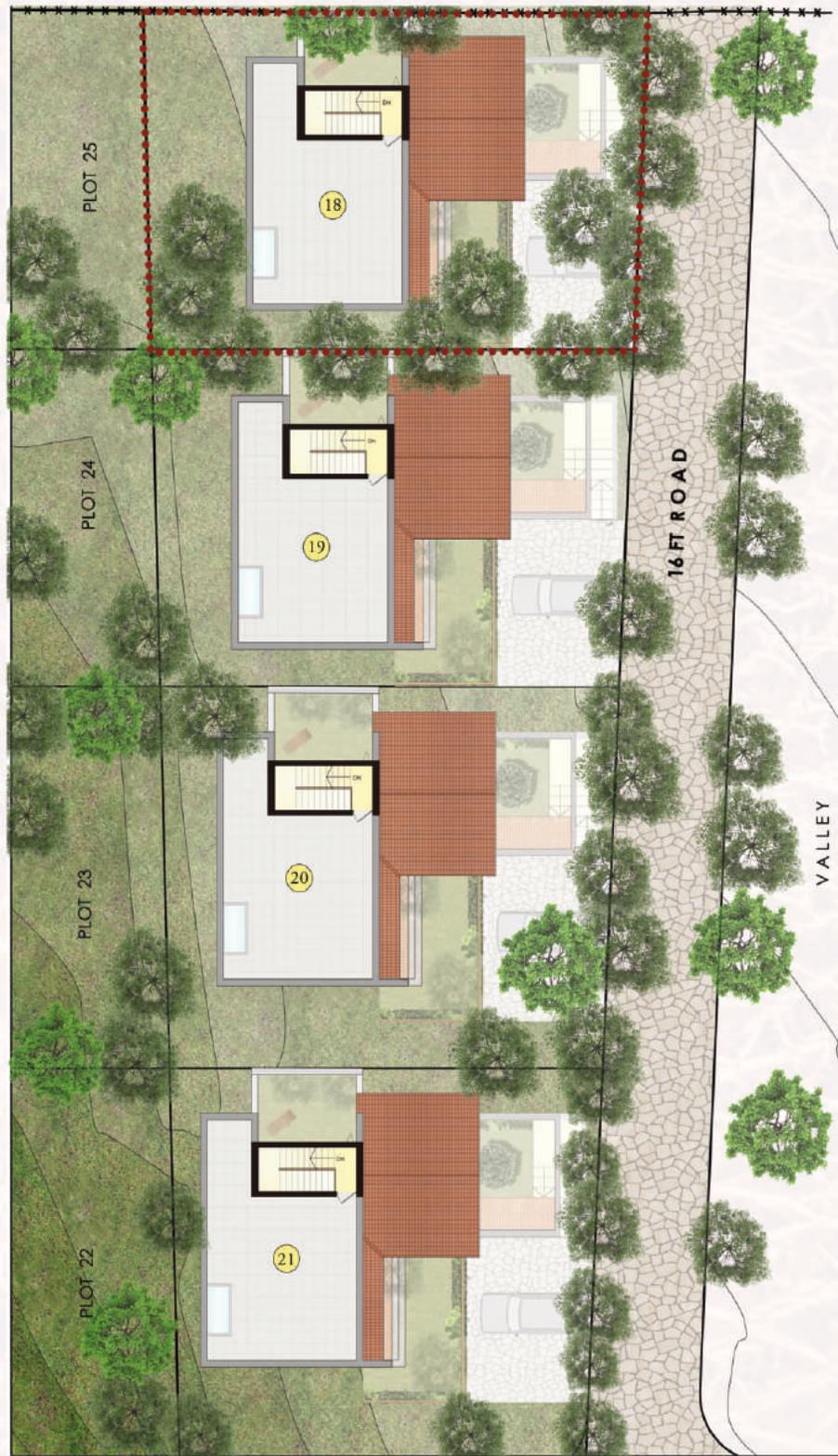
3 BHK [Villa 12]



0' 3' 15' 25'

PLOT AREA : 3574 sq.ft
BUILT UP AREA : 2045 sq.ft
Ground floor : 1098 sq.ft
First floor : 818 sq.ft

1 BHK [Villa 18]



SITE PLAN

FIRST FLOOR PLAN



GROUND FLOOR PLAN



0' 3' 15' 25'



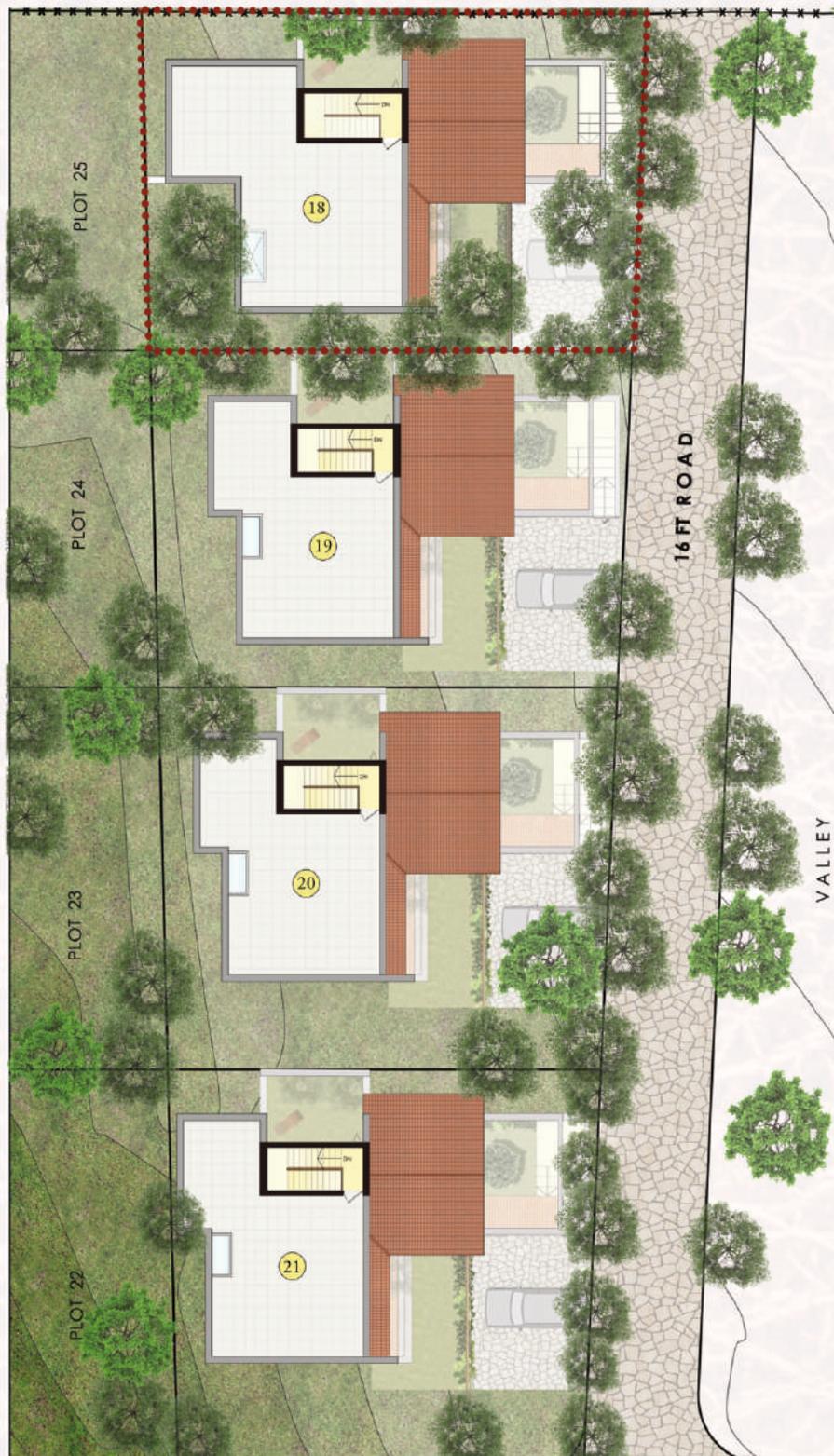
Villa 18



0' 3' 15' 25'

PLOT AREA : 3574 sq.ft
BUILT UP AREA : 2519 sq.ft
Ground floor : 1324 sq.ft
First floor : 1066 sq.ft

3 BHK [Villa 18]



SITE PLAN



FIRST FLOOR PLAN

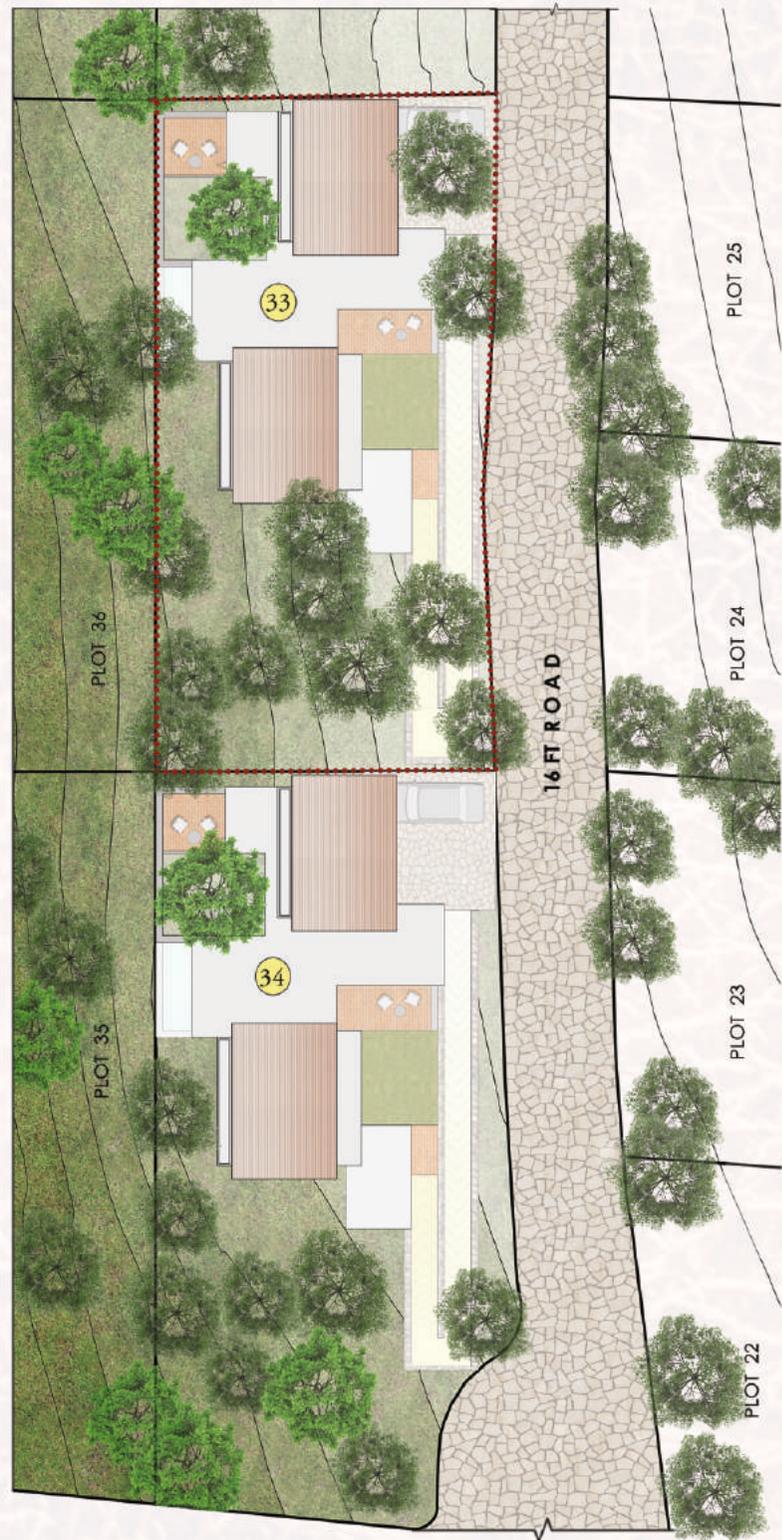


GROUND FLOOR PLAN

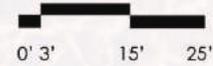
0' 3' 15' 25'



Street View



SITE PLAN



PLOT AREA : 4865 sq.ft
 BUILT UP AREA : 2810 sq.ft
 Ground floor : 1475 sq.ft
 First floor : 1335 sq.ft

3 BHK [Villa 33]



FIRST FLOOR PLAN



GROUND FLOOR PLAN

16 FT ROAD





3 BHK [Villa 33]



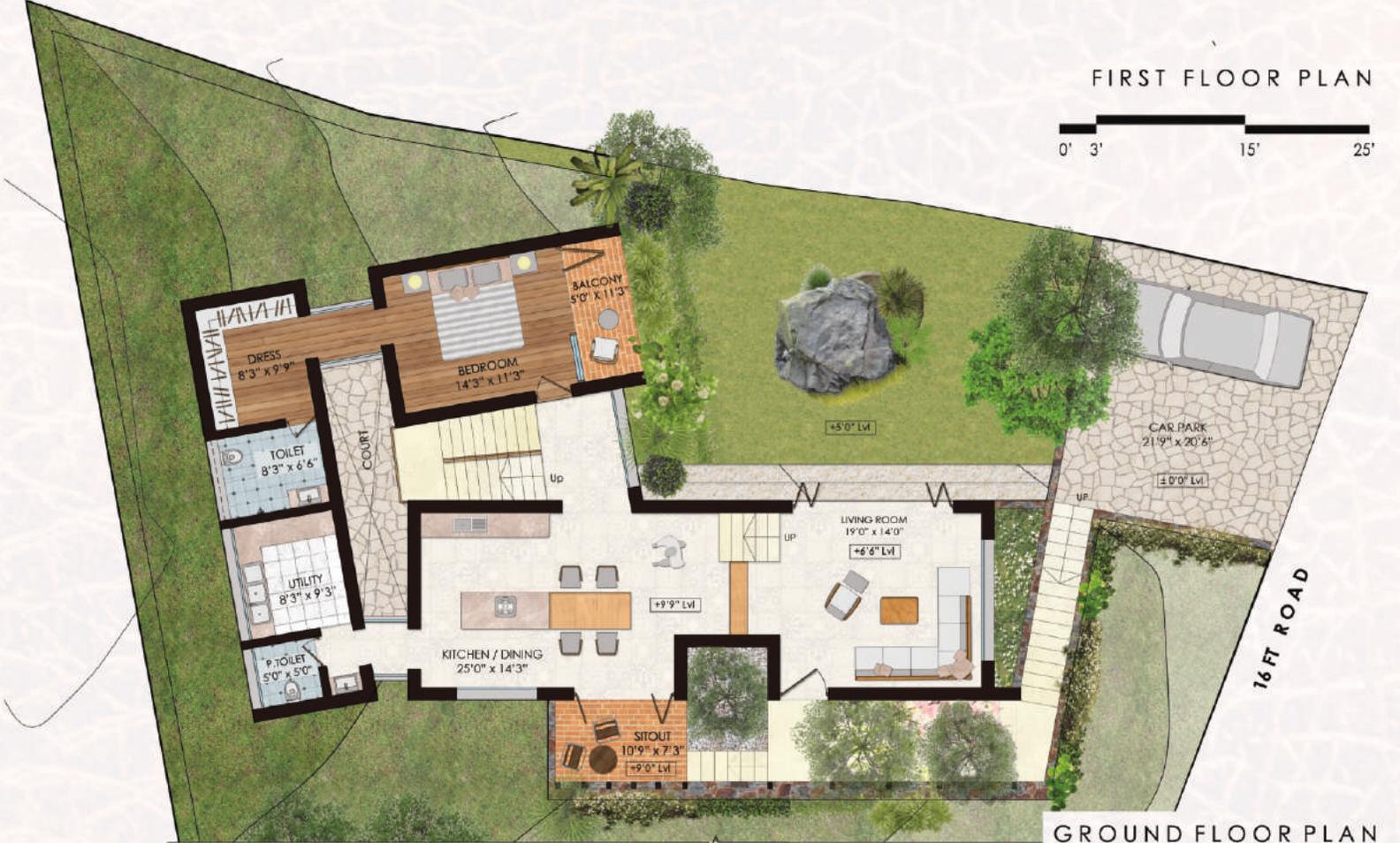
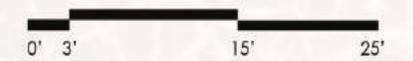
SITE PLAN

PLOT AREA : 9139.00 sq.ft
 BUILT UP AREA : 3240.00 sq.ft
 Ground floor : 1981.00 sq.ft
 First floor : 1259.00 sq.ft

3 B H K [Villa 40]



FIRST FLOOR PLAN



GROUND FLOOR PLAN



3 BHK [Villa 40]

INVESTMENT OPPORTUNITY

Maysons Nirvana is in talks to collaborate with a few global brands to manage and operate the property. The buyer of a villa in Maysons Nirvana will directly get into a contract with the operator for maintenance and administration. The villa owner can choose to either pay an annual maintenance fee or rent it out to visitors through the operator. With only a prior notice, the owners will have the liberty to use their property at any time of their choice. At other times, the villa will be let out to tourists and corporate clients that will generate a return on investment. We aim to tap on the high demand for offbeat serene environments among tourists and corporate event managers. Maysons Nirvana will serve as an ideal location for them.

