

LAXMI  
GOVIND

KADRI ALVARES ROAD, MANGALURU

EXPERIENCE THE SERENITY OF KADRI



## DISCOVER LUXURIOUS LIVING AT LAXMI GOVIND

Welcome to Laxmi Govind, where elegance meets comfort in the heart of Mangaluru. This exceptional residential project, comprising ground plus five floors, is designed to offer you the perfect blend of modern living and tranquil surroundings.

Laxmi Govind features 25 spacious and well-planned apartments, with four 3BHK and one 2BHK on each floor. The 2BHK apartments span 1188 square feet, while the 3BHK units range from 1626 to 1744 square feet, ensuring ample space for your family's needs. The ground floor offers dedicated car parking, while the rooftop boasts a covered community space for social gatherings and relaxation.

Located in the serene Kadri Alvares Road locality, Laxmi Govind provides easy access to schools, colleges, places of worship, public transport, markets, and shopping centers. Promoted by Land Trades Builders and Developers, Mangaluru's premier property developers with 32 years of experience and 42 completed projects, this project exemplifies high-quality construction, transparency, and timely completion.

Approved by RERA and all other mandatory authorities, Laxmi Govind is a home like no other. It's where quality, comfort and convenience synchronize in optimum harmony.

### **G+5 Floors**

[Ground Floor with Parking ]

### **25 Flats**

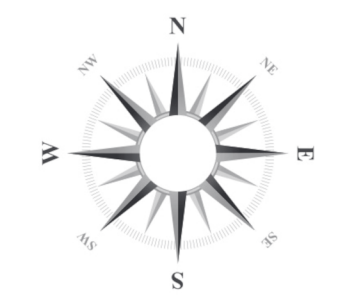
3 BHK – 20 Flats | 2 BHK – 5 Flats



# TYPICAL FLOOR PLAN



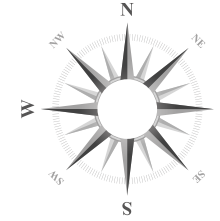
FLAT NO	TYPE	SALEABLE AREA
01	3 BHK	1701.00
02	3 BHK	1705.00
03	2 BHK	1188.00
04	3 BHK	1744.00
05	3 BHK	1626.00
<b>TOTAL</b>		<b>7964.00</b>



# #F1

1701.00SFT

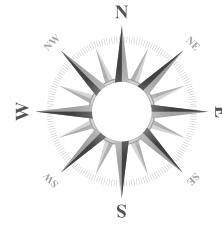
3 BED ROOM | 3 BATH ROOM



# #F2

1705.00sFT

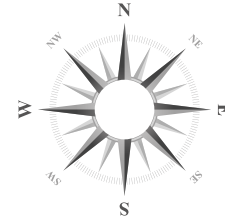
3 BED ROOM | 3 BATH ROOM



# #F3

1188.00sft

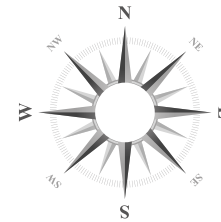
2 BED ROOM | 2 BATH ROOM



# #F4

1744.00sFT

3 BED ROOM | 3 BATH ROOM

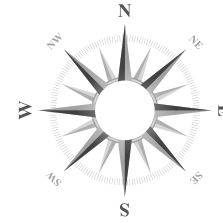




# #F5

1626.00sft

3 BED ROOM | 3 BATH ROOM





ELEGANCE IN EVERY CORNER

# HIGHLIGHTS

- Ground Floor + 5 storied Apartment Building consists of Two and Three BHK flats.
- Ground Floor consists of Car Parks, Entrance Lobby / visitor's lounge, Electrical Panel Room, Watchman room, General Toilet
- 2 High-speed Automatic Lifts - One 15-passenger Service lift and another 10-passenger lift.
- Centralized Gas Bank and Reticulated Gas pipeline connections to Kitchens
- 100% power back up with Generator .
- Electronic Surveillance cameras in and around the building
- 24x7 Security in the building.
- Rain water harvesting system
- Bore well/ Open well water facility along with the corporation water connection
- UG Sump Tank & Overhead Water Tank with necessary Pumps
- Water treatment plant (WTP) for domestic purpose
- Bio organic waste converter equipment (OWC)
- Granite flooring for Entrance lobby
- Granite/Tile Flooring for common areas & staircase
- Safety Railings for balconies and staircases
- VDF concrete flooring or premium quality concrete interlock paving blocks for Car parking area & Yard
- Premium quality anti skid Vitrified Tile flooring in terrace.
- Provision for Electric Car Charging points.

# SPECIFICATIONS

## GENERAL

- Fully framed RCC structure with External Walls constructed in Laterite Stone Masonry and Concrete Solid Blocks/Laterite Masonry for Partition walls
- Building internal walls and ceilings are finished with single coat smooth finish cement plaster and external walls have double coat sponge finish cement plaster
- RCC overhead water tank above terrace and water storage sump tank at Ground Floor
- Premium quality Vitrified/GVT/PGVT tiles for Main Flooring inside the flats
- Premium quality glazed tiles for toilet walls and anti skid tiles for toilet flooring
- Premium quality anti skid tiles for balcony and work area flooring
- Granite counter for dinning wash basin
- Wooden frames with veneer fitted flush door shutter with melamine polish finish for main doors with Premium Quality fittings & branded door lock.
- Hard Wood door frames with laminate finish Flush door Shutter with enamel painting and premium quality Ironmongery for bedroom doors
- Concrete frame with Fibro Tech door shutter with premium quality fittings for toilets
- Anodized / powder coated Aluminum Glazed windows with safety grills & provision for Misquote Mesh
- Anodized/ powder coated Aluminum Glazed French Windows with provision for Misquote Mesh for balconies
- Anodized/ powder coated Aluminum Glazed Ventilators with provision for fitting exhaust fan in toilets
- Modular electrical Switches and Premium Quality Wires and DB fittings
- Premium quality plumbing and sanitary fittings in toilets and dining
- Premium quality electrical fittings for balconies, common areas, facilities, car parking areas, yard compound wall & gates
- Premium interior emulsion painting over the putty finished internal walls & ceilings.
- Exterior grade emulsion painting for external walls
- Melamine polish for main door frame & shutter
- Enamel Paint finish for Internal door frame.
- All the metal surfaces coated with metal primer and painted with enamel grade color



## ELECTRICAL

- Power allotment for 2 BHK is 5 kw, for 3 BHK flat is 7 kw.
- Premium quality PVC insulated cables, DB accessories and modular switches

### LIVING & DINNING

- Adequate Lights & Fan points
- T.V. point with DTH/Cable point
- Telephone and WiFi point
- Video Door phone point
- AC points for Living & Dinning area

### BED ROOMS

- Adequate Lights & Fan points
- T.V. point in Master Bed rooms
- Telephone connection in Master bedroom
- 1 no. of AC point each for all Bed rooms

### KITCHEN

- Adequate Lights & Fan points

- Adequate Power Points, Provision for Chimney & Exhaust Fan
- Electrical Provision for Water Purifier near Sink
- Reticulated Gas pipeline connection and gas meter.
- Provision for Washing Machine at Work Area

### BALCONY

- Ceiling Light point with Fitting
- 5 amps Switch & Socket

### BATH ROOMS

- Adequate Lights Points
- 5 Amps Switch & Socket
- Electrical Provision for Geyser & Exhaust Fan

### PLUMBING

- Premium quality branded plumbing pipes and fittings for pressure tested pipelines of water supply & drainage network
- Gravity flow type water supply system
- Separate STP treated water pipeline network for w/c flush

### BATHROOMS

- R.C.C Sunken Slabs treated for water proofing in all Bathrooms.
- Pressure Checked Plumbing and Drainage lines
- Concealed Flush Valves for EWC Flush
- Single Lever Diverter Shower unit for all Bath Rooms
- Premium quality Branded Wash Basin & Wall mounted E.W.C. in Toilets
- Premium quality Branded C P Plumbing Fittings
- Premium quality Branded Health Faucet in all Toilets
- Water line Provision for Geyser in all Toilets

### KITCHEN

- Water line Provision for Water Purifier in all Kitchens
- Water line Provision for Washing Machine in Work Area



## KEY DISTANCE

Kadri Market - 500 mtrs  
 Kadri Temple - 650 mtrs  
 City & Tejaswini Hospital - 800 mtrs  
 St. Agnes College - 1.1 kms

Kadri Park - 1.3 kms  
 KSRTC Bus Station - 2.5 kms  
 City Center - 3.0 kms  
 Railway Station - 3.5 kms  
 Airport - 12 kms

# STAND OUT FEATURES!

**42**  
Completed Projects

**42+**  
Lakh Sq. ft. Executed

**16+**  
Lakh Sq. ft. under Construction

**3500+** **HAPPY CUSTOMERS**

- **ISO 9000 :2015** Certified Organisation.
- **DA2 CRISIL** Developer Rating.
- **100%** Transparency, Quality, On-time Delivery.
- **Only Firm** with External Audit for Projects by CRISIL.
- Pioneered in providing **Futuristic Lifestyle**.

**SINCE**  
**1992**



# ONGOING PROJECTS



**ALTURA**  
BENDLOORWELL



**SHIVABAGH**  
KADRI



**MAHALAXMI**  
ALAKE, KUDROLI



**PRISTINE**  
CHILIMBI

## PROMOTERS



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## ARCHITECTS

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