



COCO  
GROOVE  
*Sriqandha*

A tropical scene with palm trees and a bright sunburst effect. The sun is low in the sky, creating a warm, golden glow that filters through the palm fronds. The foreground shows a paved area, possibly a patio or walkway, leading towards the trees. The overall atmosphere is peaceful and serene.

*The Art of*  
**DOING NOTHING.**

**HERE, NOTHING IS SCHEDULED.**

You wake when the light enters.  
You walk under coconut shade.  
You sit by water that belongs only to you.

No neighbours in your sightline.  
No traffic in your earshot.  
No performance required.

**Refresh — without stimulation.  
Rejuvenate — without instruction.  
Relax — without expectation.**

*A Private Estate*  
IN THE TENDER  
COCONUT HEARTLAND  
OF KARNATAKA

More than a weekend home,  
Coco Grove is a deliberately limited estate crafted for those  
who seek privacy, permanence, and the luxury of unhurried time.

Located just 2 km from the Bengaluru–Mysuru Highway,  
Coco Grove offers seamless access while remaining  
deeply rooted in an agriculturally rich, water-secure landscape.

A 2,500 sq. ft. contemporary  
vernacular villa



Personal sauna rooms (selected homes)



Low-density planning  
with wide internal roads and  
landscaped buffers



Generous private plots starting from  
over 6,278 sq. ft.



Private water features  
and plunge pools



A wide, tree-lined street with a paved road and sidewalks. A dark car is driving away in the center. A person in a light-colored suit is walking on the right sidewalk. The street is flanked by tall, leafy trees, some with red flowers. A black street lamp is visible on the left. The scene is bathed in warm, golden light, suggesting late afternoon or early morning.

# Coco Grove.

Where space is not measured in square feet, but in stillness.

Some places are built to impress. Others are built to endure.

Coco Grove is  
Built to let youPause.

A woman in silhouette is stretching in a room with large windows. The light from the windows creates a warm, golden glow. A large palm leaf is visible in the upper left corner. The text 'After THE WEEK.' is overlaid on the left side of the image.

*After*  
**THE WEEK.**

Life in leadership rarely slows.  
Decisions stack.  
Schedules tighten.  
Conversations rarely end.

*Coco Grove*

was imagined as a counterpoint.

An estate where time softens.  
Where mornings arrive without urgency.  
Where success rests quietly under open skies.

**Not an escape. A return.**



*The soil is red.*

The air is unhurried.

The horizon is uninterrupted.

Coco Grove is shaped by land that has lived long before it was planned.

Madanaikanahalli, Maddur Taluk.  
A region known for water security, fertile soil, and agricultural prosperity

Where the land has always been worked, nurtured, and sustained.

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**Coconut is not landscaping.  
It is legacy.**

*Rooted*  
IN MANDYA.

SET WITHIN AN EXISTING COCONUT AND ARECANUT PLANTATION



*Where*  
NOTHING IS  
ARTIFICIAL.



*Limited.*  
 INTENTIONAL.  
 RARE.

Spread across 5 acres

Comprises just 20 villas



Wide internal roads.



Generous setbacks.



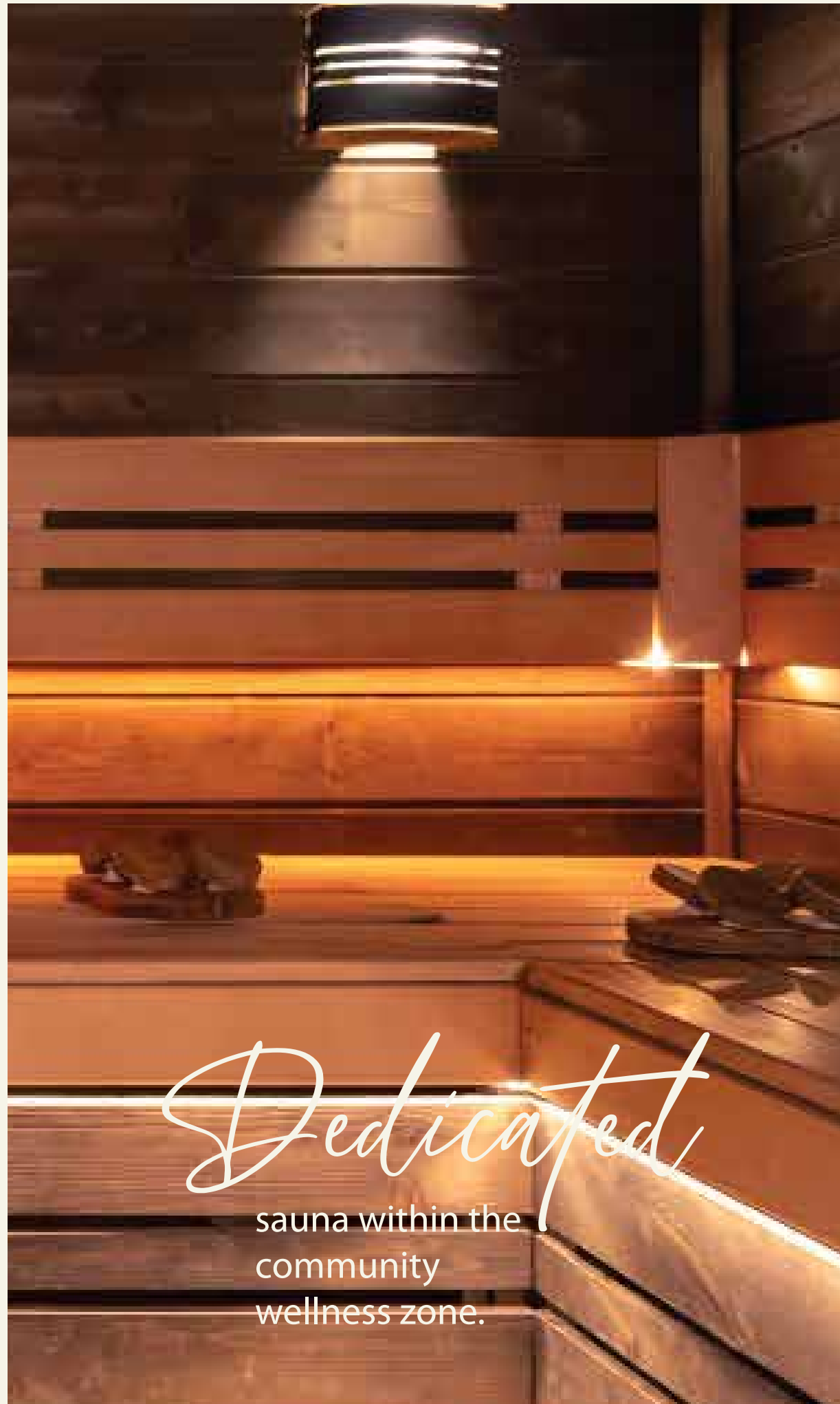
Clear boundaries through gabion walls

Expansive openness that lets the landscape remain uninterrupted.

not as leftover space, but as breathing room.

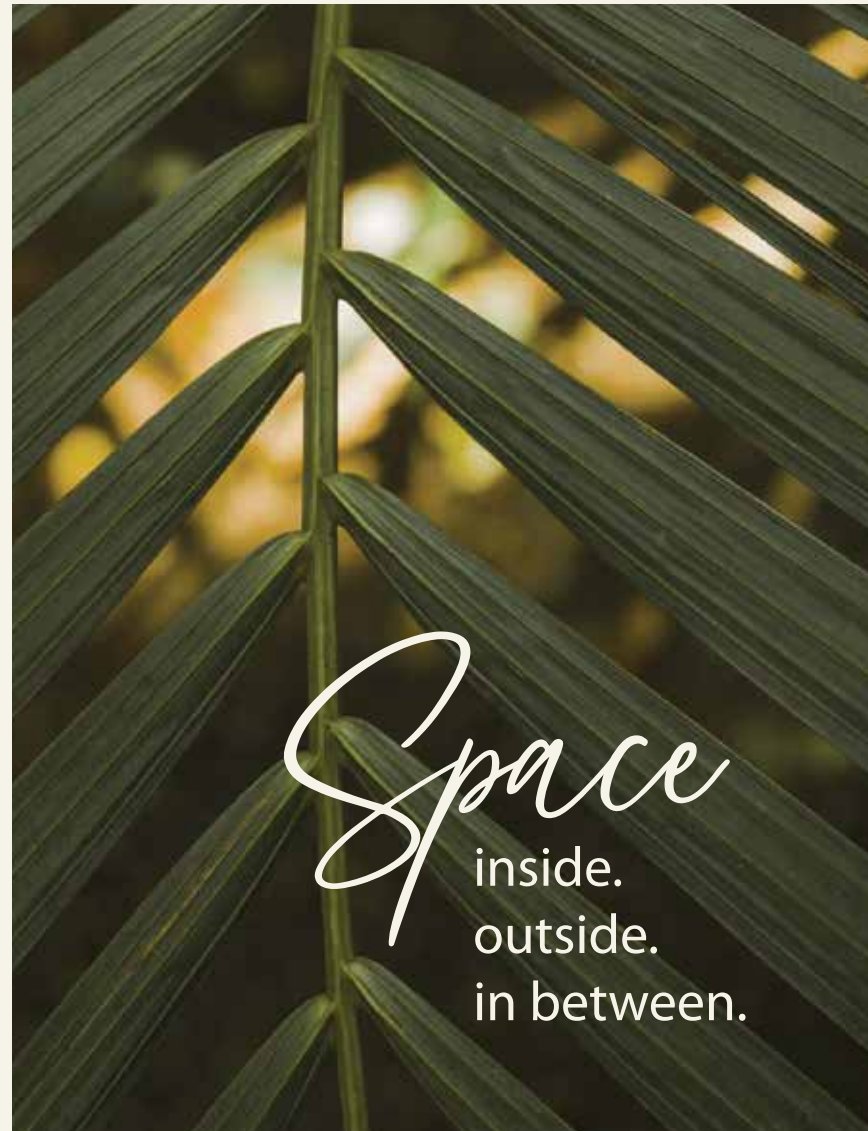
**Low density is not a feature here.  
 It is the foundation.**





*Dedicated*

sauna within the community wellness zone.



*Space*  
inside.  
outside.  
in between.



*Private* plunge pools.



*Integrated*  
water body  
at all homes

*Expansive*  
**BY DESIGN.**

EACH VILLA STANDS ON PLOTS STARTING FROM  
OVER **6,278 SQ. FT.** WITH A **BUILT-UP AREA OF 2,500 SQ. FT.**







Not indulgence.  
*Privacy*  
perfected

# *Contemporary.* VERNACULAR. GROUNDED.

## COCO GROVE ADOPTS A CONTEMPORARY VERNACULAR APPROACH

Modern spatial planning shaped by regional material intelligence.

-  Sloping tiled roofs.
-  Earth-built walls, left natural and breathable.
-  Stone that anchors the home to the land.
-  Large glazed openings.

The façade does not dominate the land.  
It belongs to it.

Vertical louvers and deep projections allow passive cooling

**Light enters deliberately.**  
**Air circulates naturally.**



THIS IS  
ARCHITECTURE THAT  
*breathes.*





*Built*  
WHERE THE LAND  
ALREADY KNOWS  
HOW TO LIVE.



*Community*  
exists —  
without crowding.



The  
*pool*  
reflects sky,  
not spectacle.



# *Amenities*

- 01- Multipurpose hall
- 02- Swimming pool
- 03- Therapy room
- 04- Indoor play area
- 05- Gym

# *Quietly* CONNECTED.

COCO GROVE INCLUDES THOUGHTFULLY  
CURATED AMENITIES



Here,  
*amenities*  
are not the centre.  
The land is.



Community exists  
— without crowding.

# Connected. YET SET APART.



Just 2 km from NH-275  
(Bengaluru–Mysuru Highway) and 6 km from SH-17.



Seamless access for quick weekend getaways



Surrounded by established communities and developments



Everyday essentials — cafés, supermarkets, and retail  
within easy reach



Not isolated, yet completely removed from urban noise



Set within a region known for fertility, water security,  
and long-term growth



Maddur Railway Station lies within reach.  
Bengaluru and Mysuru remain accessible.

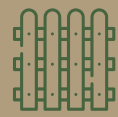


Mandya's agricultural prosperity and  
emerging infrastructure developments



# Built WITH RESPECT.

EXISTING TREES ARE RETAINED.



Gabion boundary walls promote drainage and reduce excessive concrete



Granite stone pathways use locally sourced material .



Water bodies enhance microclimate cooling



The entrance preserves natural elements — tree trunk and stone integrated into arrival

**The land was not cleared to build.  
It was understood.**



A modern house with large windows and a garden with a pond. The house has a brick facade and large windows with wooden shutters. The garden is lush with greenery, including a large tree with white flowers, a palm tree, and a pond with lily pads and purple flowers. The text is overlaid on the right side of the image.

THE LAND WAS  
NOT CLEARED TO BUILD.  
*It was understood.*

# VILLA PLANS

## EAST FACED



- |                   |                  |                    |                |
|-------------------|------------------|--------------------|----------------|
| 1- Entrance patio | 6- Wet kitchen   | 11- Bedroom 1      | 16- Store room |
| 2- Foyer          | 7- Planter strip | 12- Walk in closet | 17- Bedroom 3  |
| 3- Living room    | 8- Powder toilet | 13- Washroom       | 18- Courtyard  |
| 4- Dining         | 9- Outdoor deck  | 14- Balcony        | 19- Parking    |
| 5- Dry kitchen    | 10- Waterbody    | 15- Bedroom 2      |                |



# VILLA PLANS

## WEST FACED



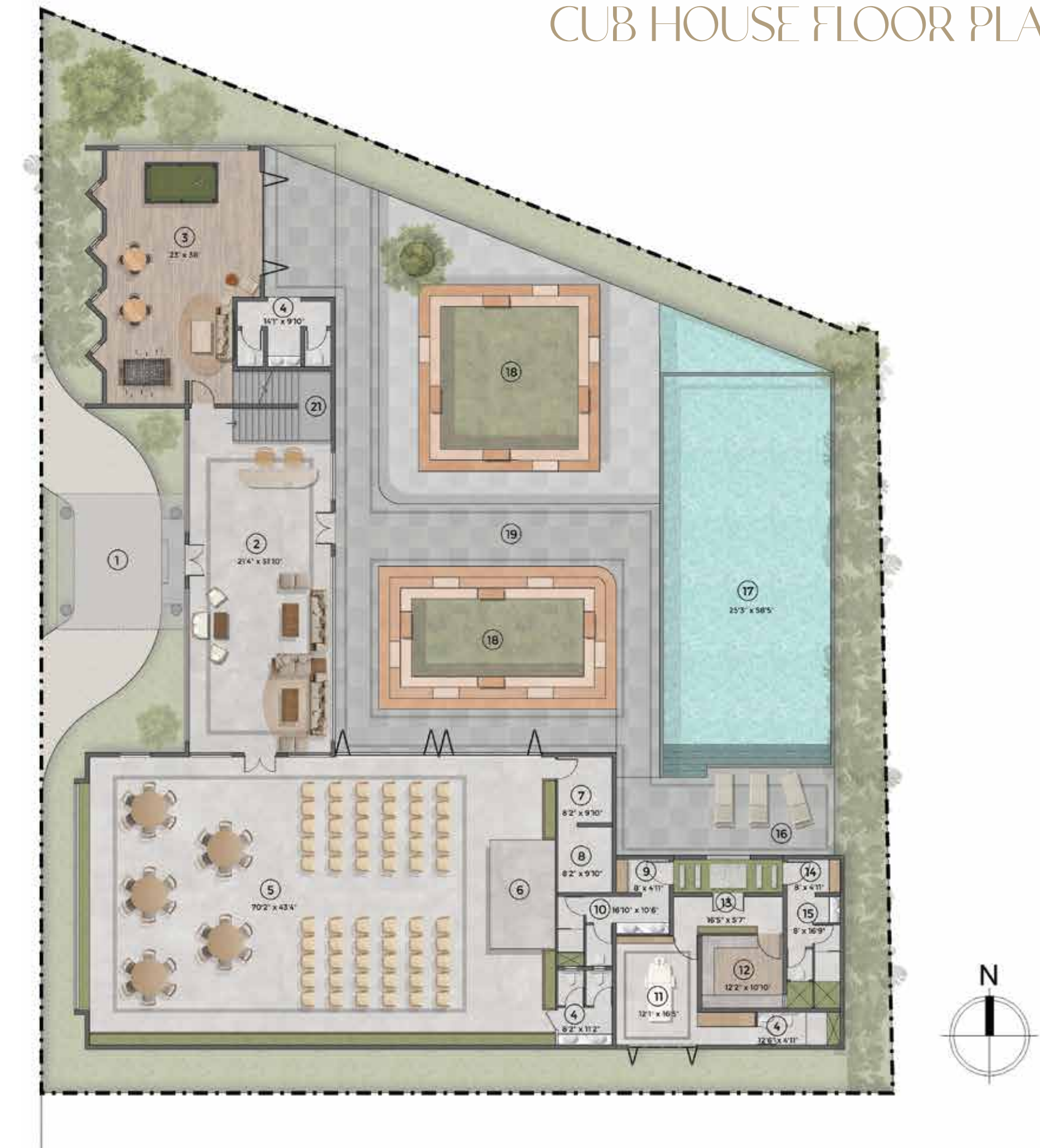
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## CUB HOUSE FLOOR PLAN

- |                             |                              |
|-----------------------------|------------------------------|
| 1 - Entrance Porch          | 12- Sauna                    |
| 2 - Reception and Lobby     | 13- Lobby for Massage/Sauna  |
| 3 - Game room               | 14- Female locker room       |
| 4 - Common Toilet           | 15- Female toilet + Changing |
| 5 - Multipurpose hall       | 16- Poolside lounge area     |
| 6 - Stage                   | 17- Pool                     |
| 7 - Green room              | 18- Courtyard area           |
| 8 - Store room              | 19- Corridor walkway         |
| 9 - Male locker room        | 20- Indoor Gym               |
| 10 - Male toilet + Changing | 21- Staircase                |
| 11- Massage room            |                              |





*More Than a*  
**WEEKEND HOME.**

**COCO GROVE IS POSITIONED IN A REGION  
EVOLVING INTO A HIGH-VALUE AGRI-LIFESTYLE ZONE**

Improved connectivity.  
Strengthened irrigation.  
Growth in agro-processing and rural tourism

But beyond capital appreciation lies  
something deeper.

A place your family returns to.  
Across seasons.  
Across years.

*After*  
THE ARTIFICIAL.

Coco Grove reflects a regenerative approach —  
where design respects soil, water, and time.

This is not themed luxury.  
Not curated rusticity.

It is grounded living. Elevated.



# Project SPECIFICATIONS



## LANDSCAPE & OPEN SPACE

- Landscape Concept** → Climate-responsive design using native tree species. Privacy buffers along boundaries with medicinal and flowering plants at entry zones. Continuous tre canopy for shaded walkways.
- Softscape Elements** → Tree plantation near the entrance and along all boundaries
- Hardscape Elements** → Stones and water bodies
- Irrigation System** → Drip irrigation
- Landscape Lighting** → Tree uplighters and bollards Brand: K Lite
- Rainwater Percolation** → Natural ground



- Project Compound Wall** → 2.1 m (6.8 ft) height compound wall around the property
- Entrance Arch & Gate Height** → 15 ft
- Entrance Gate Type** → MS Fabrication Brand: Apollo / JSW / Tata or Equivalent

## ELECTRICAL INFRASTRUCTURE (COMMON AREAS)

- ← **Common Area Electricity** Electrical supply for clubhouse, STP and water pumping systems
- ← **Power Capacity** 300 - 350 KVA
- ← **Street Light Type** Single arm street lights, 16 ft height at every 100 ft Brand: K-Lights/Axis Poles
- ← **Common Area Lighting Backup** Power backup for Clubhouse and common areas 150 KVA



- ← **Security System** Surveillance cameras at entrance, internal roads and property perimeter Brand: Honeywell Model: 5MP Dome and Bullet Cameras
- ← **Common Area Security** Security cabin at entrance area

## SECURITY



## WATER SUPPLY SYSTEM, SEWAGE & DRAINAGE

- **Water Source** Borewell
- **Number of Borewells** 3 Nos.
- **Common Area Water Storage** Sump Tank - 1 Lakh litres
- **Sewage System** Underground sewage system Pipe
- **Drainage System** Underground drainage network



## ROADS & PATHWAYS

- **Internal Road Size** 6 m (19.6 ft) wide roads
- **Road Material** Natural compacted earth
- **Pedestrian Pathway Size** 1 m (3.3 ft) wide pathway on each side
- **Pathway Material** Stonecrete

## VILLA INFRASTRUCTURE

- **Individual Plot Compound Wall** 1.5 m (5 ft) height Gabion wall
- **Entrance Gate Type** MS Fabrication
- **Entrance Width - Individual Plot** 12 ft
- **External Flooring - Pathway** Stonecrete / Kota stone as per landscape design





## STRUCTURAL SPECIFICATIONS

<b>Type of Structure</b>	→ Pitch roof with RCC column structure
<b>Wall Thickness</b>	→ 200 mm ( 8" )
<b>Floor to Floor Height</b>	→ 3.15 m (10 ft)
<b>Block Work</b>	→ Compressed Stabilized Earth Blocks (CSEB)
<b>Waterproofing</b>	→ Cementitious waterproofing system: Dr. Fixit
<b>Pest Control (Anti-Termite)</b>	→ Pidilite
<b>Sun Shades</b>	→ Extended roof projections
<b>Staircase</b>	→ Metal single plate staircase
<b>Balcony Railing</b>	→ MS Railing
<b>Parapet Wall Height</b>	→ 1,200 mm (4 ft)
<b>Car Parking</b>	→ 2 car parking spaces



## DOORS & WINDOWS

<b>Main Door</b>	→ 2.4 m (8 ft) clear height Wooden door Best Quality Teak Wood / Sal or Equivalent
<b>Lock System</b>	→ Electronic lock -Yale Model: Yale Kyra Pro
<b>Internal Doors</b>	→ Flush shutter door: Greenply / Merino Doors / CenturyDoors
<b>Toilet Doors</b>	→ UPVC Brand: Fenesta / Gubbins / Sunroom or Equivalent
<b>Windows</b>	→ UPVC Brand: Fenesta / Gubbins / Sunroom or Equivalent
<b>Ventilators</b>	→ UPVC Brand: Fenesta / Gubbins / Sunroom or Equivalent
<b>Door &amp; Window Hardware</b>	→ Brand: Dorma / Haffle / Hettich or Equivalent
<b>Glass (where applicable)</b>	→ Brand: Saint Gobain / Guardian

## Water Supply System

Pressurized water lines ←	<b>Water Pumping System to Plot</b>
Combination of softscape and hardscape ←	<b>Landscape Type</b>
10,000 litres ←	<b>Sump Tank Capacity</b>
3,000 litres Sintex / Kaveri ←	<b>Overhead Tank Capacity</b>



## PLUMBING SYSTEM

CPVC / HDPE: Astral / Supreme / Ashirvad ←	<b>Water Supply Pipes</b>
PVC SWR Quality: Astral / Supreme / Ashirvad ←	<b>SWR / Drainage Pipes</b>
Jindal / TATA or Equivalent ←	<b>GI / CI Pipes- (Open Area in Plot)</b>
Jaquar / Cashyap / ESSESS ←	<b>CP Fittings</b>
Sink with hot & cold water inlet, Drinking water purifier inlet, Sink drain outlet ←	<b>Kitchen</b>
Hand wash basin inlet & drain point ←	<b>Dining (Hand Wash)</b>
Washing machine inlet & drain ,Utility sink inlet & drain point ←	<b>Utility</b>
Shower hot water & cold water, Wash basin inlet, WC flush inlet, Bathtub provision ←	<b>Washroom</b>
Hindware / Parryware / Kohler / Jaquar ←	<b>Wash Basin/ Sanitary Fixtures</b>
Hindware / Parryware / Kohler ←	<b>Health Faucet</b>
Hindware / Parryware / Kohler / Jaquar ←	<b>EWC (Commode)</b>
Garden tap water point ←	<b>Outdoor Deck</b>
Water inlet & Drain outlet ←	<b>Water Body near Deck</b>
Vehicle wash tap ←	<b>Car Parking</b>



## Flooring

<b>Main Flooring</b>	→ Double Charged Vitrified Tiles – 2'x2' / 2'x4'
<b>Toilet Flooring</b>	→ Double Charged Vitrified Anti Skid Tiles – 2'x2' / 2'x4'
<b>Toilet Wall Tiles</b>	→ Subway tile / Oxide finish



## Electrical System

<b>Wiring Type</b>	→	FRLS wiring as per IS standards Brand: Finolex / Anchor / Polycab or Equivalent
<b>Switches &amp; Accessories</b>	→	Anchor / Crabtree / Legrand / Schneider / ABB / Great White
<b>MCB / DB</b>	→	Brand: Legrand / Schneider / Havells / Indo Asian / ABB
<b>Power Supply</b>	→	5 KV - 3 Phase power supply provision
<b>Living Room</b>	→	Decorative ceiling light/chandelier – 1 ,Wall light points-2 ,Ceiling fan point ,AC point , TV point , Internet/router point, 5A sockets- 2 ,16A socket -1 ,General sockets 4
<b>Kitchen</b>	→	Refrigerator (16A) ,Microwave/Oven (16A) ,Chimney , Water purifier . Mixer/grinder (5A) – 2 ,Ceiling lights – 2 ,,Exhaust fan.
<b>Utility</b>	→	Washing machine (16A) – 1 General socket (5A) – 1 Light point – 1 Exhaust fan
<b>Dining</b>	→	Chandelier/pendant light – 1 ,Ceiling lights – 2 ,Fan point ,5A sockets – 2
<b>Bedroom</b>	→	Ceiling lights – 3 ,Fan point , AC point , TV point, Bedside sockets – 2 ,Additional sockets – 2
<b>Washroom</b>	→	Ceiling light , Mirror light, Exhaust fan , Geyser point ,5A socket

## Painting

<b>Primer</b>	→	1 coat Brand: Asian Paints / Berger / Nerolac
<b>Putty / Patti</b>	→	1 coat Brand: Asian Paints / Berger / Nerolac
<b>Paint – Interior &amp; Exterior</b>	→	2 coats Brand: Asian Paints / Berger / Nerolac
<b>External Wall Finish</b>	→	Plain cement plaster Smooth sand finish, ready for painting
<b>External Paint</b>	→	Exterior grade emulsion paint – 2 coats over 1 coat primer: Asian Paints (Apex / Ace Exterior) / Berger (WeatherCoat) or Equivalent
<b>External Primer</b>	→	1 coat exterior grade primer: Asian Paints / Berger or Equivalent
<b>Roof Type</b>	→	Pitched roof with Mangalore clay tiles
<b>Sun Shades / Chajja</b>	→	Extended roof projections as per architectural drawings
<b>Parapet Wall</b>	→	RCC parapet wall – 1,200 mm height Finish: Cement plaster + exterior paint
<b>External Flooring – Outdoor Deck</b>	→	Concrete pavers or Kota stone Brand: Basant Betons / Shobha or Equivalent
<b>External Flooring – Car Parking</b>	→	Concrete pavers Brand: Basant Betons / Shobha or Equivalent
<b>External Flooring – Pathway</b>	→	Stonecrete / Kota stone as per landscape design
<b>Compound Wall Finish</b>	→	Gabion wall – 1.5 m height for individual plot No additional cladding or finish

# COCO GROVE

THE ART OF DOING NOTHING.

Limited to 20 homes.

Possession expected September 2029.  
For those who have earned their quiet.

[cocogrogevillas.com](http://cocogrogevillas.com)

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