LUXURY SPACES

ELEVATED BY NATURE'S LOVE



BY SUMADHURA

PHASE ONE

PRM/KA/RERA/1251/446/PR/180723/006075

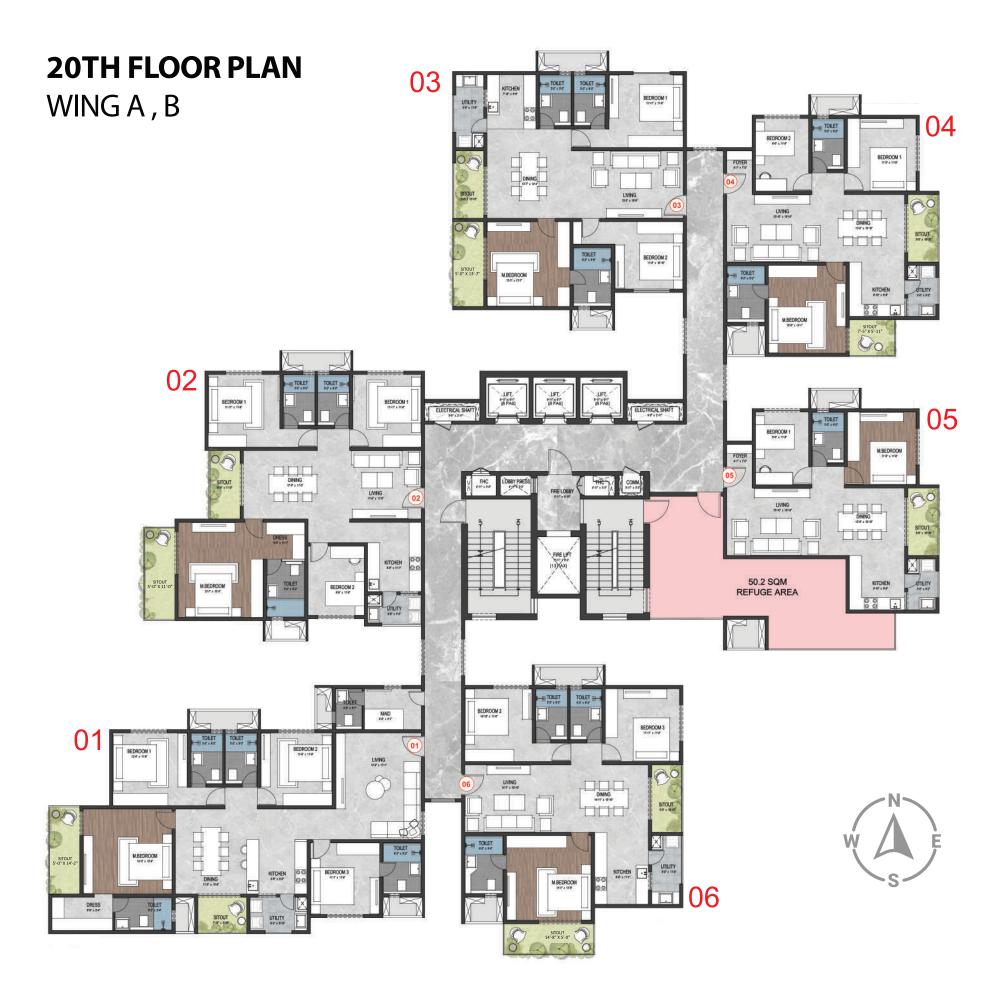
A SIGNATURE SERIES



WING A 03 | **GROUND** BEDROOM 1 **FIRST SECOND** AND THIRD FLOOR 02 00 DINING 17-0" : 11'-0" TOWER LOBBY 1.8 M WIDE CORRIDOR BEDROOM 3 8'-6" + 11'-6" SITOUT 14'-5" X 5'-11" FCC ROOM 96.01 SFT 05 MAID 8-9" + 6'-7" BEDROOM 1 11'-11" + 11'-8" LIVING 14-7" + 10-10" 06

WING B GROUND FLOOR BEDROOM 1 11'-0" + 11'-8" 04 03 DO S 02 05 DINING 17'.0" ± 11'.0" TOWER LOBBY 1.8 M WIDE CORRIDOR BEDROOM 3 8-6" + 11'-6" 60 0 0 FCC ROOM 96.01 SFT MAID 8-9' + 6-7' BEDROOM 1 11'-11' + 11'-8" ONNING 14-11* x 10'-10"

TYPICAL 03 💷 **FLOOR PLAN** 04 **WING A** 4 - 19, 21, 22 floor **WING B** 1 - 19, 21, 22 floor .8 M WIDE CORRIDOR 02 05 BEDROOM 1 1.8 M WIDE CORRIDOR 01





UNIT 1 4 BHK GRAND EAST

GROUND AND TYPICAL FLOOR

WING A, B

A 001- A 2201; B 001 - B 2201

SBUA -2580 sft

CARPET AREA - 1640 sft

BALCONY - 110 sft

UNIT 2 4 BHK SMART EAST

TYPICAL FLOOR

WING A, B

A 102 - 2202, B 102 - 2202

SBUA -2135 sft

CARPET AREA - 1340 sft

BALCONY - 121 sft







UNIT 2 4 BHK SMART EAST

GROUND FLOOR

WING A, B

A 002, B 002

SBUA -2215 SFT

CARPET AREA - 1340 SFT

BALCONY - 180 SFT

UNIT 3 3 BHK CLASSIC EAST

GROUND AND TYPICALFLOOR

WING A, B

A 003, A 103 - A 2203

B 003, B 103 - B 2203

SBUA -1920 sft

CARPET AREA - 1193 sft

BALCONY - 115 sft







UNIT 4 3 BHK SMART WEST

TYPICAL FLOOR

WING A, B

A 404 - A 2204

B 104 - B 2204

SBUA -1655 SFT

CARPET AREA - 1022 SFT

BALCONY - 91 SFT

UNIT 4 3 BHK SMART WEST

GROUND FLOOR

WING B

B 004

SBUA -1700 SFT

CARPET AREA - 1022 SFT

BALCONY - 131 SFT







UNIT 5 3 BHK SMART WEST

TYPICAL FLOOR

WING A, B

A 105 - A 1905, A 2105, A 2205

B 105 - B 1905, B 2105 - B 2205

SBUA -1655 sft

CARPET AREA - 1022 sft

BALCONY - 91 sft

UNIT 5 3 BHK SMART WEST

GROUND FLOOR

WING A, B

A 005, B 005

SBUA -1700 SFT

CARPET AREA - 1022 SFT

BALCONY - 131 SFT







UNIT 5 2 BHK SMART WEST

20TH FLOOR

WING A, B

A 2005, B 2005

SBUA -1225 SFT

CARPET AREA - 770 SFT

BALCONY - 52 SFT

UNIT 6 3 BHK CLASSIC WEST

GROUND AND TYPICAL FLOOR

WING A, B

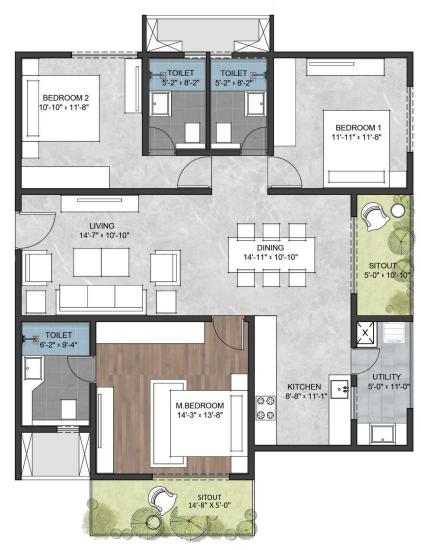
A006 - A2206

B006 - B2206

SBUA -1870 sft

CARPET AREA - 1153 sft

BALCONY - 117 sft







SPECIFICATIONS



STRUCTURE

Core wall and Shear wall monolithic construction with usage of best quality Aluminium Modular Shuttering System.



- Main door: Best quality teak wood frame of large 8 feet high with veneered flush shutter of 38 mm thickness, P.U polish finished on both sides.
- Internal doors: Engineered hard wood frame with veneered flush shutters of 38 mm thick, P.U polish finished on both
- Toilet and utility doors: Engineered hard wood frame with veneered flush shutters of 38 mm thick, P.U. polish finish on one side and laminate finish on the other side.
- Balconies: UPVC French doors with sliding glass shutters and provision for mosquito mesh of Aluplast or equivalent brand/make.
- Windows: UPVC window systems with M.S. safety grill and provision for mosquito mesh of Aluplast or equivalent brand/ make. All Hardware of reputed make.

FLOORING

- Elegant double height ground floor entrance lobby (in tower) & club house lounge area: Italian marble flooring.
- Staircases: Granite flooring.
- Corridor: GVT tile flooring
- Premium laminated wooden flooring in master bedroom.
- Living, dining, other bedrooms & kitchen are with 800x800mm size double charged vitrified tile flooring.
- Toilets: Satin finish ceramic tile flooring.
- All balconies/utilities: rustic finish ceramic tile flooring.
- Dadoing in kitchen: 300 x600mm
- Ceramic tiles dado of to 2' height above kitchen platform level.
- Toilets: 300 x 600 mm ceramic tile dado up to false-ceiling level.
- Utility: 300 x 600 mm ceramic tile dado up to 3'6" height.

PAINTINGS

- External: textured/smooth finish with two coats of weather resistant exterior emulsion paint.
- Internal: smooth putty finish with two coats of premium emulsion paint for walls and acrylic emulsion paint for ceiling over one coat of primer.

HAND RAILING

- Balcony: aluminium handrail with toughened glass railing.
- Staircase (common area): M.S. railing.



KITCHEN/UTILITY

- Provision for softened water inlet in kitchen.
- Sleeve provision for chimney exhaust.
- Water inlet/outlet provision in utility area for washing machine.
- Water inlet/outlet provision in utility area for dish washer (for 4 BHK Smart and 4 BHK Grand only).



TOILETS

- Toughened glass partition for shower in master bedroom toilet.
- Granite counter for wash basin with basin mixer.
- Wall mounted EWC with concealed flush tank.
- Single lever diverter cum shower.
- Sanitary ware: TOTO or Grohe or equivalent.
- In master bedroom toilet: vanity with premium C.P fittings of Grohe or equivalent make/brand.



PLUMBING

- Water meter for individual flats (for softened water lines).
- Drainage/sewage: SWR/PVC pipes and
- Water supply (Internal & External): CPVC or UPVC pipes and fittings.



TELECOM/ INTERNET/ CABLE TV

Provision for internet, DTH, telephone and intercom.



ELECTRICAL

- Concealed copper wiring of Havells/ Polycab or Equivalent.
- Modular switches: Norysis/Schneider/ Legrand or equivalent make.
- Home automation switches in living room and master bedroom.
- Power socket for split air conditioners in all bedrooms. Provision of power socket for split air conditioners in living room.
- USB port for mobile phone charging in master bedroom.
- Power sockets in kitchen for Hob, chimney, refrigerator, microwave oven, mixer, Aquaguard and washing machine in utility area.
- Power sockets for geysers and Exhaust Fans in all bathrooms.
- Motion sensor based light control in
- Power supply for 4bhk Grand 5Kw, 4bhk smart/3bhk classic- 4Kw and 3bhk Smart-3Kw.
- DG backup for 4bhk Grand/4bhk smart -1.5Kw, and 3bhk classic / 3bhk smart- 1Kw.
- 100% Un-Interrupted DG power backup for lifts, pumps & lighting in common areas.



CAR PARKING

- Covered parking with entry/exit ramps and signages.
- Cement concrete flooring with power troweled smooth finish to increase the driving comfort.
- Dedicated space for car charging and car washing will be provided.



FIRE & SAFETY

- Fire sprinkler system in all flats, corridor and basements.
- Fire hydrant and extinguishers in all
- Fire alarms and Public address system.



• Space provision for gas bank.



MAID'S ROOM

- Flooring: 600 x 600mm vitrified tile. Door: Laminated flush shutter.
- Toilet: Floor mounted WC and C.P fittings of Jaguar/CERA or equivalent.

COMMON AMENITIES AND FACILITIES OF THE PROJECT



SECURITY

- Round-the-clock security system.
- Intercom facility to all apartments connecting to security room.
- Panic button and intercom is provided in the lifts.
- Solar powered fencing on the compound.
- Surveillance cameras at the main security and entrance of each wing.
- Video door phone.



- High speed Lifts with auto rescue device & V3F for energy efficiency. Schindler or Equivalent make.
- In Wing 01, 02 & 03 03nos. of Eight passengers & 01no. of thirteen passenger in each wing and 01no. of thirteen passengers in clubhouse.



ECO SUSTAINABLE FACILITIES

- WTP Softened water made available through an exclusive water treatment plant (in case of bore water).
- Sewage treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping / flushing purpose.
- Rain water harvesting tanks.
- Rainwater recharge wells.
- Organic waste converters.



CLUB HOUSE AMENITIES

- **Ground floor** Double height Reception lobby, Cafe, Multipurpose Hall, Pre-Function area, Spill Over, Toilets, Super Market, Creche, Swimming Pool with Deck, Shower Rooms for Male & Female.
- First floor Badminton Court, Indoor Games, Spa & Salon, Yoga, Gym, Cross-fit, Squash court, Terrace garden.
- Second floor Guest Rooms-04nos, Association Office, Conference room, Co-working, Toilets & Terrace garden

AMENITIES



JOGGING / CYCLING TRACKS



A D U L T S S W I M M I N G P O O L



JUNIORS SWIMMING POOL



JACUZZI



OUTDOORGYM



AMPHITHEATER



PARTYLAWN



CRICKET PITCH



SKATING RINK



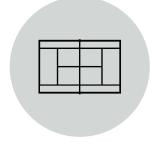
KIDS PLAY AREA



PET PARK



B A S K E T B A L L C O U R T



TENNIS COURT



SENIOR CITIZEN'S COURT

Also, Badminton court, supermarket, creche, café, cross-fit, multipurpose hall, squash court, terrace garden, spa & salon, shower rooms, guest rooms, conference room, association office, co-working space, toilets and terrace garden.

APPROVALS

S.NO.	LIST OF APPROVALS	SANCTION AUTHORITY	CURRENT STATUS	DATE OF APPROVAL	APPROVAL NUMBER
01.	BDA Approval	Bangalore Development Authority	(APPROVED)	21.06.2023	ಬೆಂ.ಅ.ಪ್ರಾ/ನಮ/ಅ.ಸ/ಅ.ಅ-1/ತಾ.ಸ-4/ಪೂ/17/2023-24
02.	Water Permission-PDO	Panchayath Water Permission.	(APPROVED)	02.04.2023	No. PDO/DODDABANAHALLI/01/2023-24
03.	SEIAA	State Level Environment Impact Assessment Authority-Karnataka	(APPROVED)	26.03.2023	No. SEIAA/91/CON/2023 & EC ld No: EC23B038KA166501
04.	KSPCB	Karnataka State Pollution Control Board	Under Process		No. PCB/ID/153810
05.	FIRE	Karnataka State Fire and Emergency Services	Under Process		No.KSFES/NOC/178/2023.
06.	AAI	Airport Authority of India	(APPROVED)	06.12.2022	No. BIAL/SOUTH/B/120322/729593
07.	BSNL	Bharat Sanchar Nigam Limited	(APPROVED)	31.03.2023	No. DGM/CM/BGTD/NOC-HRB/66/2022-23
08.	BESCOM	Bangalore Electrical Supply Company Limited	(APPROVED)	17.06.2023	No. SEE/BRC/EE(O)/AEE(O)/AE(O)/ F-1(A)&F-22/2023-24/1721-23.
09.	RERA	Real Estate Regulatory Authority	APPROVED	18.07.2023	No. PRM/KA/RERA/1251/446/ PR/180723/006705

ARCHITECT

ASURE DESIGN STUDIO



4TH FLOOR, FLAT #401, APURUPA ONE BESIDE MADHAPUR POLICE STATION MADHAPUR, HYDERABAD 500081

ASURE www.spacea.com

PEER REVIEW OF
STRUCTURAL DESIGN

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OUR PARTNERS

RRBUN SHAPES PVT. LTD.



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SARANG BY SUMADHURA SY. 119, DODDABANAHALLI VILLAGE, BIDARAHALLI HOBLI, BENGALURU EAST, BENGALURU 560067

A PROJECT OF SUMADHURA INFRACON PRIVATE LIMITED, 108/2, MILLENIA BUILDING, 1ST MAIN, MSR LAYOUT OUTER RING ROAD, MARATHAHALLI, BENGALURU 560037

