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Site Address: No.3/9,3/10, Thindlu, On GKVK Road, Off Sahakar Nagar, Yelahanka Hobli, Bangalore North Taluk, Bangalore - 560097





HEAR THE SOUNDS OF SILENCE.

Sumadhura Sushantham on GKVK road, off Sahakar nagar, is like a laid back island of serenity and quietness, amidst green botanical landscape under a blue sky, snuggled next to GKVK agricultural campus. Even when the city is bustling with noisy activities in a typical mid-week frenzy, the only sound you'll ever hear in this paradise are the happy chirping of little birds and may be gentle splash of water droplets as you go about your daily chores in blissful slow motion, No matter what you do, the serene tranquility of this beauty will take your breath away. You may even hear your heart beat, silently!

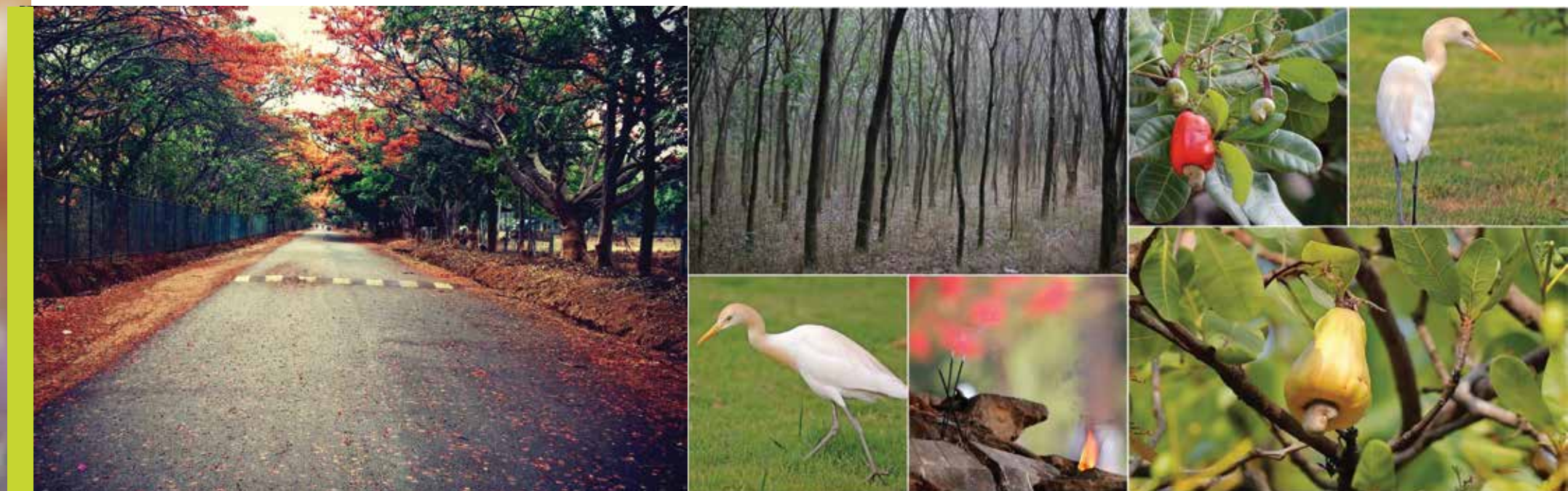


HEAR THE RAINDROPS WITHOUT LISTENING

Let The Nature Be Your Neighbour

This beautifully constructed apartment with spectacular seasonal views of the surrounding landscape and blending seamlessly with the greenery, comprises of 2, 2.5, 3 and 3.5 BHK luxury configurations. These are completely Vastu compliant. A hygiene lifestyle dwelled into the comfort of luxury.

Sumadhura Sushantham is a reality that fulfils your dream of having a home amidst nature with modern architecture unfolding at every corner.





TELLS YOUR STORY WITHOUT EVEN SPEAKING

Dream Home Filled With Peace And Tranquility

Home is where our heart belongs to and has a story to play out. An ideal home is the one which makes us celebrate life every single day with our family and loved ones. Home is where we can be ourselves.

Sumadhura Sushantham, an exclusive residential apartment is one such paradise that brings you the best of everything and above all, peace.

LIFESTYLE CAN SOUND GREEN TOO.

With Green Comes A Healthy Lifestyle!

A fairyland filled with greenery making its way to a healthy life, is a boon. If you've been wanting the lifestyle which is embellished with fresh air, silence and greenery, Sumadhura Sushantham is the right choice for you.

A lifestyle that is topped by the close proximity of work spaces and essentials of life, gives you not only peace of mind but also ample time for your loved ones.





FEEL THE SOUND OF JOY AND HAPPINESS.

Think Global, Enjoy Local. World Class Amenities Right At Home.

Joy and happiness have no boundaries. The in-house amenities here are comparable to the best in the world. Unwind in the pool, patter around in the basket ball court, perfect your backhand at the badminton court or rally at the ping-pong table, grab a coffee at the cafe or enjoy the connectivity at your home-office. You are genuinely spoilt for choice.

Sumadhura Sushantham pampers you to your full potential in a life long celebration.





QUIET POISE OF ELEGANCE AND LUXURY

Your Address Says A Lot About You And Your Lifestyle.

Sumadhura Sushantham upholds that sophistication and privilege while you focus on your success story and milestones of life. Being strategically located in the close proximity of top educational institutions, well known hospitals and healthcare, shopping and entertainment malls, IT Parks and offices, bus stations, airport and railway stations, metro and highways, your home attains a new dimension in your standard of living.

The usability quotient of Sumadhura Sushantham is at a high level. The design of its units will astonish you with its efficiency and functionality.





PHASE - 1

LEGEND - SERVICES

- 1 ENTRY/EXIT GATEWAY
- 2 SECURITY
- 3 PEDESTRIAN PATHWAY
- 4 ENTRANCE PLAZA
- 4.1 DROP OFF
- 5 BUS BAY
- 6 ENTRY / EXIT TO THE BASEMENT
- 7 ENTRY TO THE TOWER
- 8 ENTRY TO THE CRECHE
- 9 TRANSFORMER YARD
- 10 DG YARD
- 11 GAS BANK (PROVISION)

LEGEND - COMMON AMENITIES

- 12 CAR PARKING (VISITORS')
- 13 CYCLE TRACK
- 14 CYCLE STAND (GROUND FLOOR)

LEGEND - RECREATIONAL

- 15 UNIQUE TREE COURT
- 16 SCULPTURE COURT
- 17 MUSICAL GARDEN
- 18 PET PARK
- 19 TRAMPOLINE PARK
- 20 FLORAL GARDEN

LEGEND - CHILDREN'S PLAY / SPORT AREA

- 21 CHILDREN'S THEME PARK (10+ YEARS)
- 22 MULTIPURPOSE COURT (12+ YEARS)
- 23 CRECHE (GROUND FLOOR)
- 24 SAND PIT

SUMADHURA SUSHANTHAM - PHASE - 1

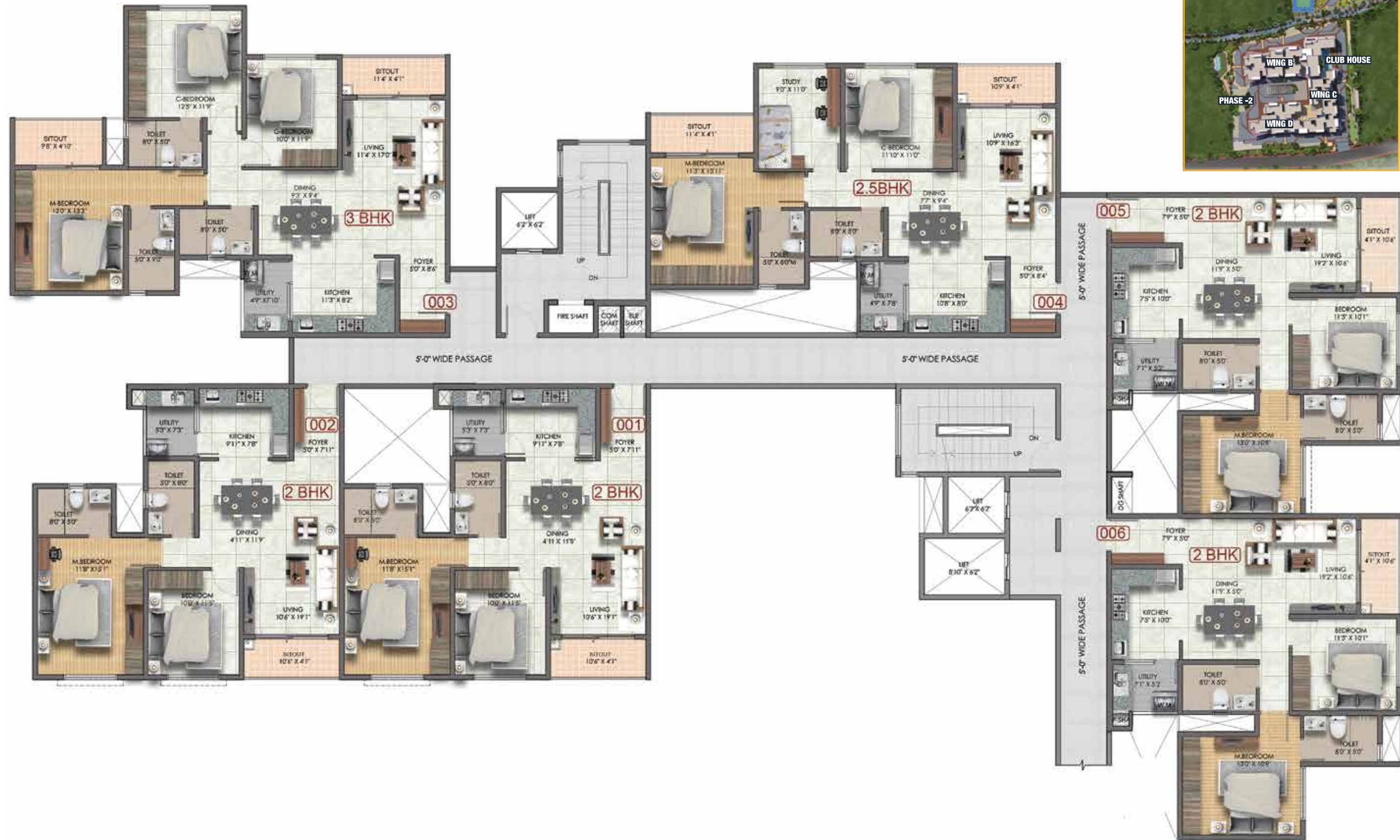
OPEN AREA AMENITIES

- Unique tree court • Sculpture court • Musical garden
- Pet park • Trampoline park • Floral garden
- Children's theme park (10+ years)
- Multipurpose court-basket ball / Tennis(12+ years)
- Cycle track • Cycle stand • Feature wall

PHASE - 2

UPCOMING DEVELOPMENT

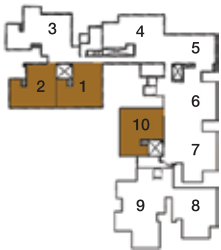
FLOOR PLAN - WING A



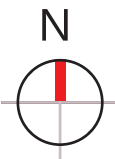
FLOOR PLAN - WING A



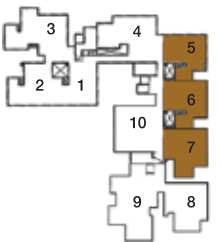
FLOOR PLAN - 2 BHK
EAST AND NORTH FACING



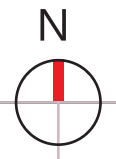
UNIT NO 201 - 1401	S.B.U.A - 1250 SFT	CARPET AREA - 885 SFT
UNIT NO 202 - 1402	S.B.U.A - 1250 SFT	CARPET AREA - 885 SFT
UNIT NO 210 - 1410	S.B.U.A - 1255 SFT	CARPET AREA - 885 SFT



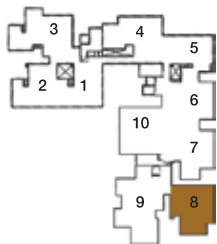
FLOOR PLAN - 2 BHK
WEST FACING



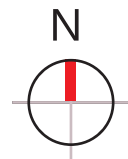
UNIT NO 205 - 1405	S.B.U.A - 1225 SFT	CARPET AREA - 860 SFT
UNIT NO 206 - 1406	S.B.U.A - 1225 SFT	CARPET AREA - 860 SFT
UNIT NO 207 - 1407	S.B.U.A - 1225 SFT	CARPET AREA - 860 SFT



FLOOR PLAN - 2 BHK
WEST FACING



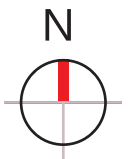
UNIT NO 208 - 1408
2 BHK
S.B.U.A - 1275 SFT
CARPET AREA - 860 SFT
BALCONY AREA - 35 SFT



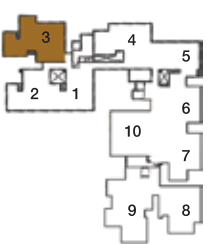
FLOOR PLAN - 2.5 BHK
EAST FACING



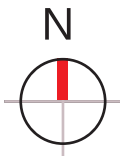
UNIT NO 204 - 1404
2.5 BHK
S.B.U.A - 1550 SFT.
CARPET AREA - 1085 SFT



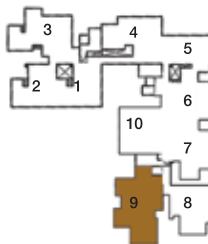
FLOOR PLAN - 3 BHK
EAST FACING



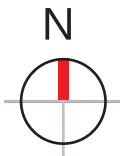
UNIT NO 203 - 1403
3 BHK
S.B.U.A - 1735 SFT.
CARPET AREA - 1238 SFT.



FLOOR PLAN - 3.5 BHK
EAST FACING



UNIT NO 209 - 1409
3.5 BHK
S.B.U.A - 1955 SFT
CARPET AREA - 1340 SFT.
BALCONY AREA - 48 SFT





SPECIFICATIONS

FOUNDATION & STRUCTURAL FRAME

- RCC framed structure to withstand wind & seismic loads as per IS code with RCC walls.

SUPERSTRUCTURE

- Shear wall structure with Aluminium form work.

JOINERY WORKS

Main doors

- Engineered hard wood frame with designer shutters of 40 mm thickness with melamine polish finished on both sides

Internal doors

- Engineered hard wood frames with designer shutters of 40 mm thickness with melamine finished on both sides

Toilet doors

- Engineered hard wood frame with designer shutters of 40 mm thickness with melamine finished on outside and enamel paint finish on inside

French doors

- UPVC door systems with sliding shutters with mosquito mesh. All hardware of reputed make

Windows

- UPVC window systems with safety grills (M.S) and provision for mosquito mesh. All hardware of reputed make.

PAINTING

External

- Textured / Smooth finish & two coats of exterior emulsion paint

Internal

- Gypsum plastering with smooth putty finish & two coats of premium emulsion paint for walls and smooth putty finish & two coat of acrylic emulsion paint for ceiling over one coat of primer.

FLOORING

Common area/Club house lounge/GF Lobby

GF Lobby - Italian Marble/Granite flooring

Typical floor - PVT Tiles flooring

Staircases / Corridors

- Granite flooring/ Vitrified tile flooring

Living, Dining, Bedroom, Kitchen:

- 800x800 mm size double charged vitrified tiles

Master bedroom

- Laminated wooden flooring

Toilets

- Satin finish ceramic tile flooring

All balconies /utilities

- Rustic finish ceramic tile flooring

Basement

- Cement concrete flooring with power trowel finish

TILE CLADDING

Kitchen

- Dadoing in kitchen: Ceramic Tiles dado up to 2' height above kitchen platform level

Toilets

- Glazed ceramic tile dado up to false ceiling level 300x600mm

Utility

- Tile dado up to 1.0m Height 300x600mm

HAND RAILING

Balcony

- S.S Railing with toughened glass

Staircase

- M.S.Railing

KITCHEN/ UTILITY

Water connections

- Provision for softened water inlet in kitchen

Exhausts

- Sleeve provision for chimney.

Utility / Wash

- Water inlet/outlet, power provision in utility area for washing machine.

TOILETS

- Granite counter for wash basin with basin mixer Wall mounted EWC with concealed flush tank single lever diverter cum shower.

Sanitary

- TOTO or Equivalent

C.P Fittings

- Grohe or equivalent

ELECTRICAL

Main

- Concealed copper wiring of Havells /Polycab or Equivalent

Modular switches

- Norysis or Schneider make

Bedrooms

- Power outlets for air conditioners in all bedrooms, Provision for foot lamp in all bedroom USB port for mobile phone charging in master bedroom

Kitchen

- Power outlets in kitchen for cooking range chimney, Hob, refrigerators, microwave ovens, mixer, Aqua guard point.

Toilets

- Power outlets for geysers and Exhaust fans in all bathrooms.

Telecom/Cable TV/Internet

- Provision for internet DTH, Telephone & intercom.

CLUB HOUSE AMENITIES

- Creche in ground floor

LIFTS

- Three- 8 Passenger lift +One- 13 passenger lift with auto rescue device with V3F for energy efficiency make of Schindler or Equivalent.

PLUMBING

Drainage/Sewage

- PVC pipes & fittings
Water supply (Internal & External)
- CPVC or UPVC pipes & fittings

GENERATOR POWER BACK UP

Power supply

- For 3.5 BHK & 3 BHK : 4KW, 2 BHK/2.5 BHK : 3KW
- 100% DG back up power for Lifts, Pumps & lighting in common areas DG back up for 3.5 BHK & 3 BHK : 1.5KW and for 2.5 BHK/ 2BHK : 1KW

WTP & STP

- 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 or flushing purpose.

SECURITY

- Round the clock security system. Intercom facility to all apartments connecting to security room panic button and intercom is provided in the lifts connected to the security room. Solar power fencing around the compound Surveillance cameras at the main security, entrance of each block

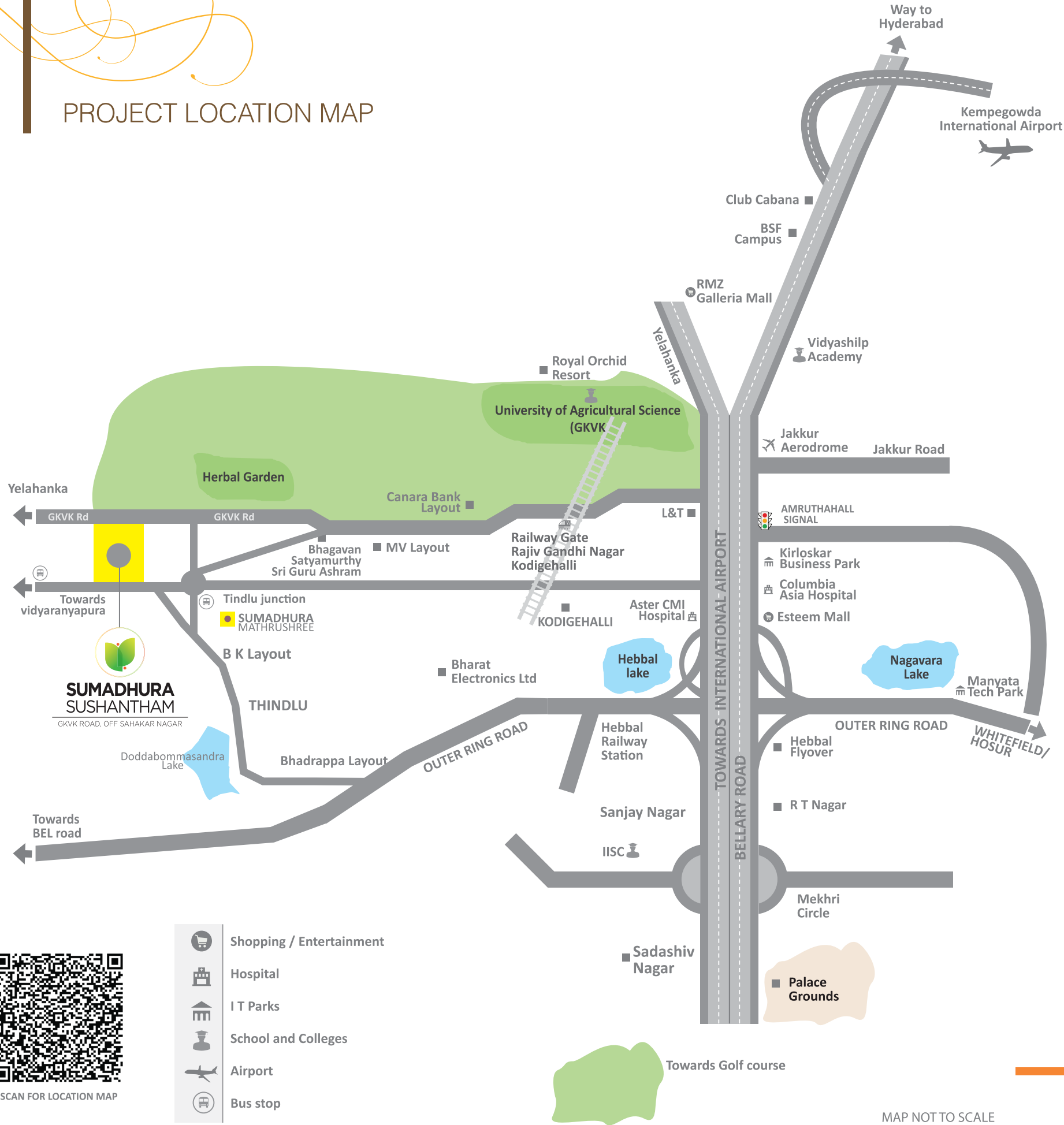
PARKING MANAGEMENT

- Entire parking is well designed to suit the number of car parks required. Parking signage's and equipment at required place to improve driving comfort. Provision for electric car charging points and car wash points will be provided.



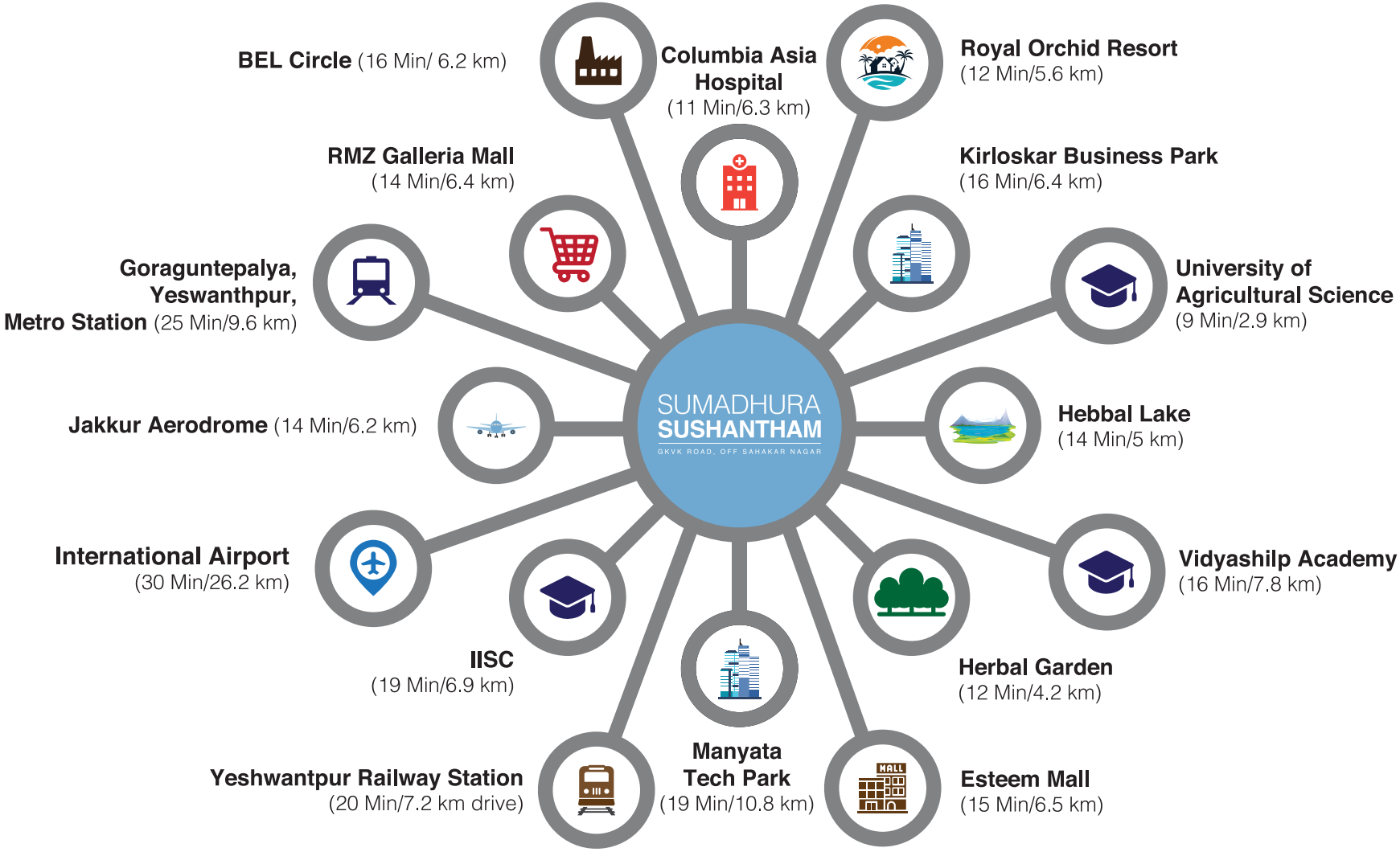


PROJECT LOCATION MAP



MAP NOT TO SCALE

SUMADHURA SUSHANTHAM
LOCATION ADVANTAGES



*THE TIMELINE GIVEN ARE AS PER IDLE TRAFFIC CONDITIONS

SUMADHURA PROJECTS

A FEW COMPLETED PROJECTS



SUMADHURA SILVER RIPPLES - WHITEFIELD, BANGALORE



SUMADHURA SHIKHARAM - WHITEFIELD, BANGALORE



SUMADHURA LAKE BREEZE - WHITEFIELD, BANGALORE



SUMADHURA ESSENZA - HOSA ROAD JUNCTION, BANGALORE



SUMADHURA SOHAM - WHITEFIELD, BANGALORE



SUMADHURA PRANAVAM - WHITEFIELD, BANGALORE

ONGOING PROJECTS IN BANGALORE AND HYDERABAD



SUMADHURA ACROPOLIS - GACHIBOWLI, HYDERABAD



SUMADHURA EDEN GARDEN - WHITEFIELD, BANGALORE



SUMADHURA NANDANAM - WHITEFIELD, BANGALORE



SUMADHURA HORIZON - KONDAPUR, HYDERABAD



SUMADHURA CAPITOL TOWERS - WHITEFIELD, BANGALORE

PROJECT PARTNERS



SUMADHURA ARCHITECTS - ARCHITECT

43, CKB Plaza, 2nd Floor, Varthur Main Road, Marathahalli, Bengaluru - 560037.

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PRAGATHI CONSULTANT - STRUCTURAL CONSULTANT

#2127/16, 2nd Floor, 9th Main, "D" Block, CQAL Layout, Shankara Nagar, Bangalore-56009



DHRUVA ASSOCIATES - LANDSCAPE CONSULTANT

No-579, 1st A Main road, jayanagar 8th block, Bangalore 560070

website: www.dhruvaassociates.com



NOVETEK CONSULTANTS PVT LTD - MEP SERVICES CONSULTANT

#58, Ground Floor, Mountain street, 1st Block, Jayanagar East, Bangalore-560011

Phone: '+91 80 41076777 website: www.novetek.in



LIST OF APPROVALS OF SUMADHURA SUSHANTHAM PHASE - 1

Sl. No.	List of Approvals	Sanction Authority	Date of Approval	Approval No.
1	BBMP Licence	Bruhat Bangalore Mahanagara Palike	05/11/2019	BBMP/Addl.Dir/JD North/LP 0069/18-2019
2	BWSSB	Bangalore Water Supply and Sewage Board	06/09/2019	BWSSB/EIC/CE(M)/ACE (M)-II/DCE(M)-I/TA(M)-I/2537/2019-20
3	SEIAA	State Level Environment Impact Assessment Authority-Karnataka	03/07/2019	No.SEIAA /53/ CON/ 2019
4	FIRE	Karnataka State Fire and Emergency Services	18/10/2019	No.KSFES/NOC/197/2019
5	KSPCB	Karnataka State Pollution Control Board	04/11/2019	Consent No.CTE-315719
6	AAI	Airport Authority of India	21/07/2015	AAI/KIA/ATM/NOC-2346-50.
7	BSNL	Bharat Sanchar Nigam Limited	05/02/2019	DE/SAN/BG/NOC-HRB (S-11/VOL-I/83 dated@BG-41.
8	BESCOM	Bangalore Electrical Supply Company Limited	28/02/2019	EEE/JHD/AEE(O)/AE(T)/2595-97/2018-19.

