



# UPAVAN

Electronic City, Bengaluru

A Project by



**MA SARADA**



# Tales of Bengaluru

The Garden City of India, fuelled by the dreams of millions, never ceases to grow, blurring its own boundaries with time. Bangalore's urban fabric has been one that's woven with many threads making it a cultural mixing-pot since ancient times, as its lores and legends reveal.

The tales of Bangalore begin with Kempe Gowda's vision to build a glorious and prosperous city with forts, temples and water tanks with people seeking opportunities and excellence in their trades. It all started with his dream to build a "Land of Heroes".

Even in the changing skylines of Bangalore, the city still carries its essence forward. The ethos and spirit of this city is still in the mixture of traditions bringing vibrance to its urban fabric. An inherent cosmopolitan center, being at an economic and cultural crossroads for hundreds of years, Bangalore's architectural fabric is one that creates deep interest with temples, mosques, and churches finding their space in peace next to colossal IT parks which display their mighty steel and glass structures. And today, as the prospective Silicon Valley of India brims with global ambitions and continues to be a canvas for success and excellence for a good chunk of the brilliant minds of this country.

The city greets you with its pleasant weather and embraces you with its foliage. The increase in pace of life that accompanies the eminent growth of this city has been slowly fading its verdure away. The nostalgia of Old Bangalore as a city of trees, gardens, lakes and bungalows still echo in the hearts of its people. As the world turns less green by the minute, Bangalore celebrates the lush that remains and reveals what we must preserve to ensure that people and nature thrive.



The quest for a blissful life,  
fuelled by a nostalgia of home  
concludes closer to nature.

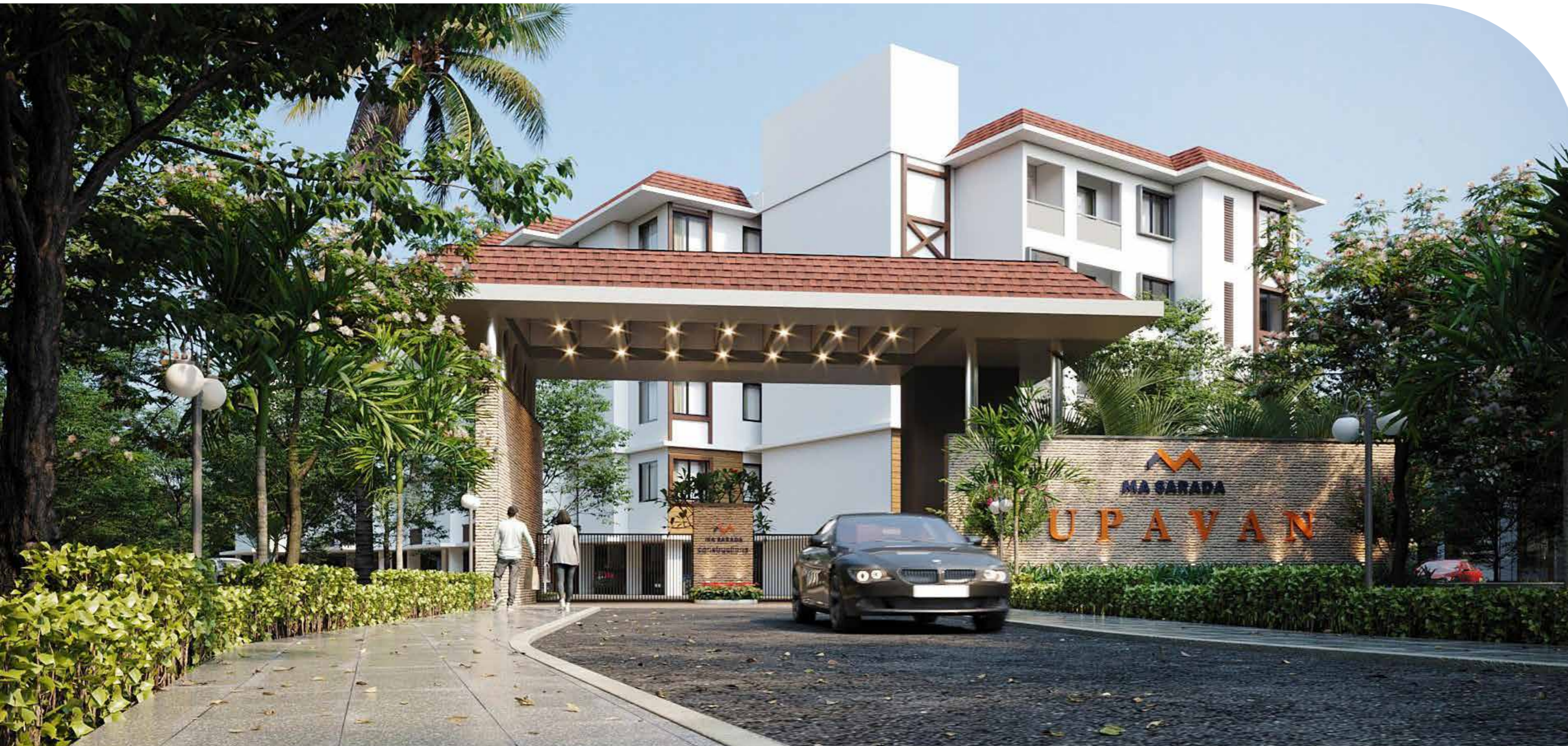


## Introduction

Ma Sarada Constructions, a young and rapidly rising real estate development firm, began operations in 2006. The company has created 8,75,000 square feet of residential and hospitality space in India, with operations panning across Karnataka, West Bengal, and Odisha. Ma Sarada Constructions has consistently raised the bar from project to project as one of the promising developers.

Our vision for the future is to make housing and hospitality affordable to people from all walks of life, thereby improving the quality of life in the community, as well as focusing and developing better ways to harvest renewable energy and developing new techniques to save water on construction sites.





# UPAVAN

With the efforts to recreate the ethos and spirit of Bengaluru, living amongst the huge gulmohars, jacarandas and the rain trees, we envision Upavan to be a residential gated community living in close connections to nature. The key concept was to build a Forest Garden (Upavan) that brims life in a cycle of mindful living, preserving and nurturing. Upavan ensures a lifestyle that is not just within the interiors of a house, but one that makes us connected to our surroundings just as much.

# Project Overview

Upavan is a residential project spreading across 2 acres of land on the fringes of Bengaluru. The project comprises of 144 units in total with 1, 2 and 3 BHK flats, well ventilated and designed to let in ample light. The efficiency in interiors increases space utility with additional bed space. Dedicated balcony views help you stay connected to your environment while having the comfort of your interiors. The stilt +4 floors façade is elegantly designed with wooden textures and a sloping roof with shingles for an environmentally responsive design.

The project is blanketed in various elements of landscape to promote mindful living. They include Mythological Tree Corners, Aroma Gardens, Miyawaki Plantations and Peripheral Plantations. These elements attract the brimming life, creating ecosystems within.



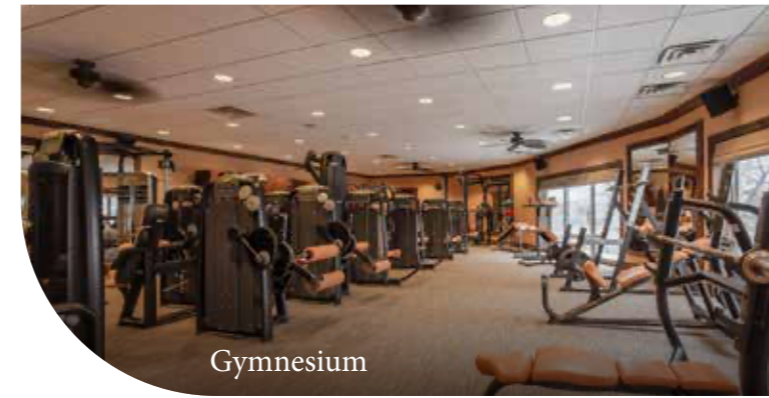


LOSE  
YOURSELF IN  
THE POEMS  
OF EARTH



# Club House Amenities

An exclusive clubhouse invites you to socialize, unwind and make the most of every moment. There is something for everyone in the family to pamper your body, mind and soul. Find yourself in the middle of meaningful conversation in our interactive spaces like the Seating Alcoves. Relax and unwind at our Swimming Pool which is accompanied by an exclusive pool side party area.



Gymnasium



Reception/ Waiting Lounge



Table Tennis



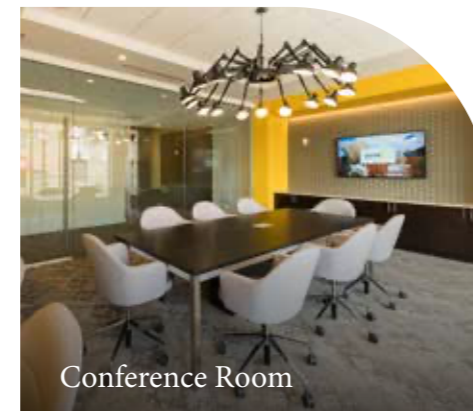
Multi-Purpose Hall



Board Games



Game Zone



Conference Room



Cafeteria

## External Amenities



Aroma Garden



Badminton Court



Children and Toddler Play Area with Sand Pit



Medicinal Garden



Miyawaki Plantation



Mythology Tree Corner



Open Sky Gym



Organic Garden



Outdoor Co-working Area



Parent Corner



Pet Park



Reflexology Pathway



Sand Bed Walkway



Seating Alcove



Swimming Pool with Toddler Pool



Swing Pavilion



Yoga and Hobby Zone

## Facilities



Sewage Treatment



Rainwater Harvesting



CCTV Camera



Toilet for Driver and Visitors



Diesel Generator Power Backup

## Terrace Area Facilities



Laundry Drying Area



Satellite Dishes



CCTV Camera

## Sustainable



5 EV Charging Points



Drip Irrigation



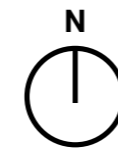
Solar Lighting Poles on the Pathway (Alternative)





# Master Plan

1. Entry/ Exit
2. Visitor's Parking
3. Club House
4. Swimming Pool
5. Kid's Pool
6. Change Rooms
7. Open Sky Gym
8. Swing Pavilion
9. Tabletop Games
10. Reflexology
11. Sand Bed Walkway
12. Mythology Tree Corner
13. Miyawaki Plantation
14. Seating Alcove
15. Aroma Garden
16. Children's Play Area
17. Parent's Corner
18. Hobby Pavilion
19. Outdoor Working Pods
20. Badminton Court
21. Pet Park
22. Services



Phase 2

Phase 1





## 1 BHK

**G-001**

FACING : West  
 BUILT-UP AREA : 454 sq.ft  
 SUPER BUILT-UP AREA : 537 sq.ft  
 RERA CARPET AREA : 412 sq.ft



## 2 BHK 2T

**G-003**

FACING : West  
 BUILT-UP AREA : 621 sq.ft  
 SUPER BUILT-UP AREA : 735 sq.ft  
 RERA CARPET AREA : 572 sq.ft



## 2 BHK 2T

**G-002**

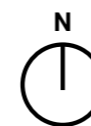
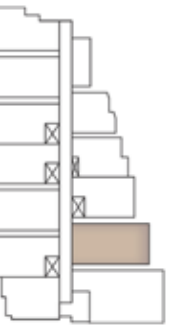
FACING : West  
 BUILT-UP AREA : 561 sq.ft  
 SUPER BUILT-UP AREA : 664 sq.ft  
 RERA CARPET AREA : 519 sq.ft



## 3 BHK 2T

**G-004**

FACING : West  
 BUILT-UP AREA : 859 sq.ft  
 SUPER BUILT-UP AREA : 1,016 sq.ft  
 RERA CARPET AREA : 797 sq.ft



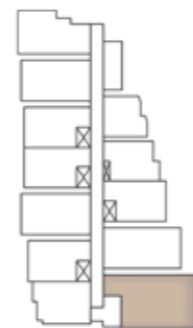
# Ground



## 3 BHK 3T

**G-005**

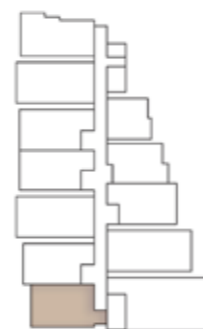
FACING : West  
 BUILT-UP AREA : 1,136 sq.ft  
 SUPER BUILT-UP AREA : 1,344 sq.ft  
 RERA CARPET AREA : 1,060 sq.ft



## 2 BHK 2T

**G-006**

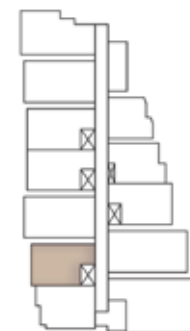
FACING : East  
 BUILT-UP AREA : 646 sq.ft  
 SUPER BUILT-UP AREA : 764 sq.ft  
 RERA CARPET AREA : 597 sq.ft



## 2 BHK 2T

**G-007**

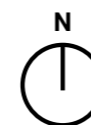
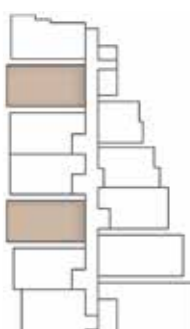
FACING : East  
 BUILT-UP AREA : 611 sq.ft  
 SUPER BUILT-UP AREA : 723 sq.ft  
 RERA CARPET AREA : 562 sq.ft



## 3 BHK 2T

**G-008, G-011**

FACING : East  
 BUILT-UP AREA : 768 sq.ft  
 SUPER BUILT-UP AREA : 908 sq.ft  
 RERA CARPET AREA : 710 sq.ft





## 2 BHK 2T

**G-009, G010**

FACING : East  
 BUILT-UP AREA : 653 sq.ft  
 SUPER BUILT-UP AREA : 772 sq.ft  
 RERA CARPET AREA : 600 sq.ft



## 1 BHK

**F-101, S-201, T-301**

FACING : West  
 BUILT-UP AREA : 475 sq.ft  
 SUPER BUILT-UP AREA : 562 sq.ft  
 RERA CARPET AREA : 432 sq.ft



## 2 BHK 2T

**G-012**

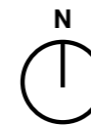
FACING : East  
 BUILT-UP AREA : 749 sq.ft  
 SUPER BUILT-UP AREA : 886 sq.ft  
 RERA CARPET AREA : 690 sq.ft



## 2 BHK 2T

**F-102, S-202, T-302**

FACING : West  
 BUILT-UP AREA : 617 sq.ft  
 SUPER BUILT-UP AREA : 730 sq.ft  
 RERA CARPET AREA : 572 sq.ft

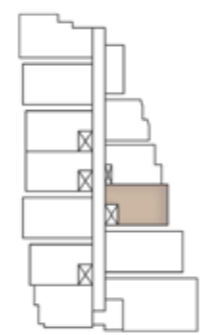




## 2 BHK 2T

**F-103, S-203, T-303**

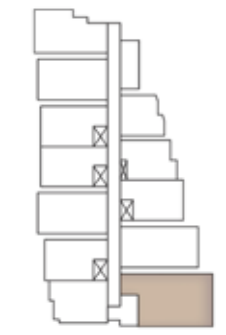
FACING : West  
 BUILT-UP AREA : 687 sq.ft  
 SUPER BUILT-UP AREA : 813 sq.ft  
 RERA CARPET AREA : 634 sq.ft



## 3 BHK 3T

**F-105, S-205, T-305**

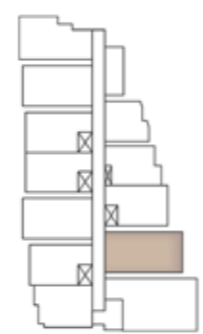
FACING : West  
 BUILT-UP AREA : 1,265 sq.ft  
 SUPER BUILT-UP AREA : 1,497 sq.ft  
 RERA CARPET AREA : 1,182 sq.ft



## 3 BHK 2T

**F-104, S-204, T-304**

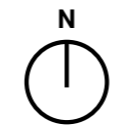
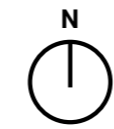
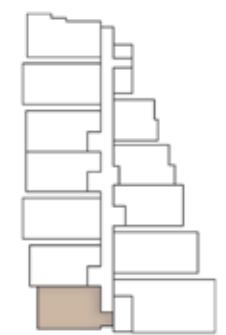
FACING : West  
 BUILT-UP AREA : 925 sq.ft  
 SUPER BUILT-UP AREA : 1,095 sq.ft  
 RERA CARPET AREA : 860 sq.ft



## 2 BHK 2T

**F-106, S-206, T-306**

FACING : East  
 BUILT-UP AREA : 727 sq.ft  
 SUPER BUILT-UP AREA : 860 sq.ft  
 RERA CARPET AREA : 674 sq.ft





## 2 BHK 2T

**F-107, S-207, T-307**

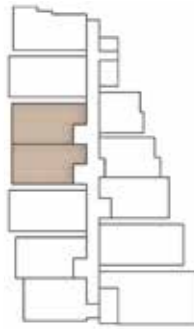
FACING : East  
 BUILT-UP AREA : 699 sq.ft  
 SUPER BUILT-UP AREA : 827 sq.ft  
 RERA CARPET AREA : 645 sq.ft



## 2 BHK 2T

**F-109, S-209, T-309  
 F-110, S-210, T-310**

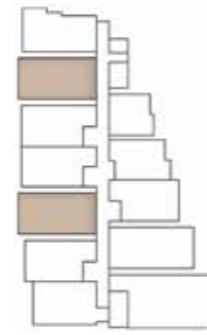
FACING : East  
 BUILT-UP AREA : 736 sq.ft  
 SUPER BUILT-UP AREA : 870 sq.ft  
 RERA CARPET AREA : 682 sq.ft



## 3 BHK 2T

**F-108, S-208, T-308  
 F-111, S-211, T-311**

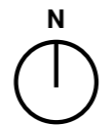
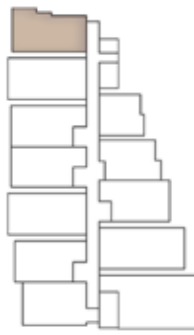
FACING : East  
 BUILT-UP AREA : 852 sq.ft  
 SUPER BUILT-UP AREA : 1,008 sq.ft  
 RERA CARPET AREA : 789 sq.ft



## 2 BHK 2T

**F-112, S-212, T-312**

FACING : East  
 BUILT-UP AREA : 780 sq.ft  
 SUPER BUILT-UP AREA : 922 sq.ft  
 RERA CARPET AREA : 720 sq.ft





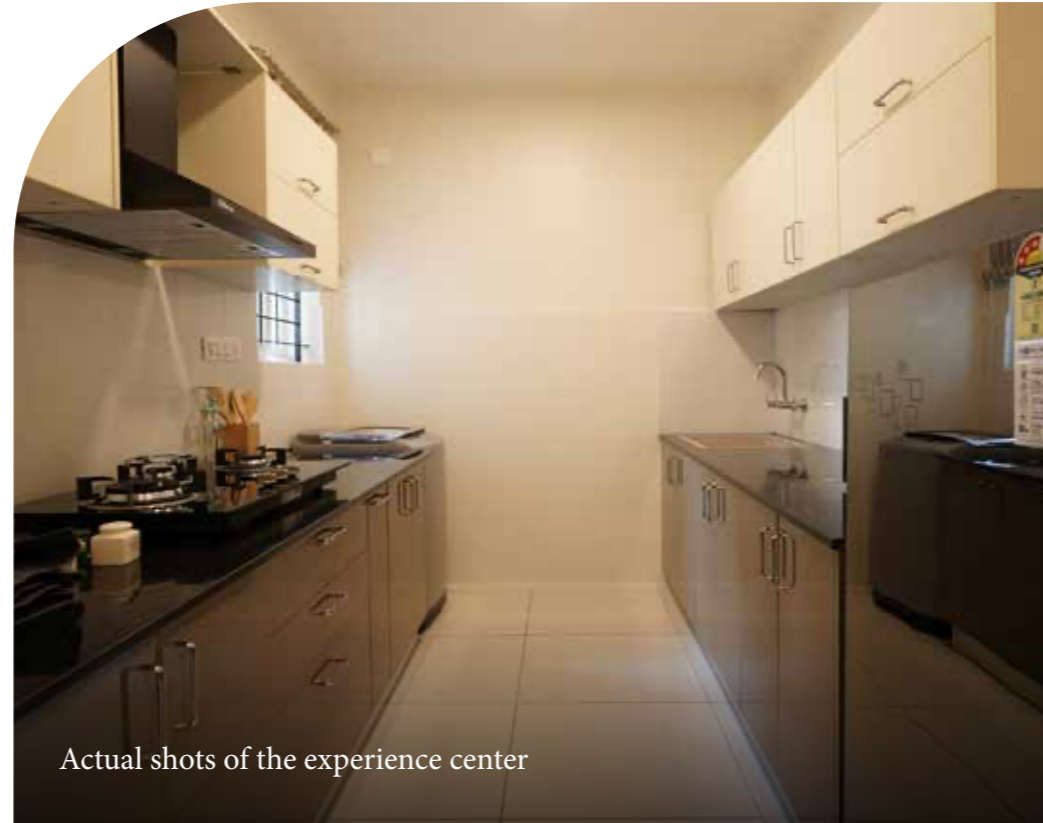
Actual shots of the experience center

## Living/ Dining

- TV unit with bottom drawers and top ledge finished with laminate
- The L shaped sofa convertible to bed
- Centre table
- Dining/ Crockery unit - a put down dining table with a crockery cabinet

## Kitchen

- Bottom cabinets and top cabinets finished with waterproof laminates
- Granite countertop provided with quartz sink
- Chimney and hobs of a reputed make will be provided



Actual shots of the experience center

## Bedroom 1

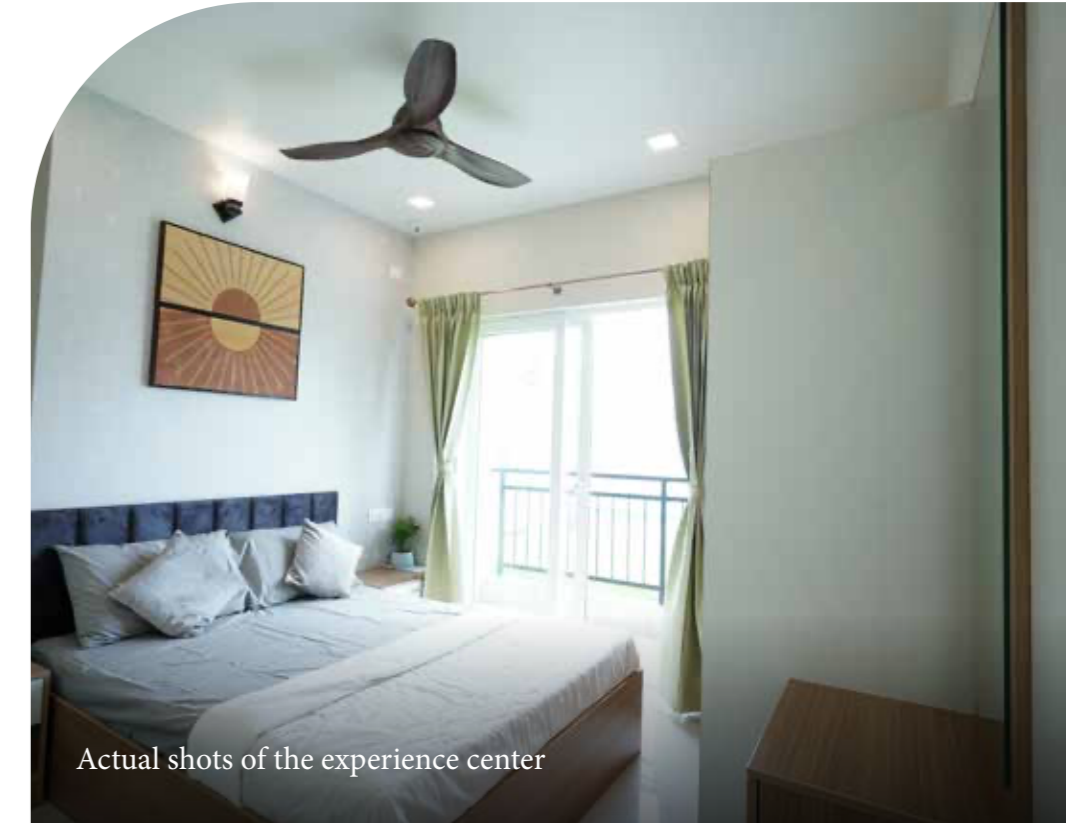
- Queen size cot provided with a side table with drawer
- Wardrobe with sliding shutter finished with laminate
- Dress unit with ledge drawer
- Study ledge



Actual shots of the experience center


## Master Bedroom

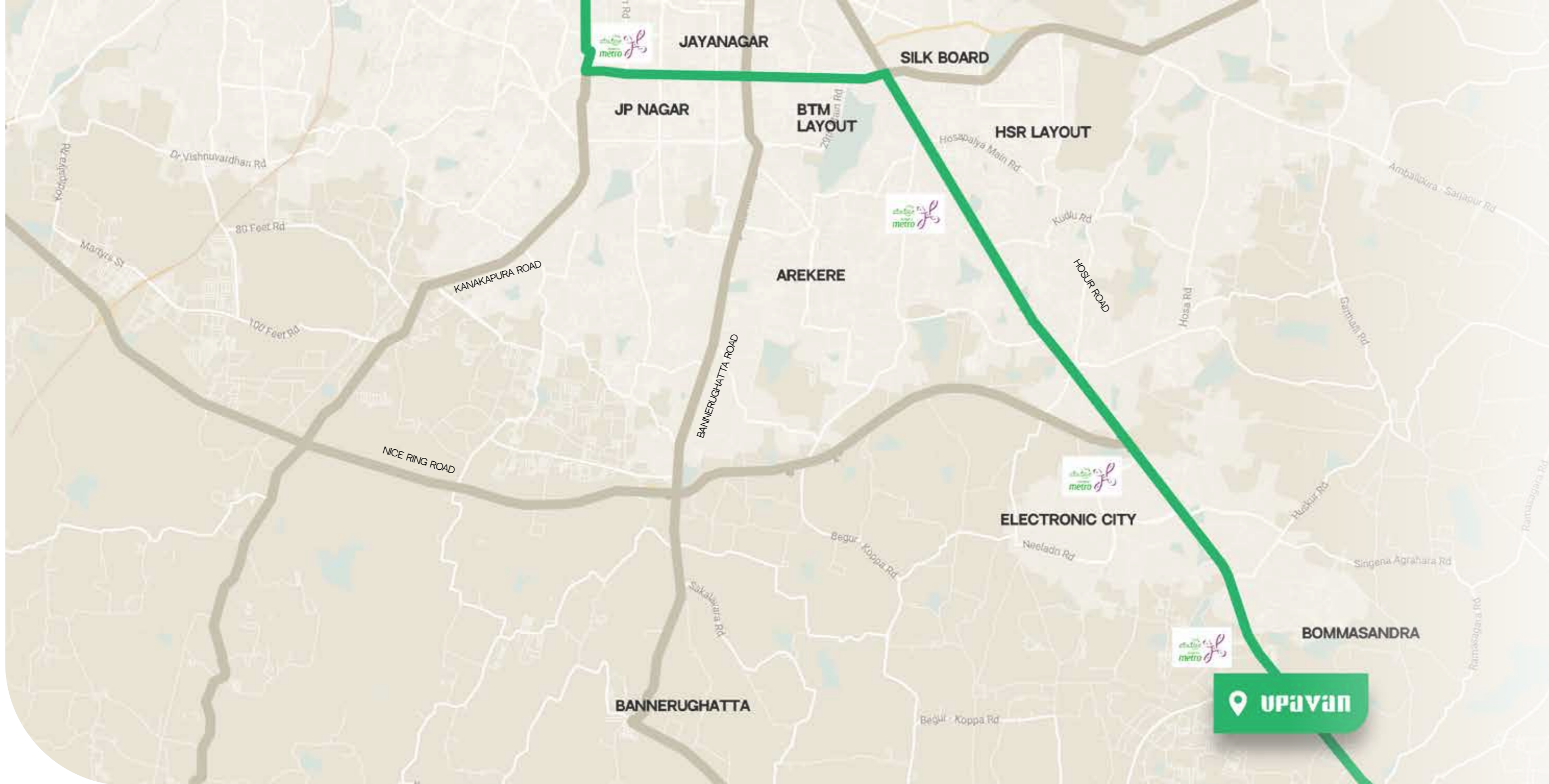
- Queen size cot provided with two side tables with drawer
- Wardrobe with sliding shutter finished with laminate
- Dress unit with ledge drawer



Actual shots of the experience center



FIND   
YOURSELF  
IN THE  
FOREST  
GARDENS



# Location Map

Enjoy a serene life at Upavan with excellent connectivity to the best amenities that Bengaluru has to offer.



## Connectivity

Kachanayakanahalli Bus Stop	- 650 m
National Highway (NH)	- 2.6 km
Bommasandra Metro Station	- 2.6 km

## Shopping

DMart	- 2.6 km
Reliance Super Market	- 3.6 km
Decathlon	- 2.6 km

## Healthcare

Narayana Hrudayalaya city	- 2.6 km
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## Education

B.S Carmal Public School	- 1.9 km
Achiever's Academy	- 2.7 km

## Connectivity

Hennagara	- 1.9 km
Electronic city	- 6 km





# Specifications



## STRUCTURE: RE

- RCC Framed structure
- Solid concrete block of 150 mm for the outer wall and 100 mm for the internal partition wall



## WALL FINISH

- Internal wall in the living, dining, bedrooms, kitchen, and lobby will be finished with 2 coats of putty, 1 coat of primer and 2 coats of emulsion
- Ceiling will be finished with 2 coats of putty, 1 coat of primer and 2 coats of emulsion
- Exterior faces of the building will be finished with 1 coat of primer and 2 coats of Asian paint
- Utility and toilets will be finished with 1 coat of primer and 2 coats of emulsion
- Toilet walls will be finished with glazed ceramic tiles to 7 feet in height
- M.S grills - 1 coat primer and 2 coats of enamel



## FLOORING

- Foyer, living, kitchen and bedrooms will have 600 x 600 mm vitrified tile flooring
- Bathrooms, utility, and balcony will have 300 x 300 mm matte finish ceramic tiles
- Terrace floor will have screed finish with threaded grooves
- Common areas and staircase will have granite/ tile flooring



## KITCHEN

- Platform will be done with granite slab counter and will be provided with Quartz sink (Futura or equivalent)
- Dado tiles upto 600 mm from granite slab
- Provision for exhaust, water purifier point, and washing machine point at utility
- CP and sanitary fittings will be Essco Jaquar/ Cera or equivalent



## BATHROOM

- Wall-mounted basin - Essco Jaquar or equivalent in all toilets
- Floor mounted w/c with flush tank and health faucet - Essco Jaquar or equivalent in all bathrooms
- CP and sanitary fittings will be Essco Jaquar or equivalent
- Diverter - Essco Jaquar or equivalent will be provided
- Provision for geysers and exhaust fan will be provided in all bathrooms



## ENTRANCE DOOR

- Main door will be teak frame flush door of 8 feet in height with polish
- Accessories with SS finish Godrej or equivalent locks, tower bolts, door viewer, door stopper, etc.

## BEDROOM DOORS

Honne / Sal wood frames skin moulded shutter doors of 7 feet in height with cylindrical lock or equivalent locks, door stopper, etc.

## BATHROOM DOORS

Honne/ Sal wood frames with FRP/ WPC shutter doors of 7 feet in height



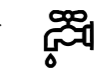
## WINDOWS

- Windows will be UPVC sliding panel with see-through plain glass with M.S grills and provision of bug screen wherever applicable
- Balconies with UPVC framed french doors and see-through plain glass will be provided without grills
- For ventilators, UPVC frame with suitable louvered glass panes



## ELECTRICAL FITTINGS

- Cables and wiring will be from Anchor Roma or equivalent
- Switches and sockets will be from Anchor Roma or equivalent
- Split air conditioner point will be provided in master room and in other rooms
- Telephone and TV points will be provided in living and master bedroom
- UPS point will be provided
- Master electrical control switch



## OTHERS

- Sewage Treatment Plant (STP)
- Rain Water Harvesting (RWH)
- Generator backup for all lifts and common area



## EXTERNAL FEATURES:

- Elevator: 8-passenger automatic lift will be provided
- Power supply: Single phase power supply will be provided for all flats
- Suitable landscaping will be done at required areas

# Completed Projects



**Casa Estrella**  
Electronic City, Bengaluru



**Maa Tara Rathnam**  
Bommasandra, Bengaluru

THE CHARMS OF  
NATURE WELCOME  
YOU HOME.



## MA SARADA

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School, Sector 6, HSR Layout, Bengaluru - 560102

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## UPAVAN

Icon Layout, Sy 7/11 and 7/12, Hoshalli,  
Hennagara Road, Jigani Hobli, Bangalore - 560099  
Behind Narayana Hrudayalaya Bommasandra