



FREEDOM IS  
MAKING YOUR  
INVESTMENTS  
GROW WITHOUT  
YOU

PRM/KA/RERA/1251/446/PR/151223/006486



Z·HUB

BY SUMADHURA

OFFICES | RETAIL | CO-LIVING

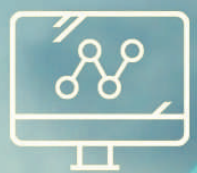
WHERE YOUR MONEY WORKS





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# INVEST IN AN OFFICE

Warm shell or customised fully set up offices – potential for attractive high rentals.

A very convenient location adjacent to a major IT hub that is well connected by purple Metro line and by well accessed road transportation.

An attractive proposition for start-ups, small business teams, digital marketers, writers, creative boutiques, out-sourced services etc.

**4 FLOORS | 28 UNITS | 410 - 3830 SQ. FT**





# INVEST IN RETAIL

Retail commercial properties in a prime location, adjacent to the premier IT hubs and upscale residential complexes in Whitefield. Close to the purple Metro line and a vibrant road transport network.

A lucrative proposition for start-ups, small businesses, apparels and electronic merchandise, footwear, boutique shops, refreshments, toys, baby and mothercare, personal hygiene, cosmetics etc.

**2 FLOORS | 31 UNITS | 410 - 3400 SQ. FT**



# INVEST IN CO-LIVING

Co-living spaces yield higher rental than other real estate assets. So, for a passive income, it is an ideal investment opportunity.

Z-Hub is a professionally managed co-living life-style model that is convenient, flexible, affordable, well designed for modernity and comfort. These are fully furnished chic living spaces for an inspired and interactive living. Relax in the AV room or on the landscaped terrace, unwind with indoor games, try your new recipes in the kitchen or do whatever. Ideal for young professionals, artists, interns, job-seekers re-located to the city, young entrepreneurs and the like.

**7 FLOORS | 259 UNITS | 275 - 360 SQ. FT**





INTRODUCING



Z·HUB  
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Z·HUB  
BY SUMADHURA

OFFICES | RETAIL | CO-LIVING





# Z-HUB

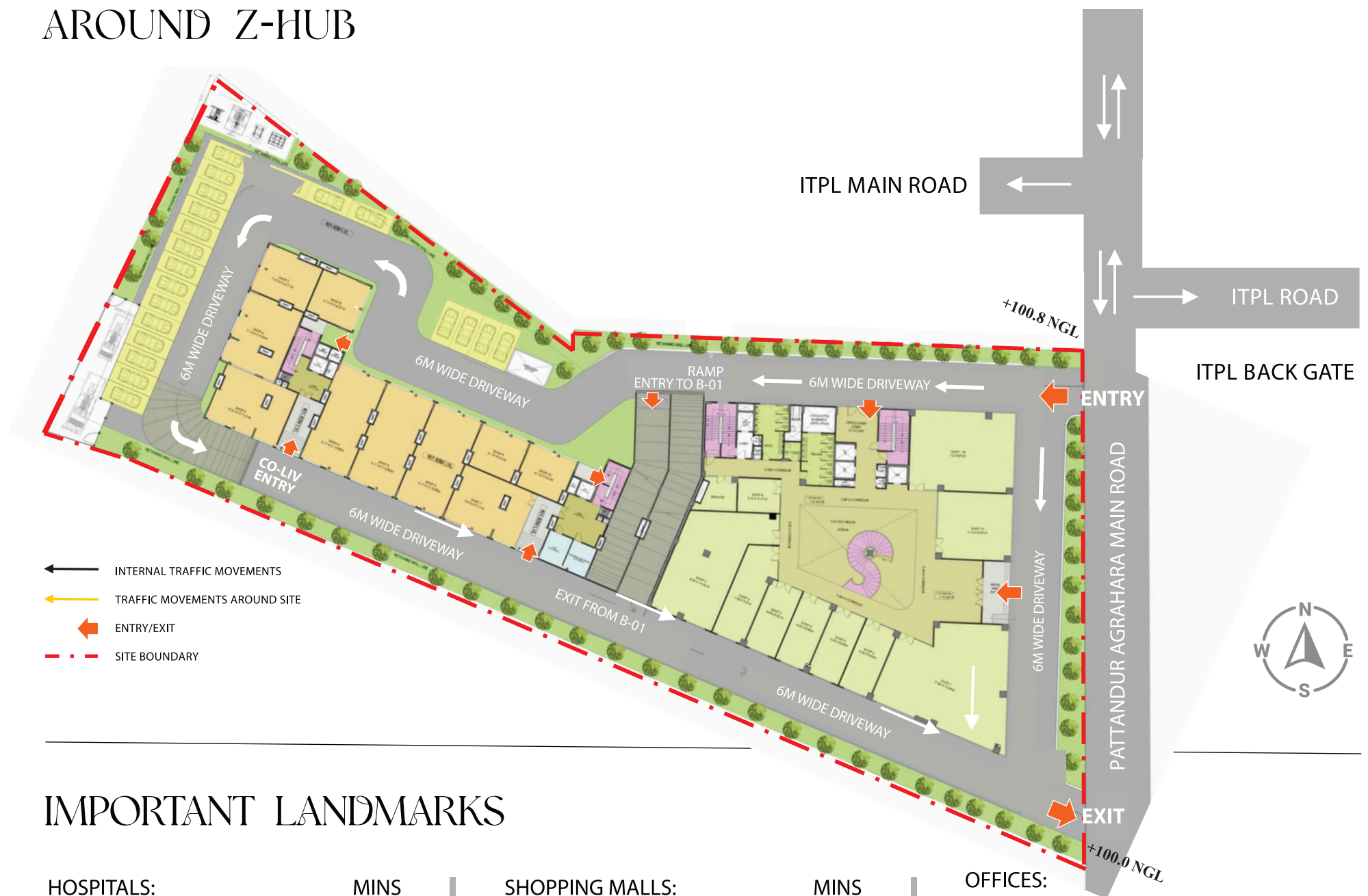
The location in Whitefield, is a winning proposition for any investor. Adjacent to ITPB back gate, almost next to a purple metro station and the Shantiniketan mall.

NOT TO SCALE





# TRAFFIC STUDY AROUND Z-HUB



- ← INTERNAL TRAFFIC MOVEMENTS
- ← TRAFFIC MOVEMENTS AROUND SITE
- ← ENTRY/EXIT
- - - SITE BOUNDARY

## IMPORTANT LANDMARKS

### HOSPITALS:

HOSPITALS:	MINS
MANIPAL HOSPITAL(2.1 km)	06 MINS
NARAYANA MULTISPECIALITY (2.4 km)	07 MINS
VYDEHI HOSPITAL (2.2 km)	06 MINS
SHANKARA EYE HOSPITAL (9.0 km)	21 MINS
YASHOMATI HOSPITAL (7.5 km)	18 MINS
CLOUD 9 CLINIC (550 m)	03 MINS
COLUMBIA ASIA, WHITEFIELD (4.6 km)	11 MINS

### SCHOOLS:

SCHOOLS:	MINS
VIBGYOR(7.6km)	20 MINS
MVJ COLLEGE OF ENGINEERING(3.0km)	07 MINS
DEEN's ACADEMY(2.9km)	07 MINS
DELHI PUBLIC SCHOOL(6.6km)	15 MINS
NATIONAL PUBLIC SCHOOL(5.8km)	11 MINS
RYAN INTERNATIONAL SCHOOL(6.5km)	15 MINS

### SHOPPING MALLS:

SHOPPING MALLS:	MINS
PARK SQUARE(2.8km)	02 MINS
FORUM VALUE(5.3km)	13 MINS
INORBIT(1.7km)	04 MINS
PHOENIX(6.6km)	15 MINS
VR MALL(6.4km)	14 MINS

### HOTELS:

HOTELS:	MINS
MARRIOTT INTERNATIONAL(1.8km)	05 MINS
SHERATON GRAND(2.6km)	07 MINS
THE DEN(400 mts)	02 MINS
TAJ VIVANTA(850 mts)	03 MINS
ZURI WHITEFIELD(2.6km)	06 MINS
ALOFT(2.6km)	06 MINS
LEMONTREE(3.5km)	08 MINS

### OFFICES:

OFFICES:	MINS
ITPB(500 mts)	02 MINS
GR TECH PARK(1.9km)	04 MINS
KALYANI TECH PARK(4.3km)	12 MINS
SCB BRIGADE TECH PARK(1.2km)	03 MINS
GOYAL & CO TITANIUM TECH PARK(1.7km)	04 MINS
DIVYASHREE TECHNOPARK(2.7km)	07 MINS
SJR ITPARK(1.8km)	05 MINS
PRESTIGE SHANTINIKETAN(3.3km)	10 MINS
BRIGADE METROPOLIS(5.6km)	14 MINS
GE (5.3km)	12 MINS
BENZ CORP (6.0km)	14 MINS
NOVO NORDISK (2.0km)	05 MINS
TCS (650 mts)	02 MINS
ACCENTURE (7.7km)	20 MINS
SAP (2.6km)	06 MINS
HARMAN INTERNATIONAL (2.4km)	07 MINS
CAPGEMINI (3.3km)	08 MINS
RMZ ECOSPACE (12km)	25 MINS

Disclaimer: All distances and timings are approximations. Set at 6 am traffic conditions.

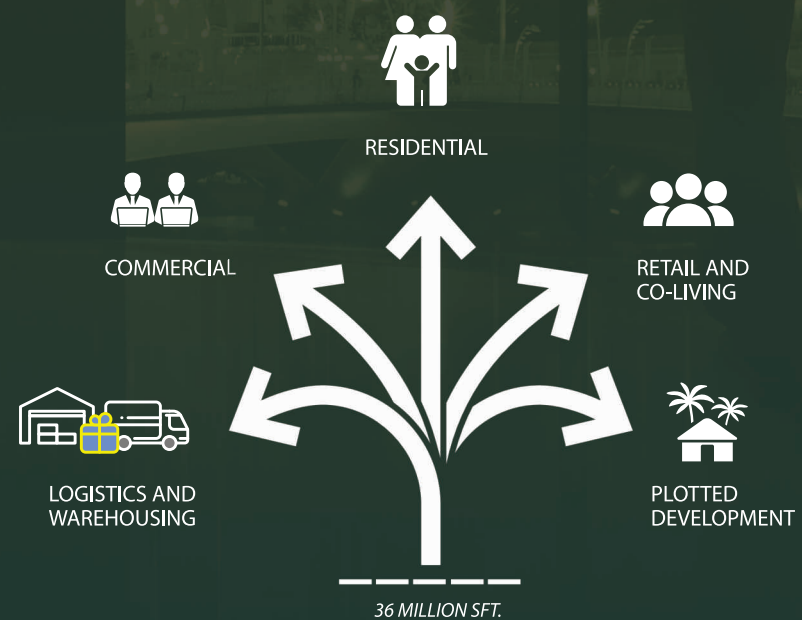


# PROMOTED BY THE SUMADHURA GROUP

## EXPANDING THE HORIZON

Our name is synonymous with luxury living in Bengaluru and Hyderabad. We began our journey three decades back with the single minded vision of winning our customer's trust by providing the best in quality, design, efficiency and above all the fastest completion of timelines in the market. Today, it has won us the golden smiles of 9000 plus happy families in 50+ residential projects. It also gave us confidence and impetus to invest in other growing opportunities.

No matter what we did, whatever new endeavour we embarked in, the end result was always happy customers and a growing portfolio.





36 MILLION SQ. FT OF  
**HAPPINESS**

**11**

MILLION SQ. FT  
DELIVERED

**BENGALURU  
AND  
HYDERABAD.**

**25**

MILLION SQ. FT  
ONGOING



# NOW, PRESENTING Z-HUB

The Z-Hub by Sumadhura is a multi-purpose project that includes commercial/retail spaces, office spaces and co-living spaces all in one place under one roof. An innovative and world-class concept that is poised to become a beehive of activities. Yet another landmark project of the well established Sumadhura group.

Flaunting its cool location near the IT parks, renowned housing complexes and premier business giants, also well connected by the best of transportation, it automatically screams 'investment'. One that you can not afford to miss.



# MASTER PLAN



**COMMERCIAL BUILDING: B+G+5 FLOORS | CO-LIVING SPACE: B+G+7 FLOOR**

**SITE AREA - 5666.16 SQMT | BUILTUP AREA - 19810 SQMT | PROPOSED ROAD - 18M | SETBACK - 8M**

**DRIVEWAY - 6M | SURFACE PARKING - 21NOS | TC YARD - NORTHWEST CORNER, CAPACITY-1250 KVA**

**DG UNIT IN GROUND FLOOR - SOUTHWEST(625 KVA DG - 1, 380 KVA DG - 2)**

## AMENITIES

GYM ROOM | AV/GAMING ROOM | KITCHEN AND DINING | INDOOR GAMING | CARETAKER ROOMS

LANDSCAPED TERRACE/SITTING AREA





# GROUND FLOOR PLAN



## CO-LIVING GROUND FLOOR INCLUDES:

SH-1 TO SH-10 | ELECTRICAL ROOM | FCC ROOM | LIFT LOBBY  
2 STAIRCASES | 2 LIFTS | SURFACE PARKING-21 NOS | DG UNIT | TC YARD

## COMMERCIAL GROUND FLOOR INCLUDES:

SR-1 TO SR-10 | ENTRANCE LOBBY | SERVICES | LADIES TOILET  
GENTS TOILET | 2 STAIRCASES | 3 LIFTS

## CO-LIVING AREA STATEMENT

UNIT NUMBER	SBUA (sq. ft)	CARPET AREA (sq. ft)	UNIT NUMBER	SBUA (sq. ft)	CARPET AREA (sq. ft)
SH - 1	1200	694	SH - 6	1180	687
SH - 2	1400	815	SH - 7	780	450
SH - 3	1400	815	SH - 8	620	344
SH - 4	1400	810	SH - 9	620	344
SH - 5	1200	698	SH - 10	620	344

## COMMERCIAL SHOP AREA STATEMENT

UNIT NUMBER	SBUA (sq. ft)	CARPET AREA (sq. ft)	UNIT NUMBER	SBUA (sq. ft)	CARPET AREA (sq. ft)
SR - 1	3400	2000	SR - 6	940	545
SR - 2	675	291	SR - 7	2325	1367
SR - 3	675	291	SR - 8	410	230
SR - 4	675	391	SR - 9	2250	1325
SR - 5	675	391	SR - 10	1350	791





# TYPICAL FLOOR PLAN

1ST TO 7TH FLOOR



## CO-LIVING FIRST FLOOR :

TWIN ROOM | STUDIO | COUPLE ROOM  
LIFT LOBBY | 2 STAIRCASES | 2 LIFTS

## COMMERCIAL FIRST FLOOR :

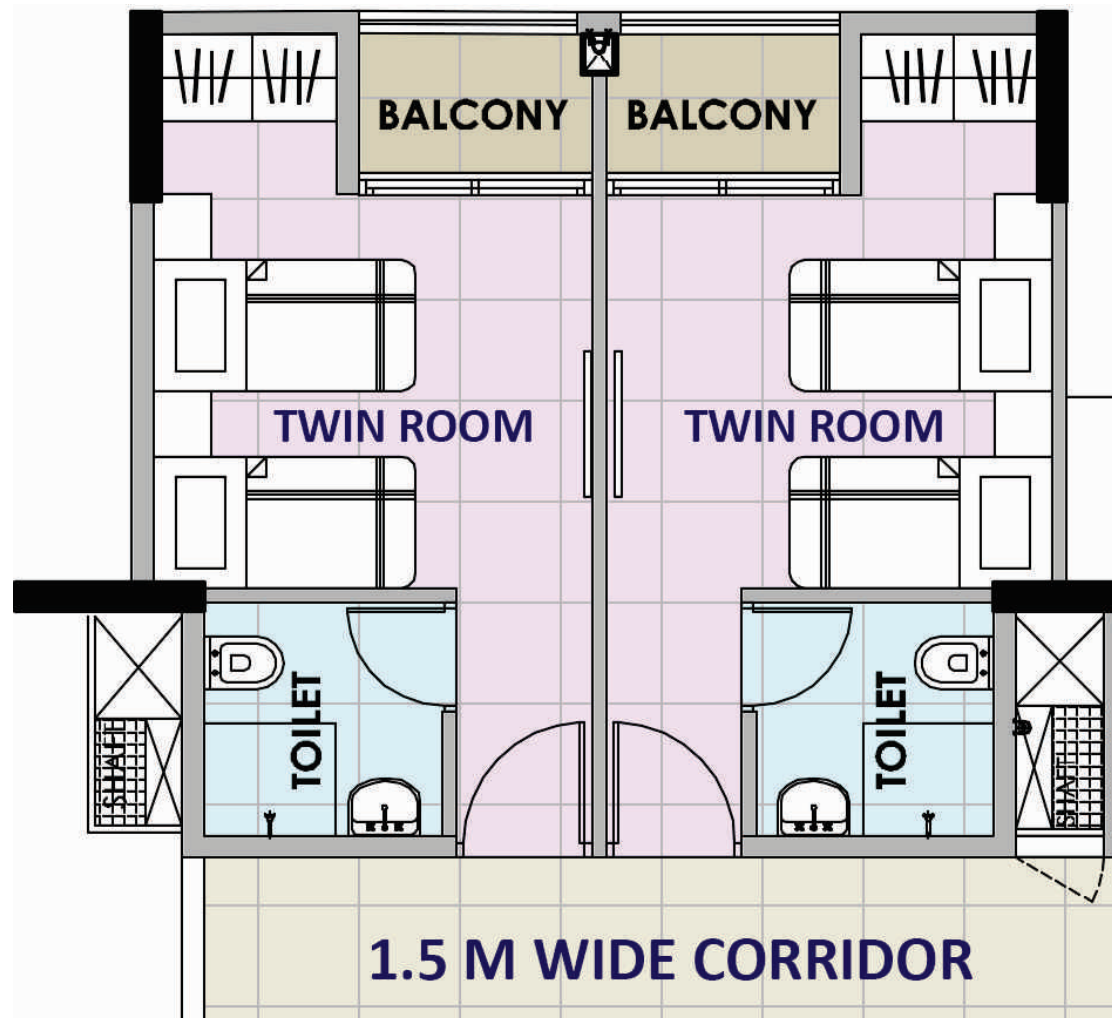
RETAIL SR-101 TO SR-111 | SERVICES | LADIES TOILET  
GENTS TOILET | HANDI TOILET | 2 STAIRCASES | 3 LIFTS

## SHOP AREA STATEMENT

UNIT NUMBER	SBUA (sq. ft)	CARPET AREA (sq. ft)	UNIT NUMBER	SBUA (sq. ft)	CARPET AREA (sq. ft)
SR - 101	3400	2000	SR - 107	2325	1367
SR - 102	675	391	SR - 108	410	230
SR - 103	675	391	SR - 109	2250	1315
SR - 104	675	391	SR - 110	1300	767
SR - 105	675	391	SR - 111	1300	767
SR - 106	940	545			







# CO-LIVING

TYPICAL TWIN ROOM PLAN

## KEY PLAN

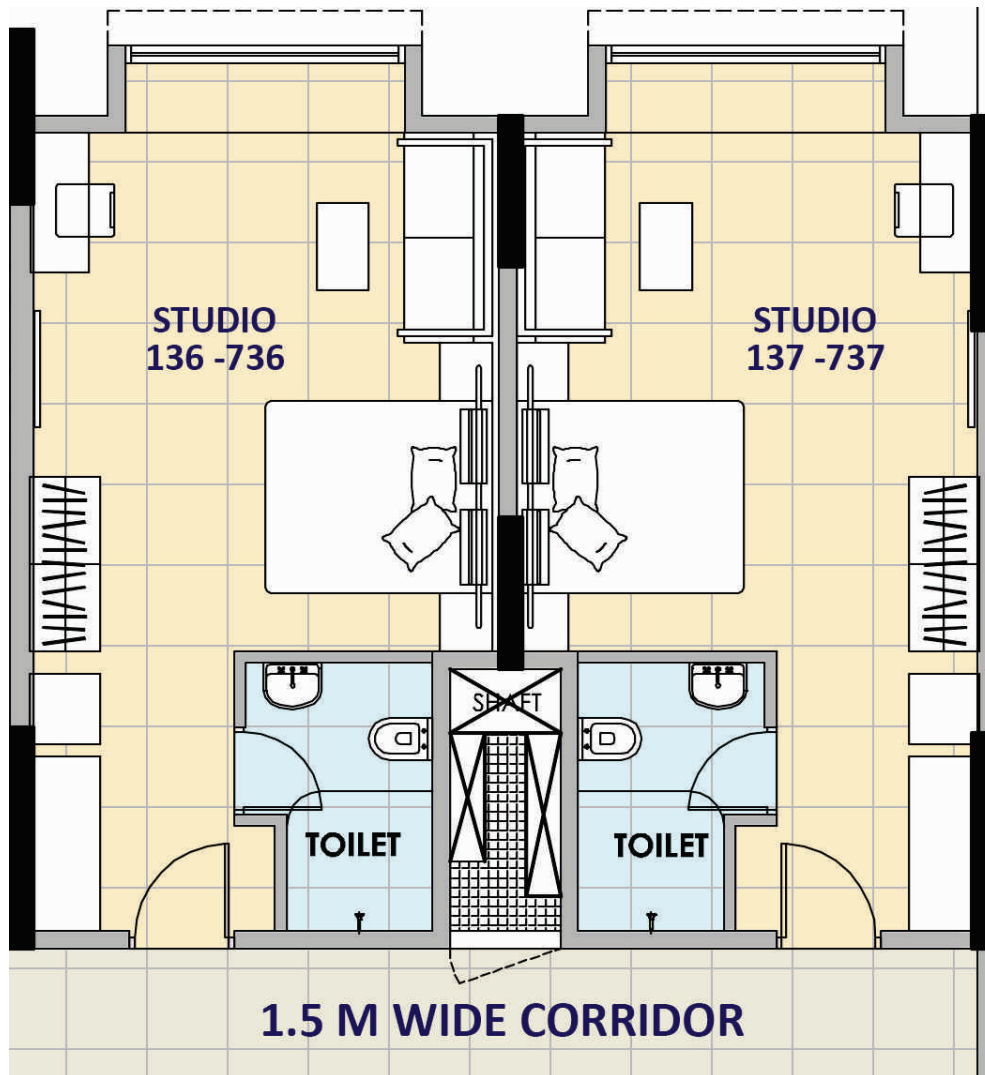


## TWIN ROOM AREA STATEMENT

ROOM NUMBER	SBUA (sq. ft)	CARPET AREA (sq. ft)
101 - 133	275	151
201 - 233	275	151
301 - 333	275	151
401 - 433	275	151
601 - 633	275	151
701 - 733	275	151







# GO-LIVING

TYPICAL STUDIO PLAN

## KEY PLAN

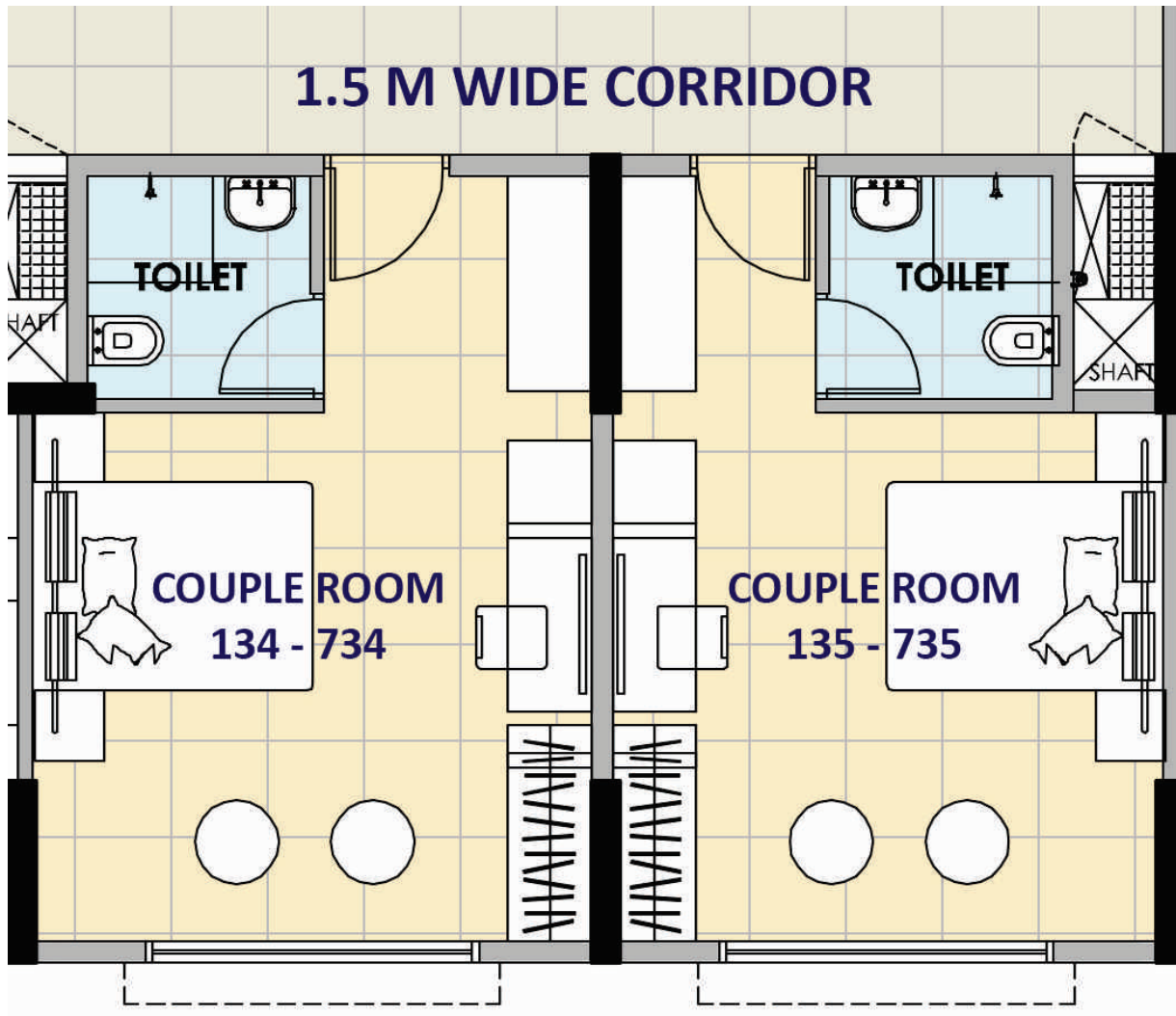


## TWIN ROOM AREA STATEMENT

ROOM NUMBER	SBUA (sq. ft)	CARPET AREA (sq. ft)
136 - 736	465	151
137 - 737	465	151







# CO-LIVING

TYPICAL COUPLE ROOM PLAN

## KEY PLAN



## COUPLE ROOM AREA STATEMENT

ROOM NUMBER	SBUA (sq. ft)	CARPET AREA (sq. ft)
134 - 734	360	225
135 - 735	350	218





# COMMERCIAL

TYPICAL 2ND - 5TH FLOOR

## COMMERCIAL TYPICAL FLOOR INCLUDES:

ENTRANCE LOBBY | SERVICES | LADIES TOILET | GENTS TOILET  
HANDI TOILET | 2 STAIRCASES | 3 LIFTS | 7 NOS.-OFFICE SPACE  
UPS / SERVER ROOM

## OFFICE AREA STATEMENT

UNIT NUMBER	SBUA (sq. ft)	CARPET AREA (sq. ft)	UNIT NUMBER	SBUA (sq. ft)	CARPET AREA (sq. ft)
201 - 501	2665	1732	205 - 505	2500	1648
202 - 502	2825	1865	206 - 506	2850	1855
203 - 503	3830	2572	207 - 507	410	245
204 - 504	3000	1973			





# SPECIFICATIONS

## COMMERCIAL AND RETAIL

### STRUCTURE

- R.C.C. framed structure to withstand wind and seismic loads as per IS code. Solid cement concrete block masonry 100, 150 and 200mm.

### DOORS

- Fire doors: All MEP rooms and staircases to have 2hr fire rated door as per NBC.
- Non-fire rated doors: engineered hard wood frames with flush shutters of 32 mm thickness with enamel paint finish on both sides.
- All hardware are of reputed make.

### PAINTINGS

- External: one coat primer and two coats of external emulsion paint. Texture paint of SKK quality or equivalent.
- Internal: smooth putty finish with two coats of Tractor emulsion paint for walls and O.B.D paint for ceiling over a coat of primer. Service rooms/staircase walls enamel paint up to 1.2-1.5m high.

### FLOORING / WALL FINISHES

- Staircases: steel grey for ground floor and first floor, Sadarhalli for basement and upper floors.
- All balconies/utilities: 100 mm vitrified tiles.
- Office area: 70-75mm thick concrete screed.
- Toilet area: wall and flooring- 600 x 600 tiles, granite counter with wash basin with modular partition.
- Lift lobby: engineered marble / vitrified tiles / granite for floor and wall. Retail area: 600 x 1200 vitrified tiles / granite floors.

### FALSE CEILING

- Common area : grid ceiling / gypsum false ceiling.
- Toilets: grid false ceiling.

### HAND RAILING

- Balcony: M.S railing.
- Staircase (common area): M.S railing.
- Retail area : glass railing with SS handrail.

### ELECTRICAL

- Concealed copper wiring of Polycab or Anchor or equivalent.
- Modular switches: Schneider or Anchor or equivalent.
- 100 % DG backup power for HVAC, lifts, pumps and lights in common areas.

### PLUMBING

- Drainage/sewage: PVC pipes and fittings
- Water supply (int and ext): CPVC or UPVC pipes and fittings.

### TOILET FITTINGS

- Wash basin with granite counter top.
- Wall mounted EWC.
- Sanitary: TOTO or Grohe or equivalent.
- C.P fittings: Jaquar or GROHE or equivalent.

### COMMON AMENITIES AND FACILITIES - SECURITY

- Round-the-clock security system.
- Panic button and intercom is provided in the lifts.
- Solar power fencing around the compound.
- Surveillance cameras at the main security and ground floor.

### LIFTS

- Three thirteen passenger lifts for each floor in commercial block with auto rescue device with V3F for energy efficiency. (Schindler or Johnson or equivalent make).

### PLUMBING

- Softened water made available through an exclusive water treatment plant (in case of borewell 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.

### GLASS FACADE

- Panel size - as per design
- Double glazed unit
- VLT : 38-45
- SHGC : 0.23-0.28
- UVALUE:1.6-1.8
- Shading co-efficient : 23-28

### HVAC

- VRF system to be provided separate for office space and retail space.
- AHU's/ CSU's at individual floors.



# SPECIFICATIONS

## CO-LIVING

### STRUCTURE

- R.C.C. framed structure to withstand wind and seismic loads as per IS code. Solid cement concrete block masonry 100, 150 and 200mm.

### DOORS

- Main doors: engineered hard wood frame with flush shutters of 32 mm thickness with enamel paint finished on both sides.
- Internal doors: engineered hard wood frames with flush shutters of 32 mm thickness with enamel paint finished on both sides.
- French doors: UPVC / aluminium door systems with sliding shutters.
- Fire doors: All MEP rooms and staircases to have 2hr fire rated door as per NBC.
- Windows: UPVC window systems with safety grill (MS) and aluminum for toilet ventilators and staircase windows.
- All hardware of reputed make.

### PAINTINGS

- Internal: smooth putty finish with two coats of tractor emulsion paint for walls and O.B.D paint for ceiling over a coat of primer. For services room / staircase walls enamel paint up to 1.2-1.5m high.
- External: one coat primer and two coats of external emulsion paint. Texture paint in areas as per elevations.

### HAND RAILING

- Balcony: M.S railing.
- Staircase (common area): M.S railing.

### FLOORING

- Staircases: Sadarali granite.
- POD's and corridor: 600 x 600 mm size nano vitrified tiles.
- Bathrooms: 300 x 300mm satin finish ceramic tile flooring.
- All balconies/utilities: 300 x 300mm rustic ceramic tiles.
- Bathrooms: 300 x 600 mm glazed ceramic tile dado up to false-ceiling level.
- Basement: cement concrete power trowelled with smooth finish.

### TOILET FITTINGS

- Under counter washbasin.
- Wall mounted EWC.
- Sanitary: Cera or Hindware or equivalent.
- C.P fittings: Cera or Hindware or equivalent.

### ELECTRICAL

- Concealed copper wiring of Polycab or Anchor or equivalent.
- Modular switches: Schneider or Anchor or equivalent.
- Power outlets for air conditioners in couple room, POD's(5no's of POD in each floor as per design) and ground floor reception area.
- Power outlets for exhaust fans in all bathrooms.
- Power outlets in pantry for Induction.
- 100 o/o DG backup power.
- UPS backup to be provided for common area.

### TELECOM / INTERNET

- Provision for internet and intercom - 1 no. each in one cluster and Couple Rooms.

### PLUMBING

- Drainage/sewage: PVC pipes and fittings.
- Water supply (int and ext): CPVC or UPVC pipes and fittings.
- Hot water system: solar panel / heat pump or equivalent.
- Provision for softened water outlet (on each floor).

### COMMON AMENITIES AND FACILITIES - SECURITY

- Round-the-clock security system.
- Panic button and intercom is provided in the lifts.
- Solar power fencing around the compound.
- Surveillance cameras at the main security and entrance of each wing (conducting layout will be provided by SIPL; CCTV will be provided by ff21).
- Provision of wi-fi.

### LIFTS

- Two eight passenger lift for co-living building with auto rescue device with V3F for energy efficiency. (Schindler or Johnson or equivalent make).

### WTP / STP

- Softened water made available through an exclusive water treatment plant (in case of bore water). Sewag, e-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.

### HVAC

- VRF System.
- Highwall units for designated room.
- A/C on demand.





# APPROVALS

## **BBMP LICENCE**

BRUHAT BANGALORE MAHANAGARA PALIKE

**APPROVED / 20.09.2023**

No. BBMP/Addl Dir/JDTP North/LP-0037/2022-23 & PRJ/4575/2022-23

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## **BWSSB**

BANGALORE WATER SUPPLY AND SEWAGE BOARD

**APPROVED / 04.08.2023**

No. BWSSB-NOC-2022-5-1193-052005503867

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## **KSPCB**

KARNATAKA STATE POLLUTION CONTROL BOARD

**APPROVED / 17.08.2022**

No. CTE-332806/2022

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## **FIRE**

KARNATAKA STATE FIRE AND EMERGENCY SERVICES

**APPROVED / 01.09.2022**

No. KSFES/GBC(1)/310 & DOc No.KSFES/NOC/282/2022

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## **AAI**

AIRPORT AUTHORITY OF INDIA

**APPROVED / 11.05.2022**

No. BIAL/SOUTH/B/040822/665088

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## **BSNL**

BHARAT SANCHAR NIGAM LIMITED

**APPROVED / 16.11.2020**

No. DE/SAN/BGNOC/HRB-S111/2021-22/120 dated BG-41

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## **BESCOM**

BANGALORE ELECTRICAL SUPPLY COMPANY LIMITED

**APPROVED / 02.09.2022**

No. EE/WFD/AEE/AE(T)/2022-23/1979

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## **HAL**

HINDUSTAN AERONAUTICS LIMITED

**APPROVED / 30.08.2023**

No. ASC/DGM/AO/131/HAL/BG/70/23/956/2023.

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# OUR PARTNERS

## ARCHITECTS:



### BLENDS DESIGN PVT. LTD.

R P REGENCY, NO. 50/7, 3RD FLOOR, 2ND CROSS, P & T COLONY  
RT NAGAR, BENGALURU - 560032  
PH: 080-23657777, WEBSITE:WWW.BLENDSARCHITECTS.COM

## STRUCTURAL CONSULTANT:



### NADIG CONSULTING

# G2, PRIDE ELITE, 10, MUSEUM ROAD,  
BENGALURU - 560 001  
PH: 080-49209999  
WEBSITE: WWW.NADIGCONSULTING.COM

## MEP CONSULTANTS:



### NOVETEK CONSULTANTS PVT. LTD.

#58,GROUND FLOOR,MOUNTAIN STREET, 1ST BLOCK,  
JAYANAGAR EAST, BENGALURU - 560011.  
PH: +91 8041076777. WEBSITE: WWW.NOVETEK.IN

## FACADE CONSULTANT:



### ASPECT FACADE & ENGINEERING CONSULTANTS PVT. LTD.

No. -B10 GROUND FLOOR, JOURNALIST COLONY,  
JUBILEE HILLS, HYDERABAD -500033  
PH: +91 7702839622. WEBSITE: WWW.ASPECTFEC.IN





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Z-HUB BY SUMADHURA, KATHA No.417, PLOT No.10, PATTANDUR AGRAHARA  
SADARAMANGALA VILLAGE, KR PURAM HOBLI , BENGALURU EAST  
BENGALURU URBAN 560066. KARNATAKA

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

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W H I T E F I E L D

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