



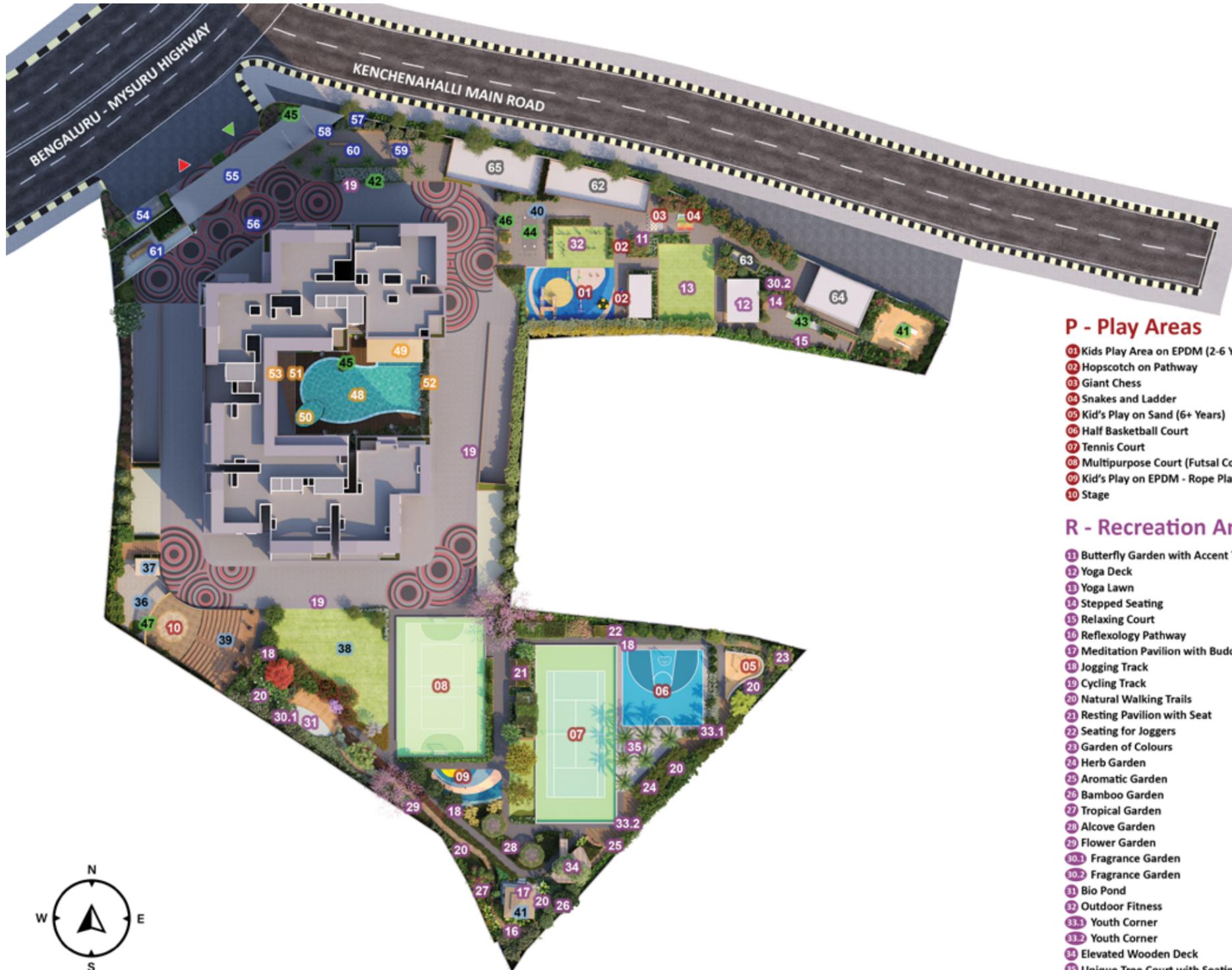
SUMADHURA[®]
PRAMODA

LOCATION MAP

Sumadhura Pramoda is a luxury residential development in Kenchenahalli, designed with Vaastu principles. It offers spacious balconies, themed gardens, and eco-friendly features, focusing on luxury, convenience, and spiritual harmony. Ideal for high-income families and IT professionals, it provides a serene and prosperous living environment.



MASTER PLAN



LEGEND

P - Play Areas

- 01 Kids Play Area on EPDM (2-6 YEARS)
- 02 Hopscotch on Pathway
- 03 Giant Chess
- 04 Snakes and Ladder
- 05 Kid's Play on Sand (6+ Years)
- 06 Half Basketball Court
- 07 Tennis Court
- 08 Multipurpose Court (Futsal Court + Volleyball Court)
- 09 Kid's Play on EPDM - Rope Play (4+ Years)
- 10 Stage

R - Recreation Amenities

- 11 Butterfly Garden with Accent Tree
- 12 Yoga Deck
- 13 Yoga Lawn
- 14 Stepped Seating
- 15 Relaxing Court
- 16 Reflexology Pathway
- 17 Meditation Pavilion with Buddha Statue
- 18 Jogging Track
- 19 Cycling Track
- 20 Natural Walking Trails
- 21 Resting Pavilion with Seat
- 22 Seating for Joggers
- 23 Garden of Colours
- 24 Herb Garden
- 25 Aromatic Garden
- 26 Bamboo Garden
- 27 Tropical Garden
- 28 Alcove Garden
- 29 Flower Garden
- 30.1 Fragrance Garden
- 30.2 Fragrance Garden
- 31 Bio Pond
- 32 Outdoor Fitness
- 33.1 Youth Corner
- 33.2 Youth Corner
- 34 Elevated Wooden Deck
- 35 Unique Tree Court with Seating Below

A - Activity and Social Spaces

- 36 Barbeque Corner
- 37 BBQ / Serving Counter
- 38 Multipurpose Lawn (Party, Gathering, etc.)
- 39 Amphitheater
- 40 Interactive Plaza

M - Miscellaneous Features

- 41 Pet Park
- 42 Feature Wall
- 43 Water Feature with Cascade
- 44 Interactive Water Jets
- 45 Accent Plants
- 46 Accent Tree Court
- 47 Screen Wall

O - Outdoor Amenities

- 48 Swimming Pool
- 49 Kid's Pool
- 50 Wet Pool Deck with Chairs
- 51 Pool Deck with Lounge Chairs
- 52 Water feature with cascade
- 53 Pool Entry Water Feature

D - Daily Amenities

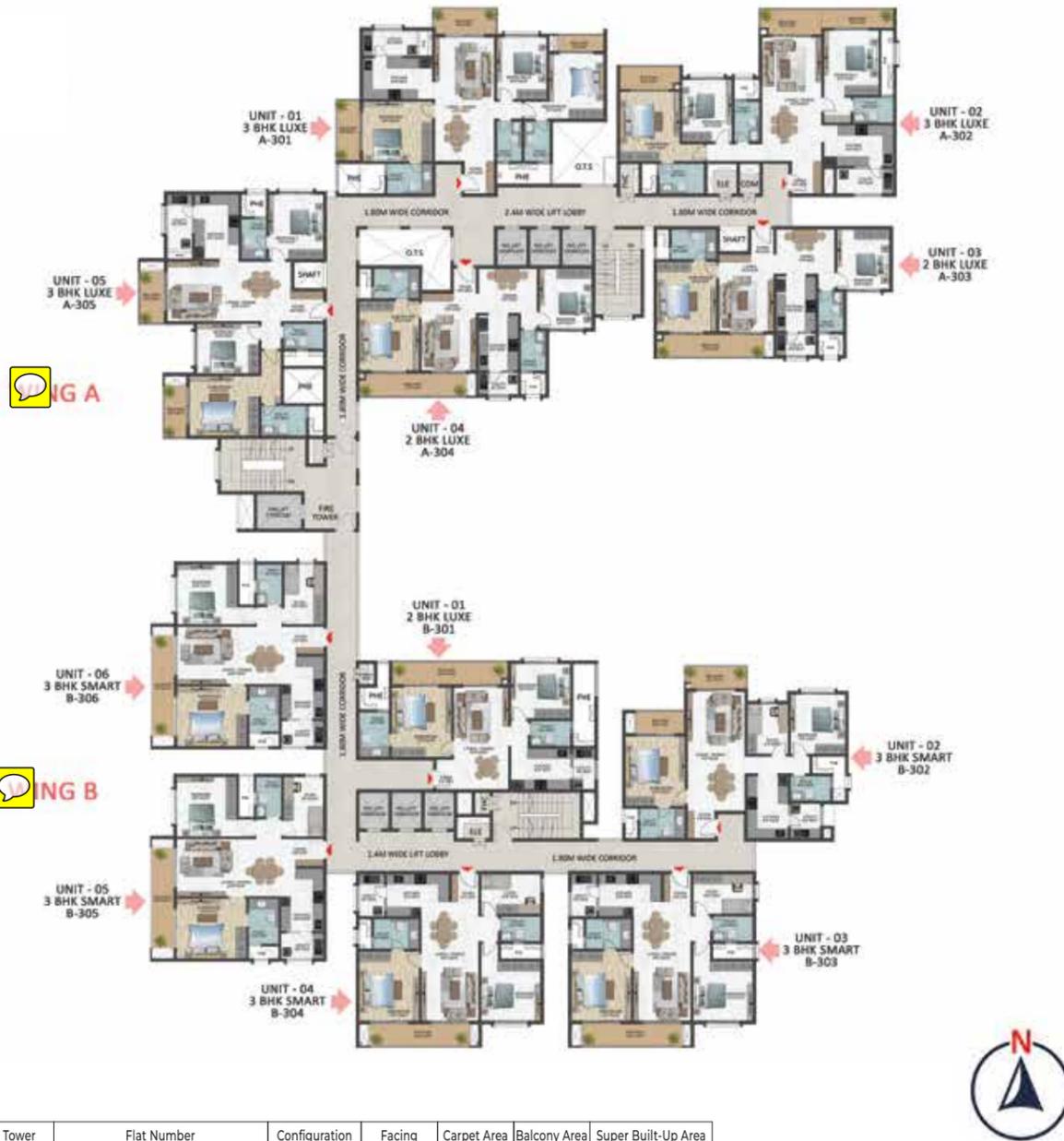
- 54 Bus Bay/ Waiting area
- 55 Entrance Portal with Security Cabin
- 56 Entrance Accent Paving
- 57 Entrance Accent Planting
- 58 Entrance Planting
- 59 Entrance Waiting Area
- 60 Palm Court
- 61 Drop-off Water Feature

A - Auxiliary Services

- 62 DG Yard
- 63 Gas Bank
- 64 Organic Waste Converter (OWC)
- 65 Transformer Yard

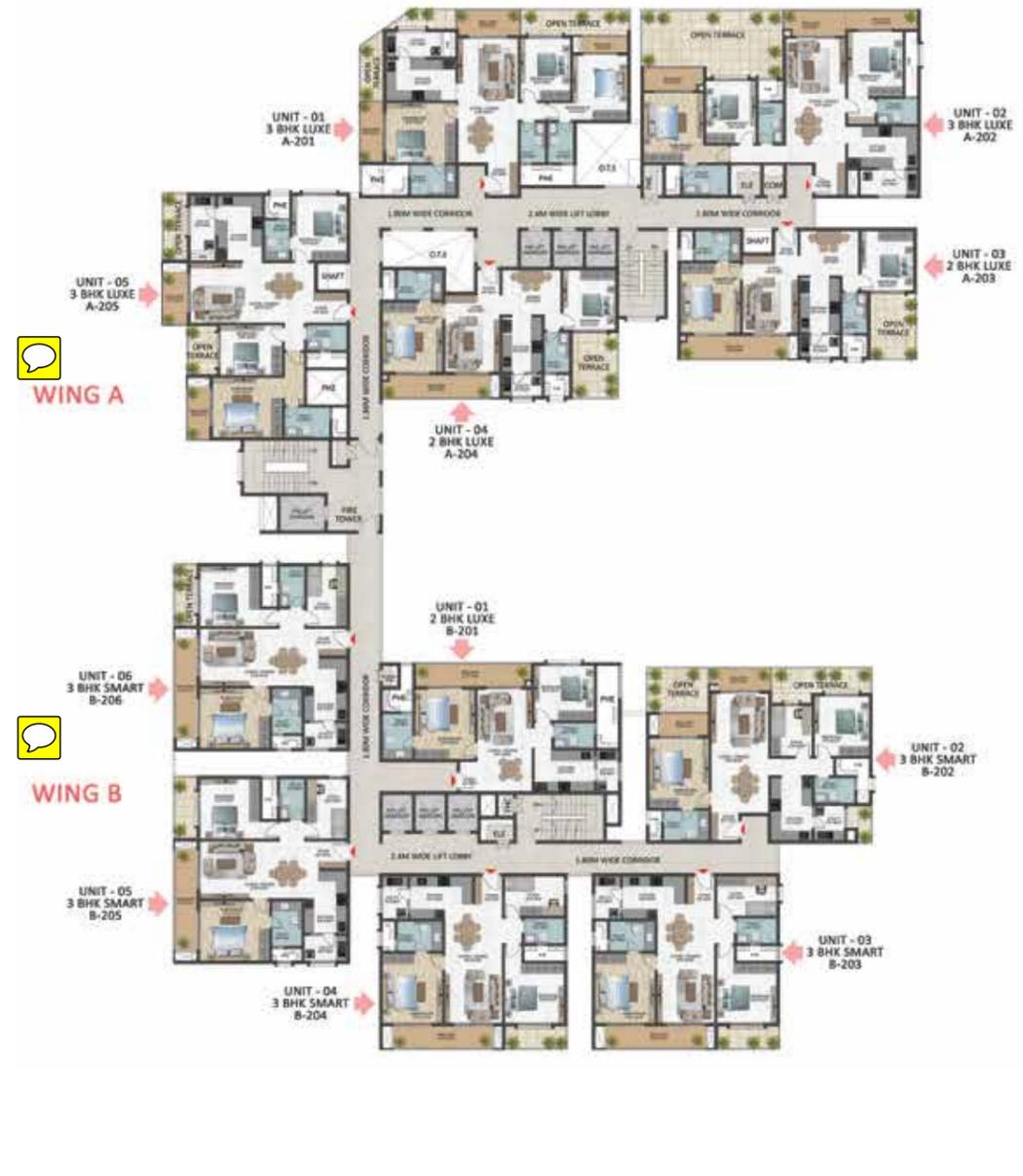
TYPICAL FLOOR PLAN

3rd TO 18th FLOOR & 20th TO 28th FLOOR



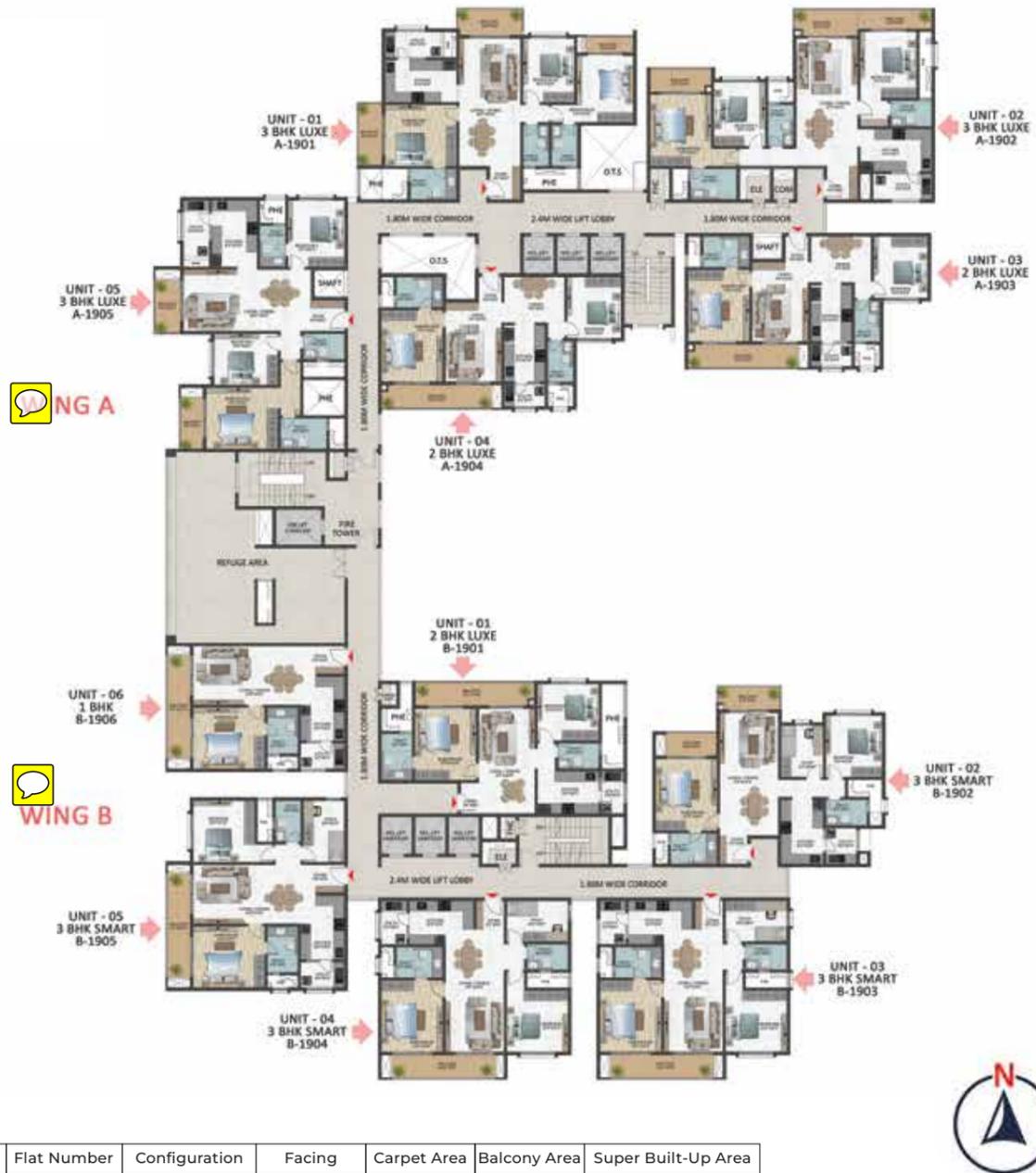
Tower	Flat Number	Configuration	Facing	Carpet Area	Balcony Area	Super Built-Up Area
Tower A	A-301 to A-1801 & A-2001 to A-2801	3 BHK Luxe	WEST	1175	144	1955
	A-302 to A-1802 & A-2002 to A-2802	3 BHK Luxe	WEST	1228	165	2055
	A-303 to A-1803 & A-2003 to A-2803	2 BHK Luxe	NORTH	863	95	1430
	A-304 to A-1804 & A-2004 to A-2804	2 BHK Luxe	NORTH	863	95	1430
	A-305 to A-1805 & A-2005 to A-2805	3 BHK Luxe	EAST	1204	94	1930
Tower B	B-301 to B-1801 & B-2001 to B-2801	2 BHK Luxe	WEST	833	101	1390
	B-302 to B-1802 & B-2002 to B-2802	3 BHK Smart	EAST	1022	93	1660
	B-303 to B-1803 & B-2003 to B-2803	3 BHK Smart	NORTH	1020	88	1625
	B-304 to B-1804 & B-2004 to B-2804	3 BHK Smart	NORTH	1020	88	1625
	B-305 to B-1805 & B-2005 to B-2805	3 BHK Smart	EAST	1020	88	1625
	B-306 to B-1806 & B-2006 to B-2806	3 BHK Smart	EAST	1020	88	1625

2nd FLOOR PLAN



Tower	Flat Number	Configuration	Facing	Carpet Area	Balcony Area	Terrace Area	Super Built-Up Area
Tower A	A-201	3 BHK Luxe	WEST	1175	144	100	2055
	A-202	3 BHK Luxe	WEST	1228	165	170	2225
	A-203	2 BHK Luxe	NORTH	863	95	60	1490
	A-204	2 BHK Luxe	NORTH	863	95	60	1490
	A-205	3 BHK Luxe	EAST	1204	94	60	1990
Tower B	B-201	2 BHK Luxe	WEST	833	101	0	1390
	B-202	3 BHK Smart	EAST	1022	93	120	1780
	B-203	3 BHK Smart	NORTH	1020	88	25	1650
	B-204	3 BHK Smart	NORTH	1020	88	25	1650
	B-205	3 BHK Smart	EAST	1020	88	45	1670
	B-206	3 BHK Smart	EAST	1020	88	25	1650

19th FLOOR PLAN (REFUGEE)



Tower	Flat Number	Configuration	Facing	Carpet Area	Balcony Area	Super Built-Up Area
Tower A	A-1901	3 BHK Luxe	WEST	1175	144	1955
	A-1902	3 BHK Luxe	WEST	1228	165	2055
	A-1903	2 BHK Luxe	NORTH	863	95	1430
	A-1904	2 BHK Luxe	NORTH	863	95	1430
	A-1905	3 BHK Luxe	EAST	1204	94	1930
Tower B	B-1901	2 BHK Luxe	WEST	833	101	1390
	B-1902	3 BHK Smart	EAST	1022	93	1660
	B-1903	3 BHK Smart	NORTH	1020	88	1625
	B-1904	3 BHK Smart	NORTH	1020	88	1625
	B-1905	3 BHK Smart	EAST	1020	88	1625
	B-1906	1 BHK	EAST	706	88	1150



SPECIFICATION

STRUCTURE:

Core wall and Shear wall monolithic construction with usage of Best quality Aluminium Modular shuttering system.

DOORS:

Main door: Best quality African teak wood frame of Large 8 feet high Veneered flush shutter of 38 mm thickness, P.U polish finished on both sides.

Internal doors: Best quality African teak wood frame with Veneered flush shutters of 38 mm thick, P.U polish finished on both sides.

Toilet & Utility doors: Best quality African teak wood frame with Veneered flush shutters of 38 mm thick, P.U. polish finish on one side and laminated finish on the other side.

BALCONIES:

UPVC doors with sliding glass shutters & mosquito mesh of Aluplastor equivalent Brand/make.

WINDOWS:

UPVC window systems with M.S safety grill and mosquito mesh of Aluplast or equivalent Brand/make. All Hardware of reputed make.

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.

FLOORING:

Elegant double height Ground floor entrance lobby (in tower) & Clubhouse 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: 600x 600 Satin finish ceramic tile flooring, 1200 x 600 mm ceramic tile dado up to False-Ceiling level.

All Balconies/Utilities: Rustic finish ceramic tile flooring.

Utility: 600 x 1200 mm ceramic tile dado up to 3'6" height. Hand Railing:

BALCONIES:

Aluminium Handrail with toughened glass.

Staircase in common area: M.S railing.

KITCHEN/UTILITY:

Provision for softened water inlet in kitchen.

Provision for sleeve chimney exhaust.

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

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 counter with Premium C.P Fittings of Grohe or Equivalent make/brand.

ELECTRICAL:

Concealed copper wiring of Havells/Polycab or Equivalent.

Modular switches: Norysis/Schneider/Legrand or Equivalent make.

Touch switches (Home Automation) 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-C type for mobile phone charging in master bedroom.

Power sockets in kitchen for Hob, chimney, refrigerator, microwave oven, mixer, aquaguard and for washing machine in utility area.

Power sockets for geysers and Exhaust Fans in all bathrooms.

Motion sensor based light control in toilets.

Power supply (EB & DG) for 3Bhk Classic/3Bhk Smart - 4Kw, 2Bhk Classic-3Kw and 1Bhk - 2Kw. (Dual sub-metres for power supply to flats)

100% Un-Interrupted DG power backup for Lifts, Pumps & lighting in common areas.

Project will be on HT metering.

PLUMBING:

Water meter for individual flats (for softened water lines).

Drainage/Sewage: SWR/PVC pipes & fittings

Water supply (Internal & External): CpvC or Upvc pipes & fittings. Telecom / Internet/ Cable TV:

Provision for internet, DTH & intercom.

CAR PARKING:

Covered parking with entry/exit ramps & signage's.

Cement concrete flooring with power troweled smooth finish to increase the driving comfort.

Dedicated space for car charging at visitors car park and car washing bay will be provided.

EXPERIENCES BEYOND AMENITIES:

Kids Play Area on EPDM (2-6 Years), Hopscotch on pathway, Gaint chess, Snakes&ladder, Kid's play area on sand (6+ Years), Half Basketball Court, Tennis Court, Multipurpose court (Futsal court+Volley Ball), Kid's Play lawn - Rope play(4+Years), Amphitheatre Stage/Skating rink, Butterfly garden with Accent tree, Yoga deck, YogaLawn, Stepped seating, Relaxing court, Reflexology pathway, Meditation Pavilion with Buddha statue, Jogging Track, Cycling track, Natural walking trails, Resting Pavilion with seat, Seating for joggers, Garden of colors, Herb Garden, Aromatic Garden, Bamboo Garden, Tropical Garden, Alcove Garden, Flower Garden, Fragrance Garden, Bio Pond, Outdoor Fitness, Youth Corner, Elevated Wooden Deck, Unique Tree Court with seating below, Barbeque Corner, BBQ/Serving Counter, Multipurpose Lawn (Party, Gathering etc.), Amphitheatre, Interactive Plaza, Pet park, Feature wall, Water Feature with Cascade, Interactive Water Jets, Accent Plants, Accent tree Court, Screen Wall, Bus Bay, Entrance Portal with Security Cabin, Entrance Accent Paving, Entrance Accent Planting, Entrance Water Feature, Entrance Waiting Area, Palm Court, Drop-off Water Feature, DG Yard, space provision for Gas Bank, Organic Waste Converter (OWC) and Transformer Yard.

PRAMODA

CONSULTANT LOGO

WORK NATURE	COMPANY NAME	LOGO	COMPANY ADDRESS
ARCHITECT	Thomas Associates		32, Kasturba Cross Rd, Shanthala Nagar, Ashok Nagar, Bengaluru, Karnataka 560001
STRUCTURAL CONSULTANT	DesignTree Service Consultants Pvt Ltd		# 64/9, Kembathalli Main Road 9th Phase J.P.Nagar Bangalore - 560 078, Karnataka, INDIA
MEP CONSULTANT	DesignTree Service Consultants Pvt Ltd		# 64/9, Kembathalli Main Road 9th Phase J.P.Nagar Bangalore - 560 078, Karnataka, INDIA
LANDSCAPE CONSULTANT	Aedium design Pvt Ltd.		Brigade Terraces, 11, Cambridge Rd, Halasuru, Udani Layout, Bengaluru, Karnataka 560008
PEER REVIEW OF STRUCTURAL DESIGN CONSULTANT	AEC Nexgen Consultancy LLP		#342, 11th Cross Rd, F Block, Sahakar Nagar, Byatarayanapura, Bengaluru, Karnataka 560092
CLUBHOUSE INTERIOR DESIGN	Designs Inception		b/5&6, BBR Forum, 8-2-120/115, Road No. 2, Park View Enclave, Banjara Hills, Hyderabad, Telangana 500034

LIST OF APPROVALS OF SUMADHURA PRAMODA

Sl. No.	List of Approvals	Sanction Authority	Current Status	Date of Approval	Approval No
1	SPA License	Single Plot Approval	APPROVED	26/12/2024	No.BDA/TPM/PRL-73/2340/2024-24
2	BBMP Licence	Bruhat Bangalore Mahanagara Palike	Under Process		No.BBMP/Addl.Dir/JD SOUTH/LP No.0031/2024-25 & PRK/7335/2024-25
3	BWSSB	Bangalore Water Supply and Sewerage Board	APPROVED	24/01/2025	No.BWSSB-NOC-2024-8-1193-081511470051
4	SEIAA	State Level Environment Impact Assessment Authority-Karnataka	APPROVED	09/09/2024	No.SEIAA 79 CON 2024
5	KSPCB	Karnataka State Pollution Control Board	APPROVED	05/02/2025	No.CTE-347421
6	FIRE	Karnataka State Fire and Emergency Services	APPROVED	06/01/2025	No.KSFES/GBC(1)/432 & Docket No. KSFES/NOC/390/2024
7	AAI	Airport Authority of India	APPROVED	28/02/2024	No.BIAL/SOUTH/B/020524/907783
8	BSNL	Bharat Sanchar Nigam Limited	APPROVED	05/03/2024	No.DGM(CM) BGTD/NOC/2023-24/78
9	BESCOM	Bangalore Electrical Supply Company Limited	APPROVED	22/11/2024	No.SEE/BWC/EEE/AEE/JE/F-45/2024-25/5569/
10	HAL	Hindustan Aeronautics Limited.	APPROVED	23/07/2024	No.ASC/DGM(AO)/131/HAL-BG-63-24/595/2024
	RERA	Real Estate Regulatory Authority	Yet To Apply		

Member
CREDAI



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SUMADHURA®

FOUNDATION OF HAPPINESS

CORPORATE OFFICE ADDRESS

108/2, Millenia Building, 1st Main, MSR Layout
ORR - Marathahalli, Bengaluru - 560037.

SUMADHURA PRAMODA ADDRESS

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