PROJECT PRESENTER
WING-7

SOBHA

MADISON HEIGHTS

TOWNPARK

PRM/KA/RERA/1251/308/PR/230125/007418 - PRM/KA/RERA/1251/308/PR/230125/007419
PRM/KA/RERA/1251/308/PR/230125/007420 - PRM/KA/RERA/1251/308/PR/230125/007421
rera.karnataka.gov.in

MASTER PLAN

SOBHA TOWNPARK

AMENITIES

ACTIVE ZONE

01 Jogging & Cycling Path
04 The Boardwalk
06 50m Lap & Leisure Pool
14 Yoga & Meditation Lawn
15 Grandstand
18 Play Ground
21 Liberty Cricket Ground
23 Outdoor Fitness Deck
24 Reflexology Walk
25 Multi-Sport Court
30 Basketball Court
31 Sports Plaza
32 Tennis Courts
33 Futsal Court
34 Outdoor Gym
35 Volleyball Court
42 Outdoor Fitness Corner
43 Multi-Sport Lawn
55 Lap & Leisure Pool
57 Reflexology Gardens

RECREATIONAL ZONE

05 Exhibition Square
07 The Peninsula
09 Alfresco Deck
11 Exhibition Square
13 Club Hamptons
16 Party Lawn
20 Town Centre
22 Activity Yard
27 Floating Deck
36 Camping Ground
37 Parkway Loop
38 Celebration Field
39 Picnic Deck
40 Food Truck Parking
44 Activity Lawn
45 Club Madison
48 Madison Arena
51 Celebration Lawn
52 Sun Deck
56 Promenade

PARK & PLAZA ZONE

08 Pool Plaza
19 Pet Trail
26 Urban Farm
28 Lagoon
29 Pavilion
41 Forest Grove
46 Park Trail
50 Plaza
53 Canopy Cove
58 Pet Park

KIDS' ZONE

02 Play Deck
03 Play Park with Sandlot
10 Kids' Pool
12 Sandlot
17 Skate & Cycle Park
49 Tot-Lot
47 Play Terrace
54 Play Pool

Entry & Exit Visitors' Parking

To navigate the Master Plan, read from right to left.

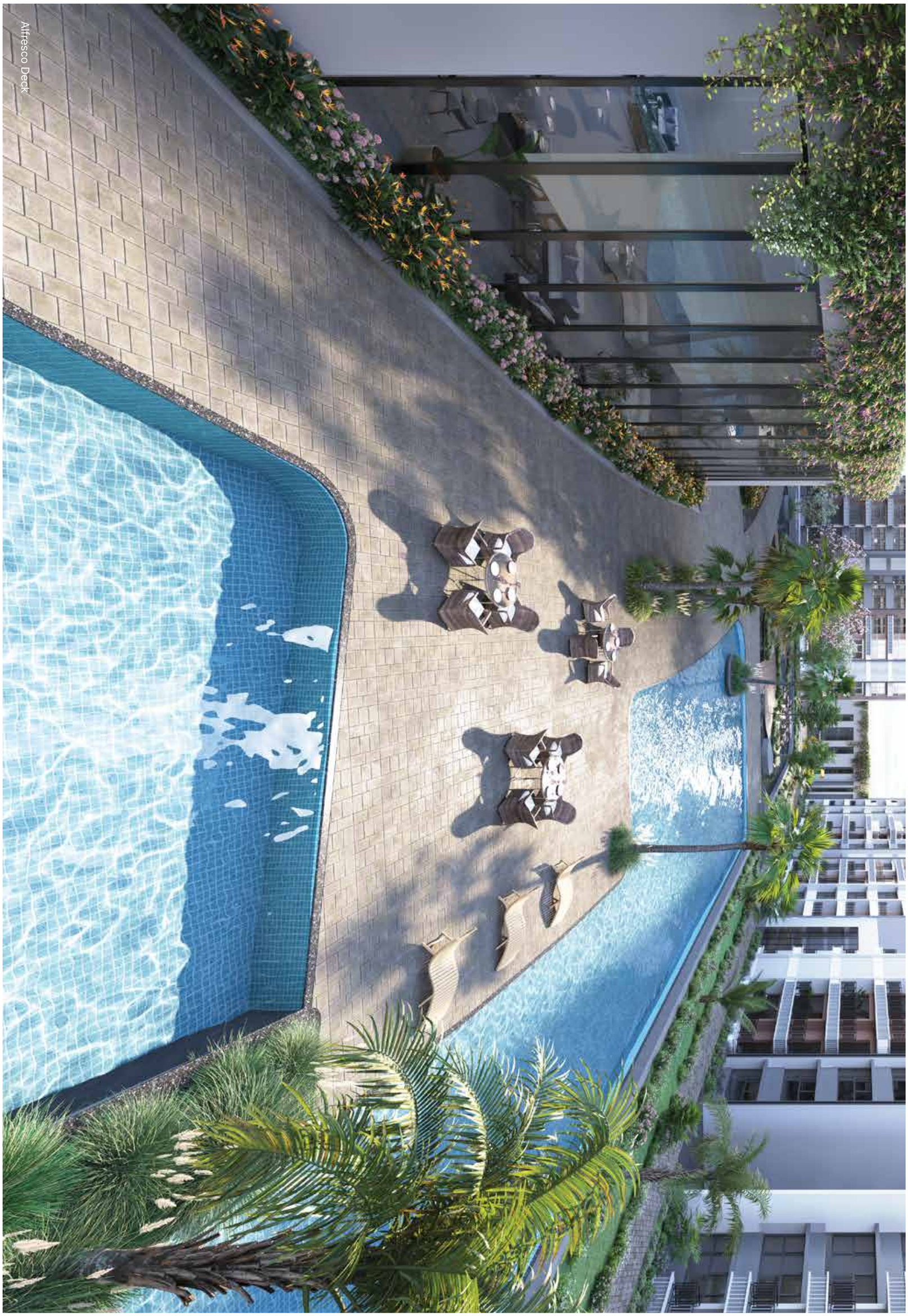
Elevation

Aerial View

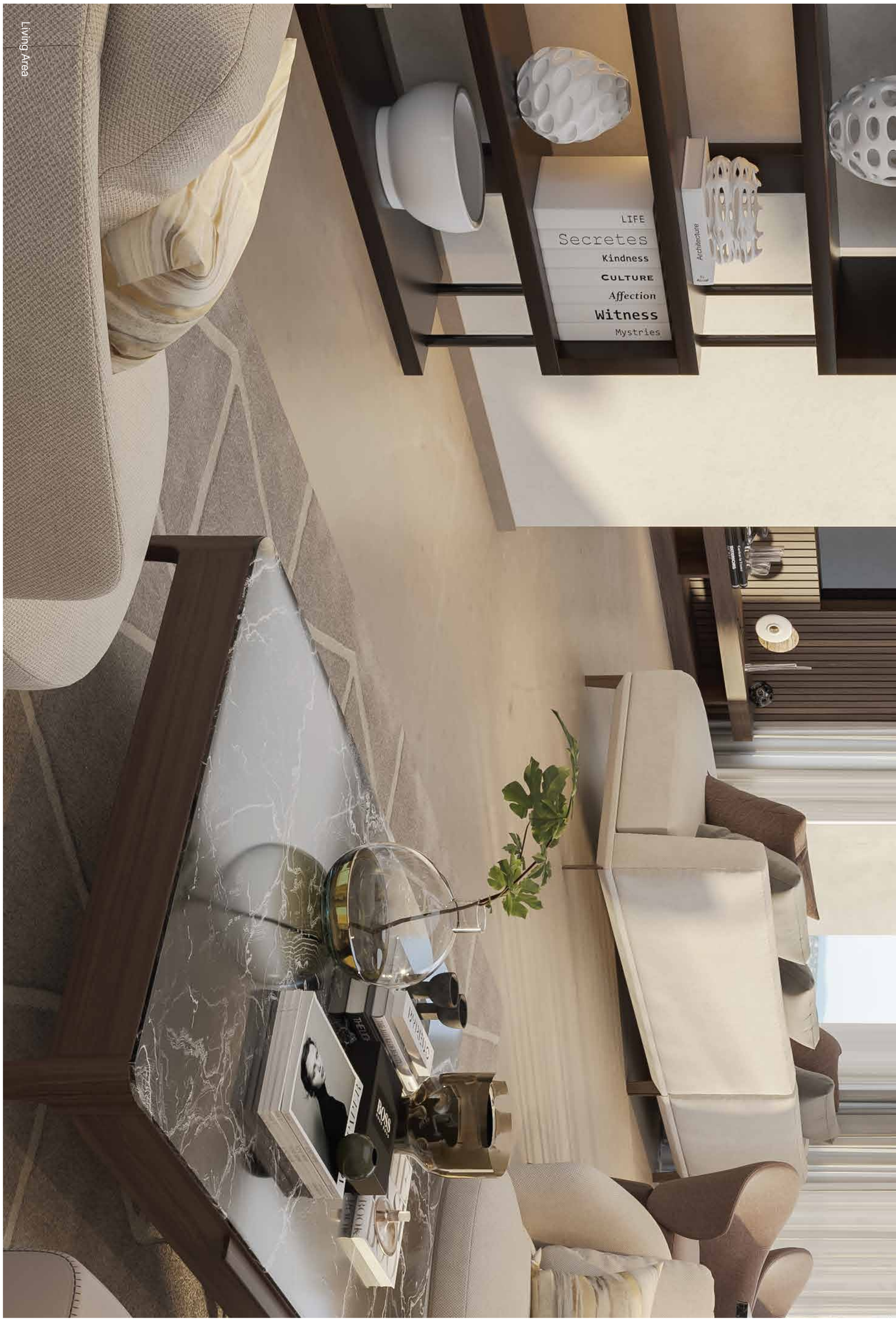
Town Centre & Lagoon

Liberty Cricket Ground

Sports Arena



Alfresco Deck



Living Area

SOBHA Townpark Gallery

Kitchen

UNIT PICKLIST

SOBHA MADISON HEIGHTS

Apartments | Wing 7

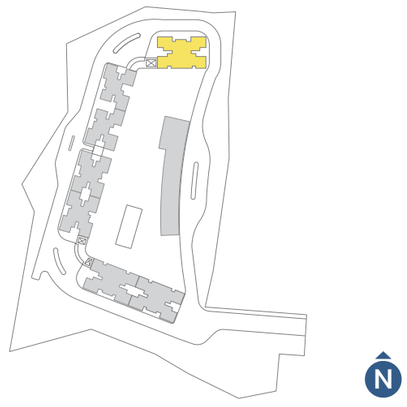
Scan QR code to know more about SOBHA Madison Heights

CLASSIFICATION

	SBA PER UNIT	CARPET AREA	NOS.
C3	125.17 sq m. 1347.34 sq ft.	82.31 sq m. 885.98 sq ft.	38
D3	140.67 sq m. 1514.19 sq ft.	93.51 sq m. 1006.54 sq ft.	41
E4	171.66 sq m. 1847.74 sq ft.	110.65 sq m. 1191.04 sq ft.	01
E5	171.13 sq m. 1842.00 sq ft.	110.65 sq m. 1191.04 sq ft.	40
E6	171.13 sq m. 1842.00 sq ft.	110.65 sq m. 1191.04 sq ft.	40

Key plan

Plan not to scale



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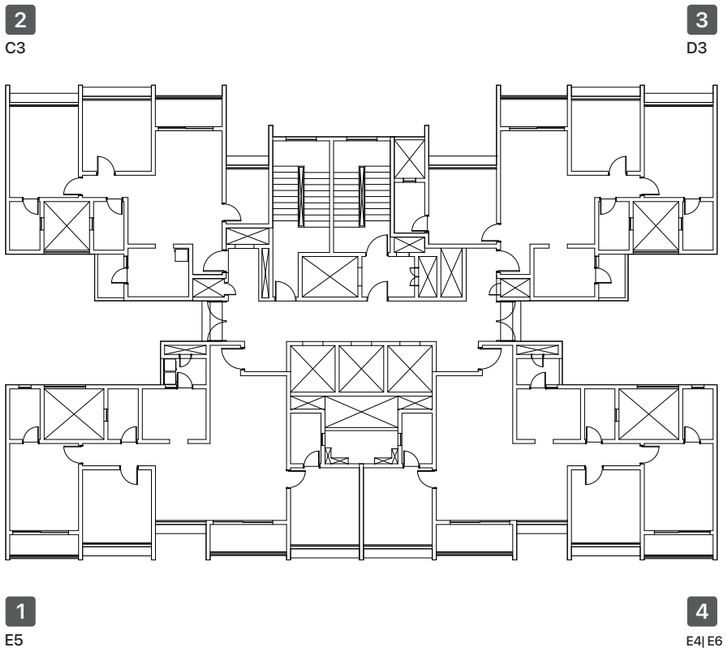

Plan | Wing 7

Plan not to scale

	1	2	3	4
20 Floor	E5 7201	- -	D3 7203	E6 7204
19 Floor	E5 7191	C3 7192	D3 7193	E6 7194
18 Floor	E5 7181	C3 7182	D3 7183	E6 7184
17 Floor	E5 7171	C3 7172	D3 7173	E6 7174
16 Floor	E5 7161	C3 7162	D3 7163	E6 7164
15 Floor	E5 7151	C3 7152	D3 7153	E6 7154
14 Floor	E5 7141	C3 7142	D3 7143	E6 7144
13 Floor	E5 7131	C3 7132	D3 7133	E6 7134
12 Floor	E5 7121	C3 7122	D3 7123	E6 7124
11 Floor	E5 7111	C3 7112	D3 7113	E6 7114
10 Floor	E5 7101	C3 7102	D3 7103	E6 7104
9 Floor	E5 7091	C3 7092	D3 7093	E6 7094
8 Floor	E5 7081	C3 7082	D3 7083	E6 7084
7 Floor	E5 7071	C3 7072	D3 7073	E6 7074
6 Floor	E5 7061	C3 7062	D3 7063	E6 7064
5 Floor	E5 7051	C3 7052	D3 7053	E6 7054
4 Floor	E5 7041	C3 7042	D3 7043	E6 7044
3 Floor	E5 7031	C3 7032	D3 7033	E6 7034
2 Floor	E5 7021	C3 7022	D3 7023	E6 7024
1 Floor	- -	C3 7012	D3 7013	E4 7014

Unit picklist | Wing 7

UNIT PICKLIST

SOBHA MADISON HEIGHTS

Apartments | Wing 7

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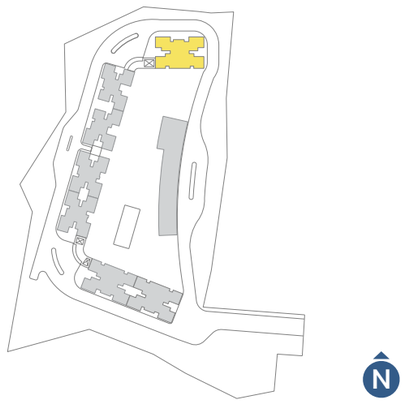

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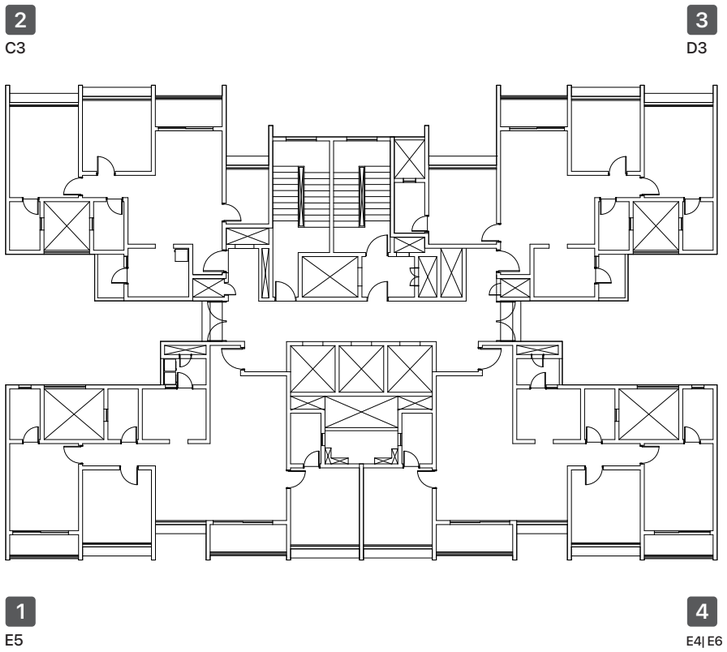

Plan | Wing 7

Plan not to scale

	1	2	3	4
41 Floor	E5 7411	C3 7412	D3 7413	E6 7414
40 Floor	E5 7401	- -	D3 7403	E6 7404
39 Floor	E5 7391	C3 7392	D3 7393	E6 7394
38 Floor	E5 7381	C3 7382	D3 7383	E6 7384
37 Floor	E5 7371	C3 7372	D3 7373	E6 7374
36 Floor	E5 7361	C3 7362	D3 7363	E6 7364
35 Floor	E5 7351	C3 7352	D3 7353	E6 7354
34 Floor	E5 7341	C3 7342	D3 7343	E6 7344
33 Floor	E5 7331	C3 7332	D3 7333	E6 7334
32 Floor	E5 7321	C3 7322	D3 7323	E6 7324
31 Floor	E5 7311	C3 7312	D3 7313	E6 7314
30 Floor	E5 7301	- -	D3 7303	E6 7304
29 Floor	E5 7291	C3 7292	D3 7293	E6 7294
28 Floor	E5 7281	C3 7282	D3 7283	E6 7284
27 Floor	E5 7271	C3 7272	D3 7273	E6 7274
26 Floor	E5 7261	C3 7262	D3 7263	E6 7264
25 Floor	E5 7251	C3 7252	D3 7253	E6 7254
24 Floor	E5 7241	C3 7242	D3 7243	E6 7244
23 Floor	E5 7231	C3 7232	D3 7233	E6 7234
22 Floor	E5 7221	C3 7222	D3 7223	E6 7224
21 Floor	E5 7211	C3 7212	D3 7213	E6 7214

Unit picklist | Wing 7

C3

2BHK Grande| Wing 7
SBA 125.17 SQM | 1347.34 SFT
CARPET AREA 82.31 SQM | 885.98 SFT

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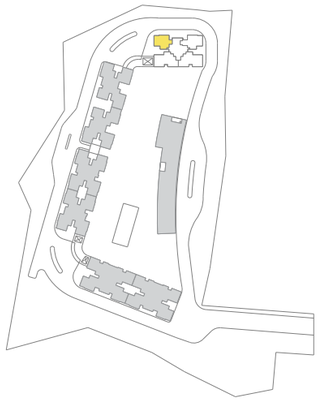
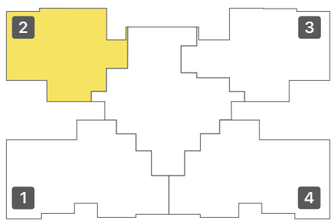
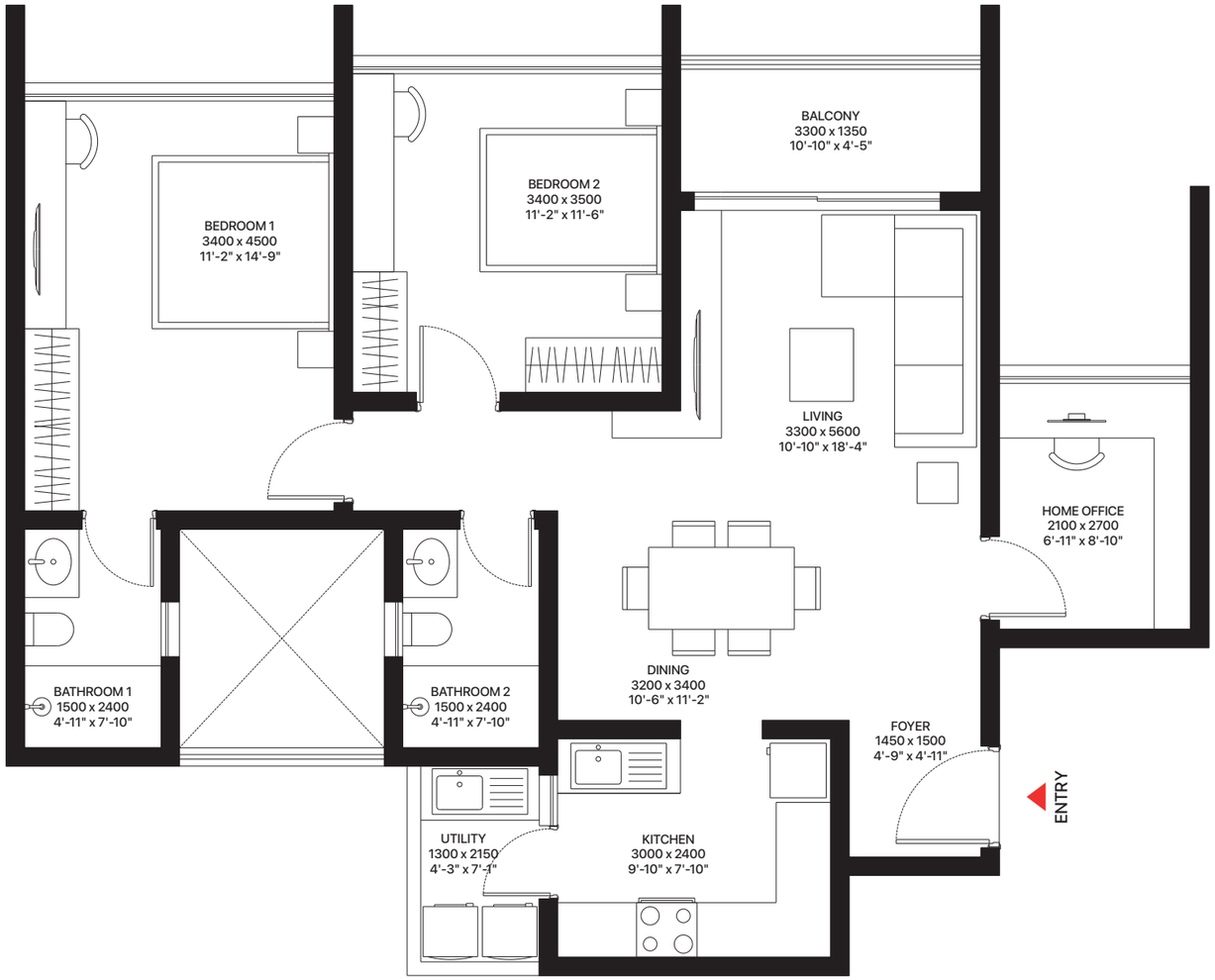
Plan not to scale
Refer unit picklist for floor-wise inventory



Key plan



Plan | Wing 7



All dimensions in mm

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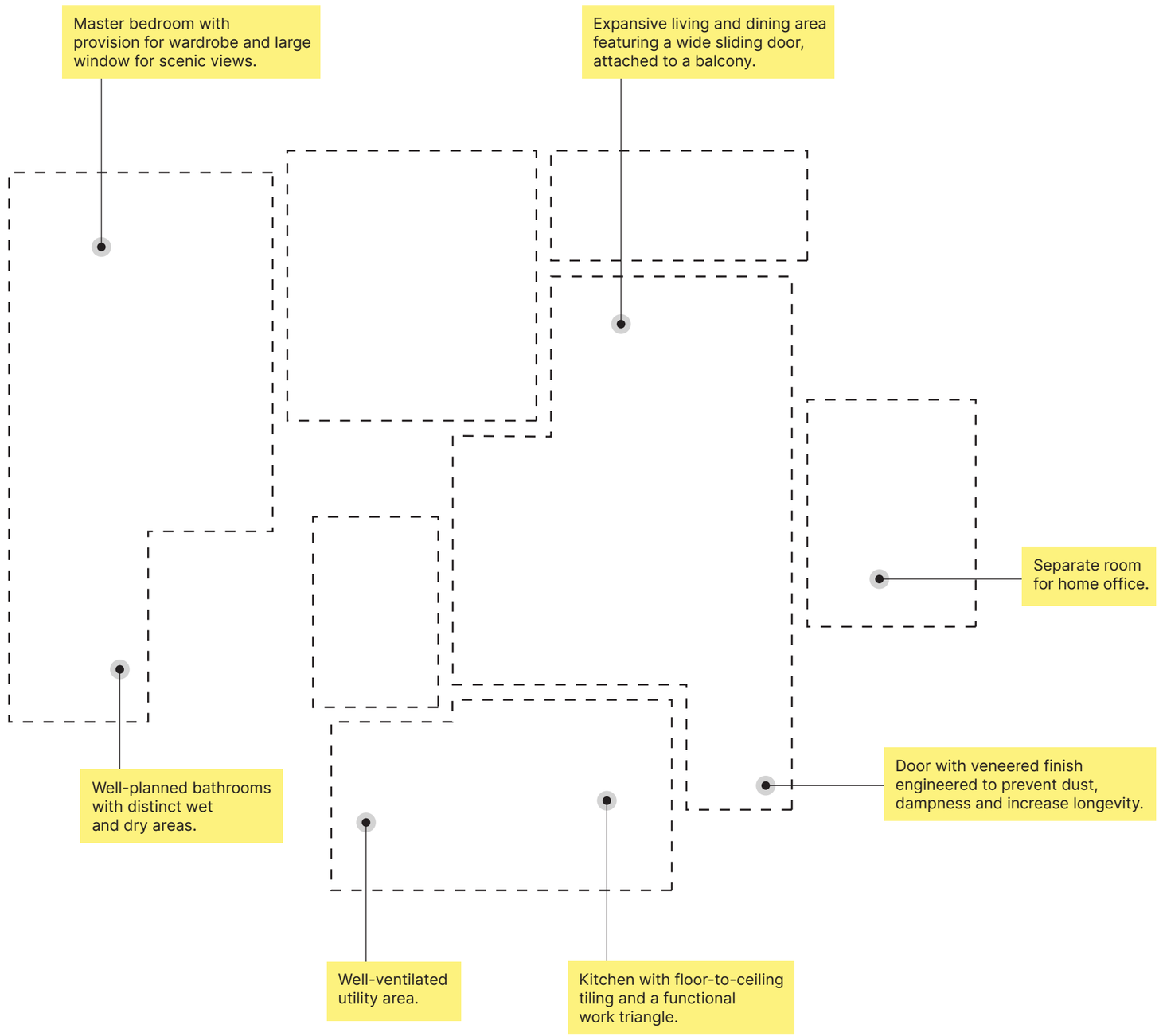
Apartment Number

7012 · 7022 · 7032 · 7042 · 7052 · 7062 · 7072 · 7082 · 7092 · 7102 · 7112 · 7122 · 7132 · 7142 · 7152 · 7162 · 7172 · 7182 · 7192 · 7212 · 7222 · 7232 · 7242 · 7252 · 7262 · 7272 · 7282 · 7292
7312 · 7322 · 7332 · 7342 · 7352 · 7362 · 7372 · 7382 · 7392 · 7412


Master bedroom with provision for wardrobe and large window for scenic views.
Expansive living and dining area featuring a wide sliding door, attached to a balcony.
Separate room for home office.
Door with veneered finish engineered to prevent dust, dampness and increase longevity.
Well-planned bathrooms with distinct wet and dry areas.
Well-ventilated utility area.
Kitchen with floor-to-ceiling tiling and a functional work triangle.

C3

2BHK Grande| Wing 7
SBA 125.17 SQM | 1347.34 SFT
CARPET AREA 82.31 SQM | 885.98 SFT

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Plan not to scale
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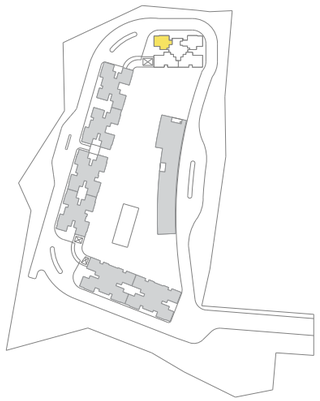
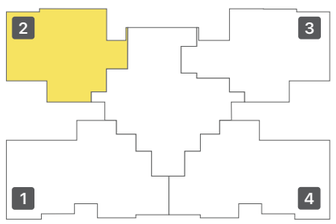


Key plan



Plan | Wing 7

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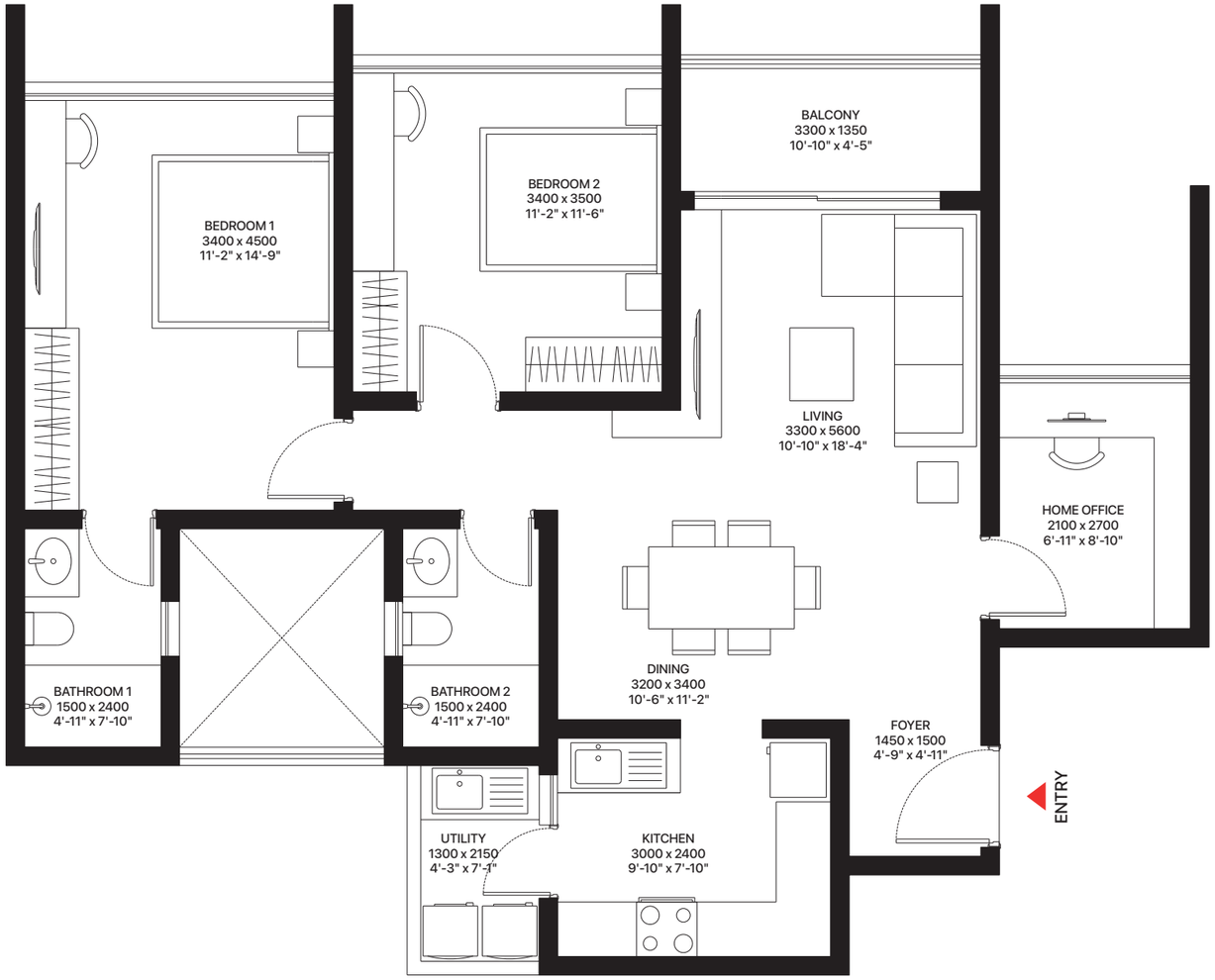

All dimensions in mm

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7312 · 7322 · 7332 · 7342 · 7352 · 7362 · 7372 · 7382 · 7392 · 7412

D3

3BHK Luxe| Wing 7
SBA 140.67 SQM | 1514.19 SFT
CARPET AREA 93.51 SQM | 1006 .54 SFT

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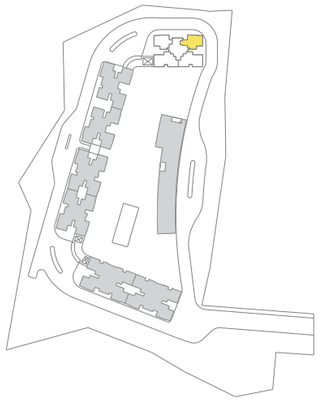
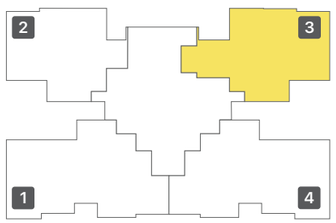
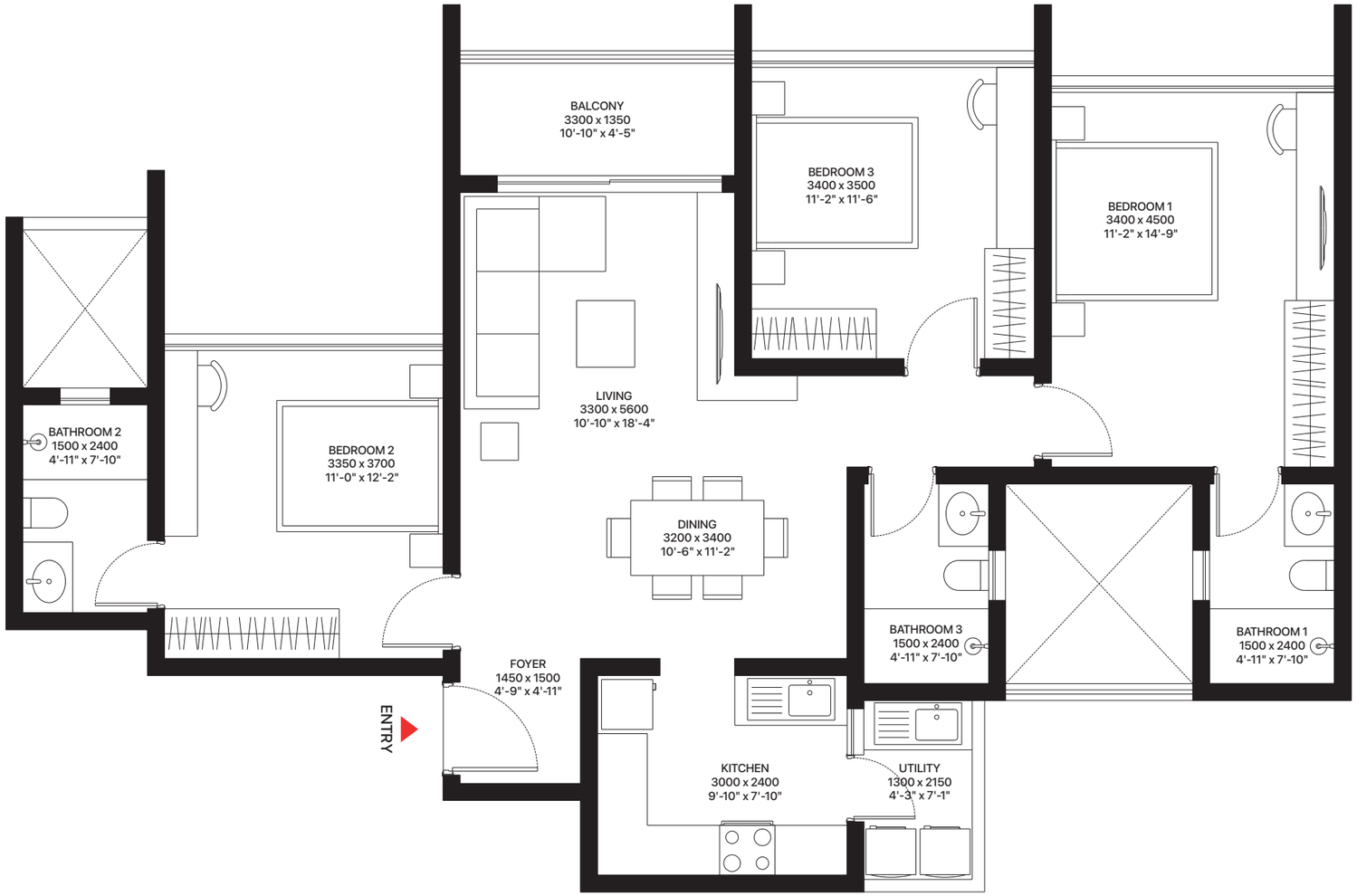


Key plan



Plan | Wing 7



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7293 · 7303 · 7313 · 7323 · 7333 · 7343 · 7353 · 7363 · 7373 · 7383 · 7393 · 7403 · 7413

E4

3BHK Grande| Wing 7
SBA 171.66 SQM | 1847.74 SFT
CARPET AREA 110.65 SQM | 1191.04 SFT

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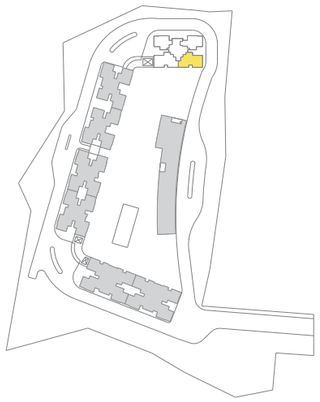
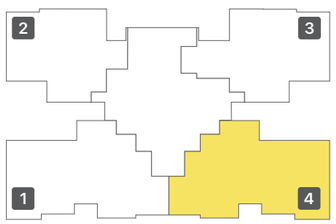


Key plan



Plan | Wing 7

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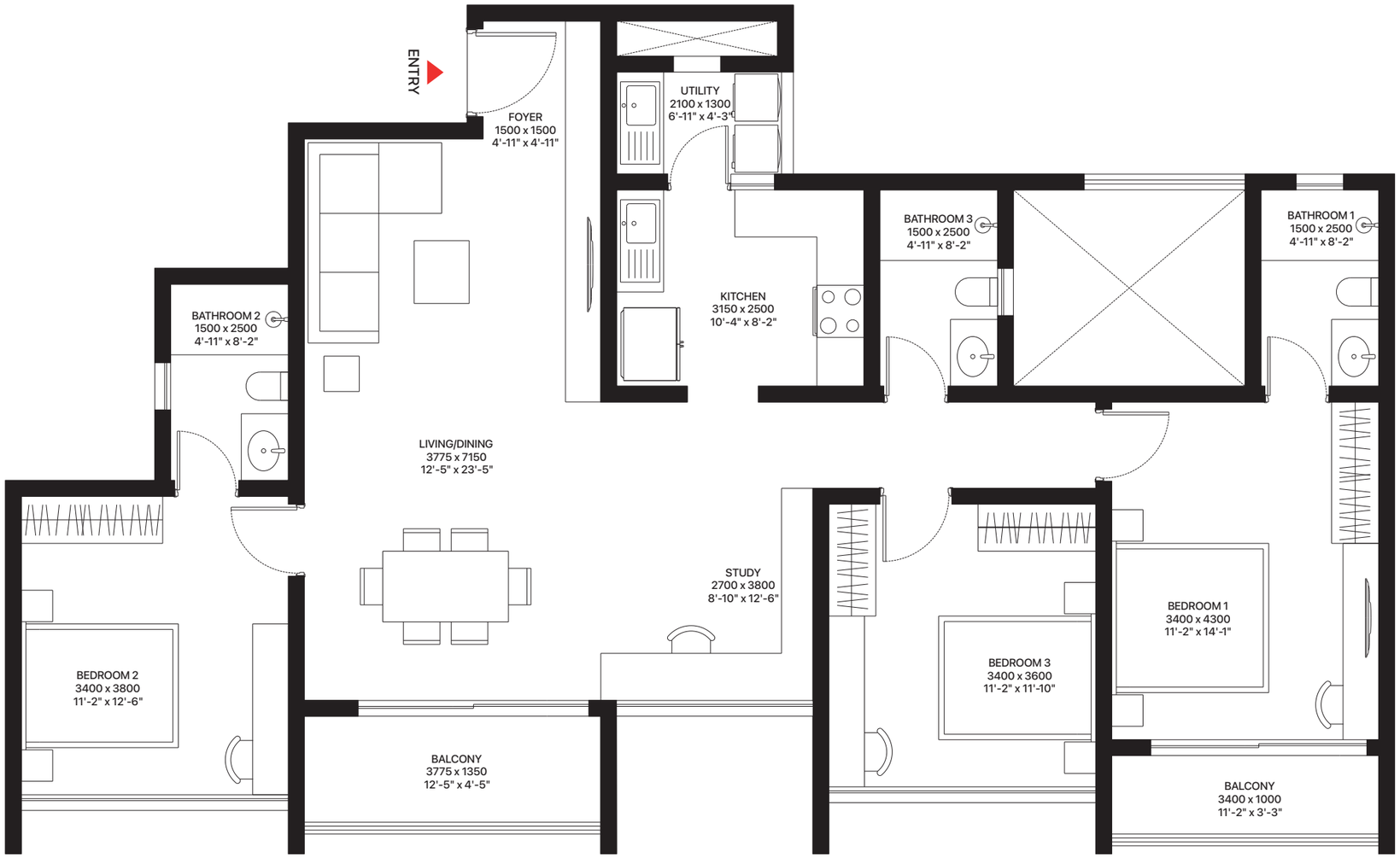

All dimensions in mm

Apartment Number
7014

E5

3BHK Grande| Wing 7
SBA 171.13 SQM | 1842. 00 SFT
CARPET AREA 110.65 SQM | 1191.04 SFT

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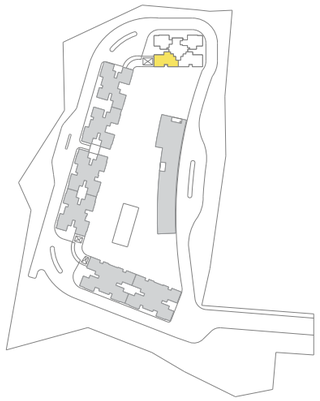
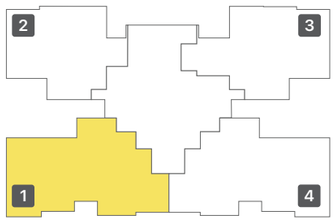
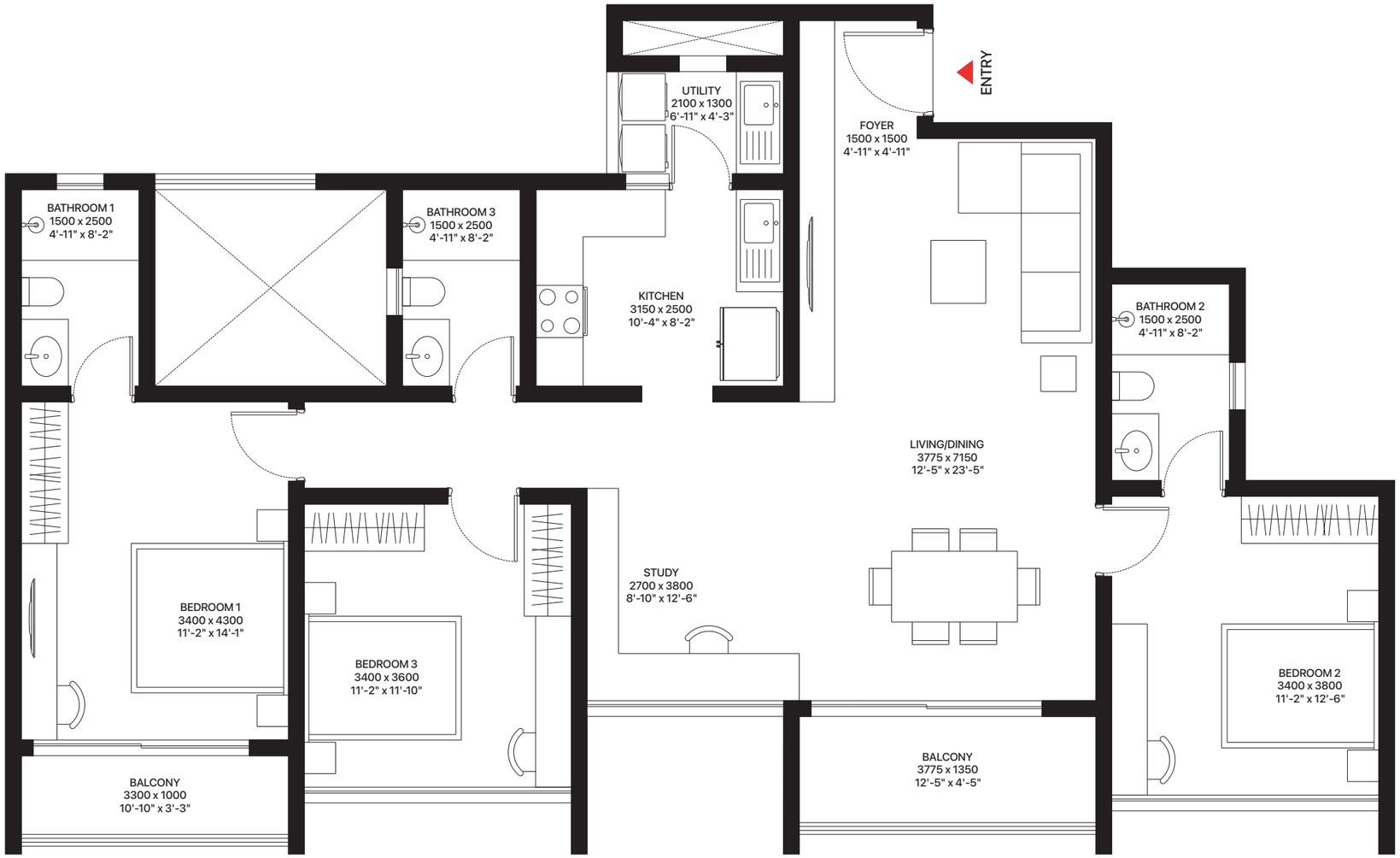


Key plan



Plan | Wing 7



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7311 · 7321 · 7331 · 7341 · 7351 · 7361 · 7371 · 7381 · 7391 · 7401 · 7411

E6

3BHK Grande| Wing 7
SBA 171.13 SQM | 1842. 00 SFT
CARPET AREA 110.65 SQM | 1191.04 SFT

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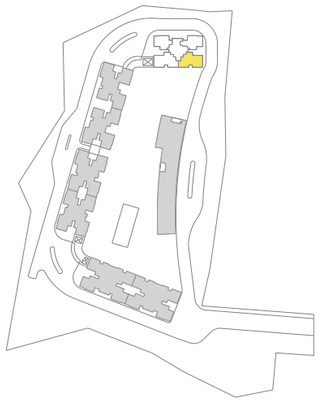
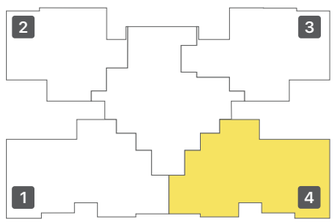
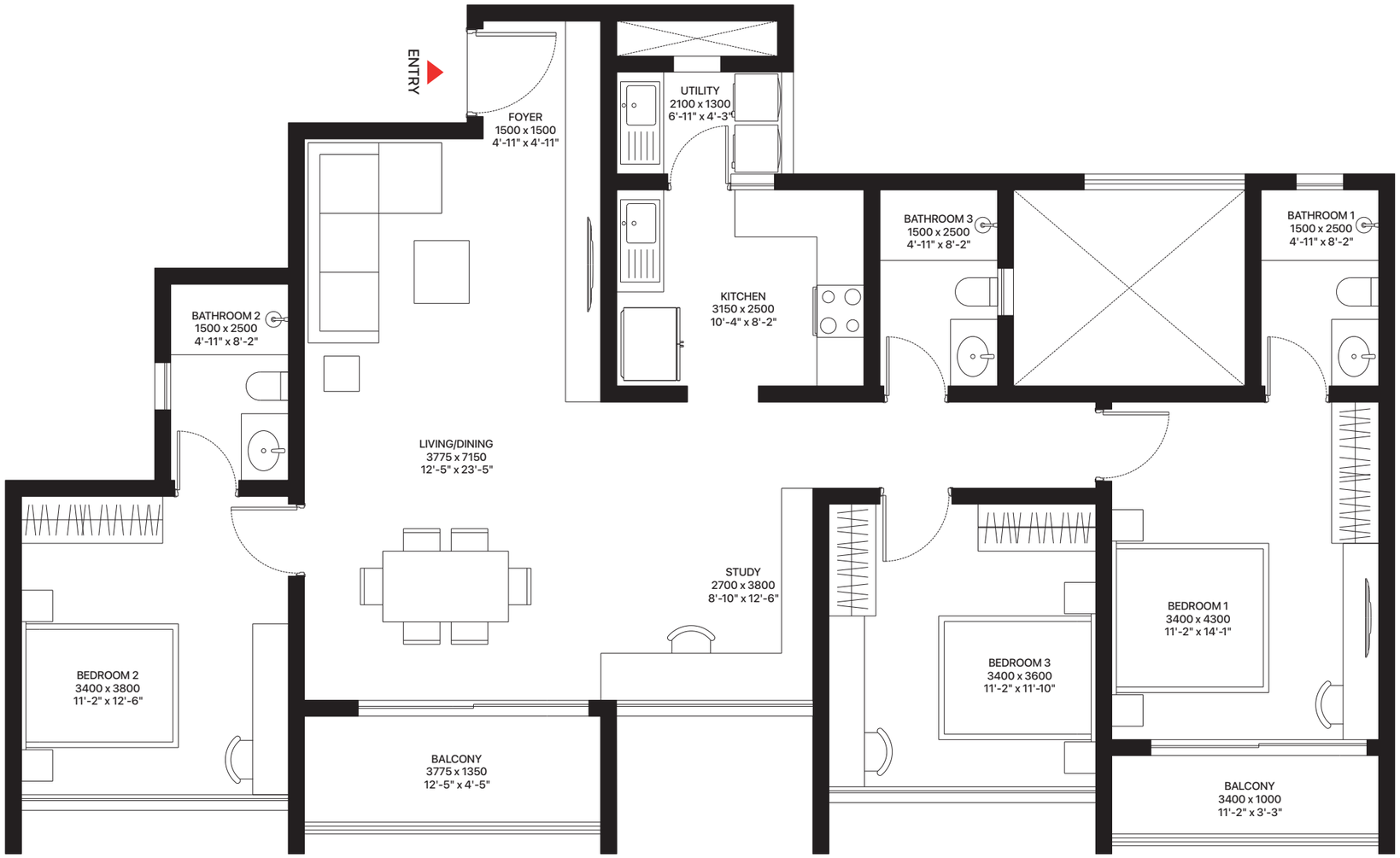


Key plan



Plan | Wing 7



All dimensions in mm

Notes:

- Room sizes indicated are structural sizes and may vary due to finishes.
- Furniture, equipment, and kitchen countertop are not part of the standard fixtures. This only indicates the space available and the likely positions of electrical points.
- The company reserves the right to alter, amend, and vary the layout, plans, specifications and/or sizes, shapes and position of openings, ducts, columns, terraces and balconies without prior notice or obligation, as per the applicable laws.
- Carpet area shall mean the net usable floor area and the area covered by internal partition wall in the apartment and shall exclude area covered by external walls, service shafts, exclusive balcony or verandah and exclusive open terrace and any other limited common areas.
- This document is owned by the company and is protected by copyright and intellectual property laws. Any information or image contained in this document cannot be copied, transmitted, or reproduced without the express written consent of the company.

Apartment Number
7024 · 7034 · 7044 · 7054 · 7064 · 7074 · 7084 · 7094 · 7104 · 7114 · 7124 · 7134 · 7144 · 7154 · 7164 · 7174 · 7184 · 7194 · 7204 · 7214 · 7224 · 7234 · 7244 · 7254 · 7264 · 7274
7284 · 7294 · 7304 · 7314 · 7324 · 7334 · 7344 · 7354 · 7364 · 7374 · 7384 · 7394 · 7404 · 7414

AREA STATEMENT

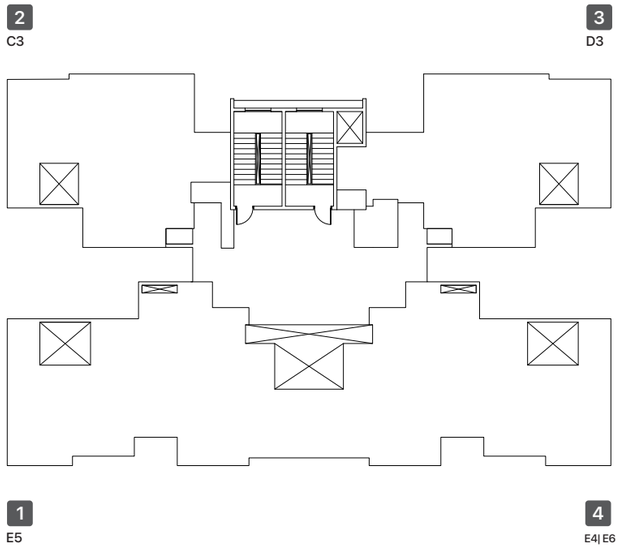
SOBHA MADISON HEIGHTS

Apartments | Wing 7

SBA AREA	
WING 7	24,385.79 sq m. / 2,62,488.61 sq ft.

CONFIGURATION	No. OF UNITS	FLOORS
WING 7	160	2B + G(PARKING) + 41 FLOORS

Wing 7



UNIT TYPE		E5 & E6	E4	C3	D3
NO. OF UNITS		80	1	38	41
CARPET AREA (RERA)	sq m.	110.65	110.65	82.31	93.51
	sq ft.	1191.04	1191.04	885.98	1006.54
BALCONY AREA	sq m.	9.13	9.13	4.48	4.48
	sq ft.	98.28	98.28	48.22	48.22
EXTERNAL WALL AREA	sq m.	14.91	15.33	11.73	12.73
	sq ft.	160.49	165.01	126.26	137.03
PLINTH AREA	sq m.	134.69	135.11	98.52	110.72
	sq ft.	1449.80	1454.32	1060.47	1191.79
COMMON AREA	sq m.	33.81	33.92	24.73	27.80
	sq ft.	363.96	365.09	266.22	299.19
CLUB AREA	sq m.	2.62	2.63	1.92	2.16
	sq ft.	28.24	28.33	20.66	23.21
B.U.A PER UNIT	sq m.	171.13	171.66	125.17	140.67
	sq ft.	1842.00	1847.74	1347.34	1514.19
S.B.A. PER UNIT	sq m.	171.13	171.66	125.17	140.67
	sq ft.	1842.00	1847.74	1347.34	1514.19

– * Common areas include security cabin, drivers toilets, sewage treatment plant headroom, organic waste converter, electrical room ,pump rooms,maintainance room, telecom room & water treatment plant. dimensions are from block to block and subject to variations due to the finishes

– Note : Area computation is subject to change following detail design of services

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