



MA SARADA



MA SARADA
UPAVAN



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 Orissa. Ma Sarada Constructions has consistently raised the bar from project to project as one of the promising developers. Residential and Hospitality spaces built on this expertise, with a portfolio of the best in the market.

The Ma Sarada Constructions 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 solar energy and developing new techniques to save water on construction sites.

Upavan

With the efforts to recreate the ethos and spirit of Bangalore, 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 Bangalore. The project comprises 144 units in total with 1, 2 and 3 BHK flats well ventilated and designed to let in ample light. The interiors increase 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 make the landscape user friendly and attract the brimming life. The landscape is filled with native plants. The bright colored flowers attract butterflies and other bugs. The lush promotes bird watching in its design and creates ecosystems within.



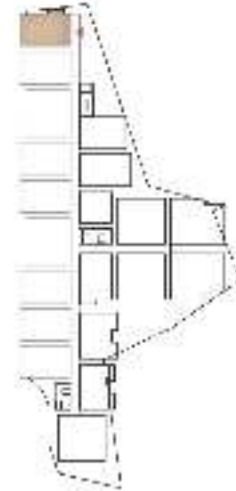
MASTER PLAN



- 1 Entry/Exit
- 2 Visitor's Parking
- 3 Club House
- 4 Swimming Pool
- 5 Kid's Pool
- 6 Open Sky gym
- 7 Swing Pavilion
- 8 Tabletop Games
- 9 Reflexology
- 10 Sand Bed Walkway
- 11 Mythology Tree Corner
- 12 Miyawaki Plantation
- 13 Sensorial Garden
- 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
- 23 Electric Yard
- 24 Security Room
- 25 EV Point



2 BHK
SIMPLEX - EAST FACING

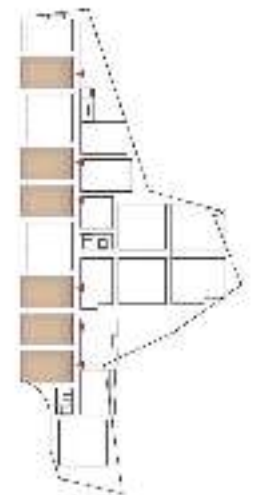


2 BHK

FLAT NOS : FI-101,S-201,T-301,F-401
NUMBER OF UNITS : 4
SUPER BUILT UP AREA : 1208 SFT



2 BHK
SIMPLEX - EAST FACING



KEY PLAN

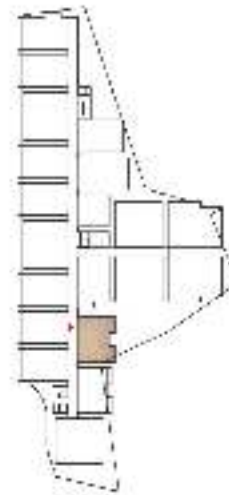
FLAT NOS : FI-102,FI-104,FI-105,FI-107,FI-108,FI-109
S-202,S-204,S-205,S-207,S-208,S-209
T-302,T-304,T-305,T-307,T-308,T-309
F-402,F-404,F-405,F-407,F-408,F-409
NUMBER OF UNITS : 24
SUPER BUILT UP AREA : 1156 SFT





FLAT NOS : F1112, S212, T312, F412
 NUMBER OF UNITS : 4
 SUPER BUILT UP AREA : 1158 SFT

2 BHK SIMPLEX - WEST FACING

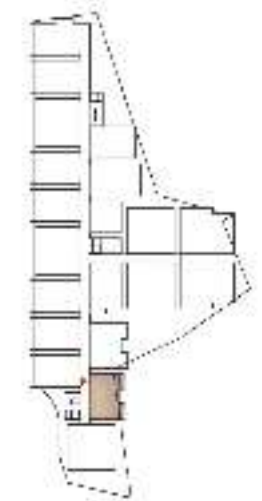


2 BHK

2 BHK SIMPLEX - WEST FACING



FLAT NOS : T311, F411
 NUMBER OF UNITS : 2
 SUPER BUILT UP AREA : 1066 SFT



KEY PLAN





FLAT NOS : F1113, S213, T313, F413
 NUMBER OF UNITS : 4
 SUPER BUILT UP AREA : 1096 SFT

2 BHK SIMPLEX - NORTH FACING



2 BHK

2 BHK SIMPLEX - WEST FACING



FLAT NOS : F1117, S217, T317, F417
 NUMBER OF UNITS : 4
 SUPER BUILT UP AREA : 1156 SFT

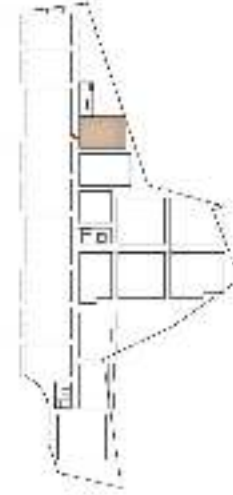


KEY PLAN



2 BHK
SIMPLEX - WEST FACING

2 BHK



2 BHK
DUPLEX - WEST FACING

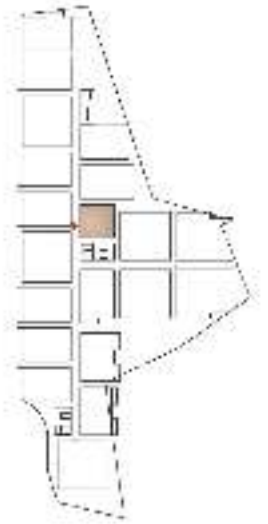
FLAT NOS : T318, F418
NUMBER OF UNITS : 2
SUPER BUILT UP AREA : 1156 SFT



LOWER LEVEL



UPPER LEVEL



KEY PLAN

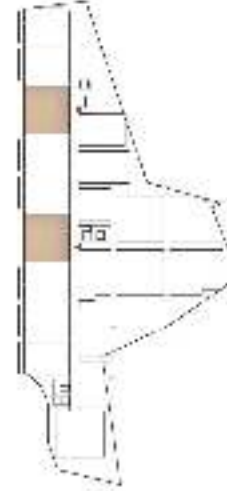
FLAT NOS : F1116, T316
NUMBER OF UNITS : 2
SUPER BUILT UP AREA : 1425 SFT





FLAT NOS : FI-103, FI-106, S-203,
S-206, T-303, T-306, F-403, F-406
NUMBER OF UNITS : 8
SUPER BUILT UP AREA : 1539 SFT

3 BHK
SIMPLEX - EAST FACING

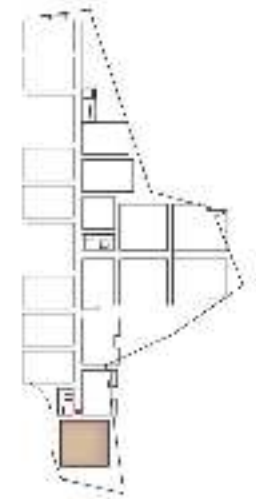


3 BHK



FLAT NOS : FI-110, S-210, T-310, F-410
NUMBER OF UNITS : 4
SUPER BUILT UP AREA : 1539 SFT

3 BHK
SIMPLEX - NORTH FACING



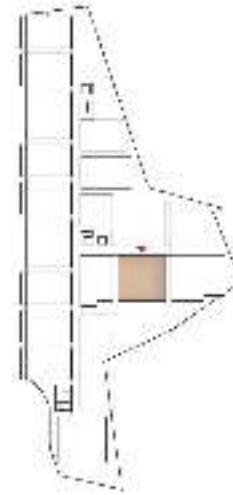
KEY PLAN





FLAT NOS : F1114, S214, T314, F414
 NUMBER OF UNITS : 4
 SUPER BUILT UP AREA : 1539 SFT

3 BHK SIMPLEX - NORTH FACING

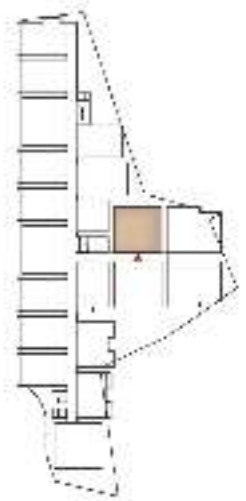


3 BHK



FLAT NOS : F1115, S215, T315, F415
 NUMBER OF UNITS : 4
 SUPER BUILT UP AREA : 1539 SFT

3 BHK SIMPLEX - SOUTH FACING



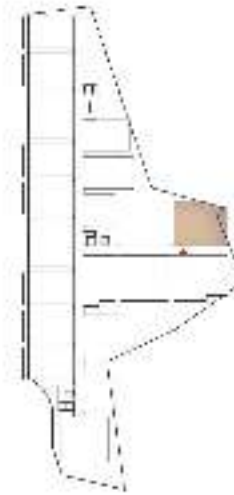
KEY PLAN





FLAT NOS : T319,F419
NUMBER OF UNITS : 2
SUPER BUILT UP AREA : 1654 SFT

3 BHK
SIMPLEX - SOUTH FACING

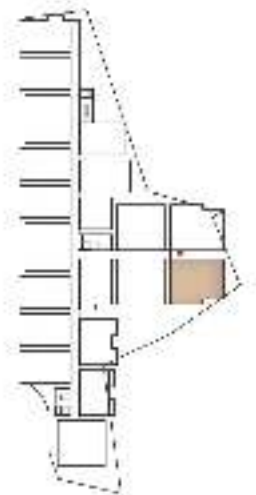


3 BHK



FLAT NOS : T320,F420
NUMBER OF UNITS : 2
SUPER BUILT UP AREA : 1654 SFT

3 BHK
SIMPLEX - NORTH FACING



KEY PLAN



3 BHK
DUPLEX - WEST FACING



LOWER LEVEL



UPPER LEVEL

FLAT NOS : FI-111
 NUMBER OF UNITS : 1
 SUPER BUILT UP AREA : 1946 SFT



3 BHK

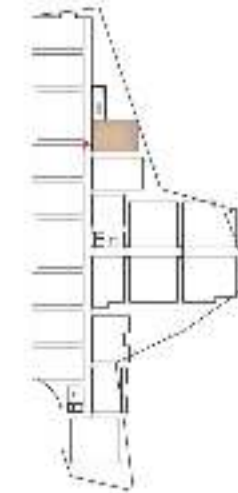
3 BHK
DUPLEX - WEST FACING



LOWER LEVEL



UPPER LEVEL



KEY PLAN

FLAT NOS : FI-118
 NUMBER OF UNITS : 1
 SUPER BUILT UP AREA : 2097 SFT





AIKYAM

THE CLUB BY UPAVAN

- RECEPTION/WAITING LOUNGE
- CONFERENCE
- MULTI-PURPOSE HALL
- GYM
- YOGA PAVILION
- TABLE TENNIS
- BOARD GAMES
- GAME ZONE
- CAFETERIA





THE CLUB BY UPAVAN



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



AMENITIES



Mythology tree
corner



Aroma Garden



pod
Outdoor working



Swing Pavillion



Irrigation system



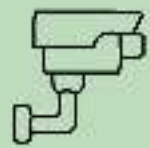
Miyavaki



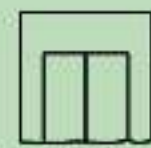
Soft Toys Zone



Peripheral
Plantation



CCTV



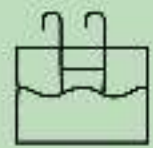
Lift



24 hr. Security



Gym



Swimming
Pool



Parks



Much
More



Specifications

STRUCTURE

- ▶ RCC framed structure
- ▶ Solid concrete block of 150mm for outer wall and 100mm for internal partition wall
- ▶ Floor to floor height will be maintained at 3.05m

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 OBD
- ▶ Exterior faces of the building will be finished with 1 coat of primer and 2 coats of APEX 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 up to 7 feet height
- ▶ M.S grills will 1 coat primer and 2 coat of Enamel

FLOORING

- ▶ Foyer, living, dining, kitchen and bedrooms will have 600x600mm vitrified tile flooring
- ▶ Bathrooms, utility and balcony will have 300 x 300mm 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 up to 600mm from granite slab
- ▶ Provision for exhaust, water purifier point and washing machine point @ utility
- ▶ CP fittings will be Essco Jaquar / CERA or equivalent

BATHROOM

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

BATHROOM DOORS

- ▶ Honne /Sal wood frames with FRP/ WPC shutter doors of 7 feet height.

BEDROOM DOORS

- ▶ Honne/ Sal wood frames with Skin moulded shutter doors of 7 feet height with Cylindrical lock or equivalent locks, door stopper etc.

WINDOWS

- ▶ Windows will be UPVC sliding panel with see-through plain glass with MS 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

ENTRANCE DOOR

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

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 bedroom 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
- ▶ 2 KV for 1BHK and 3 KV for 2 BHK and 4KV for 3BHK.

OTHERS

- ▶ STP
- ▶ Rainwater harvesting
- ▶ 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.



Location Advantage

Health Care:

Narayana Hrudayalaya and Sparsh -- 2 km

Education:

Achievers Academy ----- 3 km

SFS High School ----- 5 km

Treamis World School ----- 7 km

Shopping:

Dmart ----- 3 km

Decathlon ----- 3.5 km

Metro-Cash N Carry ----- 9 km

Metro Station ----- 2 km

Electronic City ----- 5.5 km



COMPLETED PROJECTS



Casa Estrella*
Say hello to Spanish living

Casa* Estrella is all about open space, nature, fresh air, abundant light and greenery and you will find it all in and around your home. The property consists of 56 compact and spacious 2 & 3 BHK flats and the best of amenities to ensure your living is complete in all respects.



maa tara rathnam
A Project of Ma Sarada Constructions

Maa Tara Rathnam offers exclusively designed 24 apartments consisting of spacious rooms radiating class and elegance, Maa Tara Rathnam located at Bommasandra-Jigani Link Road, next to Achievers Academy. Your work-place is right in your neighborhood giving you luxury of quality time. So, no more stress of traffic and more time for family and interests with excellent educational institutions and major hospitals in the vicinity, Maa Tara Rathnam proves to be an invaluable asset.



UPAVAN

Ma Sarada Constructions

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