



folium

by SUMADHURA

A Signature Series

HERE GRAND
GETS
Grandier



SUMADHURA®

DELIVERING HAPPINESS

PRM/KA/RERA/1251/446/PR/250423/005893

AN EXTRAORDINARY LIFE AT FOLIUM

Folium Phase 2 transcends the ordinary and delivers a truly exceptional living experience. Here, residents can escape the frenzied pace of city life and embrace the tranquillity of nature. Upgraded luxury living captures the essence of refinement, elevating each moment to a level of extraordinary.



THE BEGINNING OF A GRANDER LIFE

When we introduced Folium Phase 1, it was considered the pinnacle of splendour. Its success was an indicator that the time to take a larger leap was near. Thus, Folium Phase 2 was conceptualised.

With upgraded luxury living, Folium Phase 2 captures the essence of the extraordinary, giving all the residents a chance to live an extravagant life. Be it the homes, the amenities, or the services, everything is in a league of its own.

DOORWAY TO A GRAND NEW WORLD

Folium is a doorway to the next level of a residential experience. It leads to a life of grand amenities and an even grander space that has loads to offer to those seeking a life of excess.

The project focuses on

- ◆ Great ventilation
- ◆ Influx of sunlight
- ◆ Optimum usage of carpet area
- ◆ Maximum green footprint

It achieves these goals through a ventilation system, large bay windows and skylights, thoughtful design and layout, and sustainable features like solar panels and a green roof.

The apartment design features



Bay windows



Large ventilated balconies



Satin finish ceramic tile flooring



French doors



8-foot entrance

The thoughtfully crafted apartment design creates a stylish living space replete with comforts. The key features not only provide ample natural light, fresh air, and indoor-outdoor flow but also heighten the luxury quotient. They all come together to create an inviting living space that promotes relaxation and wellness.

THE MAJESTIC VISTA

FOLIAGE

Nourish your soul with expansive gardens, covering 20,235 sft. Embrace the lush landscape, carefully crafted for the harmonious benefit of all who dwell within.



Aromatic garden

The lovely smell of blooming tulips & jasmines to remind you of spring.



Alcove garden

The perfect secret spot for your aesthetic photographs, paintings and other interests.



Courtyard garden

A courtyard for those who want to see plants prosper with them.



500+ trees

A breath of fresh air and peace is only found among the mighty trees.



Musical garden

For children and adults to play their favourite rhyme or perform a musical play.



35+ bird species

These gorgeous birds are meant to be watched soaring high and low singing their sweet tunes.



Kinetic garden

Witness scientific phenomenon and principles from the books come live.



Over 80% open space

A lot more room to feel the beauty of the life you always desired.

OUTDOOR

Sports and fitness aficionados in your family need not wander any further, for Folium beckons with a treasure trove of sporty delights occupying 48,660 sft.



Half basketball court

Practice dribbling with your friends until you sweat.



Maidan

The ideal place to socialize with your neighbours.



Cricket pitch

For the cricket lovers who want to play for the crowd.



Bicycle track

Now it's easier to pedal your ride home in a good mood.



Multipurpose court

Pick up any sport you like and play your heart out.



Pet park

A house is not a home without a park for our furry friends.



Outdoor fitness court

Spend an hour here everyday and watch yourself get fitter day by day.



Skating rink

Put your skating shoes on and skate your way here and there marvelously.

LIFESTYLE

The outdoor is graced with a collection of refined lifestyle offerings spanning 45,035 sft, seamlessly woven into the fabric of the environment.



Meditation deck

Inhale, exhale, and learn to let go of all your worries through meditation.



Sunken lounge

Sit comfortably as you take in the amazing view that surrounds you at this luxurious haven.



Half Olympic pool

Dive in and take a swim in the serene blue waters of our large swimming pool.



Barbecue deck

If you are in the mood for some barbecue, hit the deck and cook some deliciousness.



Day bed

Lay under the sun, get the right tan and feel energised everyday.



Kids pool

Let you kids have a fun time learning how to swim in a safe environment.



Jacuzzi

Enjoy the bubbling water massage your body as it relaxes you thoroughly.

INTERACT

At Folium, the community is an architectural and urban tapestry, a stage where people come together to connect. With a collective expanse of 16,500 sft, you have ample space to kindle bonds of a lifetime.



Amphitheater

Enjoy special events with friends and family under the heavenly sky.



Sitting alcove

Read a book or watch it rain from the comfy seat of your alcove corner.



Lounge deck

Just the best place to spend your leisure time exclusively.



Bon fire pit with lawn area

Share the stories of your life with your close ones as you soak in the warmth of the dancing fires.



Pool pavilion

Lather the sunscreen and relax under the shade post your refreshing swim.



Interactive sculpture court

Let the sculptures make your day a fun one with their interactive elements.

UNWIND

Folium transcends the confines of mere luxury. It is a gated haven of sustainability, designed to be cherished and explored by your loved ones. Here, everyone can have a gala time playing games and enjoying additional amenities that cover 13,296 sft.



Wind sculpture

Be hypnotised as you see the wind work its magic on artistic sculptures.



Snakes and ladders

Climb up, slide down and climb back up till you reach the end.



Solar pavilion

We practise what we preach, thus, we power a part of the property using solar energy.



Sand pit

Let your little kings and queens build those sand castles and rule their tiny kingdom.



Giant chess

Brains and brawns, flex both as you move across the large chess board.



Kids play area

A secured ground designed for the little tots to learn while playing.



Ludo

Nothing screams fun like playing Ludo. Roll the dice and make those moves.

MARINA

The shimmering Sheelavanthakere lake, just a stone's throw away, infuses the community with a wealth of benefits. The amenities that surround this serene area of 7,657 sft where you can relax and let go.



Walkway

Walk all your worries away as you amble along the serene paths.



Open lawn wi-fi pods

Disconnect from the chaos yet remain connected to the world at all times.



Youth corner

A little fun and frolic hurts no one. Take some time off and chill here.



Seniors court

The senior citizens can now relax and enjoy their retirement in a private little bubble.



Reflexology path

Get that perfect massage and feel completely rejuvenated.



Open lawn

Days are best spent under the blue sky picnicking with your dear ones in an open lawn.



Water collective pond

Take in the view of glistening waters of the pond as you ponder about grand memories.



RED CARPET TO A GRAND LIFE

Lagoon Pool

Here, you don't just have a swimming pool, you have a grand lagoon pool that will entice even those who are averse to swimming to take a dip in its glistening water. You can spend the warm summers immersed in the cool waters of the pool or relax as you float around.



Bay Windows

The windows in the homes aren't just eyes to the views beyond, but large bay windows that are nothing less than a portal to a serene new world. You can catch a glimpse of the majestic sunrises and mellow sunsets as the sun floods your room with its golden light. Watch the moon and the stars float around in space as they bind you in their celestial spell.



Central Park

Sprawling acres of park graces the centre of Folium Phase 2. Here, you can enjoy a leisurely walk and ponder about the wonderful lifestyle. Be it adults, children or pets, everyone can have a gala time playing or better yet, just bathing themselves in the warm light of the sun. Residents can cool themselves to the night breeze that wafts through the park making the trees sway gently.



Lake Side View

At Folium Phase 2 you'll wake up to the mesmerising view of the placid waters of Sheelavanthakere Lake. Let its shimmering waters lull your senses and bless you with serenity of the mind. Shimmering waters of the lake will hypnotise you and put you in a state of utmost quietude.



5 Hole Mini Golf

Sports ground is so yesterday, here, you have access to a 5 hole mini golf course where you can perfect your swings and spend your days aiming for the elusive hole-in-one. Tiger Woods is bound to have tons of competition in the near future all thanks to Folium Phase 2 mini golf course.



Migratory Birds

Here at Folium Phase 2 you can spend hours blissfully birdwatching and humming along to the tunes of the several species of migratory birds that have made Sheelavanthakere Lake their home. You can indulge for hours on end observing various birds in their natural habitat singing, flying and building nests.



CLUB ROYALE

Putting luxury in quality time

Spread across 54,000 sft, Club Royale is beyond just a luxurious club. With its **European style entrance**, dream indoor sports facility, and a social networking lounge, it is a hangout spot like no other. This amazing 3 storey space is exclusively available to all Folium residents.

The pandemic has led to a renewed interest in community engagement, and that's why the clubhouse's core concept revolves around community living. The amenities provided cater to every aspect of life, including home, work, fitness, and social connection.

The design approach is rooted in contemporary luxury, which is expressed through a neutral yet exciting color and material palette. The exterior facade makes a bold statement with its striking lines and rhythmic structure. The reception areas exude grandeur, while the rest of the clubhouse has a mid-century modern style characterized by clean lines, bright pops of color, minimal ornamentation, and cozy undertones.

Whether you're looking for a **dynamic sports arena** or a peaceful meditation spot, every space in the clubhouse has a welcoming and lively feel.



Cafe

The cafe at Club Royale has a cosy and inviting ambiance. With its comfortable seating arrangements and soft lighting, it is the perfect spot for the residents of Folium to spend hours conversing without a care in the world.

Pantry

In addition to the cafe, the club also has a pantry that will serve residents with the most flavoursome cuisines that will have every foodie gleaming.



Snooker Room

Love snooker? Great. We have the perfect snooker room where residents can spend hours on end practising their trick shot and competing with others.

Gaming Arcade

For the video game aficionados, we have a gaming arcade where they can enjoy a great time playing their favourite games.



Yoga Studio

If you swear by yoga, you are in for some treats. The facility comes with a yoga studio where you can try out your favourite asanas till you feel absolutely relaxed.

Crossfit

For those who love something a bit more intense, we have a crossfit area dedicated to your passion of breaking a sweat.

Terrace Deck

With a grand life comes grander parties. At Club Royale's luxurious terrace deck, residents can host the most extravagant and exclusive parties for their friends and family. To top it off, the guests have access to a bar to make the events a bit more livelier.

Co-Working Space / Conference Room

For those who love to work from home but need peace to operate, we have a co-working space as well as a conference room. Execute all your office work in a professional setting that comes with all the benefits of an actual office space.





MASTER PLAN TO A GRAND LIFE







LEGEND

F - Foliage

- 1. Alcove garden
- 2. Aromatic garden
- 3. Courtyard garden
- 4. Entry feature garden
- 5. Kinetic garden
- 6. Musical garden
- 7. Herb garden
- 8. Plumeria court
- 9. Garden play mount

O - Outdoor

- 10. Half basketball court
- 11. Cricket pitch
- 12. Multi-purpose court
- 13. Outdoor fitness area
- 14. Maidan
- 15. Bicycle track
- 16. Pet park
- 17. Skating rink
- 18. Mini golf court
- 19. Jogging track
- 20. Half futsal court
- 21. Multi-purpose court

L - Lifestyle

- 22. Meditation deck
- 23. Half Olympic pool
- 24. Day bed
- 25. Jacuzzi
- 26. Sunken lounge
- 27. Barbecue deck
- 28. Kids pool
- 29. Luxury clubhouse
- 30. Changing room / shower room
- 31. Lagoon pool

I - Interact

- 32. Amphitheatre
- 33. Pool pavilion
- 34. Event lawn
- 35. Sitting alcove
- 36. Bon fire pit with lawn area
- 37. Interactive sculpture court

U - Unwind

- 38. Wind sculpture
- 39. Solar pavilion
- 40. Giant chess
- 41. Hopscotch
- 42. Snakes and ladders
- 43. Sand pit
- 44. Kids play area

M - Marina

- 45. Walkway promenade
- 46. Youth corner
- 47. Reflexology path
- 48. Water collection pond
- 49. Seniors court
- 50. Cascading seats
- 51. Wi-fi pods
- 52. Viewing deck
- 53. Open lawn

E - Entrance

- 54. Entry gateway
- 55. Exit gateway
- 56. Security kiosk
- 57. Entry plaza
- 58. Entrance water feature
- 59. Visitor's parking area
- 60. Entry to basement
- 61. Exit from basement
- 62. Vehicular driveway
- 63. Bicycle parking
- 64. Unit entry foyer
- 65. Waiting pavilion
- 66. Bus bay
- 67. Bus parking
- 68. Drop-off water feature
- 69. Entry courtyard

S - Services

- 70. Dg yard
- 71. Gas bank
- 72. OWC

Jogging Track



Bicycle Track





GROUND FLOOR PLAN
SUMADHURA FOLIUM : WING - C (WING IVY)

UNIT 001	UNIT 002	UNIT 003	UNIT 004	UNIT 005
4 BHK CLASSIC - EAST	3 BHK CLASSIC - EAST	3 BHK CLASSIC - EAST	3 BHK CLASSIC - WEST	1 BHK - WEST
S.B.U.A - 2385 sft	S.B.U.A - 1730 sft	S.B.U.A - 1730 sft	S.B.U.A - 1660 sft	S.B.U.A - 275 sft
CARPET AREA - 1511 sft	CARPET AREA - 1079 sft	CARPET AREA - 1079 sft	CARPET AREA - 1024 sft	CARPET AREA - 187 sft
BALCONY AREA - 117 sft	BALCONY AREA - 97 sft	BALCONY AREA - 97 sft	BALCONY AREA - 97 sft	
UNIT 006	UNIT 007	UNIT 008	UNIT 009	UNIT 010
3 BHK GRAND - NORTH	3 BHK SMART - NORTH	3 BHK SMART - NORTH	3 BHK SMART - NORTH	4 BHK GRAND - NORTH
S.B.U.A - 2340 sft	S.B.U.A - 1615 sft	S.B.U.A - 1505 sft	S.B.U.A - 1615 sft	S.B.U.A - 2475 sft
CARPET AREA - 1487 sft	CARPET AREA - 995 sft	CARPET AREA - 975 sft	CARPET AREA - 995 sft	CARPET AREA - 1584 sft
BALCONY AREA - 110 sft	BALCONY AREA - 97 sft	BALCONY AREA - 50 sft	BALCONY AREA - 97 sft	BALCONY AREA - 109 sft

KEYPLAN



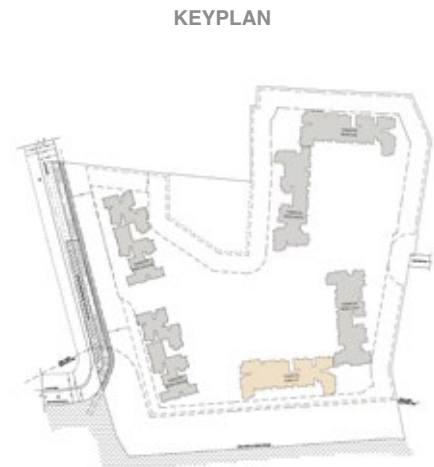






TYPICAL FLOOR PLAN 02
4,8,12,16 FLOOR
SUMADHURA FOLIUM : WING - C (WING IVY)

UNIT 401, 801, 1201, 1601	UNIT 402, 802, 1202, 1602	UNIT 403, 803, 1203, 1603	UNIT 404, 804, 1204, 1604	UNIT 405, 805, 1205, 1605
4 BHK CLASSIC - EAST	3 BHK CLASSIC - EAST	3 BHK CLASSIC - EAST	3 BHK CLASSIC - WEST	1 BHK - WEST
S.B.U.A - 2385 sft	S.B.U.A - 1740 sft	S.B.U.A - 1740 sft	S.B.U.A - 1730 sft	S.B.U.A - 275 sft
CARPET AREA - 1511 sft	CARPET AREA - 1055 sft	CARPET AREA - 1055 sft	CARPET AREA - 1050 sft	CARPET AREA - 187 sft
BALCONY AREA - 117 sft	BALCONY AREA - 129 sft	BALCONY AREA - 129 sft	BALCONY AREA - 126 sft	
UNIT 406, 806, 1206, 1606	UNIT 407, 807, 1207, 1607	UNIT 408, 808, 1208, 1608	UNIT 409, 809, 1209, 1609	UNIT 410, 810, 1210, 1610
3 BHK GRAND - NORTH	3 BHK SMART - NORTH	4 BHK SMART - NORTH	4 BHK SMART - NORTH	4 BHK GRAND - NORTH
S.B.U.A - 2345sft	S.B.U.A - 1625 sft	S.B.U.A - 1905 sft	S.B.U.A - 1905 sft	S.B.U.A - 2475 sft
CARPET AREA - 1473 sft	CARPET AREA - 979 sft	CARPET AREA - 1175 sft	CARPET AREA - 1175 sft	CARPET AREA - 1565 sft
BALCONY AREA - 128 sft	BALCONY AREA - 123 sft	BALCONY AREA - 123 sft	BALCONY AREA - 123 sft	BALCONY AREA - 128 sft







GROUND FLOOR PLAN
SUMADHURA FOLIUM : WING - D (WING TULIP)

UNIT 001	UNIT 002	UNIT 003	UNIT 004	UNIT 005
4 BHK CLASSIC - NORTH	3 BHK CLASSIC - NORTH	3 BHK CLASSIC - NORTH	4 BHK CLASSIC - NORTH	4 BHK SMART - EAST
S.B.U.A - 2230 sft	S.B.U.A - 1740 sft	S.B.U.A - 1730 sft	S.B.U.A - 2385 sft	S.B.U.A - 1970 sft
CARPET AREA - 1425 sft	CARPET AREA - 1073 sft	CARPET AREA - 1079 sft	CARPET AREA - 1515 sft	CARPET AREA - 1238 sft
BALCONY AREA - 93 sft	BALCONY AREA - 111 sft	BALCONY AREA - 97 sft	BALCONY AREA - 113 sft	BALCONY AREA - 103 sft
UNIT 006	UNIT 007	UNIT 008	UNIT 009	UNIT 010
3 BHK SMART - EAST	3 BHK SMART - EAST	4 BHK SMART - EAST	3 BHK GRAND - EAST	1 BHK - SOUTH
S.B.U.A - 1615 sft	S.B.U.A - 1615 sft	S.B.U.A - 1890 sft	S.B.U.A - 2190 sft	S.B.U.A - 280 sft
CARPET AREA - 995 sft	CARPET AREA - 995 sft	CARPET AREA - 1190 sft	CARPET AREA - 1381 sft	CARPET AREA - 189 sft
BALCONY AREA - 97 sft	BALCONY AREA - 97 sft	BALCONY AREA - 97 sft	BALCONY AREA - 116 sft	

KEYPLAN





FIRST FLOOR PLAN
SUMADHURA FOLIUM : WING - D (WING TULIP)

UNIT 101	UNIT 102	UNIT 103	UNIT 104	UNIT 105
4 BHK CLASSIC - NORTH	3 BHK CLASSIC - NORTH	3 BHK CLASSIC - NORTH	4 BHK GRAND - NORTH	3 BHK SMART - EAST
S.B.U.A - 2230 sft	S.B.U.A - 1740 sft	S.B.U.A - 1730 sft	S.B.U.A - 2500 sft	S.B.U.A - 1970 sft
CARPET AREA - 1425 sft	CARPET AREA - 1073 sft	CARPET AREA - 1079 sft	CARPET AREA - 1597 sft	CARPET AREA - 1238 sft
BALCONY AREA - 93 sft	BALCONY AREA - 111 sft	BALCONY AREA - 97 sft	BALCONY AREA - 113 sft	BALCONY AREA - 103 sft
UNIT 106	UNIT 107	UNIT 108	UNIT 109	UNIT 110
3 BHK SMART - EAST	4 BHK SMART - EAST	4 BHK SMART - EAST	3 BHK GRAND - EAST	1 BHK - SOUTH
S.B.U.A - 1615 sft	S.B.U.A - 1895 sft	S.B.U.A - 1895 sft	S.B.U.A - 2190 sft	S.B.U.A - 280 sft
CARPET AREA - 995 sft	CARPET AREA - 1195 sft	CARPET AREA - 1195 sft	CARPET AREA - 1381 sft	CARPET AREA - 189 sft
BALCONY AREA - 97 sft	BALCONY AREA - 97 sft	BALCONY AREA - 97 sft	BALCONY AREA - 116 sft	

KEYPLAN





TYPICAL FLOOR PLAN 01
3, 5, 7, 9, 11, 13, 15, 17, 19 FLOOR
SUMADHURA FOLIUM : WING - D (WING TULIP)

UNIT 301, 501, 701, 901, 1101, 1301, 1501, 1701, 1901	UNIT 302, 502, 702, 902, 1102, 1302, 1502, 1702, 1902	UNIT 303, 503, 703, 903, 1103, 1303, 1503, 1703, 1903	UNIT 304, 504, 704, 904, 1104, 1304, 1504, 1704, 1904	UNIT 305, 505, 705, 905, 1105, 1305, 1505, 1705, 1905
4 BHK CLASSIC - NORTH	3 BHK CLASSIC - NORTH	3 BHK CLASSIC - NORTH	4 BHK GRAND - NORTH	4 BHK SMART - EAST
S.B.U.A - 2230 sft	S.B.U.A - 1740 sft	S.B.U.A - 1730 sft	S.B.U.A - 2500 sft	S.B.U.A - 1970 sft
CARPET AREA - 1425 sft	CARPET AREA - 1073 sft	CARPET AREA - 1079 sft	CARPET AREA - 1597 sft	CARPET AREA - 1238 sft
BALCONY AREA - 93 sft	BALCONY AREA - 111 sft	BALCONY AREA - 97 sft	BALCONY AREA - 113 sft	BALCONY AREA - 103 sft
UNIT 306, 506, 706, 906, 1106, 1306, 1506, 1706, 1906	UNIT 307, 507, 707, 907, 1107, 1307, 1507, 1707, 1907	UNIT 308, 508, 708, 908, 1108, 1308, 1508, 1708, 1908	UNIT 309, 509, 709, 909, 1109, 1309, 1509, 1709, 1909	UNIT 310, 510, 710, 910, 1110, 1310, 1510, 1710, 1910
3 BHK SMART - EAST	4 BHK SMART - EAST	4 BHK SMART - EAST	3 BHK GRAND - EAST	1 BHK - SOUTH
S.B.U.A - 1615 sft	S.B.U.A - 1895 sft	S.B.U.A - 1895 sft	S.B.U.A - 2190 sft	S.B.U.A - 280 sft
CARPET AREA - 995 sft	CARPET AREA - 1195 sft	CARPET AREA - 1195 sft	CARPET AREA - 1381 sft	CARPET AREA - 189 sft
BALCONY AREA - 97 sft	BALCONY AREA - 97 sft	BALCONY AREA - 97 sft	BALCONY AREA - 116 sft	





TYPICAL FLOOR PLAN 02

4, 8, 12, 16 FLOOR
SUMADHURA FOLIUM : WING - D (WING TULIP)

UNIT 401, 801, 1201, 1601	UNIT 402, 802, 1202, 1602	UNIT 403, 803, 1203, 1603	UNIT 404, 804, 1204, 1604	UNIT 405, 805, 1205, 1605
4 BHK CLASSIC - NORTH	3 BHK CLASSIC - NORTH	3 BHK CLASSIC - NORTH	4 BHK GRAND - NORTH	4 BHK SMART - EAST
S.B.U.A - 2250 sft	S.B.U.A - 1760 sft	S.B.U.A - 1735 sft	S.B.U.A - 2515 sft	S.B.U.A - 1985 sft
CARPET AREA - 1404 sft	CARPET AREA - 1073 sft	CARPET AREA - 1055 sft	CARPET AREA - 1577 sft	CARPET AREA - 1217 sft
BALCONY AREA - 126 sft	BALCONY AREA - 126 sft	BALCONY AREA - 125 sft	BALCONY AREA - 142 sft	BALCONY AREA - 135 sft
UNIT 406, 806, 1206, 1606	UNIT 407, 807, 1207, 1607	UNIT 408, 808, 1208, 1608	UNIT 409, 809, 1209, 1609	UNIT 410, 810, 1210, 1610
3 BHK SMART - EAST	4 BHK SMART - EAST	4 BHK SMART - EAST	3 BHK GRAND - EAST	1 BHK - SOUTH
S.B.U.A - 1625 sft	S.B.U.A - 1905 sft	S.B.U.A - 1895 sft	S.B.U.A - 2190 sft	S.B.U.A - 280 sft
CARPET AREA - 979 sft	CARPET AREA - 1175 sft	CARPET AREA - 1175 sft	CARPET AREA - 3181 sft	CARPET AREA - 189 sft
BALCONY AREA - 123 sft	BALCONY AREA - 123 sft	BALCONY AREA - 117 sft	BALCONY AREA - 116 sft	





THE PINNACLE OF LUXURY



EMBARK ON A JOURNEY OF LIMITLESS OPPORTUNITIES



**Located just 12 minutes
from ITPB**



**Less than 10 minutes to
major facilities like hospitality
and education centres**



**Entertainment hubs
like malls, gaming arenas,
etc. in close proximity**

Whitefield is the epicentre of monumental development in the last decade. Buying a home validates your personal success narrative! There's access to excess - meaning a luxurious lifestyle with global infrastructure. Here, dreams of living a splendid life with your loved ones can be realised owing to the classy neighbourhood and beautiful greenery.

THE SKYROCKETING REAL ESTATE MARKET - WHITEFIELD

The most thriving cosmopolitan suburb of Bengaluru, Whitefield is the city's primary IT hub with nearly 4.5 lakhs jobs in the area from several technology parks and business centres, including the most prestigious ITPL housing the multinational giants. The neighbourhood is equally known as a lively retail and hospitality destination.

Rapid infrastructural development in and around Whitefield

- ◆ 8-lane OMR to be developed by NHAI connecting Bengaluru and Chennai, increasing the commerce and trade between the cities.
- ◆ 6-lane 20 km KIA-Budigere-Hoskote Road under development to cut the commute time to the airport in half.
- ◆ Peripheral Ring Road to increase connectivity of Whitefield Extension with Hoskote, Sarjapur and Anekal.
- ◆ Budigere Road to be widened to 300 ft. and is a part of proposed 10-lane STRR.
- ◆ Easier commute to south-east Bengaluru due to the 48 km road from Whitefield Extension to Anekal.



THE EMERGENCE OF EAST BENGALURU

The eastern zone of Bengaluru has witnessed a positive residential graph based on the increase in demand for housing near Outer Ring Road (ORR), Whitefield, Mahadevapura, Bellandur, and Koramangala.

Due to expansion in IT clusters, infrastructure deployments and availability of properties at lower rates, there are newer nodes along this belt.

Presence of IT hubs

Close proximity to IT campuses in Bellandur, Koramangala, and along ORR has worked well for the realty landscape of East Bengaluru. Sarjapur Road is also developing due to strong demand for office space because of limited availability along ORR.

Emerging start-up culture

According to the NASSCOM report- 'Momentous Rise Of The Indian Start-up Ecosystem; Mumbai, NCR and Bengaluru account for more than 65 percent of start-ups in India'. Bengaluru alone has 26 percent of start-ups.

Most have emerged around renowned IT clusters. E-commerce, health sectors and IT hubs are some of the prominent sectors.

Residential market

Along with the affordable segment, luxury housing has seen an increase in demand in East Bengaluru. Availability of land at lower prices has led to development of housing projects.

Excellent connectivity makes the location a viable investment. Infrastructure is another advantage. Reputed schools, hospitals, entertainment hubs, and every major infrastructural requirement is within close proximity; thus, fuelling the growth of East Bengaluru.

PROJECT SPECIFICATIONS

Structure

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



Doors

- ◆ **Main doors:** Best quality teak wood frame of large 8 feet high with veneered flush shutter of 38 mm thickness, P.U polish finished on both sides.
- ◆ **Internal doors:** Engineered hard wood frame with veneered flush shutters of 38 mm thick P.U polish finished on both sides.
- ◆ **Toilet & Utility doors:** Engineered hard wood frame with veneered flush shutters of 38 mm thick, P.U. polish finish on one side and laminate finish on the other side.
- ◆ **Balconies:** UPVC french doors with sliding glass shutters & provision for mosquito mesh of aluplast or equivalent brand/make.
- ◆ **Windows:** UPVC window systems with M.S safety grill and provision for 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 800 X 800mm size double charged vitrified tile flooring.
- ◆ **Toilets:** Satin finish ceramic tile flooring.
- ◆ **All Balconies/Utilities:** Rustic finish ceramic tile flooring.
- ◆ **Dadoing in Kitchen:** 300 x 600 mm ceramic tiles dado of to 2' height above kitchen platform level.
- ◆ **Toilets:** 300 x 600 mm ceramic tile dado up to false-ceiling level.
- ◆ **Utility:** 300 x 600 mm ceramic tile dado up to 3'6" height.



Hand Railing

- ◆ **Balcony:** Aluminium handrail with toughened glass railing.
- ◆ **Staircase (common area):** M.S railing.



Kitchen/Utility

- ◆ Provision for softened water inlet in kitchen.
- ◆ Sleeve provision for chimney exhaust. Water inlet/outlet provision in utility area for washing machine.



- ◆ Water inlet/outlet provision in utility area for dish washer (for 3.5/4/4+servant bhk only).



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 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.
- ◆ Home automation switches 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 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 for Classic 4 BHK with servant- 5kW, Smart 4 BHK/3.5 BHK/3 BHK - 4kW, Smart 3 BHK/2.5 BHK/2 BHK- 3kW and for Smart 1 BHK -2kW.



- ◆ DG backup for 4 BHK with servant- 2Kw, Smart 4 BHK/3.5 BHK/3 BHK – 1.5Kw, Smart 3 BHK/2.5 BHK/2 BHK- 1Kw and for Smart 1BHK -0.5Kw.



- ◆ 100% uninterrupted DG power backup for lifts, pumps & lighting in common areas.



Plumbing

- ◆ Water metre 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, telephone & intercom.



Car Parking

- ◆ 2 levels of covered parking with entry/exit ramps & signages.
- ◆ Cement concrete flooring with power troweled smooth finish to increase the driving comfort.
- ◆ Dedicated space for car charging and car washing will be provided.



Fire & Safety

- ◆ Fire sprinkler system in all flats, corridor & basements.
- ◆ Fire hydrant & extinguishers in all floors.
- ◆ Fire alarms & public address system.



LPG

- ◆ Space provision for gas bank.



Maid's Room

- ◆ **Flooring:** 600 x 600 mm vitrified tile.
- ◆ **Door:** Laminated flush shutter.
- ◆ **Toilet:** Floor mounted WC & C.P fittings of Jaguar/CERA or equivalent.

COMMON AMENITIES AND FACILITIES OF THE PROJECT



Security

- ◆ Round-the-clock security system.
- ◆ Intercom facility to all apartments connecting to security room.
- ◆ Panic button and intercom is provided in the lifts.
- ◆ Solar powered fencing around the compound.
- ◆ Surveillance cameras at the main security and entrance of each wing.
- ◆ Video door phone.



Lifts

- ◆ High speed Lifts with auto rescue device & V3F for energy efficiency. Schindler or equivalent make.
- ◆ In Wing IVY, TULIP, MAPLE & OAK- 3 lifts for eight passengers & 2 lifts for thirteen passengers.



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 800 X 800mm size double charged vitrified tile flooring.
- ◆ **Toilets:** Satin finish ceramic tile flooring.
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Eco Sustainable Facilities

- ◆ WTP - Softened water made available through an exclusive water treatment plant (in case of bore 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.
- ◆ Rain water harvesting tanks.
- ◆ Rainwater recharge wells.
- ◆ Organic waste converters.



Clubhouse Amenities

- ◆ Basement floor: Estate office, manager's cabin, laundry+services (for clubhouse).
- ◆ **Ground floor:** Double height reception lobby, café, pantry, fire command centre, convenience store, manager's cabin, stock room, crèche (with toilet & pantry), clinic waiting lounge, clinic examination room, kitchen, male toilet, accessible toilet, female toilet, pre-function space, multipurpose hall-1, multipurpose hall-2.

- ◆ **First floor:** Cards room, snooker room, golf simulator, spa & salon, activity studio, toilets, arcade gaming arena, kids play area, indoor games (table tennis, foosball, carrom, chess).
- ◆ **Second floor:** Sports lounge, yoga studio, cross fit, deck for crossfit & yoga, squash court, mini theatre, accessible toilet, female toilet, male toilet, gymnasium, 2 badminton courts.
- ◆ **Third floor:** Co-working studio, conference room, lounge, 2 suite rooms, 4 guest room, male toilet, female toilet, viewing gallery, pantry, terrace deck with barbecue.



COMPLIANCE AT FOLIUM

Our systematic legal approval process ensures peace of mind for our users. Folium has received all the statutory compliance approvals making it a fully compliant property.

Sanction Authority	Sanction Authority	Sanction Authority
Development Plan	19/01/2023	No. BDA/TPS/DLP-25/2783/2022-23
Bruhat Bangalore Mahanagara Palike	23/03/2023	No. BBMP/Addl Dir/JDTP North/LP No./92/2022-23 & PRJ/3863/ 2021-22
Bangalore Water Supply and Sewage Board	24/06/2021	No. BWSSB-NOC-2020-10-79- 100109513710
State Level Environment Impact Assessment Authority Karnataka	23/03/2022	No. SEIAA/39/CON/2021
Karnataka State Pollution Control Board	27/09/2021	No. CTE-327072 & PCB/74/ INFRA/2021
Karnataka State Fire and Emergency Services	23/04/2021	No. KSFES/NOC/311/2020
Airport Authority of India	23/12/2022	No. BIAL/SOUTH/B/120322 /729583
Bharat Sanchar Nigam Limited	02/09/2020	No. DE/SAN/BG/NOC-HRB (S-11) /2019-20/09 dated @BG-41
Bangalore Electrical Supply Company Limited	22/02/2023	No. CCE/BNZ/AEE/EEE/-1/NOC/ 22-23/5024-27
Real Estate Regulatory Authority	28/02/2022	No. PRM/KA/RERA/1251/446/ PR/280222/004738

THOUGHTFULLY DETAILED WITH EXPERTISE

A project of the scale and quality of Folium needs expertise. This community is being designed and detailed by top consultants, who are leaders in their respective domains.

Architecture Consultant



Landscape Consultant



MEP Consultant



Clubhouse Consultant



Structural Consultant



INDULGE IN
SOLACE



folium

by SUMADHURA

A Signature Series



Project Address

Sy. 47/1, 47/2A, 47/2B 47/3, 48/3, 48/4 & 48/1C
Whitefield Village, K.R Puram Hobli,
Bengaluru East Taluk,
Bengaluru - 560066

In association with



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