



SUYUG's The1
The one you deserve



Experience Living In Cloud 9



SUYUG Is All About U

We craft spaces that blend sustainable design with thoughtful innovation, offering truly refined living experiences. It's not just about the houses we build; it's about the homes you create within them

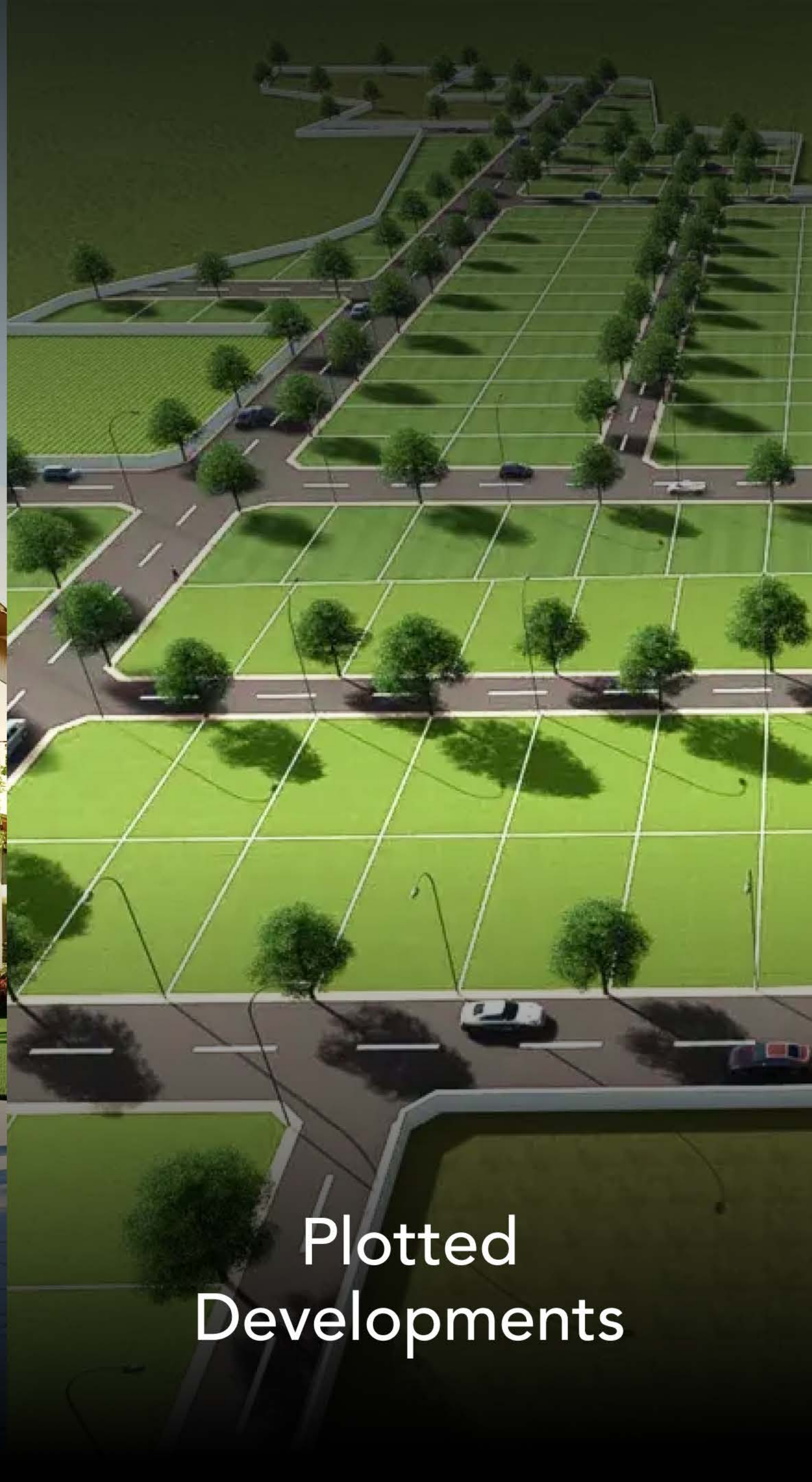


What We Offer

High-Rise
Apartments



Villas



Plotted
Developments



A Name You Can Trust

10+ Combined years
in real estate

1 Mn Sqft
delivered

3.5 Mn Sqft under
development

5 Mn Sqft to
be launched

Meet
THE1



Live Among The Clouds

At the heart of Sarjapur lies The1, a world of peace with all the perks of luxury living. Thoughtfully designed with sustainability in mind, it's about creating a home that feels both refined and grounded—where ordinary life feels extraordinary. With lush green parks, the Clubhouse and more, you're not just living in a home, you're part of a community that values the best in life - just like you.

The two towers of The1 - Hyperion and Centurion are named after two of the tallest trees in the world. These names aptly symbolise the endurance and the towering height that defines The1.

Tower 1: Hyperion

Tower 2: Centurion

3.51
Acres

4BHK
Luxury Penthouse
3104 to 3573 Sft

2B+G+31*
Floors

3BHK
Luxury Apartments
1601 to 1939 Sq Ft

235
Flats

*Tower 1



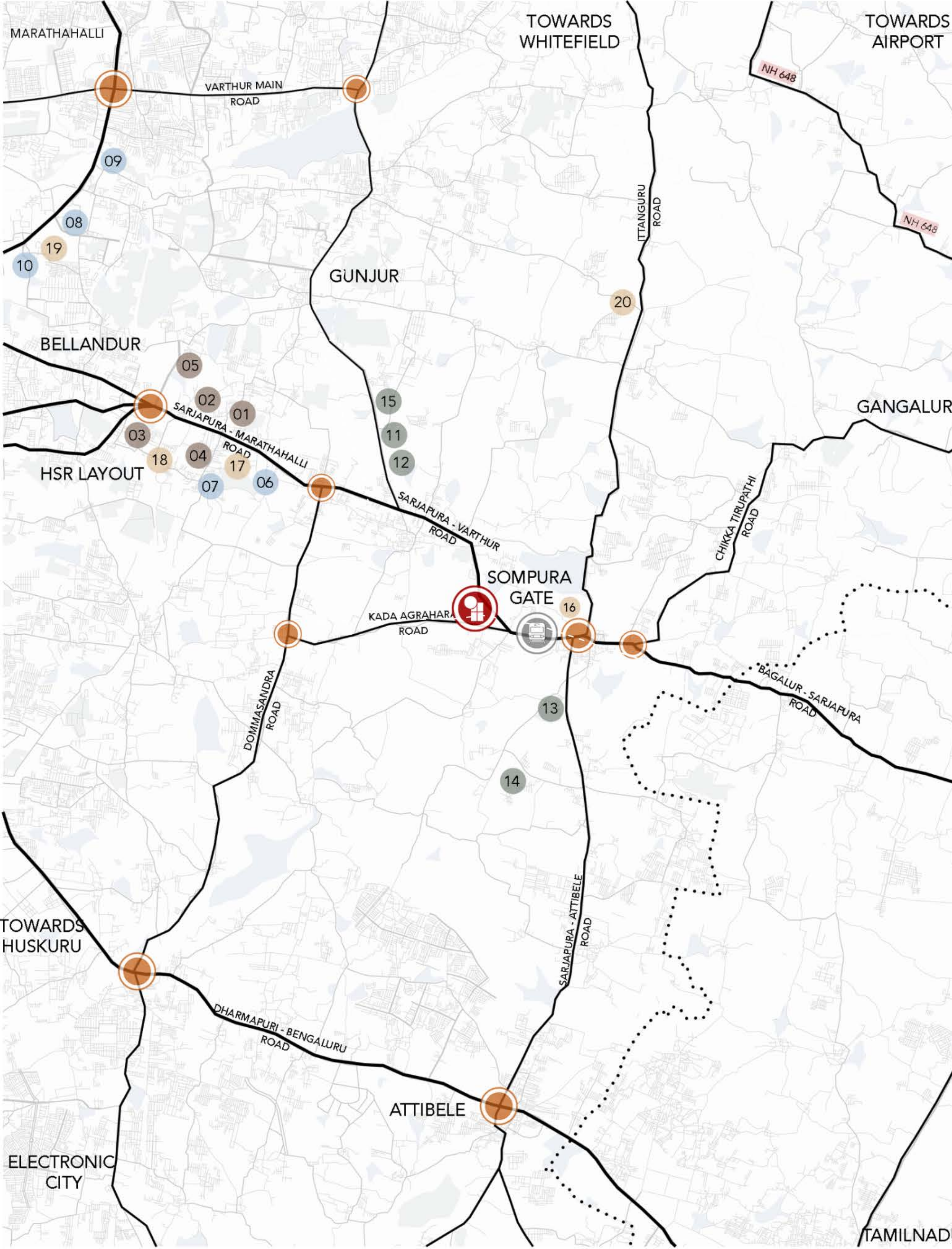
Everything important
right around the corner

SUYUG's - The1

PROPOSED SARJAPURA METRO CONVEYANCE - 200M

 HOSPITALS	20 MINS	20 MINS	30 MINS	30 MINS	30 MINS
	BELENUS CHAMPION 01	NATUS WOMEN & CHILDREN HOSPITAL 02	MANIPAL HOSPITAL 03	CLOUD NINE HOSPITAL 04	SAKRA WORLD HOSPITAL 05
 TECH PARKS	15 MINS	20 MINS	30 MINS	30 MINS	35 MINS
	WIPRO LTD 06	RGA TECH PARK 07	CESSNA BUSINESS PARK 08	PRESTIGE TECH PARK 09	SALARPURIA SOFTZONE 10
 INSTITUTES	10 MINS	10 MINS	08 MINS	10 MINS	10 MINS
	GREENWOOD HIGH 11	TISB 12	AZIM PREMJI UNIVERSITY 13	INDUS INTERNATIONAL SCHOOL 14	OAKRIDGE INTERNATIONAL 15
 SHOPPING	03 MINS	20 MINS	20 MINS	30 MINS	30 MINS
	DMART 16	DECATHLON 17	TOTAL MALL 18	BELLANDUR CENTRO MALL 19	NEXUS WHITEFIELD 20

DISTANCES AND TIMES ARE APPROXIMATE, SOURCED FROM GOOGLE MAPS AND NATIONAL MAPS.





Crafted Sustainably

IGBC Silver*
Truly Sustainable

*Pre-Certified

100%
Rainwater Utilization

82%
Open Spaces

75%
Extra Natural Lighting

THE1 Luxury That
You Desire

CLUB PAVILION

65,000+
Sqft of clubhouse
& amenities*



Fall In Love With THE1

100%
Power Backup



Senior Citizen
Friendly Homes



200m
Metro Connectivity*

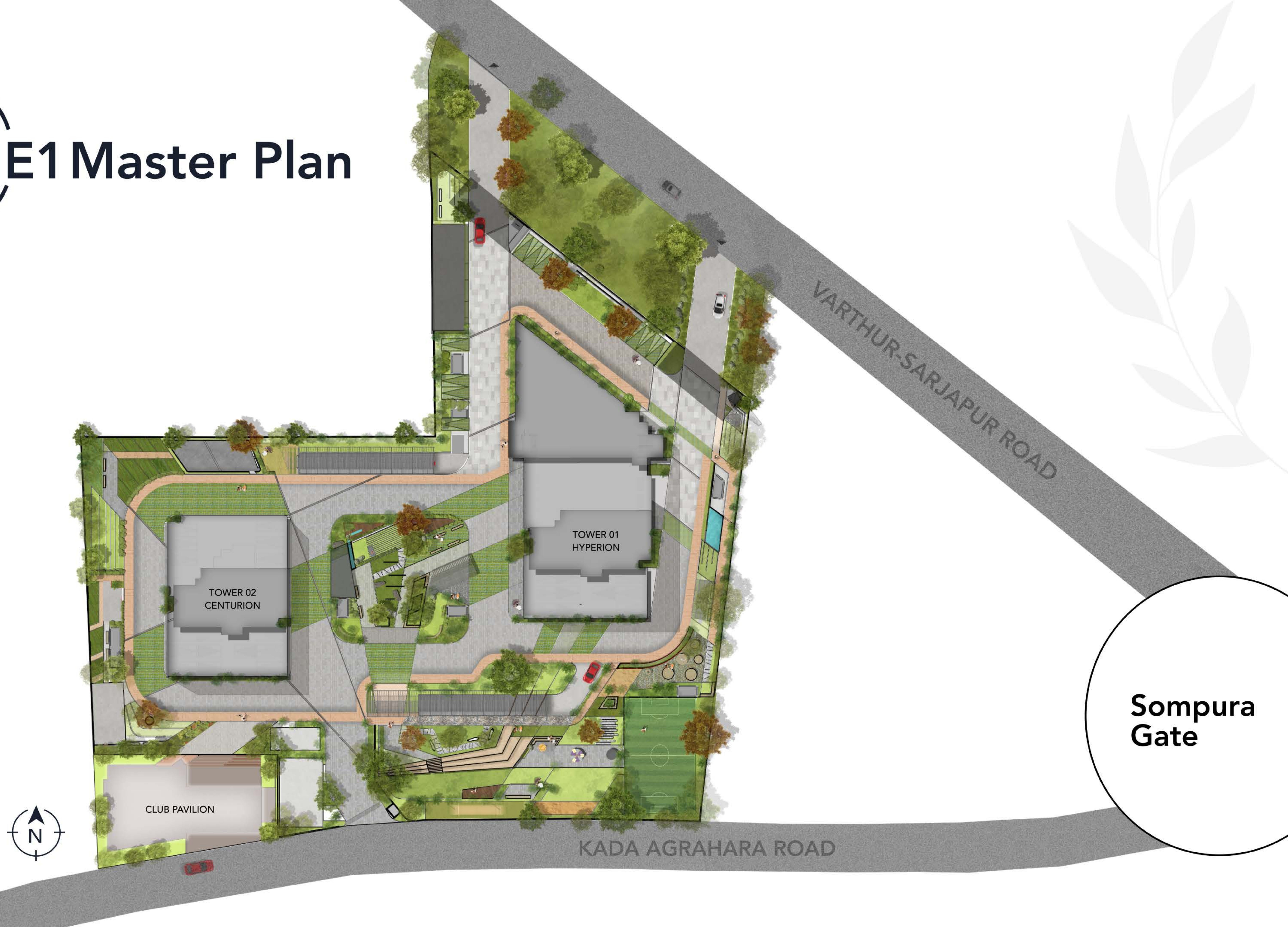
*Proposed



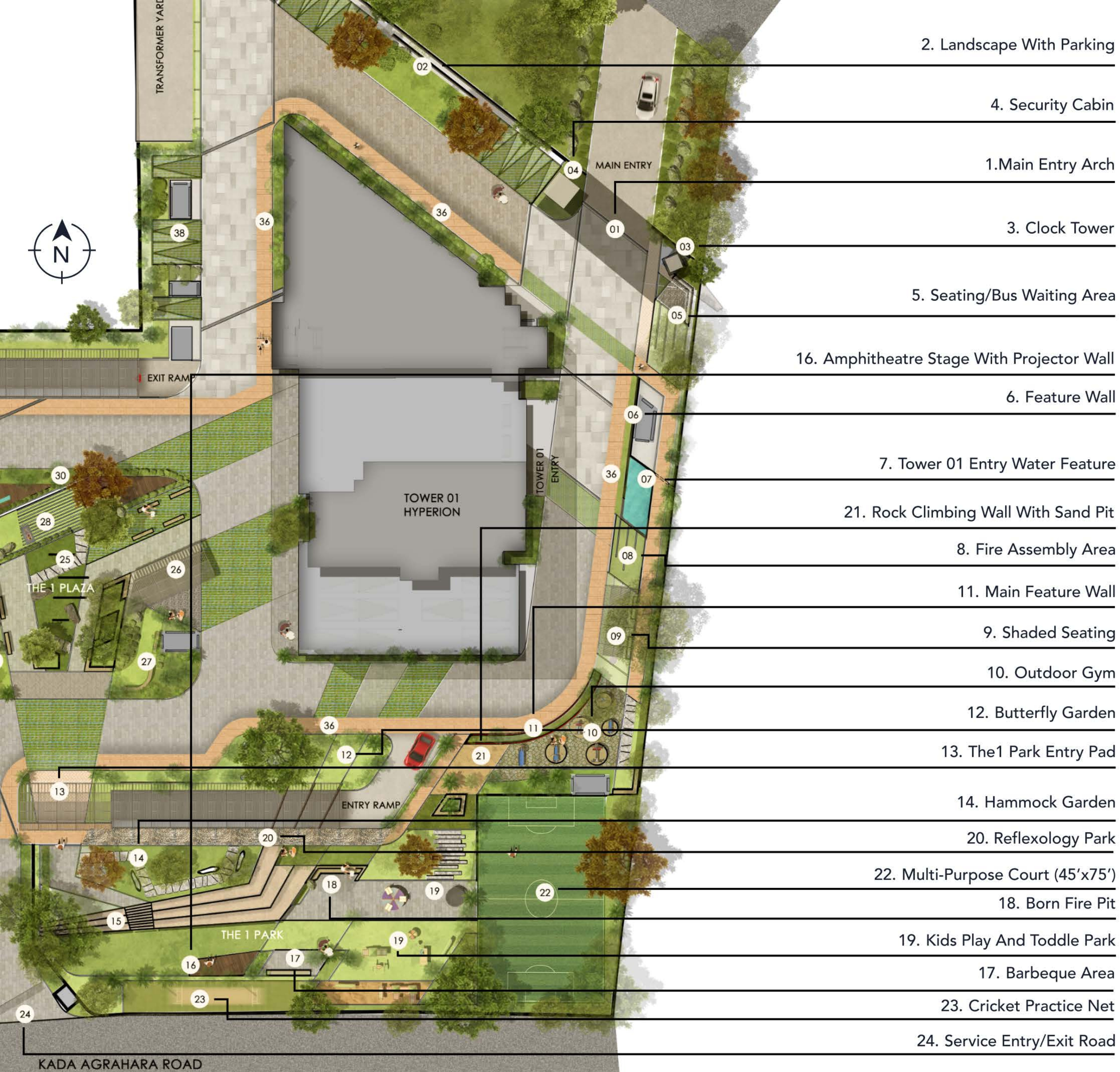
THE1 Experience

Live life from a new perspective at The1. Here, everything is about looking up; whether in life or at towers that house your home. The1 is not just a residence, it's indulgent living made to last, for you and your future generations.

THE1 Master Plan



Sompura
Gate





29. Lord Ganesha Temple



25. SUYUG Central Sculpture



15. Amphitheatre

39. Seating

40. Main Exit Arch

36. Jogging Trail

38. Car Parking

37. Pet Park

35. Skating Rink

33. Urban Farming

30. Aromatic Garden

29. Lord Ganesha Temple

34. Herbal Garden

28. Meditation Area With Deck

25. SUYUG Central Sculpture

26. Pavilion

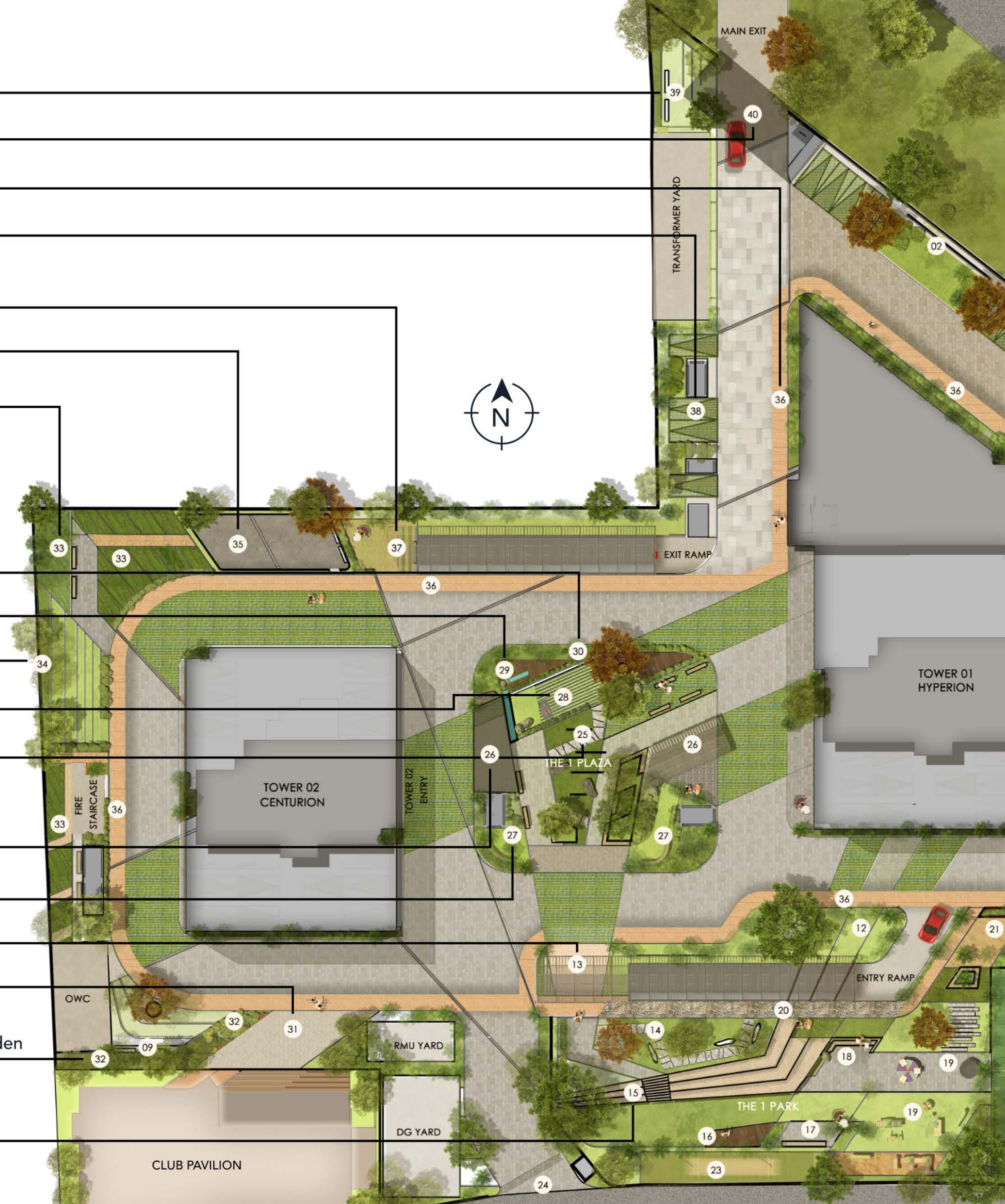
27. Elders Seating Corner

13. The 1 Park Entry Pad

31. Clubhouse Entry

32. Fruit Orchard With Flower Garden

15. Amphitheatre



Activity Mapping



Dawn
5AM - 7AM

Outdoor Gym
Gardening
Reflexology Path Walking
Badminton
Yoga/ Meditation
Temple



Morning
7AM - 12PM

Gardening
Kids Play Time
Toddlers Free Play
Elders Seating Corner
Pet Walks
Swimming



Afternoon
12PM - 3PM

Library
Indoor Games
Gardening
Cycling
Walking



Evening
3PM - 7PM

Outdoor Gym
Gardening
Social Gatherings
Kids Play Time
Toddlers Free Play
Kids Rock Climbing



Night
7PM - 12AM

Amphitheatre Movie Screening
Live Sports Screening
Barbeque
Bonfire
Star Gazing
Indoor Gym

Tower Plan

1st Floor



Tower Plan

2nd - 7th Floor



Tower Plan

8th - 28th Floor



Tower Plan

19th & 29th Floor
Refuge Floor



Tower Plan

Penthouse Level 01 30th Floor

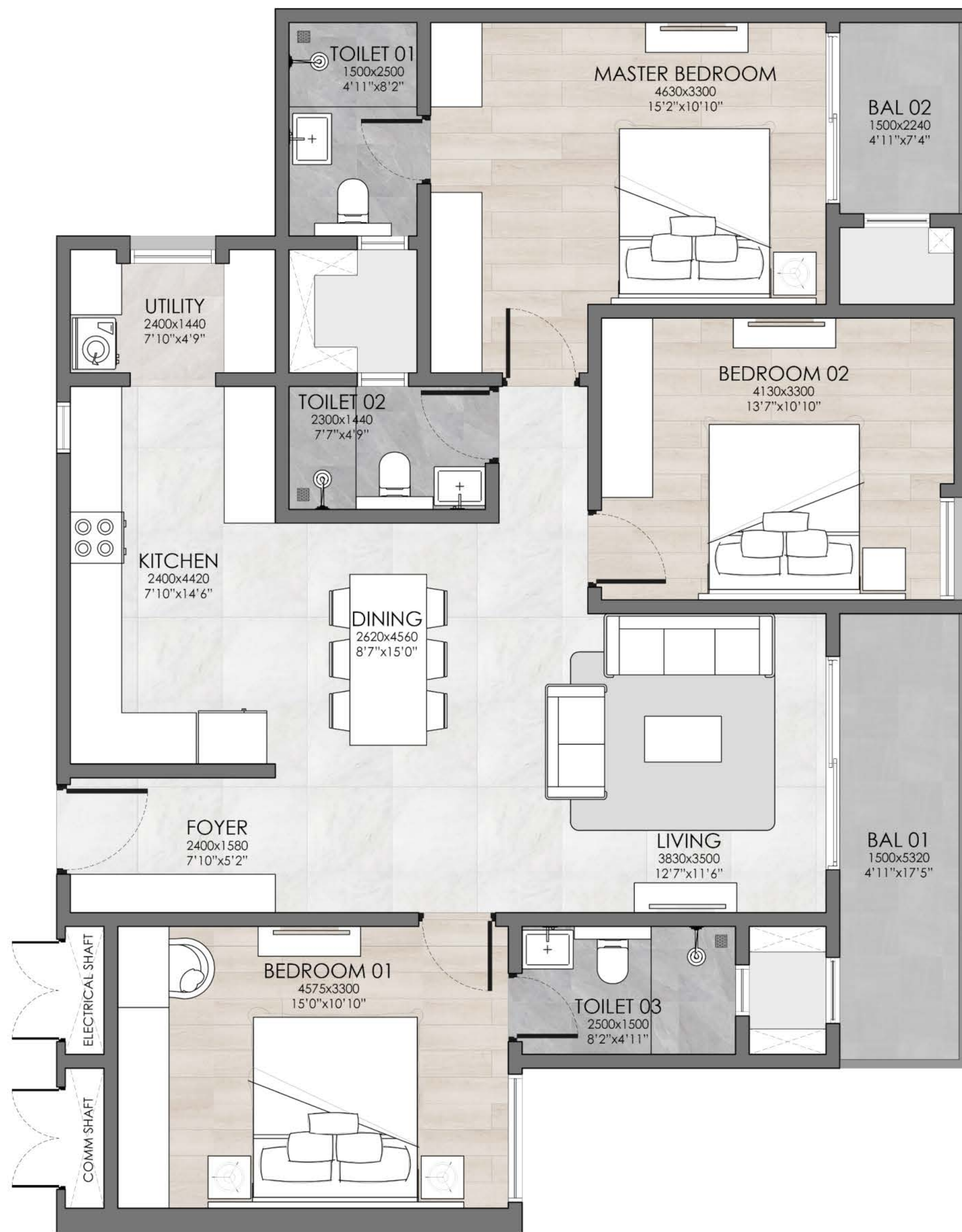


Tower Plan

Penthouse Level 02

31st Floor





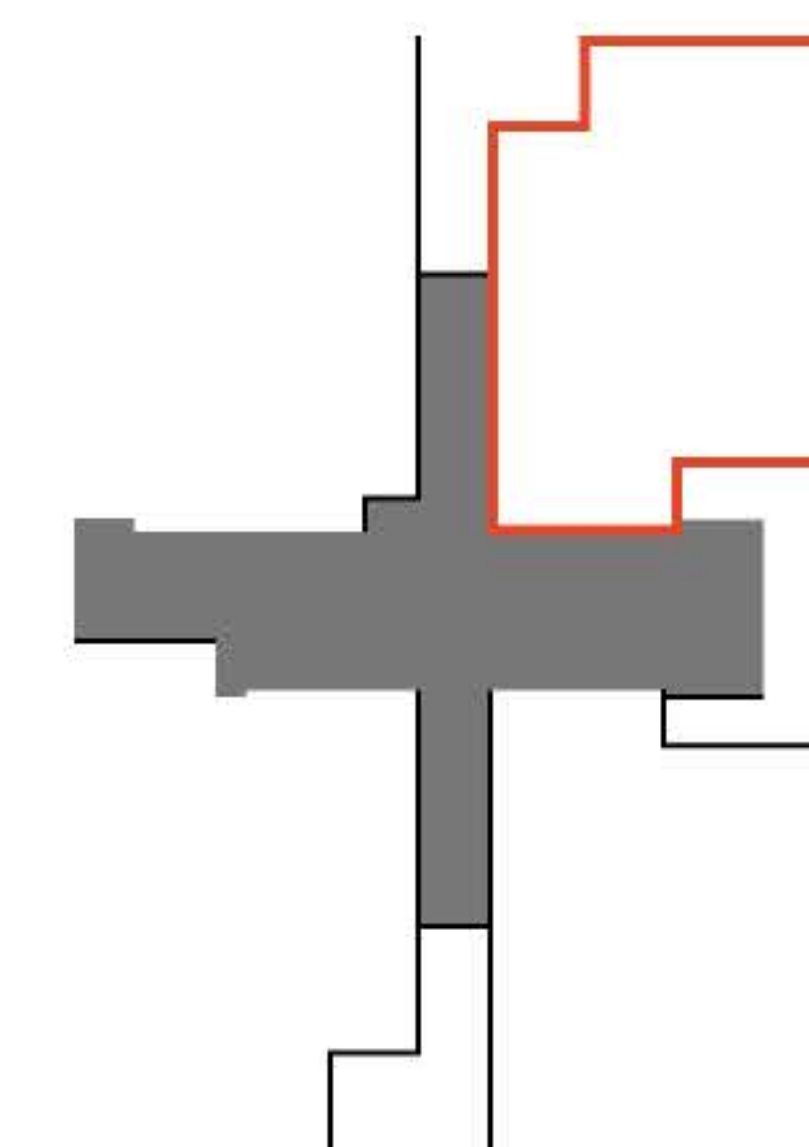
3 BHK Unit Type - 01

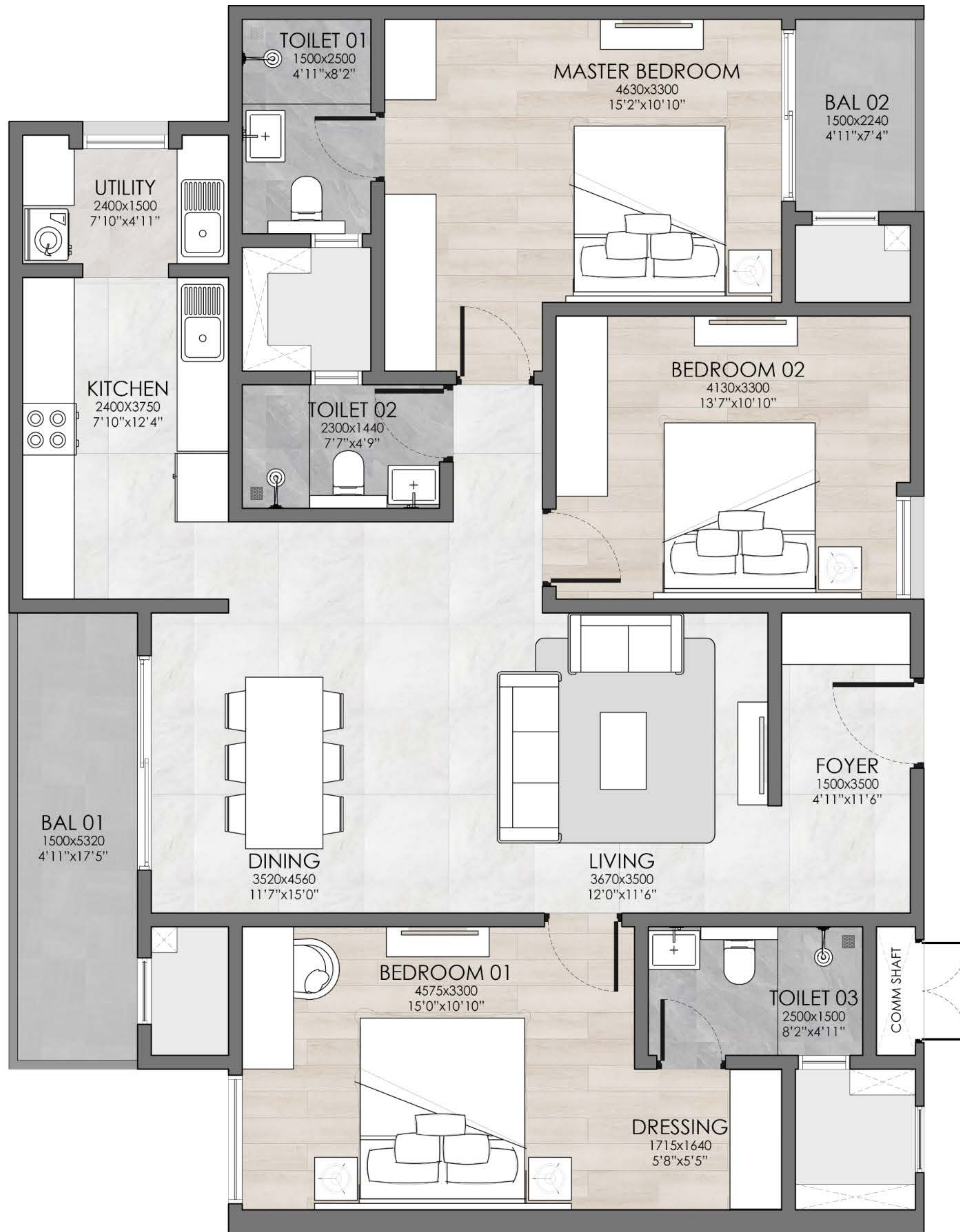
Area

Carpet Area (sqft)	1163
Balcony Area (sqft)	122
SBA (sqft)	1827

Key Plan:

1st - 7th Floor



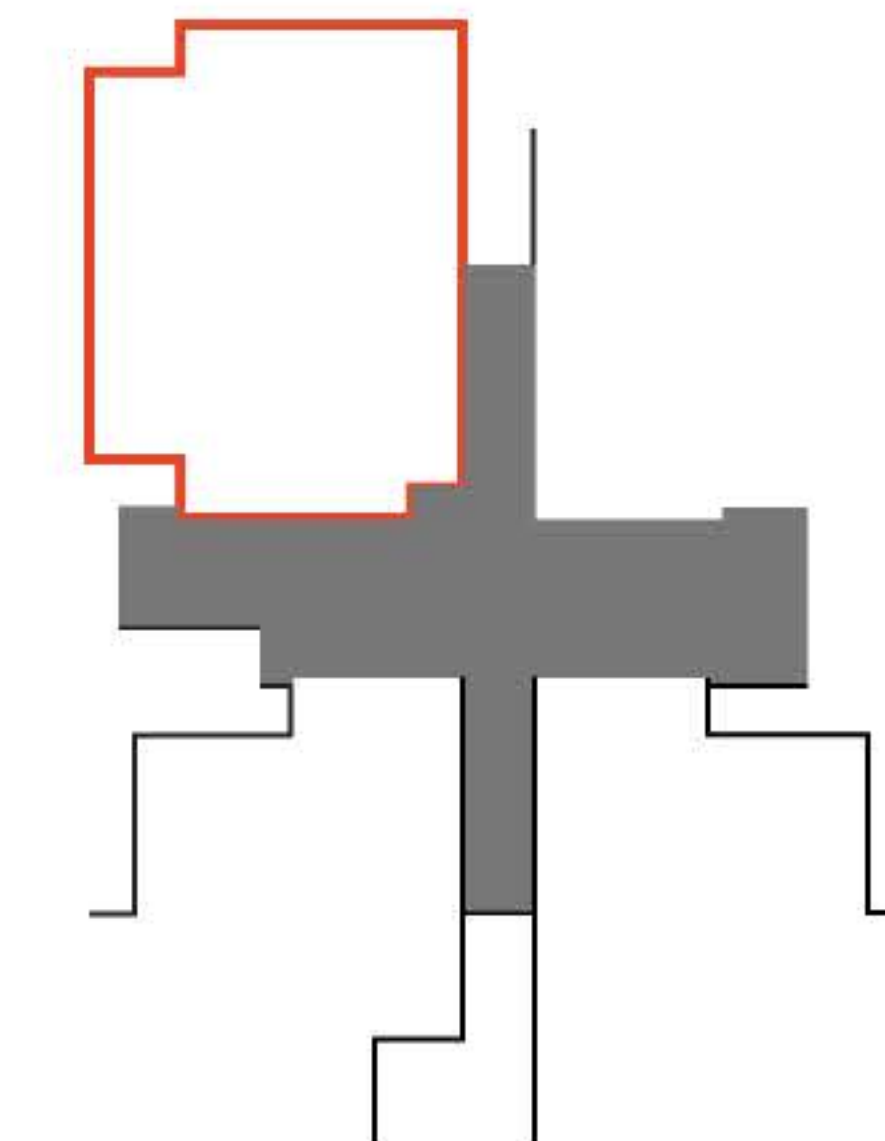


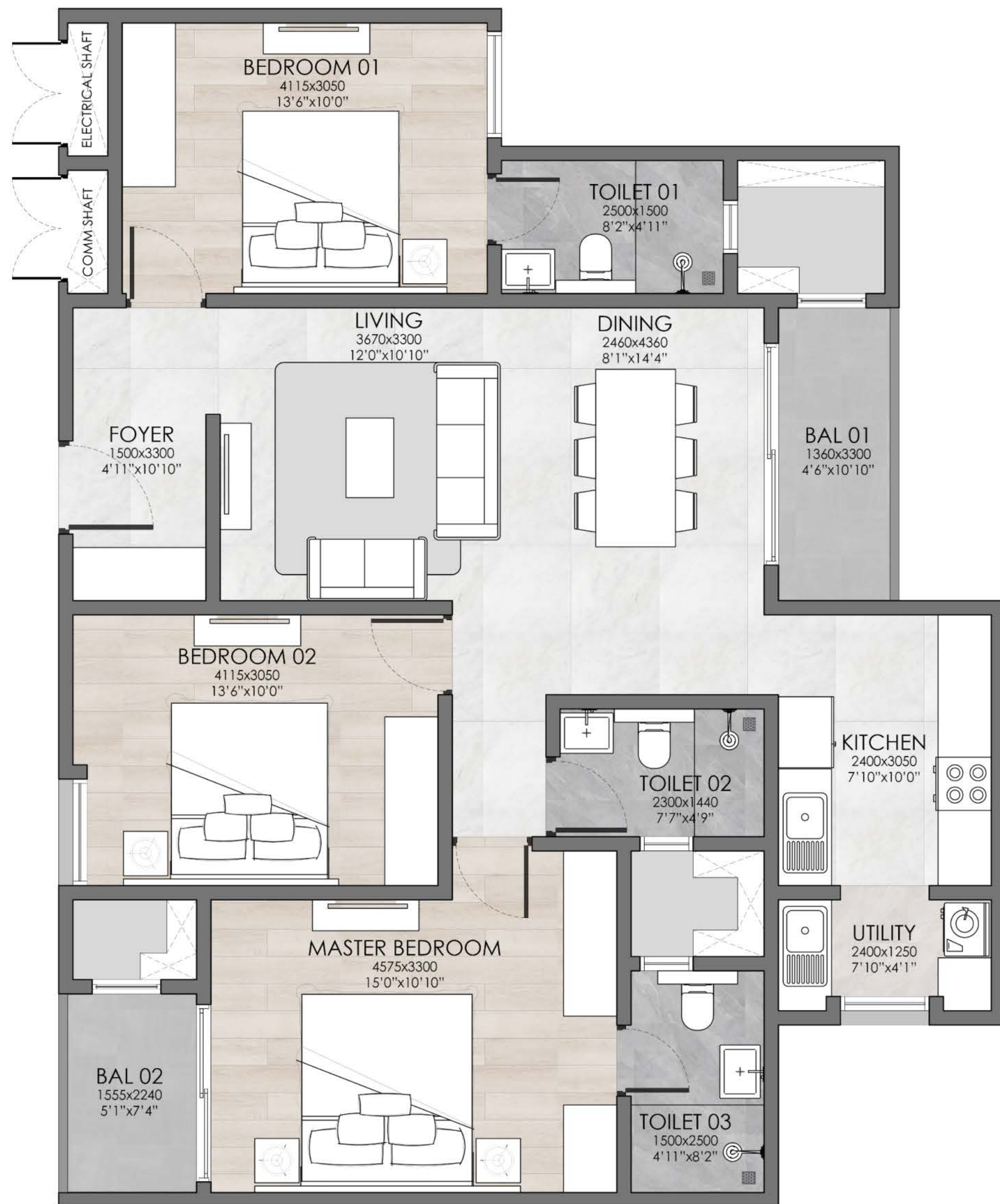
3 BHK Unit Type - 02

Area

Carpet Area (sqft)	1232
Balcony Area (sqft)	122
SBA (sqft)	1925

Key Plan:
1st - 7th Floor



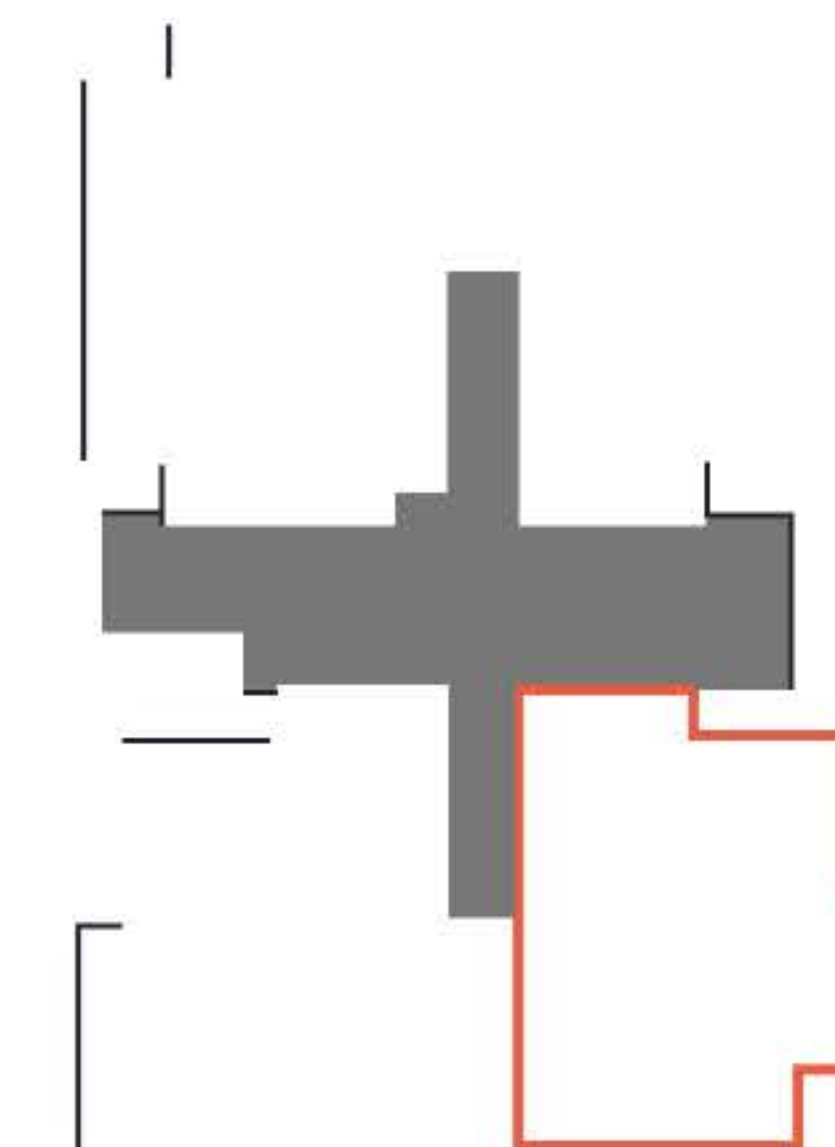


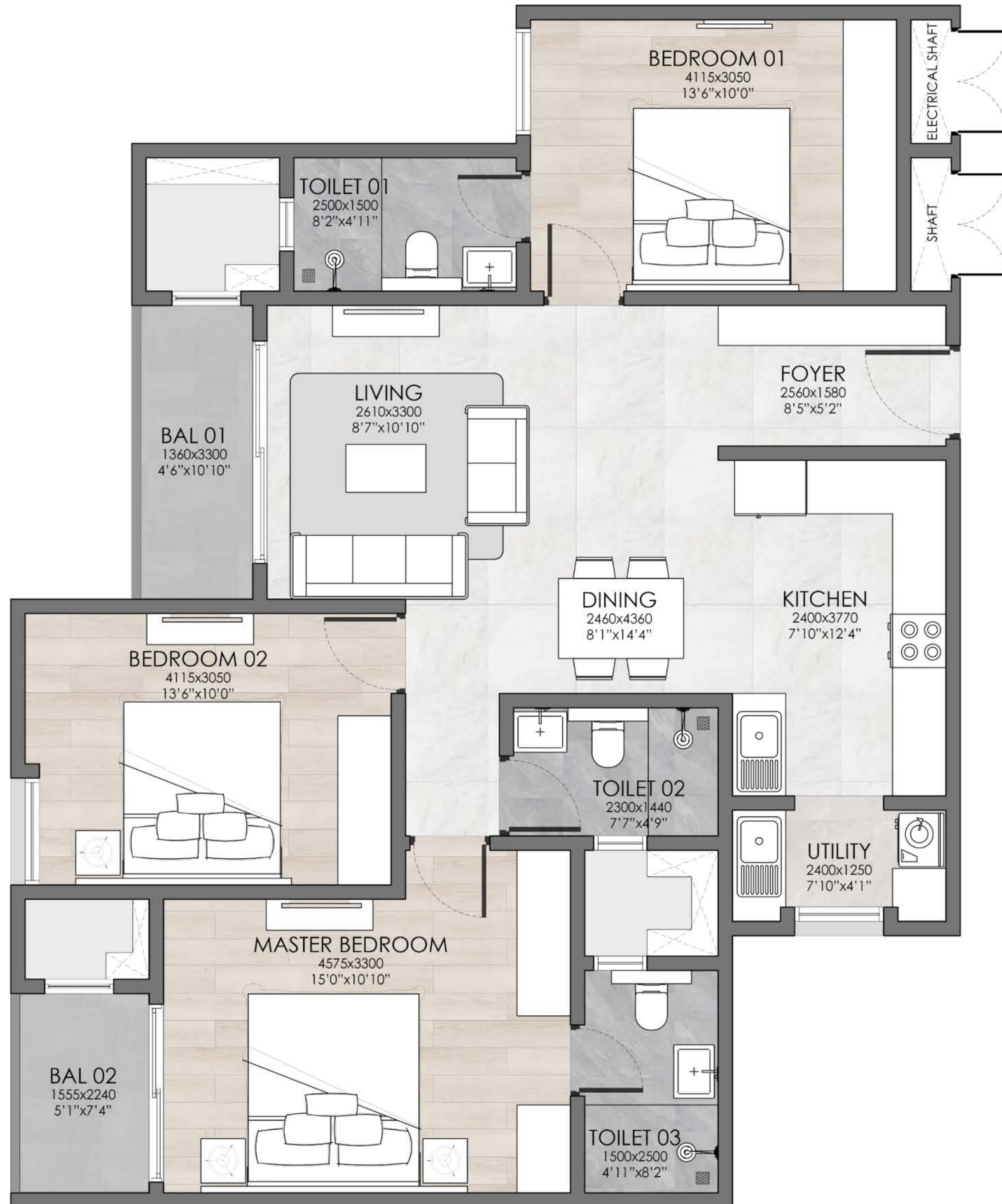
3 BHK Unit Type - 03

Area

Carpet Area (sqft)	1067
Balcony Area (sqft)	86
SBA (sqft)	1645

Key Plan:
1st - 7th Floor



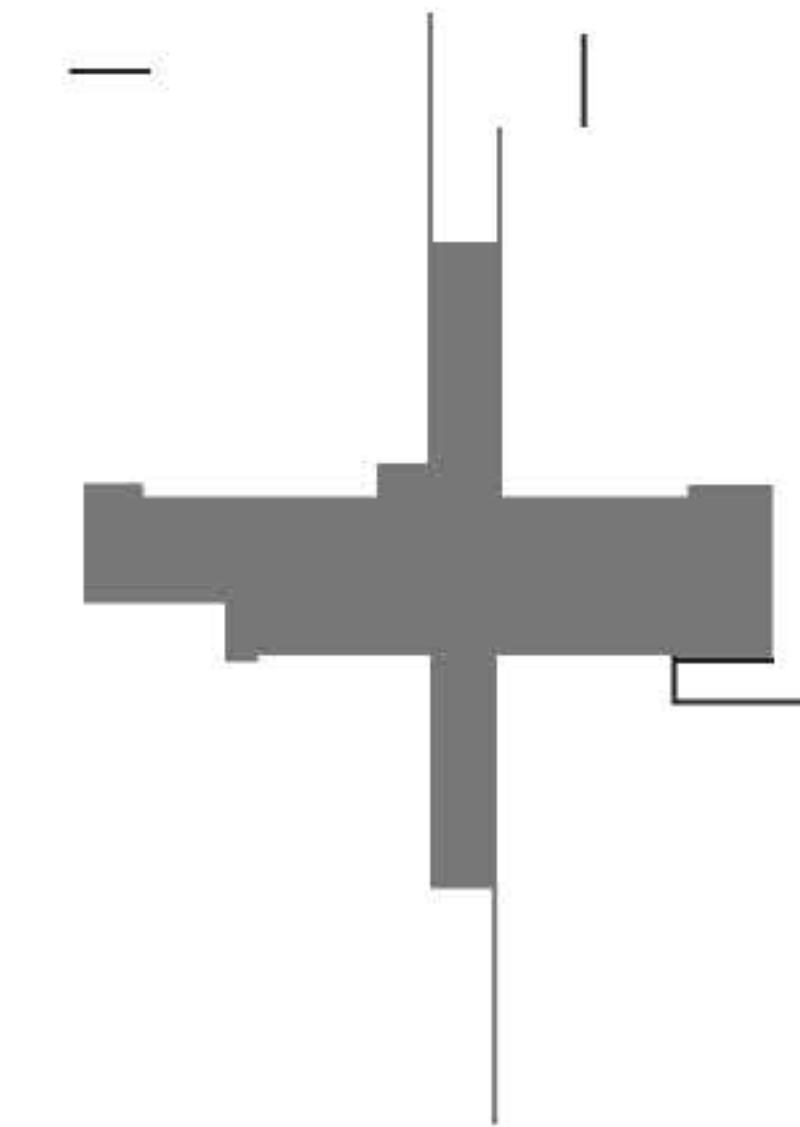


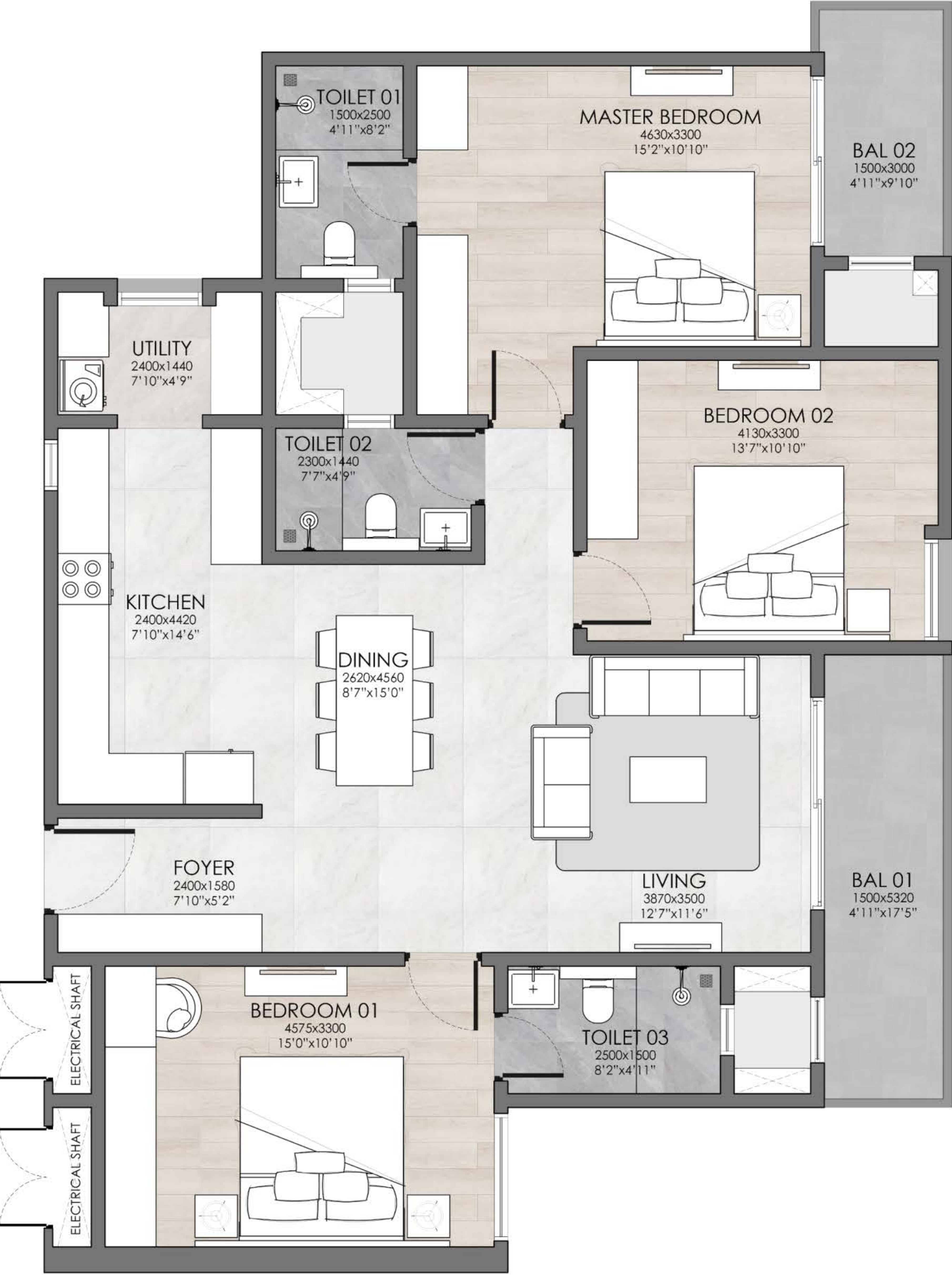
3 BHK Unit Type - 04

Area

Carpet Area (sqft)	1033
Balcony Area (sqft)	86
SBA (sqft)	1601

Key Plan:
1st - 7th Floor





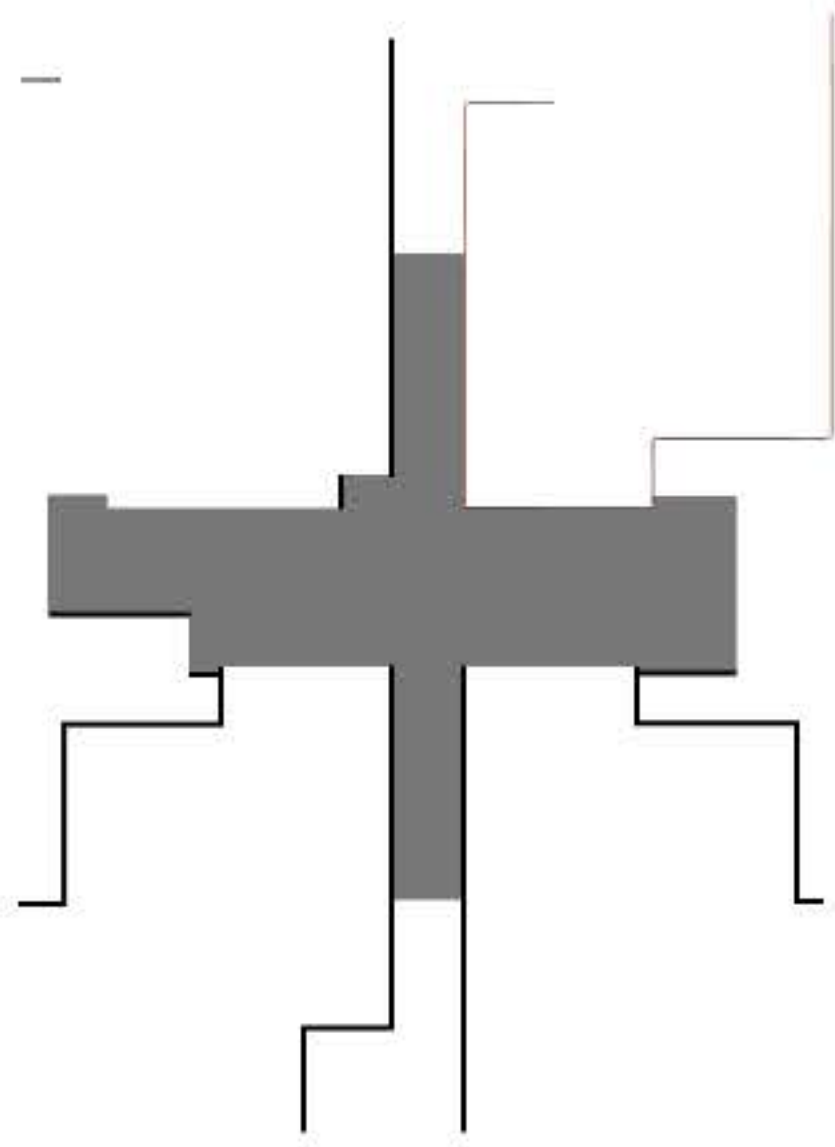
3 BHK Unit Type - 05

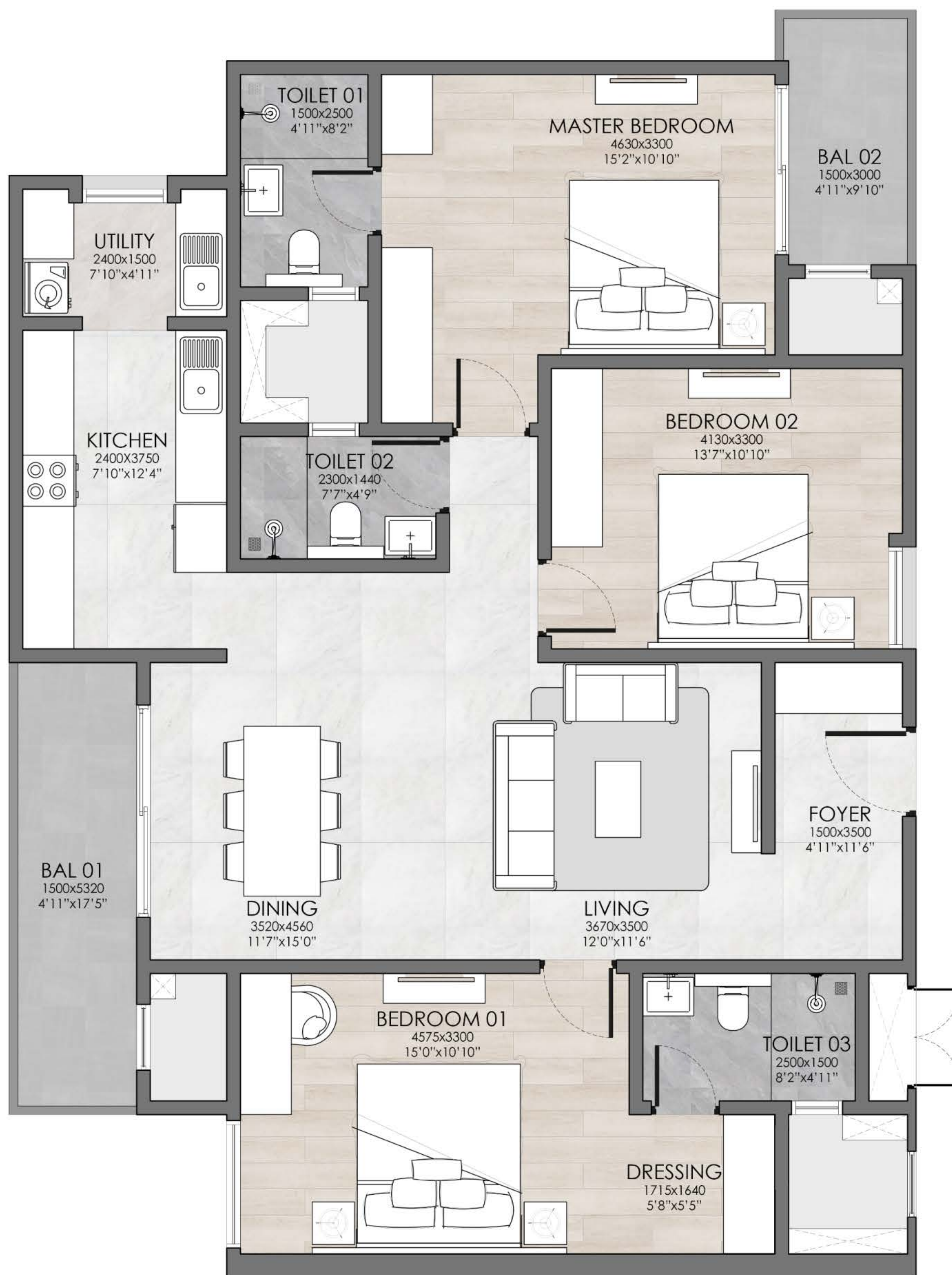
Area

Carpet Area (sqft)	1163
Balcony Area (sqft)	135
SBA (sqft)	1841

Key Plan:

8th - 29th Floor



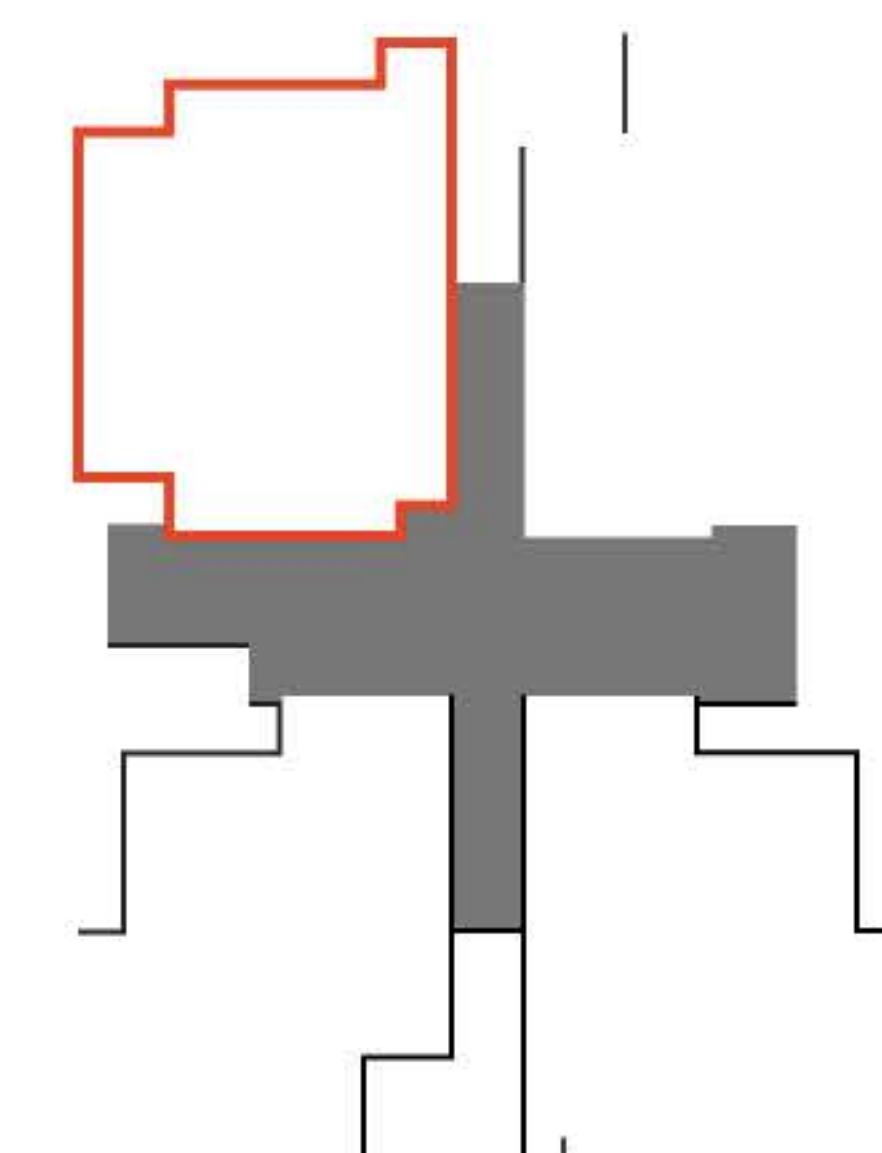


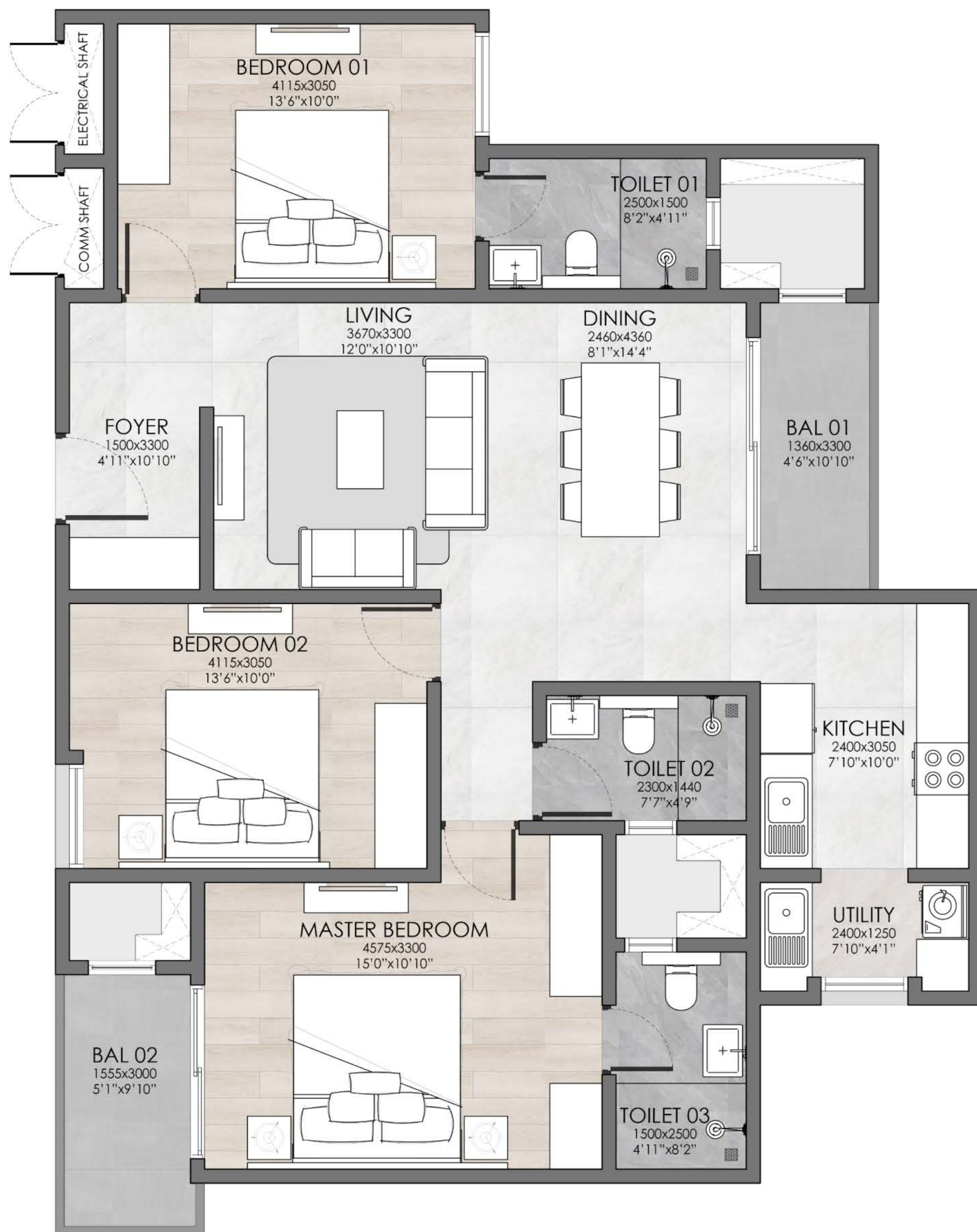
3 BHK Unit Type - 06

Area

Carpet Area (sqft)	1232
Balcony Area (sqft)	135
SBA (sqft)	1939

Key Plan:
8th - 29th Floor





3 BHK Unit Type - 07

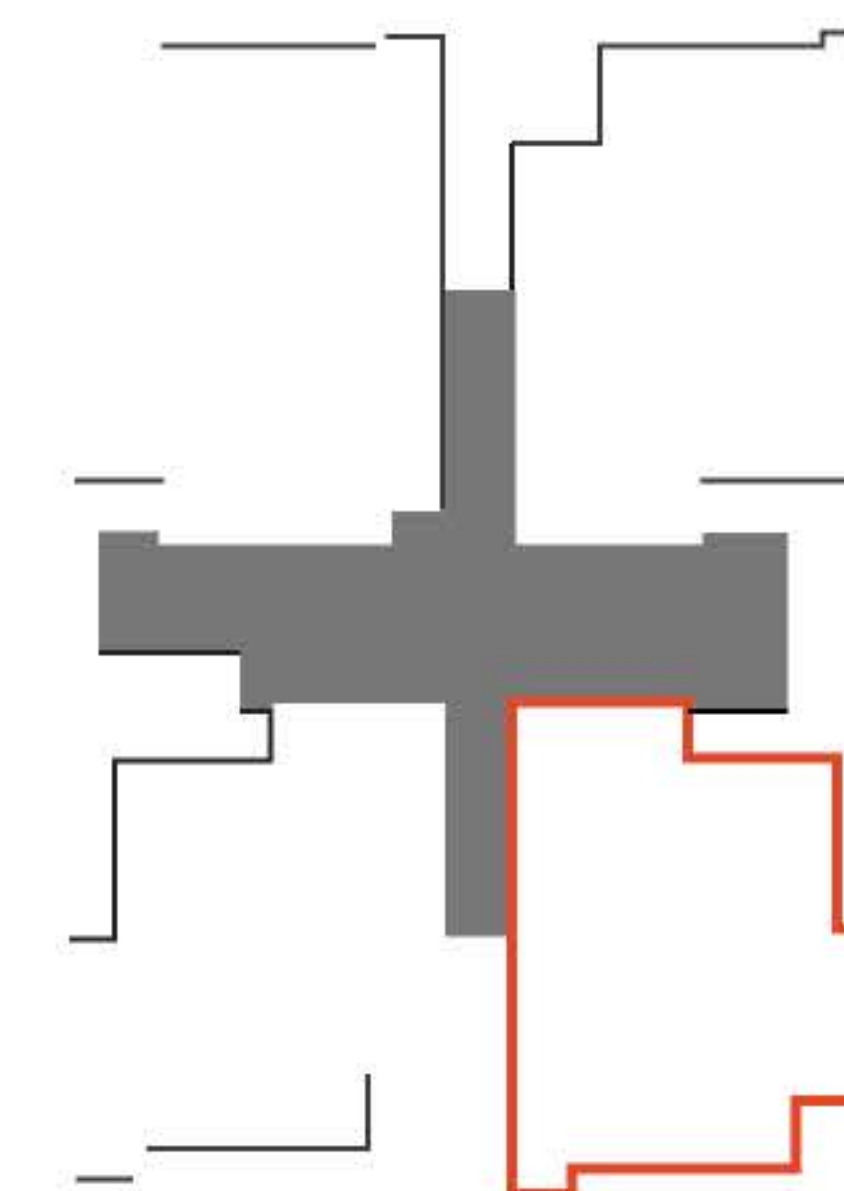
Area

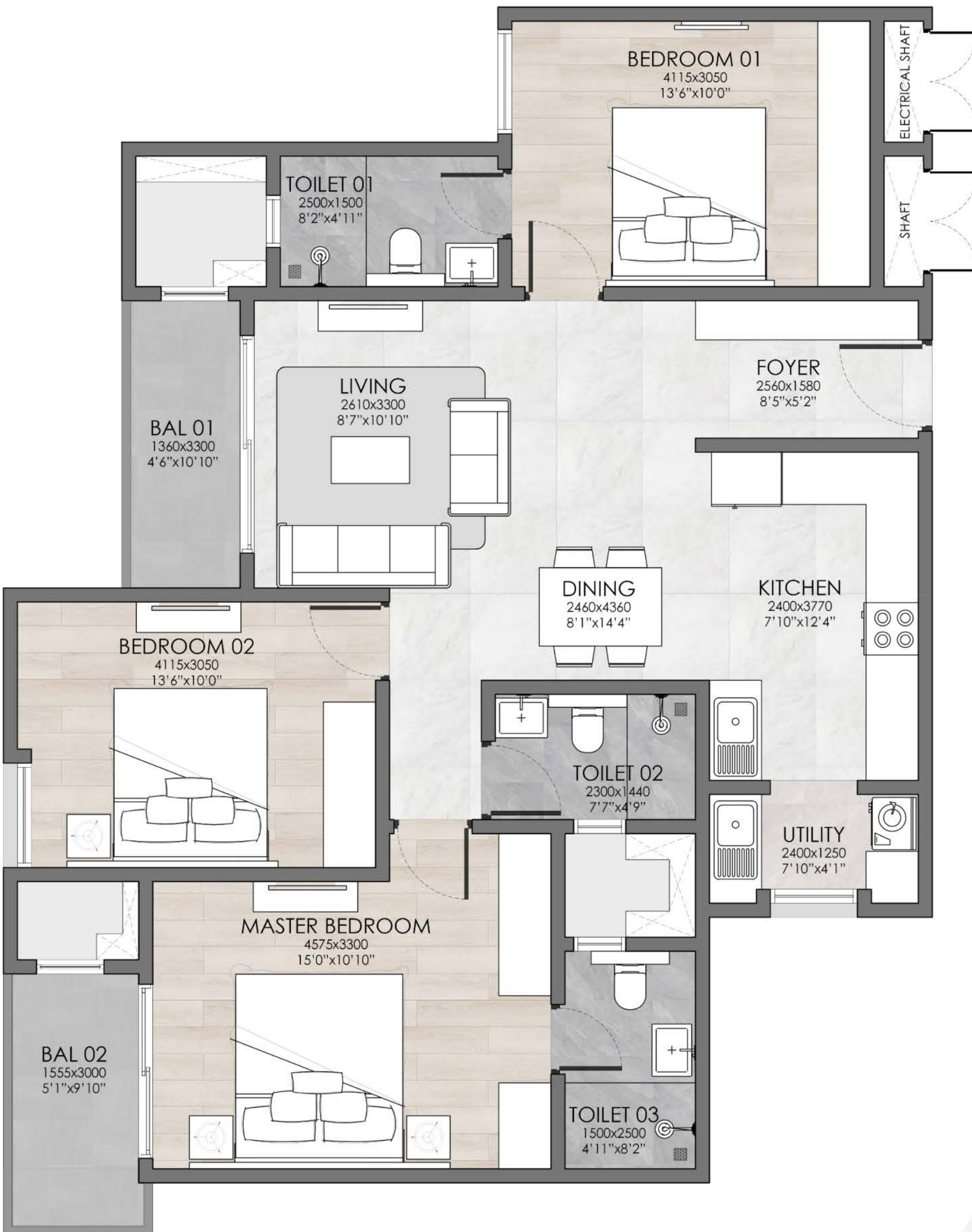
Carpet Area (sqft) 1067

Balcony Area (sqft) 100

SBA (sqft) 1660

Key Plan:
8th - 29th Floor





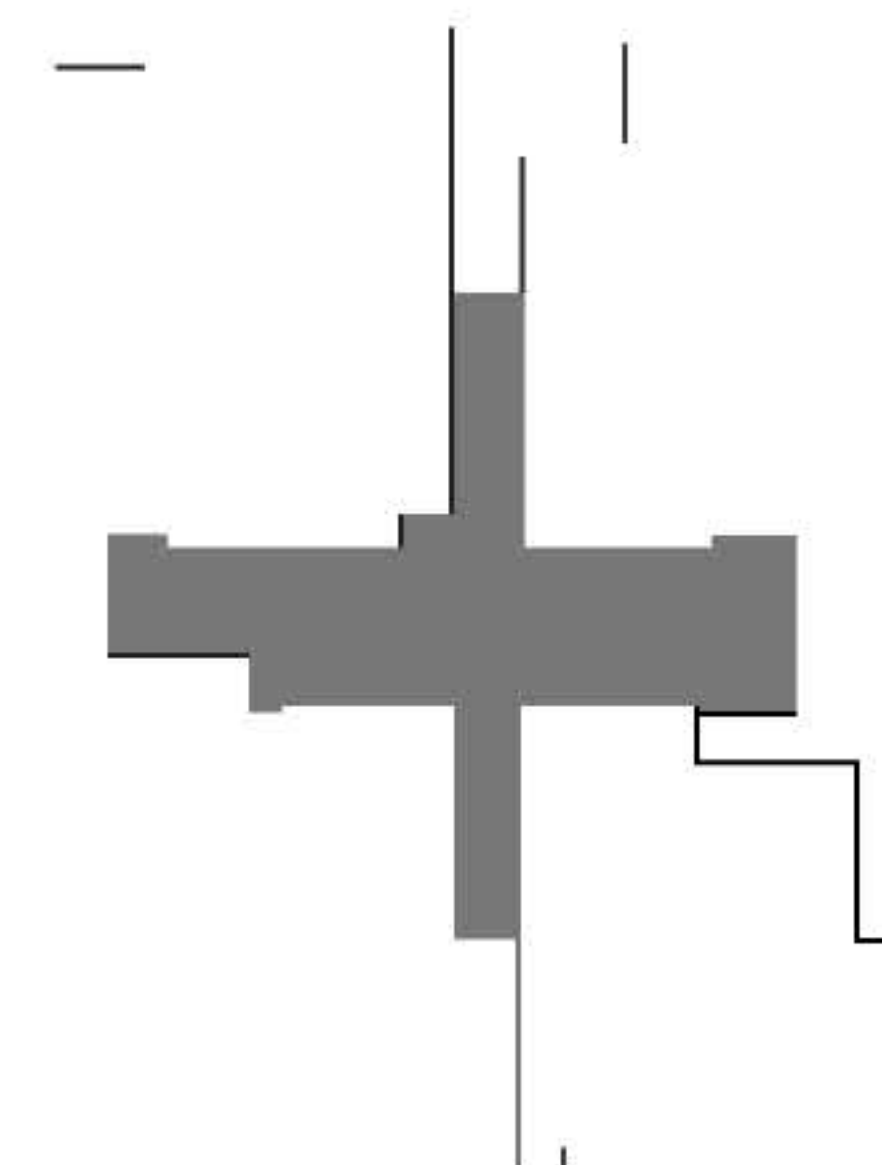
3 BHK Unit Type - 08

Area

Carpet Area (sqft)	1033
Balcony Area (sqft)	100
SBA (sqft)	1616

Key Plan:

8th - 28th Floor
(except 19th floor)



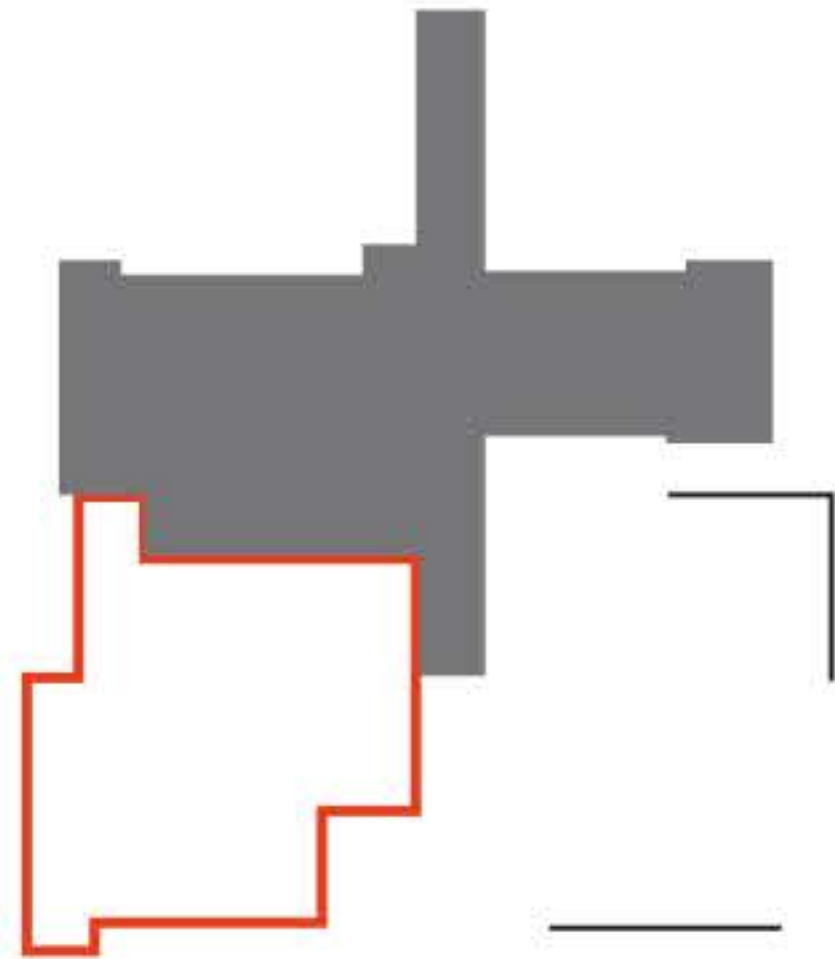


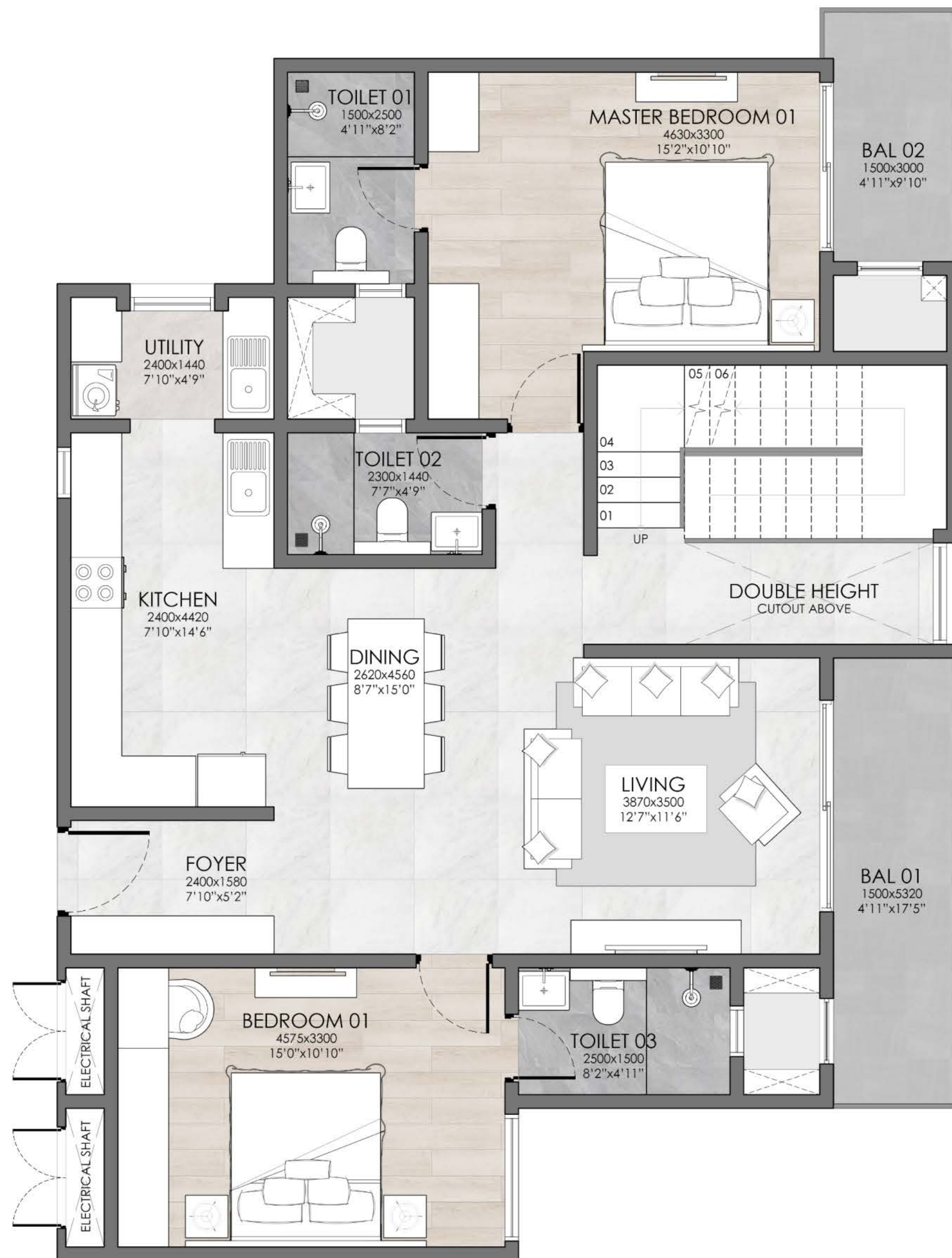
1 BHK + Studio

Area

	1BHK TYPE 1	STUDIO
Carpet Area (sqft)	621	198
Balcony Area (sqft)	100	
SBUA (sqft)	1063	287

Key Plan:
19th and 29th Floor





4 BHK Penthouse

Unit Type 01 - Level 01

Area

Carpet Area (sqft) 2172

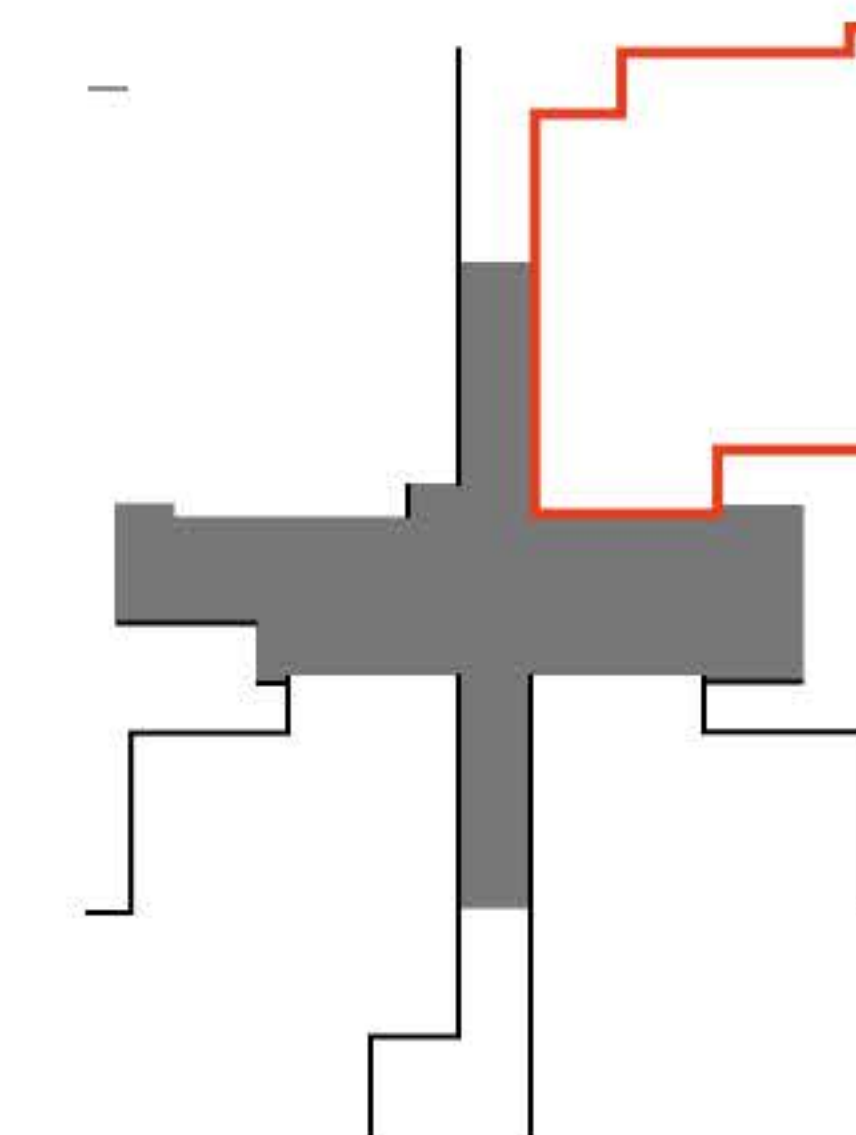
Balcony Area (sqft) 185

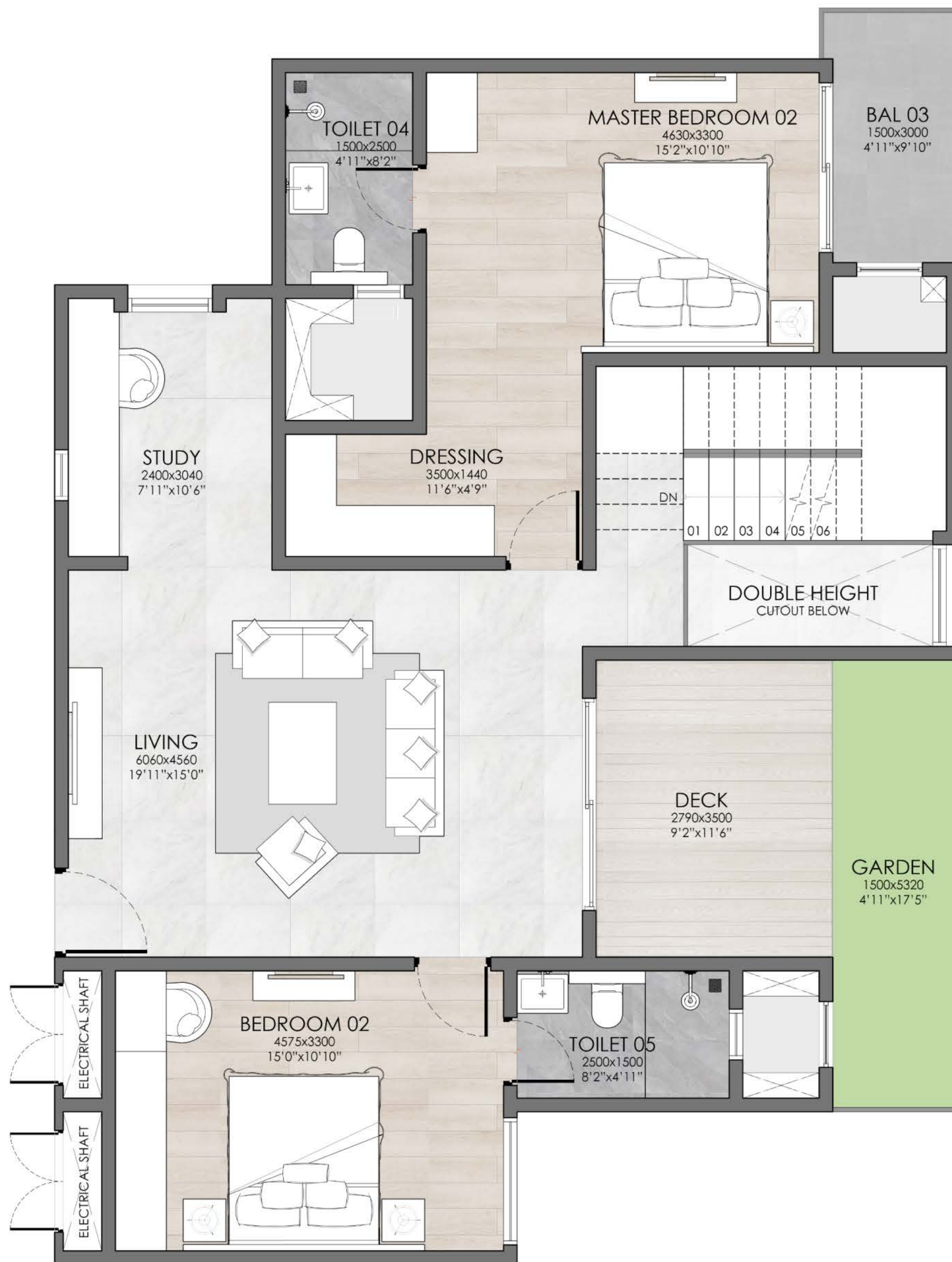
SBUA (sqft) 3476

Terrace Area (sqft) 191

Key Plan:

30th Floor





4 BHK Penthouse

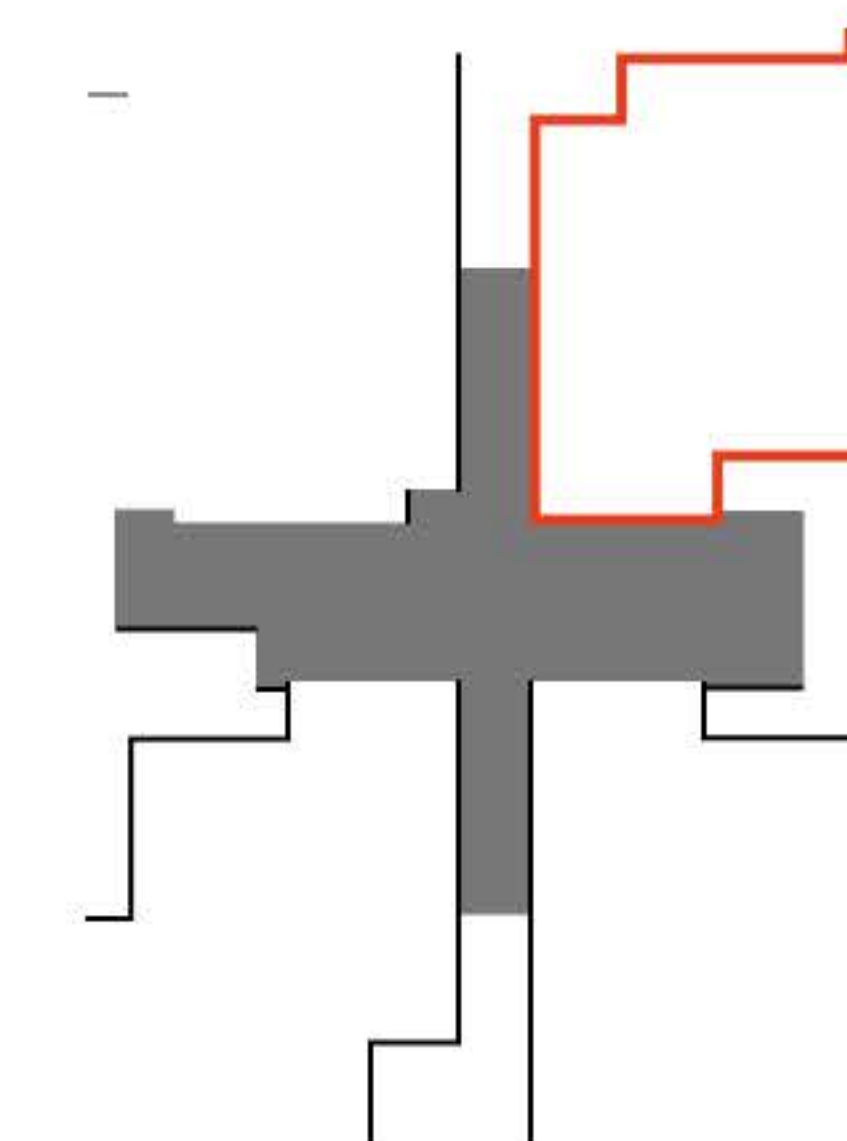
Unit Type 01 - Level 02

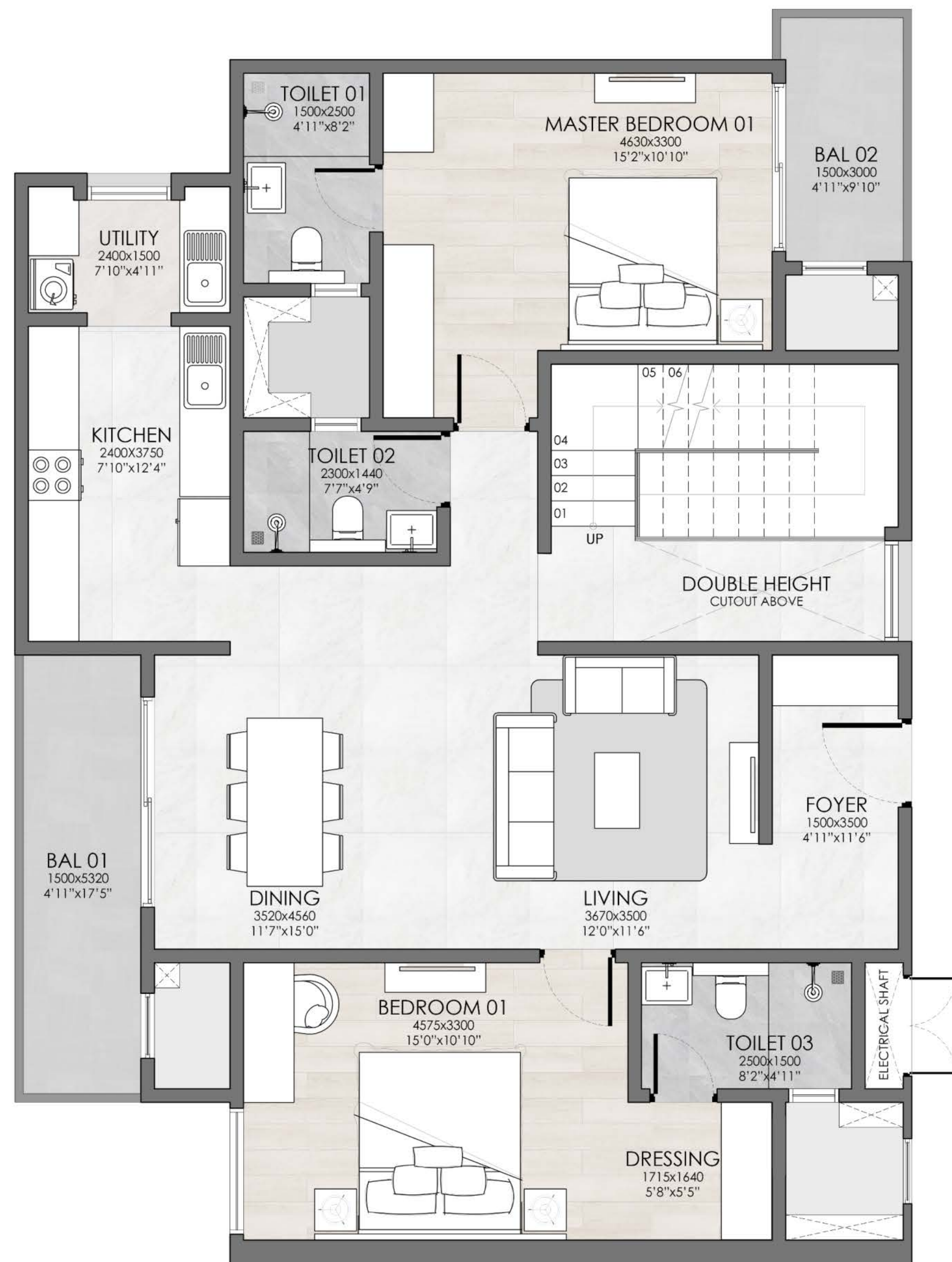
Area

Carpet Area (sqft)	2172
Balcony Area (sqft)	185
SBUA (sqft)	3476
Terrace Area (sqft)	191

Key Plan:

31st Floor





4 BHK Penthouse

Unit Type 02 - Level 01

Area

Carpet Area (sqft) 2160

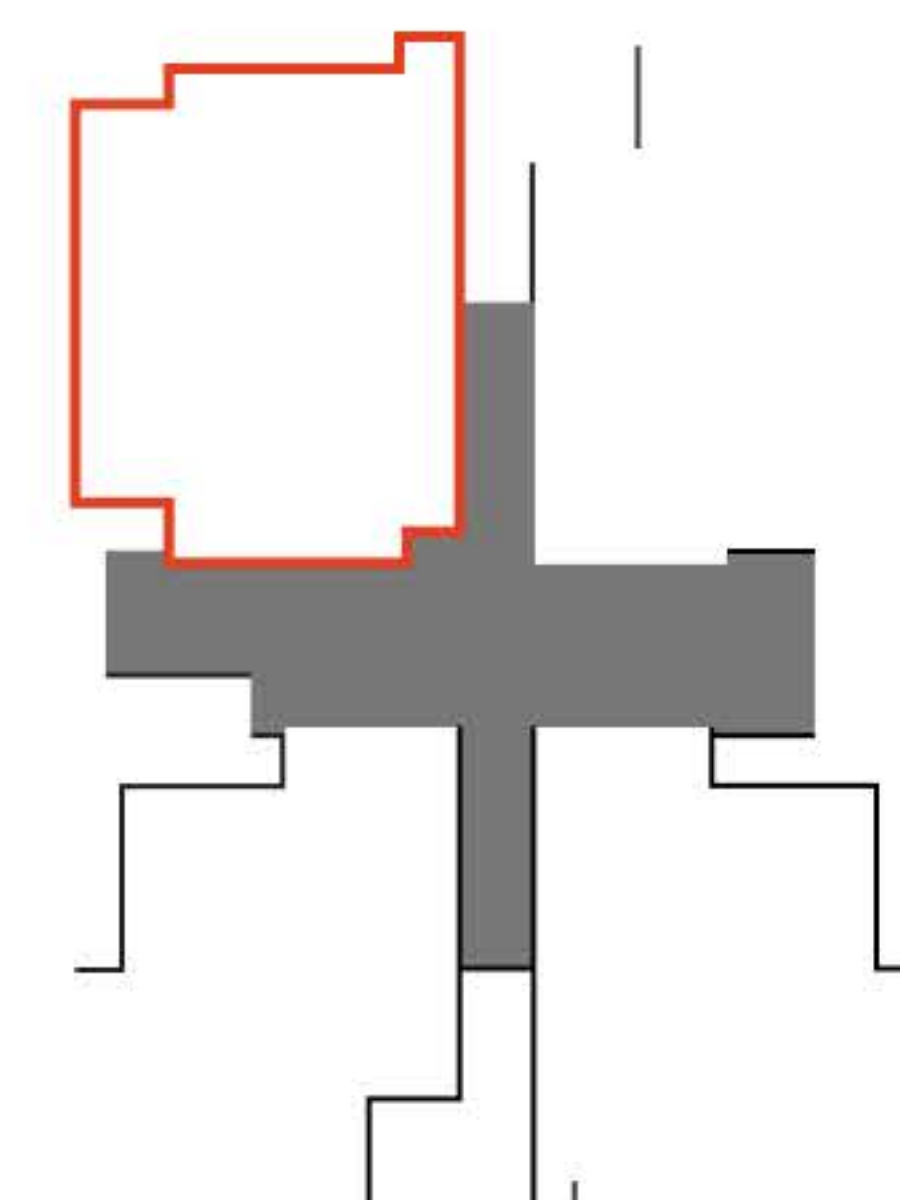
Balcony Area (sqft) 185

SBUA (sqft) 3573

Terrace Area (sqft) 394

Key Plan:

30th Floor





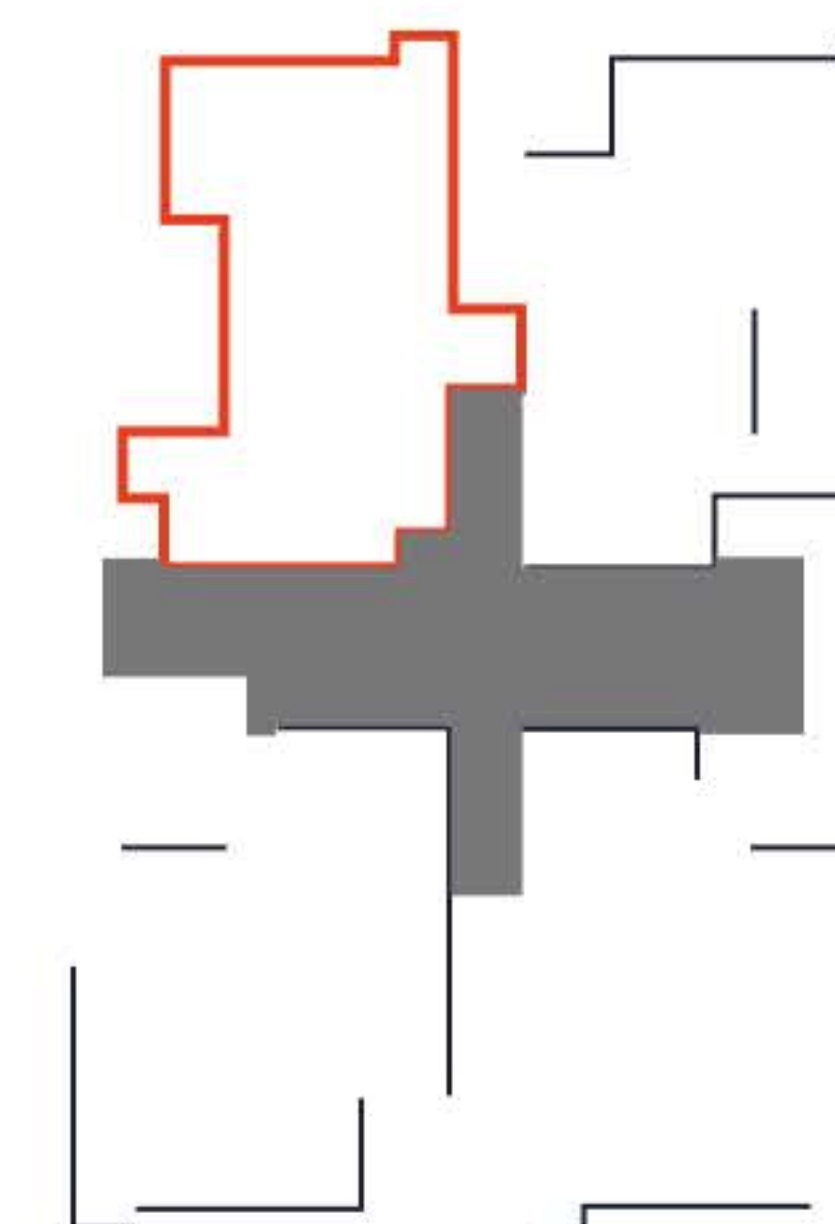
4 BHK Penthouse

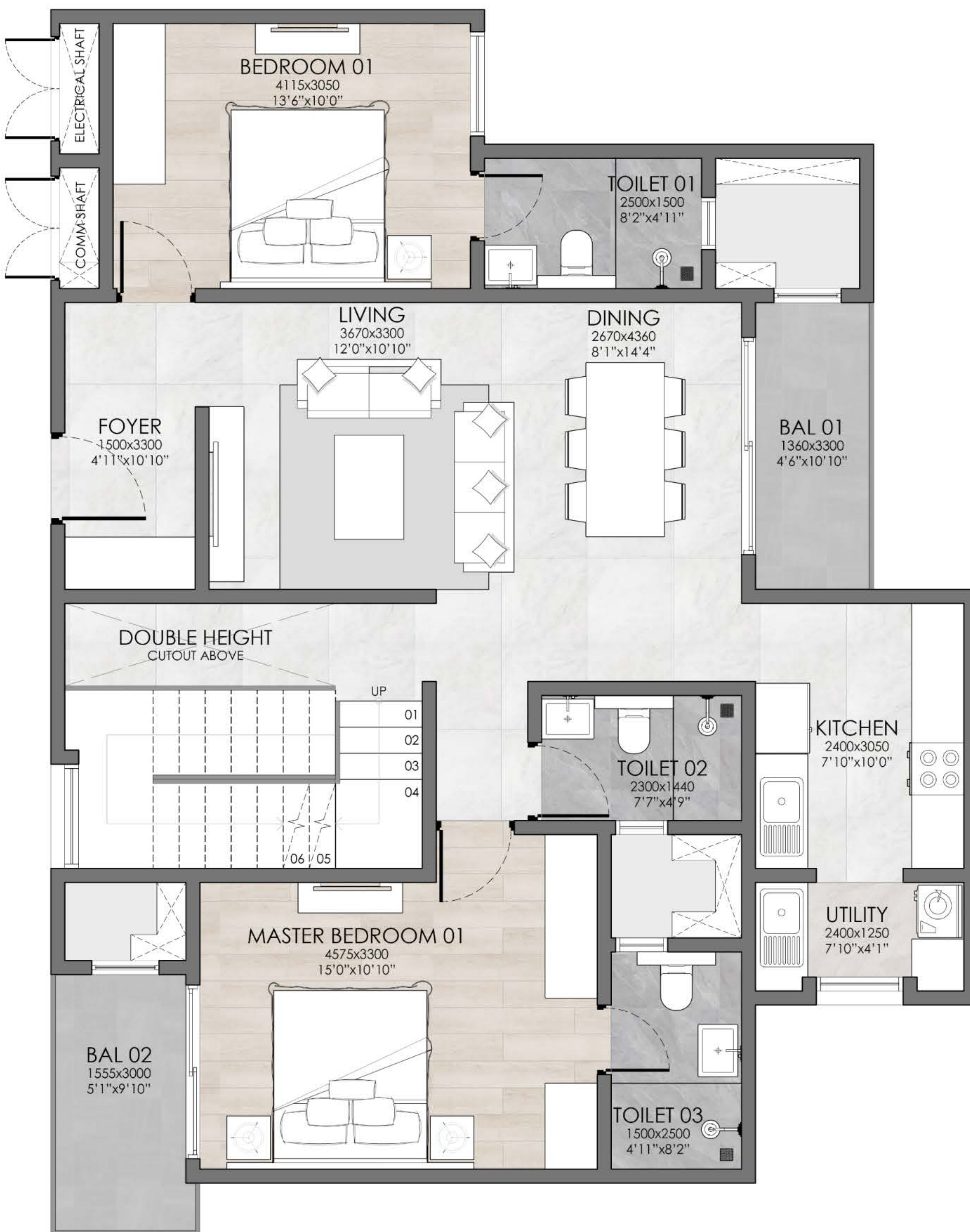
Unit Type 02 - Level 02

Area

Carpet Area (sqft)	2160
Balcony Area (sqft)	185
SBUA (sqft)	3573
Terrace Area (sqft)	394

Key Plan:
31st Floor





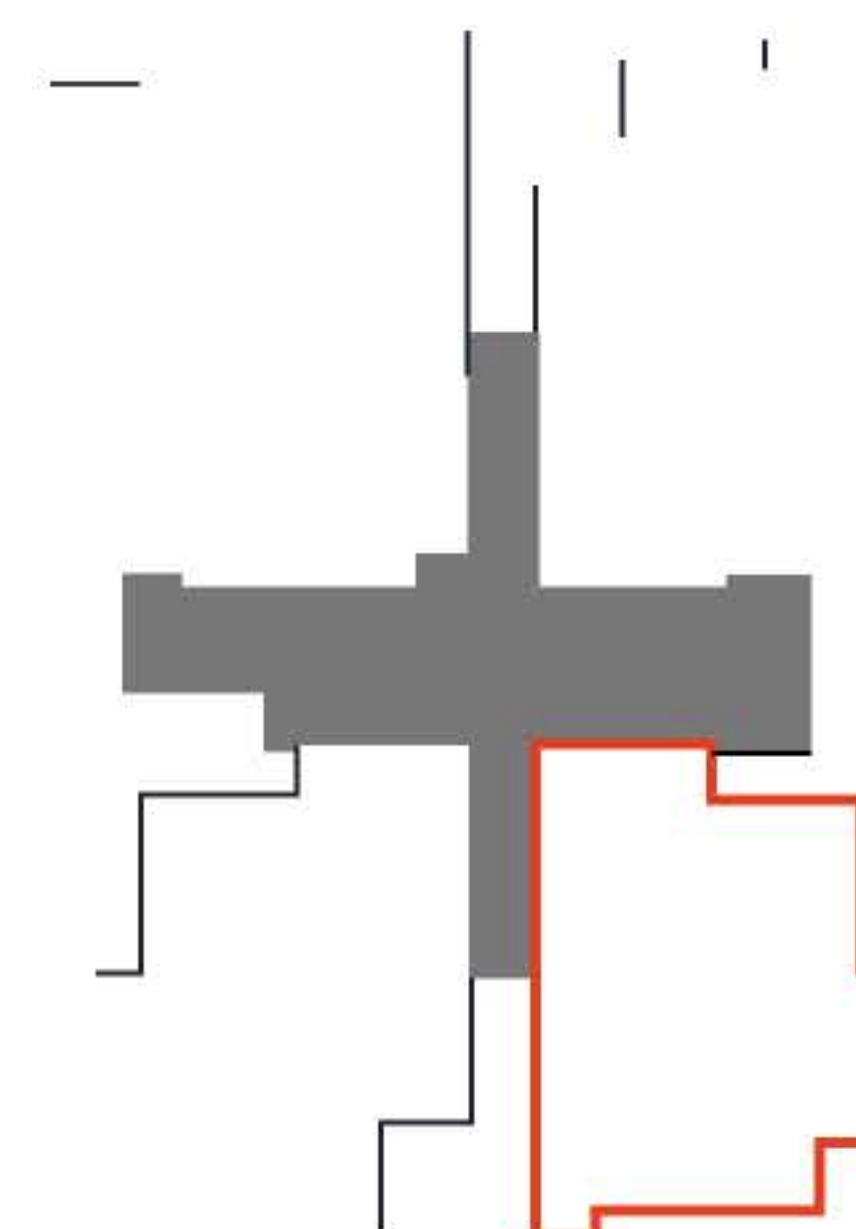
4 BHK Penthouse

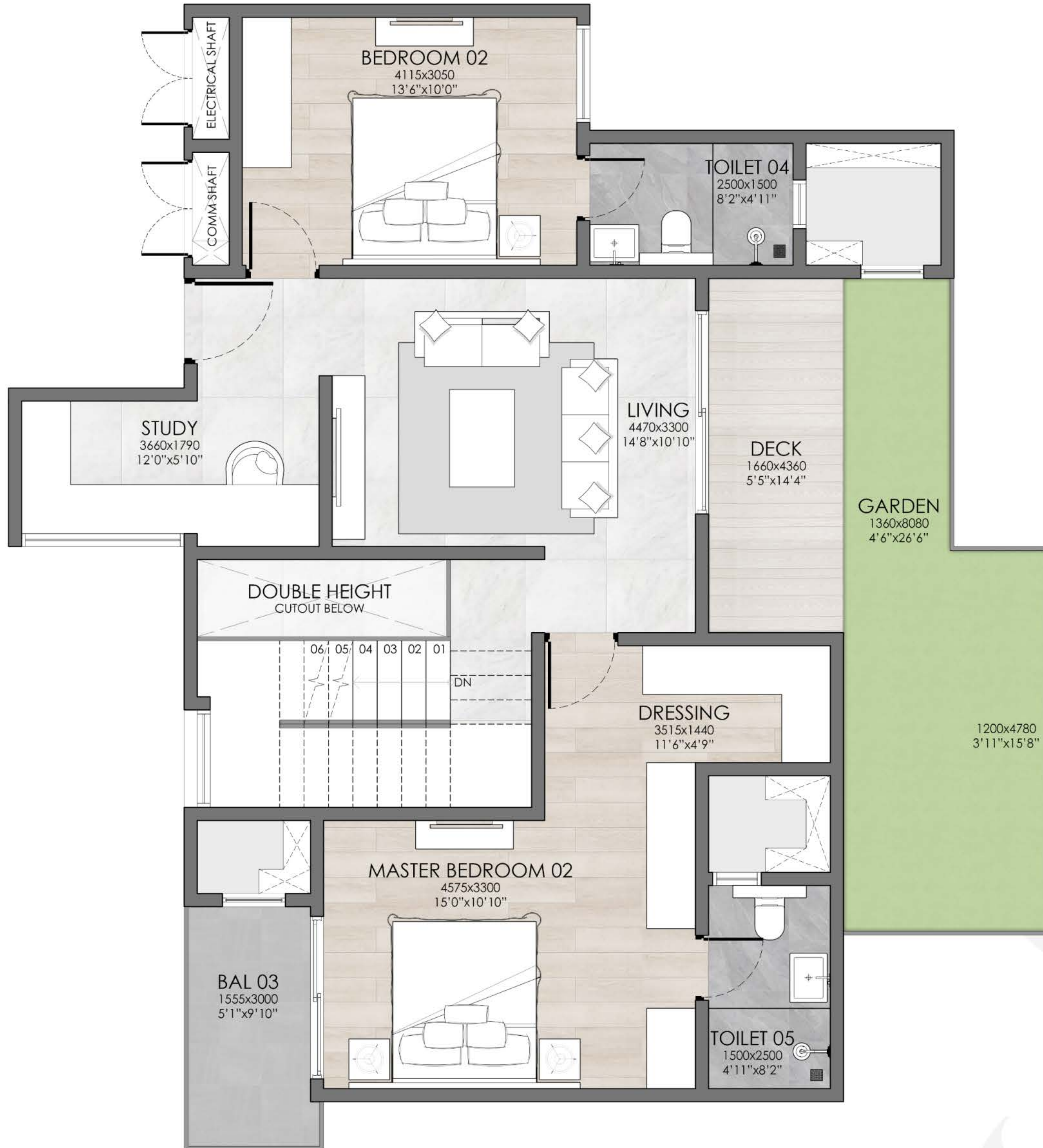
Unit Type 03 - Level 01

Area

Carpet Area (sqft)	1935
Balcony Area (sqft)	151
SBUA (sqft)	3122
Terrace Area (sqft)	258

Key Plan: 30th Floor





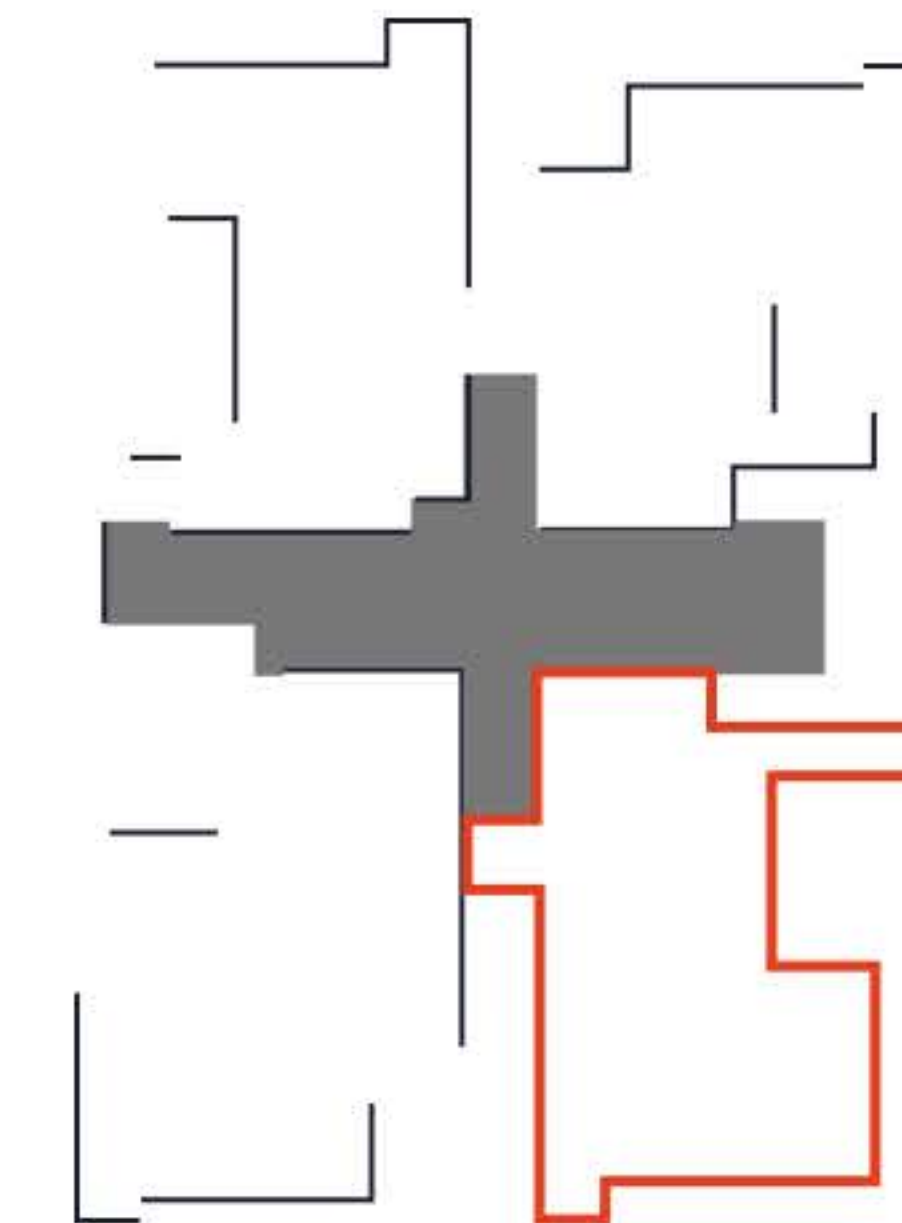
4 BHK Penthouse

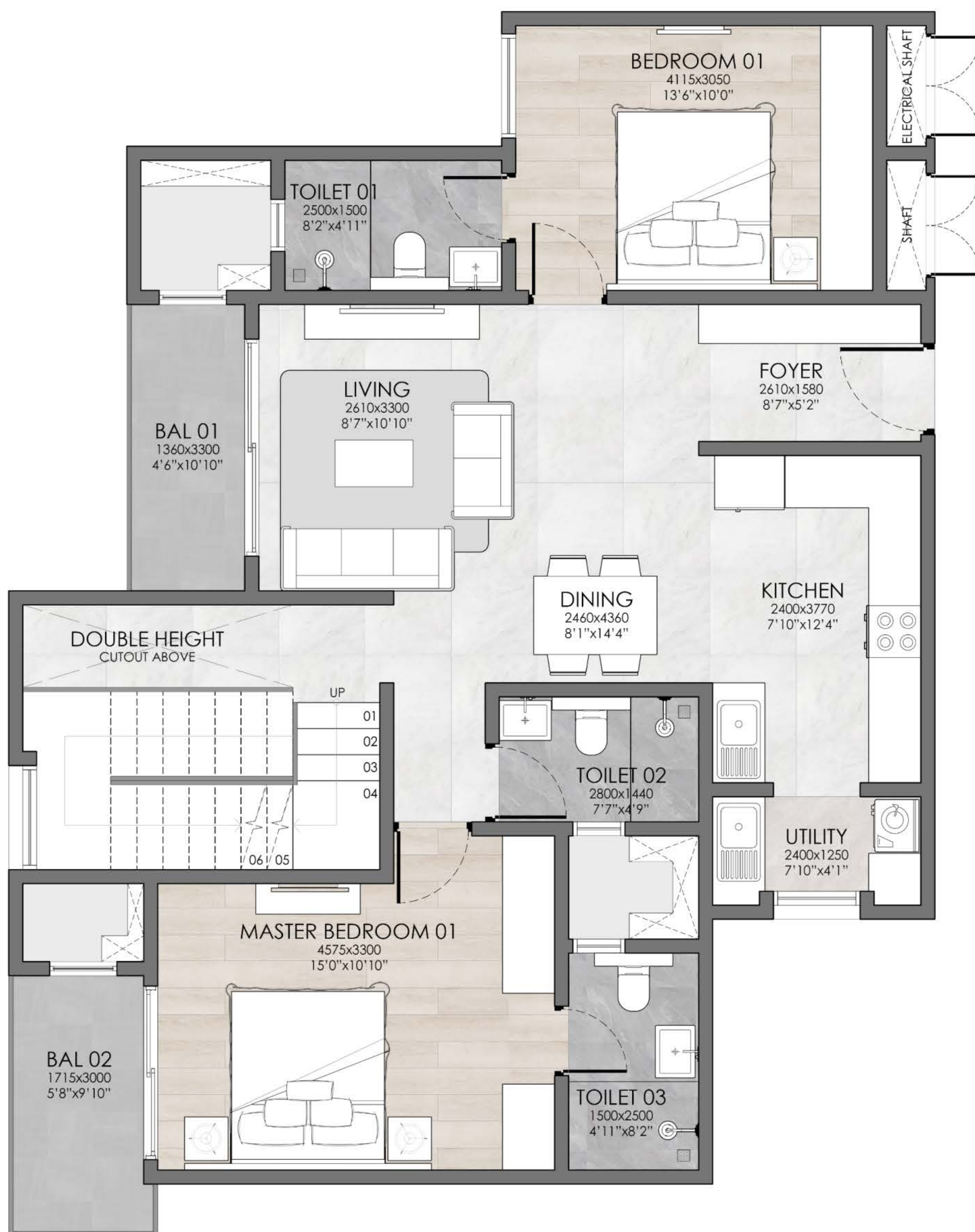
Unit Type 03 - Level 02

Area

Carpet Area (sqft)	1935
Balcony Area (sqft)	151
SBUA (sqft)	3122
Terrace Area (sqft)	258

Key Plan:
31st Floor





4 BHK Penthouse

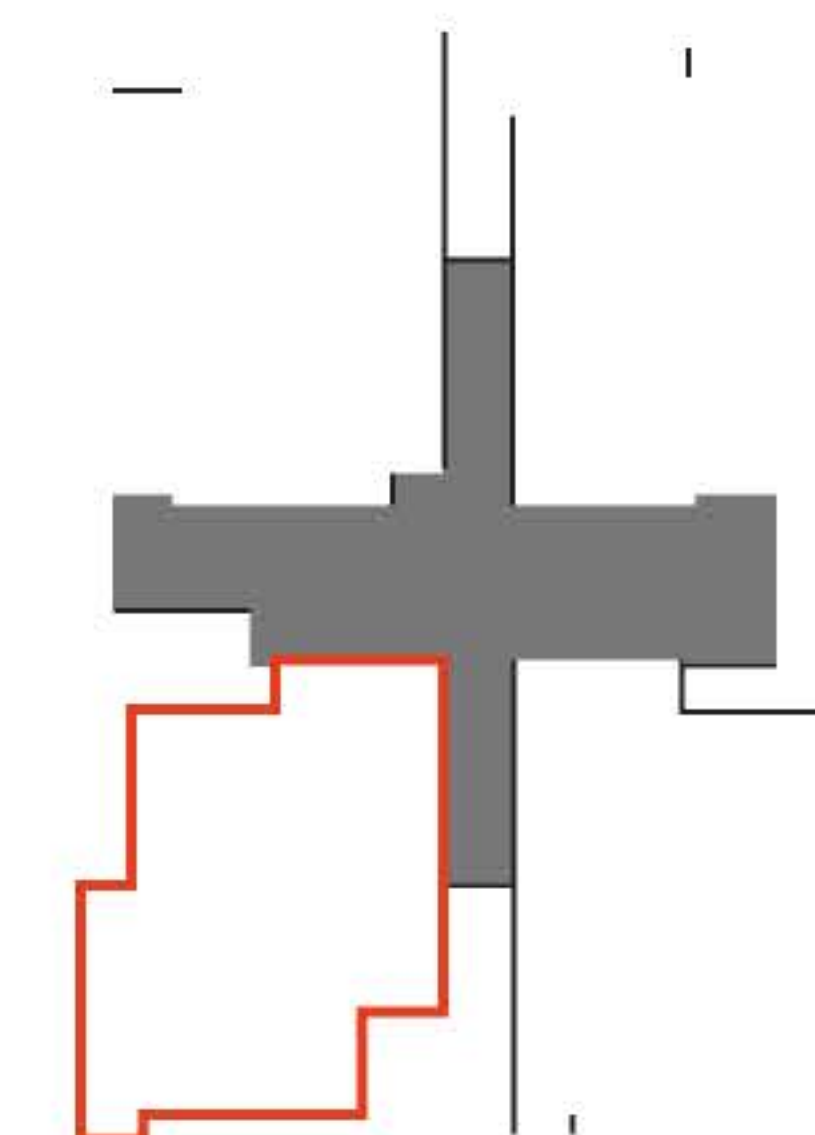
Unit Type 04 - Level 01

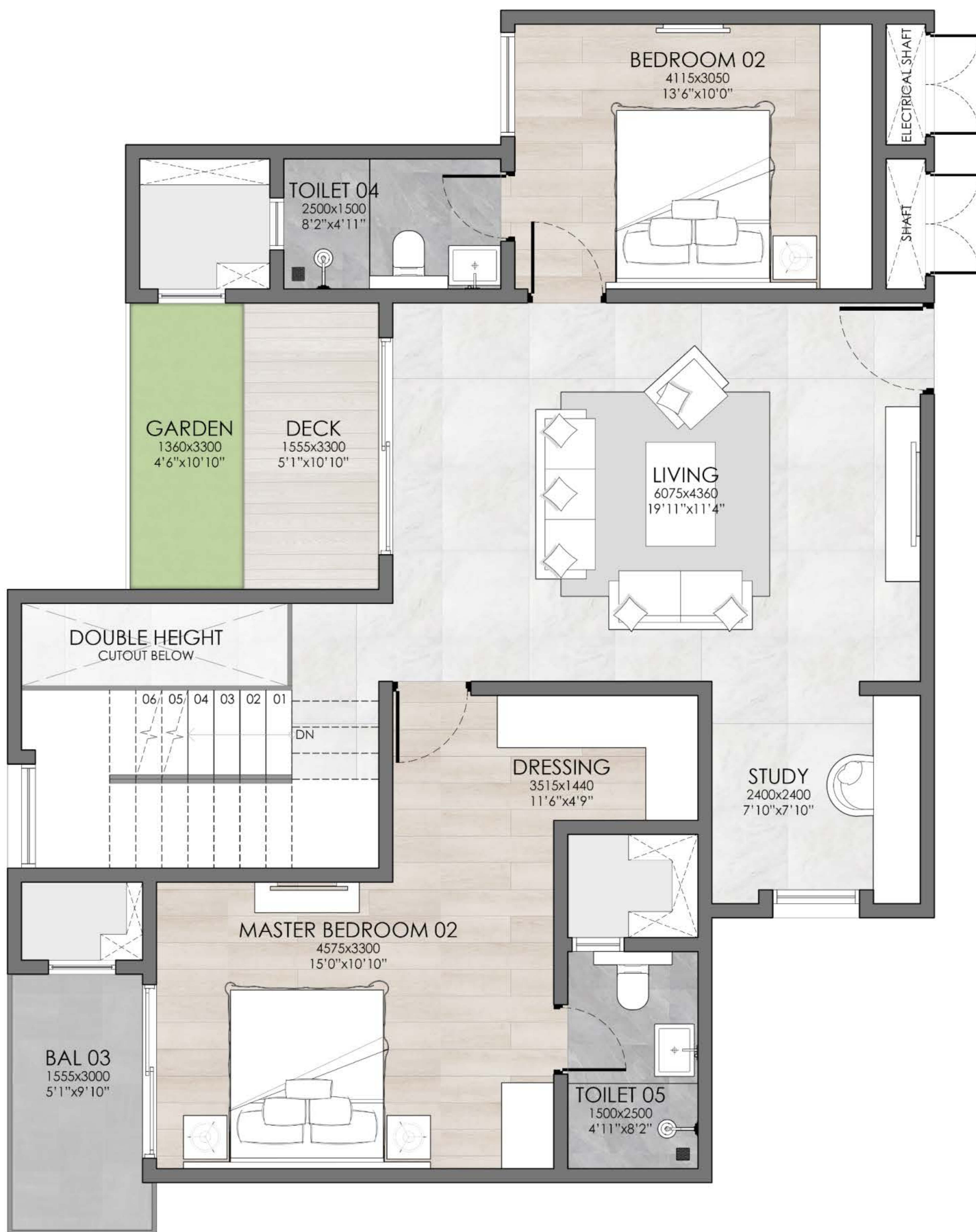
Area

Carpet Area (sqft)	1973
Balcony Area (sqft)	151
SBUA (sqft)	3104
Terrace Area (sqft)	103

Key Plan:

30th Floor





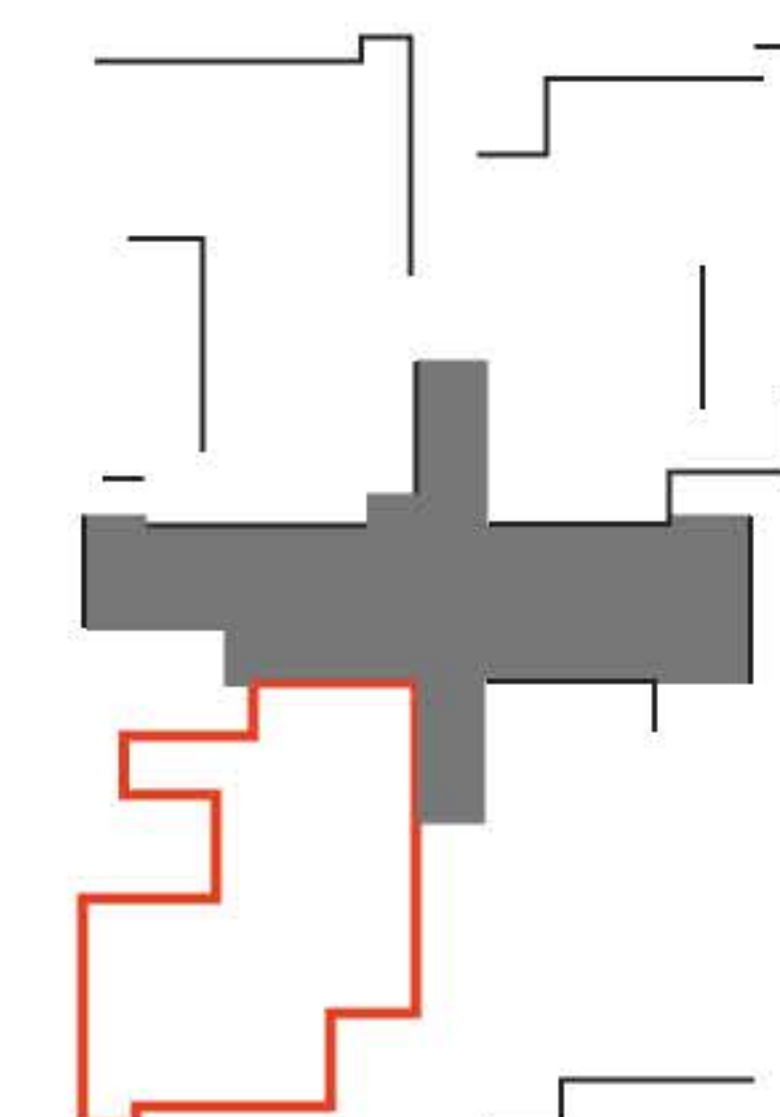
4 BHK Penthouse

Unit Type 04 - Level 02

Area

Carpet Area (sqft)	1973
Balcony Area (sqft)	151
SBUA (sqft)	3104
Terrace Area (sqft)	103

Key Plan:
31st Floor





Less than 1% of
Bangalore's properties
are awarded the IGBC
certification.

We'll be one of them

Sustainability is the heart of The1. It is setting
the standard in sustainably built environments.

By the Numbers



0

Waste to landfill



0

Use of natural wood



~85%

Green cover



~75%

Water savings



~8%

Energy savings



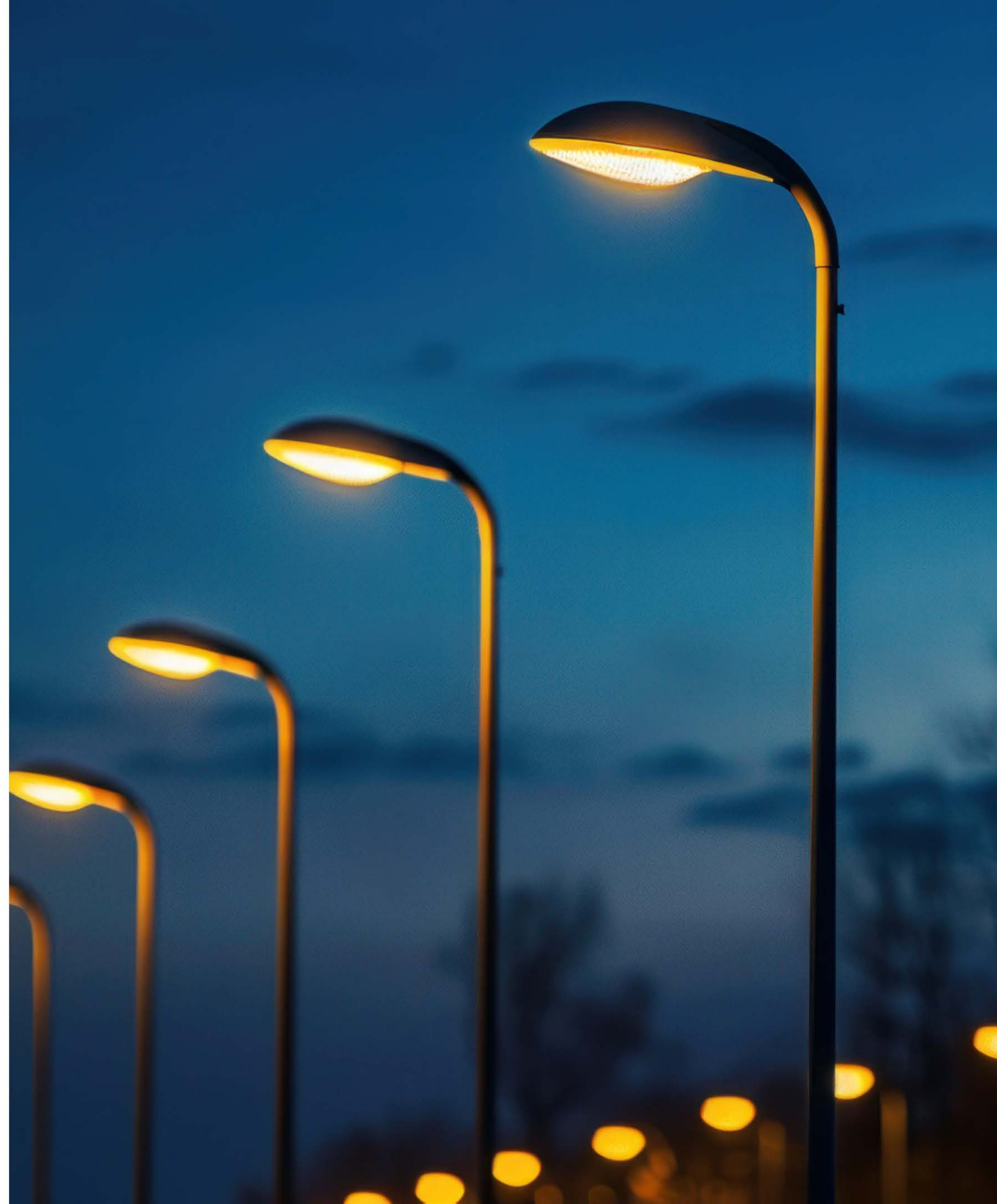
75%

Extra natural lighting



Energy Savings

- Solar-powered Clubhouse.
- Solar-powered and time-controlled street lights and common areas.
- Common fast charging points for electric cars and two-wheelers.
- High-efficiency DG set (CPCB 4 rated) with acoustic enclosure and stack system.
- Beam bottom windows.





Water Savings

- Smart water meters for rainwater collection systems.
- Smart water meters that ensure close monitoring of individual usage.
- Recycling water for landscape maintenance with real-time monitoring.
- Terrace integrated robust rainwater harvesting system.
- Water-efficient fixtures or aerated fixtures for potable water supply.
- Ultra-filtered water for car wash at dedicated vantage points.
- High-efficiency BEE 4-star rated pumps which save on running costs.
- Groundwater recharge integrated with bore wells.



Sustainable Disposal Solutions

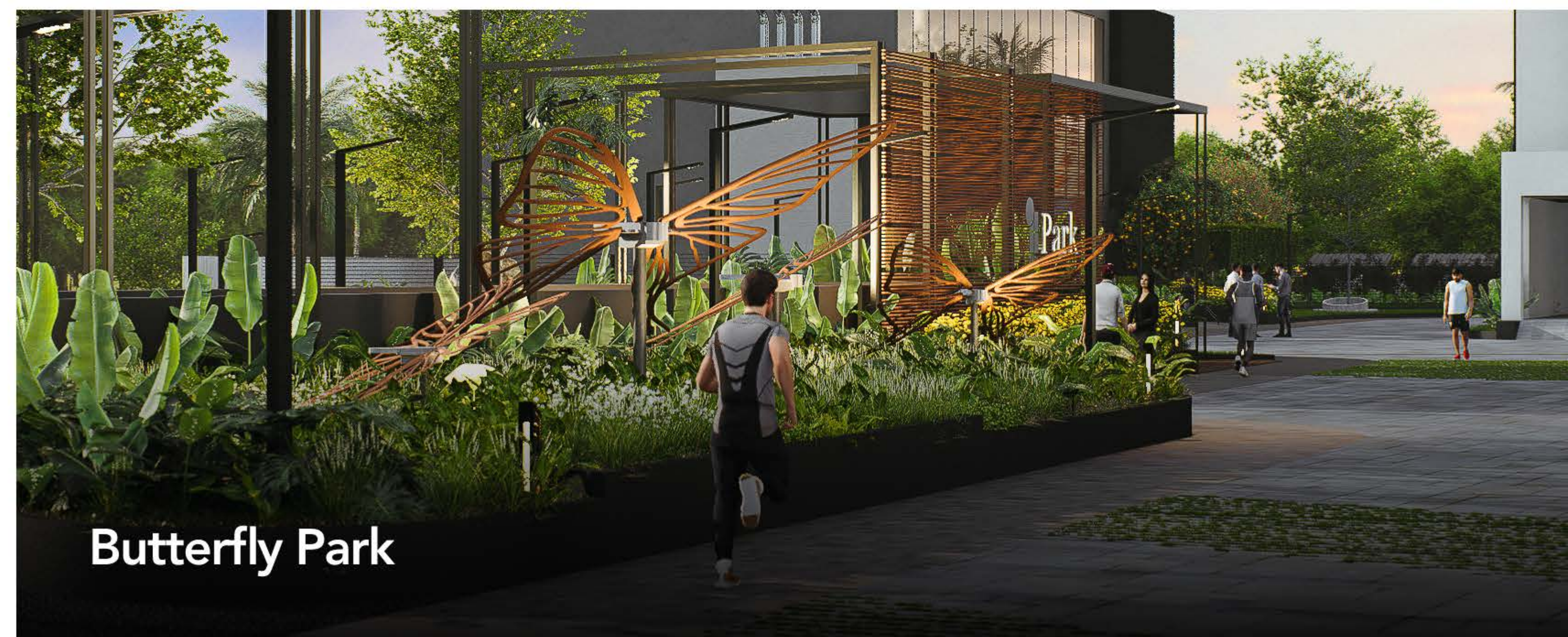
- Sewage treatment plant with acoustic enclosure and real-time monitoring system.
- Water treatment plant for all input raw water. All supplies for potable use will be through the WTP.
- Organic waste converter and reuse of manure for gardening purposes.
- Dual plumbing system with tertiary-treated recycled water for flushing.
- Surface drain water collection through deep recharge pits.
- Reuse of topsoil for landscape purposes.



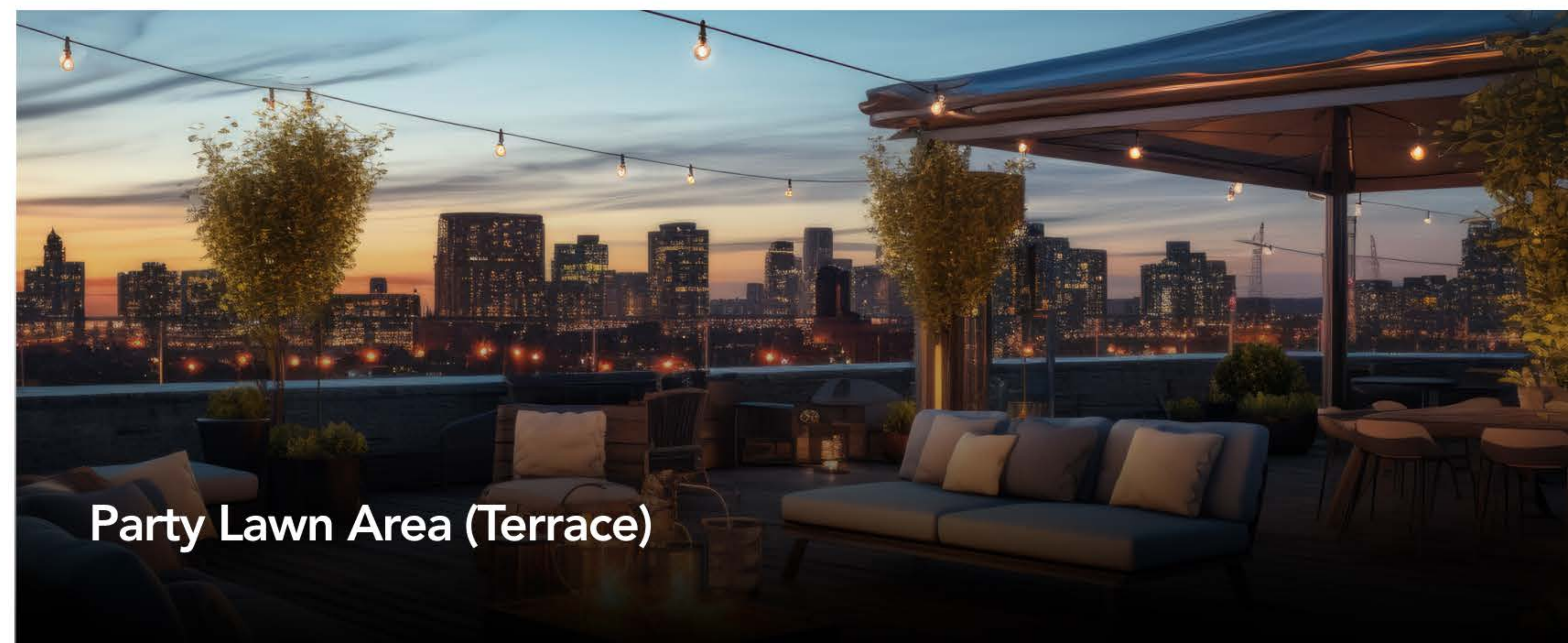
Outdoor Spaces



Central Park



Butterfly Park



Party Lawn Area (Terrace)

Outdoor Spaces

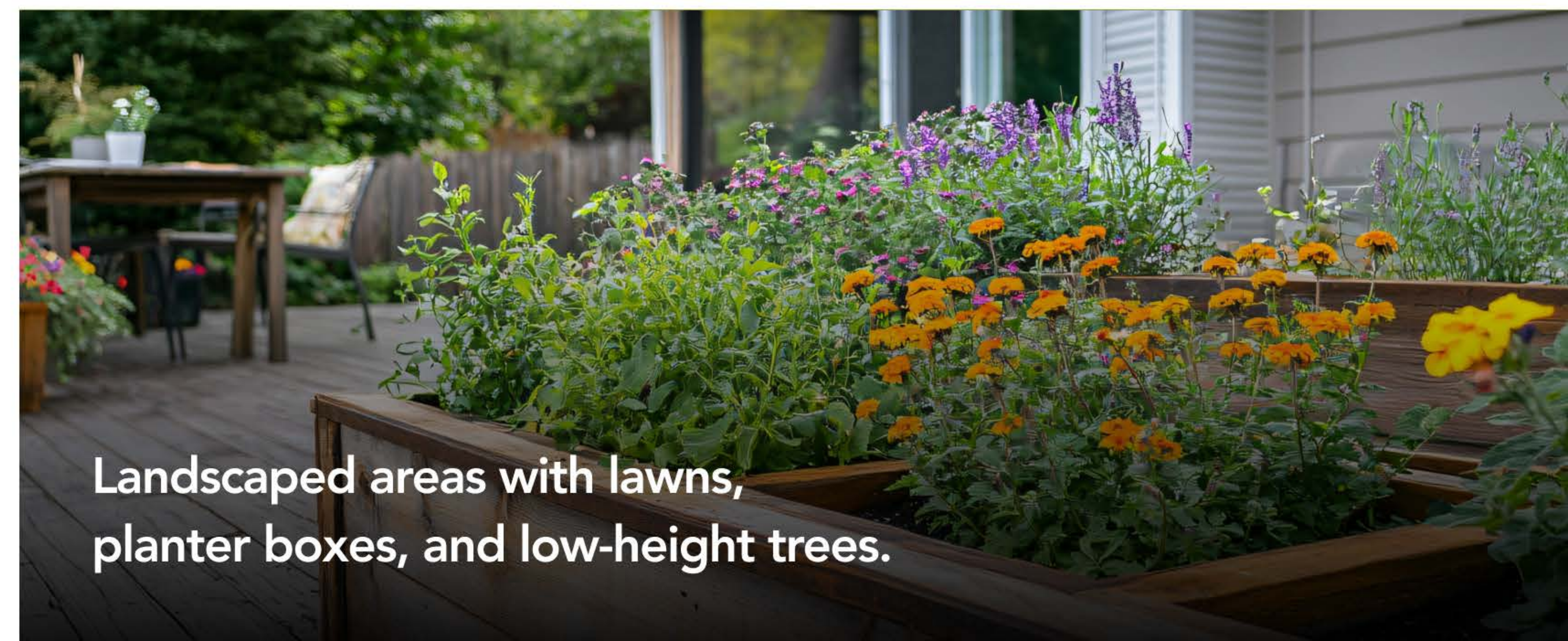
- Urban Farming
- Aromatic Garden
- Pavilion Garden



Herbal Garden



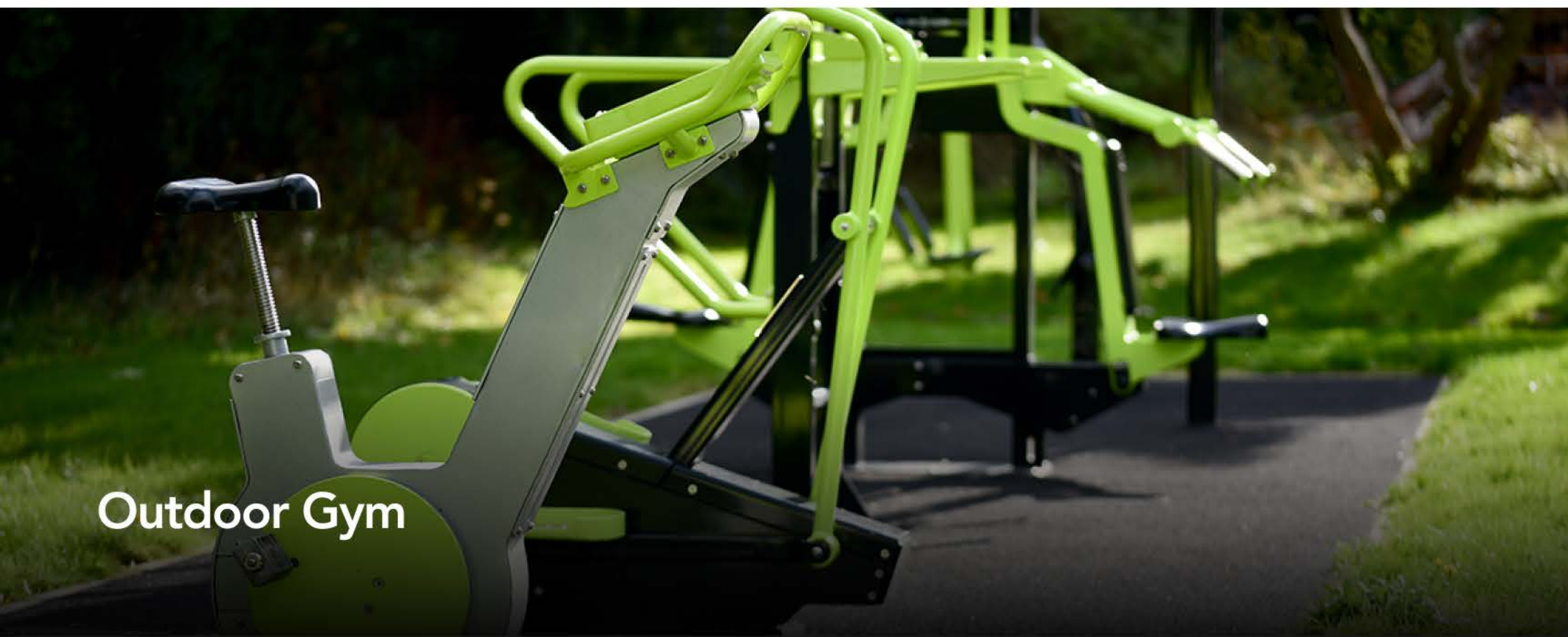
Fruit Orchard

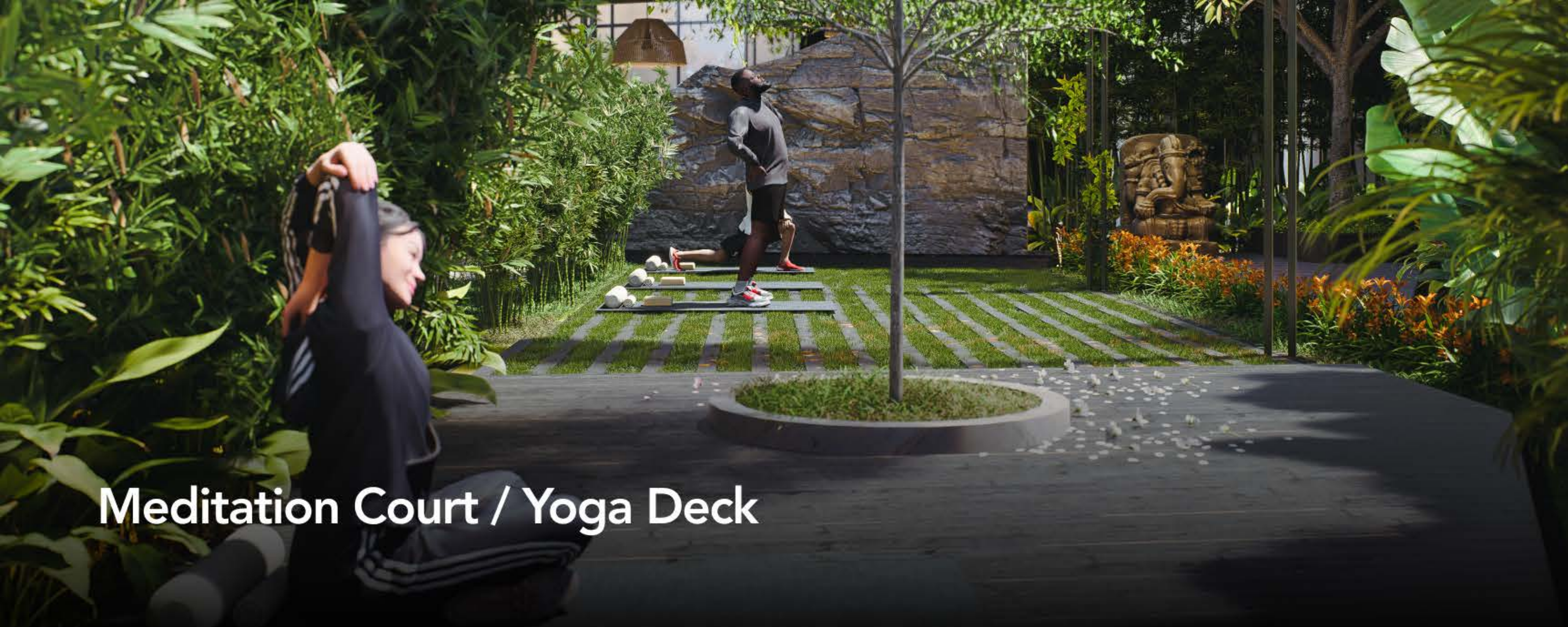


Landscaped areas with lawns, planter boxes, and low-height trees.



Jogging Track





Meditation Court / Yoga Deck



Cricket Practice Court



Reflexology Park



Sports & Health

Skating Rink

Community Spaces



Lord Ganesha Temple



Bonfire



Clock Tower



Amphitheatre

Community Spaces



Multi-Use Games Arena (MUGA)
With AstroTurf

- Cab Pick Up And Drop Points
- Emergency Assembly Points



BBQ Area + Outdoor Projection Systems



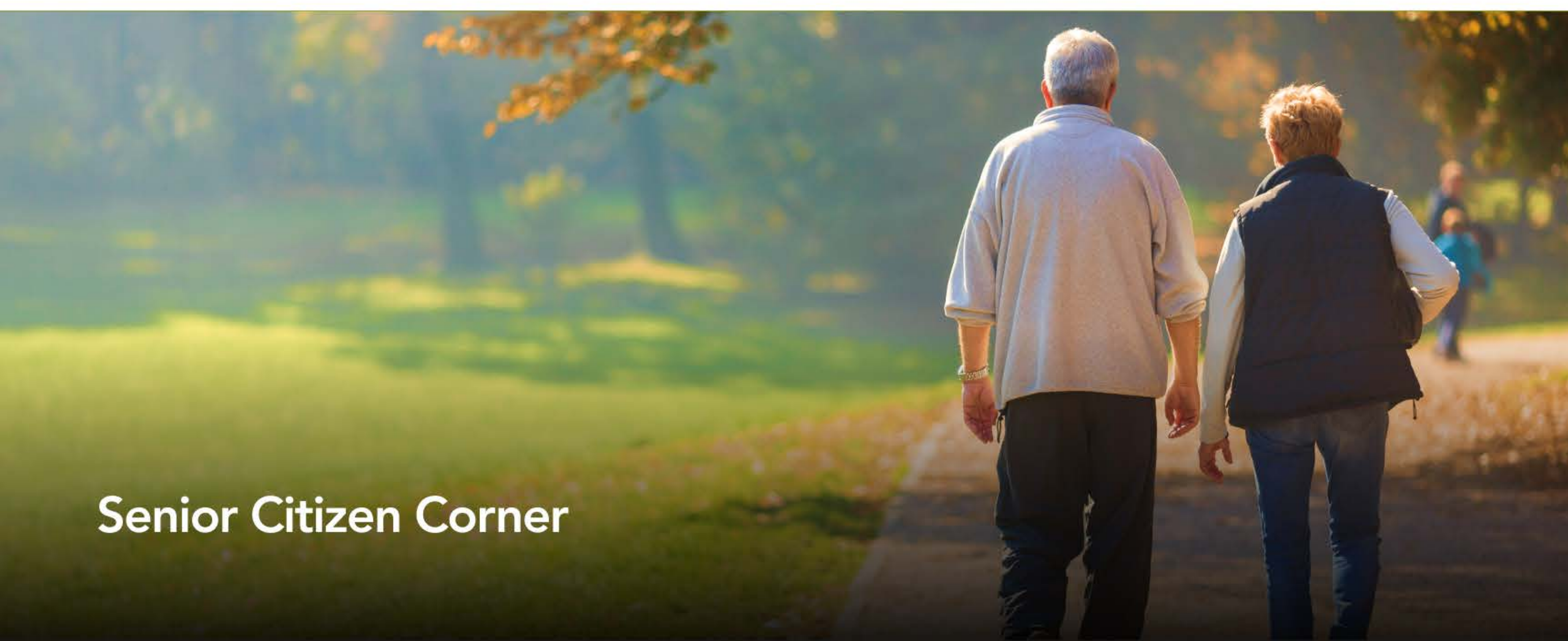
Library



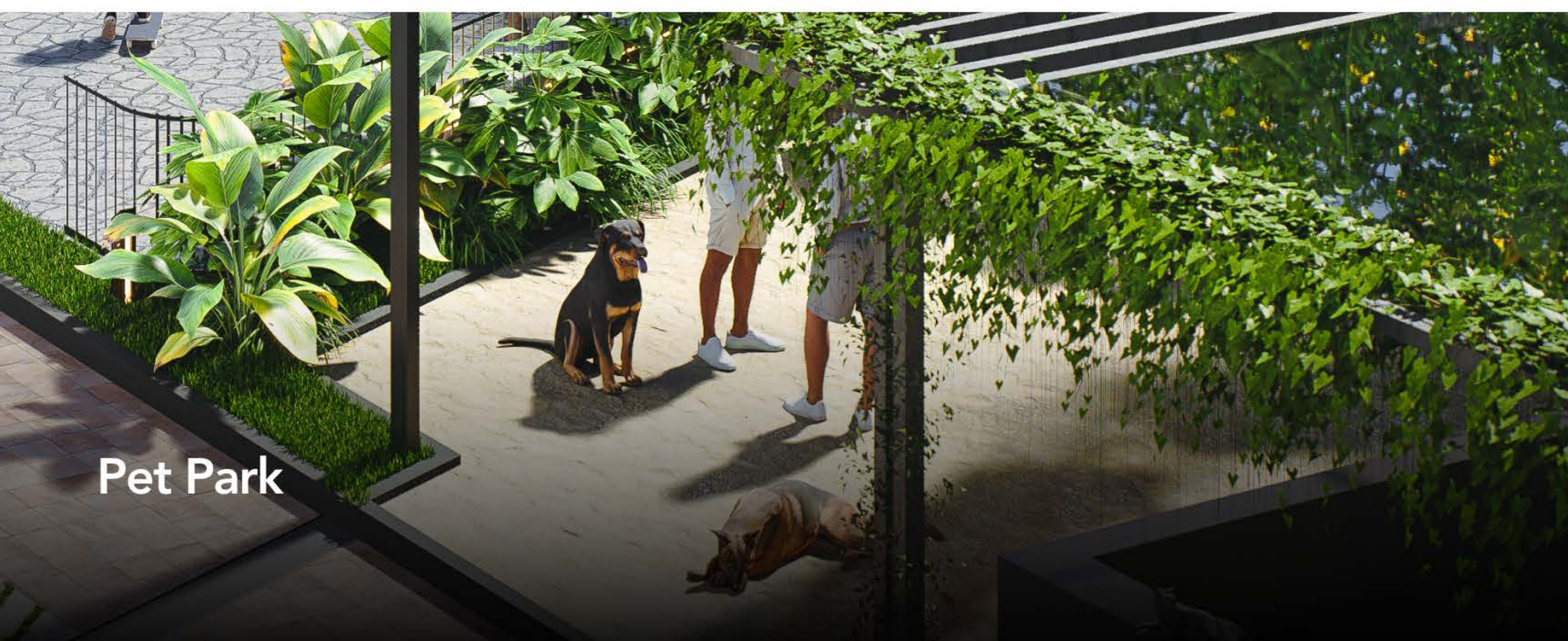
Star Gazing Deck



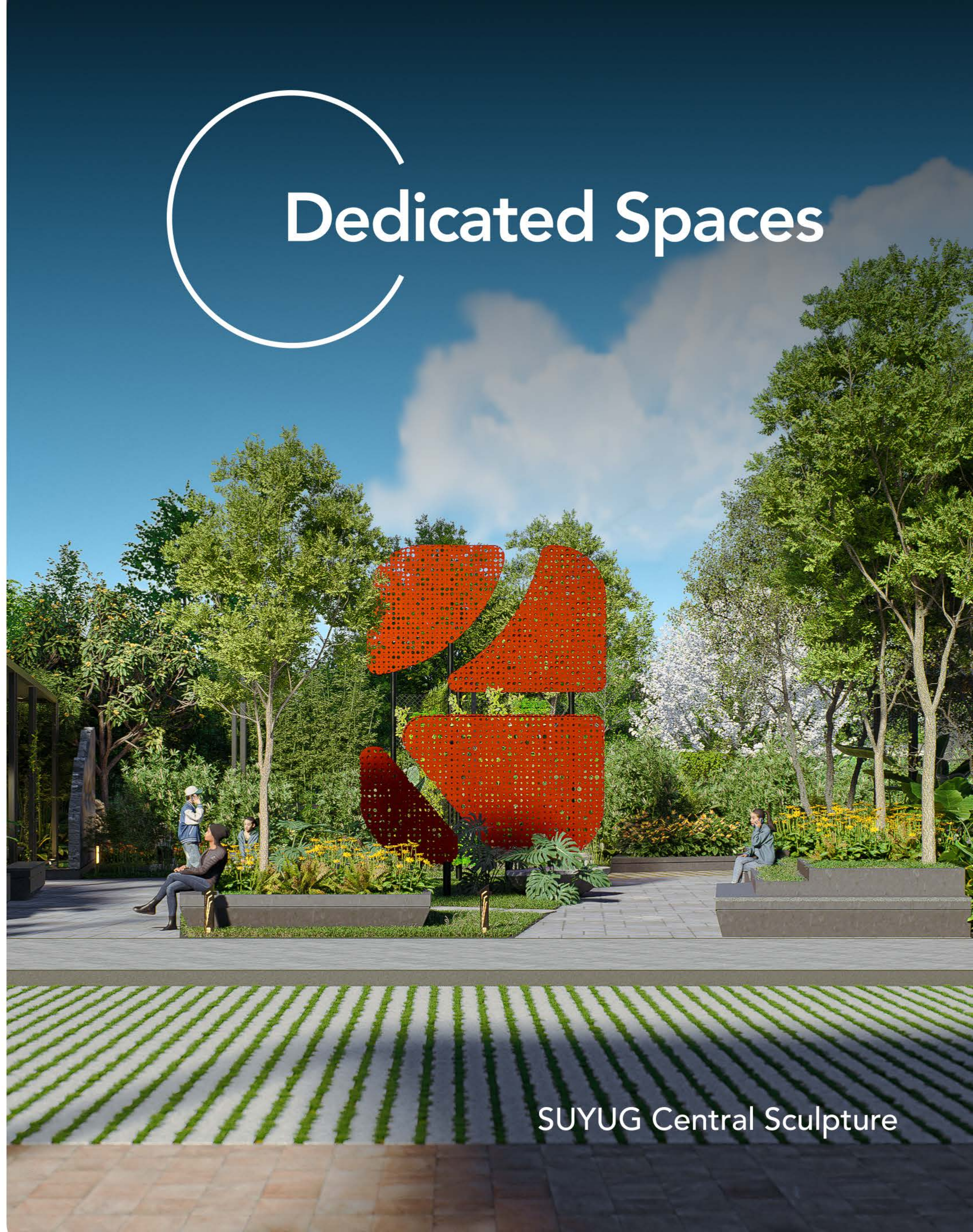
Kids Play Areas



Senior Citizen Corner



Pet Park



Dedicated Spaces

SUYUG Central Sculpture

Club Pavilion



Pool Deck



Indoor Badminton Court



Gym



Indoor Games (Foosball, Billiard, Table Tennis, Board Games)

Club Pavilion

Multi-Purpose Hall - Indoor And Outdoor

- Guest Rooms

Infinity Pool

Kids Pool

Convenience Store



Specifications





Structure

Monolithic concrete (Mivan) as per relevant BIS codes for earthquake resistance (Seismic zone), structurally efficient systems implemented. This method ensures efficiency, precision, speed, and quality.

Wall finishing

- **Internal walls:** Smoothly finished with putty and acrylic emulsion paint (Asian Paints/equivalent).
- **Bathroom:** Reputed make of GVT/Ceramic tiles cladding with spacers up to false ceiling height.
- **Kitchen:** Provision for Modular Kitchen.

Walls

- **Reinforced shear walls** - External walls are 2 hours fire-rated and internal walls.

Painting

- **External finishing:** Two coats of exterior weather shield emulsion over one coat of primer paint of reputed brands with architectural features. Two coats of Ultima/equivalent.
- **Balcony/ Terraces:** External grade weather proof paint.
- Enamel paint on all railings.

Waterproofing

- Waterproofing provided for all bathrooms, balconies, planter boxes, and utility area.
- PU membrane terrace waterproofing with Fosroc/BASF/Pidilite with more than 500% elongation ratio and screed flooring above. Anti-reflective paint on terrace over waterproofing. Has 95% SR value.

Plumbing

- Hans Grohe or equivalent make ISI Chrome plated fittings. Plumbing provision for water inlet and drain provision for water purifier, sink, washing machine, and dishwasher
- Ceramic sanitary fittings: TOTO or equivalent.
- Low flow aerated fixtures (Greenpro labelled) for potable water increased efficiency.
- Noiseless water pressure pump: Grundfos or equivalent for the top two floors.
- Solar water heaters for penthouse units.
- Pressure rating of the pipes: 6 bar. All internal pipes with CPVC and external with UPVC.
- AC outlet drain provision in the shaft.



Grid Power And Backup Power

- **EB power:** 5 KW for 3BHK & 7 KW for Penthouse.
- **DG power backup:** 100% DG backup power. Cummins or equivalent of CPCB 4 that gives maximum power efficiency.
- **Common areas:** 100% backup for lighting, elevators, and utilities.

Flooring

- **Living room, kitchen, dining, and bedrooms:** Double charged/GVT large vitrified tiles with spacers (2'x4' or 2.5'x2.5').
- Bathroom, balcony, and utility: Anti-skid ceramic tiles/ vitrified flooring with spacers.
- Granite threshold for the main door.

Windows

- All windows are 2 -1/2 track UPVC glazed sliding with EPDM gaskets, necessary hardware with provision for SS mosquito mesh shutter. Glazing with toughened glass (Saint Gobain).
- Windows designed for the required wind loads for high rise. Wind load certifications by authorized agencies.
- Large windows up to beam bottom enhancing air circulation and natural lighting.
- Toilet ventilator: Non-openable with fixed louvers and exhaust fan provision.

Electrical

- Concealed fire-rated copper wiring of reputed make (FRLS). Early smoke detection sensors.
- Power outlet (16 Amps) for air conditioners in all bedrooms and living room.
- Accessible ledges for AC outdoor units and sleeve provision.
- Power outlets for geysers in all bathrooms.
- Power outlets for chimney, hob, refrigerator, microwave oven, mixer/grinder, and waterfilter. Provision for below the counter water filter.
- Washing machine and dishwasher provision in the utility area.
- Individual BESCOM provided KWH meters.
- Miniature circuit breakers and Residual current circuit breaker for each distribution board of ISI reputed make.
- Modular switches of ISI reputed make (GM/Anchor Roma/Legrand or equivalent).
- Provision for smart switches for major points including curtain motors.
- TV points in the living room and master bedrooms.
- Telephone/Data point in the living room and master bedroom.
- VDP provision for the main door.
- Instant geyser provision in the kitchen (below counter).



Security

- Sophisticated round-the-clock security / surveillance system.
- Surveillance cameras at the main security, common areas, and building periphery.
- Peripheral security with boom barriers integrated with car reader.
- App-based panic alarm system.

Car Parking

- One covered car parking will be provided for every apartment. Extra car park available at additional charge.

Lobby

- Reception lobby with granite/marble wall and floor finish.
- Vitrified tile flooring in basement and upper floor lobby.
- Service staircase and service lobby in granite tiles in lower level.
- All lobby walls will be finished with textured paint and ceilings with distemper.

LPG / PNG

- Supply of LPG/PNG with piped GAIL gas system with gas meter.

Solid Waste Management

- Segregation at source.
- Organic waste converter. Reuse of manure for gardening.

Bathroom

- Senior citizens/specially abled friendly common bathroom.
- **Sanitary fixtures:** Wall-mounted EWC on a ledge wall, soft close seat cover (TOTO or equivalent).
- Telephonic shower and rain shower for master bed toilet (Green pro rated - Hans Grohe or equivalent).
- **False ceiling:** Grid false ceiling with PVC coated tiles and shadow channels.
- Granite countertop wash basin with hot and cold mixer in master bed toilet (Green pro rated).
- Exhaust fan provision.
- Geyser provision in all toilets.
- All toilets of the last two floors will have water from solar panels.

Doors

- Main door: Engineered wood with full jamb frames and teak veneer shutters fitted with smart lock (Yale or equivalent). Full height large doors up to beam bottom.
- Internal doors: Engineered wood with laminate finish with reputed hardware.
- Bathroom doors: Granite frame with WPC door with laminate on either side with reputed hardware.
- All hardware of ISI approved make - Stainless steel fittings.

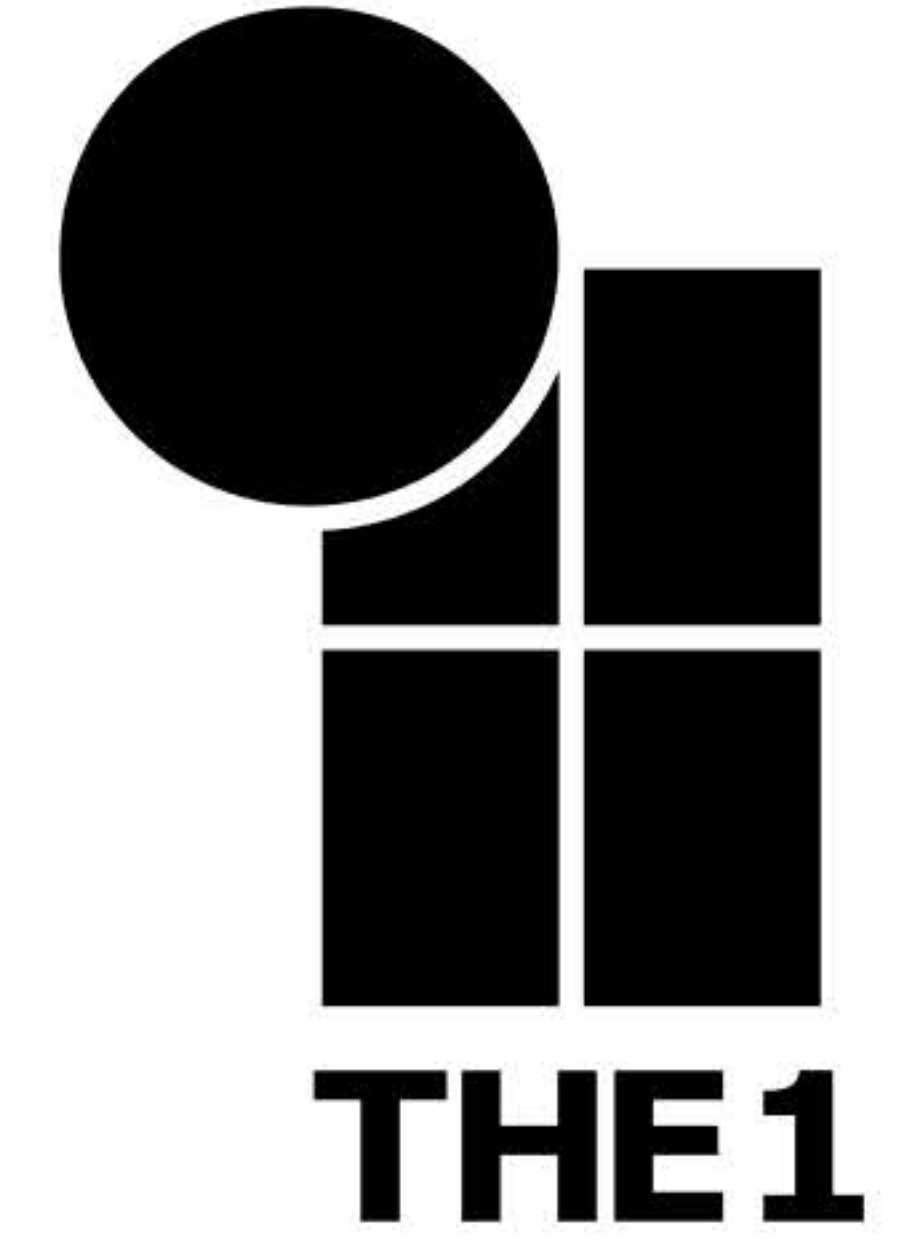
Elevator

- Power-efficient V3F drive with gearless, high-speed elevator of reputed make (Kone/Mitsubishi/Johnson or equivalent). 13 pax duplex operated.
- Two-way communication system, automatic rescue device, floor annunciator, and CCTV enabled.
- Exterior granite cladding in the lobby face. SS finish and mirror cladding for interiors with grab bars and granite floor.
- Service/fire elevator - stretcher friendly (20 pax).

Fire Safety

- Fire alarm, public address system, automatic sprinklers, fire extinguishers, and wet risers as required in all common areas as per fire norms.
- Fire tank and pumps integrated with curtain system, fire alarm & public address system. Fire command center at the ground floor. Sprinklers and curtain system in the basement parking area.
- External fire hydrants on the driveways as required by fire norms.
- Wet risers on every floor.
- Fire tower with fire refuge floors. Emergency fire doors are 2 hours fire-rated.
- Sprinklers and smoke and heat detectors inside the apartment.
- Mechanical ventilation with CO2 monitoring device for basements.





PRM/KA/RERA/1251/310/PR/051224/007268



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