

propsoch

Powering homebuying with actionable insights

Peace of Mind Report for

Bloom Sanctuary

Whitefield, Bangalore

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Disclaimer

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Propsoch Scorecard

See how your shortlisted property scores on 15+ technical parameters

Our first-of-its-kind scorecard measures the property against the best in class properties in the market to give you unbiased ratings.

Parameter	Measure	★ Rating
Floor to ceiling height	3.1 mtrs	★★★★★
Road width	12 mtrs	★★★☆☆
Project land area	21.75 Acres	★★★★★
Density of units ⓘ	66	★★★★☆
Property efficiency ⓘ	68.9 %	★★★★★
Club house area	52000 sqft	★★★★★
Proximity to metro	6.2 km	★★★☆☆
Open area	90 %	★★★★★
% of Common walls	50% common wall	★★★☆☆
Master bedroom size	191.21 sqft	★★★★★
Balcony area analysis ⓘ	7.65 %	★★★★☆
Clubhouse Factor ⓘ	36	★★★★☆
Park area	2.7 Acres	★★★★★
Price on Carpet Area	15361.33	★★★☆☆

Site Challenges

Project

Master Plan

Unit

Reviews

Scorecard

Neighbourhood

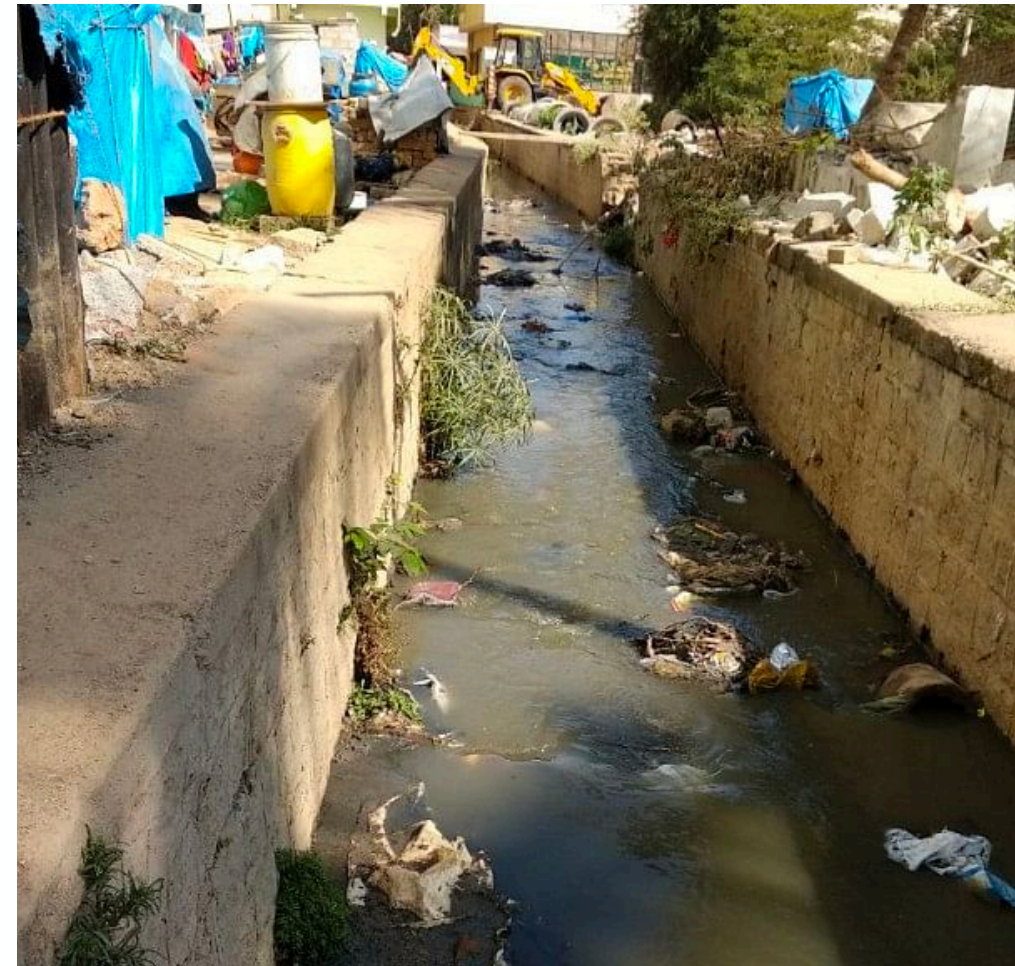
Tower

Pricing

Summary



Public Road Passing Through
Proposed

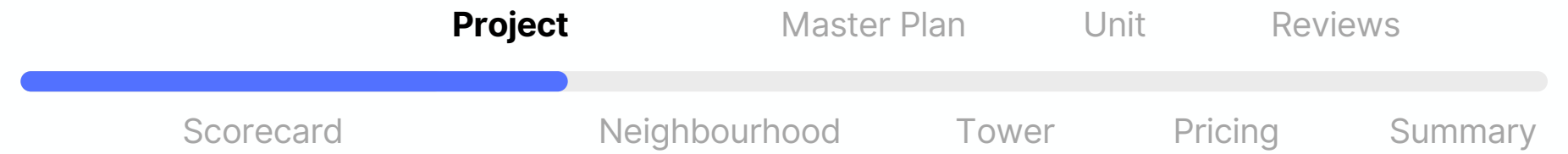


Nala near the project
Yes - Tertiary



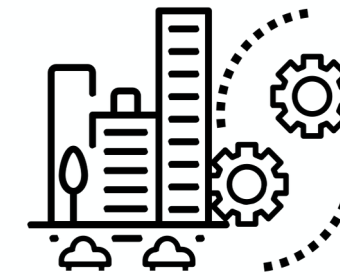
Nearby High Tension Lines
Yes

Project Potential



Excellent Connectivity

Connectivity to Sarjapur Road and Outer Ring Road.



Developed Infrastructure

Mall under 1 Km.
Residential area around.
Restaurants, clubs in close proximity.



Greens Around

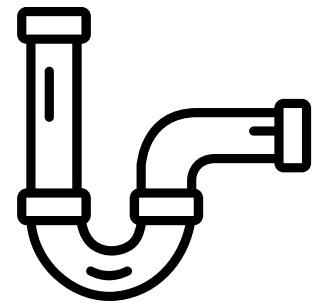
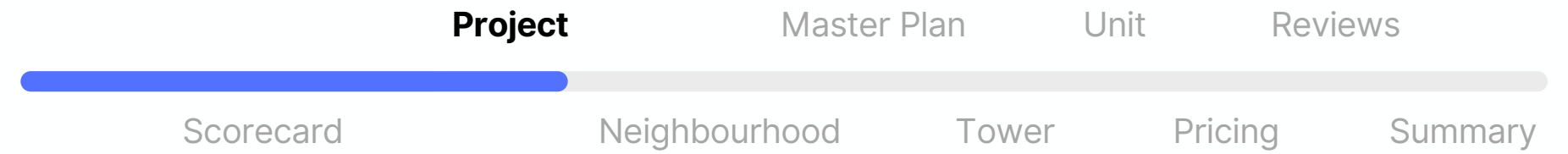
Adjacent to Botanical Garden.



Good Rentals

Developed Infra and It Parks helps in getting rentals unto 4%.

Project Challenges



Nala in the neighborhood

There is a primary drain in the close proximity

Prone to water logging



Stagnant water around

Areas with marshy land and small tanks pose a high risk of mosquitoes and insects.



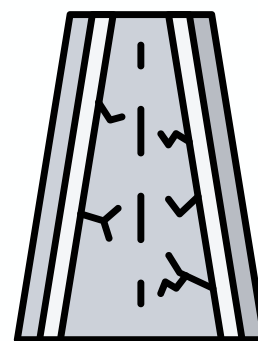
Clubhouse

No Clubhouse and low amenities.



High Density

Density of project is 84 in contrast to market average of 58



Approach Road

Narrow approach road

Project Overview



Project

Master Plan

Unit

Reviews

Scorecard

Neighbourhood

Tower

Pricing

Summary

Developer

Bloom Sanctuary

Launched On

06-01-2023

RERA Approval

Yes

Completion

Ready To Move In

Location

Whitefield

Land Area

3 Acres

Topology Types

2BHK / 3BHK

Total Units

252 Units

Water Source

Borewell, BWSSB

CDP Analysis

Project

Master Plan

Unit

Reviews

Scorecard

Neighbourhood

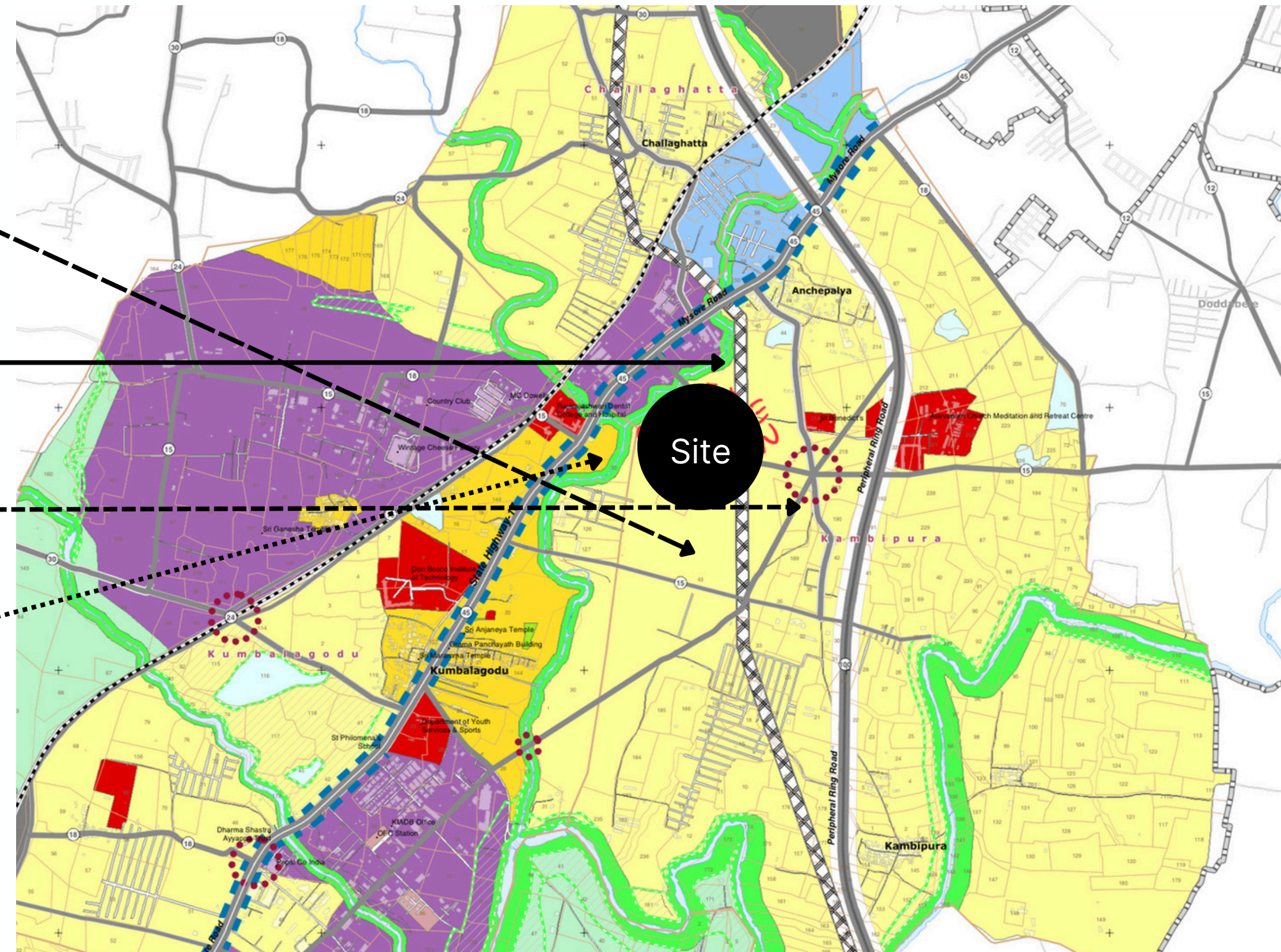
Tower

Pricing

Summary

Insights

- Site is located in the yellow zone (Residential Area).
- High Tension Lines pass through the site.
- There is a public road cutting through the site.
- Tertiary drain is flowing very close to the site.



Neighbourhood

Project

Master Plan

Unit

Reviews

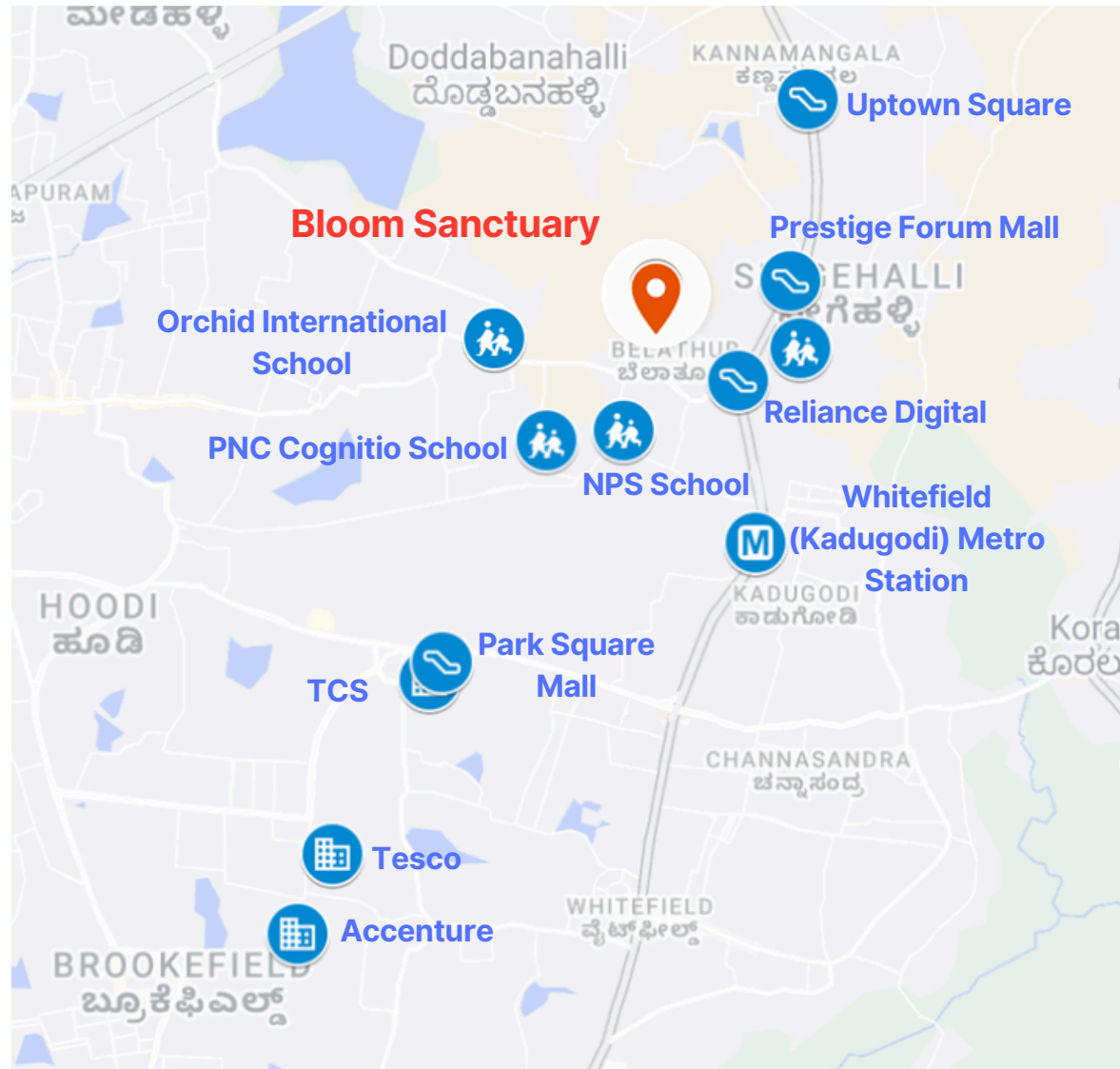
Scorecard

Neighbourhood

Tower

Pricing

Summary



Transit

Whitefield (Kadugodi) Metro Station — 2.5 km

Whitefield Main Road — 1 km

Offices <10kms

TCS

Accenture

Tesco

Hospitals < 7kms

Motherhood Clinic

Miracle Women &
Children Hospital

Aaxis Hospital

Aster Women &
Children Hospital

Malls < 7kms

Uptown Square

Park Square Mall

Reliance Digital

Prestige Forum mall
(2.3km)

Schools < 5kms

Valistus International
School

National Public School,
Whitefield

PNC Cognitio School

Orchid International
School, Kadugodi

Neighbourhood

Project

Master Plan

Unit

Reviews

Scorecard

Neighbourhood

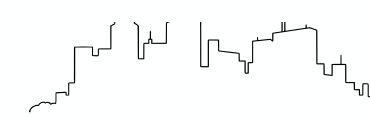
Tower

Pricing

Summary



**Low Rise around - 4 floors
High rise coming in front**



**Marshy and sensitive zone in
neighbourhood**



Narrow approach

Buildings are highly packed with each other.

Neighbourhood

Project

Master Plan

Unit

Reviews

Scorecard

Neighbourhood

Tower

Pricing

Summary

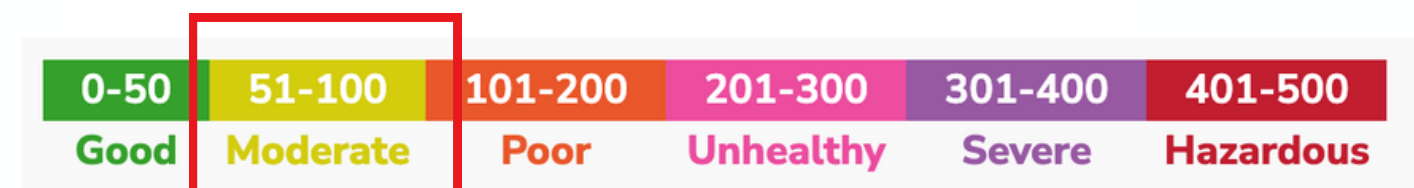
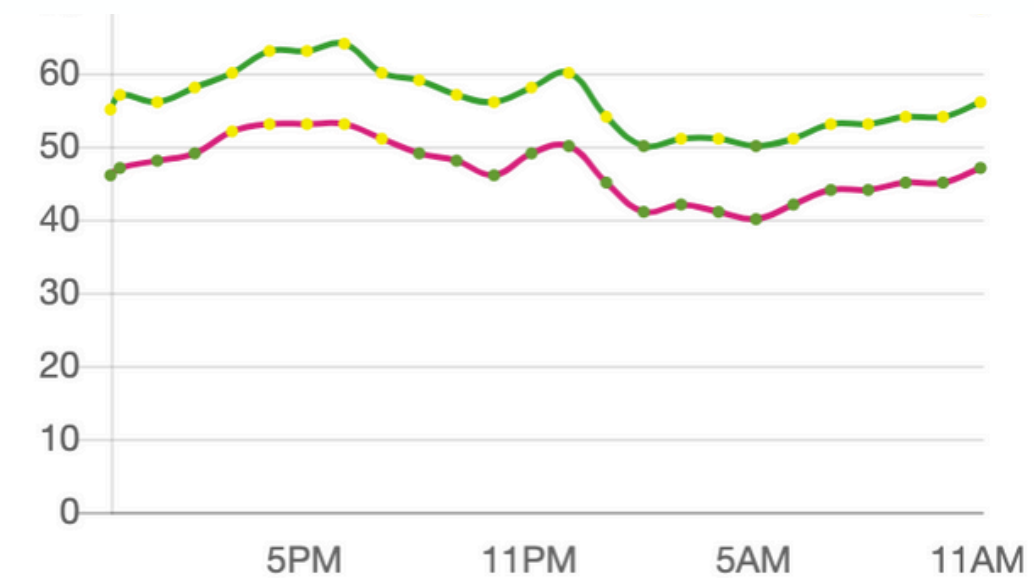
Chances of Water Logging

Since the site is in close proximity to tank, nala, and sensitive zone, the site section depicts a lower elevation than neighborhood can lead to water logging.



Moderate Air Quality

Air Quality is Moderate.



24 hrs avg AQI

● Whitefield	56
● Bangalore	47

Master Plan Overview

Project

Master Plan

Unit

Reviews

Scorecard

Neighbourhood

Tower

Pricing

Summary

Land Area

3 Acres

Total # of Units

252

Density

84

of Towers

6

Open Spaces

50%

Clubhouse Area

258 Sq. Ft.

Clubhouse Density

48

Access Road Width

12.25 meters

Pros

- ✓ Good approach road and circulation around the property.
- ✓ Good Open Amenities
- ✓ Services like transformer yard, OWC and gas are on the periphery.

Cons

- ⚠ Low club house factor (Average is 54)
- ⚠ Minimal to no open amenities
- ⚠ High Density (Average density is 58)

Master Plan Analysis

Project

Master Plan

Unit

Reviews

Scorecard

Neighbourhood

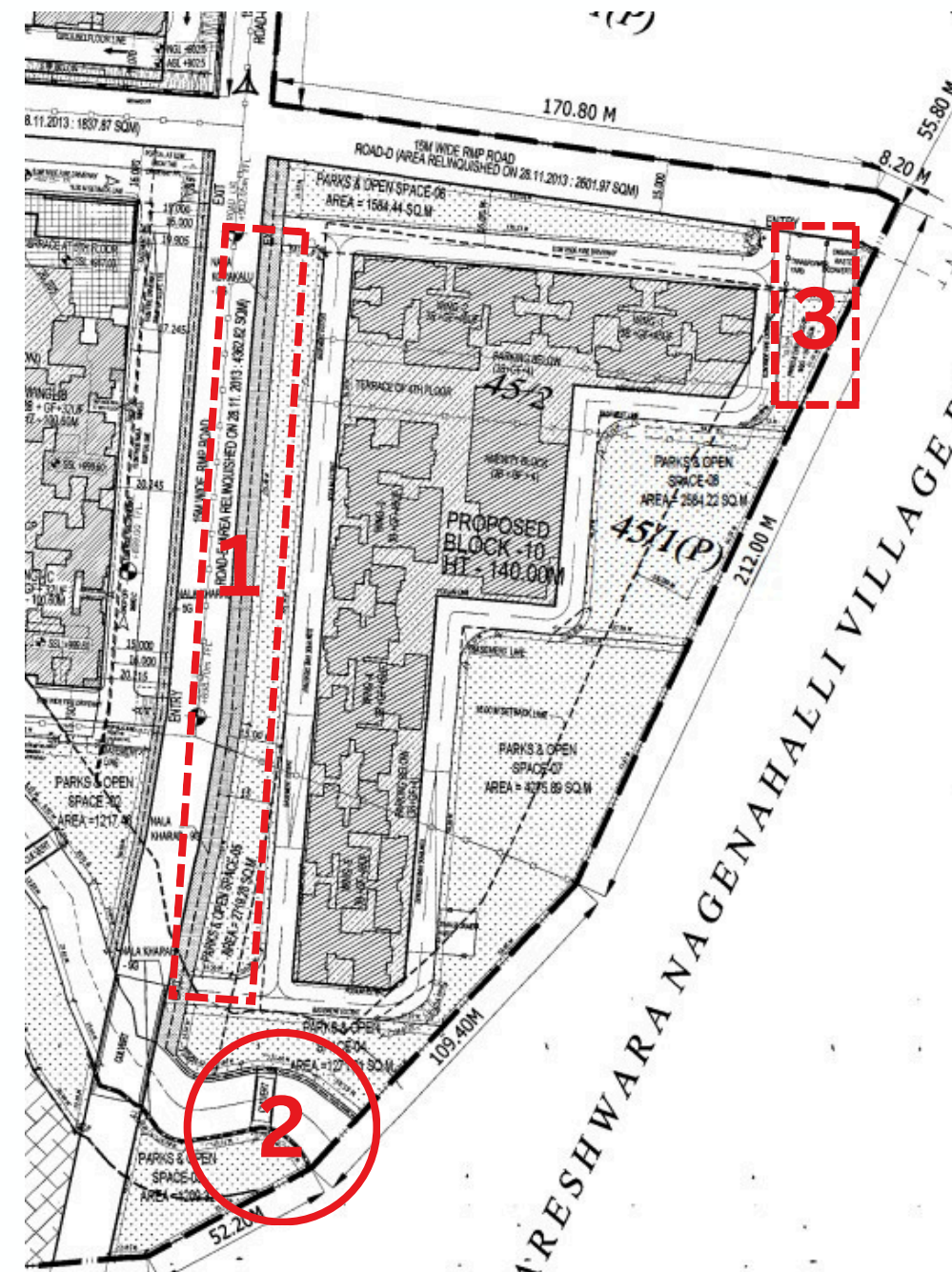
Tower

Pricing

Summary



Marketing Plan



Actually Sanctioned

Analysis of the Marketing Plan with respect to the Sanction Plan.

Findings

- Park area on Kharab land towards the side, which is treated a park area shown in sanction plan shows
- The nala running is close to the site that can result in bad smell
- STP and Transformers are pushed to the corner, but close to one of the entrances

Tower Plan Analysis

Project	Master Plan	Unit	Reviews
Scorecard	Neighbourhood	Tower	Pricing Summary

of Units / Floor
6 Units

Units in Tower
156 Units

of Lifts
3 Lifts

Elevator Crowd Factor
52

Total Floors
Stilt+26



Pros

1. Closer proximity to lift
2. Tower away from main road lesser noise & Sound pollution
3. View of Amenities and open space

Cons

1. Balcony view open to adjacent tower
2. Walls shared with adjacent unit
3. Cast of shadow on this tower
4. Bathroom Ventilator opens to utility area

Unit Plan Overview



Project	Master Plan	Unit	Reviews	
Scorecard	Neighbourhood	Tower	Pricing	Summary

Type

3 BHK

Saleable Area

1440 sq.ft.

Carpet Area

948 sq.ft.

Efficiency

66%

Floor to Ceiling

3 meters

Utility Space

Available

Master Bedroom

13' X 12'

Living Room / Dining

22'8" X 11'6"

of Balconies

1 + Utility

Balcony Area

46 sqft

Unit Analysis

Project

Master Plan

Unit

Reviews

Scorecard

Neighbourhood

Tower

Pricing

Summary

Saleable Area

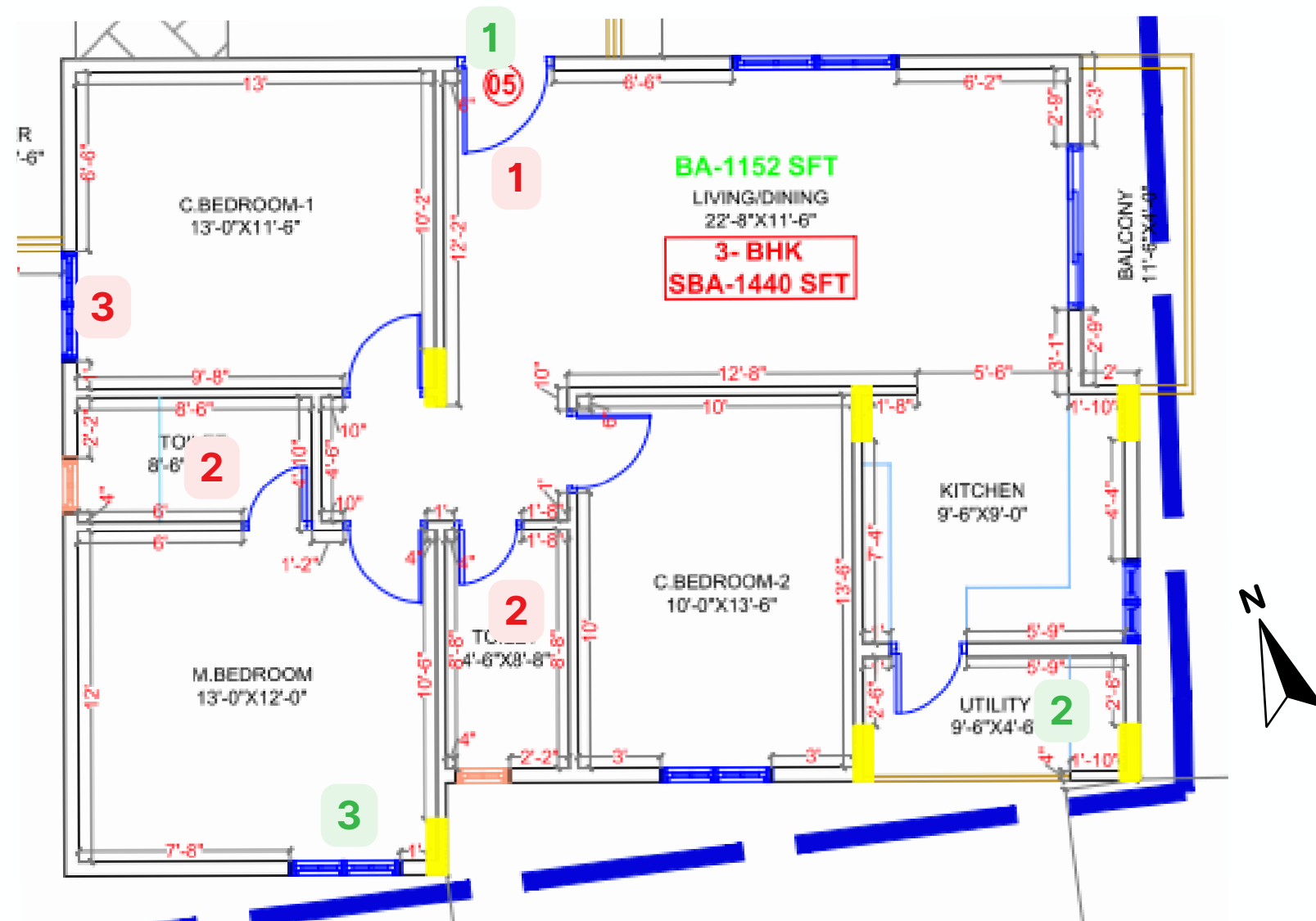
1440 Sq.Ft.

RERA Carpet Area

948 Sq.Ft.

Carpet Area Efficiency

66%



Pros

- 1.No door adjacent to this unit hence, privacy is maintained
2. Open utility area
- 3.Good carpet area efficiency

Cons

- 1.No foyer
- 2.Toilet is compact
3. C.Bedroom 1 window opens to the wall of adjacent apartment

Lighting Analysis

Project

Master Plan

Unit

Reviews

Scorecard

Neighbourhood

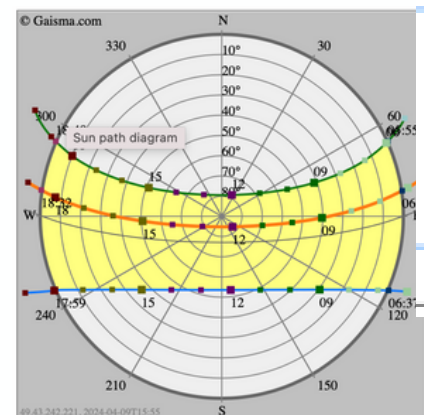
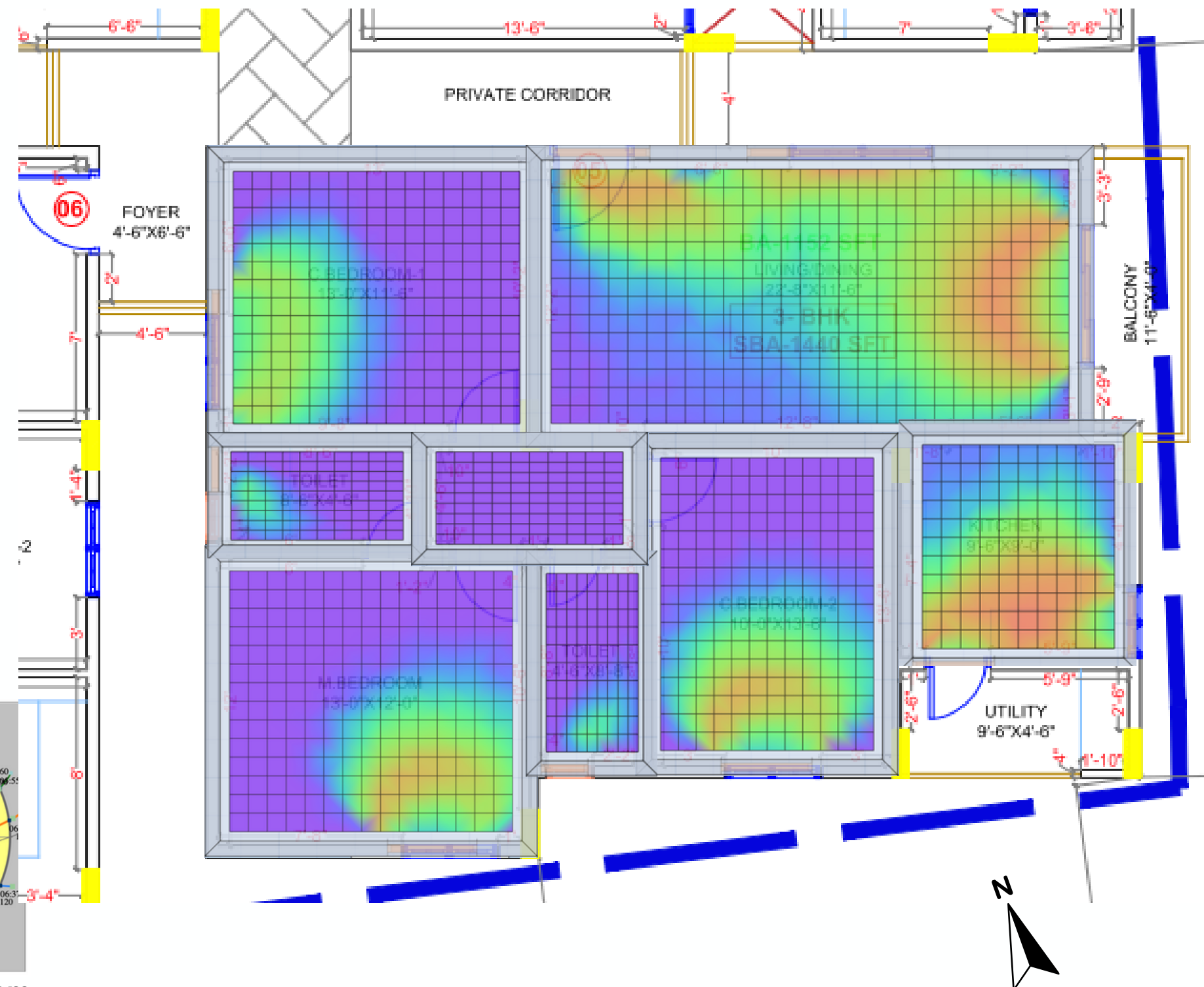
Tower

Pricing

Summary

This report simulates the daylight lux% on an average of the whole day, annually

- ⚠ Poor daylighting in the apartment.
- ⚠ The apartment gets some morning sun light in dining/living



Note: Sun Path Diagram

Ventilation Analysis

Project

Master Plan

Unit

Reviews

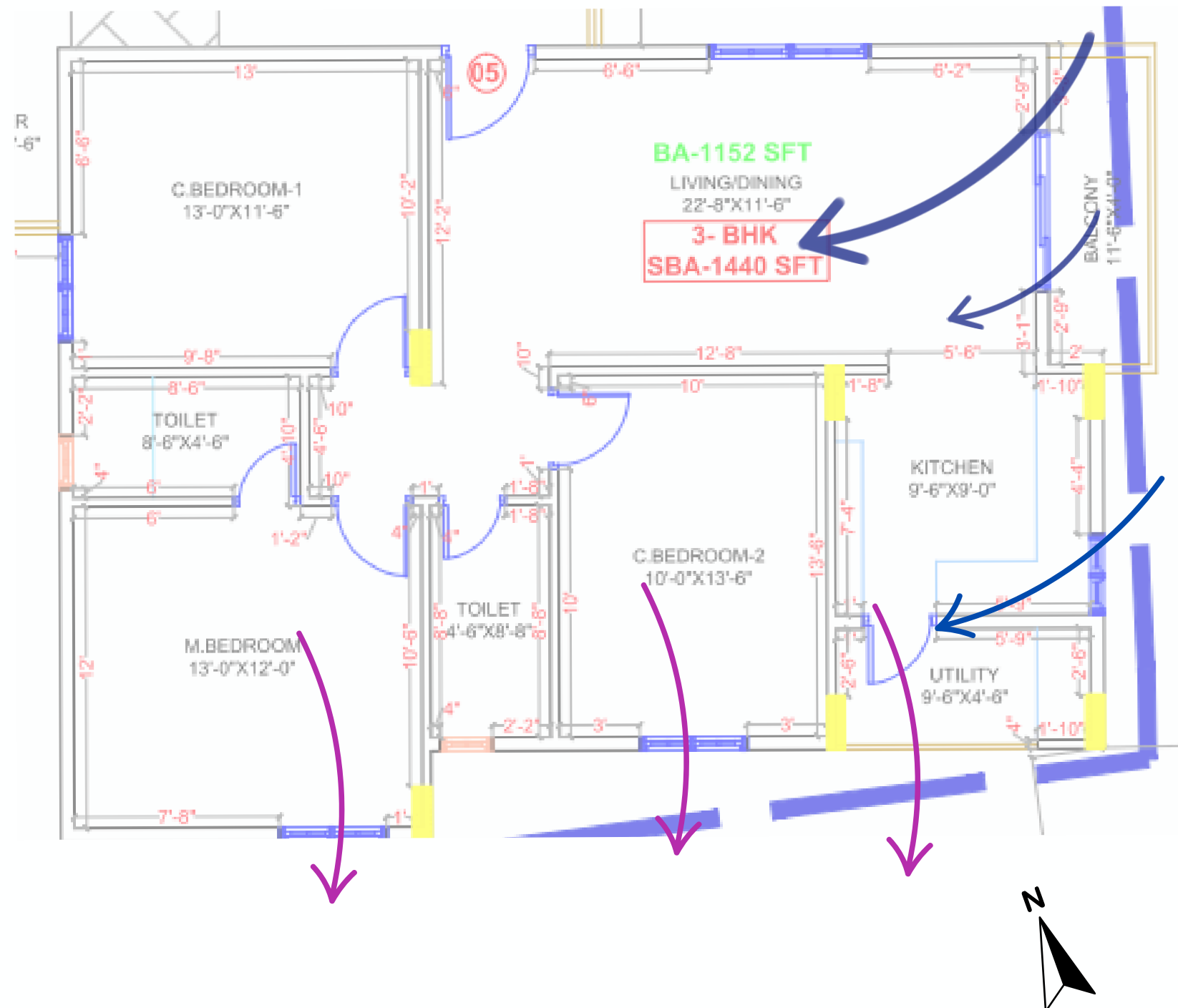
Scorecard

Neighbourhood

Tower

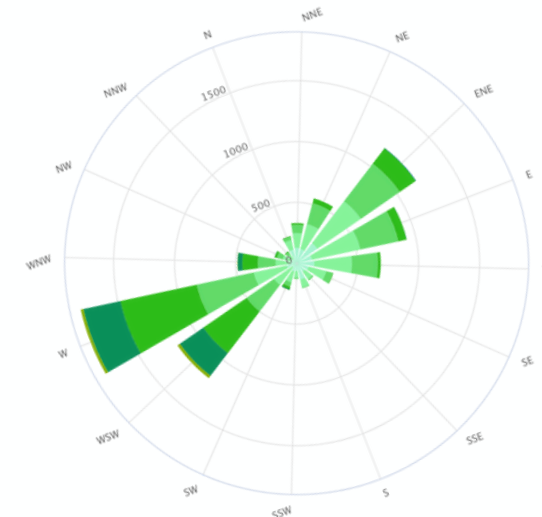
Pricing

Summary



The diagram illustrates the potential wind flow directions as follows:

- Living/Dining and Kitchen benefit from good ventilation coming from the North-east direction.
- Other areas experience inadequate ventilation due to their orientation towards the adjacent building with minimal setback.



Vastu Analysis

Project

Master Plan

Unit

Reviews

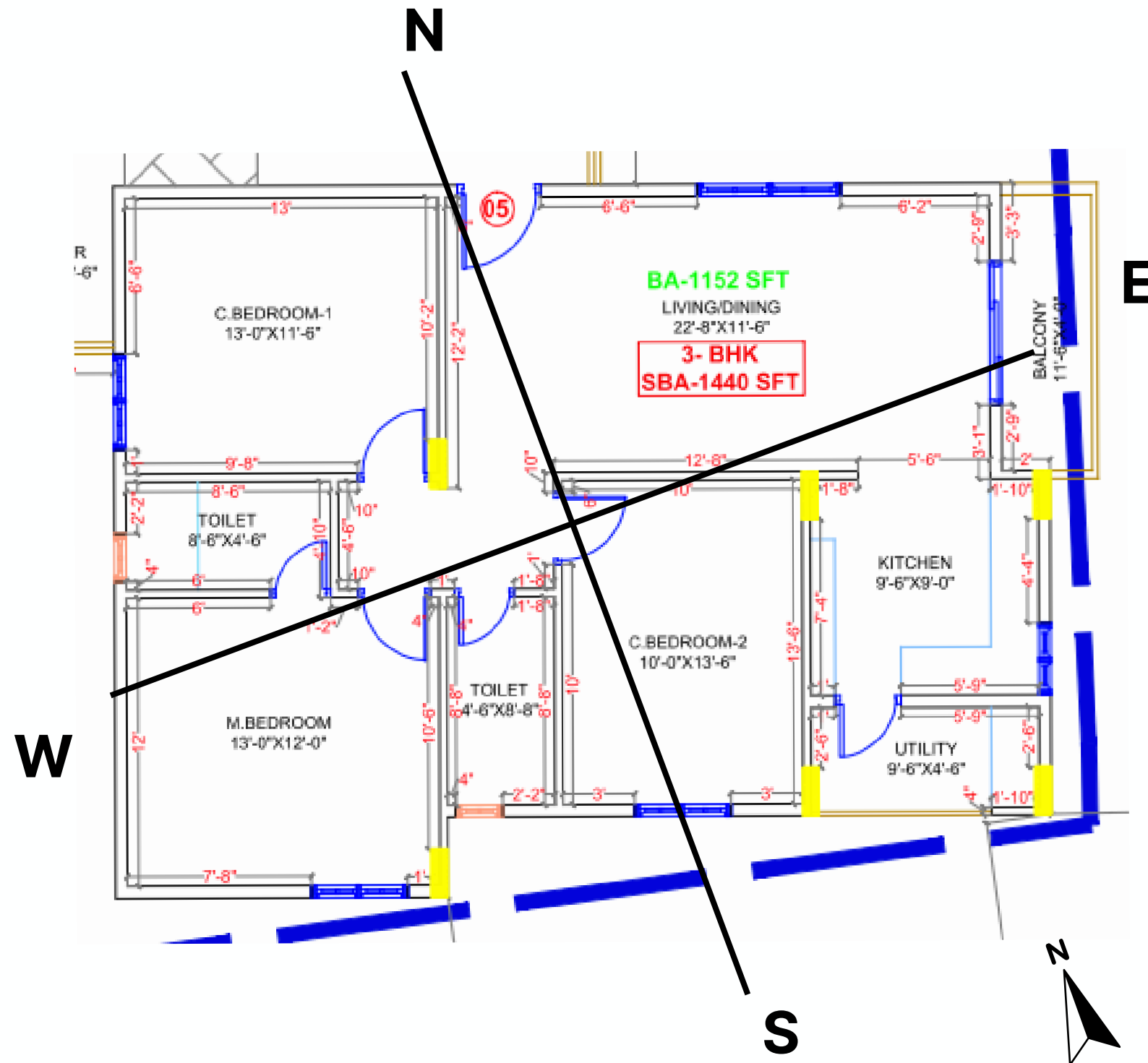
Scorecard

Neighbourhood

Tower

Pricing

Summary



Places	Ideal Direction	Actuals
Living Room	North/ south	North-East
Kitchen	South East/ North-west	South-East
Dining Room, Study Room	North/East	East
Master Bedroom, Wardrobe, Heavy items	Southwest	South West
Balcony	North East	East
Door Facing	East/North/ West	North

Vastu Analysis

Project

Master Plan

Unit

Reviews

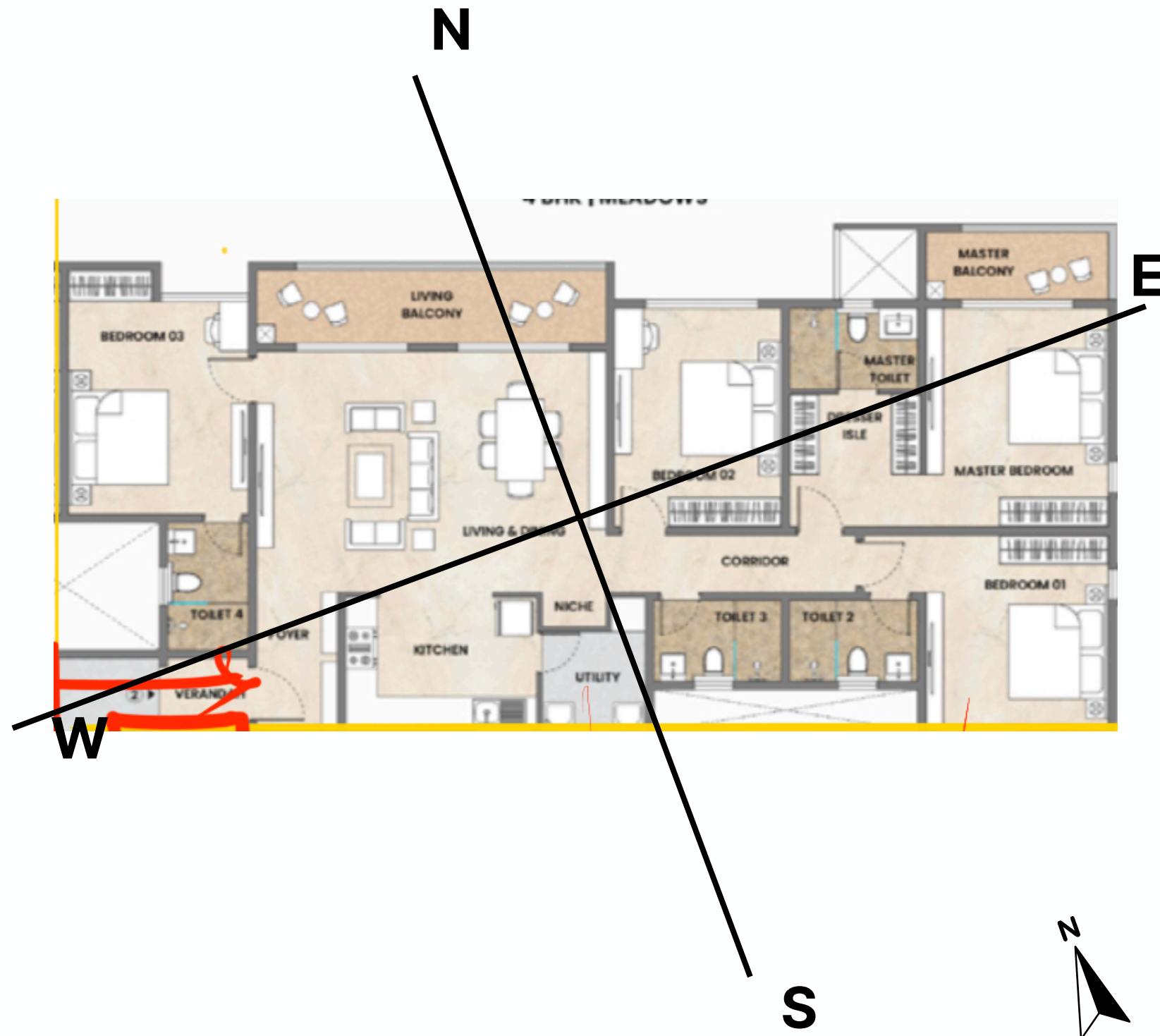
Scorecard

Neighbourhood

Tower

Pricing

Summary



Places	Ideal Direction	Actuals
Open Space, Living Room	North	North
Kitchen	South East	South
Dining Room, Study Room	North	North
Master Bedroom, Wardrobe, Heavy items	Southwest	North East
Guest Room	North west	North West
Balcony / Underground Water Tank	North East	North East

Pricing Analysis

Project name	Subject Property	Project A	Project B	Project C
Unit typology	3BHK	3BHK	3BHK	2.5BHK
Saleable Area (In Sq. Ft.)	1440	1357	1510	1480
Carpet area (In Sq. Ft.)	948	842	1127	1021
Carpet area efficiency	66%	62%	74%	69%
Price on Saleable Area (₹)	8333	9948	8940	8378
Price on Carpet Area (₹)	12658	16033	12866	12145
Price (in ₹ Cr)	1.20 Cr	1.35 Cr	1.45 Cr	1.24 Cr

- The Price on Carpet Area for the property is INR 12,658/Sq. Ft. is

$$\frac{\text{Cost of the Unit (INR)}}{\text{Carpet area of unit (Sq. Ft.)}}$$
- It is a great indicator of what is the price one is paying for the usable space in the unit. Since Saleable Area / Super Built up area includes common spaces like lobby, lifts, shafts, staircase, etc.
- When we compare it to other options in the same location, Ankura Meridian offers better price and efficiency.
- So this project is average on this parameter.

Specifications

Project

Master Plan

Unit

Reviews

Scorecard

Neighbourhood

Tower

Pricing

Summary

1. Structure : RCC framed structure.
2. Walls : External Walls of 6” Solid Blocks and internal walls with 4” Solid Blocks.
3. Plastering : 1:5 C.M. with smooth finish for internal wall and external wall with smooth sponge finish cement plastering.
4. Flooring : Vitrified Flooring in all rooms and 4” skirting.
5. Kitchen Platform : Granite kitchen platform with stainless steel sink and 2 feet height glazed tiles dadoing above the platform.
6. Toilets : 7 feet height glazed tile dadoing and ceramic tiles flooring to both toilets E.W.C.with flush tank (All bath room required wall mixer helathfaucet solar water for one both room)
7. Electrical work : Concealed copper wiring switches and necessary points in each room and 15 amps power plug points in kitchen and Toilets (Anchor Switches & Wire)
8. Doors : All the Main Door with Teak frame with Teak door shutter, with outside brass fitting remaining doors with Sal Wood frames and Skin molded door shutters (room doors-laminated with 30 mm thickness)
9. Windows : UPVC windows and with safety Grills.
10. Paints : Inside One coat of primer with two coats Emulsion. paints and outside one coat of primer with two coats Ace paints & Enamel paints to doors and window grills (Asian Paints)
11. TAPS : Jaguar Or Equal Brand

12. T.V. & Telephone : Individual TV & Telephone points in Main Hall. Points and Master Bed Room.
13. Compound walls & Gate : Gates shall be provided after allotment of parking depending upon convenience of parking.
14. Common area/Passage : Sadarahalli Granite flooring
15. Water : Deep tube well (Two or Three Number) in kitchen separate kaveri line drinking water and separate Tap for regular water and three Sump with Ten load water capacity)
16. Lift : Kone or OTS make, Asent.
17. Generator :Mahindra or Kirloskar or Equal Brand

Market Analysis

Project

Master Plan

Unit

Reviews

Scorecard

Neighbourhood

Tower

Pricing

Summary

★ ★ ★ ★ ★ a year ago

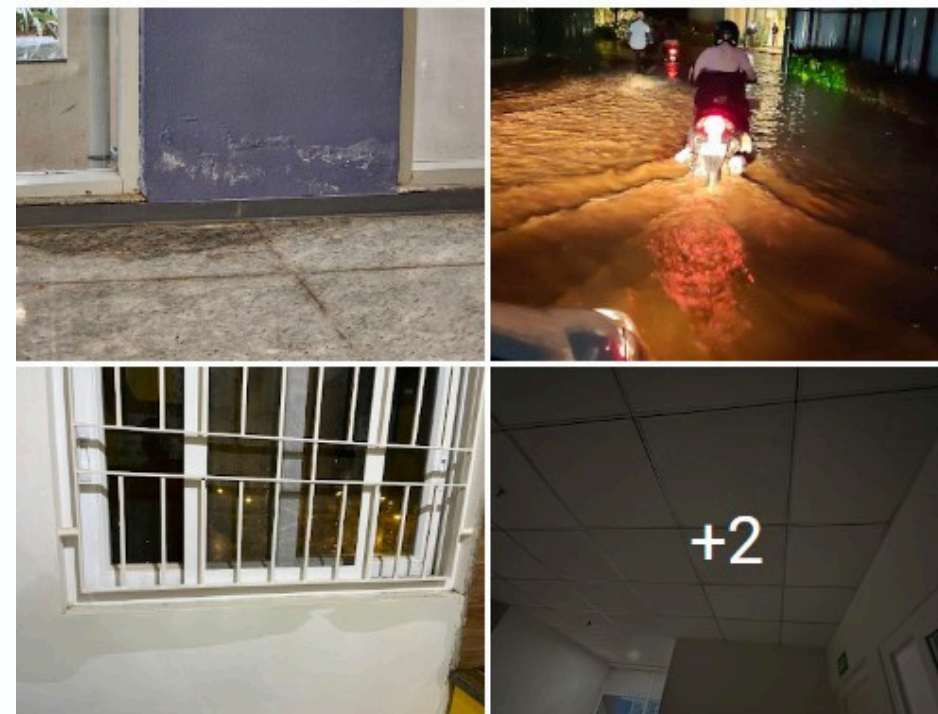
Heavy pollution from NH and Amrut Distilleries. Bad location



Narendra kumar
13 reviews · 12 photos

★ ★ ★ ★ ★ a month ago

Be ware of _____, these years _____ roviding very cheap quality. Below are the issues that we were facing in brig: _____ ject and i do not recommend to purchase a home in _____ t of seepages in walls and corridors as you see in the below pictures and do not believe sales team, Better plan for _____



Urmila Barman
Local Guide · 23 reviews · 11 photos

★ ★ ★ ★ ★ a year ago

Great amenities and proper location with multiple important institutions nearby!



trinayana borgohain
4 reviews

★ ★ ★ ★ ★ a year ago

_____ is one of the best projects that I see coming up in the Bangalore Mysore highway. The project is in close proximity to the metro station as well, so commuting would not be an issue.



Pramod G
4 reviews

★ ★ ★ ★ ★ 4 months ago

Amenities should have been more(atleast a clubhouse with badmitton court) for the price range for under construction project its been told and also floor rise cost for just G+4 is not justifieble

SWOT Summary

Project

Master Plan

Unit

Reviews

Scorecard

Neighbourhood

Tower

Pricing

Summary

Strengths

- ✓ Close proximity to Whitefield Hoskote Road
- ✓ Connectivity to metro and Infra

Weaknesses

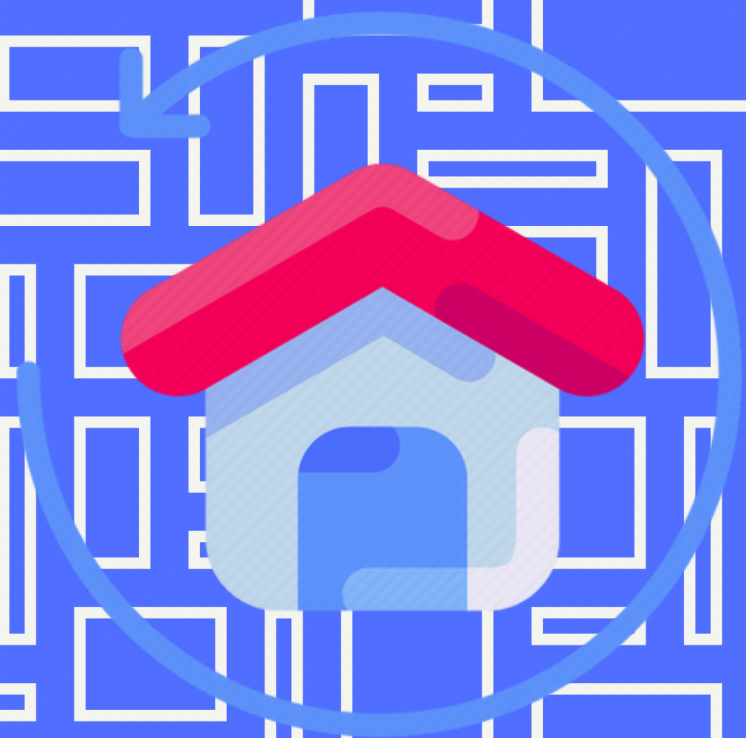
- ⚠ Resaleability of the unit
- ⚠ Light and Ventilation
- ⚠ No Clubhouse
- ⚠ Approach Road

Opportunities

- ✓ Prestige Forum Mall
- ✓ Commercial activity in surrounding.

Threats

- ⚠ Water logging
- ⚠ Nala and stagnant water around



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Homes

In Bangalore

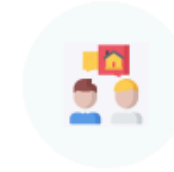
500+
Projects

Approved by RERA

150+
Developers

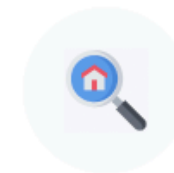
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propsoch

Thank You for choosing Propsoch

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As we continue to grow and help more individuals find their dream homes, we would greatly appreciate it if you could take a moment and leave a good review for us on Google, it will make our day! You can leave the review by clicking here -

https://g.page/r/CRN-__RkbcEEBM/review