SANKALP WELLINGTON PARK

AT THE CENTRE OF EVERYDAY LIFE



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SANKALP WELLINGTON PARK

There is a particular kind of satisfaction that comes with a home that fits your life exactly. Not too much, not too little. A home where the address is right, the design is thoughtful, and the morning view gives you something to look forward to.

Sankalp Wellington Park is built on this idea. Situated on Dr. Rajkumar Road, these 2 and 3 residential homes bring together a prime Mysuru address, neo-classical architecture, and the kind of considered living that buyers rarely get to experience. Every apartment is designed with space, privacy, and Vastu principles at its core.

This is a home that says something about who you are – without asking you to stretch beyond what makes sense.



THE ADDRESS

Some roads in a city carry a quiet confidence. Dr. Rajkumar Road is one of them. It is one of Mysuru's most established and well-connected neighbourhoods, it places you at the centre of a city that still knows how to breathe.

Schools, hospitals, parks, and daily conveniences are all within easy reach. It is a part of the city that is active, accessible, and easy to live in. And Chamundi Hills watching over it all.





NEO-CLASSICAL ARCHITECTURE

Wellington Park carries the timeless character of neo-classical design. Clean proportions. Structured facades. An elegance that does not go out of style.

NO COMMON WALL

Every apartment at Wellington Park stands free from its neighbour. No shared walls. No sound passing through from the next home.

BEAUTIFUL HILL VIEW

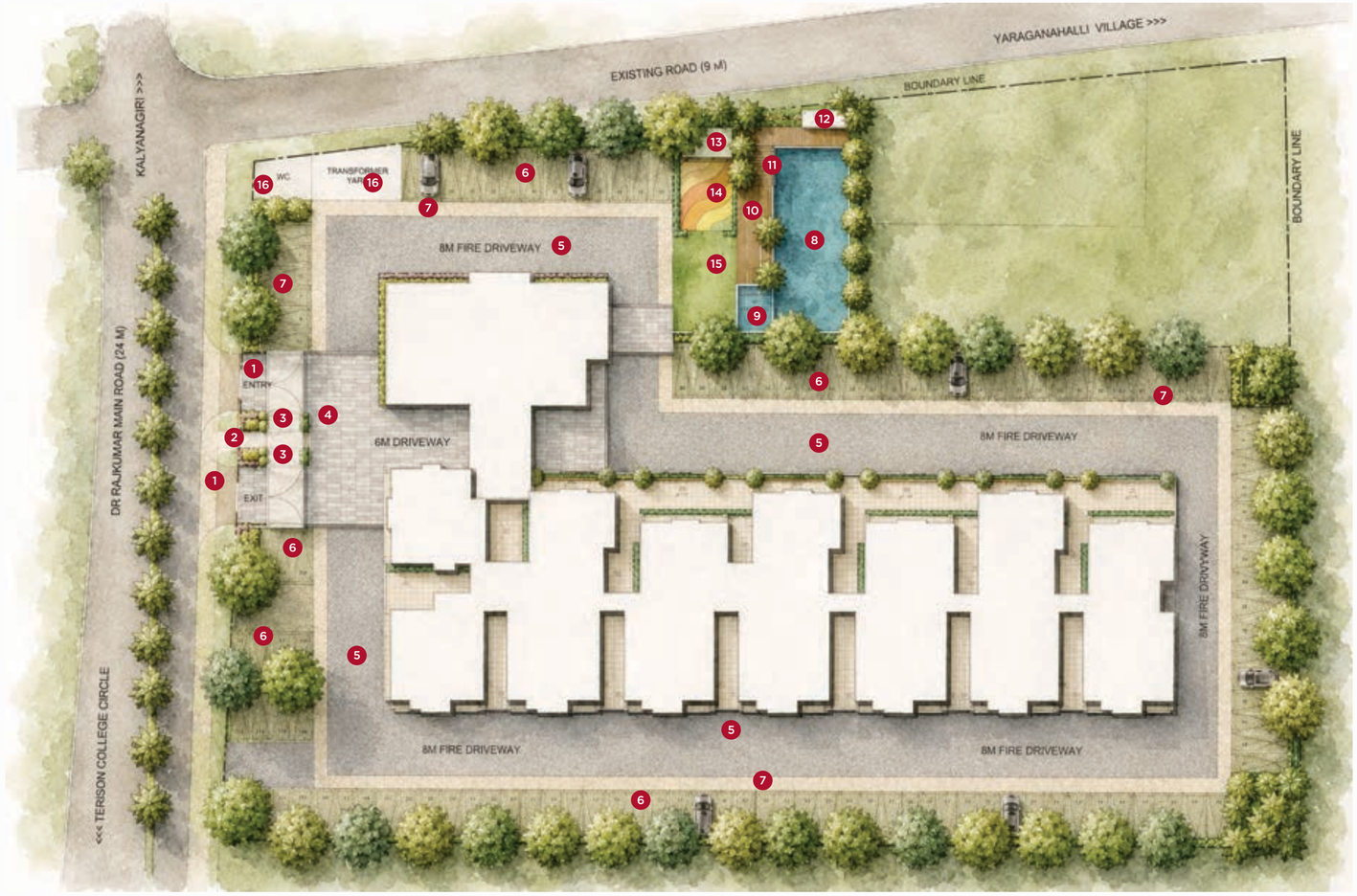
Wake up to the silhouette of Chamundi Hills. It is the kind of everyday moment that reminds you why this address matters.

VASTU COMPLIANT

Every unit is planned in accordance with Vastu principles, so your home carries balance from the ground up.

RERA: PRM/KA/RERA/1268/378/PR/150925/008094

1. Entry/Exit
2. Pedestrian Entry
3. Security Cabin
4. Entry Accent Paving
5. Driveway
6. Car Parking
7. Walkway
8. Swimming Pool
9. Kids Pool
10. Pool Deck
11. Pool Trellis
12. Changing Rooms
13. Care Taker Pavilion
14. Kids Play Area
15. Play Lawn
16. Services



UNDERSTANDING EFFICIENCY

A simple way to see how much of the home you pay for becomes usable living space.

EFFICIENCY AT WELLINGTON PARK

~70% is your usable carpet area

Red band = Usable carpet Brown band = Shared areas

WHY DOES EFFICIENCY MATTER?

Two homes may have the same super built up area, yet offer very different amounts of usable living space. Efficiency decides how much of the area you choose becomes your actual home.

AN EXAMPLE

TWO HOMES, BOTH 1,000 SQ.FT SUPER BUILT-UP ON PAPER

HOME A - 74% EFFICIENT

740 sq.ft usable living space

HOME B - 62% EFFICIENT

620 sq.ft usable living space

Home A gives you 120 sq.ft more ≈ ₹12 lakh of extra value.
That is what efficiency decides.

WHAT IS SUPER BUILT-UP AREA?

*Proportions shown are illustrative.

Simply: everything below, added together.

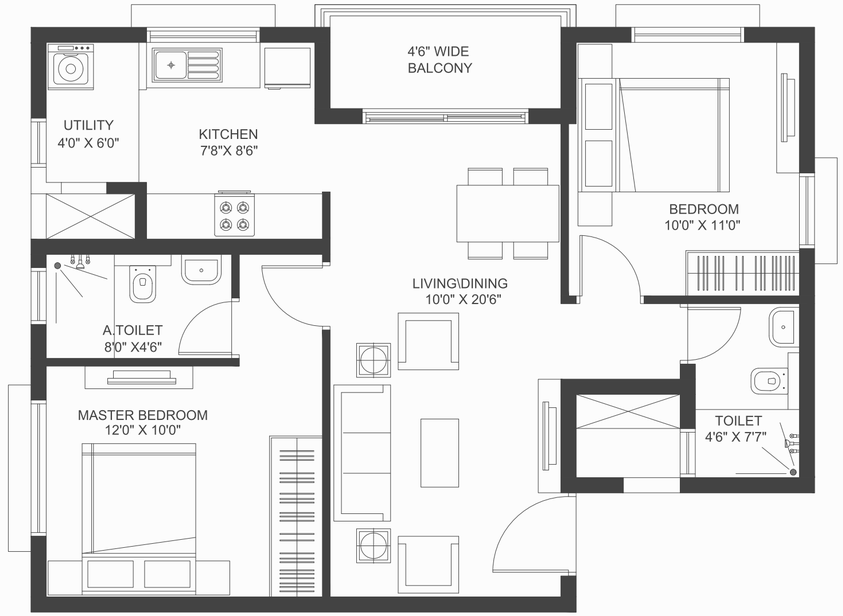
- RERA carpet: the area inside your unit (excluding external walls)
- Balcony: also yours
- External walls
  Your share of common areas: lobby, clubhouse, corridors, staircases

HOW EFFICIENCY IS MEASURED

Efficiency = Usable Area ÷ Super Built up Area × 100

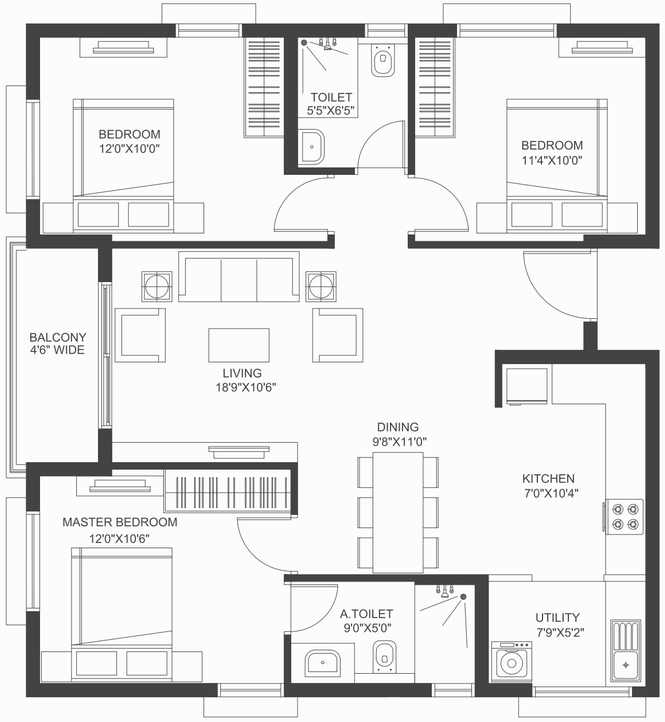
Every Sankalp home comes with its efficiency published, because we believe in complete transparency.

2 BHK



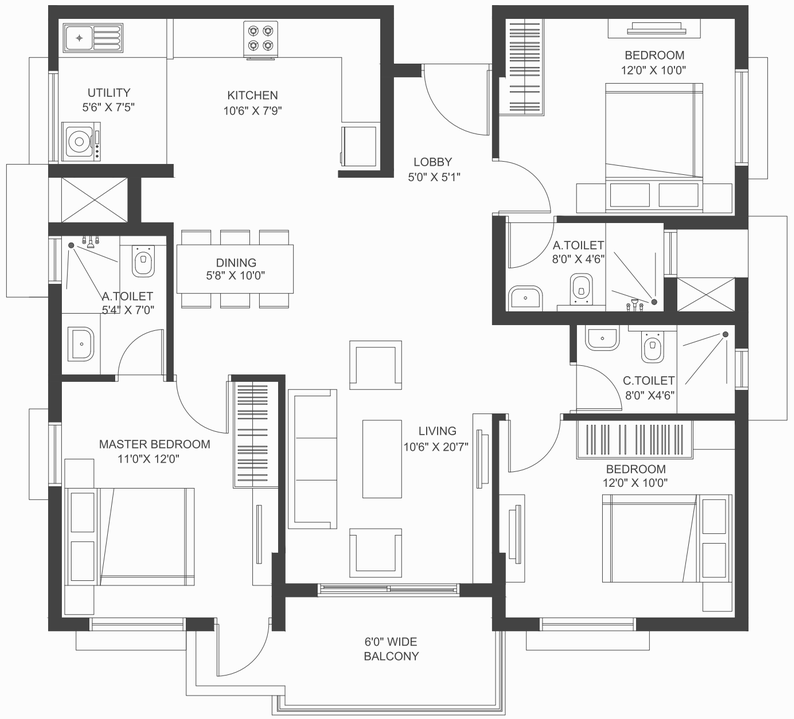
RERA CARPET AREA (A)	BALCONY + UTILITY AREA (B)	FLAT EFFICIENCY
666 Sq.ft.	46 Sq.ft.	70.15%
USABLE CARPET AREA (A+B)	SUPER BUILT-UP AREA	
712 Sq.ft	1015 Sq.ft.	

3 BHK - TYPE 1



RERA CARPET AREA (A)	BALCONY + UTILITY AREA (B)	FLAT EFFICIENCY
894 Sq.ft.	49 Sq.ft.	72.26%
USABLE CARPET AREA (A+B)	SUPER BUILT-UP AREA	
943 Sq.ft	1305 Sq.ft.	

3 BHK - TYPE 2



RERA CARPET AREA (A)	BALCONY + UTILITY AREA (B)	FLAT EFFICIENCY
978 Sq.ft.	83 Sq.ft.	72.18%
USABLE CARPET AREA (A+B)	SUPER BUILT-UP AREA	
1061 Sq.ft	1470 Sq.ft.	

STRUCTURE

RCC framed structure.
External and internal walls made of solid/hollow concrete blocks.
External and internal walls finished with cement plaster.

FLOORING

1200 mm × 600 mm vitrified tiles for living, dining, bedrooms, and kitchen.
Anti skid ceramic tiles for toilets, balconies, and utility areas.

PLUMBING & SANITARY FITTINGS

Branded CP fittings and white sanitary ware.
Wall mounted water closet (EWC).
Wash basins without granite countertop.

DADO

Tile dadoing up to the false ceiling in bathrooms.

KITCHEN

Kitchen walls will have a rough plaster finish in the dado area.
The following items will not be provided:

a. Kitchen dado tiles
b. Granite countertop
c. Kitchen sink
d. Sink mixer

DOORS

Engineered wood doors and frames.

WINDOWS

Sliding doors: UPVC frames with mosquito mesh.
Windows: UPVC windows with mosquito mesh.

PAINTING

Interior walls finished with emulsion paint.
Wood and metal surfaces finished with enamel paint.
Exterior walls finished with cement based paint.

ELECTRICAL

All electrical wiring will be concealed using PVC insulated FRLS copper wires with modular switches.

2 BHK flats will be provided with 4 kW power supply, while 3 BHK flats will be provided with 5 kW power supply.

LIFTS

Four lifts.

GENERATOR BACKUP

100% backup for common areas and 1 kW backup for each flat.

WATER SUPPLY

Water storage of sufficient capacity as per corporation norms.





AMENITIES

Your day should have more to it than work and commute. Wellington Park gives you the spaces to make that happen.

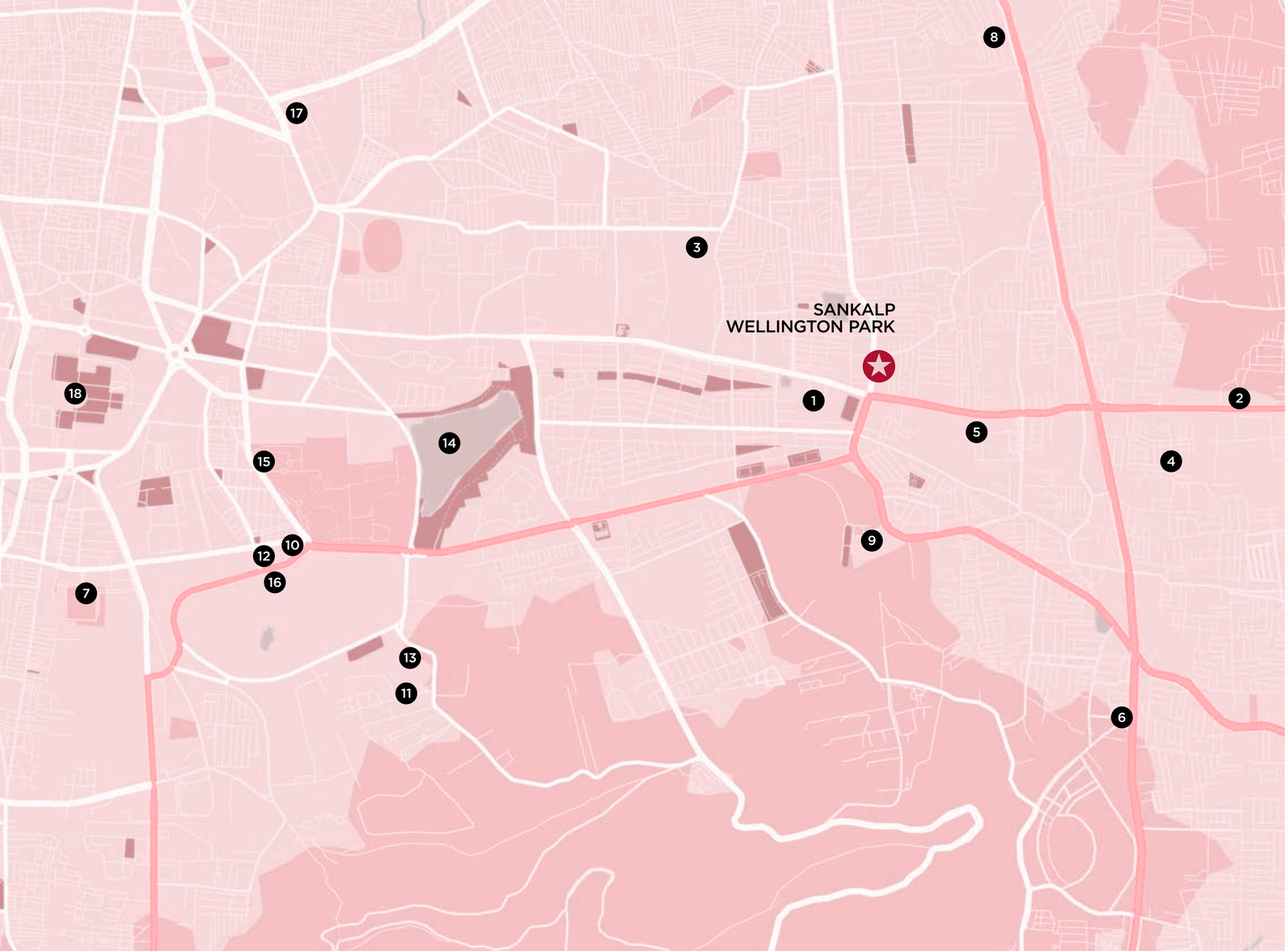
Everything you need, within your community.

CLUBHOUSE

Gym
Billiards Room
Multi-purpose Hall
Indoor Games
Lounge

SWIMMING POOL

KIDS' PLAY AREA



NEIGHBOURHOOD

EDUCATION

1.	Teresian College	1 min
2.	Vidya Vikas Institutions	3 mins
3.	Kendriya Vidyalaya	3 mins
4.	Cauvery Group of Institutions	5 mins

HEALTHCARE

5.	Cauvery Heart & Multi-Speciality Hospital	2 mins
6.	Nirmala Multi-Specialty Hospital	3 mins
7.	JSS Hospital	6 mins
8.	Narayana Hospitals	8 mins

HOSPITALITY

9.	Lalith Mahal Palace Hotel	3 mins
10.	Taj Mysuru	5 mins
11.	The Windflower Resorts	6 mins

SHOPPING & RECREATION

12.	Mall of Mysuru	4 mins
13.	Jayachamaraja Wadiyar Golf Club	4 mins
14.	Karanji Lake	5 mins
15.	Mysuru Zoo	5 mins
16.	Mysore Race Course	6 mins
17.	Nexus Centre City (Forum mall)	7 mins
18.	Mysuru Palace	9 mins

FROM MYSURU.
FOR MYSURU.
SINCE 1995.

WE ARE SANKALP

Founded by Mr. V. K. Jagadish Babu, Sankalp has spent over three decades crafting homes inspired by the spirit of Mysuru, completing more than 40 landmark projects across Mysuru and Bengaluru.

Rooted in the city it calls home, every project reflects a belief that architecture is shaped not by grand gestures, but by the experiences it creates: a doorway that welcomes, a window that frames the changing sky, a home that becomes part of everyday life.

SANKALP

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