ASBL
LANDMARK

THE GREAT UPGRADE

THE GREAT UPGRADE
AWAITS YOU AT KUKATPALLY.

ASBL LANDMARK



ASBL LANDMARK

AN ICONIC ADDRESS.
A FACADE THAT'S TIMELESS.



SPREAD
OVER 6.6
SPRAWLING
ACRES

75%
Open area

SPACIOUS
3, 3.5, and 4
BHK homes

G+4 Floors
LUXURIOUS
CLUBHOUSE

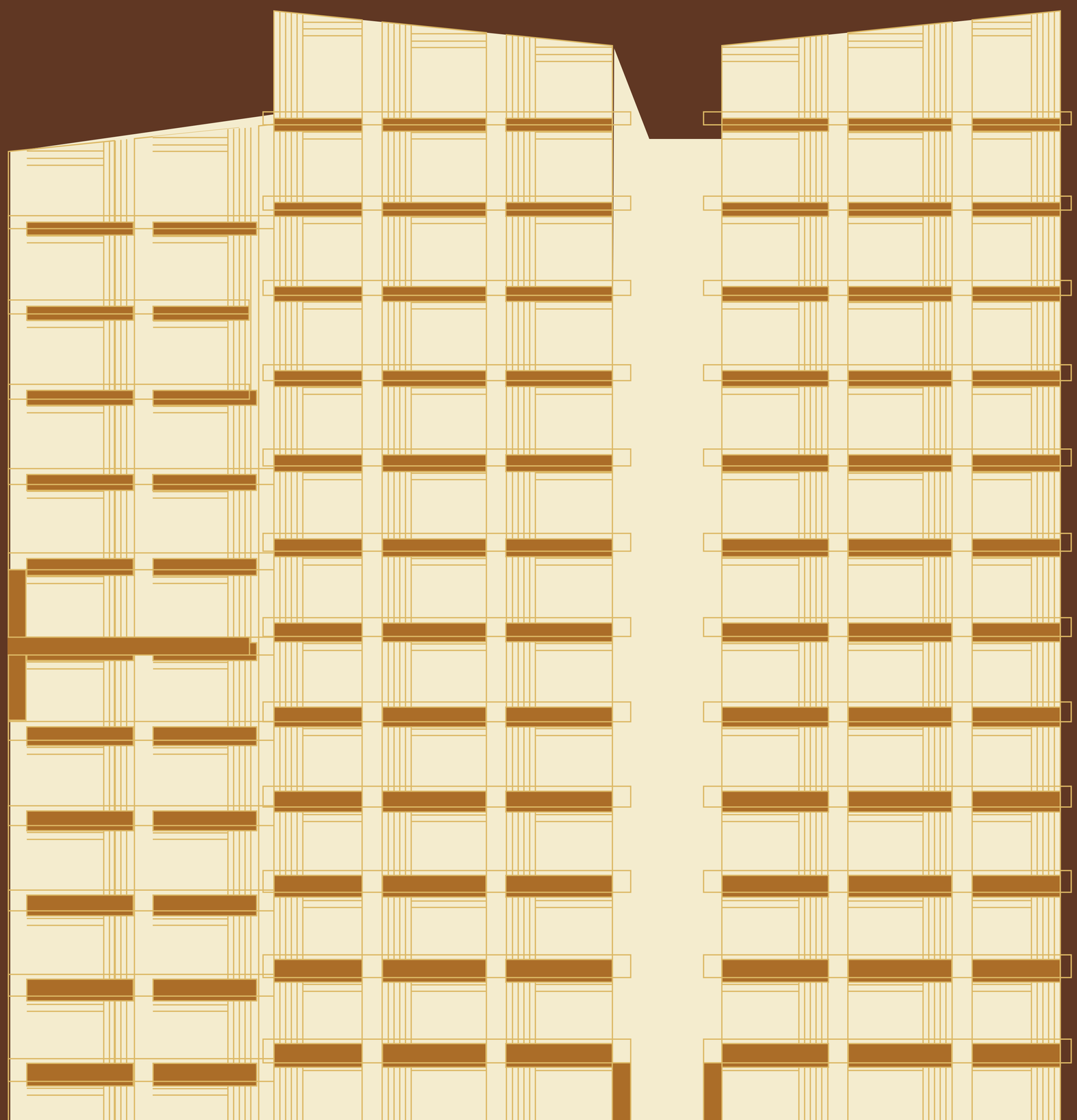
4 towers with
G + 19-20
floors

Sizes ranging
from 1645-
2860 square
feet



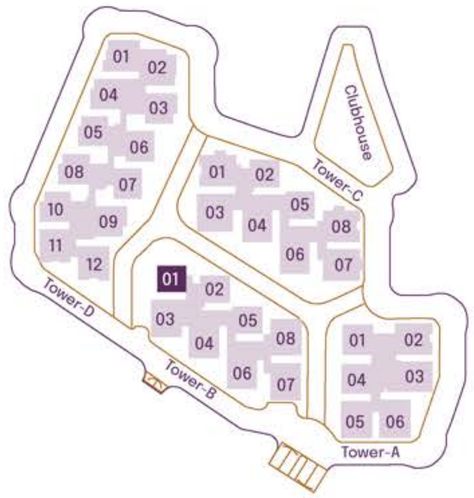
1. Entry Gate
2. Cascading Water Feature
3. Entrance Wall Fountain
4. Glow Garden
5. Entry Ramp
6. Exit Ramp
7. Exit Gate
8. Fragrance Garden
9. Pedestrian Entry
10. Gazebo
11. School Bus Waiting Area
12. Stage
13. Party/ Festival Lawn
14. Spectator's Seating
15. Panchatantra Kids' Play Area
16. Central Courtyard
17. Swimming Pool
18. Pool Lounge
19. Decorative Shade Trellis
20. Kids' Splash Pool
21. Clubhouse
22. Clubhouse Lawn
23. Tennis Court
24. Seating Area
25. Cascading Planters
26. Cultural Workshop Area
27. Outdoor Fitness Station
28. Senior Citizens' Lawn
29. Temple
30. Wall Fountain
31. Cricket Nets
32. Viewing Deck
33. Basketball Court
34. Cycling Track
35. Walking Track

UNIT PLANS



ASBL LANDMARK

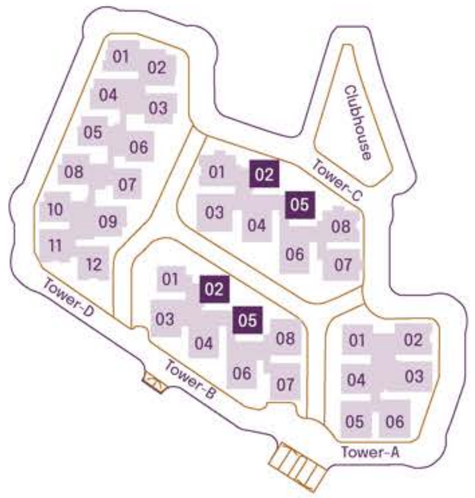
1645 SFT
3 BHK (E)





1740 SFT
3 BHK (W)

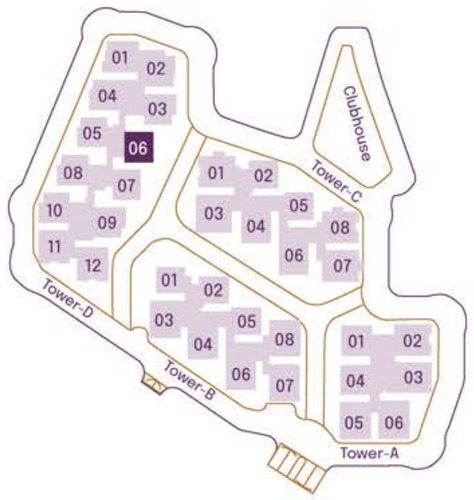
N
E

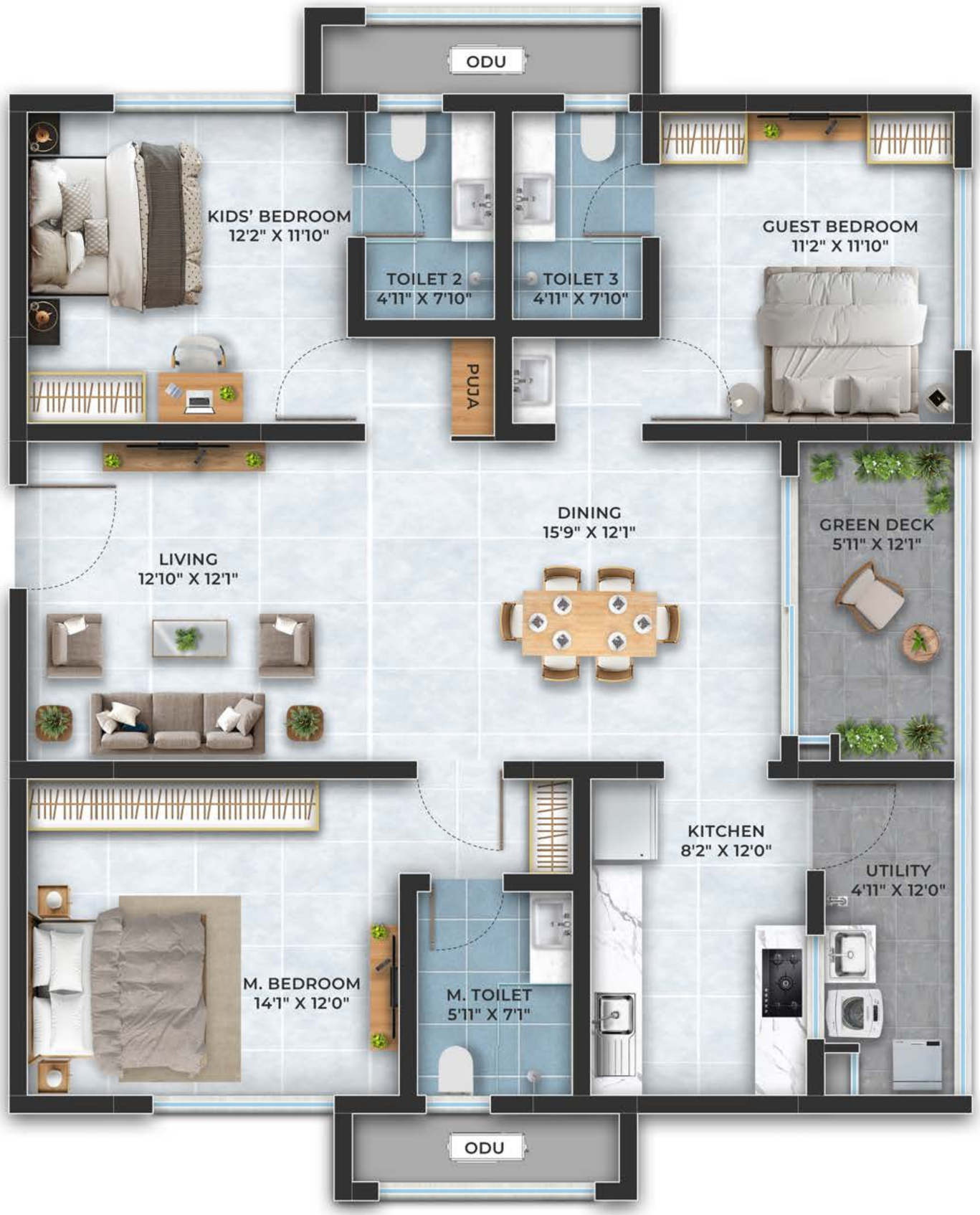




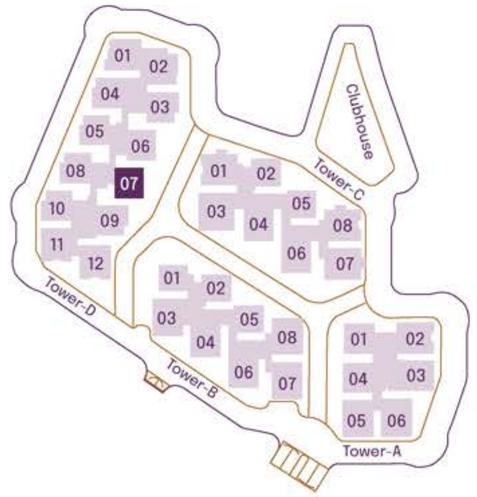
1805 SFT
3 BHK (W)

N
E



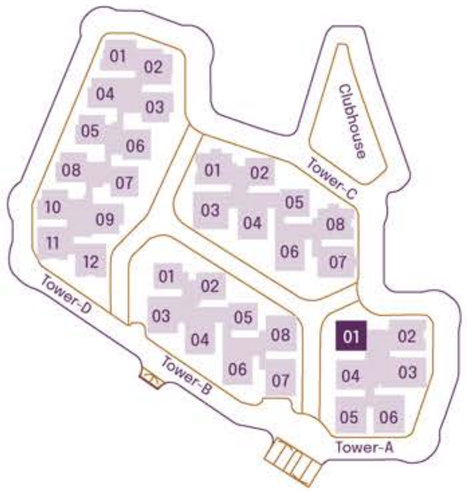


1805 SFT
3 BHK (N)



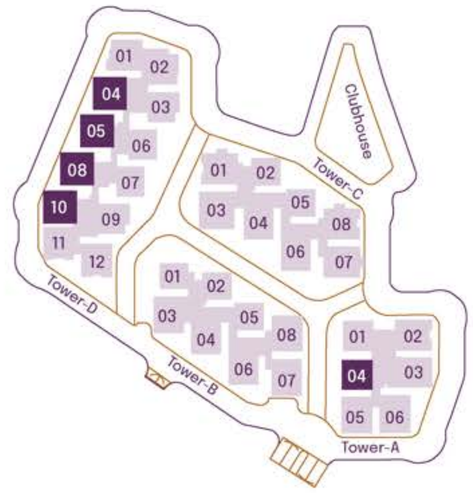


1975 SFT
3 BHK (E)



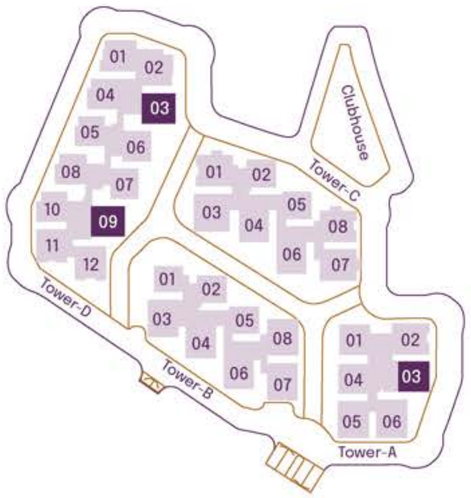


1975 SFT
3 BHK (E)



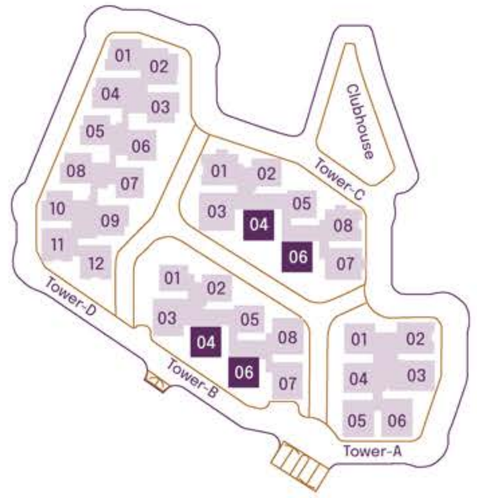


2065 SFT
3 BHK (W)



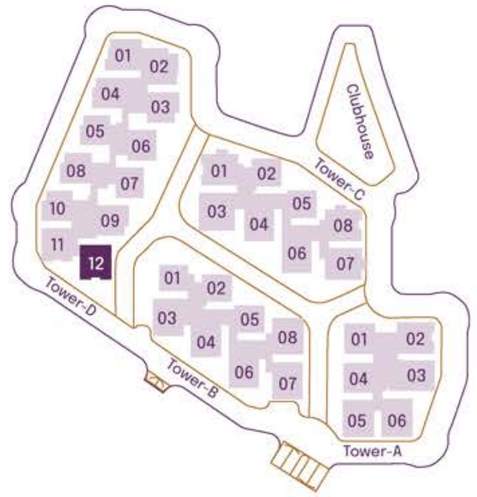


2065 SFT
3.5 BHK (N)





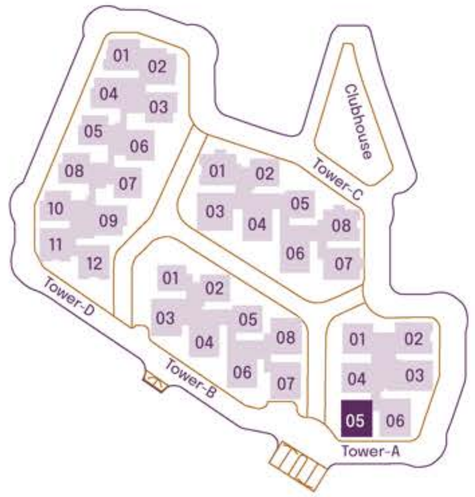
2450 SFT
3.5 BHK (N)





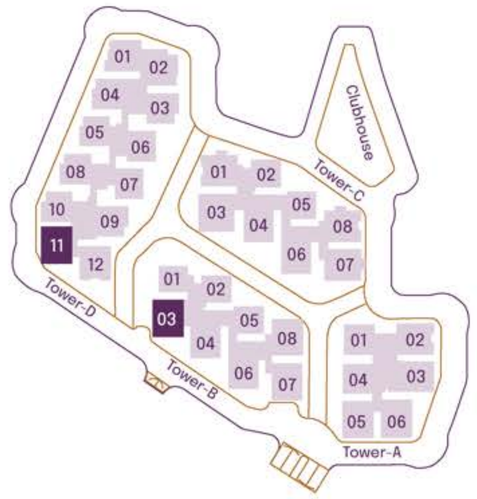
2455 SFT
3.5 BHK (E)

N
E



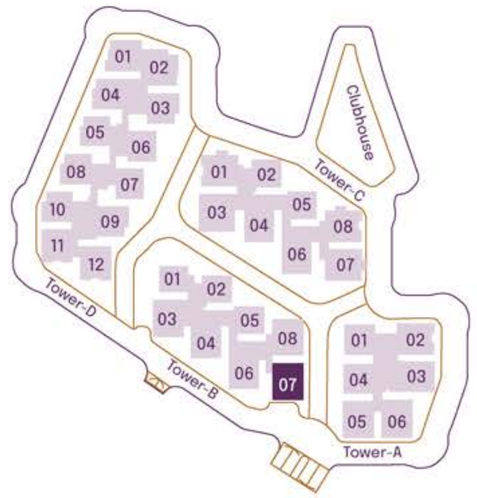


2455 SFT
3.5 BHK (E)



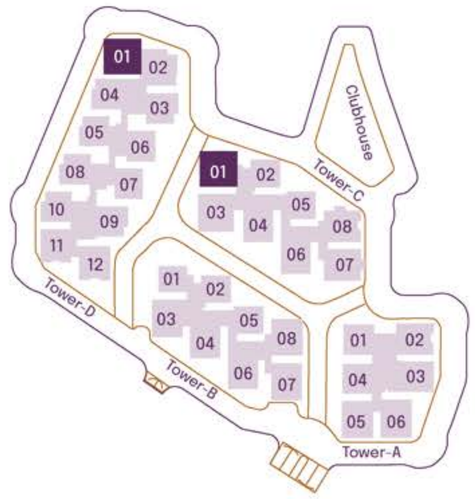


2455 SFT
3.5 BHK (W)





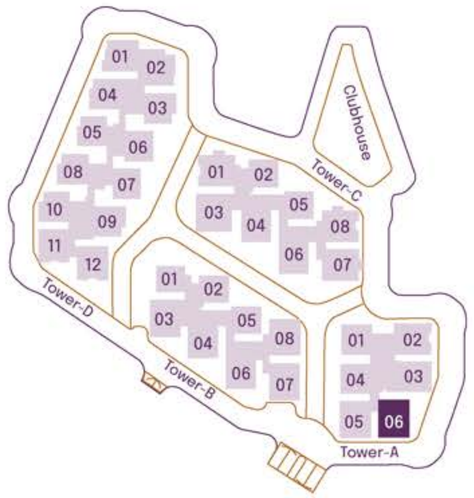
2500 SFT
3.5 BHK (E)





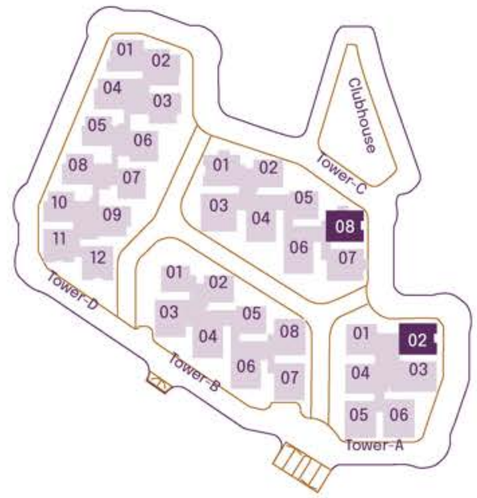
2505 SFT
3.5 BHK (W)

N
E





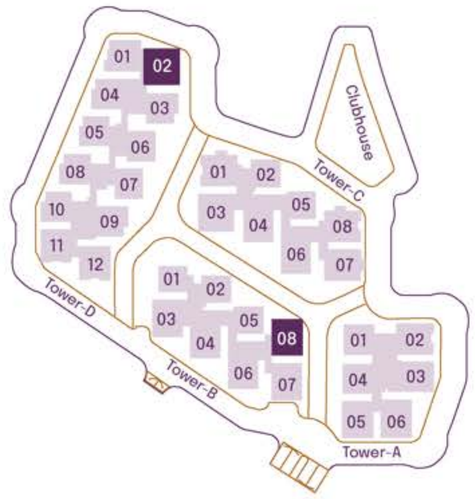
2515 SFT
3.5 BHK (W)





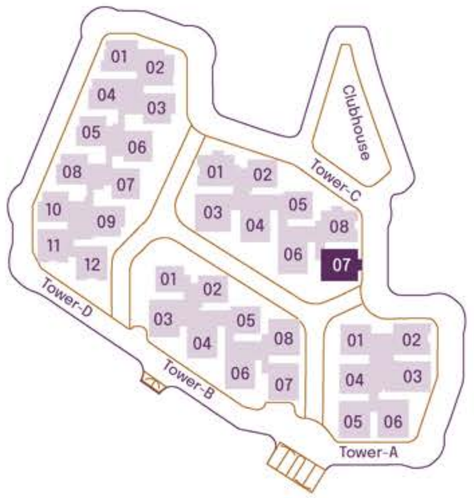
2540 SFT
3.5 BHK (W)

N
E





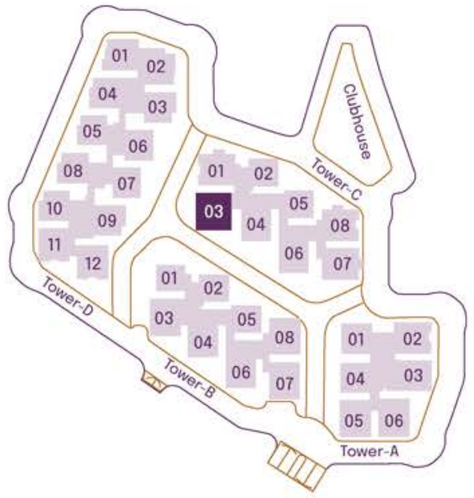
2560 SFT
3.5 BHK (W)





2860 SFT
4 BHK (E)

N
E





A CLUBHOUSE TO HOUSE YOUR NEW & IMPROVED LIFESTYLE

ASBL LANDMARK

Ground Floor
Entrance lobby + Reception area + Banquet Hall + Pantry

First Floor
Yoga/Aerobics Room + Salon + Lobby area

Second Floor
Guest Reception + Guest Bedrooms & Suites + Lobby area

Third Floor
Co-working Space + TT Room + Badminton Court + Lobby area

Fourth Floor
Big living room + Pantry + Outdoor party area









A ZONE FOR EVERY NEED

1) SPORTS ZONE
2) SOCIAL ZONE
3) TRANQUIL ZONE
4) KIDS ZONE
5) PRACTICAL LUXURY ZONE

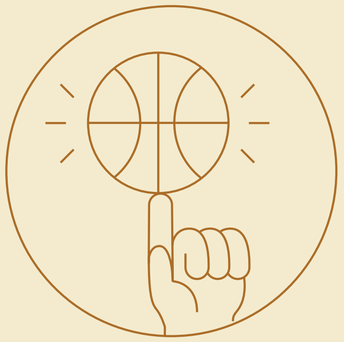


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THE SPORTS ZONE

AN UPGRADE FOR THE ATHLETE IN YOU

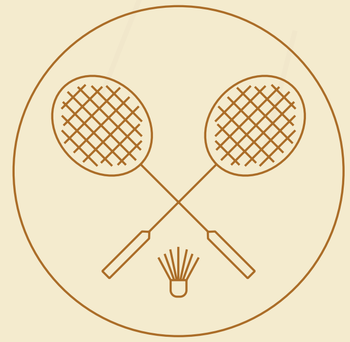
ASBL LANDMARK



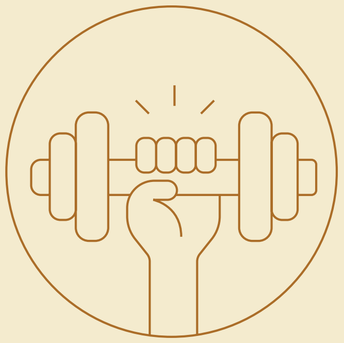
BASKETBALL COURT



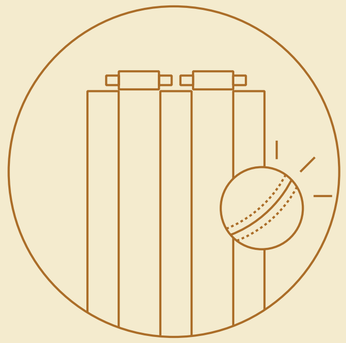
TENNIS COURT



INDOOR BADMINTON COURT



GYM WITH CALISTHENICS ROOM



CRICKET NETS

... ALONG WITH
- SWIMMING POOL
- WALKING TRACK
- CYCLING TRACK
- YOGA/AEROBICS ROOM
- OUTDOOR GYMV

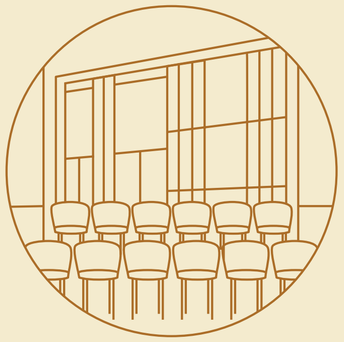




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THE SOCIAL ZONE

WHERE THE LIKE MINDED MINGLE.



BANQUET HALL



PARTY/FESTIVAL LAWN



BIG LIVING ROOM

ASBL LANDMARK

Banquet Hall



Big Living Room

A one-of-a-kind facility, perfect for intimate get togethers like kitty parties and kids' birthdays.



THE TRANQUIL ZONE

THE LUXURY OF PEACE AND CALM.

ASBL LANDMARK



TEMPLE



CULTURAL WORKSHOP AREA

CULTURAL WORKSHOP AREA

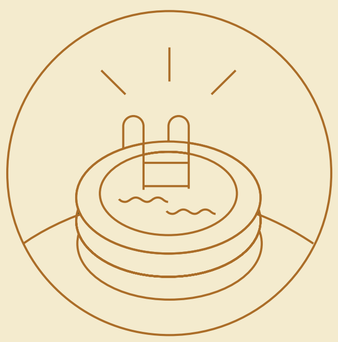


THE KIDS' ZONE

THE CHILDHOOD OF THEIR DREAMS.



PANCHATANTRA KIDS' PLAY AREA



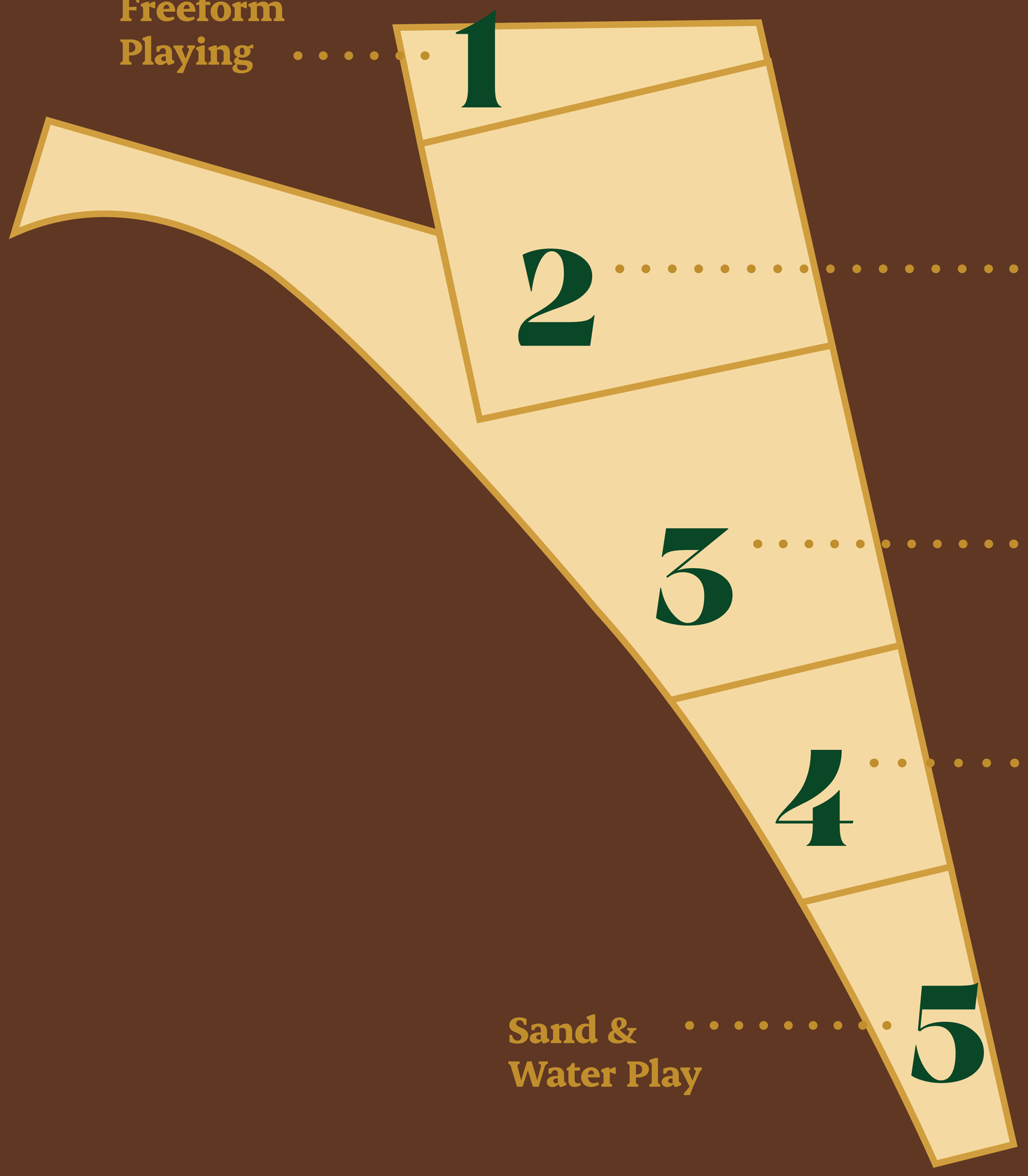
KIDS' SPLASH POOL



HOBBY AND TUITION CENTRE

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THE KIDS' ZONE
GROW AS YOU PLAY



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PHYSICAL: Age-appropriate challenges, healthy risks.

INTER-PERSONAL: Playing together, taking turns, cooperation.

SENSORY: Tactile elements, multi-sensory stimulus.

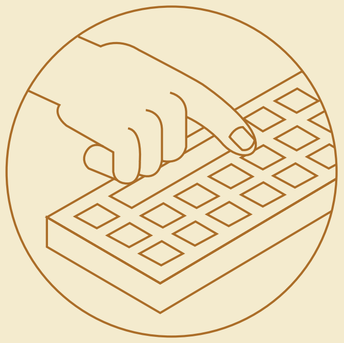
COGNITIVE: Problem solving, abstract thinking, cause-effect.

IMAGINATIVE: Self expression, receptive behaviour.



PRACTICAL LUXURY ZONE

THE WORLD AT YOUR DOORSTEP



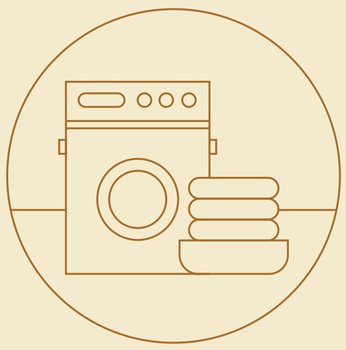
CO-WORKING SPACE



SUPERMARKET+ PHARMACY



CLINIC+ PHYSIOTHERAPY ROOM



LAUNDRY ROOM



CAR WASH AREA



GUEST ROOMS

... ALONG WITH SALON & EV CHARGING CLUSTERS.

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CO-WORKING SPACE

Guest rooms & suites



Mumbai Highway
CHANDANAGAR
St. Peter's School
Kennedy High School
JNTU University
HAFEEZPET
Old Mumbai Highway
Novotel
Hitex Exhibition Center
Nexus Mall
Lulu Mall
Metro Mart
Euro School
ASBL LANDMARK
Yashoda Hospitals
KPHB COLONY
Lakeshore Mall
Sarath City Mall
IDL Lake
Botanical Garden
Google
Ashoka One Mall
Gachibowli Stadium
TCS
DLF
Shilparamam
HITEC CITY
Balanagar Metro Station
Bharathi Vidyaniketan School
IIIT
AIG Hospitals
Hitec City Main Road
Cyber Towers
ISB
IKEA
Trident Hotel
Balanagar Main Road
Raheja Mindspace
Microsoft
TCS Deccan
Radcliffe Group of Schools
Knowledge City
MADHAPUR
Wipro
Inorbit Mall
Durgam Cheruvu
ESIC Medical College
Amazon
Care Hospitals
AMEERPET
Capgemini
ISB Road
Outer Ring Road
Waverock SEZ
FINANCIAL DISTRICT
Apple
ASBL Lakeside
RAIDURGAM
JUBILEE HILLS
KIMS Hospitals
ASBL Spectra
Oakridge International School
DPS
Jubilee Hills Check Post
PUNJAGUTTA
ASBL Loft
Mumbai Highway
Ashoka Liviano
Park Hyatt
GAR Amazon
KBR National Park
GVK One Mall
Hyatt Place
ASBL Spire
BANJARA HILLS
Taj Krishna
Towards Airport
Taj Banjara

THE BUILDER

ASBL®

Homes by ASBL

DEVELOPERS

At ASBL (Ashoka Builders India Private Limited), we believe that when you choose a home, you're choosing more than just four walls and a roof—you're embracing a lifestyle. Since our inception in 2017, under the visionary leadership of CEO and founder Ajitesh Korupolu and co-founder Thota Anil Kumar, ASBL has emerged as a beacon of innovation, transparency, and customer-centricity in Hyderabad's real estate landscape.

DESIGNS that put YOU first!

At ASBL YouDesign, we delve deep into homebuyers' lives, using research to create happiness-centric homes that elevate everyday living.

QUALITY that matches your standards.

We aim to ensure every day feels like a celebration, with Lifestyle Managers dedicated to enhance your living experience, and our indigenous lifestyle and facility management app, ASBL Homes

Crafting LIFESTYLES, not just homes!

Our commitment extends beyond design; Inncircles, our innovation lab, leverages technology to guarantee quality and timely delivery, streamlining operations and elevating construction.



ASBL

LOFT

FINANCIAL DIST.

TS RERA NO: P02400006761



ASBL

SPECTRA

FINANCIAL DIST.

TS RERA NO: P02400003071



ASBL

SPIRE

KOKAPET

TS RERA NO: P02400002261

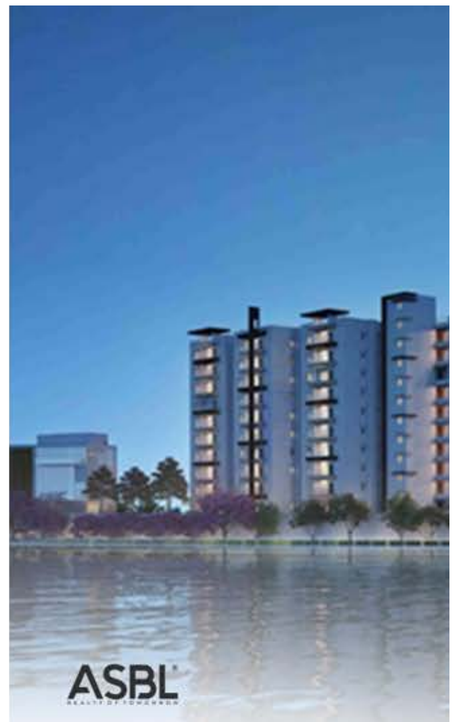


ASBL

SPRINGS

POCHARAM, UPPAL

TS RERA NO: P02200002897



ASBL

LAKESIDE

KHAJAGUDA

TS RERA: PO2400000612



“At ASBL, we believe that a home should be more than just a place to live—it should be an environment that speaks happiness and elevates your everyday life. Our goal is to offer thoughtful design that offer adequate personal space, vibrant social communities, and unparalleled convenience, ultimately enriching the lives of those who live there.”

-Ajitesh Korupolu, CEO of ASBL

SPECIFICATIONS

FOUNDATION & STRUCTURAL FRAME

RCC-Framed Structure, Resistant To Wind And Earthquake (Zone -2)

WALLS

INTERNAL WALLS: 8” Thick CC Blocks

EXTERNAL WALLS: 8” Thick CC Blocks

WALL PAINT

INTERNAL WALLS: Smooth cement/ acrylic putty finish with emulsion paint from Asian Paints or equivalent

EXTERNAL WALLS: Texture finish with exterior emulsion paint from Asian Paints or equivalent

DOORS AND WINDOWS

MAIN DOOR
Frame: Teak wood frame finished with melamine spray polish
Shutters: Veneer flush shutters with designer hardware

INTERNAL DOORS
BEDROOM DOORS
Frame: Hard wood factory-made wooden frames
Shutters: Two sides laminated flush shutters with designer hardware

BATHROOM DOORS
Frame: Granite frame
Shutters: Two sides laminated flush shutters with designer hardware

SLIDING DOORS
MAIN/BEDROOM BALCONY
Frame: UPVC slide doors with provision for mosquito mesh
Shutter: Toughened clear glass

WINDOWS
Frame: UPVC sliding/openable window system
Shutters: Toughened clear glass with provision for mosquito mesh

BATHROOM VENTILATORS
Frame: UPVC frame with fixed/openable shutter
Shutters: Toughened clear glass/ Toughened frosted glass

FLOORING

LIVING, DINING, BEDROOMS AND KITCHEN
Common Spaces (within flat): Living, Dining , Drawing- Glazed Vitrified Tiles-Matt Finish of size 800x1600 mm with spacer joint
Private Spaces (within flat): Glazed Vitrified Tiles-Matt Finish of size 600x 1200 mm with spacer joint

BALCONIES & UTILITY
Balcony Flooring: Wood finish Anti-skid tiles of reputed make with spacer joint
Utility Flooring: 300x600 mm vitrified anti-skid, matte finish tiles

BATHROOMS
Master Bathroom Flooring: 1200x600 mm
Other Bathroom Flooring: 600x600 mm

WALL TILING

BATHROOMS
Master Bathroom wall: 1200x600 mm
Other Bathroom walls: 600x600 mm

UTILITY
600x600 mm

PLUMBING

KITCHEN
Water Purifier: One inlet point for water purifier
Sink: One inlet point for sink

UTILITY
Washing Machine: One inlet point for washing machine
Sink: One inlet point for sink
Dishwasher: One inlet point for dishwasher
Tap: One Inlet point for Tap in Utility for bucket Water

BATHROOMS
Chrome Plated Fittings: Fixtures shall be from Grohe/Vitra or equivalent provided for-
a)Bathroom Shower with diverter for Hot & Cold water
b)Basin Mixer for Hot & Cold water
c)Bathroom Faucets from Health faucet for EWC
d)Flush Valve from Sloan or equivalent reputed brand

SANITARY:
a)Wall mounted EWC from Duravit or Equivalent
b)Counter Top Washbasin from Duravit or Equivalent

ELECTRICAL

Wiring: Concealed PVC insulated copper wiring of reputed make
Switch Boards: Modular switches from Legrand or equivalent
Distribution Board: One distribution board for each flat from Legrand or equivalent

LOCATION-WISE POWER OUTLETS:
Bedrooms & Living Area: Power outlets to be provided for light, fan, Air-conditioners, TV, and charging points

Bathrooms: Power outlet points to be provided for light, geyser and vanity

Main Balcony: Power outlets to be provided for light, fan, and charging point

POWER OUTLETS TO BE PROVIDED IN KITCHEN FOR:
a) Light
b) Chimney/Hob
c) Refrigerator
d) Microwave/Oven
e) Mixer/Grinder
f) Water Purifier
g) Dishwasher

UTILITY ROOM:
Power outlets to be provided for light, washing machine, dishwasher and dryer

TV/TELEPHONE:
Internet: Optic fibre cable to be provided in the Drawing Area
DTH: DTH points to be provided in Drawing Area
Intercom: Intercom point to be provided in the Drawing Area

POWER BACK UP:
100% power backup
DG set with acoustic enclosure and AMFs

PARKING:
Markings: Designated markings for each flat and visitor parking signage at relevant points
Car wash area: Will be provided in the basement

EV CHARGING:
Charging stations will be provided at dedicated spaces in the basements

FIRE & SAFETY
Fire equipment as per NBC regulations which includes:
a) Fire Alarms
b) Fire Hydrants
c) Fire Sprinkler System
d) Fire Curtains will be provided as per the fire norms

GAS
Piped LPG gas connection will be supplied from centralized gas bank to all flats

BILLING
Internal: Prepaid meters will be provided for water, gas, and electricity
External: Application based system will be provided for monitoring the domestic energy consumption for billing purposes

HAND RAILING
Aesthetically designed laminated glass railing systems with high-quality handrails, cap rails and railing base

MECHANICAL VENTILATION
Mechanical Ventilation system will be provided in the basements as per the NBC Norms

GARBAGE CHUTE
Garbage chutes will be provided in every floor of a reputed make

LIFTS
High speed automatic passenger lifts of reputed brand with group control and ARD Flooring, alongside aesthetically designed flooring with Granite.

Tower A: Passenger Lifts- 3; Service Lift- 1
Tower B & C: Passenger Lifts- 4 ; Service Lift - 1
Tower D: Passenger Lifts-6 ; Service Lift- 2

WTP & STP
a)Water treatment plant (WTP) for softening and treating of water for domestic purposes

b) Sewage treatment plant (STP) of adequate capacity as per regulatory norms

c) Treated sewage will be used for flushing and landscaping purposes

d) Rainwater harvesting pits provided for recharging groundwater level as per norms

e) Organic Waste Converter(OWC) is provided

SECURITY
a) Sophisticated round-the-clock security & Surveillance System.
b) Panic button and intercom is provided in the lifts connected to the security room.
c) Solar power fencing all-round the boundary.
d) Surveillance cameras at the designated areas as per design
e) RFID based Boom Barrier system which allows only designated residents into the community

EXTERNAL FINISHING
Texture finish and two coats of exterior cement/acrylic emulsion paint from Asian Paints or equivalent

COMMON AREA
Power for common area lighting will be provided from Solar, transformer, and DG

SOLAR POWER
Solar system will be provided on terrace with rating as per the norms

AMENITIES

LANDSCAPE AMENITIES
No Vehicular Zone
Party Lawn
Kids' Play Area
Basketball Court
Cricket Nets
Tennis Court
Pool & Kids' Pool
Cultural Workshop Area
Walking track
Cycling track
Seniors' Gathering Space

TOWER B AMENITIES
Grand Tower Lobby
Lift Lobbies
Waiting Lounges
Indoor Gym
Physiotherapy Room
Clinic
Supermarket
Hobby & Tuition Centre

TOWER A, C & D AMENITIES
Grand Tower Lobby
Lift Lobbies
Waiting Lounges

CLUBHOUSE AMENITIES (~43,000 SFT OF BUA)
Banquet Hall
Yoga/Aerobics Room
Salon
Guest Rooms
Co-Working Space
Big Living Room
Indoor Badminton Court
TT Room

AREA STATEMENT

S.No.	Flat Type	Saleable Area (in sq ft)	Facing	Rera Carpet Area (in sq ft) (a)	Exclusive Balcony Area (in sq ft) (b)	External Walls Area (in sq ft) (c)	a+b+c (in sq ft)	Common Area (in sq ft)
1	1645 - E	1645	East	1117.6	67.08	96.91	1281.59	363
2	1740 - W	1740	West	1168.80	84.70	99.74	1353.24	387
3	1805 - W	1805	West	1217.24	77.82	108.82	1403.88	401
4	1805 - N	1805	North	1217.24	77.82	108.82	1403.88	401
5	1975 - E	1975	East	1293.6	129.9	113.18	1536.68	438
6	1975 - E	1975	East	1293.6	129.9	113.18	1536.68	438
7	2065 - W	2065	West	1412.67	77.82	115.75	1606.24	459
8	2065 - N	2065	North	1337.50	151.40	117.71	1606.61	458
9	2450 - N	2450	North	1617.59	161.15	127.52	1906.26	544
10	2455 - E	2455	East	1624.7	157.14	127.61	1909.45	546
11	2455 - E	2455	East	1624.65	157.14	127.62	1909.41	546
12	2455 - W	2455	West	1621.20	160.61	127.61	1909.42	546
13	2500 - E	2500	East	1671.90	148.80	124.87	1945.57	554
14	2505 - W	2505	West	1658.6	161	128.88	1948.48	557
15	2515 - W	2515	West	1683.74	147.52	125.73	1956.99	558
16	2540 - W	2540	West	1679.00	165.17	131.26	1975.43	565
17	2560 - W	2560	West	1775.55	98.25	118.72	1992.52	567
18	2860 - E	2860	East	1896.36	190.65	137.02	2224.04	636

ASBL
LANDMARK

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TG RERA No: P02200008770

A project by Kleitos Ventures Pvt Ltd
(A subsidiary of Ashoka Builders India Pvt Ltd)