



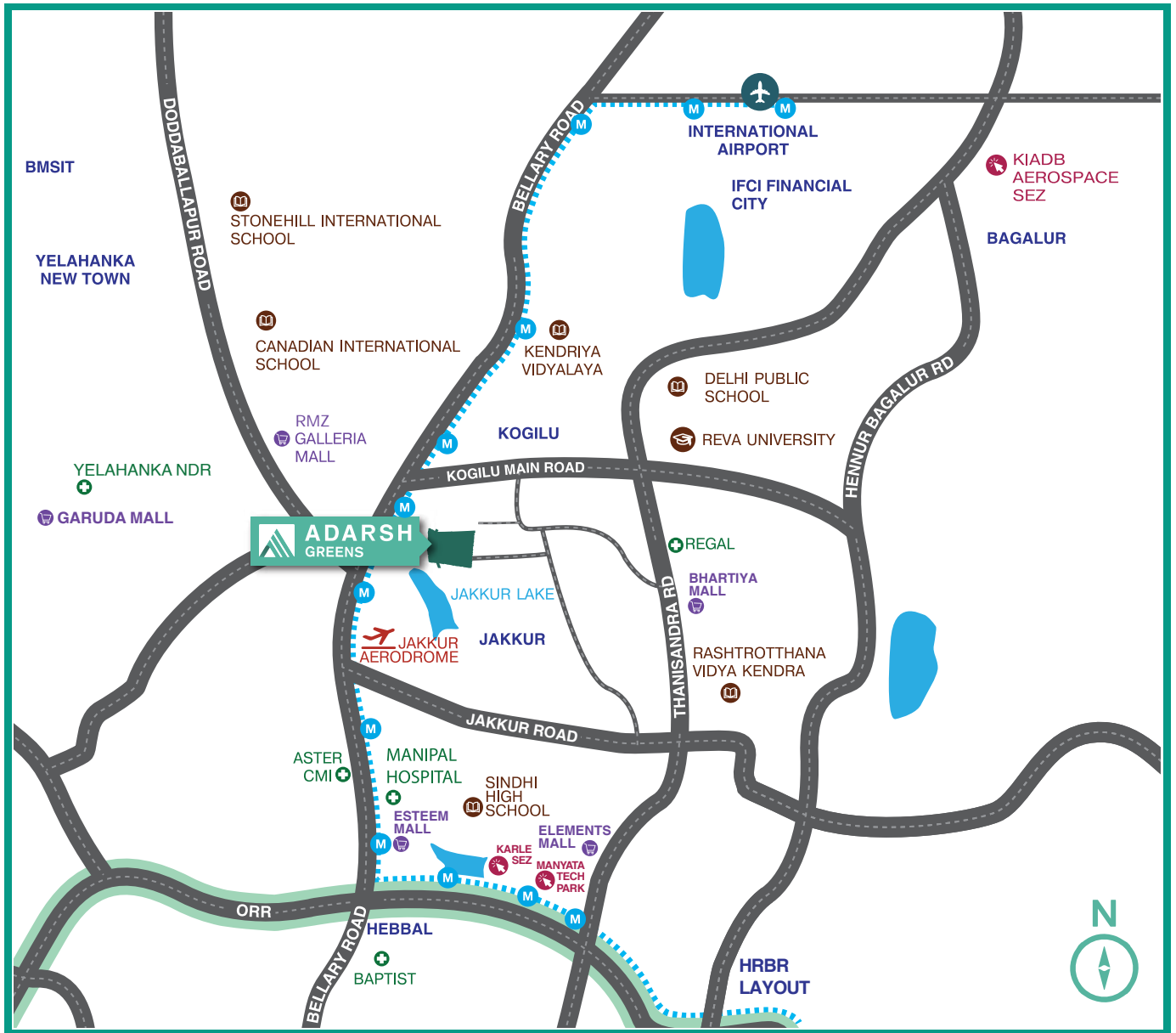
ADARSH GREENS

Near Jakkur Lake

2 BHK Premium Homes for a Millennial Lifestyle



Artistic Impression



Adarsh Greens is only a 20-minute drive away from Manyata Tech Park. Your future home is surrounded by ample greenery. Yet, you will never be far from the important sections of the city.

- Adarsh Greens is just 4 kms from Yelahanka Metro Station.
- The proposed 18.0 m wide CDP Road will further enhance the connectivity.
- Well-connected to hospitals, schools, colleges and workplaces.

- 15 to 25 minutes drive to:
 - Kempegowda International Airport
 - Aster CMI Hospital
 - Manipal Hospital
 - Elements Mall
 - RMZ Galleria Mall
 - Esteem Mall
 - Garuda Mall
 - Karle SEZ
 - Kirloskar Tech Park
 - Greenfield Public School
 - The HDFC School
 - Delhi Public School

MASTER PLAN



LIFE AT ADARSH GREENS

Be it indoors or outdoors, our 40+ amenities are selected solely to provide you with a plethora of activities to choose from:

Current Amenities

- | | |
|------------------------------|--------------------------|
| 1. Entry & Exit | 13. Drop-off Area |
| 2. Clubhouse & Arrival Plaza | 14. Lap Pool |
| 3. Leisure Pool | 15. Pool Deck |
| 4. Kids' Pool | 16. Amphitheatre & Stage |
| 5. Party Lawn | 17. Tennis Court |
| 6. Giant Board Game | 18. Volleyball Court |
| 7. Orchard Garden | 19. Peripheral Green |
| 8. Fern Garden | |
| 9. Kids' Play Area | |
| 10. Cricket Practice Net | |
| 11. Paw Park | |
| 12. Mound | |

Future Amenities

- | | |
|--------------------------|------------------------------------|
| 20. Seating Deck | 32. Services |
| 21. Basketball Court | 33. Secondary Entry |
| 22. Nature Trail | 34. Peripheral Green |
| 23. Seating Pavilions | 35. Signage Pylon |
| 24. Planting Mound | 36. Kids' Play Area |
| 25. Cricket Practice Net | 37. Football Field |
| 26. Mini Golf | 38. Meditation Deck with Lily Pond |
| 27. Senior Citizen Court | 39. Reflexology Pathway |
| 28. Kids' Play Area | 40. Hammock Garden |
| 29. Tree Court | |
| 30. Amphitheatre & Stage | |
| 31. Kids' Play Park | |

Disclaimer: Layout details mentioned here are only indicative and subject to change.

2 BHK Apartment (Without Utility)



LEGEND

1	ENTRY	4'0" X 3'6"
2	LIVING / DINING	15'7" X 13'6" (11'0')
3	BALCONY	4'6" X 10'9"
4	KITCHEN	7'0" X 10'0"
5	BEDROOM	10'0" X 10'0"
6	M. BEDROOM	13'3" X 10'0"
7	G.TOILET	5'0" X 7'6"
8	A.TOILET	5'0" X 8'0"

	CARPET AREA	SUPER BUILT-UP AREA
SQMT	59.20	88.72
SQFT	637.23	955.00

Usable Area: 689 Sqft

Disclaimer:

The furniture/ fixtures shown in the floor plans are purely indicative and are not a part of the actual offering. The room dimensions are from block to block without considering any plaster or finish. Any unforeseen changes in the unit plan would result in the sale area. The size, shape and position of windows/ doors/ railings/ kitchen platform and other elements are subject to change.

2 BHK Apartment



LEGEND

1	ENTRY	2'9" X 3'6"
2	LIVING / DINING	16'0" X 13'6" (11'0')
3	BALCONY	4'6" X 10'9"
4	KITCHEN	7'0" X 9'10"
5	UTILITY	6'8" X 4'7"
6	BEDROOM	10'0" X 10'0"
7	M. BEDROOM	13'9" X 10'0"
8	G.TOILET	5'0" X 7'6"
9	A.TOILET	5'0" X 8'0"

	CARPET AREA	SUPER BUILT-UP AREA
SQMT	59.60	93.36
SQFT	641.64	1005.00

Usable Area: 727 Sqft

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THE HIGHLIGHTS



**Indian Green Building Council
(IGBC) Certified**



42,000 Sqft Clubhouse



Football Field



5 Badminton Courts



**State-of-the-art Gym/
Health Club & Aerobics Hall**



74% Open Spaces



Water Conservation System



**Natural Light &
Air in Every Corner**



**Aesthetically Designed
Restaurant**



Differently Abled Friendly



Secured Gated Community

THE ADARSH GREENS ADVANTAGE



Water Conservation System

We understand the importance of saving water. Our Water Conservation System's dual piping ensures you use fresh water in shower/ washbasin/ toilet faucet/ kitchen, and recycled treated water for toilet flushes.



Best in Class Ventilation

With apartments growing in every nook and corner of this city, natural light and air are difficult to come by. The linear design of the architecture at Adarsh Greens ensures that most of the apartments are abound in natural light and ventilation.



Best in Segment Open Area

Of our 26 acres, nearly 74% is just open spaces, full of greenery and life. A treat to the mind and soul, the landscape caters to physical and psychological comfort of all the occupants. It acts as a place for social and community living. There are parks for people of all ages, and the serene poolside exudes a sense of peace and harmony.



Best in Segment Specifications

Adarsh Greens is built to deliver on Adarsh's promise of infrastructure quality. From the floor tiles to electrical fixtures, the elevators, and even the sanitary network – all of it is constructed with the best quality materials available in the market.



Efficient Use of Living Spaces

At Adarsh Greens, you get the 'Best in Segment Useable Area'. The homes are designed to maximize the floor space so that your homes may always feel more spacious. There is even a provision of utility area in the 2 BHK apartments.

THE SPECIFICATIONS

At Adarsh Group, we care about building homes that live up to the modern standards of living. Therefore, it is of utmost importance that the materials of construction are chosen carefully. By using the best resources in the market, our millennial homeowners will have the peace of mind that their homes will remain a great investment for years to come.

1. STRUCTURE

- Seismic zone II compliant RCC wall structural system.

2. FLOORING

- Good quality vitrified tiles in living, dining, bedrooms, kitchen, lift lobbies and corridors.
- Good quality ceramic tiles for balconies, utility area & toilets.

3. TOILETS

- Premium quality ceramic tile dado in all toilets.
- White wall mounted EWC & washbasin.
- False ceiling and exhaust fan in all toilets.

4. DOORS

- All doors with engineered door frames & flush door shutter with lamination.
- UPVC sliding doors with mosquito mesh provision for living room to balcony.

5. KITCHEN

- Granite platform with stainless steel sink & drain board with spout.
- 2 feet dado above platform area with ceramic glazed tiles.

6. PAINTING

- Interior: Oil bound distemper paint.
- Exterior: Texture paint.

7. PLUMBING

- Good quality CP fittings, PVC drainage & storm water pipes.
- Dual piping for fresh water in shower/ washbasin/ toilet faucet/ kitchen and recycled treated water for toilet flushes.

8. ELECTRICAL

- TV, telephone, networking in master bedroom & living area.
- Electrical AC points in all bedrooms & living area.
- Two Earth Leakage Circuit Breaker (ELCB) for each flat.
- Individual metering for both BESCO & DG power backup.

9. LIFT

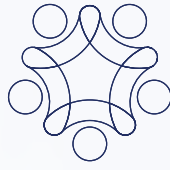
- Passenger and service lift for each block.

10. OTHERS

- Fiber to the home (Data & Voice).
- Internal telephone cabling/wiring for all apartments.
- CCTV surveillance for basement & ground floor lift entry in every block and access controlled entry & exit.
- 100% power backup for lifts, pumps and lighting in common areas.



 ADARSH
GREENS



THE
ADARSH
LIFE

The Adarsh Life. It's reflected in every single thing we undertake. Our development, architecture, spaces, and our commitment. For 35 years, Adarsh has delivered exceptional properties that offer the best of comfort and the finest of facilities. Across generations, old and new Bengalureans have come to love us for the fulfilling lifestyle our spaces provide, and for the one promise we never fail to uphold - The Adarsh Life.



**35 Years of
Experience**



**23+ Projects
Completed**



**10,000 +
Happy customers**



**15+ Awards
& Honorable
Recognitions**



**19+ Million Sqft
Transformed**





Creating memories for a lifetime

Sales Lounge: Adarsh Greens,
Sy. No. 3, Garg Street, Prakruti Nagar,
Gastikempanahalli, Kogilu, Bengaluru - 560064.

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A member of CREDAI BENGALURU

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