



Off Sarjapur Road

Where every day rises to
landmark living

Adarsh Welkin Park Apartments stands as Rayasandra Road's biggest landmark, crafted to redefine premium urban living. Nestled by the serene Gattahalli Lake, its lake-facing homes offer unobstructed views and unmatched tranquillity.

Here, every tower rises to embrace the sky while staying rooted in nature. Designed with clean lines, natural tones, and expansive negative spaces, each residence merges modern aesthetics with timeless luxury.

This is not just a home but a statement of living. Discover a destination where your mornings begin with golden lake views and nights end under endless starlit skies.

Elevate each day to **sky-high heights**



High-rise Towers
(G+25 Floors)



72%
Open Space



73,000 sq. ft.
Ultra-Luxurious Clubhouse












75+
Amenities

At Rayasandra Road's premier landmark, awaken to calm lake views and unwind with skyline panoramas every day. Discover premium 2.5 & 3 BHK homes with unmatched luxury and space.

Luxury that defines landmarks

Located along Rayasandra Road, Adarsh Welkin Park Apartments offers unmatched connectivity to Sarjapur Road, Electronic City, and the Metro Phase III. This is where nature, luxury, and urban life meet.

-  Proposed PRR
-  Proposed 100 ft. Road
-  State Highway 35
-  Sarjapur Road
-  NICE Road
-  Namma Metro Yellow Line
-  Outer Ring Road
-  Proposed Metro Phase III
-  Railway Station

LOCATION MAP





Live where life is
effortlessly connected

Schools

Edenbridge International School	-	3 kms
Aurinko Academy	-	3 kms
Smrti Academy	-	3 kms
National Public School	-	4 kms
Primus Public School	-	4 kms
Sri Chaitanya School	-	5 kms
Harvest International School	-	6 kms

Hospitals

Springleaf Hospital	-	5 kms
Sacred Oak Hospital	-	5.5 kms
Kauvery Hospital	-	7 kms
Manipal Hospital Sarjapur Road	-	8 kms
E-city Hospital	-	8 kms

Recreation

Street 1522	-	7 kms
Byg Brewski	-	7 kms
Sarjapur Social	-	7 kms
Macaw By Stories	-	7 kms
Roxie	-	8 kms
Central Mall	-	9 kms

Tech-parks & Companies

TCS	-	4 kms
Tech Mahindra	-	6 kms
Siemens	-	6 kms
Infosys Limited	-	8 kms
Hustlehub Tech Park	-	8 kms
J P Morgan	-	8 kms
Accenture	-	9 kms
Eco World	-	10 kms

Note: Distances mentioned are approximate only.



Amenities that elevate **daily living**

At Adarsh Welkin Park Apartments, each amenity is crafted to inspire a sophisticated way of living. Immerse yourself in spaces that rejuvenate your body, indulge your senses, and create meaningful connections every single day.

Recreation and wellness at every corner





















- Amphitheatre with stage
- Party lawn with stage
- Play lawn with flexi seating
- Campfire area
- Aqua deck
- Jacuzzi
- Lap pool
- Shallow water body
- Leisure pool
- Pet Park
- Experience lawn with Miyawaki forest
- Picnic lawn
- Multi-purpose lawn
- Mini golf
- Barbeque zone
- Lawn with informal seating
- Pool deck and loungers
- Multi-purpose lawn with reflection pond
- Maze garden
- Coconut grove
- Aroma garden
- Acupuncture walks
- Exercise centre
- Kids' pool
- Board games
- Multi-purpose court
- Skate plaza
- Miyawaki forest
- Yoga/Meditation zone with deck
- Football field
- Box cricket
- Basketball court
- Tennis court
- Volleyball court
- Cricket practice net
- Rock climbing wall
- Cognitive play area
- Trampoline Park
- Reflexology path

A clubhouse crafted for
indulgence

Step into a sprawling 73,000 sq. ft. clubhouse crafted for the extraordinary. From fitness zones and entertainment arenas to elegant gathering spaces, experience a world where your lifestyle feels truly limitless.

Amenities that redefine **clubhouse luxury**



-  Restaurant
-  Bar
-  2 Banquet Halls
-  8 Badminton Courts
-  2 Squash Courts
-  2 Table Tennis Tables
-  2 Pool Tables
-  Gym
-  Aerobics/Yoga Hall
-  Crèche
-  Health Club
-  Games Room
-  Supermarket
-  ATM
-  Home Theatre
-  Salon
-  Indoor Swimming Pool
-  Outdoor Swimming Pool

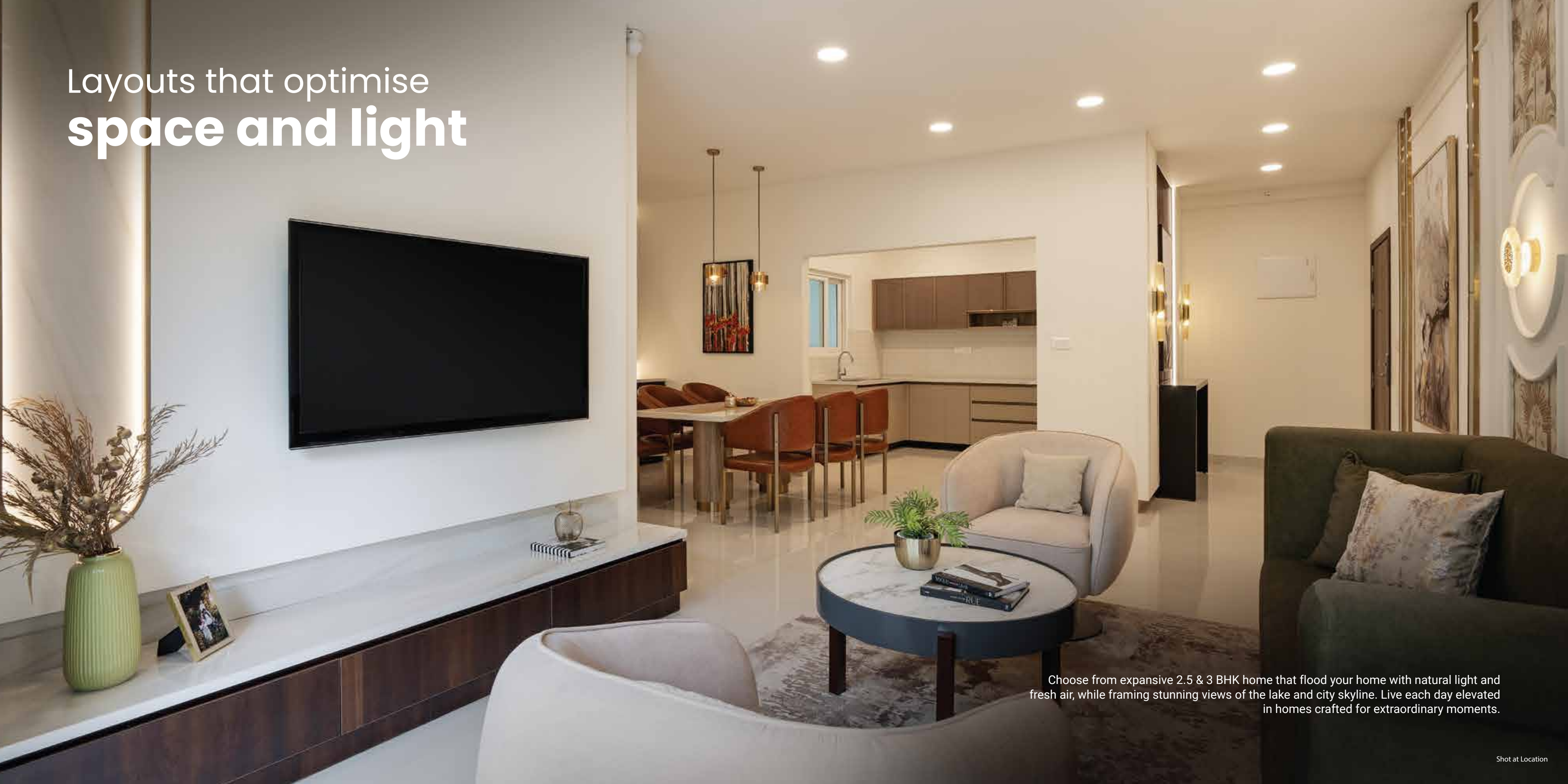
Master-planned to create a lasting landmark

Legend:

- | | | |
|---|---|---|
| 1. Security Cabin with Signage | 28. Campfire Area | 55. Boardwalk |
| 2. Vehicular Entry (9 m wide) | 29. Barbeque Zone | 56. Multi-purpose Lawn with Reflection Pond |
| 3. Bus Bay | 30. Acupuncture Walk | 57. Experience Lawn with Miyawaki Forest |
| 4. Exit (9 m wide) | 31. Exercise Centre | 58. Football Field |
| 5. Driveway (19 m wide) Carriageway (13.7 m wide) | 32. Aqua Deck | 59. Viewing Deck |
| 6. Roads (9 m wide) Carriageway (5.5 m wide) | 33. Water Feature | 60. Yoga/Meditation Zone with Deck |
| 7. Pedestrian Path | 34. Extended Lawn | 61. Access from Basement |
| 8. Secondary Entrance/Exit | 35. Lap Pool | 62. Box Cricket |
| 9. Informal Seating Area | 36. Jacuzzi | 63. Basketball Court |
| 10. Children's Play Area | 37. Lawn with Informal Seating | 64. Viewing Gallery |
| 11. Terraced Lawn | 38. Shallow Water Body | 65. Access from Podium |
| 12. Tower Drop-offs | 39. Kids' Pool | 66. Viewing Deck |
| 13. Surface Parking | 40. Pool Deck with Shade Structure and Loungers | 67. Tennis Court |
| 14. Cycling Track | 41. Shallow Water Body with Tree Island | 68. Maze Garden |
| 15. Butterfly Garden | 42. Floating Walkway | 69. Volleyball Court |
| 16. Hopscotch/Floor Games | 43. Arrival Plaza | 70. Seating Pavilion |
| 17. Multi-purpose Lawn with Mounds | 44. Wi-Fi Zone | 71. Cricket Practice Net |
| 18. Traffic Island | 45. Board Games | 72. Senior Citizen Court |
| 19. Natural Trail | 46. Event Lawn | 73. Seating Deck |
| 20. Tropical Planting | 47. Multi-purpose Court | 74. Rock Climbing Wall |
| 21. Emergency Vehicular Access | 48. Skate Plaza | 75. Cognitive Play Area |
| 22. Mini Golf | 49. Pet Park | 76. Trampoline Park |
| 23. Amphitheatre with Stage | 50. Picnic Lawn | 77. Gathering Plaza |
| 24. Aroma Garden | 51. Service Walkway | 78. Coconut Grove |
| 25. Party Lawn with Stage | 52. Seating Island | 79. Reflexology Path |
| 26. Play Lawn with Flexi Seating | 53. Floating Deck | 80. Multi-purpose Lawn |
| 27. Tactile Walk | 54. Miyawaki Forest | |



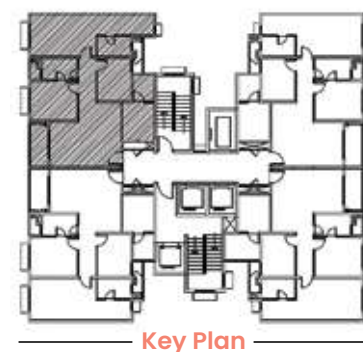
Layouts that optimise **space and light**



Choose from expansive 2.5 & 3 BHK home that flood your home with natural light and fresh air, while framing stunning views of the lake and city skyline. Live each day elevated in homes crafted for extraordinary moments.

2.5 BHK Unit Plan

Block 6 (Wing A&B): Type 2.5E

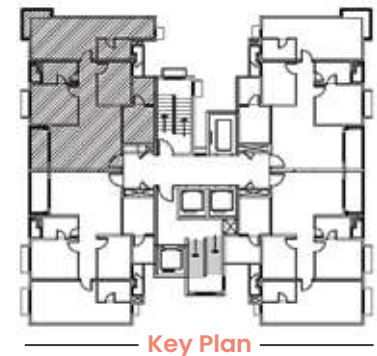


Wing-A		Wing-B	
A-101 to A-1801		B-101 to B-1801	
A-2001 to A-2501		B-2001 to B-2501	

Carpet Area		Super Built-up Area	
SQ.MTS.	SQ.FT.	SQ.MTS.	SQ.FT.
90.08	970	131.25	1413

2.5 BHK Unit Plan

Block 6 (Wing E): Type 2.5E.1



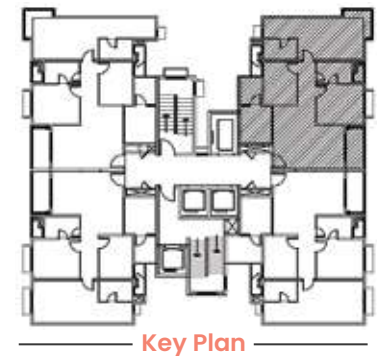
Wing-E
E-1801, E-2001 to E-2501



Carpet Area		Super Built-up Area	
SQ.MTS.	SQ.FT.	SQ.MTS.	SQ.FT.
90.08	970	132.10	1422

2.5 BHK Unit Plan

Block 6 (Wing E): Type 2.5F.1



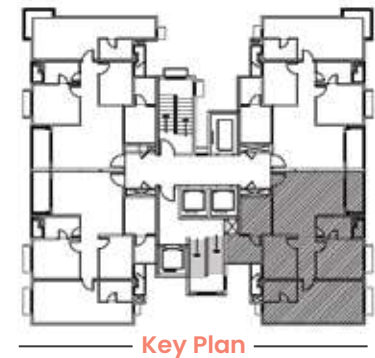
Wing-E
E-1802 to E-2502

Carpet Area		Super Built-up Area	
SQ.MTS.	SQ.FT.	SQ.MTS.	SQ.FT.
87.29	939	127.92	1377



2.5 BHK Unit Plan

Block 6 (Wing E): Type 2.5G



Wing-E
E-1803 to E-2503



Carpet Area		Super Built-up Area	
SQ.MTS.	SQ.FT.	SQ.MTS.	SQ.FT.
87.44	941	130.10	1400

3 BHK Unit Plan

Block 4 (Wing A and D): Type 3A



Key Plan



Wing-A		Wing-D	
A-203 to A-2503		D-203 to D-2503	

Carpet Area		Super Built-up Area	
SQ.MTS.	SQ.FT.	SQ.MTS.	SQ.FT.
115.81	1247	173.45	1867

3 BHK Unit Plan

Block 4 (Wing A and D): Type 3B



Wing-A		Wing-D	
A-004 to A-2504		D-004 to D-2504	

Carpet Area		Super Built-up Area	
SQ.MTS.	SQ.FT.	SQ.MTS.	SQ.FT.
117.14	1261	176.25	1897

3 BHK Unit Plan

Block 4 (Wing B and E): Type 3C



Key Plan



Wing-B		Wing-E	
B-001 to B-2501		E-001 to E-2501	

Carpet Area		Super Built-up Area	
SQ.MTS.	SQ.FT.	SQ.MTS.	SQ.FT.
115.81	1247	173.55	1868

3 BHK Unit Plan

Block 4 (Wing A): Type 3D.1



Key Plan

Wing-A

A-202 to A-1802

A-2002 to A-2502



Carpet Area		Super Built-up Area	
SQ.MTS.	SQ.FT.	SQ.MTS.	SQ.FT.
110.80	1193	168.37	1812

Crafted to last,
styled to impress

Every detail, from elegant flooring to premium fittings, is handpicked for enduring quality and timeless style. Discover thoughtful specifications that not only elevate your home's beauty but also define it as a landmark of lasting value.

Specifications

Structure:

- Seismic Zone II compliant RCC structure
- Masonry walls with ACC block

Plastering:

- All internal walls smoothly plastered
- External plastering with sponge finish

Flooring:

- Good quality vitrified tile flooring in living, dining & kitchen
- Laminated wooden flooring in master bedroom and vitrified tile flooring in other bedrooms
- Ceramic tiles for toilets, balconies, and utility area
- Granite flooring in ground floor lift lobby and vitrified tiles in lift lobbies of all the floors
- Pre-polished concrete step tiles for staircase

Toilets:

- Good quality ceramic tile dado in all toilets
- White colour EWC, washbasin and mirror for all toilets
- Toughened glass shower partition with openable shutter in master bedroom toilet only
- Single lever mixer with shower rail and hand shower for all showers and single lever mixer for all washbasins
- Provision for geysers in all toilets
- Exhaust fan in all toilets
- Health faucet in all toilets

Doors:

- All doors with engineered door frame & moulded skin panel shutters
- UPVC sliding doors with mosquito mesh for living room to balcony and bedroom to balcony

Windows:

- UPVC sliding windows with mosquito mesh
- M.S grills (from inside) for windows at ground and first floor only

Lift:

- Lifts of suitable size and capacity will be provided in all towers

Kitchen:

- Granite platform with stainless steel single bowl sink and drain board with sink mixer
- Provision for dish washer in utility
- 2 feet (0.6 m) dado above platform area with ceramic glazed tiles
- Provision for water purifier point in kitchen
- Provision for washing machine in utility area

Painting/Polishing:

- Interior: Plastic emulsion paint
- Exterior: Acrylic emulsion paint
- Enamel painting for MS grill/railings

Plumbing:

- Good quality CP fittings
- Good quality PVC drainage and storm water pipes
- Dual piping system – Freshwater in shower/washbasin/toilet/faucet/kitchen and recycled treated water for toilet flushes
- Water meter for all flats

Electrical:

- TV, telephone, networking, and electrical AC points in all bedrooms and living area
- Two Earth Leakage Circuit Breakers (ELCB) per flat (one for AC and heating, and the other for lighting)
- Good quality electrical wires and switches
- Provision for ceiling fan points in living/dining and all bedrooms
- Connected power load: 2 BHK & 2.5 BHK – 5 KW, and 3 BHK – 6 KW
- Power back-up of allocated power with 50% diversity factor
- Meter for both BESCO and DG

Telephone & Network:

- FTTH – Fiber-To-The-Home internal cabling
- Internal telephone cabling/wiring in all apartments

Safety & Security:

- CCTV surveillance for common areas and access-controlled entry and exit
- Project is designed to detect and fight for fire incidents as per norms

Others:

- Rainwater harvesting system as per municipal guidelines
- Sewage treatment plant is provided and treated water is connected to all flushing cisterns
- Piped gas provision up to utility for all flats

TRANSFORMING BENGALURU'S SKYLINE, **SINCE 1988.**

37 Years of
Experience

12k+ Happy
Customers

26+ Projects
Completed

22.38+ Million sq.ft.
Transformed

13.9 Million sq.ft.
of Ongoing Projects

25.09 Million sq.ft.
of Upcoming Projects

OUR LANDMARK PROJECTS

Shangri-La Bengaluru

Adarsh Palm Meadows

Adarsh Palm Retreat

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Creating memories for a lifetime™

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PHASE 2: PRM/KA/RERA/1251/308/PR/080725/007900

For more details: www.rera.karnataka.gov.in

CREDAI
BENGALURU



FOR THE
INDEPENDENT

Signature Villas Off Sarjapur Road



Nestled within the embrace of nature, Adarsh Welkin Park offers a distinctive sense of freedom, where villas stand as a testament to architectural excellence and the pursuit of perfection. Each villa here boasts a built-up area ranging from 3389 sq.ft. to 4841 sq.ft., allowing you to savor the lifestyle you've always dreamt of.

These villas are not just structures, they are open invitations to a life unconfined. With their independent and private designs, they grant you the unique gift of freedom. At Adarsh Welkin Park, you'll find yourself connected with the elements, forging a seamless bond with nature that empowers you to live life on your terms.

Here, you'll experience the remarkable fusion of urban tranquility and contemporary sophistication. It's a place where the sky elegantly blends with the earth, where horizon lines blur, and where you are the architect of your endless freedom.

Here, the opportunity to lead a wholly independent life awaits. Come and immerse yourself in the essence of modern living within the tranquil arms of nature, and discover Adarsh Welkin Park for yourself.



The essence of the
INDEPENDENT LIFE.

Project Highlights



Progressive
villa architecture



Ultra-luxurious
73,000 sq.ft. clubhouse



Spacious villas with
exceptional ventilation



Verdant haven with
exquisite landscaping

LOCATION MAP



-  Proposed PRR
-  Proposed 100 ft. Road
-  State Highway 35
-  Outer Ring Road
-  Proposed Metro Phase III
-  Railway Station
-  Sarjapur Road
-  NICE Road



Map not to scale

A location to build your INDEPENDENT DREAMS ON.



Schools

- Edenbridge International School 3 kms
- National Public School 4 kms
- Primus Public School 4 kms
- Aurinko Academy 3 kms
- Smrti Academy 3 kms
- Harvest International School 6 kms
- Sri Chaitanya School 5 kms



Hospitals

- Manipal Hospital Sarjapur Road 8 kms
- Ecity Hospital 8 kms
- Springleaf Hospital 5 kms
- Sacred Oak Hospital 5.5 kms
- Kauvery Hospital 7 kms



Recreation

- Street 1522 7 kms
- Byg Brewski 7 kms
- Sarjapur Social 7 kms
- Roxie 8 kms
- Central Mall 9 kms
- Macaw By Stories 7 kms



Techparks & Companies

- Accenture 9 kms
- Tech Mahindra 6 kms
- TCS 4 kms
- Infosys Limited 8 kms
- Siemens 6 kms
- Hustlehub Tech Park 8 kms
- Eco world 10 kms
- J P Morgan 8 kms

All distances are approximate



Bold villas of
ADARSH WELKIN PARK.

These villas boast a contemporary aesthetic, characterized by sleek flat roofs. They feature modern open floor plans and adhere to Vaastu principles. The living and dining areas seamlessly merge into one, opening onto a private rear garden with an expansive deck and beautifully landscaped area.

On the upper floor, you'll find a dedicated family room and bedrooms, each complemented by balconies and open terraces that provide stunning views of the lush estate.

MASTER PLAN



A meaningful tomorrow starts with a MASTERFUL PLAN.

Legend

- | | | |
|---|--|--|
| <ol style="list-style-type: none"> 1. Security Cabin with Signage 2. Vehicular Entry (9 m wide) 3. Bus Bay 4. Exit (9 m wide) 5. 19m Wide Driveway (13.7 m wide carriageway) 6. 9 m Wide Roads (5.5 m wide carriage way) 7. Pedestrian Path 8. Secondary Entrance / Exit 9. Informal Seating Area 10. Children's Play Area 11. Terraced Lawn 12. Tower Drop-offs 13. Surface Parking 14. Cycling Track 15. Butterfly Garden 16. Hopscotch / Floor Games 17. Multi-purpose Lawn with Mounds 18. Traffic Island 19. Natural Trail 20. Tropical Planting | <p>Clubhouse Amenities :</p> <ol style="list-style-type: none"> 21. Emergency Vehicular Access 22. Mini Golf 23. Amphitheatre with Stage 24. Aroma Garden 25. Party Lawn with Stage 26. Play Lawn with Flexi Seating 27. Tactile Walk 28. Campfire Area 29. Barbeque Zone 30. Acupuncture Walk 31. Exercise Centre 32. Aqua Deck 33. Water Feature 34. Extended Lawn 35. Lap Pool 36. Jacuzzi 37. Lawn with Informal Seating 38. Shallow Water Body 39. Kid's Pool 40. Pool Deck with Shade Structure and Loungers 41. Shallow Water Body with Tree Island 42. Floating Walkway 43. Arrival Plaza 44. Wi-Fi Zone 45. Board Games 46. Event Lawn 47. Multi-Purpose Court 48. Skate Plaza | <p>Pocket Parks :</p> <ol style="list-style-type: none"> 49. Pet Park 50. Picnic Lawn 51. Service Walkway 52. Seating Island 53. Floating Deck 54. Miyawaki Forest 55. Boardwalk 56. Multi-purpose Lawn with Reflection Pond 57. Experience Lawn with Miyawaki Forest 58. Football Field 59. Viewing Deck 60. Yoga / Meditation Zone with Deck 61. Access from Basement 62. Box Cricket 63. Basketball Court 64. Viewing Gallery 65. Access from Podium 66. Viewing Deck 67. Tennis Court 68. Maze Garden 69. Volleyball Court 70. Seating Pavilion 71. Cricket Practice Net 72. Senior Citizen Court 73. Seating Deck 74. Rock Climbing Wall 75. Cognitive Play Area 76. Trampoline Park 77. Gathering Plaza 78. Coconut Grove 79. Reflexology Path 80. Multi-purpose Lawn |
|---|--|--|



THOUGHTFUL AMENITIES
to make your life more immersive.



Recreation and Way of Living

- Amphitheatre with stage
- Party lawn with stage
- Play lawn with flexi seating
- Campfire area
- Aqua deck
- Jacuzzi
- Lap pool
- Shallow water body
- Leisure pool
- Pet park
- Experience lawn with miyawaki forest
- Picnic lawn
- Multi-purpose lawn
- Mini golf
- Barbeque zone
- Lawn with informal seating
- Pool deck with shade structure and loungers
- Multi-purpose lawn with reflection pond
- Maze garden
- Coconut grove






















Wellness and Physical Well-being

- Aroma garden
- Acupuncture walk
- Exercise centre
- Kids' pool
- Board games
- Multi-purpose court
- Skate plaza
- Miyawaki forest
- Yoga / Meditation zone with deck
- Football field
- Box cricket
- Basketball court
- Tennis court
- Volleyball court
- Cricket practice net
- Rock climbing wall
- Cognitive play area
- Trampoline park
- Reflexology path



It truly can't get any
BETTER THAN THIS.

CLUBHOUSE AMENITIES

- | | |
|---|---|
|  Restaurant |  Crèche |
|  Kitchen |  Health club |
|  Bar |  Games room |
|  2 banquet halls |  Supermarket |
|  8 badminton courts |  ATM |
|  2 squash courts |  Home theatre |
|  2 table tennis tables |  Salon |
|  2 pool tables |  Indoor swimming pool |
|  Gym |  Outdoor swimming pool |
|  Aerobics / Yoga hall | |

FLOOR PLANS

4 BHK EAST FACING VILLA



Ground Floor



First Floor



Terrace Floor

40' X 60'

Total site area: 2400 sq.ft.

- Ground Floor: **1464 sq.ft.**
- First Floor: **1396 sq.ft.**
- Second Floor: **519 sq.ft.**

Built-up area:	3379 sq.ft.
Canopy area:	100 sq.ft.
1/3 canopy area:	33 sq.ft.
Total built-up area:	3412 sq.ft. (3379 + 33)



FLOOR PLANS

4 BHK WEST FACING VILLA



Ground Floor



First Floor



Terrace Floor

40' X 65'

Total site area: 2600 sq.ft.

- Ground Floor: **1515 sq.ft.**
- First Floor: **1437 sq.ft.**
- Second Floor: **487 sq.ft.**

Built-up area: 3439 sq.ft.

Canopy area: 100 sq.ft.

1/3 canopy area: 33 sq.ft.

Total built-up area: 3472 sq.ft. (3439 + 33)



FLOOR PLANS

4 BHK EAST FACING VILLA



Ground Floor



First Floor



Terrace Floor

40' X 70'

Total site area: 2800 sq.ft.

- Ground Floor: **1591 sq.ft.**
- First Floor: **1515 sq.ft.**
- Second Floor: **614 sq.ft.**

Built-up area: 3720 sq.ft.

Canopy area: 100 sq.ft.

1/3 canopy area: 33 sq.ft.

Total built-up area: 3753 sq.ft. (3720 + 33)



FLOOR PLANS

4 BHK EAST FACING VILLA



Ground Floor



First Floor



Terrace Floor

40' X 75'

Total site area: 3000 sq.ft.

- Ground Floor: **1764 sq.ft.**
- First Floor: **1693 sq.ft.**
- Second Floor: **727 sq.ft.**

Built-up area: 4184 sq.ft.
Canopy area: 100 sq.ft.
1/3 canopy area: 33 sq.ft.
Total built-up area: 4217 sq.ft. (4184 + 33)



FLOOR PLANS

4 BHK WEST FACING VILLA



Ground Floor



First Floor



Terrace Floor

50' X 80'

Total site area: 4000 sq.ft.

- Ground Floor:
2113 sq.ft.
- First Floor:
2017 sq.ft.
- Second Floor:
663 sq.ft.

Built-up area: 4793 sq.ft.

Canopy area: 124 sq.ft.

1/3 canopy area: 41 sq.ft.

Total built-up area: 4834 sq.ft. (4793 + 41)



SPECIFICATIONS

STRUCTURE:

- Seismic Zone II Compliant RCC framed structure.
- Masonry – External walls with 8” solid block masonry and internal walls with 8”/4” solid block masonry.
- Main Door and Living Room windows lintel height at 8 ft height (2.4 m), remaining doors lintel height at 7 ft. (2.10 m).

PLASTERING:

- All internal walls smoothly plastered with lime rendering.
- External plastering with sponge finish.

FLOORING:

- Imported marble in Foyer, Living, Dining, First Floor Family and internal staircase (where applicable).
- Vitrified tiles for Bedrooms, Study (wherever applicable) and Kitchen.
- Engineered wooden flooring for Master Bedroom.
- Pressed clay tiles for all Open Sit-outs & Terrace area.
- Good quality Ceramic tiles for Covered Sit-outs / Balconies, Toilets and Utility.
- Ceramic tiles in Staff Room & Staff’s Toilet (wherever applicable).
- Granite for Main Entrance.
- Heavy duty tiles for Garage with interlocking concrete pavers for Driveway.
- Imported marble flooring and dado up to 4’-0” (1.2 m) height for Pooja Room (wherever applicable).

TOILETS:

- Ceramic tiles dado for all Toilets for 8’-0” (2.40 m) height.
- Ceramic tiles dado 4’-0” (1.2 m) height in Staff’s Toilet (wherever applicable).
- White color EWC & washbasin with granite countertop & mirror in all Toilets except Maid’s Toilet.
- Toughened glass partition with openable shutter in all Bedroom Toilets, except Staff’s Toilet, for shower area.
- White color IWC / EWC option & bib tap in Staff’s Toilet (wherever applicable).
- Half pedestal wash basin with mirror in Powder Room (wherever applicable).
- Wall mixer with shower rod for all showers and single lever mixer for all wash basins, except Staff’s Toilet.
- Health faucets in all Toilets, including Staff’s Toilet for EWC option.
- Concealed master control cock in all Toilets, except Staff’s Toilet.
- Provision for geyser in all Toilets / Kitchen / Utility / Staff’s Toilet.

DOORS:

- Digital door lock for the Main Door.
- Main door – Engineered good quality door frame & shutter 8’-0” (2.40 m) in height.
- Bedroom doors, Kitchen door, Toilet doors, Utility doors, Staff Room door and Staff’s Toilet door - Good quality engineered door frames & shutters 7’-0” (2.10 m) in height.
- Stainless steel hardware for all doors.

WINDOWS:

- UPVC glazed window with mosquito mesh.
- UPVC ventilators with translucent glass.

KITCHEN:

- 2’-0” wide granite counter with stainless steel sink with drain board (1 1/2 bowl) and sink mixer.
- 2’-0” dado above Counter Area with ceramic glazed tiles.
- Provision for water purifier point and crusher in Kitchen.
- Provision for washing machine / sink in Utility Area.
- Provision for gas cylinder adjacent to Kitchen with necessary copper piping arrangements.

PAINTING / POLISHING:

- Interior: Plastic emulsion paint.
- Exterior: Acrylic emulsion paint.
- Enamel painting for MS works.

PLUMBING:

- Good quality CP fittings
- Good quality PVC drainage pipes & storm water pipes.
- All plumbing will be pressure tested.
- Provision for solar water heating system.
- Individual metering for water supply.
- Dual piping for fresh water in shower / washbasin / toilet faucet / kitchen and recycled treated water for toilet flushes.

ELECTRICAL:

- One TV point in Living, Family and all Bedrooms.
- Exhaust fans in all Toilets and Powder Room (except Maid’s Toilet).
- Exhaust fan provision in Kitchen.
- Provision for exhaust fan in Staff’s Toilet.
- Good quality electrical wires & switches.
- Earth Leakage Circuit Breaker (ELCB) for each Villa (one for AC, Heating & one for lighting).
- One number data point in Master Bedroom, Living, Dining and in First Floor Family Room of each Villa.
- Necessary Miniature Circuit Breaker (MCB) will be provided at the main distribution box within each Villa.
- Telephone points in all Bedrooms & Living.
- Electrical AC point in all bedrooms, living and family room.
- 100% power back-up of allocated power with DG capacity arrived at diversity factor of 2.0.

TV & TELEPHONE AND DATA

- Concealed cabling for television in Living / Family Room / Dining / all Bedrooms to be provided.
- Internal telephone cabling / wiring in all Villas.
- Gas leak detector.
- FTTH.
- CCTV surveillance at entry and exit of Main Gate.

RAINWATER HARVESTING:

- Common rainwater harvesting system as per municipal guidelines.



SENSE AND SUSTAINABILITY

The science of sustainable living

From materials of construction to the design of pathways, roads, civic facilities and gardens - every decision is arrived at, through a passion to create the most elite residential areas in all of Bengaluru. Our projects are value-engineered to function efficiently and stand the test of time.

Vehicular network

Carefully planned primary vehicular access system designed articulately to remain functional for decades.

Electrical and telecommunication network

All electrical and telecommunication services are below ground. A network of underground fibre-optic cables ensures easy maintenance and repair.

Sewage treatment plant

We have understood the need of the hour & will install a sewage treatment plant (STP) for recycling water for non-drinking purposes. This will be used only for flushing in all toilets, landscaping and gardening. Additionally, we will have an organic waste converter.



35 YEARS OF ADARSH GROUP

The story of Adarsh Group is deeply intertwined with the story of Bengaluru. In the last few decades, both have witnessed unprecedented and phenomenal growth. The commercial boom of Bengaluru brought with it a greater demand for quality living spaces, leading to better residential projects by Adarsh Group.

Conversely, Bengaluru has been at the centre of all Adarsh Group's revolutionary real estate ideas, from creating one of the first residential properties to provide clubhouse and landscaped open spaces, to developing the first gated luxury villa project.

The company and the city have grown hand-in-hand and Adarsh Group has become an icon for all other real estate companies of Bengaluru. The homes designed by Adarsh Group showcase some of the finest architecture and luxury amenities, which is why people of the city aspire to own an Adarsh home. In the last 35 years, Adarsh Group hasn't just built great homes, it has built great relationships with the people of the city.

“IF NUMBERS
INTRIGUE YOU,
THEN, SO WILL
OUR CREATIONS.”

35 Years of Experience | **23+** Projects Completed

10,000+ Happy Customers

19+ Million sq.ft. Transformed

“
**ONE SHOULD
SELL HOMES THAT
ONE WOULD
LIVE IN.**”

BM Jayeshankar
Chairman & Managing Director

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