ADARSH
WELKIN PARK

Off Sarjapur Road

FOR YOUR PRIDE





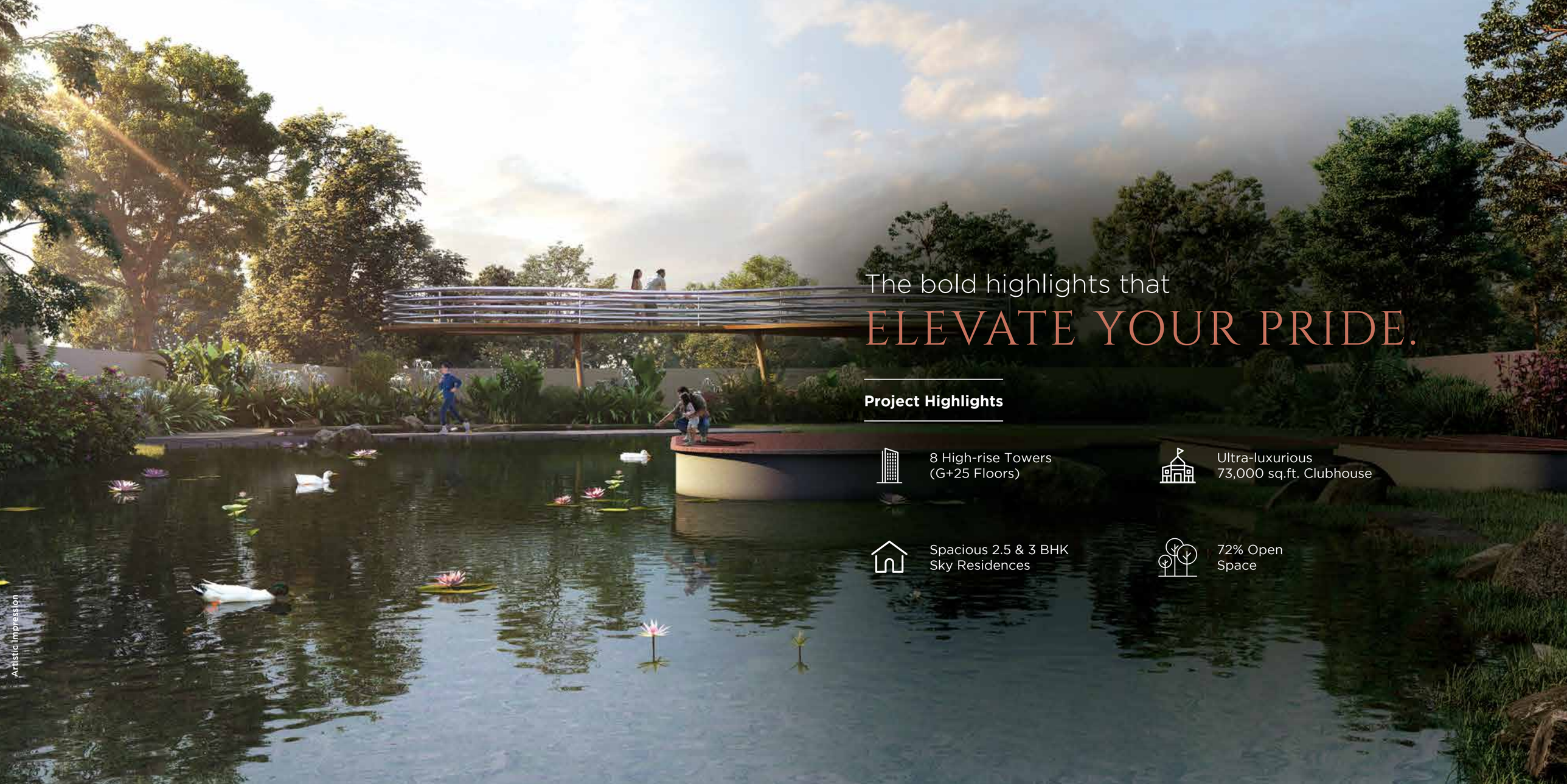
Artistic Impression

Your pride awaits your arrival at Adarsh Welkin Park.

The community you will walk into is a place where the bold and fearless live as one. Together with pride. Together like a pride of lions.

At Adarsh Welkin Park, Sky Residences, you'll experience a world of limitless possibilities as you gaze upon the skies like never before. Choose from our spacious 2.5 and 3 BHK homes that redefine luxury and comfort. Choose to live your life to the fullest.

It's time to make your every day exceptional. It's time to live with pride at Adarsh Welkin Park.



The bold highlights that

ELEVATE YOUR PRIDE.

Project Highlights

- 8 High-rise Towers (G+25 Floors)
- Ultra-luxurious 73,000 sq.ft. Clubhouse
- Spacious 2.5 & 3 BHK Sky Residences
- 72% Open Space

Artistic impression



Artistic Impression

It's time to elevate each day to

EXTRAORDINARY HEIGHTS.

Adarsh Welkin Park, Sky Residencies, nestled along the serene banks of Gattihalli Lake, offer a harmonious blend of modern living amidst lush greenery and fresh air. The architectural design of the apartment captures a sense of verticality, seamlessly connecting the heavens and the earth. Embracing simplicity, clean lines, and framed color accents, the façade draws inspiration from nature, transitioning from earthy tones of grey and bronze to the pristine white of the sky.

The building's exterior effortlessly integrates with the natural surroundings, harmonizing with the courtyard greenery and creating expansive negative spaces through thoughtfully arranged building blocks. At the heart of Adarsh Welkin Park lies a community-centric clubhouse, strategically positioned at the center of the Biophilic Park.

MASTER PLAN



Disclaimer:
The landscape is purely indicative and the grey masked area, part of the future development, is subject to change and for representation purpose only.

A master plan that is created to CONQUER HEARTS.

Legend

1. Security Cabin with Signage
2. Vehicular Entry (9 m wide)
3. Bus Bay
4. Exit (9 m wide)
5. Driveway (19 m wide)
   Carriageway (13.7 m wide)
6. Roads (9 m wide)
   Carriageway (5.5 m wide)
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
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. Kids' 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
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



EMBARK ON A JOURNEY

of unparalleled luxury and umpteen amenities.

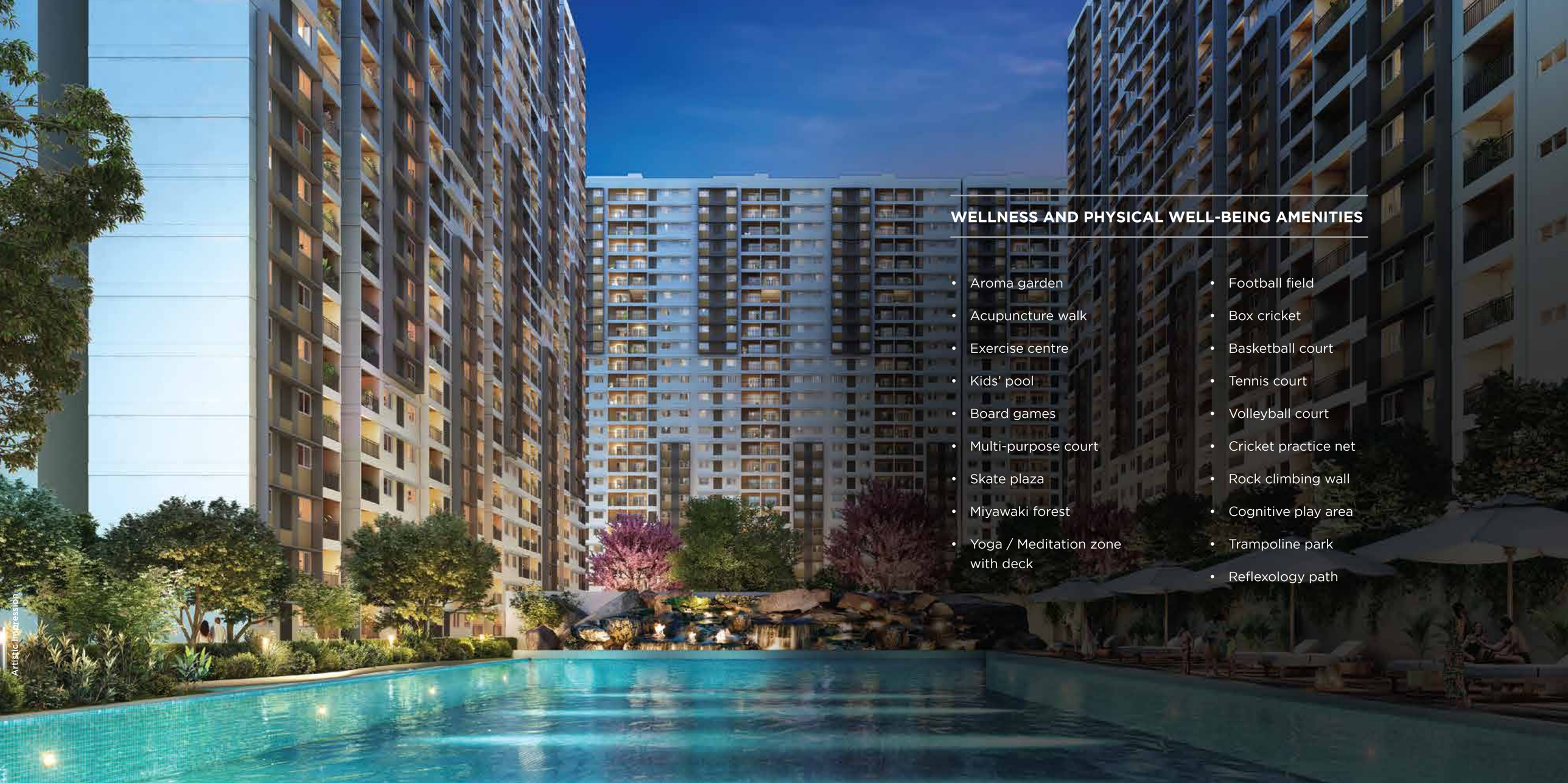
Artistic impression



Artistic Impression

RECREATION AND WAY OF LIVING AMENITIES

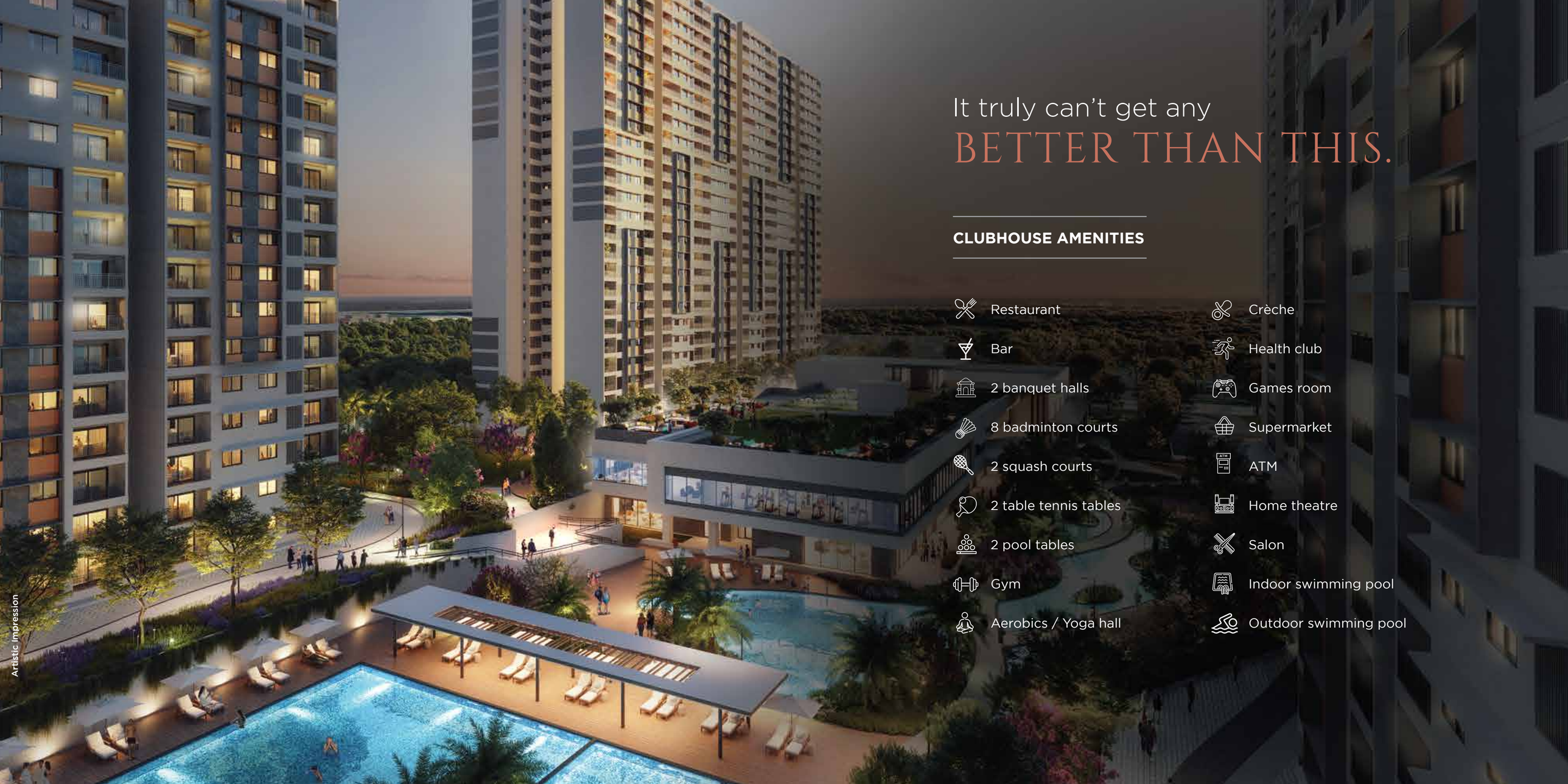
- Amphitheatre with stage
- Party lawn with stage
- Play lawn with flexi seating
- Campfire area
- Aqua deck
- Jacuzzi
- Lap pool
- Shallow water body
- Leisure pool
- Pet park
- Experience lawn with Miyawaki forest
- Picnic lawn
- Multi-purpose lawn
- Mini golf
- Barbeque zone
- Lawn with informal seating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



WELLNESS AND PHYSICAL WELL-BEING AMENITIES

- 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

Artistic Impression



Artistic Impression

It truly can't get any

BETTER THAN THIS.

CLUBHOUSE AMENITIES

- 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

LOCATION MAP



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

N

Map not to scale

A location where the FEARLESS LIVE AS ONE.

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
	Ecity 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
Techparks & 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

All distances are approximate

FLOOR PLANS



Artistic impression

2.5 BHK (A)



LOCATION PLAN



N

	CARPET AREA	SUPER BUILT-UP AREA
SQ.MT.	92.39	134.34
SQ.FT.	994	1446

LEGEND

1. FOYER - 5'3"x8'4"
2. LIVING - 11'0"x18'0"
3. BALCONY - 11'0"x4'11"
4. DINING - 4'11"x10'8"
5. KITCHEN - 10'4"x8'0"
6. UTILITY - 7'1"x5'4"
7. STUDY - 11'1"x8'6"
8. BEDROOM - 10'0"x12'0"
9. C.TOILET - 5'5"x9'0"
10. M.BEDROOM - 10'6"x16'7"
11. A.TOILET - 5'1"x8'6"
12. DRESS - 5'1"x8'10"

Disclaimer:
The furniture/fixtures depicted in the floor plans are for illustration purposes only and are not included in the actual offering. Room dimensions are measured from block to block and do not account for plaster or finish. Any unexpected alterations to the unit plan may affect the sale area. The size, shape, and position of windows, doors, railings, kitchen platforms, and other elements are subject to change.

2.5 BHK (B)



LOCATION PLAN



N

	CARPET AREA	SUPER BUILT-UP AREA
SQ.MT.	90.85	132.99
SQ.FT.	978	1431

LEGEND

1. LIVING - 11'0"x18'0"
2. BALCONY - 11'0"x4'11"
3. DINING - 4'11"x10'8"
4. KITCHEN - 10'4"x8'0"
5. UTILITY - 7'1"x5'4"
6. STUDY - 11'1"x8'6"
7. BEDROOM - 10'0"x12'0"
8. C.TOILET - 5'5"x9'0"
9. M.BEDROOM - 10'6"x16'7"
10. A.TOILET - 5'1"x8'6"
11. DRESS - 5'1"x14'9"

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2.5 BHK (C)



ENTRY

LOCATION PLAN



N

	CARPET AREA	SUPER BUILT-UP AREA
SQ.MT.	92.39	135.09
SQ.FT.	994	1454

LEGEND

1. FOYER - 5'3"x8'4"
2. LIVING - 11'0"x18'0"
3. BALCONY - 11'0"x4'11"
4. DINING - 4'11"x10'8"
5. KITCHEN - 10'4"x8'0"
6. UTILITY - 7'1"x5'4"
7. STUDY - 11'1"x8'6"
8. BEDROOM - 10'0"x12'0"
9. C.TOILET - 5'5"x9'0"
10. M.BEDROOM - 10'6"x16'7"
11. A.TOILET - 5'1"x8'6"
12. DRESS - 5'1"x8'10"

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2.5 BHK (D)



ENTRY

LOCATION PLAN



N

	CARPET AREA	SUPER BUILT-UP AREA
SQ.MT.	85.31	126.55
SQ.FT.	918	1362

LEGEND

1. LIVING - 11'0"x16'9"
2. BALCONY - 11'0"x4'11"
3. DINING - 4'11"x9'4"
4. KITCHEN - 8'0"x9'4"
5. UTILITY - 7'1"x5'4"
6. STUDY - 11'1"x8'6"
7. BEDROOM - 10'0"x12'0"
8. C.TOILET - 5'5"x9'0"
9. M.BEDROOM - 10'6"x16'7"
10. A.TOILET - 5'1"x8'6"
11. DRESS - 5'1"x8'10"

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3 BHK (A)



LOCATION PLAN



N

	CARPET AREA	SUPER BUILT-UP AREA
SQ.MT.	115.81	173.45
SQ.FT.	1247	1867

LEGEND

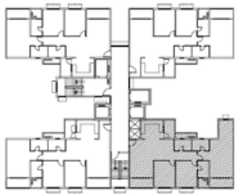
1. FOYER - 5'3"x9'8"
2. LIVING - 11'6"x19'0"
3. BALCONY - 11'6"x4'11"
4. DINING - 10'6"x10'6"
5. KITCHEN - 11'0"x9'4"
6. UTILITY - 5'7"x9'1"
7. BEDROOM 3 - 10'6"x13'1"
8. C.TOILET - 8'6"x5'7"
9. BEDROOM 2 - 10'6"x13'1"
10. A.TOILET - 5'6"x8'2"
11. M.BEDROOM - 11'6"x19'0"
12. A.TOILET - 8'6"x5'7"
13. BALCONY - 11'6"x4'11"

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3 BHK (B)



LOCATION PLAN



N

	CARPET AREA	SUPER BUILT-UP AREA
SQ.MT.	117.14	177.05
SQ.FT.	1261	1906

LEGEND

1. LIVING - 11'6"x19'0"
2. BALCONY - 11'6"x4'11"
3. DINING - 10'6"x10'6"
4. KITCHEN - 11'0"x9'4"
5. UTILITY - 5'7"x9'1"
6. BEDROOM 3 - 10'6"x13'1"
7. C.TOILET - 8'6"x5'7"
8. BEDROOM 2 - 10'6"x13'1"
9. A.TOILET - 5'6"x8'2"
10. M.BEDROOM - 11'6"x19'0"
11. A.TOILET - 8'6"x5'7"
12. WWR - 7'0"x9'8"
13. BALCONY - 11'6"x4'11"

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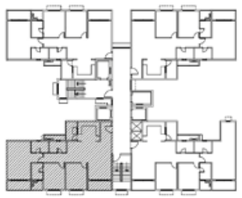
3 BHK (C)



LEGEND

1.	FOYER	-	5'3"x9'8"
2.	LIVING	-	11'6"x19'0"
3.	BALCONY	-	11'6"x4'11"
4.	DINING	-	10'6"x10'6"
5.	KITCHEN	-	11'0"x9'4"
6.	UTILITY	-	5'7"x9'1"
7.	BEDROOM 3	-	10'6"x13'1"
8.	C.TOILET	-	8'6"x5'7"
9.	BEDROOM 2	-	10'6"x13'1"
10.	A.TOILET	-	5'6"x8'2"
11.	M.BEDROOM	-	11'6"x19'0"
12.	A.TOILET	-	8'6"x5'7"
13.	BALCONY	-	11'6"x4'11"

LOCATION PLAN



N

	CARPET AREA	SUPER BUILT-UP AREA
SQ.MT.	115.81	173.45
SQ.FT.	1247	1868

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3 BHK (D)



LEGEND

1.	LIVING	-	11'6"x19'0"
2.	BALCONY	-	11'6"x4'11"
3.	DINING	-	10'6"x10'6"
4.	KITCHEN	-	11'0"x9'4"
5.	UTILITY	-	5'7"x9'1"
6.	BEDROOM 3	-	10'6"x13'1"
7.	C.TOILET	-	8'6"x5'7"
8.	BEDROOM 2	-	10'6"x13'1"
9.	A.TOILET	-	5'6"x8'2"
10.	M.BEDROOM	-	11'6"x19'0"
11.	A.TOILET	-	8'6"x5'7"
12.	BALCONY	-	11'6"x4'11"

LOCATION PLAN



N

	CARPET AREA	SUPER BUILT-UP AREA
SQ.MT.	110.80	167.57
SQ.FT.	1193	1804

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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 color 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

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 the flats

ELECTRICAL:
- TV, telephone, networking and electrical AC points in all bedrooms and living area
- Two Earth Leakage Circuit Breaker (ELCB) for each 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 and 2.5 BHK — 5 KW, and 3 BHK — 6 KW
- Power back-up of allocated power with 50% diversity factor
- Meter for both BESCOM and DG

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

TELEPHONE AND NETWORK:
- FTTH - Fiber To The Home - Internal cabling
- Internal telephone cabling/wiring in all apartments

SAFETY AND 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



Artistic Impression

SENSE & EFFICACY

Design philosophy
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.

Sewage treatment plant
We have understood the need of the hour, and 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.



Artistic Impression

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 high quality 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.”
36 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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ADARSH
GROUP

Creating memories for a lifetime™

Sales Lounge: Adarsh Welkin Park,
Gattahalli Village, Sarjapur Hobli, Anekal Taluk,
Bangalore Urban, Karnataka- 560099

www.adarshdevelopers.com

A member of CREDAI BENGALURU

RERA No.: PRM/KA/RERA/1251/308/PR/020923/006223
For more details: www.rera.karnataka.gov.in

Project Mortgaged: Vistra ITCL (India) Limited as Debentures Trustee

SCAN TO WATCH
OUR BRAND FILM