



ASBL
LANDMARK

THE
GREAT
UPGRADE

THE GREAT UPGRADE AWAITS YOU AT KUKATPALLY.

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



1645 SFT 3 BHK (E)



- 1 Family Living
12'2" x 14'0"
- 2 Dining
12'0" x 11'1"
- 3 Puja
- 4 Green Deck
12'2" x 4'11"
- 5 Kitchen
10'0" x 12'0"
- 6 Utility
5'1" x 8'0"

- 7 Master Bedroom
14'10" x 12'0"
- 8 Master Toilet
4'11" x 8'0"
- 9 Kids' Bedroom
11'4" x 11'10"
- 10 Toilet 2
5'6" x 8'2"
- 11 Guest Bedroom
12'1" x 10'9"
- 12 Toilet 3
5'11" x 8'2"

1740 SFT 3 BHK (W)

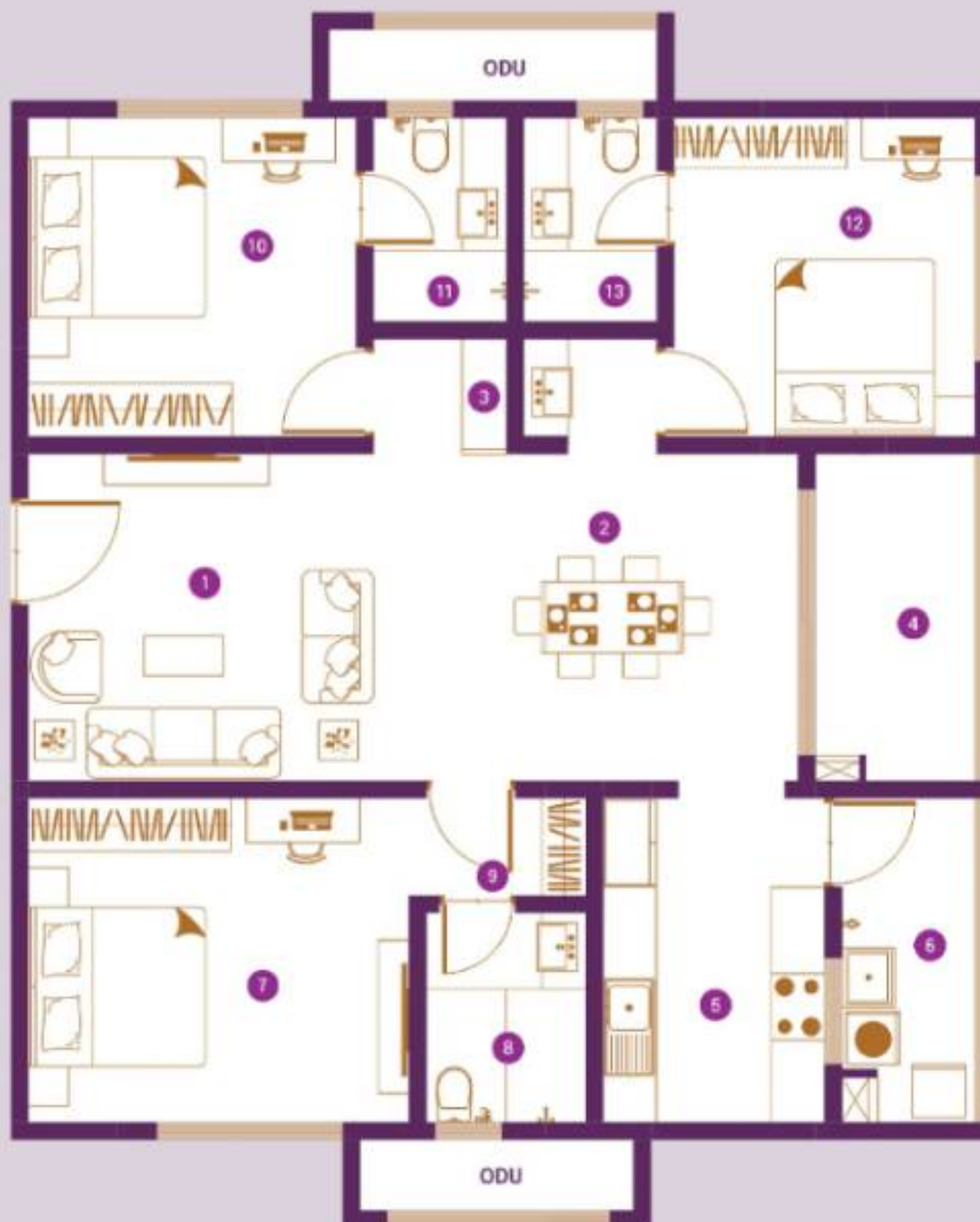


- 1 Family Living
15'5" x 11'3"
- 2 Dining
12'4" x 11'8"
- 3 Puja
- 4 Green Deck
15'5" x 4'11"
- 5 Kitchen
10'3" x 10'6"
- 6 Utility
8'2" x 5'1"

- 7 Master Bedroom
11'11" x 16'3"
- 8 Master Toilet
4'11" x 8'2"
- 9 Guest Bedroom
15'7" x 10'4"
- 10 Toilet 2
4'11" x 8'2"
- 11 Kids' Bedroom
11'8" x 11'8"
- 12 Toilet 3
8'2" x 4'9"

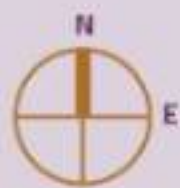
1805 SFT

3 BHK (W)



- | | |
|-----------------------------------|------------------------------------|
| 1 Family Living
12'10" x 12'1" | 8 Master Toilet
5'11" x 7'1" |
| 2 Dining
15'9" x 12'1" | 9 Dress
5'11" x 4'3" |
| 3 Puja | 10 Kids' Bedroom
12'2" x 11'10" |
| 4 Green Deck
5'11" x 12'1" | 11 Toilet 2
4'11" x 7'10" |
| 5 Kitchen
8'2" x 12'0" | 12 Guest Bedroom
11'2" x 11'10" |
| 6 Utility
4'11" x 12'0" | 13 Toilet 3
4'11" x 7'10" |
| 7 Master Bedroom
14'1" x 12'0" | |

1805 SFT 3 BHK (N)



- 1 Family living
17'9" x 10'0"
- 2 Dining
15'9" x 12'1"
- 3 Puja
- 4 Green Deck
5'11" x 12'1"
- 5 Kitchen
8'2" x 12'0"
- 6 Utility
4'11" x 12'0"
- 7 Common Toilet
8'6" x 4'11"
- 8 Master Bedroom
14'1" x 10'4"
- 9 Master Toilet
5'11" x 6'10"
- 10 Dress
12'2" x 10'0"
- 11 Guest Bedroom
12'2" x 10'0"
- 12 Kids' Bedroom
11'2" x 11'10"
- 13 Toilet 3
4'11" x 7'10"

1975 SFT 3 BHK (E)



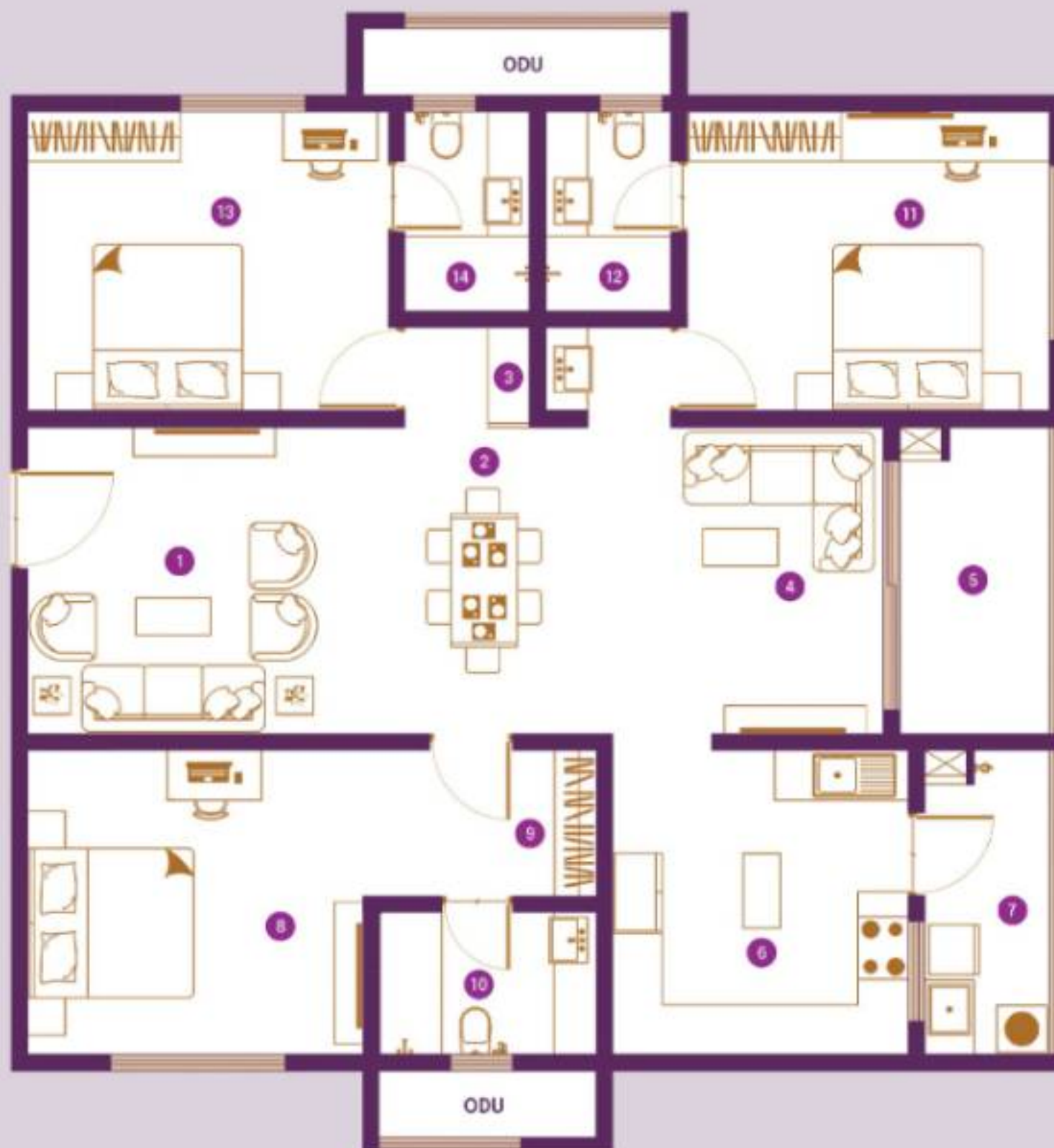
- | | |
|----------------------------------|------------------------------------|
| 1 Drawing
12'4" x 12'0" | 8 Master Bedroom
15'1" x 12'2" |
| 2 Dining
9'6" x 12'0" | 9 Master Toilet
5'11" x 8'2" |
| 3 Puja | 10 Guest Bedroom
10'8" x 11'10" |
| 4 Family Living
11'2" x 12'0" | 11 Toilet 2
4'11" x 7'10" |
| 5 Green Deck
4'11" x 12'0" | 12 Kids' Bedroom
10'6" x 11'10" |
| 6 Kitchen
10'8" x 12'2" | 13 Balcony
4'11" x 11'10" |
| 7 Utility
4'11" x 12'2" | 14 Toilet 3
4'11" x 7'10" |

1975 SFT 3 BHK (E)



- | | |
|----------------------------------|------------------------------------|
| 1 Drawing
12'4" x 12'0" | 8 Master Bedroom
15'1" x 12'2" |
| 2 Dining
9'6" x 12'0" | 9 Master Toilet
5'11" x 8'2" |
| 3 Puja | 10 Guest Bedroom
10'8" x 11'10" |
| 4 Family Living
11'2" x 12'0" | 11 Toilet 2
4'11" x 7'10" |
| 5 Green Deck
4'11" x 12'0" | 12 Kids' Bedroom
10'6" x 11'10" |
| 6 Kitchen
10'8" x 12'2" | 13 Balcony
4'11" x 11'10" |
| 7 Utility
4'11" x 12'2" | 14 Toilet 3
4'11" x 7'10" |

2065 SFT 3 BHK (W)



- | | |
|----------------------------------|------------------------------------|
| 1 Drawing
14'11" x 12'1" | 8 Master Bedroom
13'3" x 12'0" |
| 2 Dining
8'2" x 12'1" | 9 Dress
9'2" x 5'5" |
| 3 Puja | 10 Master Toilet
8'6" x 5'11" |
| 4 Family Living
10'8" x 12'1" | 11 Kids' Bedroom
14'4" x 11'10" |
| 5 Green Deck
5'11" x 12'1" | 12 Toilet 2
4'11" x 7'10" |
| 6 Kitchen
11'8" x 12'0" | 13 Guest Bedroom
14'3" x 11'10" |
| 7 Utility
4'11" x 12'0" | 14 Toilet 3
4'11" x 7'10" |

2065 SFT

3.5 BHK (N)



- | | |
|-----------------------------------|------------------------------------|
| 1 Drawing
12'0" x 11'1" | 9 Balcony
12'1" x 4'11" |
| 2 Dining
12'0" x 11'0" | 10 Master Toilet
7'10" x 4'11" |
| 3 Puja | 11 Kids' Bedroom
12'2" x 10'5" |
| 4 Family Living
12'0" x 11'1" | 12 Toilet 2
7'10" x 4'11" |
| 5 Green Deck
12'0" x 6'7" | 13 Guest Bedroom
11'10" x 10'5" |
| 6 Kitchen
11'10" x 9'8" | 14 Toilet 3
7'10" x 4'11" |
| 7 Utility
11'10" x 4'11" | 15 Study
11'10" x 7'9" |
| 8 Master Bedroom
12'2" x 12'6" | |

2450 SFT 3.5 BHK (N)



- | | |
|-----------------------------------|-----------------------------------|
| 1 Drawing
19'3" x 13'1" | 9 Master Bedroom
12'5" x 15'1" |
| 2 Dining
12'10" x 18'4" | 10 Balcony
12'5" x 4'11" |
| 3 Puja | 11 Master Toilet
8'6" x 5'5" |
| 4 Family Living
12'10" x 14'2" | 12 Kids' Bedroom
12'0" x 11'0" |
| 5 Green Deck
12'10" x 6'7" | 13 Toilet 2
5'1" x 6'3" |
| 6 Kitchen
12'0" x 10'0" | 14 Guest Bedroom
12'0" x 11'0" |
| 7 Utility
12'0" x 4'11" | 15 Study
12'0" x 7'0" |
| 8 Common Toilet
8'6" x 5'5" | |

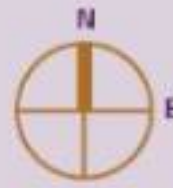
2455 SFT
3.5 BHK (E)



- | | |
|-----------------------------------|-----------------------------------|
| 1 Drawing
12'3" x 14'0" | 9 Balcony
12'6" x 4'11" |
| 2 Dining
12'6" x 15'6" | 10 Master Toilet
8'7" x 5'6" |
| 3 Family Living
12'6" x 15'6" | 11 Kids' Bedroom
12'6" x 12'0" |
| 4 Green Deck
12'6" x 6'7" | 12 Toilet 2
5'11" x 7'9" |
| 5 Kitchen
12'3" x 11'5" | 13 Guest Bedroom
12'3" x 14'4" |
| 6 Utility
12'3" x 4'11" | 14 Study
12'6" x 7'3" |
| 7 Common Toilet
5'11" x 7'9" | 15 Puja |
| 8 Master Bedroom
12'6" x 14'4" | |

2455 SFT

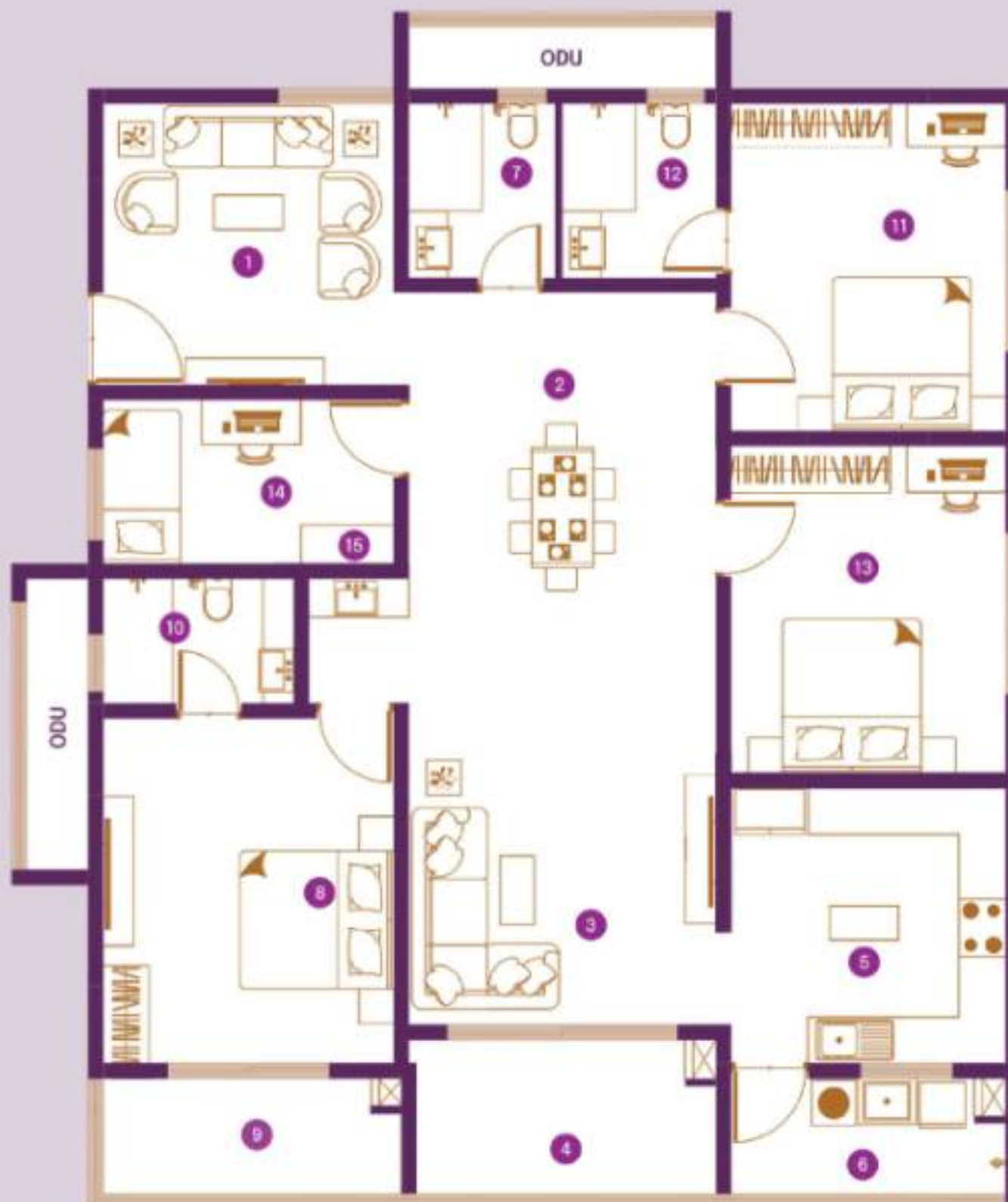
3.5 BHK (E)



- 1 Drawing
12'11" x 12'8"
- 2 Dining
12'6" x 12'6"
- 3 Puja
- 4 Family Living
12'6" x 13'4"
- 5 Green Deck
12'6" x 6'7"
- 6 Kitchen
12'3" x 14'4"
- 7 Utility
12'3" x 4'11"
- 8 Master Bedroom
12'6" x 14'4"
- 9 Balcony
12'6" x 4'11"
- 10 Master Toilet
8'7" x 5'6"
- 11 Kids' Bedroom
12'6" x 12'0"
- 12 Toilet 2
5'11" x 7'9"
- 13 Guest Bedroom
12'3" x 12'11"
- 14 Toilet 3
5'11" x 7'9"
- 15 Study
12'6" x 7'3"

2455 SFT

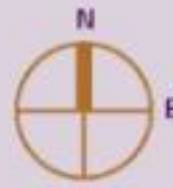
3.5 BHK (W)



- 1 Drawing
12'5" x 12'0"
- 2 Dining
13'1" x 17'7"
- 3 Family Living
13'1" x 13'9"
- 4 Green Deck
13'1" x 6'7"
- 5 Kitchen
11'9" x 11'9"
- 6 Utility
11'9" x 4'11"
- 7 Common Toilet
6'3" x 7'5"
- 8 Master Bedroom
12'5" x 14'9"
- 9 Balcony
12'5" x 4'11"
- 10 Master Toilet
8'6" x 5'4"
- 11 Kids' Bedroom
11'9" x 14'0"
- 12 Toilet 2
6'3" x 7'5"
- 13 Guest Bedroom
11'9" x 14'0"
- 14 Study
12'5" x 7'0"
- 15 Puja

2500 SFT

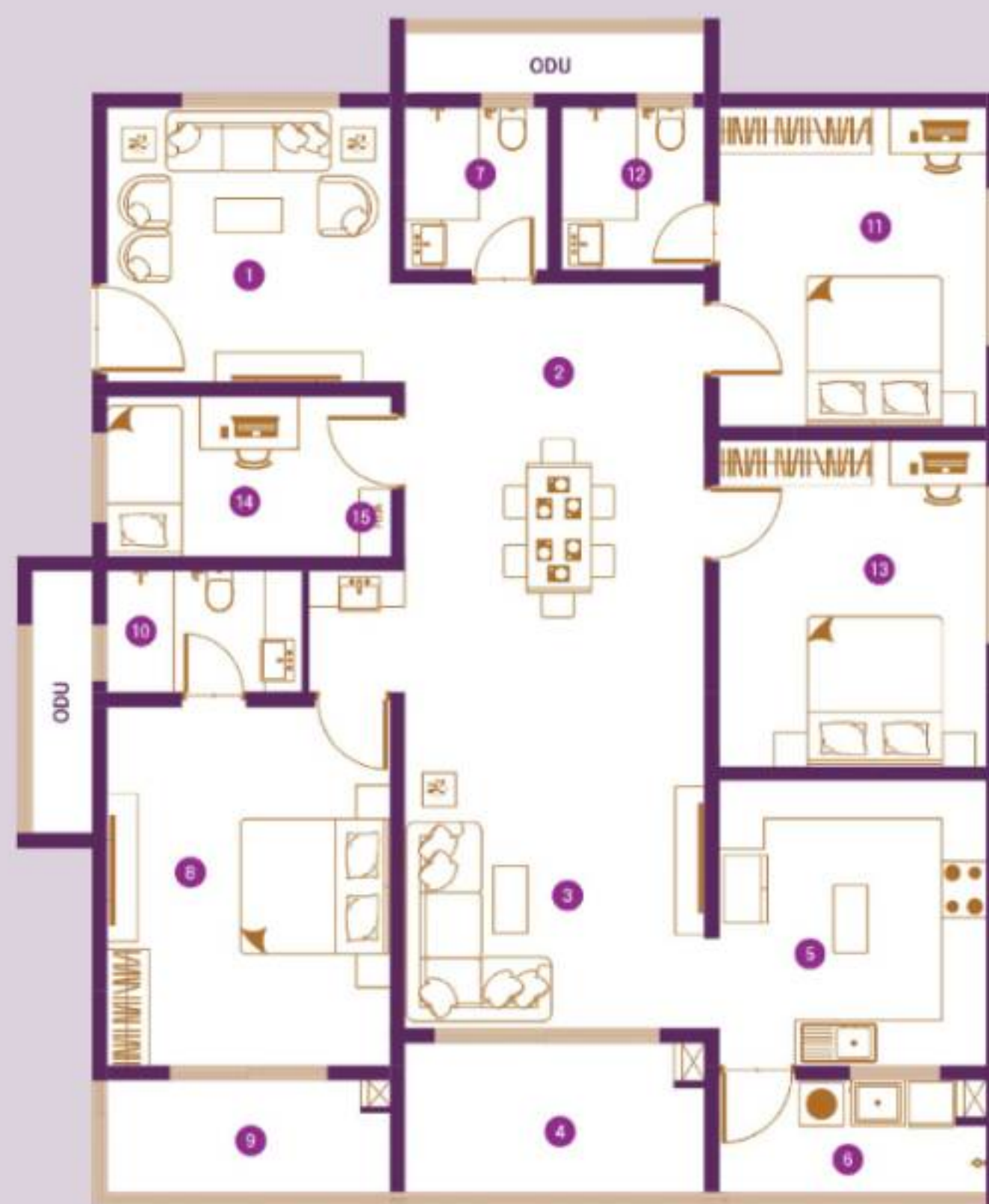
3.5 BHK (E)



- 1 Drawing
13'5" x 12'6"
- 2 Dining
13'1" x 12'6"
- 3 Family Living
13'1" x 12'8"
- 4 Green Deck
13'1" x 5'3"
- 5 Kitchen
10'0" x 12'10"
- 6 Utility
4'11" x 12'10"
- 7 Common Toilet
4'11" x 8'6"
- 8 Master Bedroom
16'5" x 12'10"
- 9 Dress
6'7" x 5'11"
- 10 Master Toilet
8'2" x 5'11"
- 11 Kids' Bedroom
13'9" x 12'0"
- 12 Balcony
4'11" x 12'0"
- 13 Dress
6'7" x 5'11"
- 14 Toilet 2
8'2" x 5'11"
- 15 Guest Bedroom
12'10" x 12'0"
- 16 Study
7'9" x 12'10"
- 17 Puja

2505 SFT

3.5 BHK (W)



- 1 Drawing
12'5" x 12'0"
- 2 Dining
13'1" x 18'4"
- 3 Family Living
13'1" x 18'4"
- 4 Green Deck
13'1" x 6'7"
- 5 Kitchen
11'9" x 12'6"
- 6 Utility
11'9" x 4'11"
- 7 Common Toilet
6'3" x 7'1"
- 8 Master Bedroom
12'5" x 15'9"
- 9 Balcony
12'5" x 4'11"
- 10 Master Toilet
8'6" x 5'4"
- 11 Kids' Bedroom
11'9" x 13'11"
- 12 Toilet 2
6'3" x 7'1"
- 13 Guest Bedroom
11'9" x 14'3"
- 14 Study
12'5" x 7'0"
- 15 Puja

2515 SFT

3.5 BHK (W)



- | | |
|----------------------------------|------------------------------------|
| 1 Drawing
13'5" x 11'6" | 9 Master Bedroom
13'11" x 13'9" |
| 2 Dining
20'8" x 11'6" | 10 Dress
6'7" x 4'11" |
| 3 Puja | 11 Master Toilet
5'11" x 8'2" |
| 4 Family Living
13'1" x 12'8" | 12 Kids' Bedroom
13'9" x 12'0" |
| 5 Green Deck
13'1" x 5'3" | 13 Balcony
4'11" x 12'0" |
| 6 Kitchen
10'10" x 13'9" | 14 Toilet 2
8'6" x 5'5" |
| 7 Utility
5'3" x 13'9" | 15 Guest Bedroom
12'10" x 12'0" |
| 8 Common Toilet
8'6" x 5'5" | 16 Study
8'0" x 13'9" |

2540 SFT

3.5 BHK (W)



- 1 Drawing
13'9" x 13'1"
- 2 Dining
18'4" x 10'6"
- 3 Puja
- 4 Family Living
12'6" x 13'9"
- 5 Green Deck
12'6" x 5'11"
- 6 Kitchen
11'0" x 13'9"
- 7 Utility
4'11" x 13'9"
- 8 Common Toilet
8'6" x 4'11"
- 9 Master Bedroom
11'10" x 18'8"
- 10 Master Toilet
5'0" x 9'6"
- 11 Kids' Bedroom
13'1" x 13'1"
- 12 Balcony
13'1" x 5'11"
- 13 Toilet 2
8'6" x 4'11"
- 14 Guest Bedroom
13'1" x 12'2"
- 15 Study
7'11" x 13'9"

2560 SFT 3.5 BHK (W)



- 1 Drawing
16'9" x 12'0"
- 2 Dining
15'7" x 12'9"
- 3 Puja
- 4 Family Living
17'11" x 12'9"
- 5 Green Deck
6'7" x 12'9"
- 6 Kitchen
10'0" x 12'6"
- 7 Utility
4'11" x 12'6"
- 8 Common Toilet
5'11" x 8'1"
- 9 Master Bedroom
15'1" x 12'6"
- 10 Dress
6'6" x 5'3"
- 11 Master Toilet
6'6" x 6'7"
- 12 Kids' Bedroom
14'9" x 12'0"
- 13 Toilet 2
7'3" x 8'1"
- 14 Guest Bedroom
11'2" x 12'9"
- 15 Study
7'5" x 12'6"

2860 SFT 4 BHK (E)



- | | |
|-----------------------------------|--------------------------------------|
| 1 Drawing
15'7" x 13'3" | 10 Dress
6'0" x 5'5" |
| 2 Dining
13'0" x 13'1" | 11 Balcony
15'3" x 5'11" |
| 3 Puja | 12 Master Toilet
8'7" x 5'0" |
| 4 Family living
13'0" x 14'4" | 13 Kids' Bedroom 1
13'5" x 10'7" |
| 5 Green Deck
13'0" x 6'7" | 14 Kids' Bedroom 2
15'3" x 11'0" |
| 6 Kitchen
10'0" x 13'7" | 15 Toilet 3
6'5" x 7'1" |
| 7 Utility
4'11" x 13'7" | 16 Parents' Bedroom
15'7" x 12'0" |
| 8 Common Toilet
5'11" x 7'1" | 17 Dress
6'10" x 5'9" |
| 9 Master Bedroom
15'3" x 11'6" | 18 Toilet 4
8'1" x 5'9" |

A CLUBHOUSE TO HOUSE YOUR NEW & IMPROVED LIFESTYLE

ASSEL 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



THE SPORTS ZONE AN UPGRADE FOR THE ATHLETE IN YOU



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 GYM







THE SOCIAL ZONE WHERE THE LIKE MINDED MINGLE.



BANQUET HALL



PARTY/FESTIVAL LAWN



BIG LIVING ROOM

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.



TEMPLE



CULTURAL WORKSHOP
AREA





CULTURAL WORKSHOP AREA



THE KIDS' ZONE

THE CHILDHOOD OF

THEIR DREAMS.



PANCHATANTRA KIDS' PLAY
AREA



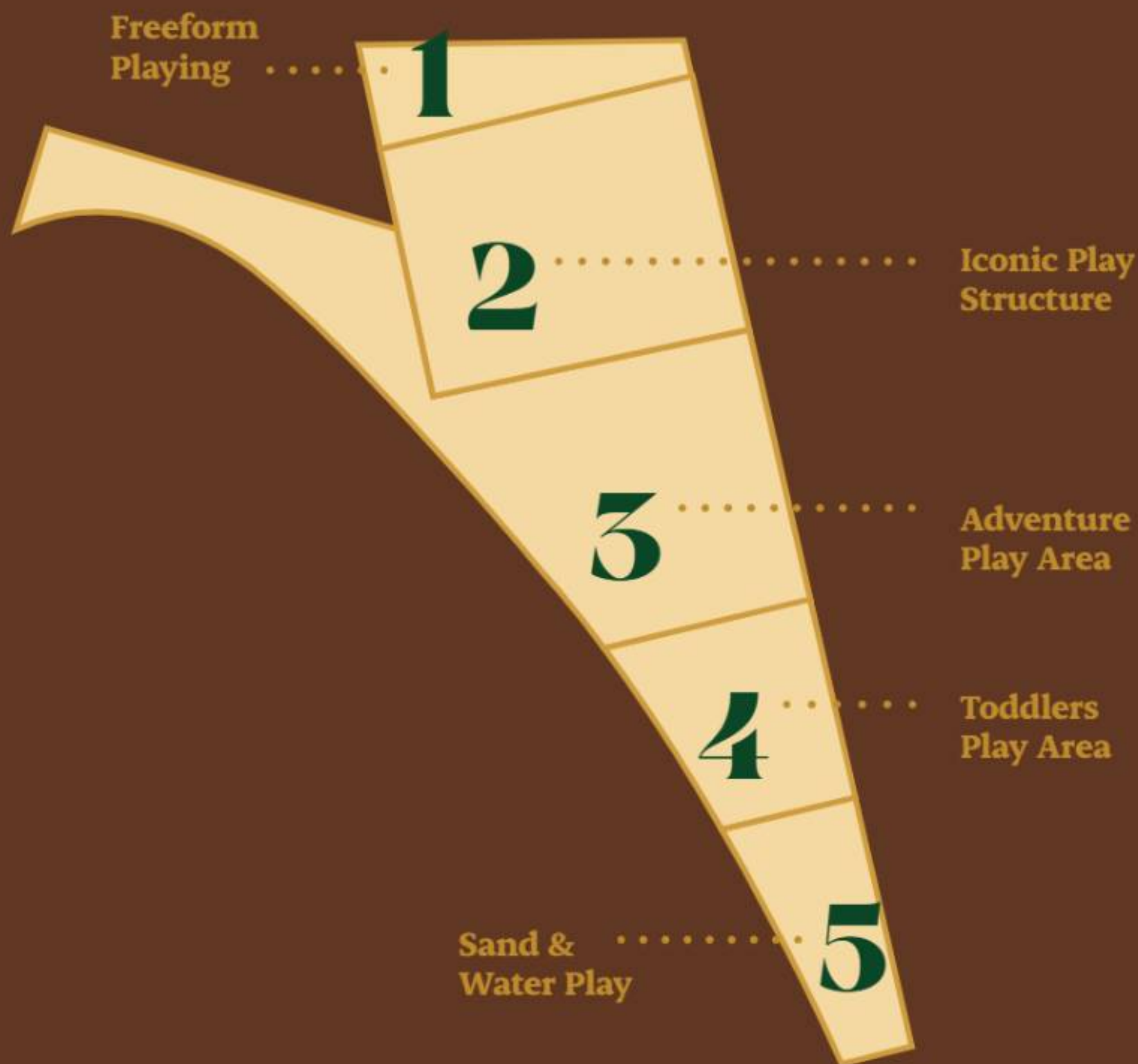
KIDS' SPLASH POOL



HOBBY AND TUITION
CENTRE

THE KIDS' ZONE

GROW AS YOU PLAY



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



CARWASH AREA



GUEST ROOMS

...ALONG WITH SALON & EV CHARGING CLUSTERS.



CO-WORKING SPACE

Guest rooms & suites

ASBIL LANDMARK





CHANDANAGAR

Mumbai Highway

Old Mumbai Highway

HAFEEZPET

JNTU University

Novotel

Hitex Exhibition Center

Nexus Mall

Lulu Mall

Metro Mart

Kennedy High School



ASBL LANDMARK



Sarath City Mall

Yashoda Hospitals

Euro School

Lakeshore Mall

Botanical Garden

Google

KPHB COLONY

HITEC CITY

IDL Lake

Ashoka One Mall

Balanagar Metro Station

Bharathi Vidyaniketan School

Gachibowli Stadium

TCS

DLF

Shilparamam

AIG Hospitals

IKEA

Cyber Towers

Trident Hotel

Raheja Mindspace

TCS Deccan

Knowledge City

Inorbit Mall

MADHAPUR

Durgam Cheruvu

AMEERPET

Radcliffe Group of Schools

ESIC Medical College

Microsoft

ISB

IIIT

Wipro

Amazon

Capgemini

Waverock SEZ

Apple

FINANCIAL DISTRICT

ASBL Spectra

ASBL Loft

GAR Amazon

ASBL Spire



ASBL Lakeside

DPS

Oakridge International School

Ashoka Liviano

Care Hospitals

KIMS Hospitals

RAIDURGAM

JUBILEE HILLS

Jubilee Hills Check Post

Park Hyatt

PUNJAGUTTA

KBR National Park

Hyatt Place

GVK One Mall

BANJARA HILLS

Taj Krishna

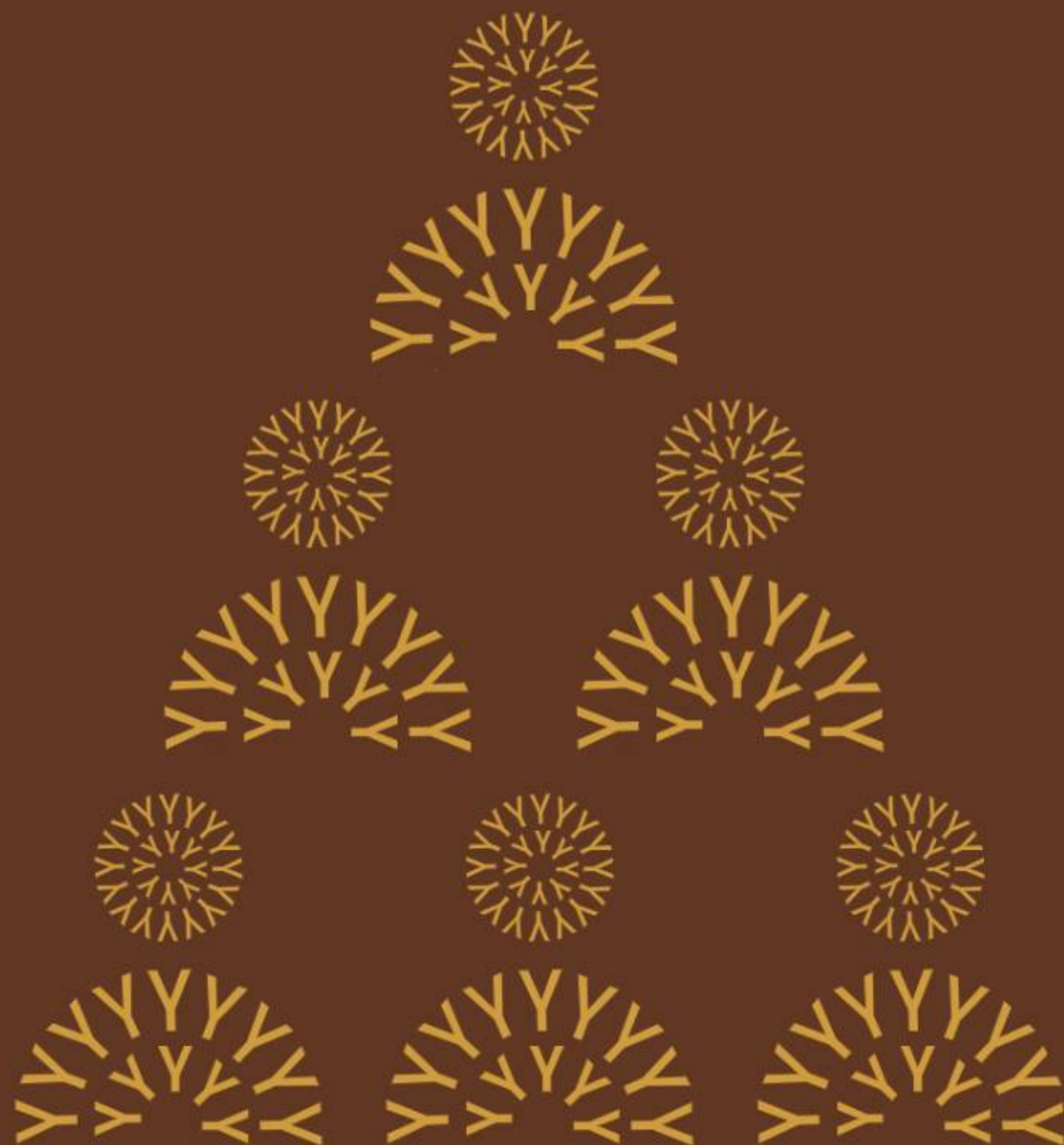
Taj Banjara

Old Mumbai Highway

Mumbai Highway

Towards Airport

THE BUILDER



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: P02400006781



ASBL
SPECTRA
FINANCIAL DIST.

TS RERA NO: P024000063071



ASBL
SPIRE
KOKAPET

TS RERA NO: P024000062281



ASBL
SPRINGS
POCHARAM, UPPAL

TS RERA NO: P022000002897



ASBL
LAKESIDE
KHAJAGUDA

TS RERA: P02400000602



“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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asbl.in/landmark

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A project by Kleitos Ventures Pvt Ltd
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