

The logo for ABD BUILDERS is centered on a light pink hexagonal background. The letters 'ABD' are rendered in a bold, red, stylized font. The 'A' is a simple triangle with a small square grid inside its base. The 'B' and 'D' are thick, blocky letters. Below the 'ABD' is the word 'BUILDERS' in a red, serif, all-caps font.

**ABD**  
**BUILDERS**

## DISCOVER THE TRUE BLISS OF LIFE IN SOUTH BANGALORE

Located in the Green Garden of Kengeri Luxury 2 & 3 Bedroom Apartments  
Combining Green Space with Modern Lifestyle.

### Amenities :

- Children Play Area
- 24x7 Security
- CCTV
- Rain Water Harvesting
- STP
- Library Room Provision



T1 - 2BHK

SBU - 1158 sft

T2 - 3BHK

SBU - 1435 sft

T3 - 2BHK

SBU - 1108 sft

T4 - 2BHK

SBU - 1152 sft



KEY PLAN



Typical Floor Plan  
Block -A



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T1 - 2BHK

SBU - 1073 sft

T2 - 3BHK

SBU - 1281 sft

T3 - 2BHK

SBU - 1124 sft

T4 - 2BHK

SBU - 1150 sft



KEY PLAN



Typical Floor Plan  
Block -B



**ABD**  
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T1 - 2BHK

SBU - 1078 sft

T2 - 3BHK

SBU - 1282 sft

T3 - 2BHK

SBU - 1124 sft

T4 - 2BHK

SBU - 1151 sft



KEY PLAN



Typical Floor Plan  
Block -C



T1 - 2BHK

SBU - 1073 sft

T2 - 3BHK

SBU - 1278 sft

T3 - 3BHK

SBU - 1440 sft

T4 - 2BHK

SBU - 1229 sft



KEY PLAN



Typical Floor Plan  
Block -D





# SPECIFICATIONS



## Structure

RCC frame Structure with columns and beams designed for earthquake resistance as per latest IS code 1893 .

## Walls

**External walls:** Solid Concrete blocks / AAC blocks 200mm thick. **Internal Walls:** Solid concrete blocks 100 mm / AAC blocks.  
Double Coat Sponge finish plastering for external Walls and single coat plastering for internal Walls.

## Painting

**Ceiling paint :** Oil bound distemper for all ceilings.  
**Internal paint:** Premium Acrylic emulsion for internal walls (Asian/Berger or equivalent)  
**External :** Application of Texture paint (Asian/ Berger or equivalent) Acrylic Water proof paint for external walls over texture (Apex Ultima, ICICI Weather shield, Berger or equivalent).  
**Enamel paint:** Enamel paint for window grills and staircase railings, etc.

## Flooring

**Living/dining:** Double charged vitrified tiles of size 800x800mm.  
**Bed/Kitchen:** Double charged vitrified tiles.  
**Toilet flooring & Closed Utility:** Anti-skid Ceramic tiles.  
**Corridor flooring:** Combination of Vitrified tiles matt finish and polish granite border.  
**Staircase:** Granite flooring.

## Doors

**Entrance Door:** Teak Frame with Tanjore Art Door with brass handle, hinges, tower bolts, burglar chain, magnetic catch, lock, door stopper and magnified door eye. **Bedroom:** Sal wood frame with Flush Shutters with hinges, tower blot, door stopper & latch with lock.  
**Toilets:** Sal Wood frames with WPC Shutters along with hinges, tower bolt, & latch.

## Kitchen

20mm thick Polished Black Granite platform with stainless steel/CPVC sink with drain board. ( Futura Or Dimond make).

## Utility

Provisions for washing machine, instant Geyser and Bib tap for general wash.

## Windows /Sliding Doors

**Windows :** White colour UPVC windows 3 track with 5mm clear glass (saint gobain or equivalent).  
**Sliding doors :** White colour UPVC doors 3 track with 6mm clear glass (saint gobain or equivalent) with provision for mosquito mesh shutter

## Bathroom

**Sanitary ware :** Anti Skid Ceramic Flooring, Wall grazes dado up to 7" height, Hind ware/Parry ware / Jaguar or equivalent Sanitary fittings and Jaguar or equivalent CP Fittings.

## Water Supply

**Water Supply Pipes :** ISI branded CPVC, UPVC  
**Sanitary Pipes:** UPVC, SWR grade type A & B pipes.  
**Rain Water Harvesting & STP as per norms.**

## Electrification

**Wires :** Fire resistant good quality multi strand copper wires of Polycab/ Havells or equivalent make  
**Switches:** Good quality Modular switches & sockets (Anchor Roma plus or equivalent)  
**TV/Telephone junction boxes:**  
**Generator Facility:** Branded generator with 100% backup.

## Gas lines

**LPG :** Centralised Gas bank are provided and supply of gas to all apartments with individual meters at utility.

## Lifts

One number of 13 Passengers automatic elevators for each wing with MS painted door for outside (OTIS/Schindler/Johnson or equivalent)

## Entrance

Entrance with security cabin and aesthetically designed gates, Provision of CCTV cameras in all lift lobbies parking area, and external driveways.



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## Near Places

- School - 10 Mtrs.
- College - 10 Mtrs
- Bus Stop - 25 Mtrs.
- Market - 25 Mtrs.
- Kengeri Metro - 500 Mtrs
- Kengeri Railway Station - 500 Mtrs.



**ABD**  
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Office Address :

  
**PINAKI PARADISE**

No. 35, 60ft Road, Bandemutt, Opp. SBS Institution,  
Kommaghatta Road, Kengeri Satellite Town,  
Bangalore - 560 060.

# LOCATION



RERA No: PRM|KA|RERA|1251|310|PR|010923|006215