



**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.

- 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
  - Columbia Asia Hospital
  - Elements Mall
  - 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 35+ amenities are selected solely to provide you with a plethora of activities to choose from.

### Current Amenities

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

### Future Amenities

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

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

## 2 BHK Apartment (Without Utility)

Area: 955 Sqft

Usable Area: 689 Sqft



### 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



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

Area: 1,005 sqft.

Usable Area: 727 sqft.



### 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



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## THE HIGHLIGHTS



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



Artistic Impression

## 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 70% 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.



Artistic Impression

## 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.

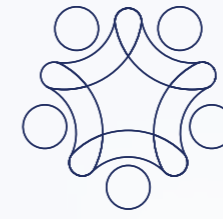
### **10. OTHERS**

- 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.





Artistic Impression



THE  
**ADARSH**  
LIFE

The Adarsh Life. It's reflected in every single thing we undertake. Our development, architecture, spaces, and our commitment. For 34 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.



**34 Years of  
Experience**



**23+ Projects  
Completed**



**8,000 +  
Happy Owners**



**10+ Awards  
& Honorable  
Recognitions**



**19+ Million Sqft  
Transformed**



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**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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**RERA No. PHASE 2 PRM/KA/RERA/1251/472/PR/210409/004117**

Project Mortgaged to: IDBI Trusteeship Services Ltd. (On behalf of Investor/Beneficiary i.e. LIC Housing and Infrastructure Fund)