



Panathur Main Road



Thoughtfully Designed
1 & 2 BHK Serene Homes
at Panathur Main Road

Wrap yourself with nature.

It's time to surround yourself with lush, welcoming, warm nature. Adarsh Parkland, has multiple verdant parks within its premises.

The project is thoughtfully designed to offer excellent ventilation and light for every single unit. Here, daylight is maximised through well-planned orientation of spaces, large windows bring the great outdoors inside, living and dining spaces are designed to overlook and open into landscaped areas.

It's time to live amidst rich, luxuriant, nurturing nature. It's time to wrap yourself with nature at Adarsh Parkland.

Indulge in the uplifting fragrance of nature.

Let the chirping birds, rustling leaves, welcoming greens, enliven your days.

Surrender your heart, mind, and soul to the lushness that surrounds you.

Open up your inner self to the calming open spaces around you.

From the first ray of the day, to the last light of the night...indulge.

Project Highlights:



Spread over 21 acres



70% open space



Multiple landscaped parks
with recreational amenities



Maximum natural light



75,000+ sq.ft.
outdoor sports area



Contemporary façade



Close to a natural lake

Location Map



KEY DISTANCE

KEY DISTANCE	DISTANCE (Approx.)
• HSR Layout	10 km
• Silk Board	11 km
• Electronic City	16 km
• ITPL	10 km
• MG Road	14 km

EDUCATIONAL INSTITUTIONS

• New Horizon College of Engineering	2.8 Km
• New Horizon Gurukul	2.5 Km
• Vibgyor High School	3.3 km
• Insight Academy School	2.7 km
• Gear Innovative International School	4.4 Km

HOSPITALS

• Sakra World Hospital	4.2 km
• Manipal Hospital, Sarjapur Road	6 km
• Jeevika Hospital	7 km
• Rainbow Childrens Hospital	9 km
• Motherhood Hospital, Whitefield	6 km
• Cloudnine Hospital	8 km

ENTERTAINMENT

• Phoenix Market City	10 km
• The Forum Neighbourhood Mall	8 km
• Virginia Mall	7.5 km
• KLM Fashion Mall	4 km



MAP NOT TO SCALE

Master Plan



LEGEND:

ENTRY AREA

01. Signage Wall
02. Security Cabin
03. Entry Portal
04. Driveway
05. Drop-off Area
06. Cycling Lane
07. Bus Bay
08. Planting Island
09. Sculpture Island
10. Car Parking
11. Cycle Dock

URBAN FOREST

01. Entry Plaza
02. Forest Lounge
03. Nature Trail
04. Senior Lounge
05. Seating Area
06. Meditation Deck
07. Bio Pond
08. Bridge
09. Viewing Deck
10. Open Lawn

PASSIVE ZONE

01. Seating Plaza
02. Pavilion Outdoor Working Pods
03. Tot Lot
04. Seating Area
05. Lawn
06. Walkway

ACTIVE ZONE

01. Mini Golf Area
02. Skating Rink
03. Kids' Play Area
04. Relaxing Pavilion
05. Outdoor Gym
06. Fitness Zone
07. Tennis Court
08. Basketball Court
09. Cricket Practicing Net
10. Football / Cricket Field

CLUBHOUSE AREA

01. Clubhouse Plaza
02. Seating Pavilion
03. Play Lawn
04. Banquet Lawn
05. Lap Pool (25m Long)
06. Kids' Pool
07. Baby Pool
08. Upper Deck
09. Stone Deck
10. Cabana
11. Seating Alcove
12. Aroma Garden

CONGREGATION AREA

01. Palm Grove
02. BBQ Counter
03. Alfresco Dining/ Kitty Party Area
04. Multi Purpose Lawn
05. Community Garden
06. Amphitheatre
07. Stage
08. Projection Wall
09. Breakout Lawn
10. Senior Citizens' Lounge
11. Reflexology Path
12. Seating Platform
13. Kids' Play Court
14. Pet Park

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



Clubhouse



Clubhouse Amenities



Grocery Shop



Gym



2 Party Halls



Yoga / Aerobics



4 Badminton Courts



Indoor Games



Squash Court



Pool Table



Creche

Specifications

1. STRUCTURE:

- Seismic zone II compliant RCC structure
- Masonry walls with 8"6"/4" cement concrete blocks

2. PLASTERING:

- All internal walls plastered smoothly

3. FLOORING:

- Laminated wooden flooring in master bedroom only
- Good quality vitrified tiles for living, dining kitchen and other bedroom
- Good quality ceramic tiles for balconies, utility area and toilets
- Good quality vitrified tiles for lift lobbies and corridors
- Cement concrete tiles for staircase

4. TOILETS:

- Good quality ceramic tile dado in all toilets
- White colour wall mounted EWC and washbasin
- Health faucet in all toilets
- Geyser point provision in all toilets
- False ceiling in all toilets

5. DOORS:

- All doors with engineered door frame and flush door shutter with laminate
- UPVC sliding doors with mosquito mesh provision for living room to balcony

6. WINDOWS:

- UPVC sliding windows with mosquito mesh provision
- UPVC ventilators with fixed louvers in toilets

7. KITCHEN:

- 2 feet dado with ceramic glazed tiles
- Provision for water purifier point in kitchen
- Provision for gas connection point in kitchen
- Provision for washing machine in utility area/kitchen

8. PAINTING / POLISHING:

- Interior: Acrylic emulsion paint
- Exterior: Texture paint
- Enamel painting for MS railings

9. PLUMBING:

- Good quality CP fittings
- Good quality PVC drainage and storm water pipes
- Dual piping for fresh water in shower/washbasin /toilet/faucet/kitchen and recycled treated water for toilet flushes

10. ELECTRICAL:

- TV, telephone, networking in master bedroom and living area
- Electrical AC points in all bedrooms and living area
- Exhaust fan in all toilets
- Two Earth Leakage Circuit Breaker (ELCB) for each flat (One for AC and heating, and the other for lighting)
- Individual metering for both BESCOM and DG power backup
- Good quality electrical wires and switches
- Provision for ceiling fan in living rooms and all bedrooms

11. LIFT:

- Passenger and service lifts for each block

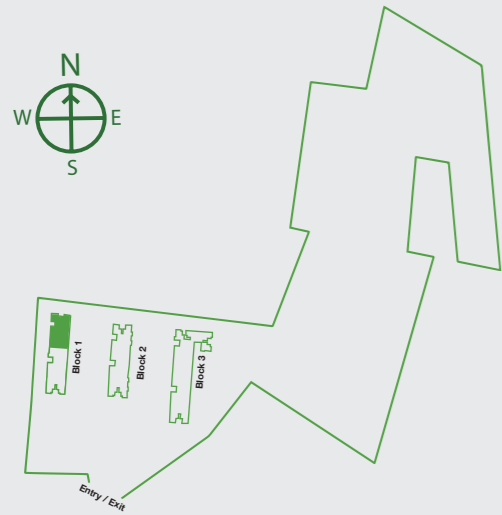
12. OTHERS:

- Fiber to the home (Data & Voice)
- Internal telephone cabling / wiring for all apartments
- CCTV surveillance for basement and ground floor lift entry in every block
- 100% power back-up for lifts, pumps and lighting in common areas
- Power back-up for apartments at diversity factor of 0.4
- Organic waste converter
- Individual water meter for all apartments

13. RAIN WATER HARVESTING:

- Common rain water harvesting system as per municipal guidelines

1 BHK



LEGEND

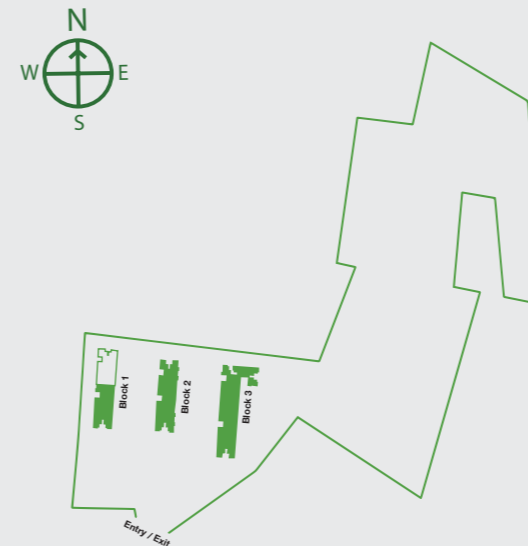
- 1 ENTRY 2'9" X 3'10"
- 2 LIVING / DINING 15'0" X 13'4" (10'0")
- 3 BALCONY 4'0" X 9'10"
- 4 KITCHEN 7'9" X 11'1"
- 5 BEDROOM 11'4" X 10'9"
- 6 C.TOILET 5'0" X 7'6"

	CARPET AREA	SUPER BUILT-UP AREA
SQ.MT.	39.51	59.92
SQ.FT.	425.29	645.00

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



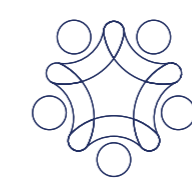
LEGEND

- 1 ENTRY 2'7" X 3'10"
- 2 LIVING / DINING 16'0" X 13'6" (11'0")
- 3 BALCONY 4'6" X 10'9"
- 4 KITCHEN 7'3" X 9'4"
- 5 UTILITY 6'9" X 4'2"
- 6 BEDROOM 10'0" X 10'0"
- 7 C.TOILET 5'0" X 7'6"
- 8 MASTER BEDROOM 13'9" X 10'0"
- 9 M.TOILET 5'0" X 8'0"

	CARPET AREA	SUPER BUILT-UP AREA
SQ.MT.	59.72	91.97
SQ.FT.	642.83	990.00

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THE
ADARSH
LIFE

The Adarsh Life. It's reflected in every single thing we undertake. Our development, architecture, spaces, and our commitment. For 35 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.



35 Years of Experience



23+ Projects Completed



10,000+ Happy Customers



19+ Million sq.ft. Transformed



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Sales Lounge: Adarsh Parkland

Panathur Main Road, Varthur Hobli, Bengaluru - 560 087, Karnataka, India.

www.adarshdevelopers.com   

A member of **CREDAS** BENGALURU

RERA No.: PHASE 1: PRM/KA/RERA/1251/446/PR/110823/006145

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

This Project is Mortgaged to Vistra ITCL (India) Ltd. as Debenture Trustee



Master Plan

LEGEND:

ENTRY AREA

01. Signage Wall
02. Entry Portal/Security Cabin
03. Entry Accent Paving
04. Driveway
05. Drop-off Area
06. Cycling Lane
07. Bus Bay
08. Planting Island
09. Sculpture Island
10. Car Parking
11. Cycle Dock

CLUBHOUSE AREA

01. Club House Plaza
02. Seating Pavilion
03. Play Lawn
04. Banquet Lawn
05. Lap Pool (25m Long)
06. Kids Pool
07. Baby Pool
08. Upper Deck
09. Stone Deck
10. Cabana
11. Seating Alcove
12. Aroma Garden

ACTIVE ZONE

01. Mini Golf Area
02. Skating Rink
03. Kids' Play Area
04. Relaxing Pavilion
05. Outdoor Gym
06. Fitness Zone
07. Tennis Court
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09. Cricket Practicing Net
10. Football/Cricket Field

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10. Open Lawn

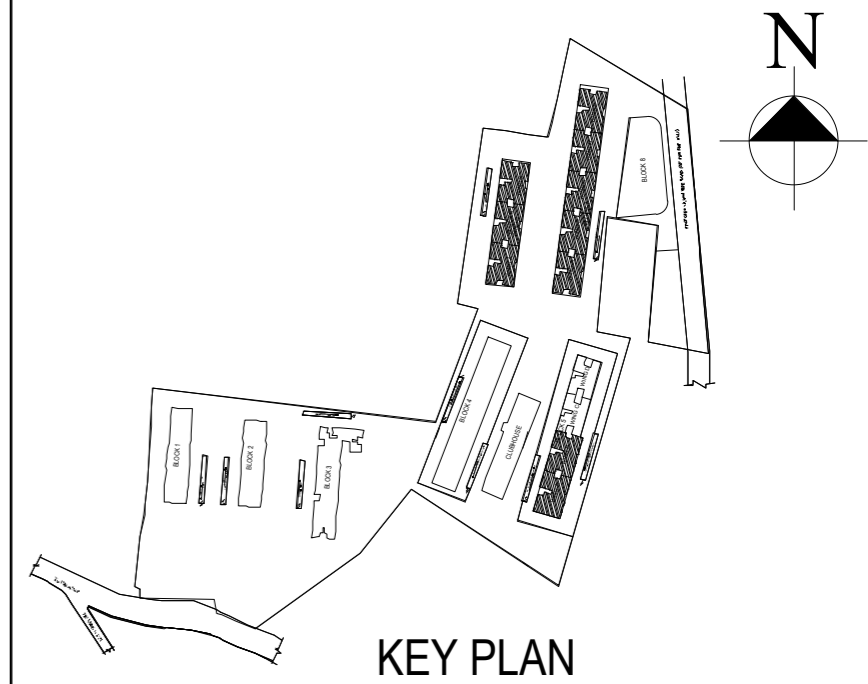
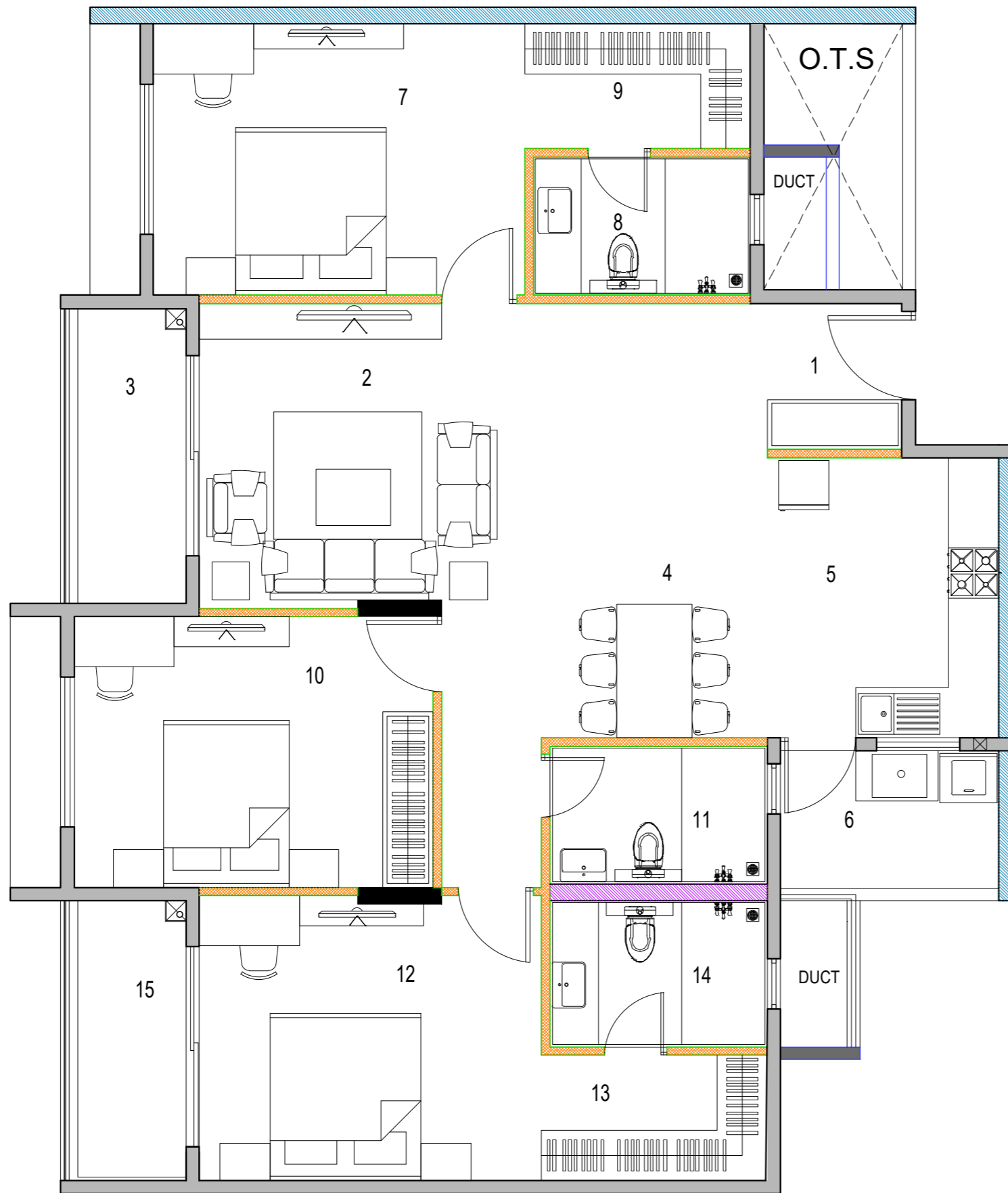
CONGREGATION AREA

01. Palm Grove
02. BBQ Counter
03. Alfresco Dining Kitty Party Area
04. Multi Purpose Lawn
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06. Amphitheatre
07. Stage
08. Projection Wall
09. Breakout Lawn
10. Senior Citizens' Lounge
11. Reflexology Path
12. Seating Platform
13. Kids Play Court
14. Pet Park

PASSIVE ZONE

01. Seating Plaza
02. Pavilion
Outdoor Working Pods
03. Tot Lot
04. Seating Area
05. Lawn
06. Walkway

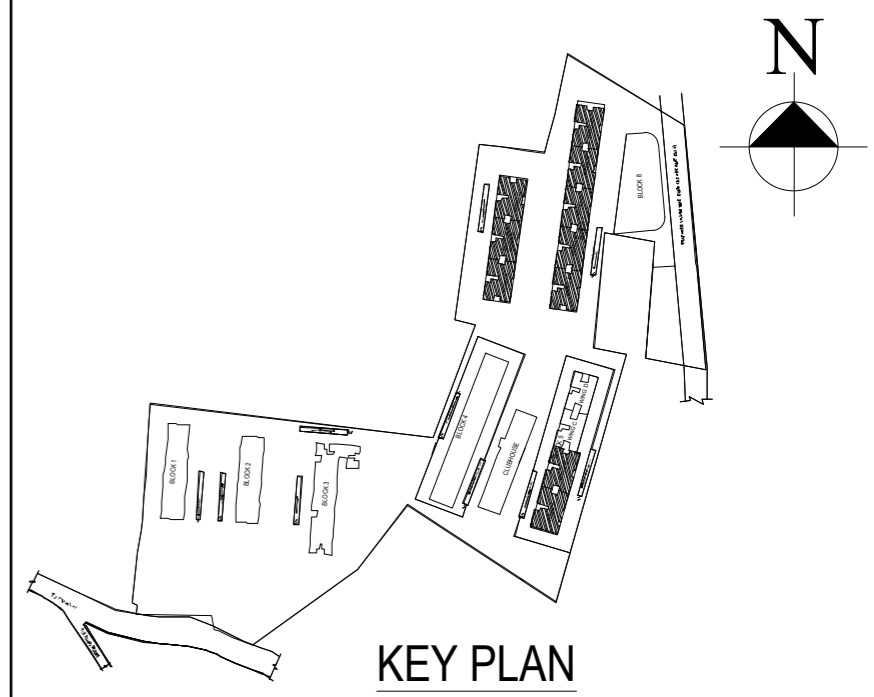
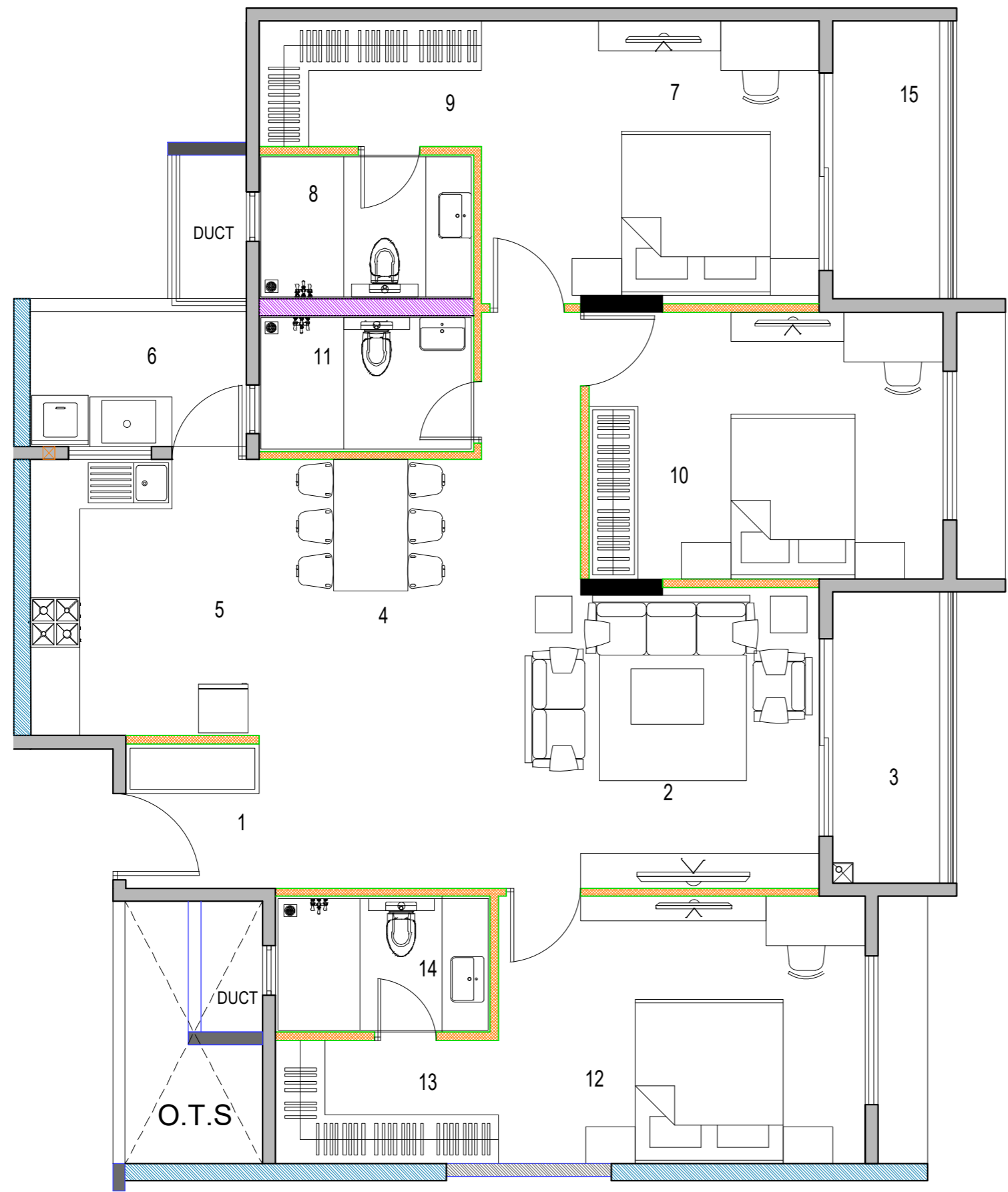




LEGEND		
1	FOYER	5'4"x5'9"
2	LIVING	13'5"x12'0"
3	BALCONY	4'11"x11'7"
4	DINING	8'10"x17'1"
5	KITCHEN	9'1"x11'0"
6	UTILITY	8'7"x5'10"
7	BEDROOM-2	14'7"x10'8"
8	TOILET	8'6"x5'5"
9	DRESS	8'10"x4'11"
10	BEDROOM-3	14'1"x10'8"
11	TOILET	8'6"x5'5"
12	M.BEDROOM	13'5"x11'2"
13	DRESS	8'10"x4'11"
14	TOILET	8'6"x5'9"
15	BALCONY	4'11"x11'6"

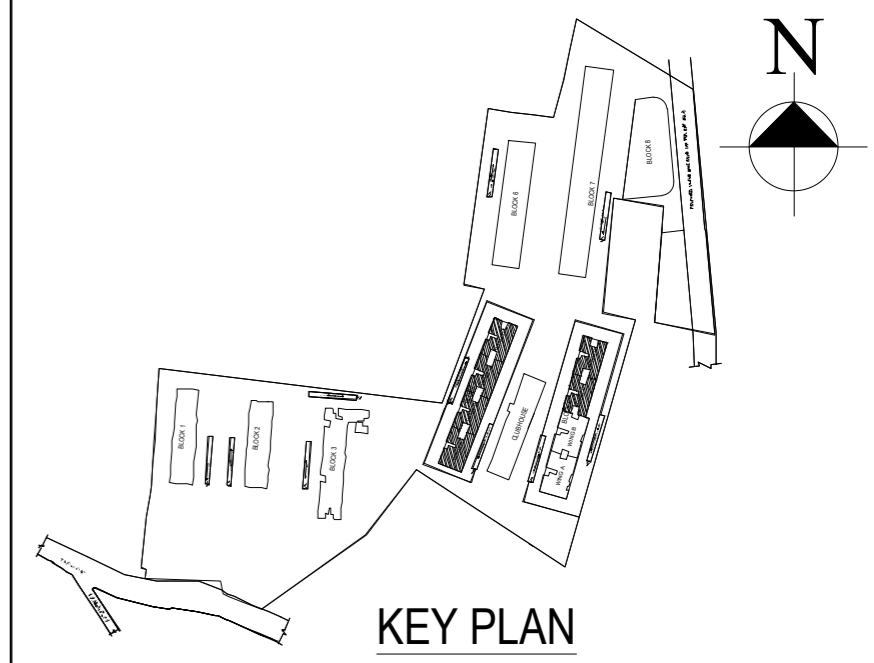
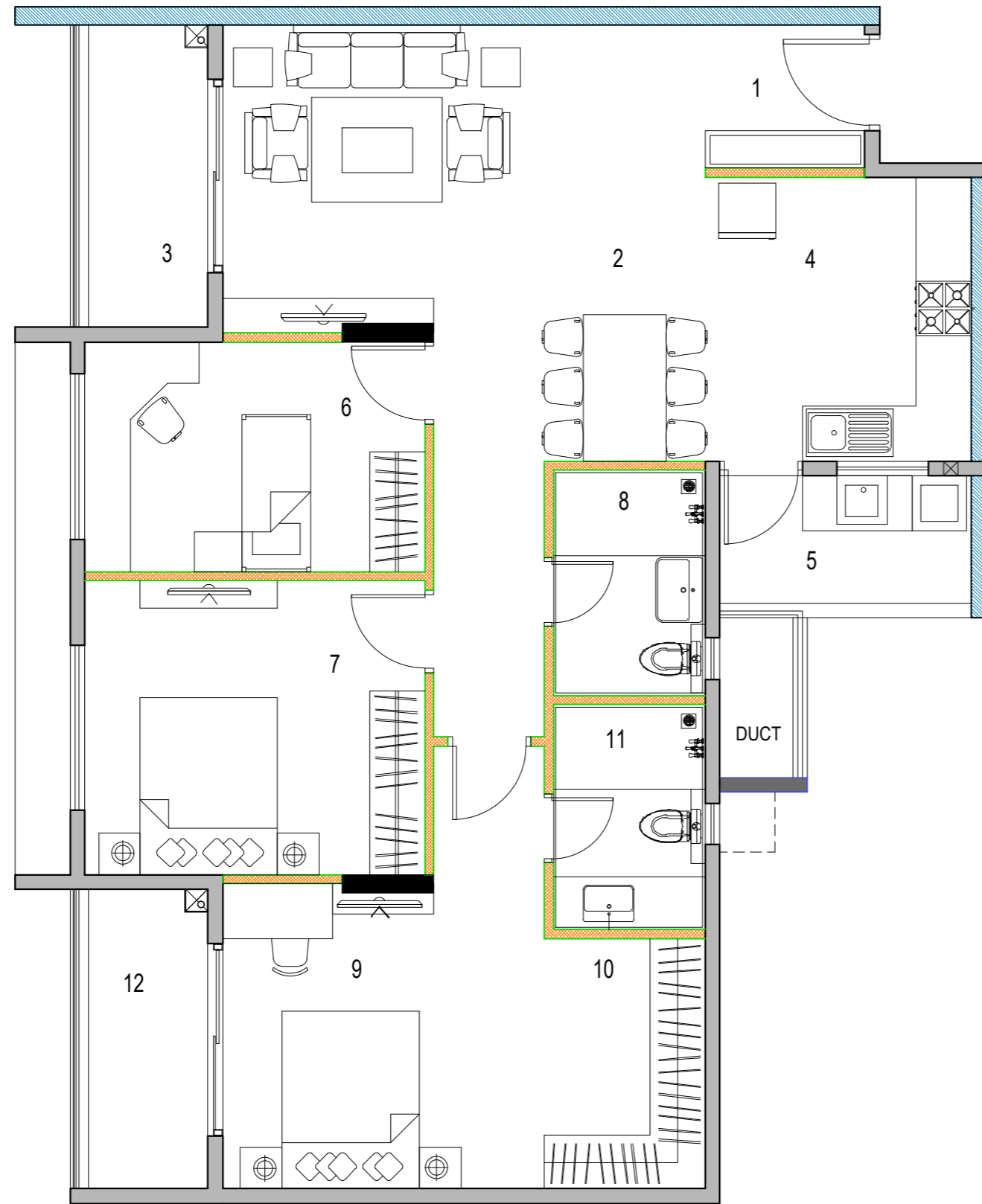
SUPER BUILT-UP AREA		CARPET AREA	
SQ.MT	SQ.FT	SQ.MT	SQ.FT
172.33	1855	113.42	1220.85

3 BEDROOM UNIT PLAN EAST FACING



LEGEND		
1	FOYER	5'4"x5'9"
2	LIVING	13'5"x12'0"
3	BALCONY	4'11"x11'7"
4	DINING	8'10"x17'1"
5	KITCHEN	9'1"x11'0"
6	UTILITY	8'7"x5'10"
7	BEDROOM-2	13'5"x11'3"
8	TOILET	8'6"x5'9"
9	DRESS	8'10"x5'0"
10	BEDROOM-3	14'1"x10'8"
11	TOILET	8'6"x5'5"
12	M.BEDROOM	14'7"x10'8"
13	DRESS	8'10"x4'11"
14	TOILET	8'6"x5'5"
15	BALCONY	4'11"x11'1"

SUPER BUILT-UP AREA		CARPET AREA	
SQ.MT	SQ.FT	SQ.MT	SQ.FT
171.87	1850	113.56	1222.36



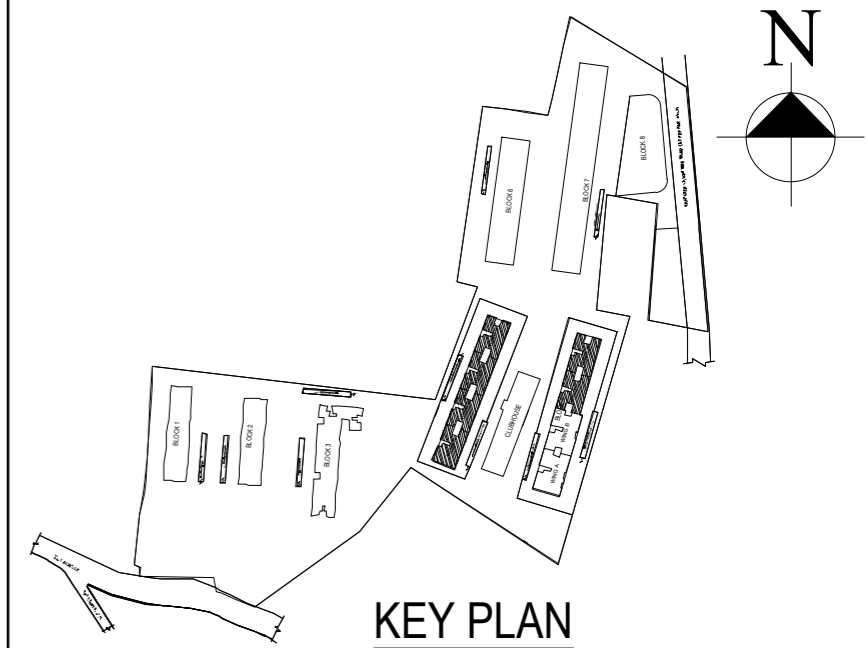
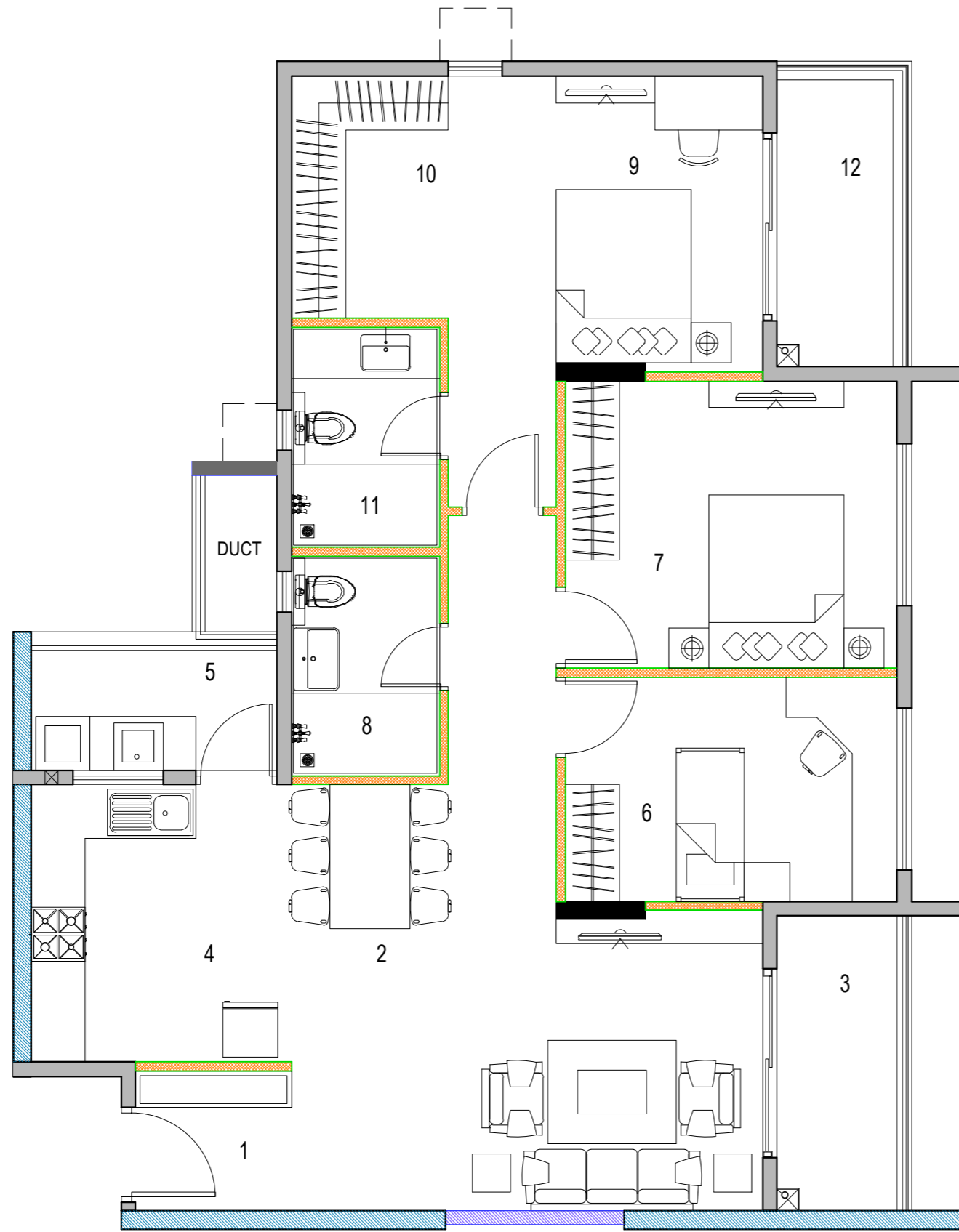
KEY PLAN

LEGEND

1	FOYER	5'9"x5'1"
2	LIVING/DINING	17'3"x15'7"(11'0")
3	BALCONY	4'11"x10'10"
4	KITCHEN	9'6"x10'2"
5	UTILITY	9'0"x5'1"
6	STUDY ROOM	12'2"x8'2"
7	BEDROOM-1	12'2"x10'6"
8	TOILET	5'5"x8'0"
9	M.BEDROOM	17'3"x10'11"
10	DRESS	5'9"x8'11"
11	TOILET	5'5"x8'0"
12	BALCONY	4'11"x10'8"

SUPER BUILT-UP AREA		CARPET AREA	
SQ.MT	SQ.FT	SQ.MT	SQ.FT
137.03	1475	88.05	947.78

2.5 BEDROOM UNIT PLAN EAST FACING



KEY PLAN

LEGEND

1	FOYER	5'9"x5'1"
2	LIVING/DINING	17'3"x15'7"(11'0")
3	BALCONY	4'11"x10'10"
4	KITCHEN	9'6"x10'2"
5	UTILITY	9'0"x5'1"
6	STUDY ROOM	12'2"x8'2"
7	BEDROOM-1	12'2"x10'6"
8	TOILET	5'5"x8'0"
9	M.BEDROOM	17'3"x10'10"
10	DRESS	5'9"x8'10"
11	TOILET	5'5"x8'0"
12	BALCONY	4'11"x11'2"

SUPER BUILT-UP AREA		CARPET AREA	
SQ.MT	SQ.FT	SQ.MT	SQ.FT
137.96	1485	87.95	946.64

2.5 BEDROOM UNIT PLAN WEST FACING



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RERA No.: PHASE 2: PRM/KA/RERA/1251/446/PR/210226/008479

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