

ASBL



01.

The Key to *Envy*

INTRODUCTION

INTRODUCTION

All that you have
admired *is now accessible*



ASBL



4.92 acres

G+45 FLOORS

3 BHK apartments

*extra large outdoor
living balcony*

urban corridor

CO-WORKING SPACE
SUPERMARKET
PHARMACY
CRÉCHE
TUITION & HOBBY
CENTRE
ATM & LOCKER
FACILITIES

MULTIPLE SPORTS COURTS
SWIMMING POOL
GYM & FITNESS AMENITIES
SALON
GUEST ROOMS

luxurious
clubhouse

First
impressions
matter



ENTRYWAY

Enter a grander world



SCULPTURED STATUE
AND CASCADING WATERS

Artistic oasis



GRAND DOUBLE-HEIGHTED
TOWER LOBBIES

Unforgettable sensory delights await

The grand clubhouse reception



02.

Living
meets
socialising

Thriving social living
at ASBL Loft

SOCIAL

SOCIAL

Urban corridor: integral and intuitive

At ASBL Loft, the 'Urban Corridor' has been conceptualized from the vision of integrating open and semi-open spaces with recreational elements for residents' usage.



CO-WORKING SPACE



CRÉCHE

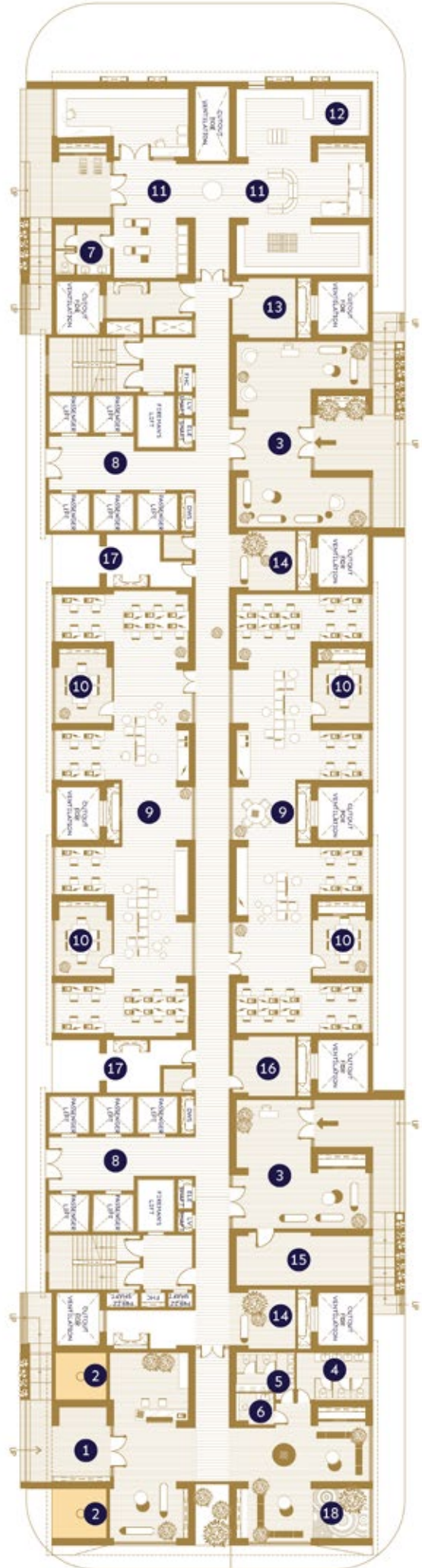
BANK ATM & LOCKER
FACILITYSUPERMARKET
& PHARMACY



Tower A

Urban Corridor

- 1 GRAND LOBBY ENTRANCE
- 2 REFLECTION POND
- 3 LOBBY & LOUNGING AREA
- 4 LADIES TOILET
- 5 GENTS TOILET
- 6 PH TOILET
- 7 TOILET
- 8 LIFT LOBBY
- 9 BUSINESS CENTRE
- 10 CONFERENCE ROOM
- 11 SUPERMARKET
- 12 PHARMACY
- 13 STORAGE
- 14 DRY SCOPE
- 15 FIRE COMMAND CENTRE
- 16 JANITOR
- 17 SERVICES
- 18 ZEN GARDEN





N

Tower B

Urban Corridor

- 1 LOBBY & LOUNGING AREA
- 2 LADIES TOILET
- 3 GENTS TOILET
- 4 PH TOILET
- 5 TOILET
- 6 CRÉCHE PLAY AREA
- 7 HOBBY CENTRE
- 8 TUTION CENTRE
- 9 TODDLER'S NAP AREA
- 10 LIFT LOBBY
- 11 DRY SCAPE
- 12 FIRE COMMAND CENTRE
- 13 FOYER
- 14 RAMP
- 15 SERVICES
- 16 CRÉCHE
- 17 JANITOR
- 18 ATM & LOCKER



55,000 SQ FT CLUBHOUSE

Indulge in opulence



EXPANSIVE LAWN

An expansive lawn next to the clubhouse will serve as the assembly space for larger gatherings, and to simply enjoy natural openness.

Be productive without stepping out

5,500 SQ FT BUSINESS CENTRE

With work from home now a norm, ASBL Loft will provide a coworking space, equipped with cubicles and meeting rooms, to help residents innovate, ideate and excel, while also maintaining perfect work-life balance

Work from home without being home



MEETING ROOMS

Now own the room in every meeting, literally!
Our well equipped meeting rooms enable you
to let your work speak for you.



03.

Where
joyful
memories
begin



CHILDCARE

Crèche spread across 5,000 sq ft

KIDS' PLAY AREA

Where fun knows no bounds



04.

Choose your *active adventure*

With diverse active amenities over 30,000 sq ft, ASBL Loft's residents will have plenty of options to choose from, to stay fit.

FITNESS



sprawling gym, overlooking
an expansive swimming pool

ASBL



3 Indoor badminton courts

SPORTS

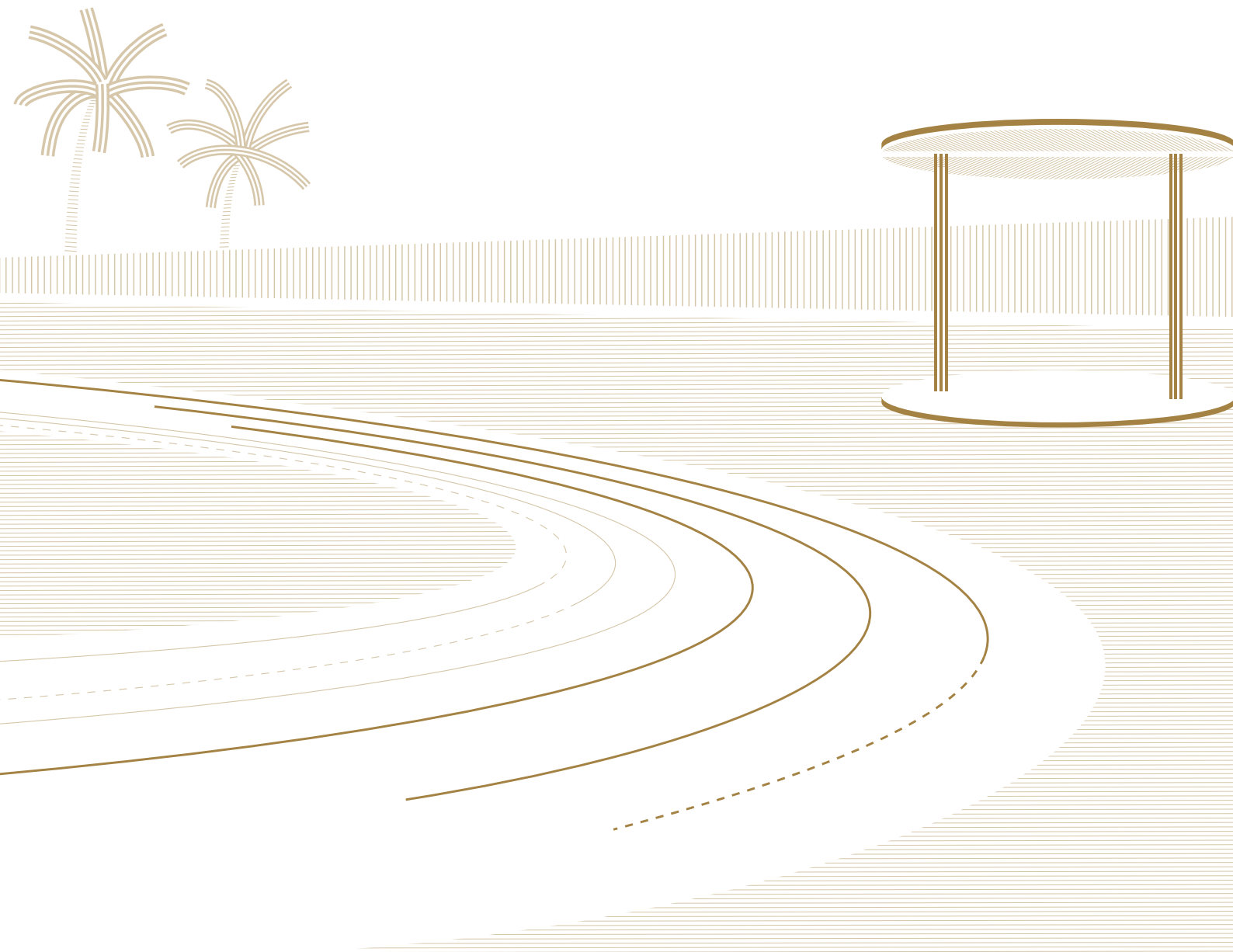
**Unleash your
inner champion**

WITH:

**Basketball Court,
Squash Court and
Multi-sports Turf**

Your fitness, your way





EPDM WALKING TRACK

Effortless strides

05.

The art of *practical luxury*



LAUNDRY
SERVICE



PET PARK



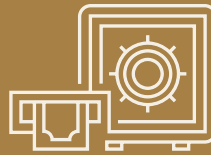
SUPERMARKET
& PHARMACY



EV CHARGING
STATIONS



CLINIC



BANK
ATM & LOCKER
FACILITY

At ASBL Loft, luxurious living gets even better with convenience, bringing all that you need to you!

AMENITIES



BANQUET HALL

Every occasion
a reason to celebrate



SALON

Indulge in self-care

GUEST ROOMS

Luxury at its finest

Your guests would experience the epitome of comfort in these exceptional guest rooms. Every moment of their visit would be met with warmth.



06.

Thoughtful
homes:
*Where design
meets wellbeing*



The unit plans have been designed keeping people's interaction with spaces in mind, a testament of Intentional Design.

With a main door of maximum 8-foot height, a grand welcome awaits residents to their flats. The biggest living room and highest floor-to-ceiling height of 10'5" (6 inches more than usual in the segment) creates even more space to revel in pride.

spacious,
welcoming
entrances



LIVING ROOM

Embrace life in
remarkable spaces

The largest in its class,
a room that finally lives
up to its name to live in
all day long.

OUTDOOR LIVING BALCONY

A balcony for all reasons and seasons



MASTER BEDROOM

A dreamer's retreat

Enjoy the luxury of space, in our lavish master bedrooms. Variations in the design offer an attached balcony in some flats.



ASBL



Architected *to be admired*



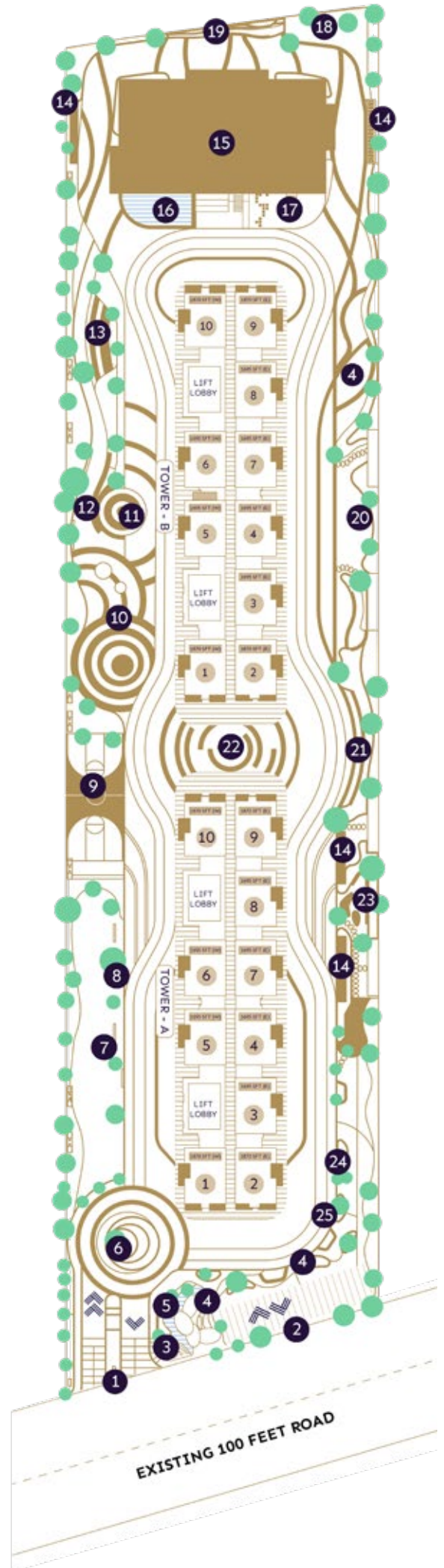
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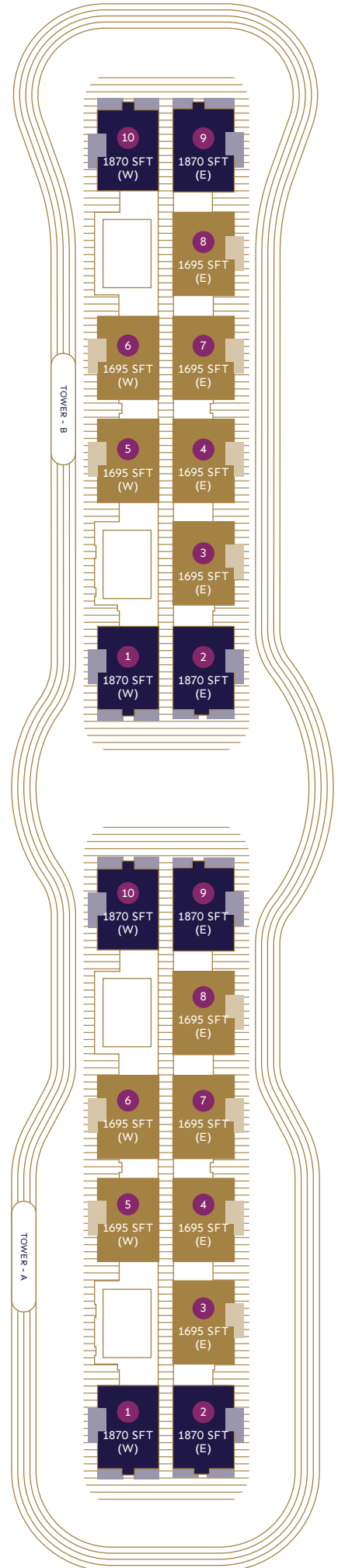
Floorplans:
*Crafted around
your lifestyle*

SITE PLAN

Uniting community, nature, and modern living

- 1 ENTRY/EXIT DROPOFF
- 2 RESIDENT ENTRY/EXIT
- 3 CASCADING WATERFALL
- 4 SEATING ALCOVE
- 5 REFLECTIVE POND
- 6 ROUNDABOUT WITH SCULPTURE
- 7 OPEN LAWN
- 8 GAZEBO SEATING
- 9 BASKETBALL COURT
- 10 KID'S PLAY AREA
- 11 TODDLER'S PLAY AREA
- 12 SENIOR'S CITIZEN COURT
- 13 OUTDOOR FITNESS STATION
- 14 BICYCLE PARKING
- 15 CLUBHOUSE
- 16 REFLECTIVE WATER BODY
- 17 THEMED GARDEN
- 18 PARTY SPILL OUT AREA
- 19 WALL FOUNTAIN
- 20 LAWN SPILL OUT
- 21 AMPHITHEATER
- 22 MULTI-PURPOSE PLAZA
- 23 PET'S PARK
- 24 BICYCLE LOOP
- 25 JOGGING LOOP



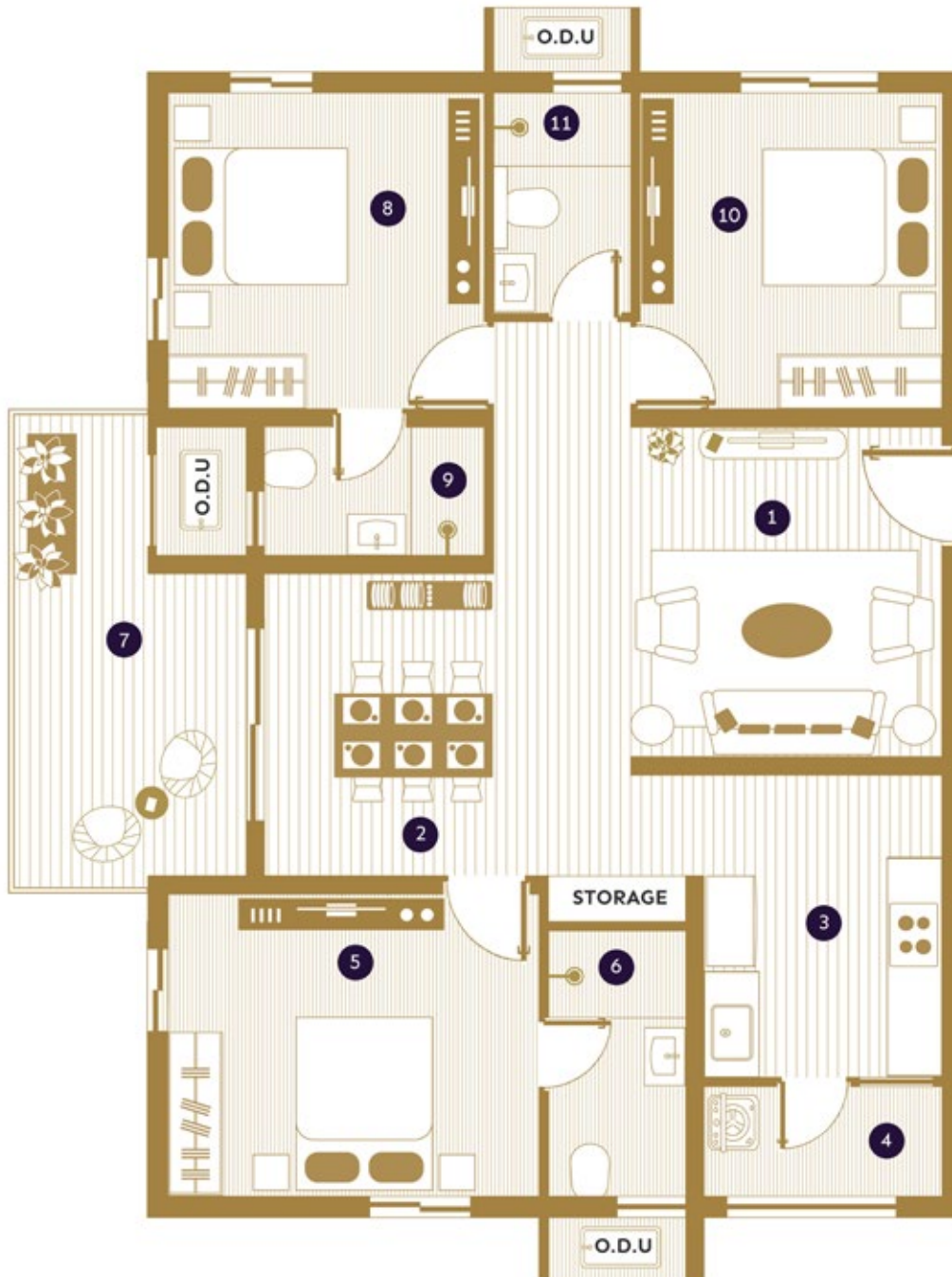


TYPICAL FLOORPLAN

1,695 Sft (E)



- 1 LIVING
16'1" X 11'10"
- 2 DINING
8'6" X 10'6"
- 3 KITCHEN
8'6" X 10'10"
- 4 UTILITY
8'6" X 3'11"
- 5 BEDROOM 1
13'7" X 10'10"
- 6 TOILET 1
4'11" X 9'6"
- 7 OUTDOOR LIVING
7'10" X 10'10"
- 8 BEDROOM 2
11'4" X 11'4"
- 9 TOILET 2
8'2" X 4'11"
- 10 BEDROOM 3
10'10" X 11'4"
- 11 TOILET 3
4'11" X 7'10"

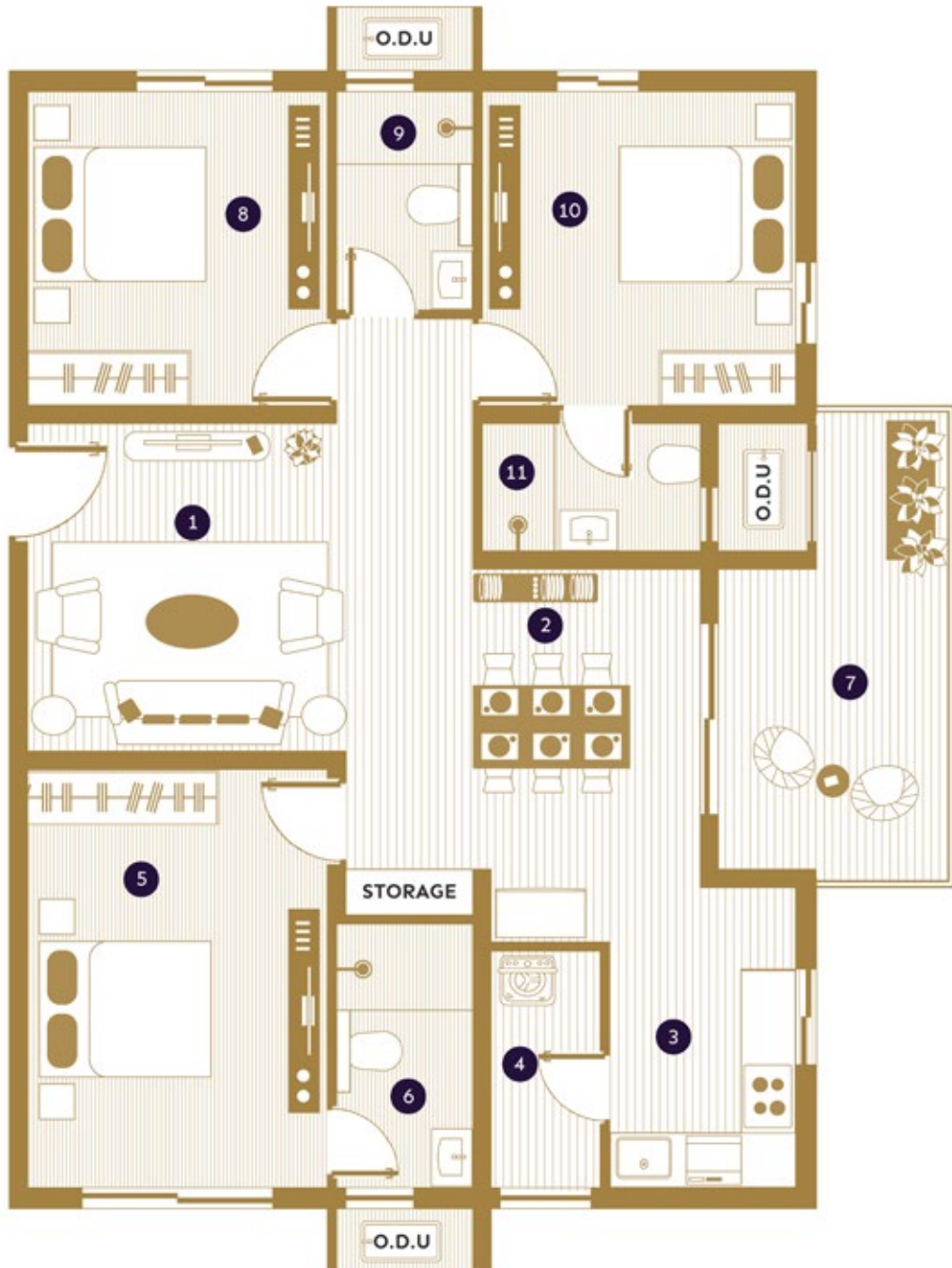


TYPICAL FLOORPLAN

1,695 Sft (W)



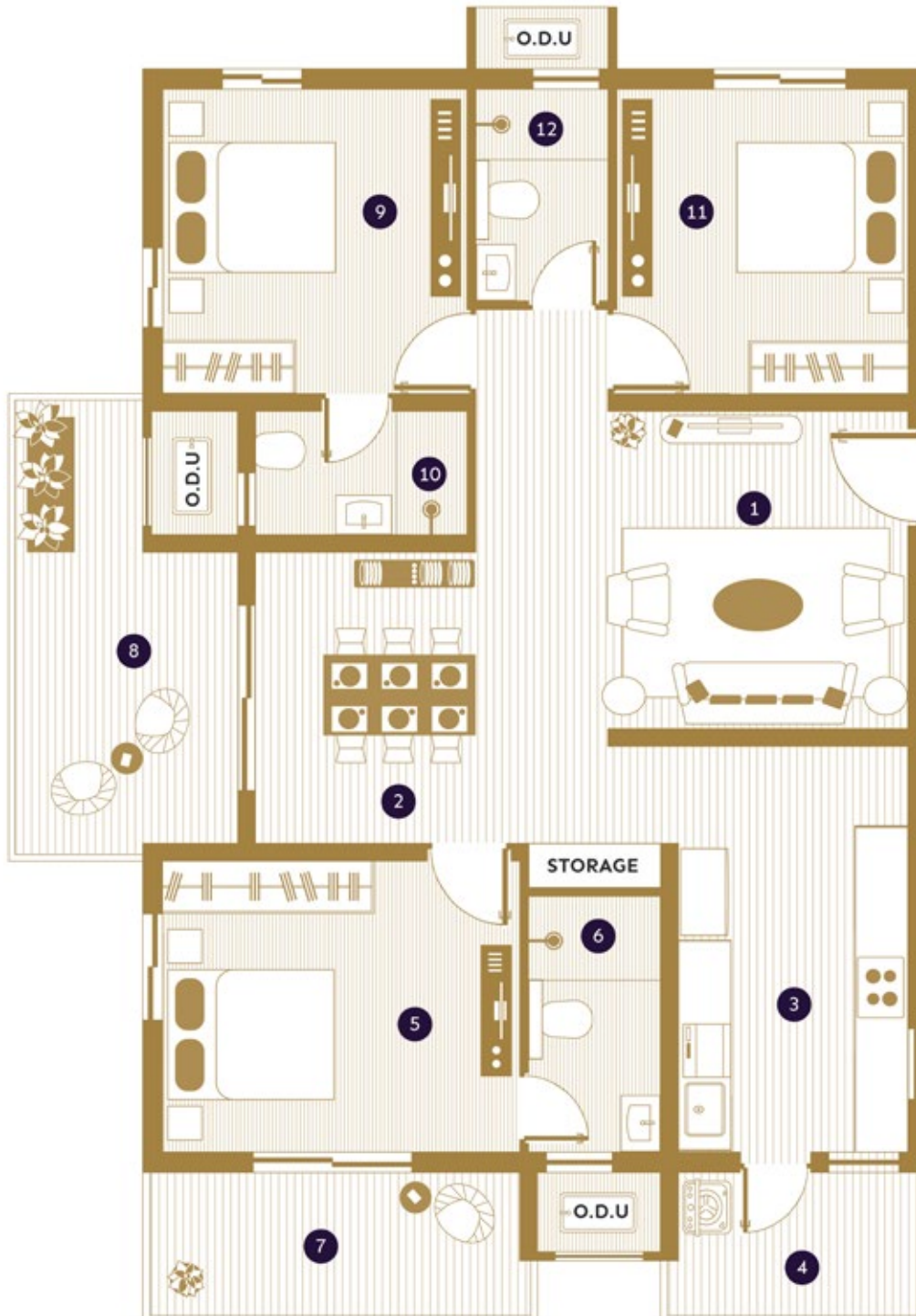
- 1 LIVING 16'1" X 11'10"
- 2 DINING 8'6" X 10'6"
- 3 KITCHEN 7'1" X 10'10"
- 4 UTILITY 3'11" X 8'6"
- 5 BEDROOM 1 10'10" X 15'1"
- 6 TOILET 1 4'11" X 9'2"
- 7 OUTDOOR LIVING 7'10" X 10'10"
- 8 BEDROOM 2 10'10" X 11'4"
- 9 TOILET 2 4'11" X 7'10"
- 10 BEDROOM 3 11'4" X 11'4"
- 11 TOILET 3 8'2" X 4'11"



1,870 Sft (E)



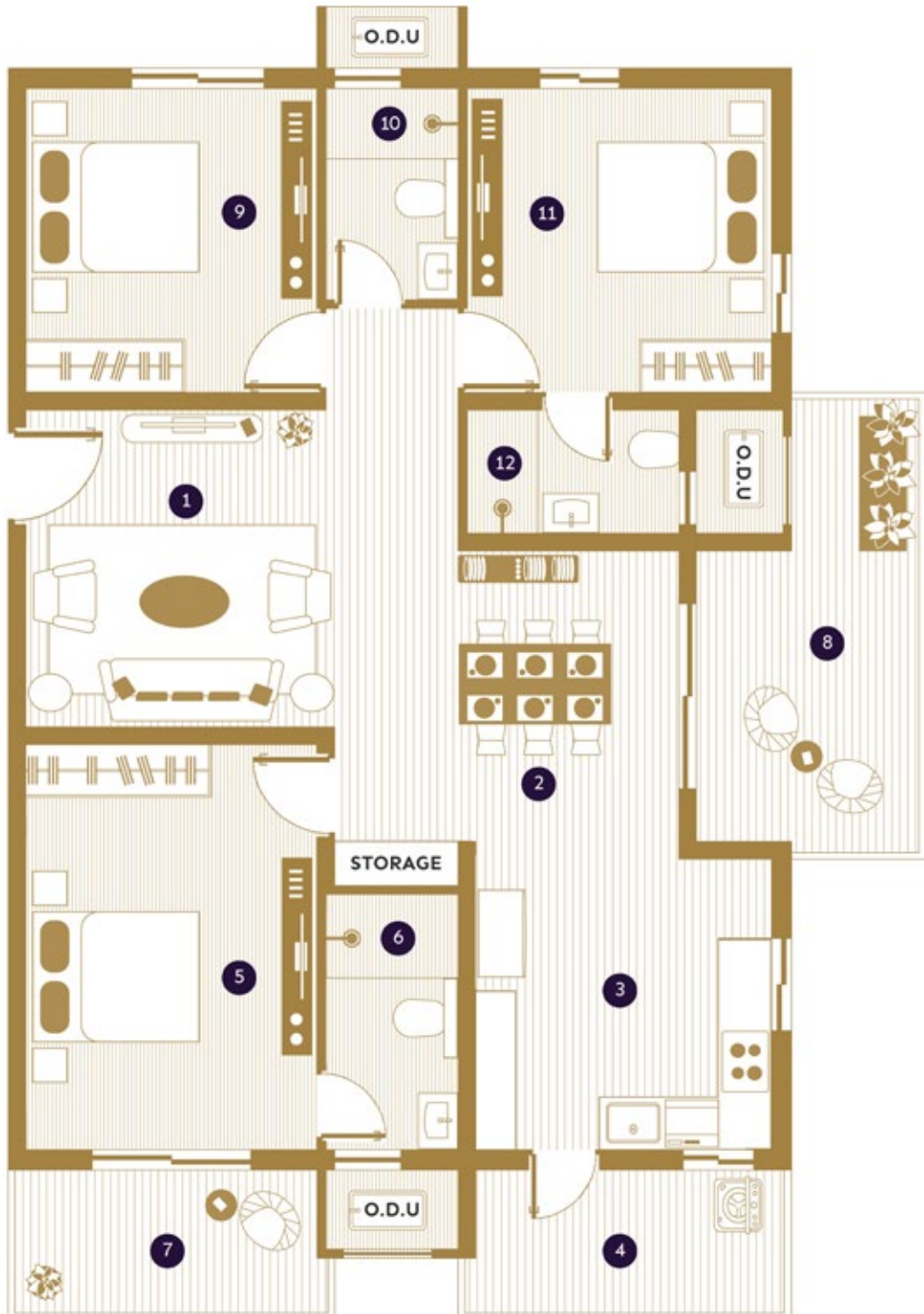
- 1 LIVING 16'1" X 11'10"
- 2 DINING 8'6" X 10'6"
- 3 KITCHEN 8'6" X 15'1"
- 4 UTILITY 4'11" WIDE
- 5 BEDROOM 1 13'7" X 10'10"
- 6 TOILET 1 4'11" X 9'6"
- 7 BALCONY 1 4'11" X WIDE
- 8 OUTDOOR LIVING 7'10" X 10'10"
- 9 BEDROOM 2 11'4" X 11'4"
- 10 TOILET 2 8'2" X 4'11"
- 11 BEDROOM 3 10'10" X 11'4"
- 12 TOILET 3 4'11" X 7'10"



1,870 Sft (W)



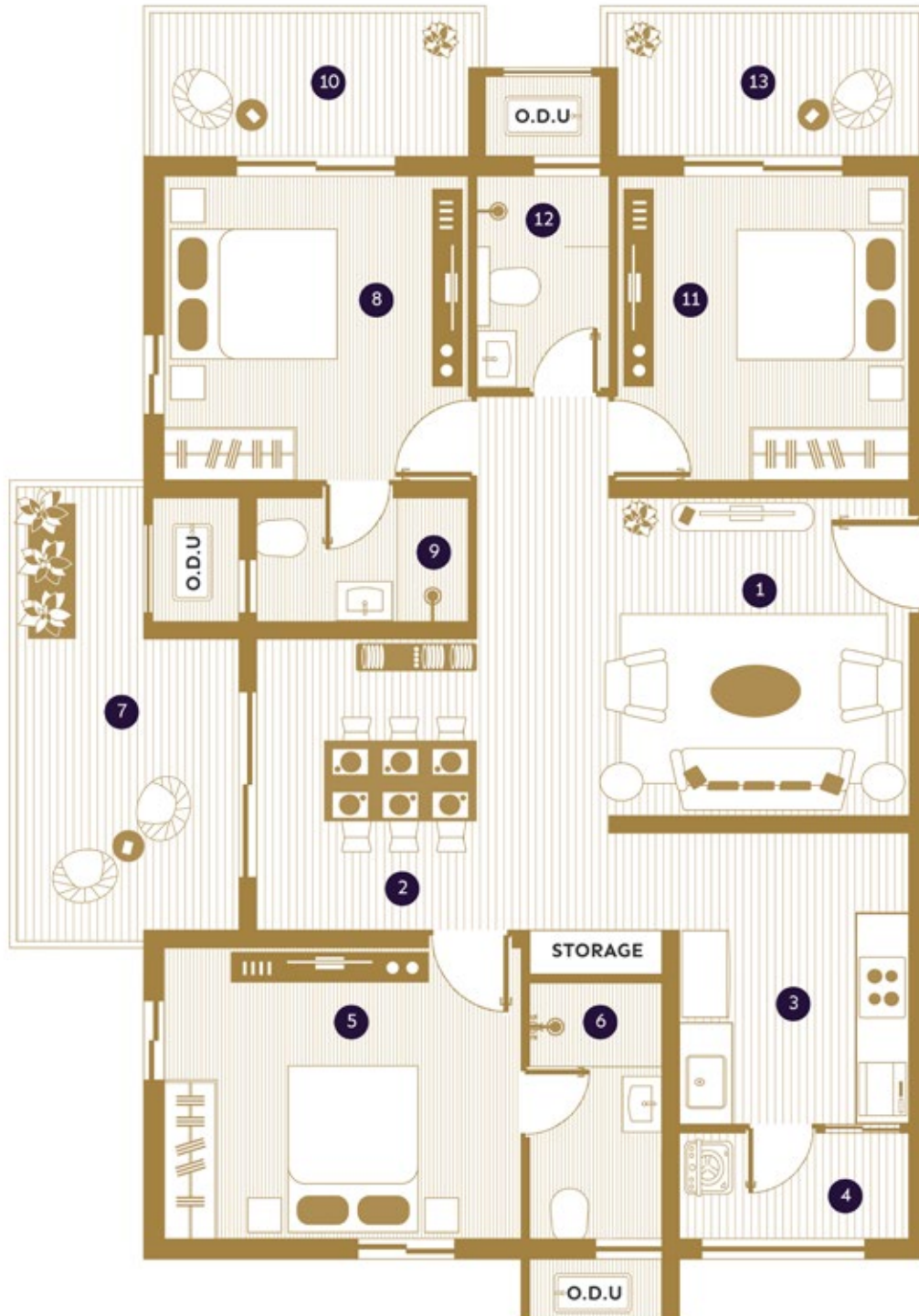
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1,870 Sft (E)



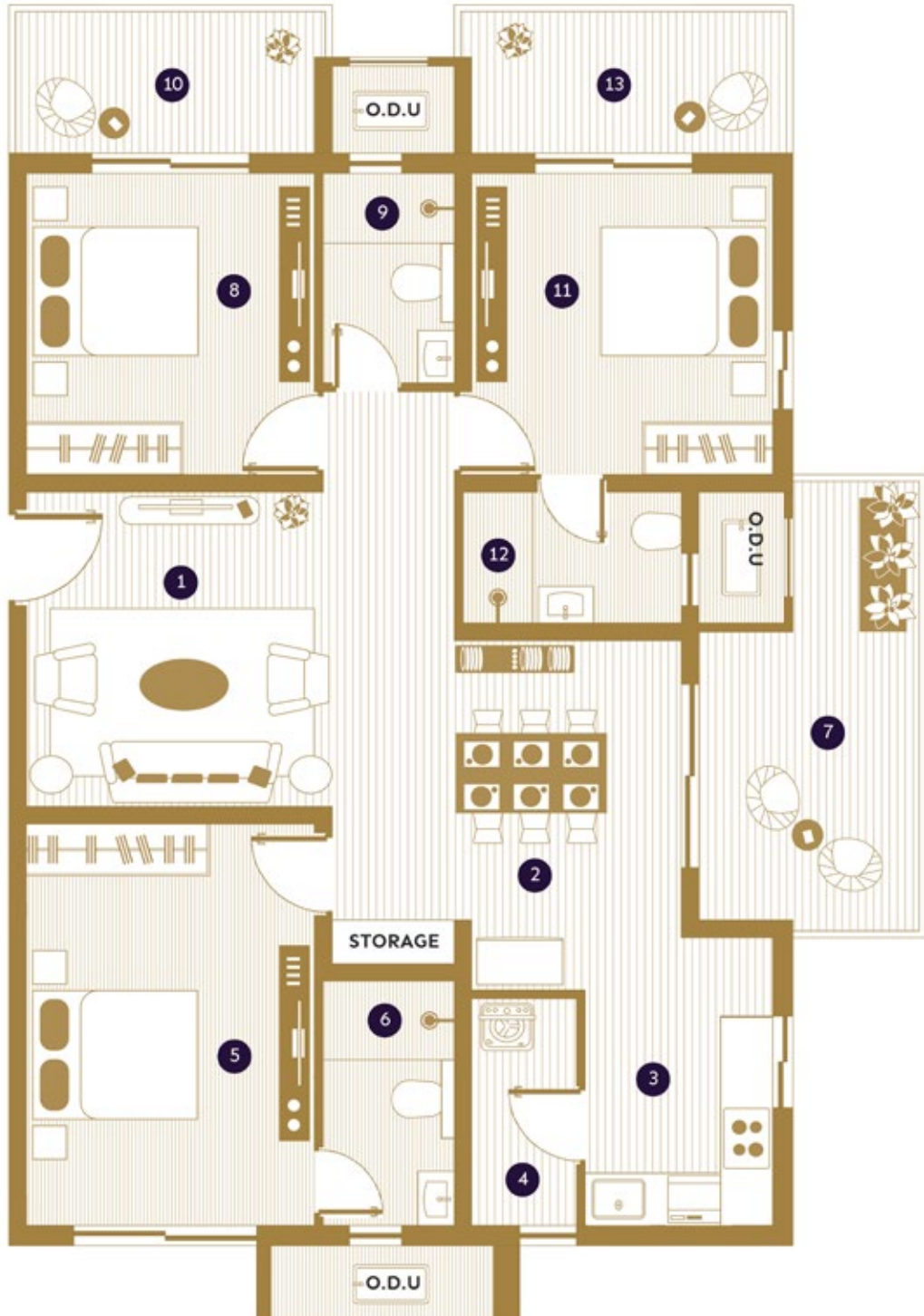
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- 13 BALCONY 2 4'11" WIDE



ASBL

The Developer

The spaces we inhabit have a profound influence on our wellbeing, productivity and overall quality of life.

ASBL (Ashoka Builders India Pvt Ltd) was founded in 2017 with this belief. Through extensive research and consumer lifestyle understanding, we aim to design homes that enhance the living experience of Hyderabad's modern homebuyer. Robust tech-centric construction enables us to keep our quality and timeline deliverable sacrosanct.

Over a short span of time, ASBL has started creating a niche for itself through its projects:

ASBL Lakeside, Khajaguda

ASBL Spire, Kokapet

ASBL Springs, Pocharam, Uppal

ASBL Spectra, Financial District, Gachibowli

www.asbl.in



“Our vision for Loft is to create a truly exceptional living experience, starting from the moment you arrive. Our grand entrance sets the tone for what awaits within—a place where community thrives, work seamlessly integrates with life, and convenience is literally brought to one’s doorstep. With post-pandemic amenities like co-working spaces and carefully curated childcare facilities, Loft redefines the meaning of modern residential living.”

Ajitesh Korupolu

CEO, ASBL



Elevation, clubhouse & urban corridor designers

The clubhouse and lobby architecture are being designed by HP Lakhani Associates, one of the premier architectural and interior designing firms since 1994 who have executed huge projects in many cities in India and USA.

www.hplakhani.com



Landscape designers

The lush green landscapes at ASBL Loft are being designed by Site Concepts International (SCI), a Singapore-based architectural firm providing professional services in landscape architecture, urban design and land use planning since 1991.

www.siteconcepts.com.sg

Specifications

FOUNDATION & STRUCTURAL FRAME

RCC Shear Wall structure to withstand wind and seismic loads (Zone 2)

WALLS

Thickness:

Flat walls: 100 or 200mm thick RCC walls

External walls: 200 or 230mm thick RCC walls

Paint:

Flat walls: Smooth putty finish with two coats of cement/acrylic emulsion paint from Asian Paints or equivalent

External walls: Texture finish and two coats of exterior emulsion paint from Asian Paints or equivalent

Cladding:

Master bathroom wall: 600 x 1,200mm GVT tiles cladding up to false ceiling height

Other bathroom walls: 600 x 600mm GVT tiles cladding up to false ceiling height

Utility walls: Porcelain/Ceramic tiles cladding up to 3feet height

Tower Entrance Lobby: Designer tiles cladding for double heighted lobby of around 15feet

Ground floor lift lobby: Granite/Marble cladding for double height lobby of around 15feet

Typical & basement lift lobby: Designer tiles/ Granite cladding

Ceiling:

Flat ceiling: Smooth putty finish with acrylic emulsion paint

Bathroom Ceiling: Grid false ceiling to cover all service lines

Utility room ceiling: Grid false ceiling to cover all service lines

Balcony ceiling: Smooth putty finish with acrylic emulsion paint

JOINERY WORKS

Main Door:

Size: 2,400mm high & 1,100mm wide

Frame: Teak wood frame finished with melamine spray polish

Shutters: Oak Veneer shutters with designer hardware

Bedroom Doors:

Size: 2,250mm high & 950mm wide

Frame: Hardwood door frames

Shutters: Two sides laminated shutters with designer hardware

Bathroom Doors

Size: 2,250mm high & 800mm wide

Frame: Granite frame

Shutters: Two sides laminated shutters with designer hardware

Balcony

Size: 2,250mm high & 2,100mm wide

Frame: 2,250mm high & 2,100mm wide, 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 frosted with openable shutters

Shutters: Toughened clear glass

INTERNET/ CABLE/ TELECOM

Optic fiber cable to be provided for internet in the living area

Television (TV) and DTH points to be provided in all bedrooms and Living area

Intercom point to be provided in the living area

FLOORING

Internal:

Flat Flooring: 800 x 800mm double charged vitrified, designer tiles with spacer joint
Master bathroom flooring: 600 x 1,200mm anti skid, matte finish, designer tiles with spacer joint
Other Bathroom Flooring: 600 x 600mm anti skid, matte finish, designer tiles
Balcony Flooring: Wood finish anti-skid vitrified tiles with spacer joint
Utility Flooring: 600 x 600mm porcelain/ceramic anti skid, matte finish tiles

External:

Corridor: 600 x 1,200mm Vitrified GVT/Terrazzo
Designer Tiling

PLUMBING

Chrome Plated Fillings:

Fixtures shall be from Grohe or equivalent

Provided for:

Bathroom Shower with diverter
Basin Mixer for hot & Cold water
Bathroom Faucets
Utility Trap
Flush valve from Sloan or equivalent

Sanitary:

Fixtures shall be from Duravit or equivalent

Provided for:

Washbasin
Wall mounted EWC

BILLING

Internal:

Water, Gas, and Electricity Meters will be provided for each flat

External:

Application based system will be provided for monitoring the domestic energy consumption and billing purposes

HAND RAILING

Glass railing as per the design intent

LPG

Piped LPG gas connection will be supplied from centralized gas bank to all flats

ELECTRICAL

Make:

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 Schneider or 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
Attached Balconies: Power outlets to be provided for light and charging point
Kitchen: Power outlets to be provided for Light, Chimney, Hob, Refrigerator, Microwave/Oven, Mixer/Grinder, Water Purifier, Dishwasher
Utility Room: Power outlets to be provided for light, washing machine, and dryer

WATER INLET FOR KITCHEN/ UTILITY

Washing Machine: One inlet point for washing machine
Water Purifier: One inlet point for water purifier
Sink: One inlet point for sink

PARKING

Markings:

Designated markings for each flat and visitor parking signages at relevant points

Car wash area:

Will be provided in the basement

EV Charging point:

Charging stations will be provided at dedicated spaces in the basement

POWER BACK UP

100% power backup
DG set with enclosure

LIFTS

High-speed lifts from Kone or equivalent make
Passenger Lifts: 10 per tower
Service Lifts: 02 per tower

FIRE & SAFETY

Fire equipment as per NBC regulations

Fire Alarms

Fire Hydrants

Fire Sprinkler System

Fire Curtains will be provided as per the fire norms

WATER SUPPLY/ TREATMENT

Water treatment plant (WTP) for softening and treating of water (not RO)

Sewage treatment plant (STP) of adequate capacity as per regulatory norms

Treated sewage will be used for flushing and landscaping purposes

Water Harvesting: Rainwater harvesting pits provided for recharging groundwater level (as per norms)

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

MISC

Mechanical Ventilation

Mechanical ventilation system will be provided in the basements as per the NBC Norms

Garbage Chute

2 sets of Garbage chutes will be provided in every floor of each tower, of a reputed make

SECURITY/BMS

CCTV cameras at designated locations and dedicated surveillance room to be provided

BRAND ASSOCIATIONS

Salon:

Bubbles Salon or equivalent

Supermarket:

Ratnadeep or equivalent

ATM & locker facility:

ICICI Bank or equivalent

LANDSCAPE AMENITIES

No vehicular zone, round about with sculpture, jogging & cycling loops, children's play area, toddler's play area, senior citizens reflexology walk, pet park, lawn, outdoor fitness area, basketball court, Clubhouse spillout, bicycle parking, wall fountain, seating alcoves, and amphitheater

URBAN CORRIDOR AMENITIES

Grand tower lobby, co-working space with meeting rooms, lift lobbies, waiting lounges, crèche, supermarket, ATM and bank locker, hobby & tuition centre

CLUBHOUSE AMENITIES

Clubhouse reception & waiting lounge, Multipurpose hall, double heighted squash court, swimming pool, gym, calisthenics studio, yoga/fitness centre, gents salon, ladies salon, 3 badminton courts, indoor games room, guest rooms, multi-sports turf

AREA STATEMENT

Flat Type	Saleable Area (in sq ft)	Facing	Rera Carpet Area (in sq ft) (a)	Exclusive Balcony Area (in sq ft) (c)	External Walls Area (in sq ft) (c)	a+b+c (in sq ft)	Common Area (in sq ft)
1,695 - E	1,695	East	1,050	125	105	1,280	415
1,695 - W	1,695	West	1,050	125	105	1,280	415
1,870 - E	1,870	East	1,050	260	105	1,415	455
1,870 - W	1,870	West	1,050	260	105	1,415	455



At ASBL Loft,
we welcome you to
a whole new world.

ASBL



asbl.in/loft

Contact: 080-471-09111

RERA No. P02400006761

057423/ZOA/R1/U6/HMDA/21102

Project Funded & Mortgaged to:

JM Financial Credit Solutions Ltd.



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