

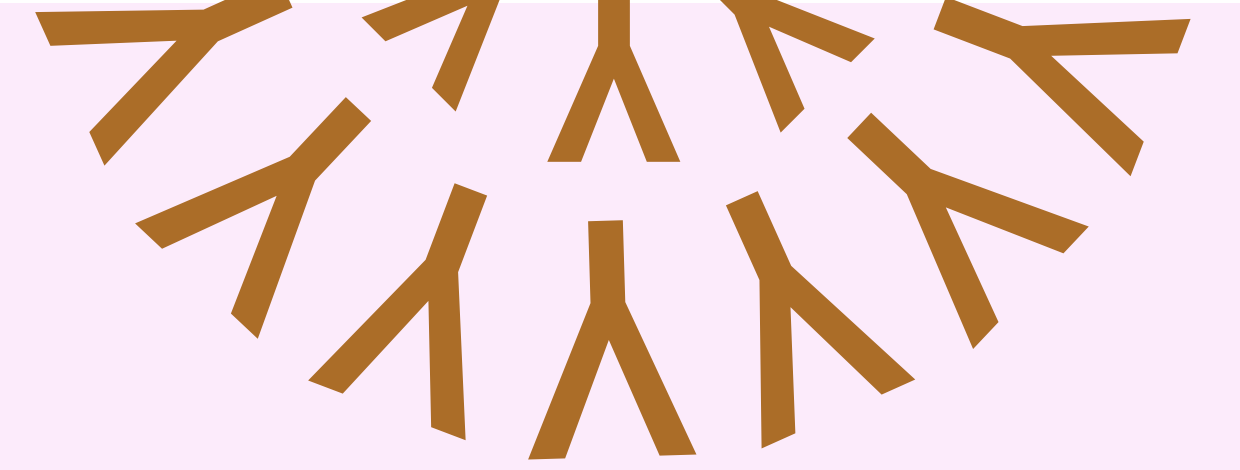


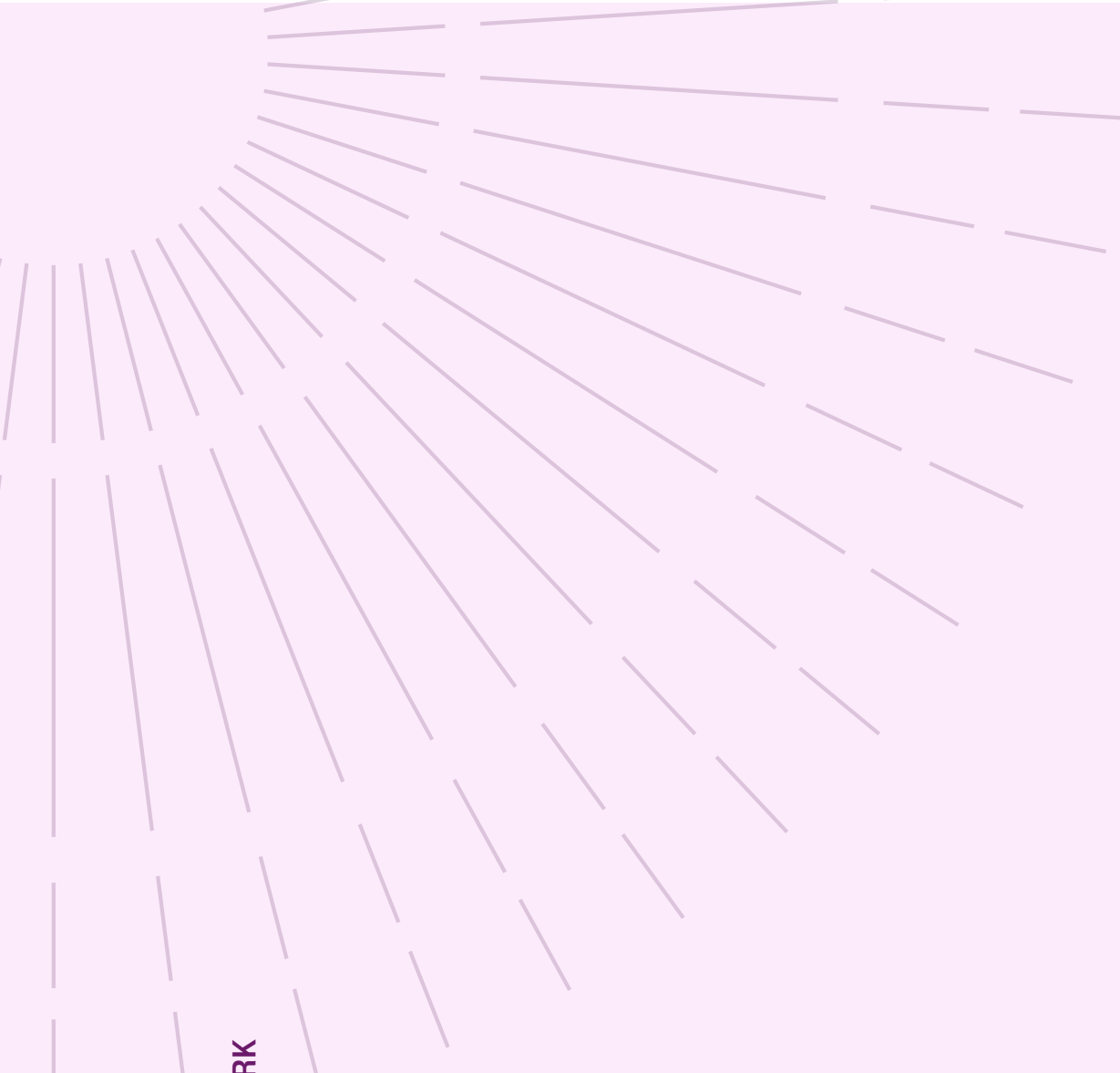
ASBL  
LANDMARK

THE  
GREAT  
UPGRADE

# THE GREAT UPGRADE AWAITS YOU AT KUKATPALLY.

ASBL LANDMARK





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



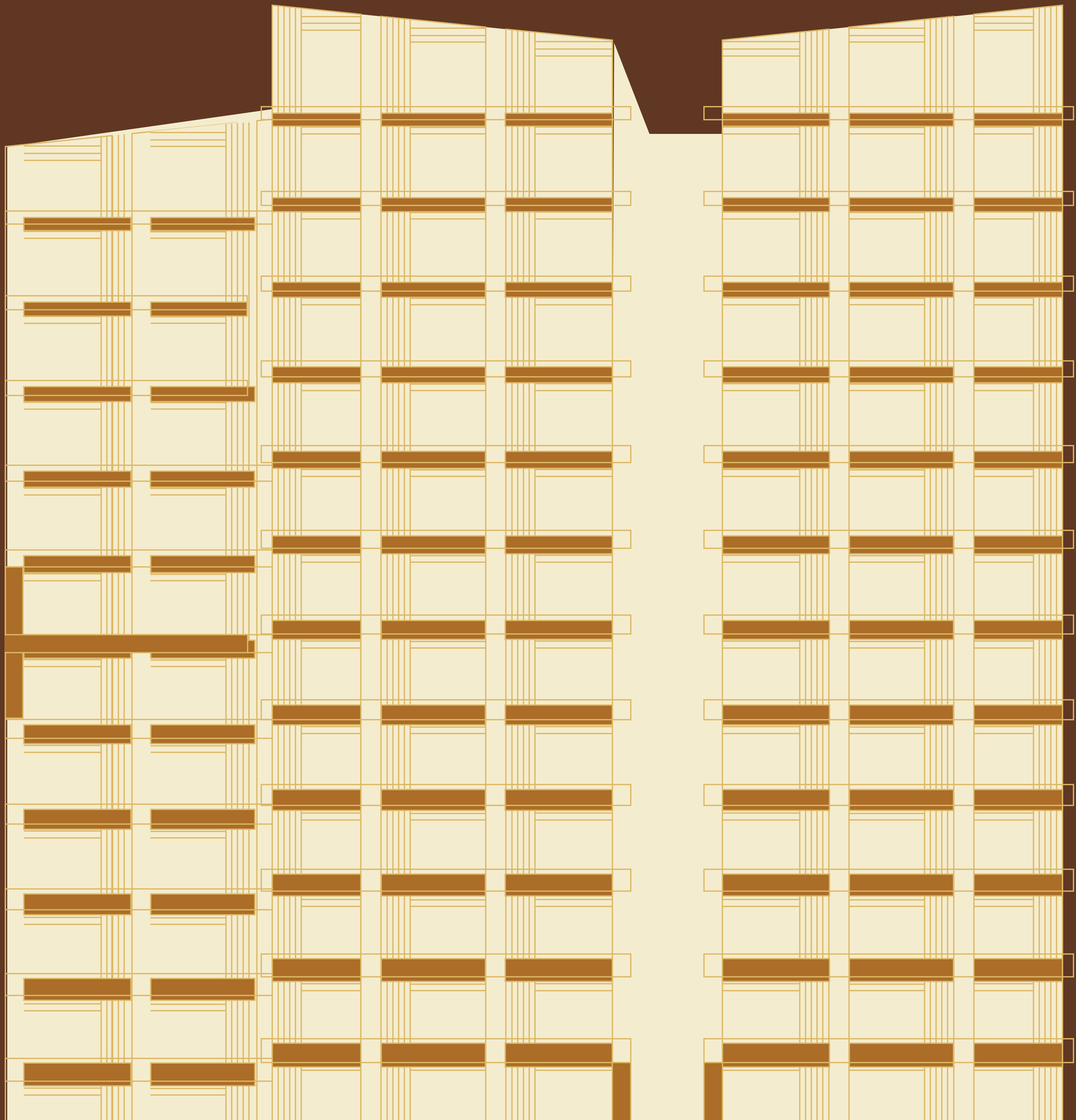


1. Entry Gate
2. Cascading Water Feature
3. Entrance Wall Fountain
4. Glow Garden
5. Entry Ramp
6. Exit Ramp
7. Exit Gate
8. Fragrance Garden
9. Pedestrian Entry
10. Gazebo
11. School Bus Waiting Area
12. Stage

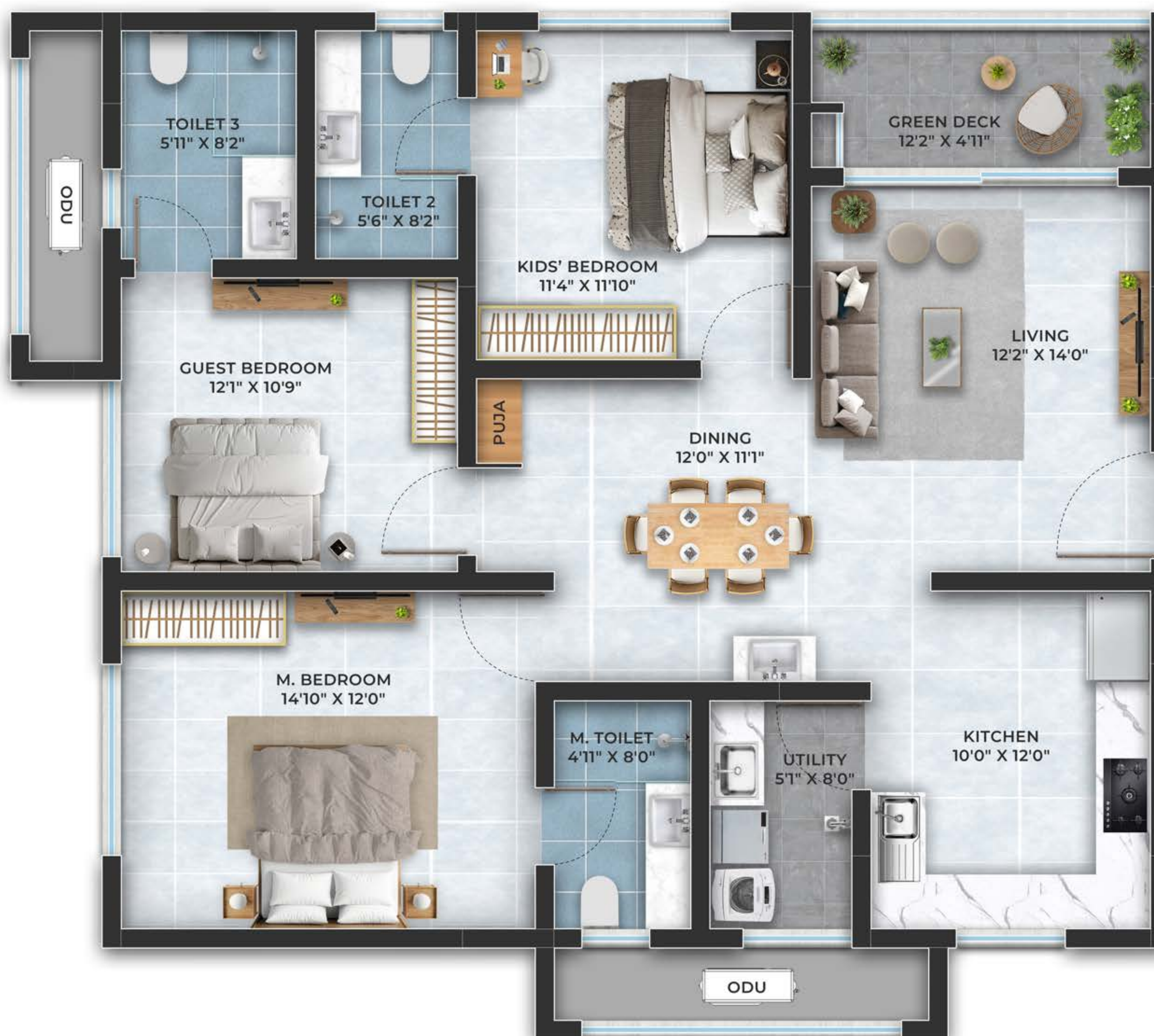
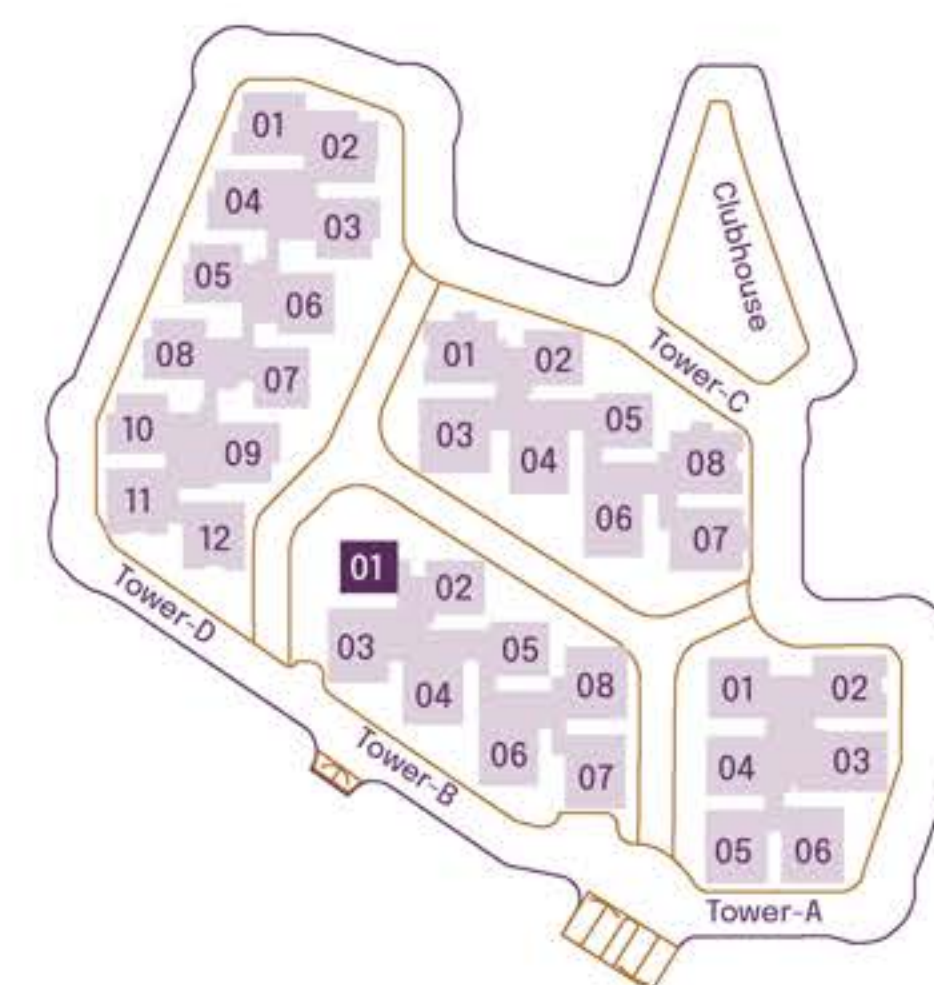
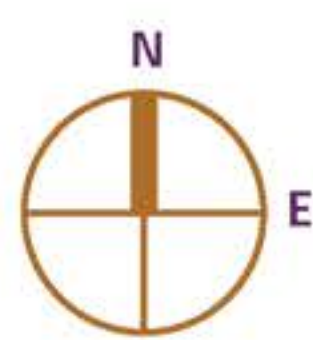
13. Party/ Festival Lawn
14. Spectator's Seating
15. Panchatantra Kids' Play Area
16. Central Courtyard
17. Swimming Pool
18. Pool Lounge
19. Decorative Shade Trellis
20. Kids' Splash Pool
21. Clubhouse
22. Clubhouse Lawn
23. Tennis Court
24. Seating Area

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

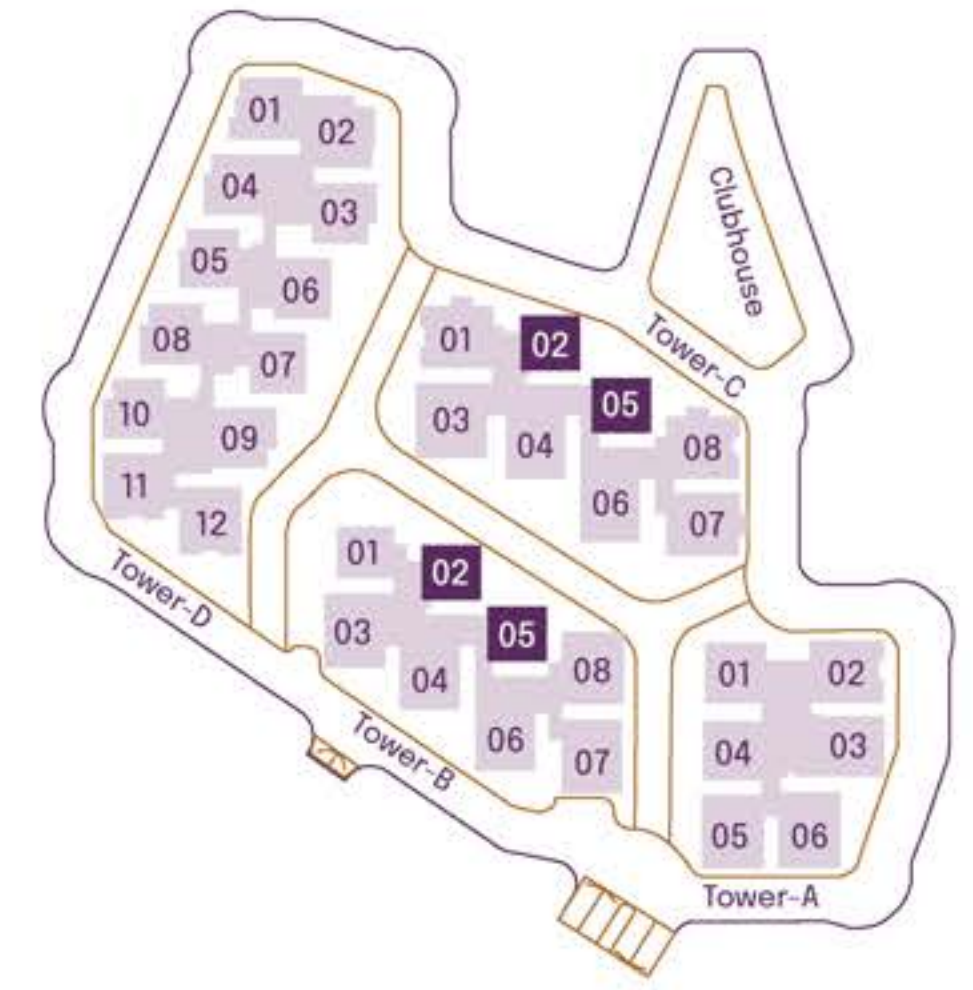
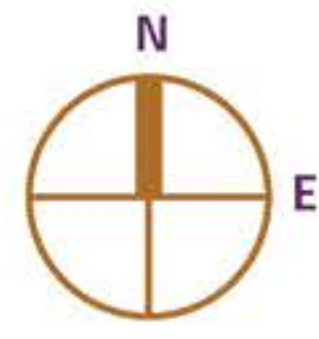
# UNIT PLANS



# 1645 SFT 3 BHK (E)

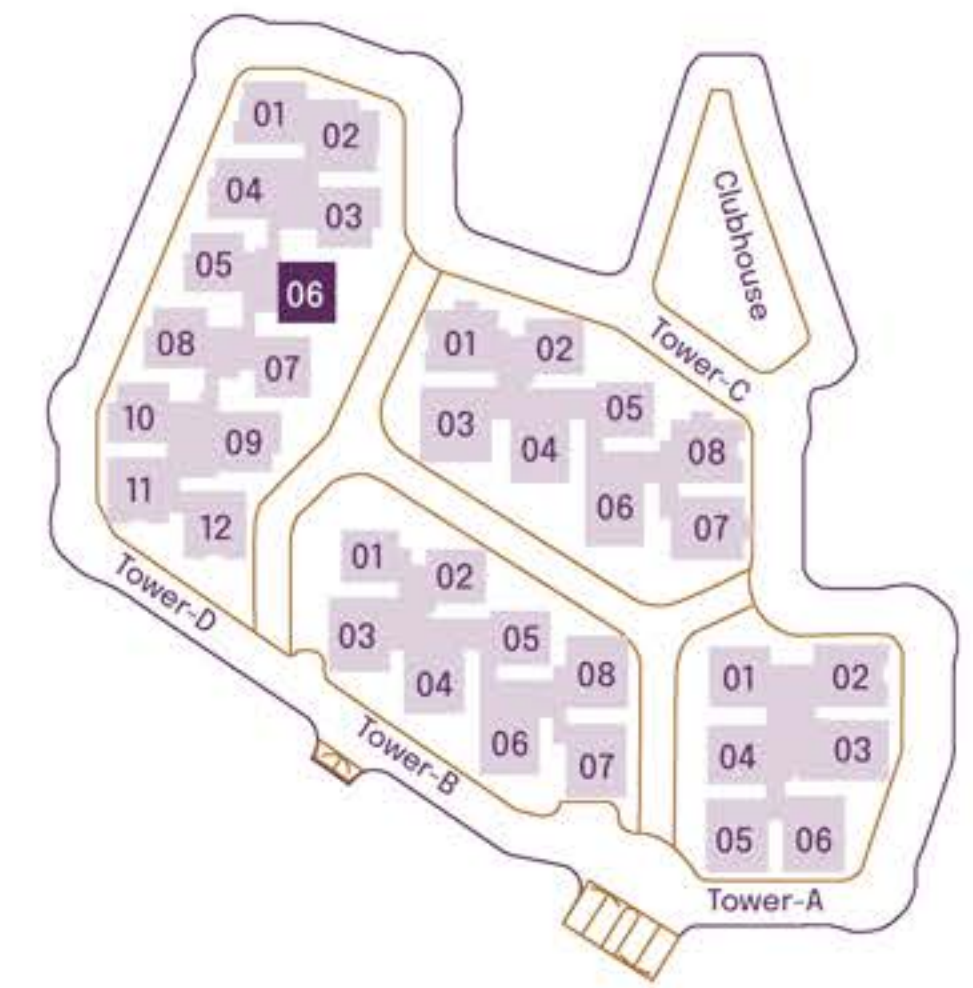


# 1740 SFT 3 BHK (W)



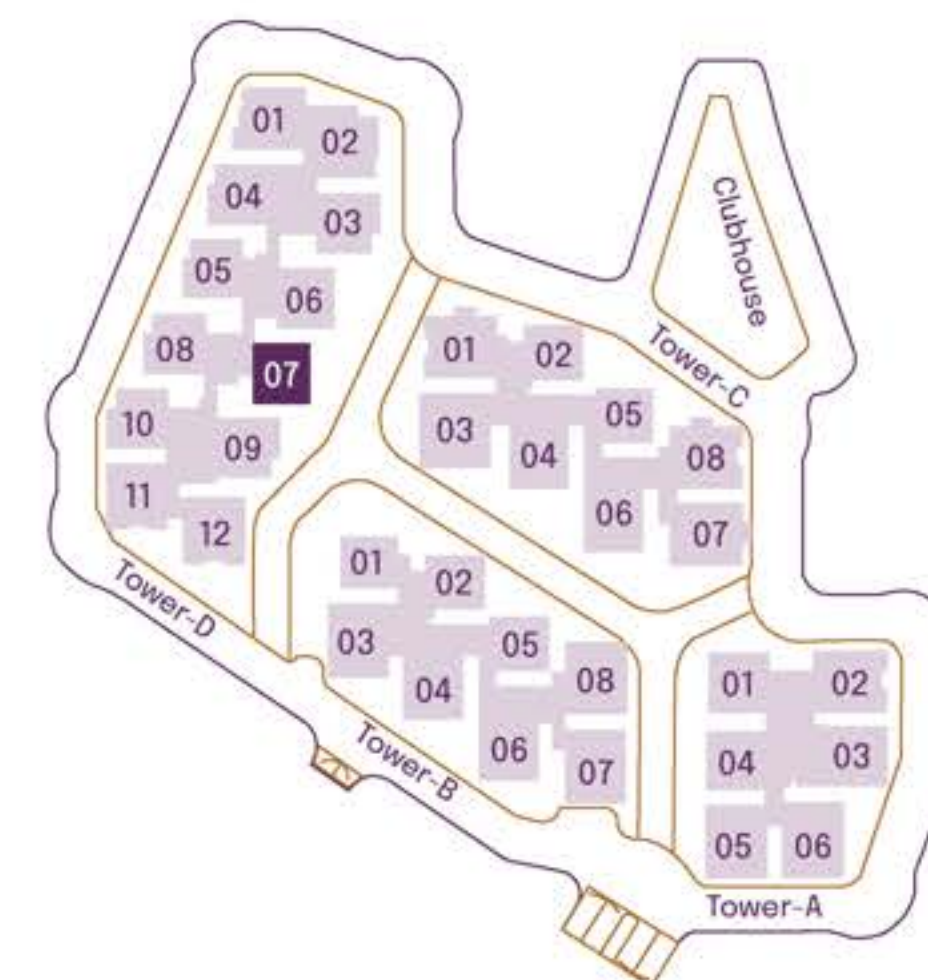
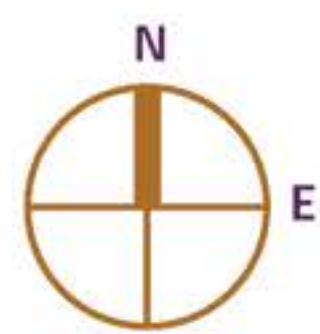


# 1805 SFT 3 BHK (W)

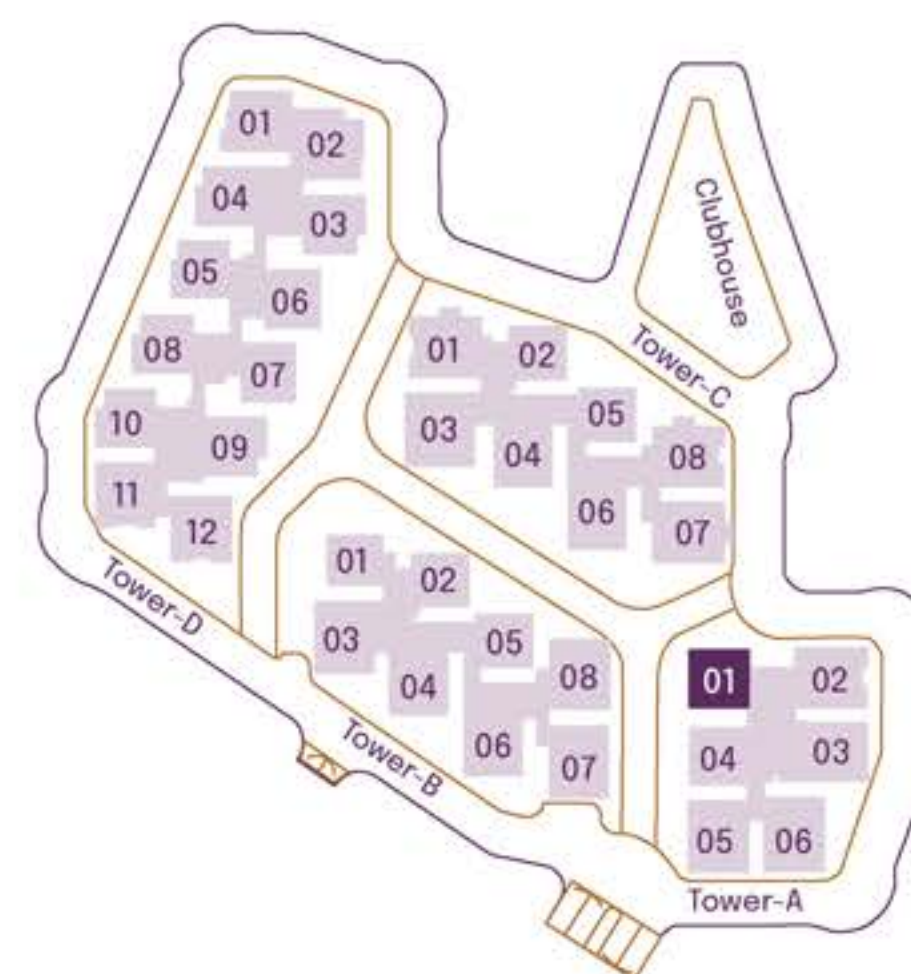
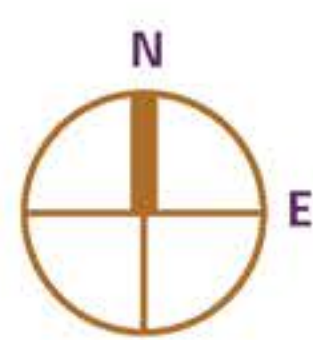


# 1805 SFT

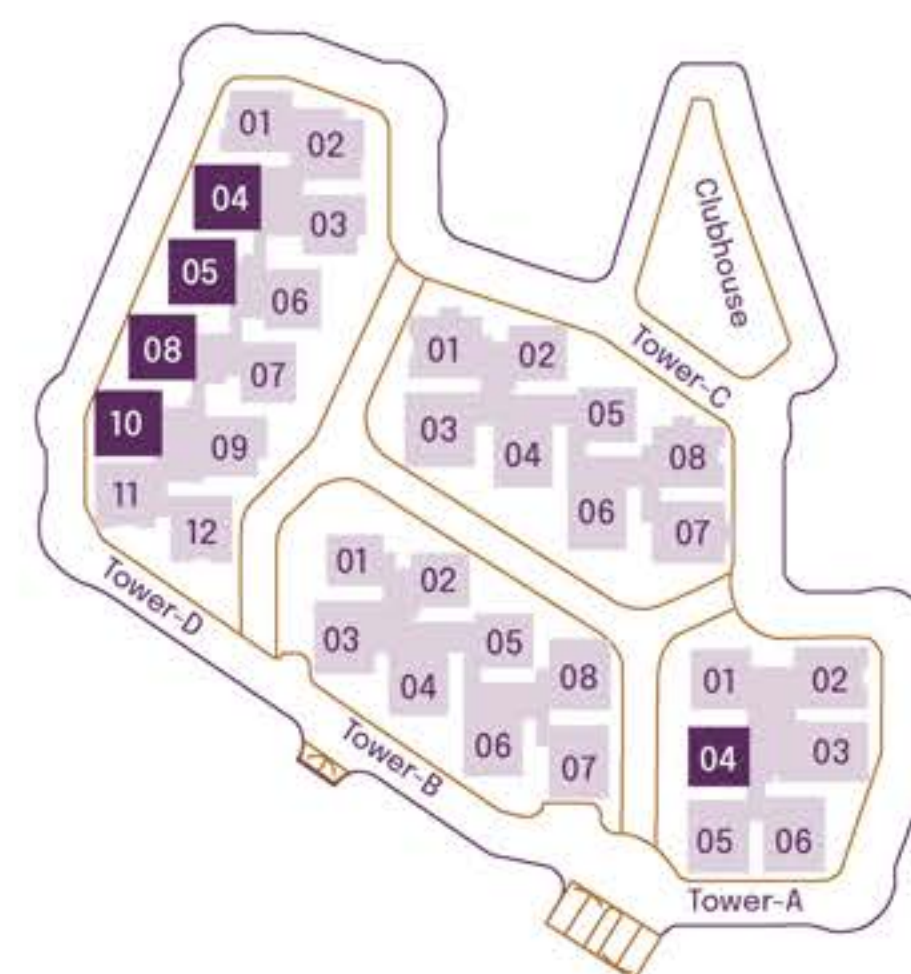
## 3 BHK (N)



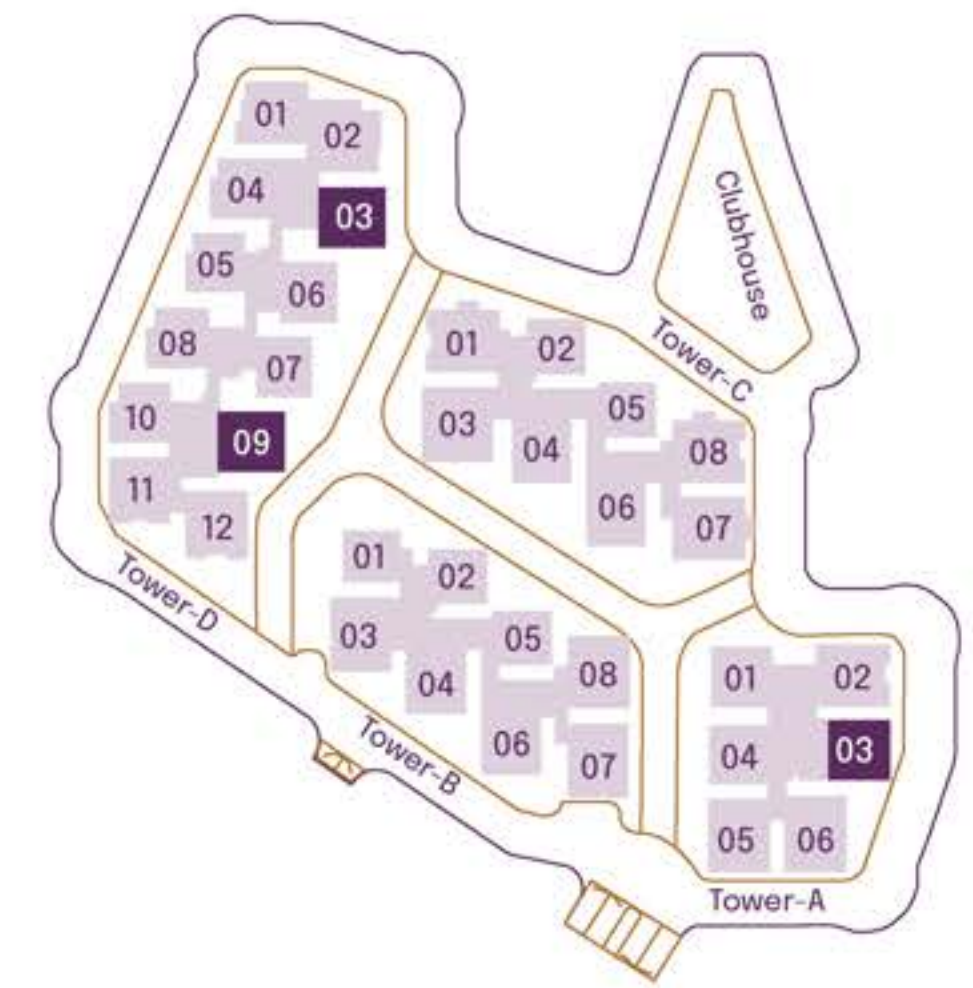
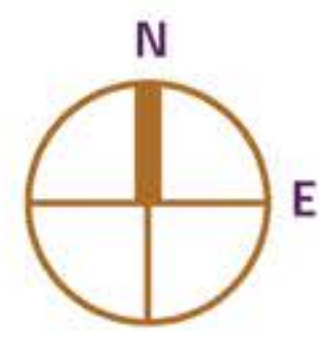
# 1975 SFT 3 BHK (E)



# 1975 SFT 3 BHK (E)

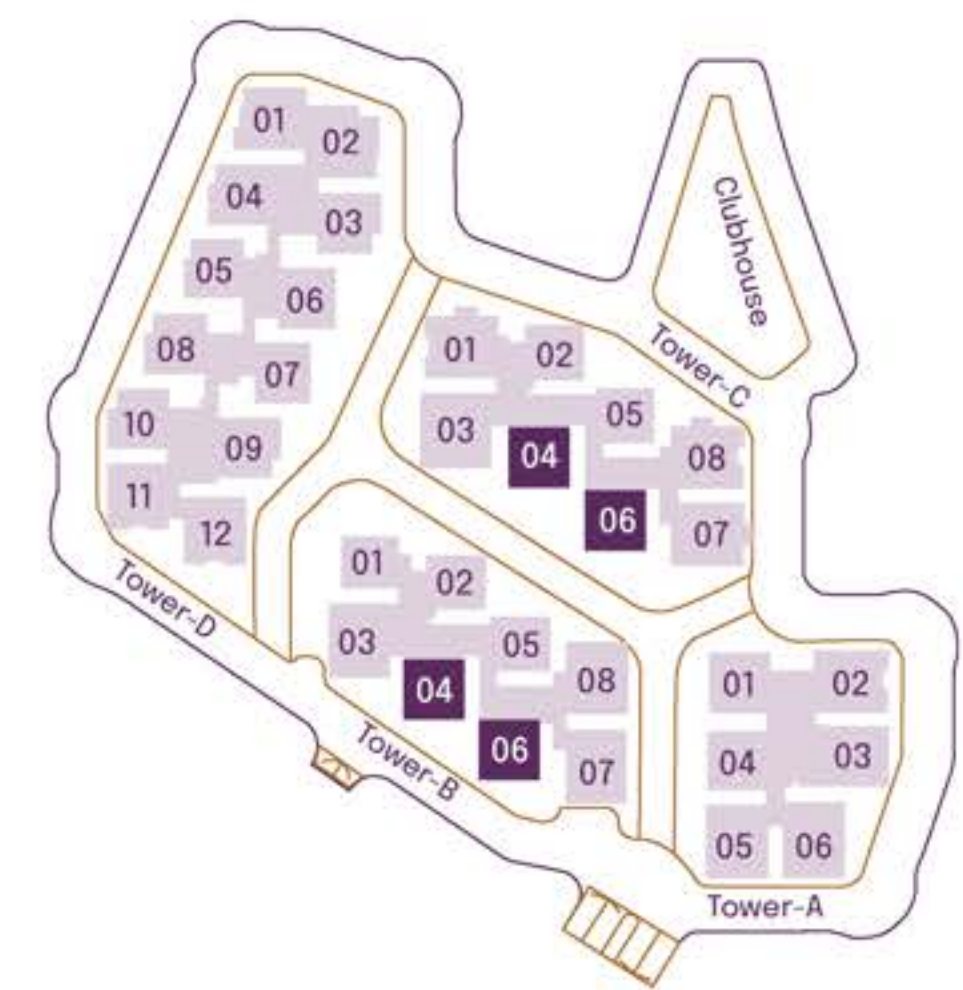


# 2065 SFT 3 BHK (W)



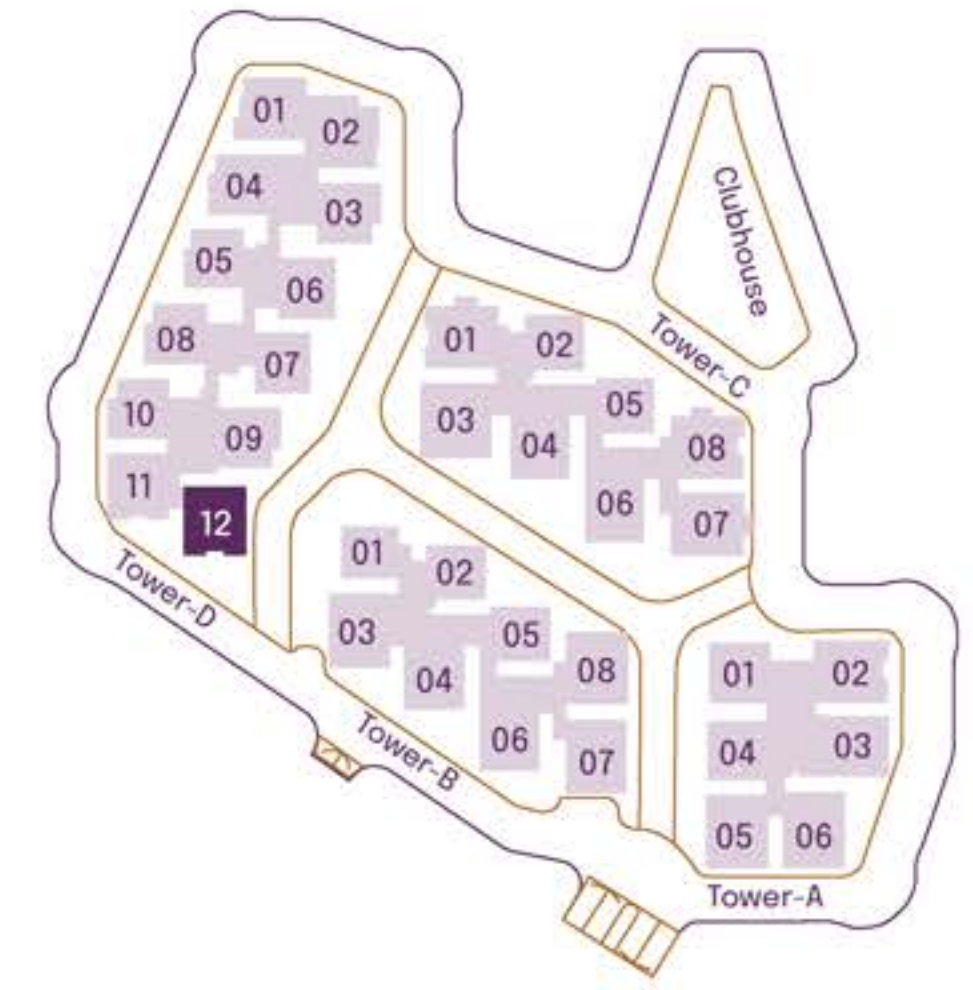
# 2065 SFT

## 3.5 BHK (N)



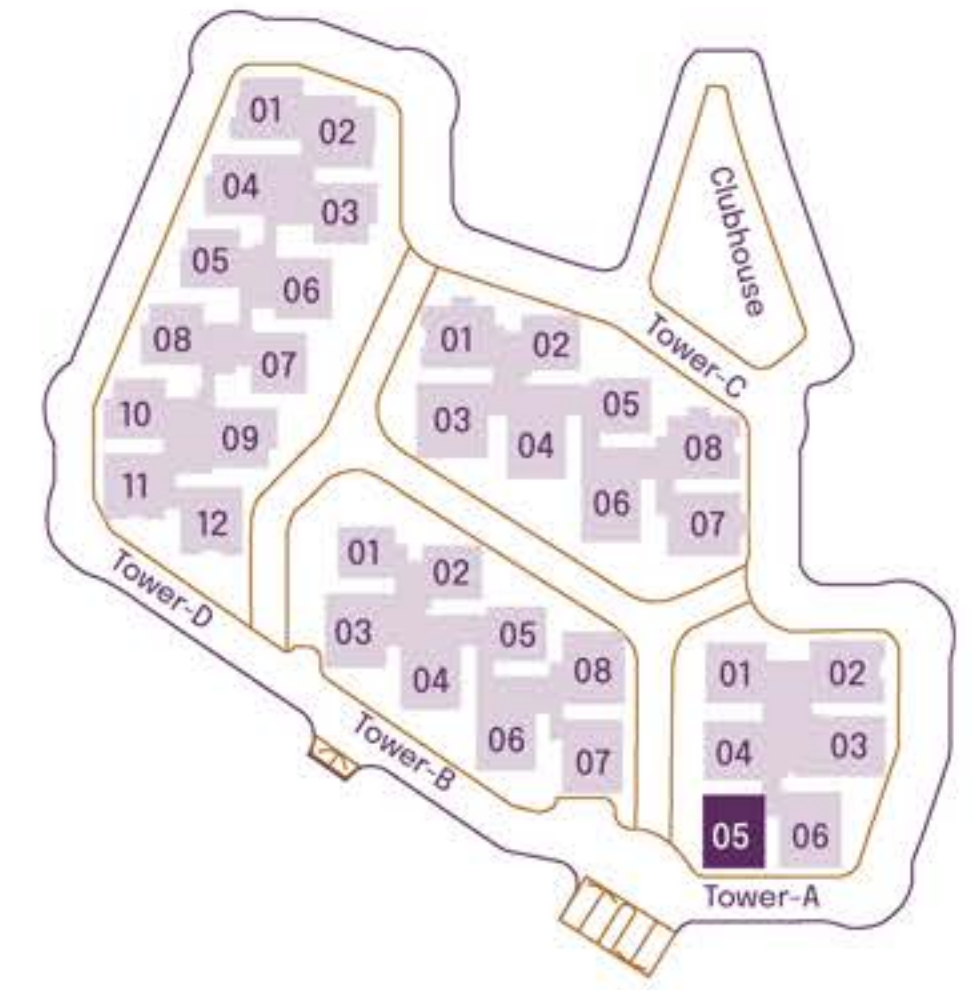
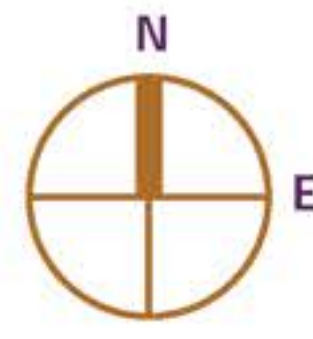
# 2450 SFT

## 3.5 BHK (N)



# 2455 SFT

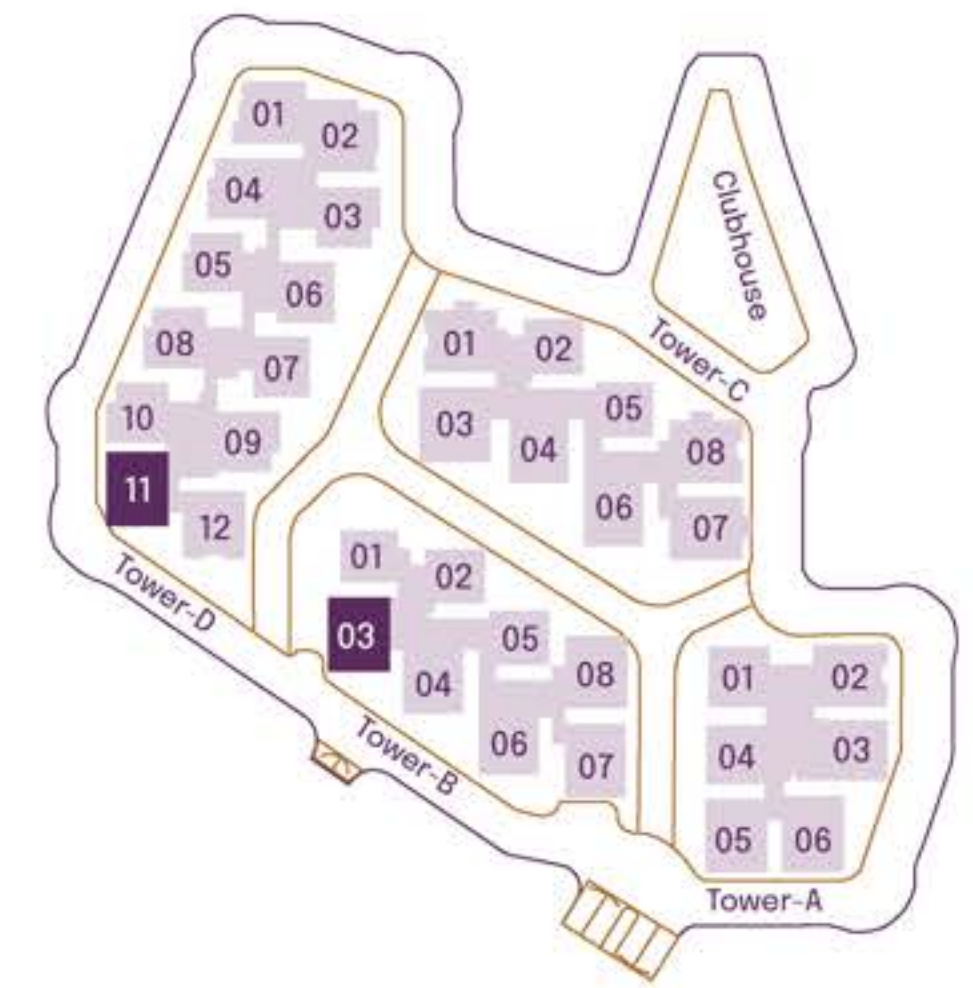
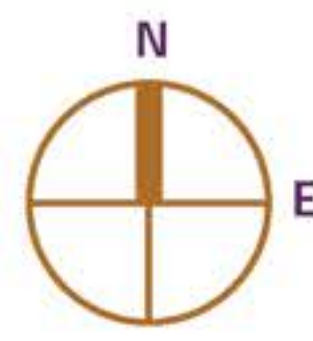
## 3.5 BHK (E)





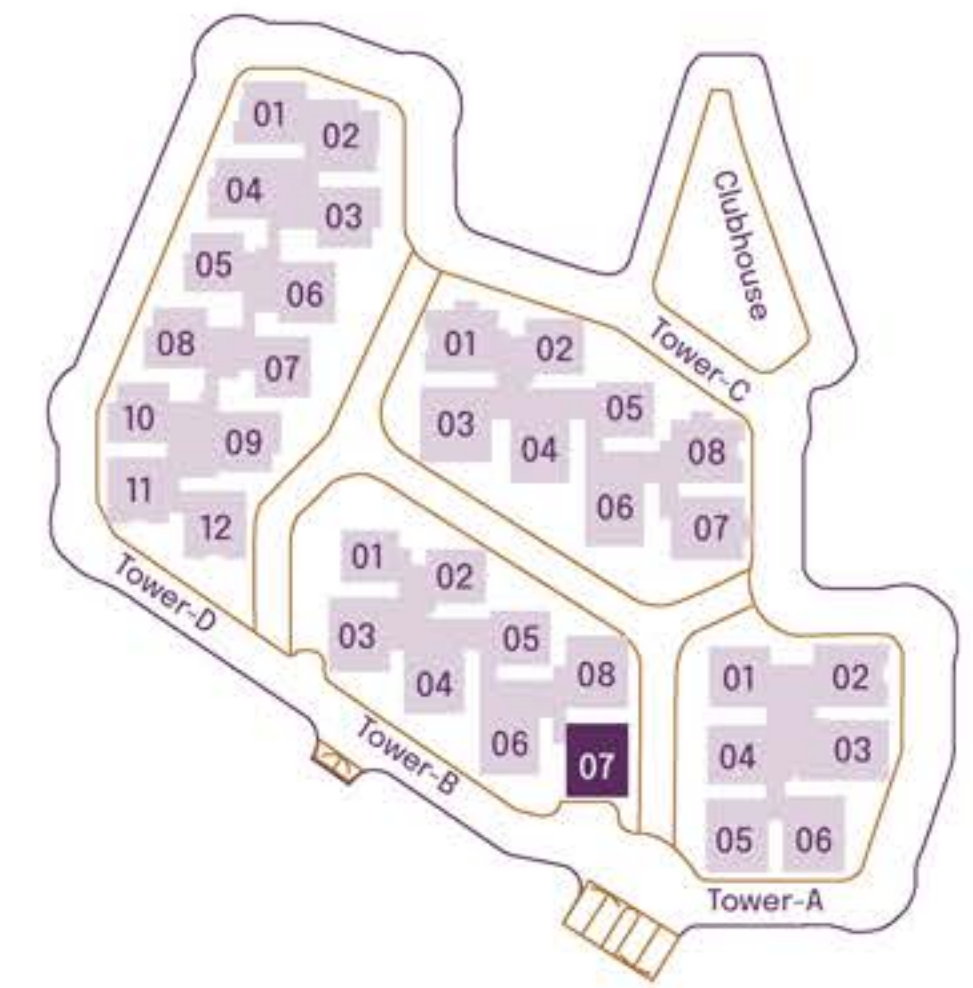
# 2455 SFT

## 3.5 BHK (E)

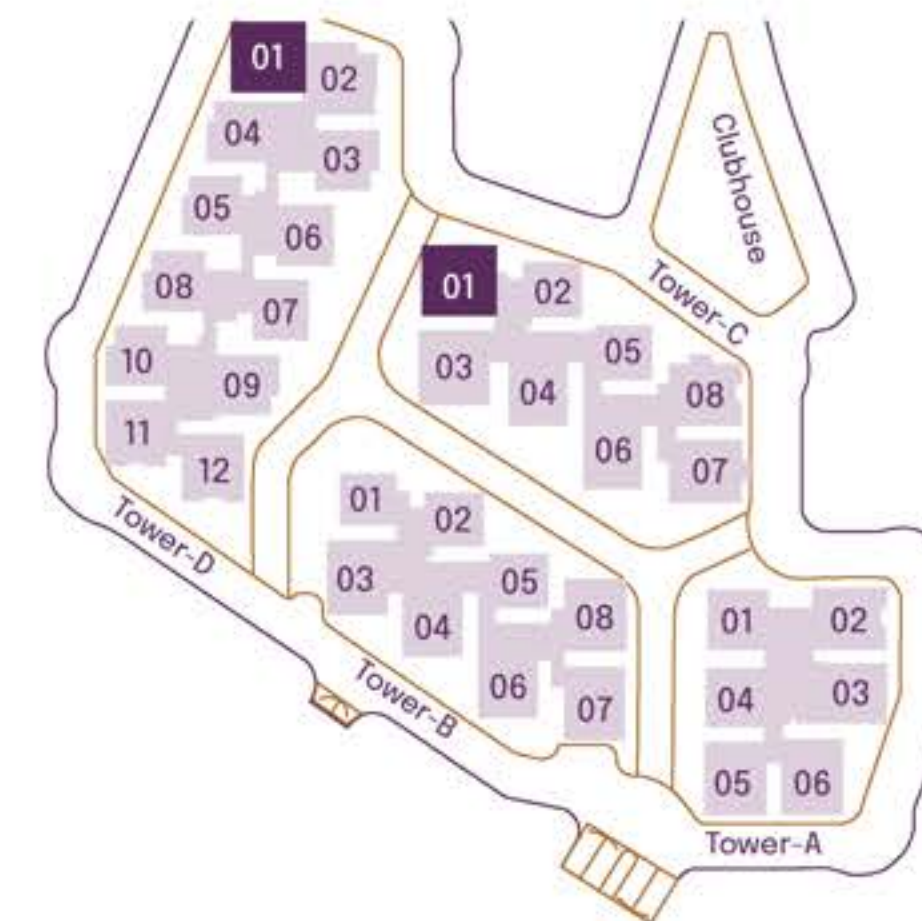


# 2455 SFT

## 3.5 BHK (W)

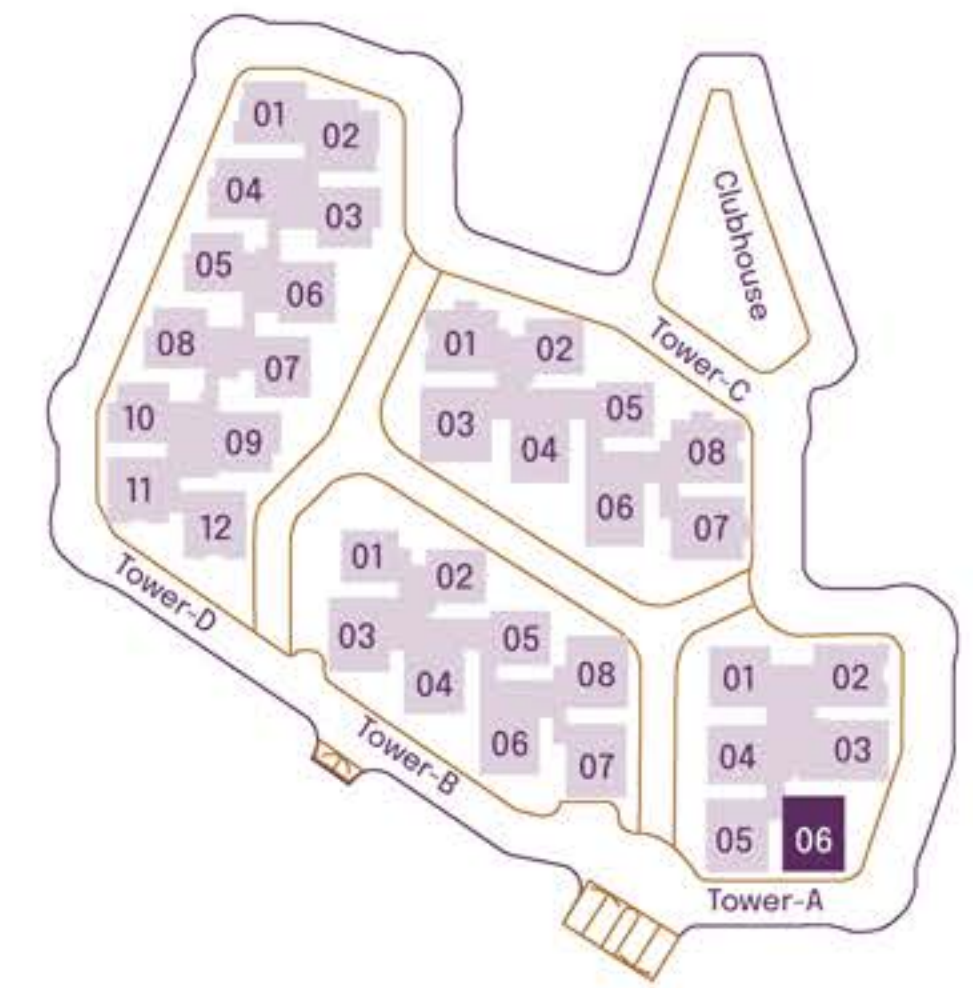
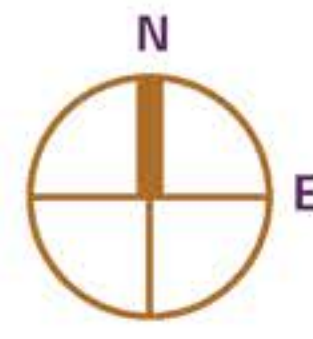


# 2500 SFT 3.5 BHK (E)



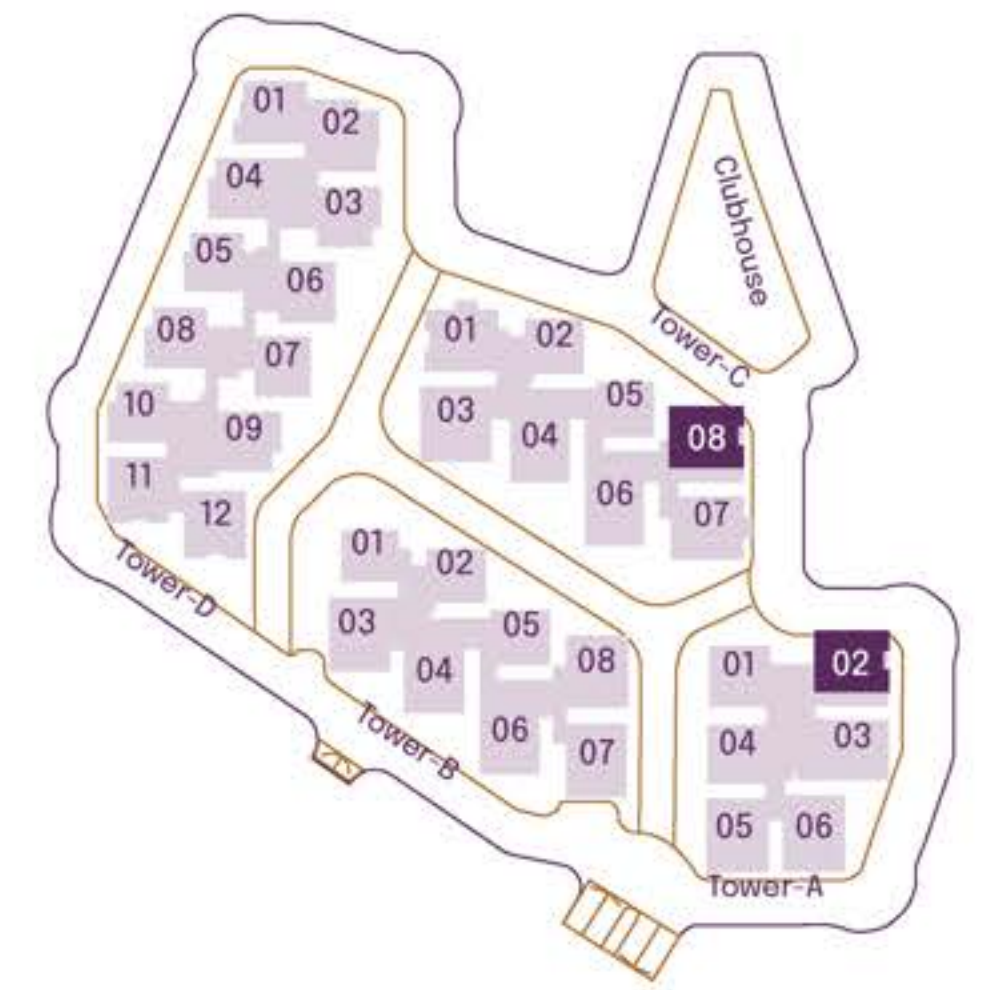
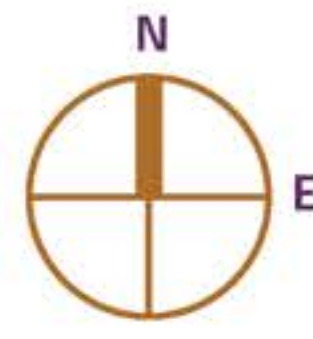
# 2505 SFT

## 3.5 BHK (W)



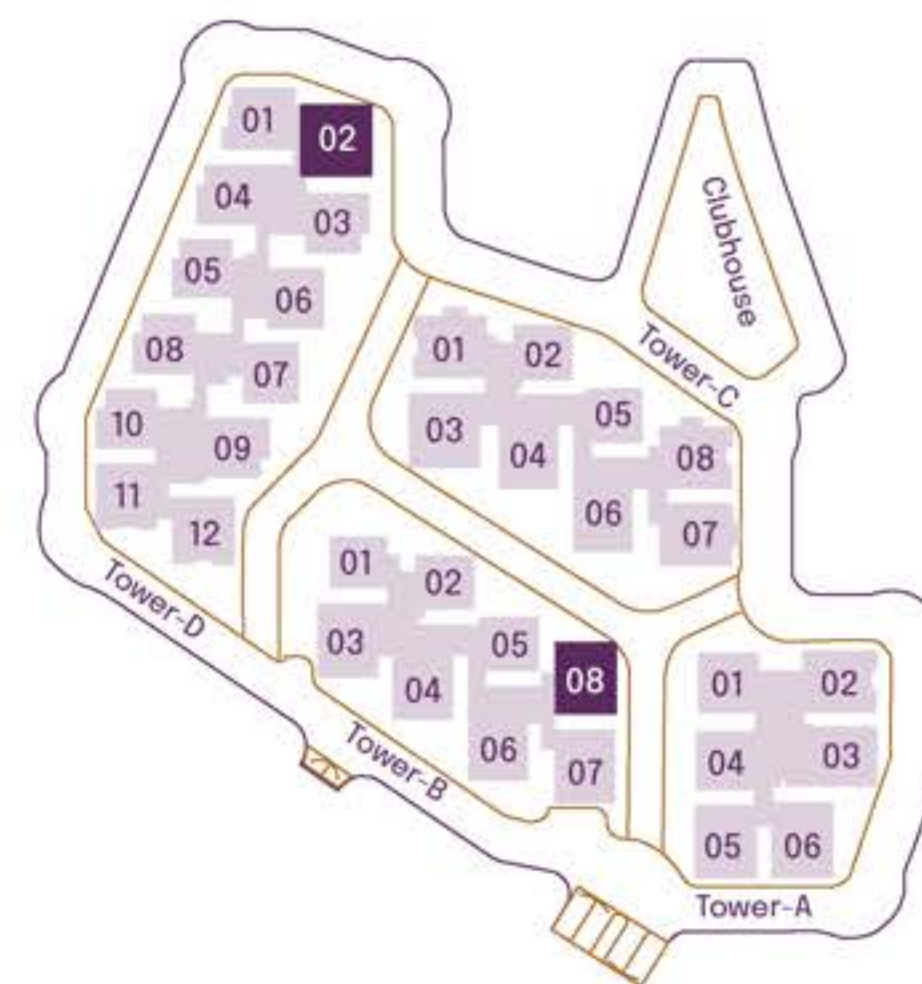
# 2515 SFT

## 3.5 BHK (W)



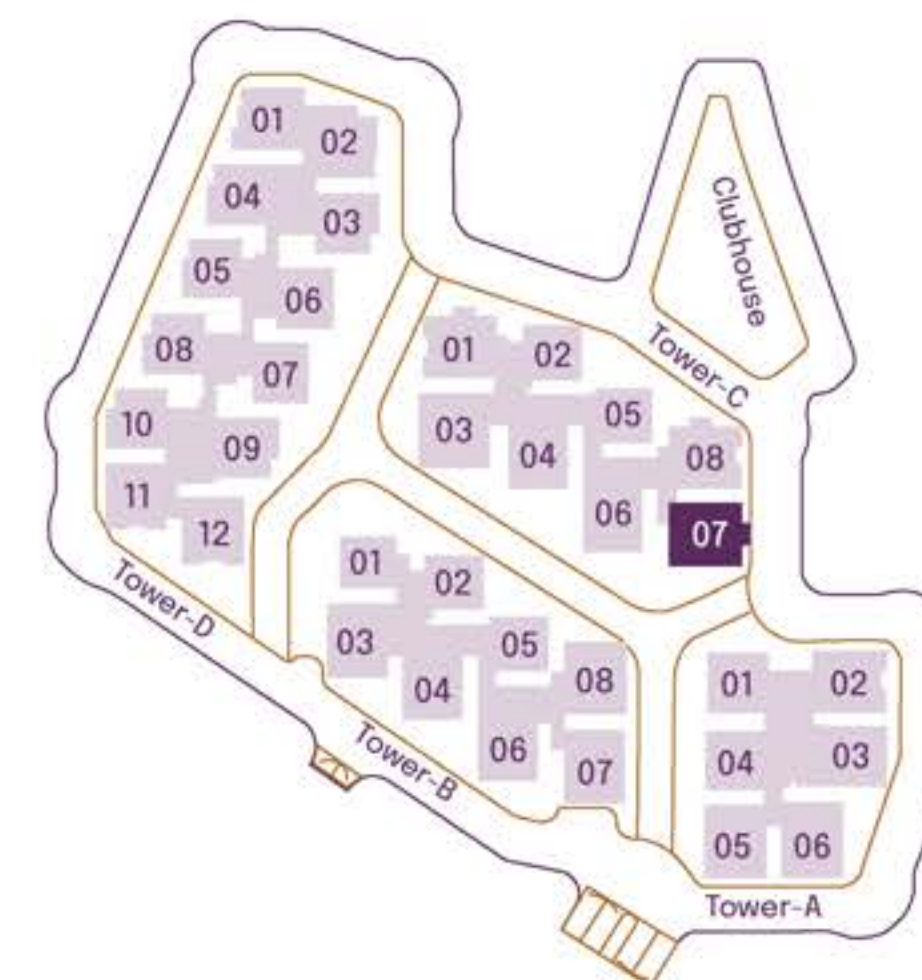
# 2540 SFT

## 3.5 BHK (W)

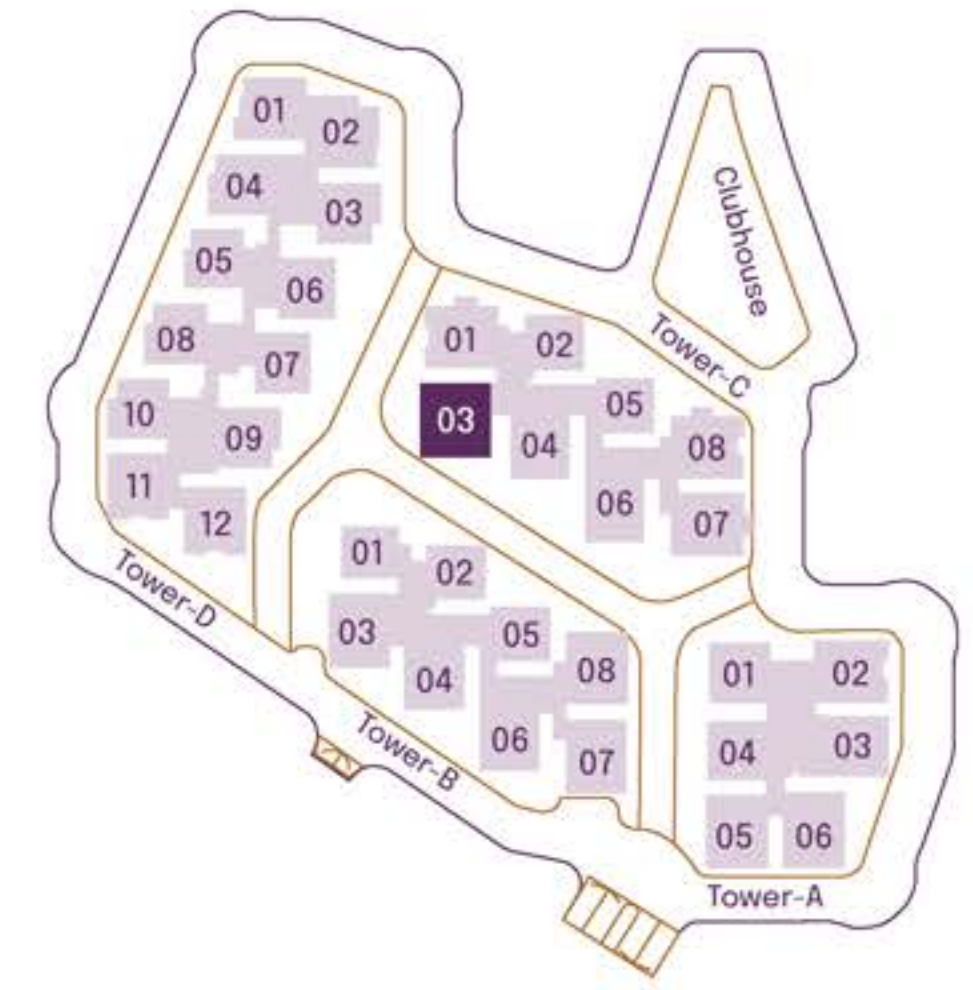


# 2560 SFT

## 3.5 BHK (W)



# 2860 SFT 4 BHK (E)





# A CLUBHOUSE TO HOUSE YOUR NEW & IMPROVED LIFESTYLE

ASBL 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







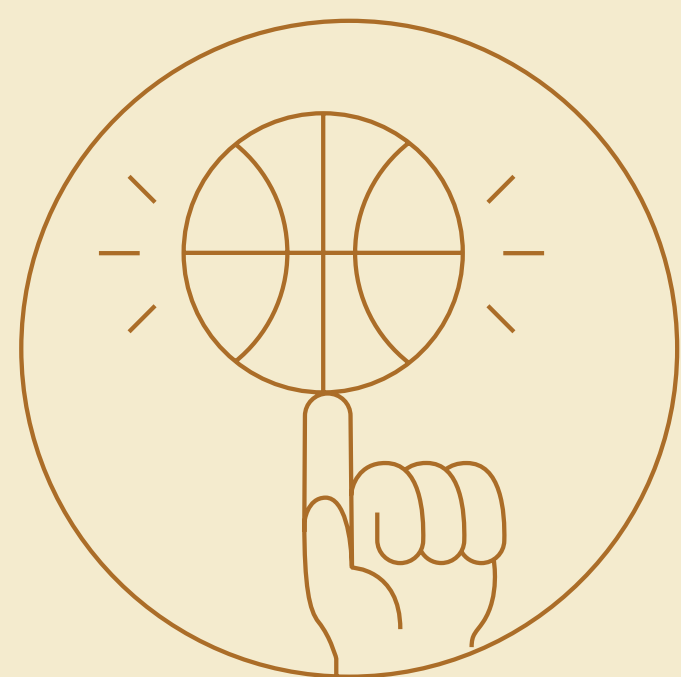


# A ZONE FOR EVERY NEED

- 1) SPORTS ZONE
- 2) SOCIAL ZONE
- 3) TRANQUIL ZONE
- 4) KIDS ZONE
- 5) PRACTICAL LUXURY ZONE



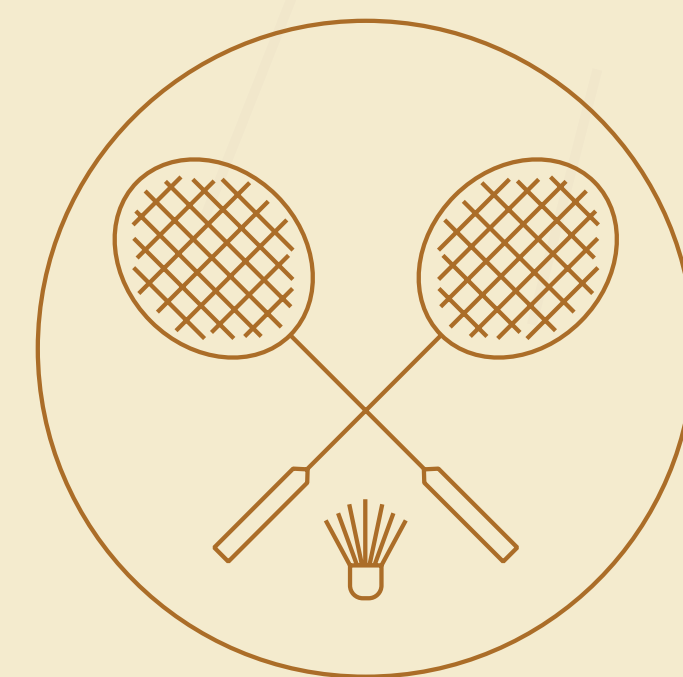
# THE SPORTS ZONE AN UPGRADE FOR THE ATHLETE IN YOU



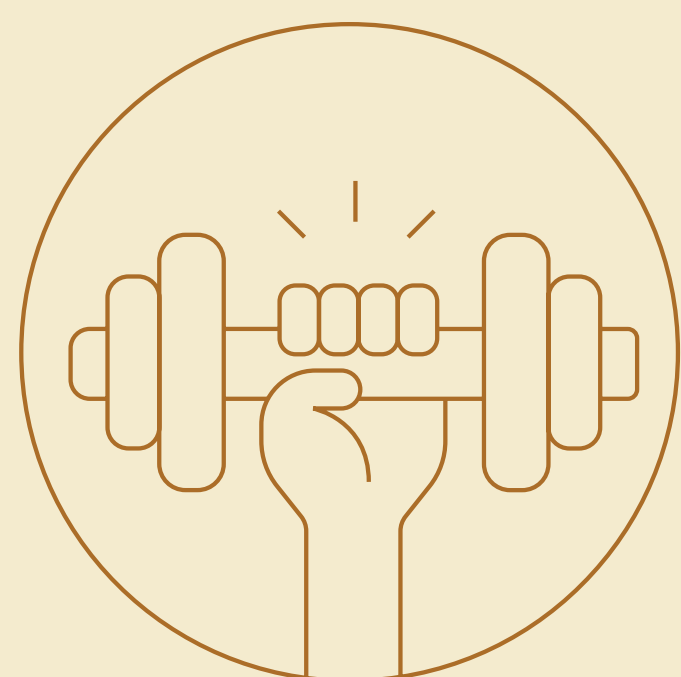
BASKETBALL COURT



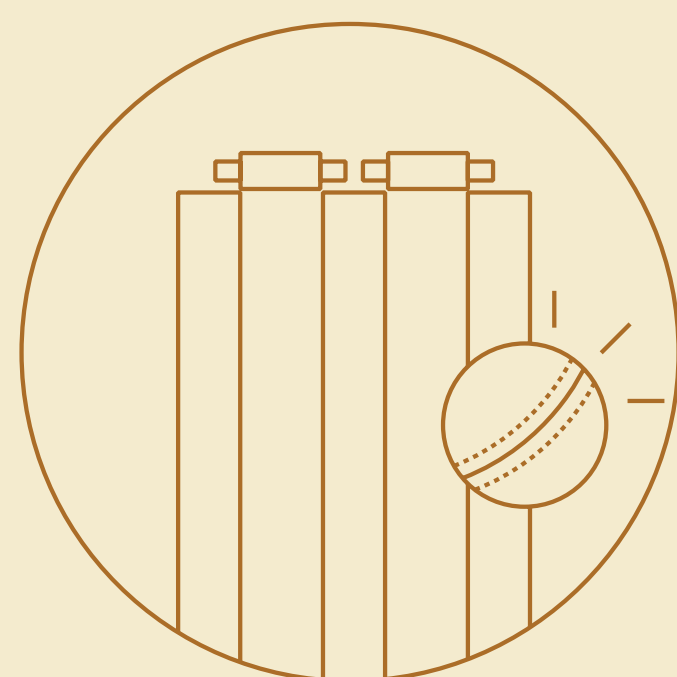
TENNIS COURT



INDOOR BADMINTON  
COURT



GYM WITH  
CALISTHENICS ROOM



CRICKET NETS

- ... ALONG WITH
- SWIMMING POOL
  - WALKING TRACK
  - CYCLING TRACK
  - YOGA/AEROBICS ROOM
  - OUTDOOR GYM

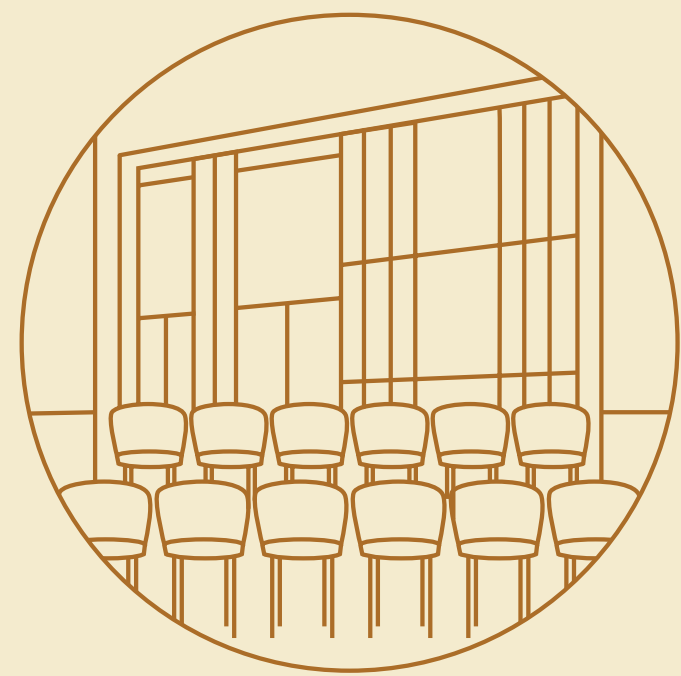








# THE SOCIAL ZONE WHERE THE LIKE MINDED MINGLE.



BANQUET HALL

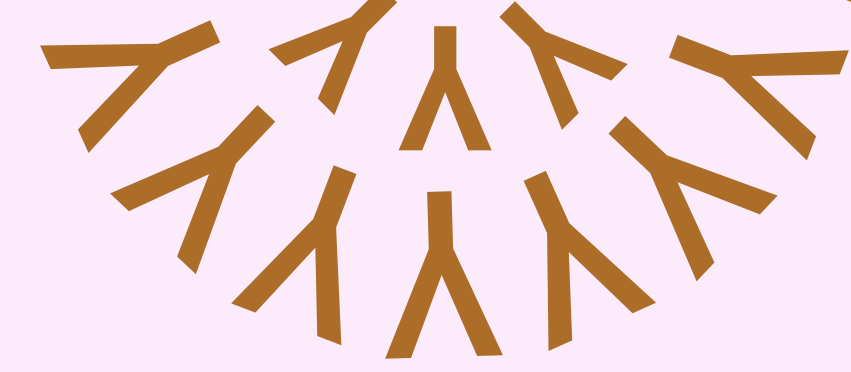


PARTY/FESTIVAL LAWN



BIG LIVING ROOM

# Banquet Hall



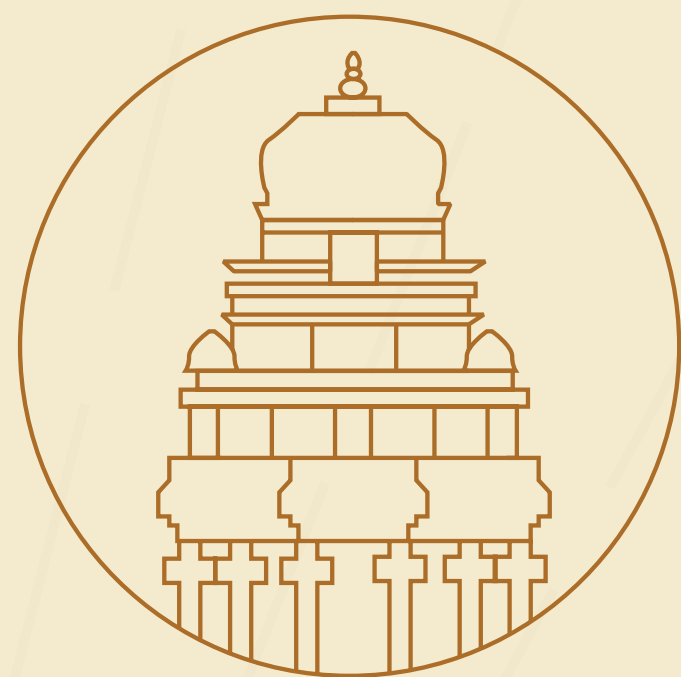


## Big Living Room

A one-of-a-kind facility, perfect for intimate get togethers like kitty parties and kids' birthdays.



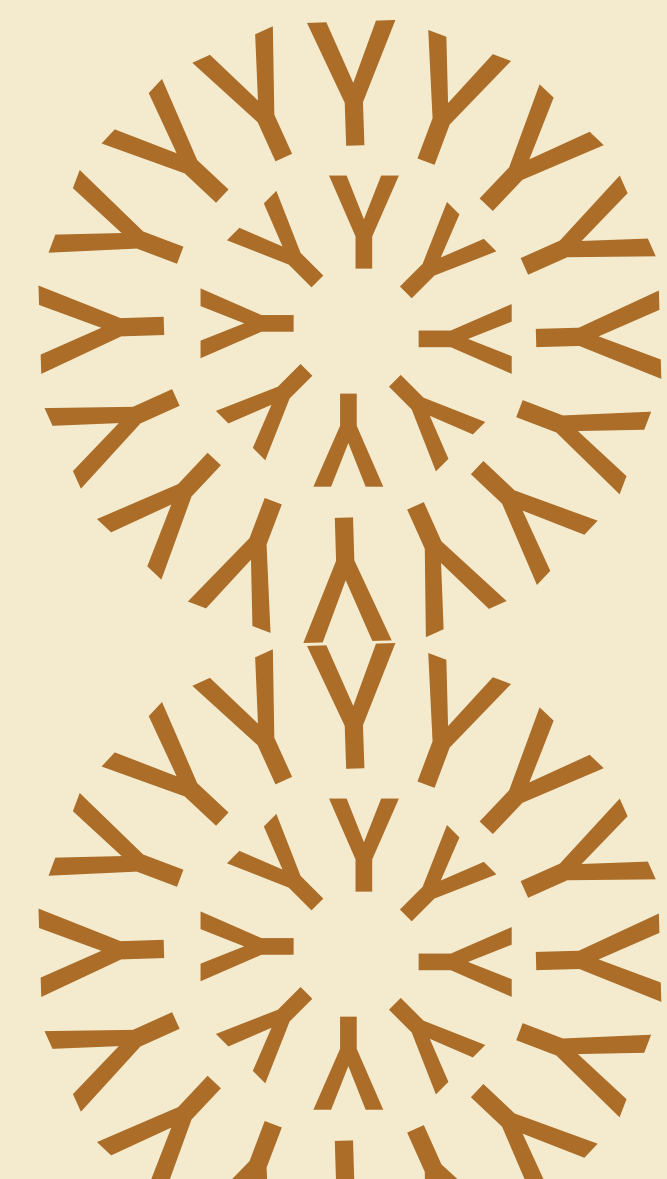
# THE TRANQUIL ZONE THE LUXURY OF PEACE AND CALM.



TEMPLE



CULTURAL WORKSHOP  
AREA





CULTURAL WORKSHOP AREA



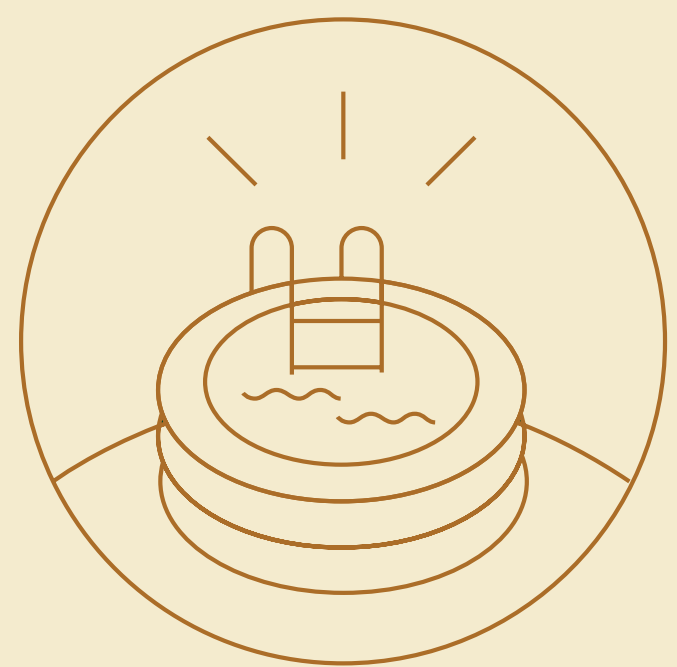
# THE KIDS' ZONE

# THE CHILDHOOD OF

# THEIR DREAMS.



PANCHATANTRA KIDS' PLAY  
AREA



KIDS' SPLASH POOL

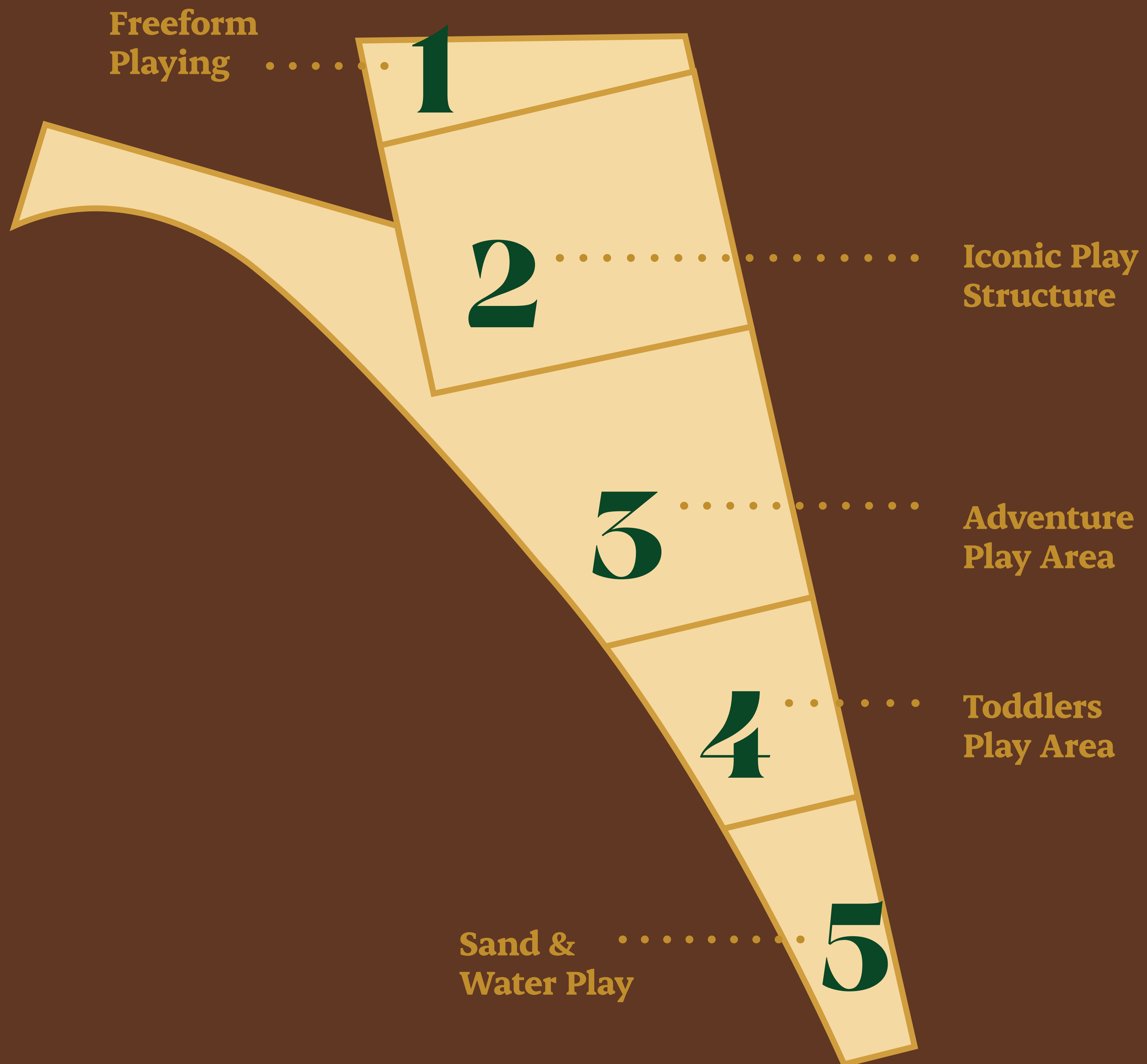


HOBBY AND TUITION  
CENTRE



# 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.



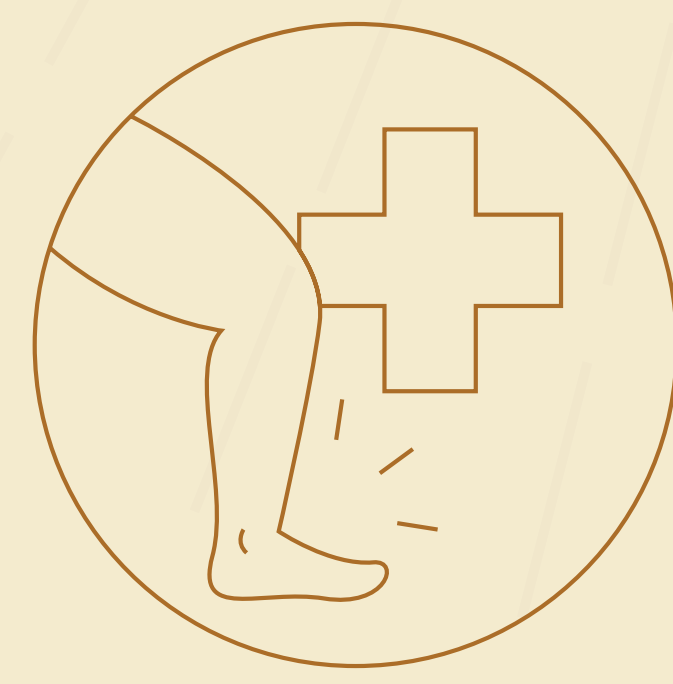
# PRACTICAL LUXURY ZONE THE WORLD AT YOUR DOORSTEP



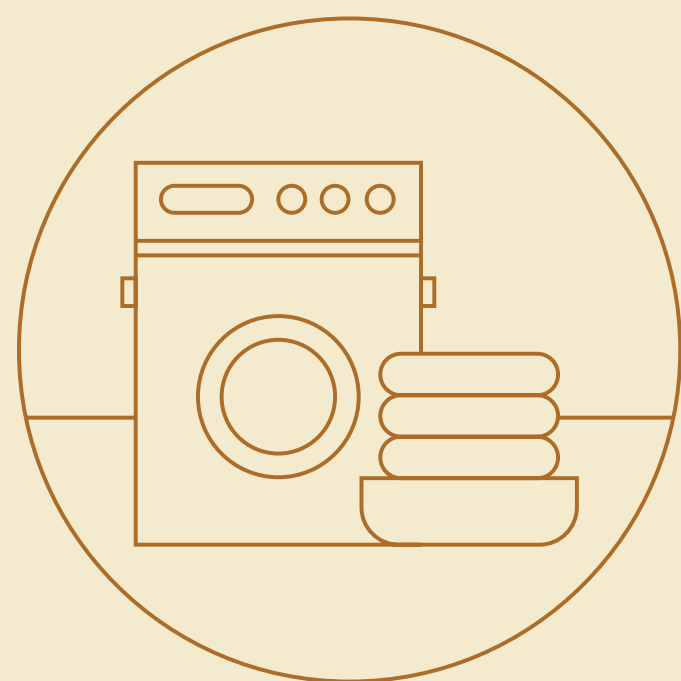
CO-WORKING SPACE



SUPERMARKET+  
PHARMACY



CLINIC+ PHYSIOTHERAPY  
ROOM



LAUNDRY ROOM



CARWASH AREA



GUEST ROOMS

...ALONG WITH SALON & EV CHARGING CLUSTERS.



CO-WORKING SPACE

# Guest rooms & suites

ASBL LANDMARK





CHANDANAGAR

Mumbai Highway

Old Mumbai Highway

HAFEEZPET

JNTU University

KPHB COLONY

HITEC CITY

MADHAPUR

RAIDURGAM

JUBILEE HILLS

FINANCIAL DISTRICT

ISB Road

Outer Ring Road

Hitec City Main Road

Mumbai Highway

Balanagar Main Road

Old Mumbai Highway

Towards Airport

Mumbai Highway

• St. Peter's School

• Kennedy High School



ASBL LANDMARK



Novotel • Hitex Exhibition Center • Nexus Mall • Lulu Mall • Metro Mart • Euro School • Lakeshore Mall

Botanical Garden • TCS • DLF • Google • Shilparamam • Ashoka One Mall • Balanagar Metro Station

Gachibowli Stadium • IIIT • ISB • Microsoft

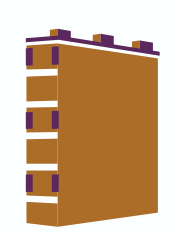
Wipro • Amazon • Capgemini • Waverock SEZ • Apple

ASBL Loft • ASBL Spectra



• GAR Amazon

ASBL Spire



ASBL Lakeside • Oakridge International School • Ashoka Liviano • Care Hospitals • DPS • KIMS Hospitals



Cyber Towers • Trident Hotel • Raheja Mindspace • TCS Deccan • Knowledge City • Inorbit Mall • Durgam Cheruvu



IDL Lake • Ashoka One Mall • Balanagar Metro Station

• Bharathi Vidyaniketan School

• Radcliffe Group of Schools

• ESIC Medical College

AMEERPET

• Jubilee Hills Check Post

• Park Hyatt



KBR National Park

Hyatt Place • GVK One Mall

BANJARA HILLS • Taj Krishna

• Taj Banjara

# 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: P02400006761



ASBL  
**SPECTRA**  
FINANCIAL DIST.

TS RERA NO: P02400003071



ASBL  
**SPIRE**  
KOKAPET

TS RERA NO: P02400002261



ASBL  
**SPRINGS**  
POCHARAM, UPPAL

TS RERA NO: P02200002897



ASBL  
**LAKESIDE**  
KHAJAGUDA

TS RERA: P02400000612

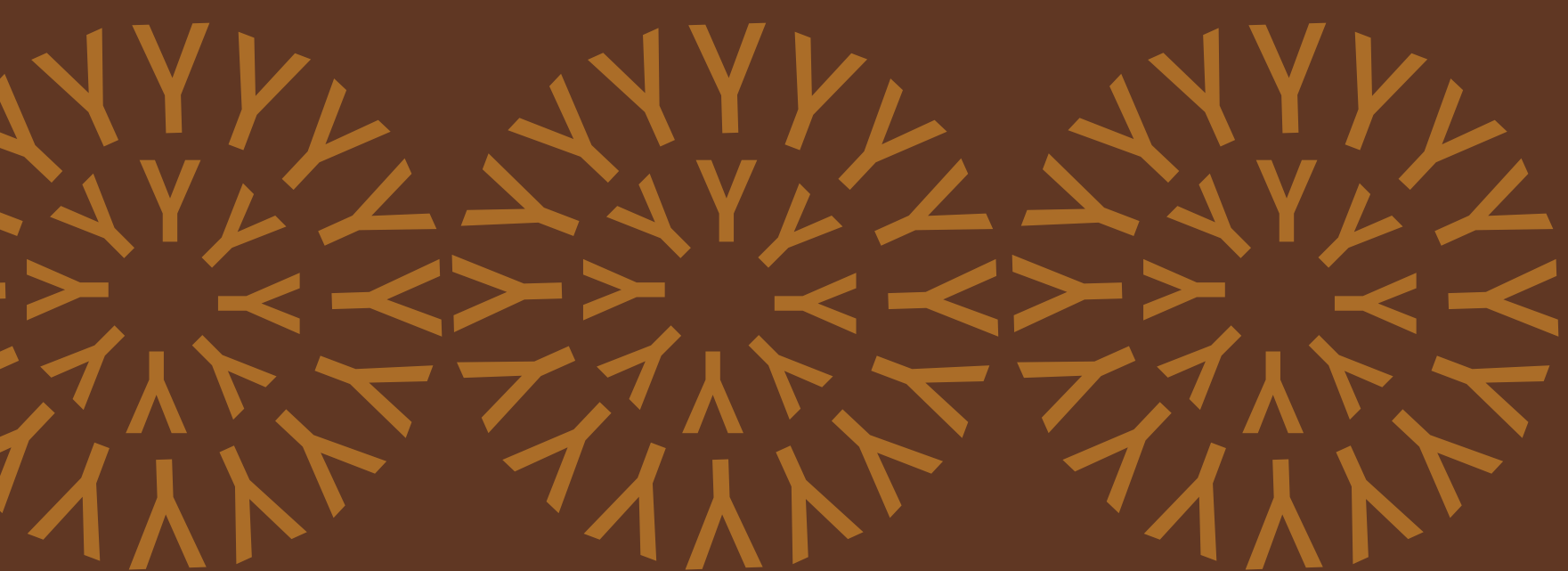




“At ASBL, we believe that a home should be more than just a place to live—it should be an environment that speaks happiness and elevates your everyday life. Our goal is to offer thoughtful design that offer adequate personal space, vibrant social communities, and unparalleled convenience, ultimately 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**

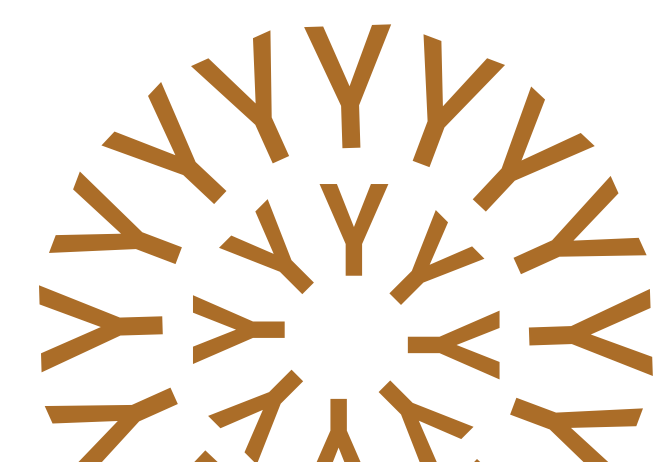
- Grand Tower Lobby
- Lift Lobbies
- Waiting Lounges
- Indoor Gym
- Physiotherapy Room
- Clinic
- Supermarket
- Hobby & Tuition Centre

### **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**

Contact: +91 804 524 8944

[asbl.in/landmark](https://asbl.in/landmark)

Building Permit No: 2527/GHMC/KPL/2024-BP

TG RERA No: P02200008770

A project by Kleitos Ventures Pvt Ltd  
(A subsidiary of Ashoka Builders India Pvt Ltd)