



**ADARSH  
WELKIN PARK**

Off Sarjapur Road

FOR YOUR PRIDE







Your pride awaits your arrival at Adarsh Welkin Park.

The community you will walk into is a place where the bold and fearless live as one. Together with pride. Together like a pride of lions.

At Adarsh Welkin Park, Sky Residences, you'll experience a world of limitless possibilities as you gaze upon the skies like never before. Choose from our spacious 2.5 and 3 BHK homes that redefine luxury and comfort. Choose to live your life to the fullest.

It's time to make your every day exceptional. It's time to live with pride at Adarsh Welkin Park.



The bold highlights that

**ELEVATE YOUR PRIDE.**

**Project Highlights**



8 High-rise Towers  
(G+25 Floors)



Ultra-luxurious  
73,000 sq.ft. Clubhouse



Spacious 2.5 & 3 BHK  
Sky Residences



72% Open  
Space



It's time to elevate each day to

**EXTRAORDINARY HEIGHTS.**

Adarsh Welkin Park, Sky Residencies, nestled along the serene banks of Gattihalli Lake, offer a harmonious blend of modern living amidst lush greenery and fresh air. The architectural design of the apartment captures a sense of verticality, seamlessly connecting the heavens and the earth. Embracing simplicity, clean lines, and framed color accents, the façade draws inspiration from nature, transitioning from earthy tones of grey and bronze to the pristine white of the sky.

The building's exterior effortlessly integrates with the natural surroundings, harmonizing with the courtyard greenery and creating expansive negative spaces through thoughtfully arranged building blocks. At the heart of Adarsh Welkin Park lies a community-centric clubhouse, strategically positioned at the center of the Biophilic Park.



## MASTER PLAN



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

# A master plan that is created to CONQUER HEARTS.

## Legend

- |   |   |   |
|---|---|---|
| 1. Security Cabin with Signage                    | 27. Tactile Walk                                | 54. Miyawaki Forest                         |
| 2. Vehicular Entry (9 m wide)                     | 28. Campfire Area                               | 55. Boardwalk                               |
| 3. Bus Bay  | 29. Barbeque Zone                               | 56. Multi-purpose Lawn with Reflection Pond |
| 4. Exit (9 m wide)                                | 30. Acupuncture Walk                            | 57. Experience Lawn with Miyawaki Forest    |
| 5. Driveway (19 m wide) Carriageway (13.7 m wide) | 31. Exercise Centre                             | 58. Football Field                          |
| 6. Roads (9 m wide) Carriageway (5.5 m wide)      | 32. Aqua Deck                                   | 59. Viewing Deck                            |
| 7. Pedestrian Path                                | 33. Water Feature                               | 60. Yoga / Meditation Zone with Deck        |
| 8. Secondary Entrance / Exit                      | 34. Extended Lawn                               | 61. Access from Basement                    |
| 9. Informal Seating Area                          | 35. Lap Pool                                    | 62. Box Cricket                             |
| 10. Children's Play Area                          | 36. Jacuzzi                                     | 63. Basketball Court                        |
| 11. Terraced Lawn                                 | 37. Lawn with Informal Seating                  | 64. Viewing Gallery                         |
| 12. Tower Drop-offs                               | 38. Shallow Water Body                          | 65. Access from Podium                      |
| 13. Surface Parking                               | 39. Kids' Pool                                  | 66. Viewing Deck                            |
| 14. Cycling Track                                 | 40. Pool Deck with Shade Structure and Loungers | 67. Tennis Court                            |
| 15. Butterfly Garden                              | 41. Shallow Water Body with Tree Island         | 68. Maze Garden                             |
| 16. Hopscotch / Floor Games                       | 42. Floating Walkway                            | 69. Volleyball Court                        |
| 17. Multi-purpose Lawn with Mounds                | 43. Arrival Plaza                               | 70. Seating Pavilion                        |
| 18. Traffic Island                                | 44. Wi-Fi Zone                                  | 71. Cricket Practice Net                    |
| 19. Natural Trail                                 | 45. Board Games                                 | 72. Senior Citizen Court                    |
| 20. Tropical Planting                             | 46. Event Lawn                                  | 73. Seating Deck                            |
| 21. Emergency Vehicular Access                    | 47. Multi-purpose Court                         | 74. Rock Climbing Wall                      |
| 22. Mini Golf                                     | 48. Skate Plaza                                 | 75. Cognitive Play Area                     |
| 23. Amphitheatre with Stage                       | 49. Pet Park                                    | 76. Trampoline Park                         |
| 24. Aroma Garden                                  | 50. Picnic Lawn                                 | 77. Gathering Plaza                         |
| 25. Party Lawn with Stage                         | 51. Service Walkway                             | 78. Coconut Grove                           |
| 26. Play Lawn with Flexi Seating                  | 52. Seating Island                              | 79. Reflexology Path                        |
|   | 53. Floating Deck                               | 80. Multi-purpose Lawn                      |



Artistic Impression

EMBARK ON A  
JOURNEY  
of unparalleled luxury and  
umpteens amenities.







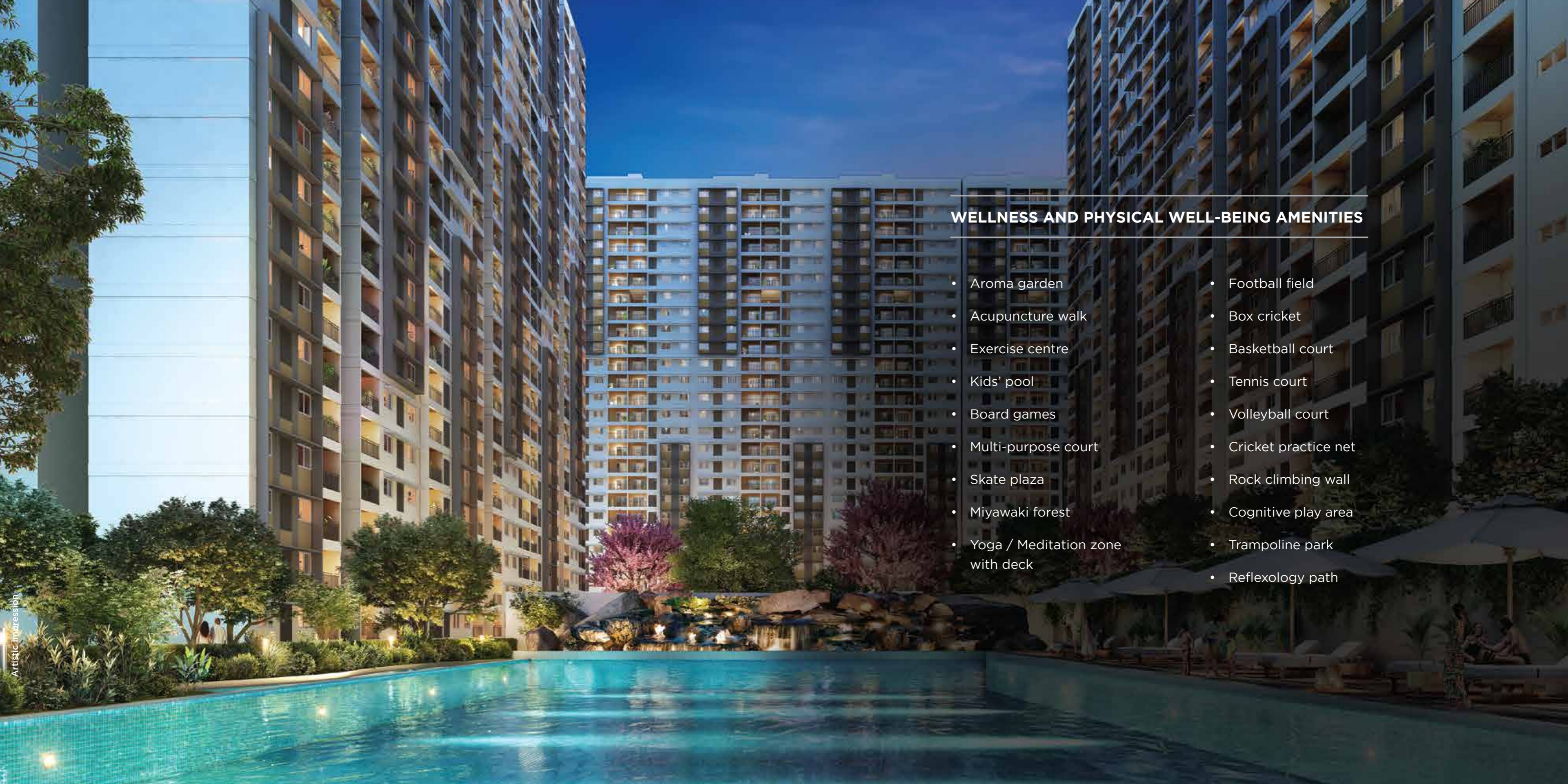
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## RECREATION AND WAY OF LIVING AMENITIES

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- Amphitheatre with stage
- Party lawn with stage
- Play lawn with flexi seating
- Campfire area
- Aqua deck
- Jacuzzi
- Lap pool
- Shallow water body
- Leisure pool
- Pet park
- Experience lawn with Miyawaki forest
- Picnic lawn
- Multi-purpose lawn
- Mini golf
- Barbeque zone
- Lawn with informal seating
- Pool deck and loungers
- Multi-purpose lawn with reflection pond
- Maze garden
- Coconut grove





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## WELLNESS AND PHYSICAL WELL-BEING AMENITIES

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- Aroma garden
- Acupuncture walk
- Exercise centre
- Kids' pool
- Board games
- Multi-purpose court
- Skate plaza
- Miyawaki forest
- Yoga / Meditation zone with deck
- Football field
- Box cricket
- Basketball court
- Tennis court
- Volleyball court
- Cricket practice net
- Rock climbing wall
- Cognitive play area
- Trampoline park
- Reflexology path





















It truly can't get any  
**BETTER THAN THIS.**

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**CLUBHOUSE AMENITIES**

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-  Restaurant
-  Bar
-  2 banquet halls
-  8 badminton courts
-  2 squash courts
-  2 table tennis tables
-  2 pool tables
-  Gym
-  Aerobics / Yoga hall
-  Crèche
-  Health club
-  Games room
-  Supermarket
-  ATM
-  Home theatre
-  Salon
-  Indoor swimming pool
-  Outdoor swimming pool



## LOCATION MAP



- Proposed PRR
- Proposed 100 ft. Road
- State Highway 35
- Outer Ring Road
- Proposed Metro Phase III
- Railway Station
- Sarjapur Road
- NICE Road
- Upcoming Namma Metro Yellow Line



Map not to scale

# A location where the FEARLESS LIVE AS ONE.



### Schools

Edenbridge International School	3 kms
Aurinko Academy	3 kms
Smrti Academy	3 kms
National Public School	4 kms
Primus Public School	4 kms
Sri Chaitanya School	5 kms
Harvest International School	6 kms



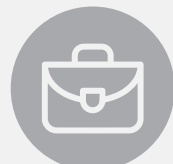
### Hospitals

Springleaf Hospital	5 kms
Sacred Oak Hospital	5.5 kms
Kauvery Hospital	7 kms
Manipal Hospital Sarjapur Road	8 kms
Ecity Hospital	8 kms



### Recreation

Street 1522	7 kms
Byg Brewski	7 kms
Sarjapur Social	7 kms
Macaw By Stories	7 kms
Roxie	8 kms
Central Mall	9 kms



### Techparks & Companies

TCS	4 kms
Tech Mahindra	6 kms
Siemens	6 kms
Infosys Limited	8 kms
Hustlehub Tech Park	8 kms
J P Morgan	8 kms
Accenture	9 kms
Eco World	10 kms

All distances are approximate





# FLOOR PLANS



## 2.5 BHK (A)



### LOCATION PLAN



	CARPET AREA	SUPER BUILT-UP AREA
SQ.MT.	92.39	134.34
SQ.FT.	994	1446

### LEGEND

1. FOYER - 5'3"x8'4"
2. LIVING - 11'0"x18'0"
3. BALCONY - 11'0"x4'11"
4. DINING - 4'11"x10'8"
5. KITCHEN - 10'4"x8'0"
6. UTILITY - 7'1"x5'4"
7. STUDY - 11'1"x8'6"
8. BEDROOM - 10'0"x12'0"
9. C.TOILET - 5'5"x9'0"
10. M.BEDROOM - 10'6"x16'7"
11. A.TOILET - 5'1"x8'6"
12. DRESS - 5'1"x8'10"

Disclaimer:  
The furniture/fixtures depicted in the floor plans are for illustration purposes only and are not included in the actual offering. Room dimensions are measured from block to block and do not account for plaster or finish. Any unexpected alterations to the unit plan may affect the sale area. The size, shape, and position of windows, doors, railings, kitchen platforms, and other elements are subject to change.

## 2.5 BHK (B)



### LOCATION PLAN



	CARPET AREA	SUPER BUILT-UP AREA
SQ.MT.	90.85	132.99
SQ.FT.	978	1431

### LEGEND

1. LIVING - 11'0"x18'0"
2. BALCONY - 11'0"x4'11"
3. DINING - 4'11"x10'8"
4. KITCHEN - 10'4"x8'0"
5. UTILITY - 7'1"x5'4"
6. STUDY - 11'1"x8'6"
7. BEDROOM - 10'0"x12'0"
8. C.TOILET - 5'5"x9'0"
9. M.BEDROOM - 10'6"x16'7"
10. A.TOILET - 5'1"x8'6"
11. DRESS - 5'1"x14'9"

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## 2.5 BHK (C)



### LOCATION PLAN



	CARPET AREA	SUPER BUILT-UP AREA
SQ.MT.	92.39	135.09
SQ.FT.	994	1454

### LEGEND

- 1. FOYER - 5'3"x8'4"
- 2. LIVING - 11'0"x18'0"
- 3. BALCONY - 11'0"x4'11"
- 4. DINING - 4'11"x10'8"
- 5. KITCHEN - 10'4"x8'0"
- 6. UTILITY - 7'1"x5'4"
- 7. STUDY - 11'1"x8'6"
- 8. BEDROOM - 10'0"x12'0"
- 9. C.TOILET - 5'5"x9'0"
- 10. M.BEDROOM - 10'6"x16'7"
- 11. A.TOILET - 5'1"x8'6"
- 12. DRESS - 5'1"x8'10"

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## 2.5 BHK (D)



### LOCATION PLAN



	CARPET AREA	SUPER BUILT-UP AREA
SQ.MT.	85.31	126.55
SQ.FT.	918	1362

### LEGEND

- 1. LIVING - 11'0"x16'9"
- 2. BALCONY - 11'0"x4'11"
- 3. DINING - 4'11"x9'4"
- 4. KITCHEN - 8'0"x9'4"
- 5. UTILITY - 7'1"x5'4"
- 6. STUDY - 11'1"x8'6"
- 7. BEDROOM - 10'0"x12'0"
- 8. C.TOILET - 5'5"x9'0"
- 9. M.BEDROOM - 10'6"x16'7"
- 10. A.TOILET - 5'1"x8'6"
- 11. DRESS - 5'1"x8'10"

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### 3 BHK (A)



ENTRY ▶

#### LEGEND

- 1. FOYER - 5'3"x9'8"
- 2. LIVING - 11'6"x19'0"
- 3. BALCONY - 11'6"x4'11"
- 4. DINING - 10'6"x10'6"
- 5. KITCHEN - 11'0"x9'4"
- 6. UTILITY - 5'7"x9'1"
- 7. BEDROOM 3 - 10'6"x13'1"
- 8. C.TOILET - 8'6"x5'7"
- 9. BEDROOM 2 - 10'6"x13'1"
- 10. A.TOILET - 5'6"x8'2"
- 11. M.BEDROOM - 11'6"x19'0"
- 12. A.TOILET - 8'6"x5'7"
- 13. BALCONY - 11'6"x4'11"

#### LOCATION PLAN



	CARPET AREA	SUPER BUILT-UP AREA
SQ.MT.	115.81	173.45
SQ.FT.	1247	1867

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### 3 BHK (B)



ENTRY ▶

#### LEGEND

- 1. LIVING - 11'6"x19'0"
- 2. BALCONY - 11'6"x4'11"
- 3. DINING - 10'6"x10'6"
- 4. KITCHEN - 11'0"x9'4"
- 5. UTILITY - 5'7"x9'1"
- 6. BEDROOM 3 - 10'6"x13'1"
- 7. C.TOILET - 8'6"x5'7"
- 8. BEDROOM 2 - 10'6"x13'1"
- 9. A.TOILET - 5'6"x8'2"
- 10. M.BEDROOM - 11'6"x19'0"
- 11. A.TOILET - 8'6"x5'7"
- 12. WWR - 7'0"x9'8"
- 13. BALCONY - 11'6"x4'11"

#### LOCATION PLAN



	CARPET AREA	SUPER BUILT-UP AREA
SQ.MT.	117.14	177.05
SQ.FT.	1261	1906

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### 3 BHK (C)



#### LEGEND

- 1. FOYER - 5'3"x9'8"
- 2. LIVING - 11'6"x19'0"
- 3. BALCONY - 11'6"x4'11"
- 4. DINING - 10'6"x10'6"
- 5. KITCHEN - 11'0"x9'4"
- 6. UTILITY - 5'7"x9'1"
- 7. BEDROOM 3 - 10'6"x13'1"
- 8. C.TOILET - 8'6"x5'7"
- 9. BEDROOM 2 - 10'6"x13'1"
- 10. A.TOILET - 5'6"x8'2"
- 11. M.BEDROOM - 11'6"x19'0"
- 12. A.TOILET - 8'6"x5'7"
- 13. BALCONY - 11'6"x4'11"

#### LOCATION PLAN



	CARPET AREA	SUPER BUILT-UP AREA
SQ.MT.	115.81	173.45
SQ.FT.	1247	1868

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### 3 BHK (D)



#### LEGEND

- 1. LIVING - 11'6"x19'0"
- 2. BALCONY - 11'6"x4'11"
- 3. DINING - 10'6"x10'6"
- 4. KITCHEN - 11'0"x9'4"
- 5. UTILITY - 5'7"x9'1"
- 6. BEDROOM 3 - 10'6"x13'1"
- 7. C.TOILET - 8'6"x5'7"
- 8. BEDROOM 2 - 10'6"x13'1"
- 9. A.TOILET - 5'6"x8'2"
- 10. M.BEDROOM - 11'6"x19'0"
- 11. A.TOILET - 8'6"x5'7"
- 12. BALCONY - 11'6"x4'11"

#### LOCATION PLAN



	CARPET AREA	SUPER BUILT-UP AREA
SQ.MT.	110.80	167.57
SQ.FT.	1193	1804

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# SPECIFICATIONS

## STRUCTURE:

- Seismic Zone II compliant RCC structure
- Masonry walls with ACC block

## PLASTERING:

- All internal walls smoothly plastered
- External plastering with sponge finish

## FLOORING:

- Good quality vitrified tile flooring in living, dining & kitchen
- Laminated wooden flooring in master bedroom and vitrified tile flooring in other bedrooms
- Ceramic tiles for toilets, balconies and utility area
- Granite flooring in ground floor lift lobby and vitrified tiles in lift lobbies of all the floors
- Pre-polished concrete step tiles for staircase

## TOILETS:

- Good quality ceramic tile dado in all toilets
- White color EWC, washbasin and mirror for all toilets
- Toughened glass shower partition with openable shutter in master bedroom toilet only
- Single lever mixer with shower rail and hand shower for all showers and single lever mixer for all washbasins
- Provision for geysers in all toilets
- Exhaust fan in all toilets
- Health faucet in all toilets

## DOORS:

- All doors with engineered door frame & moulded skin panel shutters
- UPVC sliding doors with mosquito mesh for - living room to balcony and bedroom to balcony

## WINDOWS:

- UPVC sliding windows with mosquito mesh
- M.S grills (from inside) for windows at ground and first floor only

## KITCHEN:

- Granite platform with stainless steel single bowl sink and drain board with sink mixer
- Provision for dish washer in utility
- 2 feet (0.6 m) dado above platform area with ceramic glazed tiles
- Provision for water purifier point in kitchen
- Provision for washing machine in utility area

## PAINTING/POLISHING:

- Interior: Plastic emulsion paint
- Exterior: Acrylic emulsion paint
- Enamel painting for MS grill/railings

## PLUMBING:

- Good quality CP fittings
- Good quality PVC drainage and storm water pipes
- Dual piping system - Freshwater in shower/washbasin/toilet/faucet/kitchen and recycled treated water for toilet flushes
- Water meter for all the flats

## ELECTRICAL:

- TV, telephone, networking and electrical AC points in all bedrooms and living area
- Two Earth Leakage Circuit Breaker (ELCB) for each Flat (One for AC and heating, and the other for lighting)
- Good quality electrical wires and switches
- Provision for ceiling fan points in living/dining and all bedrooms
- Connected power load 2 BHK and 2.5 BHK — 5 KW, and 3 BHK — 6 KW
- Power back-up of allocated power with 50% diversity factor
- Meter for both BESCOM and DG

## LIFT:

Lifts of suitable size and capacity will be provided in all towers

## TELEPHONE AND NETWORK:

- FTTH - Fiber To The Home - Internal cabling
- Internal telephone cabling/wiring in all apartments

## SAFETY AND SECURITY:

- CCTV surveillance for common areas and access controlled entry and exit
- Project is designed to detect and fight for fire incidents as per norms

## OTHERS:

- Rainwater harvesting system as per municipal guidelines
- Sewage treatment plant is provided and treated water is connected to all flushing cisterns
- Piped gas provision up to utility for all flats





## SENSE & EFFICACY

### **Design philosophy**

From materials of construction to the design of pathways, roads, civic facilities and gardens - every decision is arrived at, through a passion to create the most elite residential areas in all of Bengaluru. Our projects are value-engineered to function efficiently and stand the test of time.

### **Vehicular network**

Carefully planned primary vehicular access system designed articulately to remain functional for decades.

### **Sewage treatment plant**

We have understood the need of the hour, and will install a sewage treatment plant (STP) for recycling water for non-drinking purposes. This will be used only for flushing in all toilets, landscaping and gardening. Additionally, we will have an organic waste converter.





## ADARSH GROUP

The story of Adarsh Group is deeply intertwined with the story of Bengaluru. In the last few decades, both have witnessed unprecedented and phenomenal growth. The commercial boom of Bengaluru brought with it a greater demand for quality living spaces, leading to better residential projects by Adarsh Group.

Conversely, Bengaluru has been at the centre of all Adarsh Group's revolutionary real estate ideas, from creating one of the first residential properties to provide clubhouse and landscaped open spaces, to developing the first gated luxury villa project.

The company and the city have grown hand-in-hand and Adarsh Group has become an icon for all other real estate companies of Bengaluru. The high quality homes designed by Adarsh Group showcase some of the finest architecture and luxury amenities, which is why people of the city aspire to own an Adarsh home. In the last 35 years, Adarsh Group hasn't just built great homes, it has built great relationships with the people of the city.



“IF NUMBERS  
INTRIGUE YOU,  
THEN, SO WILL  
OUR CREATIONS.”

**36** Years of Experience | **23+** Projects Completed

**10,000+** Happy Customers

**19+** Million sq.ft. Transformed



“ONE SHOULD  
SELL HOMES THAT  
ONE WOULD  
LIVE IN.”

**BM Jayeshankar**  
Chairman & Managing Director

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Creating memories for a lifetime™

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For more details: [www.rera.karnataka.gov.in](http://www.rera.karnataka.gov.in)

Project Mortgaged: Vistra ITCL (India) Limited as Debentures Trustee

