

FOR THE
INDEPENDENT

Signature Villas Off Sarjapur Road



Nestled within the embrace of nature, Adarsh Welkin Park offers a distinctive sense of freedom, where villas stand as a testament to architectural excellence and the pursuit of perfection. Each villa here boasts a built-up area ranging from 3389 sq.ft. to 4841 sq.ft., allowing you to savor the lifestyle you've always dreamt of.

These villas are not just structures, they are open invitations to a life unconfined. With their independent and private designs, they grant you the unique gift of freedom. At Adarsh Welkin Park, you'll find yourself connected with the elements, forging a seamless bond with nature that empowers you to live life on your terms.

Here, you'll experience the remarkable fusion of urban tranquility and contemporary sophistication. It's a place where the sky elegantly blends with the earth, where horizon lines blur, and where you are the architect of your endless freedom.

Here, the opportunity to lead a wholly independent life awaits. Come and immerse yourself in the essence of modern living within the tranquil arms of nature, and discover Adarsh Welkin Park for yourself.



The essence of the
INDEPENDENT LIFE.

Project Highlights



Progressive
villa architecture



Ultra-luxurious
73,000 sq.ft. clubhouse



Spacious villas with
exceptional ventilation



Verdant haven with
exquisite landscaping

LOCATION MAP



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



A location to build your INDEPENDENT DREAMS ON.



Schools

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



Hospitals

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



Recreation

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



Techparks & Companies

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

All distances are approximate



Bold villas of
ADARSH WELKIN PARK.

These villas boast a contemporary aesthetic, characterized by sleek flat roofs. They feature modern open floor plans and adhere to Vaastu principles. The living and dining areas seamlessly merge into one, opening onto a private rear garden with an expansive deck and beautifully landscaped area.

On the upper floor, you'll find a dedicated family room and bedrooms, each complemented by balconies and open terraces that provide stunning views of the lush estate.

MASTER PLAN



A meaningful tomorrow starts with a MASTERFUL PLAN.

Legend

- | | | |
|---|--|--|
| <ol style="list-style-type: none"> 1. Security Cabin with Signage 2. Vehicular Entry (9 m wide) 3. Bus Bay 4. Exit (9 m wide) 5. 19m Wide Driveway
(13.7 m wide carriageway) 6. 9 m Wide Roads
(5.5 m wide carriage way) 7. Pedestrian Path 8. Secondary Entrance / Exit 9. Informal Seating Area 10. Children's Play Area 11. Terraced Lawn 12. Tower Drop-offs 13. Surface Parking 14. Cycling Track 15. Butterfly Garden 16. Hopscotch / Floor Games 17. Multi-purpose Lawn
with Mounds 18. Traffic Island 19. Natural Trail 20. Tropical Planting | <p>Clubhouse Amenities :</p> <ol style="list-style-type: none"> 21. Emergency Vehicular Access 22. Mini Golf 23. Amphitheatre with Stage 24. Aroma Garden 25. Party Lawn with Stage 26. Play Lawn with Flexi Seating 27. Tactile Walk 28. Campfire Area 29. Barbeque Zone 30. Acupuncture Walk 31. Exercise Centre 32. Aqua Deck 33. Water Feature 34. Extended Lawn 35. Lap Pool 36. Jacuzzi 37. Lawn with Informal Seating 38. Shallow Water Body 39. Kid's Pool 40. Pool Deck with
Shade Structure and Loungers 41. Shallow Water Body with
Tree Island 42. Floating Walkway 43. Arrival Plaza 44. Wi-Fi Zone 45. Board Games 46. Event Lawn 47. Multi-Purpose Court 48. Skate Plaza | <p>Pocket Parks :</p> <ol style="list-style-type: none"> 49. Pet Park 50. Picnic Lawn 51. Service Walkway 52. Seating Island 53. Floating Deck 54. Miyawaki Forest 55. Boardwalk 56. Multi-purpose Lawn
with Reflection Pond 57. Experience Lawn with
Miyawaki Forest 58. Football Field 59. Viewing Deck 60. Yoga / Meditation Zone with Deck 61. Access from Basement 62. Box Cricket 63. Basketball Court 64. Viewing Gallery 65. Access from Podium 66. Viewing Deck 67. Tennis Court 68. Maze Garden 69. Volleyball Court 70. Seating Pavilion 71. Cricket Practice Net 72. Senior Citizen Court 73. Seating Deck 74. Rock Climbing Wall 75. Cognitive Play Area 76. Trampoline Park 77. Gathering Plaza 78. Coconut Grove 79. Reflexology Path 80. Multi-purpose Lawn |
|---|--|--|



THOUGHTFUL AMENITIES
to make your life more immersive.



Recreation and Way of Living

- 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 with shade structure and loungers
- Multi-purpose lawn with reflection pond
- Maze garden
- Coconut grove






















Wellness and Physical Well-being

- 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.

CLUBHOUSE AMENITIES

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

FLOOR PLANS

4 BHK EAST FACING VILLA



Ground Floor



First Floor



Terrace Floor

40' X 60'

Total site area: 2400 sq.ft.

- Ground Floor: **1464 sq.ft.**
- First Floor: **1396 sq.ft.**
- Second Floor: **519 sq.ft.**

Built-up area: 3379 sq.ft.
Canopy area: 100 sq.ft.
1/3 canopy area: 33 sq.ft.
Total built-up area: 3412 sq.ft. (3379 + 33)



FLOOR PLANS

4 BHK WEST FACING VILLA



Ground Floor



First Floor



Terrace Floor

40' X 65'

Total site area: 2600 sq.ft.

- Ground Floor: **1515 sq.ft.**
- First Floor: **1437 sq.ft.**
- Second Floor: **487 sq.ft.**

Built-up area: 3439 sq.ft.

Canopy area: 100 sq.ft.

1/3 canopy area: 33 sq.ft.

Total built-up area: 3472 sq.ft. (3439 + 33)



FLOOR PLANS

4 BHK EAST FACING VILLA



Ground Floor



First Floor



Terrace Floor

40' X 70'

Total site area: 2800 sq.ft.

- Ground Floor: **1591 sq.ft.**
- First Floor: **1515 sq.ft.**
- Second Floor: **614 sq.ft.**

Built-up area: 3720 sq.ft.
Canopy area: 100 sq.ft.
1/3 canopy area: 33 sq.ft.
Total built-up area: 3753 sq.ft. (3720 + 33)



FLOOR PLANS

4 BHK EAST FACING VILLA



Ground Floor



First Floor



Terrace Floor

40' X 75'

Total site area: 3000 sq.ft.

- Ground Floor: **1764 sq.ft.**
- First Floor: **1693 sq.ft.**
- Second Floor: **727 sq.ft.**

Built-up area: 4184 sq.ft.
Canopy area: 100 sq.ft.
1/3 canopy area: 33 sq.ft.
Total built-up area: 4217 sq.ft. (4184 + 33)



FLOOR PLANS

4 BHK WEST FACING VILLA



Ground Floor



First Floor



Terrace Floor

50' X 80'

Total site area: 4000 sq.ft.

- Ground Floor: **2113 sq.ft.**
- First Floor: **2017 sq.ft.**
- Second Floor: **663 sq.ft.**

Built-up area: 4793 sq.ft.

Canopy area: 124 sq.ft.

1/3 canopy area: 41 sq.ft.

Total built-up area: 4834 sq.ft. (4793 + 41)



SPECIFICATIONS

STRUCTURE:

- Seismic Zone II Compliant RCC framed structure.
- Masonry – External walls with 8” solid block masonry and internal walls with 8”/4” solid block masonry.
- Main Door and Living Room windows lintel height at 8 ft height (2.4 m), remaining doors lintel height at 7 ft. (2.10 m).

PLASTERING:

- All internal walls smoothly plastered with lime rendering.
- External plastering with sponge finish.

FLOORING:

- Imported marble in Foyer, Living, Dining, First Floor Family and internal staircase (where applicable).
- Vitrified tiles for Bedrooms, Study (wherever applicable) and Kitchen.
- Engineered wooden flooring for Master Bedroom.
- Pressed clay tiles for all Open Sit-outs & Terrace area.
- Good quality Ceramic tiles for Covered Sit-outs / Balconies, Toilets and Utility.
- Ceramic tiles in Staff Room & Staff’s Toilet (wherever applicable).
- Granite for Main Entrance.
- Heavy duty tiles for Garage with interlocking concrete pavers for Driveway.
- Imported marble flooring and dado up to 4’-0” (1.2 m) height for Pooja Room (wherever applicable).

TOILETS:

- Ceramic tiles dado for all Toilets for 8’-0” (2.40 m) height.
- Ceramic tiles dado 4’-0” (1.2 m) height in Staff’s Toilet (wherever applicable).
- White color EWC & washbasin with granite countertop & mirror in all Toilets except Maid’s Toilet.
- Toughened glass partition with openable shutter in all Bedroom Toilets, except Staff’s Toilet, for shower area.
- White color IWC / EWC option & bib tap in Staff’s Toilet (wherever applicable).
- Half pedestal wash basin with mirror in Powder Room (wherever applicable).
- Wall mixer with shower rod for all showers and single lever mixer for all wash basins, except Staff’s Toilet.
- Health faucets in all Toilets, including Staff’s Toilet for EWC option.
- Concealed master control cock in all Toilets, except Staff’s Toilet.
- Provision for geyser in all Toilets / Kitchen / Utility / Staff’s Toilet.

DOORS:

- Digital door lock for the Main Door.
- Main door – Engineered good quality door frame & shutter 8’-0” (2.40 m) in height.
- Bedroom doors, Kitchen door, Toilet doors, Utility doors, Staff Room door and Staff’s Toilet door - Good quality engineered door frames & shutters 7’-0” (2.10 m) in height.
- Stainless steel hardware for all doors.

WINDOWS:

- UPVC glazed window with mosquito mesh.
- UPVC ventilators with translucent glass.

KITCHEN:

- 2’-0” wide granite counter with stainless steel sink with drain board (1 1/2 bowl) and sink mixer.
- 2’-0” dado above Counter Area with ceramic glazed tiles.
- Provision for water purifier point and crusher in Kitchen.
- Provision for washing machine / sink in Utility Area.
- Provision for gas cylinder adjacent to Kitchen with necessary copper piping arrangements.

PAINTING / POLISHING:

- Interior: Plastic emulsion paint.
- Exterior: Acrylic emulsion paint.
- Enamel painting for MS works.

PLUMBING:

- Good quality CP fittings
- Good quality PVC drainage pipes & storm water pipes.
- All plumbing will be pressure tested.
- Provision for solar water heating system.
- Individual metering for water supply.
- Dual piping for fresh water in shower / washbasin / toilet faucet / kitchen and recycled treated water for toilet flushes.

ELECTRICAL:

- One TV point in Living, Family and all Bedrooms.
- Exhaust fans in all Toilets and Powder Room (except Maid’s Toilet).
- Exhaust fan provision in Kitchen.
- Provision for exhaust fan in Staff’s Toilet.
- Good quality electrical wires & switches.
- Earth Leakage Circuit Breaker (ELCB) for each Villa (one for AC, Heating & one for lighting).
- One number data point in Master Bedroom, Living, Dining and in First Floor Family Room of each Villa.
- Necessary Miniature Circuit Breaker (MCB) will be provided at the main distribution box within each Villa.
- Telephone points in all Bedrooms & Living.
- Electrical AC point in all bedrooms, living and family room.
- 100% power back-up of allocated power with DG capacity arrived at diversity factor of 2.0.

TV & TELEPHONE AND DATA

- Concealed cabling for television in Living / Family Room / Dining / all Bedrooms to be provided.
- Internal telephone cabling / wiring in all Villas.
- Gas leak detector.
- FTTH.
- CCTV surveillance at entry and exit of Main Gate.

RAINWATER HARVESTING:

- Common rainwater harvesting system as per municipal guidelines.



SENSE AND SUSTAINABILITY

The science of sustainable living

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.

Electrical and telecommunication network

All electrical and telecommunication services are below ground. A network of underground fibre-optic cables ensures easy maintenance and repair.

Sewage treatment plant

We have understood the need of the hour & 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.



35 YEARS OF 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 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.”

35 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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