



ADARSH SANCTUARY

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Off Sarjapur Road

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# Step into a Blissful Haven

The epitome of luxury

A safe haven situated away from the concrete jungle of Bangalore, Adarsh Sanctuary brings to you superior luxury villas, nestled in the heart of lush green expanse in an **already existing bio-habitat covering 21 acres**, curated exclusively for you. This township of 172 villas is the epitome of tranquility, charmed with greenery all around. This property offers 3 & 4 BHK villas, designed with essential elegant features, fully decked with rear private garden, promoting peaceful living.

# Location Map

Way to reach us



Take a  
Stroll  
Down the  
Greenery  
Lane





## Project Highlights



Sprinkled with several rejuvenating elements, the bounties of nature are showered in abundance upon Adarsh Sanctuary residents.

Being one of the few properties easily accessible from the **3 IT hubs** of Bangalore - Whitefield, Marathahalli Outer Ring Road, and Electronic City is a massive location advantage.

This property has been **naturally blessed with 12000 sq. ft. of teak grove** and it weaves into the design of this township.

Adarsh Sanctuary provides a widespread range of amenities for the elite few who have the opportunity of living in this green haven.

\*Artistic Impression



- Bird's Eye View -

\*Artistic Impression

## Villa Features



Each villa is designed with a contemporary aesthetic, lined with flat roofs and a ground floor that comes with stone cladding in the front portion of the villa.

Made with modern open plans, these Vaastu compliant villas have streamlined facades.

The living and dining area flow as a single space opening into a rear private garden with a wide deck and a landscaped setback area.

A floor dedicated to a family room and bedrooms, coupled with balconies and open terraces, overlooks the lush estate and paints a perfect picture of opulence and grandeur.



\*Artistic Impression



A close-up photograph of a woodpecker, likely a Downy Woodpecker, peering out from a hole it has drilled into the bark of a tree trunk. The bird has a distinctive red cap, a black face with a white patch around the eye, and a long, pointed beak. The tree bark is dark and textured. In the background, there are green leaves and a blurred forest setting. The text 'Treasures of the Sanctuary' is overlaid in white on the right side of the image.

# Treasures of the Sanctuary



# Facility Plan

- |                                    |                         |
|------------------------------------|-------------------------|
| 1 Project Entry                    | 12 Jogging Track        |
| 2 Security Cabin with Waiting Area | 13 Forest Park          |
| 3 Club House Entry                 | 14 BBQ and Food Counter |
| 4 Visitors Parking                 | 15 Party Lawn           |
| 5 Lap Pool                         | 16 Fragrant Garden      |
| 6 Kids' Pool                       | 17 Koi Pond             |
| 7 Play Lawn                        | 18 Floral Garden        |
| 8 Amphitheatre                     | 19 Adventure Play Area  |
| 9 Outdoor Gym                      | 20 Pet Park             |
| 10 Multi Play Court                | 21 Recreation Park      |
| 11 Kids' Play Area                 |                         |

# Facilities & Amenities

Adarsh Sanctuary amenities are divided into multi-faceted zones, each one a customised experience for the right set of people. Adventure, Health, Meditation, Entertainment & Recreation are elements classily encompassed into the property, that enhance the lures of them.

## Indoor Amenities



Gym



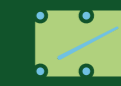
Health Club & Spa



Yoga



Badminton & Squash



Pool Table



Table Tennis



Indoor Games



Multipurpose Hall

## Outdoor Amenities



Swimming Pools



Outdoor Fitness Station



Multiplay Court



Forest Park



Teak Grove Trails



Tree House



Meditation Plaza



Walking Trails



Koi Pond



Fragrant Garden



Pet Park



Open Lawns



Amphitheatre



Pavilions



Tot Lot

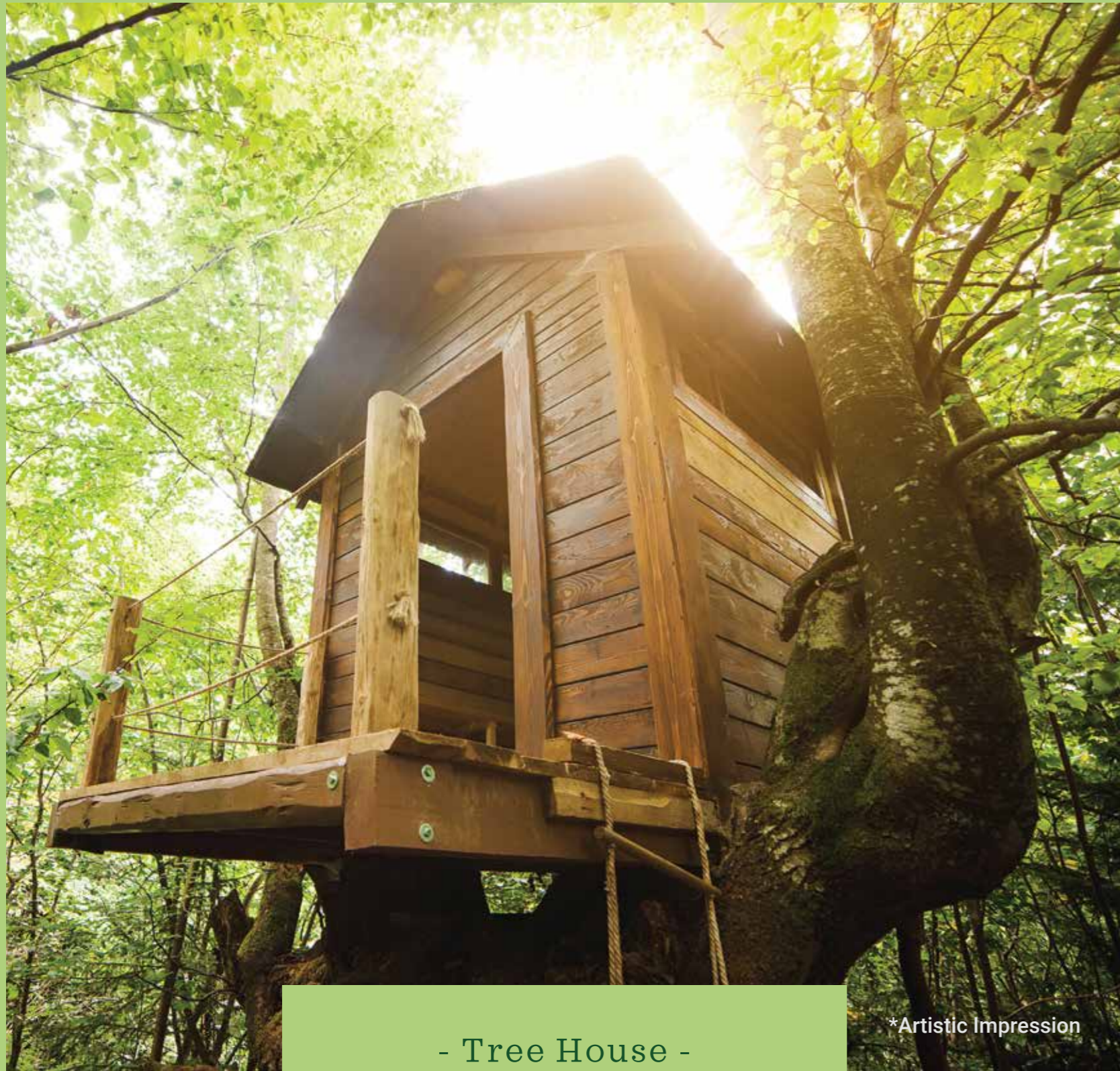


Adventurous Play Park



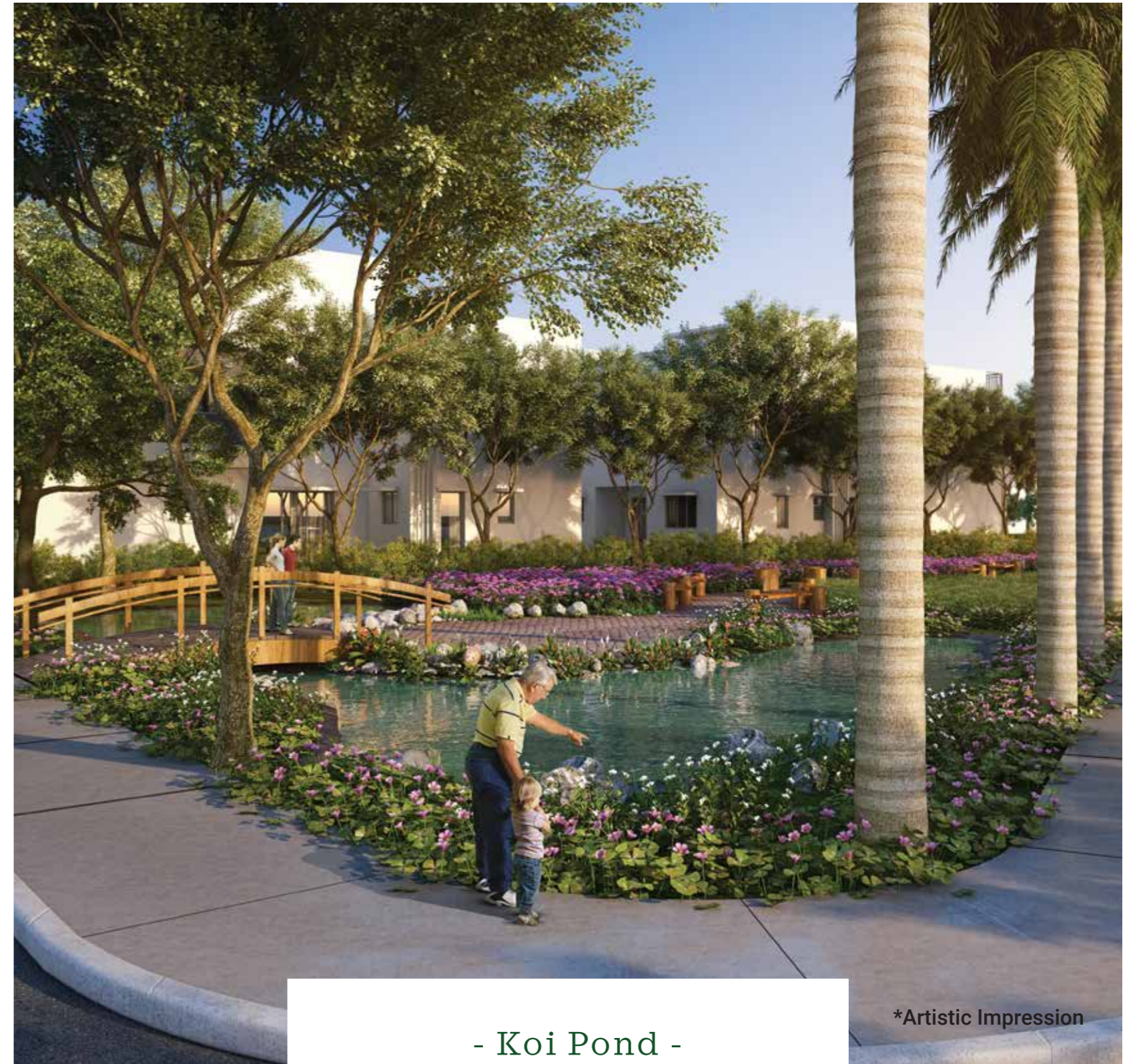
Party Lawn with Barbeque Counter

Apart from these a plethora of others to keep you and your loved ones enthralled.



- Tree House -

\*Artistic Impression



- Koi Pond -

\*Artistic Impression



- Club House & Swimming Pool -

\*Artistic Impression

Back to  
your roots





## Panorama of the Sanctuary



A **breath-taking view** of Adarsh Sanctuary is intertwined into their Master Plan. **Uncover hidden treasures with a walk through the teak grove**, situated near the clubhouse and park. The front garden of the villas merge into pedestrian sidewalks and planting areas. A tree line promenade attached to a 50ft wide main access road and 30ft wide internal roads - is a commonality at the property. Each villa combines to form a **perfect balance of sensibility, safety and aesthetics.**

\*Artistic Impression

# Floor Plans



A-1  
45' x 75' East Facing

Area In	SQ. FT.	SQ. MT.
Site Area	3375.00	313.55
Built Up Area	4224.00	392.42
Carpet Area	3056.00	283.91



Ground Floor



First Floor



Terrace

The furniture, fixtures and landscaping shown all around the villa are artistic impressions that are only indicative and not a part of the offering. Any interested party should verify all the information including designs, plans, specifications, facilities, features, payment schedules, terms of sales, etc independently with the 'agreement for sale' and/or Adarsh Developers prior to concluding any decision for buying in this project.







Ground Floor



First Floor



Terrace

## Floor Plans



A-2  
45' x 75' West Facing

Area In	SQ. FT.	SQ. MT.
Site Area	3375.00	313.55
Built Up Area	4228.00	392.79
Carpet Area	2978.00	276.66

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# Floor Plans



## B-1 40' x 75' East Facing

Area In	SQ. FT.	SQ. MT.
Site Area	3000.00	278.71
Built Up Area	3492.00	324.42
Carpet Area	2613.00	242.75



Ground Floor



First Floor



Terrace

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Ground Floor



First Floor



Terrace

## Floor Plans



B-2  
40' x 75' West Facing

Area In	SQ. FT.	SQ. MT.
Site Area	3000.00	278.71
Built Up Area	3497.00	324.88
Carpet Area	2594.00	240.99

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# Floor Plans



**B-3**  
40' x 75' East Facing

Area In	SQ. FT.	SQ. MT.
Site Area	3000.00	278.71
Built Up Area	3636.00	337.80
Carpet Area	2667.00	247.77



Ground Floor



First Floor



Terrace

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Ground Floor



First Floor



Terrace

## Floor Plans



B-4  
40' x 75' West Facing

Area In	SQ. FT.	SQ. MT.
Site Area	3000.00	278.71
Built Up Area	3636.00	337.80
Carpet Area	2672.00	248.24

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# Specifications

## 01 - 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.

## 02 - Plastering

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

## 03 - Windows

- UPVC Glazed Window with Mosquito Mesh.
- UPVC Ventilators with Translucent Glass.

## 04 - Doors

- All Doors - Engineered Door Frames and Shutters.
- Stainless Steel Hardware for all Doors except the House Help's Room and Bathroom Doors.

## 05 - Flooring

- Imported Marble in Foyer, Living, Dining, First Floor Family and Internal Staircase.
- Engineered Wooden Flooring for Master Bedroom and Dress area.
- Vitrified Tiles for Bedrooms and Kitchen.
- Pressed Clay Tiles for Terrace area.
- Good Quality Ceramic Tiles for Covered Sit-outs/Balcony, Bathrooms House Help Quarters and Utility.
- Granite for Main Entrance.

## 06 - Kitchen

- 2'0" wide Black Granite Counter with Stainless Steel Sink and Drain Board with 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 & Instant water heater in Utility area.
- Provision for Gas Cylinder with necessary Copper Piping arrangements.

## 07 - Rain Water Harvesting

- Common rainwater harvesting system as per municipal guidelines.



\*Artistic Impression



\*Artistic Impression

#### 08 - Bathroom

- Ceramic Tiles Dado for all Bathrooms upto 7'0" Height.
- White Color EWC and Washbasin with Granite countertops and Mirror in all Bathrooms except the House Help's bathroom.
- Half Pedestal Wash Basin with Mirror in Powder Room (wherever applicable).
- Toughened glass partition with openable shutter in all Bedroom Bathrooms, except House Help's Bathroom, for shower area.
- Wall mixer with shower rod for all showers and single-lever mixer for all wash basins except the House Help's Bathroom.
- Health faucet in all Bathrooms except in the House Help's bathroom.
- Provision for Geyser in the Bathrooms.
- Concealed Master Control Cock in all Bathrooms except in the House Help's bathroom.

#### 09 - Plumbing

- Good Quality CP Fittings.
- Good Quality PVC Drainage Pipes and Storm Water Pipes.
- Provision for Solar water heating system.
- Individual metering for water supply.
- Dual piping for freshwater in shower/washbasin/bathroom faucet/kitchen and recycled treated water for Bathroom flushes.
- All plumbing will be pressure tested.

#### 10 - Electrical

- Good Quality Electrical Wires and Switches.
- TV Points in Living, Family and all Bedrooms.
- Telephone Points in all Bedrooms and Living area.
- Electrical AC Points in all Bedrooms, Living area and Family Room.
- Exhaust fans in all Bathrooms and Powder Room.
- Exhaust fan provision in Kitchen.
- Data Point in Master Bedroom, Living, Dining and in First Floor Family Room.
- Earth Leakage Circuit Breaker (ELCB) for each Villa (one for AC, heating and one for Lighting).
- Necessary Miniature Circuit Breaker (MCB) will be provided at the main distribution box within each Villa.
- 100% Power back-up.
- Individual metering for both BESCO & DG power.

#### 11 - Painting

- Interior: Plastic Emulsion Paint.
- Exterior: Acrylic Emulsion Paint.
- Enamel Painting for MS works.

#### 12 - TV, Telephone & Data

- Concealed cabling for Television in Living/Family Room/Dining/All Bedrooms.
- Internal telephone cabling in all villas.

#### 13 - Others

- Gas leak detector.
- Fiber to the home (FTTH).
- CCTV surveillance at entry and exit of Main Gate.

# Sense & Sustainability

A well thought choice

Put together with a passion for detail, immense amount of thought has gone into the selection of materials and the design of pathways, roads, civic facilities and gardens that will transcend homeowners into a league similar to what is experienced in the most elite residential areas around the world. Adarsh Sanctuary envisions a comprehensive system that is well optimized and value-engineered to function efficiently guaranteeing hassle-free living.

## **Pedestrian Infrastructure**

- Adarsh Sanctuary is designed to be a pedestrian-friendly, gated community.
- The infrastructure is designed to ensure safety, so you can rediscover the joy of walking.
- Crosswalks and stop signs are illuminated by state-of-the-art street lights.
- Green strips act as buffers with lush grass and beautiful trees all along the sidewalk.

## **Vehicular Network**

Roads at Adarsh Sanctuary provide well designed primary vehicular access and an alternate drainage system. It is therefore detailed with various layers, so that it remains brand new and functional for decades.

## **Electrical & Telecommunication Network**

To ensure that you see only unhindered views of green, water and sky, we have taken all electrical and telecommunication services below ground. A smartly designed network of underground fibre-optic cables ensures easy maintenance and up-gradation.

## **Storm Drain Network**

Our state-of-the-art pipe and inlet system carries stormwater more effectively, eliminating the possibility of blockage and flooding. The entire volume of rainwater is then conveyed through gravity into a rainwater collection tank that is optimised to provide water sufficiency at all times whenever needed.


## **Sanitary Network**

The sanitary network connects individual sites to the sewage treatment plant, with the help of a robust system that is safely buried underground.

## **Water System**

At Adarsh Sanctuary we have designed a hassle-free, future-proof water conveyance system that is gravity fed. An overhead tank that is designed as a landmark will ensure clean uninterrupted water to every site in the community.



A photograph of a lush green lawn in the foreground, leading to a dense forest of tall, leafy trees in the background. The scene is captured in a wide-angle shot, emphasizing the vastness of the green space. The text is overlaid on the right side of the image.

The Grass  
is always  
greener on  
the Adarsh  
Side



## Adarsh Tranqville



Adarsh Tranqville is spread over 14 acres of lush green spaces that hosts 106 villas. Located just off the Hennur-Bagalur road in a serene corner of North Bangalore, this is a gated community with each villa designed to have a 50 ft. long garden overlooking the living & dining areas along with a 46 ft. wide backyard that exudes peace, natural beauty and has an impeccable style, making it the perfect location to unwind with your family.

\*Artistic Impression

## Adarsh Palm Acres



Built on the principles of sustainability, the entire township is designed around the lush multi-faceted Central Park. Every structure has a floor-to-floor height of 11 ft. with optimum ventilation as well as natural light. Modern, open plan schemes from the layout of each villa, which are Vaastu-friendly and exude a contemporary appeal. It also offers an expansive clubhouse with various luxuries like swimming pool, multipurpose banquet, tennis courts and many more.



\*Artistic Impression

# Redefining Skylines Since 1988



Adarsh Group was founded in 1988 and is headed by Chairman & Managing Director, Mr. B M Jayeshankar. Over the past three decades, Adarsh Group has transformed the skyline of the city and can be credited with pioneering the concept of gated communities in India. Backed by a dedicated and professional team, every home crafted by Adarsh showcases the finest architecture and luxurious amenities.

A commitment to world class quality and fine living aids them stand the test of time, quality being the pivotal philosophy at the axis of every Adarsh home.

Adarsh Group is an ISO 9001:2015 & ISO 14001:2015  
Certified Company.



**ADARSH**  
G R O U P

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**Sales Lounge: Adarsh Sanctuary**

Survey No.: 64/1, 64/2, 65/1, 65/2, 68/1, 68/2

Kodathi Village, Bangalore East Taluk

Near Bangalore Technological Institute

Off Sarjapur Road, Bangalore - 560035

+91 63665 28941 | [sales@adarshdevelopers.com](mailto:sales@adarshdevelopers.com)

[www.adarshdevelopers.com](http://www.adarshdevelopers.com)   

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