



AHAD
WOODS

“
**MASTERPIECE
IN THE MAKING...**
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About 48 years ago, we began a promising journey of success in building houses and helping build homes. We believe we experience pleasure in the truest sense only when our customers are satisfied. Nurturing a legacy of trust for over Three generations now, our promise has met Zero Missed Deadlines. For us punctuality is of utmost importance. Steering clear of debts on our credit, we have built a Zero- Debt Company, Ahad has delivered a whopping 229 projects to about 7268 customers. Homes, raise and age families through different time spans. We involve eminent architects and the best materials to create spaces that are conducive to today's changing lifestyles. Smart use of spaces, comfort, aesthetically pleasing designs and quality takes precedence above all for us.

Ahad Woods is your share of happiness where your contemporary lifestyle meets with serene life. 7+ acres of lush green landscapes and vast open expanses in Mysore, offering you a wonderful space in perhaps the quietest environment that money can buy, giving you the freedom and the reassurance to live life on your terms . Complete with all contemporary living facilities, designed for modern day living and strategically located on Mahadevapura Main Road. All rounded off by an ambience that is blissfully tucked away and yet readily accessible.

The project is nestled amidst the tranquil shades of green, where one can experience the mesmerizing charisma of the heritage city. Loaded with extensive landscaping all around the layout and 24/7 security surveillance ensures uncompromised security and unparalleled convenience at all hours of the day. A host of thoughtful facilities like theme based parks, offer every aspect of luxurious living which you would love to experience.



AMENITIES



Built on 7+ acres area with multiple Parks.



30x50, 30x60, 30x55 and various other dimension villa plots available



Road cutting is not required, as Connection Points (Sanitary, water supply, Electricity) provided inside all individual sites.



A Grand Entrance Gate with a Security Office.



Avenue of Trees Lined Up along all roads of the Layout.



Power saving street lights.



Concealed Underground Cabling for Electricity.



Underground Sewage Lines, Water Lines for Bore Wells.



Underground Sump & Overhead Tank.



Rain Water harvesting mechanism.



Sewage Treatment Plant as per norms.



CCTV Surveillance



FTTH Facility

| VILLA



Shot at site

SPECIFICATIONS

Structure

R.C.C Column Structure up to plinth level & load bearing Concrete block walls.

Masonry Walls

External Walls: Solid blocks 200mm thick.
Internal Walls: Solid blocks 100mm thick (All Partitions).

Flooring

Vitrified tiles of size 600mm x 600mm in Living/Dining and all bedrooms and 300mm x 300mm in kitchen.

Windows/ Sliding Doors

Aluminum three track & Sliding window with mosquito mesh with 4mm glass.

Doors

Entrance Door: Laminated door with Hard wood frame with threshold and 30mm thick Hardwood frame along with SS Handles iron hinges (3nos), tower bolt, safety lock and magnified door eye etc.

Bedroom and Toilet

Flush door with Hard wood frame with 30mm thick moulded skin shutter along with SS Handles iron hinges (3nos) lock, tower bolt and door stopper.

Kitchen

20mm thick Polished Black Granite platform with sink.
Ceramic tiles (300mm x 50mm) 600mm high above the Kitchen platform.

Utility

Wall mounted CP sink cock (Parry/ Jaquar or equivalent. Point provision for washing machine, instant Geyser Inlet and Outlet

Bathroom

- Overhead shower in all bathrooms (Parry/ Jaquar or equivalent)
- Basin with cold water tap (Parry/ Jaquar or equivalent)
- Floor mounted European water closet (Parry/ Jaquar or equivalent)
- Tiles dadoing upto 7 feet high. (300mm x 450mm)
- Antiskid tiles for floor (300mm x 450mm)

Water supply pipes

ISI Standards CPVC, SDR 500 litres PVC overhead water tank.

STP

As per project layout design.

Rain Water Harvesting

Adequate number of recharge pits provided to recharge the underground water table.

Painting

Premium/Acrylic interior emulsion for internal walls, Tractor emulsion for ceiling (Asian/Berger or equivalent). External cladding for elevation with burnt clay tiles, fixed in the CM 1:3 as shown in elevation. Water proof paint for external walls.

Steel Works

- Windows- MS grill for aluminum windows.
- Staircase- MS railing with enamel paint along with MS pipe handrail on top.
- Balcony- MS painted designed balcony railings as per design.

Electrification

Fan point one each in living/dining and bedrooms, AC point in all bedrooms, TV and Telephone point in living and all bedrooms.
AEH 3 points in Kitchen and 2 points in utility area.
BESCOM Power: 3BHK-4KVA
Modular switches (Polycab/Anchor/Havells or equivalent)
Distribution board (DBs) with MCCB

UPS

Provision for UPS.

Garden and Pavers

As per drawing.

Compound

Pre-casted cement concrete grill 3 feet high for partial compound as per design.

PROPOSED VILLA PLAN



30 x 40 East facing
GROUND FLOOR

01	Bed	9'-4" x 11'-6"
02	Toilet	4'-6" x 8'-0"
03	Kitchen	7'-6" x 8'-6"
04	Dining	12'-4" x 9'-6"
05	Living	13'-6" x 12'-0"
06	Portico	11'-11" x 17'-6"

Note: Interiors not part of the offer

PROPOSED VILLA PLAN



30 x 40 East facing
FIRST FLOOR

Total Built up area: 1407sqft

Note: Interiors not part of the offer

01	Bed	9'-4" x 11'-6"
02	Toilet	6'-0" x 5'-8"
03	Toilet	6'-0" x 5'-8"
04	Bed	10'-2" x 12'-0"
05	Terrace	10'-2" x 22'-2"



10 Minutes from Manipal Hospital

4 Kilometers from Rajiv Nagar



#80, "Ahad Pinnacle" 1st Floor, 5th Main, 2nd Cross, 5th Block, Koramangala Industrial Layout, Bangalore-560095

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*Disclaimer: The plans specifications, costs, images and other details are only indicative. Ahad reserves the right to change any or all based on its discretion and without notice. The written material does not constitute an offer or commitment of any nature. Communication include anticipatory impressions and the final outcome may vary

Note: All measurements are block to block, including plastering thickness.

Terms and conditions apply