

**ASBL**<sup>®</sup>  
REALTY OF TOMORROW



**SPRINGS**   
LIVE AHEAD

**2 & 3 BHK UNITS**  
**POCHARAM, UPPAL | HYDERABAD**



**G+14 FLOOR**

**478 UNITS**

**2 BHK**

**3 BHK**

● 4.11 ACRES

● 2 TOWERS

● 72% OPEN SPACE

● 1210 SQ.FT

● 1475 SQ.FT





**ASBL**<sup>®</sup>  
REALTY OF TOMORROW

At ASBL, our purpose is simple - to build better products. We strive to build products that are efficient and reliable by using the best of engineering and technology in the construction space.

The company was launched to explore the construction technology space and deliver the finest quality to its customers. With a strong tech-driven approach, conscious practices, and responsible ethics, we endeavor to keep the worth of your investments high by shaping the realty of tomorrow.

 [www.asbl.in](http://www.asbl.in)

# Live AHEAD



A planned oasis that the rapidly growing urban center of Pocharam deserves. ASBL Springs is designed in a way that you intuitively want to make the most of the closely knit community with the wide open spaces.

## Master PLAN



### LEGEND

1. FIRE TENDER ENTRY/ EXIT
2. SEATING TERRACE
3. WELLNESS AREA
4. CHILDREN'S PLAY AREA
5. GAZEBO
6. FIRE TENDER ENTRY/ EXIT
7. PALM GROVE
8. GAZEBO
9. LAWN
10. YOGA DECK
11. CYCLING TRACK
12. SPORTS CORNER
13. BADMINTON COURT
14. OUTDOOR GYM
15. CLUBHOUSE
16. BASEMENT ENTRY
17. PEOPLE'S PLAZA
18. AROMA GARDEN
19. CHILDREN'S WAITING
20. KIDS PLAY

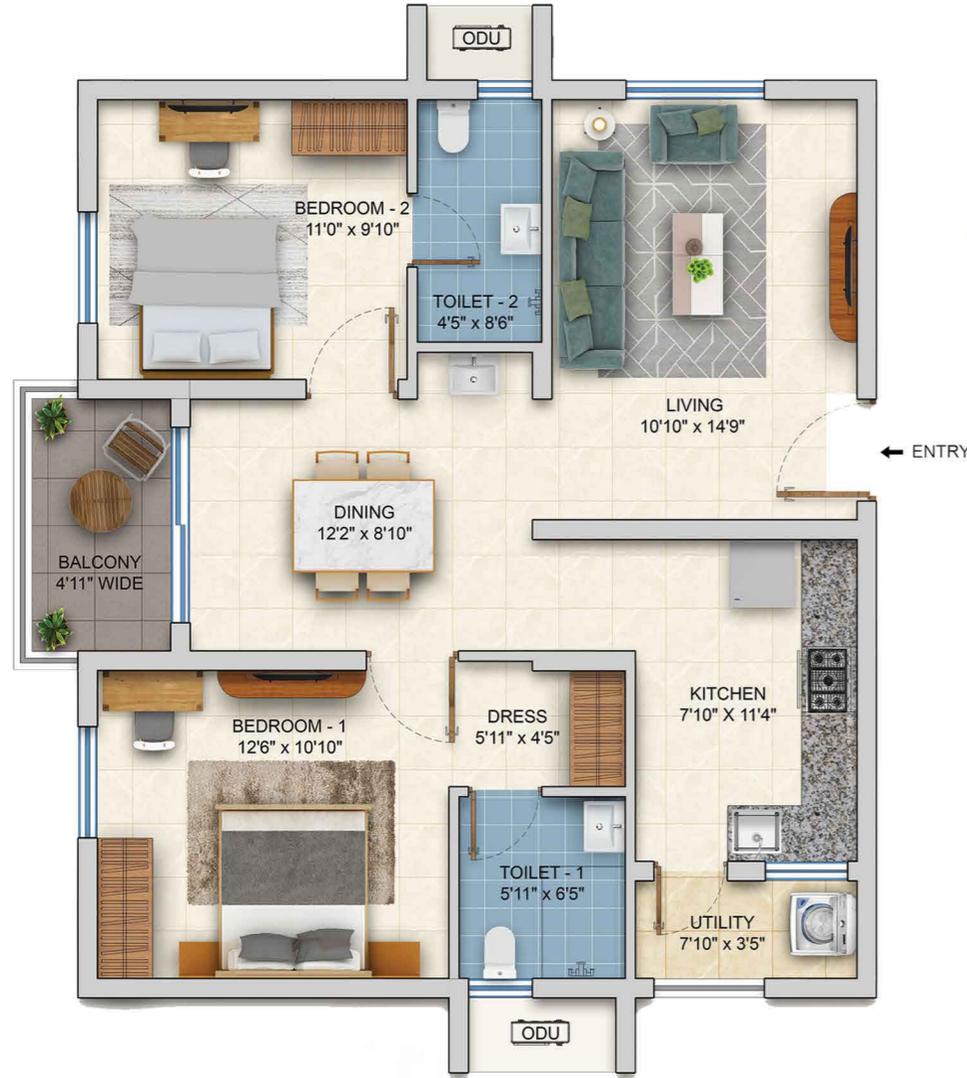
# Unit PLAN | 2-BHK



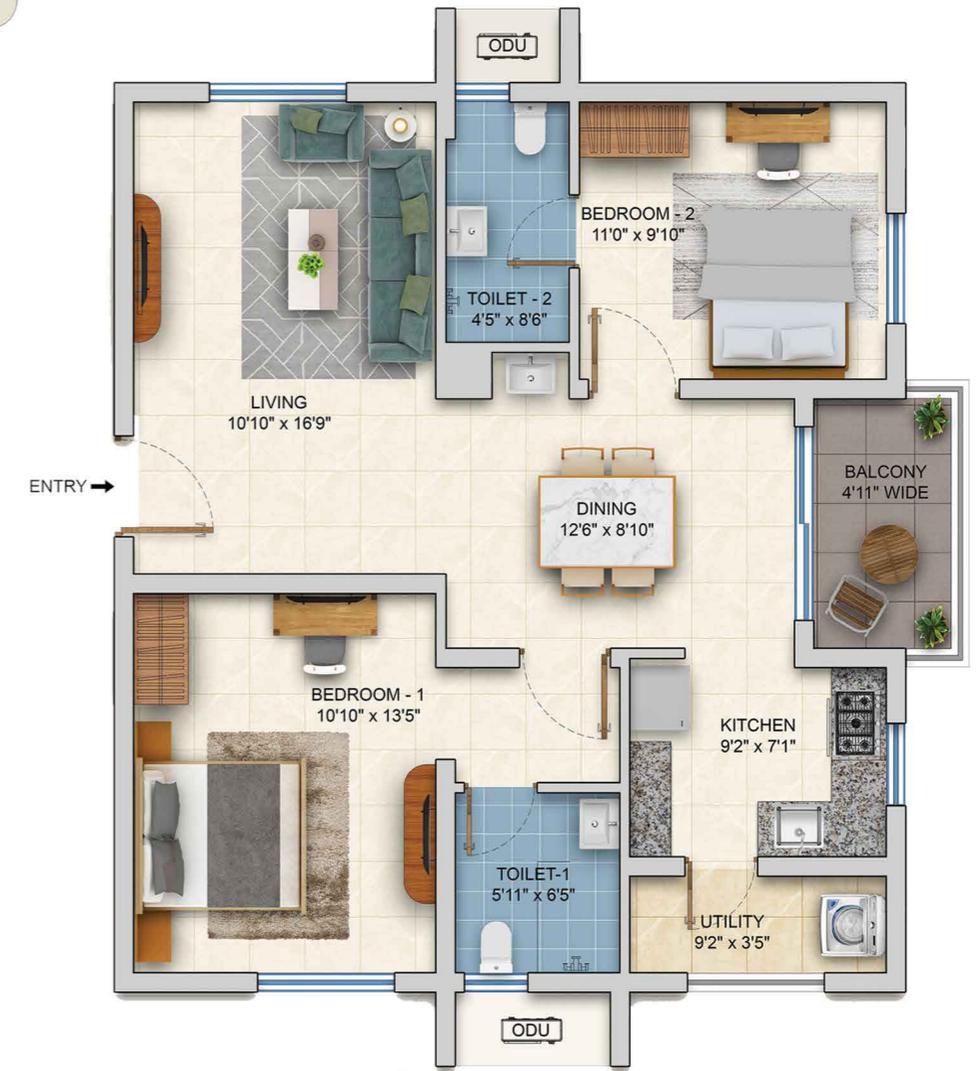
KEY PLAN



KEY PLAN



1210 - EAST



1210 - WEST

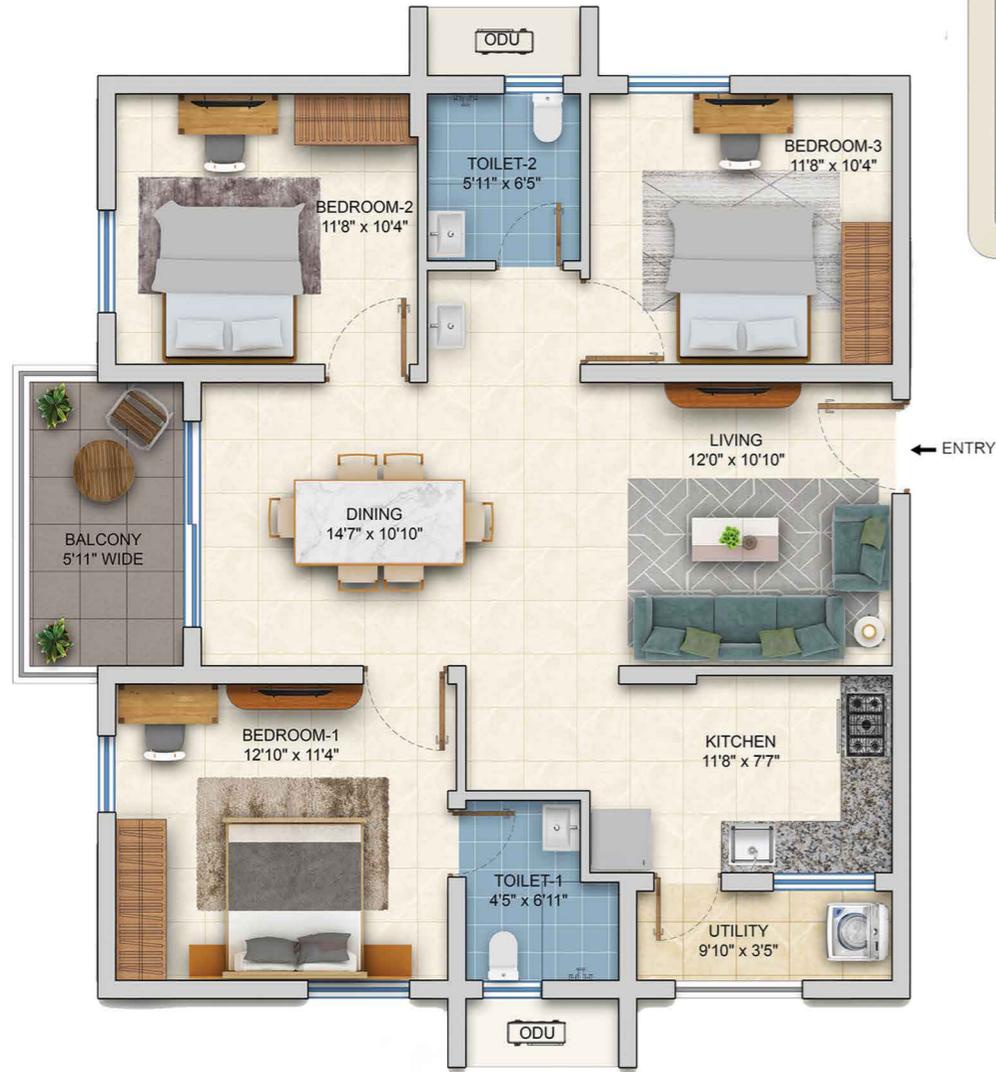
# Unit PLAN | 3-BHK



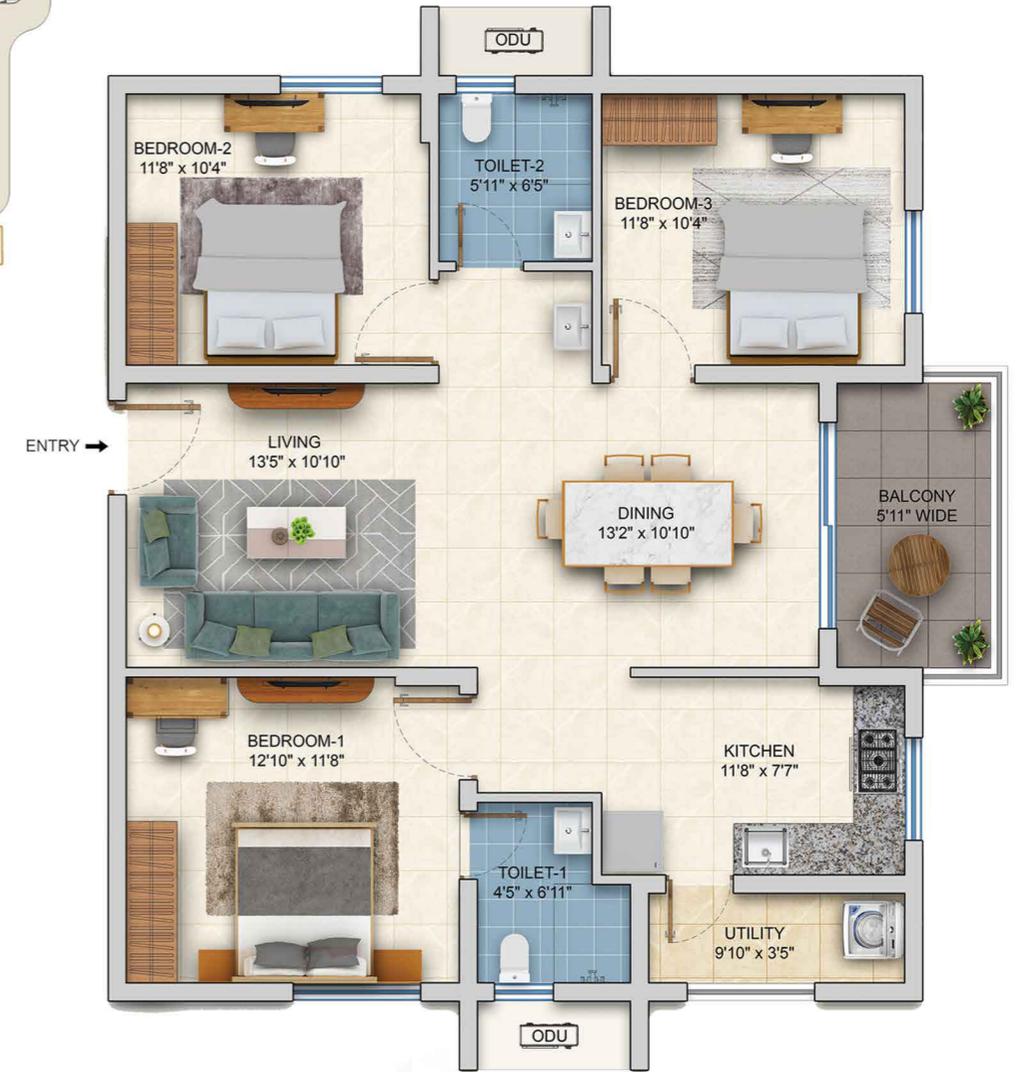
KEY PLAN



KEY PLAN



1475 - EAST



1475 - WEST



# The AMENITIES

# Holistic LIVING

ASBL Springs is all about living to the fullest, facilitated by our best in class amenities. Striking a perfect balance between physical and mental health, you would be living a life that is full hearted.



INDOOR GYM



KIDS PLAY AREA



SWIMMING POOL



BADMINTON COURT



OUTDOOR GYM



YOGA GARDEN



JOGGING TRACK



WELLNESS AREA



CYCLING TRACK



PARTY HALL



BASKETBALL COURT



SUPERMARKET

# *Indoor* **GYM**



## **ACTIVATE**

Now fitness will never be overlooked because of your busy schedule. Having a gym inside your residential premises means you can lead a healthy and fit life, on your own terms!

# *Kids play* **AREA**



## **REJOICE**

A happy and fit mind is imperative for a child's growth. This is a place where kids are healthier, both physically and emotionally, through regular fun and physical activity.

# *Swimming* **POOL**



## **DE-STRESS**

After a long day at work, there's nothing like letting go of all your stress and taking a refreshing dip in your crystal clear home pool.

# *Badminton* **COURT**



## **RECHARGE**

A game for all ages, badminton is not only fun, but it also brings along a host of physical and mental benefits that make your Sundays much more exciting.

# Outdoor GYM



## REJUVENATE

Now you can exercise while enjoying natural and designed landscapes in an open air environment with a one-of-a-kind Outdoor Gymnasium, in your own living premises!

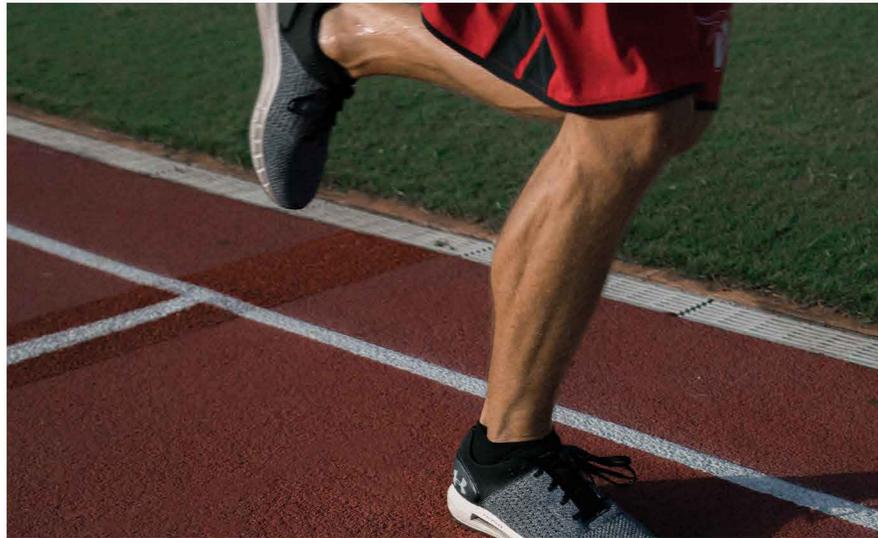
# Yoga GARDEN



## RELAX

Now engage your senses every morning at our Yoga Garden. The feel of the sunshine on your shoulders, the scent of flowers, the chirping of the birds, all working together to release tension and relax you.

# Jogging TRACK



## REDISCOVER

Every day is Health Day when your home has a jogging track. The finest jogging track, around the beautiful living spaces, will surely make you embrace the fitness lifestyle.

# Wellness AREA



## REFRESH

You can be the most connected to nature at our Wellness Area. A space unadulterated by concrete, and gives you an authentic experience where you can just sit and unwind with friends and family.

# *Cycling* **TRACK**



## **RE-ENERGISE**

Our Cycling Track combines physical exercise with being outdoors and enjoying nature. You can ride solo or with a group, building friendships on the route.

# *Party* **HALL**



## **CELEBRATE**

Having a designated place to rejoice with loved ones just makes the celebrations all the more special.

# *Basketball* **COURT**



## **ACCELERATE**

Shooting hoops at our Basketball Court will bring added excitement to your life and ensure your children have a fun, active time even when at home.

# *Super* **MARKET**



## **REPLENISH**

Imagine having your own supermarket at home. Our in-house supermarket is set to redefine convenience, and bring everything you need to your doorstep!



*Kids*  
**PLAY AREA**



*Yoga*  
**GARDEN**





*Badminton*  
**COURT**

# Internal SPECIFICATION

## WALLS

- Internal wall: 4" or 8" thick 'AAC/CC/Clay Blocks'
- External Wall: 8" thick 'AAC/CC/Clay Blocks'

## CEILING FINISHES

- Drawing, dining, living, bedrooms, kitchen and balcony: Smoothly finished with putty and Acrylic emulsion paint
- Bathroom: Grid False Ceiling to cover all service lines

## WALL FINISHING

- Drawing, dining, living, bedrooms, kitchen and balcony: Smoothly finished with putty and acrylic emulsion paint
- Bathrooms: Ceramic tiles cladding up to 7'0" height

## FLOORING

- Drawing, dining, living, bedrooms, kitchen: 600 x 600 mm size double charged vitrified tiles, of reputed brand, with spacer joint
- Balcony / bathrooms / utility: Anti-skid, vitrified, ceramic tiles with spacer joint

## DOORS

- Main doors: Hard wood frame, finished with melamine spray polish, teak finished flush shutters, with reputed hardware
- Internal doors: Hard wood frame or factory-made wooden frames with both sides laminated flush shutter, with reputed hardware
- Utility: uPVC door frames with toughened clear float glass.
- Bathrooms: Granite frame with both sides laminated flush shutter, with reputed hardware
- Balconies: uPVC glazed sliding doors, with mosquito mesh provision

## WINDOWS

- All windows are of uPVC glazed sliding/open-able shutters with EPDM gaskets & provision for mosquito mesh shutter

## VENTILATORS

- All ventilators are of aluminum alloy / uPVC glazed with open-able shutters

## ALL BATHROOMS

- Washbasin with bottle trap / half pedestal
- EWC with flush valve of reputed brand
- Single lever diverter
- All faucets are chrome plated, of reputed brands

## KITCHEN

- Piped LPG gas connection with gas meter
- Provision for water purifier

## TV/TELEPHONE

- Fiber to the home with Wi-Fi, Internet, DTH
- Internet point: Living room
- Television points: Master bedroom & living room

## ELECTRICAL

- Concealed copper wiring of reputed make
- Power outlet for air conditioners in all bedrooms and living room
- Power outlets for geysers in all bathrooms
- Power outlets for chimney, hob, refrigerator, microwave oven, mixer/grinder in kitchen
- Power outlets for washing machine in utility area
- 03 phase supply for each unit
- Individual prepaid meters for each unit
- Miniature circuit breakers (MCB) for each distribution board of reputed make
- Modular switches of reputed make

## WATERPROOFING

- Waterproofing shall be provided for all bathrooms, utility area & roof terrace

# External SPECIFICATION

## STRUCTURE

- RCC -framed structure, resistant to wind and earthquake (Zone -2)

## FIRE SAFETY

- Fire equipment as per Fire regulations

## POWER BACK UP

- 100% DG set backup with acoustic enclosure & AMF

## LPG

- Supply of piped natural gas from sub-station / supply of gas from centralized gas bank to all individual flats with prepaid gas meters

## BILLING SYSTEM

- Automated prepaid billing system for water, power & gas

## CORRIDORS FLOORING

- Vitrified tiles with spacer joint

## STAIRCASE

- Natural stone / clay tiles / staircase tiles

## LIFTS

- High-speed lifts of reputed make  
Passenger Lifts : 12  
Fireman's Lifts : 2

## WTP & STP

- Water treatment plant for bore-well water and water meter for each unit
- A sewage treatment plant of adequate capacity as per norms will be provided inside the project
- Treated sewage water will be used for landscaping and flushing purposes

## SECURITY

- CCTV cameras at crucial locations
- Dedicated security cabin for surveillance

## EXTERNAL FINISHING

- Texture finish & two coats of exterior emulsion paint of reputed brands with the architectural features

## ASBL Springs : Area Statement (in sft)

Flat Type	Saleable Area	Facing	Rera Carpet Area (a)	Exclusive Balcony Area (b)	External Walls Area (c)	Built-up Area (a+b+c)	Common Area
2-BHK	1210	East/West	796	82	52	930	280
3-BHK	1475	East/West	969	90	75	1134	341

# The NEIGHBORHOOD



# Near by LOCATIONS

ASBL Springs is located in the rapidly growing center of Pocharam. Its proximity to the Outer Ring Road and Warangal Highway makes it an extremely well connected property.

Surrounded by everything - from IT parks to educational institutions, residential societies to recreational zones, ASBL Springs keeps you at the heart of all the action.

- 1 min walk from **Samskruti Township**
- 3 min walk from **Raheja Mindspace IT Park**
- 3 min walk from **Sree Vidyanikethan International School - 1 km**
- 5 min walk from **450 Acres-Infosys Campus - 1.5 kms**
- 5 min drive from **6-Lane Warangal Highway - 1.5 kms**
- 5 min drive from **Outer Ring Road - 3 kms**
- 10 min drive from **Ghatkesar Railway Station - 6 kms**
- 12 min drive from **Upcoming 6 Lane Uppal Elevated Corridor - 10 kms**
- 18 min drive from **AIIMS (All India Institute of Medical Sciences) Bibinagar - 15 kms**
- 20 min drive from **Uppal Metro Station - 15 kms**



**5+**  
IT  
Parks



**6+**  
Educational  
Institutions



**8+**  
Residential  
Projects



**4+**  
Recreational  
Zones

# List of APPROVALS

<b>APPROVALS SANCTION AUTHORITY</b>	<b>APPROVAL NUMBER</b>	<b>DATE OF APPROVAL</b>
<b>RERA</b> Telangana State Real Estate Regulatory Authority	P02200002897	14 May 2021
<b>HMDA</b> Hyderabad Metropolitan Development Authority	039451 / GHT / R1 / U6 / HMDA / 26092020	31 March 2021
<b>ENVIRONMENTAL CLEARANCE</b> State Level Environmental Impact Assessment Authority (SEIAA)	SEIAA / TS / OL / RRD-616 / 2020 - 468	07 November 2020
<b>FIRE NOC (TOWER A)</b> Government of Telangana State Disaster Response & Fire Services Department	338180002020	02 September 2020
<b>FIRE NOC (TOWER B)</b> Government of Telangana State Disaster Response & Fire Services Department	338220002020	02 September 2020
<b>HEIGHT CLEARANCE NOC (TOWER A)</b> Airports Authority of India (Begumpet Airport)	NADI / SOUTH / B / 072720 / 477066	18 August 2020
<b>HEIGHT CLEARANCE NOC (TOWER B)</b> Airports Authority of India (Begumpet Airport)	NADI / SOUTH / B / 072720 / 477070	18 August 2020



**SITE ADDRESS:**

Pocharam Village,  
Ghatkesar Mandal,  
Telangana - 500088

**OFFICE ADDRESS:**

Ashoka Builders India PVT. LTD.  
SS Tech Park, PSR Prime Tower  
Unit-2, Ground Floor, Hyderabad,  
Telangana - 500032

TS RERA NO: P02200002897

Project Financed by and Mortgaged to



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