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ASHISH
KRISHNA MAPLE

at Thubarahalli,
Marathahalli Extension,
Behind Vibgyor High School.





Envisaged by an enthusiastic team, Aashish Developers work with the unique vision to raise the benchmark in high quality construction standards with every new project. Working with an eco-centric focus, the company constantly endeavours to strike a balance between nature and lifestyle. Each project that we take up is executed to perfection.

Spearheaded by a strong team of highly experienced and dynamic individuals, Aashish Developers is a one stop destination for top-notch real estate projects.

RERA No.PRM/KA/RERA/1251/446/PR/070425/009109

Alluring nature

Fulfilling Life

3 & 4BHK
Villaments &
Row Houses



ASHISH
KRISHNA MAPLE

Home, is where your story begins.



A life of *Opulence* invites you

Walk into a grand environment, as affluent living beckons you to **Ashish Krishna Maple**. Blessed with abundant nature, you are enveloped by fresh air and a vivid green landscape all around. So come.....its time to own one of the most exclusive homes in the city and indulge in the high life.

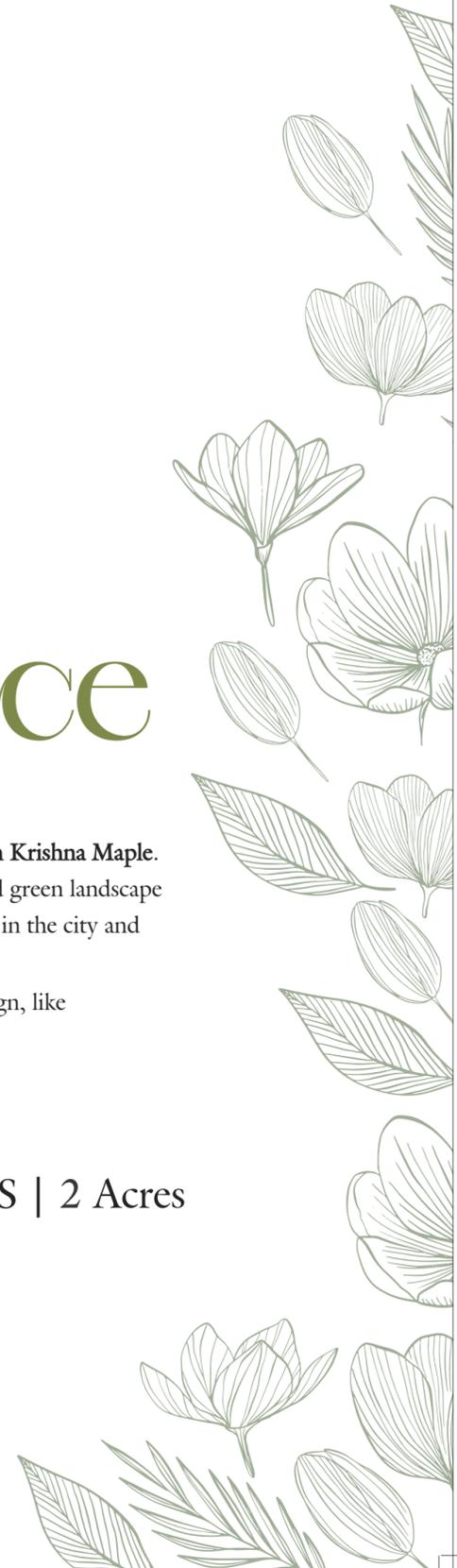
Experience lavish wide spaces, the best of facilities and high quality design, like never before.

Welcome to relaxed living at **Ashish Krishna Maple !**

23 ROW HOUSES | 40 VILLAMENTS | 2 Acres



RERA No.PRM/KA/RERA/1251/446/PR/070425/009109





A secure abode of *luxury*

The distinctive identity of **Ashish Krishna Maple** shines through the exclusivity it offers. Lush green exteriors and lavish interiors, set the tone. The manicured landscaping and thoughtfully designed pathways speak of the distinctive architectural prowess.

The unique concept of **no vehicular movement at the ground level** makes the entire place a safe haven for all, especially the elderly and children to enjoy their time outdoors.

Ashish Krishna Maple gives you the best of both worlds: a lively residential community and a haven of absolute privacy.



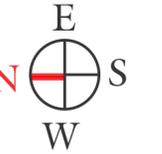


ASHISH
KRISHNA MAPLE

Nature
Nurtured



MASTER PLAN



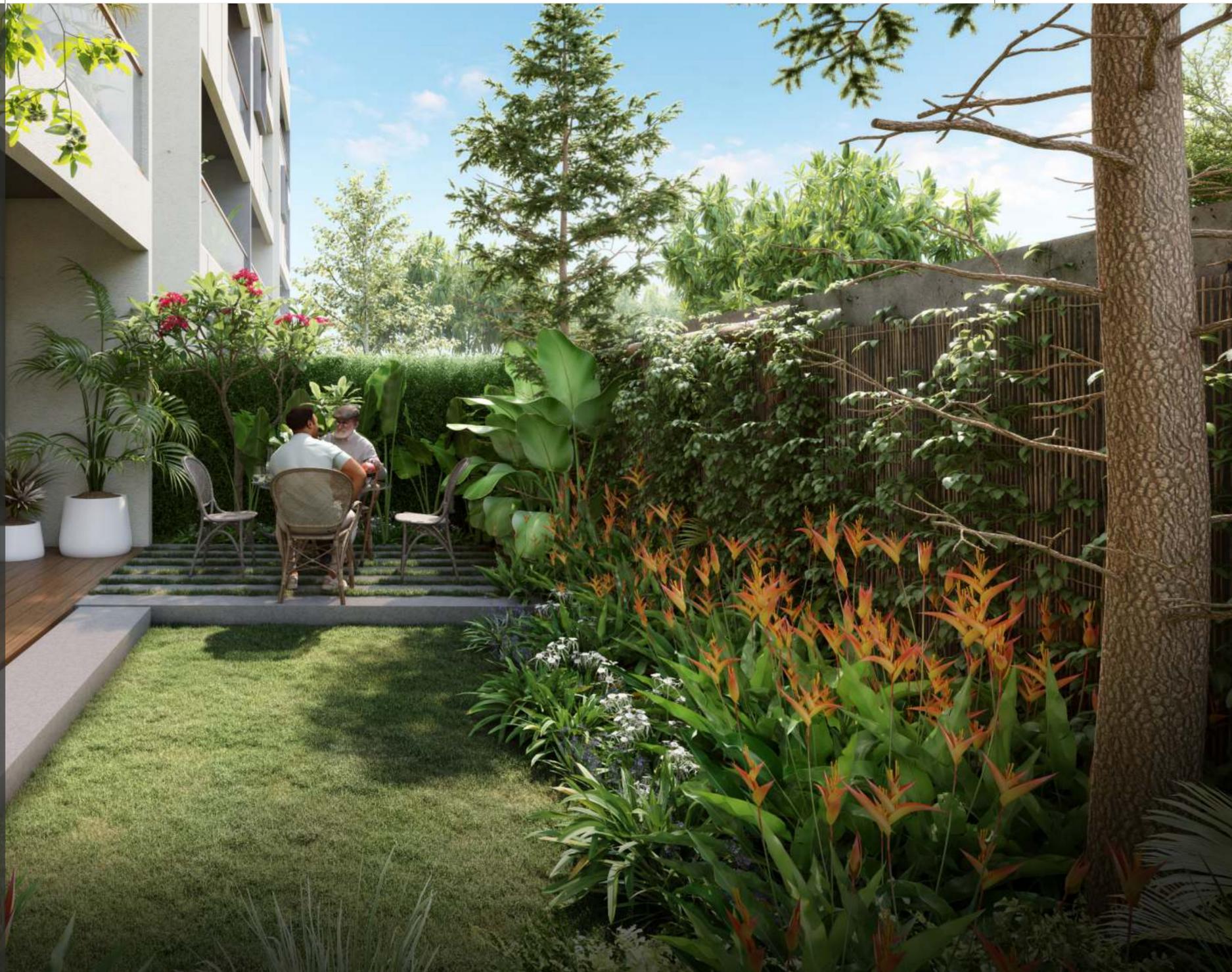
RERA No.PRM/KA/RERA/1251/446/PR/070425/009109



Tread into the land of your dreams

Ashish Krishna Maple is where the dream of owning a row house or a villament in the lap of luxury becomes real. Here, the comfort of community living blends seamlessly with the bliss of privacy. A modern aesthetic icon shines through the design sensibilities, as keen attention is paid to every minute detail.

From the layout of the row houses and villaments on opposite sides of immaculate central landscaping, to the placement of amenities, you are assured of a life of opulence.




Futuristic design amidst lush greenery

At **Ashish Krishna Maple** design excellence is evident everywhere, with a contemporary look and feel, illuminated and airy living areas, freedom to move around indoor spaces and outdoor spaces like personal backyards, sit outs, balconies and terraces.

The highlight of the complex is the basement parking for every unit, right from the entrance gate so that the ground level is fully at the disposal of children to play, adults to walk, jog or just sit around, connect with like minded neighbours or take in the fresh air !!





Villament

Embrace a life of exclusivity.

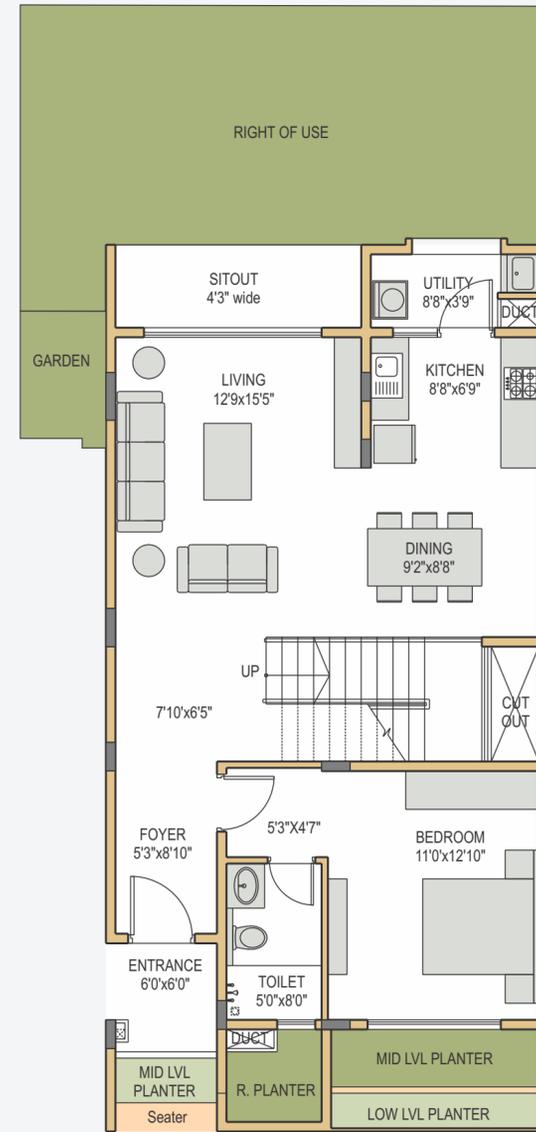
Carefully crafted and elegantly designed, the villaments give you the exclusivity of villa living with the modernity and convenience of an apartment. With just 2 villaments in each unit, one above the other, you are assured of maximum privacy. These 3BHK homes come with 2 car parking areas each, sit outs and balconies creating a harmonic blend of living spaces with the scenic environment.

Here is a community that is committed to making the world a better place to live in.

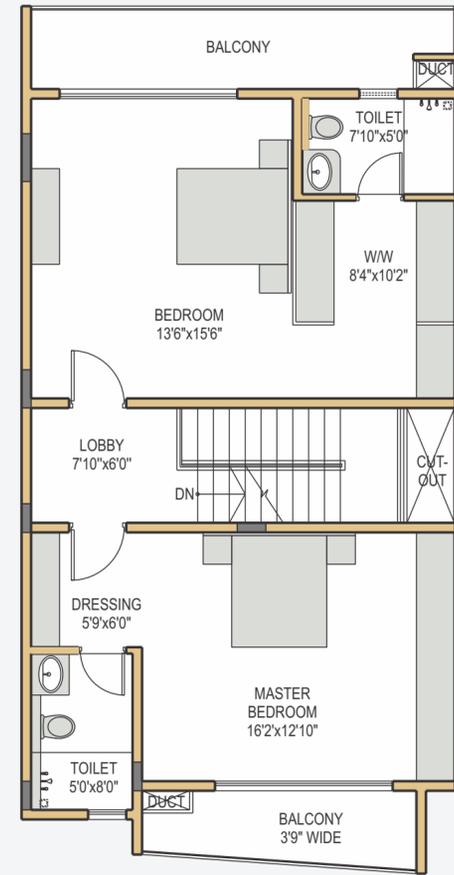


3 BHK Villaments WEST FACING - TYPICAL PLAN

GARDEN VILLAMENT



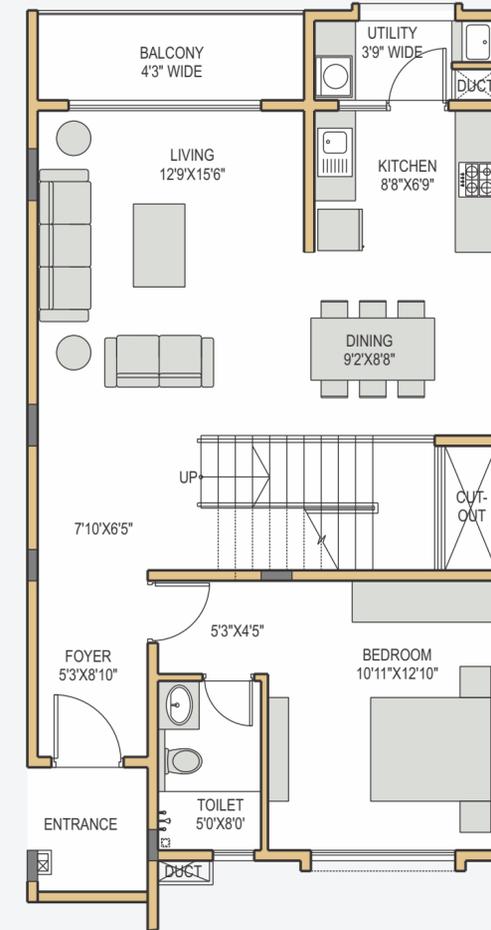
GROUND FLOOR PLAN



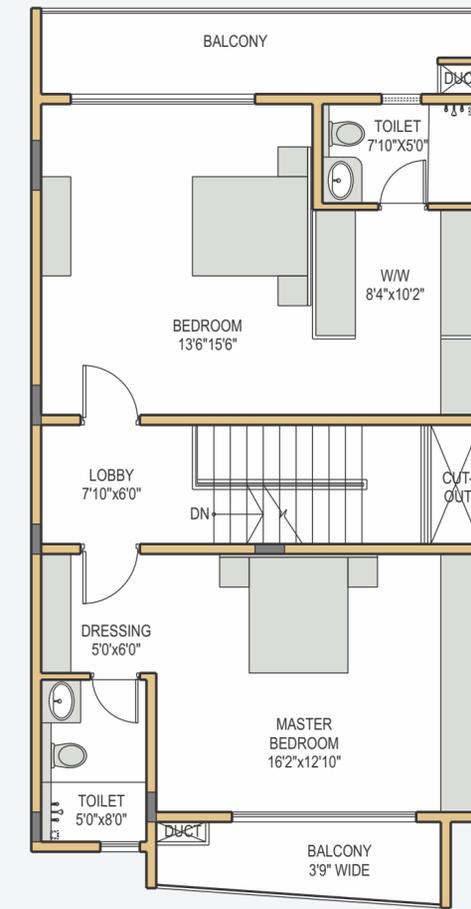
FIRST FLOOR PLAN



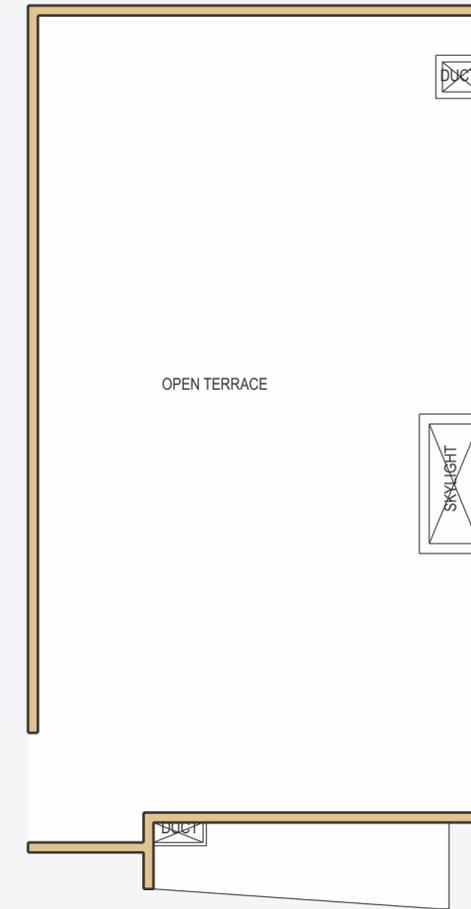
TERRACE VILLAMENT



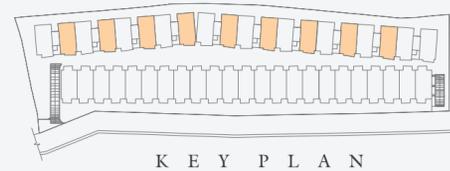
SECOND FLOOR PLAN



THIRD FLOOR PLAN



TERRACE FLOOR PLAN

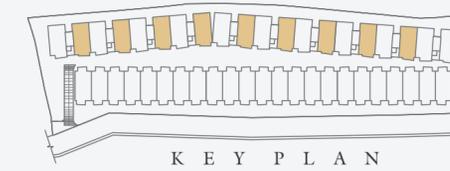


LOWER FLOOR VILLAMENTS:
UNIT NOS: 02, 04, 06, 08, 10, 12, 14, 16 & 18
+ Private Garden

AREA STATEMENT
BUILT UP AREA SQFT - 1838.5
SALE AREA SQFT - 2335

UPPER FLOOR VILLAMENTS:
UNIT NOS- 102, 104, 106, 108, 110, 112, 114, 116 & 118

AREA STATEMENT
BUILT UP AREA SQFT - 1838.5
SALE AREA SQFT - 2335

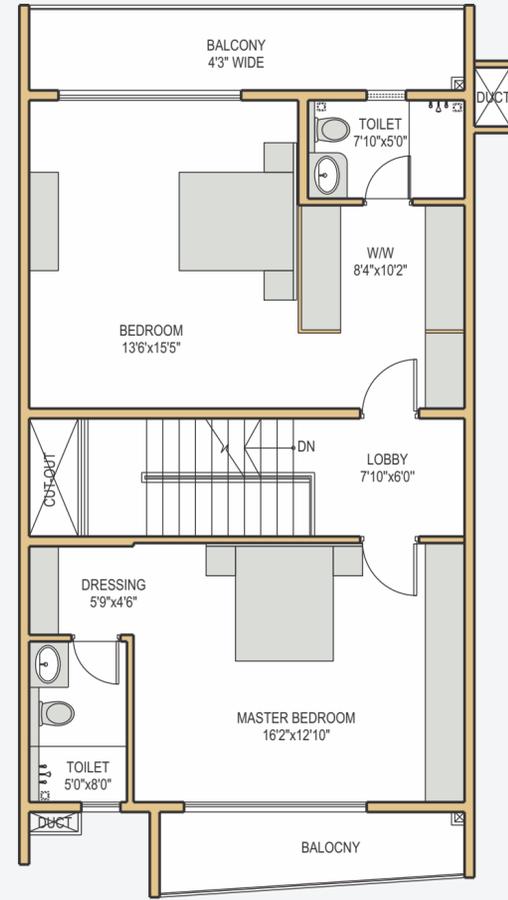


3 BHK Villaments WEST FACING - TYPICAL PLAN

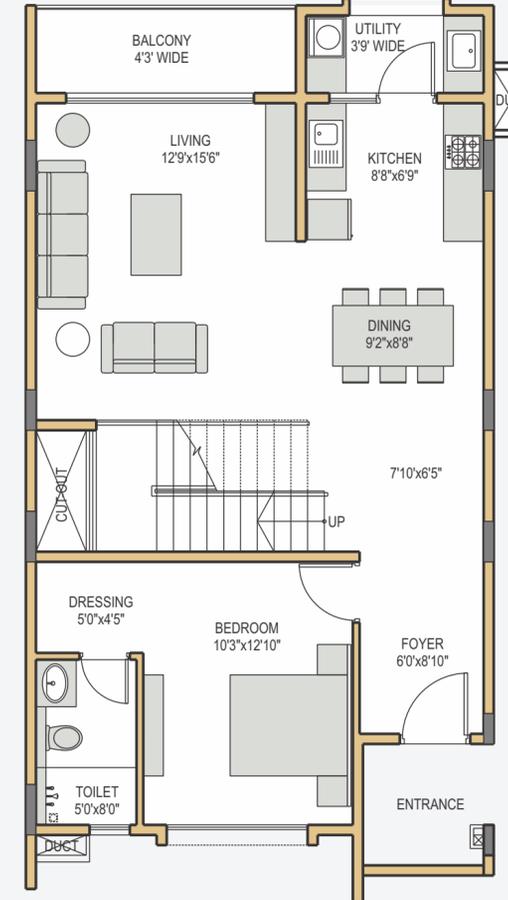
GARDEN VILLAMENT



GROUND FLOOR PLAN

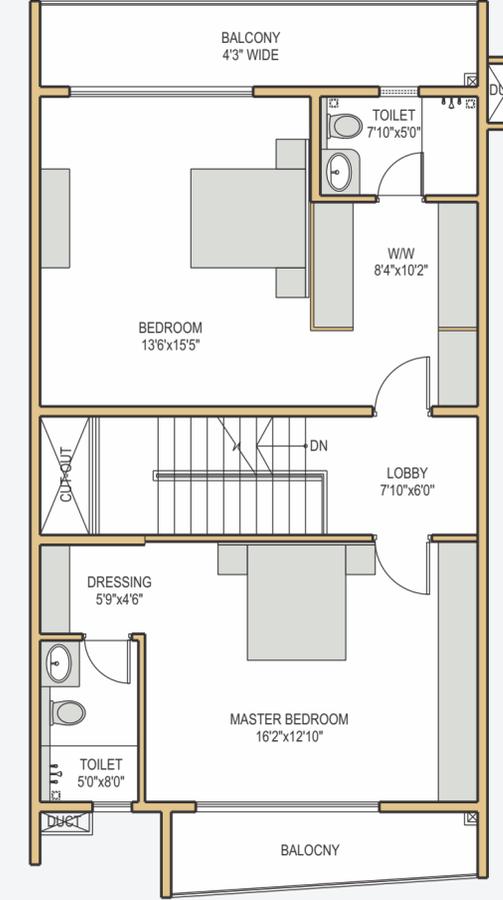


FIRST FLOOR PLAN

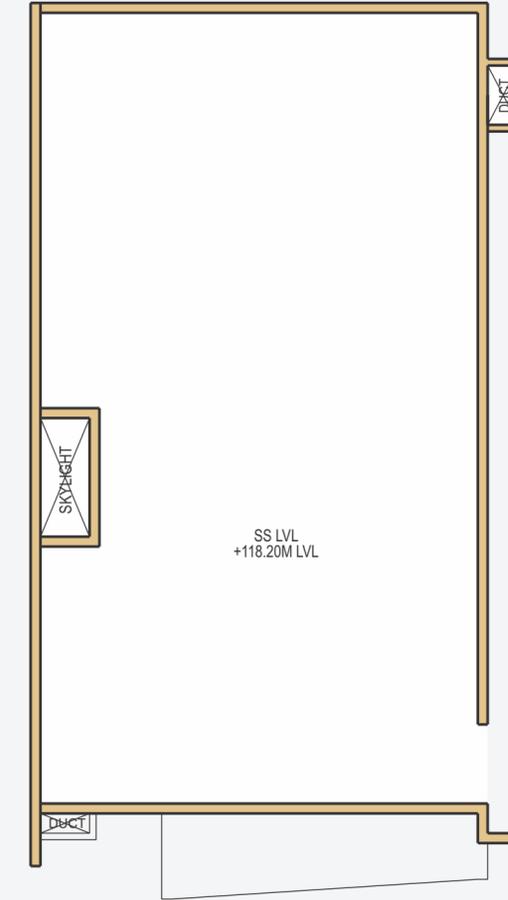


SECOND FLOOR PLAN

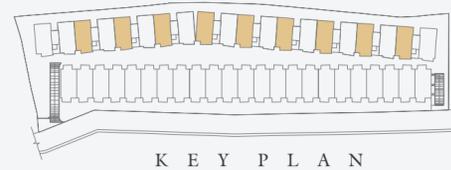
TERRACE VILLAMENT



THIRD FLOOR PLAN



TERRACE FLOOR PLAN

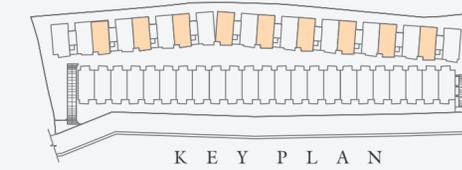


LOWER FLOOR VILLAMENTS:
 UNIT NOS- 03, 05, 07, 09, 11, 13, 15, 17 & 19
 + Private Garden

AREA STATEMENT
 BUILT UP AREA SQFT - 1835.5
 SALE AREA SQFT - 2331

UPPER FLOOR VILLAMENTS:
 UNIT NOS - 103, 105, 107, 109, 111, 113, 115, 117 & 119

AREA STATEMENT
 BUILT UP AREA SQFT - 1835.5
 SALE AREA SQFT - 2331



Row houses

Design that inspires.

Each individual Row House, with 4 bedrooms, is meticulously planned, with 3 car parking spaces in the basement which also houses a media room. Every row house comes with an independent lift, making for easy movement to all the living spaces on the 3 floors above and to the terrace, which gives a panoramic view of the beautiful landscaping.

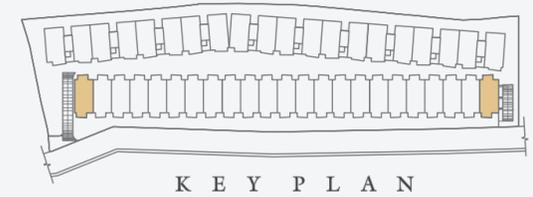
The result is a classy confluence of style, space, form and function...a home that radiates happiness and reflects your personality!



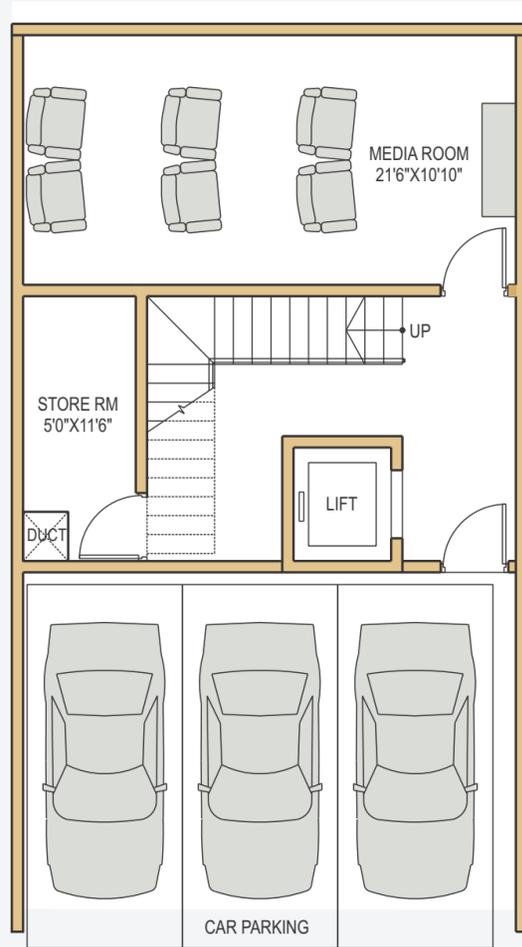
4 BHK Row house

EAST FACING - TYPICAL PLAN
UNITS - 01 & 23
+ PRIVATE GARDEN

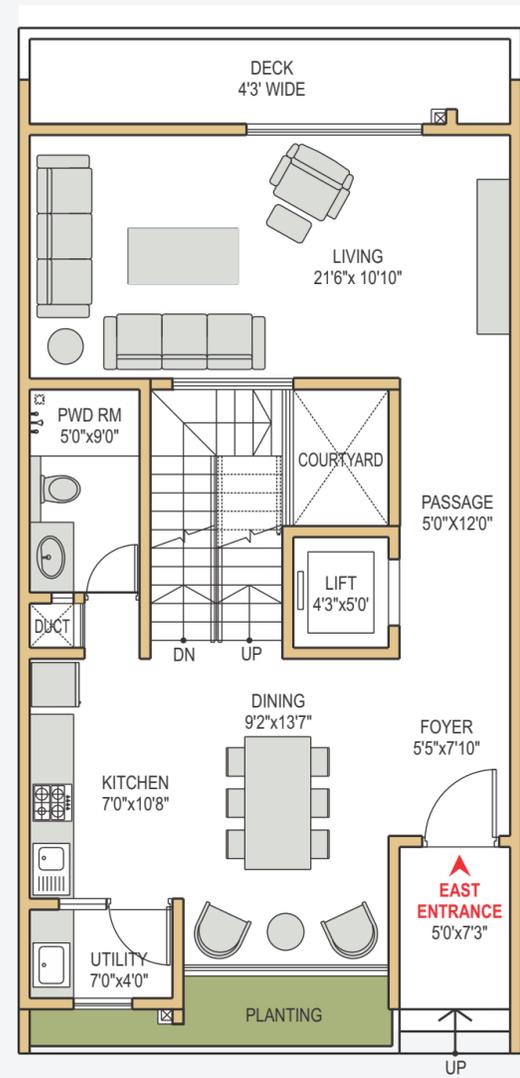
AREA STATEMENT
BUILT UP AREA SQFT - 3429
SALE AREA SQFT - 4183



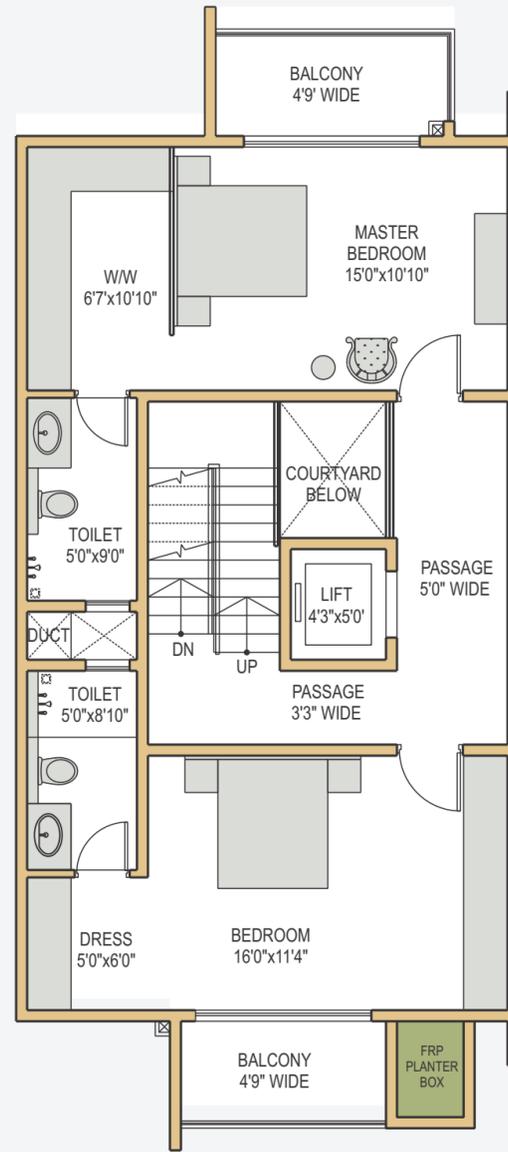
KEY PLAN



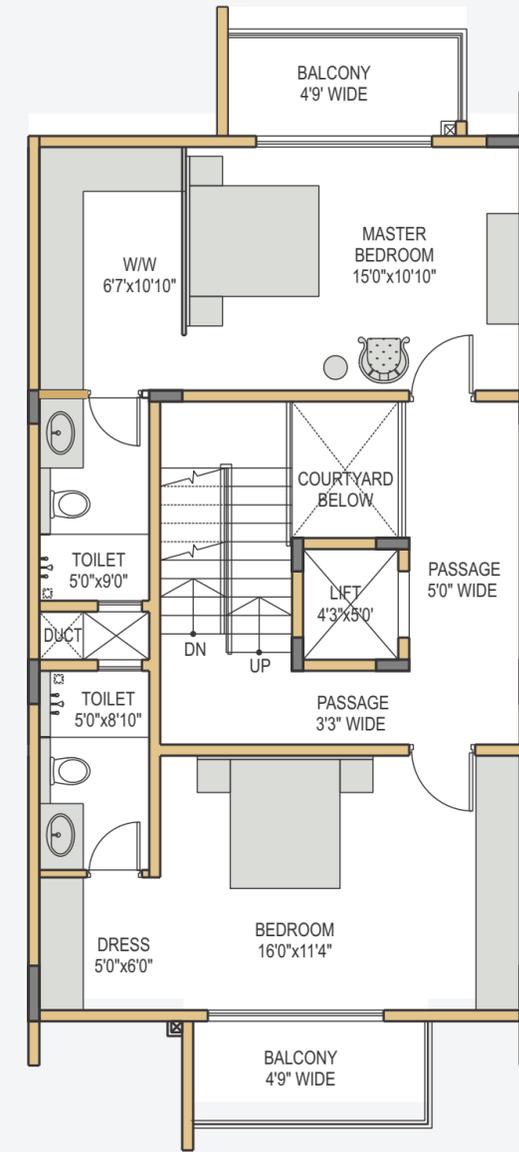
BASEMENT FLOOR PLAN



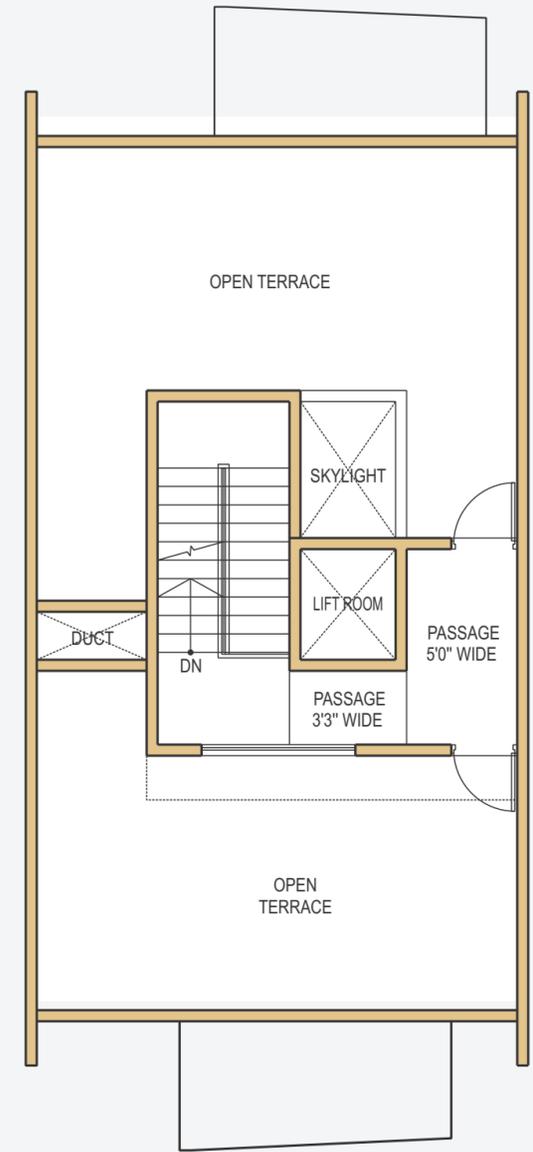
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

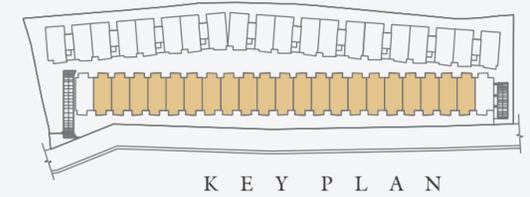


TERRACE FLOOR PLAN

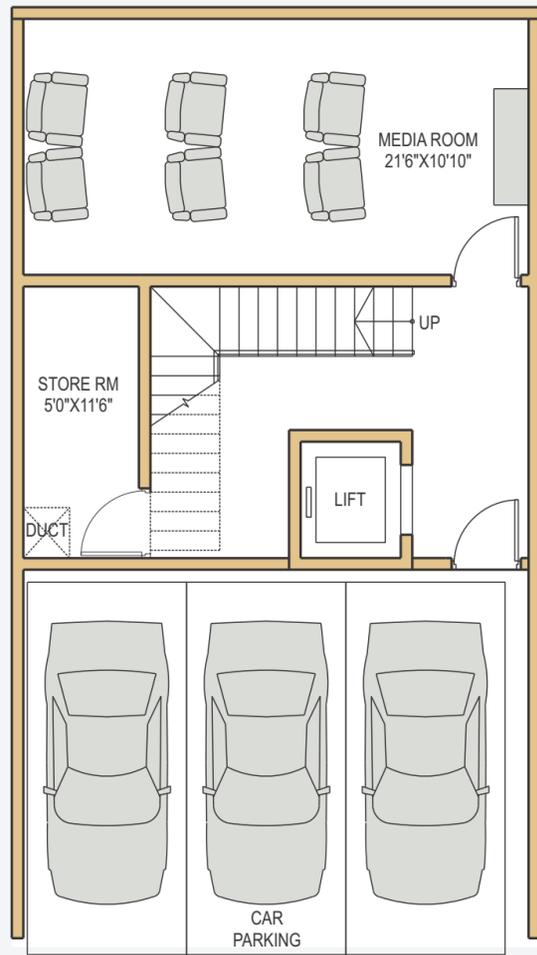
4 BHK Row house

EAST FACING - TYPICAL PLAN
UNITS - 02 TO 22
+ PRIVATE GARDEN

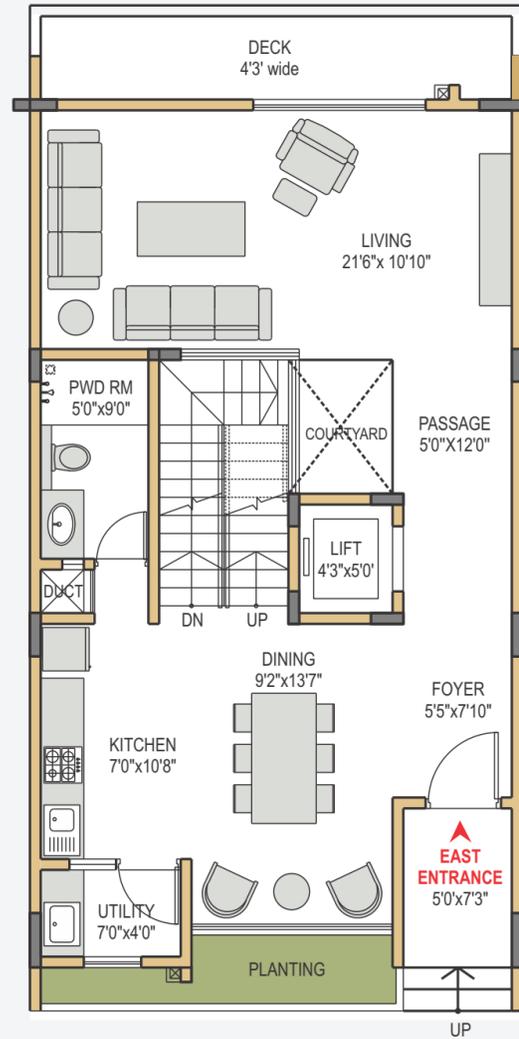
AREA STATEMENT
BUILT UP AREA SQFT - 3395
SALE AREA SQFT - 4142



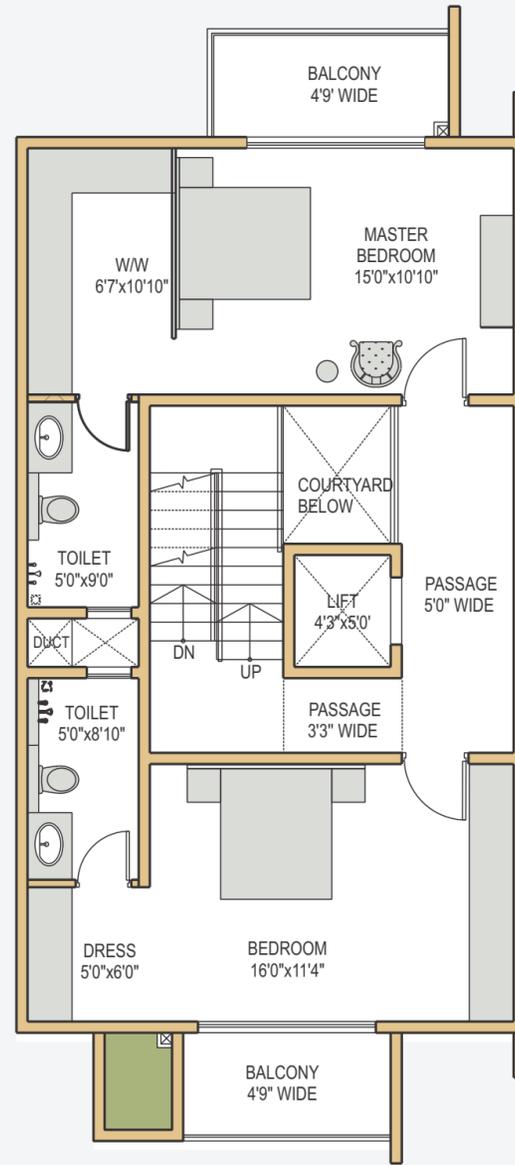
KEY PLAN



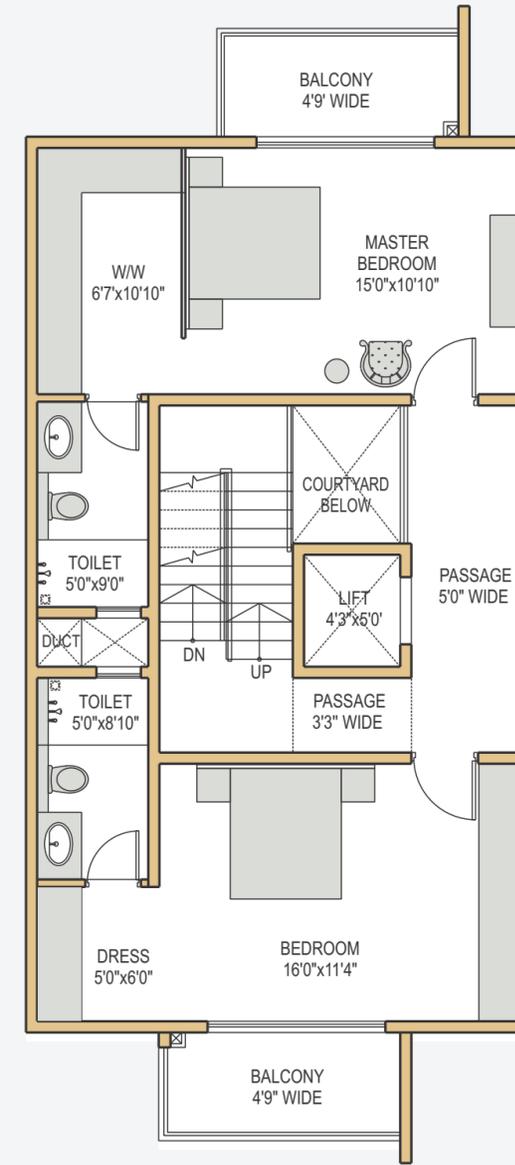
BASEMENT FLOOR PLAN



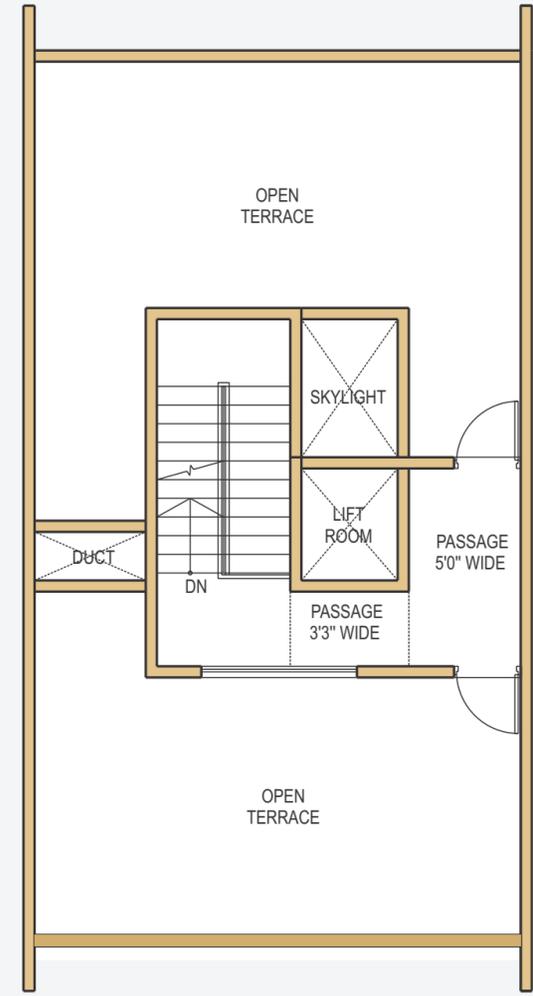
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



TERRACE FLOOR PLAN

SPECIFICATIONS & FIXTURES

The endeavour is to use /provide top-of-the-line materials, and fittings. Shall use only TOP brands / products available in the market.

FACILITIES



Well-laid roads with good landscaping.



Footpaths by professional landscape architects.



24 hours water supply.



24 hours power supply with generator back up.



STRUCTURE

- ◆ Earthquake resistant RCC wall and slab structure built with controlled concrete.
- ◆ The structure is built using blocks of approved quality.
- ◆ Each unit provided with independent lift.



WALL FINISH & CEILING

- ◆ Asian emulsion paint for internal wall surface and ceiling.
- ◆ Asian Apex Ultima for external walls.
- ◆ Enamel paint for window and ventilator grills.
- ◆ All paints will be applied in 2 coats.



FLOORING

- ◆ Living, dining & kitchen- Vitrified tiles.
- ◆ Master bedroom - wooden flooring.
- ◆ Other bedrooms - vitrified tiles.
- ◆ Toilets: Antiskid / nonslip tiled flooring and well-designed dadoing of 2' x 4' tiles upto 8' height.
- ◆ Balconies: Antiskid type tiles.
- ◆ Staircase - 20mm thick granite with SS railings.



KITCHEN

- ◆ Jet-black granite cooking platform with stainless steel sink.
- ◆ Glazed tiles up to 2' height above the platform.
- ◆ CP fittings of Grohe / Kohler make.



ALL TOILETS

- ◆ Sanitary Ware: Grohe / Kohler make.
- ◆ Plumbing Fixtures & Fittings: Grohe / Kohler make.



DOORS & WINDOWS

- ◆ Main Door: Engineered wooden doors of Monvin make.
- ◆ Internal Doors: Engineered wooden doors of Monvin make.
- ◆ Windows: White coloured UPVC sliding windows with safety grills and mesh shutters, including balcony French doors and ventilators.



ELECTRICAL

- ◆ Copper electrical wiring in concealed conduits & MCB - Havells or equivalent.
- ◆ All modular switches of Schneider or equivalent.
- ◆ Provision for AC in Master bedroom.
- ◆ Adequate points for lights, fans and other plugs in bedrooms and common areas.
- ◆ TV points in living and bedrooms.



SECURITY

- ◆ Compound walls all around the project.
- ◆ CC TV camera.



GENERAL INFRASTRUCTURE

- ◆ Reticulated gas supply.
- ◆ Water and sewerage treatment plant.
- ◆ Rainwater harvesting pits.
- ◆ Organic waste management.
- ◆ Well designed basement with car parking.



LOCATION MAP

(Not to scale)



Live the grand life
in a wonderful
neighbourhood

For your friends, visiting your home should be like a getaway and for you, it should be a resort you can check into everyday !

The location of Ashish Krishna Maple at Thubarahalli, is easily one of the most coveted in the city. Its proximity to Marathahalli, Sarjapur Road and Whitefield along with a host of tech parks and corporates is attracting the creme de la creme to spend a lifetime of luxury here. To add to this, there are a number of A listed international schools, upscale malls and world class healthcare options dotting the vicinity. The metro station and bus stops are closeby too.

PROXIMITIES

WORK

ITPL	6.8 km
Oracle Tech Hub	4.0 km
Embassy Golf Links	11.3 km
Wipro GE Healthcare Systems	9.4 km
Wipro Corporate Office	8.3 km
Prestige Tech Park	5.8 km
Embassy Tech Village	5.4 km

EDUCATION

VIBGYOR High	1.0 km
Sri Chaitanya PU College	2.8 km
New Horizon College of Engineering	5.3 km
Delh Public School	11.0 km
Greenwood Intl School	8.7 km
Prodigies Intl School	6.8 km

SHOPPING & ENTERTAINMENT

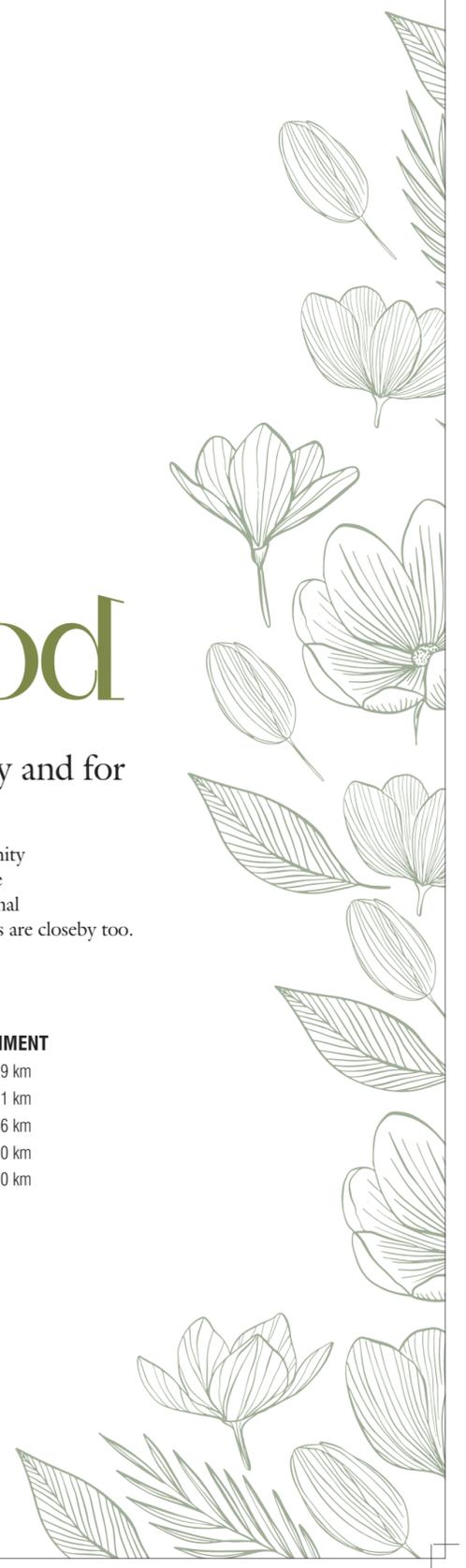
D Mart	1.9 km
Forum Mall	4.1 km
Phoenix Market City	8.6 km
Decathlon	9.0 km
Brigade Cornerstone Utopia	5.0 km

HEALTH CARE

Sri Sathya Sai Hospital	6.2 km
Manipal Hospital, Varthur Road	4.3 km
Sankara Eye Hospital	1.5 km

OTHERS

Varthur Lake	4.7 km
Thubarahalli Lake	1.9 km
Munnekollal Lake	3.4 km
Marathahalli Junction	4.7 km
Carmelram Railway Station	8.7 km



Architect

DSK
Architects

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Bengaluru Urban, Karnataka - 560 066.

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