

ASBL[®]
REALTY OF TOMORROW



S P E C T R A

L I V E Y O U R C A N V A S

F I N A N C I A L D I S T R I C T , G A C H I B O W L I



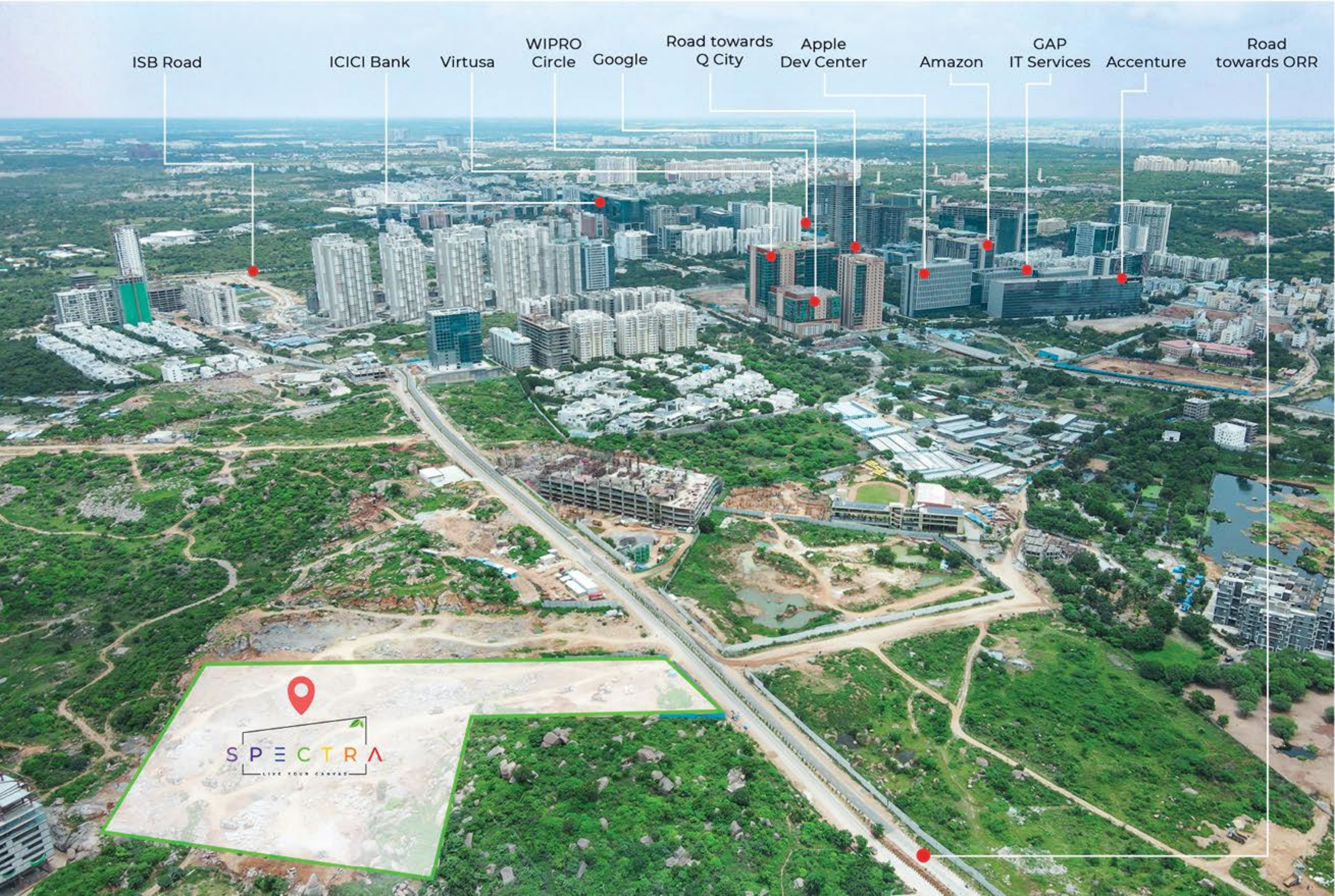
Premium 3BHK units with Outdoor Living spaces

G+39 Floors, 4 Towers

Financial District, Gachibowli

TS Rera No: P02400003071





The world
at your
doorstep

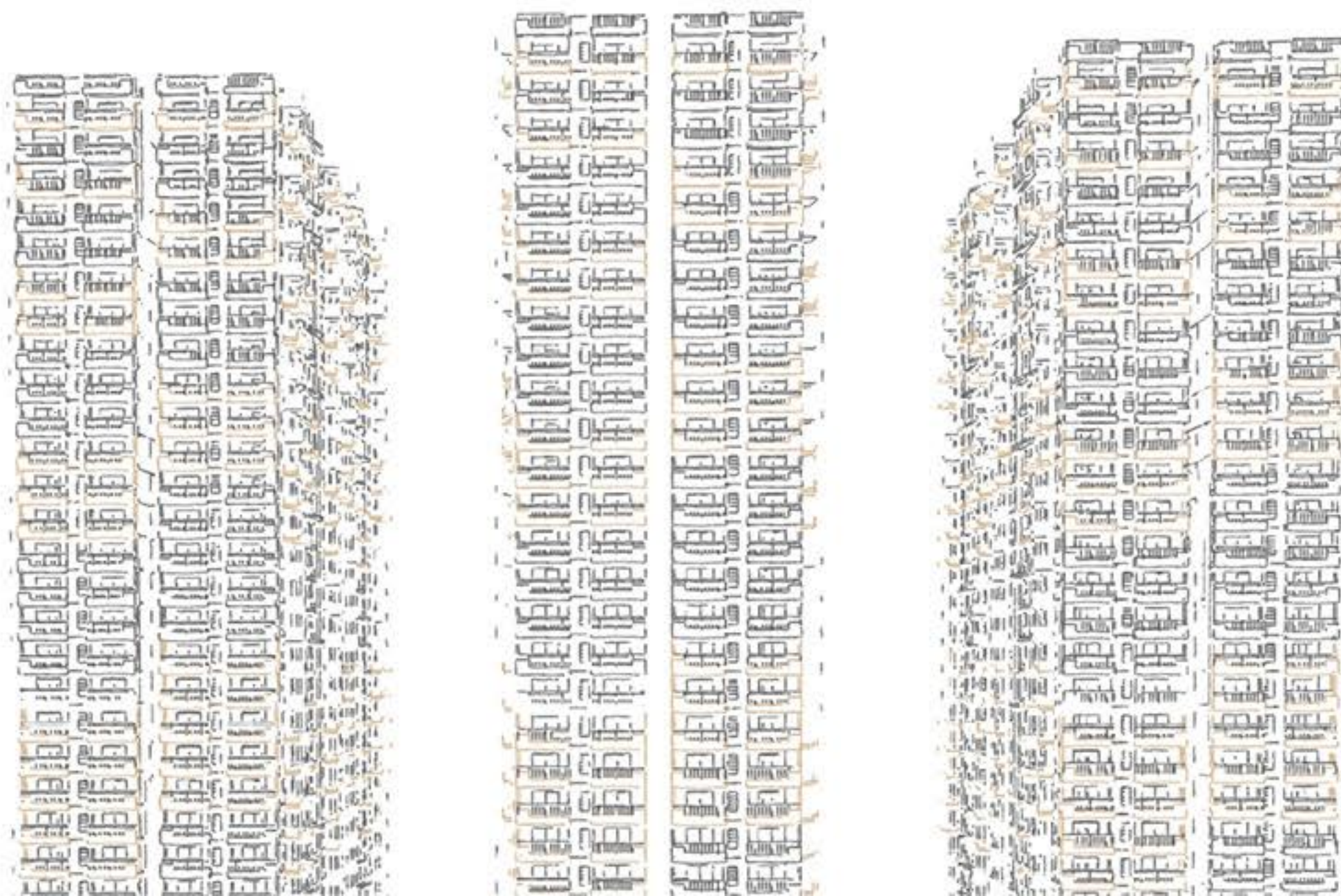

SPECTRA
LIVE YOUR DREAM



Home /heum/
(noun)

Place where you find an instant connection. It speaks your language. Adjusts itself around you and your needs. It grows as you grow. Evolves as you do. Home has a sense of warmth, comfort, and belonging. It is a feeling.

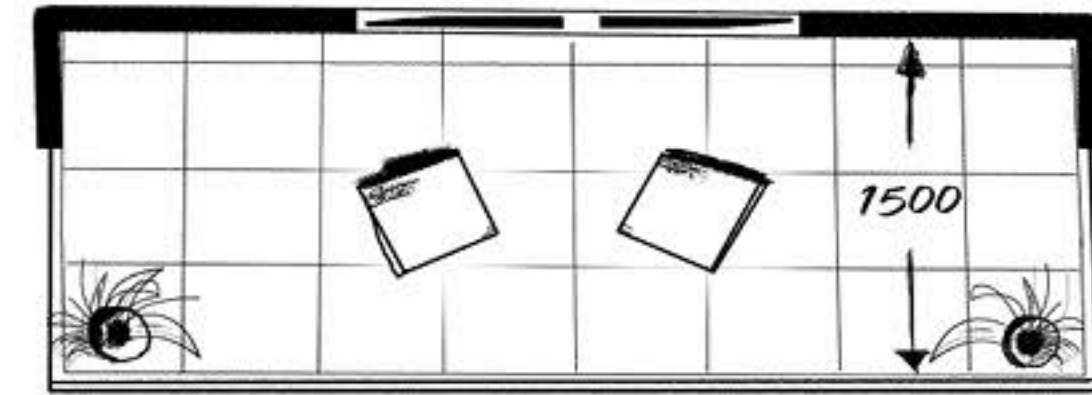
Make you
the centre
of your home



W E L C O M E
T O S P E C T R A

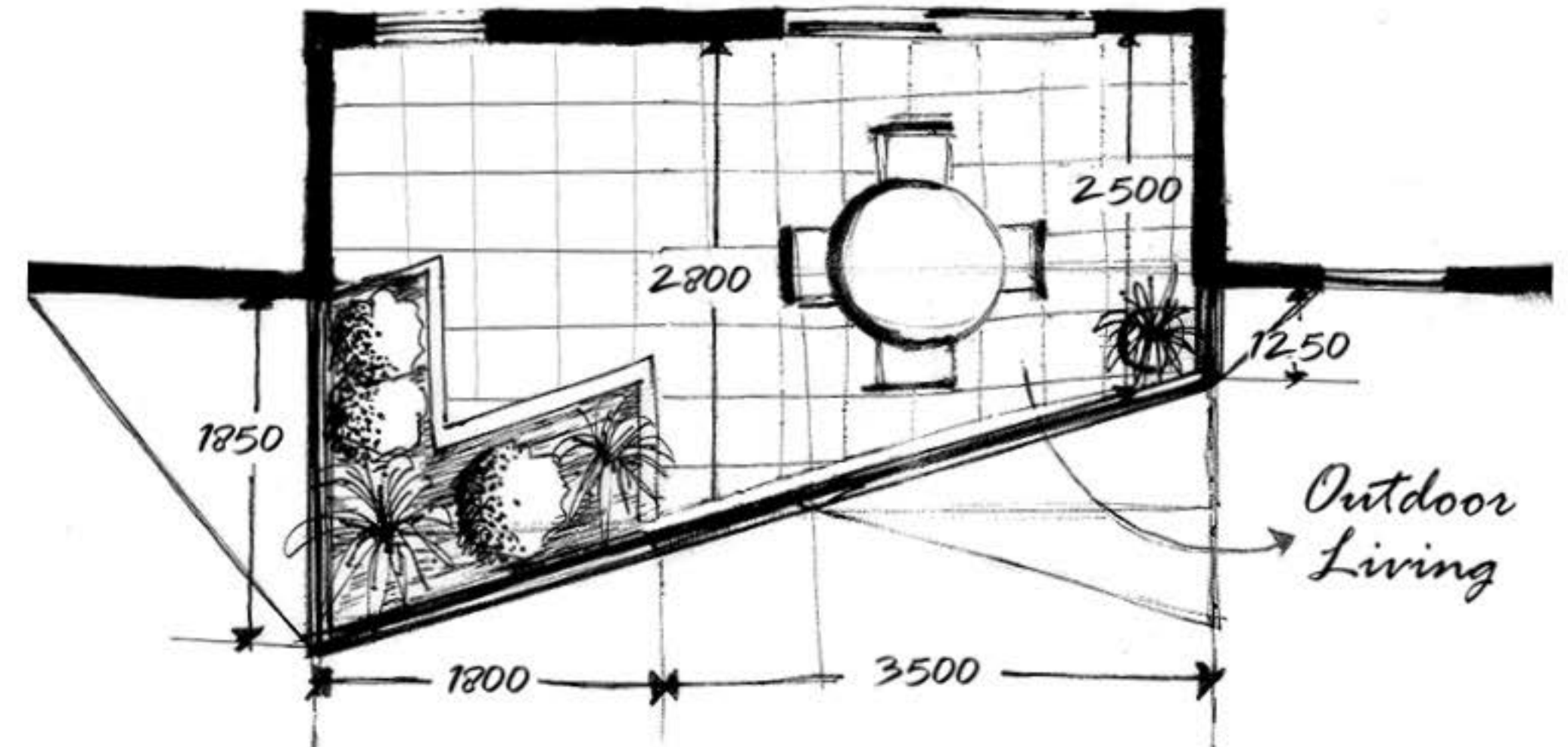
Through **design, path to sustainability, construction technology, and an elevated living experience**, Spectra is the place which understands you and your evolving needs.

DESIGN



Balcony

Move over balconies,
Experience Outdoor Living Spaces



Outdoor Living



SPECTRA

OUTDOOR LIVING

Outdoor Living

(noun)

A spacious balcony which stands out not because of its length, but because of 50% extra space added to its width. It becomes like a breathing, infinite room that is coupled with a planter box, charging point, and water inlet.

A space that is shared as well as personal at the same time. It is not only the stage for celebrations, but also a place of individual peace and tranquillity.

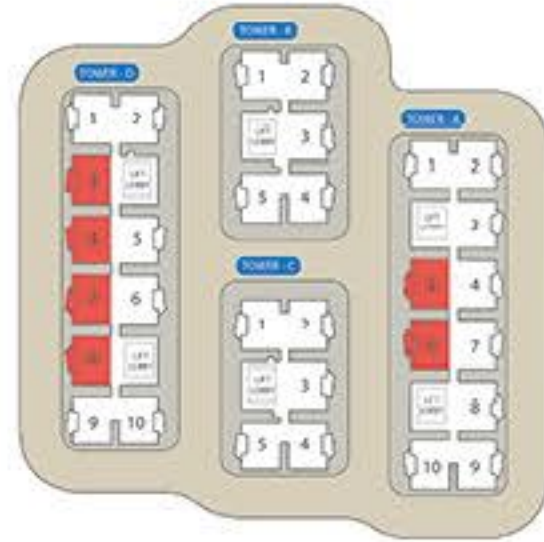
The outdoor living space is **the new nucleus of your home**. It is the empty canvas that is yet to be painted on. Features such as the planter box, charging point and water inlet are just the brushes with which you can choose to paint this canvas-like room in your colours.



The new
nucleus of
your home



1980 saft. | 3BHK | EAST | TYPE A



KEY PLAN



1980 sqft. | 3BHK | EAST | TYPE B



KEY PLAN

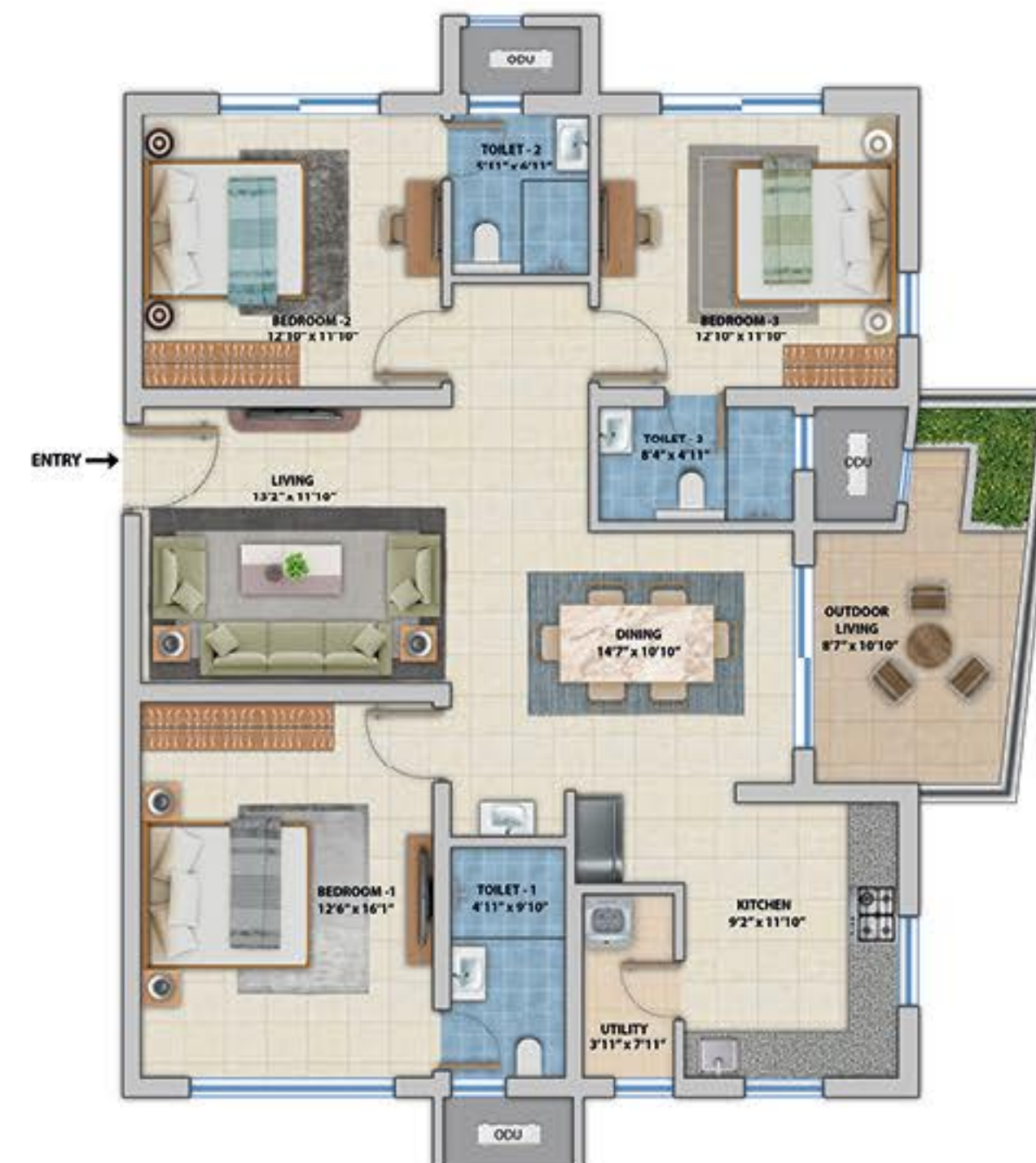




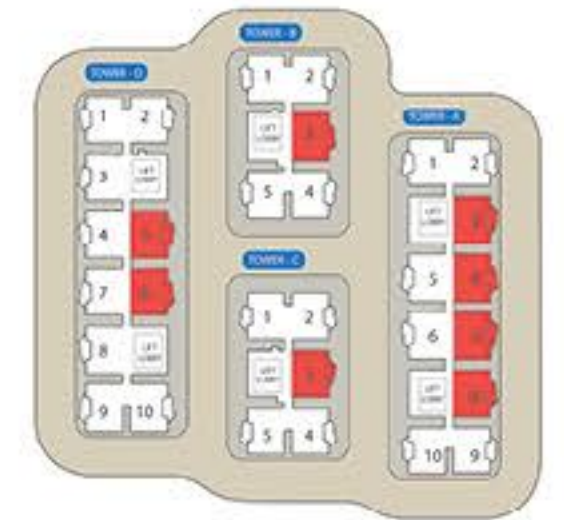
1980 sqft. | 3BHK | WEST | TYPE A



KEY PLAN



1980 sqft. | 3BHK | WEST | TYPE B

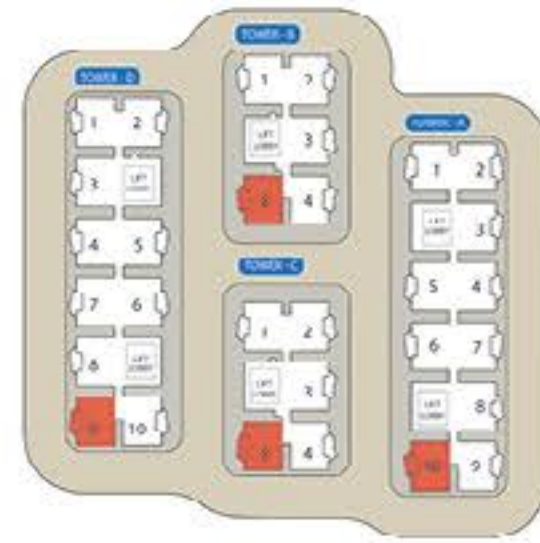


KEY PLAN





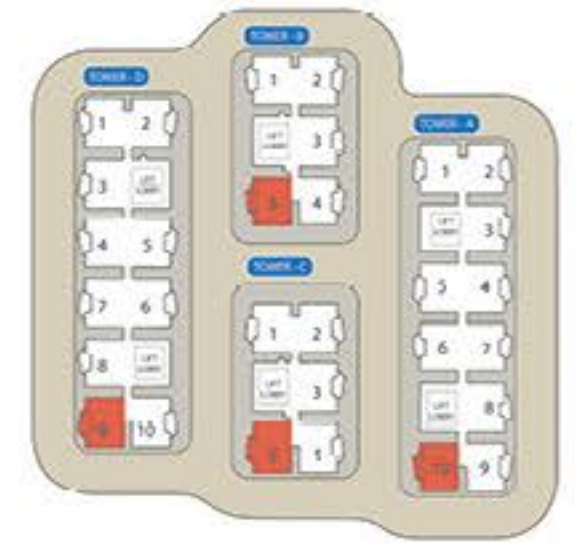
2210 sqft. | 3BHK | EAST | TYPE A



KEY PLAN



2210 sqft. | 3BHK | EAST | TYPE B

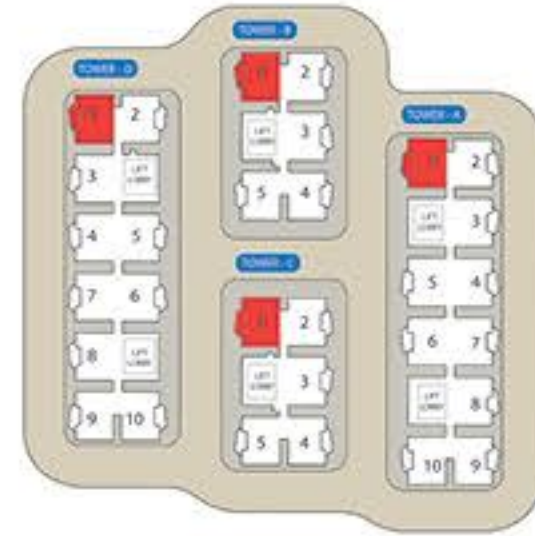


KEY PLAN





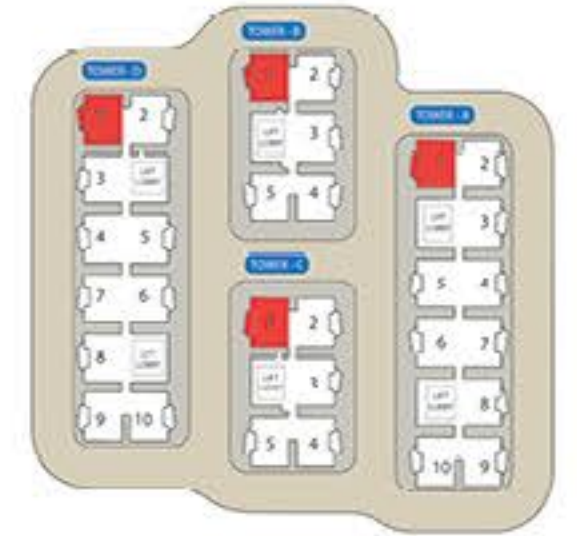
2220 sqft. | 3BHK | EAST | TYPE A



KEY PLAN

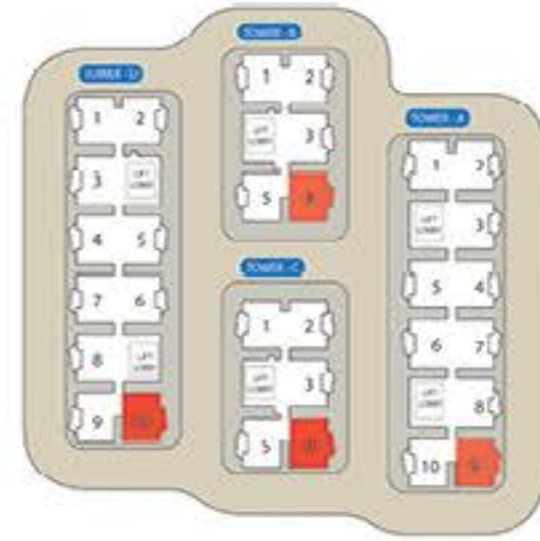
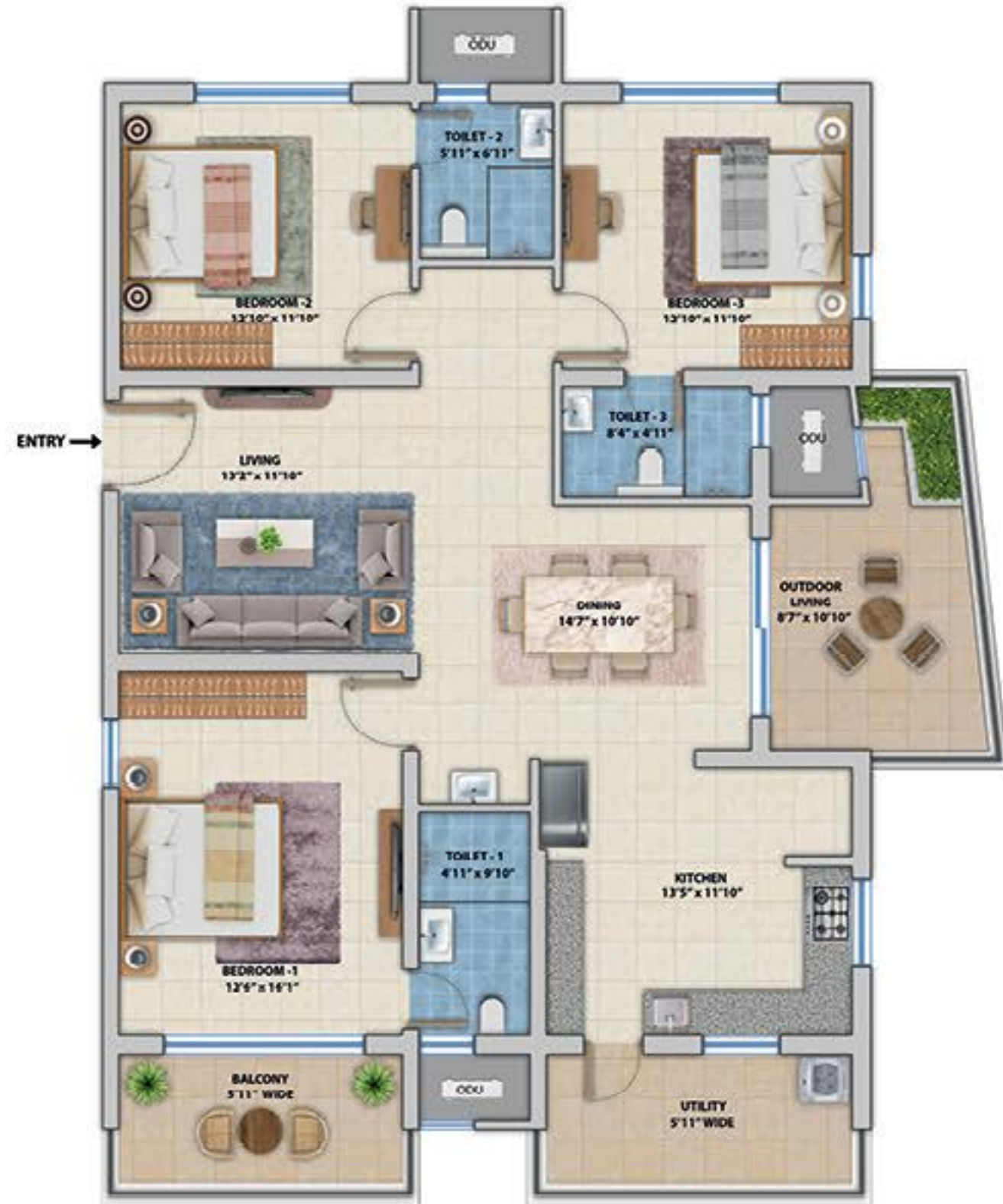


2220 sqft. | 3BHK | EAST | TYPE B



KEY PLAN

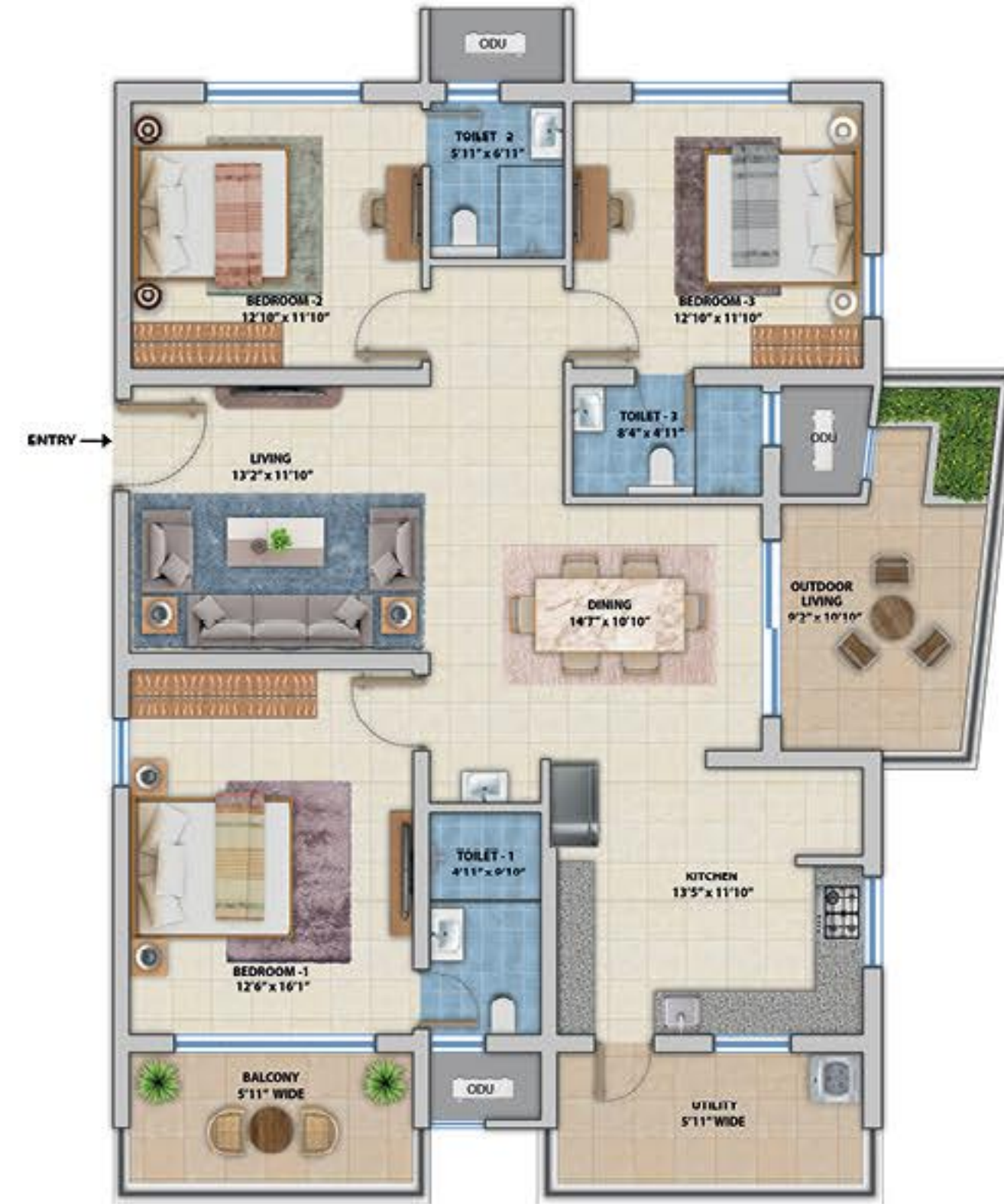




KEY PLAN



2220 sqft. | 3BHK | WEST | TYPE A



KEY PLAN



2220 sqft. | 3BHK | WEST | TYPE B



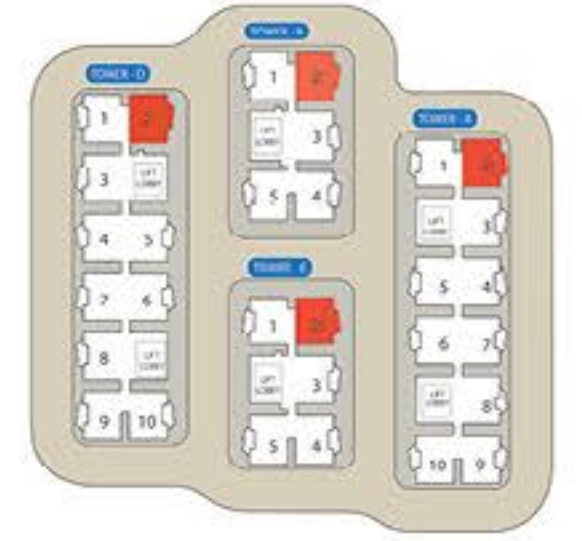
2220 sqft. | 3BHK | WEST | TYPE A



KEY PLAN



2220 sqft. | 3BHK | WEST | TYPE B



KEY PLAN





MASTER PLAN

- | | | | |
|----------|------------------|-----------|----------------------|
| 1 | Open Air Theatre | 8 | Basketball Court |
| 2 | Creche Recess | 9 | Senior Citizen Area |
| 3 | Pool Deck | 10 | Outdoor Gym |
| 4 | Tranquil Park | 11 | Club House |
| 5 | Festival Lawn | 12 | Children's Play Area |
| 6 | Palm Grove | 13 | Pet Park |
| 7 | Services | 14 | People's Plaza |



An aerial photograph of a large industrial building with a blue metal roof. The roof is covered with numerous solar panels, arranged in long, parallel rows. The sun is low on the horizon, creating a warm, golden glow over the scene. The background shows a dense line of trees and a clear sky. A yellow border is visible on the left side of the image.

**PATH TO
SUSTAINABILITY**




*A step
towards
a mindful life*

EV CHARGING PORTS

The way we live shows how we think. Living sustainably is a reflection of our exposure, knowledge, and culture.


At Spectra, we intend to take **a step towards a mindful life** that is more aware and responsible.

The shift towards sustainable living is seen in our day to day lives, and the provision for these **EV charging ports** just ensures that Spectra acts as an enabler to a cleaner future.



Keeping in mind cost and energy efficiency, Spectra has **solar powered common spaces** to limit the dependence on conventional sources of electricity.

SOLAR POWERED COMMON SPACES



The Sewage and Water Treatment Plants reduce risk to health and the environment. Through the treatment of waste water, the amount of waste that is released is considerably reduced, thereby improving the environment's health.

SEWAGE & WATER TREATMENT PLANTS



**LIVING
EXPERIENCE**

O U T D O O R G Y M



Awaken your senses at the Outdoor Gym, where you breathe in the fresh morning air while embracing an active lifestyle.

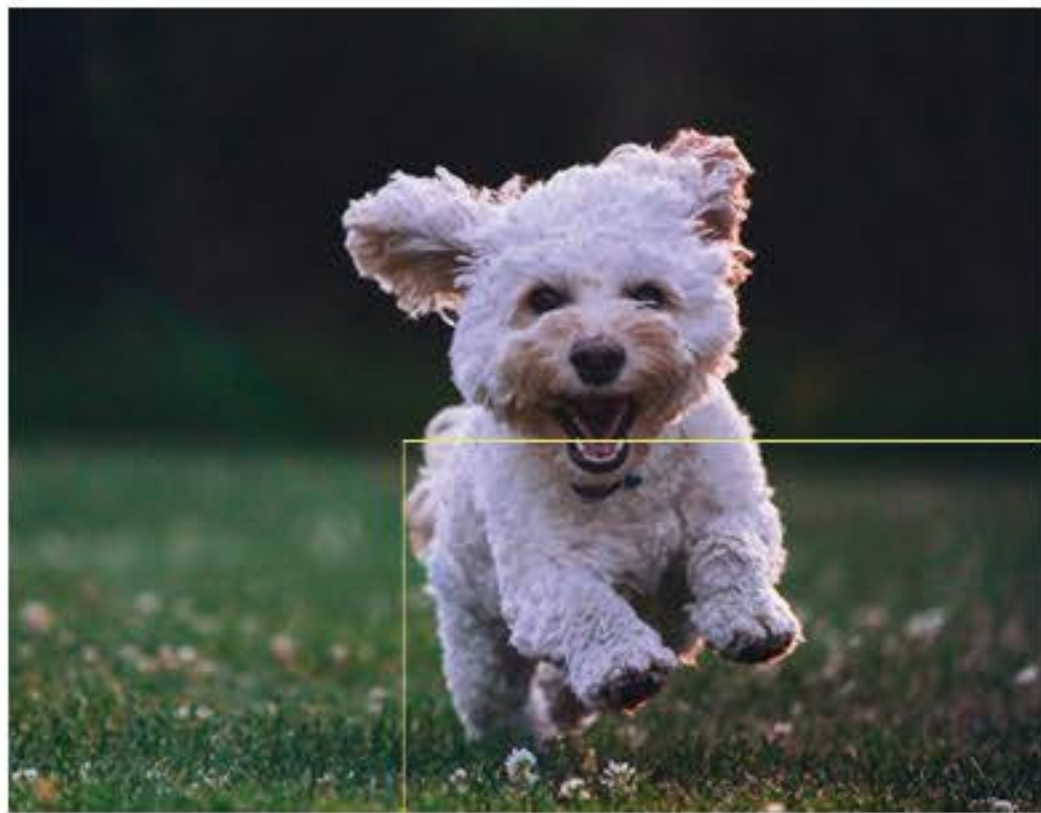
O P E N A I R T H E A T R E



The thrill of watching something with your friends out in the open, or just lying down to gaze at the stars, the Open Air Theatre gives you yet another reason to come out of your home and make a deeper connect with your loved ones.

Spectra is envisioned for a certain quality of life which is the perfect blend of having the warmth of indoors and **celebrating the openness of outdoors**. It is a common belief that if we see a ceiling every time we look up, we are living a life limited. **When we enjoy in the midst of nature, the experience and connection is that much deeper and real.**

P E T P A R K



An open, natural setting for the most loved member of the family to freely explore the space. A happy, playful pet is a healthy pet.

*Celebrating the
openness of outdoors*



SPECTRA

A M E N I T I E S



Cycling Track



Jogging Track



Kids Play Area



Outdoor Gym



Pet Park



Basketball Court



Fitness Studio



Party Hall



Indoor Gym



Table Tennis



Pool Table



Badminton Court



Swimming Pool



Supermarket



Open Air Theatre



Crèche



Spectra, with its **75,000 sq.ft. clubhouse**, offers a plethora of amenities which bring you closer to a more wholesome life, full of health and joy.

CONSTRUCTION
TECH



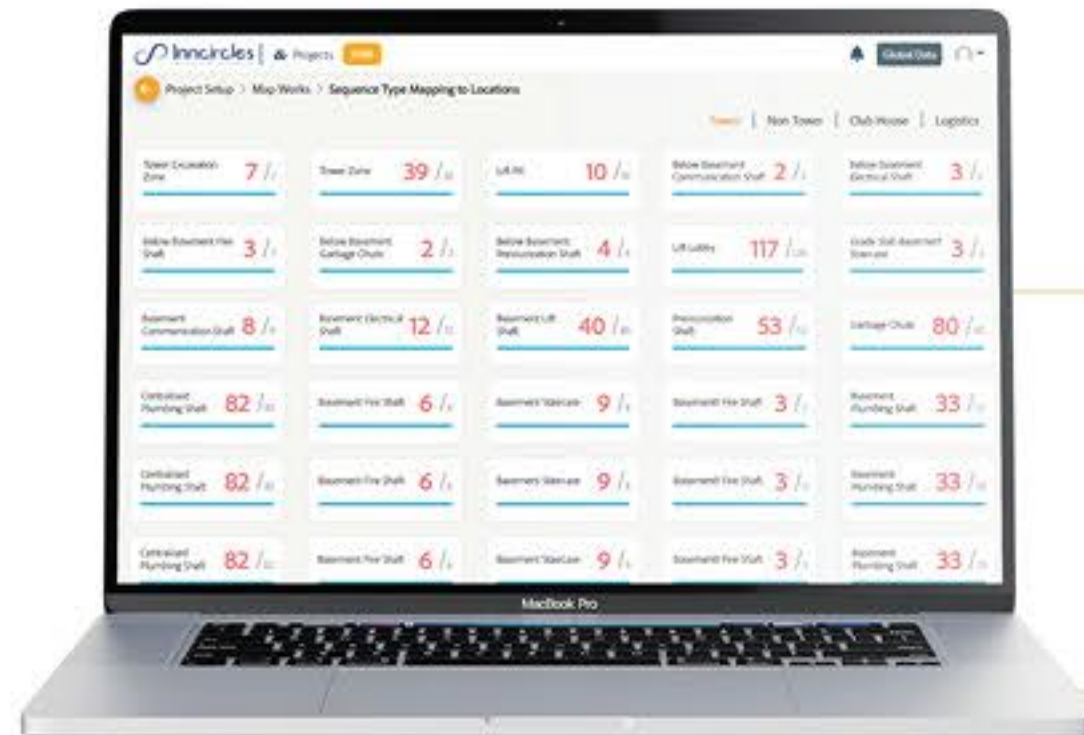
Creating a Digital Twin

The Digital Twin replicates the real world construction and creates a quantifiable virtual model. It **brings the intricate details of the site on to the fingertips** of the engineers, project managers, and all the stakeholders involved in the construction of the project. For each project, by creating a digital-twin, we can manage **millions of data-points and man-hours**.

6000+
work packages

15 M+
man-hours to manage

25M+
data points

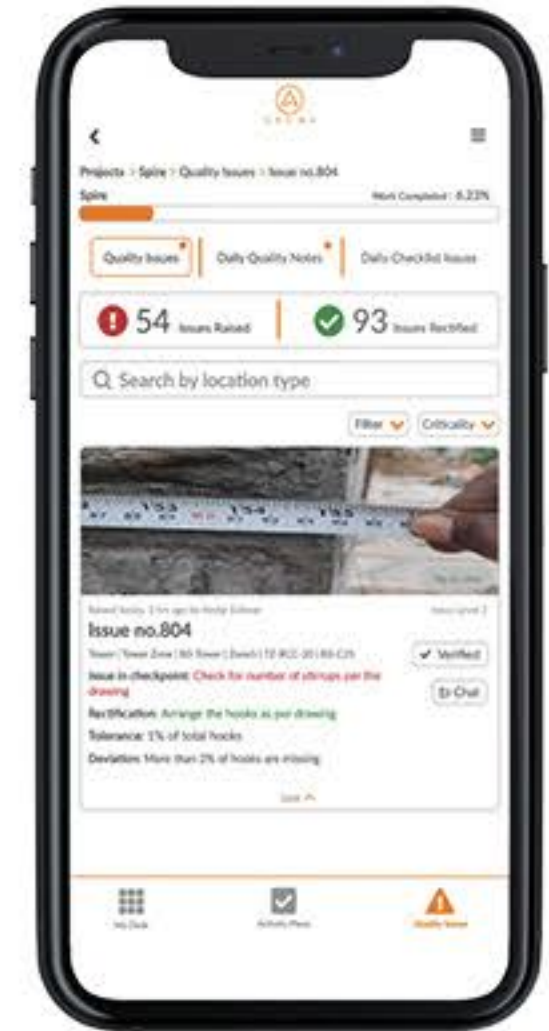


For the output to be of top-notch quality, it's important that everything on the site works like clockwork. **Real estate construction is like a relay, not a sprint.** There are aspects of the site that need to be taken care of, namely - operations, labour, logistics, inventory, and quality.



And in case of Spectra, this is done through an in-house developed platform called '**Inncircles Arena**' which helps the engineers to build high productive teams on the field, and makes communication between the field and the back office seamless.

A total of **5 lakh quality check points** will take place throughout the construction lifecycle of ASBL Spectra. Multiple layers of quality checks by our engineering team will be executed in a **3 stage quality assurance** process - prior to start of work, during, as well as post work completion. And this multi-layered, robust quality assurance has significantly reduced our reworks. Thanks to this model, there is a **20% reduction in the rework** being done on a monthly basis.



Quality is sacrosanct

T H E
C R I T I C A L
P A T H

Inncircles Arena's algorithm computes progress by analyzing millions of data points and provides an accurate prediction, in order to trace the **critical path**. This helps in preparing the ground work well in advance so as to not lose time later. This critical path, in simple words, is the most optimum path to take in order to deliver the project in the promised time.

The perfect blend
of intimate spaces
and open greenery



SPECTRA

REALTY OF TOMORROW

ASBL Spectra has been envisioned keeping you and your future needs in mind. **The perfect blend of intimate spaces and open greenery** that will elevate your colours and personality.

The quality and the delivery time are of utmost importance in Spectra, and same goes for the other ASBL projects.

Over the past 3 years, ASBL has explored the world of tech-enabled construction and established a footing through

- **ASBL Lakeside in Khajaguda**
- **ASBL Spire in Kokapet**
- **ASBL Springs in Pocharam-Uppal**

Going forward, ASBL wants to take ahead its vision of building customer centred, future forward residential spaces in Hyderabad that make the feeling of home even stronger.



S P E C I F I C A T I O N S



A P A R T M E N T S P E C I F I C A T I O N S

Walls

Flat walls

Internal walls : 100 or 200 mm thick RCC walls

External walls : 200 or 230 mm thick RCC walls

Finishes

Wall and Ceiling

Flat walls : Smooth putty finish with two coats of acrylic emulsion paint

Flat Ceiling : Smooth putty finish with acrylic emulsion paint

Bathroom Ceiling : Grid false ceiling to cover all service lines

Wall Tiling

Bathroom walls : Ceramic tiles cladding up to 7 feet height

Utility walls : Ceramic tiles cladding up to 3 feet height

Flooring

Flat Flooring : 800 x 800 mm vitrified tiles of reputed brand with spacer joint

Bathroom Flooring : Acid-resistant, anti-skid vitrified tiles with spacer joint

Balcony Flooring : Anti-skid vitrified tiles with spacer joint

Utility Flooring : Anti-skid vitrified tiles with spacer joint

Doors

Main Door

Frame : 2400mm high & 1200mm wide, Hard wood frame finished with melamine spray polish

Shutters : Veneer finished flush shutters with reputed hardware

Bedroom Doors

Frame : Hard wood frame/factory-made wooden frames

Shutters : Two sides laminated flush shutters with reputed hardware

Bathroom Doors

Frame : Granite frame

Shutters : Two sides laminated flush shutters with reputed hardware

Balcony

Frame : 2250mm high & 2400mm wide, UPVC slide doors with provision for mosquito mesh

Shutter : Toughened clear float glass

Windows

Frame : UPVC sliding/openable window system

Shutters : Toughened clear float glass with provision for mosquito mesh

Bathroom Ventilators

Aluminium alloy/UPVC glazed with openable shutters

**Plumbing Fittings**

Washbasin : Washbasin with half pedestal/bottle trap

Bathroom Tap : Chrome plated fitting of reputed make with diverter provision for hot and cold water

Commode : Wall mounted EWC with flush valve of reputed brand

Faucets : Chrome plated of reputed brands

Common Washbasin : Washbasin with half pedestal/bottle trap

Utility Tap : Chrome plated fitting of reputed make

Washing Machine : One inlet point for washing machine

Water Purifier : One inlet point for water purifier

Electrical fittings

Wiring : Concealed PVC insulated copper wiring of reputed make

Switch Boards : Modular switches of reputed make

Distribution Board : One distribution board of reputed make for each flat

Power Outlets : Provided for

Bedrooms & Living Area : Air-conditioners, TV and charging points

Bathrooms : Geysers and one additional power outlet point

Main Balcony : One power outlet point

Kitchen : Power point provided for:

- a. Chimney
- b. Hob
- c. Refrigerator
- d. Microwave/Oven
- e. Mixer/Grinder
- f. Water Purifier
- g. Dishwasher

Utility Area : One power outlet point for washing machine

TV/Telephone/Internet

Optic fibre cable for internet in the Living Area

Television (TV) and DTH points : All bedrooms and Living area

Piped gas

Piped PNG/LPG gas connection will be supplied from centralized gas bank to all flats

Utility Billing

Water, Gas, and Electricity Meters will be provided for each flat

DG Backup

100% power backup

DG set with acoustic enclosure and AMF



BUILDING SPECIFICATIONS

Structure

RCC Shear Wall structure to withstand wind and seismic loads (Zone-2)

External Finishes

Texture finish and two coats of exterior emulsion paint of reputed brand

Flooring

Corridor : Vitrified tiles

Staircase : Natural stone/Vitrified tiles

Common Area Lighting

Power for common area lighting will be provided from both Solar and transformer

Lifts provided in the project

High-speed lifts of reputed make

Passenger Lifts : 26

Service Lifts : 4

DG Backup

100% backup

Fire Safety

Fire equipment as per National Building Code (NBC) regulations

Fire Alarms

Fire Hydrants

Fire Sprinkler System

Security

CCTV cameras at designated locations

Dedicated security cabin for surveillance

WTP and STP

Water treatment plant (WTP) for softening and treating of water

Sewage treatment plant (STP) of adequate capacity as per regulatory norms

Treated sewage will be used for flushing and landscaping purposes

Water Harvesting : Rainwater harvesting pits provided for recharging ground water level

Parking

Markings : Designated markings for each flat and visitor parking

Signages at relevant points

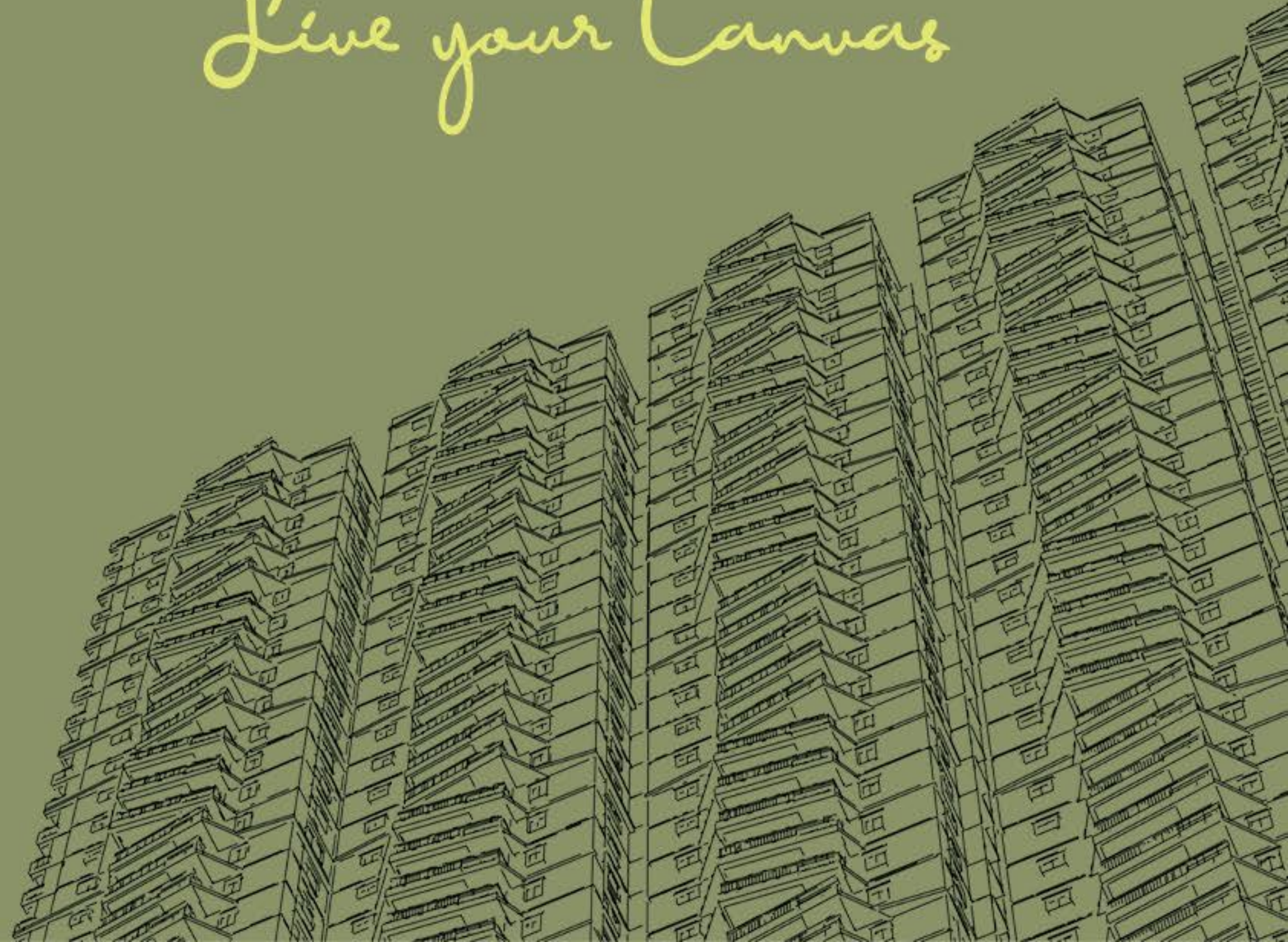
EV Charging Point : One charging point will be provided for each flat in their parking space



A S B L S P E C T R A : A R E A S T A T E M E N T

Flat Type	Saleable Area	Facing	Rera Carpet Area (a)	Exclusive Balcony Area (b)	External Walls Area (c)	a+b+c	Common Area
3BHK-E	1980	East	1242	138	136	1516	464
3BHK-W	1980	West	1242	138	136	1516	464
3BHK-E	2210	East	1242	305	146	1693	517
3BHK-E	2220	East	1242	314	146	1702	518
3BHK-W	2220	West	1242	314	146	1702	518

Live your Canvas





ASBL[®]
REALTY OF TOMORROW

S P E C T R A

L I V E Y O U R C A N V A S

S I T E A D D R E S S

SY.NO 315,
Keystone School Rd,
Financial District, Cachibowli,
Hyderabad, Telangana 500032

A S B L O F F I C E A D D R E S S

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

TS Rera Number : P02400003071

Project Approved by & Mortgaged to:
Bajaj Housing Finance Ltd



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