



FINANCIAL DISTRICT, GACHIBOWLI



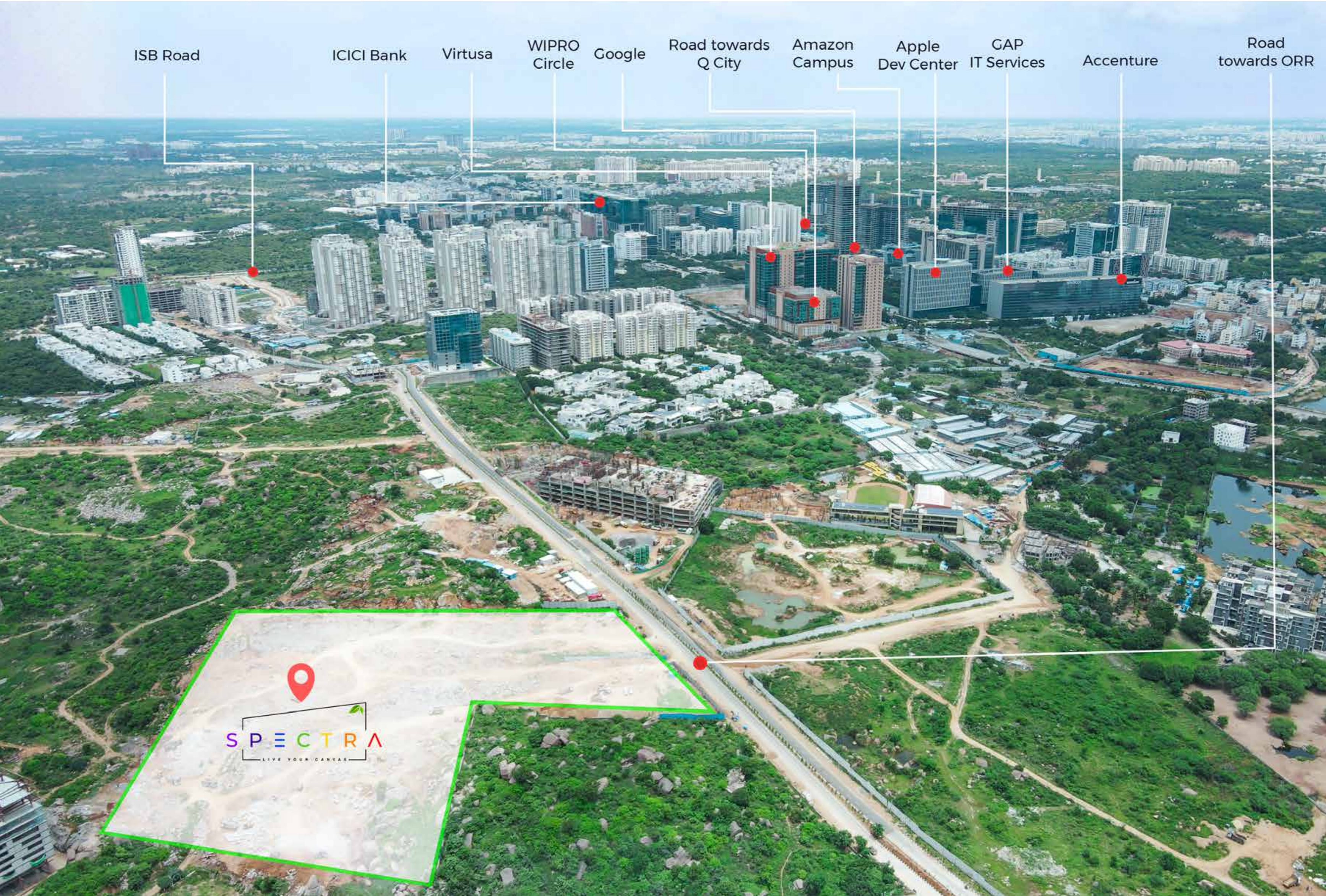
Premium 3BHK units with Outdoor Living spaces

G+39 Floors, 4 Towers

Financial District, Gachibowli

TS Rera No: P02400003071





The world
at your
doorstep



S P E C T R A

Home /həʊm/ (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.

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

Make you
the centre
of your home.



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

D E S I G N



S P E C T R A

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 the 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 room-like canvas in your colours.



The new
nucleus of
your home



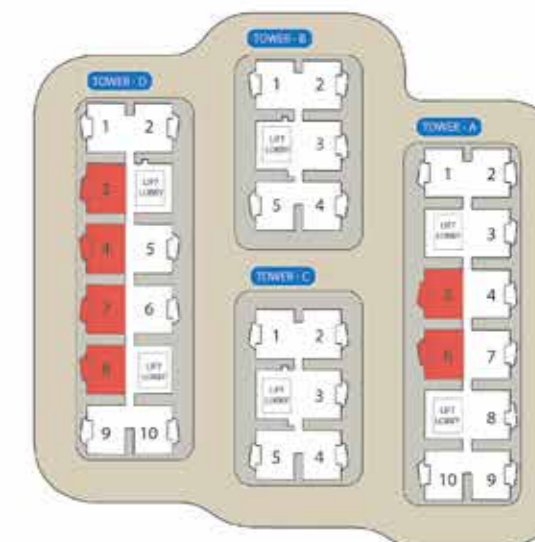
1980 sqft. | 3BHK | EAST | TYPE A



KEY PLAN



1980 sqft. | 3BHK | EAST | TYPE B

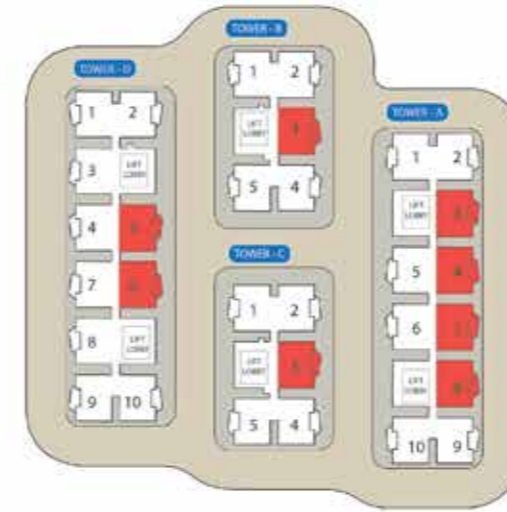


KEY PLAN

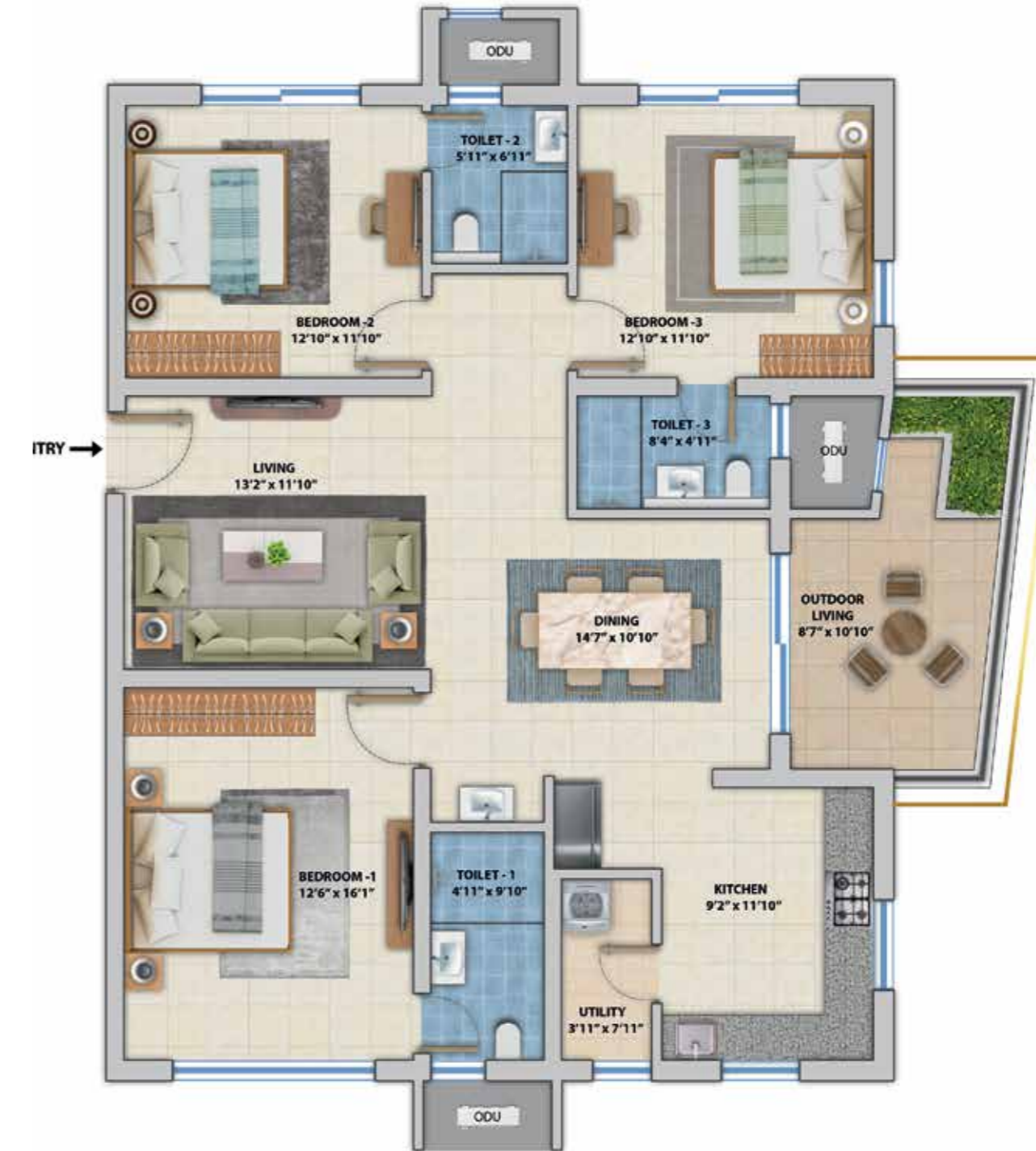




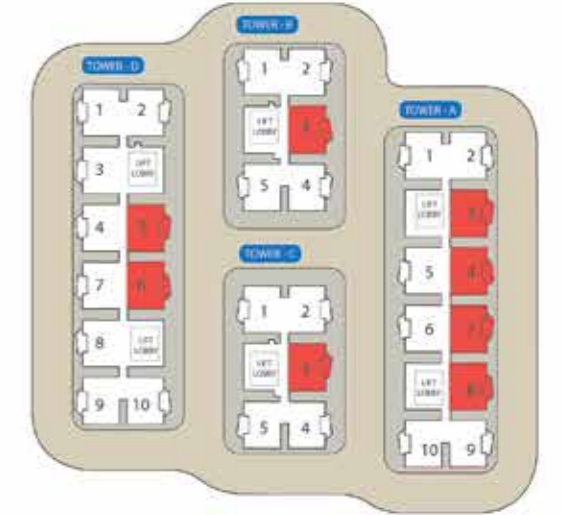
1980 sqft. | 3BHK | WEST | TYPE A



KEY PLAN



1980 sqft. | 3BHK | WEST | TYPE B



KEY PLAN





2210 sqft. | 3BHK | EAST | TYPE A



KEY PLAN

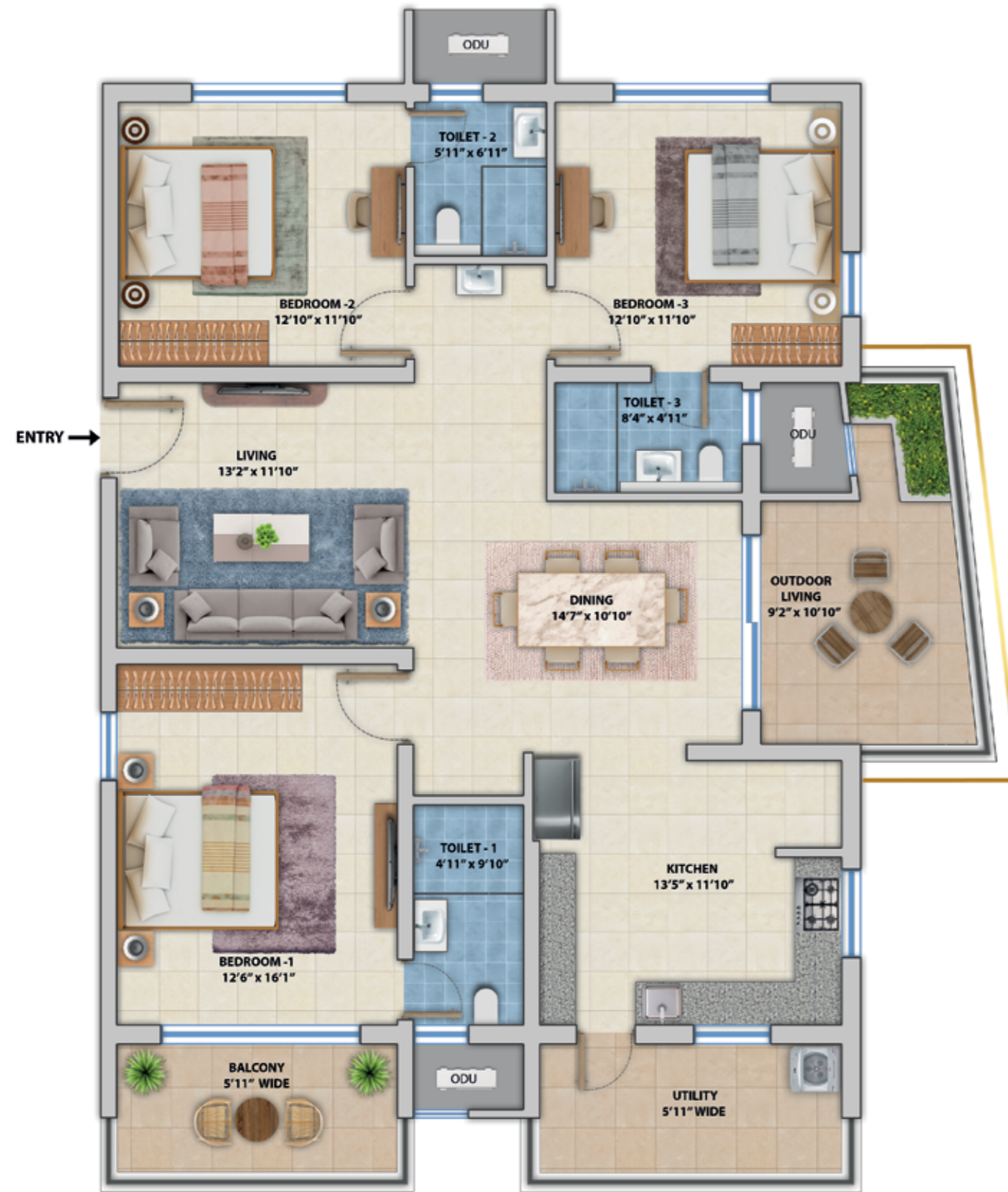


2210 sqft. | 3BHK | EAST | TYPE B



KEY PLAN

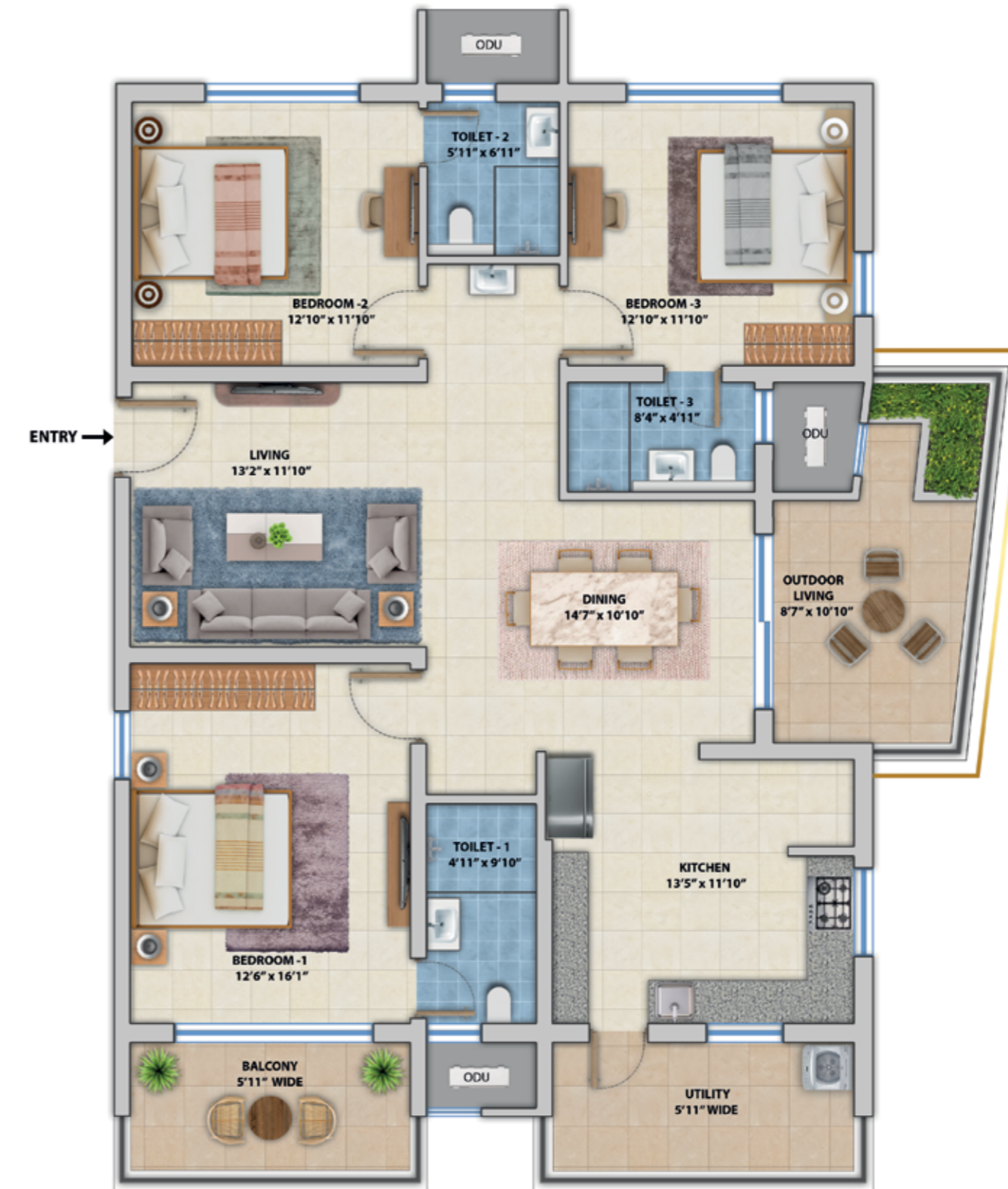




2210 sqft. | 3BHK | WEST | TYPE A



KEY PLAN



2210 sqft. | 3BHK | WEST | TYPE B

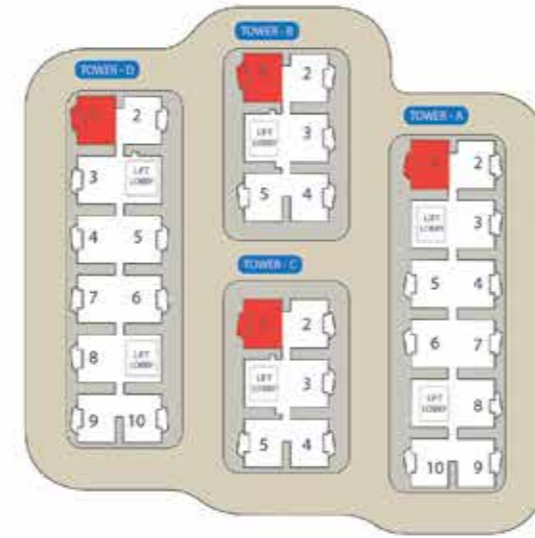


KEY PLAN





2220 sqft. | 3BHK | EAST | TYPE A



KEY PLAN



2220 sqft. | 3BHK | EAST | TYPE B



KEY PLAN





2220 sqft. | 3BHK | WEST | TYPE A



KEY PLAN



2220 sqft. | 3BHK | WEST | TYPE B



KEY PLAN

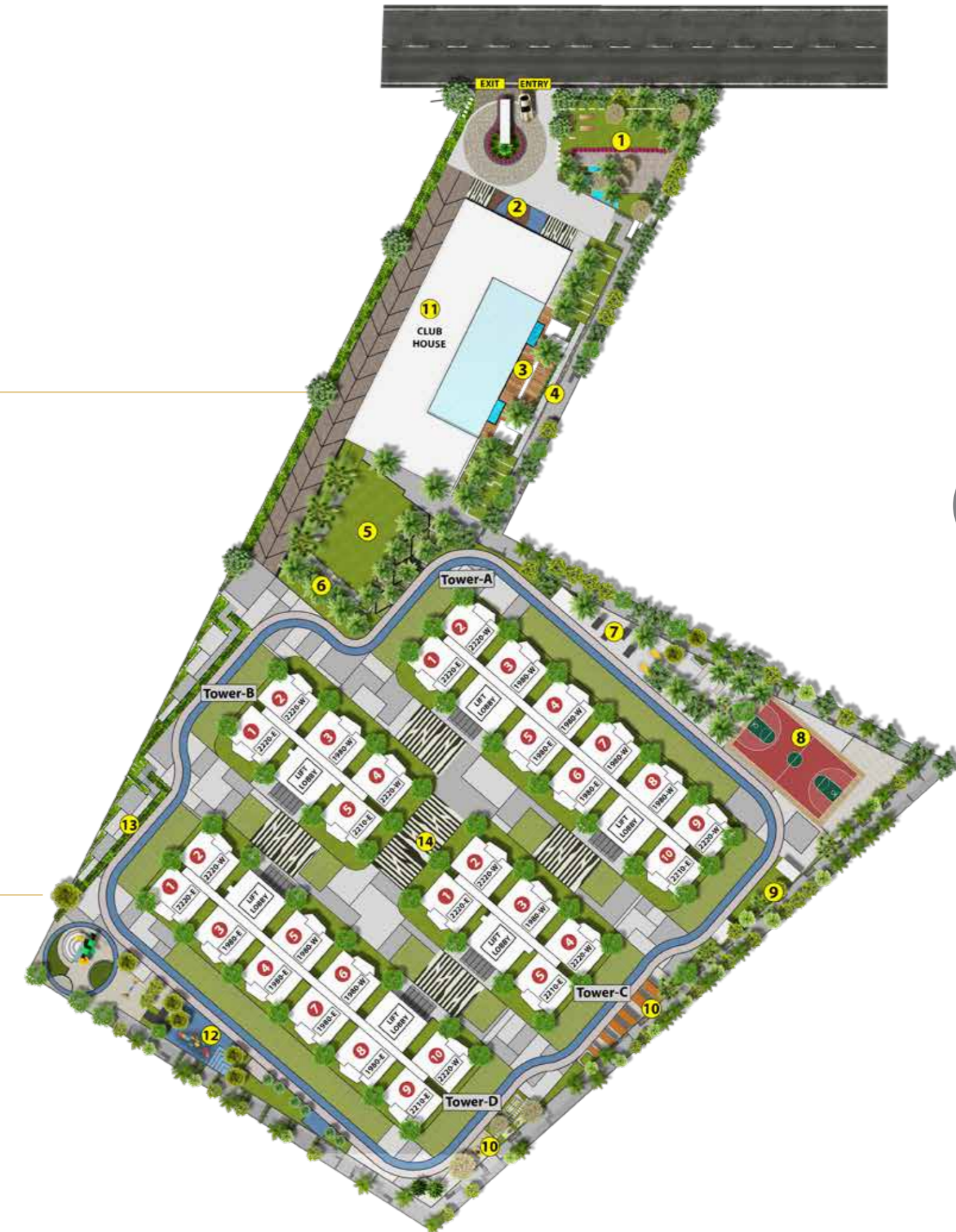




S P E C T R A

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 |



A wide-angle, high-angle photograph of a large industrial or commercial building's roof. The roof is covered in blue corrugated metal. Numerous rectangular solar panels are mounted on the roof in several rows, following the slope of the roof. The sun is low on the horizon in the upper right corner, creating a warm, golden glow across the entire scene. The sky is a mix of orange and yellow, and a dark line of trees is visible in the background. The overall mood is one of clean, sustainable energy.

**PATH TO
SUSTAINABILITY**



*A step
towards
a mindful life*

The way we live reflects 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 the cost and energy efficiency, Spectra has **solar powered common spaces** to limit the dependence on conventional source of electricity.



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



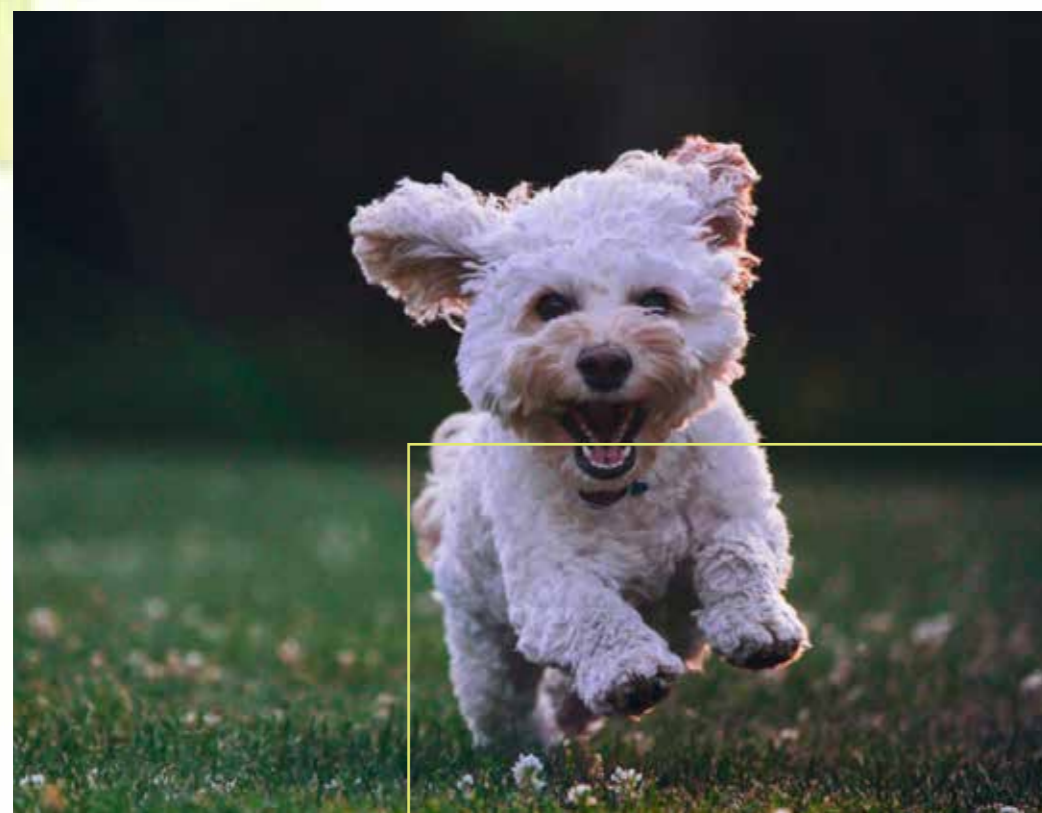
LIVING
EXPERIENCE



S P E C T R A

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.

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 loved ones 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 friends.

*Celebrating the
openness of outdoors*



S P E C T R A

A M E N I T I E S



Cycling Track



Jogging Track



Kids Play Area



Outdoor Gym



Pet Park



Basket Ball Court



Fitness Studio



Party Hall



Indoor Gym



Table Tennis



Pool Table



Badminton Court



Swimming pool



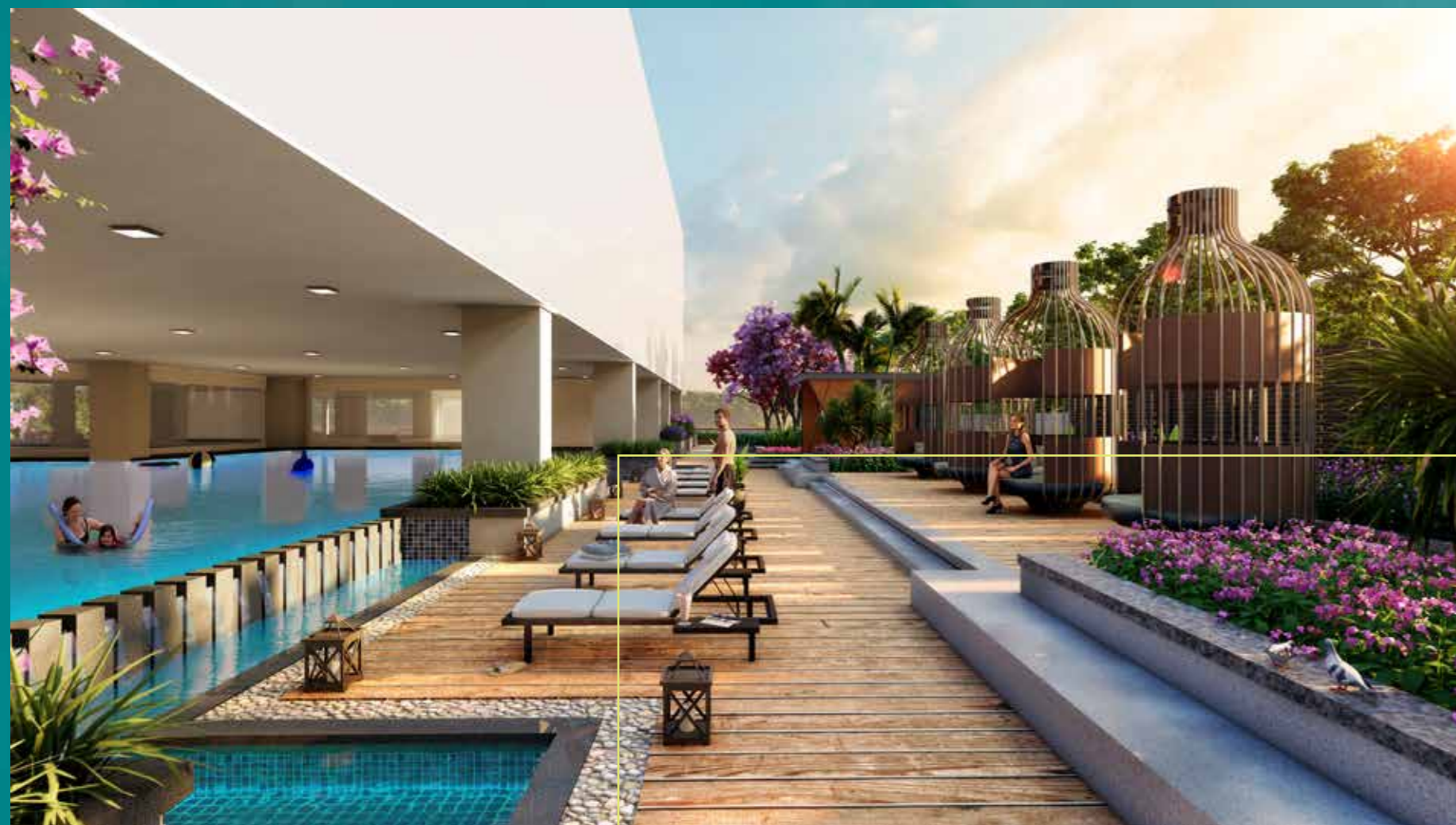
Super Market



Open Air Theatre



Crèche



Spectra offers a plethora of amenities which bring you closer to a more wholesome life, full of health and joy.

CONSTRUCTION TECH





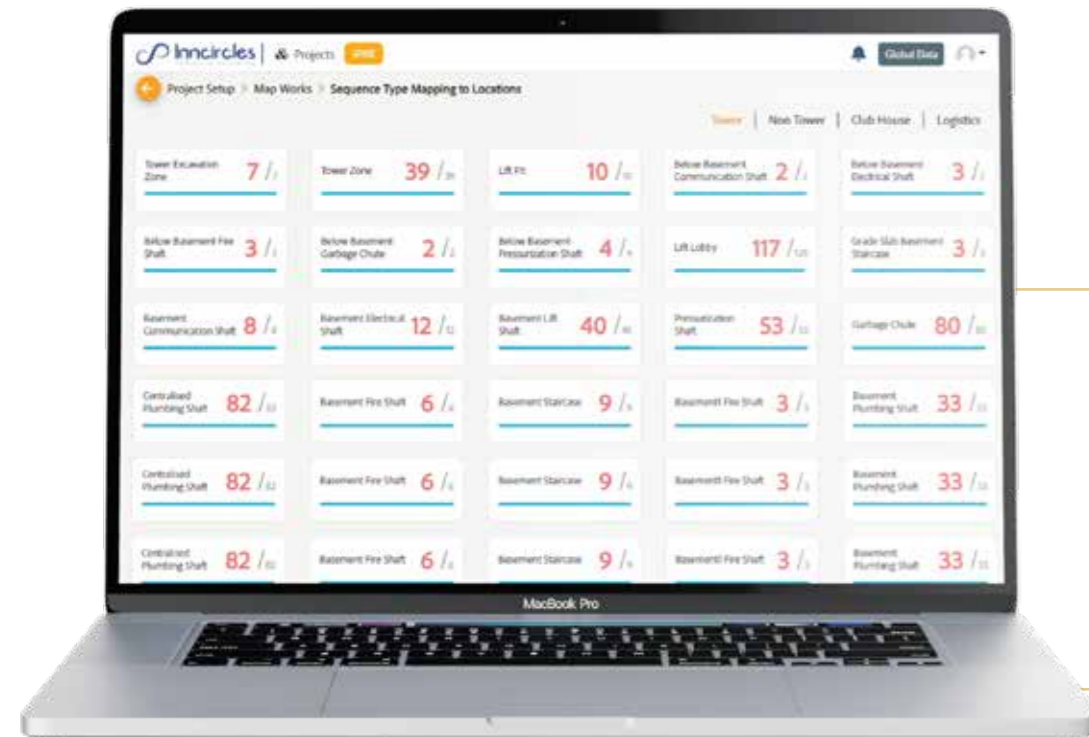
Creating a Digital Twin

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

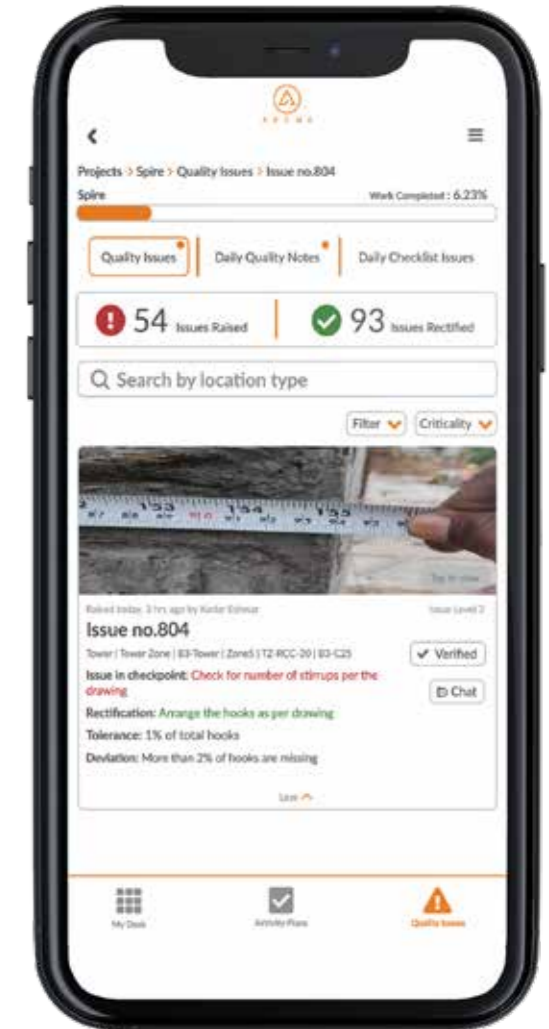


For the output to be of top notch quality, it's important that everything on the site works like clockwork. **Real estate construction is like a relay, not a sprint.** There are aspects of the site that need to be taken care of, namely- operations, labour, logistics, inventory, and quality.



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 provide accurate progress, 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 space
and open greenery



S P E C T R A

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 homes 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

- Apartment walls –
 - Internal walls- 100 or 200 mm thick RCC walls
 - External walls – 200 or 230 mm thick RCC walls
- Bathroom walls –
 - Bathroom walls- 100 or 200 mm thick RCC walls

Plastering

- Internal Walls – 1 coat cement plastering
- Ceiling - 1 coat cement plastering

Finishes

- Wall Finishes
 - Apartment walls - Smoothly finished with putty and acrylic emulsion paint
 - Bathroom walls – Ceramic tiles cladding up to 7 feet height
 - Utility walls - Ceramic tiles cladding up to 3 feet height
- Ceiling Finishes
 - Apartment Ceiling - Smoothly finished with putty and acrylic emulsion paint
 - Bathroom Ceiling – Grid false ceiling to cover all service lines

S P E C T R A

Flooring

- Apartment Flooring – 800x800 mm vitrified tiles of reputed brand with spacer joint
- Bathroom Flooring – 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: Hard wood frame finished with melamine spray polish
 - Shutters: Teak finished flush shutters with reputed hardware
- Bedroom Door
 - Frame: Hard wood frame/ factory-made wooden frames
 - Shutters: Two sides laminated flush shutters with reputed hardware
- Bathroom Door
 - Frame: Granite frame
 - Shutters: Two sides laminated flush shutters with reputed hardware
- Utility Door
 - Frame: UPVC door frame
 - Shutter: UPVC/ Toughened clear float glass
- Balcony Door
 - Frame: UPVC slide doors with provision for mosquito mesh
 - Shutter: Toughened clear float glass

Windows

- UPVC sliding/open-able shutters with provision for mosquito mesh shutters



Ventilators

Aluminium alloy/ UPVC glazed with openable shutters

Plumbing Fittings

Washbasin – Washbasin with half pedestal/bottle trap

Shower – Chrome plated shower fitting of reputed brand with diverter provision for hot and cold water

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

Water Purifier – 1 inlet point

Utility Tap – Chrome plated fitting of reputed make

Washing machine – 1 inlet point

Electrical fittings

Wiring – Concealed copper wiring of reputed make

Switch Boards – Modular switches of reputed make

Distribution Board - One for EACH apartment of reputed make

Power Outlets - Provided for

Bedrooms & Living Area – All Air-conditioners, TV and Charging points

Bathrooms – Geysers and 1 power outlet point

Kitchen – Power point provided for:

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

Utility Area – 1 power outlet point for Washing machine

TV/ Telephone/ Internet

Optic fibre cable for internet in the Living Area

Television (TV) points: All bedrooms and Living area

Piped gas

Piped gas connection will be supplied from centralized gas bank to all flat

Water Proofing

All bathrooms, balcony and utility area

Services Billing

Water Meter – Prepaid water meters for each unit

Gas Meter - Prepaid gas meter

Electricity Meter – Prepaid electricity meter for each unit

DG Backup

100% power backup for all electrical items in the unit



B U I L D I N G
S P E C I F I C A T I O N S

Structure

RCC Shear Wall
Resistant to wind and earthquake (Zone- 2)

External Finishes

Texture finish and 2 coats of exterior emulsion paint of reputed brand

Flooring

Corridor – Vitrified tiles
Staircase – Natural stone/ Vitrified tiles

Water Proofing

Terrace
Podium

Electricity

Power is supplied to the transformer through an HT line
Common Area lighting
Power is provided from both Solar and transformer
Solar Power – Solar power is provided for Common Area lighting

Lifts

Passenger Lifts of reputed make
Service Lift of reputed make

S P E C T R A

DG Backup

100% back for all common area lighting
100% backup for all lifts

Fire Safety

Fire equipment as per National Building Code (NBC) regulations

Security

CCTV cameras at designated locations
Dedicated security cabin for round the clock surveillance

WTP and STP

Water treatment plant (WTP) for softening of all domestic water
Sewage treatment plant (STP) of adequate capacity as per regulatory norms
Treated sewage will be used for flushing and landscaping purposes

Podium

No vehicular movement on the podium
Podium is covered with landscape features

Parking

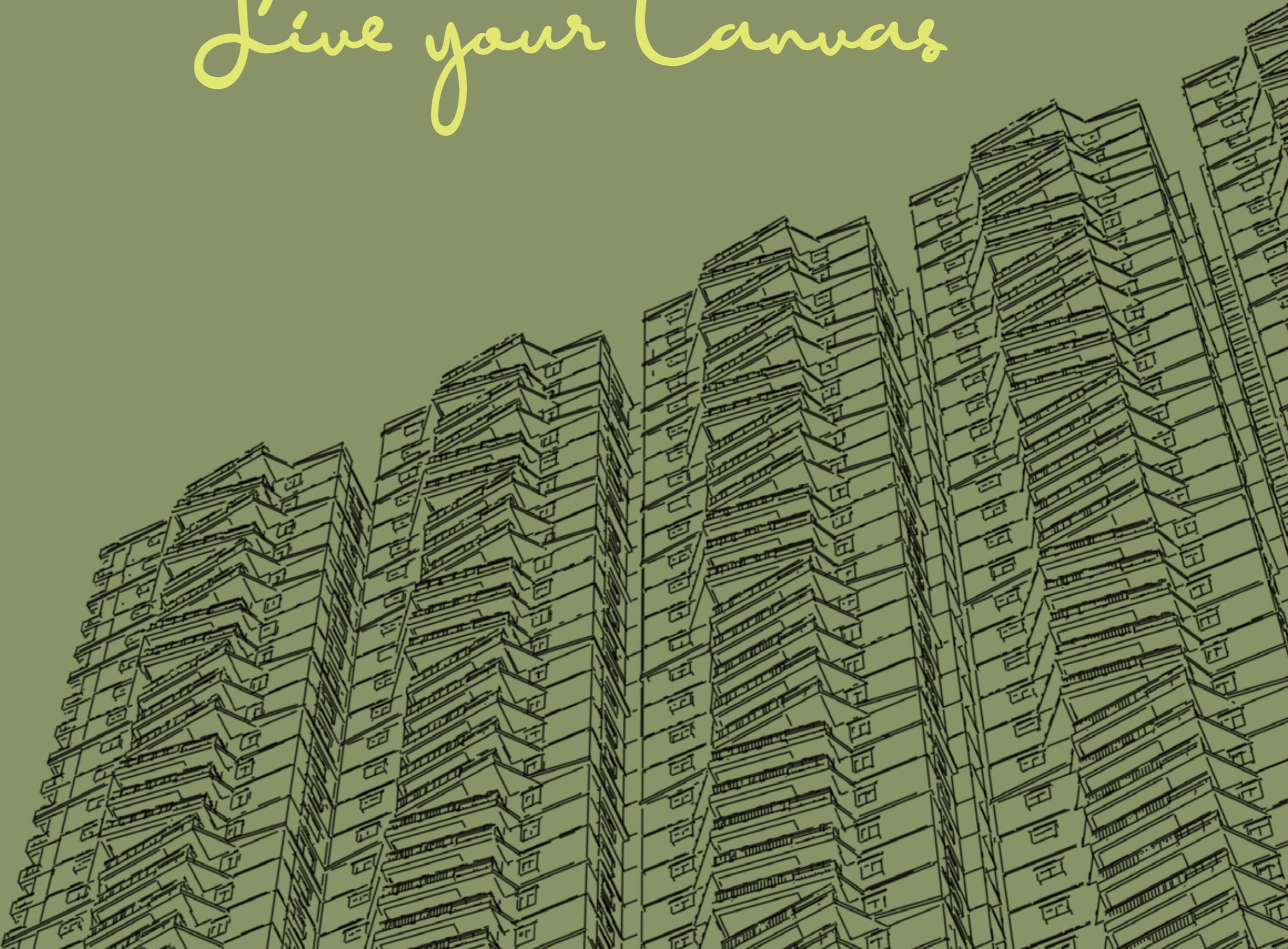
Parking Markings- Designated parking for each flat and visitor parking
Parking will be provided in 4 basements
All parking slots are allotted based on optimized travel distance from parking to lift



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	1516
3BHK-W	1980	West	1242	138	136	1516	1516
3BHK-E	2220	East	1242	314	146	1702	1702
3BHK-W	2220	West	1242	314	146	1702	1702
3BHK-E	2210	East	1242	305	146	1693	1693
3BHK-W	2220	West	1242	314	146	1702	1702

Live your Canvas







A graphic element consisting of a thin orange line forming a large, open rectangular frame. Inside the frame, the word 'SPECTRA' is written in large, white, all-caps sans-serif letters. Below 'SPECTRA', the tagline 'LIVE YOUR CANVAS' is written in a smaller, white, all-caps sans-serif font. A small white leaf icon is located in the top right corner of the frame.

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, Gachibowli,
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

— sales@asbl.in

● asbl.in/spectra

● Ph: +91 80690 39998 —

Disclaimer: The images and renders are for reference purpose only