

ASBL<sup>®</sup>  
REALTY OF TOMORROW



S P E C T R A  
LIVE YOUR CANVAS

FINANCIAL DISTRICT, GACHIBOWLI



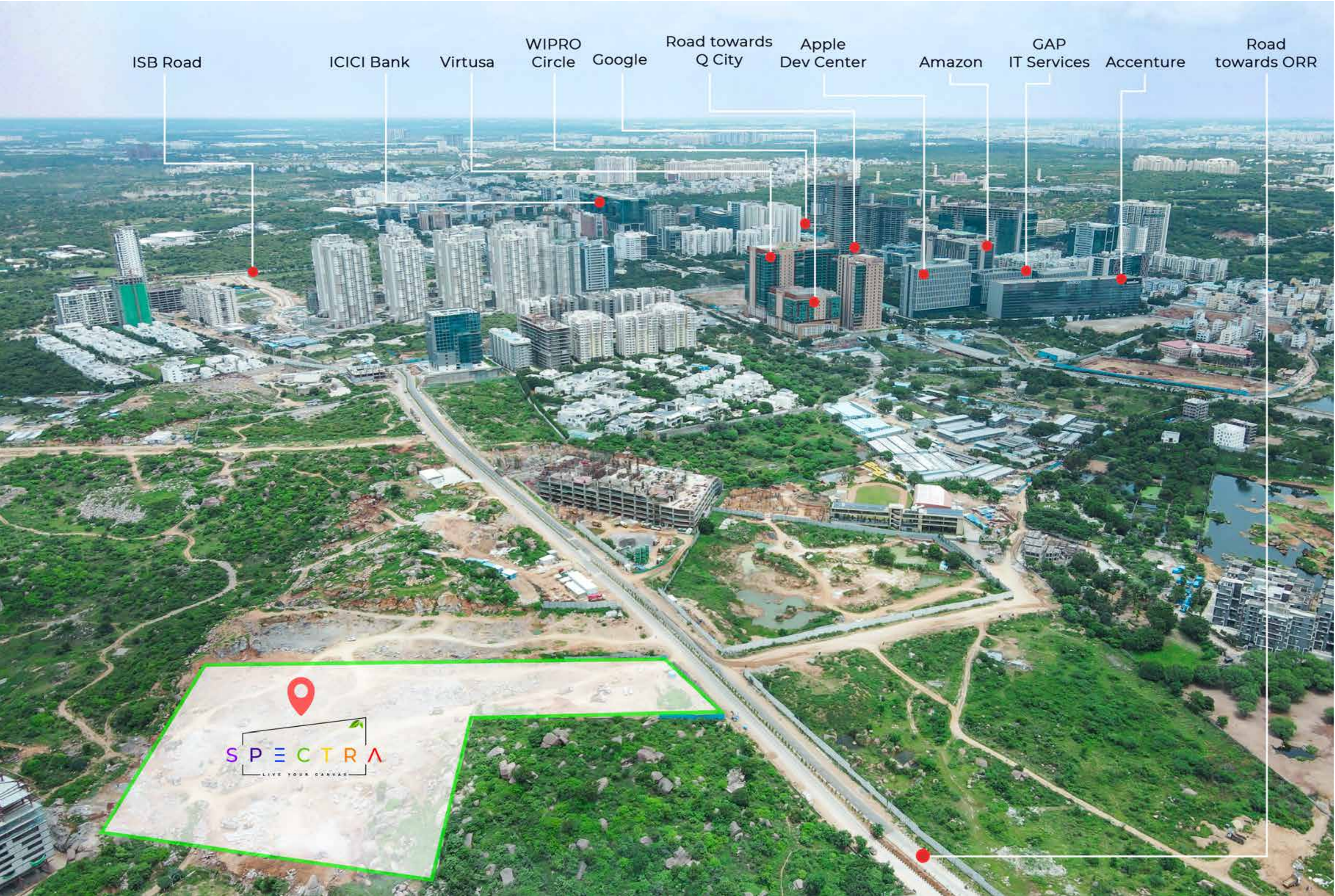
Premium 3BHK units with Outdoor Living spaces

G+39 Floors, 4 Towers

Financial District, Gachibowli

TS Rera No: P02400003071





The world  
at your  
doorstep



## Home /həʊm/ (noun)

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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

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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**

**Move over balconies,  
Experience Outdoor Living Spaces**



SPECTRA

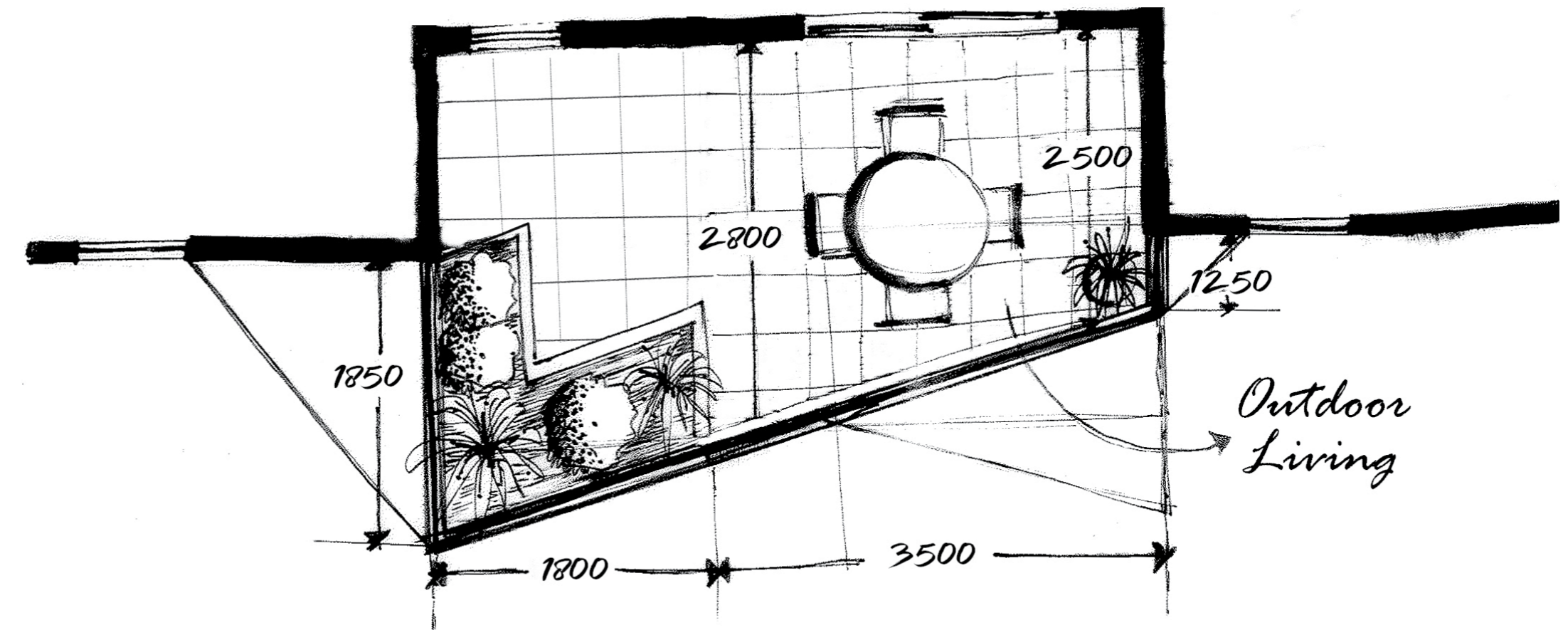
# OUTDOOR LIVING

## Outdoor Living

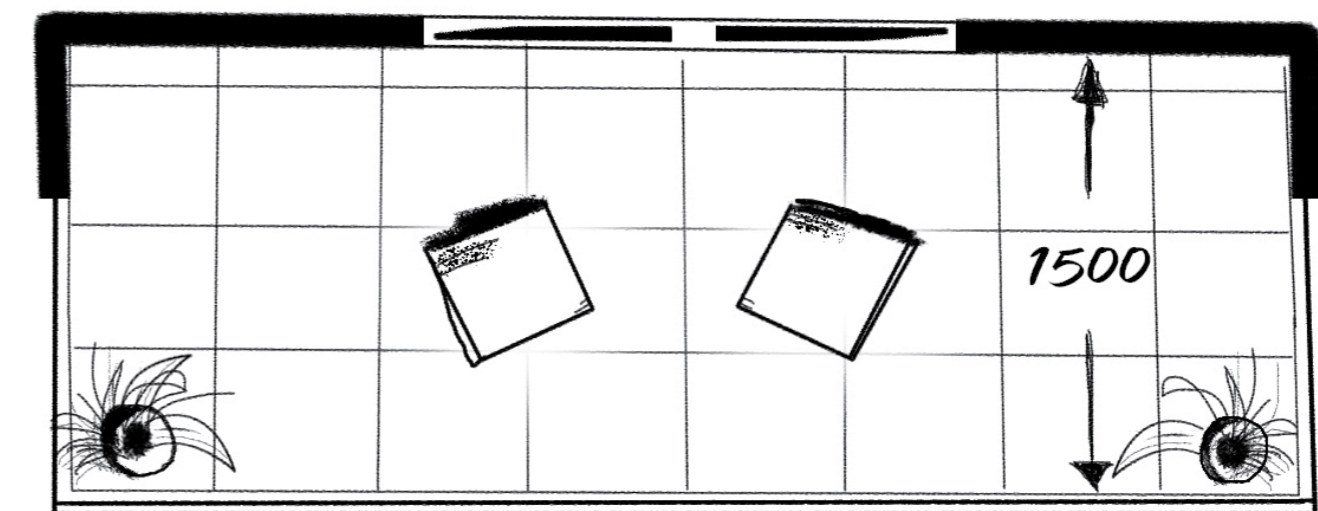
(noun)

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.



Balcony



The new  
nucleus of  
your home



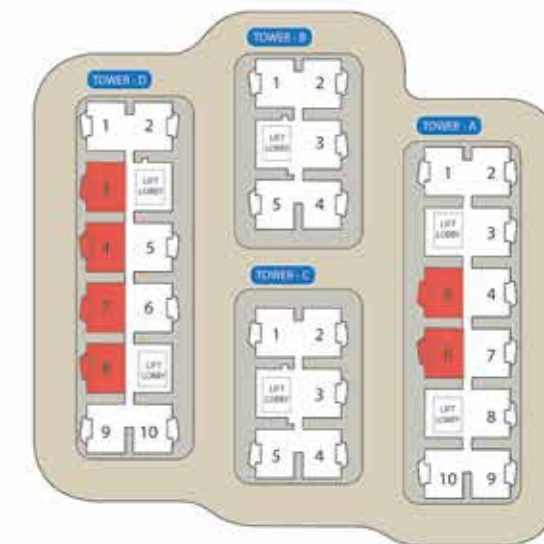
1980 sqft. | 3BHK | EAST | TYPE A



KEY PLAN

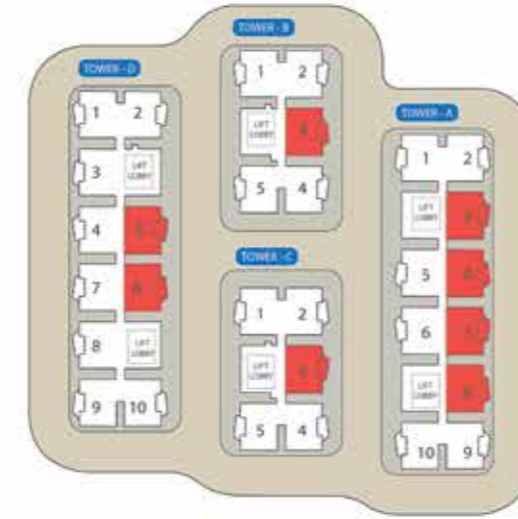
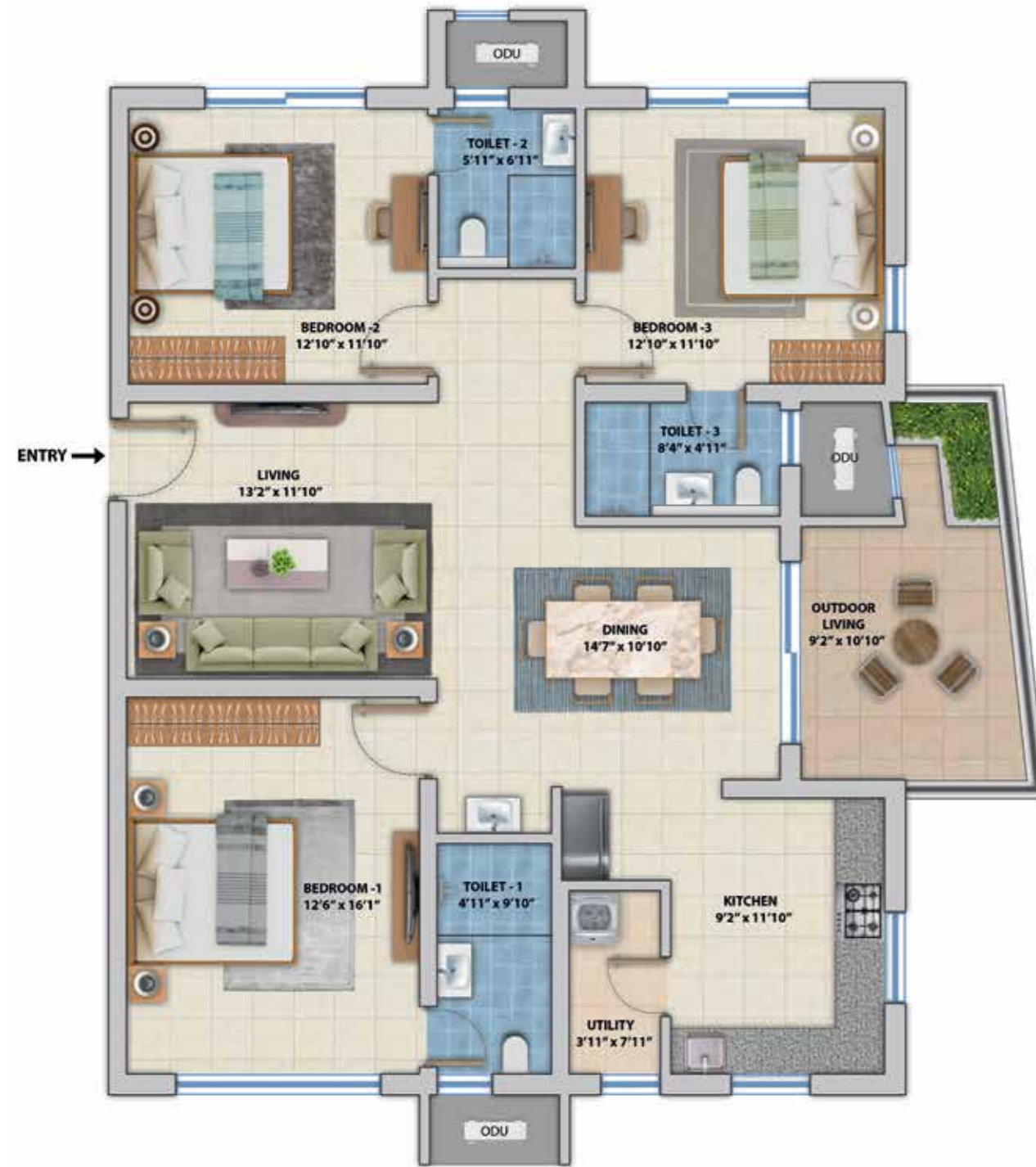


1980 sqft. | 3BHK | EAST | TYPE B



KEY PLAN

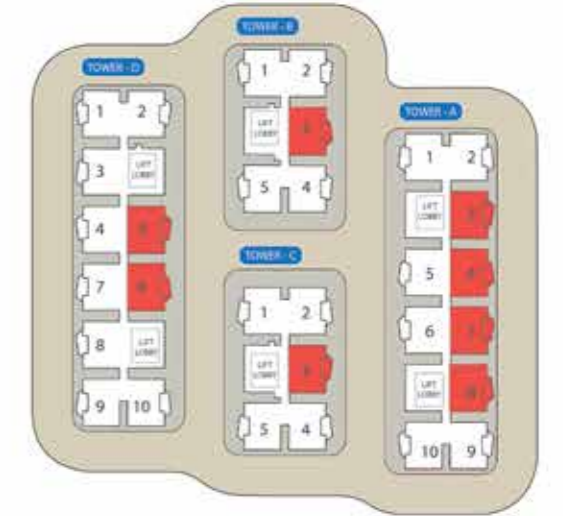




KEY PLAN



1980 sqft. | 3BHK | WEST | TYPE A



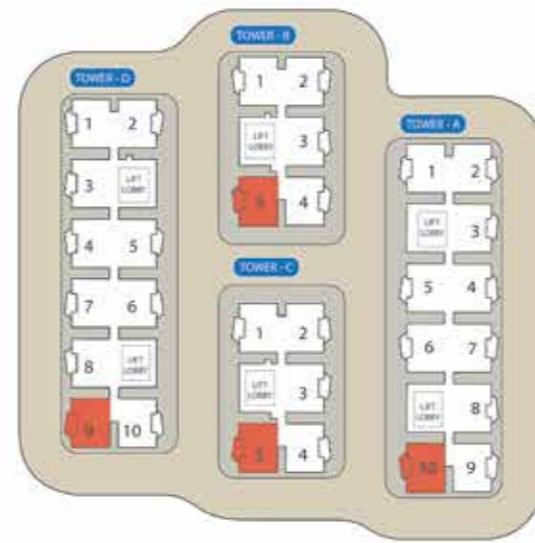
KEY PLAN



1980 sqft. | 3BHK | WEST | TYPE B



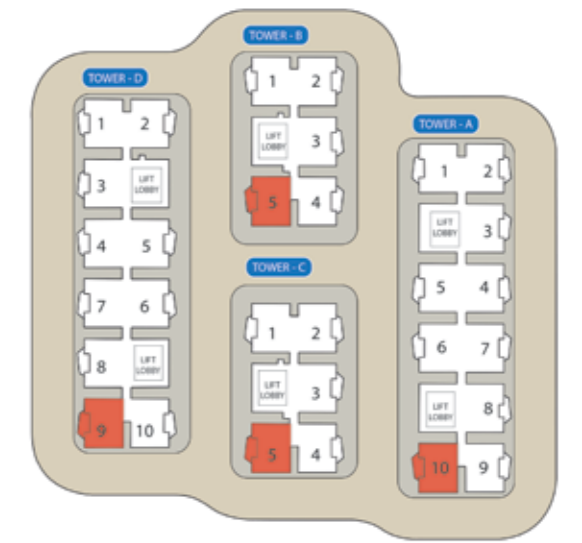
2210 sqft. | 3BHK | EAST | TYPE A



KEY PLAN



2210 sqft. | 3BHK | EAST | TYPE B

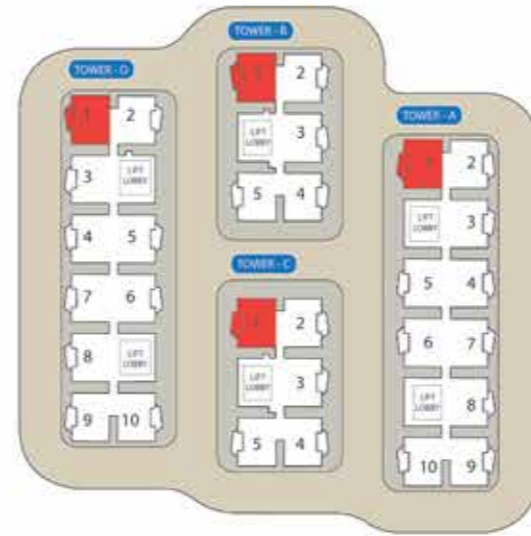


KEY PLAN





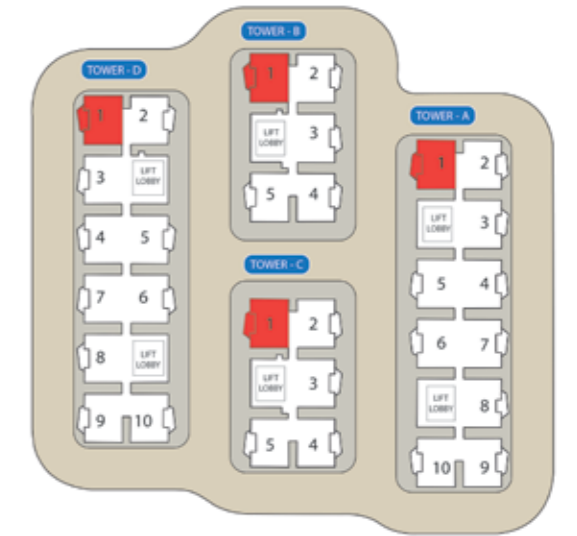
2220 sqft. | 3BHK | EAST | TYPE A



KEY PLAN

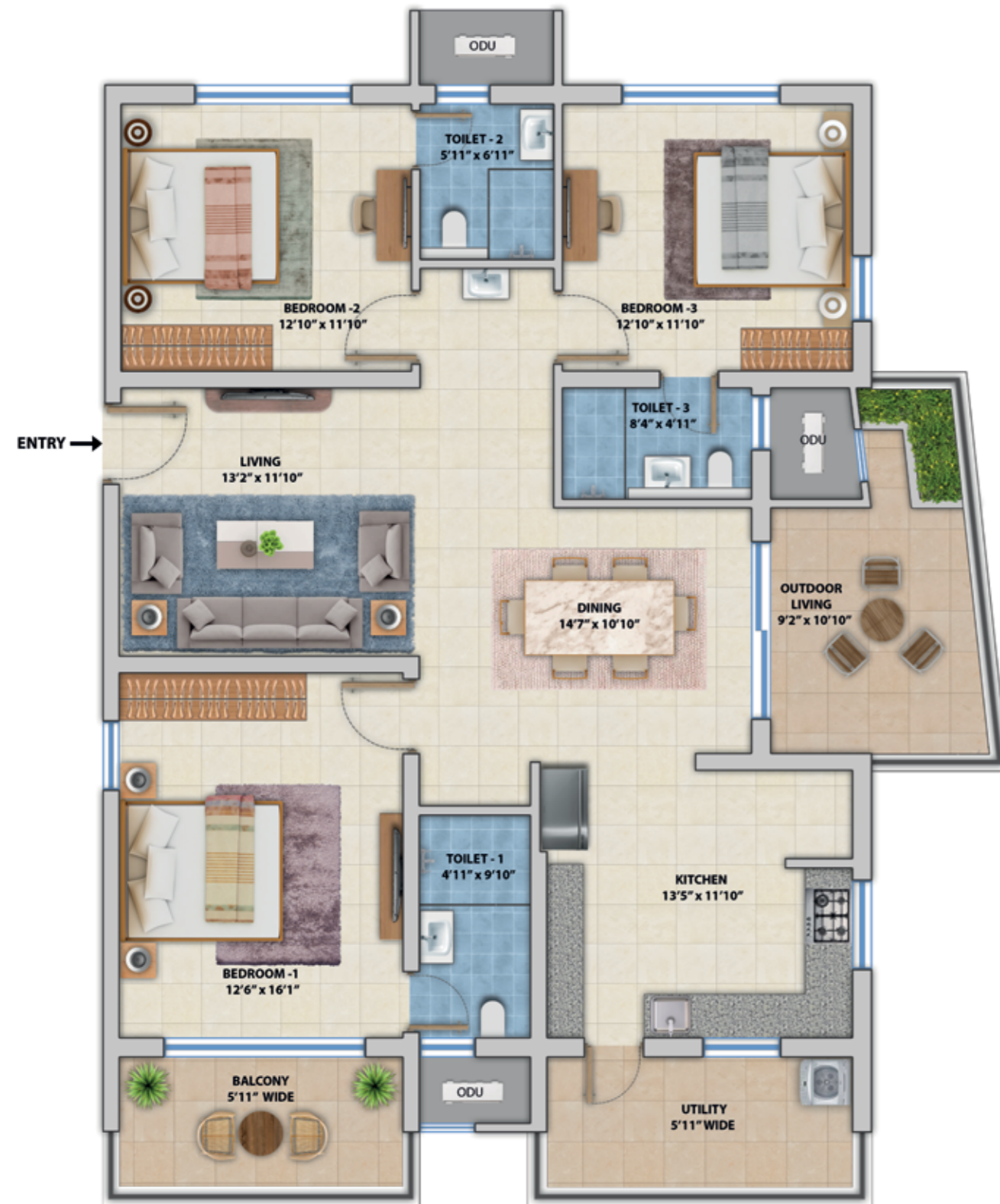


2220 sqft. | 3BHK | EAST | TYPE B



KEY PLAN

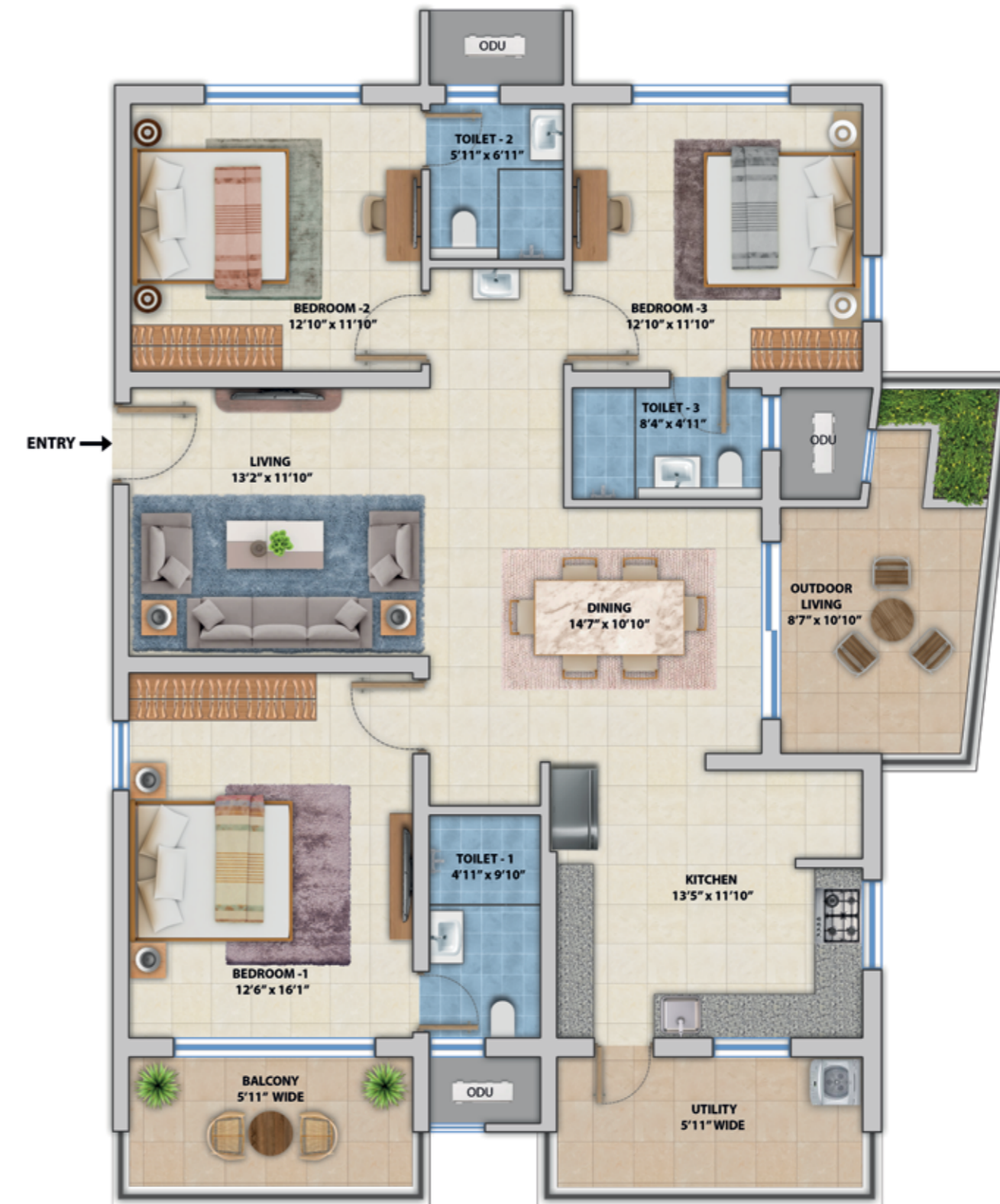




2220 sqft. | 3BHK | WEST | TYPE A



KEY PLAN



2220 sqft. | 3BHK | WEST | TYPE B

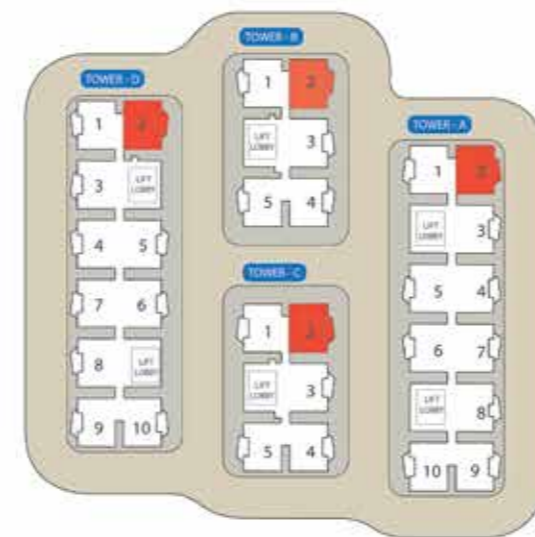


KEY PLAN





2220 sqft. | 3BHK | WEST | TYPE A



KEY PLAN



2220 sqft. | 3BHK | WEST | TYPE B



KEY PLAN





# MASTER PLAN

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





**PATH TO  
SUSTAINABILITY**



*A step  
towards  
a mindful life*

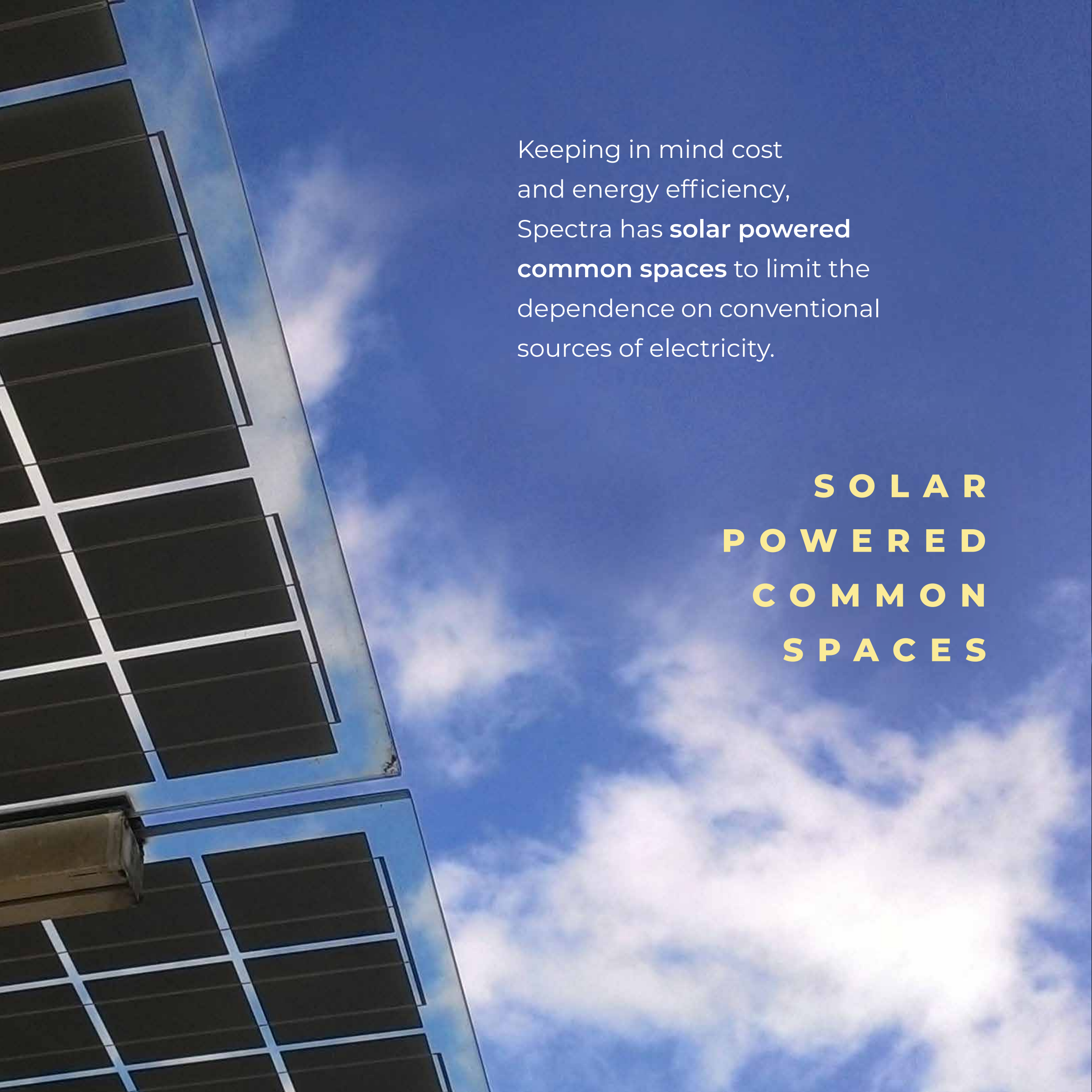
**EV CHARGING PORTS**

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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.

A low-angle shot of solar panels on a roof, with a bright blue sky and scattered white clouds in the background.

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

**S O L A R  
P O W E R E D  
C O M M O N  
S P A C E S**

A close-up shot of a metal pipe pouring water into a pool, creating ripples and splashes on the water's surface.

**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.

**S E W A G E & W A T E R  
T R E A T M E N T  
P L A N T S**



LIVING  
EXPERIENCE

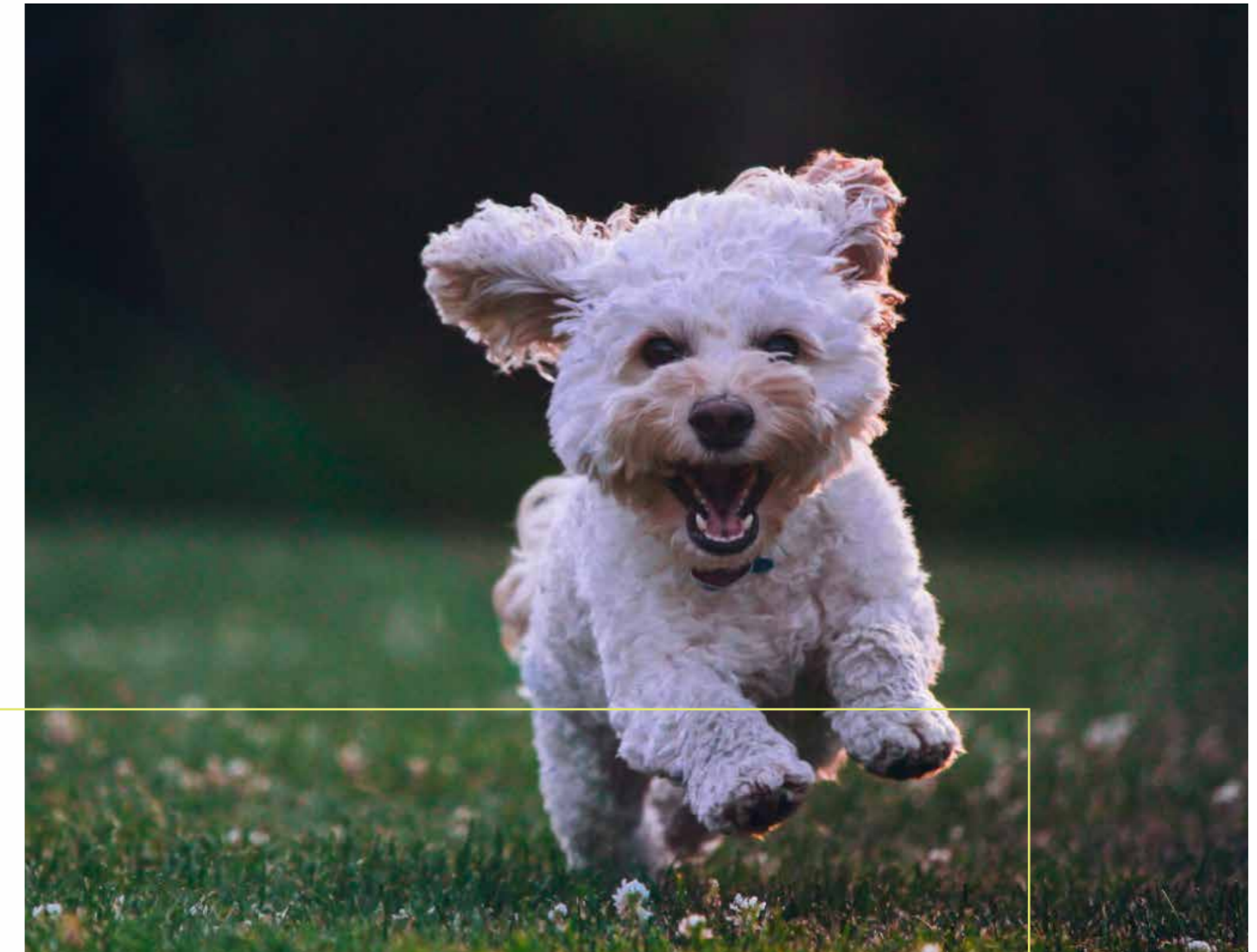


S P E C T R A

## P E T P A R K

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.**

*Celebrating the  
openness of outdoors*



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 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

## 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



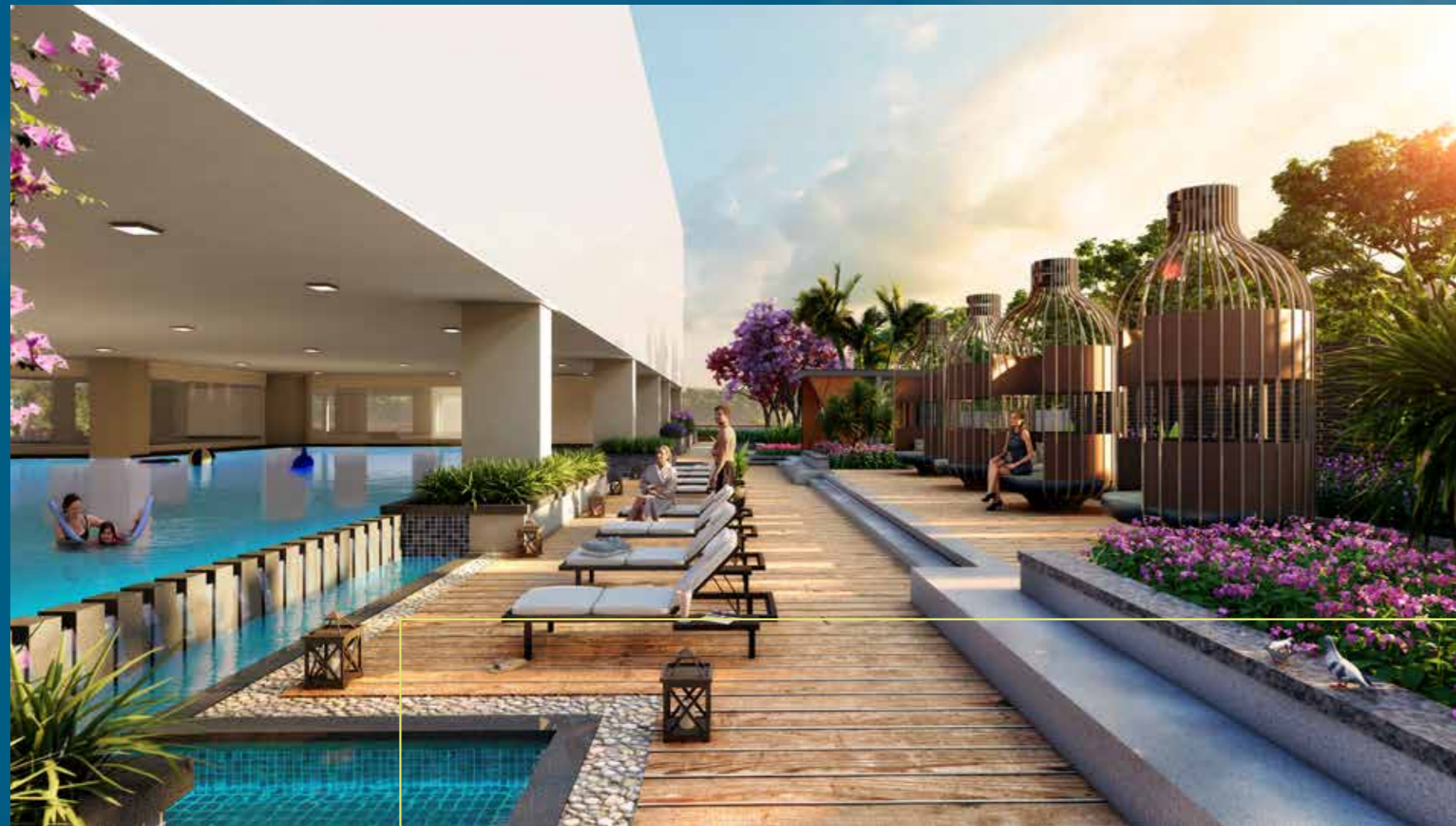
Supermarket



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





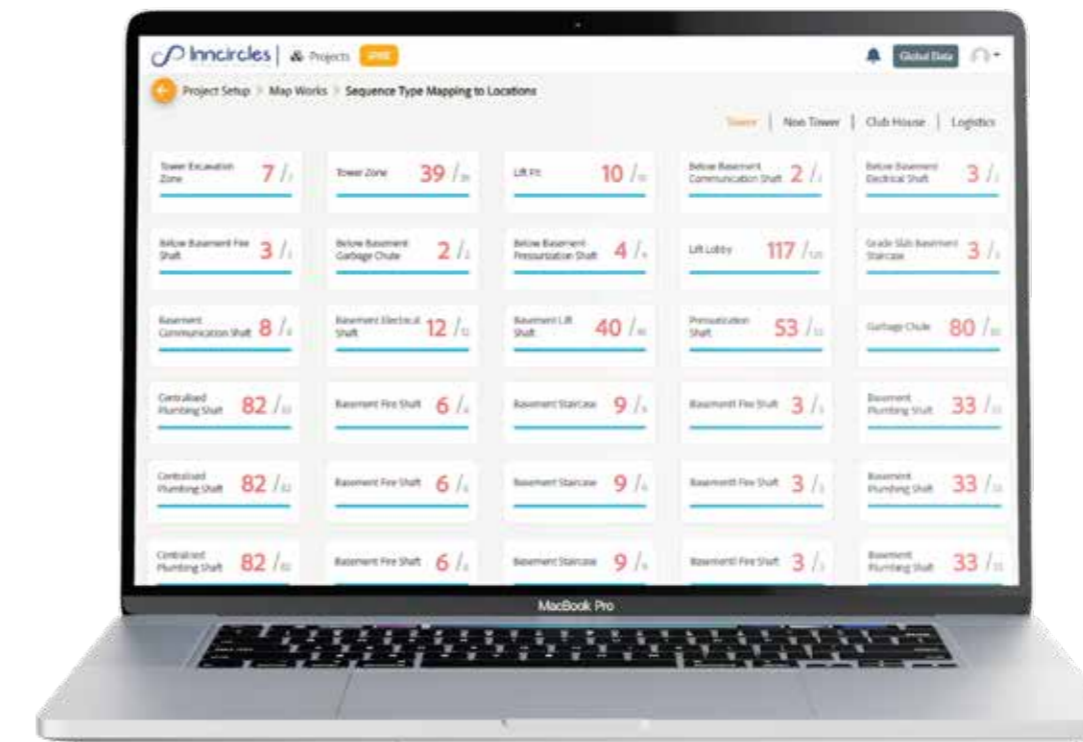
# Creating a Digital Twin

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

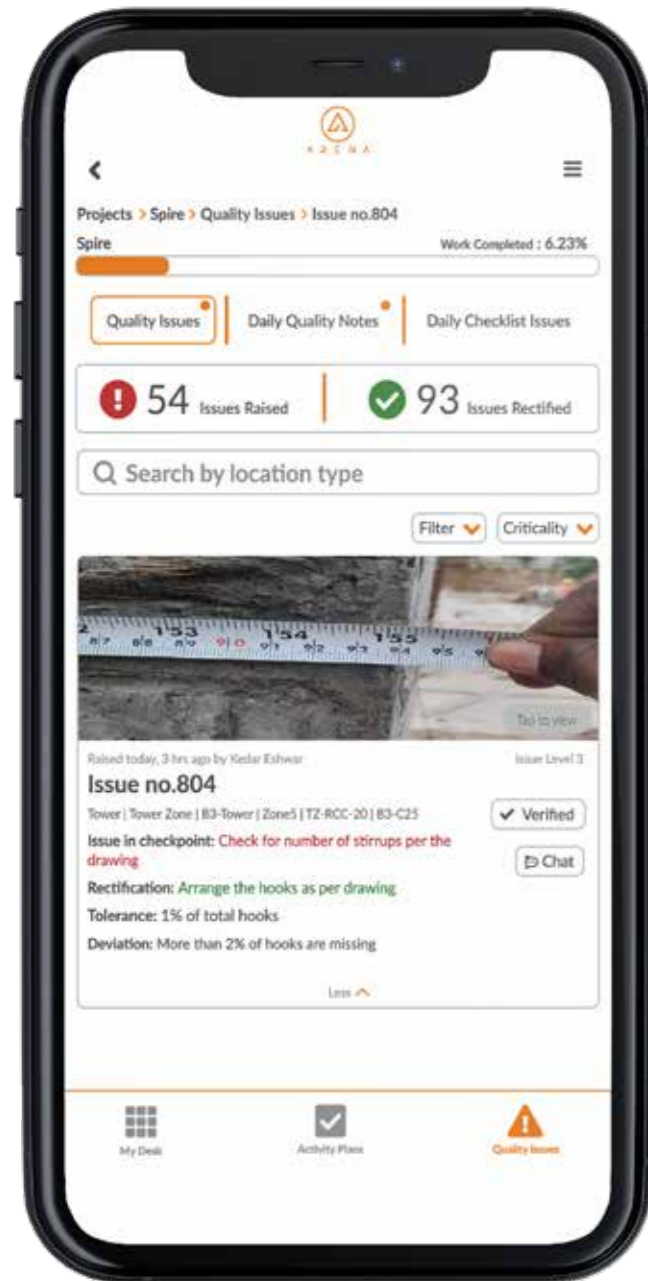
**15 M+**  
man-hours to manage

**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.

Quality is sacrosanct



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.

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



## 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 : 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 : 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

## 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 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

**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

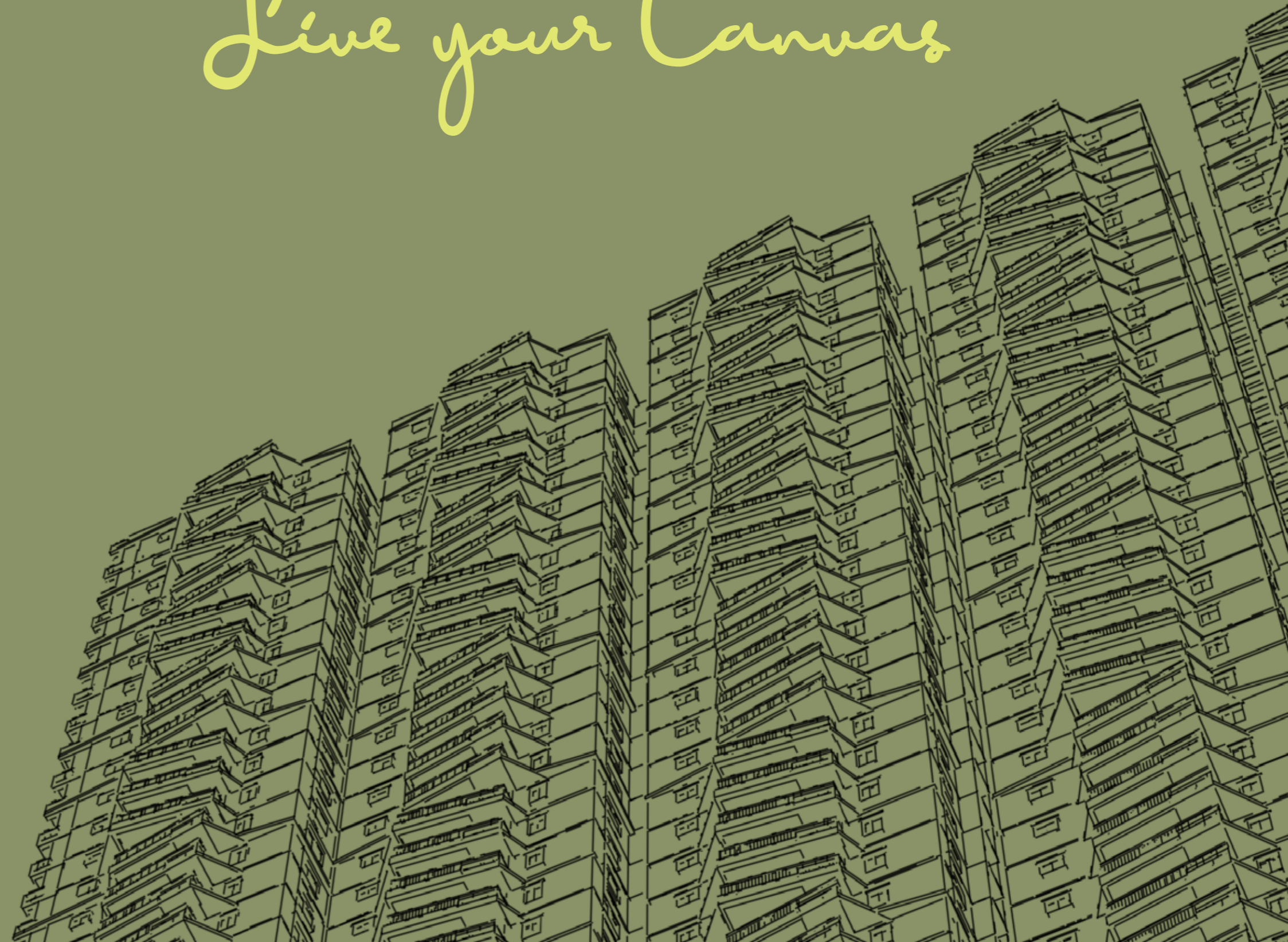
**EV Charging Point** : One charging point will be provided for each flat in their parking space



## 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*

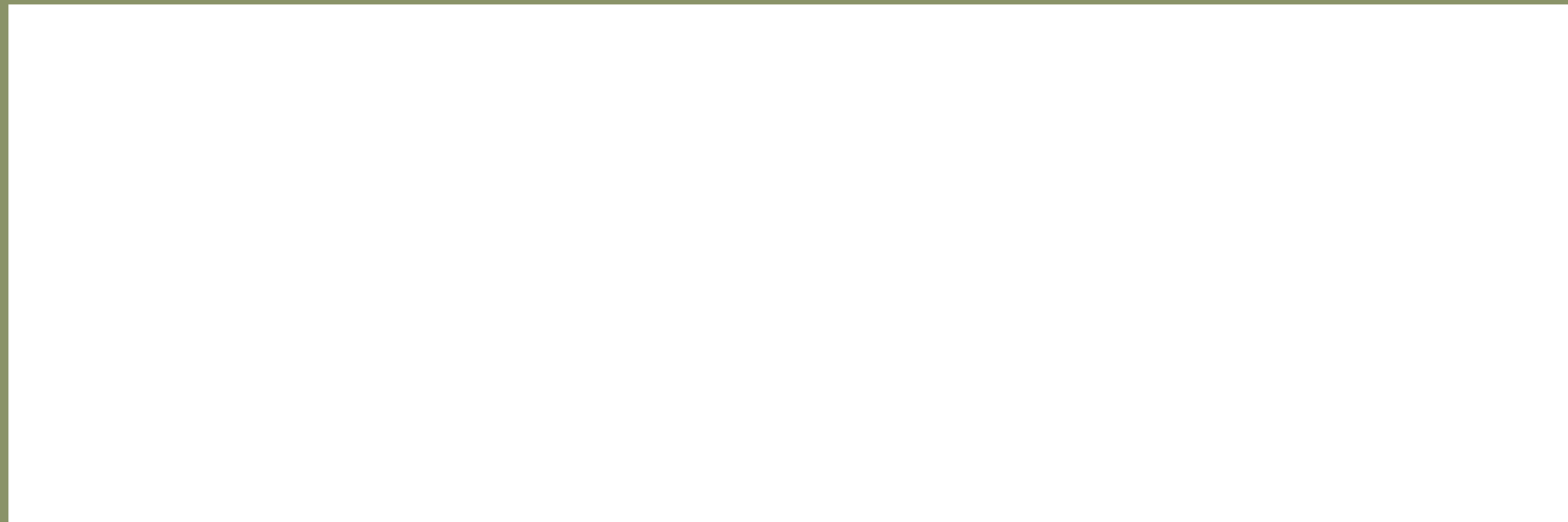




ASBL<sup>®</sup>  
REALTY OF TOMORROW



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



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