



Shot at site



AHAD CITY



About 47 years ago, we began a promising journey of success in building houses and helping build homes. We believe we experience pleasure in the truest sense only when our customers are satisfied.

Nurturing a legacy of trust for over Three generations now, our promise has met Zero Missed Deadlines. For us punctuality is of utmost importance. Steering clear of debts on our credit, we have built a Zero-Debt Company, Ahad has delivered a whopping 228 projects to about 7217 customers. Homes, raise and age families through different time spans. We involve eminent architects and the best materials to create spaces that are conducive to today's changing lifestyles. Smart use of spaces, comfort, aesthetically pleasing designs and quality takes precedence above all for us.

AHAD CITY

Imagine a weekend amid lush green by a flowing stream of water. Built on 50+ acres, Ahad City gives you just that – not only for the weekends; forever! Aiming to provide a serene living area, the project offers premium Villa Plots/Villas, away from the city chaos. With sprinkling water from fountains, different flora and fauna around, this place gives a vibe of a lavish resort. A perfect natural retreat for you!

Ahad city brings you the comfort with luxury of nature in 3BHK Villas with a private garden area for the relaxed weekends. These are a duplex villas with a grand terrace all by yourself keeping your lives larger. Serenity is a bliss and Ahad City aspires to present you the very same.



Built on massive
50+ acres area with
multiple Parks.



30 x 40, 30 x 45, 30 x 50,
40 x 60, 40 x 75 and
various other Dimension
villa plots available



Road cutting is not required,
as Connection Points
(Sanitary, water supply,
Electricity) provided inside all
individual sites.



A Grand Entrance
Gate with a
Security Office.



Avenue of Trees Lined
Up along all roads of
the Layout.



Power saving
street lights.



Concealed Underground
Cabling for Electricity.



Underground Sewage
Lines, Water Lines for
Bore Wells.



Underground Sump &
Overhead Tank.



Rain Water harvesting
mechanism.



Sewage Treatment
Plant as per norms.

MASTER PLAN



AHAD CITY

SPECIFICATIONS



Structure

R.C.C Column Structure up to plinth level & load bearing Concrete block walls.

Masonry Walls

External Walls: Solid blocks 200mm thick.
Internal Walls: Solid blocks 100mm thick (All Partitions).

Flooring

Vitrified tiles of size 600mm x 600mm in Living/Dining and all bedrooms and 300mm x 300mm in kitchen.

Windows/ Sliding Doors

Aluminum three track & Sliding window with mosquito mesh with 4mm glass.

Doors

Entrance Door: Laminated door with Hard wood frame with threshold and 30mm thick Hardwood frame along with SS Handles iron hinges (3nos), tower bolt, safety lock and magnified door eye etc.

Bedroom and Toilet

Flush door with Hard wood frame with 30mm thick moulded skin shutter along with SS Handles iron hinges (3nos) lock, tower bolt and door stopper.

Kitchen

20mm thick Polished Black Granite platform with sink.
Ceramic tiles (300mm x 50mm) 600mm high above the Kitchen platform.

Utility

Wall mounted CP sink cock (Parry/ Jaquar or equivalent. Point provision for washing machine, instant Geyser Inlet and Outlet

Bathroom

-Overhead shower in all bathrooms (Parry/ Jaquar or equivalent)
-Basin with cold water tap (Parry/Jaquar or equivalent)
-Floor mounted European water closet (Parry/ Jaquar or equivalent)
-Tiles dadoing upto 7 feet high. (300mm x 450mm)
-Antiskid tiles for floor (300mm x 450mm)

Water supply pipes

ISI Standards CPVC, SDR 500 litres PVC overhead water tank.

STP

As per project layout design.

Rain Water Harvesting

Adequate number of recharge pits provided to recharge the underground water table.

Painting

Premium/Acrylic interior emulsion for internal walls, Tractor emulsion for ceiling (Asian/Berger or equivalent). External cladding for elevation with burnt clay tiles, fixed in the CM 1:3 as shown in elevation. Water proof paint for external walls.

Steel Works

- Windows- MS grill for aluminum windows.
- Staircase- MS railing with enamel paint along with MS pipe handrail on top.
- Balcony- MS painted designed balcony railings as per design.

Electrification

Fan point one each in living/dining and bedrooms, AC point in all bedrooms, TV and Telephone point in living and all bedrooms.
AEH 3 points in Kitchen and 2 points in utility area.
BESCOM Power: 3BHK-4KVA
Modular switches (Polycab/Anchor/Havells or equivalent)
Distribution board (DBs) with MCCB

UPS

Provision for UPS.

Garden and Pavers

As per drawing.

Compound

Pre-casted cement concrete grill 3feet high for partial compound as per design.

PROPOSED VILLA PLAN



30 x 40 East facing
GROUND FLOOR

01	Bed	9'-4" x 11'-6"
02	Toilet	4'-6" x 8'-0"
03	Kitchen	7'-6" x 8'-6"
04	Dining	12'-4" x 9'-6"
05	Living	13'-6" x 12'-0"
06	Portico	11'-11" x 17'-6"

Note: Interiors not part of the offer

PROPOSED VILLA PLAN



30 x 40 East facing
FIRST FLOOR

Total Built up area: 1407sqft

01	Bed	9'-4" x 11'-6"
02	Toilet	6'-0" x 5'-8"
03	Toilet	6'-0" x 5'-8"
04	Bed	10'-2" x 12'-0"
05	Terrace	10'-2" x 22'-2"

Note: Interiors not part of the offer



Location - Off Mahadevpura Road

10 Minutes from
Manipal Hospital

4 Kilometers from
Rajiv Nagar



#80, "Ahad Pinnacle" 1st Floor, 5th Main, 2nd Cross, 5th Block,
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Note: All measurements are block to block, including plastering thickness.