



*Experience Spanish Themed*  
Tranquil Living in Mysore





## ABOUT AHAD



About 48 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 229 projects to about 7268 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 BUILDERS, BUILDING THE FINEST HOMES IN MYSORE SINCE 1975

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**5.5 Million+**  
SQ. FT. OF DEVELOPMENT

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**7268+**  
HAPPY CUSTOMERS

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## WHY INVEST IN LAND?



High appreciation potential



Secure and tangible investment



Non-volatile, unlike other asset classes



Today's investment will transform into tomorrow's family heirloom



A plot offers you the freedom to build your home the way you want and when you want

## WHY INVEST WITH A PREMIUM BRAND, AHAD BUILDERS?



Trust committed to you



Quality that is built to last



Hassle-free documentation and clear titles



Assured 1 year maintenance



Risk-free investment that assures good capital appreciation



Actual shot of Ahad City

# MYSORE-THE CITY OF PROGRESSION



Mysore, known for its heritage and abundant royal charm is also a symbol of comfort and independent living. In this land of great legacy Ahad Hills stands tall as a beacon of celebration. Celebration of life itself.

## Connectivity and Development:



The newly laid 10 lane Bangalore-Mysore express way. Travel from Bangalore to Mysore in just 90 mins.



Expansion plans of the existing Airport in Mysore.



Mysore being one of the cleanest city in India has maintained its reputation for its heritage and infrastructure.



Proposed IT Hub - Major MNCs like Wipro, Infosys are planning to expand to Mysore.



A complete blend of greener pastures combined with rich culture and meticulously planned infrastructure makes Mysore as a promising investment destination.



Upcoming International Cricket Stadium.



Industrial Growth - Upcoming 750 Acres Industrial hubs for major players like TVS, Carlsberg, Asian Paints, Pepsi and Parle are being worked on.



Tourism Push for Mysore - Tourism has been given a push by Government and Mysore has a footfall of 37.8 million visitors every year.



State government has approved 55 medium and large industries generating 60,000+ job opportunities.



The KIADB has proposed acquisition of over 5500+ acres for developing new industrial areas.



Proposed Film city is going to boost the tourism sector of the heritage city it will provide employment to over 5,000 people.



WHEN THE  
ELEMENTS  
OF NATURE  
COME  
TOGETHER,  
TO CREATE  
PURE MAGIC.



**WELL CONNECTED**  
OFF RING ROAD



**VERDANT GREENS**  
35+ ACRES OF LUSH GREEN



**NEO CLASSICAL DESIGN**  
3 BHK PREMIUM VILLAS

# DISCOVER 35+ ACRES OF PARADISE



Welcome to our villa plots township nestled amidst the lush greenery of Mysore, our 35+ acre villa plots township offers you the perfect canvas to paint your dreams. With spacious and thoughtfully designed villa plots, modern amenities, and a serene environment, you can craft your ideal lifestyle here.

Ahad Hills offers you with pristine natural beauty in a gated community specially designed for security and peace of mind. Its manicured garden and parks with abundant open spaces for recreation gives you a feel of resort type living.





# INTRODUCING AHAD HILLS



**30x40, 30x45, 30 x 50, 40 x 60, 40 x 75 Dimension villa plots available.**

Spacious villa plots with various dimensions, customized according to your requirement. There are various dimensions of sites to suit your style. Infrastructure ready plots for hassle free construction. Approved by local authorities.

# PROJECT SPECIFICATIONS



Built on massive 35+ acres area with multiple parks.



30x40, 30x45, 30x50, 40x60, 40x75 Dimension villa plots available.



Road cutting is not required, as connection points (Sanitary, Water supply, Electricity) Provided inside all individual sites.



Concealed Underground cabling for Electricity.



Underground Sewage Lines, Water Lines for Borewells.



Underground Sump and Overhead Tank.



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



Rain-water Harvesting mechanism.



Sewage Treatment Plant as per norms.



Power Saving Street Lights.



A Grand Entrance Gate with a Security Office.

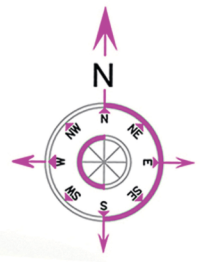


CCTV Surveillance



FTTH Facility

# MASTER PLAN



BREATHE PURE  
EVERYDAY WITH 2000+ TREES



# CLUBHOUSE

TO LIVE EXPANSIVE, GREEN AND HEALTHY

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# AMENITIES



1. Club House
- 2 Fountain & Waterbodies
3. Children's Play Area
4. Gazebo
5. Cricket Practice Pitch
6. Walking/Jogging Track
7. Multipurpose Court
8. Hammock Garden
9. Theme Based Parks
10. Yoga Lawn
11. Senior Citizen Zone
12. Outdoor Gymnasium

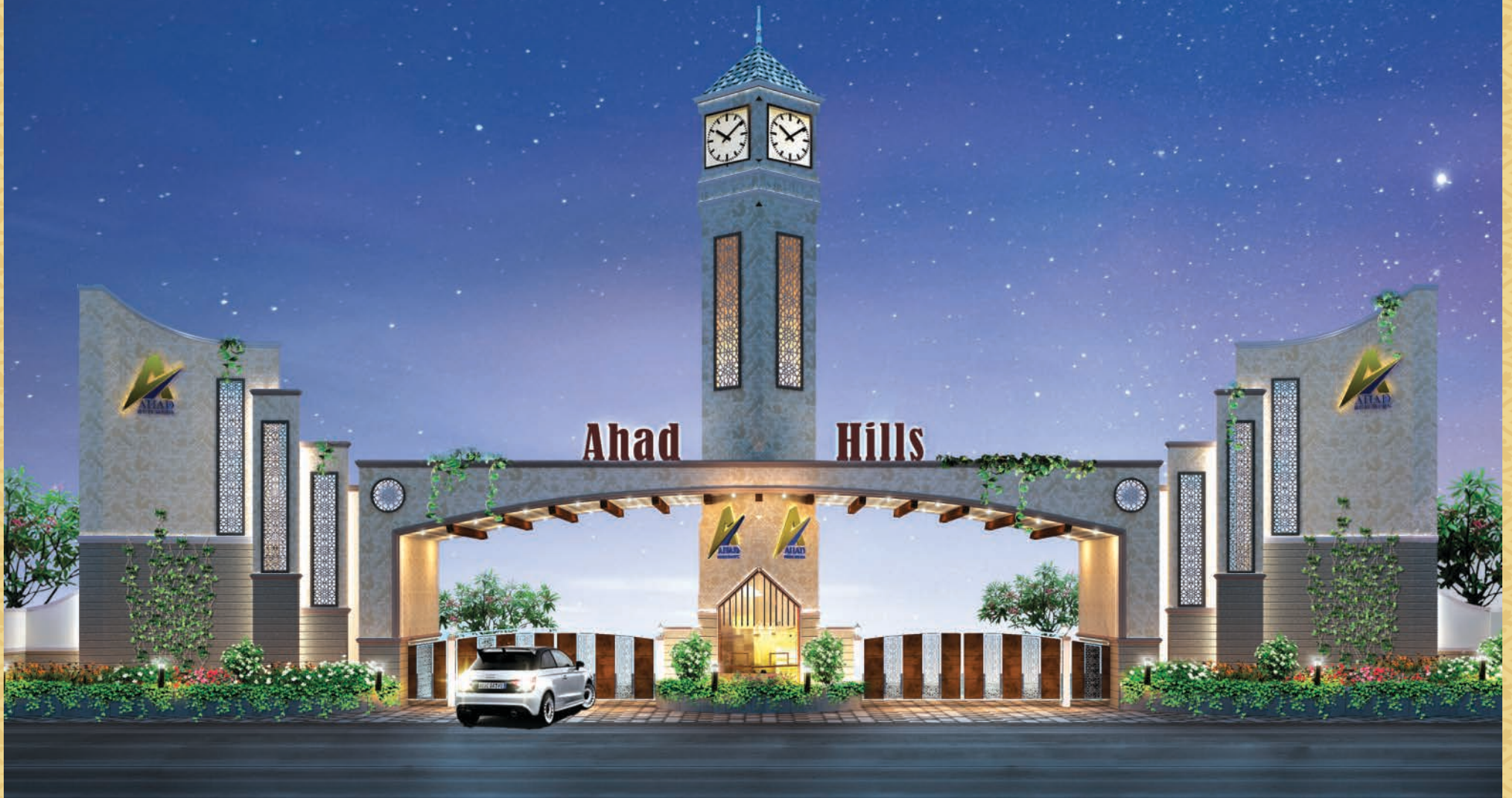








STEP INTO A  
*Blissful Haven*



# STAY CONNECTED

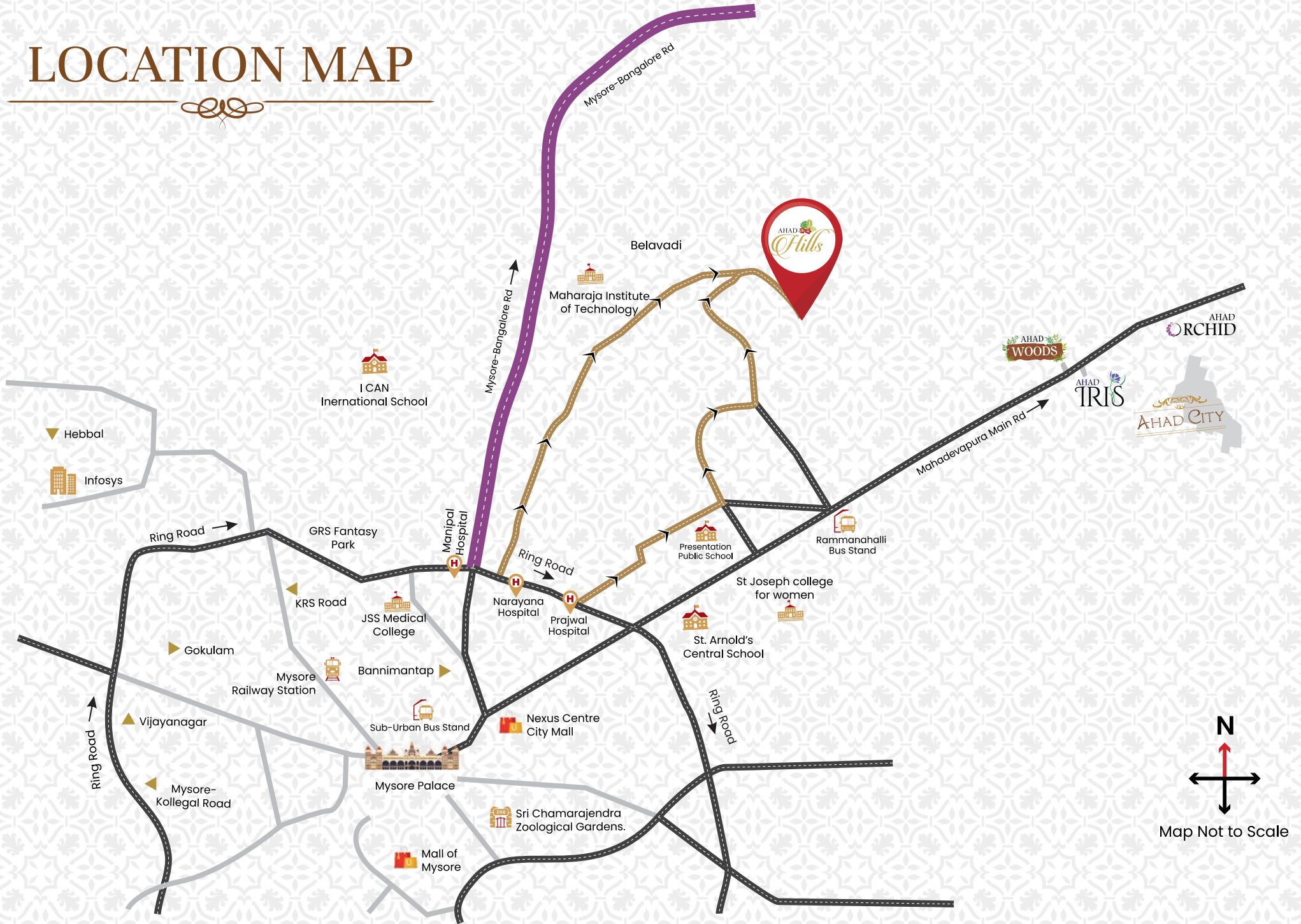


Ahad Hills is located off ring road which is well connected to Mysore city's major residential localities & commercial hubs.

The township is well connected to all major educational, health care & shopping/recreation facilities. There are more than 5 schools, educational institutes, engineering colleges, medical colleges in close proximity. The project is well connected with easy access to hospital & health care facilities, shopping & entertainment hubs.

Mysore Palace	12 km
Sub-Urban Bustand	10 km
Railway Station	11.8 km
Airport	21 km
Narayan Hospital	7.5 km
Ring Road	5.5 km
Prajwal Hospital	5.5 km
Maharaja Institute of Technology	3.8 km
Manipal Hospital	10 km
JSS Medical College	10 km
St. Joseph's Central School	10 km
St. Joseph's Hospital	10 km
St. Arnold's Central School	4.5 km
Presentation Public School	4.5 km
Nexus Centre City Mall	9 km

# LOCATION MAP



# VILLA



Shot at site

# VILLA



Shot at site

# VILLA 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.

# FLOOR PLAN



30 x 40 East facing  
GROUND FLOOR

Note: Interiors not part of the offer

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"



# FLOOR PLAN



30 x 40 East facing  
FIRST FLOOR

Total Built up area: 1407sqft

Note: Interiors not part of the offer

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"





# OUR RECENT BANGALORE PROJECTS



# OUR RECENT MYSORE PROJECTS

AHAD CITY



AHAD WOODS



AHAD ORCHID



AHAD IRIS





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\*Disclaimer: The plans specifications, costs, images and other details are only indicative. Ahad reserves the right to change any or all based on its discretion and without notice. The written material does not constitute an offer or commitment of any nature. Communication include anticipatory impressions and the final outcome may vary

Note: All measurements are block to block, including plastering thickness.