



Phase 1: RERA Reg. No. TN/35/Building/0046/2024  
<https://rera.tn.gov.in/>



Web: [ashianahousing.com](http://ashianahousing.com)

Project is Mortgaged with and Funded by Bajaj Housing Finance Limited. No objection certificate/  
permission to mortgage from Bajaj Housing Finance Limited will be provided for sale of flats



# FEELS LIKE Paradise



FEELS LIKE  
Paradis

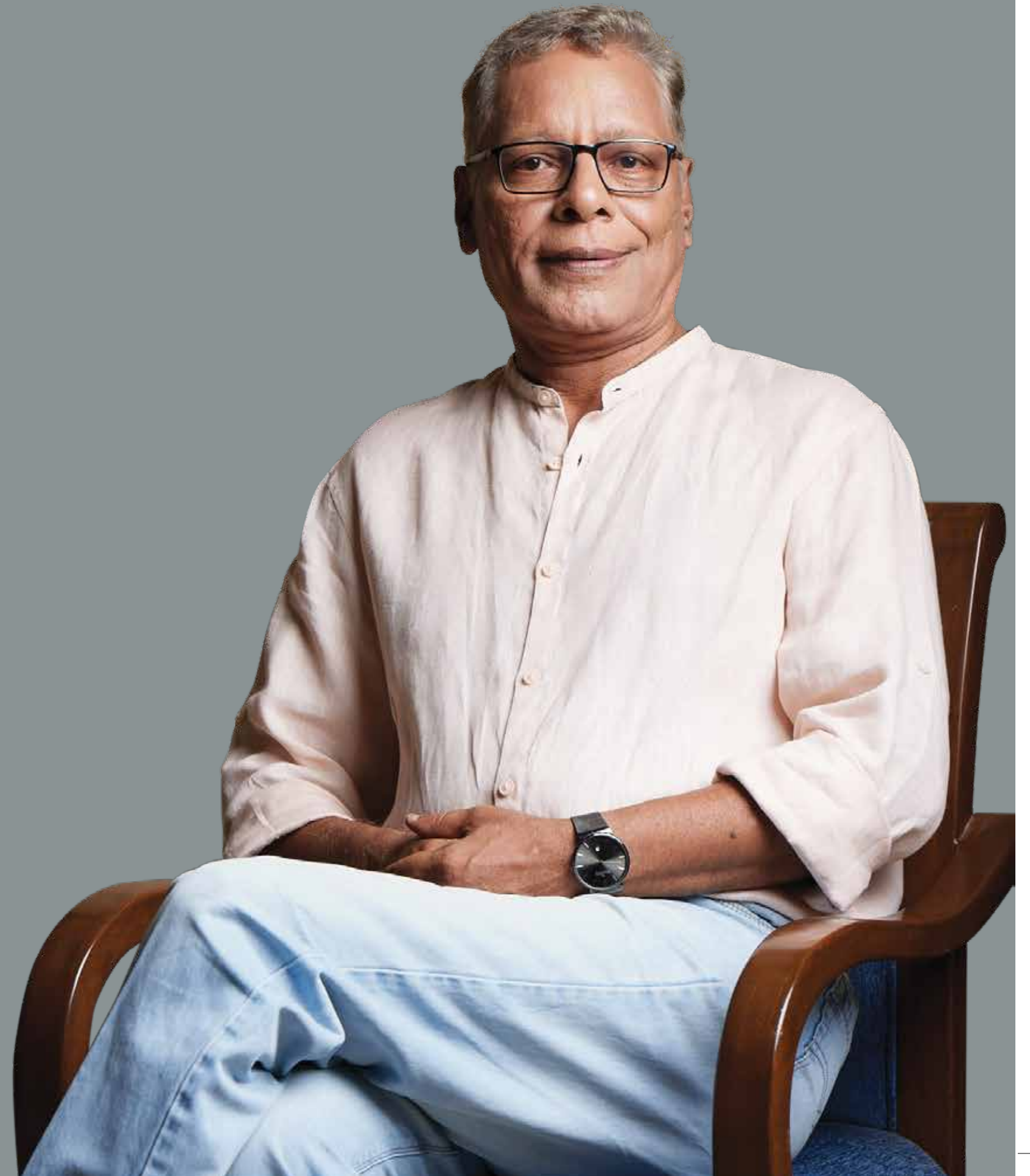
From  
The Makers  
*of* Ashiana  
Shubham

Introducing Ashiana Vatsalya, the second senior living community in Chennai and the eighth in India by Ashiana Housing. Recognized as the No.1 Senior Living 7 times in a row by Track2Realty, we believe that “Old age should be a time to celebrate”. Our mission is to foster independence and an active community life for seniors. Welcome to Ashiana Vatsalya, where you feel like...



“From the moment  
we stepped in,  
we felt like  
we belonged here.”

-Mr. Kishore Bhuvaragha Subramanian








WHERE  
RETIREMENT IS  
The Dawn of  
a New Life  
Adventure

Actual residents of Ashiana.



A vibrant photograph of three elderly men jumping into a swimming pool. The man on the left wears a yellow t-shirt and dark blue shorts. The man in the middle wears a light blue patterned short-sleeved shirt and light blue shorts. The man on the right wears a blue patterned short-sleeved shirt and blue shorts. They are all wearing sunglasses and have joyful expressions. The pool is a deep blue, and the background shows a modern house with large windows and a clear blue sky.

WHERE  
EVERY DAY  
Feels Like  
A College  
Reunion

Actual residents of Ashiana.





# WHERE EVERY DAY Feels Like Paradise

As you walk into Ashiana Vatsalya, you'll feel a wonderful calm setting over you, like you were coming home. Pause. Breathe. Take it all in. The gentle breeze you'll feel carries the whiff of freedom. Welcoming you to come just as you want to be.

Come wander. Wonder. Explore. At your own unhurried pace. As you discover a new version of yourself while enjoying the company of those who are doing the same. The best part is that, you get to do it together. Revelling in moments. Making new memories. And living an active and fulfilling life.

Retirement has never been more enriching and liberating. Maybe that's what paradise is always meant to be like.

Actual residents of Ashiana.





# FEELS LIKE A Magical Place

Remember when you wanted to wake up and be greeted by the most picturesque surroundings every day that instilled a sense of serenity and joy. This is that day and this is that place. It is a unique location that offers tranquillity and peace from the moment you step in. And step out of your home in Ashiana Vatsalya.

Panoramic lush green hills nestle a shimmering lake that's made for morning walks and evening strolls; picnics in the afternoon, and dates under the stars at night. Here, solace will greet you from the very arms of Mother Nature. And you will be charmed, soothed, and rejuvenated. It'll feel magical.

Actual view from Ashiana vatsalya.





# FEELS LIKE Mother Nature's Embrace

Sit on one of the many benches that dot Ashiana Vatsalya and look around. You'll soon realise that green is our favourite colour. So much so, that we've dedicated 4.8 acres to it. These green spaces are specifically designed to draw you out of the corridors and into the beautiful outdoors, keeping you engaged in various activities and promoting an active and healthy lifestyle.

Gather your friends and stroll down shaded avenues that feel invigoratingly pure. Or sit down on the lawns and let the earth remind you of the joy of nature. Here, nature is at its finest, ready for you to soak in and become one with. It welcomes you with open arms. Experience the joy of living amidst nature, where green is not just our favourite colour, but a way of life.

Actual residents of Ashiana.





## FEELS LIKE An ActiveLife®

A life of activity greets you, and the salubrious surroundings always uplift your mood. All stress will disappear as you feel the pressure-relieving ground under your feet. We have created restorative outdoors with activities like an acupressure track, outdoor gym, a figure-of-8 walking path, and much more to add to your sparkle as you roll back the years with your new-found energy. Look around the lovely environs, sweat it out, reflect, and contemplate. Let time run slower, as you have a lot to explore.

Actual residents of Ashiana.



A woman with dark hair tied back, wearing a light purple t-shirt, is in the foreground, holding a bow and arrow, ready to shoot. She is smiling. Behind her, an older man with grey hair and a mustache, wearing a light green polo shirt, is also smiling and looking on. They are in a park-like setting with many green trees in the background. The lighting is bright and natural, suggesting daytime.

## FEELS LIKE THOSE Sporty Days

Rediscover the magical touch of yore as you find joy with your newfound passion. The opportunity to forge new friendships now unfolds on the turfs and fields, where you can engage in friendly competition. Time will fly as you revel in games that keep your spirits soaring.

That's why we've ensured that you have a vast expanse of sporting facilities, fully equipped and ready whenever you're in the mood for a match.

Bring along your friends and your competitive spirit, and indulge in various games such as badminton, tennis, cricket, croquet, lawn bowling, basketball, cycling, and even archery. This is where the real fun begins.

Actual residents of Ashiana.



# FEELS LIKE Unsurpassed Leisure

There are those times when you feel the need to celebrate in the company of like-minded individuals or relax with a book. A sprawling club of approx. 42,000 sq ft. will be your ally in your endeavour to socialise and enjoy time by engaging in your favourite activities, be it Carrom, Jenga, Cards, Art & Craft, and much more. It will become the den for seniors whose love for music and dance is exhilarating.

Let your hobbies be your guide at Ashiana Vatsalya towards further times of pleasure with delightful conversations to discuss matters past and present. Turn over the pages as others join you for chats that create an air of delight.



Actual residents of Ashiana.



# FEELS LIKE Sheer Delight

At Ashiana, each dish captures the essence of homemade goodness. We understand that you might not always be in the mood to prepare your food so we are always prepared for your convenience. When you want to dine at home in the company of your friends, you can call for us, and we will ensure that our meals fill you with gladness.

Actual residents of Ashiana.



“The wonderful  
times only seem  
to get better  
and better.”

- Mrs. Janaki Ramani





A group of elderly residents are gathered outdoors for a festive celebration. In the center, a man in a pink shirt is kissing a woman in a maroon sari on the cheek. They are holding a bouquet of flowers. To their left, a woman in a pink sari is clapping. To their right, a man in a white shirt and a woman in a red sari are also clapping. In the foreground, a wooden table is set with a chocolate cake, orange juice, and flowers. The background is decorated with colorful bunting and hanging ornaments.

# FEELS LIKE Festivity

At Ashiana, life itself is a grand celebration, a never-ending festival. Each festival presents an opportunity for our diverse community to come together, united by a shared sense of camaraderie. This beautiful tapestry of varied cultures celebrates all occasions and activities, be it watching a movie together or planning the decorations for the upcoming festival, with equal enthusiasm, expressing themselves with passion and grandeur.

For those who find joy in expressing themselves through art and creativity, our annual festival, 'Jashn' provides the perfect platform. The unique bond among our members allows them to weave together their different hopes and dreams, rejoicing in a shared spirit of celebration. At Ashiana, we don't just live, we celebrate life in all its vibrant hues.

Actual residents of Ashiana.





## FEELS LIKE Divine@ Bliss

At Ashiana Vatsalya, our temple is a sanctuary of peace and unity. It's a place where everyone is welcomed, and all beliefs are respected. Whether you seek solace, prayer, or community, find it here in our temple, your spiritual home.

Actual residents of Ashiana.



A photograph of five women of various ages (from young to elderly) standing in a grassy park with palm trees. They are all smiling and blowing bubbles. The woman on the far left is wearing a blue patterned shirt and glasses. The woman next to her is older, wearing a floral patterned shirt. The woman in the center is wearing a white button-down shirt. The woman next to her is wearing a yellow patterned shirt. The woman on the far right is wearing a pink striped shirt. Bubbles are floating in the air around them.

# FEELS LIKE True Celebration

Relax into a routine of rest and activity at your leisure. When your rejuvenated version meets your closest neighbours and friends over daily activities and month-end parties, celebrations will be even better.

Happiness abounds as you indulge in curated activities to bring you together and get the conversation started by specially-assigned Activity Managers. Whether aqua walk, zumba, theatre, or a comedy show, you would want to be part of everything.

Actual residents of Ashiana.





## FEELS LIKE Home

Home is where the heart is, and at Ashiana Vatsalya, we've taken this to heart. Each home is meticulously designed with seniors in mind, creating a safe haven equipped with practical and accessible facilities that ensure effortless living.

Our homes are built with round-edge walls, skid-resistant tiles, grab rails in washrooms, cove lighting to reduce strain, night lamps, etc., providing an environment where safety is paramount. This allows you to navigate your home freely and at your own pace, day or night.

The entrance of each apartment is thoughtfully designed to provide a space for everyday essentials, keeping them within arm's reach. Moreover, the design and layout of all Ashiana Senior Living communities are wheelchair-accessible.

Inside your home, the interiors are laid out with a walk-in storage along with the kitchen, offering you the freedom to use the space as you please. The master bedroom has an extra window to help you feel the breeze all day long. The spacious balconies serve a dual purpose, they are perfect for indulging your green thumb and also act as an extension to the living area during social gatherings.

Actual residents of Ashiana.



“The ambience is  
truly rejuvenating  
for the body  
and mind.”

-Mrs. Kameshwari





# FEELS LIKE BEING Looked After

You deserve all the peace and comfort, and we have made every attempt to ensure that all hassles are avoided. Our in-house maintenance team is always available, taking care of everything from plumbing and electrical issues to garbage disposal and bill payments, so you never have to lift a finger. Our unique moving-in service ensures a smooth transition into your new home. We'll help you settle in and introduce you to your neighbours, making you feel welcome from day one.

Our homes are equipped with piped LPG and power backup, ensuring uninterrupted comfort even during power outages. We've also taken care of your daily needs with an on-site convenience store. So, sit back, relax, and enjoy the life you've always wanted at Ashiana Vatsalya.







## FEELS LIKE Safe Bliss

As a senior, we understand your need for a safe space where you not only feel secure but also preserve those stories and memories that you've collected over the years. To ensure you never feel otherwise, we have CCTV cameras and security guards round-the-clock, always ready to assist you.

The entrance gate is always manned, and everyone entering Ashiana Vatsalya is checked and accounted for. The concierge on the ground floor maintains additional vigilance.

We also understand that sometimes, you might require immediate action, which is why our Emergency Response System is always handy for your safety and security.

Actual residents of Ashiana.





## FEELS LIKE Total Care

At Ashiana Vatsalya, our greatest wish is for you to live independently for life. However, we understand that ageing can bring its own challenges. That's why our Senior Living complexes function as Continuous Care Retirement Communities (CCRCs), offering continuous care to residents at different levels as their needs change.

Whether you need assistance with specific health problems, recovery from surgery, or help with day-to-day living, our trained caregivers are always on call to ensure you are well taken care of. We manage your meals, take you for walks in the park, involve you in activities, and monitor your sleep.

Ashiana Vatsalya will also provide a dedicated Assisted Living Center within the campus to bring professional care services within the same community. This Center, to be built in the last phase, will offer an invaluable sense of security for both Active Senior Living residents and their loved ones.

Actual residents of Ashiana.



# FACILITIES AT A GLANCE



## The Club

- Dining halls
- Multipurpose hall
- Indoor badminton
- Carrom/ TT / Pool
- Art & Craft room
- Reading room
- Media room
- Card room
- Music room
- Swimming Pool
- Gymnasium
- Hobby room
- Saloon
- Departmental store



## Games & Sports

- Croquet & Lawn ball
- Board games
- Lawn tennis
- Net cricket
- Tennikoit court
- Archery court
- Pickleball court
- Kids play area



## Safety & Security

- Single gated entry
- 24x7 security guards
- Liaison with local police
- CCTV monitoring
- Emergency response system
- Lift with automatic rescue device  
(in case of power failure, lift will open on the next lower level)



## Wellness

- Acupressure pathway
- Yoga lawn
- Hobby garden
- Indoor/ Outdoor gym
- Aqua walk
- Native tree forest
- Temple (subject to approval)



## Emergency care

- Nurses on call 24x7
- Regular scheduled OPD
- Ambulance & Doctors on call
- Physiotherapist\*
- Care services\*
- Care homes (assisted living centre)



## Hassle-free living

- Moving-in service
- Plumber and Electrician on call
- Bill payment services
- Scheduled transportation facility
- Sanitation & Garbage disposal
- Well-lit streets & common areas
- Power back-up up to 750 watts in each apartment
- Shop for daily needs with home delivery facility ^
- Buggy facility



## Dining facilities

- Kitchen in each apartment
- Central dining hall\*#
- Home delivery services\*



## Green & Open spaces

- Mound with sculpture
- Swing garden
- Chit-chat plaza
- Kid's play area
- Stepped seating
- Yoga & Meditation deck
- Lotus pond
- Ghat
- Amphitheatre
- Pet area



\*Pay by use

^Subject to demand & feasibility.

#Residents are to buy a compulsory food coupon every month from the time of occupancy. For details, please refer to the price list.

Disclaimer: The above-mentioned facilities are for the whole project and will be developed phase-wise.

Medical Store, Departmental Store, Salon, Dining Hall and Kitchen Area are exclusive property of the Promoter and are on a right-to-use basis only and property of Promoter.



# STEP INSIDE THE 8<sup>th</sup> SENIOR LIVING PROJECT. DESIGNED BY EXPERTS.

Every home at Ashiana's Senior Living property is thoughtfully designed to make it a safe space for senior citizens with practical and accessible facilities that ensure ease of living. We're a leading Senior Living provider across India. With two decades of Senior Living experience, we've provided an active, fun-filled life to 1800+ seniors in 5 projects and across 5 locations. The previous year, Ashiana unveiled its sixth Senior Living project, Ashiana Advik, located in Bhiwadi, Delhi NCR. This year saw the launch of its seventh venture, Ashiana Amodh, in Talegaon, Pune.

Many senior people might be uncertain. They might think, "Is this the place where I can live independently?", "Can I trust these people?", "Am I choosing wisely?".

We always work to bring you a life where retirement will be the last thing on your mind. How? By promoting independence through community living. By understanding what matters to you. By constantly evaluating and improving our service. And last but not least, by leading the national conversation on ageing.

Through our services, we always aim to help our senior residents feel confident and motivated.



## AWARDS WHICH SPEAK FOR US

### 2022

Ashiana Nirmay, Bhiwadi awarded as Senior Living project of the Year (North)  
The Economic Times Real Estate Awards  
2022 - NORTH

### 2021

Ashiana Shubham, Chennai, awarded as Senior Living project of the year (South)  
13<sup>th</sup> Realty+ Excellence Awards,  
South - A Virtual Series!

### 2014

Realty Excellence Award  
for contribution in the field of  
management of senior living project

### 2012

Ashiana Utsav, Bhiwadi for  
Best Theme Based Township Non-Metros  
CREDAI Real Estate Awards



# THANK YOU

We would like to express our sincere gratitude to our senior residents for allowing us to capture and share their images, showcasing their vibrant lives at Ashiana Senior Living. Your time and cooperation are greatly appreciated. You continue to inspire us, and we hope that you will continue to inspire others. Thank you for your trust in us. Our heartfelt thanks go out to all the senior residents living at our senior living residences.

Mrs. Chitra Mohan

Mrs.Vasanthi Shrikanth

Mr. Kishore Bhuvaragha Subramanian  
Mrs. Sudha Kishore

Mr. Rajan Somanathan

Mr. Uday Karnad  
Wife : Shobhana Karnad

Mrs. Kameshwari

Mr. Padmanabhan

Mr. Balasubramaniam Meenakshi Sundaram  
Mrs. Gomathi Meenakshi Sundaram

Mrs. Lakshmi N V

Mrs. Shubhra Mishra

Mr. Melarkode V Ramani  
Mrs. Ramani Janaki

Mr. M. P. Singh

Mr. Konduri Suryanarayana Murthy  
Mrs. Konduri Subadra Murthy

Mr. Kuppusamy Alagia Manavalan  
Mrs. Bhuvaneswari

Mr. K S Subramanian  
Mrs. Nirmala Subramanian

Mr. Ramanathan Neelakantan  
Mrs. Sita Neelakantan