

W e l c o m e   t o   A s h i a n a   N a v r a n g



 **ashiana**  
navrang



Actual View of Ph -01, Ashiana Navrang

*“We like the facilities & maintenance services here so much that we have even referred to our relatives also”*

Mrs. & Mr. Manoj Maurya,  
Residents, Ashiana Navrang







## Distance Chart

Sr. No.	Name	Distance from Navrang
1.	Halol bus stand	2.8 kms.
2.	Airport	38.7 kms.
3.	Vadodara	44.4 kms.
<b>Schools &amp; Universities</b>		
1.	MGM School	1.3 kms.
2.	New Look CBSE School	1.4 kms.
3.	VM English Medium School	2.1 kms.
4.	ITI Institute, Pavagadh	9.1 kms.
5.	ITM University	33.7 kms.
6.	Parul University	34.7 kms.
<b>Others</b>		
1.	BP & IOC Petrol Pump	2.3 kms.
2.	HDFC Bank	2.5 kms.
3.	CEAT	3.9 kms.
4.	Hotel Heritage	4.4 kms.
5.	Sun Pharma	5.5 kms.
6.	Hero Motocorp.	6.6 kms.
7.	Saint Gobain	7.7 kms.
8.	Sarvottam Hotel	12.0 kms.
8.	Pavagadh Temple	14.8 kms.

As per Google map



Sun Pharma Industry, Halol



New Look CBSE School, Halol



Hero Motocorp., Halol



Mrs. & Mr. Rahul Pandey,  
Unit owners, Ashiana Navrang

Actual View of Ph -01, Ashiana Navrang

## HIGHLIGHTS



Total land  
area approx  
10.76 acres



24x7 gated entry  
with security  
with guards



CCTV



Landscaped  
gardens with  
walking tracks  
& fountains



Kids play  
area



Net  
cricket



Badminton  
court



In-house  
Club



Skating  
rink



Power  
back-up



Pipe LPG  
Gas



Shops for  
daily needs



Common  
area  
maintenance



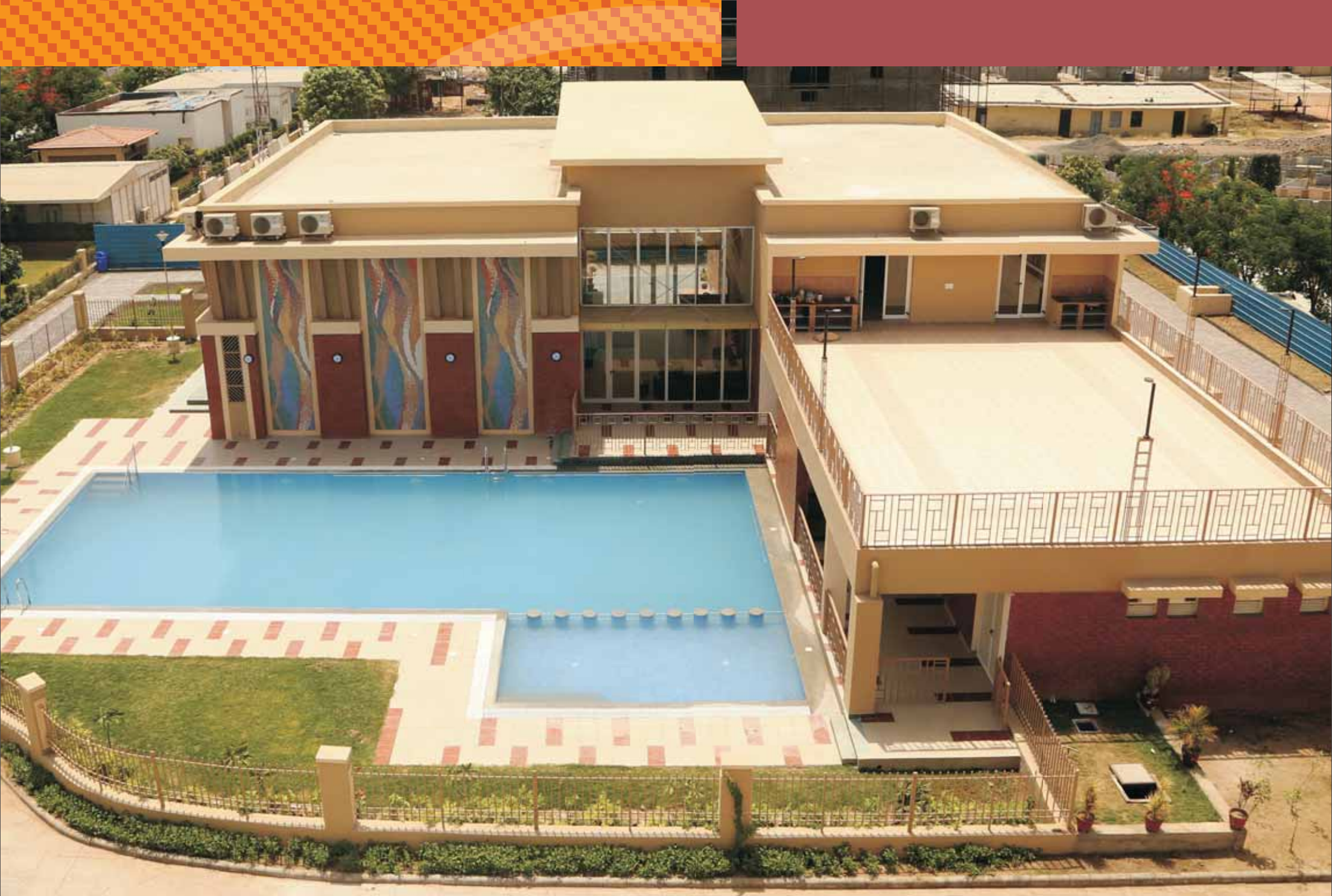
Plumber &  
electrician  
on call



Garbage  
collection

**Important to Know:** The amenities & facilities depicted above are for the whole project and that will be developed phase wise. To see the phase wise facility, please refer the site layout.





Actual View of the Club house, Ashiana Navrang

## CLUB FACILITIES



8,200 sq. ft.  
[approx]  
club house



Swimming pool  
& kids pool



Gymnasium



Board games



Kids play  
room



Library



Table tennis

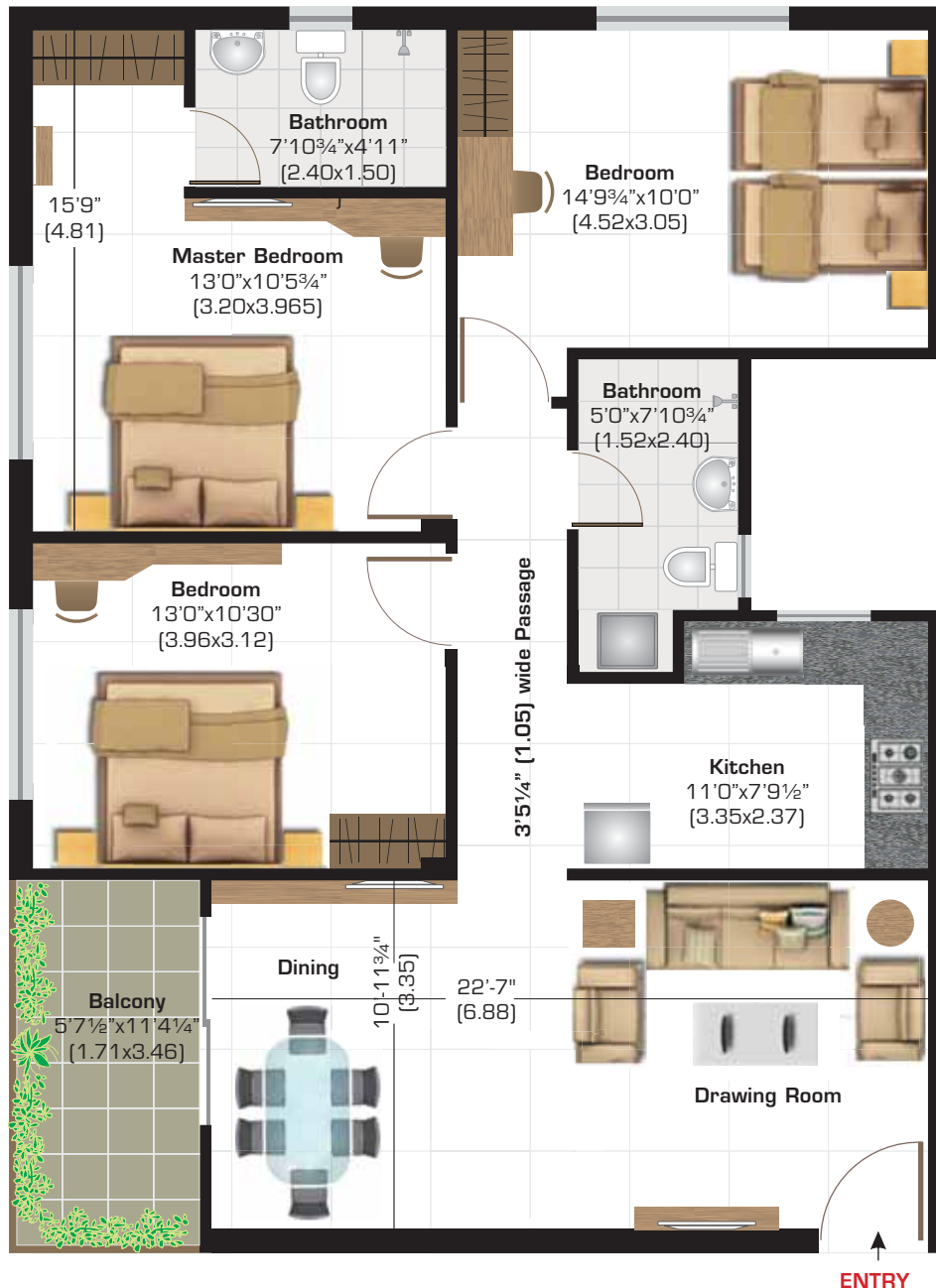


Multi purpose  
hall cum indoor  
badminton



Party space  
on terrace





### Tapovan - A

(3 BHK +  
2 Bathrooms)

**Super Area**  
sq ft (sq m)

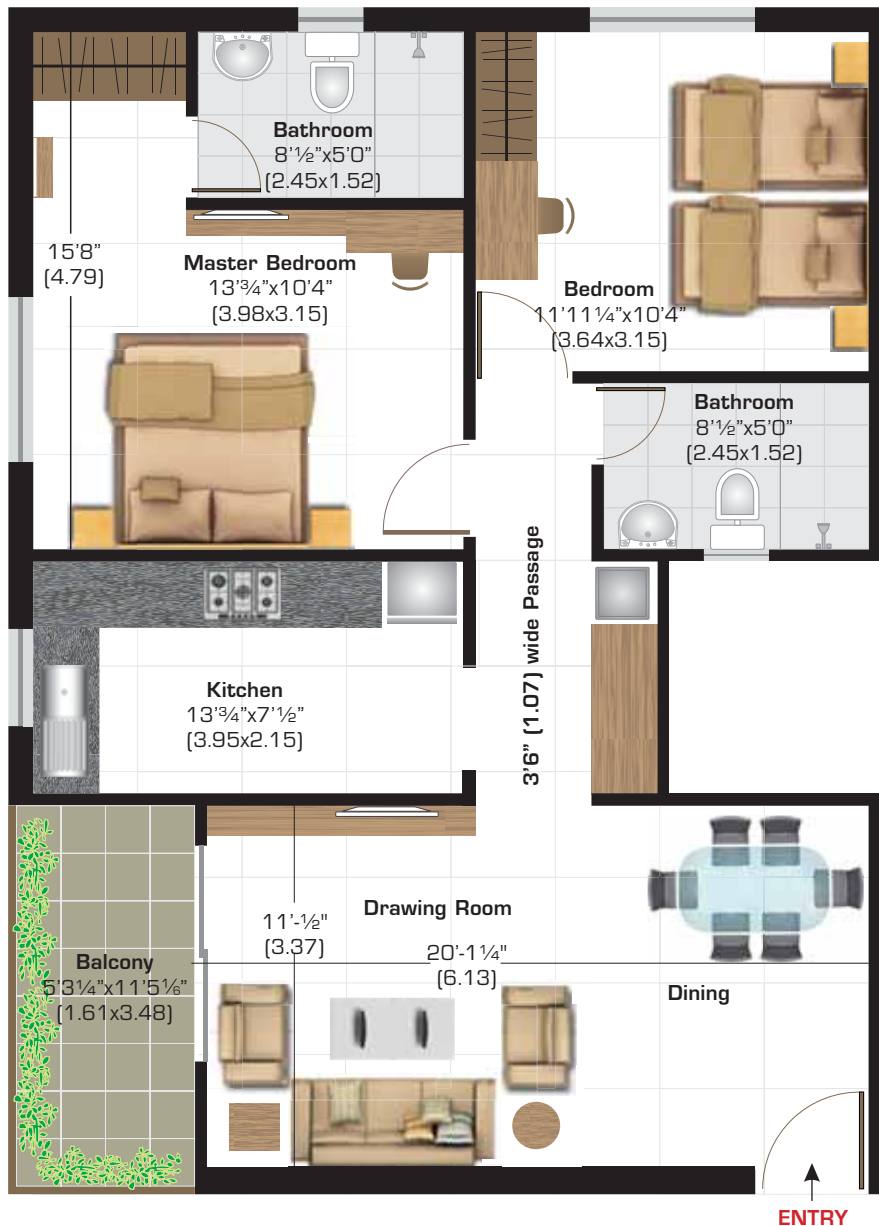
**1470 (136.57)**

**Carpet Area**  
sq ft (sq m)

**951 (88.31)**

**Total Balcony Area**  
sq ft (sq m)

**71 (6.55)**



## Madhuban - B

[2 BHK +  
2 Bathrooms]

**Super Area**  
sq ft (sq m)

**1215 (112.88)**

**Carpet Area**  
sq ft (sq m)

**768 (71.31)**

**Total Balcony Area**  
sq ft (sq m)

**67 (6.21)**

## SPECIFICATIONS SNAPSHOT

<b>WALLS FINISH</b> Internal External	All internal walls will be plastered and finished with Punning/Putty and pleasing shade of oil bond distemper. Exquisitely designed classical exterior, finished in Terracoat / Sandtex matt
<b>FLOORING</b> Drawing/Dining Bedrooms Balconies	Vitrified Tiles Ceramic Tiles Ceramic Tiles
<b>TOILETS</b> Walls Flooring Fittings	Ceramic Tiles upto a height 7 ft. Ceramic Tiles A wash basin, mirror and towel rod. Bath CP fittings & Vitreous white ceramic sanitary ware of standard make. Cistern will be of PVC. Provision for hot & cold water supply in all the toilets.
<b>KITCHEN</b> Flooring Platform Wall	Ceramic Tiles A working platform in Baroda greens with stainless steel kitchen sink and provision for hot & cold water supply. 2 ft. ceramic tiles dado above platform with point for RO system.
<b>WINDOWS</b>	Sliding aluminum windows with full grill on ground floor and safety grill on upper floors.
<b>DOORS</b> Main Door Other Doors	35mm painted molded skin door with mortice lock, magic eye and decorative handles. 30mm thick flush doors of hardwood, painted with 2 coats of synthetic enamel paint.
<b>ELECTRICAL</b> Fittings Wiring	Modular electrical switches with sockets & fan regulators. All electrical wiring in concealed conduits with copper wires. Convenient provision and distribution of light and power plugs.
<b>WATER SUPPLY</b>	Through deep tube wells and a suitably located water tower.
<b>GENERATOR BACK-UP</b>	In common areas.
<b>TELEPHONE / TV</b>	TV Points in Drawing / Dining and master bedroom and telephone point in Drawing / Dining only.
<b>LIFT</b>	A passenger lift in each block with generator back-up.
<b>STAIRCASE / LIFT LOBBY</b>	Flooring combination of tiles and stone.
<b>OTHER FACILITIES</b>	Provision for washing machine point with water inlet and outlet at a convenient location.





Kids enjoying at park in Rangoli Gardens, Jaipur

## ashiana maintenance services

### Highlights:

- Management of water and electricity supply.
- Daily cleaning & garbage management of the premises.
- Services of electrician & plumber on call.
- Upkeep of signages.
- Improves social interaction by organizing inter-complex events like various competitions for kids, celebration of festivals etc.
- Life of equipments increases due to regular maintenance like water pump, DG set, STP which in turn reduces capital expenditure.

## ashiana resale & rental services

Ashiana Resale & Rental Services is presently active in Bhiwadi, Jaipur, Jodhpur, Jamshedpur, Neemrana, Halol, Chennai and Lavasa.

### Advantages:

- Facilitates smooth transactions
- Encourages fair and reasonable deals
- Manages the entire documentation process
- Hassle-free dealings

## IMPORTANT TO KNOW

### FLAT LAYOUT:

These plans are for representational purpose only and do not constitute a promise by the company nor does it create any contractual obligation on part of the company. Internal dimensions mentioned are from brick to brick and balcony dimensions are up to the outer edge of the balcony slab. Tiles/Granite can have inherent color and grain variations or may also differ from sample unit due to non-availability of material. Marginal difference may also occur during construction. Furnishing/furniture, gadgets, products and appliances displayed are not part of the sales offering and these are for representation purpose only.. The Super Area mentioned above is only for the purpose of comparison with similar product in the industry and charging maintenance charges in future. Please refer to the template of Flat Buyer's Agreement (available on [ashianahousing.com](http://ashianahousing.com) ) to know about company's legal offering and its contractual obligations in respect of purchase of flats/units in the Project, including the flat layout.

### BUYERS TESTIMONIALS:

Testimonials are individual experiences, reflecting real life experiences of those who have bought our products and/or availed our services in some way or another. However, they are individual and independent opinion and the company shall not in any way be held responsible for the same in any manner whatsoever.

### SPECIFICATIONS:

Specifications are indicative in nature and are subject to variations within the similar category and range of products. Applicant or any person shall not have any right to raise objection in this regard. Tiles/granite can have inherent colour, grain variations and may vary batch to batch. Please refer to the template of Flat Buyer's Agreement (available on [ashianahousing.com](http://ashianahousing.com) ) to know about company's legal offering and its contractual obligations in respect of purchase of flats/units in the Project, including the specifications.

### BACK COVER:

This brochure is not a legal document. It only describes the conceptual plan to convey the intent & purpose of the project. Please refer to the template of Flat Buyer's Agreement (available on [ashianahousing.com](http://ashianahousing.com) ) to know about company's legal offering and its contractual obligations in respect of purchase of flats/units in the Project and for more details pertaining to the project please refer \_\_\_\_\_(web address of authority wherein all details of the registered project have been entered). If you are unable to locate it email us at [care@ashianahousing.com](mailto:care@ashianahousing.com)

## OUR PROJECTS



### ASHIANA AT BHIWADI

Greens  
Bageecha  
Gulmohar Park  
Gardens  
Villas  
Rangoli  
Aangan



Utsav - Senior Living  
Treehouse - Hotel & Club  
Arcade  
Village Centre  
Aangan Plaza  
Ashiana Utsav - Care Homes\*  
Treehouse Residences\*  
Town\*  
Surbhi\*  
Nirmay - Senior Living\*  
Tarang\*



### ASHIANA AT SOHNA (SOUTH OF GURGAON)

Anmol\*

### ASHIANA AT NEEMRANA

Greenhill  
Aangan



### ASHIANA AT JAMSHEDPUR

Trade Centre  
Gardens  
Enclave  
Suncity  
Residency Greens  
Woodlands  
Brahmananda  
Anantara  
Marine Plaza



### ASHIANA AT JAIPUR

Ashiana Manglam  
Greenwood  
Rangoli Gardens  
Utsav - Senior Living  
Rangoli Plaza\*  
Vrinda Gardens\*  
Gulmohar Gardens\*  
Gulmohar Plaza\*  
Umang\*  
Utsav - Care Homes\*

### ASHIANA AT JODHPUR

Amarbagh  
Dwarka\*



### HALOL (GUJARAT)

Navrang\*



### ASHIANA AT LAVASA (PUNE)

Utsav - Senior Living\*

### ASHIANA AT GREATER NOIDA

Black Gold Apartment for Oil India



### ASHIANA AT PATNA

Adharshila Apartment  
Ashiana Nagar  
Ashiana Plaza  
GKP College  
Harniwas  
Kaveri Apartment  
Rajsheela Apartment  
Regency Garden  
Shantiniketan  
Sangam Vihar  
Tata Ward

\*Booking open





## Our Consultants:

### ARCHITECT

**Mr. Sanjeev Mehta**  
Ethique, Mumbai

### LANDSCAPE ARCHITECT

**Mr. Nikhil Dhar**  
Artemesia, Delhi

### STRUCTURAL CONSULTANT

**Aashutosh Desai**  
**Aashutosh A Desai Consulting**  
**Engineers, Vadodara**

### PHE CONSULTANT

**Mr. V.H. Phadnis**  
**Maclin Consultants, Pune**

## Ashiana Housing Ltd.

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RERA REG. NO. :

