



Active Senior Living at Bhiwadi (Delhi-NCR)

 **ashiana**
nirmay

: Ageing Gracefully :

You've already read, how we help you in ageing actively and endeavour to provide a lifestyle that is active, healthy, carefree, dignified and independent. However, there is more to Ashiana Nirmay than just a lifestyle, we also work towards making your stay at Ashiana Nirmay more comfortable, convenient and secure. As the homes are specially designed for seniors, we make sure that even the smallest details are taken care of.

Apart from guarding and monitoring the complex, we have made every home age-friendly. We have provided unique features like grab rails, wheelchair ramps, chamfered wall edges etc. which will help you live carefree and enjoy life actively.

Welcome to your home at Ashiana Nirmay...



PROJECT HIGHLIGHTS



Stilt + 10 floors (Phase -I)
Stilt + 12 floors (Phase - II & III)



1/2/3
BHK apts.



Single gated entry
with 24x7 security
guards & intercom



Walking tracks,
water body and
trees all around
the complex



Modular kitchen,
storage cabinets,
wall mounted fan,
exhaust fan, chimney
& tubelight in kitchen



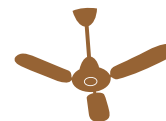
Concierge service
in each block



Activity Centre
with gym,
swimming pool etc.



2 lifts in each
block with automatic
rescue device (ARD)



Ceiling fan & tubelight
in drawing/dining
& bedrooms



Geyser, tubelight
& exhaust fan in
bathrooms



Wooden wardrobe
in bedrooms



Covered and open
parking



Grand kids play
area

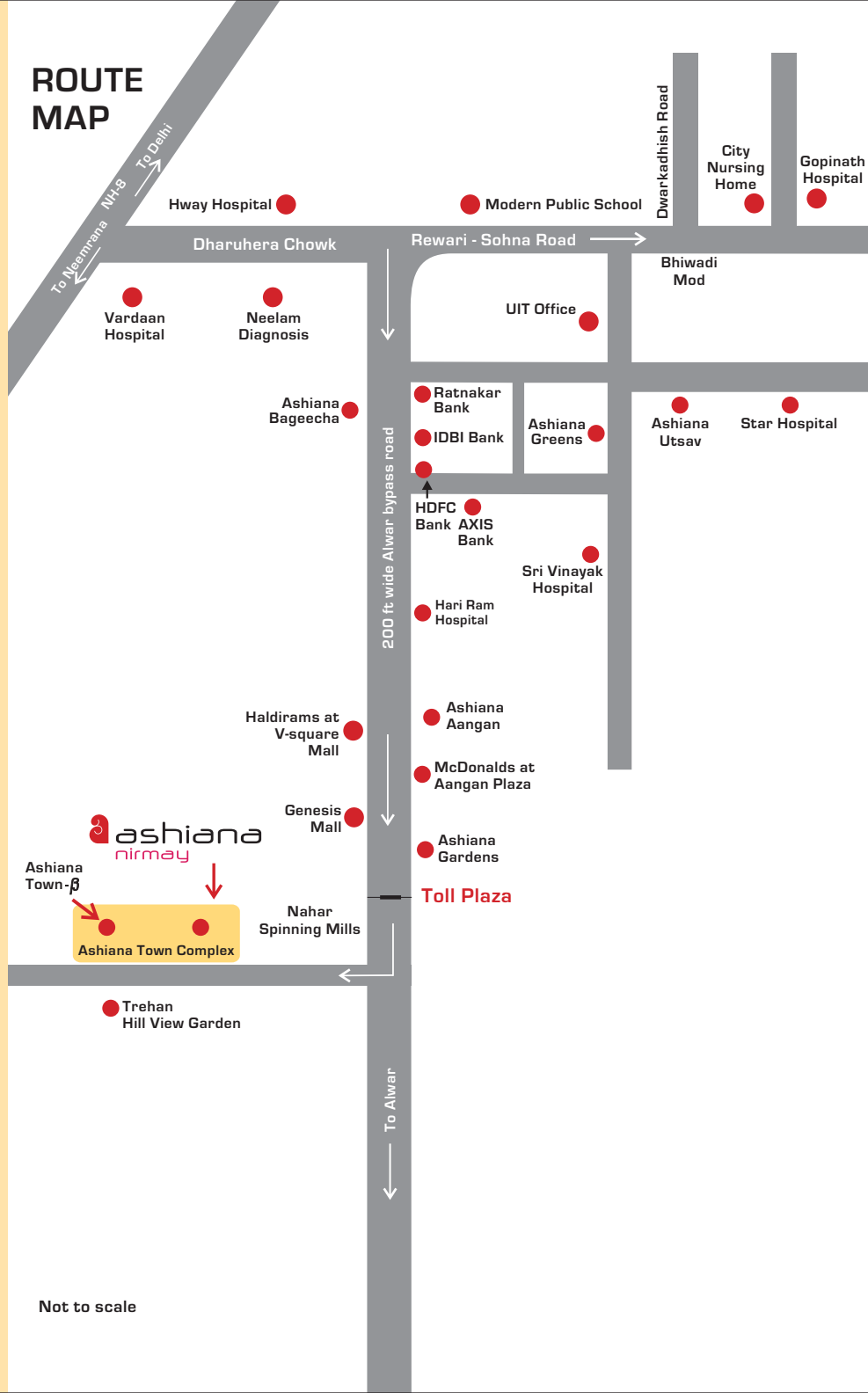


Plumber and
electrician on call



Common area
maintenance

ROUTE MAP



Not to scale

DISTANCE CHART

S. No.	Name	Distance from Nirmay
1.	Railway Sation (Rewari)	33.7 kms.
2.	Indira Gandhi International Airport	63.1 kms.
3.	Dhaura Kuan	70.5 kms.
SHOPPING & ENTERTAINMENT		
1.	Genesis mall	5.6 kms.
2.	Haldirams	5.9 kms.
3.	Capital Mall	8.7 kms.
4.	McDonalds	8.9 kms.
5.	Village Centre	9.0 kms.
6.	Easy Day	9.0 kms.
HOSPITALS		
1.	Star Hospital	7.3 kms.
2.	Sri Vinayak Hospital	7.8 kms.
3.	Vardaan Hospital	9.4 kms.
4.	Gopinath Hospital	10.9 kms.
5.	City Nursing Home	10.9 kms.

As per Google Map



Capital Mall



Gopinath Hospital



AGE FRIENDLY LIVING



Skid resistant tiles



Grab rails in
master toilet
for support



Night lamp
in master bedroom



Arthritis
friendly fittings



Age friendly
designs



Wheelchair
friendly complex



Round
wall edges



Sitting area
in lift lobby



Electrical switches
with LED indicator
at comfortable height



Piped music
with walkways



Emergency response
system in each unit



Actual View of Ashiana Nirmay Activity Centre



ACTIVITY CENTRE



AC Gymnasium



Swimming
pool & kids pool



AC Board games



AC billiards
& pool room



AC table tennis



AC hobby room and
art & craft room



AC music room



Library



AC
media hall



AC central
dining hall



AC multi purpose
hall

Important to know: These facilities are part of the activity centre which is already developed.

Site Map

Phase - I

- Tulsi (3 BHK + Store)
- Manjari (2 BHK + Store)
- Vrinda (1 BHK)

Phase - II & III

- Tulsi 1 (3 BHK + Store)
- Manjari 1 (2 BHK + Store)
- Vrinda 1 (1 BHK)

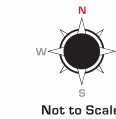
Common facilities for the whole project

Developed/Developing in Phase - I, II & III

Activity Centre
Swimming Pool
Amphitheater
Seating Area

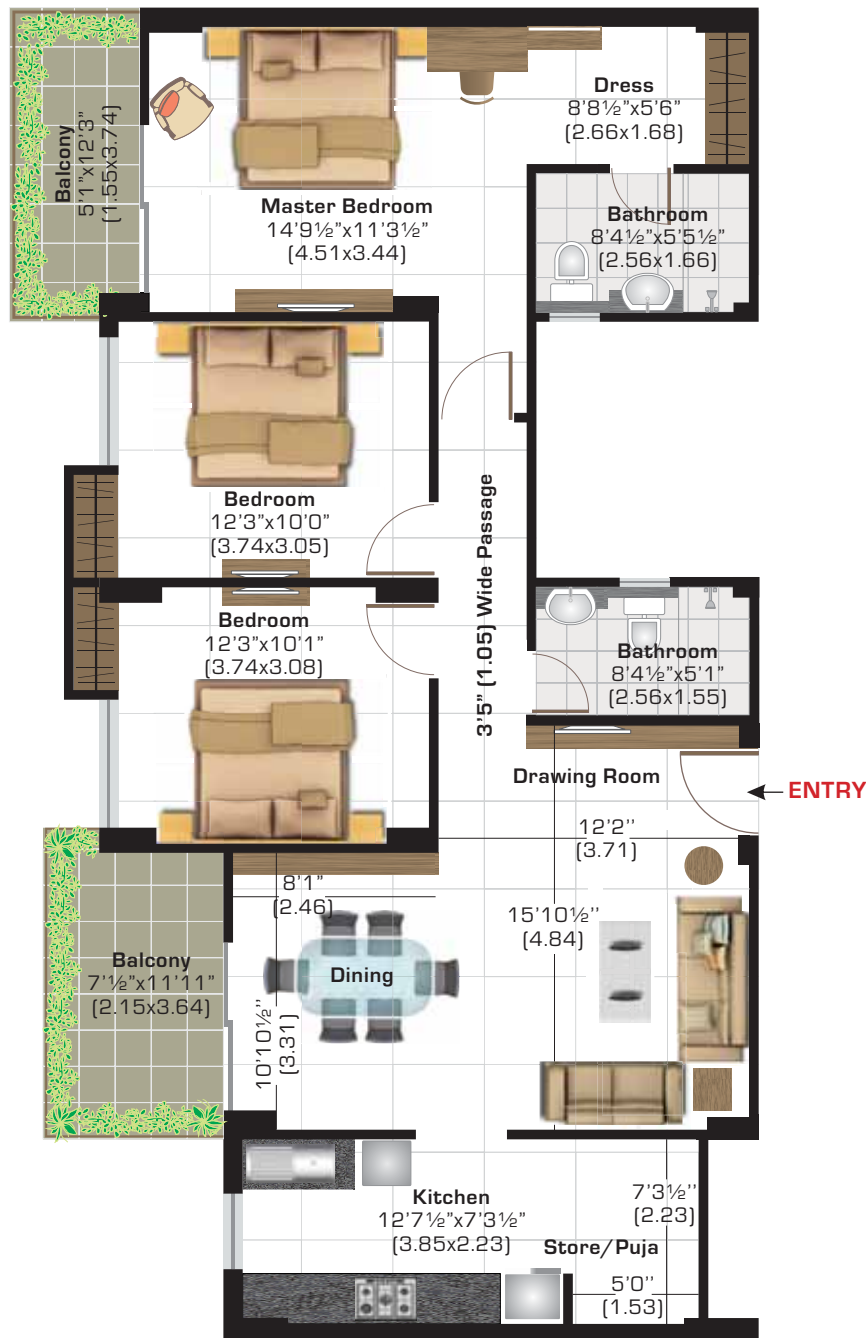
To be developed in future phases

Badminton Courts
Jogging Track
Care Homes
Temple
Kids Play Area



- Phase I (Ready to move in)
- Phase II (Under Construction)
- Phase III (Under Construction)
- Future Development

Important to know: The site map is for representational purpose only and describes the conceptual plan to convey the intent and purpose of the project and do not constitute a promise by the company nor does it create any contractual obligation on part of the company. All the facilities and amenities depicted are spread over the whole project and shall be developed in a phase wise manner as marked above. Please refer to the template of Flat Buyer's Agreement [available on ashianahousing.com] to know about company's legal offering and its contractual obligations in respect of purchase of flats/units in the project.



Note : Corner flats of this type will have a 3ft wide window in the master bedroom



▼ Phase - II & III

**Tulsi 1 (3 BHK
+ 2 Bathrooms
Store)**

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

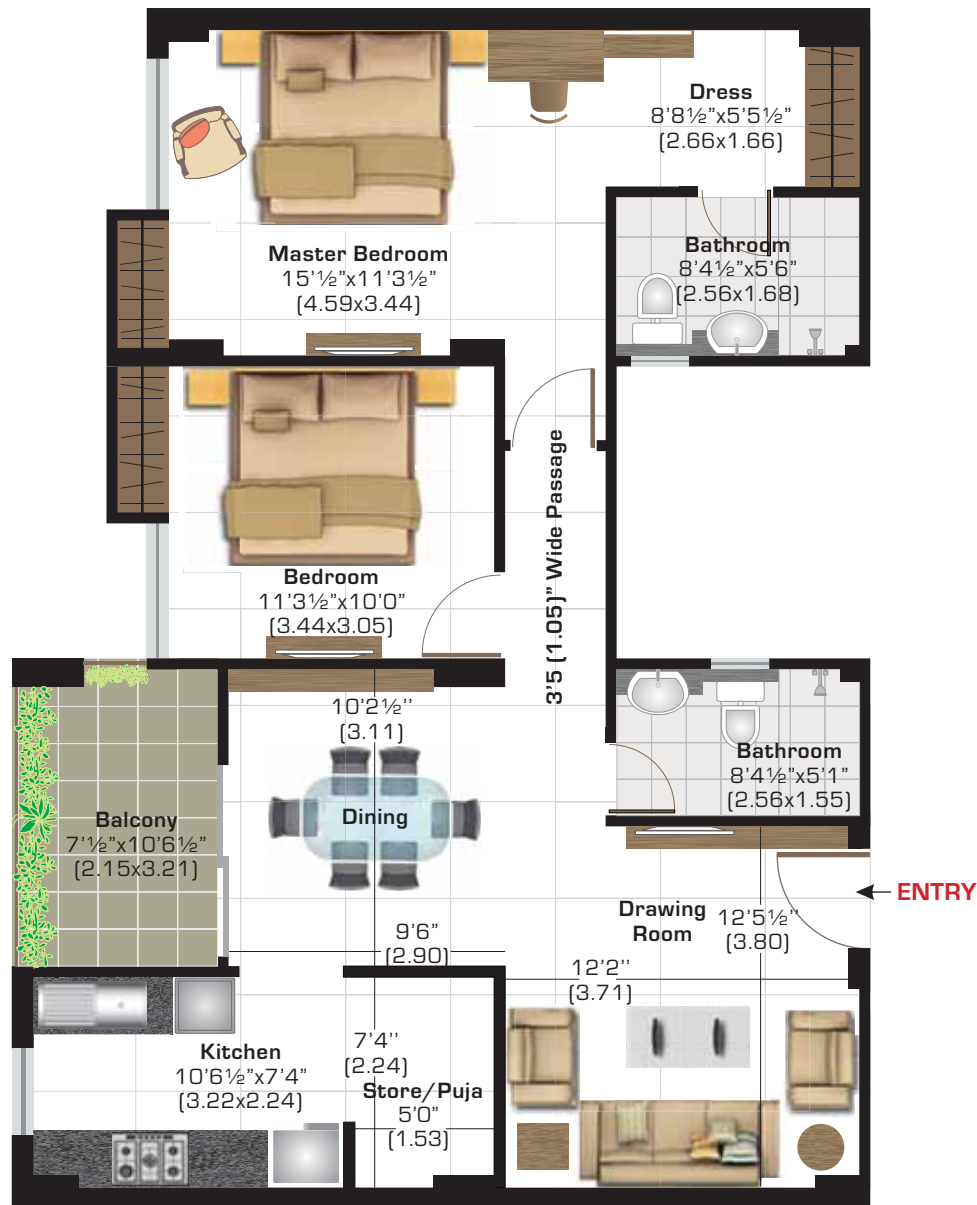
1532 (142.32)

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

1037 (96.34)

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

131 (12.17)



Note : Corner flats of this type will have a 3ft wide window in the master bedroom



▼ Phase - II & III

**Manjari 1 (2 BHK
+ 2 Bathrooms +
Store)**

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

1255 (116.59)

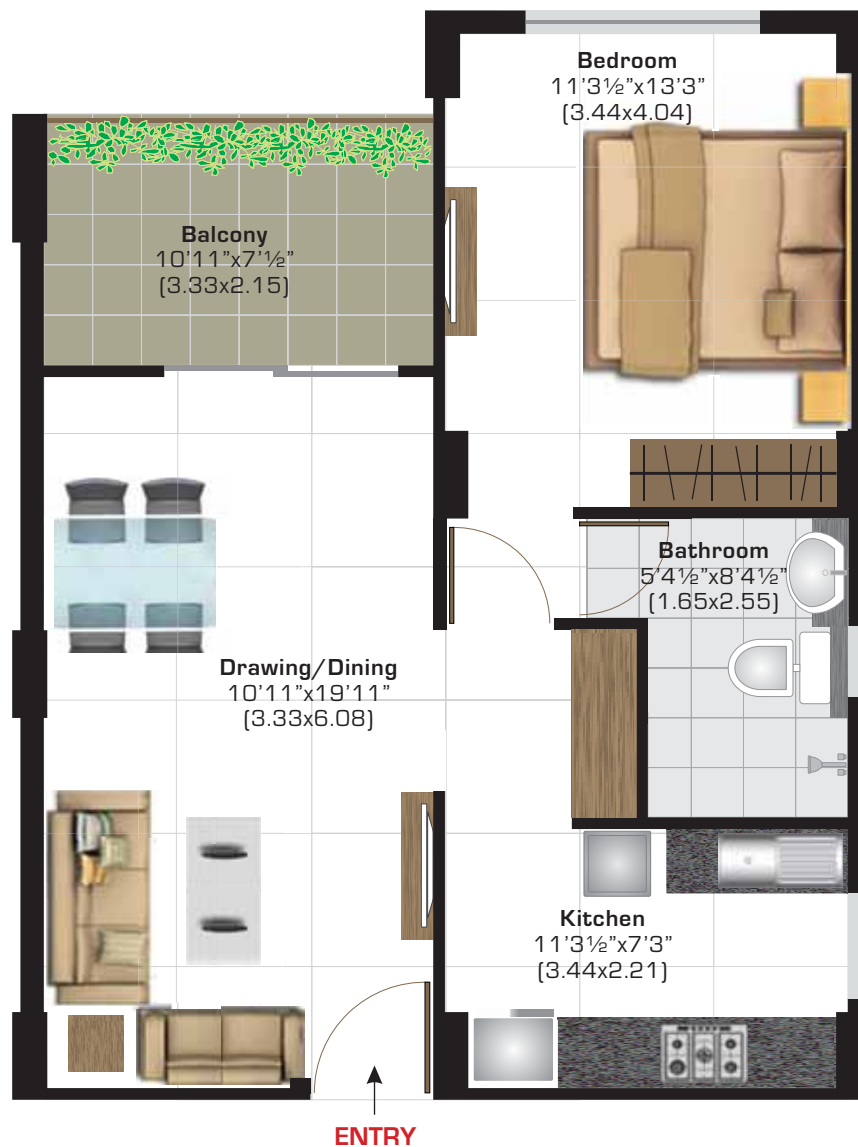
**Carpet Area
sq ft (sq m)**

839 (77.94)

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

133 (12.35)

Note : Corner flats of this type will have a
3ft wide window in the master bedroom



▼ Phase - I

**Vrinda
(1 BHK +
1 Bathroom)**

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

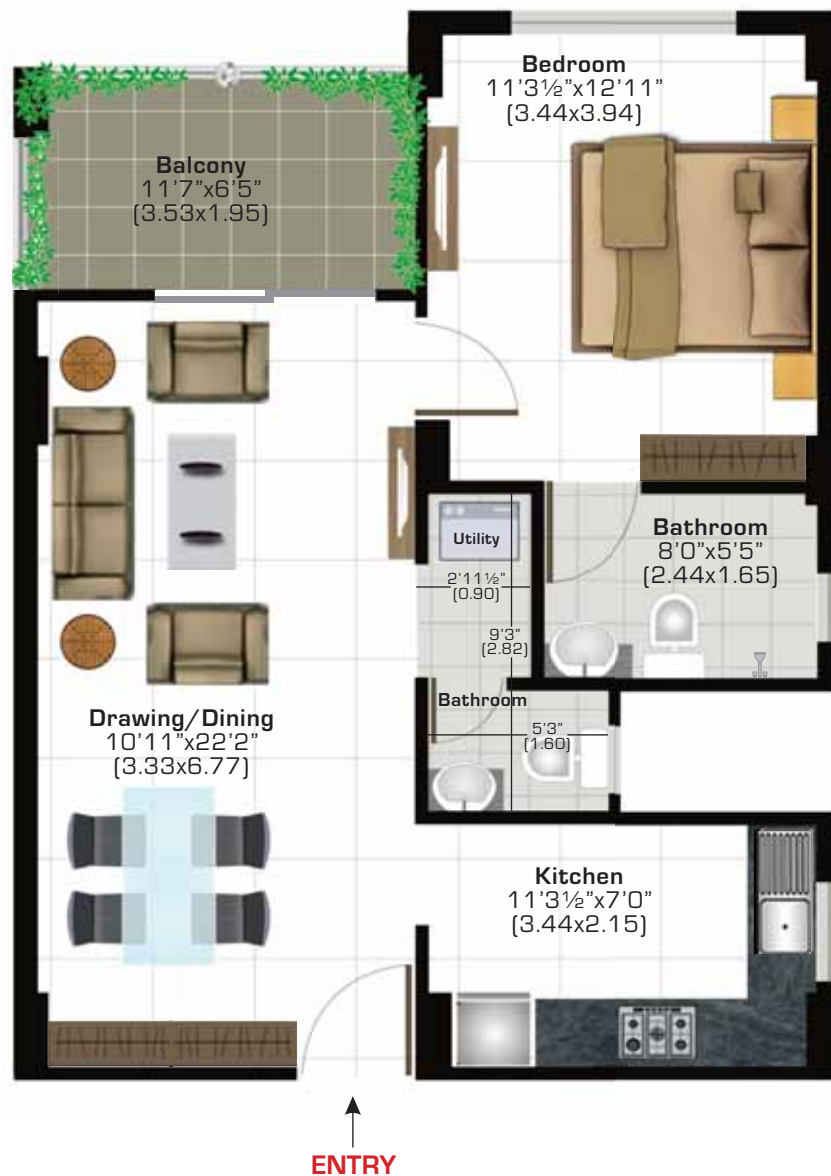
848 (78.78)

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

558 (51.88)

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

77 (7.15)



▼ Phase - II & III

**Vrinda 1 (1 BHK
+ 2 Bathrooms
+ Utility)**

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

848 (78.78)

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

562 (52.21)

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

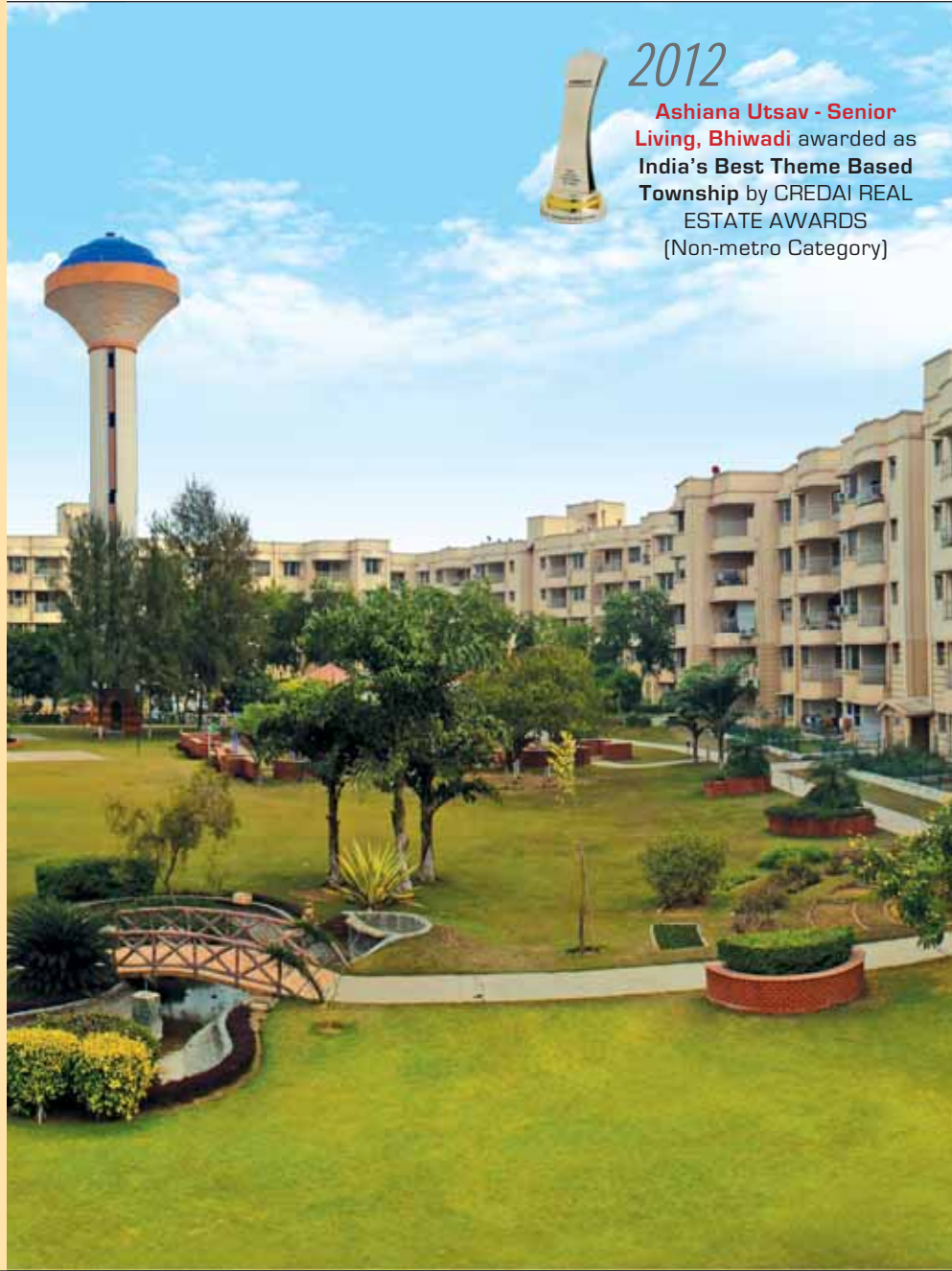
72 (6.68)

SPECIFICATIONS SNAPSHOT

FURNITURE		Wooden wardrobe in all bedrooms
FLOORING	Drawing/Dining/Bedrooms	Ceramic tiles (2' x 2')
	Balconies	Ceramic tiles (slip resistant)
BATHROOMS	Walls	Ceramic tiles up to lintel level
	Flooring	Ceramic tiles (slip resistant)
	Fittings	A wash basin with black granite counter or counter style wash basin, towel rack in all master bathooms & towel rod in other bathrooms, exhaust fan, tubelight hot & cold water supply with geyser, vitreous white sanitaryware of standard make and health faucet. Grab rails only in master toilet. Single lever CP fitting of standard make
KITCHEN	Flooring	Ceramic tiles (slip resistant)
	Platform	Modular kitchen below platform with black granite & stainless steel kitchen sink with single bowl & drain board
	Walls	2 feet ceramic tiles dado above working platform with storage cabinets
	Fittings & fixture	Hot & cold water line with geyser, tubelight, cabin fan, exhaust fan & chimney of standard make
WINDOWS		Aluminium powder coated/anodised or UPVC sliding windows with 4/5mm thick float glass based on size of opening
DOOR HANDLES		Lever type handles with mortice lock
ELECTRICAL	Fittings	Modular electrical switches with sockets and LED indicators, tubelight and fan in drawing/dining & all bedrooms
	ERS	Emergency response switch at three locations connected to central monitoring unit (CMU)
	Night lamp	In master bedroom
PIPED LPG		Provision in kitchen will be provided
POWER BACKUP		Upto 750 watts in each apartment and complete backup of common areas

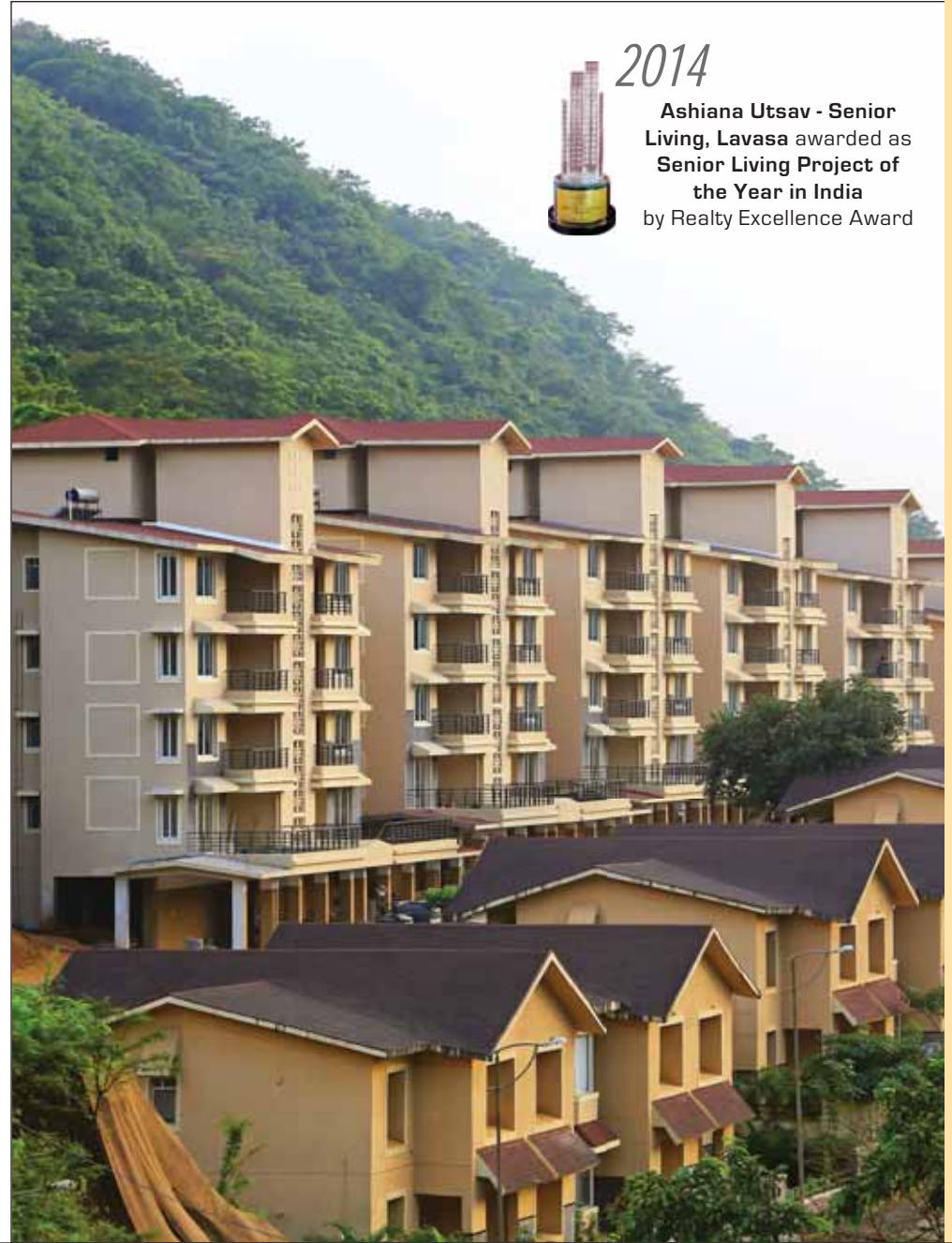
For Complete specifications snapshot please refer the website

Awards & Recognition for Ashiana Senior Living Projects



2012

Ashiana Utsav - Senior Living, Bhiwadi awarded as **India's Best Theme Based Township** by CREDAI REAL ESTATE AWARDS (Non-metro Category)



2014

Ashiana Utsav - Senior Living, Lavasa awarded as **Senior Living Project of the Year in India** by Realty Excellence Award

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 show home 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 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] 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 from batch to batch. Please refer to the template of Flat Buyer's Agreement [available on 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.

BROCHURE:

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] 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 <http://www.rera.rajasthan.gov.in> [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



Site Office

Ashiana Town Complex,
Sector - 39, Thada,
Off. Alwar Road,
Bhiwadi, Rajasthan
Mob: 70428 33011

Corporate Office

Ashiana Housing Limited
304, Southern Park, Saket District
Centre, Saket, New Delhi - 110 017.
T: 011 - 4265 4265

Regd. Office

11G Everest, 46/C, Chowringhee
Road, Kolkata - 700 071
CIN: L70109WB1986PLC040864
Fax: 011 - 4265 4200
E-mail: sales@ashianahousing.com
Website: ashianahousing.com

Note: The property is mortgaged with HDFC Ltd. [the lender] for term loan. The company will provide NOC/permission of the lender for the sale of flats/property, wherever required.



Watch our residents' experience
on ashianahousing1
on Ashiana' YouTube channel

MEMBER OF



RERA REG. NO.: Phase - I - RAJ/P/2017/028
Phase - II - RAJ/P/2018/646
Phase - III - RAJ/P/2019/1051
RERA WEB PAGE : www.rera.rajasthan.gov.in