

Chepapul (Mango), Jamshedpur

#TheCentreOfEverything

 **ashiana**
sehar
COMFORT HOMES



Centre Of Everything

Sehar - means the dawn or day break. The time when the Sun rises. The time when day leaves the night behind. At Ashiana Sehar, your life is going to be as beautiful as the meaning of the word. Ashiana Sehar invites you to a new beginning, a dawn of a new life; where you and your loved ones can live in comfort and convenience.





Centre Of Convenience

Ashiana Seher can easily be defined as the epicentre of Jamshedpur. In other words - the centre of everything! Whether it is the connectivity and convenience of Mango or the green expanses and the buzzing activity of the entire neighbourhood. When it comes to good schools, banks, shopping centre, hospitals and other areas of convenience, our residents will never feel the need to go far for their daily needs. Welcome to the centre of convenience!

Schools

1.0 - 11.3 Kms

Banks

1.0 - 3.5 Kms

Shopping Centre

2.2 - 10.1 Kms

Entertainment

2.4 - 10.1 Kms

Hospitals

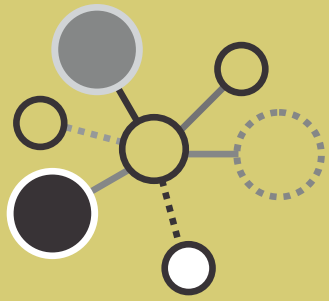
2.5 - 12.6 Kms

Bus Stand

4.2 - 6.7 Kms

Railway Station

12.7 Kms



Centre Of Connectivity



Location Map



Project Highlights



Ground/Stilt +
13 floors



Single gated
entry



24x7 security
guards



CCTV



Intercom



Landscaped gardens
with jogging/walking
tracks



Kids play
area



Badminton
court



Amphitheatre



Club house



Garbage
collection



Power
back-up



Piped
LPG



Plumber & electrician
on call



Common area
maintenance



Club Facilities





AC gymnasium



Swimming pool
& kids pool



Board games



Pool



Table tennis



AC multipurpose
hall

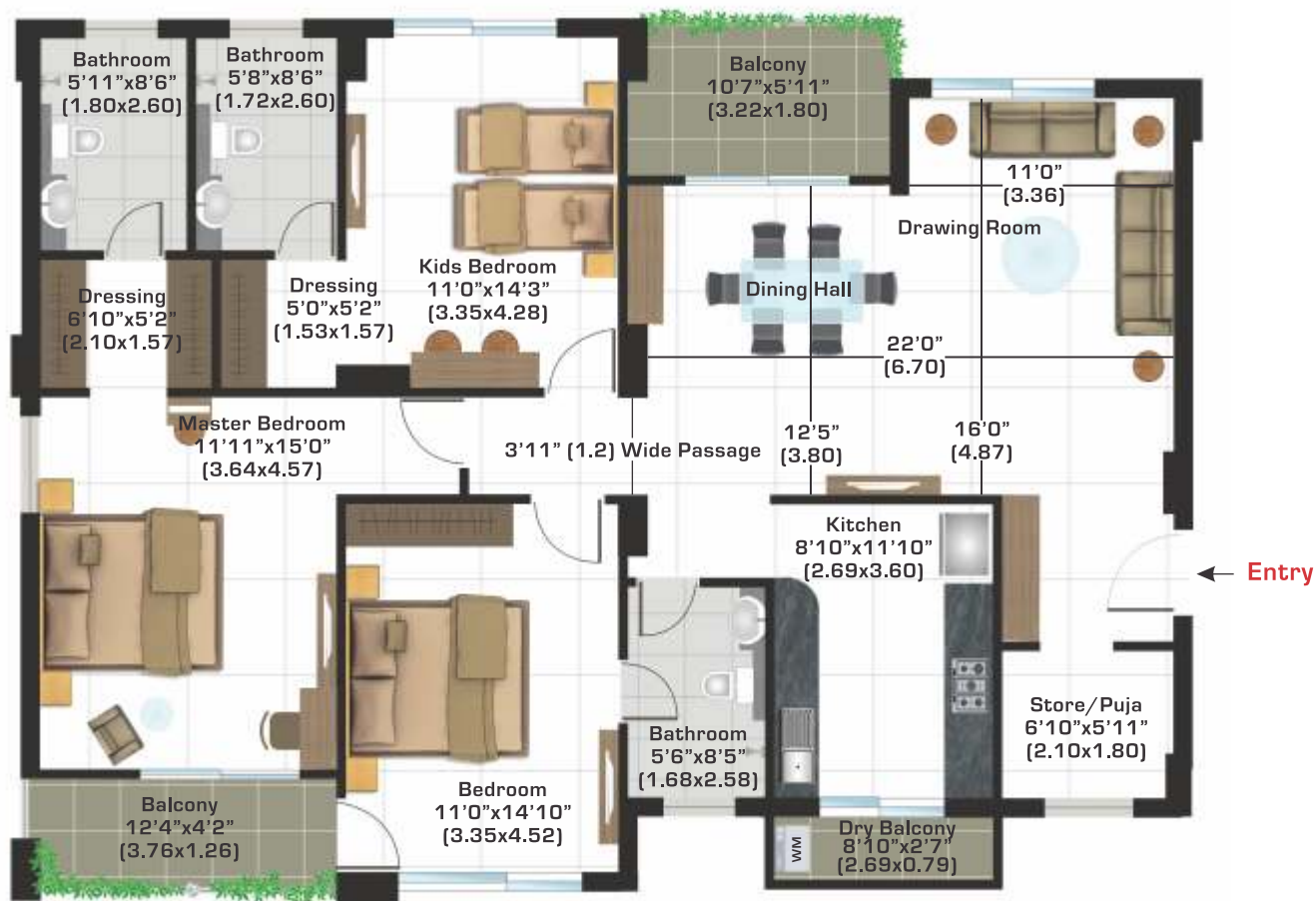
Site Map

LEGENDS

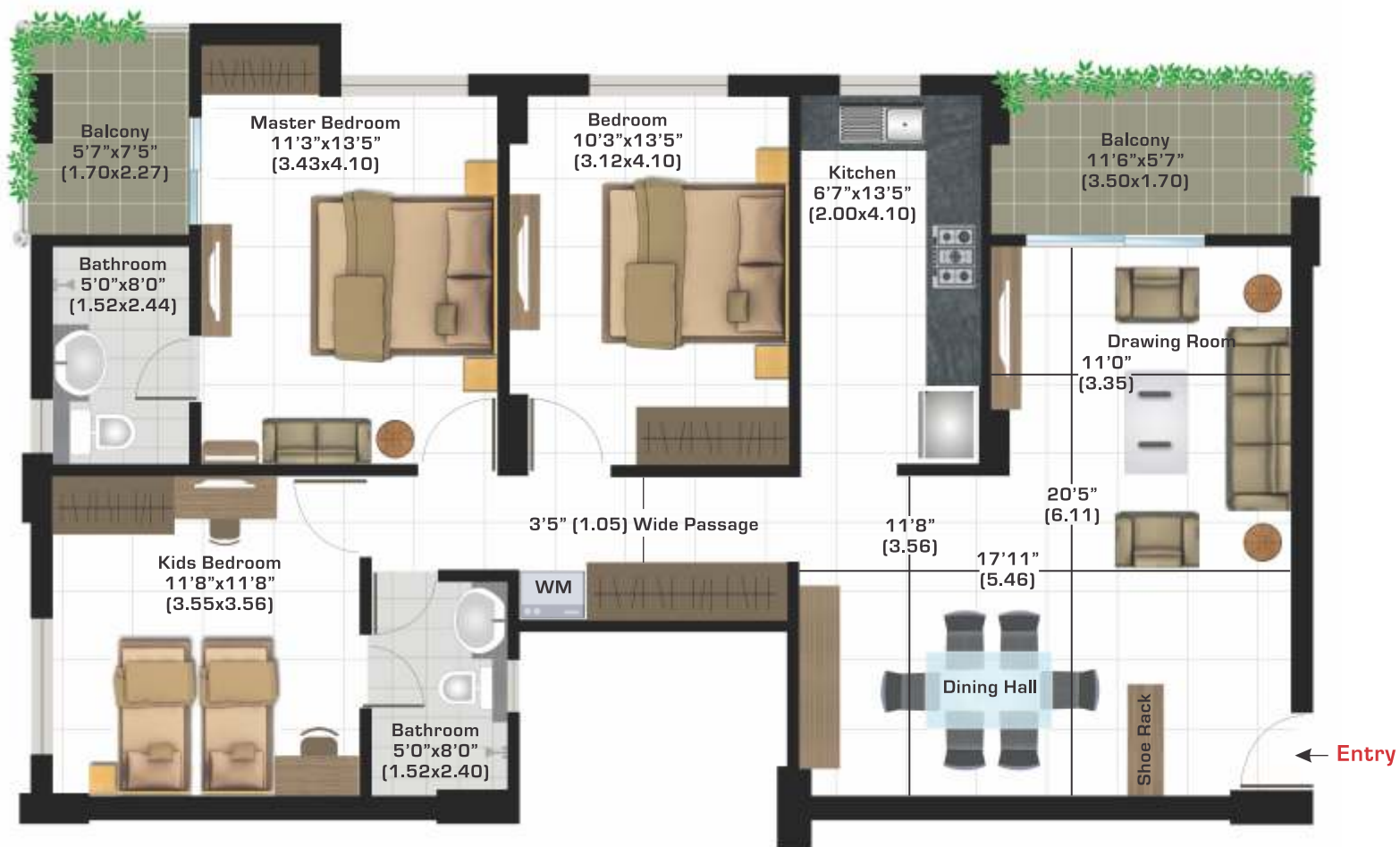
1. Entry
2. Entry Plaza
3. Club (On Ground & First floor)
4. Badminton Court
5. Swimming Pool
6. Kids Pool
7. Kids Play Area
8. Sand Pit Area
9. Stage
10. Amphitheatre
11. Gazebo
12. Lawn

- Tulip (3 BHK + 3 Bathrooms + Store)
- Lavender (3 BHK + 2 Bathrooms)
- Magnolia (2 BHK + 2 Bathrooms)





TULIP (3 BHK+ 3 Bathrooms + Store)	Super Area sq ft (sq m)	Carpet Area sq ft (sq m)	Total Balcony Area sq ft (sq m)
	2011 (186.82)	1320 (122.63)	149 (13.84)



LAVENDER (3 BHK+ 2 Bathrooms)	Super Area sq ft (sq m)	Carpet Area sq ft (sq m)	Total Balcony Area sq ft (sq m)
	1486 (138.05)	1011 (93.92)	107 (9.94)



MAGNOLIA (2 BHK+ 2 Bathrooms)	Super Area sq ft (sq m)	Carpet Area sq ft (sq m)	Total Balcony Area sq ft (sq m)
	1191 (110.64)	780 (72.46)	102 (9.47)

Specifications Snapshot

SPACE	FLOORING	WALLS	CHAUKHATS	DOORS	WINDOWS	FIXTURES/ FITTINGS
DRAWING/ DINING	Vitrified tiles	Acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions	Folded steel section	Main door - 35mm Skin/flush door fitted with night latch, magic eye, premium handles	Annodised/Powder coated aluminum or UPVC windows with 4mm thick clear float glas	Modular electrical switches with sockets and fan regulators
BEDROOMS	Vitrified tiles	Acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions	Folded steel section	Other door - 35mm skin Door with premium handles	Annodised/Powder coated aluminum or UPVC windows with 4mm thick clear float glass	Modular electrical switches with sockets and fan regulators
KITCHEN	Ceramic tiles	600 mm ceramic tiles dado above platform & acrylic Emulsion of pleasing shade of a reputed brand as per architect's suggestions	N/A	N/A	Annodised/Powder coated aluminum or UPVC windows with 4mm thick clear float glass	A Black granite platform with stainless steel sink with drain board & provision for hot & cold water supply
BATHROOM	Ceramic tiles	Ceramic tiles up-to height of 2100mm	Folded steel section	Other door - 35mm skin Door with premium handles	Annodised/Powder coated aluminum or UPVC windows with 4mm thick clear float glass	Jaquar or equivalent CP fittings and semi-recessed counter type wash basin with Chinaware of reputed brand, mirror, towel rail, sanitary ware of reputed company, health faucet in all bathrooms
BALCONY	Ceramic tiles	Exquisitely designed exteriors finished in acrylic/Textured paint of reputed brand	Annodised/Powder coated aluminum or UPVC	Annodised/Powder coated aluminum or UPVC sliding doors	N/A	

ELECTRICAL WORK

All electrical wiring in concealed conduits with copper wires. Convenient provision & distribution of light and power plugs. Provision for electrical chimney above platform, gas pipeline and water supply point for purifier in kitchen.

STRUCTURE:

Reinforced cement concrete frame structure or load bearing masonry structure in accordance with applicable earthquake zone and BIS codes.

TELEPHONE/T.V.

Points will be provided in drawing/dining room and in master bedroom. Intercom will be provided through the authorized phone company or EPABX.

PIPED LPG

Provision in the kitchen will be provided.

GENERATOR

750 watt power back-up in apartments. Complete power back-up in common areas.

AIR-CONDITIONING

Provision for A/C in all bedrooms and drawing room (no air conditioners are being provided).

OTHER FACILITIES

Provision for washing machine point will be provided at suitable location & provision for DTH television broadcast. DTH antenna installation is allowed only on the terrace & not with each unit.

HIGHLIGHTS:

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



‘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

“ Dealing with Ashiana has been smooth and easy... Their resale services are transparent and very reliable. We have not faced any problems till now! **”**

Mrs. & Mr. Heman Mehta with their son
Unit Owner, Ashiana Woodlands, Jamshedpur

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:

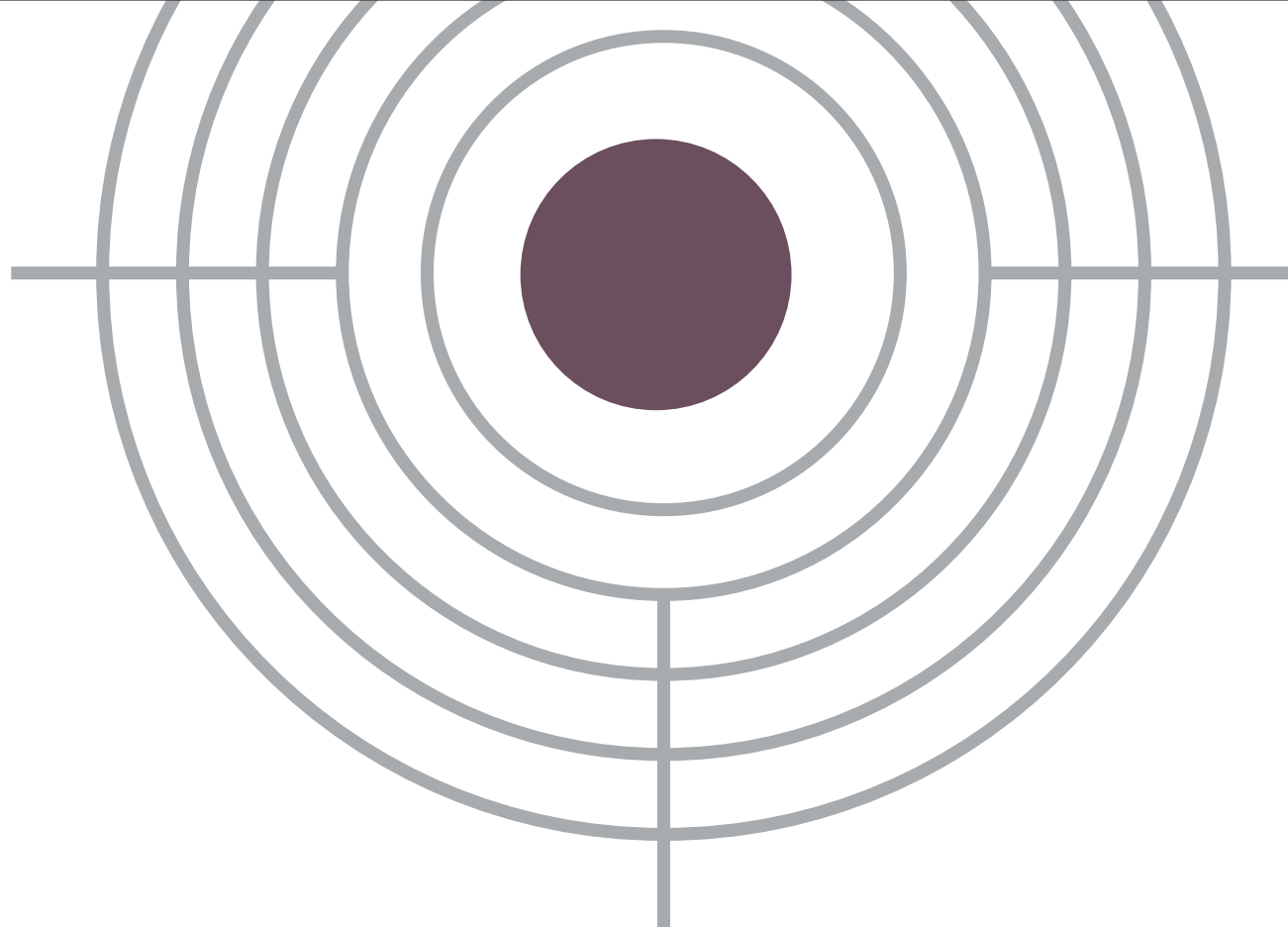
Specifications are indicative in nature and are subject to variations within the similar category and range of products. Applicant or any person shall not have any right to raise objection in this regard. Tiles/granite can have inherent colour, grain variations and may vary from batch to batch. Please 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 (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 MAP

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. 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.



Our Consultants:

ARCHITECT

Mr. Biswajit Sengupta
B. Sengupta Architect

LANDSCAPE ARCHITECT

Mr. Nikhil Dhar
Artemisia

STRUCTURAL CONSULTANT

Mr. B.P. Ojha
Scon Pvt. Ltd., Patna

PHE CONSULTANT

Mr. Raja Gopal Bhattacharya
R.G. Solutions

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