

COMFORT HOMES AT JAIPUR



 **ashiana**  
umang



# About Ashiana



Kids' Play Area at Ashiana Aangan, Bhiwadi

Central Park, Ashiana Brahamananda, Jamshedpur

We at Ashiana believe in connecting with people. We believe that our work is more than just a business transaction or a deal... that there is more to our relationship with you. And though it is hard to express in words, it has made our vendors, consultants, suppliers and customers our ardent admirers and like our extended family.

We build 4 homes, maintain 8640 units and nurture over 50,000 smiles every day. There are already over 1600 families residing in our complexes at Jaipur. These homes are well-designed with large parks, sports facilities and a clubhouse where you can spend quality time with your family and friends. Here your children can play on campus, in a secure gated complex and you won't need to worry about their safety. It's a great environment to live and grow up in.

Continuing this tradition, we now bring to you Ashiana Umang: our 7th project in Jaipur.

## Our Strengths:

- Direct sales through trained sales executives
- Pricelist on our website
- All payments through cheque/DD only
- Quarterly work progress report with pictures
- Timely possession
- Dedicated customer grievance addressal department
- Maintenance services
- Resale & Rental Services

# Project Highlights



Ashiana Aangan, Bhiwadi



Club view of Rangoli Gardens, Jaipur

Our 7th project in Jaipur, Ashiana Umang is spread over 12.5 acres [approx.]. This beautiful complex with large, open and green areas has been created to strike a balance between aesthetics, durability, quality and maintenance of the complex. There is keen focus on the interior layout as well as functionality of units.

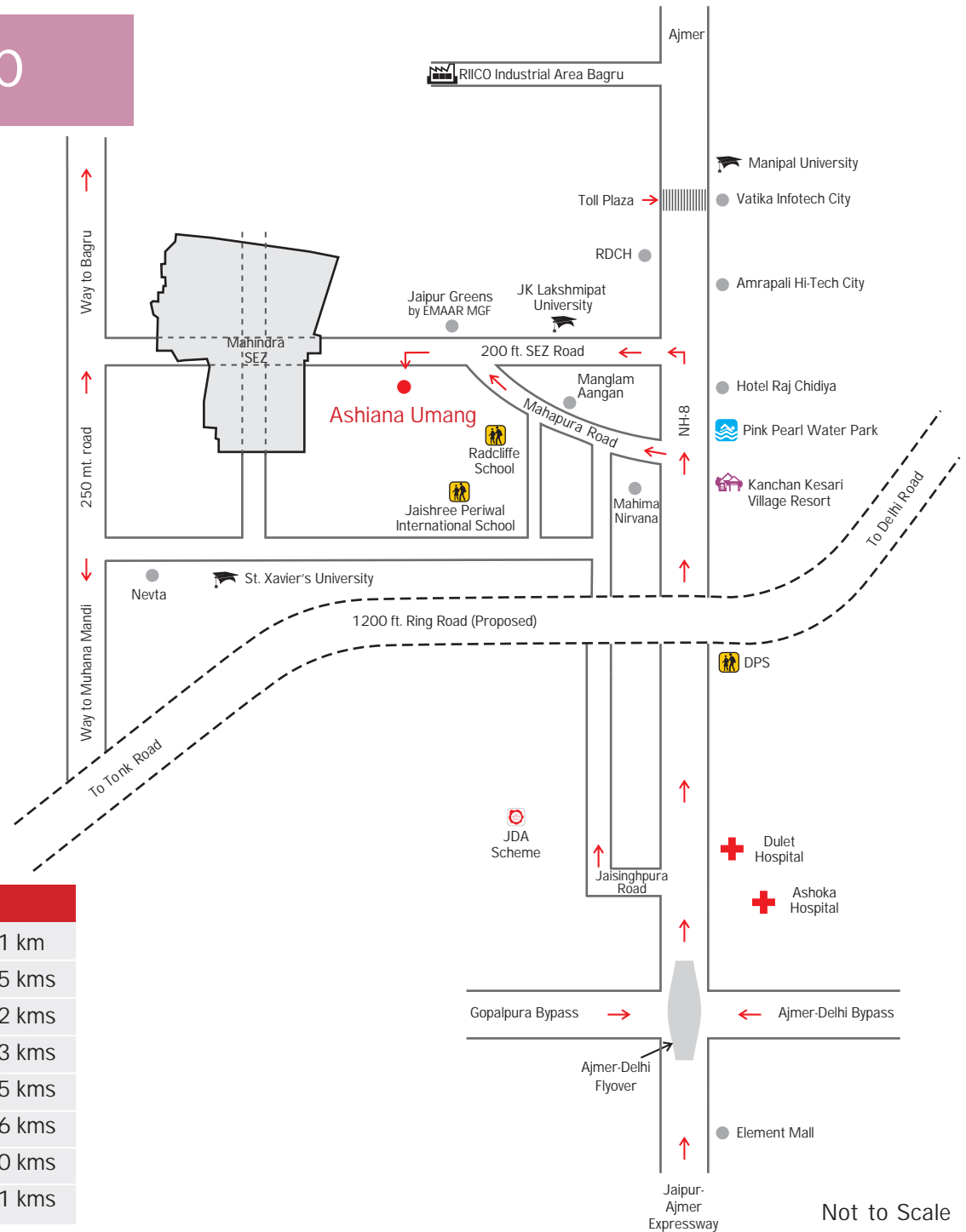
Ashiana Umang aims to give you a pleasant, organized and unified living with ample opportunities to lead a healthy lifestyle. With a refreshing swimming pool, a designated kids play area with swings, jogging/running tracks and numerous sports facilities... it is a great environment for your growing kids, from both the perspectives of their safety and keeping them productively occupied.

At Ashiana Umang, you have all amenities within the complex for your convenience. These include a fully loaded club, an in-house shopping complex, 24x7 security guards and life-time property maintenance by Ashiana Maintenance Services. With so much to offer, your life at Ashiana Umang Comfort Homes will be enjoyable and blissful! Come and be a part of this fantastic lifestyle!

## Quick Facts:

- Total project area of approx. 12.5 acres
- Stilt + 12 floors; 2/3 BHK apts.
- Secure gated complex with intercom facility
- Clubhouse with gym, swimming pool, media hall & skating rink on terrace
- Indoor and outdoor sports facilities like table tennis, badminton court, cricket pitch & tennis court
- Kids play area
- Jogging/walking track
- Space for a convenience store within the complex
- Learning centre for kids

# Location Map



## Distance Chart

• Jaishree Periwal International School	1 km
• Mahindra SEZ	1.5 kms
• Proposed Ring Road	2 kms
• NH-8	3 kms
• St. Xavier's University	3.5 kms
• DPS	6 kms
• Airport	20 kms
• Railway Station	21 kms

Not to Scale

# Site Layout

## Legends

1. Umang Plaza
2. Entrance Plaza
3. Water Body
4. Club
5. Swimming Pool
6. Central Park
7. Cricket Practice Net
8. Badminton Court
9. Kids Play Area
10. Skating Rink on Terrace
11. Learning Centre
12. Tennis Court

Service Areas

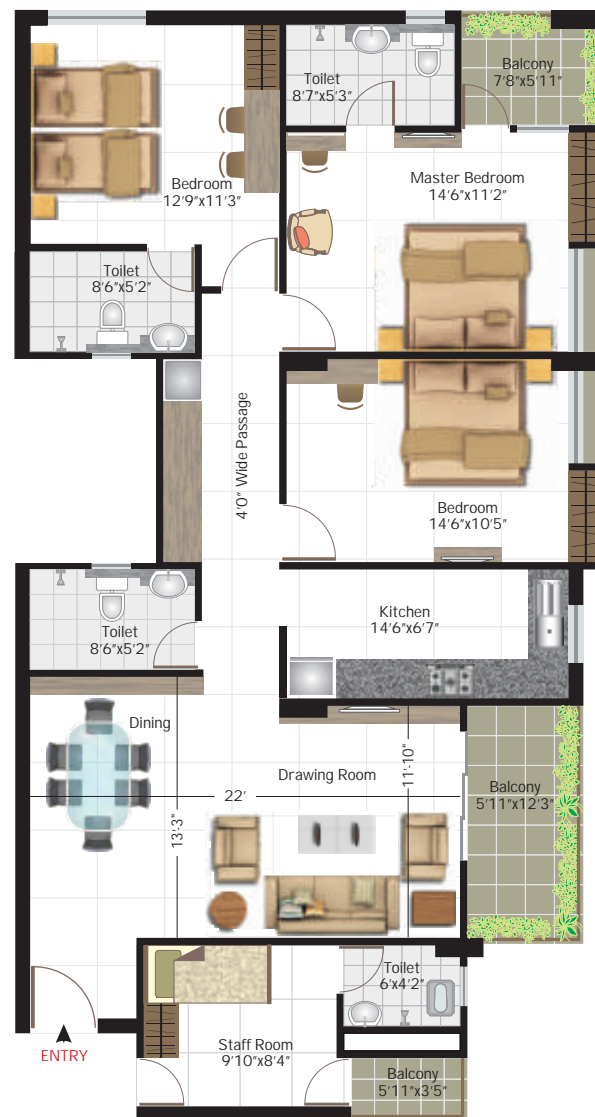


Important to know: The site layout is not a legal document. It is tentative and describes the conceptual plan to convey the intent and purpose of Ashiana Umang. The services shown in the layout include gas, bank, electrical, water works, solid waste management, STP etc. are located in various parts of the project including basement and open area. Intent is to briefly indicate service locations. The services/facilities may be modified/relocated based on requirements of various consultants.



Landscape designed by Prof.Mohd. Shaheer at Ashiana Aangan, Bhiwadi

## Tulip (3 BHK + 3 Toilets + Staff)



Super Built-up Area 1855 sq. ft. (172.33 sq. mts.)

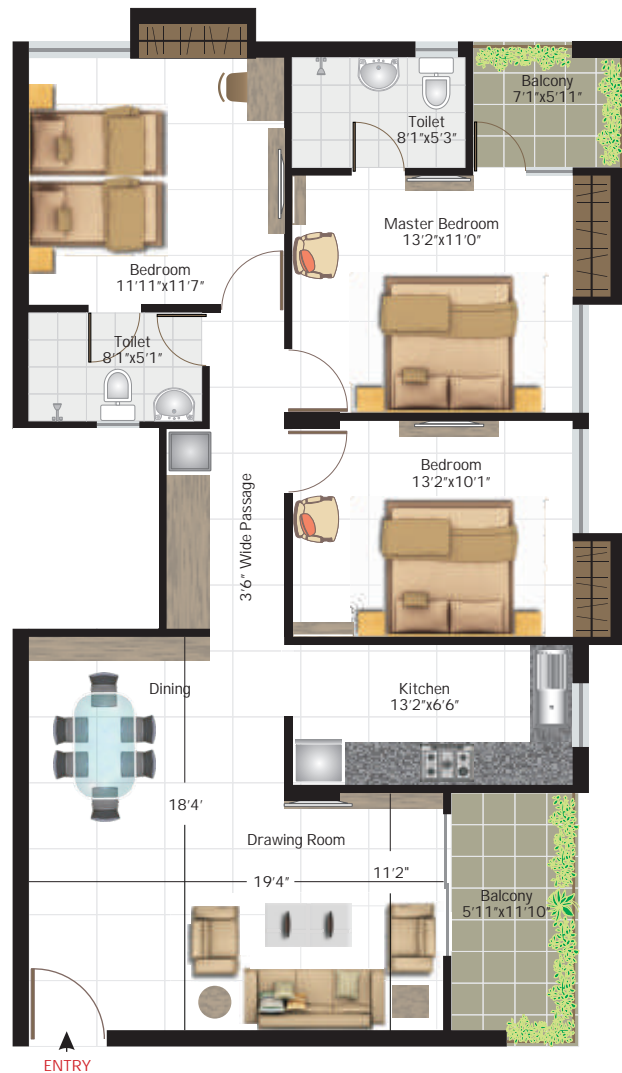
Built-up Area = 1484 sq. ft. (137.9 sq. mts.)

Built-up Area = Super built-up area - 20%

(1 Sq. mt. = 10.764 sq. ft.)

Important to know: These plans are for representation purpose only and do not form a part of any agreement or legal binding 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 intentions only. The floor plan is tentative and subject to variation and modification as decided by the Company/Architect. For updated floor plan, visit our website [ashianahousing.com](http://ashianahousing.com)

## Lavender (3 BHK + 2 Toilets)



Super Built-up Area 1490 sq. ft. (138.42 sq. mts.)  
Built-up Area = 1191 sq. ft. (110.65 sq. mts.)

Built-up Area = Super built-up area - 20%  
(1 Sq. mt. = 10.764 sq. ft.)

## Magnolia (2 BHK + 2 Toilets + Utility)



Super Built-up Area 1175 sq. ft. (109.16 sq. mts.)  
Built-up Area = 941 sq. ft. (87.42 sq. mt.)

Built-up Area = Super built-up area - 20%  
(1 Sq. mt. = 10.764 sq. ft.)

Important to know: These plans are for representation purpose only and do not form a part of any agreement or legal binding 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 intentions only. The floor plan is tentative and subject to variation and modification as decided by the Company/Architect. For updated floor plan, visit our website [ashianahousing.com](http://ashianahousing.com)

# Specifications

SPACE	FLOORING	WALLS	CHAUKHATS	DOORS	WINDOWS	FIXTURES/ FITTINGS
LIVING/ DINING/ LOBBY	Vitrified Tiles	Acrylic Emulsion of pleasing shade of a reputed brand as per Architect's suggestions.	Folded Steel Section	35mm laminated Flush Door /Skin Doors with night latch, magic eye & premium handle.	UPVC or powder coated aluminium windows with 4mm thick clear float glass.	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	35mm laminated Flush Door /Skin Doors with handle.	UPVC or powder coated aluminium windows with 4mm thick clear float glass.	Modular electrical switches with sockets and fan regulators.
KITCHEN	Ceramic Tiles	2 ft. ceramic tiles dado above platform & Acrylic Emulsion of pleasing shade of a reputed brand as per Architect's suggestions.	N/A	N/A	UPVC or powder coated aluminium windows with 4mm thick clear float glass.	An L-shape platform in black granite with stainless steel sink with drain board & provision for hot & cold water supply.
TOILET	Ceramic Tiles	Ceramic Tiles upto 7ft. height & acrylic emulsion	Folded Steel Section	35mm laminated Flush Door /Skin Doors with handle.	UPVC or powder coated aluminium windows with grohey 4mm thick froasted float glass.	Jaquar or equivalent C.P. fittings & semi-recessed counter type wash basin with chinaware of ROCA /CERA/ PARRY or equivalent, mirror, towel rail, & health faucet
BALCONY	Ceramic Tiles	Exquisitely designed classical exteriors finished in high quality Textured paint of reputed brand.	N/A	N/A	N/A	N/A

Important to know:

Specifications are tentative, indicative and are subject to variation as decided by the company/architect/competent authority. 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. For latest specifications visit our website [ashianahousing.com](http://ashianahousing.com)

# Maintenance Services



The money you spend on the upkeep of your apartment and its environment may seem like an extra expense that occurs every month. But you can view it as an investment; rather than a cost that you bear. Yes! If you consider the long term effects of regularly maintaining and taking care of property, you will realize that if it is well-kept and preserved, then it tends to have higher resale and rental value as compared to units that aren't in as good a condition. Proper maintenance and upkeep ensures a good and healthy lifestyle for you and your family.

## ADVANTAGES:

- 24x7 management of water and electricity supply
- Daily cleaning & garbage management of the premises
- 24x7 assistance like electrician and 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 sets, STP which in turn reduces capital expenditure

# Resale & Rental Services



We realize that some buyers may not be the end-users. Hence, we provide assistance to homeowners in renting out or selling their properties. We facilitate smooth transactions and in-turn make the lives of our customers hassle-free.

Ashiana Resale & Rental Services are 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

# Contact us



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