



THE EXCLUSIVE VILLA LIFE  
ROYALLY  
YOURS.

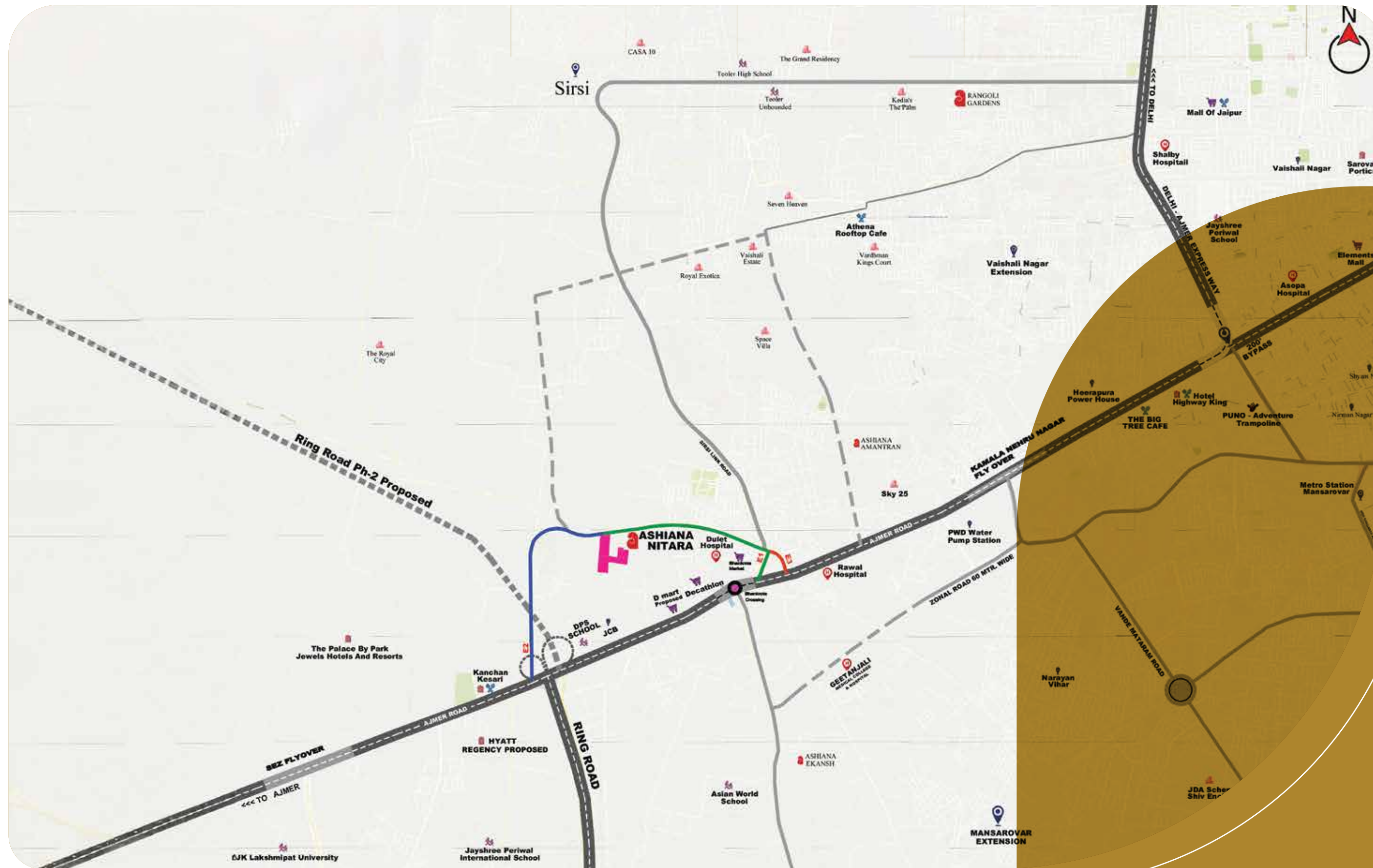


Artistic image of Ashiana Nitara

# Welcome to Ashiana Nitara

Prepare to welcome a wonderful life at Nitara. Here, everything has been created with your finer taste in mind. Spacious villas that allow you to walk around in comfort, high-rises that promise higher lifestyles, and lovely greens that put the mind at peace have all been curated to deliver grand living to you. Move ahead swiftly and make this life yours.





# IN THE LAP OF ROYALTY

Located near Ajmer Road, a hub of development with state-of-the-art infrastructure being planned by the Jaipur Development Authority, Ashiana Nitara is your gateway to higher living. The presence of reputed schools like Samrat Public Senior Secondary School and Neerja Modi School nearby, and its accessibility from the highway also add to your convenience.



# ROYAL VILLA WITH PATIO

You are now enviably organised to have those exciting times as you make use of the extensive patio to add more gusto to your occasions. Use it as a play zone or garden, settle down for quiet dinners, or simply have a great time with family. Let your feet feel the lushness beneath, in the presence of your loved ones, as you create memories together.

Available only in Emberwood villa.



Mr. & Mrs. Yadav, Residents of Ashiana





Mr. & Mrs. Rajpurohit, residents of Ashiana.

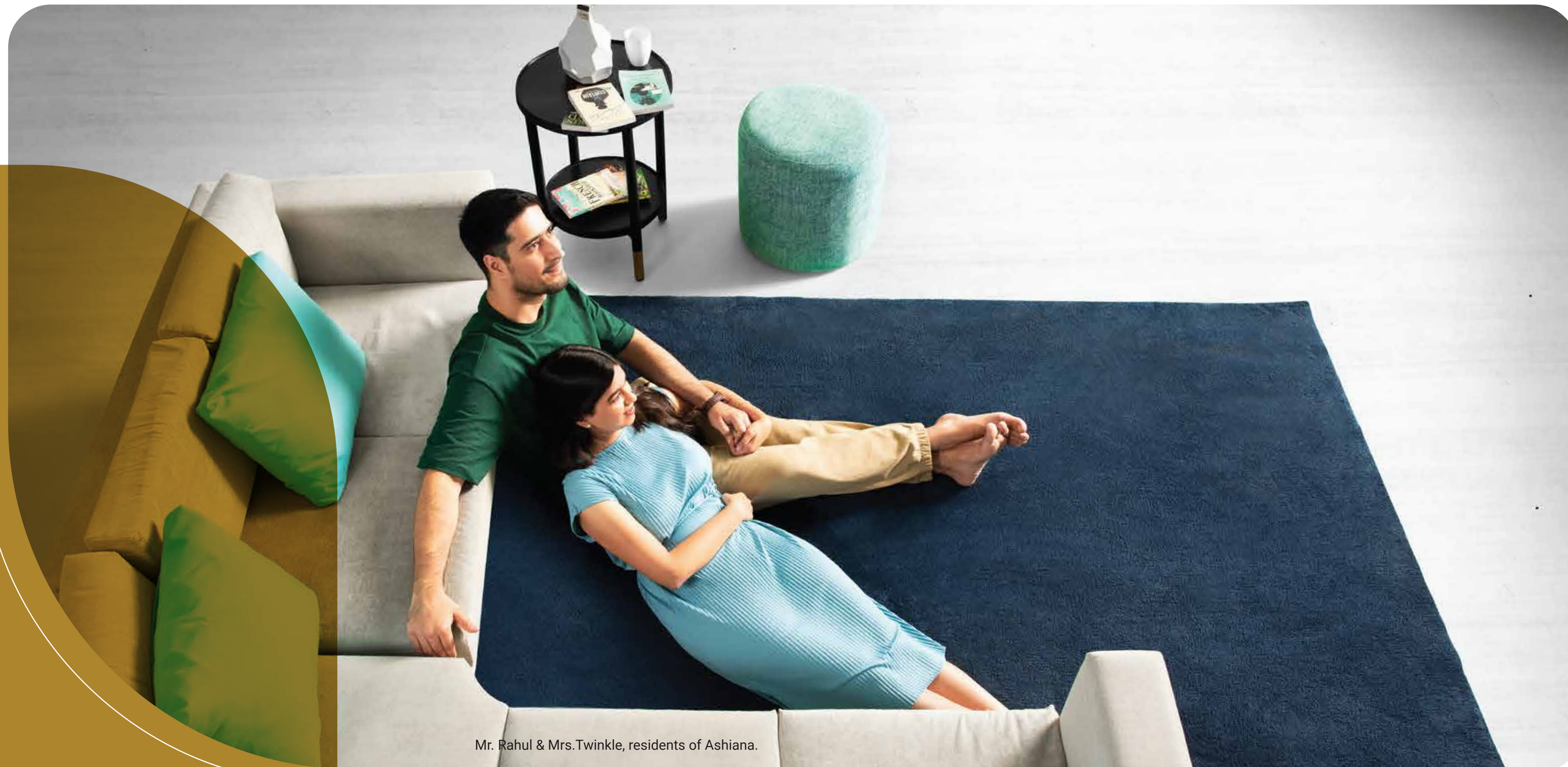
“Life here is  
so convenient,  
it’s like a holiday.”



# REGAL HEIGHTS

We have set the height more than what is seen around.  
As you enter the high-ceilinged villas, find the elevation to  
match your lofty stature. Feel that you can always reach a  
little higher with the mansion redesigned at your pleasure.  
Saunter from one zone to the next to find a coming together  
of worlds, stately and opulent. Live larger, hold court.

Available only in Emberwood villa.



Mr. Rahul & Mrs. Twinkle, residents of Ashiana.





# IMPERIAL TERRACE

In the mood to party, move up to the widest terrace as it offers the perfect ambience for moonlit parties. Look into the far horizon as you delight in the scenic views that create the perfect mood. You are the monarch of all that you survey. Set new standards for celebrations.





“ I wake up every day  
with a smile on my face,  
a feeling of freshness.”



# FACILITIES AT A GLANCE

## ARRIVAL

- School bus
- Delivery Parking
- Guardhouse



## SWIMMING POOL

- Swimming pool
- Kids Pool
- Chaise Loungers



## VILLA BACKYARD

- Kitchen Garden
- Lawn Seating
- Inflatable Pool
- Outdoor Exercise



## GROUND FLOOR



## PERIPHERAL LAWN

- Miyawaki Forest
- Party Lawn
- Peripheral Seating
- Cricket Net



## FOREST TRAIL

- Forest Bathing
- Miyawaki Forest
- Meditation
- Forest trail



## CENTRAL PARK

- Kids Play Area
- Shaded Garden seating
- Figure of 8 Walk
- Garden Seating benches





# FACILITIES AT A GLANCE

## LAWN

- Performance
- Yoga/Meditation
- Seating
- Movie
- Basketball & Gym



## HANGOUT

- Elder Seating
- Chaupal
- Picnic
- Pool view



## LAKE ENVIRONS

- Water Body
- Island with Pavillion
- Board Walk
- Experiential Lawn



## PODIUM LEVEL



## CLUBHOUSE

- Toddlers Play
- Slides & Swings
- Sand Pit
- Rolling Mounds
- Futsal





# SITE MAP OF PHASE - 1

Emberwood [C-1 - C-20] | Rosewood [D-1-0-36]

Common facilities for the whole project

Developed in Phase - I

1. Kids Play Area

2. Lawn

3. Walk Way

4. Figure 8

5. Forest Walk
6. Trellis

7. Meditation Pavillion

8. Pet Walk Area

9. Open Car Parking

10. Villa Patio

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 Unit 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 site map.

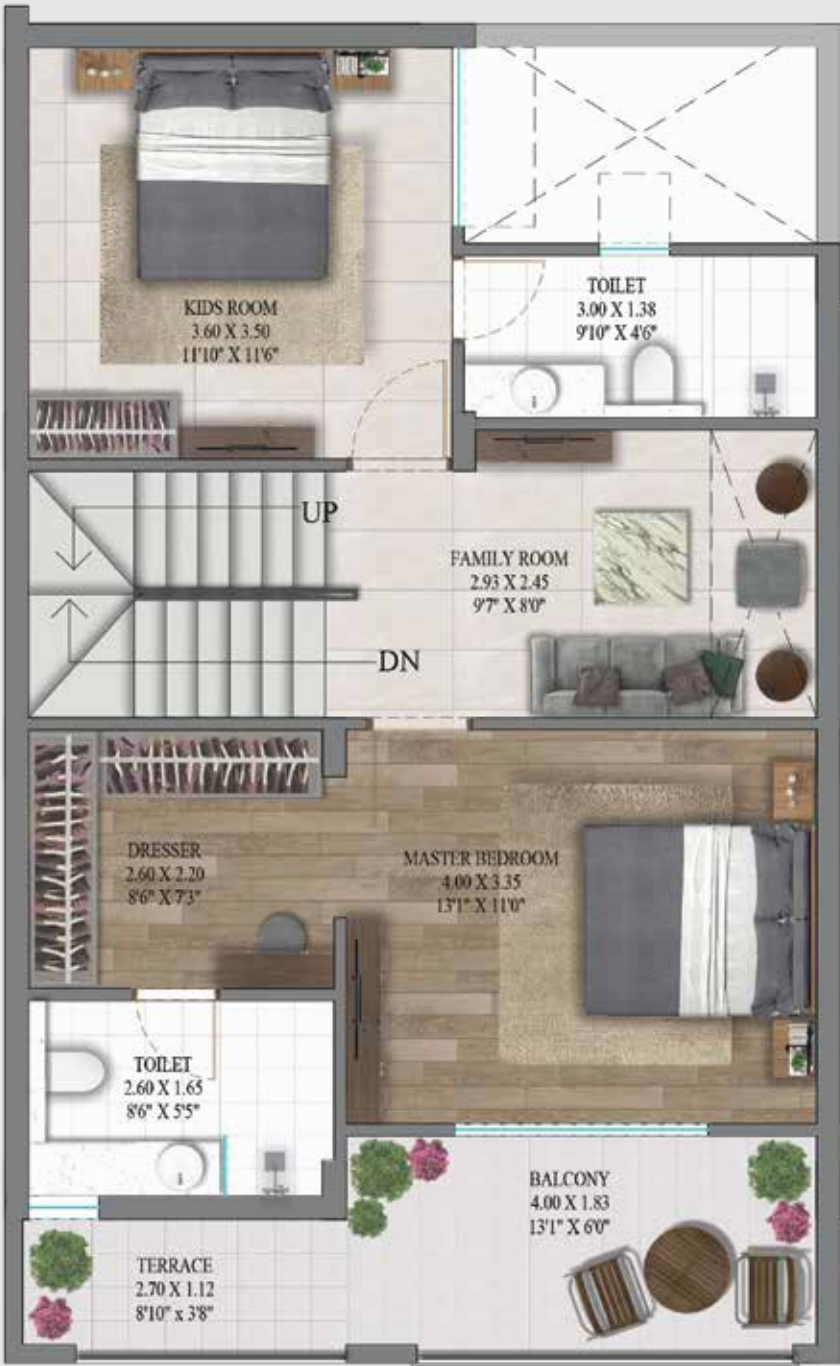
RERA REG. NO.: Phase - I - RAJ/P/2023/2841



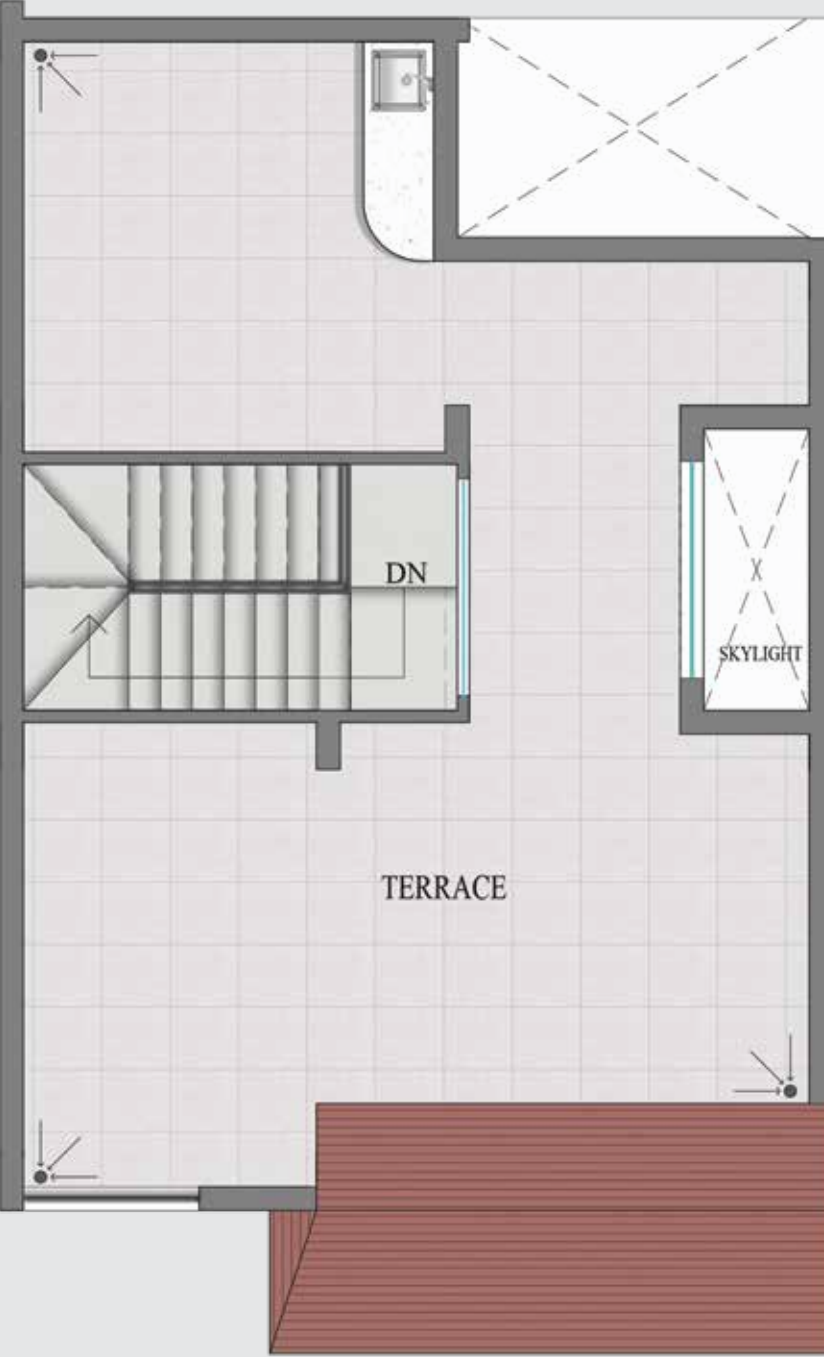




Rosewood Villa 3BHK (Saleble Area of 2023 sq.ft.)			
G.Fl'r	Carpet Area	Verandah	Porch
in sq. ft.	590.6	53.8	85.4
in sq. mtrs.	54.87	5	7.93



Rosewood Villa 3BHK (Saleble Area of 2023 sq.ft.)			
F.Fl'r	Carpet Area	Balcony	Terrace
in sq. ft.	615.6	109.7	NA
in sq. mtrs.	57.19	10.19	NA



Rosewood Villa 3BHK (Saleble Area of 2023 sq.ft.)			
S.Fl'r	Carpet Area	Terrace	Mumty
in sq. ft.	NA	473	27.3
in sq. mtrs.	NA	44	2.54





Emberwood Villa  
4BHK (Saleble Area of 2686 sq.ft.)

G.Flr	Carpet Area	Verandah	Porch
in sq. ft.	687.6	40.1	133
in sq. mtrs.	63.88	3.73	12.36



Emberwood Villa  
4BHK (Saleble Area of 2686 sq.ft.)

F.Flr	Carpet Area	Terrace	Terrace
in sq. ft.	685.5	108.6	34.4
in sq. mtrs.	63.68	10.09	3.2



Emberwood Villa  
4BHK (Saleble Area of 2686 sq.ft.)

S.Flr	Carpet Area	Terrace	Mumty
in sq. ft.	276.7	335.4	NA
in sq. mtrs.	25.71	31.16	NA



# List of consultants

## Architecture

Mr.Sanjeev Mehta

Ethique

## Structure

Mr.Vinod Jain

Vintech Consultants

## Landscape

Mr.Aditya Advani

Roha Landscape  
Architecture & Planning

## Electrical + Pumbing + Fire Fighting

Mr. Sandeep Goel

Proion Consultants Pvt.Ltd.

## 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 colour 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](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 from 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.

### BROCHURE:

This brochure is not a legal document. It only describes the conceptual plan to convey the intent and 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 offerings and its contractual obligations in respect of purchase of flats/units, flat layout and specifications offered in the project. For more details pertaining to the project please refer <https://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](mailto:care@ashianahousing.com)





## Specifications for Ashiana Nitara

<b>FLOORING</b> <b>WALLS</b> <b>CHAUKHATS</b> <b>DOOR SHUTTERS</b> <b>WINDOWS</b>	<b>LIVING / DINING / LOBBY</b> Vitrified tiles of 600 x 1200 Acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions Folded steel section Main door – 35mm molded skin door/laminated flush door with night latch and magic eye & handle Powder-coated aluminum windows or UPVC framed windows with clear float glass.
<b>FLOORING</b> <b>WALLS</b> <b>CHAUKHATS</b> <b>DOOR SHUTTERS</b> <b>WINDOWS</b>	<b>MASTER BEDROOM / OTHER BEDROOMS</b> Wooden texture tiles 145 x 800/ 200X1200 in master bedroom, vitrified tiles 600 x 1200 / 800 x 600 in other bedrooms Acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions. Folded steel sections 35mm molded skin doors/flush doors with mortice lock and lever handle Powder-coated aluminum windows or UPVC framed window with clear float glass
<b>FLOORING</b> <b>WALLS</b> <b>WINDOWS</b>	<b>KITCHEN</b> Vitrified 600 x 1200 / ceramic tiles 300 x 300 Up to 2' height ceramic wall tiles above platforms & acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions Powder- coated aluminum windows or UPVC framed window with clear float glass
<b>FLOORING</b> <b>WALLS</b> <b>CHAUKHATS</b> <b>DOOR SHUTTERS</b> <b>WINDOWS</b>	<b>BATHROOM</b> Ceramic tiles 300 x 300/ 300X450 300x450 /300x600 ceramic tiles up to height of 2100mm Folded steel section 35mm skin doors/flush door with knob inside and coin turn outside. Powder-coated aluminum windows or UPVC framed windows.
<b>FLOORING</b> <b>WALLS</b>	<b>BALCONY</b> Ceramic tiles 300x300 Acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions.
<b>KITCHEN</b>  <b>BATHROOM</b>  <b>COVE CEILINGS</b> <b>ELECTRICAL WORK</b>  <b>STRUCTURE</b> <b>TELEPHONE/T.V</b> <b>PIPED LPG</b> <b>GENERATOR</b> <b>AIR-CONDITIONING</b> <b>OTHER FACILITIES</b>  <b>CLOTHES HANGER</b>	<b>FIXTURES &amp; FITTINGS</b> Platform black granite/quartz/full body tile slab, provisions of hot and cold-water supply, provisions of gas pipeline, RO & Geyser (no fixture will be provided). Stainless steel double bowl (without drain board) in 4BHK & 3BHK villas. Wash basin of ROCA/hind ware/jaguar or equivalent; wall mixer & basin mixer of Kohler/jaguar/grohe or equivalent; other CP fittings of Jal/Continental/Prayag/Jaquar/Parry ware mirror, towel rod & health Faucet, Towel rack and glass partition only in master bedroom; semi recessed/countertop wash basin in all bathrooms Cove provision in master bedroom & drawing/dining (light fixtures will not be provided) All electrical wiring in the concealed conduits with copper wires. Convenient provision and distribution of light and power plugs. Provision for electrical chimney above platform, gas pipeline and water purifier point in kitchen, wall fan point in all the bathrooms, modular electrical switches and fan regulators in drawing/dining & bedrooms. Reinforced cement concrete frame structure or load bearing masonry structure in accordance with applicable earthquake zone and BIS codes. T.V. points provided in drawing/dining room and in all bedrooms. Telephones point provided in the drawing/dining room and master bedroom. Provision in the kitchen 1000 watt power backup in Villa and 750 watt in apartments and complete backup in common areas. Provision for split A/C in all bedrooms and living/dining/drawing. Provision for a washing machine point provided with inlet & outlet at suitable location. Provision for DTH television broadcast, DTH antenna location marked on terrace, no antenna, allowed inside the balcony or external facade of the unit + Provision of fiber optics. Provision for hanging clothes in one of the balconies/ Verandah.





Artistic image of Ashiana Nitara





 Ajmer Road

**Site & Sales Office:**

Khasra Nos. 876 to 882,  
884 to 887, 905, 881/2891  
Village Bhankrota Kalan,  
Tehsil Sanganer, Jaipur-302 026  
(Rajasthan).

**Corporate Office:**

Ashiana Housing Limited  
304, Southern Park,  
Saket District Centre,  
Saket, New Delhi-110 017