



### Our Consultants

#### ARCHITECT

Mr. B. Sengupta  
B. Sengupta Architect, Bhiwadi

#### STRUCTURAL CONSULTANT

Mr. R. K. Bhola  
Civtech, Delhi

#### PHE CONSULTANT

Mr. Anand Havelia  
Conssumate Eng. Services Pvt.  
Ltd., Delhi

#### ELECTRICAL CONSULTANT

Mr. P. K. Chaudhary  
Chaudhary & Associates, Kolkata

#### LANDSCAPE ARCHITECT

Mr. Yogesh Kapoor  
M/S Shaheer Associates, Delhi



Watch our residents' experience  
Ashiana's YouTube channel

#### Sales & Site Office

**Ashiana Shubham**  
Villa Viviana (Arihant),  
Govindapuram, Sengundram Hamlet,  
Melrosapuram Road,  
Maraimalai Nagar, Chennai - 603 204  
**M:** 91765 76468

#### Branch Office

**Ashiana Housing Limited**  
GJ Complex, Door No. 10,  
1<sup>st</sup> Main Road, CIT Nagar,  
Chennai - 600 035  
**T:** 044 - 4626 2222

#### Corporate Office

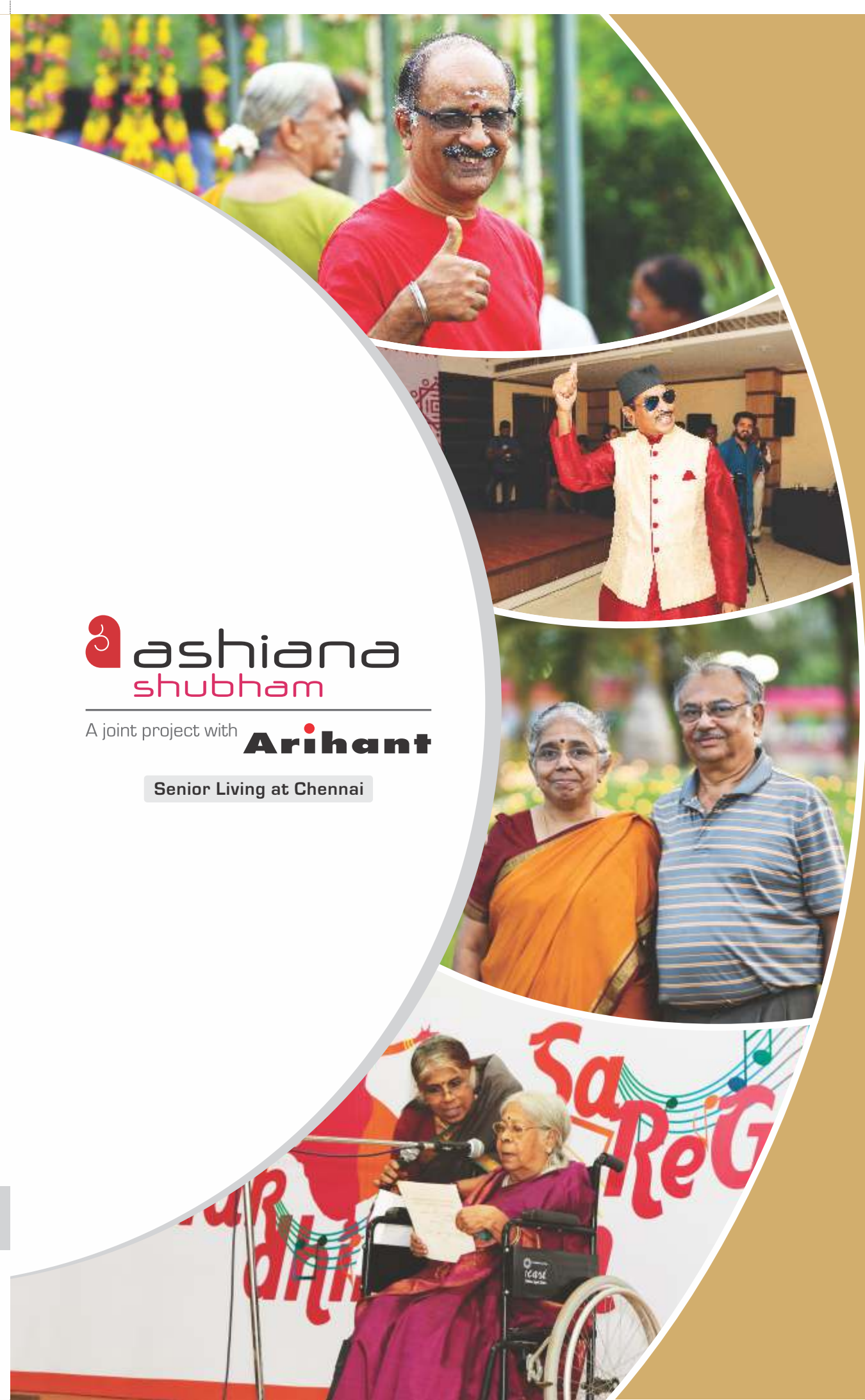
**Ashiana Housing Limited**  
304, Southern Park, Saket District  
Centre, Saket, New Delhi - 110 017.  
**T:** 011 - 4265 4265

#### 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

RERA REG. NO.: Phase - IVA - TN/01/Building/0456/2020; Phase - III - TN/01/Building/030/2019;  
Phase - II - TN/01/Building/0220/2017 • **Web:** www.tnrera.in

RERA - January, 2021 (B) • Concept & Design by www.ma-associates.com



A joint project with **Arihant**

Senior Living at Chennai



## India's Most Active Seniors

You've already read how our seniors have an active lifestyle at Ashiana Senior Living. However, there is more to Ashiana Senior Living than just a lifestyle. As we help you live an active and fulfilling life, we will also work towards making your living at Ashiana Shubham more comfortable, convenient and secure. Our 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 emergency response system, grab rails, wheel chair accessible, round wall edges, switches with LED light indicators etc. which will transform the way you live.

Welcome to your home at Ashiana Shubham....

  
A joint project with 



## PROJECT HIGHLIGHTS



G + 3 floors  
(1/2/3 BHK)



Single gated entry  
with 24x7 guards & CCTV



Intercom



Walking tracks,  
water body and trees  
all around the complex



Activity Centre with gym,  
swimming pool etc.



Worship hall



Amphitheatre



Lawn tennis



Kids play area



Piped music  
with walkways



Scheduled  
transport  
service



Housekeeping  
service



First aid centre  
with 24x7  
ambulance



1 lift in each block  
with Automatic Rescue  
Device (ARD)



Piped LPG



Plumber and  
electrician on call



Common area  
maintenance

**Important to Know:** The amenities and facilities depicted above are for the whole project and will be developed phase wise. To see the phase wise development please refer the site map. Further services depicted above shall be provided in phase wise manner depending upon the occupancy, demand and financial feasibility.

## ACTIVITY CENTRE



Actual view of swimming pool



Gymnasium



Swimming  
pool & kids pool



Board games



Billiards  
& pool room



Indoor  
badminton court



Squash



Hobby room and  
art & craft room



Music room



Central  
dining hall



Library



Media hall



AC restaurant



Space for  
salon



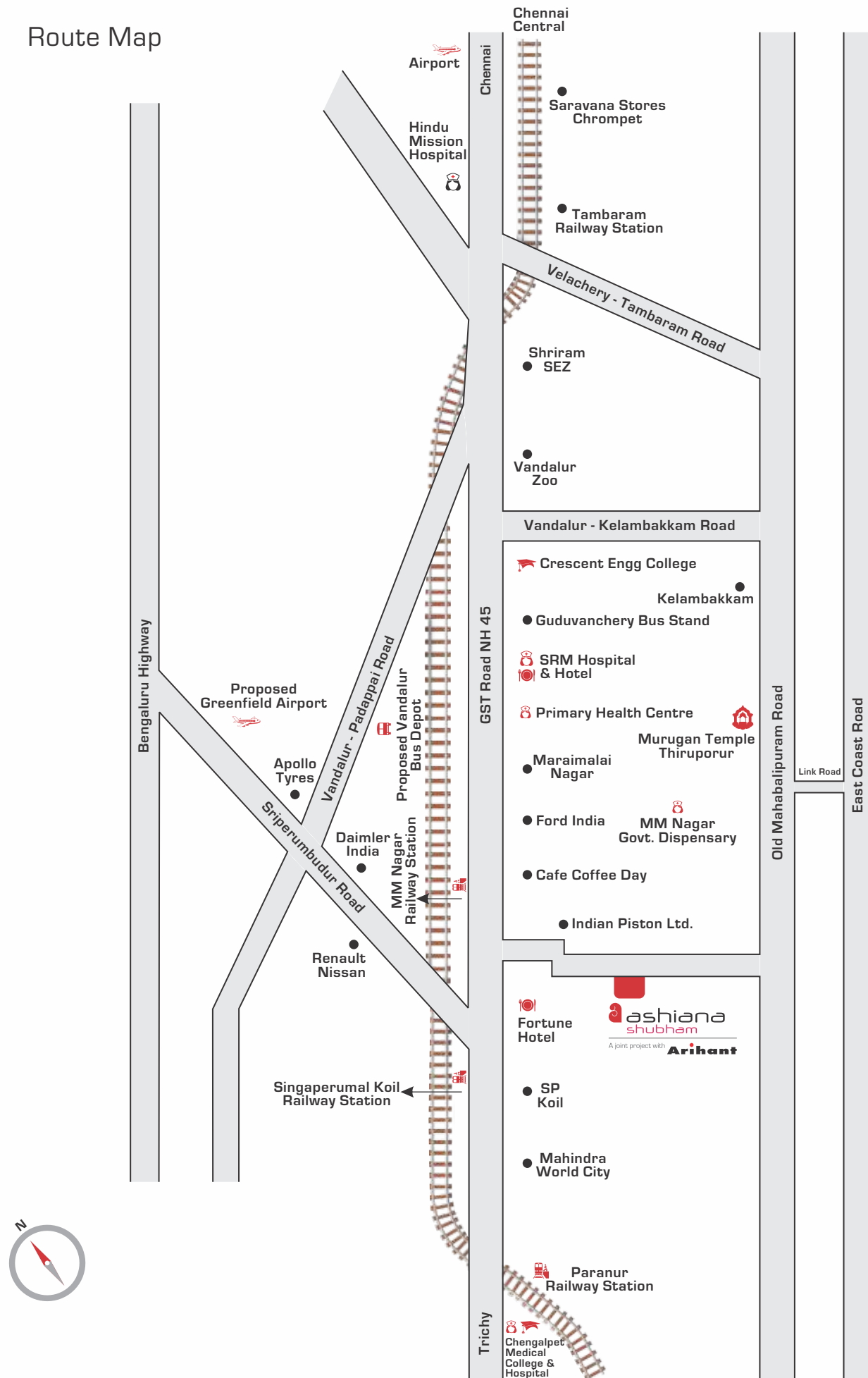
Departmental  
store



Multipurpose  
hall cum  
table tennis area

**Important to know:** The Activity Centre is under renovation and shall be fully functional with Phase - II.

# Route Map



## DISTANCE CHART

S. No.	Name	Distance from Shubham
1.	Singaperumal Koil Railway Station	5.6 kms.
2.	Maraimalai Nagar Railway Station (Local)	7.5 kms.
3.	Post Office, Maraimalai Nagar	8.3 kms.
4.	Meenambakkam Airport, Chennai	36 kms.
<b>HOTELS &amp; SUPERMARKET</b>		
1.	Cafe Coffee Day, Maraimalai Nagar	4.7 kms.
2.	My Fortune, Chennai	5.0 kms.
3.	More Supermarket	5.9 kms.
4.	Nilgiri's Supermarket	7.6 kms.
5.	Spencer's Supermarket	7.8 kms.
6.	SRM Hotel	12.0 kms.
<b>HOSPITALS</b>		
1.	SRM Hospital	12.0 kms.
2.	Shri Sathya Sai Medical College and Research Institute Amma Pitai	12.4 kms.
3.	Chengalpattu Medical College	20.1 kms.
<b>TEMPLE &amp; BANK</b>		
1.	Singaperumal Temple	5.4 kms.
2.	Indian Overseas Bank	5.7 kms.
3.	HDFC Bank	5.9 kms.
4.	Punjab National Bank	6.2 kms.

As per Google Map



SRM Hospital



More Supermarket





Actual view of Ashiana Shubham, Phase - I





▼ Phase - IVA

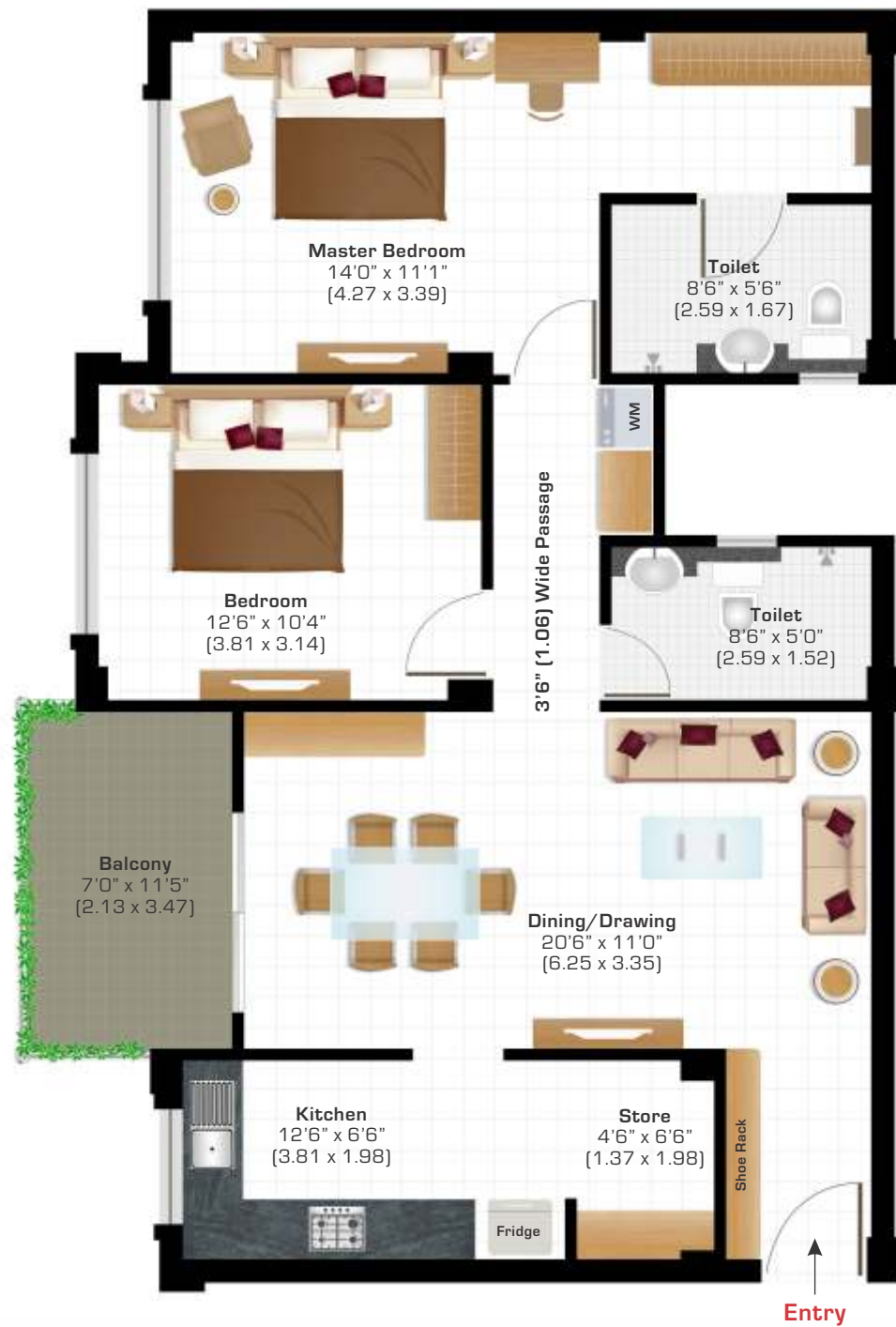
Tulsi 5 (3 Bedrooms + 2 Bathroom + Store)	Super Area sq ft (sq m)	Carpet Area sq ft (sq m)	Total Balcony Area sq ft (sq m)
	1455 (135.17)	1037 (96.34)	157 (14.59)

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

▼ Phase - IVA

Manjari 6 (2 Bedrooms + 2 Bathrooms + Store)	Super Area sq ft (sq m)	Carpet Area sq ft (sq m)	Total Balcony Area sq ft (sq m)
	1298 (120.59)	988 (91.79)	79 (7.34)

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



▼ Phase - IVA

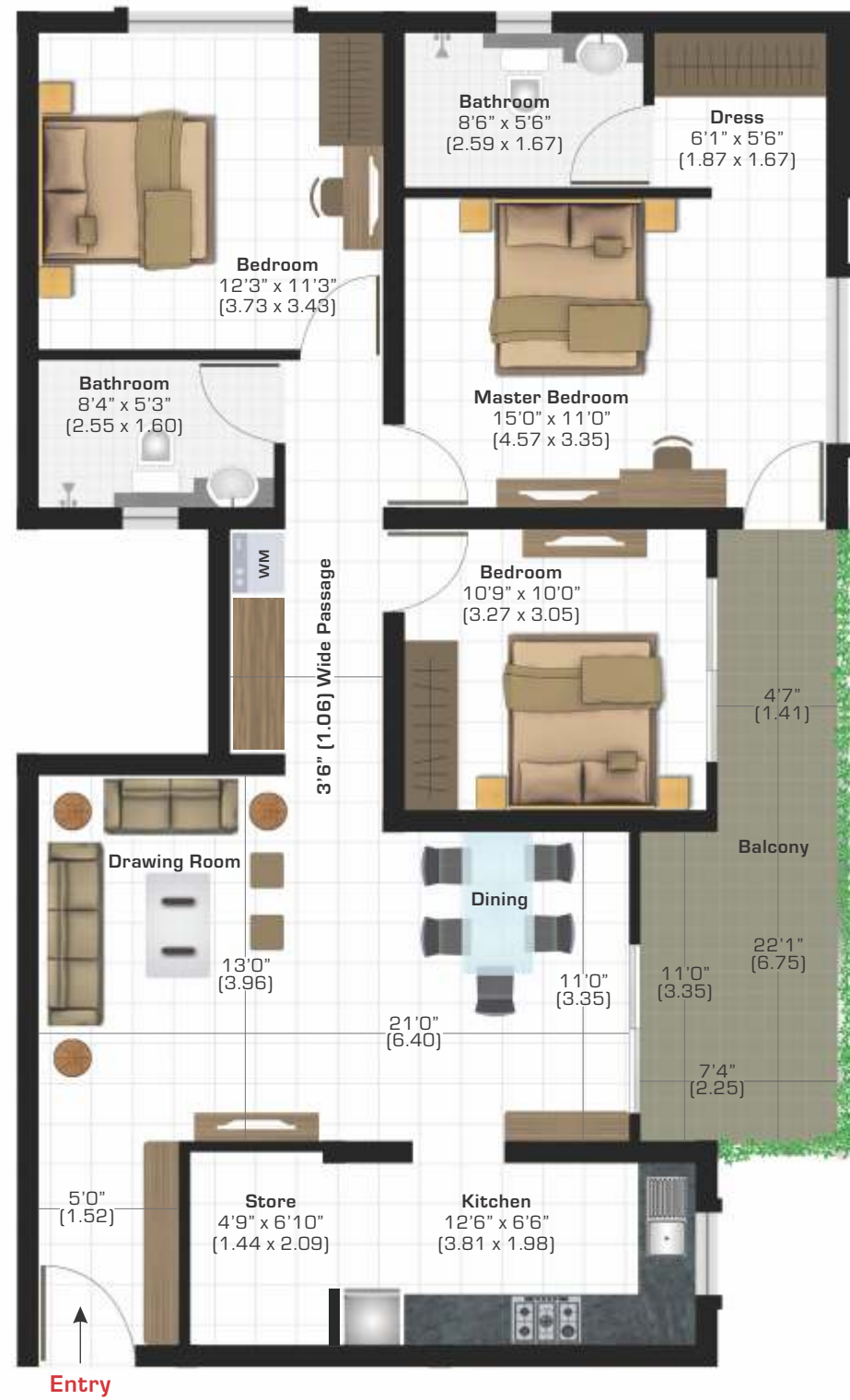
<b>Manjari 5 (2 Bedrooms + 2 Bathrooms + Store)</b>	<b>Super Area sq ft (sq m) 1161 (107.86)</b>	<b>Carpet Area sq ft (sq m) 870 (80.82)</b>	<b>Total Balcony Area sq ft (sq m) 79 (7.34)</b>
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Note : Additionally corner flats of this type will have a 3ft wide window in the master bedroom



▼ Phase - IVA

<b>Vrinda 5 (1 Bedroom + 1 Bathroom + Powder Room)</b>	<b>Super Area sq ft (sq m) 865 (80.36)</b>	<b>Carpet Area sq ft (sq m) 598 (55.55)</b>	<b>Total Balcony Area sq ft (sq m) 76 (7.06)</b>
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▼ Phase - III

<b>Tulsi 3</b> (3 Bedrooms + 2 Bathroom + Store)	<b>Super Area</b> sq ft (sq m)	<b>Carpet Area</b> sq ft (sq m)	<b>Total Balcony Area</b> sq ft (sq m)
	1400 (130.06)	1080 (100.33)	133 (12.35)

▼ Phase - III

<b>Manjari 3</b> (2 Bedrooms + 2 Bathroom + Store)	<b>Super Area</b> sq ft (sq m)	<b>Carpet Area</b> sq ft (sq m)	<b>Total Balcony Area</b> sq ft (sq m)
	1156 (107.39)	892 (82.86)	80 (7.43)

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

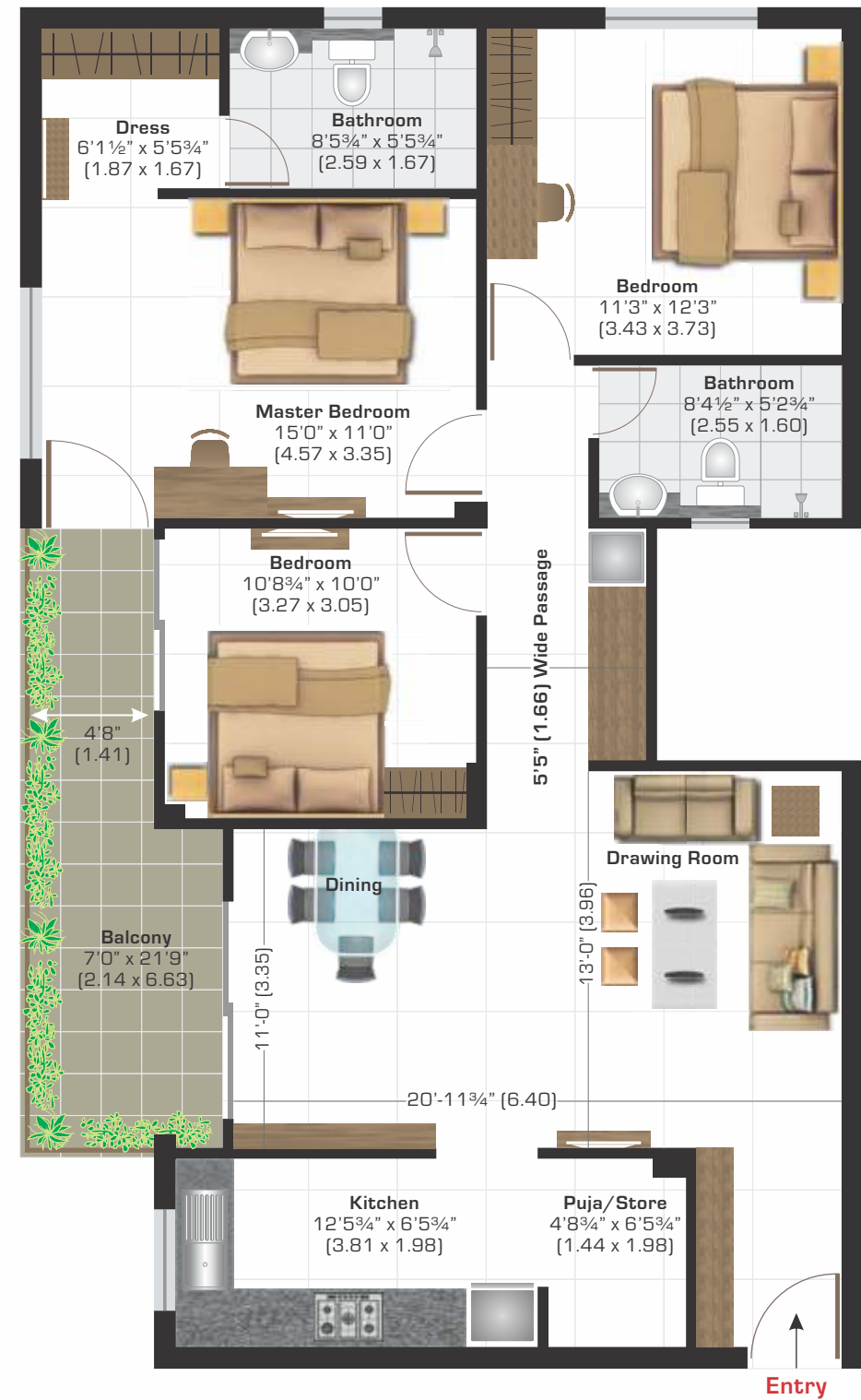




▼ Phase - III

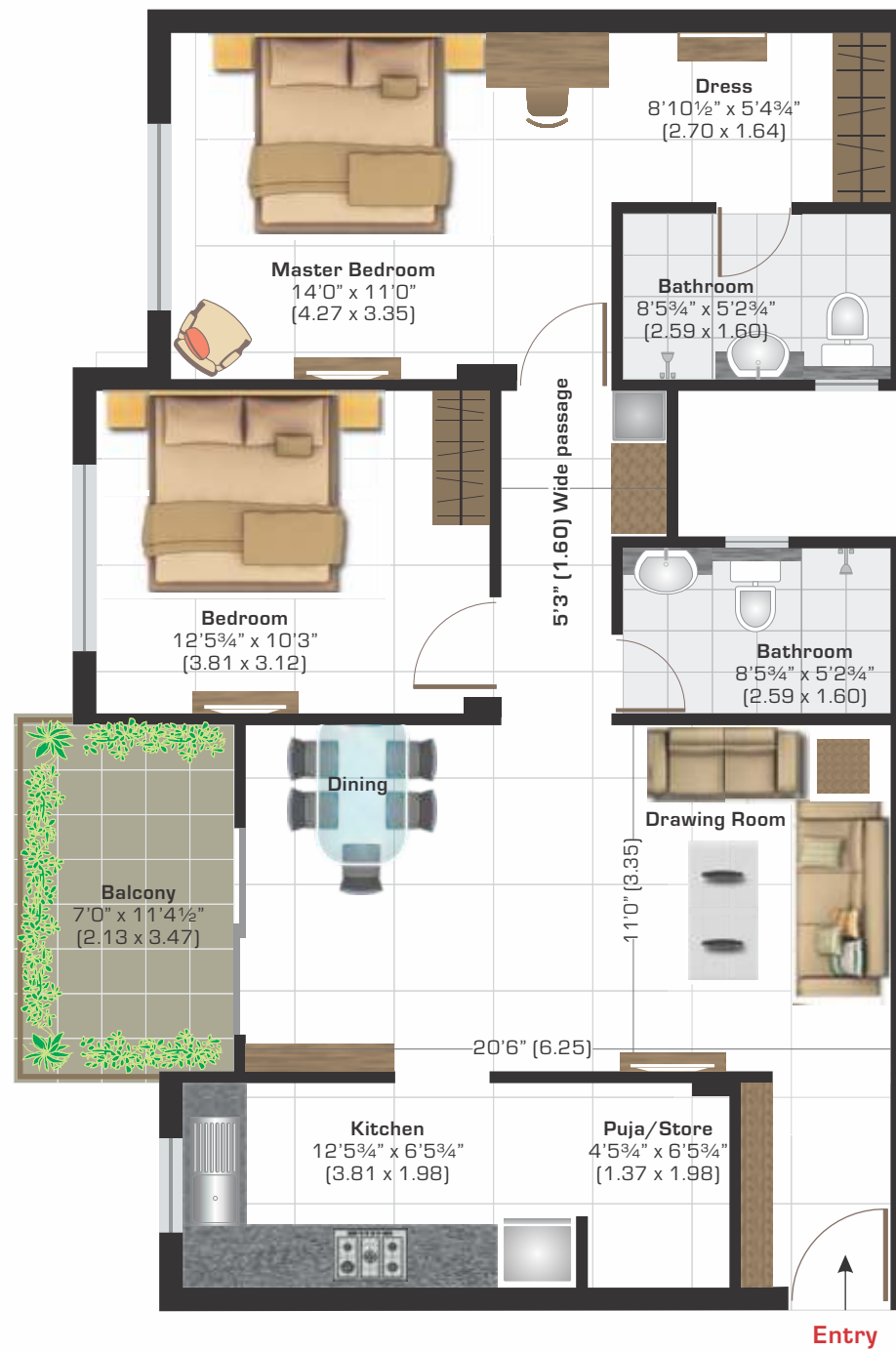
<b>Manjari 4</b> (2 Bedrooms + 2 Bathrooms + Store)	<b>Super Area</b> sq ft (sq m)	<b>Carpet Area</b> sq ft (sq m)	<b>Total Balcony Area</b> sq ft (sq m)
	1298 (120.58)	1019 (94.66)	80 (7.43)

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



▼ Phase - II

<b>Tulsi 1</b> (3 Bedrooms + 2 Bathroom + Puja/Store)	<b>Super Area</b> sq ft (sq m)	<b>Carpet Area</b> sq ft (sq m)	<b>Total Balcony Area</b> sq ft (sq m)
	1400 (130.06)	1046 (97.14)	127 (11.81)



## AGE FRIENDLY LIVING



Skid resistant tiles



Grab rails in master toilet for support



Night lamp in master bedroom



Arthritis friendly fittings



Emergency response system in each unit



Round wall edges



Wheelchair accessible



Electrical switches with LED indicator at comfortable height



▼ Phase - II

Manjari 1 (2 Bedrooms + 2 Bathrooms Puja/Store)	Super Area sq ft (sq m)	Carpet Area sq ft (sq m)	Total Balcony Area sq ft (sq m)
	1156 (107.40)	868 (80.64)	80 (7.39)

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





## SPECIFICATIONS SNAPSHOT

<b>STRUCTURE</b>		Reinforced cement concrete frame structure or load bearing masonry structure in accordance with applicable earthquake zone and BIS codes.
<b>WALL FINISH</b>	Internal & External	Acrylic emulsion of specific shade from reputed brand as per architect's suggestion.
<b>FLOORING</b>	Drawing/Dining/Bedrooms	Skid resistant ceramic/vitrified matt finish tiles (2' x 2').
	Balconies	Skid resistant ceramic matt finish tiles
<b>TOILETS</b>	Walls	Ceramic tiles up to 7 feet
	Flooring	Skid resistant ceramic matt finish tiles
	Fittings	A wash basin with black granite counter or counter style wash basin, towel rod, provision for hot & cold water supply, vitreous white sanitary ware of standard make and health faucet. Grab rails only in master toilet. Single lever CP fitting of standard make. Provision for a fan.
<b>KITCHEN</b>	Flooring	Skid resistant ceramic matt finish tiles
	Platform	Platform with black granite & stainless steel kitchen sink with single bowl & drain board.

	Walls	2 feet ceramic tiles dado above working platform.
<b>WINDOWS</b>	Fittings & Fixture	Provision for hot, cold water line & RO point. Aluminium powder coated or UPVC with float glass based on size of opening.
<b>DOORS</b>	Main Door	35 mm thick skin door/laminated flush door with folded metal door frame painted in pleasing shades of enamel.
	Other Doors	35 mm thick skin door/flush door with folded metal door frame painted in pleasing shades of enamel.
	Handles	Lever type handles with mortise lock and night latch in the main door.
<b>ELECTRICAL</b>	Fittings	Modular electrical switches with sockets.
	Wiring	All electrical wiring in concealed conduits with FR grade of standard make copper wires. Convenient provision and distribution of light and power plugs. Provision for electrical chimney above platform and water purifier point in the kitchen.
	ERS	Emergency response switch at three locations connected to central monitoring unit (CMU).
	Night Lamp	In master bedroom.
<b>TV / TELEPHONE</b>		Provision of TV/Telephone sockets in all rooms.
<b>PIPED LPG</b>		Provision in kitchen will be provided.
<b>LIFT</b>		Lift with capacity of 13 passengers and stretcher capability, backed by Automatic Rescue Device (ARD) system.
<b>STAIRCASE</b>		Flooring combination of tiles and stone.
<b>AIR CONDITIONING</b>		Provision of split AC in drawing/dining and all bedrooms.
<b>POWER BACKUP</b>		750 watt in each apartment & complete backup for common areas
<b>OTHER FACILITIES</b>		Provision for DTH and washing machine point at a convenient location. DTH antenna installation for each unit is allowed only on terrace and not with each unit.





2012

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



Awards & Recognition for Ashiana Senior Living projects

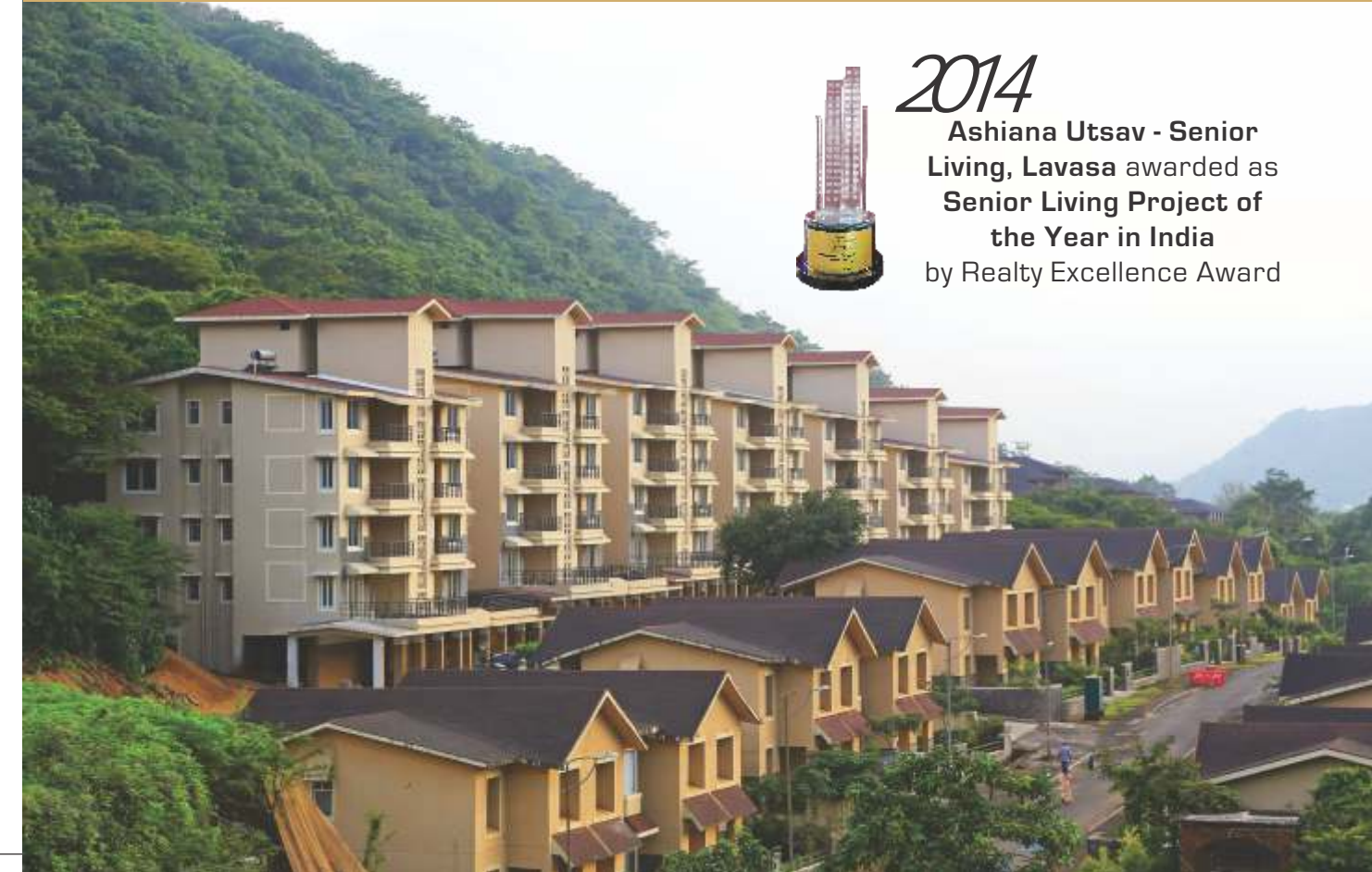


(4th time in a row) | By Track2realty



2014

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



Actual view of Ashiana Senior Living, Bhiwadi

### FAQs

#### PURCHASE OF SENIOR LIVING COMMUNITY

**Q 1. Can I buy or lease the unit if I am less than 55 years of age?**

Ans. Yes, you can buy the unit if you are less than 55 years of age. However, for residing purposes one of the residents/spouse has to be above the age of 55 years.

**Q 2. Can my son/daughter buy the apartment for me?**

Ans. Besides the son/daughter even a benefactor may buy an apartment for a resident who is 55 years of age or above.

#### DEFINITION OF COSTS AND DEPOSITS

**Q3. How is reducible interest free management deposit charged?**

Ans. A reducible interest free management deposit is valid for 15 years. If the buyer transfers the

ownership of the flat within 15 years, the balance of the management deposit after deducting the fees for the expired duration will be refundable on pro rata basis. The new buyer will have to pay a fresh management deposit at the prevailing rates for another 15 years.

**Q4. What is monthly maintenance charge?**

Ans. These are charges for the regular repair/maintenance and upkeep of the project. These also include the capital maintenance charges, common area water and electricity share, as well as services like activities, transport and events. There are three components to the monthly billing rate which is decided at the beginning of each year :-

**a. Fixed charges** - towards the staff, administrative services and



## IMPORTANT TO KNOW

costs. This rate is decided at the beginning of each year.

**b. Capital charges** – towards the capital repair and maintenance of the equipment in the project. These charges are calculated for the life of the project but reviewed each year.

**c. Floating charges** – towards the common area electricity and water expenditure. These are fixed for three months and revised each quarter based on the actual expenditure in the last three months.

**d. Service charges** – It is the charge for the organization of the maintenance services. It is 5% of the fixed charges.

In addition, there are taxes as applicable.

### OTHERS

**Q5. Will the Ashiana Shubham Administration maintain my flat?**

Ans. Maintenance staff like plumber, electrician or mason will be made available on call and there are no separate charge for this service as the same is part of annual maintenance contract. Any material required for repair/replacement will have to be paid by the resident.

**Q6. Can my children stay with me? Will this Senior Living Community be accessible to my friends & family?**

Ans. Yes, your children and grandchildren are welcome at the facility and can stay with you for a short duration. The duration of stay will be decided from time-to-time in consultation with the Senior Living Community council. However, unmarried/ widowed daughter can stay with the resident on a permanent basis. The community will definitely be accessible to your relatives and friends. The rule of short stay will apply here as well.

**Q7. Can I rent/sell my apartment?**

Ans. Owners are free to sell their apartment to anybody at their convenience but can rent only to persons who are above 55 years of age. Ashiana Resale & Rental Services also proposes to extend this facility for a fee. However, the rule regarding residing age will be applicable. For more details ask your sales officer.

**Q8. Is there any provision to stay and experience the Senior Living Community?**

Ans. Yes, you can stay & experience life at senior living community in any of our completed senior living projects. Each of them is having facility of trial stay at nominal cost, where you can experience day-to-day lifestyle.

For booking your stay at our trial apartment, contact our sales executive.

### **FLAT LAYOUT:**

The floor 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](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 & 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.

### **ACTIVITY CENTRE**

The Activity Centre is under renovation and shall be fully functional with Phase - II. Till the time alternate arrangements shall be made to provide some of the facilities and services depending upon demand and feasibility.

## OUR PROJECTS



### COMFORT HOMES

#### BHIWADI

Greens  
Bageecha  
Gulmohar Park  
Gardens  
Villas  
Rangoli  
The Treehouse - Hotel & Club  
Arcade  
Aangan  
Aangan Plaza  
Treehouse Residences\*  
Surbhi\*  
Tarang\*

#### NEEMRANA

Greenhill  
Aangan

#### JAIPUR

Ashiana Manglam#  
Greenwood#  
Rangoli Gardens#  
Rangoli Plaza\*\*  
Gulmohar Gardens\*\*  
Vrinda Gardens\*\*  
Ashiana Daksh\*  
Ashiana Amantran\$

#### HALOL

Navrang\*§

#### JODHPUR

Amarbagh#  
Dwarka\*\$

#### JAMSHEDPUR

Trade Centre  
Gardens  
Enclave  
Suncity  
Residency Greens  
Woodlands  
Brahmananda  
Anantara\$  
Marine Plaza  
Ashiana Sehar\*§  
Ashiana Aditya

#### PATNA

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

### SENIOR LIVING

#### BHIWADI

Utsav - Senior Living  
Nirmay - Senior Living\*  
Utsav Care Homes\*

#### JAIPUR

Utsav - Senior Living#  
Utsav Care Homes\*\*

#### LAVASA

Utsav - Senior Living\*

#### CHENNAI

Shubham - Senior Living\*§

### KID CENTRIC HOMES

#### BHIWADI

Town\*

#### JAIPUR

Umang\*

#### SOHNA ROAD

Anmol\*§