

Happiness is Green

 **ashiana**
aditya
COMFORT HOMES
Adityapur



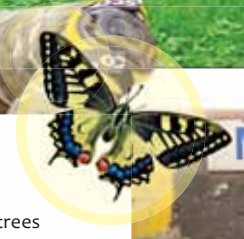


Happiness is Green

Did you know that there is a close link between colours and emotions? Some colors can make you feel happy and some can invoke sadness. Some colours can make you feel hungry and some have a relaxing impact on you. Color is a powerful communication tool that can signal action, influence mood, and even influence physiological reactions. Colours have different affect on people in different countries. For example, Red and Yellow can have a positive impact on people in cold countries as these colours stand for the energy of the Sun. But in warm countries like India, these are associated with heat and danger!

So what is the colour of Happiness?

When you look at the sky above you and spacious greenery in front of you, your eyes will signal joy, happiness, intellect, and energy. Green arouses cheerfulness, stimulates mental activity, and generates muscle energy. Happiness is Green!



Ashiana recognises the impact of “Green” on the happiness quotient of its residents. Therefore, Ashiana has always endeavoured to provide large spacious greens in all its projects. From the flat lands of Jaipur and Bhiwadi to the exotic plains of Chennai and Lavasa, Green is the colour that has been carefully planted and nurtured.

Ashiana Aditya too is endowed with its generous share of greens. Spread over 7 acres,

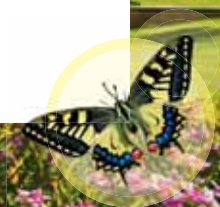
Ashiana Aditya boasts of green landscaped parks of 2.1 acres and plantation of trees around the complex making it one of the largest community green areas in the whole of Jamshedpur.

Ashiana welcomes you to please your senses and enhance your happiness at Ashiana Aditya – your reservoir of green in the heart of Jamshedpur.

Ashiana has been a preferred brand in Jamshedpur since 1986. Today, it represents a way of life that makes Ashiana communities happy and content. The same lifestyle with many more advanced features is now being launched in Jamshedpur. Yes, Ashiana Aditya is your home in the heart of Adityapur – an area that's well connected to the rest of Jamshedpur. Located just minutes away from the Adityapur, industrial area, Ashiana Aditya boasts of easy accessibility and connectivity.

The layout is unique because of its wide-open spaces and rolling greens with heavy plantations that gives a beautiful natural backdrop to the project. The planning is immaculate with basement parking and traffic areas located on the outside without hampering the parks and the open areas. A 16750 sq ft (1556 sq m) clubhouse adds to invigorating lifestyle of Ashiana Aditya.

The availability of JUSCO Power is highlight that will ensure regular and stable power to the residents of Ashiana Aditya.





Tata Main Hospital



P&M Mall



Adityapur Railway Station



NIT College



Your Home

Ashiana has learnt a lot over the years in providing comfortable homes and a unique lifestyle. Homes are designed to provide maximum natural light and air circulation. Every home is designed in such a way that the green areas get amalgamated with the lifestyles of the residents.

- Secured living with gated complex, 24x7 security & CCTV cameras
- 2 & 3 BHK Comfort Homes
- Efficient half stilt + 12 floors
- Spacious kitchen
- Option of open, covered & basement parking
- Two balconies in each unit
- Designated area for washing machine

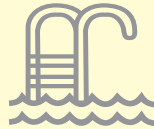
Project Highlights



Half
Stilt + 12
floors



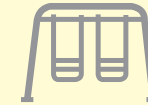
Single gated
entry



Clubhouse



Half basketball
court



Kids play
area



Badminton
court



Landscaped gardens
with jogging/walking
track



Intercom



24x7 security
guards



CCTV



Garbage
collection



Power
back-up



Piped
LPG



Plumber & electrician
on call



Common area
maintenance

Important to know: The amenities & facilities depicted above are for the whole project and will be developed phase wise. To see the phase wise facilities, please refer the site map.



Club House

Ashiana recognizes that we are all social animals, and the tenor of someone's social life is one of the most important influences on mental and physical health. Therefore, Ashiana's lifestyle is not complete without a luxurious clubhouse which acts as a social meeting ground for all the residents so that they can develop supportive physical bonds with other residents. For the younger generation, the social club life can act as a confidence booster and helps in development of a dynamic personality.

Ashiana Aditya boasts of a large 16750 sq ft (1556 sq m) clubhouse that serves as a nerve centre of all social activities in all of Ashiana's communities.

Club Facilities



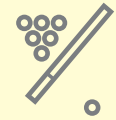
AC gymnasium



Swimming
pool & kids pool



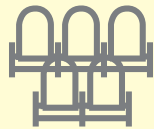
AC Board
games



AC pool



Table
tennis



AC
Media hall



Reading area



AC indoor
kids play area

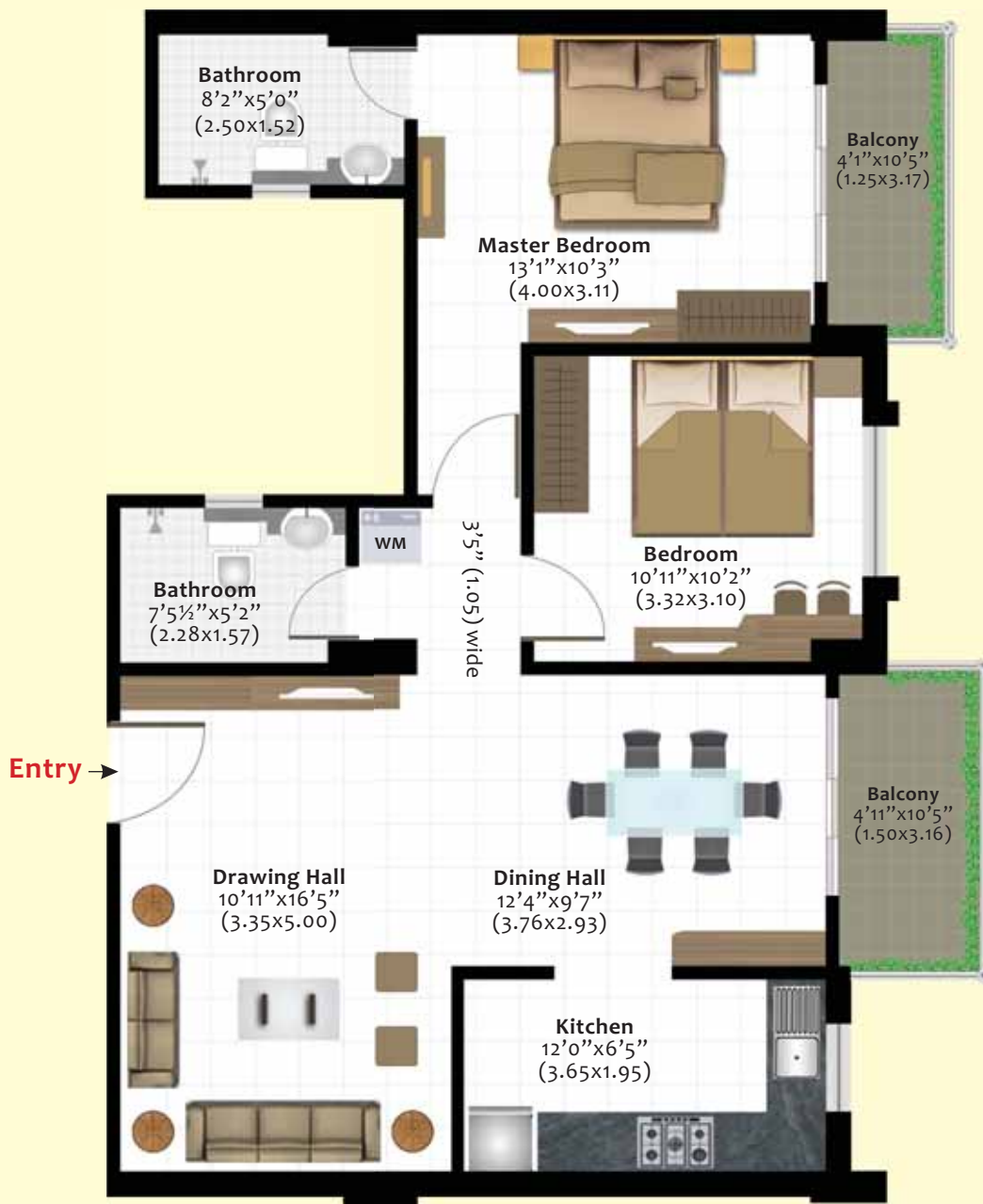


AC multipurpose hall
cum indoor badminton



Departmental
store

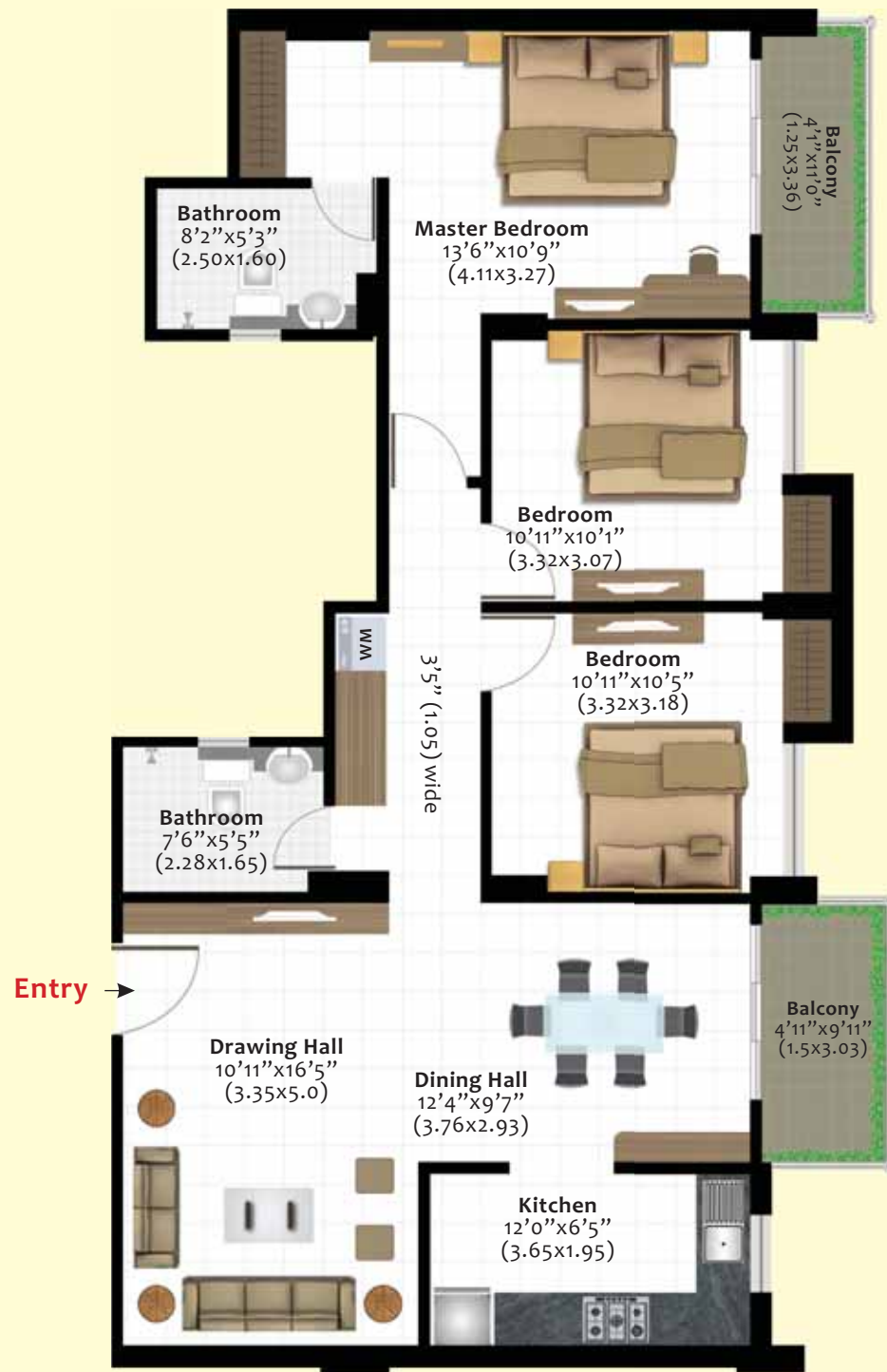
Important to know: These facilities are part of the club which is a part of future development.



Magnolia I (2 BHK + 2 Bathrooms)	Super Area	Carpet Area	Total Balcony Area
	sq ft (sq m)	sq ft (sq m)	sq ft (sq m)
	1171 (108.79)	773.50 (71.86)	91.17 (8.47)



Magnolia II (2 BHK + 2 Bathrooms)	Super Area sq ft (sq m)	Carpet Area sq ft (sq m)	Total Balcony Area sq ft (sq m)
	1251 (116.22)	843.35 (78.35)	91.92 (8.54)



Lavender (3 BHK + 2 Bathrooms)	Super Area sq ft (sq m)	Carpet Area sq ft (sq m)	Total Balcony Area sq ft (sq m)
	1471 (136.65)	1003.85 (93.26)	92.03 (8.55)



Tulip (3 BHK + 3 Bathrooms)	Super Area sq ft (sq m)	Carpet Area sq ft (sq m)	Total Balcony Area sq ft (sq m)
	1601 (148.73)	1106.43 (102.79)	97.73 (9.08)

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	Anodised/Powder coated aluminium or UPVC windows with 4 mm 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	Other door - 35mm skin Door with premium handles	Anodised/Powder coated aluminium or UPVC windows with 4 mm thick clear float glass	Modular electrical switches with sockets and fan regulators
KITCHEN	Vitrified 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	Anodised/Powder coated aluminium or UPVC windows with 4 mm 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 2100 mm	Folded steel section	Other door - 35mm skin Door with premium handles	Anodised/Powder coated aluminium or UPVC windows with 4 mm thick clear float glass	Chinaware: wash-basin, EWC of Roca/Hindware /CERA or equivalent. Bath fittings: Chrome plated sink, basin, wall mixture, shower head of Jaquar/Grohe or equivalent. Other fittings - Angle valve, health faucet, bib & pillar cock, accessories like towel rod, towel rack of Jal/ Continental/Prayag or equivalent. Towel Rack in master bathroom only. Semi recessed counter type washbasin & mirror in all bathrooms.
BALCONY	Ceramic tiles	Exquisitely designed exteriors finished in acrylic/Textured paint of reputed brand	Anodised/Powder coated aluminium or UPVC	Anodised/Powder coated aluminium or UPVC sliding doors	N/A	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 AC in all bedrooms and drawing room (no air conditioners are being provided).

OTHER FACILITIES

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



ashiana maintenance services

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

‘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

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.

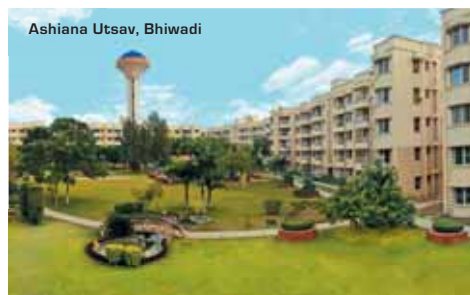
SPECIFICATIONS:

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

Our Projects



COMFORT HOMES

BHIWADI

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

NEEMRANA

Greenhill
Aangan

JAIPUR

Ashiana Manglam[#]
Greenwood[#]
Rangoli Gardens[#]
Rangoli Plaza^{*#}
Gulmohar Gardens^{*#}
Vrinda Gardens^{*#}
Ashiana Daksh*

HALOL

Navrang^{*\$}

JODHPUR

Amarbagh[#]
Dwarka^{*\$}

JAMSHEDPUR

Trade Centre
Gardens
Enclave
Suncity
Residency Greens
Woodlands
Brahmananda

Anantara^{\$}
Marine Plaza
Sehar^{*\$}

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^{*\$}

*Bookings Open (Please refer our website ashianahousing.com to know which phases are open for booking)

[#]Under partnership • ^{\$}Under joint development

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Our Consultants:

ARCHITECT

Mr. B. Sengupta
B. Sengupta

LANDSCAPE ARCHITECT

Mr. Nikhil Dhar
Artemisia

STRUCTURAL CONSULTANT

Mr. B. P. Ojha
Scon Private Limited

ELECTRICAL CONSULTANT

Mr. P. K. Chowdhury
Chowdhury & Associates

FIRE FIGHTING CONSULTANT

Mr. Gulshan Khurana
FYRPROTEK

BRANCH OFFICE

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Jamshedpur - 831 013 • T: 065766 10006

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RERA REG. NO. :

JHARERA/PROJECT/790/2019