

ashiana shubham

A joint project with **Arihant**

Senior Living at Chennai

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.



Temple



Amphitheatre



Lawn tennis



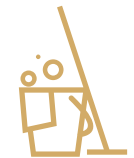
Kids play area



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



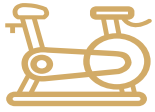
Plumber and
electrician on call



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



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



Salon



Departmental Store



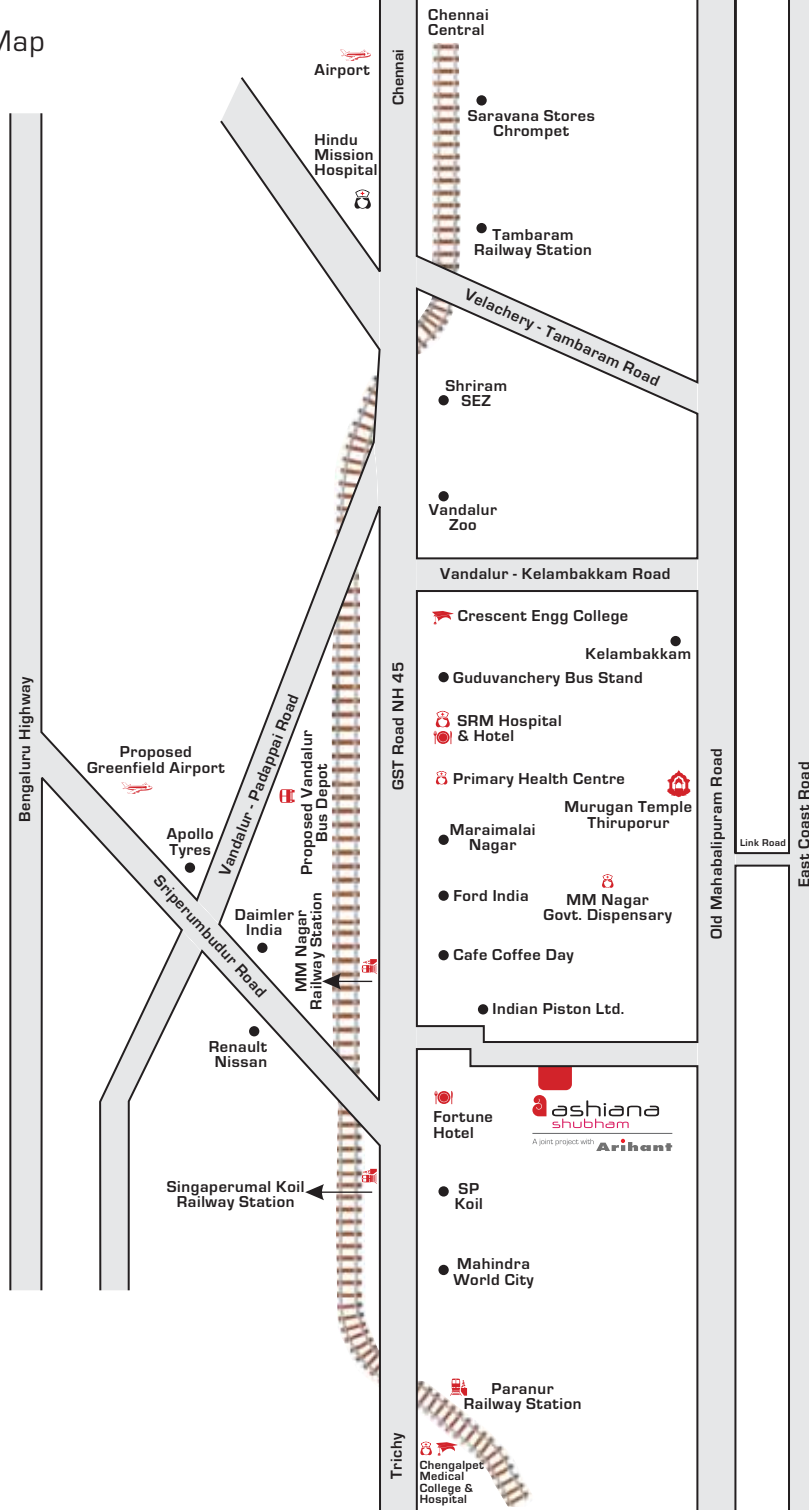
Multi purpose hall cum table tennis area

Important to know: The Activity Centre is under renovation and shall be fully functional with Phase-2.



Actual view of swimming pool

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. |
| HOTELS & SUPERMARKET | | |
| 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. | Spencers Supermarket | 7.8 kms. |
| 6. | SRM Hotel | 12.0 kms. |
| HOSPITALS | | |
| 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. |
| TEMPLE & BANK | | |
| 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

Site Map

Common facilities for the project developed/developing with Phase 1 & 2

1. Landscape Plaza
2. Water Body
3. Yoga & Meditation Lawn
4. Chess Corner
5. Activity Centre
6. Swimming Pool & Kids Pool
7. Badminton Court
8. Amphitheatre
9. Cricket Pitch with Net
10. Kids Play Area
11. Golf Putting
12. Tea Pavilion
13. Services

To be Developed with future phases

- Temple
- Tennis Court
- Care Homes



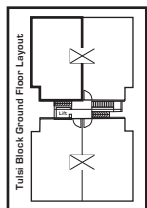
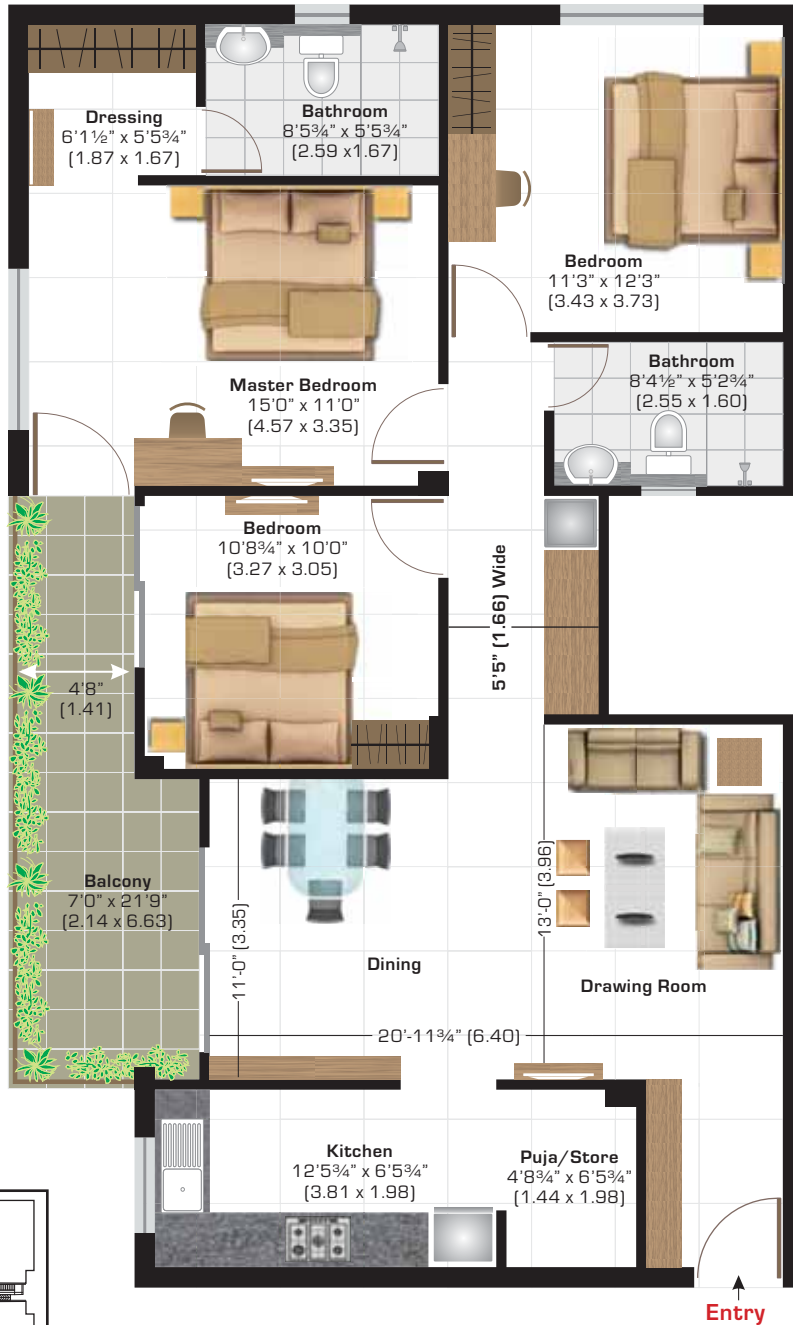
- Tulsi 1 [3 Bedrooms + Puja/Store]
Tulsi 2 [3 Bedrooms + Puja/Store]
Tulsi 2 not available on ground floor
- Manjari 1 [2 Bedrooms + Puja/Store]
Manjari 2 [2 Bedrooms + Puja/Store]
Manjari 2 not available on ground floor
- Vrinda 1 [1 Bedroom]
- Vrinda 2 [1 Bedroom]



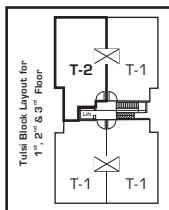
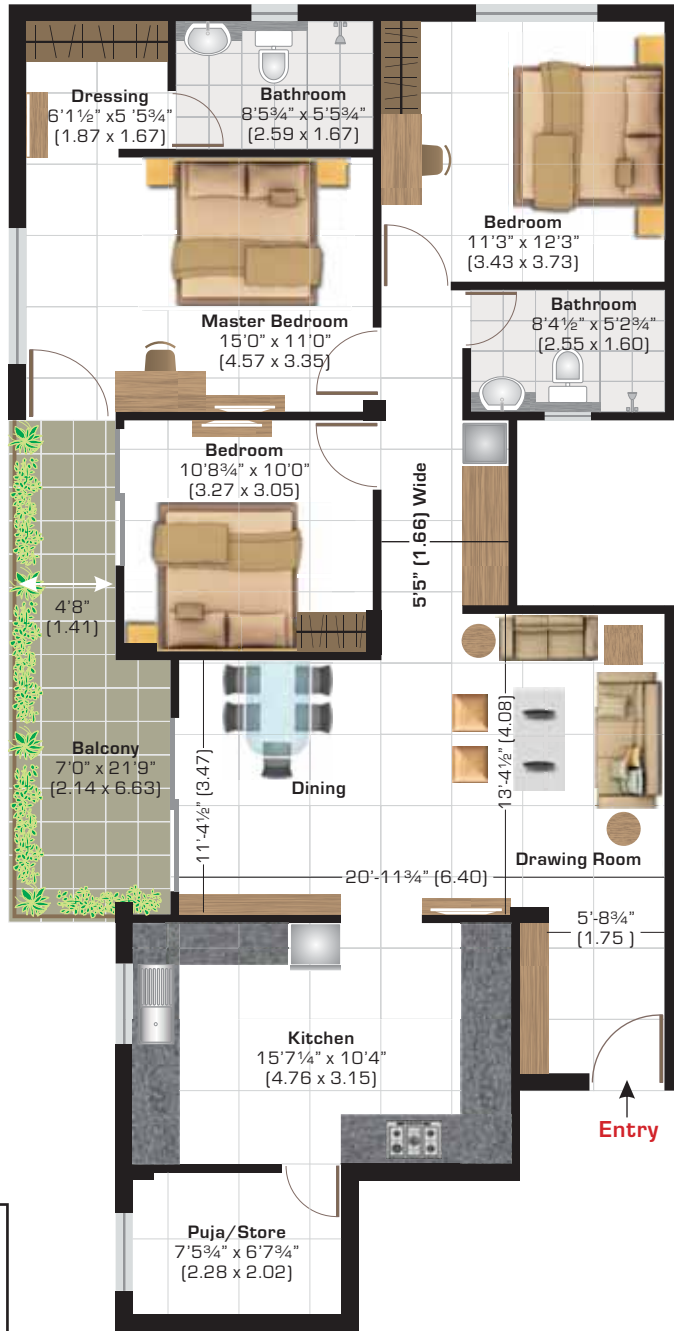
RERA REG. NO.: Phase - 2 - TN/01/Building/0220/2017

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 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 site map.

Note: The Activity Centre is already developed but presently under renovation and shall be fully functional with Phase-2.



| |
|--|
| Tulsi 1 (3 Bedrooms + Puja/Store) |
| Super Area sq ft (sq m) |
| 1400 (130.06) |
| Carpet Area sq ft (sq m) |
| 1046 (97.14) |
| Total Balcony Area sq ft (sq m) |
| 127 (11.81) |

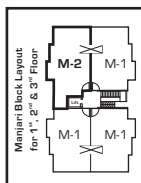


| |
|--|
| Tulsi 2 (3 Bedrooms + Puja/Store) |
| Super Area sq ft (sq m) |
| 1534 (142.51) |
| Carpet Area sq ft (sq m) |
| 1164 (108.10) |
| Total Balcony Area sq ft (sq m) |
| 128 (11.90) |



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

Note : Additionally corner flats of this type will have a 3ft wide window on dressing wall of master bedroom

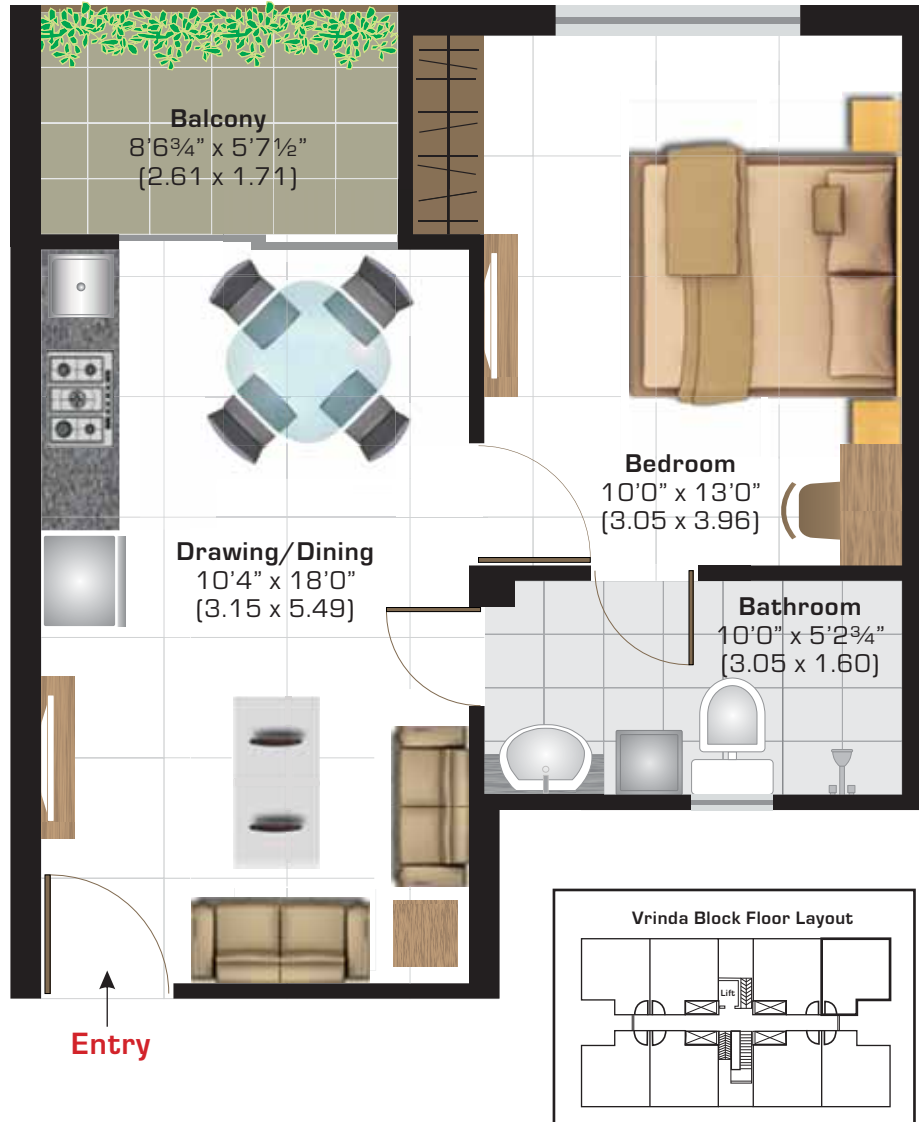


| |
|--|
| Manjari 2 (2 Bedrooms + Puja/Store) |
| Super Area sq ft (sq m) 1298 (120.59) |
| Carpet Area sq ft (sq m) 986 (91.57) |
| Total Balcony Area sq ft (sq m) 80 (7.44) |

Note : Additionally corner flats of this type will have a 3ft wide window on dressing wall of master bedroom



| |
|--|
| Vrinda 1 (1 Bedroom) |
| Super Area sq ft (sq m) |
| 581 (53.98) |
| Carpet Area sq ft (sq m) |
| 387 (35.92) |
| Total Balcony Area sq ft (sq m) |
| 48 (4.48) |



| |
|--|
| Vrinda 2 (1 Bedroom) |
| Super Area sq ft (sq m) |
| 814 (75.62) |
| Carpet Area sq ft (sq m) |
| 557 (51.78) |
| Total Balcony Area sq ft (sq m) |
| 79 (7.36) |

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



SPECIFICATIONS SNAPSHOT



| | | |
|--------------------|-----------------|--|
| STRUCTURE | | Reinforced cement concrete frame structure or load bearing masonry structure in accordance with applicable earthquake zone and BIS codes. |
| WALL FINISH | Internal | Acrylic emulsion of specific shade from reputed brand as per architect's suggestion. |
| | External | Exquisitely designed classical exteriors finished in textured paint. |
| FLOORING | Drawing/Dining/ | Skid resistant ceramic/vitrified matt finish Bedrooms tiles (2' x 2'). |
| | Balconies | Skid resistant ceramic matt finish tiles |
| TOILETS | 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. |

| | | |
|-------------------------|--------------------|---|
| KITCHEN | 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. |
| | Fittings & Fixture | Provision for hot, cold water line & RO point. |
| WINDOWS | | Aluminium power coated or UPVC with 4 mm thick float glass based on size of opening. |
| DOORS | 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 mortice lock and night latch in the main door. |
| ELECTRICAL | 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. |
| TV / TELEPHONE | | Provision of TV/Telephone sockets in all rooms. |
| PIPED LPG | | Provision in kitchen will be provided. |
| LIFT | | Lift with capacity of 13 passengers and stretcher capability, backed by Automatic Rescue Device (ARD) system. |
| STAIRCASE | | Flooring combination of tiles and stone. |
| AIR CONDITIONING | | Provision of split AC in drawing/dining and all bedrooms. |
| POWER BACKUP | | 750 watt in each apartment & complete backup for common areas |
| OTHER FACILITIES | | 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. |

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.

ACTIVITY CENTRE

The Activity Centre is under renovation and shall be fully functional with Phase 2. 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

ASHIANA AT BHIWADI

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

ASHIANA AT NEEMRANA

Greenhill
Aangan

ASHIANA AT JAIPUR

Ashiana Manglam#
Greenwood#
Rangoli Gardens#
Rangoli Plaza*#
Gulmohar Gardens*#
Vrinda Gardens*#
Umang*

ASHIANA AT JODHPUR

Amarbagh#
Dwarka*^{\$}

ASHIANA AT HALOL

Navrang*^{\$}

ASHIANA AT JAMSHEDPUR

Trade Centre
Gardens
Enclave
Suncity
Residency Greens
Woodlands
Brahmananda
Anantara*^{\$}
Marine Plaza

ASHIANA AT PATNA

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

SENIOR LIVING

ASHIANA AT BHIWADI

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

ASHIANA AT JAIPUR

Utsav - Senior Living#
Utsav Care Homes*#

ASHIANA AT LAVASA

Utsav - Senior Living*

ASHIANA AT CHENNAI

Shubham - Senior Living*^{\$}

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

#Under partnership • *Under joint development



Sales & Site Office

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T: 044 - 2985 4445

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Chennai - 600 035
T: 044 - 4626 2222

Corporate Office

Ashiana Housing Limited

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Centre, Saket, New Delhi - 110 017.
T: 011 - 4265 4265

Regd. Office

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Kolkata - 700 071

CIN: L70109WB1986PLC040864

Fax: 011 - 4265 4200

E-mail: sales@ashianahousing.com

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Watch our residents' experience
Ashiana's YouTube channel

MEMBER OF



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