

 **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.



Worship hall



Amphitheatre



Lawn tennis



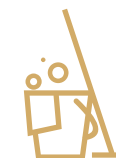
Kids play area



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



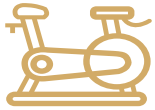
Plumber and
electrician on call



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



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



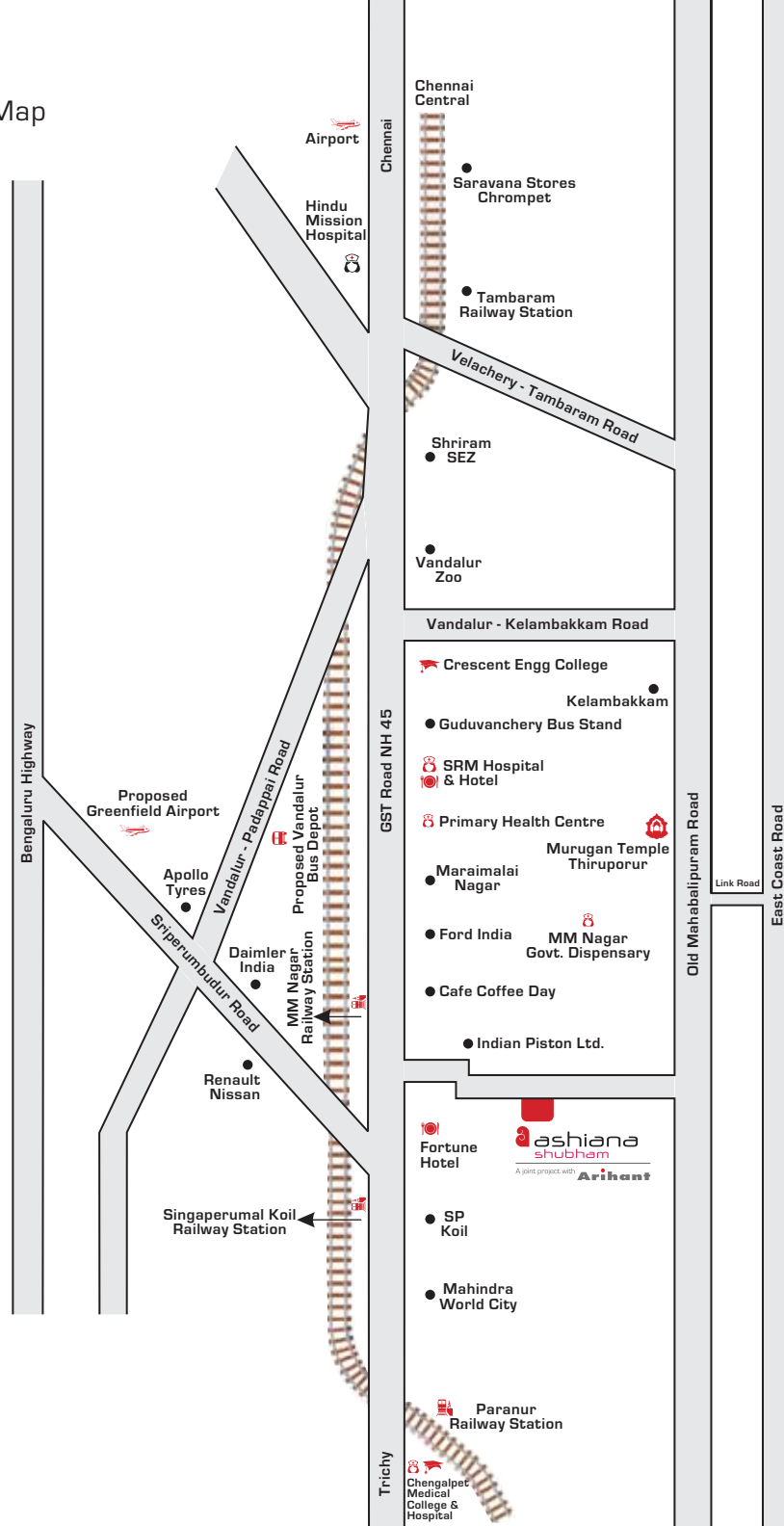
Multi purpose hall cum table tennis area

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



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 I, II & III

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
14. Lawn
15. Central Dining Hall-2 on Ground Floor

To be Developed with future phases

Worship Hall
Tennis Court
Care Homes

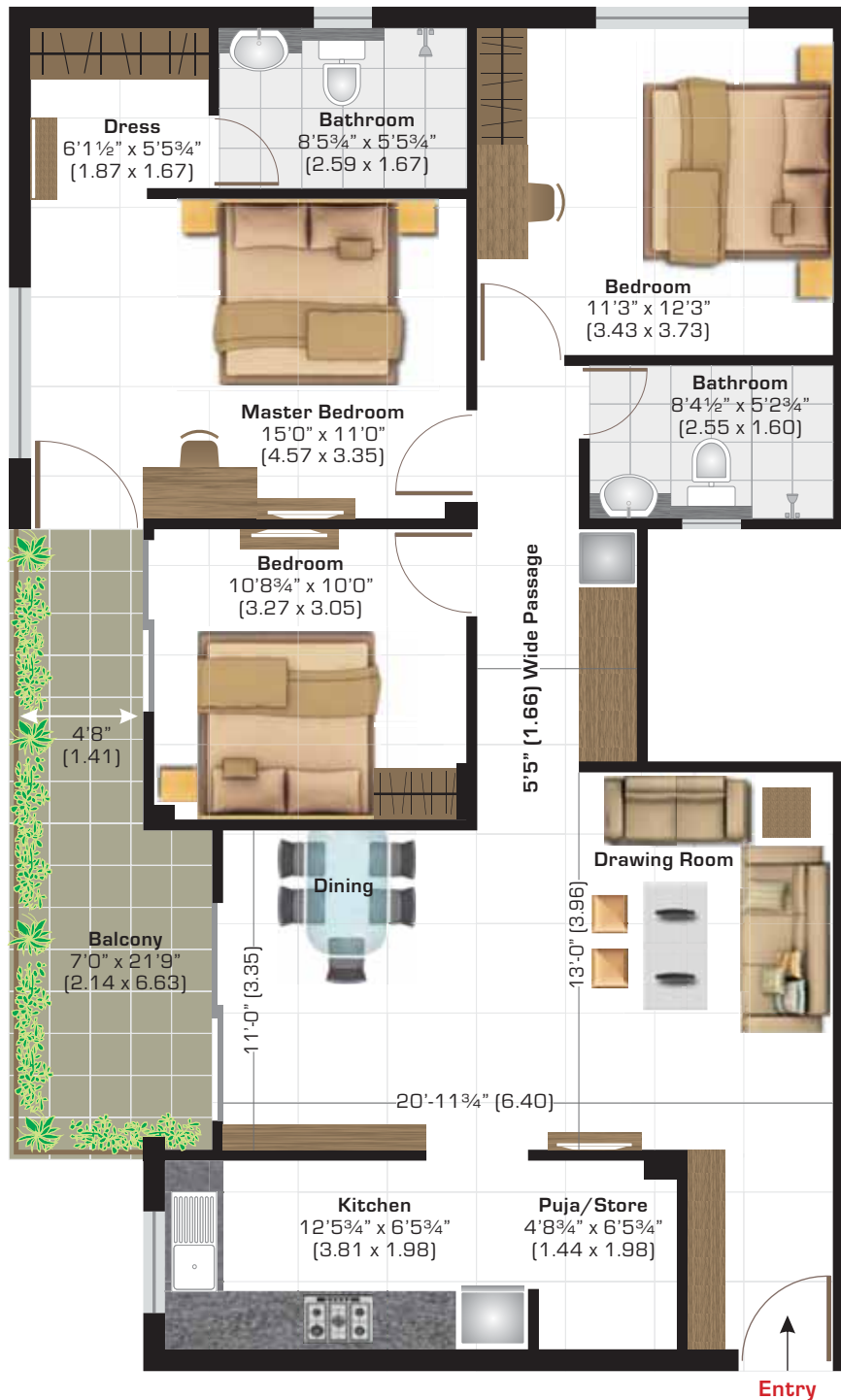
- Tulsi 1 (3 Bedrooms + 2 Bathrooms + Puja/Store)
● Tulsi 2 (3 Bedrooms + 2 Bathrooms + Puja/Store)
Tulsi 2 not available on ground floor
- Manjari 1 (2 Bedrooms + 2 Bathrooms + Puja/Store)
● Manjari 2 (2 Bedrooms + 2 Bathrooms + Puja/Store)
Manjari 2 not available on ground floor
- Vrinda 1 (1 Bedroom + 1 Bathroom)
- Vrinda 2 (1 Bedroom + 1 Bathroom)
- Tulsi 3 (3 Bedrooms + 2 Bathrooms + Store)
● Tulsi 4 (3 Bedrooms + 2 Bathrooms + Store)
Tulsi 4 not available on ground floor
- Manjari 3 (2 Bedrooms + 2 Bathrooms + Store)
● Manjari 4 (2 Bedrooms + 2 Bathrooms + Store)
Manjari 4 not available on ground floor
- Vrinda 3 (1 Bedroom + 1 Bathroom)
- Vrinda 4 (1 Bedroom + 1 Bathroom)



RERA REG. NO.: Phase - II - TN/D1/Building/0220/2017, Phase - III - TN/D1/Building/030/2019 • Web: www.tnrra.in

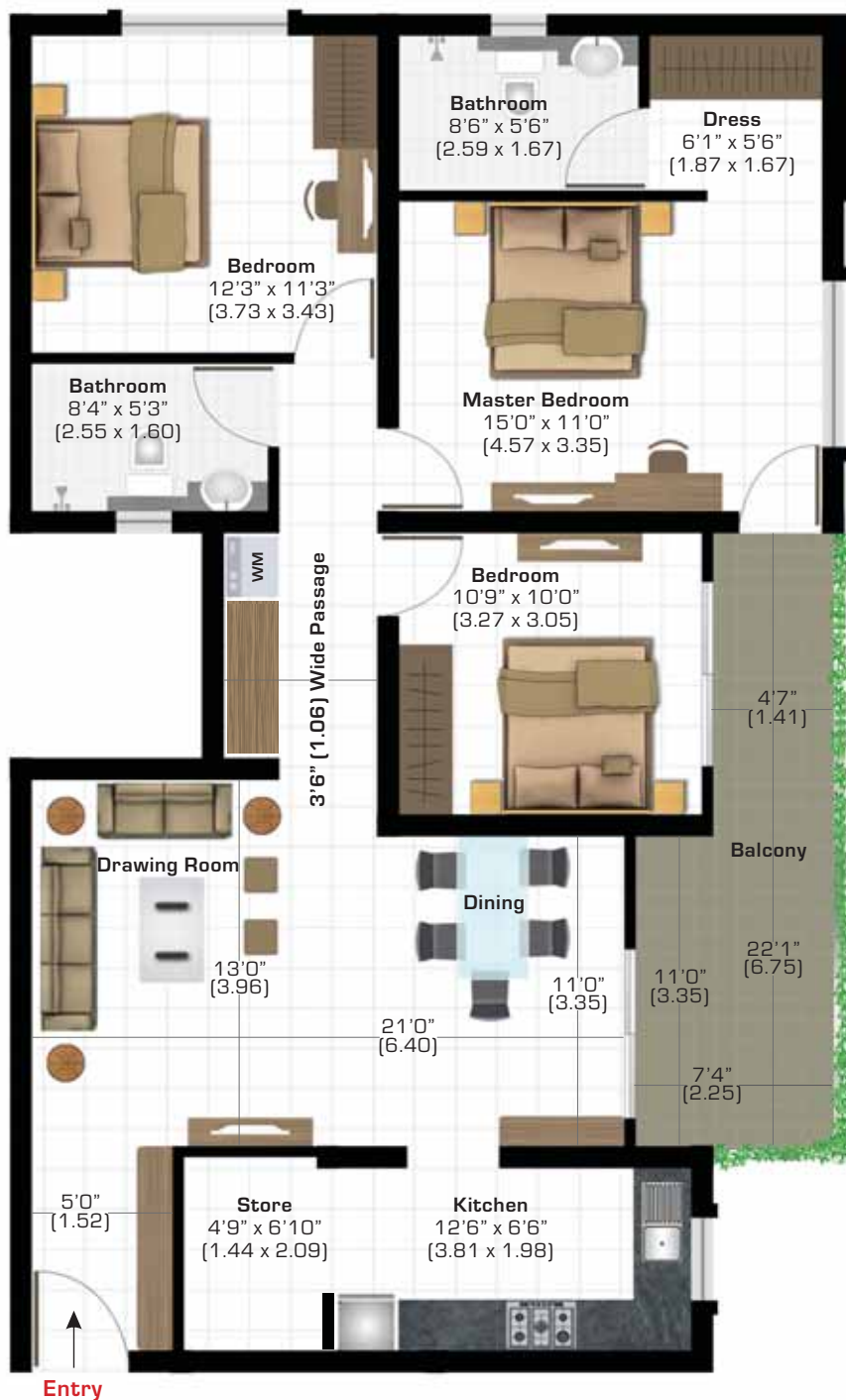
Important to know: The site map is for representational purpose only and describes the conceptual plan to convey the intent and purpose of the project and do not constitute a promise by the company nor does it create any contractual obligation on part of the company. All the facilities and amenities 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-II.



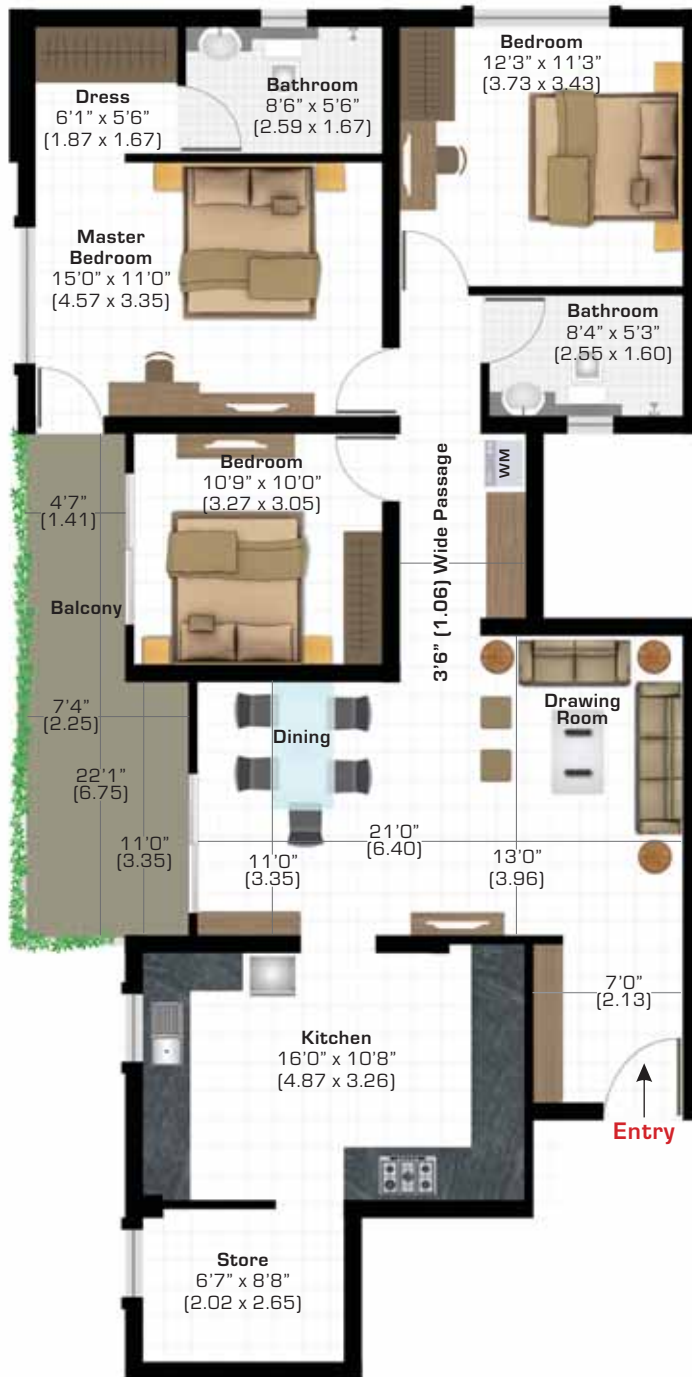
▼ Phase - II

Tulsi 1 (3 Bedrooms + 2 Bathroom + 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)



▼ Phase - III

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



▼ Phase - III

Tulsi 4 (3 Bedrooms + 2 Bathroom + Store)
Super Area sq ft (sq m) 1534 (142.51)
Carpet Area sq ft (sq m) 1207 (112.13)
Total Balcony Area sq ft (sq m) 133 (12.35)



▼ Phase - II

Manjari 1 (2 Bedrooms + 2 Bathrooms 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 in the master bedroom



▼ Phase - III

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

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



▼ Phase - III

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

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



▼ Phase - II

Vrinda 1 (1 Bedroom + 1 Bathroom)
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)

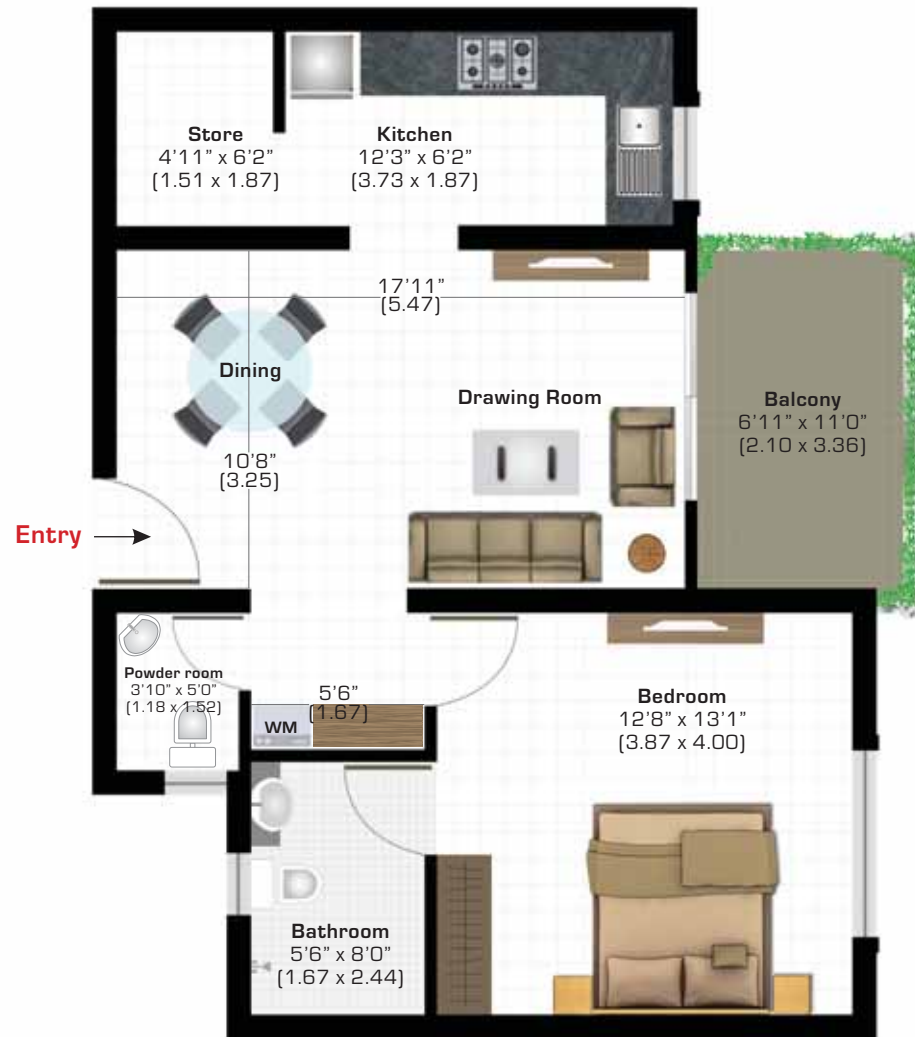
Note : Additionally corner flats of this type will have a 3ft wide window in the bedroom



▼ Phase - III

Vrinda 3 (1 Bedroom + 1 Bathroom)
Super Area sq ft (sq m)
581 (53.97)
Carpet Area sq ft (sq m)
384 (35.67)
Total Balcony Area sq ft (sq m)
46 (4.27)

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



▼ Phase - III

Vrinda 4
(1 Bedroom +
1 Bathroom)

Super Area
sq ft (sq m)

853 (79.24)

Carpet Area
sq ft (sq m)

589 (54.71)

Total Balcony Area
sq ft (sq m)

77 (7.15)

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 & External	Acrylic emulsion of specific shade from reputed brand as per architect's suggestion.
FLOORING	Drawing/Dining/Bedrooms	Skid resistant ceramic/vitrified matt finish 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 powder coated or UPVC with 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 mortise 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 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*#

HALOL

Navrang*^{\$}

JODHPUR

Amarbagh#
Dwarka*^{\$}

JAMSHEDPUR

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

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



Sales & Site Office

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Corporate Office

Ashiana Housing Limited

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Watch our residents' experience
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MEMBER OF



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