

 **ashiana**
tarang
COMFORT HOMES



Welcome to Ashiana Tarang

Ashiana Tarang is a gated community, built on stilt + 12 floors and offers 2 & 3 BHK apartments to the discerning residents. It has large landscaped parks with sitting areas, well planned water-bodies and open green areas that enhance the beauty of the entire complex.

FACILITIES:

- Landscaped greens with sitting areas
- Single gated entry with 24x7 security and surveillance facilities
- Kids Play Area and an open air Amphitheatre
- Modern Club with Swimming Pool
- Half Basketball Court, Badminton Courts, Cricket Nets



Strategic Location

Ashiana Tarang is located in the heart of residential area, away from heavy traffic movement, conveniently located with malls, shopping centers and small shops nearby making it an ideal location to reside.

INFRASTRUCTURE NEARBY:

- **Schools** - UCSKM School, Presidency School, Modern Public School
- **Hospitals** - Sukhdei Hospital, Artemis OPD
- **Malls** - Capital Mall, Capital Galleria, BB Mall
- **Markets** - Central Market, UIT Sector 4 Market
- **Banks** - SBI Bank, HDFC Bank



Why Bhiwadi?



Bhiwadi has seen development at a fast pace and is one of the important towns in India to see a boom in terms of growth and development. The main reason for this is its locational advantage as this industrial town is well connected to various big cities like Delhi, Gurgaon and Jaipur. Since the land prices in cities like Gurgaon and Delhi regions have sky rocketed, people are moving to regions like Bhiwadi where the land is available at affordable price and makes living affordable. Ashiana Tarang being located in the heart of Bhiwadi easy access to Malls, Schools, Banks etc.

3000+ INDUSTRIES

55 kms from the Indira Gandhi International Airport, just off the Delhi-Jaipur Highway, Bhiwadi is known as India's 3rd largest industrial hub with industries like Honda Cars, Honda Scooters, Hero Motors, Saint Gobain, Pepsi, Jaquar, Bausch & Lomb, Gillette India, Shree Cements, BKT Tyres etc. offering thousands of employment opportunities. This phenomenal industrial growth of Bhiwadi has given good return on investment due to high rental returns.

WELL CONNECTED WITH PROPOSED DMIC & DFC

Bhiwadi is only 45 kms from Gurgaon and 25 kms from Manesar. Dharuhera Bypass has given a substantial leap to its connectivity making the approach to Bhiwadi from NH8 easy & convenient. 90 billion dollar Delhi-Mumbai Industrial Corridor (DMIC) work has already started. Proposed Dedicated Freight Corridor (DFC) is in the pipeline, Rapid Rail Transit System between Delhi and Alwar, passing through Bhiwadi is in the early stages of planning. An airport in Bhiwadi, which would be the second airport in National Capital Region has also been lately in news.

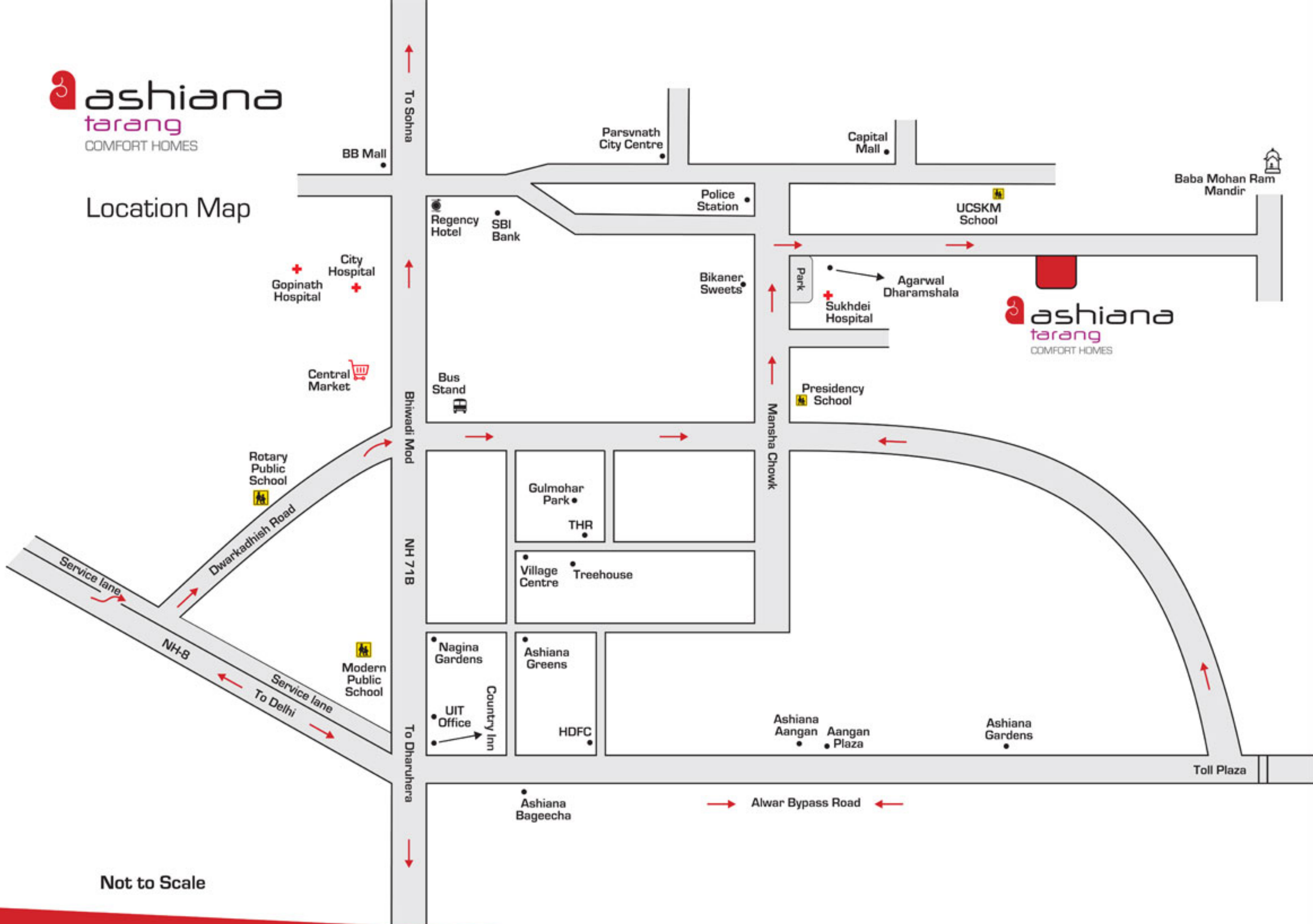
ESTABLISHED SCHOOLS, HOSPITALS & FINANCIAL INSTITUTIONS

Not only the industries, but also premier educational institutions like Modern Public School, Bal Bharati Public School, St. Xavier's, DPS, Presidency School and International schools like Sagar Public, Starex are already established. There are hospitals within a range of 2-3 kms like Vinayak and ESI Hospital along with banks like SBI, SBBJ, PNB, HDFC, ICICI, YES and AXIS Bank. All these facilities make your address a great place for living.

COMPLETE ENTERTAINMENT DESTINATION

Bhiwadi is a place that is available with all the recreational activities, hotels and other facilities. From shopping malls to multiplexes, from restaurants to hypermarts, from hotels to clubs and from spa to recreational centres, Bhiwadi offers everything. Some of the existing national and international chains are Haldiram's, McDonald's, Cafe Coffee Day, Easy Day, Reliance hypermart etc. Hotels include the Treehouse Hotel, Golden Tulip and Optus.

Location Map



Not to Scale

Site Layout

- Lavender I (3BHK)
- Mangolia I (2BHK)
- Mangolia II (2BHK)

Legends

1. Play Area
2. Water body
3. Swimming Pool & Kids Pool
4. Club
5. Lawn
6. Gazebo
7. Amphitheater Stage
8. Half Basketball Court
9. Badminton Courts
10. Cricket Nets
11. Podium
12. Entrance Plaza
13. EWS + Commercial
14. Entry to Basement
15. Services



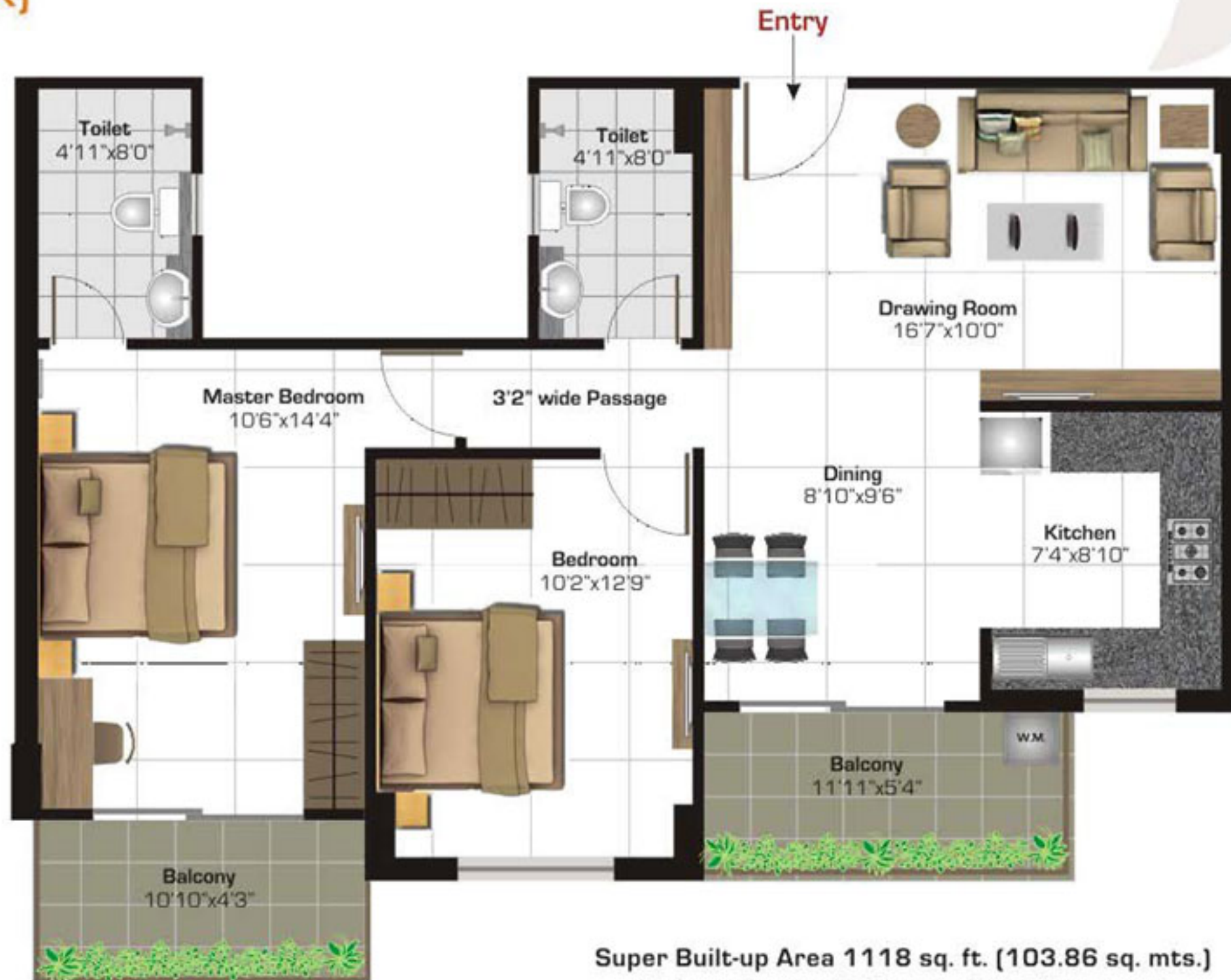
Important to know: The Site layout is not a legal document. It is tentative and describes the conceptual plan to convey the intent and purpose of Ashiana Tarang. The Site layout can be modified/improved as decided by the Company/Architect. For latest site layout, you can visit our website ashianahousing.com

Magnolia I (2BHK)



Important to know: These plans are for representation purposes only and do not form a part of any agreement or legal binding on part of company. Internal dimensions are from brick to brick. Balcony dimensions are up to the edge of balcony slab. Tiles/granite can have inherent colour, grain variations and may vary from batch to batch. The floor plan is tentative and subject to variation and modification as decided by the Company/Architect. For updated floor plans visit our website ashianahousing.com

Magnolia II (2BHK)



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Lavender I (3BHK)



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The Specifications

SPACE	FLOORING	WALLS	DOORS	WINDOWS	FIXTURES/ FITTINGS
LIVING/ DINING/ LOBBY	Vitrified Tiles	Acrylic Emulsion of pleasing shade of a reputed brand as per Architect's suggestions.	35mm laminated Flush Door/Skin Doors with night latch, magic eye & premium handle.	UPVC/annodized/powder coated aluminum windows with 4mm 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.	35mm laminated Flush Door /Skin Doors with handle.	UPVC/annodized/powder coated aluminum windows with 4mm thick clear float glass.	Modular electrical switches with sockets and fan regulators.
KITCHEN	Ceramic Tiles	2 ft. ceramic tiles dado above platform & Acrylic Emulsion of pleasing shade of a reputed brand as per Architect's suggestions.	N/A	UPVC/annodized/powder coated aluminum windows with 4mm thick clear float glass.	A platform in black granite with stainless steel sink with drain board & provision for hot & cold water supply.
TOILET	Ceramic Tiles	Ceramic Tiles upto 7ft. height & acrylic emulsion	35mm laminated Flush Door /Skin Doors with handle.	UPVC/annodized/powder coated aluminum windows with 4mm thick clear float glass.	Jaquar or equivalent C.P. fittings & wash basin with chinaware of ROCA or equivalent, mirror, towel rail, shower curtain rod & health faucet
BALCONY	Ceramic Tiles	Exquisitely designed classical exteriors finished in high quality Textured paint of reputed brand.	N/A	N/A	N/A

LIFT Two gearless high speed automatic lifts in each block with generator backup.

PIPED GAS Piped gas provision in the kitchen will be provided.

GENERATOR 750 watt power backup in common areas and in each apartment.



Legal Note:

Specifications are tentative, indicative and are subject to variation as decided by the company/architect/competent authority. 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 batch to batch. For latest & detailed specifications visit ashianahousing.com



Ashiana Aangan, Bhiwadi