



KID CENTRIC HOMES  
Behtar Parvarish Ka Pata

1<sup>st</sup>  
India's  
first  
Learning  
Hub



 **ashiana**  
umang  
Near Mahindra SEZ

Shot on actual site

## India's 1st kid centric homes with a Learning Hub

Ashiana Umang brings a kid centric vision to life with a world class Learning Hub, and other amenities designed around what your children need today, so that they can become winners tomorrow. Ashiana Umang provides the right environment, the right "mahaul" to transform your children into well rounded individuals with multi-faceted personalities. This makes Ashiana Umang your Behtar Parvarish Ka Pata.

Actual shot of The Learning Hub

**1<sup>st</sup>**  
**India's**  
**first**  
**Learning**  
**Hub**



Dance



Sunken Courtyard



Music



Gardening



Reading Hub

All actual shots of Umang



Actual shot of Umang

It's got everything your children need to get ahead in life

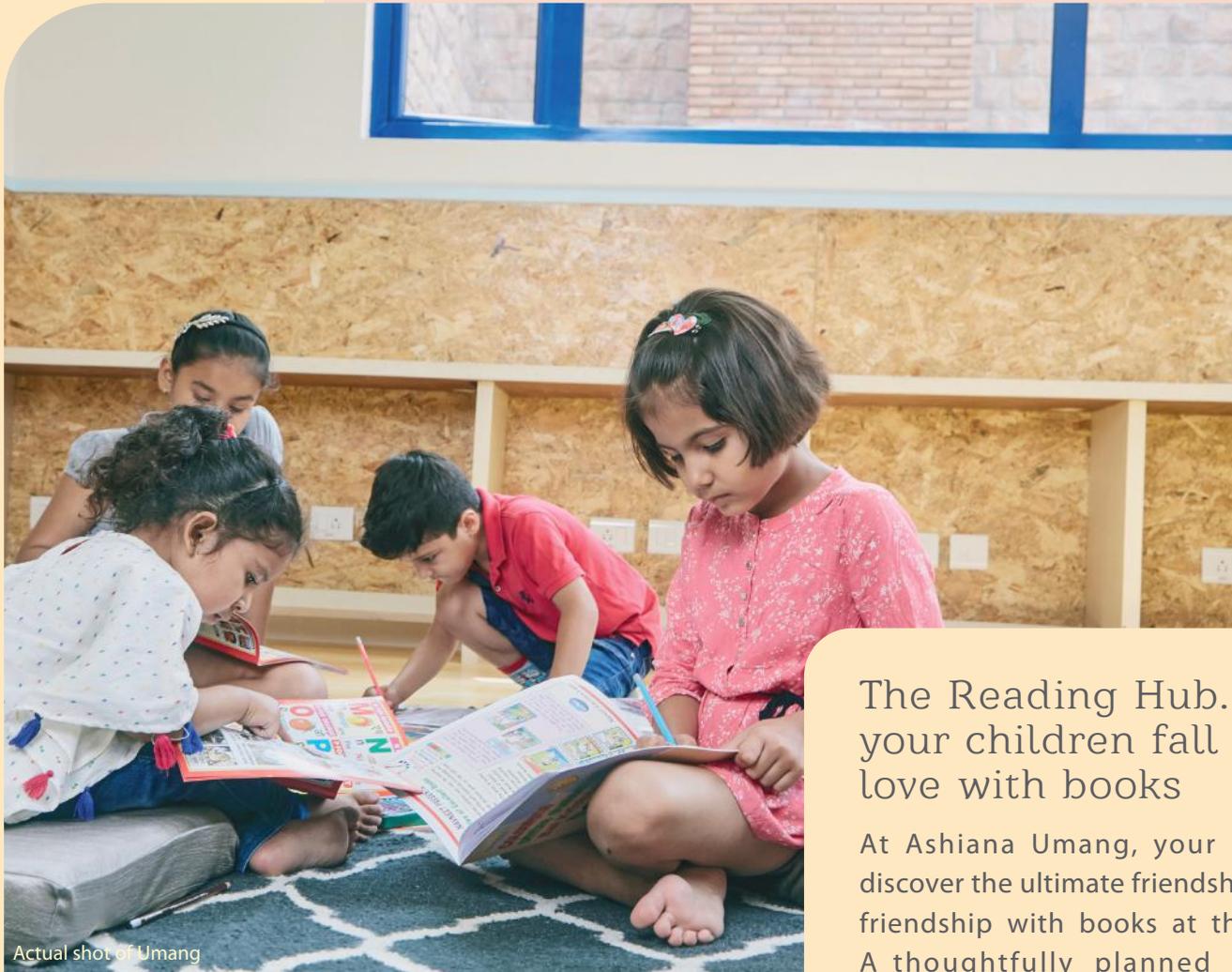
Ashiana Umang creates a world that provides a safe cocoon to your children, yet prepares them for the challenges and the opportunities that await them. Ashiana Umang provides the right environment, the right 'mahaul' for your children to blossom in a positive environment, designed thoughtfully for their all round development.

# Amenities for tomorrow's winners

Ashiana Umang has a world of amenities that will instill both, a desire to win, and a sporting spirit. These amenities are designed to create well rounded individuals, with multi-faceted personalities.



Actual shot of Ashiana property



Actual shot of Umang

## The Reading Hub. Watch your children fall in love with books

At Ashiana Umang, your children will discover the ultimate friendship... a lifelong friendship with books at the Book Café. A thoughtfully planned selection of interesting books and magazines will help your child fall in love with books, and the nourishing habit of reading.





Actual shot of Ashiana property

## A virtual sports academy

Indoor badminton. Tennis. Gym. Skating. Cricket nets. A real physically stimulating environment where your children will engage in real sports, and forget playing games on smart phones. We have created a truly transformative environment, where children will learn teamwork, sportsmanship, competitiveness and the art of winning gracefully.





## Water babies!

Ashiana Umang has a world class swimming pool with professional coaches. So your children can take the plunge into a rewarding activity that builds both physical and mental fitness, and is great fun as well.

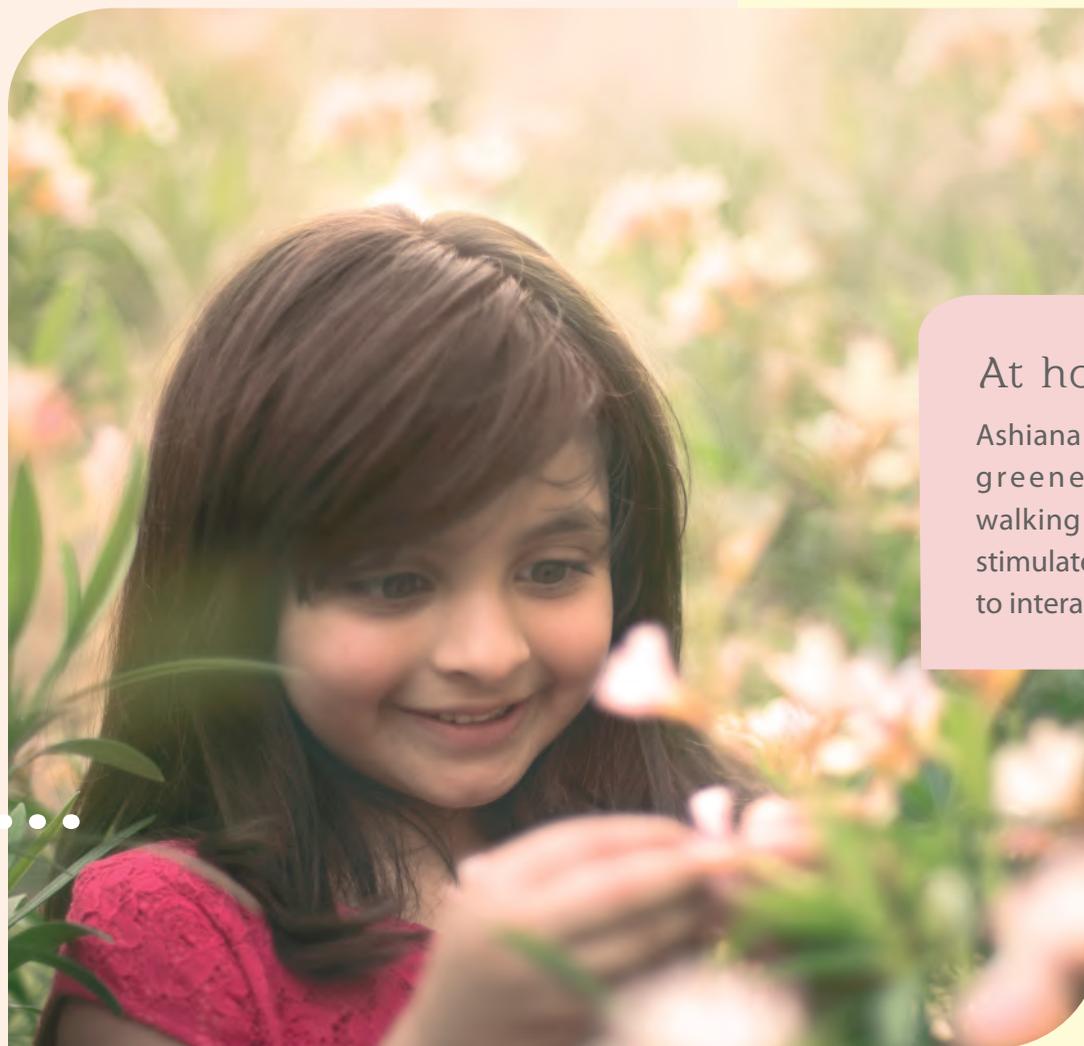


## Fun zone for toddlers

The play room at Ashiana Umang combines fun and learning, with stimulating toys and games that are great fun and aid early development. The play room is carefully designed to offer the virtual building blocks of childhood.



Actual shot of Ashiana property



## At home with nature

Ashiana Umang has landscaped greenery, water bodies and walking trails. It's a habitat that stimulates and inspires your child to interact and bond with nature.



## Live & Learn – The activities programme for children

Amenities is just half the story. The other half is activities for children. Under the **Live & Learn Programme** conducted at Ashiana Umang, led by a Learning Hub manager and supported by specialised coaches for each activity, we have a pre-planned activity calendar for each month to keep your children positively engaged. The programme systematically exposes them to a balanced mix of left brain – right brain activities such as music, dance, theatre, art & craft, painting, spoken english, sports, martial arts and various other age-appropriate activities for well-rounded development. At any given time, there is an event, a workshop, a competition or a special interest club in progress at Ashiana Umang.



# Behtar Parvarish Ka Pata





Actual shot of Club at Ashiana Umang

## Live Club Class

It's not just your children, Ashiana Umang is a place where you will have your own recreational spaces, to rejuvenate and relax. Our well-appointed Club House has the finest amenities for you and your family.

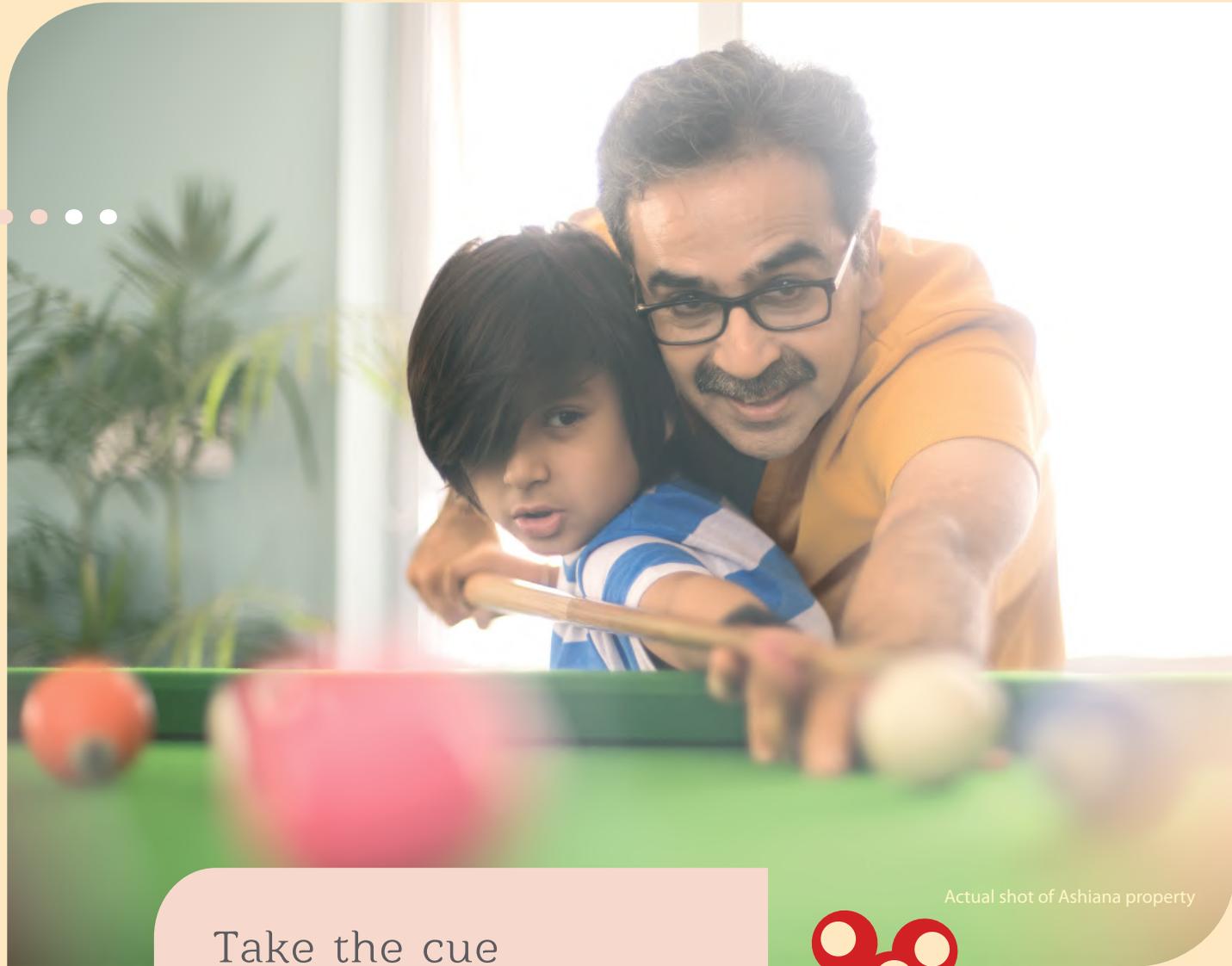


Actual shot of Ashiana property

## Catch you at the gym

Out run your fitness goals or simply destress with a work out at Ashiana Umang's fully air-conditioned, high-end gym. The gym has a complete range of exercise equipment, and professional trainers who will point you in the right direction.





Actual shot of Ashiana property

## Take the cue

Unwind with friends over a game of billiards. Ashiana Umang Club is the perfect place to hang out with friends and make new friends, everyday.



## Shop within the complex

The well-stocked convenience store within Ashiana Umang turns the bothersome task of grocery shopping into a pleasure. Because all you have to do is slip into your flip-flops and saunter into the store.





Bring back forgotten passions and old talents that responsibilities of motherhood made you leave behind. The Supermoms initiative at Ashiana Umang gives you a platform where you come together with other women to sing, paint, dance, cook, share expertise and even work for social causes.

## Enjoy hassle-free living

When you live at Ashiana Umang, you just relax and spend time with your family, without worrying about anything else. Because you have the **Ashiana Maintenance Services** to take care of the rest. A professionally managed organisation with experienced and efficient staff who work with a sense of responsibility, firmly in charge of housekeeping duties such as daily cleaning, garbage management, upkeep of common areas, plumbing, electricity management and maintenance of lawns. Need help with anything else? They'll be glad to arrange for it.

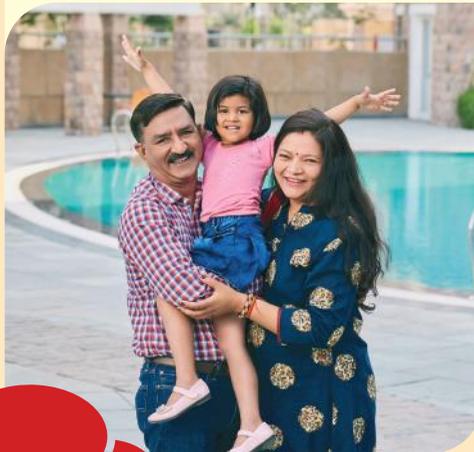


All images shot on actual site

# Listen to your neighbours

"It was love at first sight. Ashiana Umang was a neat, clean, well-maintained place. Also, it ensured a safe, secure environment for our daughter. Bharat happily travels 21 kilometers to work, because he knows he doesn't have to worry about his family."

**Bharat Singh, Asha & Khushi Meena**  
Residents, Ashiana Umang



"We know Ashiana because we lived previously in Ashiana Town, Bhiwadi. We even own a bungalow located at Ajmer Road, but because we have children, it had to be Umang. The little one is just 5 years old and she wants to run out and play sometimes even at night, and its great to live without worries."

**Vijay, Shikha, Kanishtha & Kkashvi Nagpal**  
Residents, Ashiana Umang



"For us, Ashiana Umang was a perfect choice. The kids' school, DPS, is virtually next door. Umang gave us great infrastructure, great maintenance, great lifestyle, and a great safe environment for our kids. And, with the Learning Hub located inside the campus, kids don't have to travel for activities."

**Kalpesh, Rajni, Divij & Uday Soni**  
Residents, Ashiana Umang



All images shot on actual site



## DISTANCE CHART

S. No	Name	Distance from Umang
1.	Mahindra World City, SEZ	2.7 Kms.
2.	Jaishree Periwal International School	2.9 Kms.
3.	St. Xavier University, Nevta	3.9 Kms.
4.	DPS, Ajmer Road	6.4 Kms.
5.	Balaji Soni Hospital	12.4 Kms.
6.	Manipal University	14.4 Kms.
7.	Railway Station	19.4 Kms.
8.	Jaipur International Airport	24 Kms.

Distance As per Google map

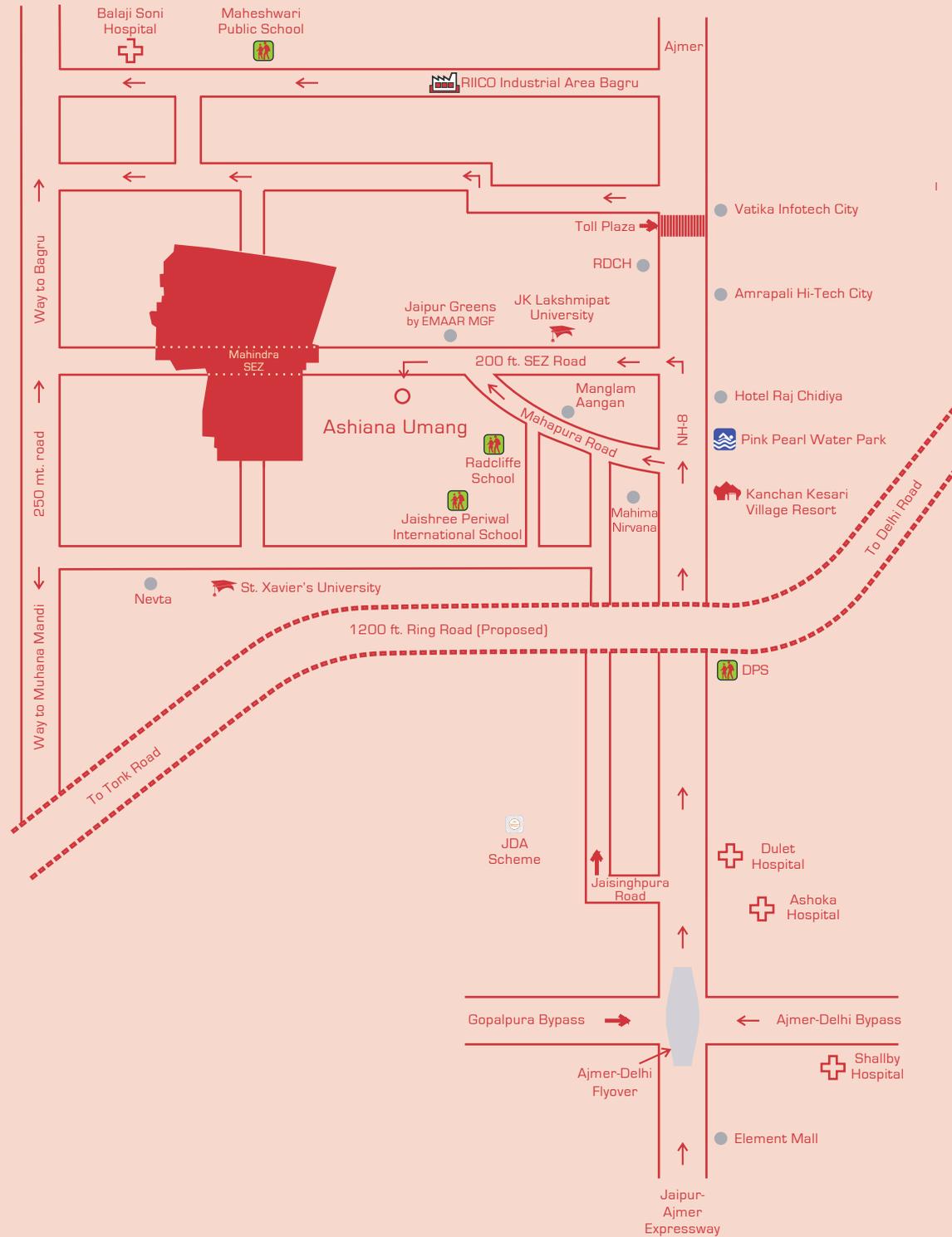
## Located right next door to your children's future

The point is not how far your home is from your workplace, the real point is how close your home is to your child's future. With a whole new kid centric approach, this is where you need to move in today, to ensure that your children learn how to win, in the future.



Actual shot of Ashiana Umang

# Location Map



## Location Map



Not to Scale

## Site Map

### Common facilities for the whole project

Developed/Developing in Phase - 1, 2, & 3

1. Entrance
2. Water Body
3. Club
4. Swimming Pool
5. Kids Pool
6. Central Park
7. Cricket pitch with nets
8. Badminton Court
9. Kids Play Area
10. Skating Rink on Club Terrace
11. Departmental Store & Cafe on terrace

### To be developed with future phases

Learning Hub (Part of future development but already developed)

Tennis Court



Not to Scale



— Ph - 1 (Ready to move-in)

— Ph - 2 (Ready to move-in)

— Ph - 3 (Under construction)

..... Future development

— Tulip - 3 BHK + 3 Bathroom + Staff

— Lavender - 3 BHK + 2 Bathroom

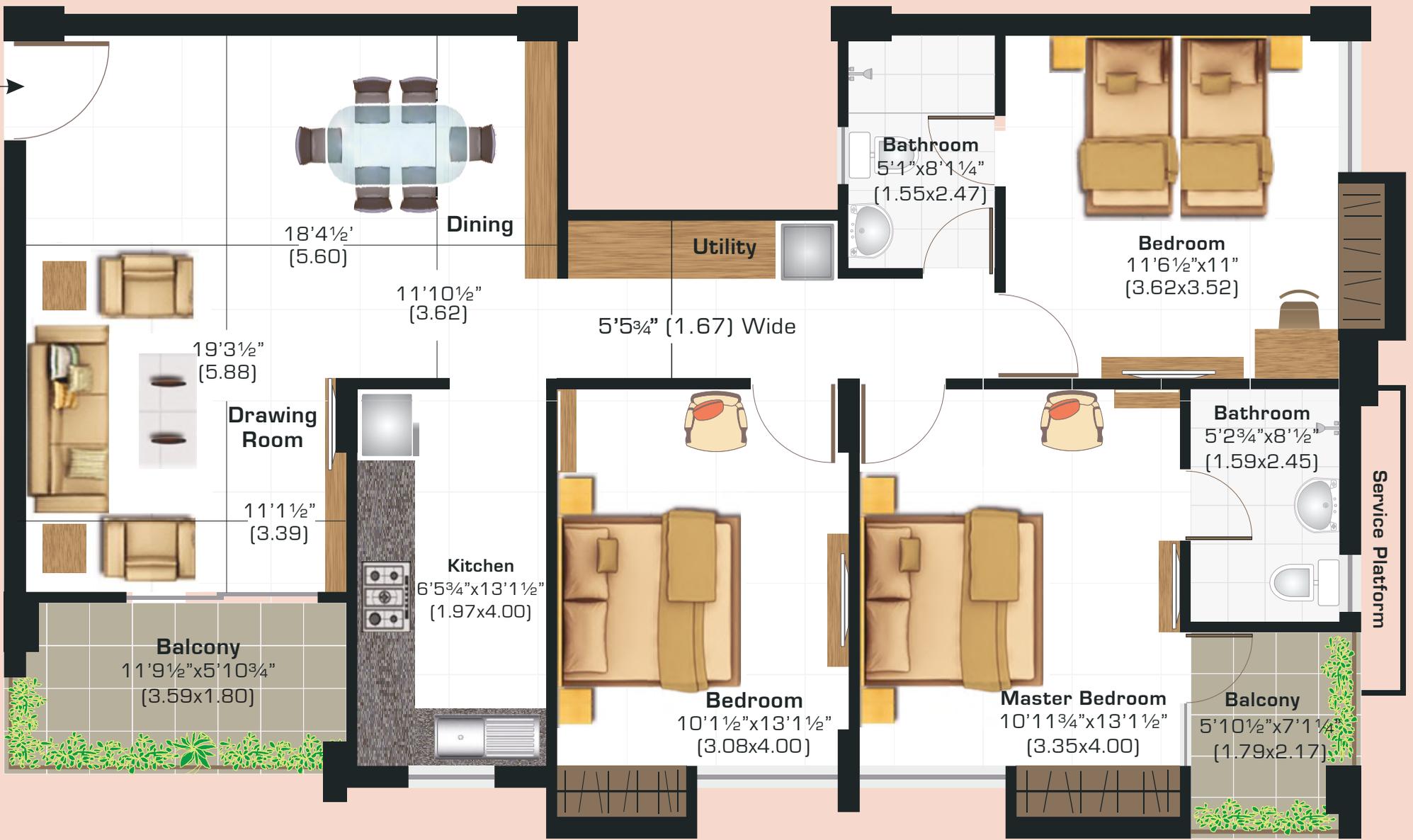
— Magnolia - 2 BHK + 2 Bathroom + Store

**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 Unit 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 site map.



Tulip	Super Area	Carpet Area	Total Balcony Area
(3 BHK + 3 Bathrooms + Staff)	sq ft (sq m)	sq ft (sq m)	sq ft (sq m)
	1855 (172.33)	1264 (117.39)	138 (12.81)

**ENTRY** →



<b>Lavender</b> (3 BHK + 2 Bathrooms)	<b>Super Area</b> sq ft (sq m) 1490 (138.42)	<b>Carpet Area</b> sq ft (sq m) 1003 (93.20)	<b>Total Balcony Area</b> sq ft (sq m) 111 (10.35)
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**ENTRY** →



<b>Magnolia</b> (2 BHK + 2 Bathrooms + Store)	<b>Super Area</b> sq ft (sq m) 1175 (109.16)	<b>Carpet Area</b> sq ft (sq m) 814 (75.70)	<b>Total Balcony Area</b> sq ft (sq m) 65 (6.06)
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## SPECIFICATIONS SNAPSHOT

SPACE	FLOORING	WALLS	CHAUKHATS	DOOR SHUTTERS	WINDOWS	FIXTURES/ FITTINGS
LIVING/ DINING/ LOBBY	Vitrified tiles (soluble salt)	Acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions	Folded steel section	Main door - 35mm moulded skin door / laminated flush door with night latch and magic eye & handle	UPVC or powder coated aluminium windows with 4mm thick clear float glass	Modular electrical switches with sockets & fan regulators
BEDROOMS	Vitrified tiles (soluble salt)	Acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions	Folded steel section	35mm moulded skin doors/ flush doors with mortise lock & lever handle	UPVC or powder coated aluminium windows with 4mm thick clear float glass	Modular electrical switches with sockets and fan regulators
KITCHEN	Ceramic tiles	600mm ceramic tiles dado above platform & acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions	N/A	N/A	UPVC or Powder coated aluminium windows with 4mm thick clear float glass	L-shape platform in black granite with stainless steel sink with drain board & provision for hot & cold water supply
BATHROOM	Ceramic tiles	Ceramic tiles upto height of 2100 mm	Folded steel section	35mm skin doors/ flush door with mortise lock & lever handle	UPVC or powder coated aluminium windows with 4mm thick frosted glass	Semi recessed counter type wash basin of ROCA/ Hindware or equivalent; wall mixer & basin mixer of Jaquar/ Grohe or equivalent; other CP fittings of Jal/ Continental/ Prayag or equivalent; mirror, towel rod & health faucet
BALCONY	Ceramic tiles	Acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions	N/A	N/A	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 purifier point 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 provided in drawing/dining room and in all bedrooms. Intercom provided through the authorized phone company or EPABX.

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

**PIPED LPG** Provision in the kitchen.

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

**AIR-CONDITIONING** Provision for A/C in all bedrooms and living room (no air conditioners are being provided).

**OTHER FACILITIES** Provision for a washing machine point provided at suitable location & provision for DTH Television broadcast. DTH antenna installation is allowed only on the terrace & not with each unit.



## Our Consultants:

### ARCHITECT

Mr. B. Sengupta

### LANDSCAPE ARCHITECT

Mr. Yogesh Kapoor  
M/s Shaheer Associates

### STRUCTURAL CONSULTANT

Mr. R.K. Bhola  
Civtech

### FIRE FIGHTING CONSULTANT

Mr. Gulshan Khurana  
FYRPROTEK, Delhi

### ELECTRICAL CONSULTANT

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

### PHE CONSULTANT

Mr. Anand Havelia  
Consummate Engg. Services  
Pvt. Ltd, Delhi

### Sales & Site Office

Near Mahindra SEZ, Ajmer Road,  
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Mob : 9001995544

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Ph : 0141- 413 9999

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Fax: 011 - 4265 4200

E-mail: sales@ashianahousing.com  
Web: ashianahousing.com



### 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 colour 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 :

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RERA Reg No. (Phase-III) - RAJ/P/2017/022 website- [rera.rajasthan.gov.in](http://rera.rajasthan.gov.in)