

Senior Living at Bhiwadi



Convenient Location



In close proximity to Delhi & Gurgaon, Ashiana Nirmay is located in Bhiwadi, within NCR. Just 45 minutes from the IGI International Airport and 60 minutes from Dhaula Kuan, it is a part of the 50-acre township of Ashiana Town. Located just off NH-8, the connectivity of Ashiana Nirmay offers easy travel for your friends and family when they visit you.

The most unique feature is the fact that there are already 700+ seniors in Ashiana's existing Senior Living facility. These residents have experienced the life in the township and will be a comforting factor for the new entrants of Ashiana Nirmay.

Some of the existing national and international chains are Haldiram's, McDonalds, Café Coffee Day, Easy Day, Reliance Hypermart etc. Hotels include the Treehouse Hotel, Golden Tulip and Optus.

For medical care, hospitals like Vinayak and ESI are within a range of 4-5 kms. to cater to any emergency.

Location Map



Drive time from Bhiwadi

Dhaura Kuan	60 Minutes
Delhi Airport (IGI)	45 Minutes
Gurgaon	30 Minutes
IMT Manesar	20 Minutes
Dharuhera	05 Minutes
Neemrana	40 Minutes
Jaipur	150 Minutes

Map not to scale

Project Highlights



- Stilt + 10/12 floors with 2 lifts in each block with entrance lobby and concierge created on ground floor
- 1/2/3 BHK apts. with wooden wardrobe & kitchen cabinet
- Ceiling fan & tubelights in all bedrooms & drawing/dining
- Geyser in all toilets & kitchen
- Cabin fan in kitchen & exhaust in all toilets
- Spread over approx. 8.5 acres with landscaped greens
- Walking tracks, water body and trees all around the complex

Age Friendly Living



Emergency response system



Grab rail for support

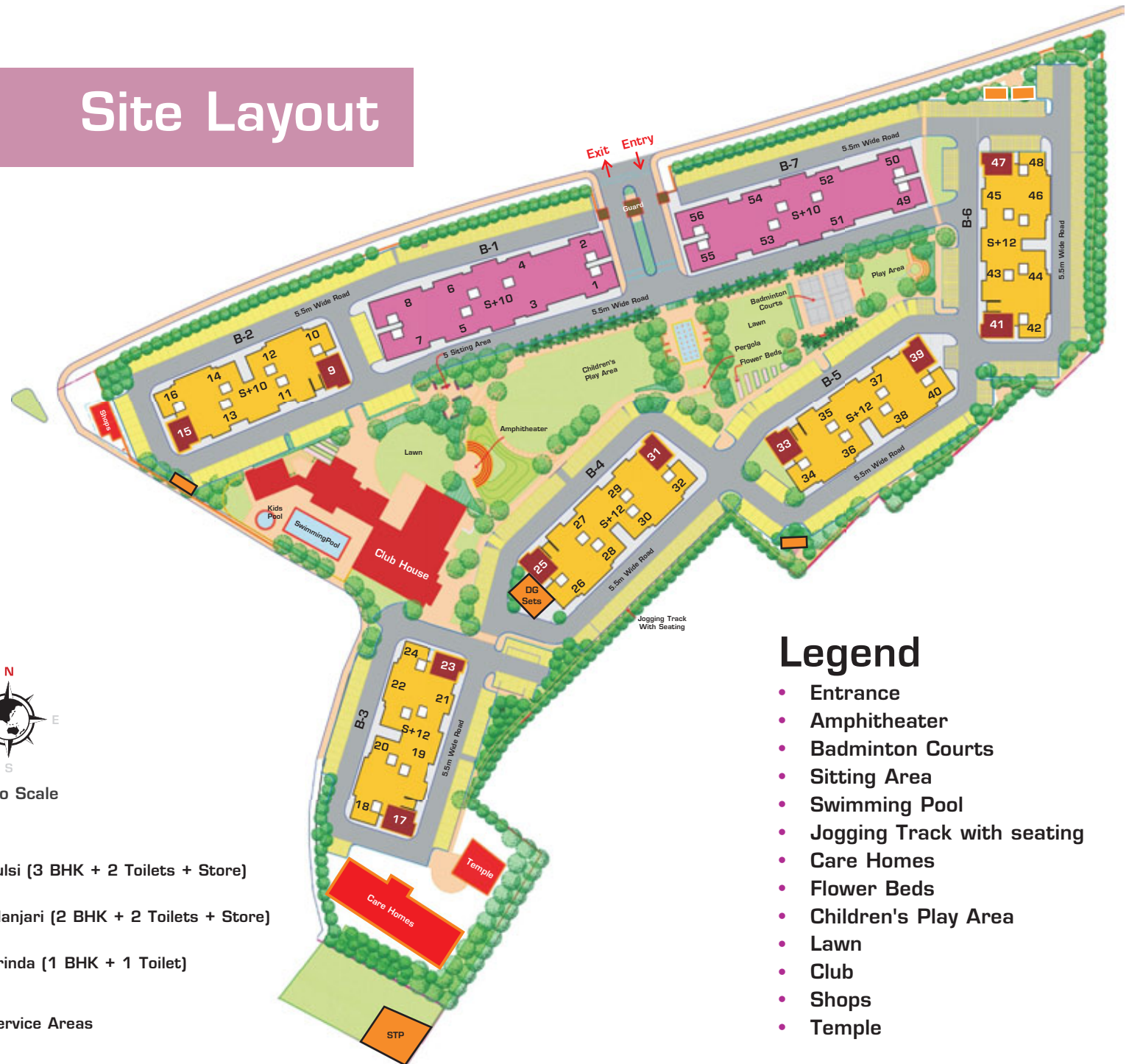
- Emergency response system in drawing/dining, master bedroom & master toilet
- Electrical switches mounted at a comfortable height with light indicators
- Chamfered wall edges
- Night lamp in master bedroom
- Concierge service for any assistance
- Seating near lift for waiting time
- Lift with auto recovery device (In case of power failure, lift will open on the next lower level)
- Arthritis friendly bathroom fittings like grab rails for support in master toilet
- Anti-skid tiles in rooms, toilets & kitchen
- Wheelchair friendly complex

Site Layout



Not to Scale

- Tulsi (3 BHK + 2 Toilets + Store)
- Manjari (2 BHK + 2 Toilets + Store)
- Vrinda (1 BHK + 1 Toilet)
- Service Areas



Legend

- Entrance
- Amphitheater
- Badminton Courts
- Sitting Area
- Swimming Pool
- Jogging Track with seating
- Care Homes
- Flower Beds
- Children's Play Area
- Lawn
- Club
- Shops
- Temple

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

Tulsi (3 BHK + 2 Toilets + Store)



Super Built-up Area 1570 sq. ft. (145.86 sq. mts.)

Built-up Area = 1287sq. ft. (119.60 sq. mts.)

Built-up Area = Super built-up area - 18%

[1 Sq. mt. = 10.764 sq. ft.]

Legal Note: These plans are for representation purposes only and do not form a part of any agreement or legal binding on part of company. Balcony dimensions are up to the outer edge of the balcony slab. Tiles/ granite can have inherent colour and grain variations. Marginal difference may occur during construction. Furnishing/furniture, gadgets, products and appliances displayed are not part of the sales offering and these are for representative intentions only. The floor plans is tentative and subject to variation and modification as decided by the Company/Architect. For latest floor plans visit ashianahousing.com

Manjari (2 BHK + 2 Toilets + Store)



Super Built-up Area 1253 sq. ft. (116.41 sq. mts.)

Built-up Area = 1027 sq. ft. (95.45 sq. mts.)

Built-up Area = Super built-up area - 18%

(1 Sq. mt. = 10.764 sq. ft.)

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Vrinda (1 BHK + 1 Toilet)



Super Built-up Area 848 sq. ft. (78.78 sq. mts.)

Built-up Area = 695 sq. ft. (64.57 sq. mts.)

Built-up Area = Super built-up area - 18%

(1 Sq. mt. = 10.764 sq. ft.)

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Specifications



Switches with light indicators



Exhaust fan and Geyser in bathroom

STRUCTURE

Earthquake resistant RCC frame structure as per the design of structural consultant.

WALL FINISH

Internal

High quality washable plastic emulsion of specific shade from reputed brand as per architecture's suggestion.

External

Exquisitely designed classical exteriors finished in textured paint.

FURNITURE

Wooden wardrobes in all bedrooms

CORNICES

POP cornice as per architect's design in drawing & dining.

FLOORING

Drawing/Dining/
Bedrooms

Ceramic [matt-finish] tiles (2' x 2')

Balconies

Matt-finish anti-skid tiles

Specifications

TOILETS	Walls	Ceramic tiles up to lintel level
	Floorings	Ceramic tiles (Matt-finish anti skid)
	Fittings	A wash basin with black granite counter or counter style wash basin, towel rail, exhaust, hot & cold water supply with geyser, vitreous white sanitary ware of standard make and health faucet. Grab rails only in master toilet. Single lever CP fitting of standard make.
KITCHEN	Flooring	Ceramic tiles (Matt finish anti skid tiles)
	Platform	Modular kitchen below platform with black granite & stainless steel kitchen sink with single bowl & drain board.
	Walls	2 feet ceramic tiles dado above working platform with storage cabinets.
	Fitting & fixture	Hot & cold water line with geyser, tube light, cabin fan & chimney of standard make.
WINDOWS		Aluminum power coated or UPVC with 4 mm & 5mm thick float glass based on size of opening.
DOORS	Main Door	35 mm thick skin door with folded steel chaukhat.
	Other door	35 mm thick skin door with folded steel chaukhat.
	Handles	Lever type handles with mortice lock.

Specifications

ELECTRICAL	Fittings	Modular electrical switches with sockets, tubelight and fan in drawing/dining & bedrooms.
	Wiring	All electrical wiring in concealed conduits with FR grade of standard make copper wires. Convenient provision and distribution of light and power plugs.
	ERS	Emergency response switch at three locations connected to central monitoring unit (CMU).
	Night lamp	In master bedroom.
TELEPHONE/TV		Provision in all rooms.
PIPED GAS		Provision in kitchen will be provided.
LIFT		Lift in each apartment building backed by auto recovery (ARDA).
STAIRCASE		Flooring combination of tiles and stone.
AIR CONDITIONING		Provision for split A/C in drawing / dining and window A/C provision in all bedrooms.
OTHER FACILITIES		Provision for DTH and washing machine point with water inlet and outlet at a convenient location. DTH antenna installation for each unit is allowed only on terrace and not with each unit.
POWER BACKUP		750 watts in each apartment

Contact us



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Disclaimer : This e-brochure is not a legal document. It only describes the conceptual plan to convey the intent & the purpose of Ashiana Nirmay.