



#SabSeSecure





**#SabSeSecure**

“Looking at the enhanced  
safety & security systems  
of Tarang, we’ve decided to shift  
from Gurgaon to Tarang.”



**Mrs. & Mr. Priyansh Pradhan**  
Unit owner, Ashiana Tarang  
(Residing in Gurgaon)



## #SabSeSecure

The entire complex of Ashiana Tarang has been designed in such a way that residents will be under the watchful eyes of the security staff.



## #SabSeSecure



•  
24x7  
Security Guards

•  
Access Card and Biometric  
compliant Pedestrian Gate  
along with Auto door closure

•  
Concertina wire  
on boundary

•  
Access Card Control  
in the Club

•  
PTZ Type CCTV Camera  
for Garden and  
Recreational Area

•  
RFID operated Boom Barrier  
for residents Vehicle.

•  
Remote operated Boom Barrier  
for Visitors Vehicle.

•  
Dome Type CCTV Camera  
for Club and Maintenance Office

•  
Visitor Management System  
inclusive Controlled  
Pedestrian Entry

•  
32 Channel Network  
Video Recorder

•  
Grill Gates  
for Terraces

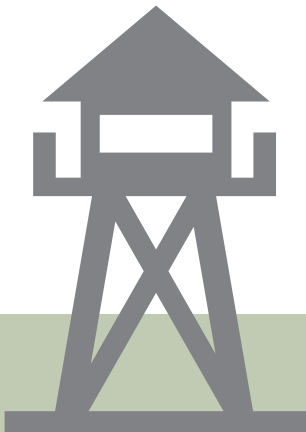
•  
Dome Type CCTV  
Camera for Lifts

•  
Watch Towers  
around the Periphery

•  
Bullet Type CCTV Camera  
for Periphery and Driveways

•  
Bullet Type CCTV Camera  
for Periphery and Driveways

**Important to know:** These facilities are for the whole project and will be developed phase wise.







Ashiana Tarang resembles a secure fortress with 4 watch towers, 80+ CCTV cameras access control and patrolling by security guards.



#SabSeSecure



Actual view of Ashiana Tarang, Bhiwadi

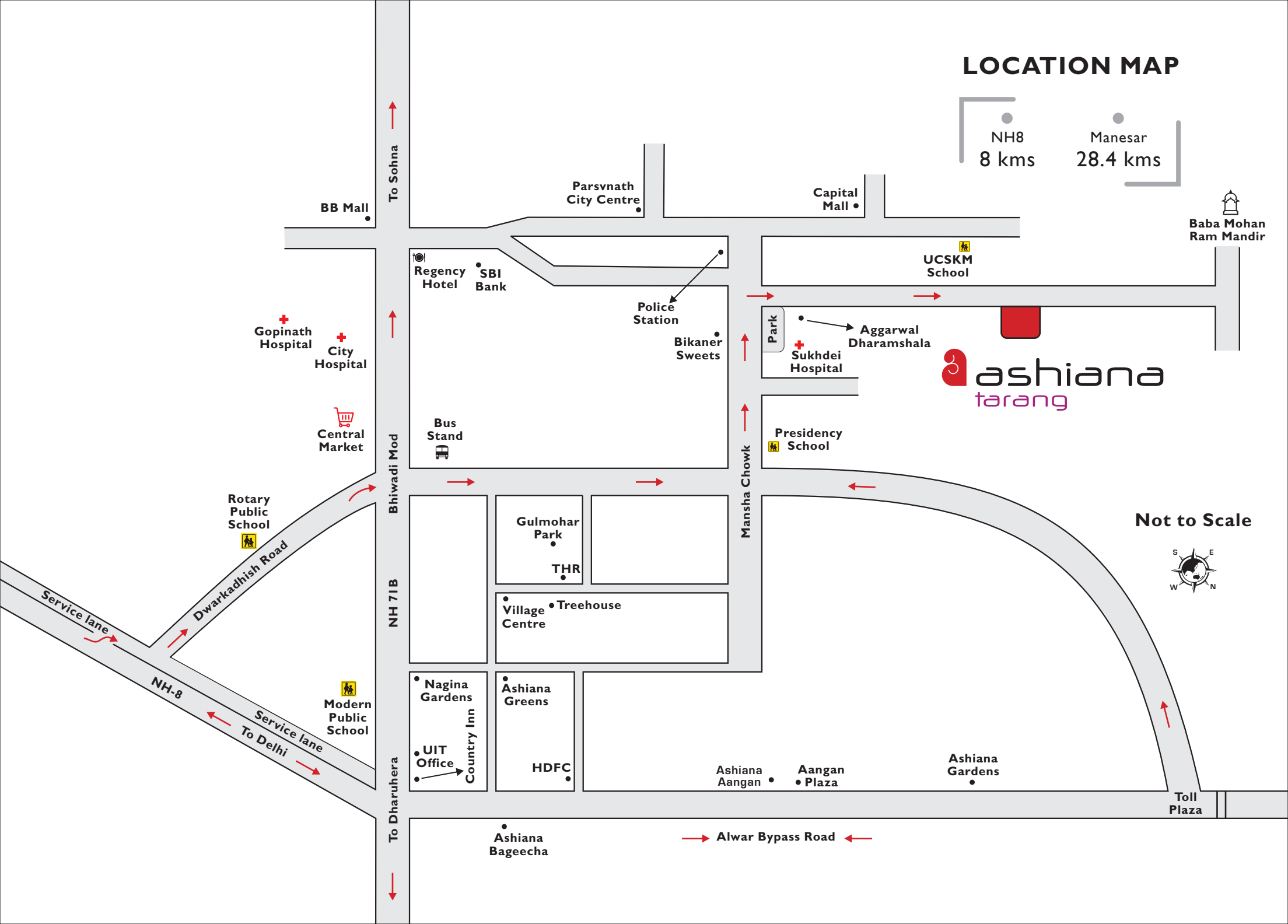
“Our search for a residential complex having first-class security features ended when we saw Ashiana Tarang”

◀ Mrs. & Mr. Rishabh Dutt Mishra  
Unit owner, Ashiana Tarang

# LOCATION MAP

NH8  
8 kms

Manesar  
28.4 kms



## DISTANCE CHART



### Railway & Airport

Nearest Railway Station  
(Rewari Railway Station)  
31.6 kms

Indira Gandhi  
International Airport, Delhi  
59.9 kms

### Hospitals

Star Hospital  
3.3 kms

Raahat Hospital  
4.0 kms

Gopinath Hospital  
4.0 kms

City Hospital  
4.2 kms

ESIC Hospital  
4.8 kms

Bansal Children  
Hospital  
4.8 kms

Om Hospital  
4.9 kms

Hari Ram Hospital  
(Fortis OPD)  
6.3 kms



### Shopping Malls

Capital Mall  
2.3 kms

BB Mall  
3.3 kms

Ashiana Village Centre  
3.8 kms

Genesis Mall  
5.4 kms

V Square Mall  
5.7 kms



### Schools

UCSKM Public  
School  
1.9 kms

Presidency The  
International School  
2.2 kms

St. Xavier's School  
4.8 kms

Modern Public  
School  
5.6 kms

RPS  
7.1 kms

Eurokids  
International School  
7.2 kms

The Ashiana  
School  
9.7 kms

GD Goenka  
Public School  
11.2 kms



The Ashiana School, Bhiwadi



Gopinath Hospital, Bhiwadi



Capital Mall, Bhiwadi



## PROJECT HIGHLIGHTS



Stilt + 12  
floors



Single gated  
entry



24x7 security  
guards



CCTV



Intercom



Landscaped gardens  
with walking tracks  
and water bodies



Badminton  
court



Cricket pitch  
with nets



Tennis  
court



Half Basketball  
court



Club house



Kids play  
area



Amphitheatre



Piped LPG



Power  
back-up



Shops for  
daily needs



Dedicated open  
& covered parking  
space



Garbage  
collection



Plumber &  
electrician on  
call



Common area  
maintenance

**Important to know:** The amenities & facilities depicted above are for the whole project and that will be developed phase wise. To see the phase wise facilities, please refer the site map.





## CLUB FACILITIES



AC Gymnasium



Swimming pool & kids pool



Board games



Table tennis



Indoor badminton



Billiards & pool



AC Kids play room



AC Activity room



AC TV lounge



Space for café



Skating rink on terrace

**Important to know:** These facilities are part of the club. Please refer to the site map to know the phase in which the club will be developed.



Artistic view of Club house



## Site Map

- Lavender I** (3BHK+2 Bathrooms)
- Magnolia I** (2BHK+2 Bathrooms)
- Magnolia II** (2BHK+2 Bathrooms)
- Lavender II** (3BHK+2 Bathrooms)

### Common facilities for the whole project

#### Developed/Developing in Phase - I

1. Entrance Plaza
2. Swimming Pool & Kids Pool
3. Club
4. Lawn
5. Half Basketball Court
6. Badminton Courts
7. Kids Play Area
8. Cricket Pitch with Net
9. Sand Pit
10. Amphitheater

#### To be developed in future Phases

- Kids Play Area
- Tennis Court



- Phase I (Ready to move in)**
- Phase II (Under Construction)**
- Future Development**
- EWS + Commercial**

**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.



Lavender I (3 BHK + 2 Bathrooms)	Super Area sq ft (sq m)  1384 (128.58)	Carpet Area sq ft (sq m)  935 (86.83)	Total Balcony Area sq ft (sq m)  115 (10.72)
--	---	--	---





Lavender II (3 BHK + 2 Bathrooms)	Super Area sq ft (sq m)	Carpet Area sq ft (sq m)	Total Balcony Area sq ft (sq m)
	1384 (128.57)	935 (86.86)	115 (10.68)



Magnolia I (2 BHK + 2 Bathrooms)	Super Area sq ft (sq m)	Carpet Area sq ft (sq m)	Total Balcony Area sq ft (sq m)
	1135 (105.44)	758 (70.46)	105 (9.76)





<b>Magnolia II</b> <b>(2 BHK +</b> <b>2 Bathrooms)</b>	<b>Super Area</b> sq ft (sq m)	<b>Carpet Area</b> sq ft (sq m)	<b>Total Balcony Area</b> sq ft (sq m)
	1118 (103.86)	736 (68.35)	112 (10.37)

## SPECIFICATIONS SNAPSHOT

SPACE	FLOORING	WALLS	CHAUKHATS	DOOR SHUTTERS	WINDOWS	FIXTURES/ FITTINGS
<b>LIVING/ DINING/ LOBBY</b>	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, magic eye & handle	Anodised/powder coated aluminium windows or UPVC framed window with clear float glass	Modular electrical switches with sockets & fan regulators
<b>BEDROOMS</b>	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	Anodised/powder coated aluminium windows or UPVC framed window with clear float glass	Modular electrical switches with sockets and fan regulators
<b>KITCHEN</b>	Ceramic tiles/ Vitrified tiles (soluble salt)	600mm high ceramic tiles dado above platform & acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions	N/A	N/A	Anodised/powder coated aluminium windows or UPVC framed window with clear float glass	Platform in black granite with stainless steel sink with drain board & provision for hot & cold water supply
<b>BATHROOM</b>	Ceramic tiles	Ceramic tiles upto height of 2100mm	Folded steel section	35mm skin doors/ flush door with mortise lock & lever handle	Anodised/powder coated aluminium windows or UPVC framed window with 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
<b>BALCONY</b>	Ceramic tiles	Acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions	N/A	N/A	N/A	N/A

<b>ELECTRICAL WORK</b>	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.
<b>STRUCTURE</b>	Reinforced cement concrete frame structure or load bearing masonry structure in accordance with applicable earthquake zone and BIS codes.
<b>TELEPHONE/T.V.</b>	Points provided in drawing/dining room and in all bedrooms. Intercom provided through the authorized phone company or EPABX.
<b>LIFT</b>	Two gearless high speed automatic lifts in each block. Generator backup is provided for each lift.
<b>PIPED LPG</b>	Provision in the kitchen.
<b>GENERATOR</b>	750 watt power backup in each apartment and complete backup in common areas.
<b>AIR-CONDITIONING</b>	Provision for A/C in all bedrooms and living room (no air conditioners are being provided).
<b>OTHER FACILITIES</b>	Provision for a washing machine point at suitable location & provision for DTH Television broadcast. DTH antenna installation is allowed only on the terrace & not with each unit.





Actual view of Ashiana Tarang, Bhiwadi

## **ashiana** maintenance services

### HIGHLIGHTS:

- Management of water and electricity supply.
- Daily cleaning & garbage management of the premises.
- Services of electrician & plumber on call.
- Life of equipments increases due to planned preventive maintenance of water pump, DG set, STP etc. which in turn reduces capital expenditure.
- Daily training of security guards.
- Regular surveillance of the boundary wall.

## **ashiana** resale & rental services

'Ashiana Resale & Rental Services' is presently active in Bhiwadi, Jaipur, Jodhpur, Jamshedpur, Neemrana, Halol, Chennai and Lavasa.

### ADVANTAGES:

- Facilitates smooth transactions
- Encourages fair and reasonable deals
- Manages the entire documentation process
- Hassle-free dealings



## 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](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 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](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 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](http://ashianahousing.com)) to know about company's legal offering and its contractual obligations in respect of purchase of flats/units in the Project and for more details pertaining to the project please refer [www.rera.rajasthan.gov.in](http://www.rera.rajasthan.gov.in) (web address of authority wherein all details of the registered project have been entered). If you are unable to locate it, email us at [care@ashianahousing.com](mailto:care@ashianahousing.com)





#SabSeSecure

### Our Consultants:

#### ARCHITECT

Mr. Biswajit Sengupta  
B. Sengupta Architect

#### STRUCTURAL CONSULTANT

Mr. R. K. Bhola  
Civtech Consultant Pvt. Ltd.

#### PHE & ELECTRICAL CONSULTANT

Mr. Sudheer Sharma  
THINK BIM Technical Services  
Pvt. Ltd.

#### LANDSCAPE ARCHITECT

Mr. Nikhil Dhar  
Artemisia

### Sales & Site Office

Sector 24, UIT, Bhiwadi  
**Mob:** 80940 13182

### Branch Office

4<sup>th</sup> Floor, Village Center, Ashiana Village,  
Vasundra Nagar, Bhiwadi  
**T:** 01493 515 615

### Corporate Office

**Ashiana Housing Limited**  
304, Southern Park, Saket District  
Centre, Saket, New Delhi - 110 017  
**T:** 011 - 4265 4265

### Regd. Office

11G Everest, 46/C Chowringhee Road,  
Kolkata - 700 071  
**CIN:** L70109WB1986PLC040864  
**Fax:** 011 - 4265 4200  
**E-mail:** sales@ashianahousing.com  
**Website:** ashianahousing.com



**RERA REG. NO. :** Phase - I - RAJ/P/2017/031  
Phase II - RAJ/P/2019/915  
**RERA WEB PAGE :** www.rera.rajasthan.gov.in