





# *Woodlands*



*Ashiana Woodlands is not just a home, it is a whole new World that offers you a unique lifestyle created for only a few who value fine taste.*

*Located in one of the most picturesque sites, Ashiana Woodlands lies in the foothills of the Dalma Hills in Pardih. Surrounded on three sides with densely wooded hills, the locality has a certain freshness of virgin countryside that can make any nature lover jump with joy!*

*Ashiana Woodlands is all about world-class facilities*

*and comfortable living. The planning is immaculate, the construction is superior and the specifications are up-market.*

*Ashiana Woodlands is an address that announces your arrival in life .....it transcends you to a different world. The woodlands of your dreams that will up-grade the standards you had set for yourself.*

*So pamper yourself and let your senses take over. Ashiana Woodlands has finally arrived. Its time to stop dreaming and start living!*







Artistic Impression of Ashiana Woodlands

# Highlights

Living in Ashiana Woodlands will be a unique experience with all its up-market facilities, upgraded specifications, state-of-the-art maintenance and natural beauty. In fact, the site has one of the most breathtaking locations with thickly wooded hills on all three sides and architecture that is designed to blend with its surroundings and bring out the best that nature has to offer. It is elegantly laid out with wide open spaces, landscaped parks, undulating greens, lively fountains, wide carpeted roads and car parks. Ashiana Woodlands amalgamates well with its contemporary design and soothing greenery. Experience it to believe it.



Artistic Impression of Ashiana Woodlands Entrance Gate



<b>Accommodation:</b>	Exclusive three bedroom villas, executive floor and super deluxe apartments.
<b>Design:</b>	Efficiently designed units for better space management.
<b>Recreational Facility:</b>	Gymnasium, pool table, community hall, badminton court, table tennis, reading lounge and walking track.
<b>Swimming Pool:</b>	Swimming pool for relaxation & fun with the family.*
<b>Power Supply:</b>	Power supply through JSEB backed by 750 watt of stand-by power in each unit from central generator.
<b>Water Supply:</b>	Ample water supply from own tubewell.
<b>Security:</b>	24-hour internal security with intercom.*
<b>Telephone:</b>	Additional telephone cabling in each flat to enable Internet connectivity.
<b>Landscaping:</b>	Professional landscaping with large parks, walking tracks, fountains and trees all around the complex.
<b>Services:</b>	Well lit roads, underground pipeline for water and sewerage and concealed cabling for telephone, electricity and cable TV.
<b>Hygiene:</b>	In house sewerage treatment plant* to ensure an environment friendly complex. Recycled water to be used in horticulture towards environment conservation.
<b>Eco-friendly:</b>	Rain water harvesting system in place to preserve our natural resources.
<b>Car Parking:</b>	Option of covered as well as open car parking will be provided.*
<b>Maintenance:</b>	High quality maintenance assured by subsidiary of Ashiana.*
<b>Housing Finance:</b>	Available from all major financial institution like HDFC, ICICI Bank, UTI Bank, SBI personal banking etc.

\*At extra cost





# Location

Nestled in the foothills of the Dalma Hills in Pardih, the location of Ashiana Woodlands is one of its most unique features. It is surrounded by thickly forested hills on three sides, giving it a perfect backdrop in a picturesque setting.

Pardih offers a pollution free environment and is conveniently located just a stone's throw away from the Mango bridge on the Ranchi-Kolkotta Highway. The upcoming neighbourhood is fast becoming a sought after location, away from the dust and din of the city.

Ashiana Woodlands is also blessed with conveniences like schools, markets, cinema halls, banks and hospitals in the vicinity. While the Kali Mandir is right opposite the township, DPS is approximately a kilometer away. It is well connected to Bistupur by Jayprakash Narayan Setu.

Ashiana Woodlands is a perfect location for people who expect more out of life and truly wish to upgrade their Lifestyle.



Map not to scale







# Maple Villas



*The maple is one of most versatile and best-loved deciduous trees. It is found mostly in North America. Depending on the variety, maples are used for rough construction or in the making of fine furniture. Maples, with their breath-taking leaves are also a major tourist attraction.*





# Maple Villa

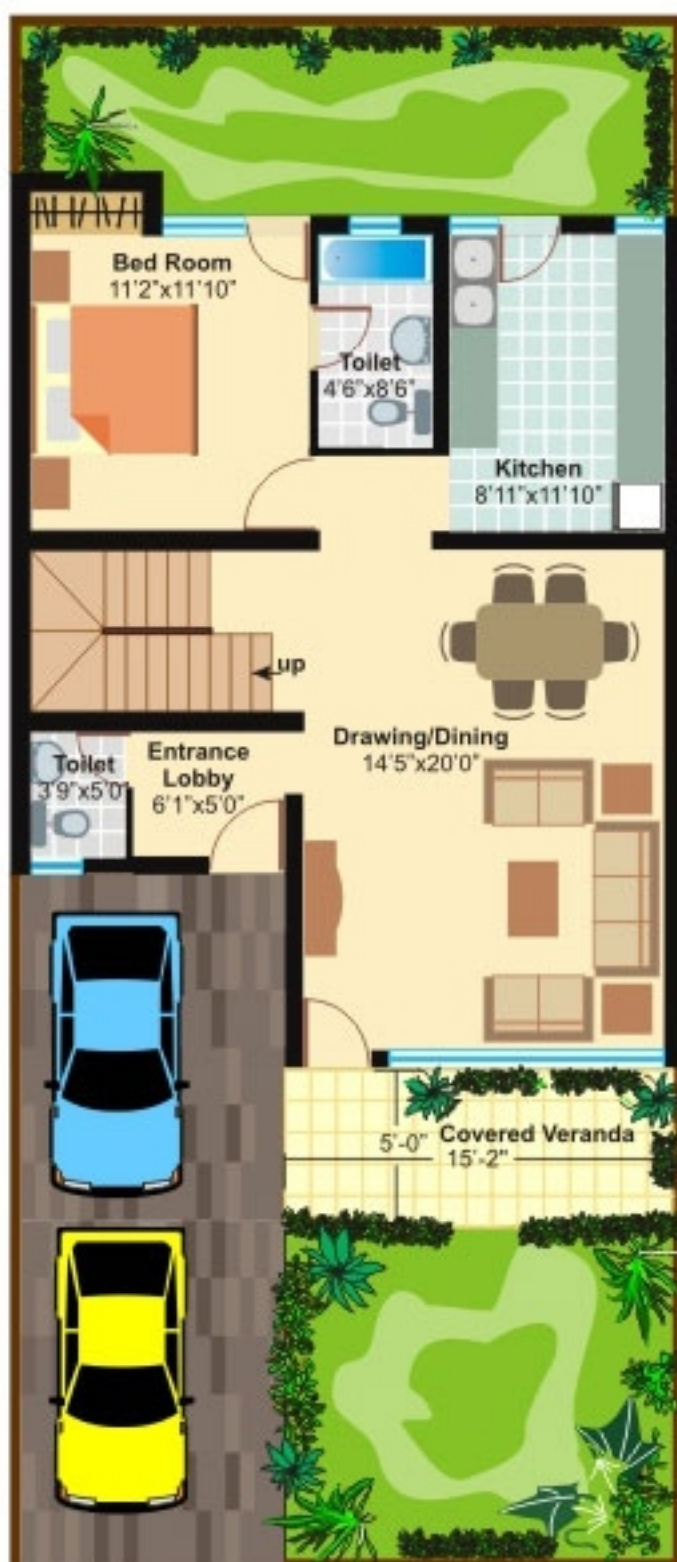
## Ground Floor Plan



### Layout Plans

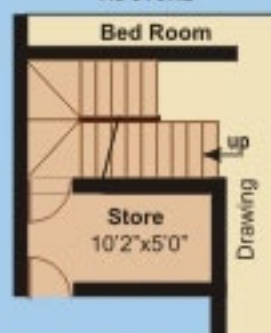
Super Built-up Area  
1620 sq. ft.  
(150.56 sq. mt.)  
Plot Area: 1528 sq. ft.

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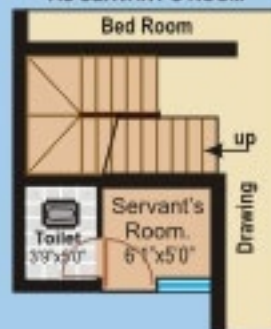


### ALTERNATIVE OPTIONS

#### ALTERNATE PLAN-II AS STORE



#### ALTERNATE - III AS SERVANT'S ROOM



# Maple Villa

First Floor Plan



## Layout Plans

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## Ebony Floors



*The Ebony tree is a beautiful evergreen tree, found mostly in the coastal areas. Its beauty is at its prime when it blossoms in Spring through fall, with white flowers. It is a Tropical tree and should be planted only in protected location that is partly sunny. It is suitable for Xeriscape.*



## Layout Plans

Super Built-up Area  
1550 sq. ft.  
(144.05 sq. mt.)

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# Oakwood Apartments



*Oak trees are a type of deciduous trees with toothed leaves and heavy, furrowed bark. The fruit is, of course, the acorn. Oak trees can live 200 or more years and start producing acorns when they are 20 years old.*



# Oakwood

With Store



## Layout Plans

Super Built-up Area  
1365 Sq. ft.  
(126.86 Sq. mt.)

### S U P E R D E L U X E A P A R T M E N T



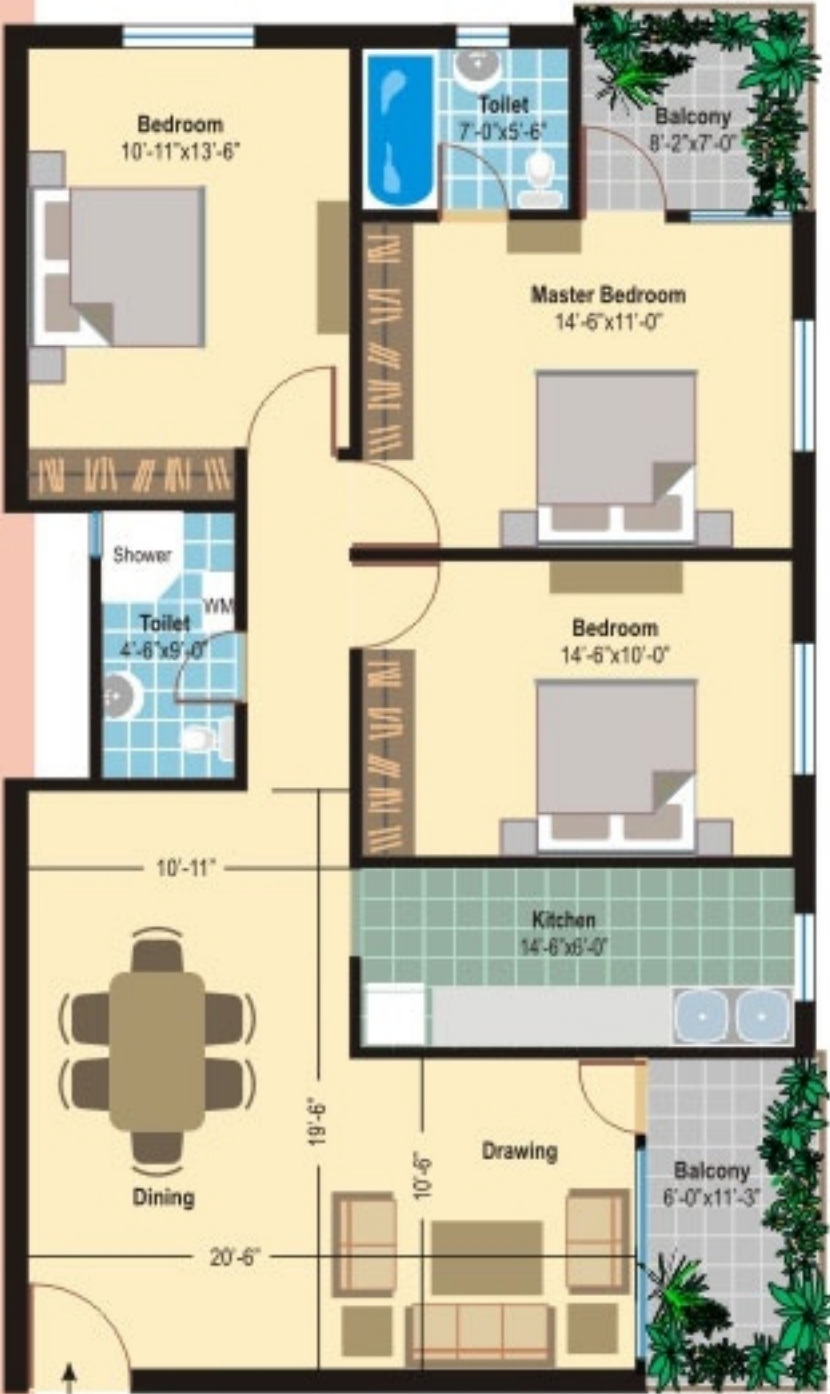


Oakwood



Super Built-up Area  
1320 sq. ft.  
(122.68 sq. mt.)

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ENTRANCE



# *Specifications*

Ashiana Woodlands is all about lifestyle. Therefore, specifications have been up-graded to give an up-market appeal to all its provisions and facilities, keeping in mind the latest trends in construction.

The flooring, for example, is of designer vitrified tiles in the Living and Dining areas. The gloss and sheen of these tiles, together with its long lasting qualities is definitely an edge over regular construction.

All residences are provided with aluminum windows, modular switches and polished moulded skin door. These exclusive features add a touch of class to the interiors. Even the door handles and levers are unusually different. To give the main door a rich look, solid brass fittings have been provided.

From flooring to electrical fittings, everything is a class apart. Care has been taken to provide the best quality of construction and modern fittings. The bathrooms too are a notch above others. These have been provided with bathtubs in the master toilet.







Walls	Internal	All internal walls will be plastered and finished with lime punning/ P.O.P.
	External	Exquisitely designed classical exteriors finished in Terracoat/ Santaxmat.
Flooring	Drawing/Dining	Vitrified Tiles.
	Bedrooms/Balconies	Ceramic Tiles.
Master Toilet	Fittings	ISIS CP fitting and counter top wash basin in master toilet.
	Bath Tub	Bath tub in master toilet.
Toilets	Walls	Ceramic Tiles upto a height of 7ft.
	Flooring	Ceramic Tiles.
	Fittings	A wash basin, mirror, towel rail, soap dish, and hot & cold water supply system with CP fittings of standard make.
	Sanitary ware	Vitreous white ceramic sanitary ware of standard make Cistern will be of PVC.
	Hot & Cold Water	Provision for hot and cold water supply in all the toilets.
Dining Hall		Over the counter washbasin with cold water supply.
Kitchen	Flooring	Ceramic tiles.
	Platform	An L-Shaped or both side working platform in black granite with stainless steel kitchen sink with hot & cold water provision.
	Wall	2 ft. Ceramic tiles dado above working platform with point for aquaguard.
Windows		Sliding aluminum windows with steel grill and 4 mm glass.
Doors	Main Door	Molded skin door polished on one side with mortice lock, magic eye and decorative brass handles.
	Other Doors	30 mm thick flush doors of hardwood, painted with 2 coats of synthetic enamel paint. Circular handles in bedroom and bathroom doors with coloured door fittings.
Electrical	Fittings	Modular electrical switches and sockets.
	Wiring	All electrical wiring in concealed conduits with copper wires. Convenient provision and distribution of light and power plugs.
Water Supply		Through deep tube wells and required numbers of overhead tank or a suitably located water tower.
Generator		Suitable capacity to provide 750 watts emergency supply to each unit. Power back-up in lift and other common areas, water pumps, STP etc.
Tele/TV Point		In Drawing/ Dining room and Master Bed room.
Lift		One manual passenger lift in each block of G + 4 stories with generator back-up.
Staircase		Flooring combination of tiles and marble.
Other Facilities		Washing machine point with water inlet and outlet at a convenient location.



## *We care.....*

It is important that, Ashiana Woodlands, preserves its initial appearance and fulfill the functions they are created for. Therefore, Ashiana takes utmost care in providing state-of-the-art maintenance facilities so that all residents live in beautiful, comfortable and secure homes. The company has trained professionals to carry out maintenance activities in the field of civil, electrical, mechanical, sanitation, water supply, security, horticulture etc.

At Ashiana, we believe in creating an environment to enrich body, mind & spirit. Manicured lawns, tree plantation along with well kept streets & common areas, garbage disposal, proper yard lighting, sewerage treatment plant, generator back up etc. are taken up to provide the desire effect.

In our quest to put a smile on all the faces of our residents, we organise a host of soico-cultural activities like music, dance and competitive sports. Our widely circulated newsletter highlights all these activities, besides brining out the pulse of the Ashiana family.

We have also created facilities like children's park, swimming pool, badminton court etc., so that they are bought-up in a healthy & secured environment.







*Residency Greens, Jamshedpur*

*Gardens, Jamshedpur*

*Utsav, Bhiwadi*

*Suncity, Jamshedpur*

*Gardens, Bhiwadi*

## Our Projects

### ASHIANA AT JAMSHEDPUR

Trade Centre  
Gardens  
Enclave  
Suncity  
Residency Greens

### ASHIANA AT BHIWADI

Greens  
Bageecha  
Gulmohar Park  
Gardens  
Villas  
Rangoli  
Utsav - The Retirement Resort

### ASHIANA AT NEEMRANA

Greenhill

### ASHIANA AT GREATER NOIDA

Black Gold Apartment for Oil India  
Orchids

### ASHIANA AT GHAZIABAD

Heritage  
Greens  
Upvan

### ASHIANA AT GURGAON

Classic Personnel Floor  
Silvercrest Villas

## Our Consultants

### ARCHITECT

Mr. Biswajit Sen Gupta, Sen & Lal  
South Gandhi Maidan, Patna - 800 001.

### STRUCTURAL CONSULTANT

Mr. B.P. Ojha, SCON Pvt. Ltd.  
505, Ashiana Tower, Exhibition Road,  
Patna - 800 001.

### PHE CONSULTANT

Mr. Ajay Sinha, M/s Watson Consultants  
312A, 3rd Floor, Ashiana Galaxy, Exhibition Road,  
Patna - 800 001.

### ELECTRICAL CONSULTANT

Mr. P. K. Chowdhury, Chowdhury & Associates  
Braj Niketan, Raj Kishore Path, Kadam Kuan,  
Patna - 800 003.

### LANDSCAPE ARCHITECT

Mr. K.J.Khan, M/s K. J. K. Associates  
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**LEGAL NOTE:** All building plans, layouts, specifications etc. are tentative and subject to variations and modifications as may be decided by the architect/ company. Accessories shown in the layout plan of the flats such as furniture, cabinets, electric appliances etc. are purely indicative and not part of the sale offering. This Brochure is not a legal document. It only describes the conceptual plan to convey the intent & purpose of Ashiana Woodlands.