



KID CENTRIC HOMES  
Behtar Parvarish Ka Pata



 **ashiana  
anmol**  
Sohna Road, South Gurgaon



Because if your children discover their passions early, they're at an advantage

One child could have a natural talent for dance. Another child's true potential could be music. With the Learning Hub, every child can discover his or her real passion early in life. Ashiana Anmol brings a contemporary, kid centric vision to life. So your children will know how to find their own way, and get ahead in life. That's why in NCR, Ashiana Anmol is your, "Behtar Parvarish Ka Pata."

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

Artistic representation of the Learning Hub

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It's got everything that can inspire your kids to be what they want to be

Ashiana Anmol creates a kid centric world that will inspire your children to discover their true potential, by sparking their true passions. This enabling environment will stimulate a holistic development of intellect, creativity, self-expression and confidence. Ashiana Anmol will provide the right 'mahaul' for your kids to fly.

## Amenities that give your children options to figure out their passions

Some children might excel at tennis. Others at theatre. Ashiana Anmol has a world of amenities so your child can decide. We believe that if children are encouraged to follow their heart, they will excel. Ashiana Anmol has amenities that are designed to create well-rounded individuals with diverse interests. You can be sure that your children will grow up with a clear idea of what they want to achieve in life.



Actual shot of Ashiana property



Shot on Ashiana property

## Watch your children fall in love with books, at the Book Café

At Ashiana Anmol, your children will discover new passions like reading. We will have a Book Café, with a thoughtfully planned selection of books, that will help your child fall in love with books, and the nourishing habit of reading.





Shot on Ashiana property

## A virtual sports academy

Indoor badminton. Tennis. Gym. Skating. Cricket nets. Half-court basketball. Your child's heart will beat faster at the thought of engaging in a competitive sport, rather than notifications on a smart phone. This will be a truly transformative environment in which they will learn teamwork, sportsmanship, competitiveness, and the art of not just winning, but also losing gracefully.





## Water babies!

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

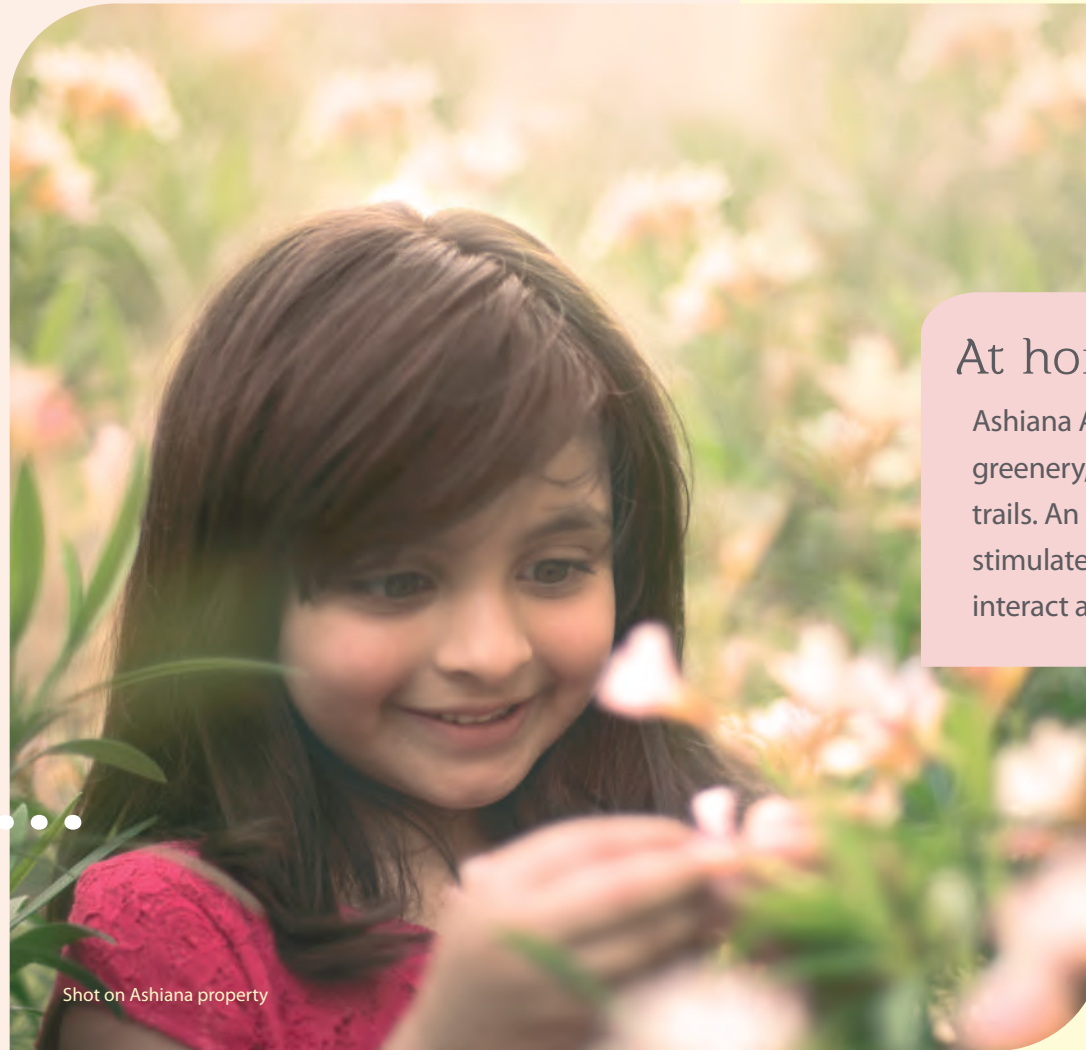


## Fun zone for toddlers

The play room at Ashiana Anmol 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.



Shot on Ashiana property



Shot on Ashiana property

## At home with nature

Ashiana Anmol will have landscaped greenery, water bodies and walking trails. An environment that will stimulate, and inspire 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. Ashiana Anmol will have a transformative 'Live & Learn' Programme, led by a Learning Hub manager and supported by specialised coaches for each activity. There will be a pre-planned activity calendar for each month, to keep your children positively engaged. The programme will systematically expose children to a balanced mix of left brain - right brain activities such as music, dance, theatre, art and craft, painting, spoken english, sports, martial arts, and various other age-appropriate activities for well-rounded development. There will be ongoing events, workshops, competitions and special interest clubs at Ashiana Anmol.



# Behtar Parvarish Ka Pata





Your children will discover  
new passions, so will you

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



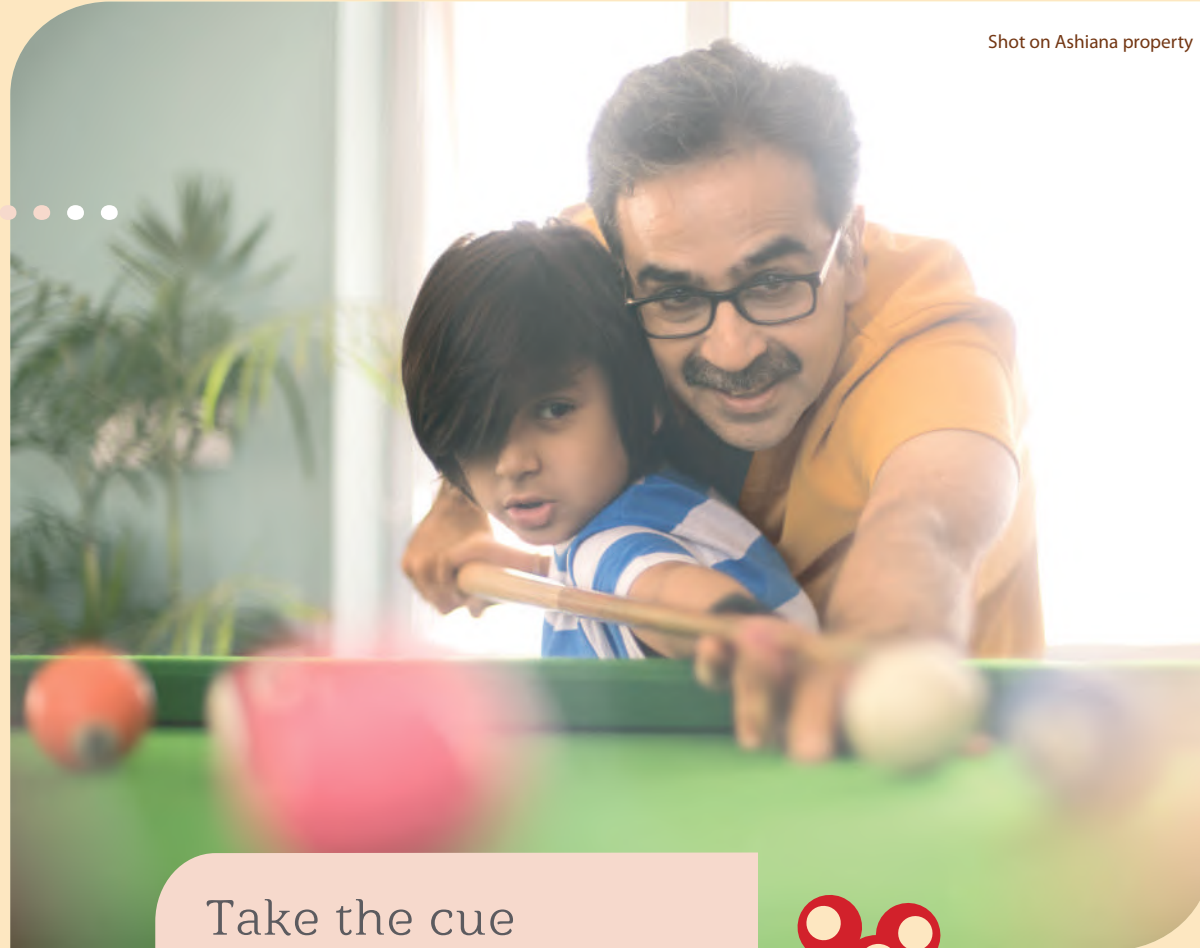
Shot on Ashiana property

## Catch you at the gym

You could out run your fitness goals or simply de-stress with a work out at Ashiana Anmol's fully air-conditioned, high-end gym. The gym will have a complete range of exercise equipment and a professional trainer who will point you in the right direction.



Shot on Ashiana property



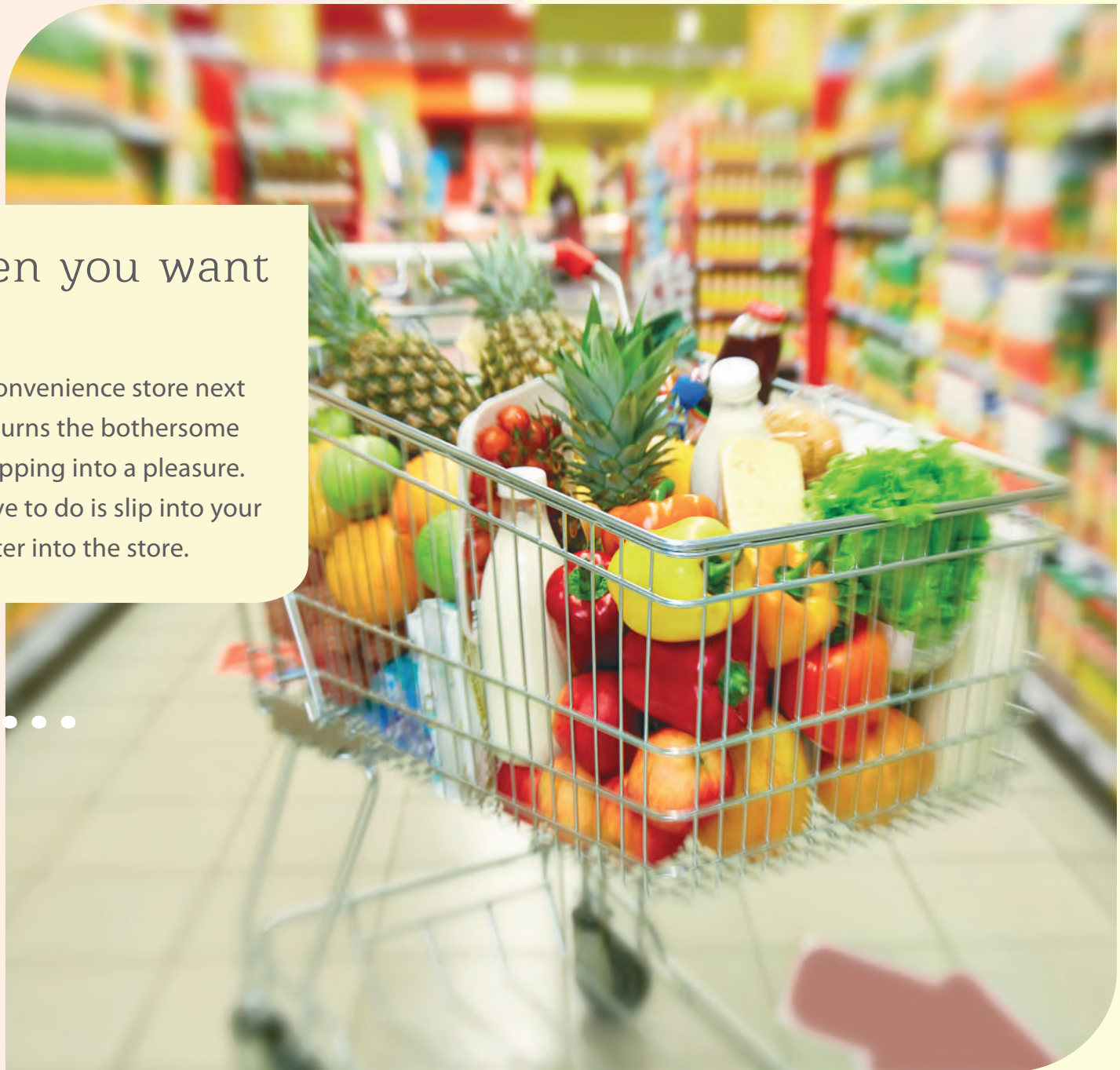
## Take the cue

Imagine unwinding with friends over a game of billiards. Ashiana Anmol's Club House will be the perfect place to hang out with friends, and make new friends, everyday.



## Walk when you want to shop

The well-stocked convenience store next to Ashiana Anmol 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.





## Enjoy hassle-free living

When you will move in to Ashiana Anmol, you will just relax and spend time with your family, without worrying about anything else. Because you will have Ashiana's Maintenance Services to take care of the rest. A professionally managed organisation with experienced, efficient staff that will work with a sense of responsibility, taking care of all housekeeping duties such as daily cleaning, garbage management, upkeep of common areas, plumbing, electricity management and maintenance of lawns.



All images shot on Ashiana property

## Kid centric parents prefer Kid Centric Homes



“The children of Ashiana Town are very different from children living elsewhere, because the environment here is very enriching. At any given time, there is so much happening here that we fear missing out on something or the other when we step out to go somewhere.”

*Tapasvini, Pragnyananda & Prasheetha Panda*  
Residents, Ashiana Town

Image shot on Ashiana property

An artistic rendering of a modern residential complex. The image shows several high-rise apartment buildings with balconies, set against a clear blue sky. In the foreground, there is a large, landscaped green lawn with a central fountain that has several water jets. People are seen walking and sitting on the lawn. The overall scene is bright and sunny, suggesting a pleasant living environment.

Located right in the middle of your children's aspirations

Ashiana Anmol not only has everything to fuel your child's aspirations, it is also located very close to everything else that you could be looking for. Schools. Malls. Hospitals. If you have children, this is the place to be.

# Location Map



# Site Map



## Common facilities for the whole project

### Developing in Phase - 1

1. Entrance Plaza
2. Guard House
3. Kids Play Area
4. Water Feature
5. Tennis Courts
6. Cricket Pitch with Net
7. Amphitheatre

8. Ramp to Basement Parking (Entry & Exit)
9. Landscape Green
10. Parking Lot
11. Learning Hub
12. Skating Rink
13. Meter Room + Guard Toilet

DG, ESS & STP are in basement

### To be developed with future phases

- Club House (to be handed over in Dec. 2019)
- Kids Pool
- Lap Pool
- Kids Play Area
- Half Basketball Court
- Water Feature
- Landscape Green

- Phase-1
- Phase-4
- - - - Future Development
- Tulip - 3 BHK + 3 Bathrooms + Staff
- Lavender - 3 BHK + 3 Bathrooms
- Magnolia - 2 BHK + 2 Bathrooms



Not to Scale



Magnolia (2 BHK + 2 Bathrooms)	Super Area sq m (sq ft)	Carpet Area sq m (sq ft)	Total Balcony Area sq m (sq ft)
	118.45 (1275)	73.48 (791)	14.77 (159)



Tulip (3 BHK + 3 Bathrooms + Staff)	Super Area sq m (sq ft)	Carpet Area sq m (sq ft)	Total Balcony Area sq m (sq ft)
	182.09 (1960)	117.82 (1268)	19.52 (210)



Lavender (3 BHK + 3 Bathrooms)	Super Area sq m (sq ft)	Carpet Area sq m (sq ft)	Total Balcony Area sq m (sq ft)
	159.79 (1720)	100.90 (1086)	18.08 (195)



## Specifications Snapshot



Double charged vitrified tiles, which resist scratches & discoloration



POP in Plumb in each room which gives good wall finish



Modular Kitchen



Power backup up to 6KW in 2BHK & 8KW in 3BHK apartments

SPACE	FLOORING	WALLS	CHAUKHATS	DOOR SHUTTERS	WINDOWS	FIXTURES/ FITTINGS
LIVING/ DINING/ LOBBY	Double Charged Vitrified Tiles	Pop in Plumb, Plastic Emulsion of pleasing shade of a reputed brand as per Architect's suggestions	Folded Steel Section	35mm laminated Flush Door/Skin Doors with night latch, magiceye & handle	UPVC /anodized or powder coated aluminum windows with clear float glass	Modular electrical switches with sockets and fan regulators
BEDROOMS	Double Charged Vitrified Tiles	Pop in Plumb, Plastic Emulsion of pleasing shade of a reputed brand as per Architect's suggestions	Folded Steel Section	35mm laminated Flush Door /Skin Doors with handle	UPVC /anodized or powder coated aluminum windows with clear float glass	Modular electrical switches with sockets and fan regulators
KITCHEN	Double Charged Vitrified Tiles	600mm high ceramic tiles dado above platform POP in Plumb & Plastic Emulsion of pleasing shade of a reputed brand as per Architect's suggestions	N/A	N/A	UPVC /anodized or powder coated aluminum windows with clear float glass	L-shape platform in black granite with kitchen cabinet, chimney and stainless steel sink with drain board
BATHROOM	Ceramic Tiles	Ceramic Tiles up-to height of 2100mm	Folded Steel Section	35mm laminated Flush Door /Skin Doors with handle	UPVC /anodized or powder coated aluminum windows with frosted glass	Round edge glass curtain in master toilet. Toilet fixtures (Wall Mixer and Basin Mixer) of Grohe or equivalent, other fixtures of standard make. Chinaware ie semi recessed counter type wash basin and EWC of ROCA /American standard or equivalent. Mirror, glass shelf in master toilet, towel rod & health faucet of standard make
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 and distribution of light & 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 will be provided in drawing/dining room and in all bedrooms. Intercom will be 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 will be provided.

### GENERATOR

Power backup upto 6KW in 2BHK & 8KW in 3BHK apartments.

### AIR-CONDITIONING

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

### OTHER FACILITIES

Provision for a washing machine point will be provided at suitable location & provision for DTH Television broadcast. DTH antenna installation is allowed only on terrace and not with each unit.

## Our Consultants :

### ARCHITECT

Syed Md Imran  
BIAS+Architecture

### STRUCTURAL CONSULTANT

Mr. RK Bhola  
Civtech Consultant Pvt. Ltd.

### PHE & ELECTRICAL CONSULTANT

Mr. VS Kukreja  
VS Kukreja & Associates  
P. Ltd.

### LANDSCAPE CONSULTANT

Mr. Minesh Parikh  
NMP Design Pvt. Ltd.

### Sales & Site office

Sector-33, on Gurgaon- Sohna Road,  
South Gurgaon  
Mob-8527597433

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Gurgaon - 122018  
0124 - 4694265

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Saket District Centre, Saket,  
New Delhi - 110017  
011 - 4265 4265

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CIN: L70109WB1986PLC040864  
Fax: 011-4265 4200

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

## 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 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.

### SITE MAP :

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 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 site map.

### 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 :

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) 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 <http://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

## HRERA Reg No. (Phase-1) - 26 of 2017 dated 28.07.2017

Directorate Town & Country Town Planning, Haryana Chandigarh (DTCP) has granted a license bearing no. 20 of 2014 dated 12, 2014 to M/S Universe Heights (India) Pvt. Ltd. for development of a group housing colony namely "Ashiana Anmol" on the land measuring 13.3375 acres situated at Village Dhunela, Tehsil Sohna, District Gurgaon, Haryana. Ashiana Housing Limited (promoter) entered into a Registered Development agreement dated 24 July 2014 with Universe Heights (India) Pvt. Ltd. for joint development of the group housing colony & subsequently got permission from DTCP for joint development of the project vide letter no. LC-2818-JE(VA)-2015 dated 26.11.15. Further, building plans of the entire project has been approved by DTCP in two parts vide Memo no. ZP-994/AD(RA)/2015/1908 dated 30.01.2015 & ZP-994/AD(RA)/2016/19572 dated 16.09.16.

Ashiana proposes to develop 780 apartments, 138 EWS units, one school & eight shops. Under phase-1, Ashiana is developing 300 nos. apartments.

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