

Discover a new world, a new life.  
Inviting you to Amantran.



 **ashiana**  
amantran

A joint project with

 Pearl  
SPYTECH  
Touching Tomorrow

The address of a select few.

VAISHALI EXTENSION

# Only 504 of Jaipur's leading families will live life to the fullest.

Amantran is all set to re-define life, in the city of Jaipur. It has been envisioned to take lifestyle to the next level in every way. Only 504 families will get to lead a relaxed, enviable life with an unimaginable sense of privacy in the 8.3-acre campus. Amantran will have a world-class club with unique architecture and facilities like no place else.

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## Inviting you to Amantran.

Inviting you to a life that everyone in Jaipur will aspire to,  
but only a select few will experience.



## A world class club, to celebrate life every day.

At 25,295 sq. ft. (2,350 sq. m.), it doesn't get bigger than this! And we are working to make sure that it doesn't get better than this. The imposing clubhouse\* with its unique architecture will be located right at the entrance, facing the Central Greens. And it will have everything, swimming pool, state-of-the-art gym, café, foosball, and pool tables. The clubhouse is designed in such a way that there is ease-of-access from all 9 residential towers. Get set for a deep dive into the good life.

\*Part of future phase

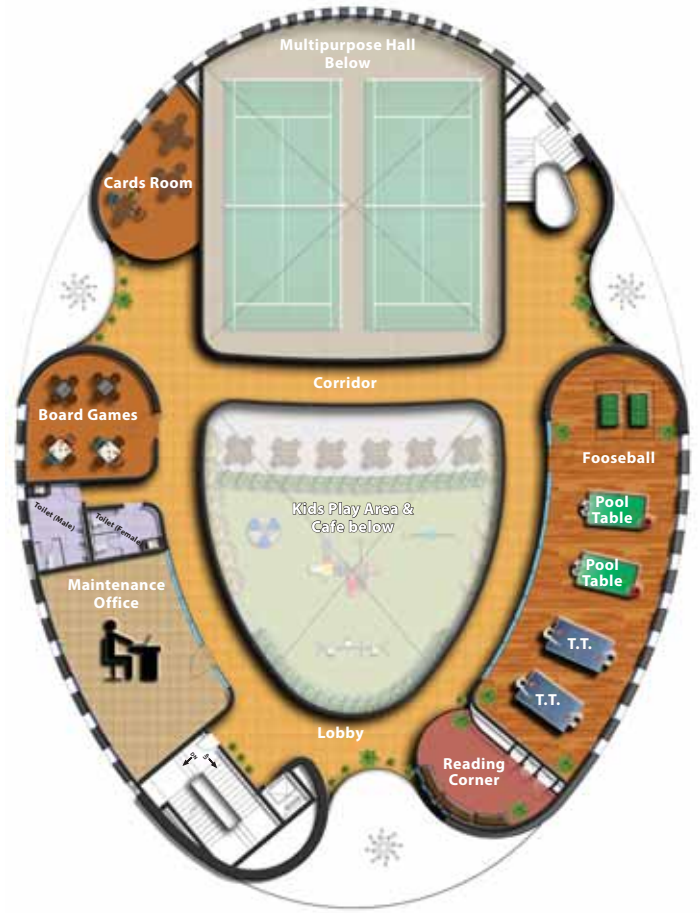




\*The artist impression shown above is for the whole project. The project will be developed in phase-wise manner. To know about the phase-wise development, refer site map.



Ground Floor



First Floor

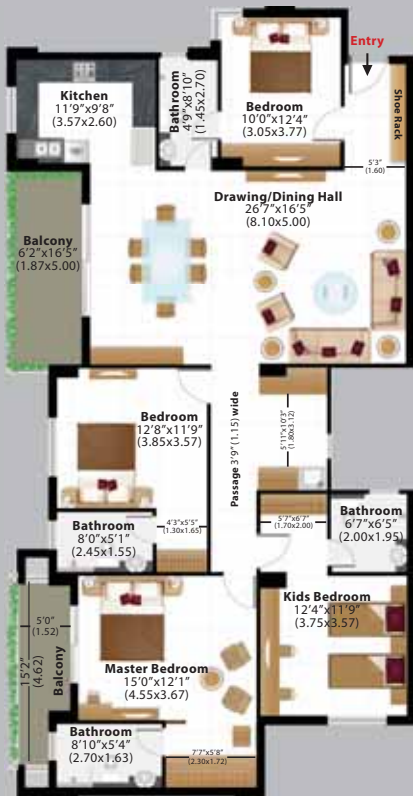
# Club Layout





## Rooms that are larger than life.

From space for oriental rugs in the living room to well-ventilated bedrooms, here, there's always room for more.



<b>IRIS</b> (4 BHK + 4 Bathrooms)	<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)
	2410 (223.89)	1632.68 (151.68)	158.12 (14.69)



<b>TULIP</b> (3 BHK + Study + 3 Bathrooms + Powder Room)	<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)
	1870 (173.73)	1275.86 (118.53)	106.46 (9.89)





<b>LAVENDER</b> <b>(3 BHK + 3 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)
	<b>1665 (154.68)</b>	<b>1129.79 (104.96)</b>	<b>98.71 (9.17)</b>



<b>MAGNOLIA</b> (2 BHK + 2 Bathrooms)	<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)
	<b>1290 (119.84)</b>	<b>843.47 (78.36)</b>	<b>96.23 (8.94)</b>





## Specifications Snapshot

(Amantran Phase - I)

SPACE	FLOORING	WALLS	CHAUKHATS	DOOR SHUTTERS	WINDOWS
<b>LIVING/ DINING/ LOBBY</b>	Vitrified tiles of 800x800	Acrylic emulsion with POP in plum 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	Powder coated aluminium windows or UPVC framed window with clear float glass
<b>BEDROOMS</b>	Wood texture tiles in master bedroom. Vitrified tiles of 800x800 in other bedrooms	Acrylic emulsion with POP in plum of pleasing shade of a reputed brand as per architect's suggestions	Folded steel section	35mm moulded skin doors/ flush doors with mortice lock & lever handle	Powder coated aluminium windows or UPVC framed window with clear float glass
<b>KITCHEN</b>	Vitrified tiles of 800x800	600mm ceramic tiles dado above platform & acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions	N/A	N/A	Powder coated aluminium windows or UPVC framed window with clear float glass
<b>BATHROOM</b>	Ceramic tiles	Ceramic tiles up-to height of 2100mm	Folded steel section	35mm skin doors/ flush doors with mortice lock & lever handle	Powder coated aluminium windows or UPVC framed window with pinhead glass
<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

# God is in the details.

Amantran will witness the same thoughtfulness and attention to detail, that Ashiana stands for. And this time we will take it to the next level.



<b>FIXTURE &amp; FITTINGS</b>	<p><b>(Kitchen)</b> Platform in black granite &amp; provision of hot &amp; cold water supply. Provision of gas pipeline, RO &amp; gyser (no fixture will be provided). Provision for a dish washer point in kitchen with water inlet &amp; outlet in all units. Stainless steel double bowl with drain board in 4 BHK &amp; 3BHK + Study; single bowl with drain board in 3BHK &amp; 2BHK.</p> <p><b>(Bathrooms)</b> Wash basin of ROCA/Hindware or equivalent; wall mixer &amp; basin mixer of Jaquar/Grohe or equivalent; other CP fittings of Jal/Continental/Prayag or equivalent; mirror, towel rod &amp; health faucet. Towel rack &amp; glass partition only in master bathroom; semi recessed counter type wash basin in all bathrooms.</p>
<b>COVE CEILING</b>	Approx. 9"x6" cove provision in master bedroom & drawing/dining (lights fixture will not be provided).
<b>ELECTRICAL WORK</b>	All electrical wiring in concealed conduits with copper wires. Convenient provision & distribution of light and power plugs and provision for electrical chimney above platform, gas pipeline & water purifier point in kitchen. Wall fan point in all the bathrooms. Modular electrical switches with sockets and fan regulators in drawing/dining & bedrooms.
<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>	Telephone point will be provided in drawing/dining room and in master bedroom. Intercom provided through the authorized phone company or EPABX. TV point will be provided in drawing/dining & all bedrooms.
<b>LIFT</b>	Two gearless high speed automatic lifts in each block with generator backup.
<b>PIPED LPG</b>	Provision in the kitchen.
<b>GENERATOR</b>	1000 watt power backup in each apartment. Complete backup in common areas.
<b>AIR-CONDITIONING</b>	Provision for split A/C in all bedrooms and living/drawing/dinning (no air conditioners are being provided). Brackets for Outdoor unit of Split A/C would be provided.
<b>OTHER FACILITIES</b>	Provision for a washing machine point provided with water inlet & outlet at suitable location & provision for DTH antenna will be made on terrace, no antenna allowed inside the balcony or external facade of the unit. Cloth hanger will be provided in master bedroom balcony only.

## Important to know

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### **CLUB LAYOUT:**

The 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. Tiles/Granite can have inherent color and grain variations or may also differ due to non-availability of material. Marginal difference may also occur during construction.

### **FLAT LAYOUT:**

The 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.

### **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)

### **PROJECT:**

The Promoter represents that it proposes to develop a group housing project comprising of S+14 building which is equal to 44.975 mtr. of height and accordingly prepared drawing and submitted before the Jaipur Development Authority, Jaipur (JDA) for approval. Approval of buildings with height more than 40 mtr. is done by JDA, only after approval of the State Government. Therefore, JDA Jaipur approved and released the building plan upto 40 mtr. of height i.e. S+12 building vide its letter dated November 28, 2019 and forwarded the proposal of height beyond 40 mtr. i.e. S+14 to the State Government for approval. The Promoter shall at present commence booking of units only upto S+12 and shall commence booking of units above S+12 after getting approval of height of building above 40 mtr. from the State Government and release of building plan above 40 mtr height. Further, the Allottee shall understand and acknowledge the above facts and shall book a unit in the project with the aforesaid knowledge and shall not object for addition of additional floor at any time.

The Promoter represents that if in future, the State Govt does not grant approval of S+14 or grants lesser height than 44.975 as sought for, then the Project shall be having buildings of S+12 or S+13, as the case may be. Further, the Promoter exercises its rights to restrict the height of the building up to S+12 or S+13, as per its discretion under such circumstances, Allottee of 12th or 13th floor, as the case may be, shall be the Allottee of the top floor and the Allottee shall not object on this. The Allottee understands and acknowledges the above fact.





A joint project with



The address of a select few.

## Our Consultants:

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### ARCHITECT

Mr. Syed Mohammed Imran  
BIAS+ Architecture, Delhi

### LANDSCAPE ARCHITECT

Mr. Minesh Parikh  
NMP Design, Delhi

### ELECTRICAL CONSULTANT

Mr. Anand Havellia  
Consummate Eng. Services Pvt. Ltd. Delhi

### STRUCTURAL CONSULTANT

Mr. R.K. Bhola  
Civtech Consultants Pvt. Ltd. Delhi

### FIRE FIGHTING CONSULTANT

Mr. Anand Havellia  
Consummate Eng. Services Pvt. Ltd. Delhi

### Sales & Site Office:

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