



ashiana
umang
KID CENTRIC HOMES



Ashiana Umang
A PLUS LIFE
AWAITS YOU.



KID CENTRIC HOMES
Behtar Parvarish Ka Pata



Get more of everything you've ever wanted with Umang+

Here you get a home plus more space inside the house and upgraded specifications unlike any other to raise your family. Plus, with our in-house maintenance you get the care and comfort you've always desired. Not to mention the amenities plus luxuries you've always been seeking for your kids. For a residence that has only plusses, Umang+ is the perfect place to be.



1st
India's
first
Learning
Hub



Dance



Kids Play Area



Music



Gardening



Reading Hub

All actual shots of Umang



Learning + Fun

Plus-sized spaces for plus-sized learning!

Ashiana Umang has amenities that will bring alive a desire to win, and a healthy sportsman spirit. With a world-class Learning Hub in addition to other amenities designed around what your child needs today, so that they can make plus-sized achievements.



Actual shot of Ashiana property

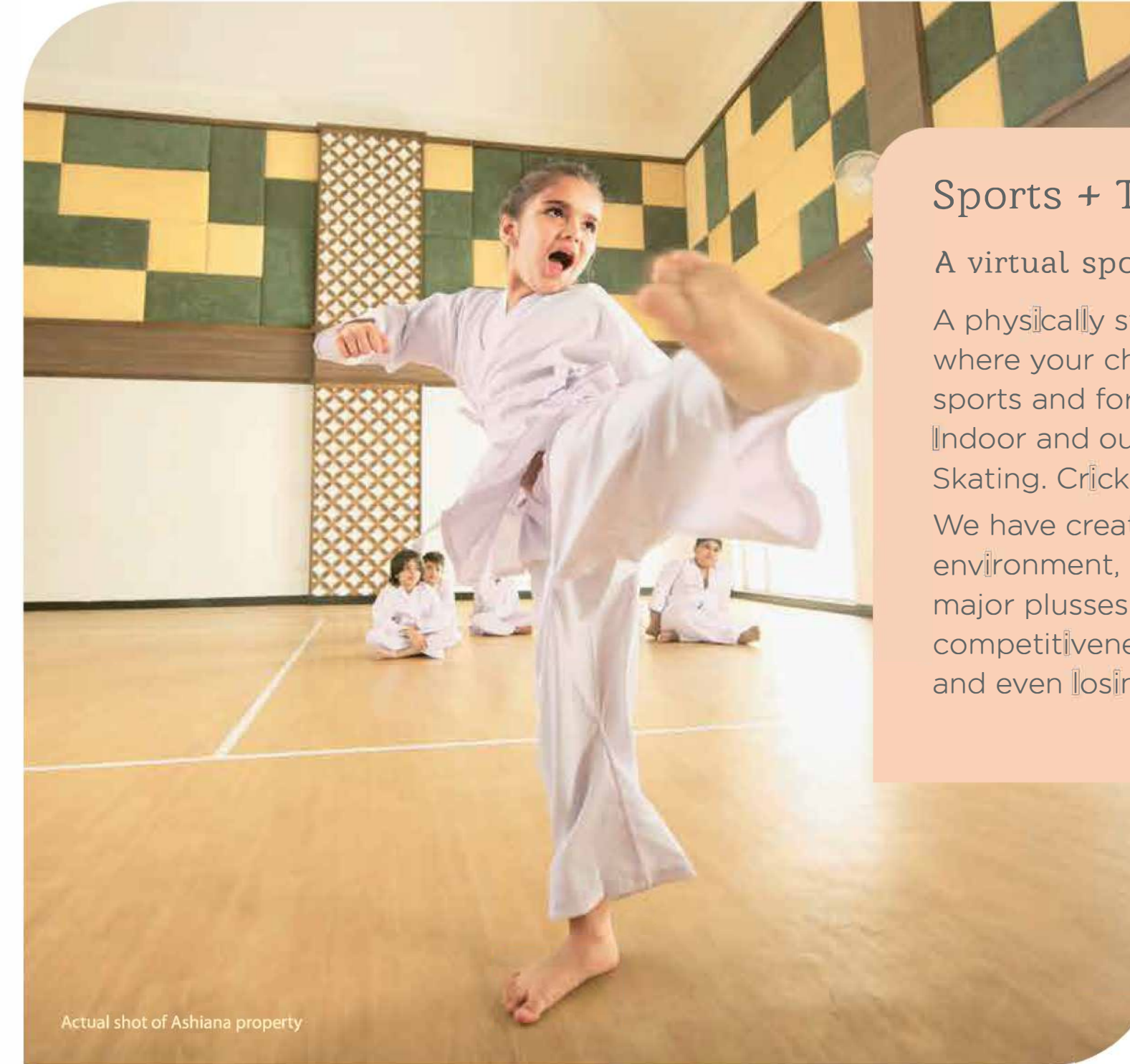


Actual shot of Ashiana

Knowledge + Devotion

Plus-sized love of reading at the Book Café.

Your child will discover the pluses of an ultimate friendship... a lifelong friendship with books. A thoughtfully planned selection of interesting books and magazines will help inculcate the nourishing habit of reading.



Actual shot of Ashiana property

Sports + Teamwork

A virtual sports academy!

A physically stimulating environment where your children will engage in real sports and forget about all their gadgets. Indoor and outdoor badminton. Tennis. Skating. Cricket nets. Five-a-side Football. We have created a truly transformative environment, where children will learn major pluses of teamwork, competitiveness, and the art of winning and even losing with grace.





Actual shot of Ashiana property



Ability + Core strength

A world-class pool with professional coaches.

You and your children can plunge into a rewarding activity that combines physical and mental fitness with great fun.



Actual shot of Ashiana property

Growth + Fun

The building blocks of childhood.

The playroom is carefully designed with stimulating toys and games that are a great booster for every child's development.

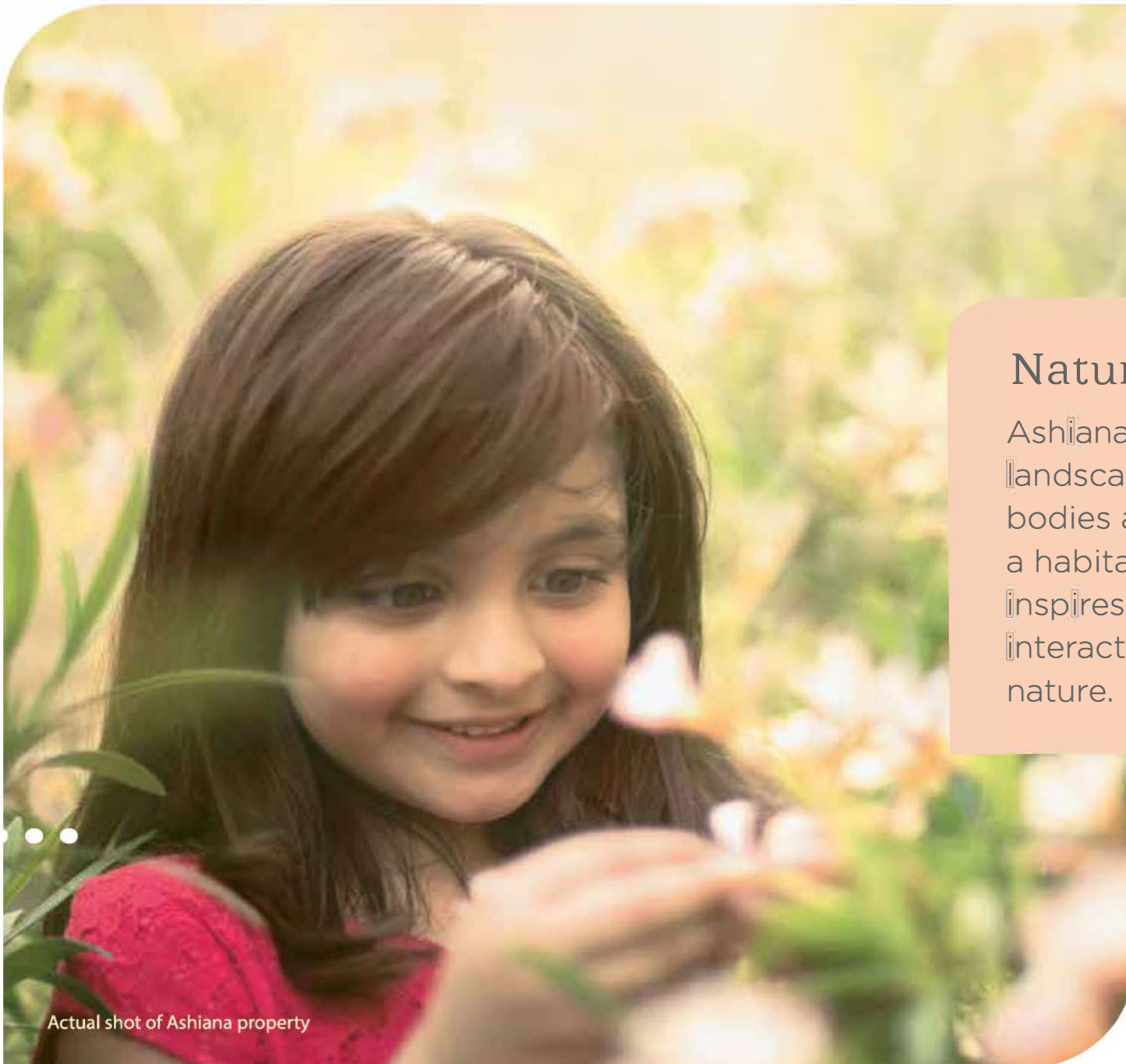


Actual shot of Ashiana property



Nature + Love

Ashiana Umang has landscaped greenery, water bodies and walking trails. It's a habitat that stimulates and inspires your child to interact and bond with nature.



Actual shot of Ashiana property

Live & Learn programme +more activities than you can imagine!

The amenities make for just half of the story. The rest are the activities for children under the Live & Learn Programme led by a Learning Hub manager and supported by specialised coaches for each activity, we have a pre-planned activity calendar for each month to keep your children positively engaged. The programme systematically exposes them to a balanced mix of left brain-right brain activities such as music, dance, theatre, art & craft, painting, spoken English, sports, martial arts and various other age-appropriate activities for well-rounded development. There is always an event or a workshop or a special interest club or even a competition in progress here.





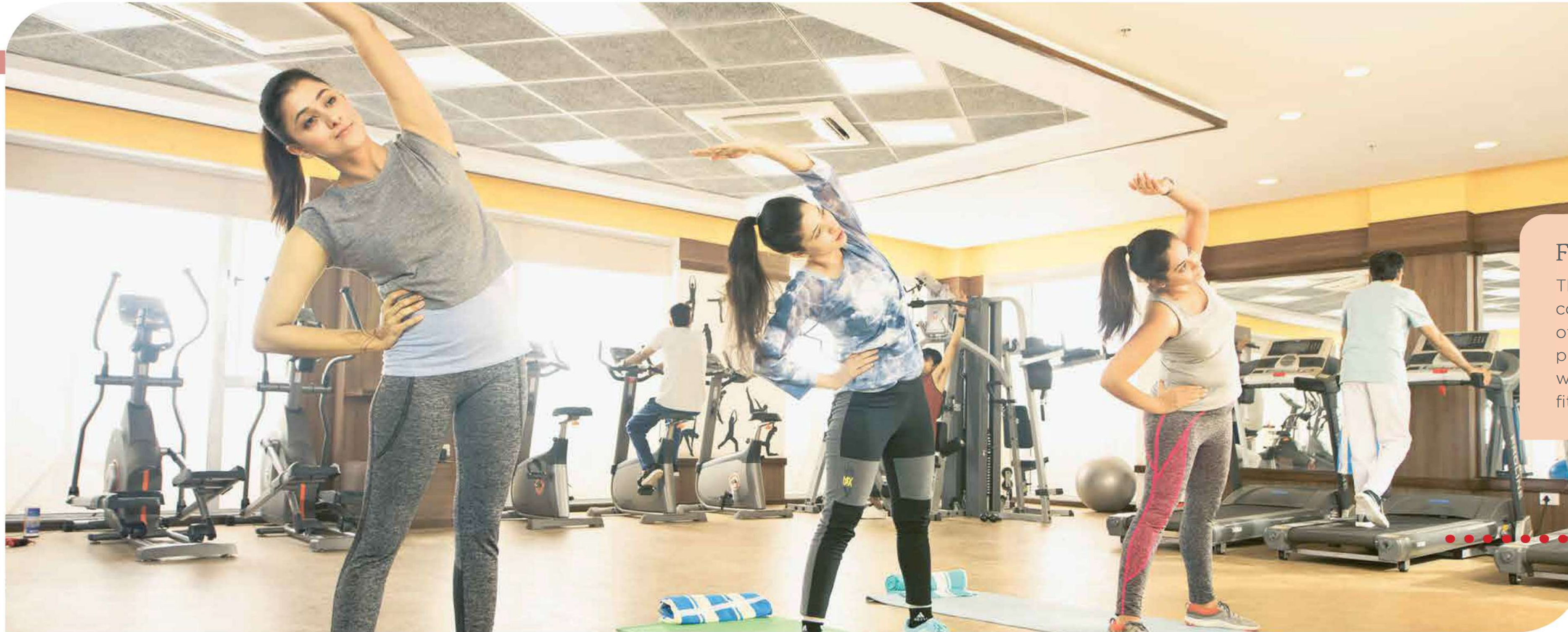
Actual shot of Ashaina Umang



Actual shot of Umang Club House

Unwind + Recharge

Ashiana Umang is the right place for your children and plus even for you. Get your own recreational spaces, to rejuvenate and relax. Our well-appointed Clubhouse has the finest amenities, where you can unwind with friends over a game of billiards or simply hang out with friends and make new ones every day.



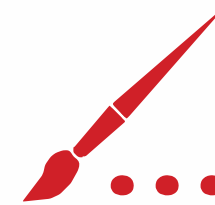
Fitness + Goals

The air-conditioned gym is complete with a wide range of exercise equipment and professional trainers who will help you achieve your fitness goals.



Shopping + Convenience

The well-stocked convenience store within the premises 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.



Motherhood + Passion

Bring back forgotten passions and talents that motherhood made you leave behind. The Super Moms initiative gives a platform to mothers where they can come together to sing, paint, dance, cook, share expertises and even work for social causes.

Maintenance + Care

Your life here will let you relax and spend maximum time with your family, without worrying about anything. Because the Ashiana Maintenance Services take care of everything else. The staff is experienced and highly efficient with a sense of responsibility. They make you forget about housekeeping duties such as daily cleaning, garbage management, upkeep of common areas, plumbing, electricity management and maintenance of lawns.

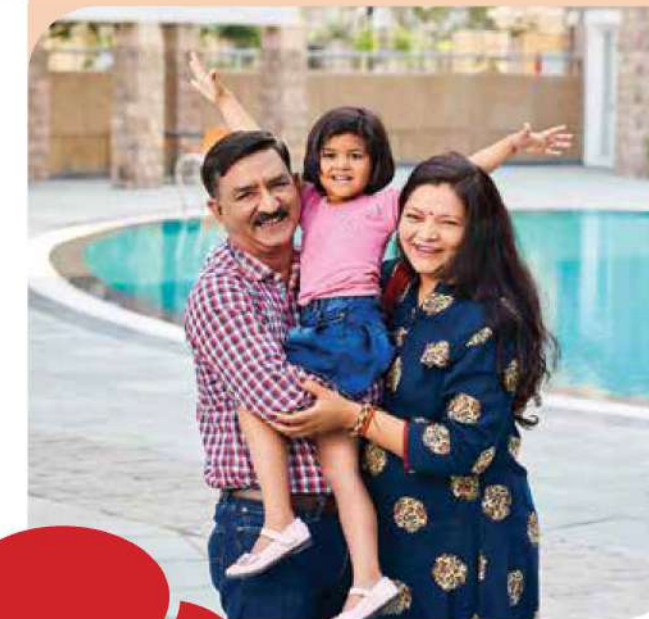


All images shot on actual site

Neighbours + Family : Here's what they have to say.

"It was love at first sight. Ashiana Umang is neat, clean, well-maintained. Also, it ensured a safe, secure environment for our daughter. Bharat happily travels 21 kilometres to work, because he knows he doesn't have to worry about his family."

Bharat Singh, Asha & Khushi Meena
Residents, Ashiana Umang



"We know Ashiana because we lived previously in Ashiana Town, Bhiwadi. We even own a bungalow located at Ajmer Road, but because we have children, it had to be Umang. Our little one is just 5-years old and she wants to run out and play, sometimes even at night, and it's great to live without worries."

Vijay, Shikha, Kanishtha & Kkashvi Nagpal
Residents, Ashiana Umang



"For us, Ashiana Umang was the perfect choice. The kids' school, DPS, is virtually next-door. Umang gave us great infrastructure, great maintenance, great lifestyle, and a great safe environment for our kids. And, with the Learning Hub located inside the campus, kids don't have to travel for activities."

Kalpesh, Rajni, Divij & Uday Soni
Residents, Ashiana Umang



All images shot on actual site



DISTANCE CHART

S. No	Name	Distance from Umang
1.	Mahindra World City, SEZ	2.7 Kms.
2.	Jaishree Periwal International School	2.9 Kms.
3.	St. Xavier University, Nehta	3.9 Kms.
4.	DPS, Ajmer Road	6.4 Kms.
5.	Balaji Soni Hospital	12.4 Kms.
6.	Manipal University	14.4 Kms.
7.	Railway Station	19.4 Kms.
8.	Jaipur International Airport	24 Kms.

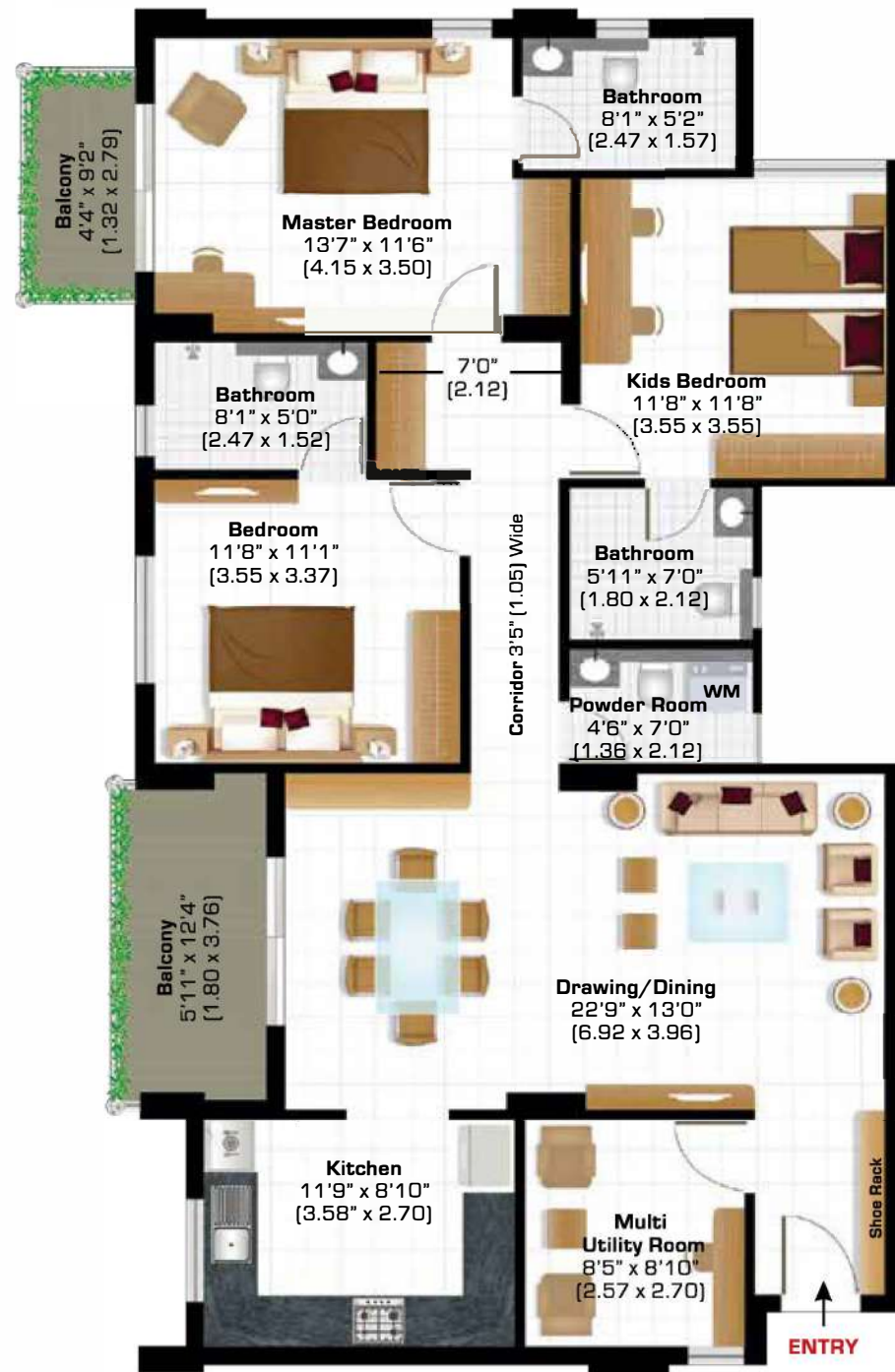
Distance as per Google maps

Home + Future

The point is not how far your home is from your workplace, but rather how close your home is to your child's future. With a whole new kid-centric approach, this is where you need to move in today, to ensure that your children learn how to win their present as well as future.



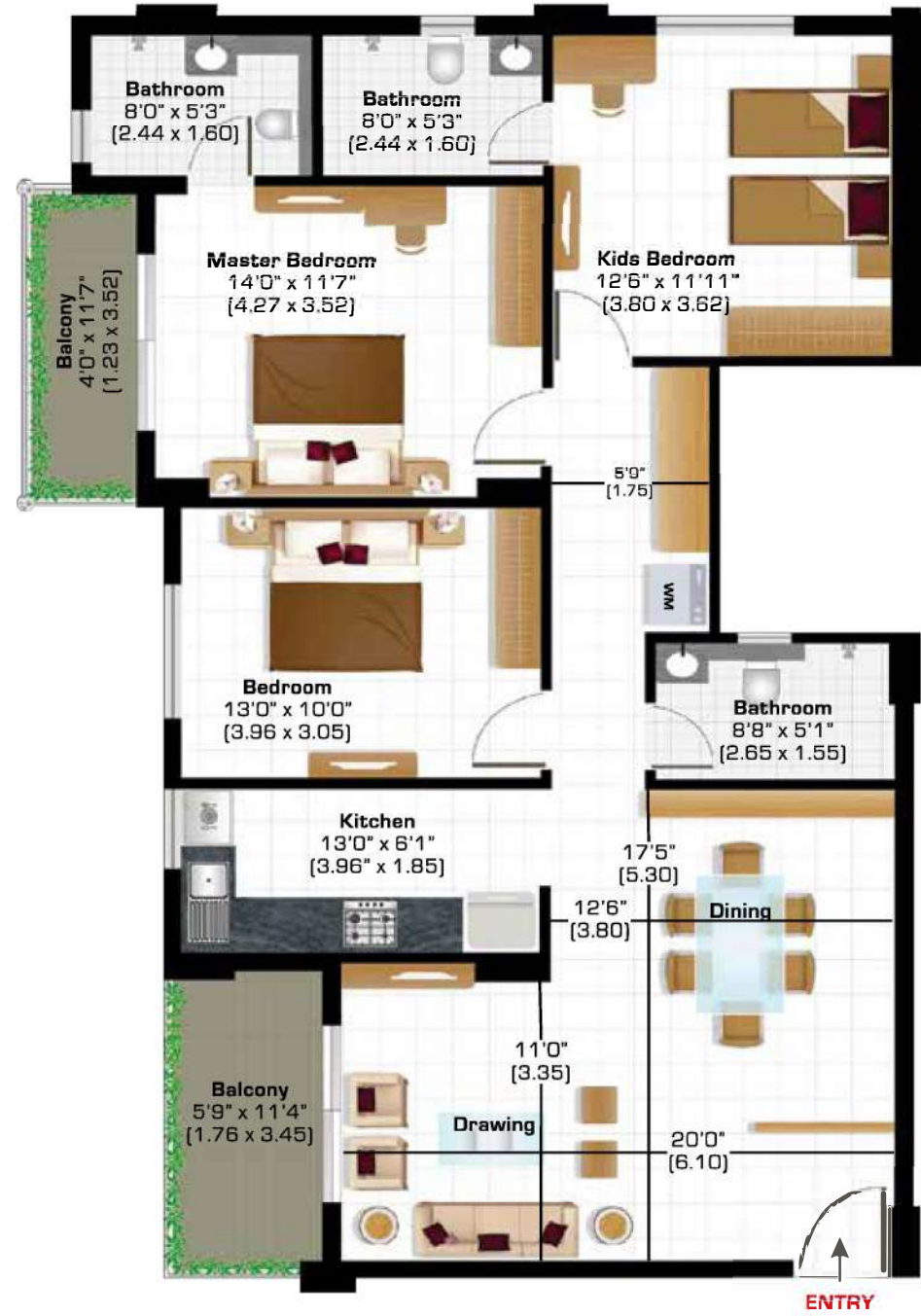
Actual shot of Umang



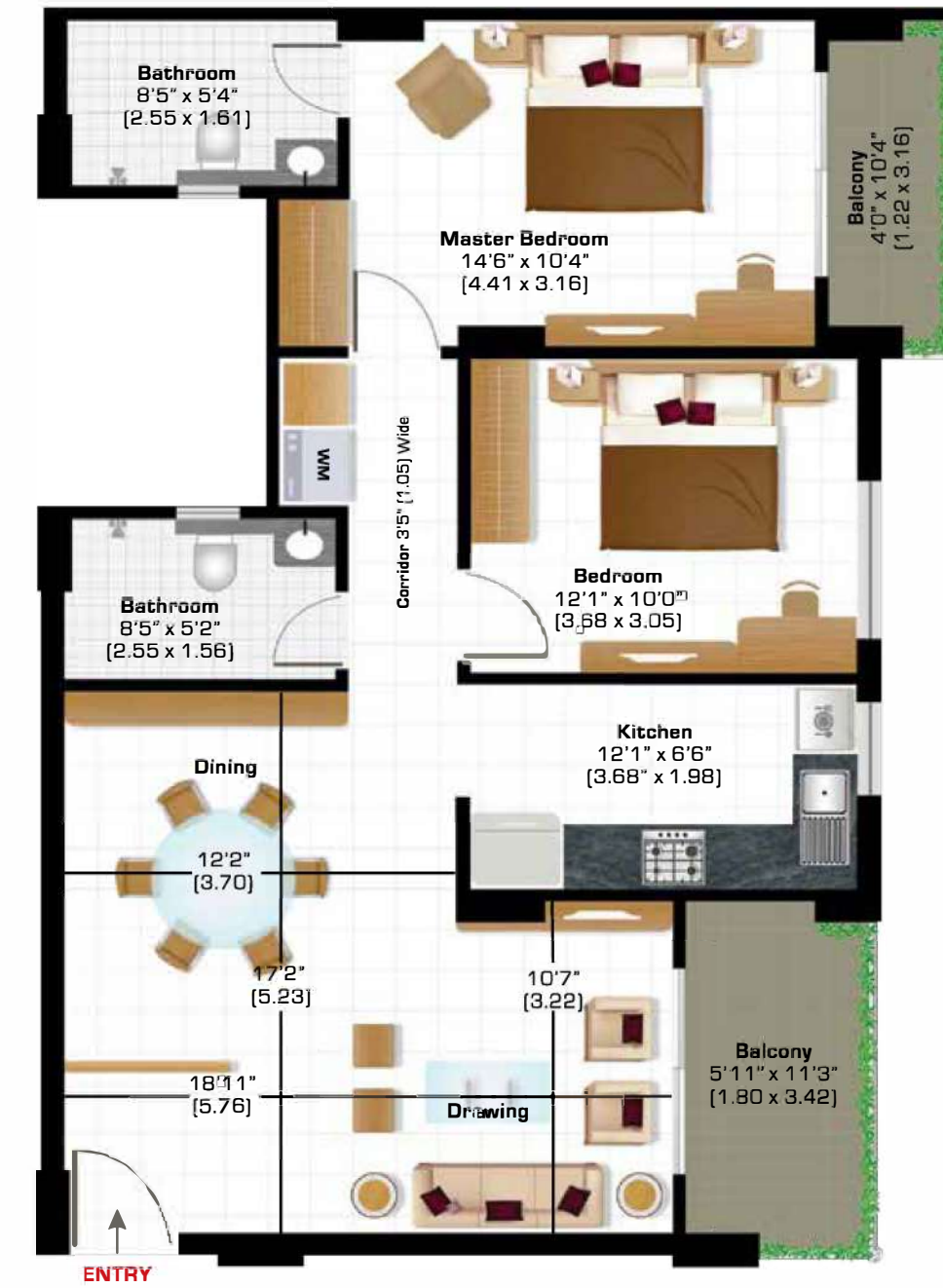
Tulip + 3BHK + 3Bathroom + Multi Utility Room + Powder Room	Super Area sq.ft (sq.m)	Carpet Area sq.ft (sq.m)	Total Balcony Area sq.ft (sq.m)
	1787 (166.01)	1218 (113.17)	100.54 (9.34)



Lavender Premium 3BHK + 3 Bathroom	Super Area sq.ft (sq.m)	Carpet Area sq.ft (sq.m)	Total Balcony Area sq.ft (sq.m)
	1575 (146.30)	1058 (98.33)	99.57 (9.25)



Lavender + 3BHK + 3 Bathroom	Super Area sq.ft (sq.m)	Carpet Area sq.ft (sq.m)	Total Balcony Area sq.ft (sq.m)
	1573 (146.19)	1057 (98.27)	100.21 (9.31)



Magnolia + 2BHK + 2 Bathroom	Super Area sq.ft (sq.m)	Carpet Area sq.ft (sq.m)	Total Balcony Area sq.ft (sq.m)
	1209 (112.35)	799 (74.24)	93.47 (8.68)

SPECIFICATIONS SNAPSHOT OF PHASE V

SPACE	FLOORING	WALLS	CHAUKHATS	DOOR SHUTTERS	WINDOWS	FIXTURES/ FITTINGS
LIVING/ DINING/ LOBBY	Digitally printed tiles	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 and magic eye & handle	UPVC or powder-coated aluminium windows with 4mm thick clear float glass	Modular electrical switches with sockets & fan regulators
BEDROOMS	Digitally printed tiles	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	UPVC or powder-coated aluminium windows with 4mm thick clear float glass	Modular electrical switches with sockets & fan regulators
KITCHEN	Ceramic tiles	600mm ceramic tiles dado above platform & acrylic emulsion of a pleasing shade of a reputed brand as per architect's suggestions	N/A	N/A	UPVC or powder-coated aluminium windows with 4mm thick clear float glass	Kitchen platform in Quartz/granite stone with stainless steel sink with drain board & provision for hot and cold water supply
BATHROOM	Ceramic tiles	Ceramic tiles upto height of 2100mm	folded steel section	35mm skin doors/flush door with mortise lock & lever handle	UPVC or powder-coated aluminium windows with 4mm thick clear float glass	Bowl type over the counter wash basin of RAK brand or equivalent; glass curtain in master toilet; wall mixer & basin mixer of jaquar/Grohe or equivalent; other CP fittings or Jal/Continental/Prayag or equivalent; mirror; towel rod & health faucet
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 the concealed conduits with copper wires. Convenient provision and distribution of light and 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 provided in drawing /dining room and in all bedrooms. Intercom provided through the authorized phone company or EPABX.

LIFT Two gear-less high-speed automatic lifts in each block with generator backup.

PIPED LPG Provision in the kitchen.

GENERATOR 750 watts power backup in each apartment and complete backup in common areas.

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

OTHER FACILITIES Provision for a washing machine point provided at suitable location and provision for DTH television broadcast. DTH antenna installation is allowed only on the terrace and not with each unit.

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 calculating 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 and calculating 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.

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.

BUYER'S TESTIMONIAL:

Testimonials are individual experiences, reflecting real life experiences of those who have bought our products and/or availed our services in some way or the other. However, they are individual and independent opinions and the company shall not in any way be held responsible for the same in any manner whatsoever.

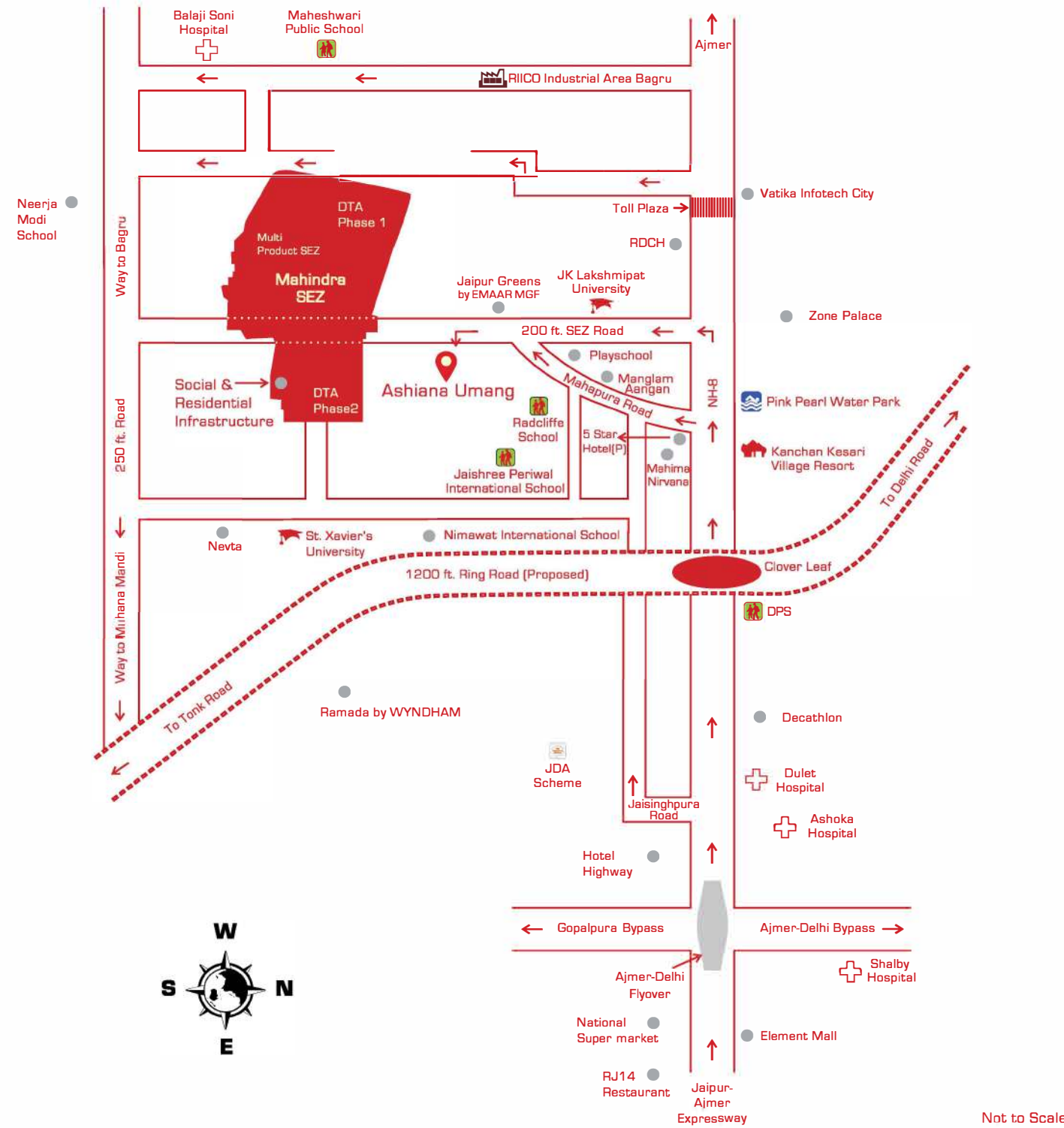
Site Map:

The site map is for representational purposes 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) to know about the company's legal offering and its contractual obligations in respect of purchase of flats/units in the project, including the site map.

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

Location Map



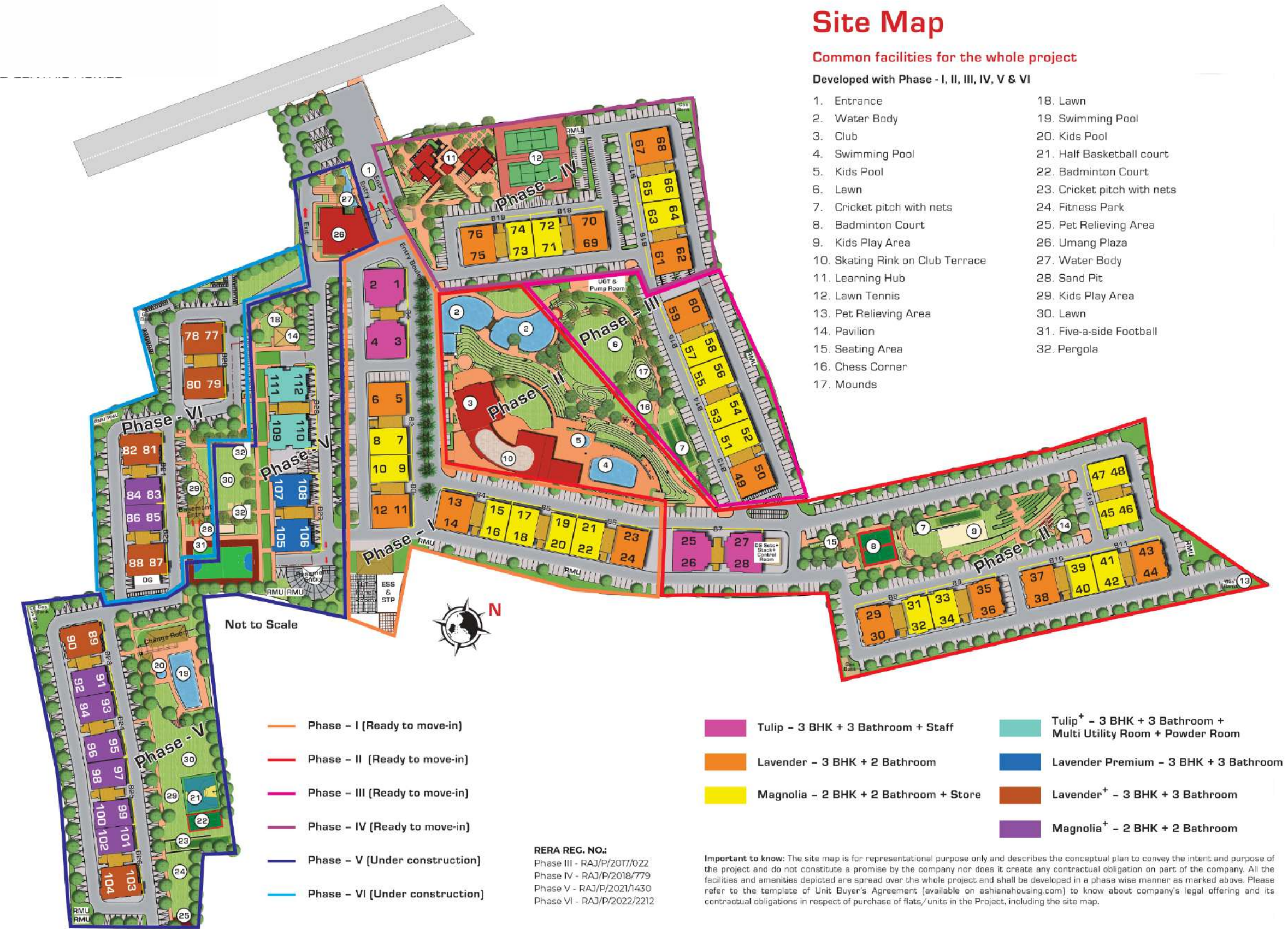
Not to Scale

Site Map

Common facilities for the whole project

Developed with Phase - I, II, III, IV, V & VI

- | | |
|----------------------------------|-----------------------------|
| 1. Entrance | 18. Lawn |
| 2. Water Body | 19. Swimming Pool |
| 3. Club | 20. Kids Pool |
| 4. Swimming Pool | 21. Half Basketball court |
| 5. Kids Pool | 22. Badminton Court |
| 6. Lawn | 23. Cricket pitch with nets |
| 7. Cricket pitch with nets | 24. Fitness Park |
| 8. Badminton Court | 25. Pet Relieving Area |
| 9. Kids Play Area | 26. Umang Plaza |
| 10. Skating Rink on Club Terrace | 27. Water Body |
| 11. Learning Hub | 28. Sand Pit |
| 12. Lawn Tennis | 29. Kids Play Area |
| 13. Pet Relieving Area | 30. Lawn |
| 14. Pavilion | 31. Five-a-side Football |
| 15. Seating Area | 32. Pergola |
| 16. Chess Corner | |
| 17. Mounds | |





Our Consultants :

ARCHITECT

Mr. B. Sengupta

LANDSCAPE ARCHITECT

Mr. Yogesh Kapoor
M/s Shaheer Associates

STRUCTURAL CONSULTANT

Mr. R.K. Bhola
Civtech

FIRE FIGHTING CONSULTANT

Mr. Gulshan Khurana
FYRPROTEK, Delhi

ELECTRICAL CONSULTANT

Mr. P.K. Choudhary
Choudhary & Associates, Kolkata

PHE CONSULTANT

Mr. Anand Havelia
Consummate Engg. Services
Pvt. Ltd, Delhi

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