Phase I: 117 of 2025 dated 25.11.2025
www.haryanarera.gov.in

Curated Kid Centric Residences



Actual Resident of Ashiana

aaroham



Artistic Impression

A Childhood, Thoughtfully Designed

Welcome to Aaroham, where every detail is an invitation to play, explore, and grow. This is more than a home; it's a childhood thoughtfully designed.

Curated Kid Centric Residences bring this vision to life, turning acres and amenities into a landscape of endless possibilities.

Because Childhood Deserves More Than Promises

- 470,469 sq ft (43,708 sq m) acres of thoughtfully planned living
- 6 towers with 542 residences and 8 commercial units
- At the center stand two key landmarks a grand clubhouse and a thoughtfully designed Learning Hub
- Experience exclusive benefits like traffic-free zones, safe green spaces and Playtopia



Artistic Impression


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Project Highlights

- Low-density Community with Wide Open Vistas
- Smartly Planned Vehicular Movement for Safety
- Playtopia with Multiple Amenities
- International Standard Sports Facilities
- Landscaped Gardens

Where Unsteady Steps Lead To Unstoppable Journeys

Every childhood deserves the space to fall, rise and play again. Aaroham delivers arenas built for resilience and dreams.





Sports Amenities

- Football Field
- Box Cricket Arena
- Tennis Courts
- Skating Rink
- Basketball Court
- Adventure Zone
- Pickleball



Artistic Impression.

The Heart Of Kid Centric Homes, Where Learning Comes Alive

The Learning Hub

- Reading Hub
- Art & Craft Room
- Music Room
- Dance Room
- Workshop Room
- Study Room

Not Just Activities, A Curriculum For Life

Through the Live & Learn programme, every child's curiosity and creativity are nurtured helping them explore, grow, and gain confidence.

Curated by Hearth Education Advisors and guided by a full-time learning hub coordinator.



Reading Hub



Art & Craft Room

Programme Highlights

- A balanced mix of STEAM + arts + performance + sports
- Dance, theatre, music, art & craft, painting and public speaking
- Weekly and monthly activity calendars
- Events, competitions and excursions
- Tie-ups with professional coaches and academies

The Club

Because parenting is easier
when every family member has
the space to recharge.



The Club



Indoor Gym

The Club Amenities

- Infinity Swimming Pool with Kids' Pool
- Squash Courts
- Multi-purpose Hall
- Media Lounge
- Indoor Gym & Wellness Centre
- Dedicated Social Zones & Café
- Badminton Courts

The Rarest Wonder In Gurugram, Open Space

More than two-thirds of Aaroham is green, safe and open. Because freedom isn't built in square feet, but in the spaces between them.



Artistic Impression



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Landscape Highlights

- Miyawaki Forests
- Amphitheatre
- Tree Court & Shaded Sit-outs
- Meditation & Yoga Lawns
- Kitchen Garden

Every Home Designed With Care You Can Measure

Comfort isn't an add-on; it's built into every square foot.





Apartment Highlights

- Spacious Layouts with Privacy-focused Design
- Attached Balconies with Every Room
- HEPA-Filtered Fresh Air
- Concealed Services for Clean Interiors
- Hot & Cold Inverter ACs in All Rooms

Where Style Meets Serenity,
& Every Balcony
Welcomes Fresh Air





Apartment Highlights

- Fully loaded modular kitchen with branded fittings
- Equipped with cabinets, chimney, hob, oven, and under-counter RO
- Private, airy decks designed for seamless indoor-outdoor living
- Cross-ventilation and natural light

Connected To Everything, Surrounded By Calm

Sector 80, Gurugram offers the rare balance of convenience and tranquillity.



Artistic Impression



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Proximity Highlights

- 5 minutes to Karma Lakelands
- 10 minutes to premium malls & entertainment hubs
- 15 minutes to top schools
- 15 minutes from top hospitals
- Excellent connectivity via NH-48 & Dwarka Expressway



*Map is for representation purpose

Distance Chart

Hotels and Restaurants	Time Taken
Karma Lakelands	5 Min
McDonalds	6 Min
Heritage Village Resort and Spa (Manesar)	9 Min
Hyatt Regency	11 Min
Panchgaon	16 Min

Malls & Shopping Complex	
Elan Mercado	5 Min
Iris Broadway (Sec-86)	9 Min
Entertainland Mall (Sec-83)	10 Min
Elan Imperial	10 Min
M3M Cornerwalk (SPR)	14 Min
Elan Miracle (Sec-84)	16 Min
Reach - 3 Roads (Sec-70/SPR)	21 Min
Elan Epic (Sec-70/SPR)	21 Min

Hospitals	
Miracles Apollo Hospital (Sec-82)	9 Min
Fortis Hospital (Manesar)	12 Min
Aarvy Hospital (Sec-90)	13 Min
Medanta Hospital (Sec-38)	29 Min
Artemis Hospital (Sec-51)	38 Min

Schools & Universities	
St. Xavier's High School (Sec-81)	8 Min
DPS (Sec-84)	12 Min
Maitrikiran School (Sec-83)	13 Min
Vega School	14 Min
St. Andrew's World School	15 Min
DPS International (Sec-50 Extn Road)	28 Min
St. Xavier's School (Extn Road)	28 Min
Scottish High International School (Sec-57 Extn Road)	35 Min

*Source: Google Maps

*Time may vary depending on traffic

4 BHK + 4 Toilet

Carpet Area	Balcony Area
1521 sq ft	*398 sq ft*
141.32 sq m	*36.94 sq m*



3 BHK + 3 Toilet

Carpet Area	Balcony Area
1259 sq ft	*330 sq ft*
116.99 sq m	*30.70 sq m*



3BHK + 3 Toilet

Carpet Area	Balcony Area
1223 sq ft	*346 sq ft*
113.62 sq m	*32.16 sq m*



3 BHK + 3 Toilet

Carpet Area	Balcony Area
1057 sq ft	*285 sq ft*
98.23 sq m	*26.46 sq m*



Specifications Phase -1

Space	*Flooring*	*Walls*	*Chaukhats*	*Door Shutters*	*Windows*	*Fixtures/Fittings*
Living/ Dining/ Lobby	Vitrified tiles with epoxy grout	Acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions	Main door : Folded steel section/ wooden finish	Main door: 2 hour fire rated MS door shutter with handle & lock system with magic eye	Powder-coated/ anodized aluminium or UPVC windows with 6/8mm thick high performance glass	Modular electrical switches with sockets & provision for remote operated fan
Master Bedroom	Master bedroom: Wooden vitrified texture tiles Other bedrooms: Wooden vitrified texture tiles	Acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions	Wooden finish door with engineered door frame	35mm thick door /flush door with both side laminate -1 mm ,with mortise lock & lever handle	Powder-coated/ anodized aluminium or UPVC windows with 6/8mm thick high performance glass	Modular electrical switches with sockets & provision for remote operated fan
Kitchen	Vitrified tiles with epoxy grout	600mm high ceramic tiles DADO above platform & acrylic emulsion of a pleasing shade of a reputed brand as per architect's suggestions	Powder coated/ anodized aluminium	Powder-coated/anodized aluminium ventilation doors/ windows with 6mm thick high performance glass	N/A	Kitchen platform in quartz/granite stone/vitrified tile; slab with stainless steel sink with drain board, kitchen hob, under-counter RO, wooden cabinets, chimney, dish washer & oven to be provided. Provision of ceiling/wall fan in kitchen
Master Bathroom	Master bathroom: Combination of vitrified wooden texture tiles and ceramic tiles on floor & DADO. Epoxy grout on floor only. Other bathroom: Ceramic tiles on floor /DADO. Epoxy grout on floor only	Ceramic tiles up to height of 2350mm	Wooden finish door with engineered door frame.	35mm thick door /flush door with both side laminate -1 mm ,with mortise lock & pull handle	Powder-coated/ anodized aluminium or UPVC windows with 5mm thick toughened glass	Bowl type over the counter wash basin of ROCA/Jaquar or equivalent; glass partition in master/guest & kids toilet; counter top wash basin in kids & guest toilet & counter top wash basin in master toilet with vanity counter; wall mixer & basin mixer of Jaquar/GROHE or equivalent; other CP fittings of Jaquar/Continental/ Prayag or equivalent; mirror, towel rack & health faucet. Provision of ceiling/wall fan in bathrooms
Balcony	Ceramic tiles with epoxy grout	Acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions	N/A	N/A	N/A	Provision of ceiling/wall fan in balcony

Technical Specifications

Electrcial Works	All electrical wiring in concealed conduits with copper wires. Convenient provision and distribution of light and power plugs.
Structure	Reinforced cement concrete frame structure or load-bearing masonry structure in accordance with applicable earthquake zone and BIS codes.
Telephone/TV	TV points provided in the drawing/dining room and in all bedrooms. Telephone point provided in the drawing/dining room and master bedroom only.
Lift	Two passenger and one service lift in each block with generator backup.
Piped Gas	Provision in the kitchen with piping and a meter.
Generator	8 KW for 3/4 BHK and 12 KW for 5 BHK / duplex; power backup in each apartment with 50% diversity and full power backup for common services.
Air Conditioning	Fully fitted inverter air conditioners (hot and cold) in all bedrooms and the living room, with copper piping & bracket for the outdoor unit.
Fresh Air	Treated fresh air unit in one location in the common area and the master bedroom.
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 roof terrace and not with each unit. Exhaust fans provided in all toilets & kitchen. Geyser is provided in toilets & kitchen. False ceiling & coves will be provided in foyer/kitchen/lobby, guest room and all toilets. As per architect's approval.

Aaroham Consultants

Architect:
Syed Mohammad Imran
BIAS+ Architecture

Structural Consultant:
Dr. Rajeev Dua
Optimization Consultants

Landscape Consultant:
Mr. Madhup Mazumdar
Design Accord

Electrical, PHE, Fire Consultant:
Mr. Anand Havelia
Consummate Engineering Services (P) Ltd.

Master Planning and Child-Friendly Design Consultant:
Dr. Sudeshna Chatterjee
KCA

Where The Vision Of Inspiring
Childhood Becomes A Reality

aaroham

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Flat Layout and Specifications

The flat layouts and specifications shown in the brochure 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 variation or may also differ from show home due to non-availability of material and marginal difference may also occur during construction.
- Furnishing/furniture, gadgets, products and appliances displayed are not a part of the sales offering and these are for representation purpose only unless mentioned otherwise.
- 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.

Brochure

This brochure is not a legal document. It only describes the conceptual plan to convey the intent and purpose of the project. Please refer to the template of Flat Buyer's Agreement available on ashianahousing.com to know about company's legal offerings and its contractual obligations in respect of purchase of flats/units, flat layout and specifications offered in the project. For more details pertaining to the project please refer www.haryanarera.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

DISCLAIMER: Ashiana Housing Limited ("Promoter") is developing a residential group housing project, "Ashiana Aaroham", on Plot No. GH-4, measuring 43,708 sqm in Sector-80, Manesar, Gurugram allotted by HSIIDC. HSIIDC approved building plans for the project vide Memo No. HSIIDC/IPD/IMT/M/2025/1050 dated 08.10.2025, along with all requisite permissions.

"Ashiana Aaroham" comprises of 6 (six) residential blocks (Residential Block) along with common areas, amenities and facilities reserved for Residential Block and 1 (one) commercial block comprising of shops (Convenient Shopping Block) along with common areas, amenities, and facilities reserved for Convenient Shopping Block, totalling 542 apartments and 8 shops and learning centre, to be developed as per approved plans ("Whole Project").
Currently, the Promoter is undertaking development of Phase I of the Whole Project ("Said Project"), which includes Residential Blocks bearing no. 3 & 4 along with common areas amenities, and facilities reserved for Residential Block being developed with Said Project and Convenient Shopping Block comprising of 8 shops along with common areas, amenities and facilities reserved for Convenient Shopping Block being developed with Said Project collectively referred to as "Ashiana Aaroham Phase I."

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ashiana

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