



BEHTAR PARVARISH KA PATA



Sec-33, South Gurgaon, Sohna



KID CENTRIC HOMES
Behtar Parvarish Ka Pata



Actual View Phase-I, Ashiana Anmol

**Ashiana kids
don't just
learn things
by heart,
they learn
to follow
their heart.**

Children when encouraged to follow their heart, can excel at anything they set their minds to. One might be destined for the Wimbledon, while another could be gifted in the arts. It is up to us to equip them with the right skills and tools to find out for themselves. Children with a fair idea of what they want to achieve in life, grow up to be well-rounded individuals. And with that thought, we have designed Ashiana Anmol with several amenities to inculcate diverse interests.



Cooking



Open Air Theatre



Skating Rink



Dance



Reading Hub



**Inspiring
kids to
unlock
their true
potential.**

We at Ashiana Anmol, believe that creating the right 'mahaul' is key to guiding children in their growth journey. Not only the Learning Hub, but the kid-centric world here also features amenities specifically designed to stimulate holistic development of intellect, creativity, self-expression and confidence.



Other Ashiana Kid Centric property



Mrs. Garima & Mr. Gaurav Choudhary; Residents, Ashiana Anmol, Phase 1

Actual image at Ashiana Anmol



Reading hub at Ashiana Anmol

Watch your children fall in love with books, at the Reading Hub.

The Reading Hub has a collection of thoughtfully selected books to spark every child's curiosity and love for reading.



Other Ashiana Kid Centric property

A virtual sports academy!

Indoor badminton. Tennis. Fully equipped gym. Skating rink. Cricket nets. Half Basketball court. And the list simply goes on.

Ashiana Anmol creates a physically stimulating environment where your children engage in real sports and forget about all their gadgets and shows. It is a truly transformative environment where children learn teamwork, competitiveness, and not only the art of winning, but even to accept defeat with grace.

**A world-class
pool and a
professional
coach.**

Is all you need to bring up a champion in your backyard. Here, you and your children can take a dip into a rewarding activity that combines physical and mental fitness with great fun.





Other Ashiana Kid Centric property

A fun zone for toddlers and the building blocks for childhood.

We have combined fun and learning at the playroom, with stimulating toys and games that aid early development. And we all know that smart and playful engagement with children is a great booster for their development.



Other Ashiana Kid Centric property

Learning to make nature feel at home with us.

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



Music class at Ashiana Anmol

**Let your child
discover their
passions and
acquire an edge,
early in life.**

One child has a natural talent for dance, while another is a music maestro and so on. At the Learning Hub here, every child can explore their true passions and make their mettle shine. Every child brought up here will not only learn to get ahead in life, but more importantly, how to find their own way. Bringing Ashiana's kid-centric vision to life.



Live & Learn: A programme you'll wish you had as a child.

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 our 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 view Phase-I Ashiana Anmol

Rejuvenate, relax and reboot.

Not only the children, but even you will get your own recreational spaces. The Clubhouse here has all the finest amenities, where you can unwind over a game of billiards or simply hang out with friends and make new ones every day. So that while your children are discovering new passions, so are you.



Actual view of Clubhouse, Ashiana Anmol.



Outrun your fitness goals.

The air-conditioned gym is complete with a wide range of exercise equipment and professional trainers who will point you in the right direction in your fitness journey.



Shop at your convenience.

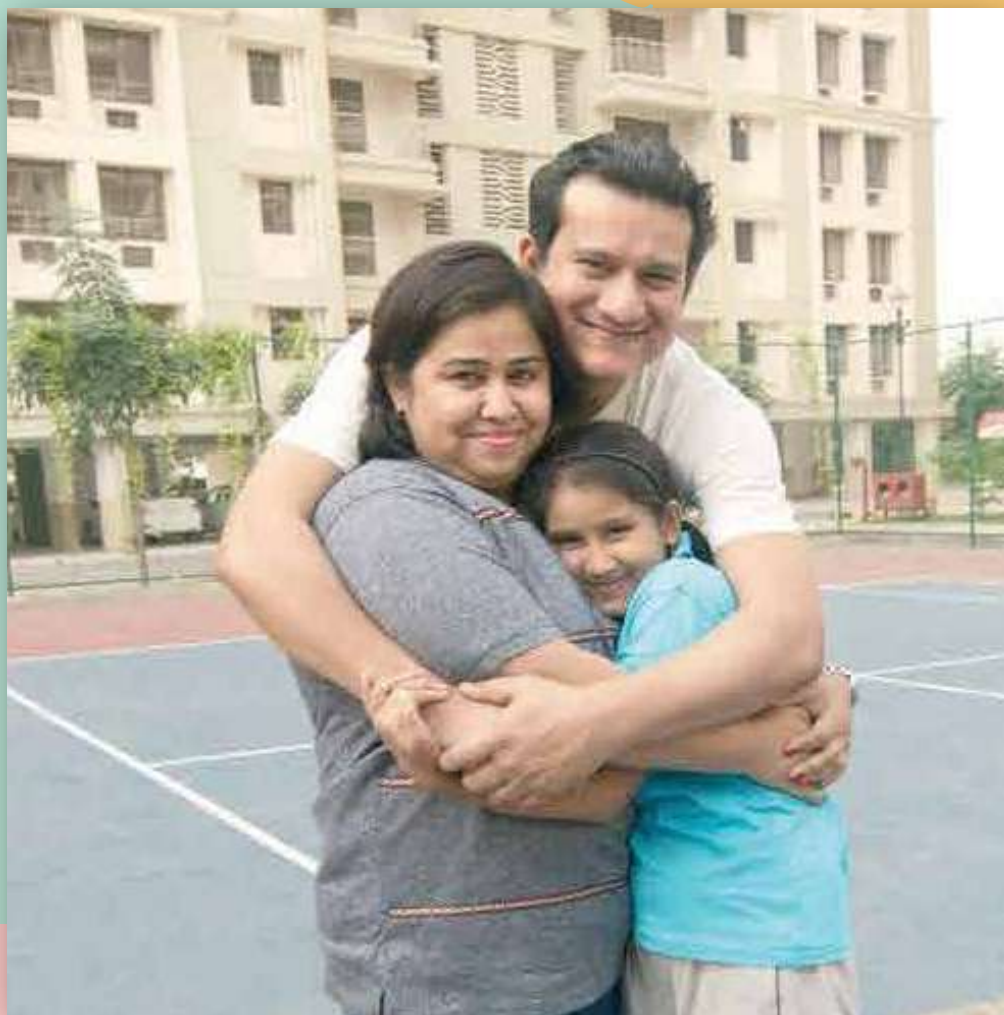
The well-stocked convenience store next to Ashiana Anmol turns the bothersome task of grocery shopping into a pleasure. Because all you have to do is slip into your flip-flops and saunter into the store.



Hassle-free living thanks to the Ashiana Maintenance Services.

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





“The children of Ashiana Anmol 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 if we step out to go somewhere.”

Tapasvini, Pragnyananda & Prasheetha Panday
Residents, Ashiana Anmol



“For us, Ashiana Anmol was a perfect choice. The kids’ school, DPS, is virtually next door. Anmol 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 Anmol

Kid-centric parents prefer Kid Centric Homes.



“Anmol fitted in to our budget, and our dreams seemed to fit in to it. What drew us to Anmol, was the fact that a kid-centric world was being created here with a Learning Hub for children, and many other activities. Our kids’ school is also nearby, so we won’t have to change schools when we move in.”

Ashutosh, Archana, Vidushi & Preksha Pachauri
Unit owners, Ashiana Anmol





Actual view Phase-I, Ashiana Anmol

Located right at the heart of your child’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 in town. Schools. Malls. Hospitals. And even ATMs. If you have children, this is the place to be.

S. NO.	NAME	DISTANCE TO ANMOL
1	Golf Course Ext. Road	15.3 km
2	Subhash Chowk	18.3 km
3	IFFCO Chowk	23.8 km
4	Rajiv Chowk	25.4 km
HOSPITALS		
1	Medanta Medicity	19.2 km.
2	Artemis	19.8 km
3	Fortis	21.0 km
4	Max Healthcare	21.9 km
SHOPPING & ENTERTAINMENT		
1	Big Bazaar	14.4 km
2	Raheja Mall	15.7 km
3	Omaxe Celebration Mall	16.7 km
SCHOOLS		
1	SCJ World School	2.1 km
2	GD Goenka	2.9 km
3	Ryan International School	9.1 km
4	DPS Marutikunj	10.1 km
5	St. Xavier’s High School	14.7 km

Distances as per GoogleMap

Location Map



Common facilities for the whole project

Developed with Phase - I

1. Entrance Plaza
2. Guard House
3. Kids Play Area/Toddlers Park
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
14. Globe
15. Kids Cycle Parking
16. Nursery (Plantation)
17. Burma Bridge

18. Scribble Wall
19. Grand Parent Sitting
20. Chess
21. Walkway with Measuring Scale
22. Aircraft, Submarine & Tank Model
23. Hopscotch
24. Sculpture
25. Bus Stand
26. Club House
27. Swimming Pool
28. Kids Pool
29. Wall Climbing

To be developed

- Kids Play Area
- Half Basketball Court
- Landscape Green
- Sand Pit
- Lawn
- Net Cricket

Site Map

Phase - I

- Tulip - 3 BHK + 3 Bathrooms + Staff
 - Lavender - 3 BHK + 3 Bathrooms
 - Magnolia - 2 BHK + 2 Bathrooms
- ### Phase - II & III
- Tulip 2 - 3 BHK + 3 Bathrooms + Staff
 - Lavender 2 - 3 BHK + 3 Bathrooms
 - Lavender 3 - 3 BHK + 3 Bathrooms
 - Magnolia 2 - 2 BHK + 2 Bathrooms

DG, ESS & STP are in basement.

- Phase - I
- Phase - II
- Phase - III
- Phase - IV



Important to know: 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.

RERA REGISTRATION NO.:

- Phase - I - 26 of 2017 dated 28.07.2017
- Phase - II - 50 of 2021 dated 07.09.2021
- Phase - III - 54 of 2022 dated 27.06.2022



Magnolia 2 2BHK + 2 Bathrooms	Carpet Area sq m (sq ft)	Total Balcony Area sq m (sq ft)
	72.45 (780)	11.78(126.90)



Lavender 2 3BHK + 3 Bathrooms	Carpet Area sq m (sq ft)	Total Balcony Area sq m (sq ft)
	92.54 (996)	14.83 (159.73)



Lavender 3 3BHK + 3 Bathrooms	Carpet Area sq m (sq ft)	Total Balcony Area sq m (sq ft)
	109.59 (1180)	17.26 (185.89)



Tulip 2 3BHK + 3 Bathrooms + Staff	Carpet Area sq m (sq ft)	Total Balcony Area sq m (sq ft)
	117.27 (1262)	16.77 (180.61)

Specifications Snapshot

Ashiana Anmol Phase - II & III

SPACE	FLOORING	WALLS	CHAUKHATS	DOOR SHUTTERS	WINDOWS	FIXTURES/FITTINGS
LIVING/ DINING/ LOBBY	Double charged vitrified 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/annodised aluminium windows with 4mm thick clear float glass	Modular electical switches with sockets & fan regulators
BEDROOMS	Master bedroom-Wooden texture tiles. Other bedrooms-Double charged vitrified 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/annodised aluminium windows with 4mm thick clear float glass	Modular electical switches with sockets & fan regulators
KITCHEN	Double charged vitrified 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/annodised aluminium windows with 4mm thick clear float glass	Modular kitchen with chimney, platform in Quartz/Granite. 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 & level handle	UPVC or powder-coated/annodised aluminium windows with 4mm thick frosted glass	Bowl type over the counter wash basin of RAK/Jaquar brand or equivalent; glass curtain & rain shower in master toilet; wall mixer & basin mixer of Jaquar/Kohler or equivalent; other CP fittings of Jal/Continental/Prayag or equivalent; mirror, towel rod & health faucet Wall mounted WC with concealed cistern from reputed brand
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 and power plugs; provision for electrical chimney above platform, gas pipeline and water purifier point in kitchen.	PIPED LPG	Provision in the kitchen will be provided.
STRUCTURE	Reinforced cement concrete frame structure or load bearing masonry structure in accordance with applicable earthquake zone and BIS codes.	GENERATOR	Power backup upto 6KW in 2BHK apartments & upto 8 KW in 3BHK apartments
TELEPHONE/T.V.	TV point will be provided in drawing/dining room and all bedrooms. Telephone points will be provided in drawing/dining room and master Bedroom only. Intercom will be provided through the authorized phone company or EPABX.	AIR-CONDITIONING	Provision for split AC in all bedrooms and living room (no air conditioners are being provided).
LIFT	Two gearless high - speed automatic lifts in each block with generator backup.	OTHER FACILITIES	Provision for a washing machine point will be provided at suitable location and 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

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VS Kukreja & Associates Pvt. Ltd



Sec-33, South Gurgaon, Sohna

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.

1. Internal dimensions mentioned are from brick to brick and balcony dimensions are up to the outer edge of the balcony slab.
2. 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.
3. Furnishing/furniture, gadgets, products and appliances displayed are not a part of the sales offering and these are for representation purpose only.
4. The Super Area mentioned is only for the purpose of comparison with properties sold on Super Area basis before the advent of RERA Act.
5. 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 <http://www.rera.rjasthan.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

PHASE I – 26 OF 2017 DATED 28.07.2017 • PHASE II – 50 OF 2021 DATED 07.09.2021 • PHASE-III – 54 OF 2022 DATED 27.06.2022 • www.haryanarera.gov.in

Directorate Town & Country Town Planning, Haryana Chandigarh ("DTCP") has granted a license bearing No. 20 of 2014 dated 11.06.2014 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 Gurugram, Haryana. Ashiana Housing Limited ("Promoter/ Developer") entered into a Registered Development Agreement dated 24.07.2014 with Universe Heights (India) Pvt. Ltd. for joint development of the group housing colony and subsequently got permission from DTCP for joint development of the project vide letter No. LC-2818-JE(VA)-2015 dated 26.11.2015. Through a subsequent application for change of Developer, Ashiana became the Developer of the Project vide Order No. LC-2818 Vol-II-JE(MK)-2021/28750 dated 15.11.2021 of the DTCP. 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 16.09.2016 as revised vide Memo No. ZP-994-II/JD(RD)/2021/5557 dated 05.03.2021. Ashiana proposes to develop 780 apartments, 138 EWS Units, one school & 8 shops. Under Ashiana Anmol Phase I, Ashiana has developed 300 residential units, 68 EWS Units and 8 shops and is developing 180 apartments in Phase II. In Phase III Ashiana is developing 300 residential Units and 70 EWS Units.

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