Sikar Road,
Jaipur

Presenting
2 Bed Room
Executive Apartments

Artistic Impression

Ashiana GREENS

MODERN EXECUTIVE APARTMENTS

- 2 Bed Rooms + 2 Toilets
- Ground + 4 Floors
- Only 2 Apartments on Each Floor
- Dedicated Lift for Each Block
- Exclusive Car Parking Space

Ashiana GREENS

DESIGNED to SUIT MODERN LIVING with AMPLE AMENITIES

Artistic Impression

Club Anandam Facilities

A clubhouse you desire. A lifestyle you deserve.

Club Anandam

Diamond Banquet Hall*

Pearl Lounge

Guest Rooms*

Gymnasium

Toddlers Play Area

Games Room

Actual View of Facilities

*On pay per use basis

Outdoor Gaming Facilities

The Good Life and an active lifestyle awaits you at Ashiana Greens.

Outdoor Gym

Kids Play Area

Jogging Track

Swimming Pool with Kids Splash Pool

Badminton & Basket Ball (Half) Court

Actual View of Facilities

Service Infrastructure

At Ashiana, we take pride in our projects', we construct and ensure they stay well-maintained for years to come.

- Sewage Treatment Plant
- Rain Water Harvesting
- CC TV Camera surveillance
- Electrical Sub-Station Room with VCB, Transformer & Electrical Pannels.
- DG Room with Genset

DG Room with Genset

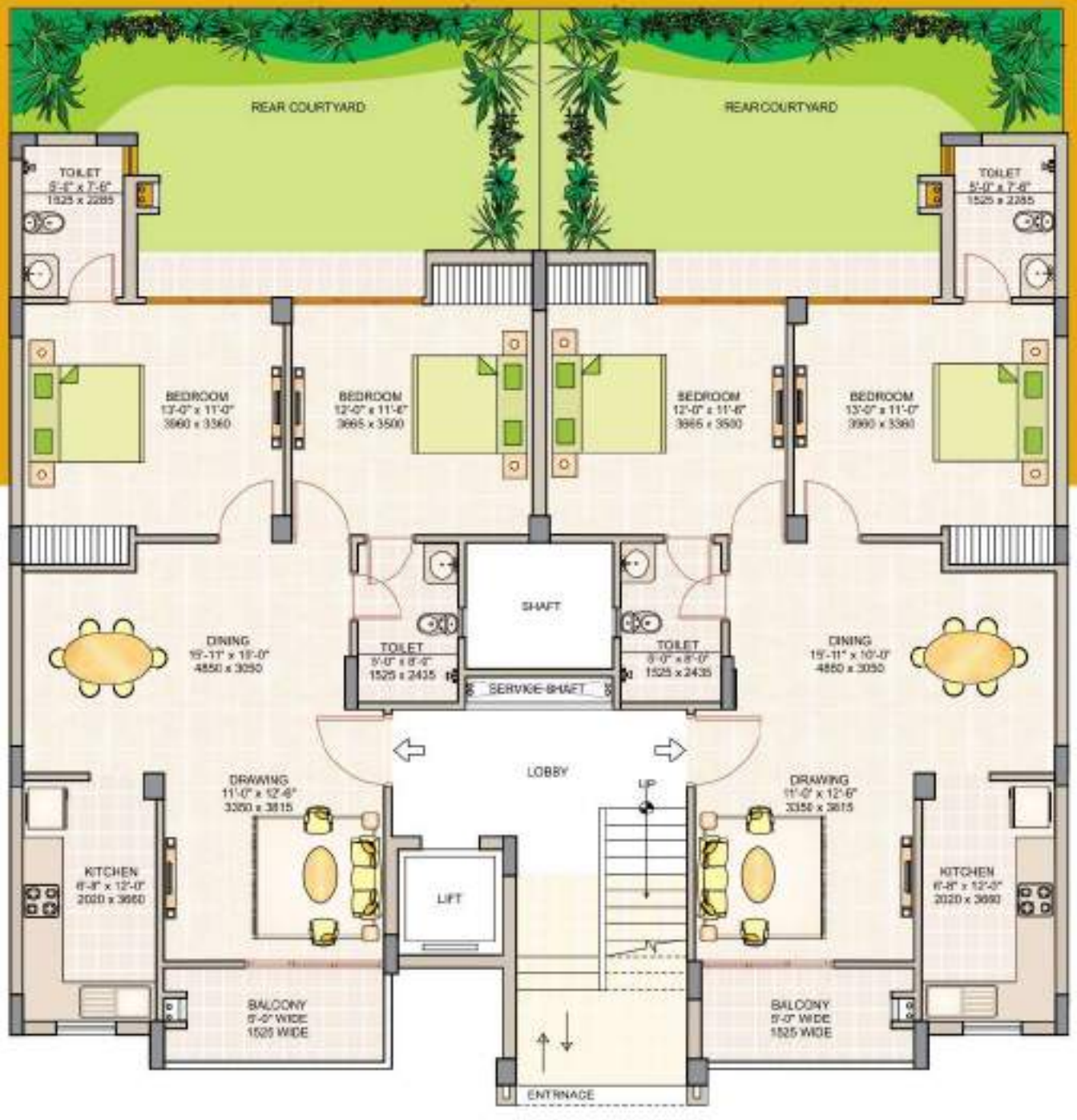
LT Panel Room

Transformer

CCTV Camera

Pump Room

Actual View of Facilities



TYPE - C1

2 BED ROOMS + 2 TOILETS

GROUND FLOOR

Carpet Area
758 Sq. Ft. (70.39 Sq. M.)

Exclusive Balcony
121 Sq. Ft (11.21 Sq. M.)

Covered Area
973 Sq. Ft (90.43 Sq. M.)

Super Built-up Area
1180 Sq. Ft (109.65 Sq. M.)

Exclusive Right of use of Rear Courtyard for Ground Floor Apartment Only
248 Sq. Ft (23.06 Sq. M.)

1 Sq. Mtr. = 10.76 Sq. Ft.

TYPE - C

2 BED ROOMS + 2 TOILETS

1st to 4th FLOOR

Carpet Area
758 Sq. Ft. (70.39 Sq. M.)

Exclusive Balcony
121 Sq. Ft (11.21 Sq. M.)

Covered Area
973 Sq. Ft (90.43 Sq. M.)

Super Built-up Area
1180 Sq. Ft (109.65 Sq. M.)

1 Sq. Mtr. = 10.76 Sq. Ft.

Executive Apartment Specification

	Flooring	Walls & Ceiling	Windows & External Doors	Doors & Door Frames	Plumbing	Electrical
Living Room & Dining Area	Vitrified Tiles	Wall & Ceiling will be plastered with POP/ Putty finish. Walls will be painted with Acrylic Oil Bound Distemper (OBD) paint in pastel colour. Ceiling will be painted in white colour Acrylic Oil Bound Distemper (OBD) paint.	UPVC sliding door (1 side) with glazing.	Main Door will have door shutter with frame of hard wood. Duly polished / painted/laminate, with Mortice Lock & Aluminium Hardware with SS finish (Towerbolt and magic eye)	N.A	Copper wiring in concealed PVC conduits. Light, Power, TV & Telephone Point will be provided with modular switches.
Bed Rooms	Vitrified Tiles	Wall & Ceiling will be plastered with POP/ Putty finish. Walls will be painted with Acrylic Oil Bound Distemper (OBD) paint in pastel colour. Ceiling will be painted in white colour Acrylic Oil Bound Distemper (OBD) paint.	UPVC Sliding / Openable Door / window with glazing.	Moulded door shutter with frame of hard wood. Duly painted in 2 coats of synthetic enamel paint, with Mortice Lock.	N.A	Copper wiring in concealed PVC conduits. Light, Power, TV & Telephone Point will be provided with modular switches.
Toilets	Ceramic Tiles	Ceramic Tiles upto 7 feet height. Balance Wall area & Ceiling will be plastered with POP/ Putty finish. Walls and Ceiling will be painted with Acrylic Oil Bound Distemper (OBD) paint in white colour.	UPVC Openable Window / Ventilator with glazing .	Moulded door shutter with frame of hard wood. Duly painted in 2 coats of synthetic enamel paint, with baby latch lock.	CPVC pipe line for hot & cold water supply (without geyser). CP Fittings & White Colour Vitrous Ceramic Sanitary ware of reputed brand (Hindware, Parryware, Somany, Prayag or equivalent) along with Mirror shall be provided.	Copper wiring in concealed PVC conduits. Light, Power & Electrical point for geyser will be provided with modular switches.
Kitchen	Ceramic Tiles	Ceramic Tiles upto 2 feet above counter. Balance Wall area & Ceiling will be plastered with POP/ Putty finish. Wall area will be painted with Acrylic Oil Bound Distemper (OBD) paint in pastel colour. Ceiling will be painted in white colour Acrylic Oil Bound Distemper (OBD) paint. Working platform with granite counter.	UPVC sliding (1 side) window with glazing.	Hardwood door frame only, painted in 2 coats of synthetic enamel paint.	CPVC pipe line for hot & cold water supply (without geyser) with CP fittings of reputed brand (Hindware, Parryware, Somany, Prayag or equivalent). Single bowl stainless steel Sink with Drain board.	Copper wiring in concealed PVC conduits. Light, Power & Electrical point for Geyser, RO & Refrigerator will be provided with modular switches .

	Flooring	Walls & Ceiling	Windows & External Doors	Doors & Door Frames	Plumbing	Electrical
Balconies	Ceramic Tiles	Wall & Ceiling will be plastered with POP/ Putty finish. Wall area will be painted in External acrylic emulsion paint in plain finish. Ceiling will be painted in white colour Acrylic Oil Bound Distemper (OBD) paint. MS Railing will be painted in Enamel Paint.	Service shaft Door Shutter (if any) made of Aluminium / MS / Ply/ Cement Board. It may open in balcony for maintenance purpose.	N.A	N.A	Copper wiring in concealed PVC conduits. Light & Fan point will be provided with modular switch .
Electrical Load Connection	Provision for Electrical load of 4 KW in each 2 Bed Room Apartment shall be made, based on suitable diversity factor. Individual Apartment metering shall be applied with Jaipur Vidyuth Vitran Nigam Limited (JVVNL) by the Allottee itself. All cost for individual apartment mertering shall be borne and paid by the allottee directly to JVVNL.					
Power Back up	1KW power back up provision shall be made at extra cost in each apartments, based on suitable diversity factor. Monthly recurring charges towards running of Power back up shall be payable extra.					
Water Supply	Filtered water supply through centralised water filtration plant. If water is being supplied through Tubewell, additional Tubewell Connection Charges shall be payable at the time of Possession as determined by the Developer. For ground water extraction Central Ground Water Authority (CGWA) shall charge annual fees, which shall be payable by all the allottees' proportionately along with all other miscellaneous expenses incurred towards obtaining this annual ground water extraction permission. In case if Ground Water Extraction permission is not being granted by Central Ground Water Authority (CGWA), in such case water shall be arranged through water tankers procured through external sources. In such situation cost incurred for procuring drinking water, shall be borne and paid proportionately by all the Flat Owners. For your information Municipal Supply of drinking water is not available in the area. Developer has also applied atPublic Health Engineering Department (PHED) for water connection. Cost as and when demanded for providing water connection by the department shall be borne and paid proportionately by all the allottees.					
Intercom	Intercom facility provision in each apartment shall be made.					
Applicable only for Ground Floor Apartment						
Exclusive Right of Use of Rear Courtyard	Only Ground Floor Apartment Owner shall have Exclusive Right of Use of Rear Courtyard as limited area. It shall always be kept as Open Area, he is neither permitted nor shall constuct any structre whether temporary or permanent as they are part of limited common areas and shall always be kept open.					
Tower / Building Common Area Specification						
Structure		RCC framed structure with infill brick work.				
Tower External Finish		Shall be painted with external graded paint.				
Corridor Area	Wall & Ceiling	Wall & Ceiling will be plastered with POP/ Putty finish. Walls will be painted with Acrylic Oil Bound Distemper (OBD) paint in pastel colour. Ceiling will be painted in white colour Acrylic Oil Bound Distemper (OBD) paint.				
Stair Case	Flooring	Stone (Kota / Green Marble or equivalent) / Tile Flooring				
	Railing	MS Railing				
	Wall & Ceiling	Wall & Ceiling will be plastered with POP/ Putty finish. Walls will be painted with Acrylic Oil Bound Distemper (OBD) paint in pastel colour. Ceiling will be painted in white colour Acrylic Oil Bound Distemper (OBD) paint.				
Lift		Each Building will have 1 No. Passenger Lift.				
Power Back up	Common Area	Provision for Power backup load as required shall be made available in Common areas including load for 1 No lift in each Building. Monthly recurring charges towards running of Power back up shall be payable extra.				

Disclaimers

Apartment Layout

1. The Internal Dimensions shown are from unplastered wall to wall (before plaster) as per Architectural & Structural construction drawings
2. The Carpet Area calculation is as per RERA definition and after deduction of area under plaster & skirting of External walls.
3. The Balcony Dimensions shown are from external face of wall to external face of balcony wall.
4. All furniture, wardrobe and color of tiles, fixtures of fittings shown in the drawing is only for indicative purpose.
5. Plumbing pipes shown in the shafts and balcony is indicative only and may or may not change.
6. Images of Refrigerator, Hob etc. in the Kitchen, TV in rooms & Washing machine in passage is only to depict the location provided for same.

Specifications

1. Door Frames : Door frames are made of solid hard wood. Solid hard wood, being a natural material will vary in texture, knots and would have seasonal behavior depending on the ambient temperature. Expansion and contraction is inherent to hard wood and may lead to surface cracks.
2. Granite/ Marble/ Sandstone : Granite/ Marble / Sandstone any other stone being natural material will vary in texture and colour. Over a period of time discoloration can happen. Stone being porous in nature will absorb fluid if any fluid spillage is not removed quickly. Stone may develop crack on impact with heavy equipment, sharp object etc. Polishing on the stone is done using artificial polishing agents and shall wear off due to usage in due course of time. It requires regular proper maintenance for maintaining polish.
3. Wall and Ceiling Cracks: Due to large temperature variance between summer months and winter months expansions and contraction takes place in concrete and brick work. Due to such movements, sometimes surface cracks would appear in the walls or at the junction of RCC members and Brick masonry. Such cracks could appear despite taking all engineering precautions. As per structural design principles, structures are allowed to deflect in different allowable loading/atmospheric/ground settlement/seismic parameters. Since masonry and RCC members behave differently in such situations, therefore, hair cracks in different components of the building are inevitable. These cracks are more visible in plastered surface of the masonry work. While conventionally recognised precautionary measures will be undertaken diligently but complete disappearance of such cracks cannot be ascertained.
4. Normal wear & tear: Equipments and products within the apartment and Villa /or within the Complex will face natural wear and tear over a period of time due to usage. If such usage is more than what is prescribed by the manufacturer/ vendor of such products, then the rate of deterioration/ degeneration would be faster. The Developer is not a manufacturer of such products directly and hence depends on the warranty provided by the manufacturer/ vendor of such products. The warranty on all such products/ equipments/ materials shall be the warranty provided by the original equipment manufacturer only.
5. Door Shutters : Door shutters are hollow core door shutters. The frame of the shutter is made of such as Rubber Wood, Canadian Pine, Miranti or similar. The central part of the frame is filled with either tubular board made of compacted wood particles of medium density or pieces of wood. Thereafter the top moulded skin is pasted in a factory process. The shutters will have a tendency to bulge if water seeps inside and can crack on heavy impact which may happen due to a forceful banging of the shutter or if proper door stopper is not utilized.
6. Vitrified tiles and Ceramic Tiles : Tiles are sourced from the tile manufacturing Companies of national repute. Tiles consist of, among other things, natural sand, silica and soil. Colouring agents are used for providing different colours, shades and patterns to the tiles. Variation in colour minor undulation in the surface is inherent in the tile making process. Tiles are 8-10 mm thick and can develop cracks upon impact with heavy or sharp objects.
7. External Paints: External plastered surface of the buildings are painted with suitable quality as decided by the Architects. Paints are manufactured from chemicals and specific grade of minerals/natural stone products. After application, this paint is exposed to weatheric conditions. Ultra violet rays and weatheric conditions will affect life and sheen of the product, and also would cause damages to the expected/designed protective properties of paints. Therefore, periodic maintenance including redoing of paints would be inevitable.
8. Air Conditioning System: Provision for fixing of Window/Split Air Conditioner in drawing, dining area & bedrooms is being provided. For Split A/C assigned spaces are earmarked on the elevation of the building for ease of access and to create uniformity for aesthetic purpose.
9. Glass: Glass - plain/clear/frosted - is widely used in residential developments and may break/shatter due to accidental knocks or other causes. In addition, glass is a manufactured material and the Purchaser may wish to note that it may not be 100% free from impurities. These impurities are not avoidable with quality checks and balances.
10. Design Experts: Professionally qualified practicing consultants in the field are deployed to design different functions in compliance to applicable norms and guidelines. These functions are a) Architecture b) Structure c) Plumbing d) Landscape e) Fire Fighting and f) Power & Electrical. Design parameters set by such experts and applicability of their drawings and decisions are treated as final.
11. Brick work, plaster and application of putty/POP over plastered surface are manual activities. Hence, despite all quality process in the job, undulation, out in plumb to certain extent cannot be avoided completely.
12. While every reasonable care has been taken in preparing this brochure . The Developer and the Marketing Agents cannot be held responsible for any inaccuracies or omissions. Visual representations, illustrations, photographs, art renderings and other graphic representations and references are intended to portray only artist's impressions of the development and cannot be regarded as representations of the fact. Floor areas are approximate measurements and are Subject to final survey.
13. All information, specifications, renderings, visual representations and plans are correct at the time of publication and are subject to changes as may be required by us and/or the competent authorities and shall not form part of any offer or contract nor constitute any warranty by us and shall not be regarded as statements or representation of fact. All facts are subject to amendments as directed and/ or approved by the building authorities. All areas are approximate measurements only and subject to final survey. The Agreement to sell shall form the entire agreement between us as the Developer and the Purchaser and shall supersede all statements, representations or promises made Prior to the signing of the Agreement to sell and shall in no way be modified by any statements, representations or promises made by us or the Marketing Agents.
14. Any specific technical detail for any material may be sought by the buyer from the developer.

MEMBER OF CREDAI

Ashiana GREENS

RERA Registration

Phase 3 Reg. No.: Raj / P / 2021 / 1513

Phase 4 Reg. No.: Raj / P / 2023 / 2341

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PROJECT BY

Ashiana GRREEN TRIVENI

This brochure is purely conceptual, not a legal document of offer. All floor plans, site layout plans, perspectives, imageries, specifications and features are conceptual and indicative, and are subject to revision at the discretion of the developer / architects or any other competent authority. 1 sq.mtr = 10.76 sq.ft. *condition apply.