

 ashiana  
shubham

A joint project with **Arihant**

Senior Living at Chennai

## PROJECT HIGHLIGHTS



G + 3 floors  
(1/2/3 BHK)



Single gated entry  
with 24x7 guards  
& CCTV



Intercom



Walking tracks,  
water body and trees  
all around the complex



Activity Centre  
with gym,  
swimming pool etc.



Worship hall



Amphitheatre



Lawn tennis



Kids play area



Piped music  
with walkways



Scheduled  
transport  
service



Housekeeping  
service



First aid centre  
with 24x7  
ambulance



1 lift in each block  
with Automatic Rescue  
Device (ARD)



Piped LPG



Plumber and  
electrician on call



Common area  
maintenance

**Important to Know:** The amenities and facilities depicted above are for the whole project and will be developed phase wise. To see the phase wise development please refer the site map. Further services depicted above shall be provided in phase wise manner depending upon the occupancy, demand and financial feasibility.

## ACTIVITY CENTRE



Gymnasium



Swimming pool & kids pool



Board games



Billiards & pool room



Indoor badminton court



Squash



Hobby room and art & craft room



Music room



Central dining hall



Library



Media hall



AC restaurant



Space for salon



Departmental Store



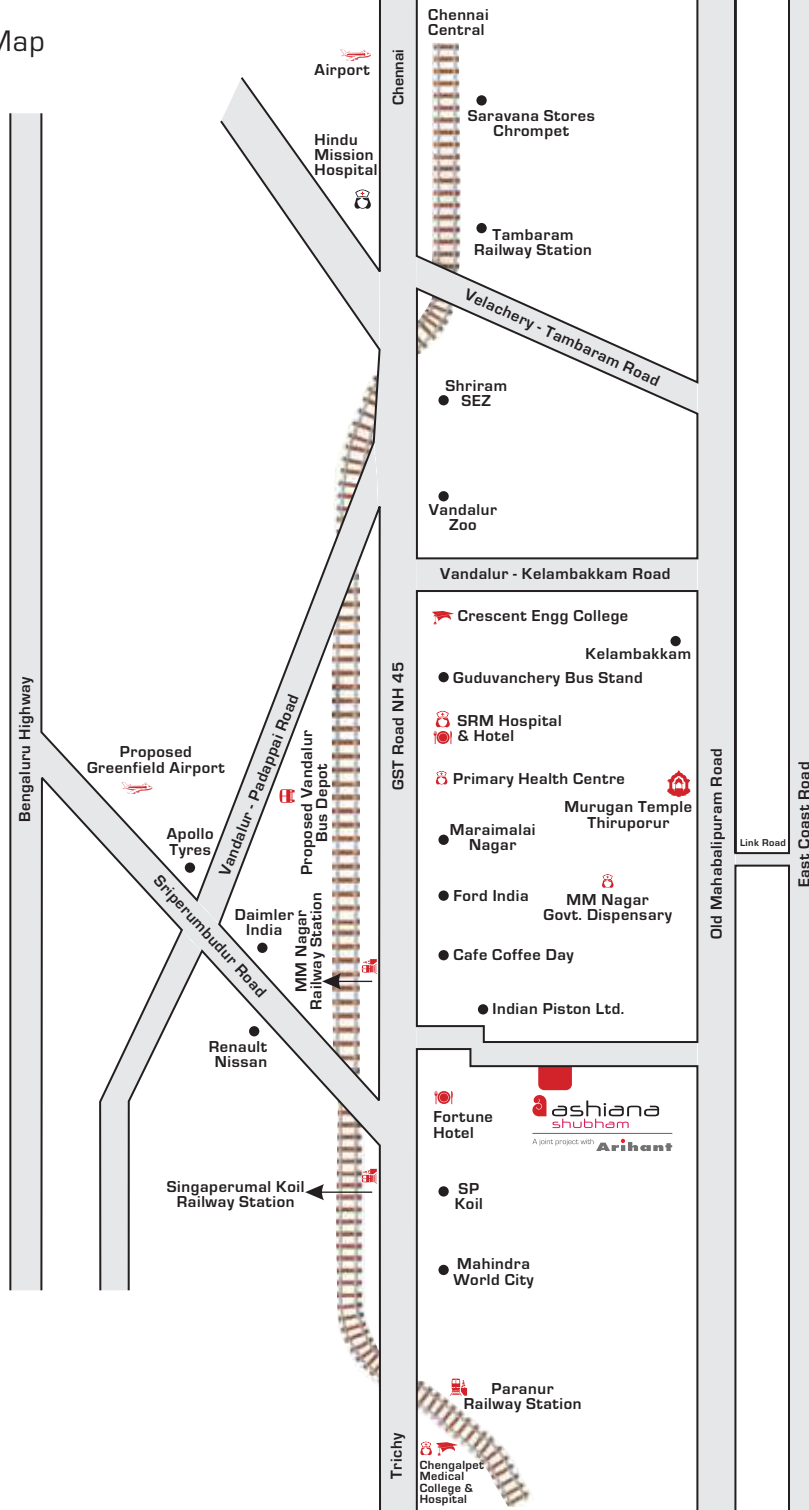
Multi purpose hall cum table tennis area

**Important to know:** The Activity Centre is under renovation and shall be fully functional with Phase - II.



Actual view of swimming pool

# Route Map



## DISTANCE CHART

S. No.	Name	Distance from Shubham
1.	Singaperumal Koil Railway Station	5.6 kms.
2.	Maraimalai Nagar Railway Station (Local)	7.5 kms.
3.	Post Office, Maraimalai Nagar	8.3 kms.
4.	Meenambakkam Airport, Chennai	36 kms.
<b>HOTELS &amp; SUPERMARKET</b>		
1.	Cafe Coffee Day, Maraimalai Nagar	4.7 kms.
2.	My Fortune, Chennai	5.0 kms.
3.	More Supermarket	5.9 kms.
4.	Nilgiri's Supermarket	7.6 kms.
5.	Spencers Supermarket	7.8 kms.
6.	SRM Hotel	12.0 kms.
<b>HOSPITALS</b>		
1.	SRM Hospital	12.0 kms.
2.	Shri Sathya Sai Medical College and Research Institute Amma Pitai	12.4 kms.
3.	Chengalpattu Medical College	20.1 kms.
<b>TEMPLE &amp; BANK</b>		
1.	Singaperumal temple	5.4 kms.
2.	Indian Overseas Bank	5.7 kms.
3.	HDFC Bank	5.9 kms.
4.	Punjab National Bank	6.2 kms.

As per Google Map

# Site Map

## Common facilities for the project developed/developing with Phase I, II & III

1. Landscape Plaza
2. Water Body
3. Yoga & Meditation Lawn
4. Chess Corner
5. Activity Centre
6. Swimming Pool & Kids Pool
7. Badminton Court
8. Amphitheatre
9. Cricket Pitch with Net
10. Kids Play Area
11. Golf Putting
12. Tea Pavilion
13. Services
14. Lawn
15. Central Dining Hall-2 on Ground Floor

## To be Developed with future phases

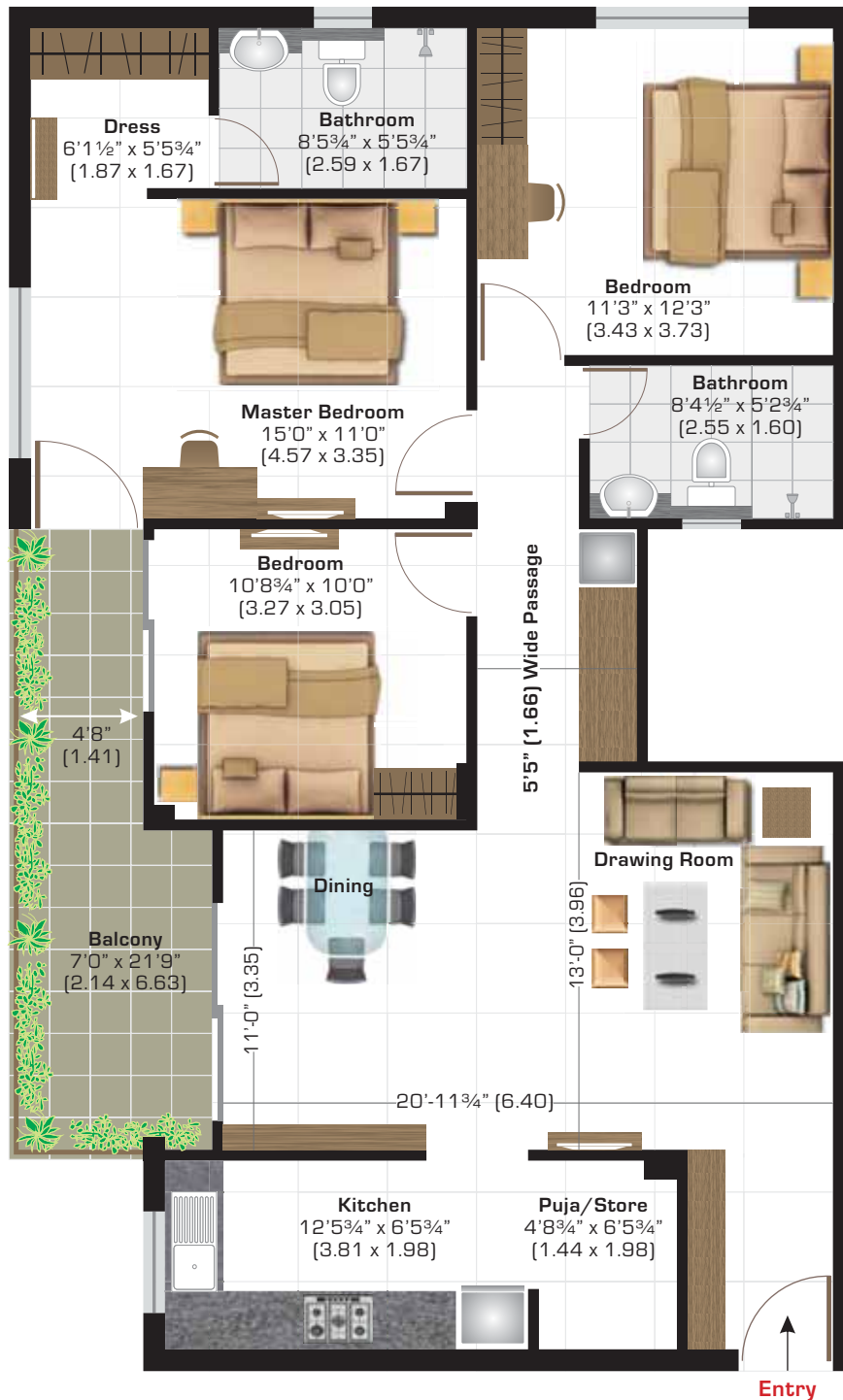
- Worship Hall
- Tennis Court
- Care Homes

- Tulsi 1 (3 Bedrooms + 2 Bathrooms + Puja/Store)  
Tulsi 2 (3 Bedrooms + 2 Bathrooms + Puja/Store)  
Tulsi 2 not available on ground floor
- Manjari 1 (2 Bedrooms + 2 Bathrooms + Puja/Store)  
Manjari 2 (2 Bedrooms + 2 Bathrooms + Puja/Store)  
Manjari 2 not available on ground floor
- Vrinda 1 (1 Bedroom + 1 Bathroom)
- Vrinda 2 (1 Bedroom + 1 Bathroom)
- Tulsi 3 (3 Bedrooms + 2 Bathrooms + Store)  
Tulsi 4 (3 Bedrooms + 2 Bathrooms + Store)  
Tulsi 4 not available on ground floor
- Manjari 3 (2 Bedrooms + 2 Bathrooms + Store)  
Manjari 4 (2 Bedrooms + 2 Bathrooms + Store)  
Manjari 4 not available on ground floor
- Vrinda 3 (1 Bedroom + 1 Bathroom)
- Vrinda 4 (1 Bedroom + 1 Bathroom)



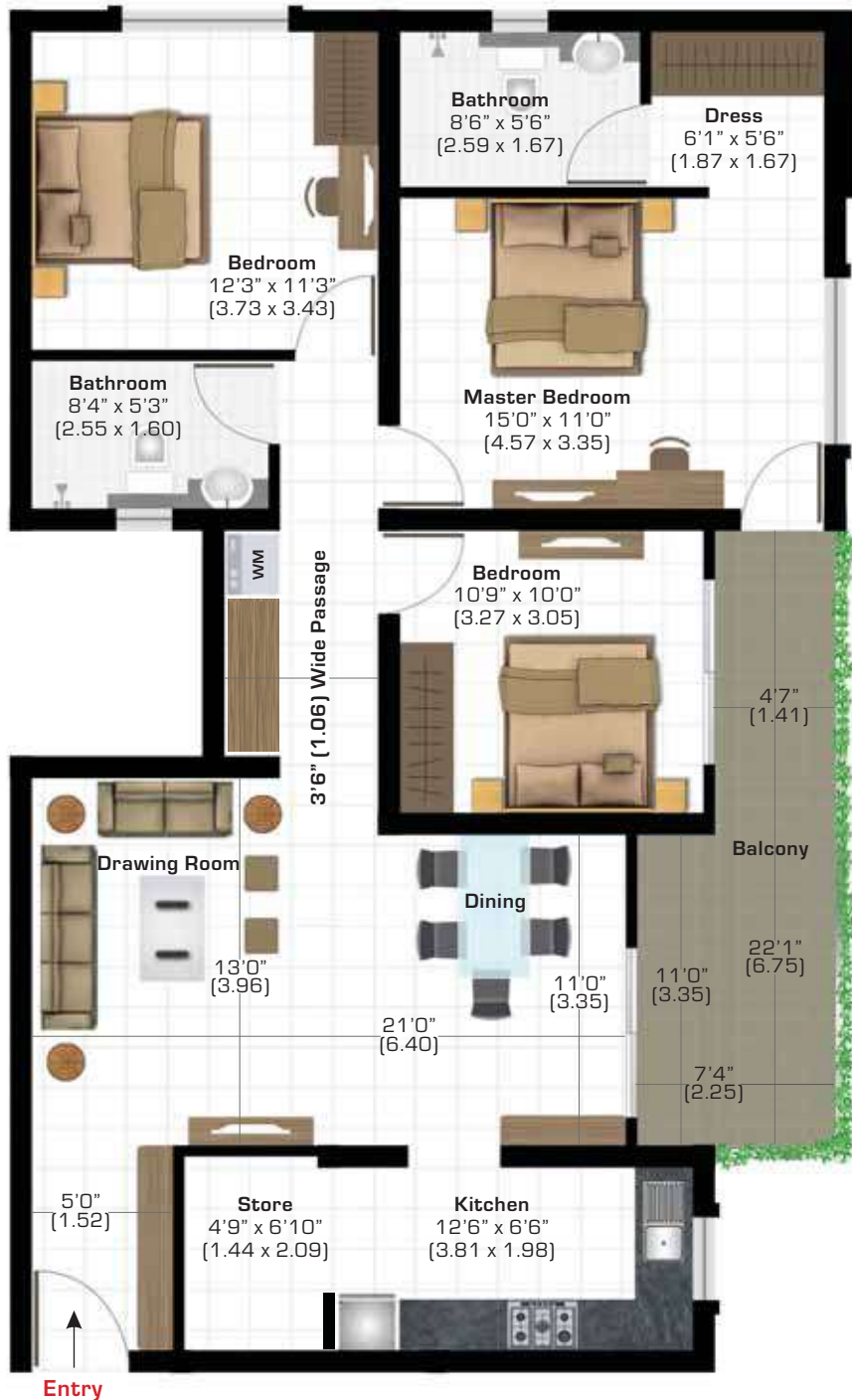
RERA REG. NO.: Phase - II - TN/D1/Building/0220/2017, Phase - III - TN/D1/Building/030/2019 • Web: www.tnrrera.in

**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](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 site map.  
**Note:** The Activity Centre is already developed but presently under renovation and shall be fully functional with Phase-II.



▼ Phase - II

<b>Tulsi 1</b> <b>(3 Bedrooms +</b> <b>2 Bathroom +</b> <b>Puja/Store)</b>
<b>Super Area</b> sq ft (sq m) <b>1400 (130.06)</b>
<b>Carpet Area</b> sq ft (sq m) <b>1046 (97.14)</b>
<b>Total Balcony Area</b> sq ft (sq m) <b>127 (11.81)</b>



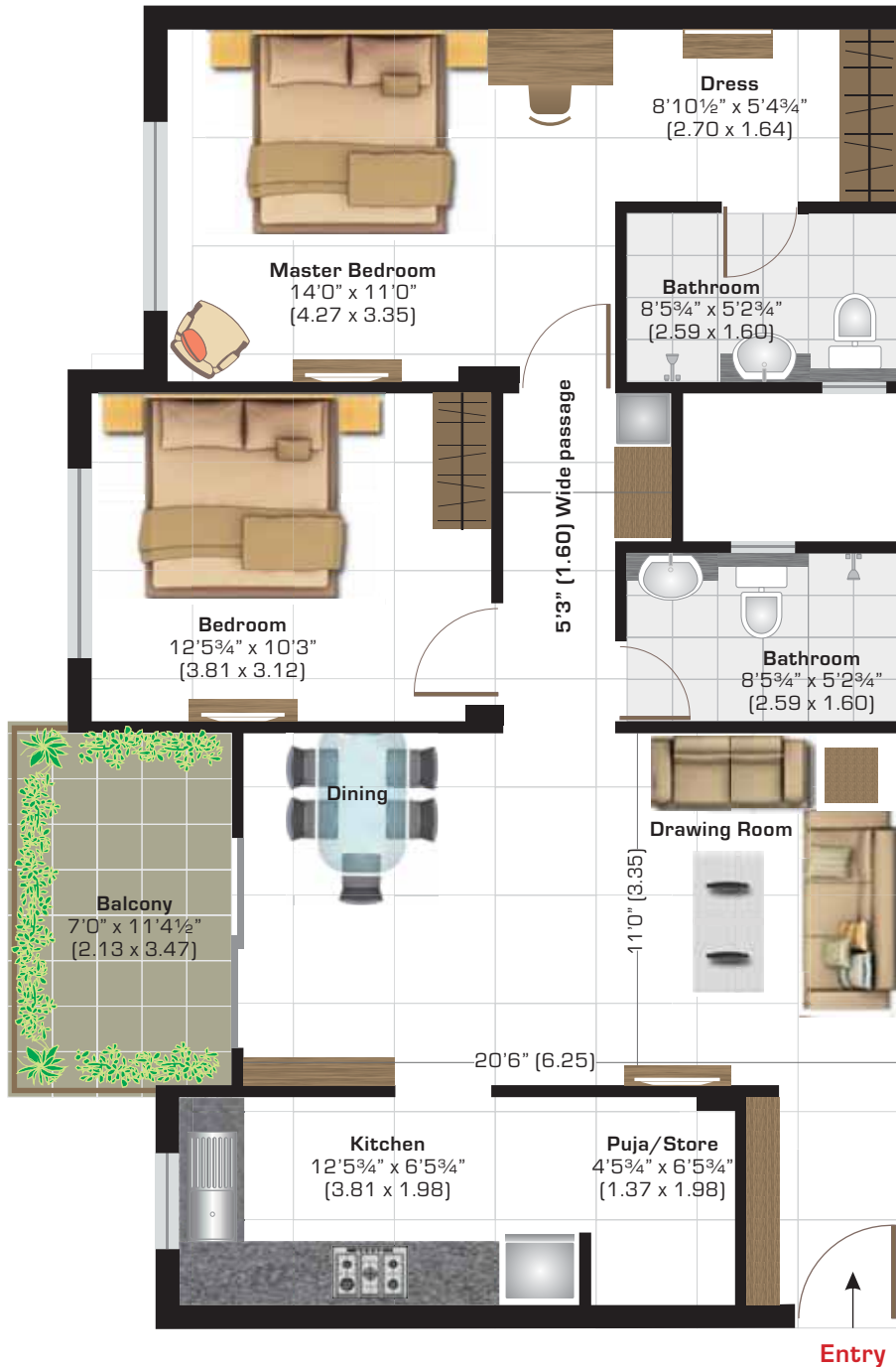
▼ Phase - III

<b>Tulsi 3</b> (3 Bedrooms + 2 Bathroom + Store)
<b>Super Area</b> sq ft (sq m) <b>1400 (130.06)</b>
<b>Carpet Area</b> sq ft (sq m) <b>1080 (100.33)</b>
<b>Total Balcony Area</b> sq ft (sq m) <b>133 (12.35)</b>



▼ Phase - III

<b>Tulsi 4</b> <b>(3 Bedrooms +</b> <b>2 Bathroom +</b> <b>Store)</b>
<b>Super Area</b> sq ft (sq m) <b>1534 (142.51)</b>
<b>Carpet Area</b> sq ft (sq m) <b>1207 (112.13)</b>
<b>Total Balcony Area</b> sq ft (sq m) <b>133 (12.35)</b>



▼ Phase - II

<b>Manjari 1 (2 Bedrooms + 2 Bathrooms Puja/Store)</b>
<b>Super Area sq ft (sq m) 1156 (107.40)</b>
<b>Carpet Area sq ft (sq m) 868 (80.64)</b>
<b>Total Balcony Area sq ft (sq m) 80 (7.39)</b>

**Note :** Additionally corner flats of this type will have a 3ft wide window in the master bedroom



▼ Phase - III

<b>Manjari 3 (2 Bedrooms + 2 Bathroom + Store)</b>
<b>Super Area sq ft (sq m)</b>  1156 (107.39)
<b>Carpet Area sq ft (sq m)</b>  892 (82.86)
<b>Total Balcony Area sq ft (sq m)</b>  80 (7.43)

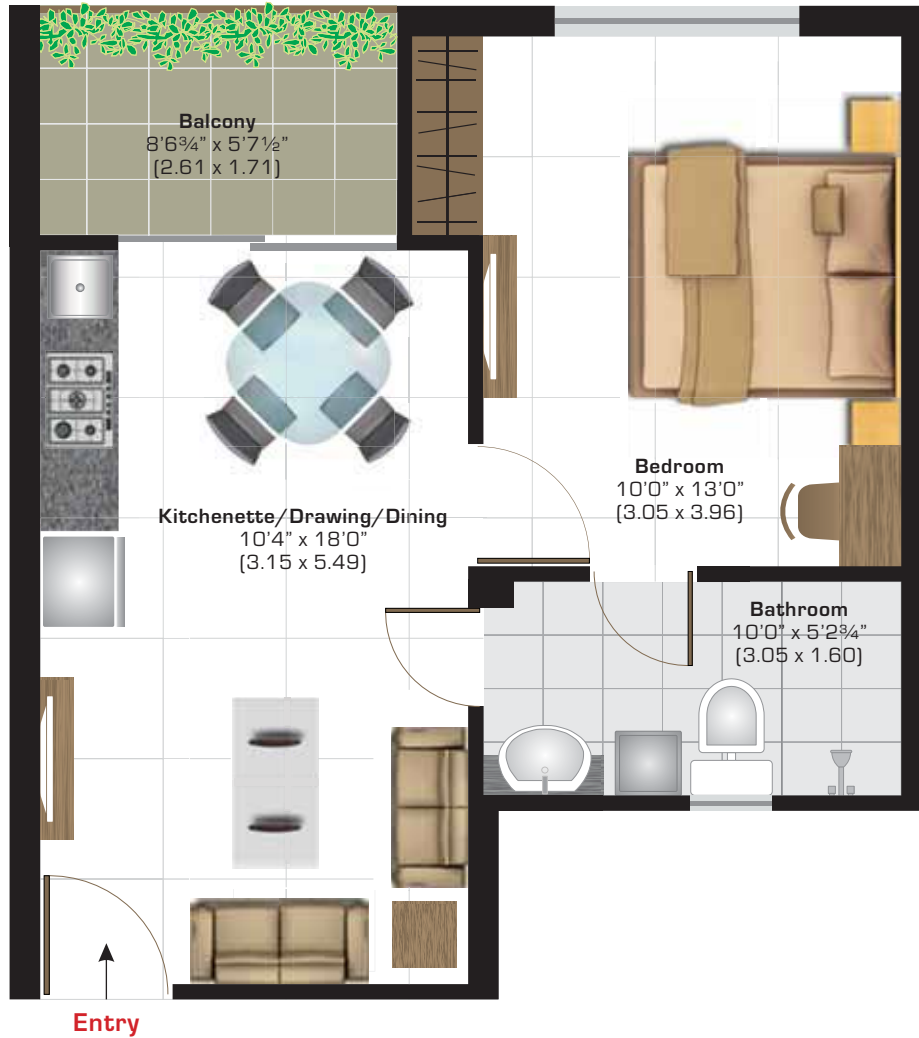
**Note :** Additionally corner flats of this type will have a 3ft wide window in the master bedroom



▼ Phase - III

<b>Manjari 4</b> <b>(2 Bedrooms +</b> <b>2 Bathrooms</b> <b>+ Store)</b>
<b>Super Area</b> sq ft (sq m) <b>1298 (120.58)</b>
<b>Carpet Area</b> sq ft (sq m) <b>1019 (94.66)</b>
<b>Total Balcony Area</b> sq ft (sq m) <b>80 (7.43)</b>

**Note :** Additionally corner flats of this type will have a 3ft wide window in the master bedroom



▼ Phase - II

<b>Vrinda 1 (1 Bedroom + 1 Bathroom)</b>
<b>Super Area sq ft (sq m)</b>
<b>581 (53.98)</b>
<b>Carpet Area sq ft (sq m)</b>
<b>387 (35.92)</b>
<b>Total Balcony Area sq ft (sq m)</b>
<b>48 (4.48)</b>

**Note :** Additionally corner flats of this type will have a 3ft wide window in the bedroom



▼ Phase - III

<b>Vrinda 3 (1 Bedroom + 1 Bathroom)</b>
<b>Super Area sq ft (sq m)</b>
<b>581 (53.97)</b>
<b>Carpet Area sq ft (sq m)</b>
<b>384 (35.67)</b>
<b>Total Balcony Area sq ft (sq m)</b>
<b>46 (4.27)</b>

**Note :** Additionally corner flats of this type will have a 3ft wide window in the bedroom



▼ Phase - III

<b>Vrinda 4</b> <b>(1 Bedroom + 1 Bathroom)</b>
<b>Super Area</b> sq ft (sq m)
<b>853 (79.24)</b>
<b>Carpet Area</b> sq ft (sq m)
<b>589 (54.71)</b>
<b>Total Balcony Area</b> sq ft (sq m)
<b>77 (7.15)</b>

## AGE FRIENDLY LIVING



Skid resistant tiles



Grab rails in master toilet for support



Night lamp in master bedroom



Arthritis friendly fittings



Emergency response system in each unit



Round wall edges



Wheelchair accessible



Electrical switches with LED indicator at comfortable height



## SPECIFICATIONS SNAPSHOT



<b>STRUCTURE</b>		Reinforced cement concrete frame structure or load bearing masonry structure in accordance with applicable earthquake zone and BIS codes.
<b>WALL FINISH</b>	Internal & External	Acrylic emulsion of specific shade from reputed brand as per architect's suggestion.
<b>FLOORING</b>	Drawing/Dining/Bedrooms	Skid resistant ceramic/vitrified matt finish tiles [2' x 2'].
	Balconies	Skid resistant ceramic matt finish tiles
<b>TOILETS</b>	Walls	Ceramic tiles up to 7 feet
	Flooring	Skid resistant ceramic matt finish tiles
	Fittings	A wash basin with black granite counter or counter style wash basin, towel rod, provision for hot & cold water supply, vitreous white sanitary ware of standard make and health faucet. Grab rails only in master toilet. Single lever CP fitting of standard make. Provision for a fan.

<b>KITCHEN</b>	Flooring	Skid resistant ceramic matt finish tiles
	Platform	Platform with black granite & stainless steel kitchen sink with single bowl & drain board.
	Walls	2 feet ceramic tiles dado above working platform.
	Fittings & Fixture	Provision for hot, cold water line & RO point.
<b>WINDOWS</b>		Aluminium powder coated or UPVC with float glass based on size of opening.
<b>DOORS</b>	Main Door	35 mm thick skin door/laminated flush door with folded metal door frame painted in pleasing shades of enamel.
	Other Doors	35 mm thick skin door/flush door with folded metal door frame painted in pleasing shades of enamel.
	Handles	Lever type handles with mortise lock and night latch in the main door.
<b>ELECTRICAL</b>	Fittings	Modular electrical switches with sockets.
	Wiring	All electrical wiring in concealed conduits with FR grade of standard make copper wires. Convenient provision and distribution of light and power plugs. Provision for electrical chimney above platform and water purifier point in the kitchen.
	ERS	Emergency response switch at three locations connected to central monitoring unit (CMU).
	Night Lamp	In master bedroom.
<b>TV / TELEPHONE</b>		Provision of TV/Telephone sockets in all rooms.
<b>PIPED LPG</b>		Provision in kitchen will be provided.
<b>LIFT</b>		Lift with capacity of 13 passengers and stretcher capability, backed by Automatic Rescue Device (ARD) system.
<b>STAIRCASE</b>		Flooring combination of tiles and stone.
<b>AIR CONDITIONING</b>		Provision of split AC in drawing/dining and all bedrooms.
<b>POWER BACKUP</b>		750 watt in each apartment & complete backup for common areas
<b>OTHER FACILITIES</b>		Provision for DTH and washing machine point at a convenient location. DTH antenna installation for each unit is allowed only on 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 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.

### **BUYERS TESTIMONIALS:**

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

### **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.

### **ACTIVITY CENTRE**

The Activity Centre is under renovation and shall be fully functional with Phase II. Till the time alternate arrangements shall be made to provide some of the facilities and services depending upon demand and feasibility.

## OUR PROJECTS



### COMFORT HOMES

#### **BHIWADI**

Greens  
Bageecha  
Gulmohar Park  
Gardens  
Villas  
Rangoli  
The Treehouse - Hotel & Club  
Arcade  
Aangan  
Aangan Plaza  
Treehouse Residences\*  
Surbhi\*

#### **NEEMRANA**

Greenhill  
Aangan

#### **JAIPUR**

Ashiana Manglam#  
Greenwood#  
Rangoli Gardens#  
Rangoli Plaza\*#  
Gulmohar Gardens\*#  
Vrinda Gardens\*#

#### **HALOL**

Navrang\*<sup>s</sup>

#### **JODHPUR**

Amarbagh#  
Dwarka\*<sup>s</sup>

#### **JAMSHEDPUR**

Trade Centre  
Gardens  
Enclave  
Suncity  
Residency Greens  
Woodlands  
Brahmananda  
Anantara\*<sup>s</sup>  
Marine Plaza

### **PATNA**

Adharshila Apartment  
Ashiana Nagar  
Ashiana Plaza  
GKP College  
Harniwas  
Kaveri Apartment  
Rajsheela Apartment  
Regency Garden  
Shantiniketan  
Sangam Vihar

### **SENIOR LIVING**

#### **BHIWADI**

Utsav - Senior Living  
Nirmay - Senior Living\*  
Utsav Care Homes\*

#### **JAIPUR**

Utsav - Senior Living#  
Utsav Care Homes\*#

#### **LAVASA**

Utsav - Senior Living\*

#### **CHENNAI**

Shubham - Senior Living\*<sup>s</sup>

### **KID CENTRIC HOMES**

#### **BHIWADI**

Town\*

#### **JAIPUR**

Umang\*

#### **SOHNA ROAD**

Anmol\*<sup>s</sup>

\*Bookings Open (Please refer our website [ashianahousing.com](http://ashianahousing.com) to know which phases are open for booking)

#Under partnership • \*Under joint development



**Sales & Site Office**

**Ashiana Shubham**

Villa Viviana (Arihant),  
Govindapuram, Sengundram Hamlet,  
Melrosapuram Road,  
Maraimalai Nagar, Chennai - 603 204  
T: 044 - 2985 4445

**Branch Office**

**Ashiana Housing Limited**

GJ Complex, Door No. 10,  
1<sup>st</sup> Main Road, CIT Nagar,  
Chennai - 600 035  
T: 044 - 4626 2222

**Corporate Office**

**Ashiana Housing Limited**

304, Southern Park, Saket District  
Centre, Saket, New Delhi - 110 017.  
T: 011 - 4265 4265

**Regd. Office**

11G Everest, 46/C Chowringhee Road,  
Kolkata - 700 071

**CIN:** L70109WB1986PLC040864

**Fax:** 011 - 4265 4200

**E-mail:** sales@ashianahousing.com

**Website:** ashianahousing.com



Watch our residents' experience  
Ashiana's YouTube channel

MEMBER OF



**RERA REG. NO.:**

Phase - II - TN/01/Building/0220/2017

Phase - III - TN/01/Building/030/2019

**Web:** www.tnrera.in