Where childhood remains childhood



amarah

by Ashiana

Sector 93, Gurgaon

Where kids
learn, discover,
unravel and unwind.



And hop. And skip. And jump. And thrive.

Where time is measured only by the amount of fun they have, and days are spent in having the best experiences of their lives.

Welcome to

amarah

by Ashiana

Where childhood remains childhood. Where kids can learn, discover, unravel and unwind a place which is curated, thought-through and designed to ensure your kids get every kind of stimulus to grow and develop into well-rounded individuals.

Come, discover the best place to raise a family.



Artistic impression of Amarah by Ashiana spread over 22 acres



A look into our

Kid's paradise

At Amarah,
we have introduced unique
amenities for kids that focus
on four key attributes.

- Learn
- Nurture
- Support
- Care





Artistic impression

Discovering passions. Igniting potentials.

LEARNING HUB

Right in the heart of Amarah, you will find a space that's specifically-designed to fuel young minds. A Learning Hub, for kids to come together and explore and discover their hobbies and passions. Where they can learn to master various arts and crafts.

Every room, from music to reading to dancing to arts & crafts, is hemmed by able professionals who know just what it takes to enrich kids' learning experiences, and fuel their imagination. While focussing on their all-round growth and development.

Dance room | Music Room | Study Room | Activity Room | Reading Room | Art & Craft Room





Artistic impression of Learning Hub

A fun station for kids to play all day.

PLAY STREET AREA

As you make your way through Amarah, you'll come upon an open street that's meant just for kids. To play in, follow trails, make friends, and just enjoy every bit of childhood. We call it the Play Street. And it'll only be filled with the energy and laughter of kids. Designed to keep them engaged from dawn to dusk, and then some more.

- Treehouse
- Ribbon Seating
- Dry Fountain with Rain Shower
- Hopscotch
- Kids Play Area
- Maze
- Central Feature Tree
- Stepped Green Terrace
- Seating
- Tunnel Play
- Cycling Ramp
- Pergola Net Play Area
- Dry Stream
- Vegetable Garden





Artistic impression

A childhood experience right outside your door.



DOOR STEP PLAY AREA

As soon as your kids step outside home, they will step inside a place filled with amusement and thrills. You'll find a Doorstep Play Area, easily accessible from every building, that's meant for some wholesome fun right outside home. It's a safe and accessible area where they can engage in creative play and shared experiences.







Artistic impression

Where the kids
go on escapades
fuelled
by imagination.



ADVENTUROUS PLAY AREAS

Childhood is an adventure in itself. And just to kickstart it, we've added a one-of-a-kind play area that's an adventure in itself. Where they can not only play games, but go on escapades fuelled by their imagination, and engage in activities that bring out the best in them. From ziplining across to jumping pads to tunnels, it's a world waiting to be explored.



Artistic impression

Bring out their sporting nature



SPORTS AREAS

From a cricket pitch to basketball and tennis courts, they will find the perfect zones to get into the game and find their calling.

And if its strokes they prefer, the swimming pool at Amarah is just the perfect place to dive into.



Artistic impression

Tennis | Basketball | Cricket Nets | Swimming Pool

Green will be their favourite colour.



PARKS

Amarah provides an enriching surrounding which helps kids build strong social skills. Large interconnected parks spread across 6.7 acres, offer them lots of space to run around and indulge in various activities. There are vegetable patches where children can learn the goodness of homegrown vegetables, and then grow some themselves. With so much to explore, you'll have a hard time bringing them back inside.



Artistic impression

Water Cascade | Mound | Walkway | Canopy & Gazebo | Party Lawn | Stepped Plaza | Stramp | Forest/ Thicket | Seating with Pergola | Sandpit

Not just weekends, your weekdays will be fun too.

Amarah has a 27,000 sq. ft. (2508.36 sq. mtr.) clubhouse which serves as one of the major recreational hub both for your kids, your family, and you. And if you're in the mood for a party, we've got the perfect party lawn and media hall for you.

Be it birthdays, anniversaries or weddings, we've got you covered with these. From a kids' corner to indoor games to an exclusive gym to an expansive swimming pool, and a café to indulge in. You can take a seat and engage in some lovely conversations.

Sport Hall- Billiards & TT | Kids Play Area | Gym | Media Room | Cafeteria | Swimming Pool | Party Hall





Artistic impression

Be rest assured about your family's safety and security.



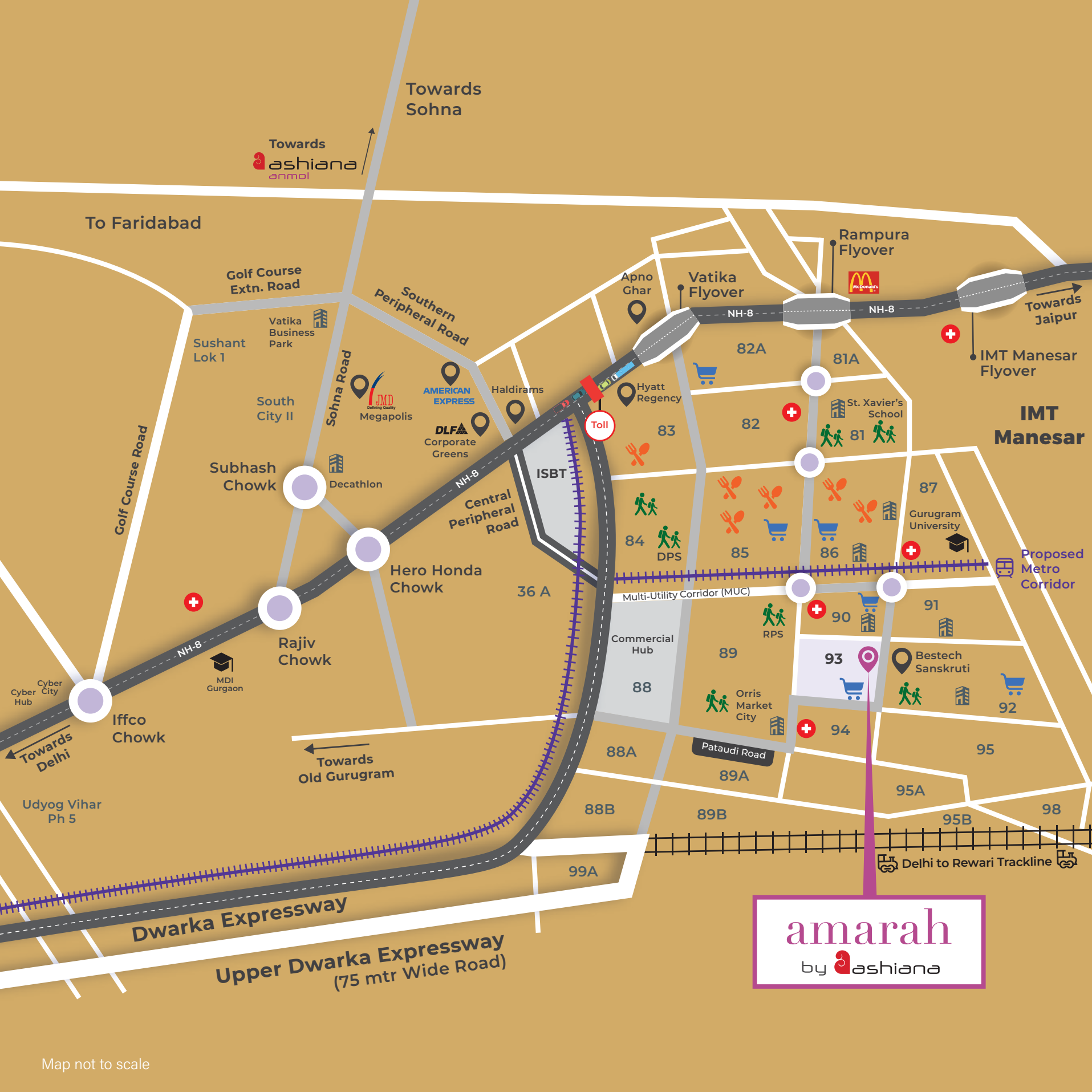
SECURE LIVING

To ensure safety of your family, security guards patrol the premises round-the-clock while always being at hand to assist you. The entrance gate will always be manned and everyone entering Amarah will be checked and accounted for, with the CCTV cameras screening the entire landscape to ensure you live freely and safely.

HASSLE FREE LIVING

At Amarah, you'll find an in-house maintenance team that's always at hand to ensure you never have to lift yours to do things. From plumbing issues to electrical snags to garbage disposal, let our team take care of:

- Management of water and electricity supply
- Daily cleaning & garbage management of the premises
- Services of electrician & plumber on call
- Planned preventive maintenance of water pump, DG set, STP etc.
- Organizing inter-complex events – Competitions for kids, festival, celebrations etc.


Towards Sohna
Towards ashiana anmol
To Faridabad
Golf Course Extn. Road
Southern Peripheral Road
Vatika Business Park
Sushant Lok 1
Sohna Road
South City II
Megapolis
AMERICAN EXPRESS
Haldirams
DLF Corporate Greens
Golf Course Road
Subhash Chowk
Decathlon
NH-8
Central Peripheral Road
ISBT
Toll
Hero Honda Chowk
36 A
Rajiv Chowk
MDI Gurgaon
Cyber City
Cyber Hub
Iffco Chowk
Towards Delhi
Towards Old Gurugram
Udyog Vihar Ph 5
Dwarka Expressway
Upper Dwarka Expressway
(75 mtr Wide Road)
Apno Ghar
Vatika Flyover
Rampura Flyover
NH-8
Towards Jaipur
IMT Manesar Flyover
IMT Manesar
Hyatt Regency
St. Xavier's School
82A
81A
83
82
81
87
Gurugram University
84
DPS
85
86
Proposed Metro Corridor
Multi-Utility Corridor (MUC)
90
91
RPS
Commercial Hub
89
93
Bestech Sanskruti
88
Orris Market City
92
94
88A
Pataudi Road
95
89A
95A
88B
89B
95B
98
99A
Delhi to Rewari Trackline
amarah by ashiana
Map not to scale

Legends

Restaurants	Distance from Amarah by Ashiana	Time Taken
Bikanervala	3.1 KM	8 Min
Barbeque Nation	3.1 KM	8 Min
Pizza Hut	3.2 KM	8 Min
KFC	3.4 KM	8 Min
Domino's	6.8 KM	14 Min
Harish Bakery	6.3 KM	14 Min
Malls & Shopping Complex	**Distance from Amarah by Ashiana**	**Time Taken**
JMS Cross Walk	500 Mtr	3 Min
Spaze Tristaar Grand	2.5 KM	5 Min
Sapphire 90	2.7 KM	5 min
Trehan IRIS Broadway	3.4 KM	8 Min
Sapphire 83	7.2 KM	14 Min
Vatika City Center	8.8 KM	17 Min
Hospitals	**Distance from Amarah by Ashiana**	**Time Taken**
Aman Hospital	2.1 KM	5 Min
Silver Streak Hospital	2.4 KM	5 Min
Aarvy Hospital	4.0 KM	8 Min
Apollo Miracle Hospital	5.3 KM	10 Min
Medeor Hospital	6.6 KM	13 Min
Medanta Super Speciality Hospital	20 KM	37 Min
Schools	**Distance from Amarah by Ashiana**	**Time Taken**
Yaduvanshi Shiksha Niketan	650 mtr	2 Min
Sidheshwar Public School	5.5 KM	11 Min
MatriKiran School	6.4 KM	13 Min
Bal Bharti School	8.0 KM	17 Min

With plenty of room for laughter and life



HOMES

Amarah is that place where your kids will love coming home. Walking into a living room that offers all the space in the world to live life to the fullest. Step out onto a balcony that welcomes you to look far. And bedrooms that are the perfect solitude from where to dream. While the kitchen is efficiently-designed to delight. Here's a home that fills your day with love and life, and offers your kids a world full of joy.

SPECIFICATIONS (PHASE-I)

SPACE	FLOORING	WALLS	CHAUKHATS	DOOR SHUTTERS	WINDOWS	FIXTURES/ FITTINGS
LIVING/ DINING/ LOBBY	Vitrified tiles	Acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions	Main door : Folded steel section/ Wooden	Main door : 1 hour Fire rated MS/ wooden shutter with handle & lock system	Powder-coated/ anodized aluminium or UPVC windows with 4mm thick clear float glass	Modular electrical switches with sockets & fan regulators
MASTER BEDROOM	Wooden texture 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	Powder-coated/ anodized aluminium or UPVC windows with 4mm thick clear float glass	Modular electrical switches with sockets & fan regulators
OTHER BEDROOMS	Vitrified tiles					
KITCHEN	Vitrified tiles	600mm high ceramic tiles dado above platform & acrylic emulsion of a pleasing shade of a reputed brand as per architect's suggestions	N/A	N/A	Powder-coated/ anodized aluminium or UPVC windows with 4mm thick clear float glass	Kitchen platform in Quartz/granite stone/vitrified tile; slab with stainless steel sink with drain board & provision for hot and cold water supply; provision for dish washer
BATHROOM	Ceramic tiles on floor/DADO	Ceramic tiles upto height of 2100mm	Folded steel section	35mm skin doors/flush door with mortise lock & lever handle	Powder-coated/ anodized aluminium or UPVC windows with 4mm thick clear float glass	Bowl type over the counter wash basin of RAK/Jaquar or equivalent; glass curtain in master toilet; wall mixer & basin mixer of Jaquar/Grohe or equivalent; other CP fittings of Jal/Continen tal/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.	T.V. points provided in drawing /dining room and in all bedrooms. Telephone point provided in drawing/dining room and master bedroom 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	8 KW 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.



▼ Phase I

IRIS+ 4BHK+4T	Carpet Area 130.81 sq m (1408 sq ft)	Total Balcony Area 24.68 sq m (265.73 sq ft)

Layout plan of 1st, 3rd, 5th, 7th, 9th, 10th, 12th, 14th Floor.

Tower 4



▼ Phase I

IRIS+ 2 4BHK+4T	Carpet Area 130.81 sq m (1408 sq ft)	Total Balcony Area 23.26 sq m (250.45 sq ft)

Layout plan of 2nd, 4th, 6th, 8th, 11th, 13th Floor.

Tower 4



▼ Phase I

TULIP+ 3BHK+3T	Carpet Area 111.95 sq m (1205 sq ft)	Total Balcony Area 20.08 sq m (216.23 sq ft)

Layout plan of 1st, 3rd, 5th, 7th, 9th, 11th, 13th Floor.

Tower 2



▼ Phase I

TULIP+ 2 3BHK+3T	Carpet Area 111.95 sq m (1205 sq ft)	Total Balcony Area 18.66 sq m (200.95 sq ft)

Layout plan of 2nd, 4th, 6th, 8th, 10th, 12th, 14th Floor.

Tower 2



▼ Phase I

LAVENDER PREMIUM 3BHK+2T	Carpet Area 92.9 sq m (1000 sq ft)	Total Balcony Area 17.95 sq m (193.31 sq ft)

Layout plan of 1st, 3rd, 5th, 7th, 9th, 11th, 13th Floor.

Tower 1 & 3



▼ Phase I

LAVENDER 2 PREMIUM 3BHK+2T	Carpet Area 92.9 sq m (1000 sq ft)	Total Balcony Area 16.10 sq m (173.40 sq ft)

Layout plan of 2nd, 4th, 6th, 8th, 10th, 12th, 14th Floor.

Tower 1 & 3

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.
- 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: In terms of the License bearing No. 41 of 2010 dated 07.06.2010 issued by the Director, Town and Country Planning, Government of Haryana/ District Town Planner, Gurugram ("DTCP") and as renewed from time to time, Ashiana Housing Limited ("Promoter") proposes to develop and market a residential group housing project 'Ashiana Amarah' ("Whole Project") on freehold land situated at revenue estate of Village-Wazirpur, Sector 93, District Gurugram, Haryana ("Scheduled Land"). The Building Plans of the Whole Project has been duly approved by the DTCP, vide Memo No. ZP-716/SD(DK)/2022/13480 dated 17.05.2022. The Promoter represents it has obtained all requisite approvals from undertaking development of the Whole Project / Said Project. It is represented that the Whole Project comprises of residential building blocks, EWS and commercial Block together with common area and amenities and facilities which will be developed by the Promoter in accordance with the approved plans and permissions as obtained / will be obtained by the Promoter from the competent authorities.Whole Project comprises of 1200 apartments , 212 EWS units and 29 shops Currently, the Promoter is developing a part of the Whole Project which comprises of residential building block no. 1,2,3 and 4 together with certain common area, amenities and facilities reserved for residential block ("Ashiana Amarah Phase – I"); 120 EWS units and 16 shops together with common area, facilities and amenities reserved for EWS and convenient shopping block ("Ashiana Amarah Phase – IA"); and certain other common areas for the common use and benefit of Ashiana Amarah Phase – I and Ashiana Amarah Phase – I-A (collectively referred to as the "Said Project").

© The content and pictorial shown in the brochure are the proprietary content and material which belong to the company and any unauthorised circulation, re-use, or reproduction of the same will constitute to violation of the copyright.

CONSULTANTS

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

Architect:
Syed Mohammad Imran
BIAS+ Architecture

Landscape Consultant:
Mr. Madhup Mazumdar
Design Accord

Structural Consultant:
Mr. R K Bhola
Civtech

ADDRESSES

Sales & Site Office
Sector 93, Gurgaon

Corporate Office
04, Southern Park,
Saket Distrit Centre, Saket,
New Delhi - 110 017

REGD. OFFICE
5F, Everest, 46/C, Chowringhee Road,
Kolkata - 700 071
CIN: L70109WB1986PLC040864
Fax: 011 - 4265 4200

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

About

ashiana®
you are in safe hands

1st India's first Learning Hub

KID CENTRIC HOMES
Behtar Parvarish Ka Pata

Established in 1979, Ashiana is now among India's top 10 Realty Brands. A legacy we have achieved with 42+ years of experience, ethical business practices, sheer dedication, providing dream homes to 15000+ families, and delivering 23+ million sq.ft. A legacy, that has created spaces for people to live and lead better lives, nurtured an environment for kids to grow, seniors to stay active, and for communities to thrive. Along the way, we've taken care of not just the people who live in the homes built by us, but also those who work with us and work for us. Step inside, and you'll discover homes that fill your life with positive vibes. Our homes evoke comfort and cosiness, while seamlessly merging practicality with pleasing aesthetics.

Phase - I and IA RERA No. - 65 of 2022 Dated 18.07.2022
www.haryanarera.gov.in