


Where childhood  
remains childhood



amarah  
by  ashiana

 Sector 93, Gurgaon

Phase - III & IIIA RERA No. - 24 of 2024 dated 14.03.2024

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.

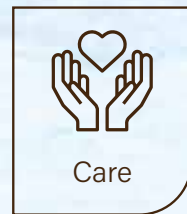
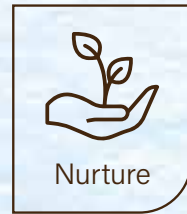
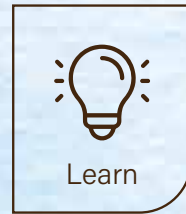


Artistic impression of Amarah by Ashiana spread over 22 acres

A look into our

# Kid's Paradise

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



# 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 an ideal place 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 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



Interactive Fountain/  
Water Play



Hopscotch



Kids Play Area



Maze



Stepped Green Terrace



Seating



Tunnel Play



Cycling Ramp



Half Basketball Court



Central Feature Tree



Pergola Net Play Area







Artistic impression of Play Street

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.



## ADVENTURE PLAY AREAS

Childhood is an adventure in itself. And just to kickstart it, we've added a one-of-a-kind adventure play area. 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 tunnels, it's a world waiting to be explored.



Artistic impression

Bring out their  
sporting nature



# SPORTS AREAS

From a net cricket 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.



Tennis



Basketball



Net Cricket



Swimming Pool



Skate Park



Squash Court



Badminton Court

Green will be their  
favourite colour.





# PARKS

Amarah provides an enriching surrounding which helps kids build strong social skills. Landscape greens spread across 7 acres, offer them lots of space to run around and indulge in various activities.

With so much to explore, you'll have a hard time bringing them back inside.



Water Cascade



Mound



Walkway



Canopy & Gazebo



Party Lawn



Stepped Plaza



Stramp



Forest/  
Thicket



Seating with  
Pergola



Sandpit



Adventure  
Play Area

# Not just weekends, your weekdays will be fun too.

Amarah has a 30,000+ sq. ft. (2787.06 sq. mtr.) clubhouse which serves as one of the major recreational hubs 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.

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



Futsal  
Court



Squash  
Court



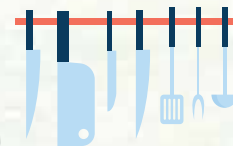
Badminton  
Court





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.



Map not to scale

# Distance Chart

<b>Restaurants</b>	<b>Distance</b>	<b>Time Taken</b>
Bikanervala	3.1 KM	8 Min
Barbeque Nation	3.1 KM	8 Min
Pizza Hut	3.2 KM	8 Min
Haldiram's	3.4 KM	8 Min
KFC	3.4 KM	8 Min
Starbucks	3.4 KM	8 Min
Harish Bakery	6.3 KM	14 Min
Domino's	6.8 KM	14 Min
<b>Malls &amp; Shopping Complex</b>	<b>Distance</b>	<b>Time Taken</b>
JMS Cross Walk	500 Mtr	3 Min
Bestech 92 Market Place	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 Town Square	8.8 KM	17 Min
<b>Hospitals</b>	<b>Distance</b>	<b>Time Taken</b>
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
AIIMS, Jhajjar	15 KM	25 Min
Medanta Super Speciality Hospital	20 KM	37 Min
<b>Schools &amp; Universities</b>	<b>Distance</b>	<b>Time Taken</b>
RPS International School	3.4 KM	8 Min
DPS Sector 84	4.7 KM	10 Min
St. Xavier's High School	5.4 KM	10 Min
Siddheswar School	5.4 KM	10 Min
Gurgaon University	5.4 KM	10 Min
Bal Bharti School	8.0 KM	17 Min

\*Source:Google Maps

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.



▼ Phase III

**TULIP<sup>+</sup> 3**  
3BHK+3T

Carpet Area  
111.95 sq m  
(1205 sq ft)

Total Balcony Area  
22.52 sq m  
(242.39 sq ft)

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

Tower 9 & 10



▼ Phase III

**TULIP<sup>+</sup> 4**  
3BHK+3T

**Carpet Area**  
111.95 sq m  
(1205 sq ft)

**Total Balcony Area**  
21.69 sq m  
(233.46 sq ft)

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

Tower 9 & 10



▼ Phase III

**LAVENDER 5  
PREMIUM  
3BHK+2T**

**Carpet Area  
92.9 sq m  
(1000 sq ft)**

**Total Balcony Area  
21.34 sq m  
(229.69 sq ft)**

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

Tower 11 & 12

\*For the first floor unit plan: Balcony attached with Master bedroom will be 1050 mm wide only and total balcony area will be 201.27 sq ft (18.69 sq m)



▼ Phase III

**LAVENDER 4  
PREMIUM  
3BHK+2T**

**Carpet Area  
92.9 sq m  
(1000 sq ft)**

**Total Balcony Area  
20.24 sq m  
(217.85 sq ft)**

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

Tower 11 & 12

## SPECIFICATIONS (PHASE III)

SPACE	FLOORING	WALLS	CHAUKHATS	DOOR SHUTTERS	WINDOWS	FIXTURES/ FITTINGS
<b>LIVING/ DINING/ LOBBY</b>	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 5mm thick toughened glass	Modular electrical switches with sockets & fan regulators
<b>BEDROOM</b>	Master Bedroom: Wooden texture tiles  Other Bedrooms: 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 5mm thick toughened glass	Modular electrical switches with sockets & fan regulators
<b>KITCHEN</b>	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 5mm thick toughened glass	Kitchen platform in Quartz/granite stone/vitrified tile; slab with stainless steel sink with drain board, kitchen hobb, wooden particle cabinet, chimney and dish washer to be provided, & geyser for hot water supply
<b>BATHROOM</b>	Master Bathroom: Combination of Woodent texture tiles and Ceramic tiles on floor  Other Bathroom: Ceramic tiles on floor/DADO	Ceramic tiles upto height of 2350mm	Folded steel section	35mm skin doors/flush door with mortise lock & lever handle with coin turn	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 curtain in master toilet and guest toilet; Semi-recessed wash basin in master toilet with vanity counter; wall mixer & basin mixer of Jaquar/Grohe or equivalent; other CP fittings of Jal/Continental/Prayag or equivalent; mirror, towel rack & health faucet
<b>BALCONY</b>	Ceramic tiles	Acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions	N/A	N/A	N/A	N/A

<b>ELECTRICAL WORK</b>	All electrical wiring in the concealed conduits with copper wires. Convenient provision and distribution of light and power plugs. Provision for gas pipeline and water purifier point in kitchen.
<b>STRUCTURE</b>	Reinforced cement concrete frame structure or load bearing masonry structure in accordance with applicable earthquake zone and BIS codes.
<b>TELEPHONE/T.V.</b>	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 & video door phone to be provided in all units.
<b>LIFT</b>	Two gear-less high-speed automatic lifts in each block with generator backup.
<b>PIPED LPG</b>	Provision in the kitchen with piping and meter.
<b>GENERATOR</b>	8 KW power backup in each apartment and complete backup in common areas.
<b>AIR-CONDITIONING</b>	Provision for A/C in all bedrooms and living room with copper piping & brackets for outdoor units (no air-conditioners are being provided).
<b>OTHER FACILITIES</b>	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 kitchen only. False ceiling coves will be provided in living/dining room, master bedroom and all toilets.

# 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](http://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](http://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](mailto: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 ("DTCP") and as renewed from time to time, Ashiana Housing Limited ("Promoter) proposes to develop and market a residential group housing project named as "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 as amended vide building plan letter bearing Memo no. ZP-716-/PA(DK)/2024/5030 Dated 09-02-2024. The Promoter represents that it has obtained all requisite approvals for undertaking development of the Whole Project. It is represented that the Whole Project comprises of residential building blocks, EWS and commercial block together with common areas, 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 from time to time. 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 areas, amenities and facilities reserved for residential block known as "Ashiana Amarah Phase - I"; residential building block no. 5,6,7 and 8 together with certain common areas, amenities and facilities reserved for residential block "known as Ashiana Amarah Phase - II" residential building block no. 9,10,11 and 12 together with certain common areas, amenities and facilities reserved for residential block "known as Ashiana Amarah Phase - III" ; 120 EWS units and 16 shops together with common areas, facilities and amenities reserved for EWS and commercial block "Ashiana Amarah Phase - IA" and 92 EWS units and 13 shops together with common area, facilities and amenities reserved for EWS and commercial block "Ashiana Amarah Phase - 3A"; and certain other common areas, amenities and facilities for the common use and benefit of Whole Project Ashiana Amarah.

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## CONSULTANTS

**Architect:**

Syed Mohammad Imran  
BIAS+ Architecture

**Structural Consultant:**

Mr. R K Bhola  
Civtech

**Landscape Consultant:**

Mr. Madhup Mazumder  
Design Accord

**Electrical, PHE, Fire Consultant:**

Mr. Anand Havelia  
Consummate Engineering Services (P) Ltd.

**Masterplanning and Child Friendly Design Consultant:**

Dr. Sudeshna Chatterjee, KCA

## ADDRESSES

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# About



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.

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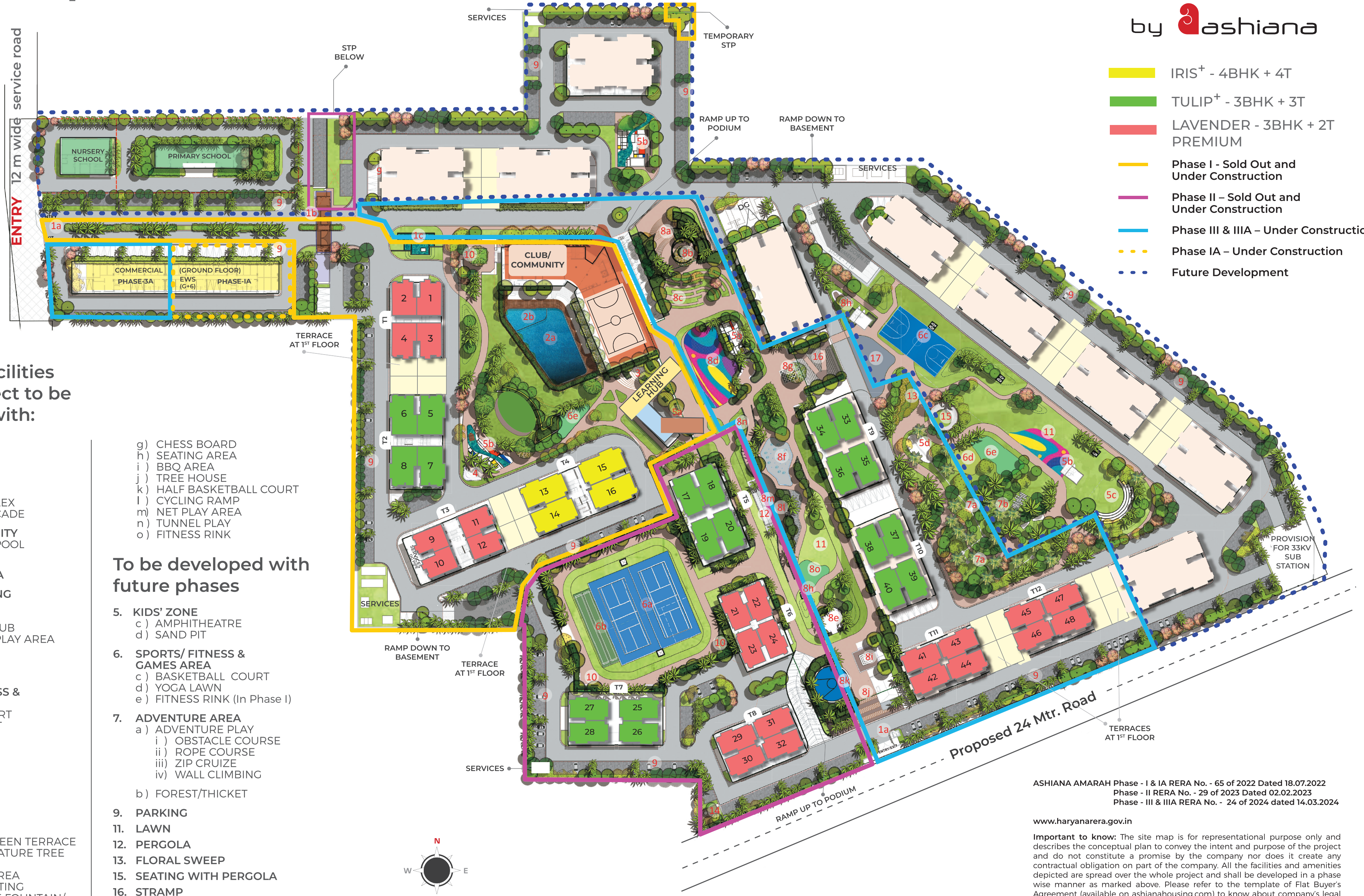
Phase - I & IA RERA No. - 65 of 2022 dated 18.07.2022

Phase - II RERA No. - 29 of 2023 dated 02.02.2023

Phase - III & IIIA RERA No. - 24 of 2024 dated 14.03.2024

[www.haryanarera.gov.in](http://www.haryanarera.gov.in)

# Site Map



## Common facilities for the project to be developed with:

### Phase I

1. ENTRANCE
  - a) ENTRY/ EXIT
  - b) GATE COMPLEX
  - c) WATER CASCADE
2. CLUB/COMMUNITY
  - a) SWIMMING POOL
  - b) KIDS' POOL
3. STEPPED PLAZA
4. CANOPY SEATING
5. KIDS' ZONE
  - a) LEARNING HUB
  - b) DOORSTEP PLAY AREA

### Phase II

6. SPORTS/ FITNESS & GAMES AREA
  - a) TENNIS COURT
  - b) NET CRICKET
9. PARKING
10. SEATING
14. DOG AREA

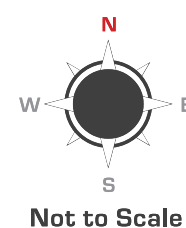
### Phase III

8. PLAY STREET
  - a) STEPPED GREEN TERRACE
  - b) CENTRAL FEATURE TREE
  - c) MAZE
  - d) KIDS PLAY AREA
  - e) RIBBON SEATING
  - f) INTERACTIVE FOUNTAIN/ WATER PLAY

- g) CHESS BOARD
- h) SEATING AREA
- i) BBQ AREA
- j) TREE HOUSE
- k) HALF BASKETBALL COURT
- l) CYCLING RAMP
- m) NET PLAY AREA
- n) TUNNEL PLAY
- o) FITNESS RINK

## To be developed with future phases

5. KIDS' ZONE
  - c) AMPHITHEATRE
  - d) SAND PIT
6. SPORTS/ FITNESS & GAMES AREA
  - c) BASKETBALL COURT
  - d) YOGA LAWN
  - e) FITNESS RINK (In Phase I)
7. ADVENTURE AREA
  - a) ADVENTURE PLAY
    - i) OBSTACLE COURSE
    - ii) ROPE COURSE
    - iii) ZIP CRUISE
    - iv) WALL CLIMBING
  - b) FOREST/THICKET
9. PARKING
11. LAWN
12. PERGOLA
13. FLORAL SWEEP
15. SEATING WITH PERGOLA
16. STRAMP
17. SKATE PARK



ASHIANA AMARAH Phase - I & IA RERA No. - 65 of 2022 Dated 18.07.2022  
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