
Less Screens,
More Greens.
Phase V: 15 of 2025 dated 13.02.2025
www.harayanarera.gov.in
amarah
ashiana
Kid Centric Homes
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WELCOME TO

amarah ashiana

Kid Centric Homes

Where Childhood Thrives Beyond Screens.

We believe in bringing back the essence of a vibrant, active childhood—one that isn't defined by screen time but by real-world experiences, outdoor adventures, and holistic learning.



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.

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 managed 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.

5 rooms of Learning Hub

Reading Hub | Art & Craft Room | Music Room | Dance Room | Workshop Room



Artistic Impression of Learning Hub.



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A World Of Imagination Awaits.

It nurtures a love for reading, expands vocabulary, and sparks creativity.
From storybooks to encyclopaedias, every page inspires discovery.

The Relevance:

- Develops focus and concentration.
- Nurtures empathy and understanding through diverse stories.
- Inspires curiosity and builds a foundation for lifelong learning.



Artistic Impression of Reading Hub.

A Melody Of Growth And Discovery.

With expert guidance and diverse instruments, kids explore rhythms, discover their sound, and turn melodies into lifelong memories.

The Relevance:

- Improves cognitive development and memory.
- Builds patience, focus, and discipline through practice.
- Encourages collaboration and teamwork in group performances.



Artistic Impression of Music Room.



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Expression In Motion.

From freestyle to classical dance, it builds confidence, rhythm, and coordination while nurturing well-being.

The Relevance:

- Boosts physical fitness, flexibility, and posture.
- Builds self-confidence and stage presence.
- Encourages self-expression and emotional release.



Image used for representative purpose only.

Where Imagination Takes Flight.

The Art, Craft & Workshop Room is a vibrant, hands-on space for children to express themselves freely.
It's filled with materials, tools, and interactive setups that inspire creativity, innovation, and skill-building.

The Relevance:

- Boosts problem-solving abilities and out-of-the-box thinking.
- Encourages emotional expression and self-confidence.
- Develops hands-on skills and a do-it-yourself



Artistic Impression of Art, Craft & Workshop Room.

Free Play Should Be Part Of Every Day.

The Play Street is a vibrant, open space where kids can explore, engage in free-spirited play, make friends, and let their imaginations run wild.

- Treehouse
- Ribbon Seating
- Interactive Fountain/ Water Play
- Hopscotch
- Kids Play Area
- Half Basketball Court
- Maze
- Stepped Green Terrace
- Seating
- Tunnel Play
- Cycling Ramp
- Central Feature Tree
- Pergola Net Play Area



Artistic Impression of Play Street.

Play Outside, Peace Inside: A Doorstep Play Haven.

A safe, convenient space just outside your home invites children to dive into imaginative and social play. It encourages physical movement, creativity, and daily interaction, making it an alternative to screen time.



Artistic Impression.

Green Spaces:
Where Little Minds Bloom.

With 6.7 acres of landscaped greens, children have endless opportunities to explore nature, engage in outdoor activities, and develop social skills—all in a refreshing, open environment.



Image used for representative purpose only.



Sports Shapes Character.

Actual Images shot at Ashiana.

Where champions are made.
From cricket nets to tennis and basketball courts, and even a swimming pool, the Sports Zone promotes fitness and instills teamwork, discipline, and resilience. It's where kids learn to love being active while building lifelong skills.



Shot at Ashiana

Not Just Weekends, Your Weekdays Will Be Fun Too.

Amarah has apporoximately 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.

- Badminton Court
- Gym
- Sports Hall Billiards & TT
- Futsal
- Kids Play Room
- Cafeteria
- Media Room
- Party Hall



Artistic Impression.

Landscape Facilities


Water Cascade


Mound


Walkaway


Party Lawn


Canopy & Gazebo


Stramp


Seating with Pergola


Sandpit


Adventure Play Area


Water Play Area


Yoga Lawn

Sports Areas


Tennis Court


Cricket Net


Swimming Pool


Skating Rink

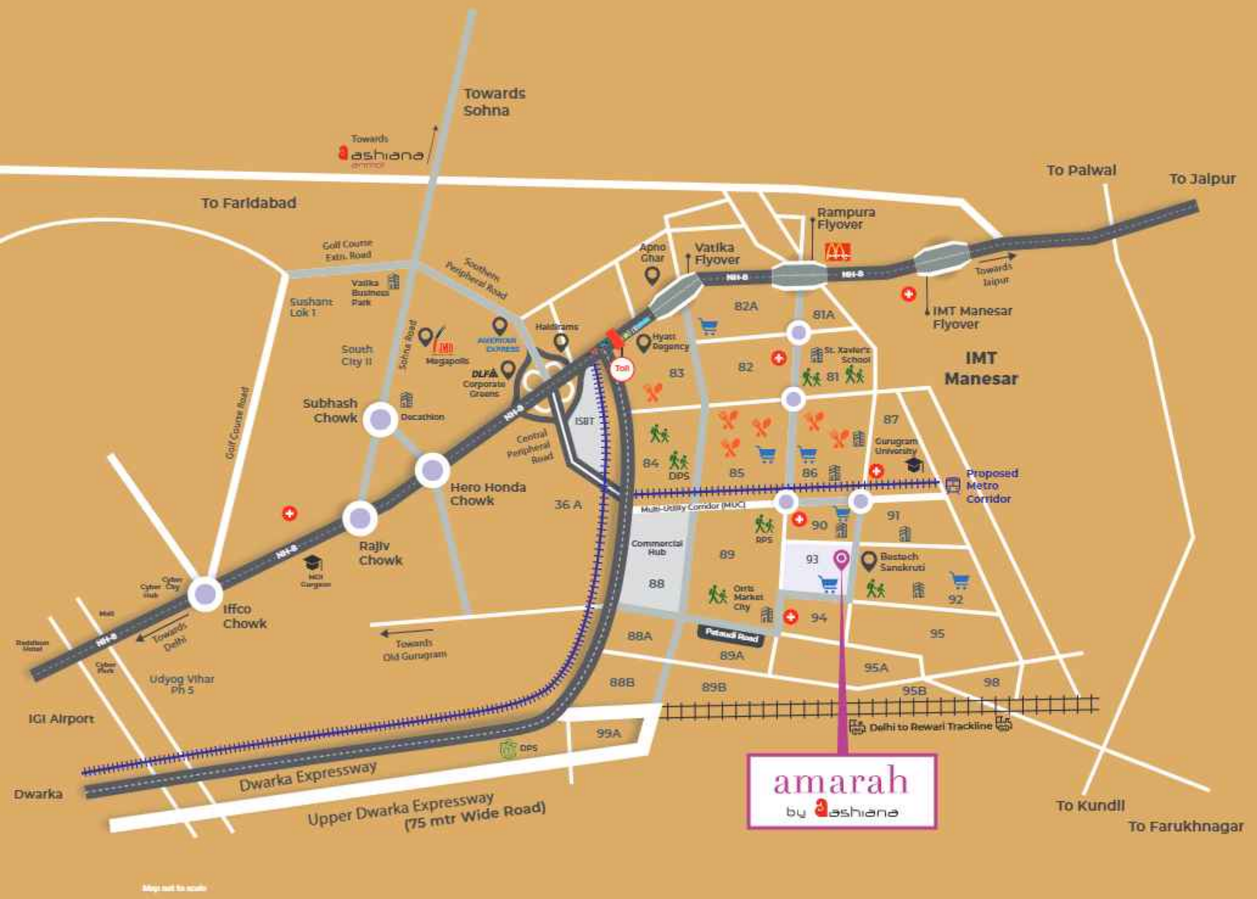

Basket Ball Court

Building Futures, One Step At A Time.

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 that you never have to lift a finger 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.



Distance Chart

Restaurants	Distance	Time Taken
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
Malls & Shopping Complex	**Distance**	**Time Taken**
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
Hospitals	**Distance**	**Time Taken**
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
Schools & Universities	**Distance**	**Time Taken**
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



▼ Phase V

TULIP+ 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 3rd, 5th, 7th, 9th, 11th, 13th Floor. Tower 20

*For the first floor unit plan: Balcony attached with Master bedroom will be 1050 mm wide only and total balcony area will be 214.11 sq.ft (19.89 sq.m)



▼ Phase V

TULIP+ 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 20



▼ Phase V

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 19 & 21

*For the first floor unit plan: Balcony attached with Master bedroom will be1050 mm wide only and total balcony area will be 201.27 sq ft (18.69 sq m)



▼ Phase V

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 19 & 21



(2 UNITS) 3BHK+3T	CARPET AREA 116.50 SQM. (1254 SQ.FT.)	BALCONY AREA 27.61 SQM. (297.15 SQ.FT)

PHASE V
Layout plan of 20th Floor Facing tower 17

TOWER 18



IRIS++ 4BHK+4T	CARPET AREA 134.15 SQM. (1444 SQ.FT.)	BALCONY AREA 27.61 SQM. (297.15 SQ.FT)

PHASE V
Layout plan of 1st, 3rd, 5th, 7th, 9th, 10th, 12th, 14th, 16th, 18th Floor & 20th Floor
(2units facing Podium)

TOWER 18



IRIS++ 4BHK+4T	CARPET AREA 134.15 SQM. (1444 SQ.FT.)	BALCONY AREA 26.77 SQM. (288.15 SQ.FT)

PHASE V
Layout plan of 2nd, 4th, 6th, 8th, 11th, 13th, 15th, 17th, 19th Floor .

SPECIFICATIONS PHASE V

SPACE	FLOORING	WALLS	CHAUKHATS	DOOR SHUTTERS	WINDOWS	FIXTURES/ FITTINGS
LIVING/ DINING/ LOBBY	Vitrified tiles with Epoxy Grout	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/Door shutter with handle & lock system with video door phone	Powder-coated/ anodized aluminium or UPVC windows with 5mm thick toughened glass	Modular electrical switches with sockets & fan regulators
BEDROOM	Master Bedroom: Wooden vitrified texture tiles with Epoxy Grout Other Bedrooms: Wooden vitrified texture tiles	Acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions	Wooden Finish door frame in LVL / Metal	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
KITCHEN	Vitrified tiles with Epoxy Grout	600mm high vitrified 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 Wooden	Kitchen platform in Quartz/granite stone/ full body 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. And under counter R.O. for "Tower 18" only
BATHROOM	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	Finish door frame in LVL / Metal	35mm skin doors/flush door with laminates 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. And glass curtain+vanity counter in all toilets in "Tower 18" only
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 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 & video door phone to be provided in all units.
LIFT	Two gear-less high-speed automatic lifts in each block with generator backup.
PIPED LPG	Provision in the kitchen with piping and meter.
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 with copper piping & brackets for outdoor units (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 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 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 ("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", residential building block no. 13, 14, 15, 16 and 17 together with certain common areas, amenities and facilities reserved for residential block "known as Ashiana Amarah Phase – IV" ; residential building block no 18, 19, 20 & 21 together with certain common areas amenities and reserved for residential block; "known as Ashiana Amarah Phase - V" ; 120 EWS units and 16 shops together with common areas, facilities and amenities reserved for EWS and commercial block "Ashiana Amarah Phase – 1A" 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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Kid Centric Homes

Established in 1979, Ashiana is now among India's top 10 Realty Brands. A legacy we have achieved with 45+ years of experience, ethical business practices, sheer dedication, providing dream homes to 16000+ 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 & IA: 65 of 2022 dated 18.07.2022
Phase II: 29 of 2023 dated 02.02.2023
Phase III & IIIA: 24 of 2024 dated 14.03.2024
Phase IV: 72 of 2024 dated 01.07.2024
Phase V: 15 of 2025 dated 13.02.2025
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