

*three* GENERATIONS, *one*

home



# togetherness

## IS A BEAUTIFUL THING

*There's nothing more precious than a family and the joy that comes with living together. At Ashiana, we respect and value that feeling. We, now present Ashiana Regal to offer families the perfect abode to live together. Crafted like a sanctuary of love and togetherness, Ashiana Regal is the ideal home for all generations.*

Equipped with all modern amenities, it is a place where you can truly experience what living like a family actually means. Be it for your parents or your children, life here will be equally blossoming and rewarding. With that comes the comfort of knowing that those who taught you how to walk will also ensure that your children grow happy and healthy.



START YOUR  
JOURNEY DOWN  
THE PATH OF  
TOGETHERNESS  
WITH ASHIANA REGAL  
AND DISCOVER  
THE MOST BEAUTIFUL  
SIDE OF LIFE.



# close TO THE CITY

# away

## DISTANCE FROM ASHIANA REGAL

- Nandankanan Zoo 1.8 km
- Ashiana Royal Lagoon 2 km
- Ashiana Royal Arcade - An upcoming modern shopping complex 2 km
- Z1 Estate/Mani Tribhuvan 2.5 km
- Big Bazaar 3.3 km
- KIITS 3.4 km
- New Bhubaneswar Railway Station 3.5 km
- SAI International School 5.7 km
- Trisulia Square 7 km
- Kalinga Hospital 7.8 km

## FROM THE CHAOS

- Infocity 8 km
- Xavier Institute of Management (XIMB) 8.8 km
- Nalco Bhawan 9 km
- Jayadev Vihar 10 km
- MAYFAIR Lagoon & Trident 10 km
- Apollo Hospital 11 km
- Orissa High Court 11 km
- Bhubaneswar International Airport 16 km

Located on Main Nandankanan Bhubaneswar-Cuttack Main Road, Ashiana Regal's strategic location keeps you away from the hustle and bustle of the city yet makes it easily accessible and provides you the ideal and green environment to live in.



# A FAMILY OF 148 families

Ashiana Regal is exquisitely designed to provide 148 families exclusive access to premium amenities. Offering a limited number of homes, the residential complex opens unlimited avenues to indulge in a luxurious life. With complete privacy and easy reach to a community living, each family will get ample time to enjoy its amenities and pamper all its members with the things they love the most. Ashiana Regal is the true embodiment of modern living where moments come alive in the warm company of limited, yet like-minded people.

*The beautifully designed complex offers spacious 2 BHK and 3 BHK residences for a comfortable and memorable living.*

# live the good

Everything your little ones need to learn, grow strong and bring out the best in them, at one place.



**INDOOR GAMES ROOM  
WITH TABLE TENNIS,  
POOL TABLE AND  
CAROM**

—  
**KIDS ACTIVITY  
ROOM-  
ART/MUSIC/DANCE\***



—  
**OUTDOOR KIDS  
PLAY AREA WITH  
SWINGS AND SLIDES**

—  
**TODDLER'S PLAY  
ZONE IN EACH TOWER**



Give special care to those who hold a special place in your heart.



\*pay per use service

# life



Make them feel safe,  
secure and happy.

**PANIC BUTTON/  
EMERGENCY ALARM IN  
EACH HOUSE**



**WHEEL CHAIR ACCESS  
TO ALL COMMON AREAS**



**POLYCLINIC SET-UP**



**AMBULANCE SERVICES**

Turn ordinary days into extraordinary experiences.  
Enjoy the amenities of the outside world inside the complex.



**ELEVATED  
LANDSCAPE  
GARDEN**



**OUTDOOR  
SWIMMING  
POOL AND KIDS  
SPLASH POOL**



**LOUNGE WITH  
SEATING AND  
BIG TV SCREEN**



**GYMNASIUM**



**PARTY HALL**



# live the good

Focus on maintaining a healthy and happy life for your loved ones. Leave the maintenance worries for us.



**PLUMBER AND  
ELECTRICIAN ON  
CALL**



**MAINTENANCE OF  
COMMON AREA**



**DOOR-TO-DOOR  
GARBAGE  
COLLECTION**



**APP BASED  
MAINTENANCE  
SYSTEM**



Experience the next level of safety and comfort.



**DG BASED POWER  
BACKUP**



**24X7 SECURITY  
WITH GUARDS**



**INTERCOM  
FACILITY**



**CCTV FACILITY**



**LIFT WITH  
AUTOMATIC  
RESCUE DEVICE**



**FIRE  
PRECAUTIONS  
AND SAFETY**





# life



Live a life less ordinary with complete peace of mind.

Let's care for the environment like we care for each other and preserve it for the future generations.



**SEWAGE  
TREATMENT &  
RECYCLING OF  
WATER**



**RAINWATER  
HARVESTING**



**ORGANIC WASTE  
MANAGEMENT  
AND  
COMPOSITION**



**LED LIGHTS**



# live better



# experience luxury

## FEEL GREAT

**Club Superia** at Ashiana Regal is an embodiment of class, comfort and convenience. A clubhouse like no other, it offers a range of features that empower its residents to experience the finest living outside their homes. Our residents will enjoy the privileged life with outdoor swimming pool & kids splash pool, lounge with seating, a big TV screen, well equipped gymnasium and a classy party hall.

*Offering something for each member of your family, **Club Superia** is a blessing for those who wish to enjoy life together, those who want to create memories out of moments and live every day to the fullest.*

THE NEXT BEST THING IN

# modern



Actual Image Only



Actual Image



Actual Image

**Ashiana**  
The art of home

**ROYAL  
LAGOON**

# lifestyle

The recipient of the 'Project of the Year' award at Bhubaneswar Real Estate Leadership Awards 2019, Royal Lagoon has become one of the most coveted residential complexes in Bhubaneswar. Taking lifestyle to a new high, by introducing a plethora of amenities, Royal Lagoon has changed the way life is lived in Bhubaneswar.

Created to provide a family with everything that it deserves in a nurturing, friendly and peaceful environment, Royal Lagoon offers an unmatched selection of premium features, open spaces and breathtaking landscapes. To add comfort to your family life, it houses a large clubhouse, gymnasium, swimming pool, sports facilities and much more.



Actual Image

*Because a home belongs  
to more than just one person.  
It belongs to a family of  
generations sharing a  
bond of love. That's why  
705 families chose  
Royal Lagoon and turned  
it into their home forever.*

# 705 FAMILIES

# 1 address

Families are not made out of just blood relations. They are also made out of close associations, trust and participation. At Royal Lagoon, 705 families share a beautiful relationship that binds them together as one. Together they celebrate festivals, welcome each other into their lives on personal occasions and come forward, to help each other out when it counts the most.

Our thousands of residents may be separated by different homes, but when they all come forward they make a big family that always stays together.

## UNPARALLELED SAFETY AND CONVENIENCE

Our multilevel security system and 24x7 ambulance services ensure that residents live a worry-free life. A team of dedicated 60 plus staff members is always ready to resolve any services requests which are raised through a mobile app especially designed for our residents. So they don't have to make any physical effort to report anything and can get everything done from the comfort of their home or office.



Actual Image Only



**Ashiana**  
The art of home

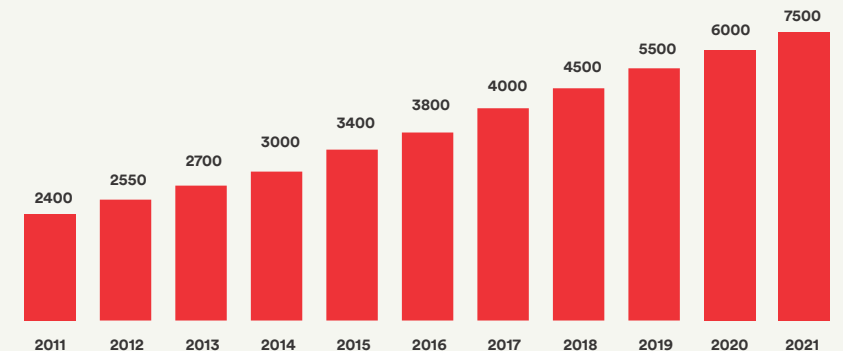
**ROYAL  
LAGOON**

**AT ROYAL LAGOON, FAMILIES PROSPER  
AND GROW STRONGER TOGETHER.**

**AND THEIR  
investment grows too!**

**In 2011, Royal Lagoon was valued at Rs. 2400/sq. ft.  
In 2021, it is valued at Rs. 7500/sq. ft.\***

Market Sources



*Life at Ashiana Royal Lagoon is both wonderful and financially rewarding. The families that have found the perfect home at Ashiana are enjoying the best of both the worlds.*

REDEFINING

Shopping

and



Artistic Image Only



**Ashiana**  
The art of home

# ROYAL ARCADE



Royal Arcade, standing tall next to Royal Lagoon and just 1 kilometer from Ashiana Regal, is a bouquet of modern Proposed offerings like showrooms, shops, offices, banks, restaurants, gym, spa and much more that makes life easy. Its proximity to many residential complexes and tourist destinations is an added advantage. Serving the needs of consumers as well as investors, Royal Arcade also offers 24-hour security, basement parking, in-house maintenance, plush entrance lobby, wide-open layout, wide frontage for shops, spacious atrium and power backup.

For the residents of Ashiana Regal, Royal Arcade makes for an ideal location and will serve as the one stop shop for all their retail needs.

**A PROMISING HUB FOR ALL THE RESIDENTS.  
A ONCE-IN-A-LIFETIME OPPORTUNITY FOR ALL  
THE INVESTORS.**

# corporate spaces

IN BHUBANESWAR



# ashiana



# nomes



ASHIANA HOMES

Ashiana has completed 34 glorious years in the housing development sector. It has established its reputation as a real estate developer that provides Quality of Construction, Safety of Investment and Integrity of Commitment. Recognized for the same, Ashiana Homes has won 'Developer of the Year' Award at Bhubaneswar Real Estate Leadership Awards 2019 and 'Excellence in Delivery 2019' Award at the Real Estate Awards, presented by Rise with India and powered by CMO Asia. With over 46 lac sq. ft. of delivered residential and commercial space, it is known to provide the best lifestyle and amenities to more than 4200 families and has impacted the lives of over 25000 people in more ways than one.

## ASHIANA'S COMPLETED RESIDENTIAL PROJECTS INCLUDE:

- Villa Anandam (NCR)
- Ashiana Palm Court (NCR)
- Ashiana Le Residency (NCR)
- Ashiana Heritage (NCR)
- Ashiana Upvan (NCR)
- Ashiana Greens (NCR)
- Ashiana Orchids (NCR)
- Black Gold Apartments (NCR)
- Ashiana Silver Crest Villas (NCR)
- Ashiana Greens Phase 1 (Jaipur)
- Royal Lagoon - Phase 1 (Bhubaneswar)
- Royal Lagoon - Phase 2 (Bhubaneswar)

The ongoing projects of Ashiana are Royal Arcade (the upcoming modern shopping complex) in Bhubaneswar. The Center Court & Ashiana Mulberry in Gurgaon and Ashiana Greens (Phase 2) in Jaipur.

**FOR MORE INFORMATION, PLEASE VISIT [WWW.ASHIANAHOMES.COM](http://WWW.ASHIANAHOMES.COM)**

# 34 CELEBRATING years

OF CREATING BEAUTIFUL HOMES

## SOME OF OUR COMPLETED PROJECTS



ASHIANA UPVAN, INDIRAPURAM



PALM COURT, GHAZIABAD



VILLA ANANDAM - PHASE 1, GHAZIABAD



LE RESIDENCY, GHAZIABAD



ASHIANA GREENS, INDIRAPURAM



ASHIANA ORCHID, GREATER NOIDA



ASHIANA GREENS, JAIPUR



ROYAL LAGOON, BHUBANESWAR

## OUR ONGOING PROJECTS



ASHIANA MULBERRY-PHASE 1, GURGAON FOR DETAILS, CALL 8010 100 500

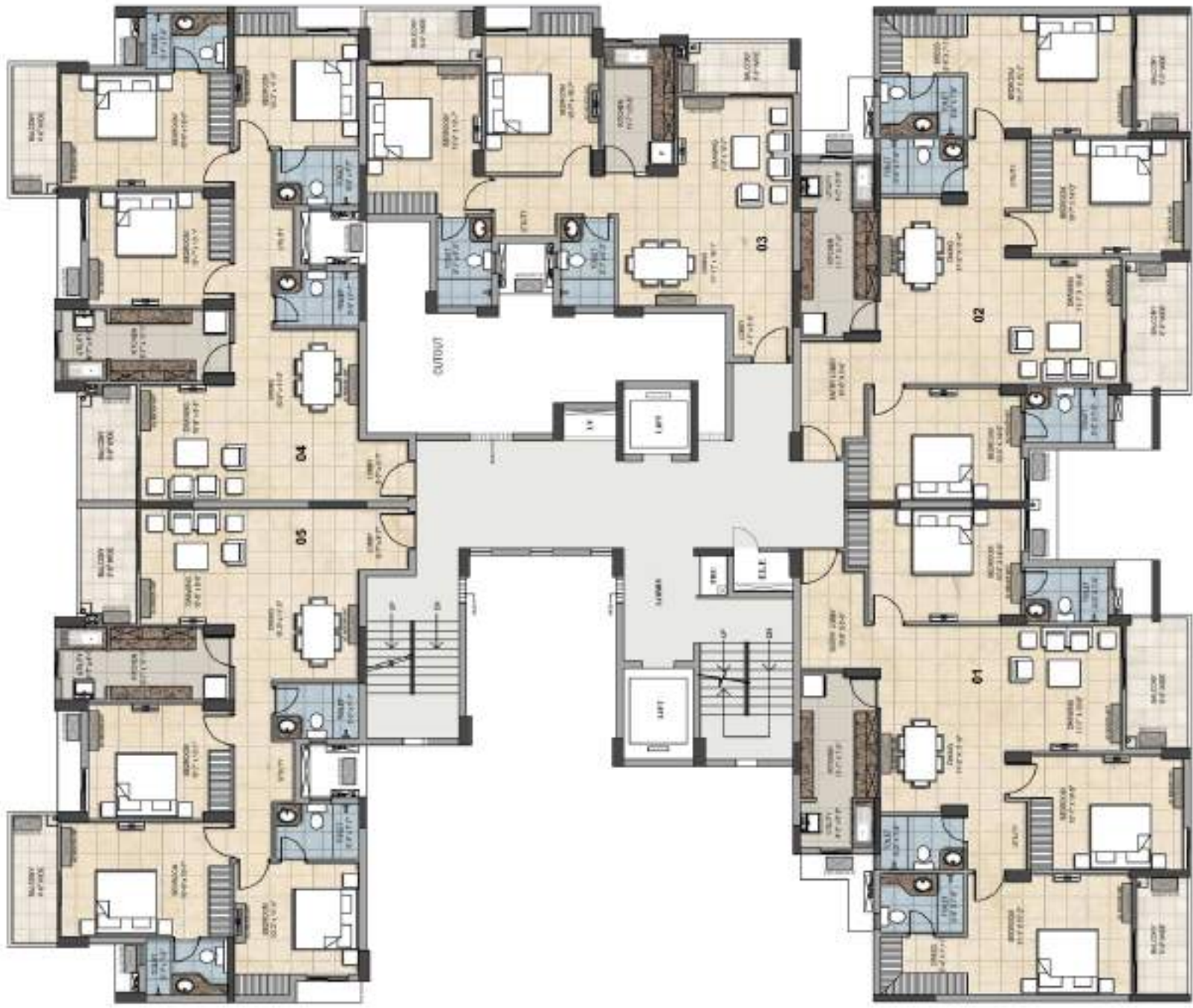


THE CENTER COURT-PHASE 1, GURGAON FOR DETAILS, CALL 8287 100 100



ROYAL ARCADE, BUBHANESWAR FOR DETAILS, CALL 9692 100 100





**CLUSTER PLAN-TOWER 1**  
**G+14 FLOOR**  
**ASHIANA REGAL**  
**MAIN NANDANKANAN ROAD,**  
**BHUBANESHWAR**



**CLUSTER PLAN-TOWER 2**  
**G+14 FLOOR**  
**ASHIANA REGAL**  
**MAIN NANDANKANAN ROAD,**  
**BHUBANESHWAR**



- |                       |                                    |
|-----------------------|------------------------------------|
| 01. GUARD ROOM        | 11. CHILDREN POOL                  |
| 02. ENTRY EXIT        | 12. SWIMMING POOL                  |
| 03. INTERNAL DRIVEWAY | 13. LAND FOR ROAD EXPANSION        |
| 04. RAMP TO BASEMENT  | 14. COMMUNITY CENTER               |
| 05. SURFACE PARKING   | 15. DOMESTIC STAFF TOILET          |
| 06. L.T. PANEL ROOM   | 16. METER ROOM                     |
| 07. D.G. SET          | 17. FIRE COMMAND CENTER            |
| 08. H.T. METER ROOM   | 18. RAMP FOR PHYSICALLY CHALLENGED |
| 09. I.C.T. ROOM       |                                    |
| 10. STILL PARKING     |                                    |

- GRANDE (3BHK+3 TOILETS)
- PREMIER (3BHK+3 TOILETS)

**ASHIANA REGAL - SITE PLAN  
(GROUND FLOOR LEVEL)**

Nandankanan Road, Bhubaneswar

**DISCLAIMER:**  
 1. LAYOUT PLAN IS SUBJECT TO CHANGES PER RULES & REGULATIONS.  
 2. ALL DIMENSIONS ARE TO BE TAKEN AS PER THE AGREEMENT FOR DETAILS.  
 3. PLEASE REFER TO THE FLAT BUYER AGREEMENT FOR DETAILS OF PROJECT PHASING.  
 4. THE LANDSCAPE (HARDSCAPE & SOFTSCAPE) SHOWN HERE IS TO INDICATE THE INTENT OF THE ARCHITECT.  
 5. ACTUAL LANDSCAPE SHALL BE AS PER LANDSCAPE DEVELOPMENT PROPOSED BY LANDSCAPE CONSULTANT.





- 19 DOUBLE HEIGHT LOBBY
- 20 RAMP FOR PHYSICALLY CHALLENGED
- 21 ELEVATED LAWN



- GRANDE (3BHK+3 TOILETS)
- PREMIER (3BHK+3 TOILETS)
- BOUTIQUE (2BHK+2 TOILETS)

**ASHIANA REGAL - SITE PLAN  
(FIRST FLOOR LEVEL)**

Nandankanan Road, Bhubaneswar

**DISCLAIMER:**  
 1. THIS PLAN IS SUBJECT TO CHANGE AS PER RULES & REGULATIONS.  
 2. THIS PLAN IS ONLY INDICATIVE. PLEASE REFER TO THE BUYER AGREEMENT FOR DETAILS.  
 3. PLEASE REFER TO THE FLAT BUYER AGREEMENT FOR DETAILS OF PROJECT PHASING.  
 4. THE LANDSCAPE (HARDSCAPE & SOFTSCAPE) SHOWN HERE IS TO INDICATE THE INTENT OF THE ARCHITECT.  
 5. ACTUAL LANDSCAPE DEVELOPMENT PROPOSED BY LANDSCAPE CONSULTANT.

# ASHIANA REGAL GRANDE 3 BHK+3 TOILETS



AREA	SQ. M.	SQ. FT.
RERA CARPET AREA	111.48	1199.97
BALCONY	11.75	126.48
BUILT-UP AREA	169.54	1825.00

	SPACE FOR WARDROBE
	A.C. OUTDOOR UNIT LOCATION
	A.C. INDOOR UNIT LOCATION
	PLUMBING PIPES

**Note:**

- The Internal Dimension shown are from wall to wall excluding plaster thickness as per Architectural & Structural construction drawings.
- The Carpet Area calculation is as per RERA definition and after deduction of area under plaster & skirting of External walls.
- Built-up Area/Salc Area includes RERA Carpet Area, Area of External walls of the Apartment, balcony area, area of shafts & lofts and proportionate share of common areas.
- The Balcony Dimensions shown are from external face of wall to external face of balcony wall.
- All Furniture & wardrobe shown in the drawing is only for indicative purpose.
- Plumbing pipes shown in the shafts and balcony is indicative only and balcony is indicative only and may or may not change.
- Location of Refrigerator, Hob etc. in the Kitchen, TV. in rooms & Washing machine in service balcony is for indicative purpose only. Refer to the specification for details.
- A.C. Indoor & Outdoor units are not a part of specification It is shown here for location marking only.

# ASHIANA REGAL PREMIER 3 BHK+3 TOILETS



AREA	SQ. M.	SQ. FT.
RERA CARPET AREA	95.98	1033.13
BALCONY	10.46	112.59
BUILT-UP AREA	148.64	1600.00

	SPACE FOR WARDROBE
	A.C. OUTDOOR UNIT LOCATION
	A.C. INDOOR UNIT LOCATION
	PLUMBING PIPES





**Note:**

- The Internal Dimension shown are from wall to wall excluding plaster thickness as per Architectural & Structural construction drawings.
- The Carpet Area calculation is as per RERA definition and after deduction of area under plaster & skirting of External walls.
- Built-up Area/Salc Area includes RERA Carpet Area, Area of External walls of the Apartment, balcony area, area of shafts & lofts and proportionate share of common areas.
- The Balcony Dimensions shown are from external face of wall to external face of balcony wall.
- All Furniture & wardrobe shown in the drawing is only for indicative purpose.
- Plumbing pipes shown in the shafts and balcony is indicative only and may or may not change.
- Location of Refrigerator, Hob etc. in the Kitchen, TV. in rooms & Washing machine in service balcony is for indicative purpose only. Refer to the specification for details.
- A.C. Indoor & Outdoor units are not a part of specification It is shown here for location marking only.

## ASHIANA REGAL BOUTIQUE 2 BHK+2 TOILETS



AREA	SQ. M.	SQ. FT.
RERA CARPET AREA	74.36	800.41
BALCONY	9.51	102.37
BUILT-UP AREA	119.38	1285.00

	SPACE FOR WARDROBE
	A.C. OUTDOOR UNIT LOCATION
	A.C. INDOOR UNIT LOCATION
	PLUMBING PIPES

**Note:**

- The Internal Dimension shown are from wall to wall excluding plaster thickness as per Architectural & Structural construction drawings.
- The Carpet Area calculation is as per RERA definition and after deduction of area under plaster & skirting of External walls.
- Built-up Area/Salc Area includes RERA Carpet Area, Area of External walls of the Apartment, balcony area, area of shafts & lofts and proportionate share of common areas.
- The Balcony Dimensions shown are from external face of wall to external face of balcony wall.
- All Furniture & wardrobe shown in the drawing is only for indicative purpose.
- Plumbing pipes shown in the shafts and balcony is indicative only and balcony is indicative only and may or may not change.
- Location of Refrigerator, Hob etc. in the Kitchen, TV. in rooms & Washing machine in service balcony is for indicative purpose only. Refer to the specification for details.
- A.C. Indoor & Outdoor units are not a part of specification It is shown here for location marking only.

# Standard Specification and Features of Ashiana Regal, Bhubaneswar

Structure		Earthquake Resistant RCC frame structure designed for specific seismic zone. Floor slab to Floor slab height of ground floor apartments to be 3380 mm. Floor slab to Floor slab height of all apartment from 1st floor to 14th floor to be 2900 mm. Design approved by IIT / NIT / Equivalent as specified by Bhubaneswar Development Authority (BDA)					
Sl	Area	Flooring #	Wall & Ceiling #	Windows & External Doors	Door & Door Frames #	Plumbing	Electrical
1	Living Room & Dining Area	Double charged Vitrified Tiles (800 x 800 /600x600)	Plaster finished with Acrylic Emulsion Paint. Ceiling shall be in white color. Walls in pastel shade.	UPVC Sliding doors (One side) and /or windows with glazing only. Latch shall be provided from inside.	7 Feet height pre-laminated door shutter with brass/ SS hardware (Mortice lock, tower bolt, door stopper and magic eye). Door frame to be of hard wood duly polished / painted	N/A	Copper wiring in concealed PVC conduits and modular switches (Refer to Annexure-A). Location for fixing AC outdoor unit shall be given
2	Master Bedroom	Double charged Vitrified Tiles 800 x 800 /600x 600)	Plaster finished with Acrylic Emulsion Paint. Ceiling shall be in white color. Walls in pastel shade.	UPVC Sliding doors (One side) and /or windows with glazing only. Latch shall be provided from inside.	7 Feet height pre-laminated door shutter. Brass /SS hardware ( Mortice lock, tower bolt, door stopper). Door frame to be of hard wood painted with enamel paint.	N/A	Copper wiring in concealed PVC conduits and modular switches (Refer to Annexure-A). Location for fixing AC outdoor unit shall be given

SI	Area	Flooring #	Wall & Ceiling #	Windows & External Doors	Door & Door Frames #	Plumbing	Electrical
3	Other Bedroom(s)	Double charged Vitrified Tiles 800 x 800 /600x600	Plaster finished with Acrylic Emulsion Paint. Ceiling shall be in white color. Walls in pastel shade	UPVC Sliding (One side) doors and /or windows with glazing only. Latch shall be provided from inside.	7 Feet height pre-laminated door shutter. Brass/ SS hardware ( Mortice lock, tower bolt, door stopper). Door frame to be of hard wood painted with enamel paint.	N/A	Copper wiring in concealed PVC conduits and modular switches (Refer to Annexure-A). Location for fixing AC outdoor unit shall be given
4	Kitchen	Double charged Vitrified Tiles 800 x 800/600x 600)	Ceramic Tiles (300 x 450) up to 2 feet above counter, balance area plaster finished with Acrylic Emulsion Paint. Cabinets above and below the counter made of MDF boards/ply boards with hardware and fittings. Counter shall be of granite.	UPVC Sliding or Openable door and window with glazing only. Latch shall be provided from inside.	7 Feet height pre-laminated door shutter. Brass/ SS hardware ( Cylindrical lock, door stopper). Door frame to be of hard wood painted with enamel paint	<ul style="list-style-type: none"> <li>• Concealed CPVC pipelines for the supply of cold water.</li> <li>• SS sink with single bowl and drain board and wall mounted swivel Spout.</li> <li>• Location shall be provided for fixing RO system.</li> <li>• Plumbing and electrical point shall be provided</li> </ul>	Copper wiring in concealed PVC conduits along with modular switches (Refer to Annexure - A). Electrical point for fixing Chimney and RO System will be provided.

SI	Area	Flooring #	Wall & Ceiling #	Windows & External Doors	Door & Door Frames #	Plumbing	Electrical
5.	Master Toilet	Ceramic Tiles (300 x 300)	Ceramic Tiles (300 x 450) up to 7 feet height. Balance area plaster, finished with Acrylic Emulsion Paint in white color	UPVC Openable window / ventilator with glazing only. Latch shall be provided from inside	7 Feet height one side pre-laminated and one side painted door shutter. Stainless steel / Brass hardware (Cylindrical lock, tower bolt, door stopper). Door frame to be of hard wood painted with enamel paint	<ul style="list-style-type: none"> <li>● Concealed CPVC pipelines for supply of hot and cold water (without geyser).</li> <li>● C P Fitting and Sanitary ware of reputed brand. (Rocca/ Kohler / Jaquar / Grohe or equivalent)</li> <li>● WC with Cistern (Rocca/ Kohler /Somany/Hindware or equivalent) and health faucet</li> <li>● Granite Counter with Wash basin (Rocca/ Kohler/Somany/Hindw are or equivalent).</li> <li>● Glass partition in shower area.</li> <li>● Mirror and Towel rail</li> <li>● Location shall be provided for fixing geyser along with plumbing and electrical points</li> </ul>	Copper wiring in concealed PVC conduits along with modular switches (Refer to Annexure-A) Provision for fixing a small geyser will be provided.

Sl	Area	Flooring #	Wall & Ceiling #	Windows & External Doors	Door & Door Frames #	Plumbing	Electrical
6.	Toilets	Ceramic Tiles (300 x 300)	Ceramic Tiles (300 x 450) up to 7 feet height. Balance area Plaster, finished with Acrylic Emulsion Paint in white color	UPVC Openable window / ventilator with glazing only. Latch shall be provided from inside.	7 Feet height one side pre-laminated and one side painted door shutter. Stainless steel / Brass hardware (Cylindrical lock, tower bolt, door stopper). Door frame to be of hard wood painted with enamel paint	<ul style="list-style-type: none"> <li>• Concealed CPVC pipelines for supply of hot and cold water (without geyser).</li> <li>• C P Fitting and sanitary ware of reputed brand. (Rocca/ Kohler / Jaquar / Grohe or equivalent)</li> <li>• WC with Cistern (Rocca/ Kohler /Somany/Hindware or equivalent) and health faucet</li> <li>• Granite Counter with Wash basin (Rocca/ Kohler /Somany/Hindware or equivalent).</li> <li>• Mirror and Towel rail • Location shall be provided for fixing geyser along with plumbing and electrical points</li> </ul>	Copper wiring in concealed PVC conduits along with modular switches (Refer to Annexure-A). Provision for fixing a small geyser will be provided
7.	Balcony	Ceramic Tiles (300 x 300)	MS Railings painted in enamel paint. External texture Paint on walls. External paint in white color on the ceiling	Service shaft door shutters (if any) made of MS / Aluminum / Ply / Cement board. It may open in balcony	N/A	<ul style="list-style-type: none"> <li>• Water drainage outlet shall be provided</li> <li>• Water inlet point shall be provided only in the Service Balcony (if any) attached with the kitchen or any one balcony</li> </ul>	Copper wiring in concealed PVC conduits along with light point. Power point for washing machine will be provided in the service balcony attached with the kitchen only (Refer to Annexure-A)



Sl	Area	Flooring #	Wall & Ceiling #	Windows & External Doors	Door & Door Frames #	Plumbing	Electrical
8	Lifts	1 Passenger lift (8 pax) & 1 Stretcher lift (13 pax) in each building of reputed make such as OTIS / Johnson / KONE or similar					
9	Lift Lobbies & Corridor (Typical Floor)	<ul style="list-style-type: none"> <li>• Flooring in attractive designs of ceramic tiles / vitrified tiles.</li> <li>• Wall to be finished in a mixed pattern of tiles/ stone and texture paint.</li> <li>• Ceiling shall be plastered and a coat of putty duly finished in Acrylic Emulsion paint</li> <li>• Ceiling lights shall be provided.</li> <li>• Window opening in corridor shall be as per direction of the fire department.</li> </ul>					
10	Ground Floor Lobby	<ul style="list-style-type: none"> <li>• Waiting area for visitors. • Flooring in mix design of marble/granite and tile.</li> <li>• Wall paneling and false ceiling with lighting.</li> <li>• Reception area</li> <li>• Small kids zone</li> </ul>					
11	Staircase	<ul style="list-style-type: none"> <li>• Stone/Tile flooring</li> <li>• MS railing on one side</li> <li>• Walls will be plastered and finished with oil bound distemper in pastel shade. Ceiling shall be in white color</li> <li>• Staircase shall have wall opening as required by Fire Department</li> <li>• Only Fire staircase shall have Fire Rated Doors ( As required by fire department)</li> <li>• Lighting and signage shall be provided on every floor landing</li> </ul>					
12	External Finish	Building shall be finished in a mix of textured and plain paint.					
13	Electric Connection & Power Back-Up	<ul style="list-style-type: none"> <li>• Each apartment shall be provided with suitable 3 phase electricity connections through state electricity distribution company. 6 KW for Grande, 6 KW for Premier, 5 KW for Boutique. Connection shall be provided based on diversity factors as allowed by the Regulatory Authority. Meter connection charges including cost of meter, deposit, supervision cost and line charges shall be charged separately at the time of offer for possession. Recurring monthly charges shall be extra. The electricity distribution &amp; metering system shall be either single point metering or multiple point metering, as per approval from the competent authority. The above mentioned charges and deposits shall be payable as per demand of the developer.</li> <li>• Power back up of 1 KW for Grande, 1 KW for Premier and 1 KW for Boutique and full back up in common areas with overall suitable diversity factor shall be provided. Recurring monthly cost shall be charged extra.</li> </ul>					
14	Water Supply	Supply of bore well drinking water through centralized water filtration plant via underground tank and overhead tanks till such time supply of drinking water is not provided by Municipal Corporation. The cost for it shall be borne by all the allottees as a part of Recurring Maintenance Charges. Electricity used for the operation of the plant shall be included in Common Area Electricity Charges and payable as recurring charges					
15	Additional Features	<ul style="list-style-type: none"> <li>• Pre Paid Electric Meter and Billing System shall be installed if single point metering is allowed by State Electricity Distribution Company. Meter cost, Connection charges, Security Deposit, Recurring user charges shall be paid extra by the allottees as determined by the company.</li> <li>• Provision for DTH (Television / Broadband) service shall be provided. Subscription and user charges to be paid directly to the Service Provider.</li> <li>• Surveillance with CCTV cameras on the periphery of the complex, main entry and exit, basement lobby level, basement ramps, tower ground floor entrance lobby levels and lifts.</li> </ul>					

(# Refer to Disclaimer attached herewith)

## Features

Sl.	Area	Description
1	Community Center	<ul style="list-style-type: none"><li>• Air conditioning of suitable capacity in all rooms/reception area</li><li>• Lounge with seating and large screen TV</li><li>• Gymnasium</li><li>• Banquet Hall</li><li>• Indoor Games Room with Table Tennis, Pool table and Carom</li><li>• Indoor kids play zone</li><li>• Outdoor Swimming Pool and Kids Splash Pool</li><li>• Outdoor kids play area with Swings and Slides.</li><li>• Indoor Kids activity rooms</li></ul>

**ANNEXURE-A**  
**Electrical Point Inventory**

**Electrical point inventory**

S.NO.	Location	Bell Point	Light Point		Mirror Light Point	Ceiling Fan Point	6 Amp Light Plug	16 Amp Power Plug	25 Amp AC Point	Wall Fan Point	Exhaust Fan Point	Telephone Point	TV Point	Distribution Board
			Ceiling Light	Wall Light										
1.	Grande ( 3 BHK+ 3 Toilet )	1	21	6	3	8	22	6	5	3	4	5	4	1
2.	Premier ( 3 BHK + 3 Toilet )	1	20	6	3	8	20	6	5	3	4	5	4	1
3.	Boutique ( 2 BHK + 2 Toilet )	1	16	5	2	7	16	5	4	2	3	4	3	1

# Disclaimers for Specifications & Features

## For Natural Materials (Wooden elements/Stone elements)

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 minor surface cracks.
2. **Granite/ Marble/ Sandstone:** Granite/ Marble / Sandstone 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 temperature variance between summer months and winter month's expansions and contraction takes place in concrete and brick work. Due to such movements, sometimes surface cracks would appear in the walls 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 directions within 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 recognized 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 /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. **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 is inherent in the tile making process. Tiles are 8-10 mm thick and can develop cracks upon impact with heavy or sharp objects.
6. **Door Shutters:** Door shutters are hollow core door shutters. The frame of the shutter is made of hard wood such as rubber wood, Canadian pine 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 molded 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.
7. **Wall:** No tiles will be provided behind/below kitchen cabinets. Wall surface above the false ceiling may be left in its original bare condition.
8. **External Paints:** External plastered surface of the buildings is painted with suitable quality paint as decided by the Architects. Paints are manufactured product from chemicals and specific grade of minerals/natural stone compounds. After application, this paint is exposed to weather conditions. Ultra violet ray and weather 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.
9. **Air Conditioning System:** Provision for Air Conditioner or fixing of window/split air conditioner in drawing dining area & bedrooms are 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.
10. **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 it may not be 100% free from impurities. These impurities are not avoidable with quality checks and balances.
11. **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 e) Power & Electrical. Design parameters set by such experts and applicability of their drawings and decisions are treated as final.
12. **Brick work, plaster and application of putty/POP over plastered surface** are manual activities. Hence, despite all quality process in the job, undulation, out of plumb line to certain extent cannot be avoided completely.
13. While every reasonable care has been taken in preparing this brochure and in constructing the models and show flats, the Developer/ Promoters and the Marketing Agents cannot be held responsible for any inaccuracies or omissions. Visual representations, models, show flat displays and 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.
14. 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 the Promoter and the Allottee and shall supersede all statements, representations or promises made prior to the execution of the Agreement For Sale and shall in no way be modified by any statements, representations or promises made by us or the Marketing Agents.



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**Disclaimer:** The Project named "Ashiana Regal" located at Main Nandan Kanan Road, Raghunathpur, Bhubaneswar, Odisha is being developed by Company M/s Uditi Dwellings Pvt. Ltd in collaboration with KRJ Project LLP and Shrihari Infracon Pvt Ltd. The Building Plans were approved by Bhubaneswar Development Authority via letter No. BNB/1283/2021, Bhubaneswar dated 12/03/2021. The total number of Apartments in the Project is 148 Nos and 1 Nos of Community Building and 2 Nos of Shops.

The ORERA registration number of the Project is RP/19/2021/00551 dated 01/10/2021. All the Approvals can be checked at the Regional Office of the Company situated at Bhubaneswar. The rights of Buyers, in the common areas, facilities and amenities, will be limited to usage rights as per declaration deed to be filed in the due course of time as per Apartment Act and as per Agreement for Sale. The external infrastructure facilities such as Trunk Roads, Electricity Supply, Drinking Water, Trunk Storm Water Drainage are to be developed by various Government agencies/ departments. If there is any delay or inconvenience due to non-availability of external infrastructure, the company shall not be held liable the same. Changes may happen in the layout of amenities/ common area services if instructed by Competent Authorities such as BDA/BMC, Ministry of Environment, Forest & Climate Change, State Pollution Control Board, Central Ground Water Authority, Electricity Supply Agency, Fire Department etc and the same shall be intimated to the buyers as and when necessary. The information and contents provided herein are subject to change within the provisions of Real Estate (Regulation & Development) Act 2016 and other Applicable Acts, Rules and norms of the state government. The Company is retaining its right to additional FAR subject to the prevailing government norms.

Images of people, animals, trees, plants and art & artifact as shown herein are for indicative purpose only and are not a part of the offering. Please refer to the specifications and amenities statement in the Agreement for Sale for details before investing. The Computer generated rendering/ images of apartments, buildings, amenities are as per architectural design and intent. However, there can be variation in colour and texture of the actual material used. Please read and pursue the terms and conditions of the Application Form, Draft Agreement for Sale, Building Sanction Plans, All approvals before tendering your booking.

