

ASHLIYA INFRATECH LLP

Crafting Infrastructure for Better Life

— Premier Villas —



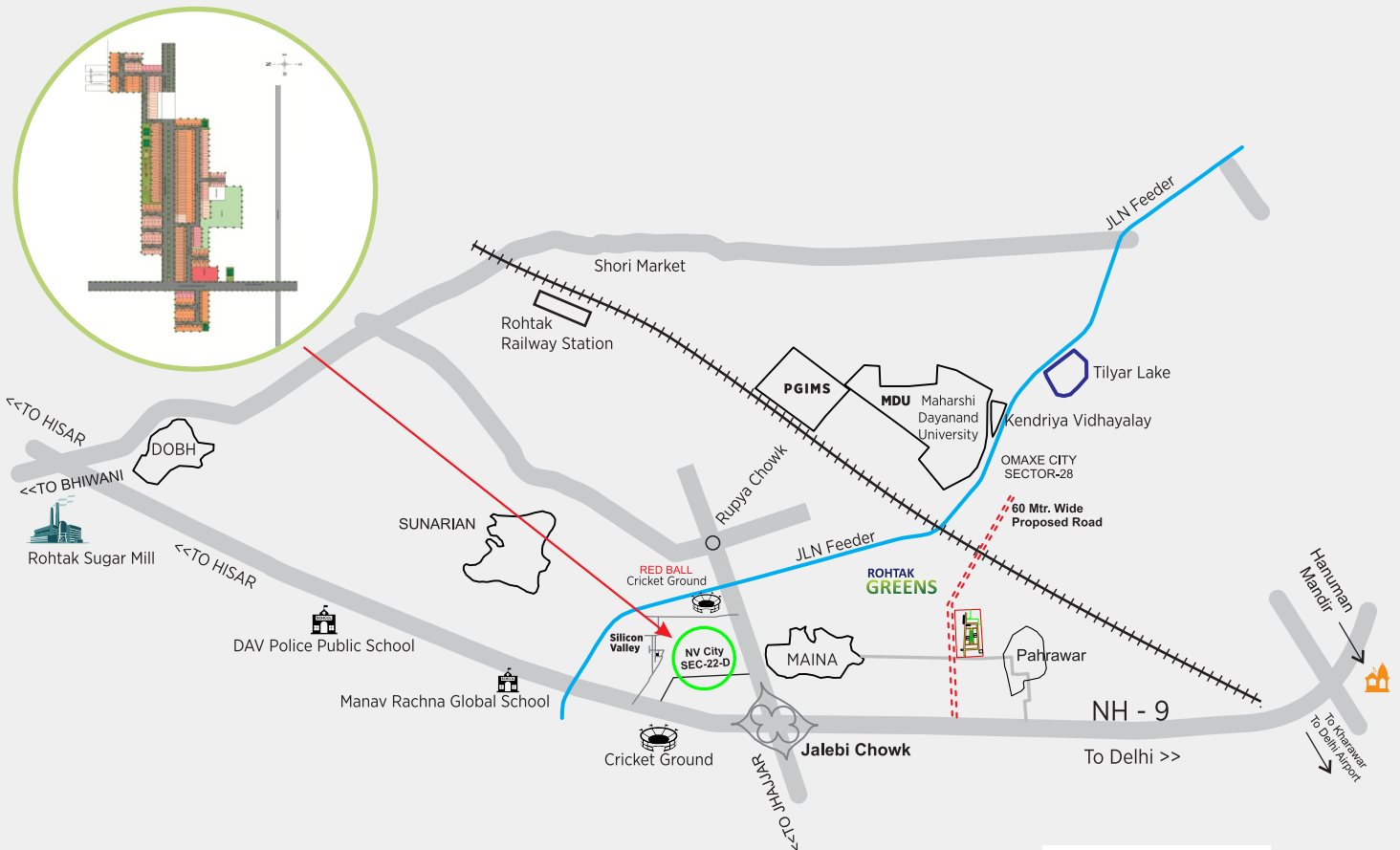
**ASHLIYA
INFRATECH LLP**



📍 Sector 22-D, Jhajjar Road, Rohtak

☎ +91-93503-55017

🌐 ashliyainfra.com



Scan the QR code to reach the exact
location of NV City, Sector 22-D instantly.





दीन दयाल जन
आवास योजना

DEEN DAYAL JAN AWAS YOJNA GOVERNMENT OF HARYANA

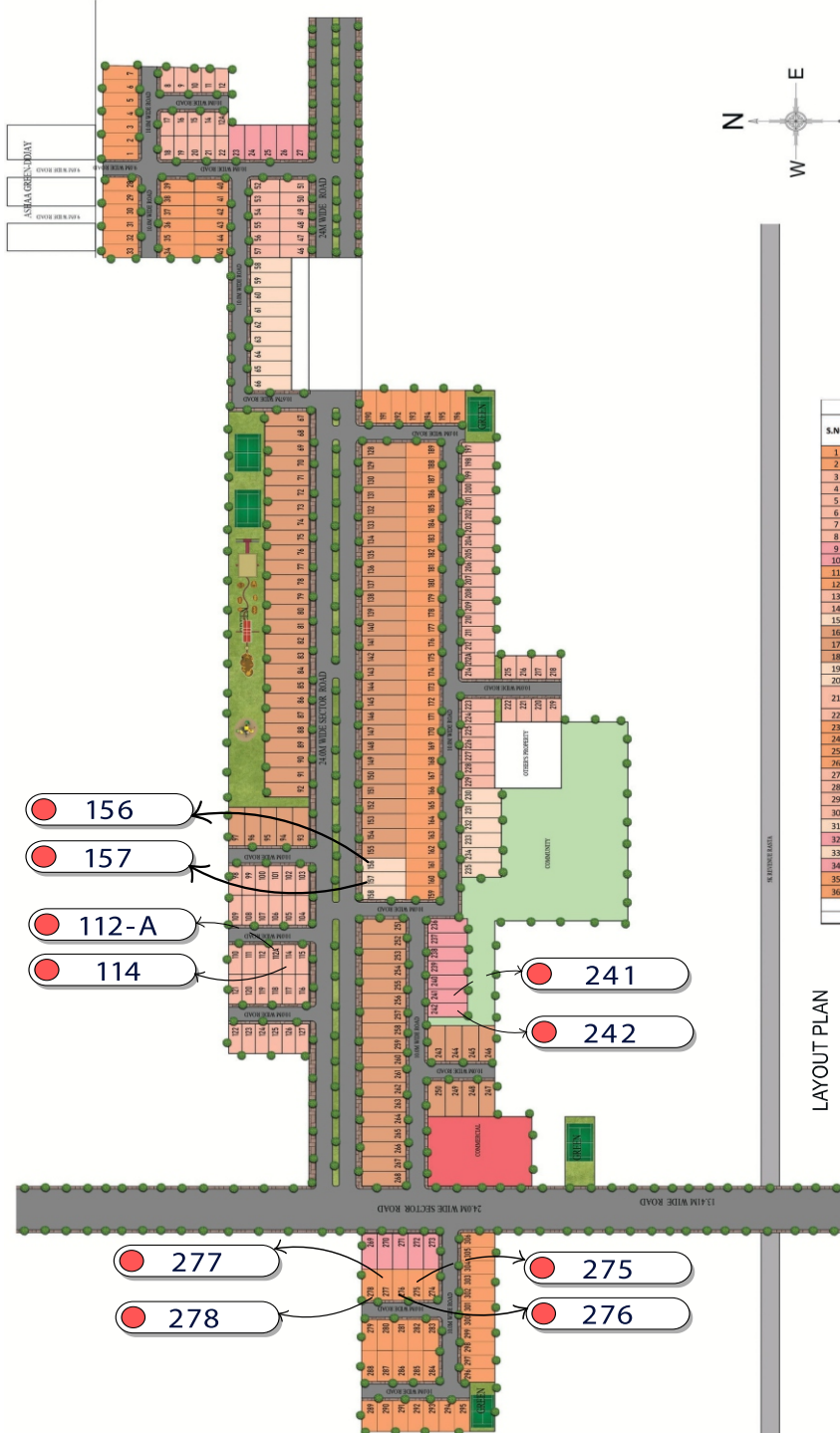
(An affordable Housing Scheme)



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Site Layout Plan

**NV CITY-22
SECTOR-22D
ROHTAK, HARYANA**



S.NO	PLOTS NUMBER	WIDTH IN M.	LENGTH IN M.	AREA/PLOTS IN SQM.	AREA/PLOTS IN SQYD.	NO OF PLOTS.	TOTAL AREA. (SQM)	TOTAL AREA. (SQYD)
1	1-6, 28-32	6.780	16.000	108.160	129.359	11	1189.760	1422.953
2	7	6.880	16.000	109.760	131.273	1	109.760	131.273
3	8	6.200	12.830	79.546	95.137	1	79.546	95.137
4	9	6.200	17.650	78.430	91.802	1	78.430	91.802
5	10	6.200	12.470	77.314	92.468	1	77.314	92.468
6	11	6.200	12.290	76.198	91.133	1	76.198	91.133
7	12	6.200	12.120	75.144	89.972	1	75.144	89.972
8	12A-22	6.200	12.000	74.400	88.982	10	744.000	889.824
9	23-26	7.250	17.500	126.875	151.743	4	507.500	606.970
10	27	7.350	17.500	128.625	153.836	1	128.625	153.836
11	33	6.700	16.000	108.000	129.168	1	108.000	129.168
12	34-45	6.600	15.500	102.300	122.351	12	1227.600	1488.210
13	46-57	6.600	13.170	86.922	103.959	2	173.844	207.917
14	47-56	6.590	13.170	86.790	103.801	10	867.903	1038.012
15	58-66	7.450	18.500	137.825	164.839	9	1240.425	1483.548
16	67-92, 128-155, 251-268	7.500	20.000	150.000	179.400	72	10800.000	12916.800
17	93	7.350	19.500	143.325	171.417	1	143.325	171.417
18	94-97	7.250	19.500	141.875	168.085	4	567.500	676.538
19	156-157	6.940	20.000	138.800	166.025	2	277.600	332.010
20	158	6.930	20.000	138.600	165.766	1	138.600	165.766
21	98-102, 105-109, 110-114, 117-121, 122-127	6.050	15.000	90.750	108.537	25	2268.750	2713.425
22	103-104, 115-116, 127	6.100	15.000	91.500	109.434	5	457.500	547.170
23	159	6.990	15.350	106.376	127.225	1	106.376	127.225
24	160-161	6.940	15.350	106.529	127.409	2	213.058	254.817
25	162-189	7.500	15.350	115.125	137.690	28	3233.500	3855.306
26	190-196	6.700	16.500	110.550	132.218	7	773.850	925.525
27	197	6.660	15.000	99.900	119.480	1	99.900	119.480
28	198-214	6.630	15.000	99.450	118.942	17	1690.650	2022.017
29	215-222	6.790	11.770	79.918	95.342	8	639.346	764.658
30	223-229	6.470	15.000	97.050	116.072	7	679.350	812.503
31	230-235	7.500	18.000	135.000	161.460	6	810.000	968.760
32	236-242	7.100	18.000	127.800	152.849	7	894.600	1069.942
33	243-250	7.590	18.000	136.620	163.398	8	1092.960	1307.180
34	269-273	7.000	18.040	126.280	151.031	5	631.400	755.154
35	274-295	7.000	15.500	108.500	129.766	22	2387.000	2854.853
36	296-306	6.820	15.350	104.687	125.206	11	1151.557	1377.262
TOTAL						306	35728.871	42731.730

LAYOUT PLAN

A Life of Ultra-Luxury Bathed in Sunshine

HIGHLIGHTS



3 BHK Villa

129.7 Sq . Yards

Features

- 3 Luxurious Bedrooms
- Spacious Modular Kitchen
- 4 Designer Washrooms
+ 1 Powder Washroom
- Open View Balcony
- Grand Livingroom
- Dedicated Car Parking Area

4 BHK Villa + Servant Room

152.8 Sq . Yards

Features

- 4 Luxurious Bedrooms
- Spacious Modular Kitchen
- 5 Designer Washrooms
+ 1 Powder Washroom
- Open View Balcony
- Grand Livingroom
- Dedicated Car Parking Area



SPECIFICATIONS



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STRUCTURE



- 3BHK Beautiful duplex home with Quality Construction, Supervised by Professional engineers and Architect.
- Use of Eco-friendly light weight strengthened AAC block masonry work.
- Double Tied all walls at footing & DPC level.
- Spacious balcony & gallery.
- Open space in front of house, for Car parking.
- Designed as Earthquake resistant structure – Seismic Zone III.
- Floor to Floor height will be maintained at 3.2 Meters.
- Floors - Ground + 1 Floor + Terrace.
- Structure - RCC Framed Structure with isolated footing foundation.

KITCHEN



- Smooth soft drawer with quality channel, Hydraulic, Lift, Pantry, Chimney.
- Counter Top - Polished granite slab of 600mm width @ 860mm height from the finished floor level.
- Wall Dado – Vitrified Wall Tiles for 600mm Height from Counter Top
- External Gas Bunk – Provision for External Gas Pipe direct road to Kitchen.
- Chimney Installed good quality (Electrical) direct open on top floor.
- Water Purifier (Electrical & Water Inlet) leading good quality brand SS Sink with Sink Faucet, Hot & Cold-water option.
- Branded Electric Geyser installed.
- Branded company High gloss laminates work.
- Bartan Stand arrangement just up on sink.

FLOORING



- Living & Dining - Vitrified Double Charge/ Digital Tiles.
- Kitchen - Vitrified Double Charge/ Digital Tiles.
- Bedrooms - Vitrified Double Charge/Digital Tiles.
- Toilets - Anti-skid Ceramic tile Tiles.
- Open - Anti-skid Ceramic tile Terrace.
- Car Park - Parking Tiles/Anti-Skid Concrete Tile Flooring.
- Balcony - Vitrified Double Charge/ Digital Tiles.
- Staircase - Granite Flooring with Steel & Toughened Glass Hand Rails.

WINDOWS



- Windows - UPVC Windows with seethrough Plain toughened Glass
- French Doors - Sliding UPVC with Toughened Glass (No rust, no termite)

SILENT FEATURE



- Noise free & Dust free, Clean and peaceful atmosphere.
- Located 0.950 km from Rohtak-Rewari Jaipur Highway.
- 1 Hr. 20 Min. from Delhi Airport.
- 90 Min. to Hitech City Gurugram.
- Bank Loan available.
- HUDA/DTP approved map & occupied certification.

ELECTRICAL FITTINGS



- Cables / Wires - Leading Good Quality Brands – Fire Retardant.
- Modular Switches & Sockets - Leading Good Quality Brands.
- MCB, ELCB and DB - Leading Good Quality Brands.
- Air Conditioner Points - Split AC Points provided for all Bed Rooms, Drawing room and Work station area. (Electrical & Core-Cutting, Provision for Solar panel).
- Note: Installed Internal Copper AC pipe fitting and Drain Piping.
- Power Backup - Electrical Provision for Domestic UPS/Inverter (Wiring & Conduit Provision).
- Intercom Point - Provision given.
- DTH / TV Points provisions given.
- Camera - Camera wire installed top floor & front of the house. DVR point installed in the drawing room nearby LED TV.

BATHROOMS



- Branded Single piece toilet seat
- Wall Dado - Wall Tiles up to roof Height.
- Inner Pipe Lines - Concealed CPVC Pipe Lines.
- Sanitary & CP Fittings - Leading Good Quality Brands.
- Others - Provision for Exhaust will be provided in all bathrooms. Branded Gas Geyser installed.

WALLS CEILING



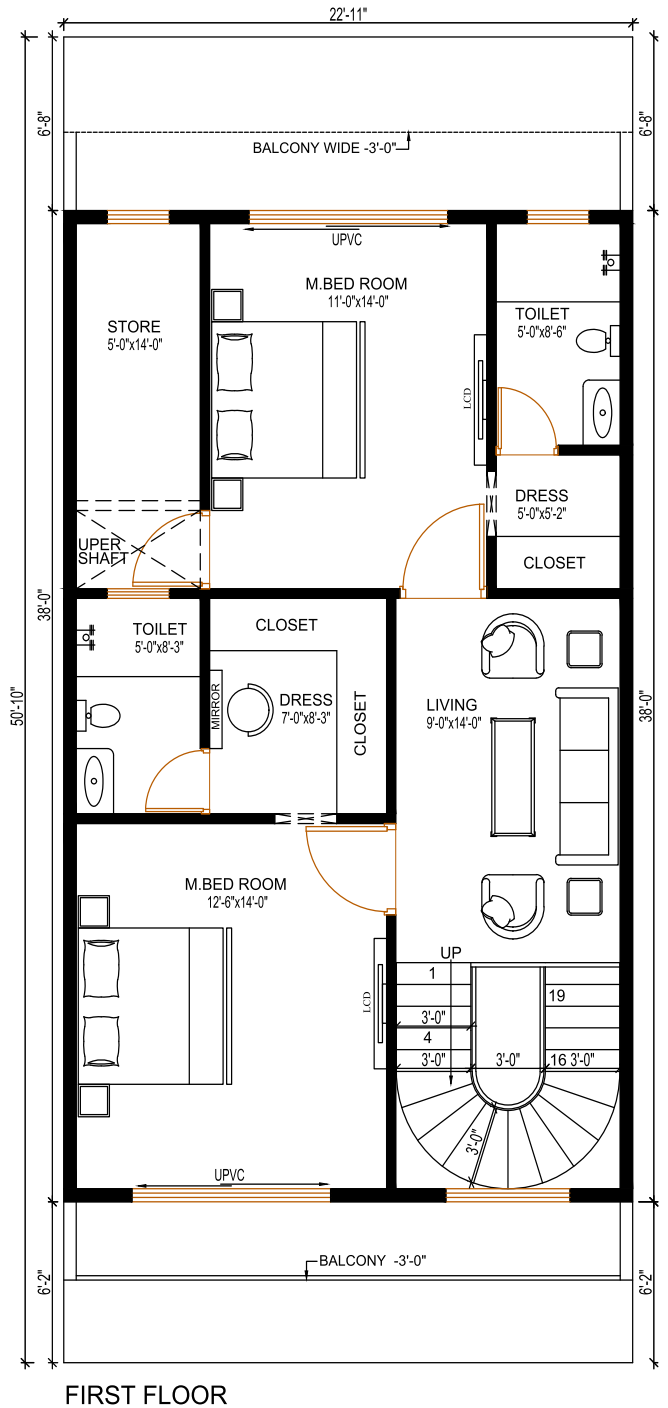
- False Ceiling in all rooms - 2 Coats of Putty, 1 Coat of Primer & 2 Coats of Asian Royal Emulsion Paint.
- Exterior Walls - 2 Coat of Primer on side wall. In Front 2x4 feet digital tiles, Back side ceramic tiles. Paint will not be needed for a long time
- Grills/Railings - Zinc chromite non corrosive primer with enamel paint.

DOORS



- Main Door & Kitchen Door – Double door one Flush Board Door with Designer Moulded 7'9" Height & 2nd Jaali Door with natural polish.
- Bedroom Doors - Flush Board door with Designer Plain UPVC Moulded door with Toughened glass.
- Bathroom Doors - Flush Board door 7'9" height with Waterproof.
- Balcony - UPVC door with Toughened glass with Jaali Door.

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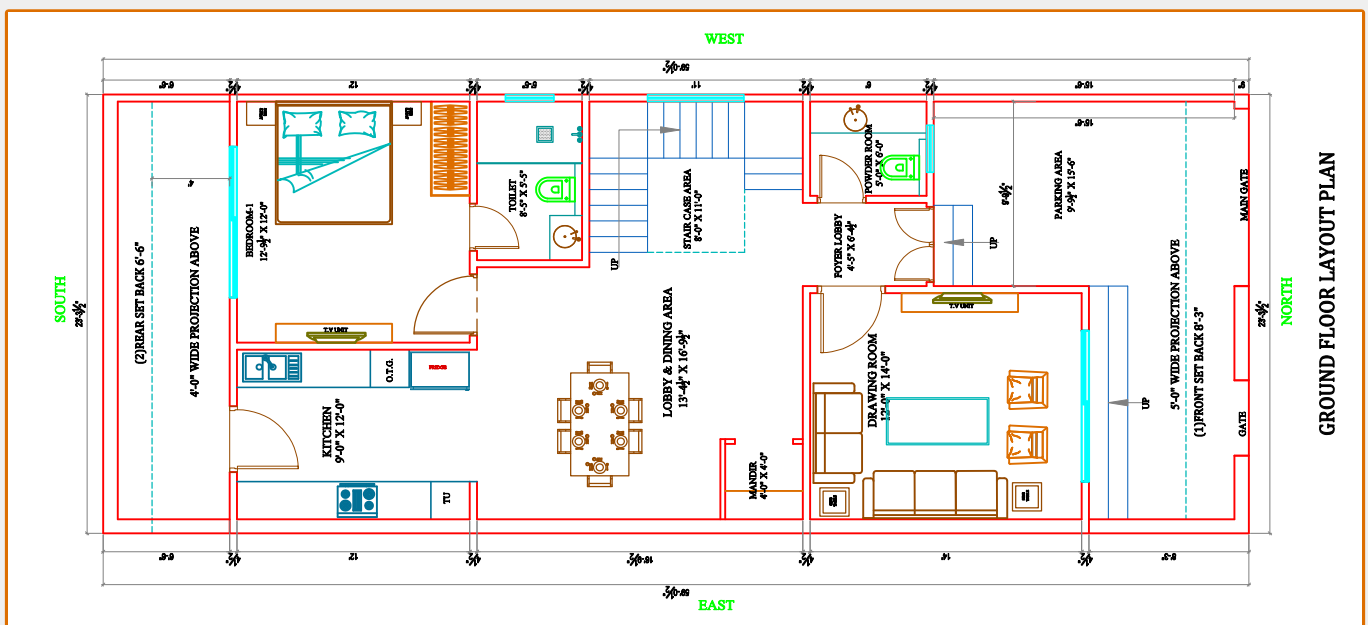
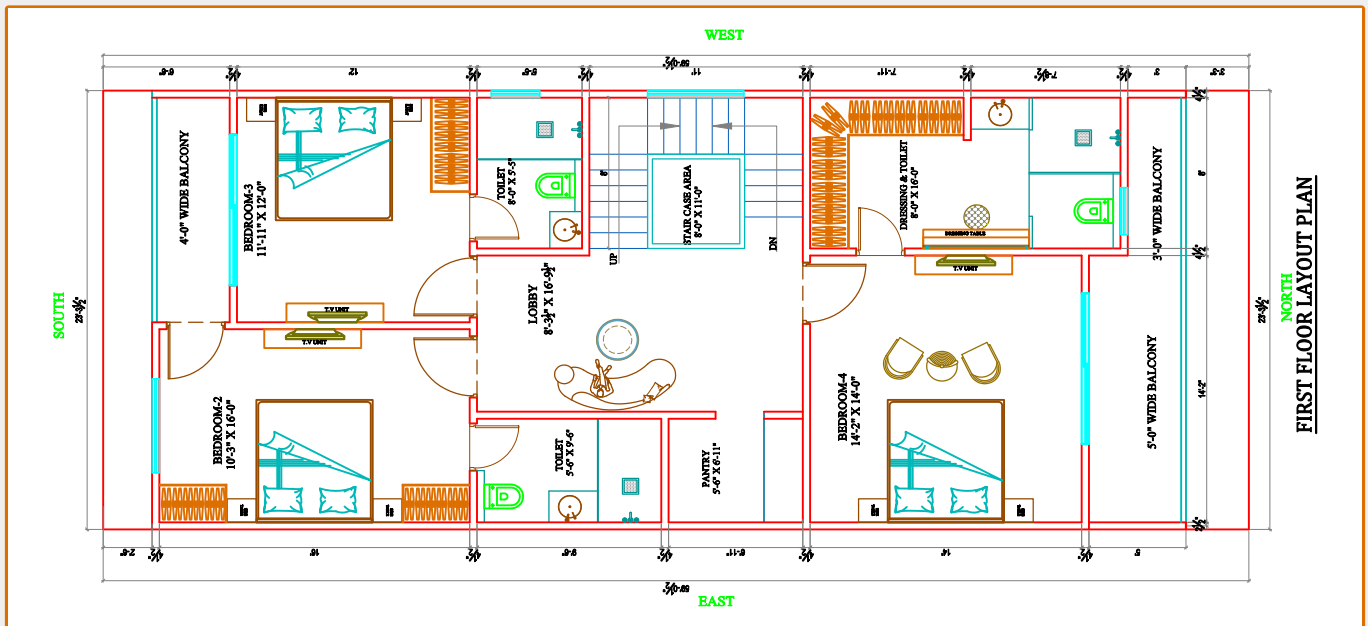
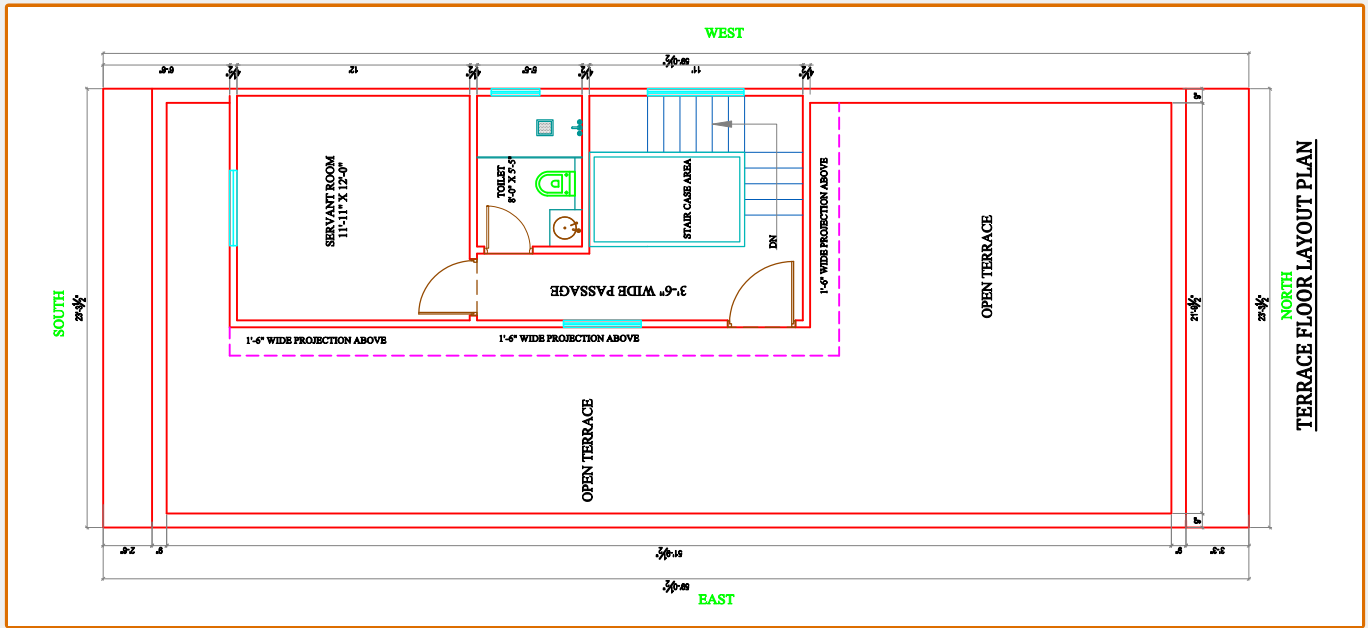


Note : All Images and Plan are proposed and may vary/differ in execution

4 BHK FLOOR PLAN



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Note : All Images and Plan are proposed and may vary/differ in execution

INTERIOR INSIDE



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Independent, Innovative and Inspiring.
The Smart living options.

Note : All Images and Plan are proposed and may vary/differ in execution

FRONT ELEVATION



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*An Exclusive Gated, Secure, Impeccably Planned
Villas, All Your Needs In Easy Reach*

ECO-FRIENDLY



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EARTHQUAKE RESISTANT MagicBlox

**Bhookamp
bhi
kaap jaaye.**

Earthquake forces on structure are proportional to the weight of the building, hence light weight blocks show excellent resistance to earthquake forces. Regions of high seismic activities like Japan exclusively use Lightweight Concrete Fly Ash Blocks. It has been proven to withstand wind loads of category 5 tropical storms.



NOISE - POLLUTION RESISTANT MagicBlox

**Bahar ka
shor andar
no more**

With its closed air pockets, lightweight fly ash blocks can provide very good sound insulation / sound absorption with an STC (Sound Transmission Class) rating of 44. It can also be used as a sound barrier wall along busy roads. MagicBlox wall has an excellent sound transmission class (STC) rating of 44. Result, virtually sound proof interiors!



QUICK FACTS

Light weight concrete AAC Blocks (MagicBlox)



MagicBlox consists **80% air** by volume, making it lightest available walling material (weighs **1/3rd** that of clay bricks).

Formed as a result of reaction of aluminum on a proportionate blend of lime, Cement & Fly ash, the hydrogen gas that escapes creates **millions of tiny air cells** giving it a strong **honeycomb** like structure.



It is further strengthened by high pressure steam curing in **Autoclaves**.

MagicBlox Features

WATER RESISTANT



THERMALLY INSULATED



NOISE POLLUTION RESISTANT

FIRE RESISTANT

EARTHQUAKE RESISTANT

HIGH STRENGTH



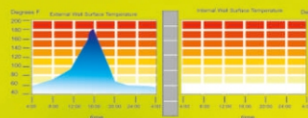
WATER RESISTANT MagicBlox

**Rakhe seelan
door
aur deewaren
mazboot.**

Microscopic structure of MagicBlox does not allow for capillary action making it impervious to water. Its water barrier properties are further enhanced by adding silicone based additives.



THERMALLY INSULATED MagicBlox



**Andar ka
tapmaan
rahe
barkaraar.**

Highest thermal rating in the industry R30! Its cellular structure provides well insulated interiors, keeping out warm air in summers and cold air in winters. MagicBlox reduces air conditioning cost by **upto 30%**.

**High Strength - Fire Resistant - Noise & Pollution Resistant - Earthquake Resistant
Light Weight Concrete AAC Blocks (MagicBlox)**

LOCATION - SITE PICTURE



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Get in Touch

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