



ASHLIYA INFRATECH LLP

Crafting Infrastructure for Better Life

— Premier Villas —



EMPIRE VALLEY

AN ULTRA LUXURIOUS SUN-WASHED VILLAS

— Sector-29, Jhajjar, Haryana —

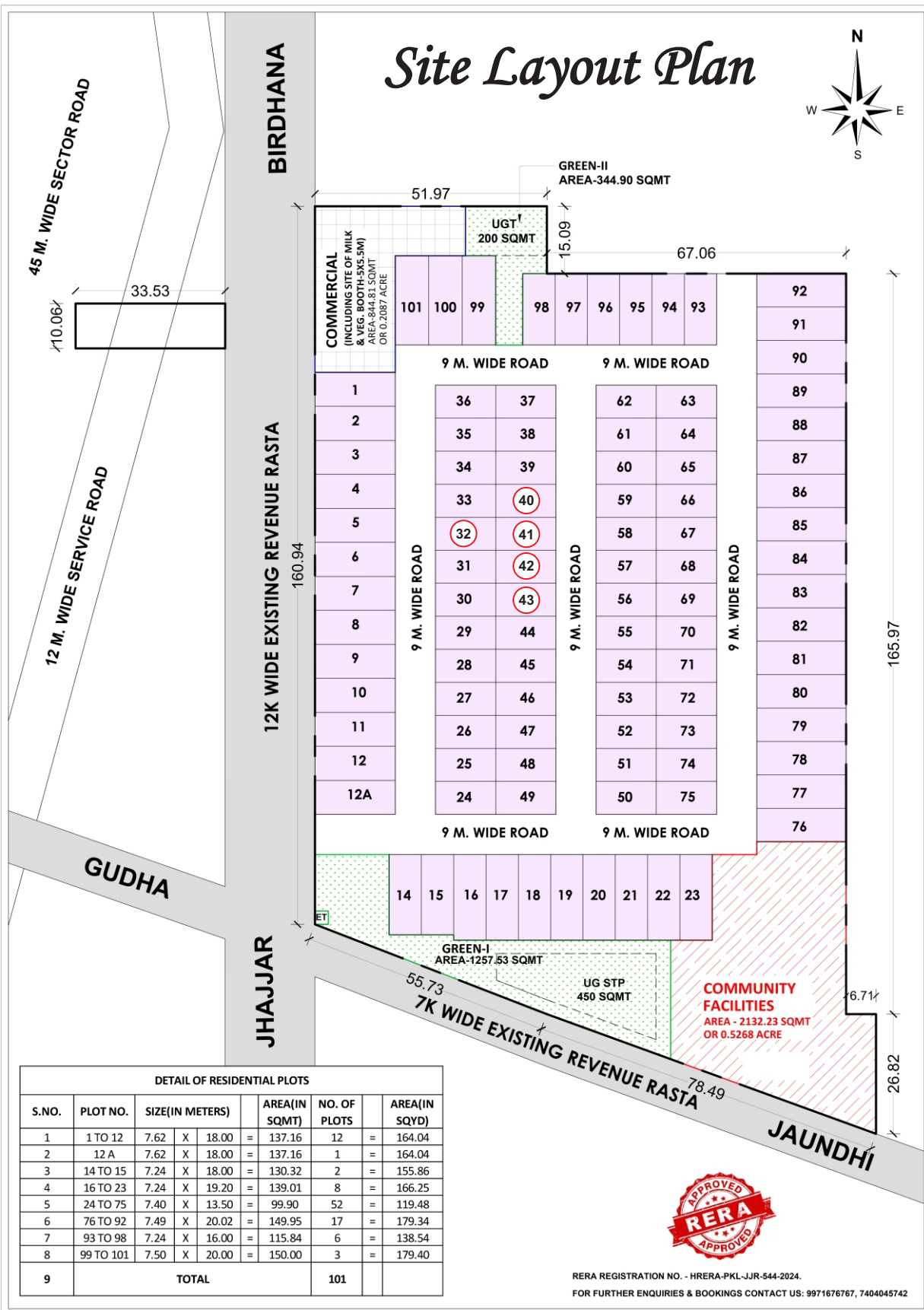
VILLA
for the
price of
A FLAT



दीन दयाल जन
आवास योजना

DEEN DAYAL JAN AWAS YOJNA GOVERNMENT OF HARYANA (An affordable Housing Scheme)

Site Layout Plan



An Ultra Luxurious Sun-washed Villas



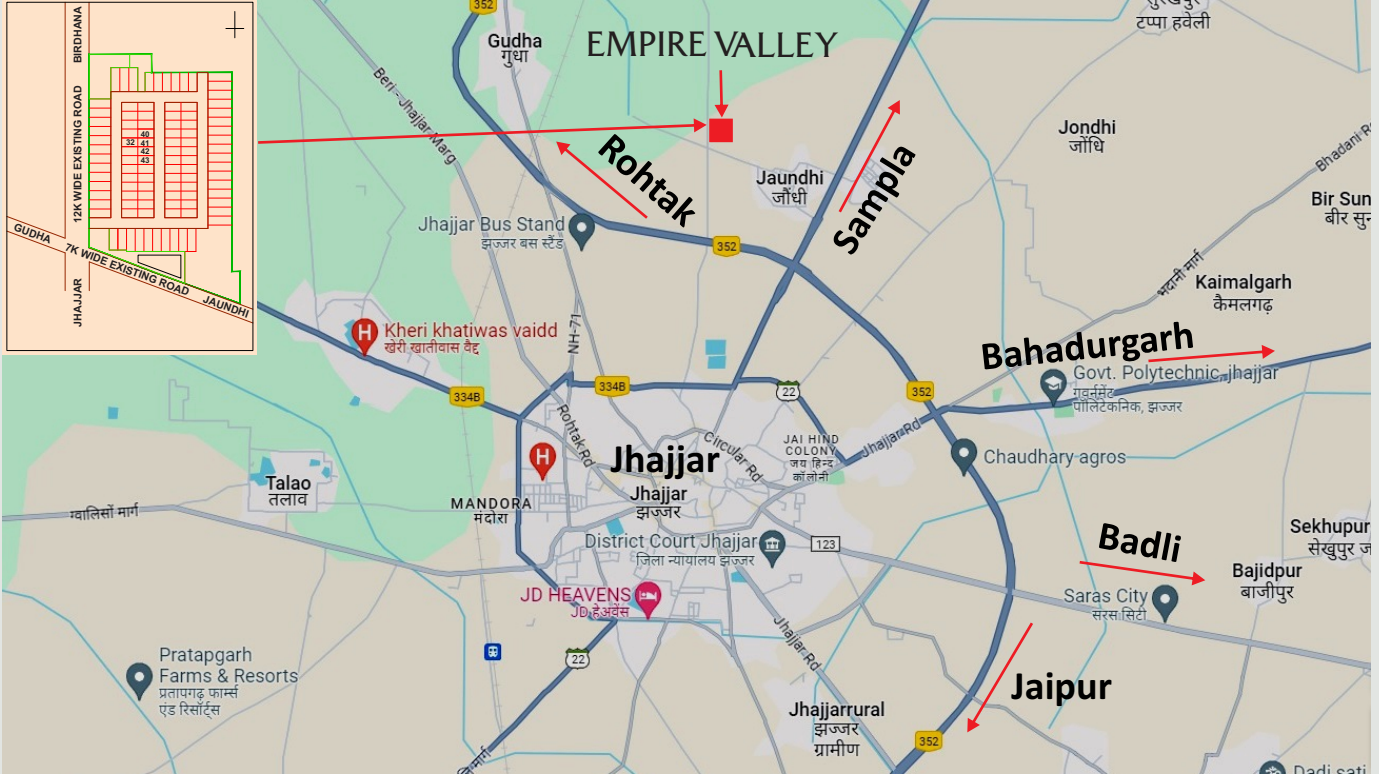
दीन दयाल जन
आवास योजना

DEEN DAYAL JAN AWAS YOJNA GOVERNMENT OF HARYANA



HRERA : LICENCE NO.-250
DATED : 17-11-2023

SECTOR-29, JHAJJAR



Enjoy the luxury of Villa Floors with the lifestyle
and security of a gated community.

Specifications

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.
- ◆ Balcony size 8.5x6 & 9x3.2 Feet and Gallery size 15.9x6 Feet
- ◆ 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

SILENT FEATURE



- ◆ Noise free & Dust free, Clean and peaceful atmosphere.
- ◆ Located 0.8 km from Rohtak-Rewari-Jaipur Highway.
- ◆ 1 Hr. 20 Min. from Delhi Airport.
- ◆ 60 Min. to Hitech City Gurugram.
- ◆ Few minutes Drive to Reliance MET City
- ◆ Bank loan available
- ◆ HUDA/DTP approved map & occupied certification

WALLS & CEILINGS



- ◆ 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

WINDOWS



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

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.

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

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

BATHROOMS



- ◆ Branded Single peace 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.

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.

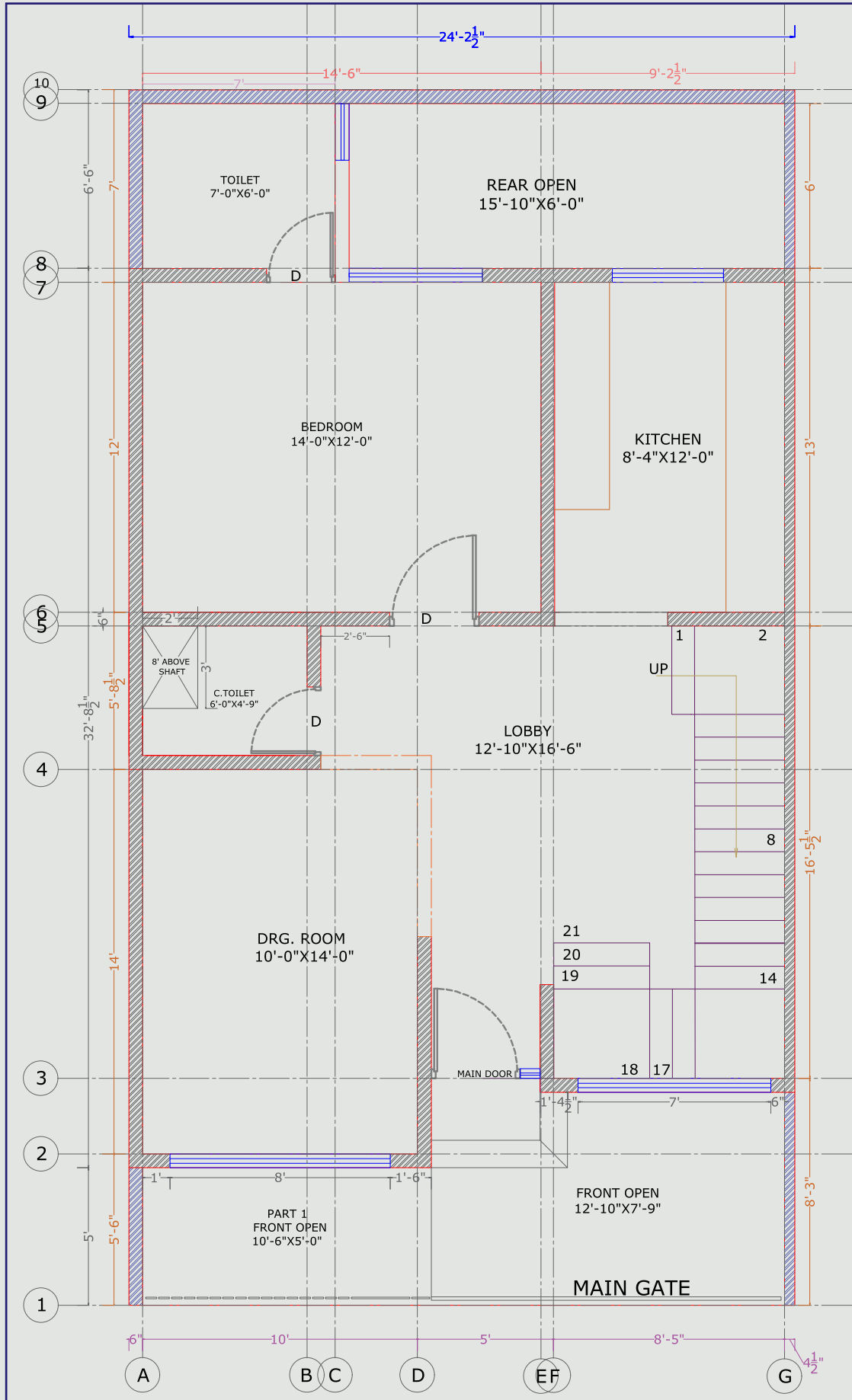
Features Enlivening Your world

Front Elevation



*An exclusive gated, secure, impeccably planned
Villas, all your needs in easy reach*

Floor Plan



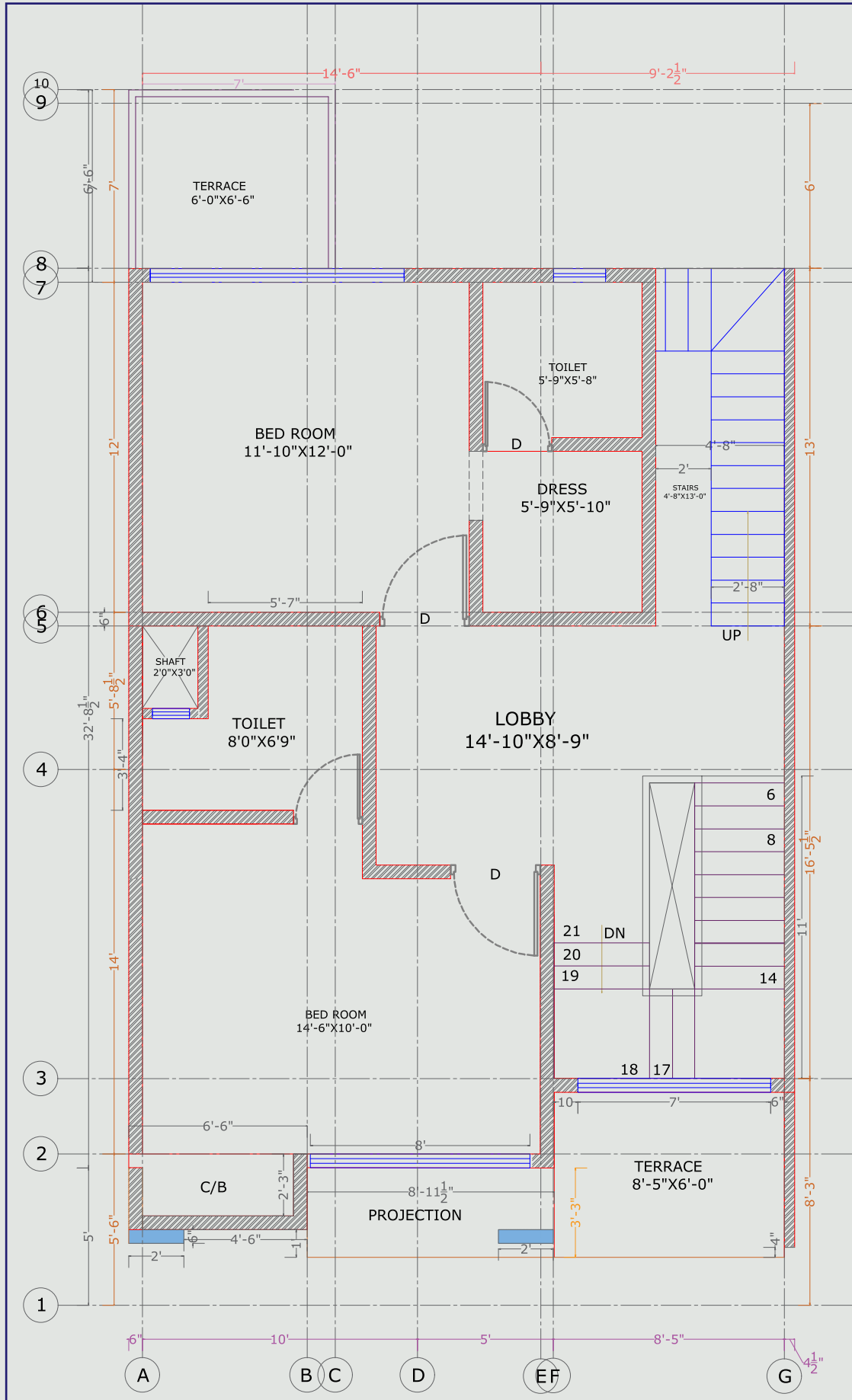
Ground Floor
(32, 40, 41, 42, 43)

Interior Inside



*Independent, Innovative and Inspiring.
The Smart living options.*

Floor Plan



First Floor
(32, 40, 41, 42, 43)



Eco-Friendly



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 resistant 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.





WATER RESISTANT MagicBlox

Rakhe seelan duur aur deewarein 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.



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
NOISE POLLUTION RESISTANT
EARTHQUAKE RESISTANT
THERMALLY INSULATED
FIRE RESISTANT
HIGH STRENGTH

High Strength - Fire Resistant - Noise & Pollution Resistant - Earthquake Resistant

Light Weight Concrete AAC Blocks (MagicBlox)

Real Pictures While Construction





2134/34, Kunj Vihar Colony, Shiv Mandir
Rohtak, Haryana - 124001 (INDIA)
+91-9315476114, +91-1262-270660
Email: info@ashliyainfra.com

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