ASHLIYA INFRATECH LLP

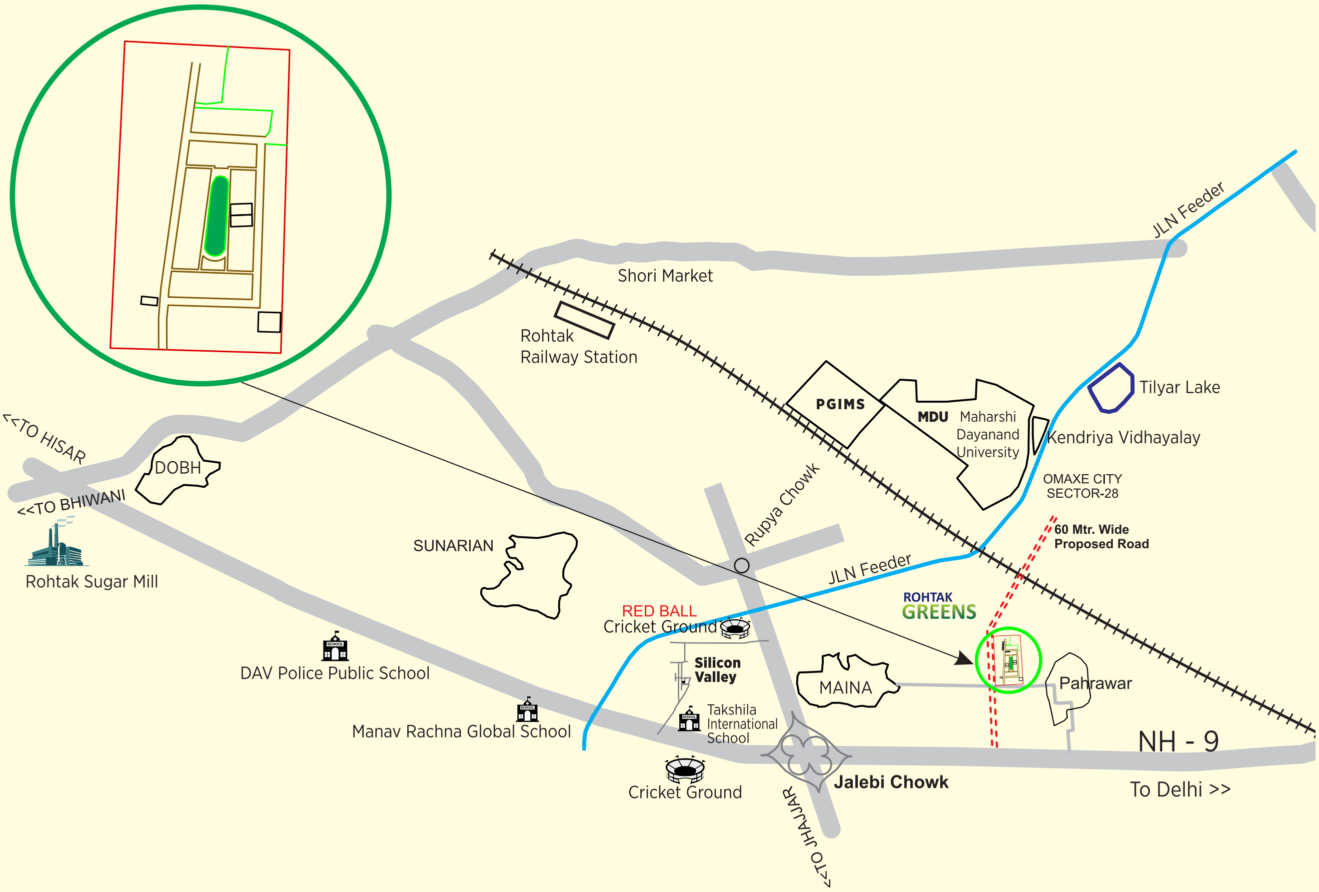
Crafting Infrastructure for Better Life

Premier Villas

ROHTAK
GREENS
Sector 25D, Rohtak

VILLA
for the
price of
A FLAT

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



JLN Feeder
Shori Market
Rohtak
Railway Station
Tilyar Lake
PGIMS
MDU Maharshi Dayanand University
Kendriya Vidhayalay
OMAXE CITY
SECTOR-28
60 Mtr. Wide
Proposed Road
<<TO HISAR
DOBH
<<TO BHIWANI
Rohtak Sugar Mill
SUNARIAN
Rupya Chowk
JLN Feeder
ROHTAK
GREENS
RED BALL
Cricket Ground
DAV Police Public School
Silicon
Valley
MAINA
Pahrawar
Takshila
International
School
Manav Rachna Global School
NH - 9
Cricket Ground
Jalebi Chowk
To Delhi >>
<<TO JHAJJAR

ROHTAK
GREENS
AN AFFORDABLE PLOTTED TOWNSHIP

Specifications

STRUCTURE

- 2-BHK 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.
- Open Terrace size 25x20 Feet & Gallery size 18.5x 6.5 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 0.9 km from Delhi-Hisar Highway, 2.5 km from Rohtak-Jhajjar-Jaipur Highway, One & half hour from Delhi Airport.
- 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.
- 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 Size 32x32 Inch.
- Kitchen - Vitrified Double Charge/ Digital Tiles Size 32x32 Inch.
- Bedrooms- Vitrified Double Charge/ Digital Tiles Size 32x32 Inch.
- Toilets - Anti-skid Ceramic tile Tiles Size 24x24 Inch.
- Open Terrace - Anti-skid Ceramic tile (2nd Floor) Size 24x24 inch.
- Car Park - Parking Tiles/Anti-Skid Concrete Tile Flooring
- Staircase - Granite Flooring with Steel & Toughened Glass Hand Rails

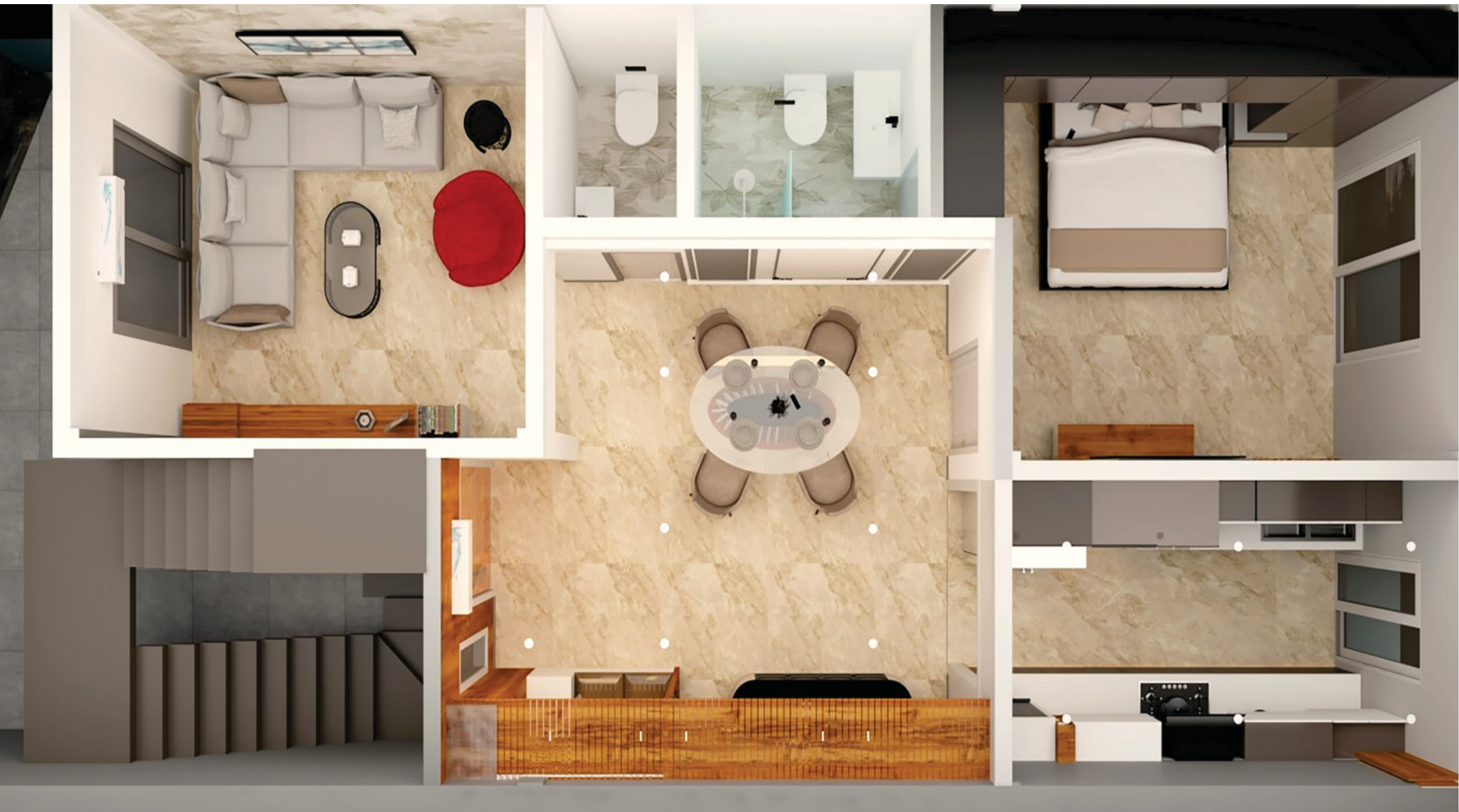
BATHROOMS

- 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

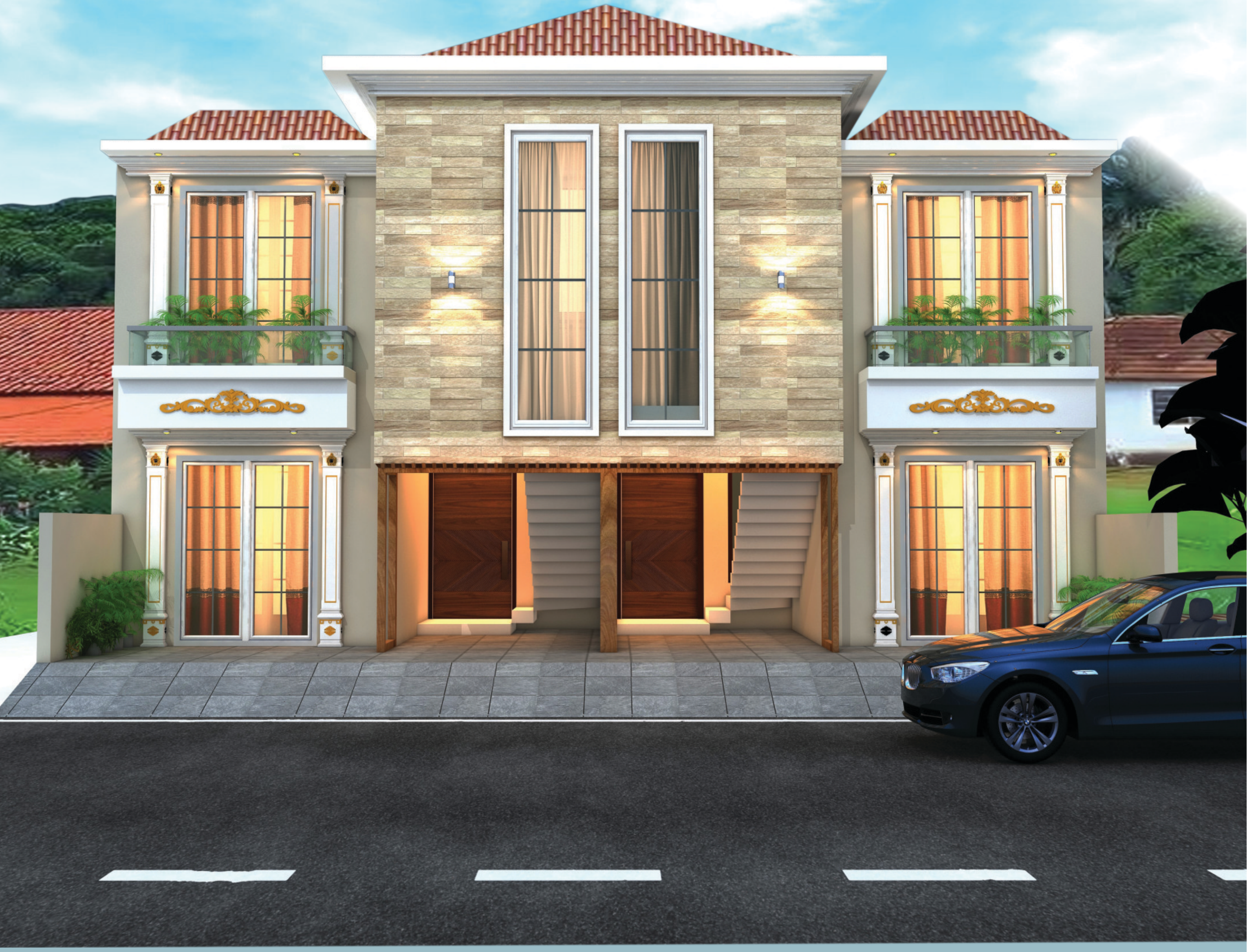
- Main Door & Kitchen Door – Double door one Flush Board Door with Designer Moulded 7'9" Height & 2nd Jaali Door with natural polish
- Bedroom Doors - Flush Board door with Designer Plain UPVC Moulded door with Toughened glass
- Bathroom Doors - Flush Board door 7'9" height with Waterproof.
- Balcony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

Features Enlivening Your world



Home isn't always a house, isn't always where you grew up, sometime its just a feeling to be at home.

Front Elevation

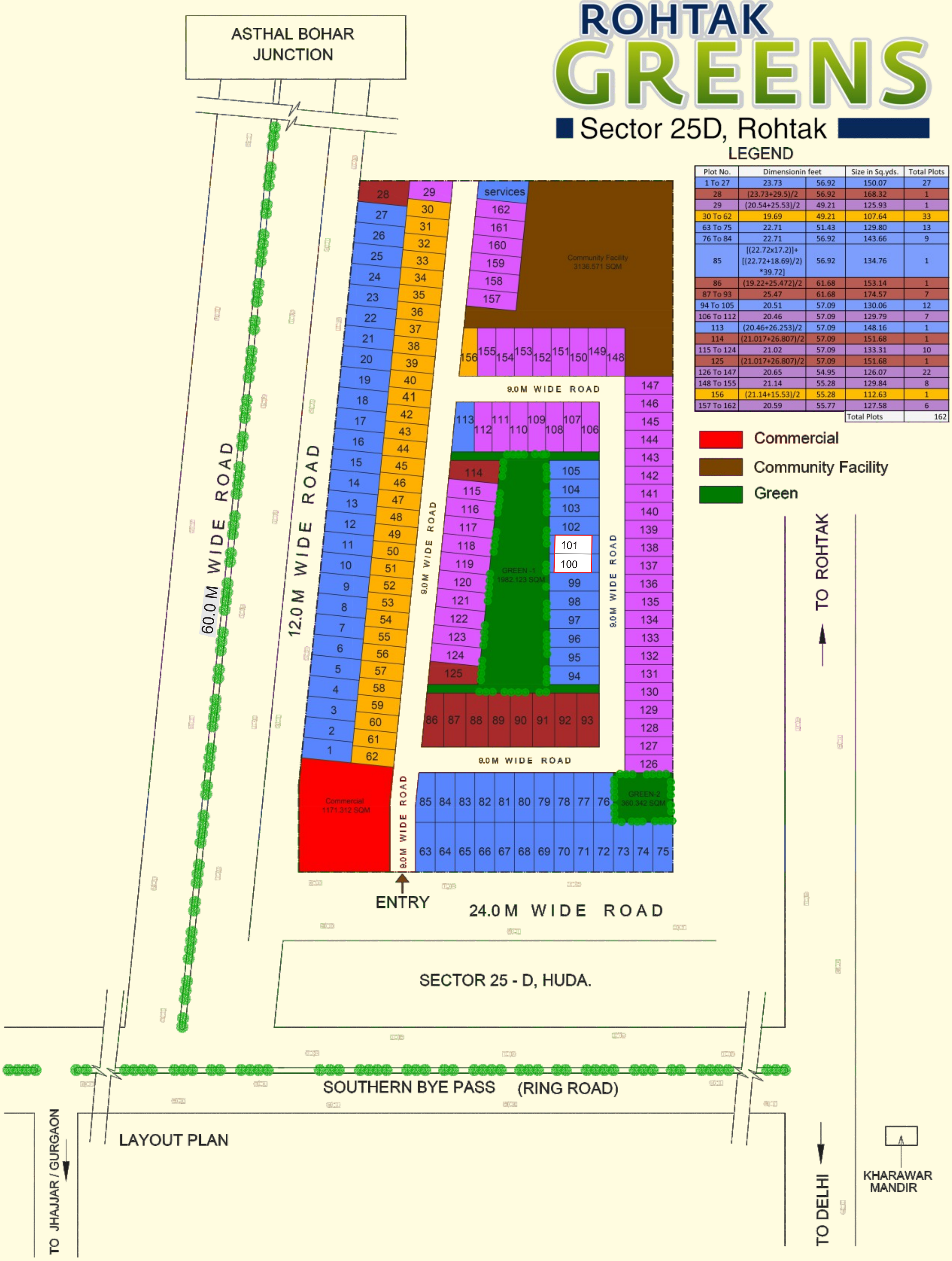


An exclusive gated, secure, impeccably planned Villas in Rohtak where all your needs are in easy reach

Site Layout Plan

ROHTAK GREENS

Sector 25D, Rohtak


ASTHAL BOHAR JUNCTION
60.0 M WIDE ROAD
12.0 M WIDE ROAD
9.0 M WIDE ROAD
9.0M WIDE ROAD
9.0M WIDE ROAD
9.0M WIDE ROAD
9.0M WIDE ROAD
services
Community Facility 3136.571 SQM
GREEN -1 1982.123 SQM
GREEN-2 360.342 SQM
Commercial 1171.312 SQM
28 29
27 26 25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1
30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62
162 161 160 159 158 157
156 155 154 153 152 151 150 149 148
113 112 111 110 109 108 107 106
114 115 116 117 118 119 120 121 122 123 124 125
105 104 103 102 101 100 99 98 97 96 95 94
86 87 88 89 90 91 92 93
147 146 145 144 143 142 141 140 139 138 137 136 135 134 133 132 131 130 129 128 127 126
85 84 83 82 81 80 79 78 77 76
63 64 65 66 67 68 69 70 71 72 73 74 75
ENTRY
24.0 M WIDE ROAD
SECTOR 25 - D, HUDA.
SOUTHERN BYE PASS (RING ROAD)
LAYOUT PLAN
TO JHAJJAR / GURGAON
TO ROHTAK
TO DELHI
KHARAWAR MANDIR

LEGEND

Plot No.	Dimensionin feet		Size in Sq.yds.	Total Plots
1 To 27	23.73	56.92	150.07	27
28	(23.73+29.5)/2	56.92	168.32	1
29	(20.54+25.53)/2	49.21	125.93	1
30 To 62	19.69	49.21	107.64	33
63 To 75	22.71	51.43	129.80	13
76 To 84	22.71	56.92	143.66	9
85	[(22.72x17.2)]+ [(22.72+18.69)/2) *39.72]	56.92	134.76	1
86	(19.22+25.472)/2	61.68	153.14	1
87 To 93	25.47	61.68	174.57	7
94 To 105	20.51	57.09	130.06	12
106 To 112	20.46	57.09	129.79	7
113	(20.46+26.253)/2	57.09	148.16	1
114	(21.017+26.807)/2	57.09	151.68	1
115 To 124	21.02	57.09	133.31	10
125	(21.017+26.807)/2	57.09	151.68	1
126 To 147	20.65	54.95	126.07	22
148 To 155	21.14	55.28	129.84	8
156	(21.14+15.53)/2	55.28	112.63	1
157 To 162	20.59	55.77	127.58	6
			Total Plots	162

- 🟥 Commercial
- 🟫 Community Facility
- 🟩 Green

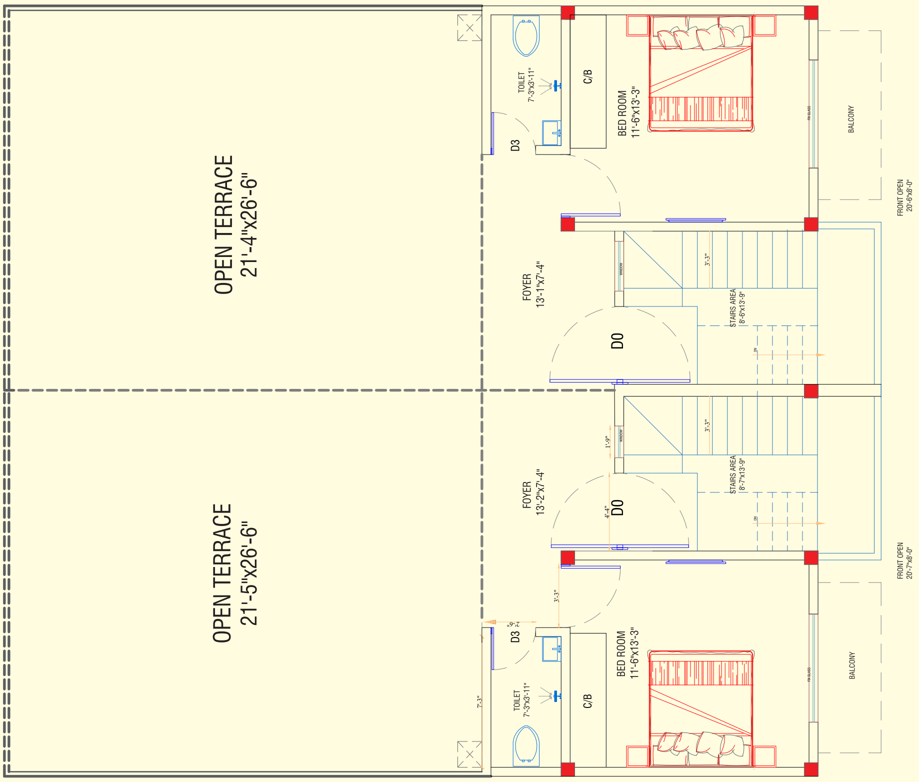
An ultra modern premium Villas

Interior Inside

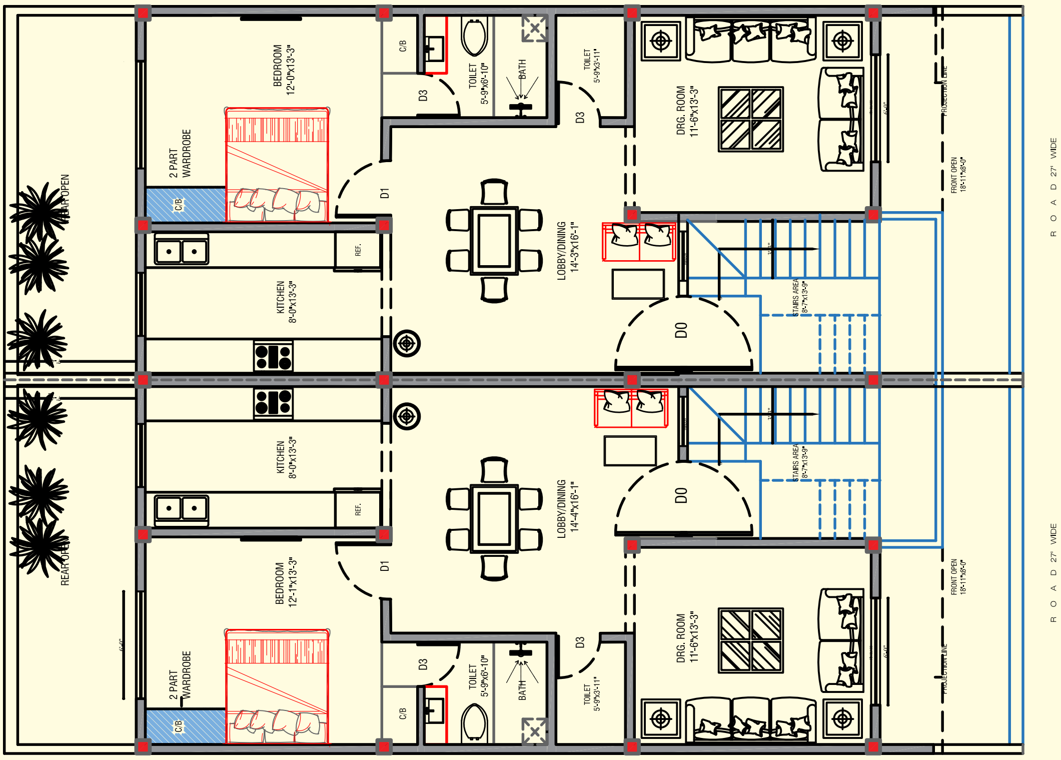
Independent, Innovative and Inspiring.
The Smart living options.

Floor Plan

First Floor



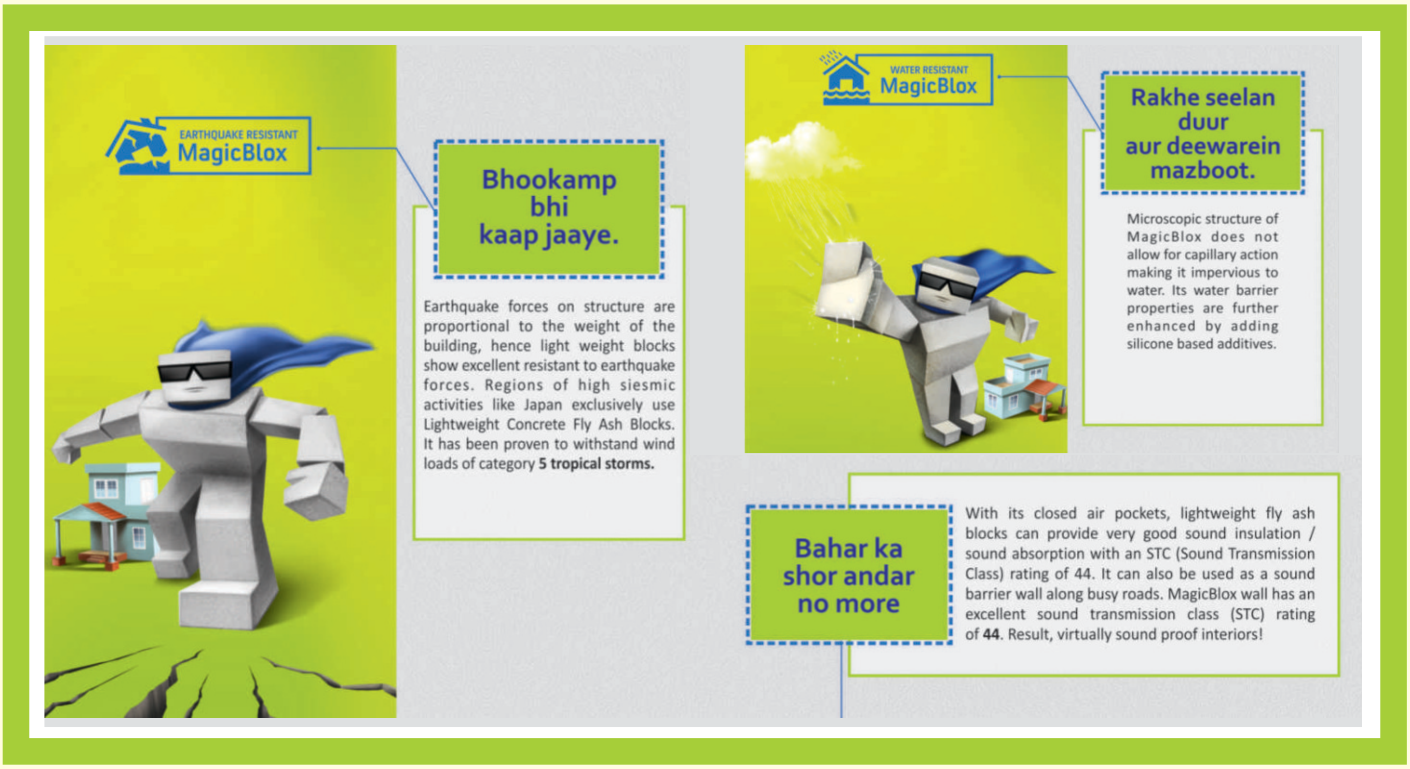
OPEN TERRACE
21'-4"x26'-6"
OPEN TERRACE
21'-5"x26'-6"
TOILET
7'-3"x3'-11"
C/B
D3
BED ROOM
11'-6"x13'-3"
FIX GLASS
BALCONY
FRONT OPEN
20'-6"x8'-0"
FOYER
13'-1"x7'-4"
WINDOW
3'-3"
STAIRS AREA
8'-6"x13'-9"
DN
D0
1'-9"
FOYER
13'-2"x7'-4"
4'-4"
STAIRS AREA
8'-7"x13'-9"
FRONT OPEN
20'-7"x8'-0"
3'-3"
2'-6"
7'-3"
D3
TOILET
7'-3"x3'-11"
C/B
BED ROOM
11'-6"x13'-3"
BALCONY



BEDROOM
12'-0"x13'-3"
2 PART
WARDROBE
C/B
REAR OPEN
C/B
D3
TOILET
5'-9"x6'-10"
BATH
TOILET
5'-9"x3'-11"
D3
DRG. ROOM
11'-6"x13'-3"
PROJECTION LINE
FRONT OPEN
18'-11"x8'-0"
ROAD 27' WIDE
D1
REF.
KITCHEN
8'-0"x13'-3"
LOBBY/DINING
14'-3"x16'-1"
STAIRS AREA
8'-7"x13'-9"
D0
KITCHEN
8'-0"x13'-3"
REF.
LOBBY/DINING
14'-4"x16'-1"
STAIRS AREA
8'-7"x13'-9"
D0
REAR OPEN
D1
BEDROOM
12'-1"x13'-3"
2 PART
WARDROBE
C/B
D3
TOILET
5'-9"x6'-10"
BATH
C/B
D3
TOILET
5'-9"x3'-11"
DRG. ROOM
11'-6"x13'-3"
FRONT OPEN
18'-11"x8'-0"
PROJECTION LINE
ROAD 27' WIDE

Ground Floor

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 siesmic activities like Japan exclusively use Lightweight Concrete Fly Ash Blocks. It has been proven to withstand wind loads of category **5 tropical storms.**

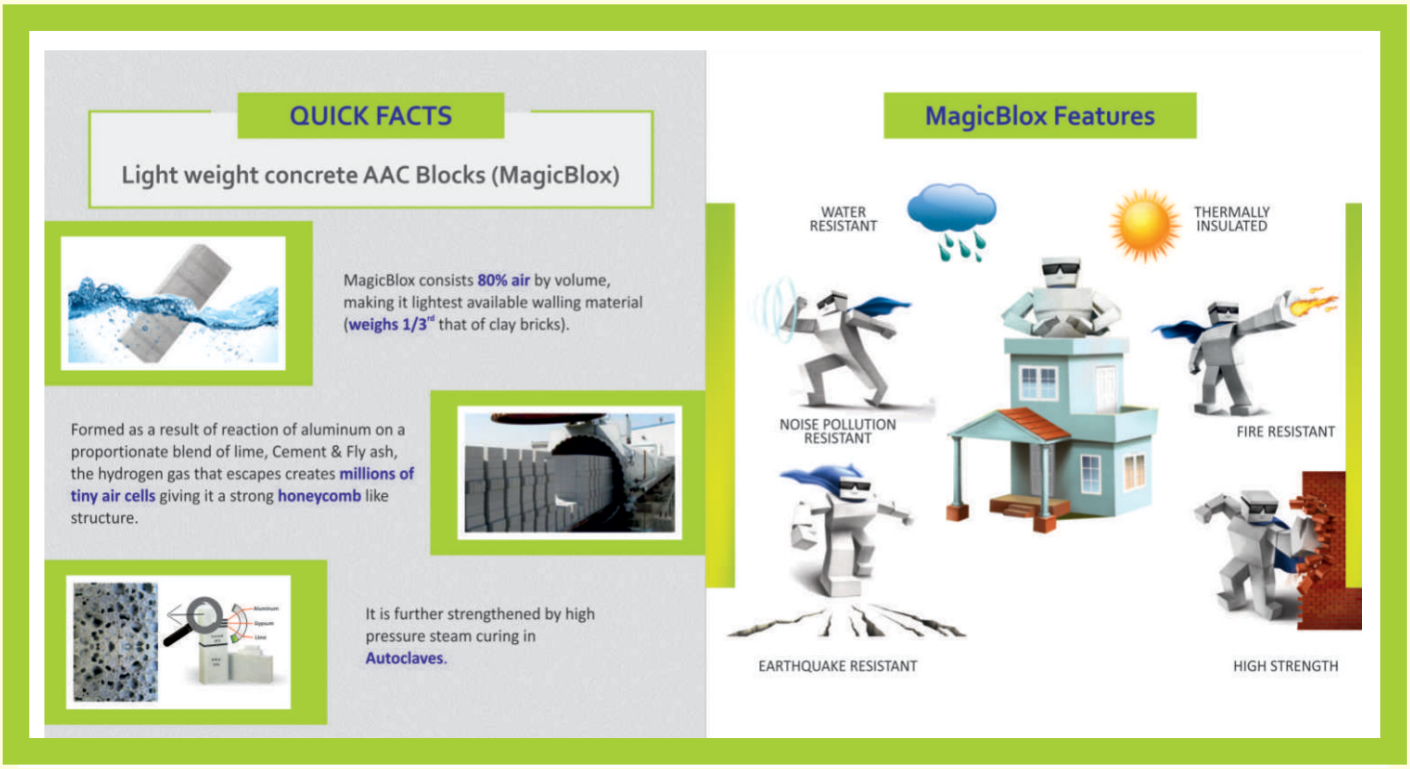
WATER RESISTANT
MagicBlox

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

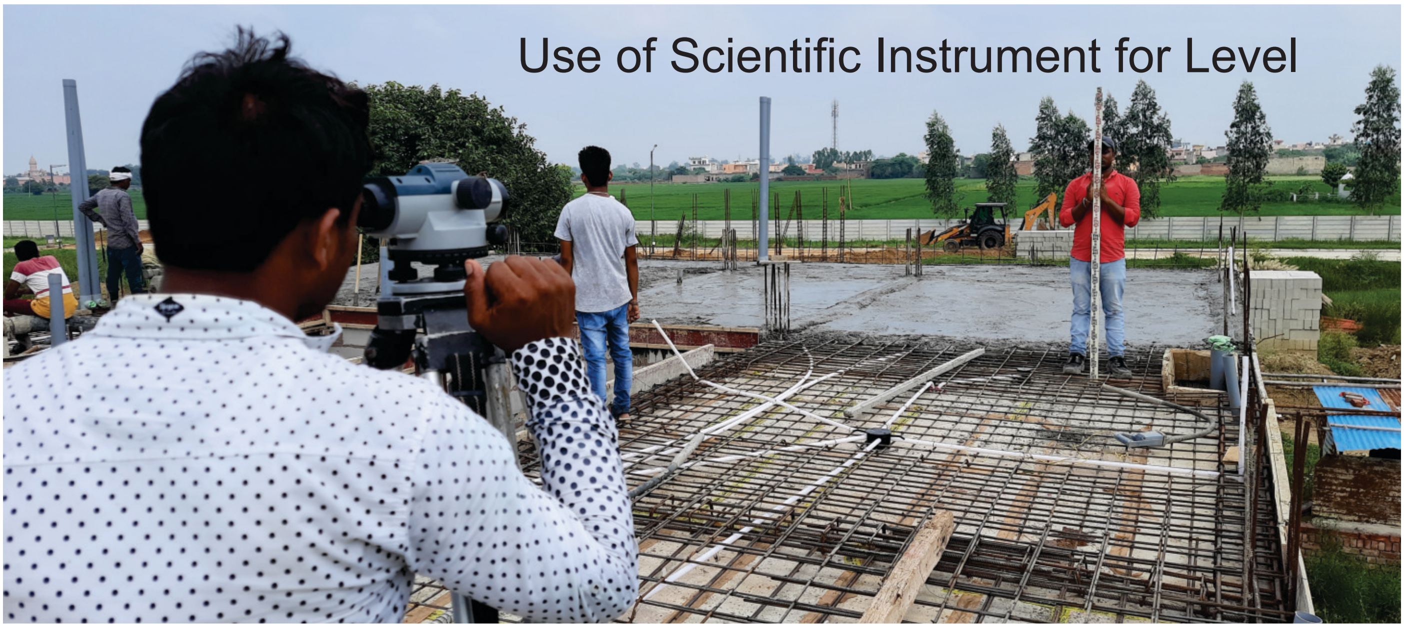
High Strength - Fire Resistant - Noise & Pollution Resistant - Earthqacke Resistant

Light Weight Concrete AAC Blocks (MagicBlox)

Real Pictures taken during Constructions

SHLIYA INFRATECH LLP

Use of Eco-Friendly AAC Blocks


Use of Scientific Instrument for Level

Tie at DPC Level

ASHLiYA

Dedicated To Quality

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