



ASHLIYA INFRA TECH LLP

Crafting Infrastructure for Better Life

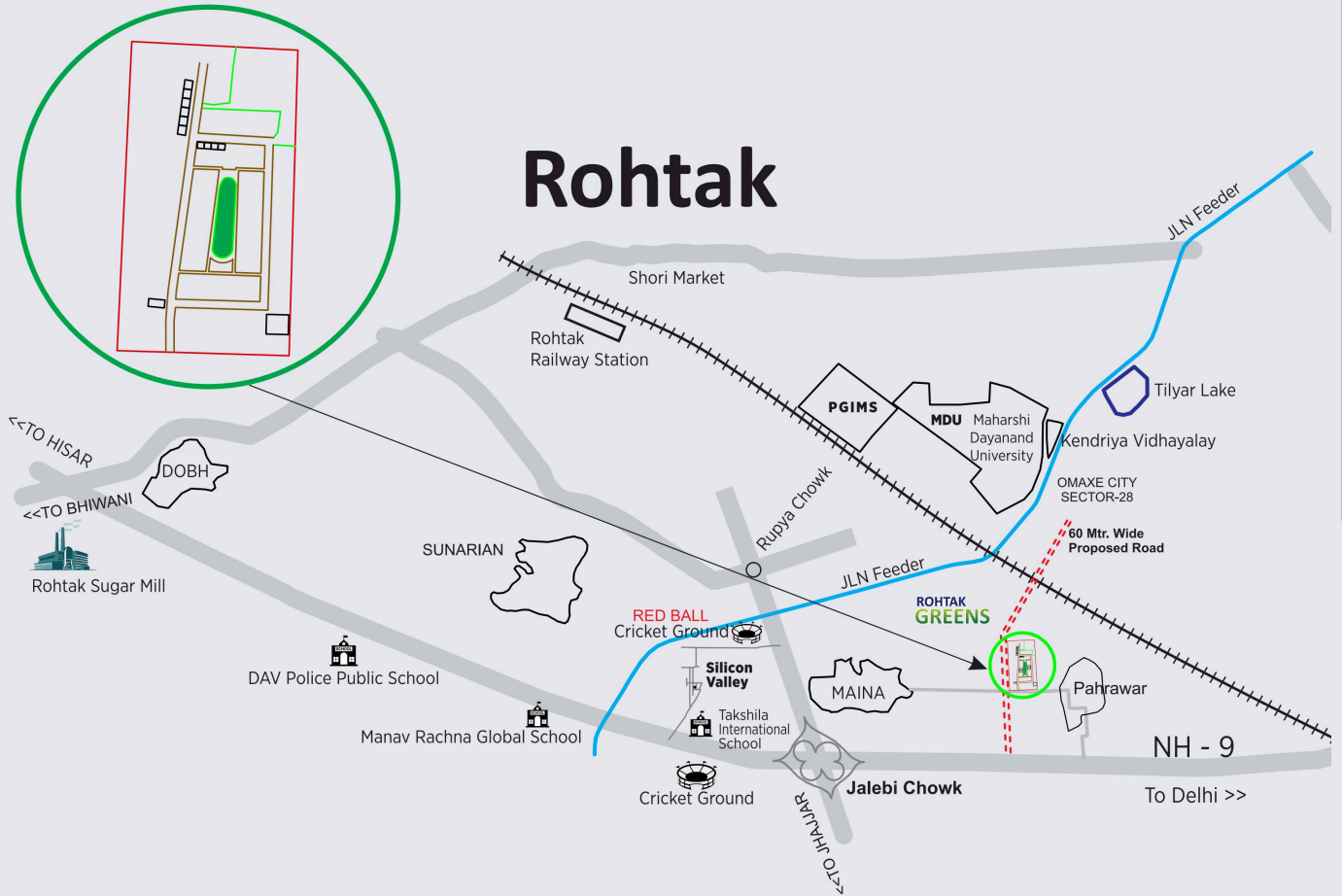
— Premier Villas —

ROHTAK
GREENS

— Sector 25D, Rohtak —



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



Site Layout Plan

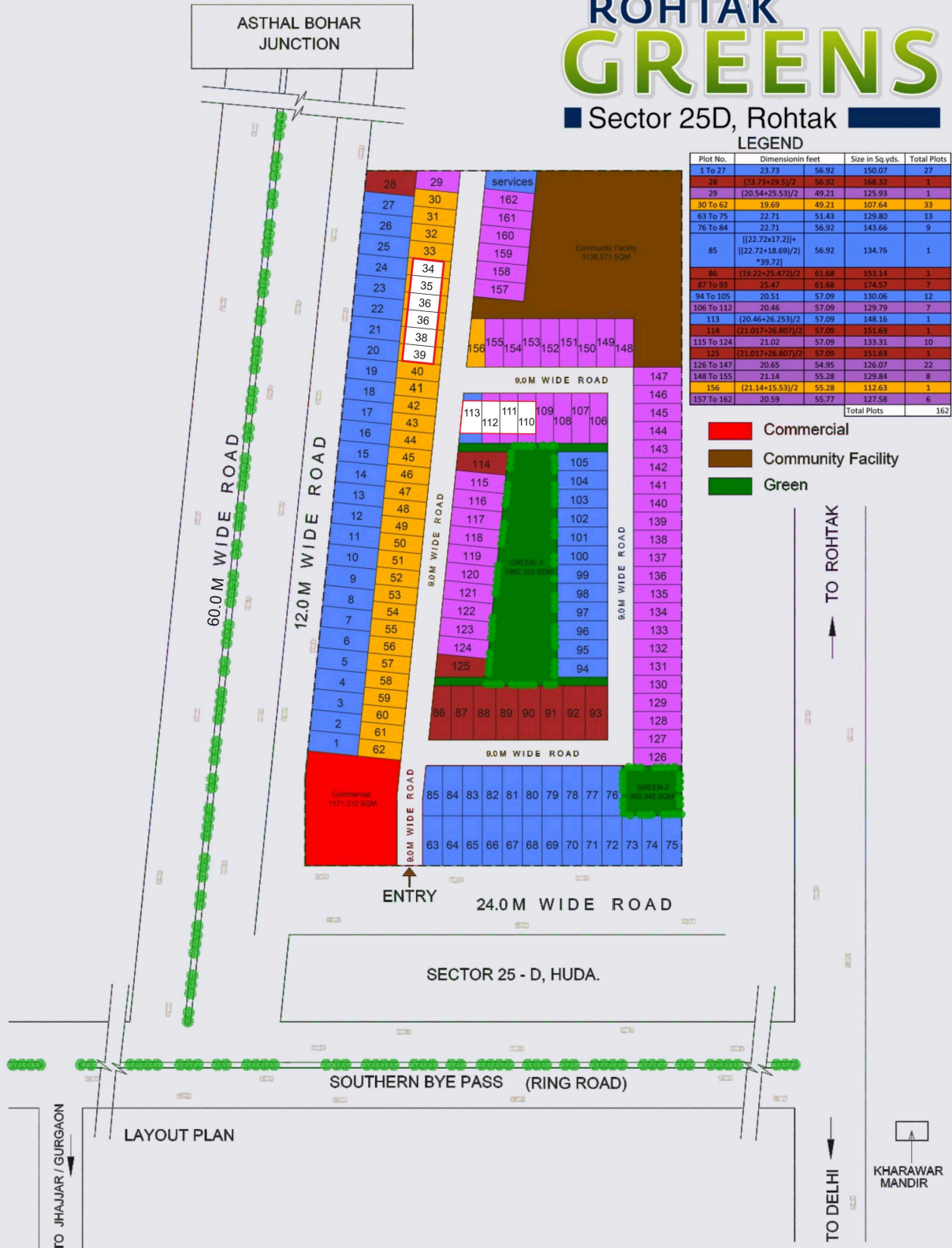
ROHTAK GREENS

■ Sector 25D, Rohtak

LEGEND

Plot No.	Dimension in feet	Size in Sq. yds.	Total Plots
1 To 27	23.73	56.92	27
28	$(13.72 \times 25.53)/2$	56.92	1
29	$(20.54 \times 25.53)/2$	49.21	1
30 To 62	19.69	49.21	33
63 To 75	22.71	51.43	13
76 To 84	22.71	56.92	9
85	$\{[(22.72 \times 17.2)] + [(22.72 \times 18.69)/2] \times 39.72\}$	56.92	1
86	$(19.22 \times 25.472)/2$	61.68	1
87 To 99	25.47	61.68	13
100 To 105	20.51	57.09	6
106 To 112	20.46	57.09	7
113	$(20.46 \times 26.253)/2$	57.09	1
114	$(21.017 \times 26.807)/2$	57.09	1
115 To 124	21.02	57.09	10
125	$(21.017 \times 26.807)/2$	57.09	1
126 To 147	20.65	54.95	22
148 To 155	21.14	55.28	8
156	$(21.14 \times 15.53)/2$	55.28	1
157 To 162	20.59	55.77	6
Total Plots			162

- Commercial
- Community Facility
- Green



An ultra modern premium Villas

Front Elevation



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 18.5x6 Feet, & Gallery size 18.5x6.5 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 (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 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 16x16 inch.
- ◆ Car Park - Parking Tiles/Anti-Skid Concrete Tile Flooring
- ◆ Balcony - Vitrified Double Charge/ Digital Tiles Size 32x32 Inch
- ◆ 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

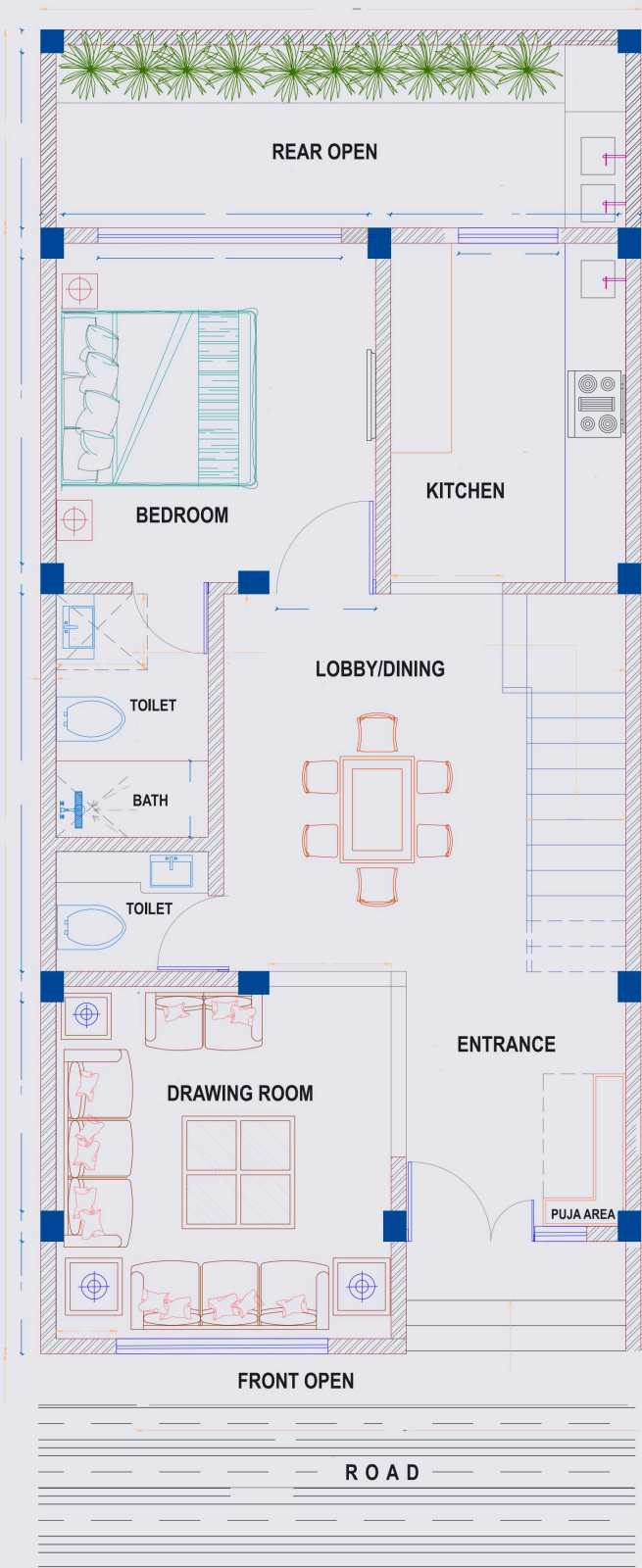


- ◆ Main Door & Kitchen Door – Double door one Flush Board Door with Designer Moulded 7'9" Height & 2nd Jaali Door with natural polish
- ◆ Bedroom Doors - Flush Board door with Designer Plain UPVC Moulded door with Toughened glass
- ◆ Bathroom Doors - Flush Board door 7'9" height with Waterproof.
- ◆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

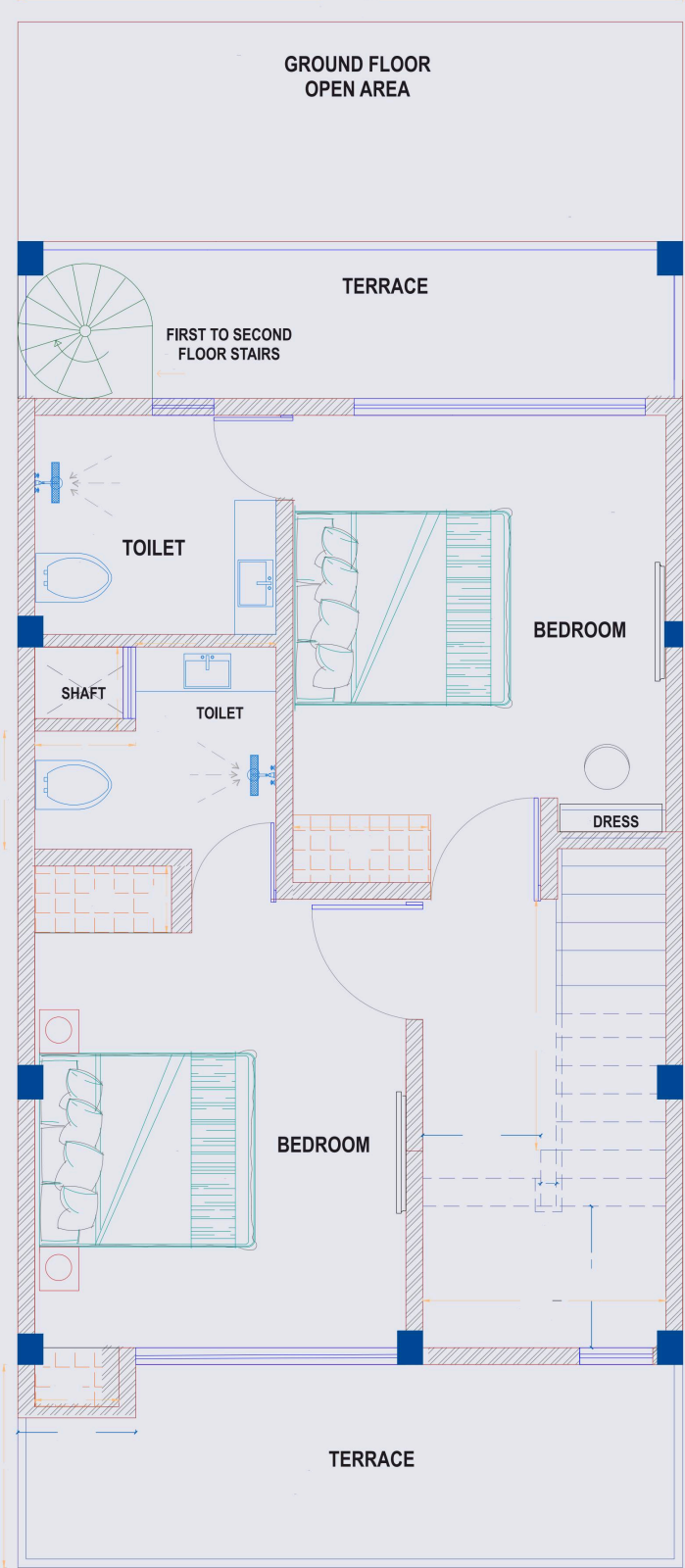


Floor Plan

Type-A
(34-39)

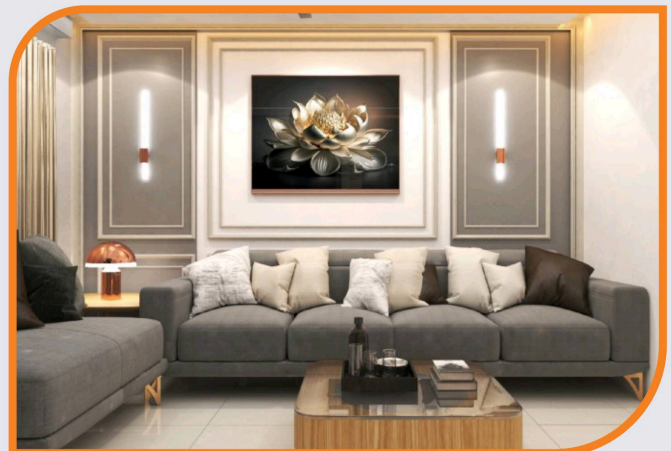
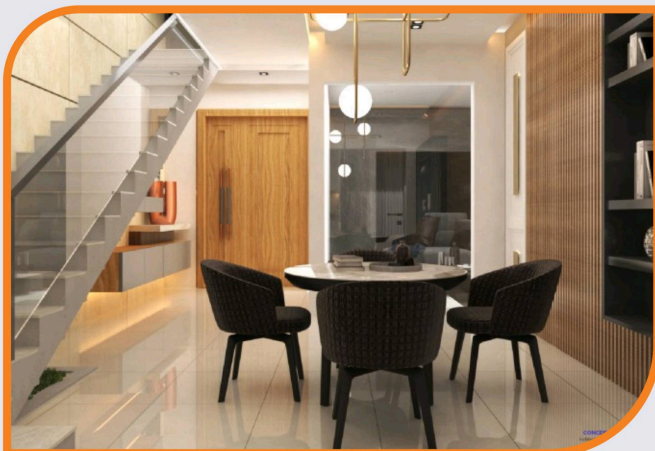
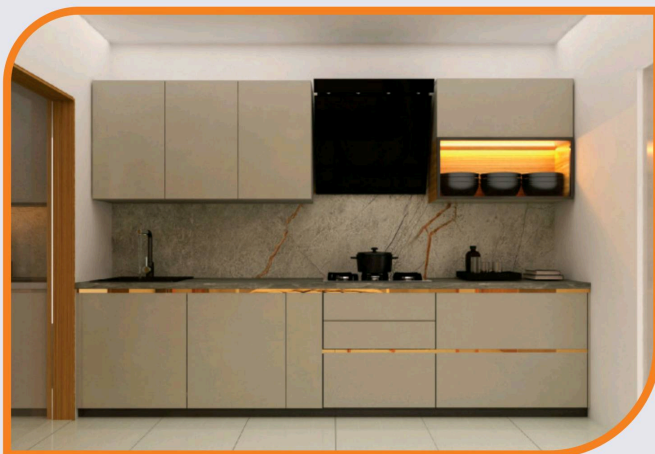
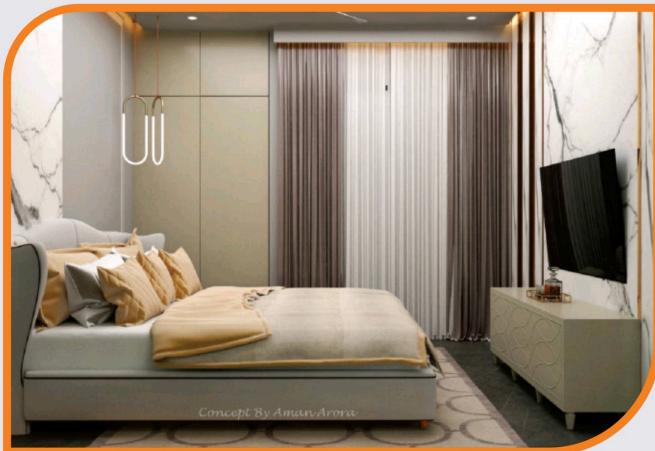


GROUND FLOOR



FIRST FLOOR

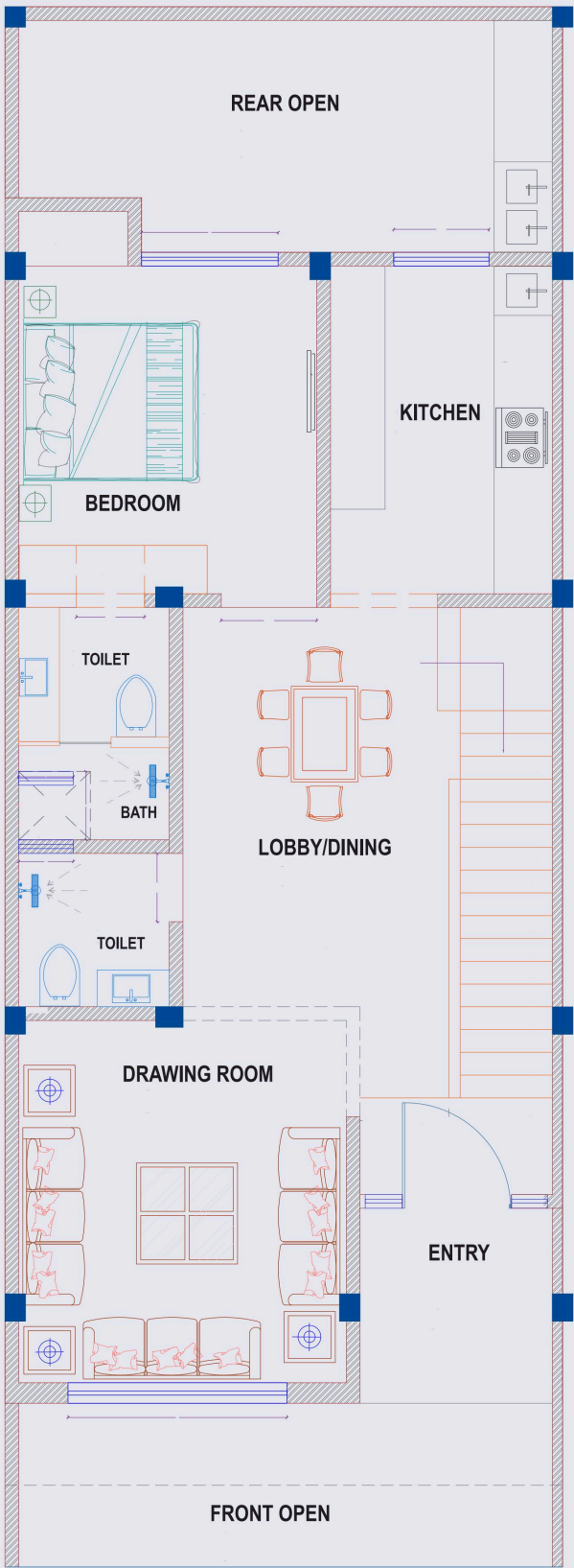
Interior Inside



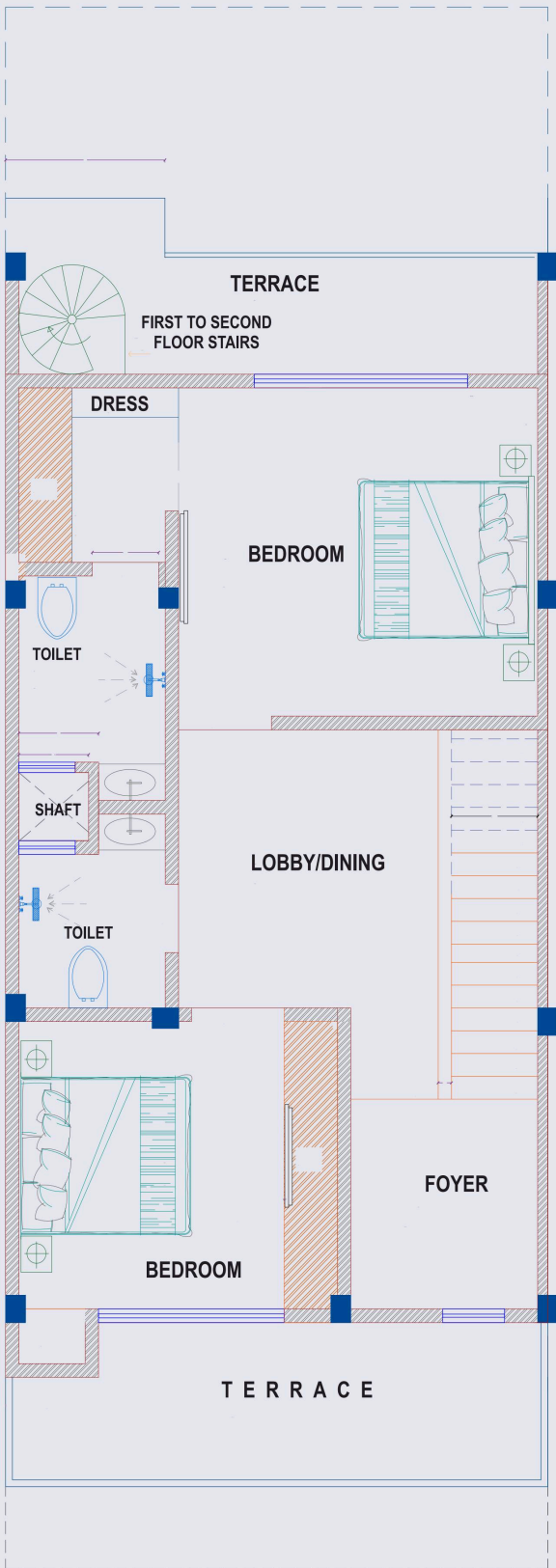
*Independent, Innovative and Inspiring.
The Smart living options.*

Floor Plan

Type-B
(110-113)



GROUND FLOOR



FIRST FLOOR

Eco-Friendly



EARTHQUAKE RESISTANT MagicBlox

Bhookamp bhi kaap jaaye.

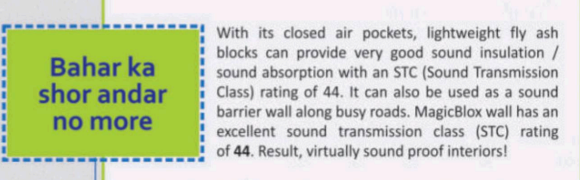
Earthquake forces on structure are proportional to the weight of the building, hence light weight blocks show excellent resistant to earthquake forces. Regions of high seismic activities like Japan exclusively use Lightweight Concrete Fly Ash Blocks. It has been proven to withstand wind loads of category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

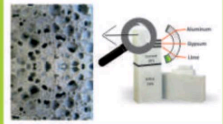


MagicBlox consists **80% air** by volume, making it lightest available walling material (**weighs 1/3rd** that of clay bricks).

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

Magic Block

Pictures of constructions at Rohtak Greens





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