



FORTEASIA

Silicon Valley

SECTOR - 22 D ROHTAK, HARYANA

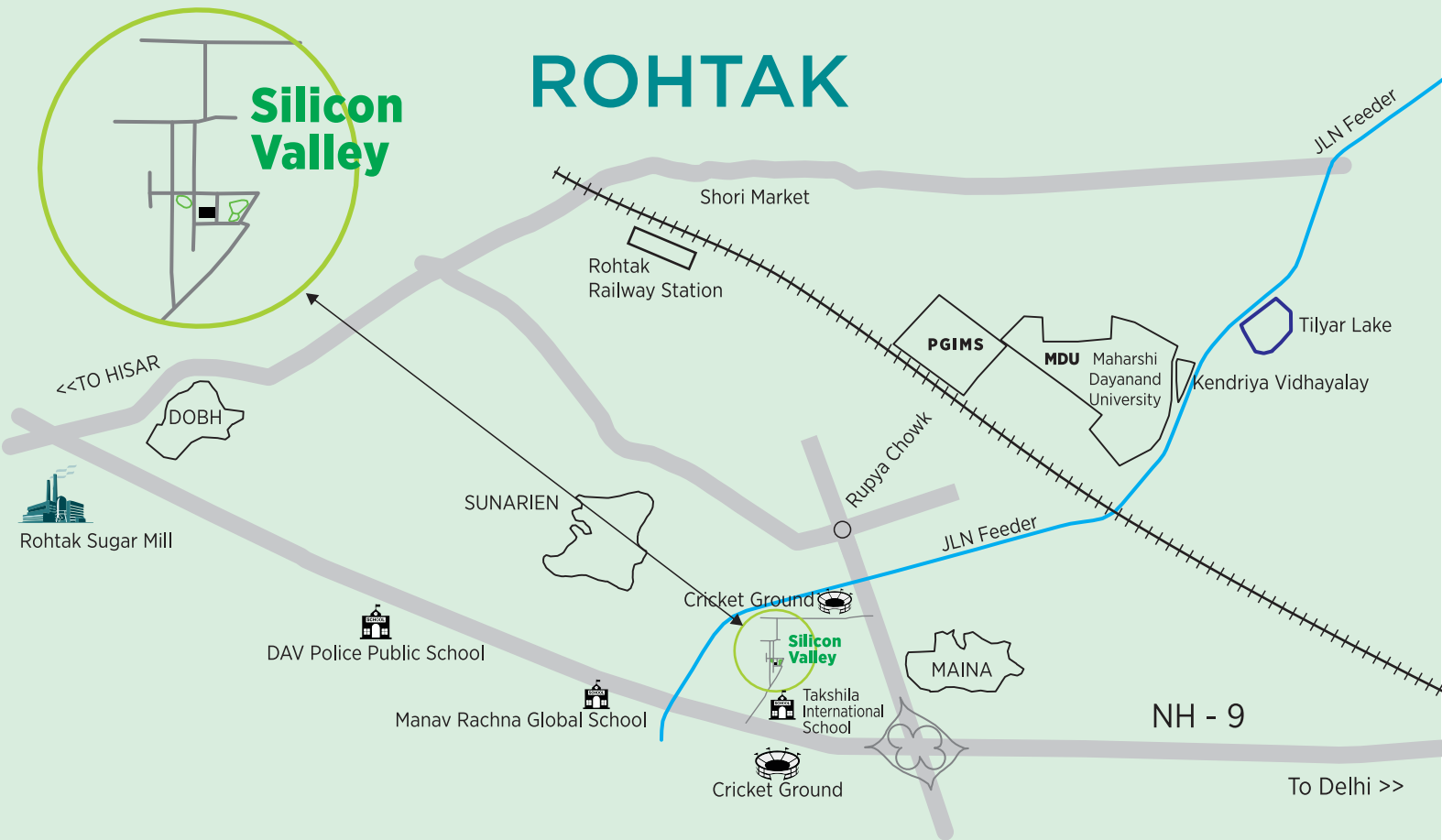
ASHLIYA INFRA TECH LLP

Crafting Infrastructure for Better Life



VILLA
for the
price of
A FLAT

Mark of magnificence on the map for Villas in Rohtak
Address you identify with.



SPECIFICATIONS

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.
- ◆ Water & Electric connection installed
- ◆ Balcony & Gallery size 14.5x6 Feet, Drawing room size 13.5x17 Feet
- ◆ Open space in front of house, 14'x20.3 Feet 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 0.5 km from Delhi-Hisar Highway, 1.2 km from Rohtak-Jhajjar-Jaipur Highway, One & half hour from Delhi Airport.
- ◆ Bank loan available
- ◆ HUDA/DTP approved map

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 vitrified 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 black 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.
- ◆ Greenlam 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 Tiles Size 32x32 Inch.
- ◆ Kitchen - Vitrified Double Charge Tiles Size 32x32 Inch.
- ◆ Bedrooms - Vitrified Double Charge 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 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.

*Life isn't just how you feel about your home.
It's how you feel about yourself when you are at home.*

Front Elevation



*An exclusive gated, secure, impeccably planned development in
Rohtak where all the residents' needs are within easy reach.*



SITE LAYOUT PLAN



FLOOR PLAN

FLOOR PLAN

First Floor



Ground Floor



ECO-FRIENDLY MAGIC BLOCK



**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.



**Rakhe seelan
door
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!

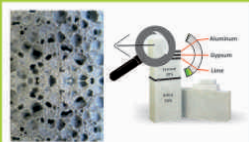
QUICK FACTS

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



INTERIOR INSIDE

Independent, innovative and inspiring.

The smart living options.





Pillar Footing



Tie at Footing level



Tie at DPC level



Use Ecofriendly AAC Block



Tie at 4' and Door level



Staircase Construction



Lintel Steel binding



Use Scientific Instrument for Level



Timber Slab construction



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