

 **ashiana**  
oma  
PREMIUM HOMES



Phase 1 & 1a - RAJ/P/2026/4802

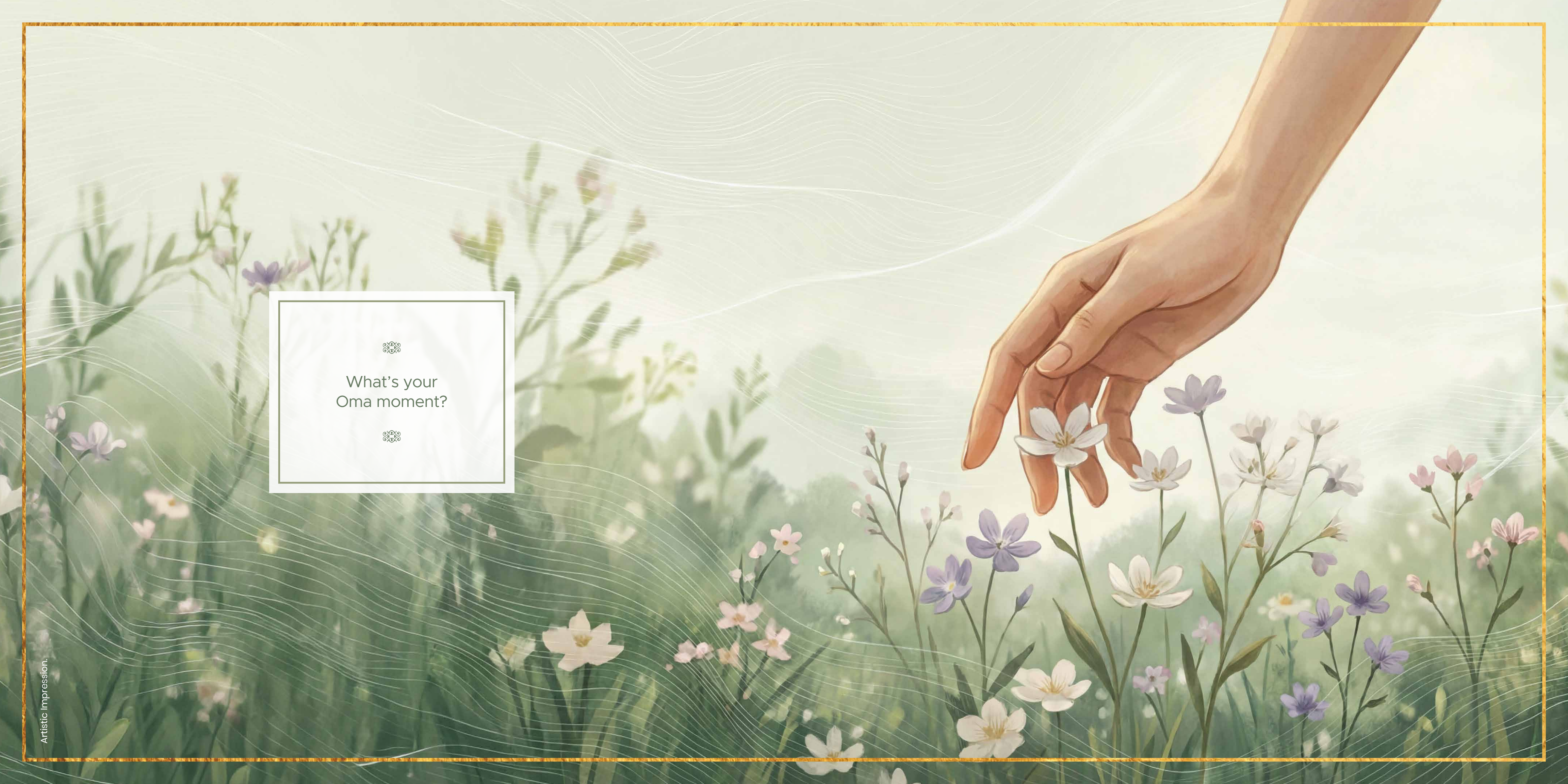


Phase 2 - RAJ/P/2026/4867

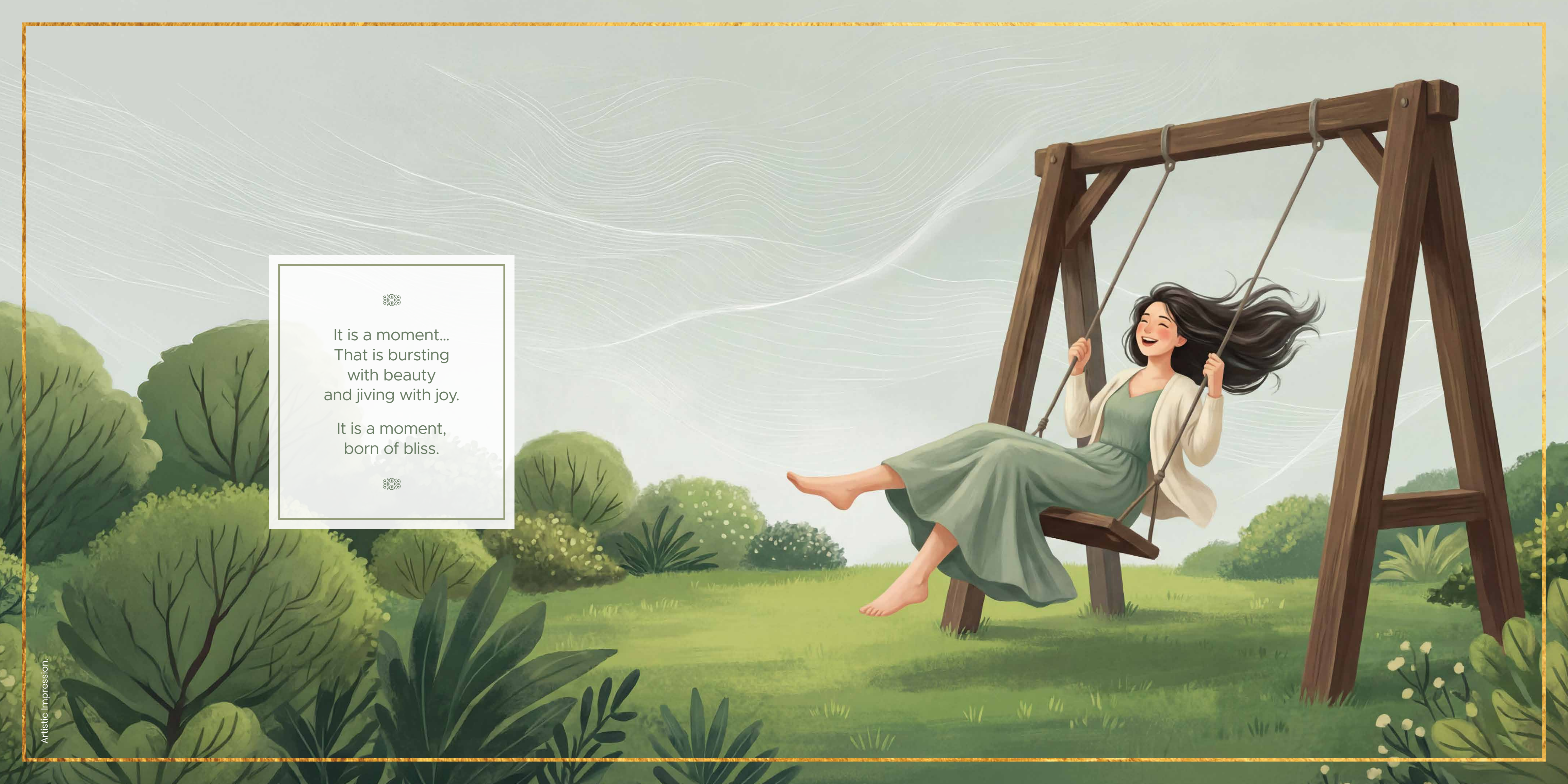
<https://rera.rajasthan.gov.in/>

Artistic Impression.

ARRIVE


An artistic illustration of a hand reaching down to touch a flower in a field. The hand is positioned in the upper right quadrant, with fingers gently touching a white flower. The field is filled with various flowers, including white, purple, and pink ones, set against a background of soft, wavy lines and a hazy, green landscape. The overall mood is gentle and nostalgic.

What's your  
Oma moment?



It is a moment...  
That is bursting  
with beauty  
and jiving with joy.

It is a moment,  
born of bliss.



It is a moment...  
Alive with ecstasy.  
Smiling with sunshine.

It is a moment of  
homecoming.  
To happiness.



This is your moment.

OMA  
MOMENT

WHEN

---

WHAT YOU HAVE

IMAGINED,

---

WHAT YOU HAVE

WISHED FOR,

---

WILL NOW ARRIVE.



## Arrive.

### At Oma.

There are moments. And then, there are Oma moments. Those exquisite, difficult-to-describe times where everything just falls perfectly into place. Like when flowers brush sweetly against your hand.... Or, like when the winter sun adorns your face with a fresh glow...

Ashiana Oma is packed with these moments of bliss. One after another. Welcome to your world of Oma moments.



Artistic impression.

**It all begins with a ceremonial entrance.**

You drive down, or leisurely stroll across the captivating 60 metre driveway. Fringed by trees and winding past scenic and calming experiences. Till you reach the ornate facade inspired by the renowned craftsmanship of Jaipur. A facade that's an immediate prelude to your world of Oma moments.



Artistic Impression.

**State-of-the-art clubhouse.  
Submerged in surprises.**

This is sheer wonder at multiple levels. A sprawling Clubhouse, in the midst of verdant greens. Enjoy yourself on the roof that stretches spectacularly on the ground level, or at the unique submerged level.

This Clubhouse is packed with amenities. Swimming pools for adults and kids, water bodies, gymnasium, tennis courts, kids' play area, scenic sit-outs, to name just a few. You will be pleasantly surprised!



Gym



Swimming Pool

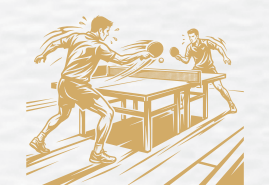


Table Tennis



Indoor Badminton Court



Indoor Sports Facilities



Artistic Impression.

## A world of amenities amidst open greens.

Oma has a building footprint of just 17%. Luminous vistas of open greens stretch past poems of flowers. Velvety grass invites you to sink into splendour.

Our landscape artists are conjuring up unique Oma moments. Flower-bedecked walkways invite you for picturesque strolls. A multitude of sporting amenities are surrounded by shrubs and trees. Birds and butterflies are constant neighbours.



Pathway



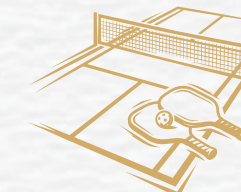
Sit-Out Area



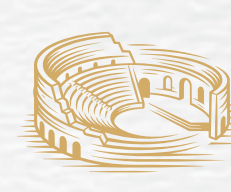
Kids' Play Area



Tennis Court



Pickleball Court



Amphitheatre



Living & Dining

Shot at show home

**Created for a life of celebration.**

Homes in Oma are brimming with space, that play generous hosts to large amounts of air and light. Thoughtfully designed rooms open out to views of breathtaking greens. Your sanctuary at Oma signifies your arrival in life. An arrival that blends into endless moments of celebration.



Kitchen



Master Bedroom



**LAVENDER [3 BHK + 3T]**

AREA UNIT	SUPER BUILT UP AREA	CARPET AREA	BALCONY AREA
IN SQFT	1740	1050	233
IN SQMT	161.65	97.51	21.61



**TULIP [3 BHK + STUDY + 3T]**

AREA UNIT	SUPER BUILT UP AREA	CARPET AREA	BALCONY AREA
IN SQFT	2044	1250	266
IN SQMT	189.89	116.09	24.72





Shot at Ashiana



**IRIS [4 BHK + 4T]**

AREA UNIT	SUPER BUILT UP AREA	CARPET AREA	BALCONY AREA
IN SQFT	2700	1721	297
IN SQMT	250.84	159.93	27.57





**PENTHOUSE [4 BHK + 4T]**

AREA UNIT	SUPER BUILT UP AREA	CARPET AREA	BALCONY AREA
IN SQFT	3485	1968	605
IN SQMT	323.76	182.80	56.17



**PENTHOUSE [4BHK + STUDY ROOM + 5T]**

AREA UNIT	SUPER BUILT UP AREA	CARPET AREA	BALCONY AREA
IN SQFT	4093	2420	635
IN SQMT	380.25	224.78	59.00





Shot at Ashiana



**PENTHOUSE [5 BHK + STAFF ROOM + 6T]**

AREA UNIT	SUPER BUILT UP AREA	CARPET AREA	BALCONY AREA
IN SQFT	5477	3173	974
IN SQMT	508.83	294.77	90.51



## SPECIFICATIONS FOR ASHIANA OMA

LIVING / DINING / LOBBY				
FLOORING	WALLS	CHAUKHATS	DOOR SHUTTERS	WINDOWS
Vitrified Floor tile 800mm x 1600mm / 600mm x 600mm 600mm x 1200mm	Acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestion	GI pressed steel sections	Main door - 35 mm flush door with laminate on both sides	Powder-coated aluminium / UPVC framed windows with clear float glass
MASTER BEDROOM / OTHER BEDROOMS				
FLOORING	WALLS	CHAUKHATS	DOOR SHUTTERS	WINDOWS
Vitrified Floor tile 800mm x 1600mm / 600mm x 600mm / 200mm x 1200mm	Acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestion	GI pressed steel sections	35 mm flush door with laminate on both sides	Powder-coated aluminium / UPVC framed windows with clear float glass
BATHROOM				
FLOORING	WALLS	CHAUKHATS	DOOR SHUTTERS	WINDOWS
Master bathroom: Wooden finish tile. Other bathrooms: anti-skid ceramic tiles 300mm x 600mm 200mm x 1200mm	Ceramic tiles: 300mm x 600mm / 300mm x 300mm / 300mm x 450mm	GI pressed steel sections	35mm flush door with laminate	Powder-coated aluminium / UPVC framed windows
KITCHEN				
FLOORING	WALLS	WINDOWS		
Vitrified Floor tile 800mm x 1600mm / 600mm x 600mm	Kitchen Dado, 300mm x 600mm / 300mm x 300mm / 300mm x 450mm / 600mm x 600mm ceramic tiles, acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions	Powder-coated aluminium / UPVC framed windows with clear float glass		

### BALCONY

**FLOORING** Ceramic Matt finish 300mm x 300 mm / 300mm x 450mm / 600mm x 600mm.

### WALL

Acrylic emulsion of pleasing shade of a reputed brand as per architects suggestions + MS railing where required.

### FIXTURES & FITTINGS

#### KITCHEN

Kitchen DADO tiles up to 1500 mm from FFL, provision of double bowl sink in 4BHK & single bowl in 3BHK. Provision of hot & cold-water supply, gas pipeline, RO & geyser (no fixture). Provision for dishwasher inlet/outlet in all units, no kitchen counter to be provided.

#### BATHROOM

Counter-top wash basin / semi-recessed wash basin from JAQUAR / ROCA / Equivalent. Concealed cistern - Geberit / Equivalent. Basin mixer - JAQUAR / Equivalent. Provision for geysers in master and other toilets. 6mm mirror on SS studs. Glass curtain in all toilets.

#### ELECTRICAL WORK

All electrical wiring in concealed conduits with copper wires. Modular switches & sockets — Panasonic Europa / Equivalent. DB boxes — Legrand / Equivalent.

#### POP & PAINT

POP in Patti wall finish, ceiling & wall, Acrylic Emulsion. Grills/railings & skin doors — enamel paint matt finish.

#### STRUCTURE

Reinforced cement concrete frame structure or load-bearing masonry structure in accordance with applicable earthquake zone and BIS codes.

#### TELEVISION

T.V. points in drawing/dining room and all bedrooms.

#### LIFT

Three gearless automatic lifts in each block with generator backup (2x8P & 1x13P).

#### PIPED LPG

Provision in the kitchen with piping and meter.

#### GENERATOR

1KW power backup in each apartment and complete backup in common areas.

#### AIR-CONDITIONING

Provision for AC ODU brackets at designated location for ODU unit. The customer can install interior pelmet to conceal AC copper piping and drainage piping at designated location.

#### OTHER FACILITIES

Provision for washing machine with inlet & outlet at suitable location. DTH antenna location marked on terrace, no antennas inside balcony or external facade to be permitted. Separate conduit for fibre broadband.

#### CLOTHES HANGER

Installed cloth liner in one of the balconies.



## OUR CONSULTANTS

### Architect

Syed MD. Imran  
**BIAS Architecture**

### Landscape Architect

Mr. Madhup Majumdar  
**Design Accord**

### Structural Consultant

Mr. R. K. Bhola  
**Civtech Consultant Pvt. Ltd.**

### Plumbing + Electrical + Fire Fighting

Mr. Rusheel Mathur  
**Shrestha Consultants Pvt. Ltd.**

## IMPORTANT TO KNOW

The flat layouts and specifications shown in the brochure are for representation purpose only and do not constitute a promise by the company nor does it create any contractual obligation on the part of the company.

1. Rooms/toilet internal dimensions mentioned are from brick to brick and balcony dimensions are up to the outer edge of the balcony slab.
2. The furniture layout and material grain variation shown may also differ from show home due to non-availability of material and marginal differences in actual construction.
3. Furnishing/furniture, gadgets, products and appliances displayed are not a part of the sales offering and these are purely indicative and for representation only.
4. Specifications are indicative in nature and are subject to variations within the similar category and range of products available in the market at the time of procurement, owing to technical reasons and/or other reasons.
5. The Super Area mentioned is only for the purpose of comparison with similar products in the industry and charging maintenance charges in the future.
6. Images used in this brochure are only for representative purpose and are artistic impressions of the project.

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