

 ashiana

oma

PREMIUM HOMES



Artistic Impression.

ARRIVE



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.



Artistic Impression

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.



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



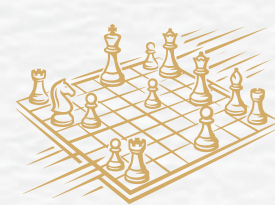
Swimming Pool



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



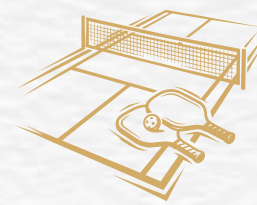
Sit-Out Area



Kids' Play Area



Tennis Court



Pickleball Court



Amphitheatre



Living & Dining

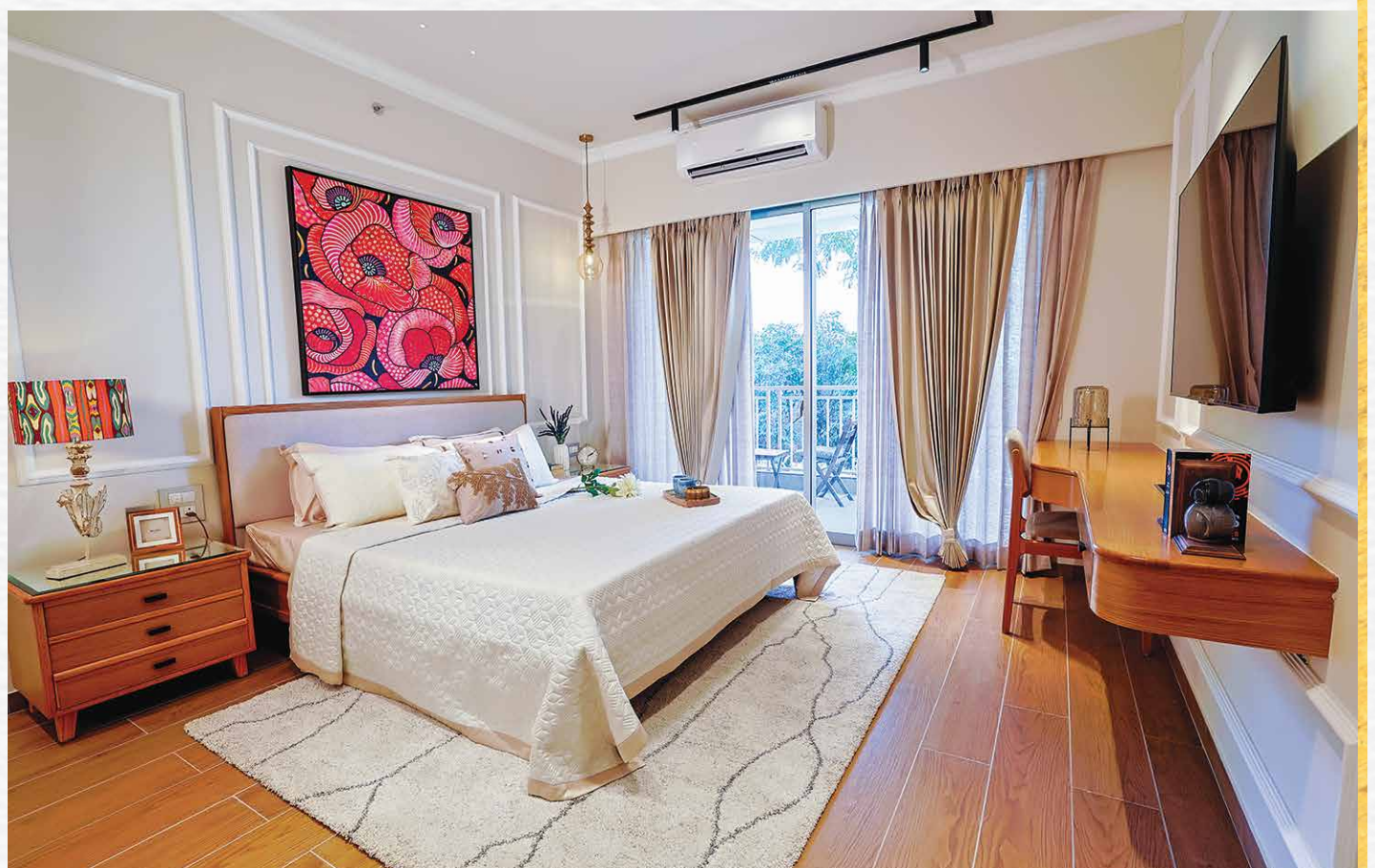
Shot at show home

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 |







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 |





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 laminated 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 laminated 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 laminated | 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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Artistic Impression.



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PREMIUM HOMES

Artistic Impression.



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



Phase 2 - RAJ/P/2026/4867