



Villa
ANANDAM

at

ANANDAM ESTATE, NH-58, GHAZIABAD

LIVE THE VILLA LIFESTYLE

PROJECT BY



An ISO 14001 Certified Company



Ashiana

Homes for every Dream



Villa Lifestyle is... calling your space your own:
YOUR OWN PERSONAL VILLA

Exclusive. Ultra-modern. Limited in numbers.
A verandah and compound — your own space outside as well.
Drive-in Parking Space.
Villas that mirror you. And leaves room for you to grow.

Villa Lifestyle is... living in safe and peaceful environs:
WITHIN A FULLY SECURE GATED COMPLEX

An imposing front gate to your world.
Secured and exclusive, with a Guard room at entrance.



Villa Lifestyle is... sharing spaces with friends and family:
Club Anandam— EXCLUSIVE CLUBHOUSE

Villa Anandam defines the comforts and luxury that come with a modern living —
An exclusive clubhouse, packed with lifestyle amenities:
A toned-to-perfection fitness Gym.
A resort-style Swimming Pool.
Table Tennis. Pool table. TV Room. Party Hall.



Start each day with an invigorating workout. Or end it with a relaxing dip in the pool. And in between, live the Villa Life.



Villa Lifestyle is... being surrounded with beauty:
BEAUTIFULLY LANDSCAPED ENVIRONS

Lush Green Manicured Parks with
Water Bodies and Play equipment for children.

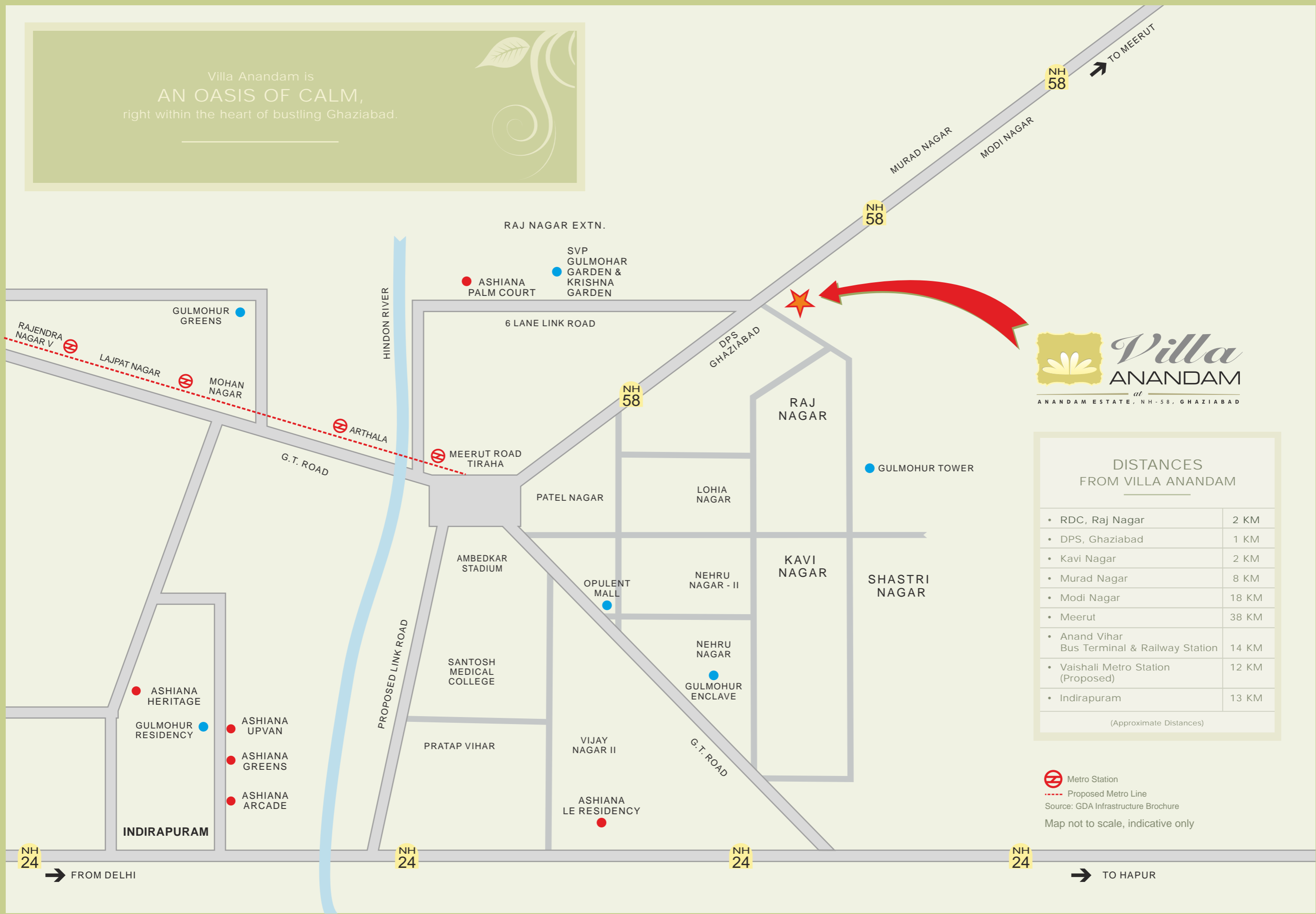
Street Lighting that highlight the luxury, and adds to it.
Wide concrete internal roads and paved walkways with trees.



**Ashiana SVP
advantage**

For us what is outside is as important as what is inside. Our housing complexes are wide, open and spaced out with plenty of greenery and manicured parks.

Villa Anandam is
AN OASIS OF CALM,
 right within the heart of bustling Ghaziabad.



DISTANCES FROM VILLA ANANDAM

• RDC, Raj Nagar	2 KM
• DPS, Ghaziabad	1 KM
• Kavi Nagar	2 KM
• Murad Nagar	8 KM
• Modi Nagar	18 KM
• Meerut	38 KM
• Anand Vihar Bus Terminal & Railway Station	14 KM
• Vaishali Metro Station (Proposed)	12 KM
• Indirapuram	13 KM

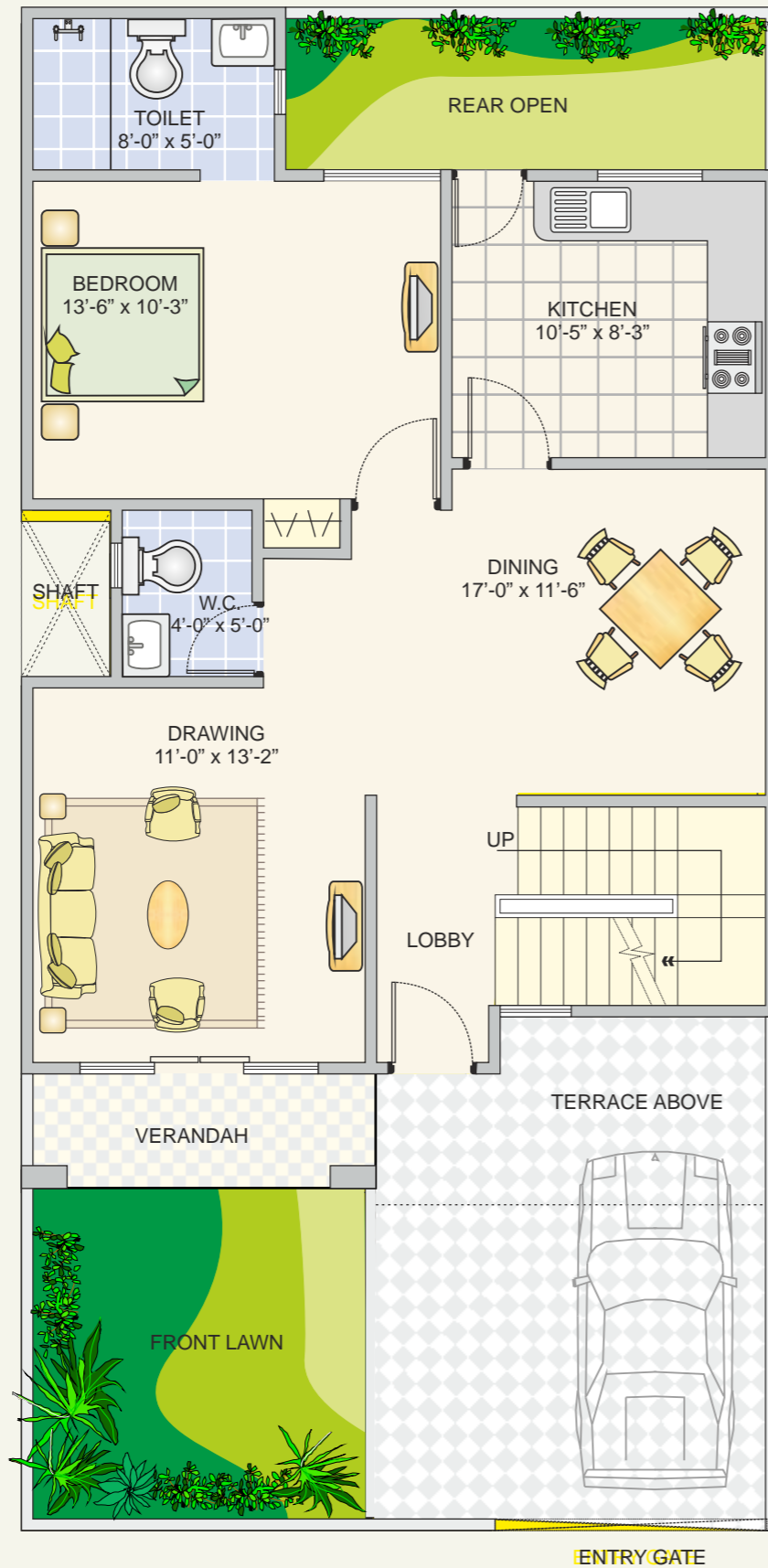
(Approximate Distances)

Metro Station
 Proposed Metro Line
 Source: GDA Infrastructure Brochure
 Map not to scale, indicative only

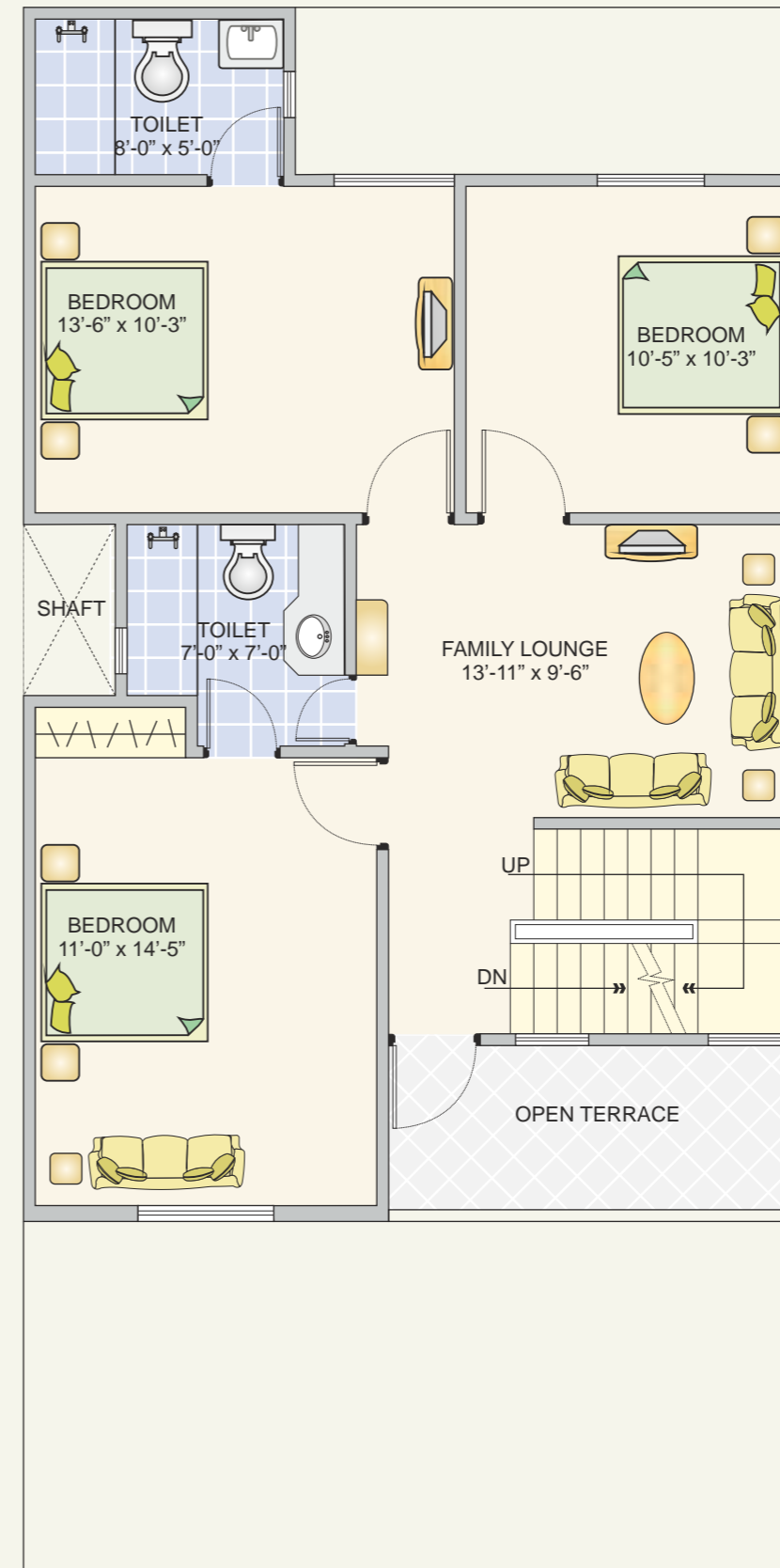


**GROUND
FLOOR PLAN**

VILLA LAYOUTS




**FIRST
FLOOR PLAN**



PLOT AREA : 140 Sq. Yd.
(117.12 Sq. M)

SUPER BUILT-UP AREA

GROUND	: 807 Sq. Ft.
	(75.00 Sq. M)
FIRST	: 881 Sq. Ft.
	(81.89 Sq. M)
MUMTY	: 122 Sq. Ft.
	(11.36 Sq. M)
TOTAL AREA	: 1810 Sq. Ft.
	(168.25 Sq. M)

1 Sq. M = 10.76 Sq. Ft.
1 Sq. M = 1.196 Sq. Yd.
Not to scale. Indicative only

NOTE :

- COMPANY/DEVELOPER/COMPETENT AUTHORITY RESERVES RIGHT TO MODIFY /ALTER THE VILLA LAYOUT OR THE COMPLEX LAYOUT, IF REQUIRED.
- SUPER AREA INCLUDES AREA OF VERANDAH & OPEN TERRACE

VILLA SPECIFICATIONS

Structure		Earth Quake Resistant Structure.
Wall Finish	Internal	Plaster, P.O.P. & Acrylic OBD in pastel colour. Ceiling White OBD. P.O.P. cornice in Drawing/Dining and all Bed Rooms
	External	Texture paint.
Flooring	Drg. / Din.	Vitrified Tiles.
	Bed Rooms	Vitrified Tiles / Laminated Wood.
	Balconies	Ceramic Tiles.
	Staircase	Green Marble/Jaiselmer or equivalent.
Toilets	Walls	Ceramic Tiles upto 7' height.
	Flooring	Ceramic Tiles.
	Fittings	Hot & Cold water supply line. CP Fittings of standard make. Mirror. Towel Rail. Bath tub in master toilet.
	Sanitary ware	White/Pastel Colour Vitreous Ceramic Sanitary ware of Standard make.
Kitchen	Platform	Black Granite with Stainless Steel Kitchen Sink.
	Wall	2' Ceramic Tile dado above Platform.
	Flooring	Ceramic / Vitrified Tile.
	Fittings	Hot & Cold water supply line with CP fitting of standard make.
	Cabinets	Modular Kitchen Cabinet above and below the counter.
Windows		UPVC / Powder coated Aluminium Window frames & shutters with glazing. MS Grills shall be provided in windows. Provision for fixing mosquito net shutter shall be provided in windows.
Doors	Internal	Moulded Skin Door Shutters Polished / Painted in 2 coats of Synthetic Enamel Paint. Door Frames in Hard Wood / Aluminium duly polished or painted.
	External	Moulded Skin Door Shutter duly painted / Aluminium Shutters with Powder Coated Aluminium Frame.
	Main Door	Teak Wood Frame with Moulded Skin Door Shutter duly polished.
Electrical		Copper wiring in concealed PVC Conduits. Modular Switches of standard make. TV & Telephone points in each bedroom & Drawing/Dining. One Video Door Phone shall be provided in each villa.
Water Supply		Water supply through borewell. Overhead water tank shall be provided in each Villa.
Power Back-up	Internal	Power Back-up of 3 KW shall be provided either through individual Inverter or through central generator as decided by the Company*. In case of centralized generator, monthly running cost of the back-up power shall be payable extra.
	External Services within Complex	DG Set of suitable capacity for external colony lighting & Services shall be provided. Running cost shall be payable extra on monthly basis.

* On extra Cost

Note : 1) Color & Design of tiles may change subject to availability and discretion of the Company or any other competent authority.

2) Variation in colors/texture of vitrified tiles, marbles, granite and wood/wooden products may occur.

3) Company/ Developer / Competent Authority reserves the right to modify / alter the specification for the betterment of the Project.

EXTERNAL SPECIFICATIONS OF THE COMPLEX

- Gated Residential Complex.
- Wide Internal Concrete Roads.
- Decorative Main Gate with guard room at entrance.
- Decorative Street Lighting.
- Lush Green Manicured Parks with play equipment for children.
- DG power back up for all external common devices and lighting. Running charges shall be payable extra on monthly basis.
- Intercom Communication System from Guard Room to all Villas.
- Club House with Swimming pool, Gym, Games Room, Table Tennis, Pool Table, TV Room & Party Hall.

COMPLEX MAINTENANCE

- Complex Maintenance for first 2 years would be done through a specialized maintenance agency as nominated by the Developer on chargeable basis.



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at

ANANDAM ESTATE, NH-58, GHAZIABAD

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A project of

Sri Hari Buildwell Pvt. Ltd.

(company jointly owned by SVP Builders (India) Ltd. and Ashiana Homes Pvt. Ltd.)

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