aaroham

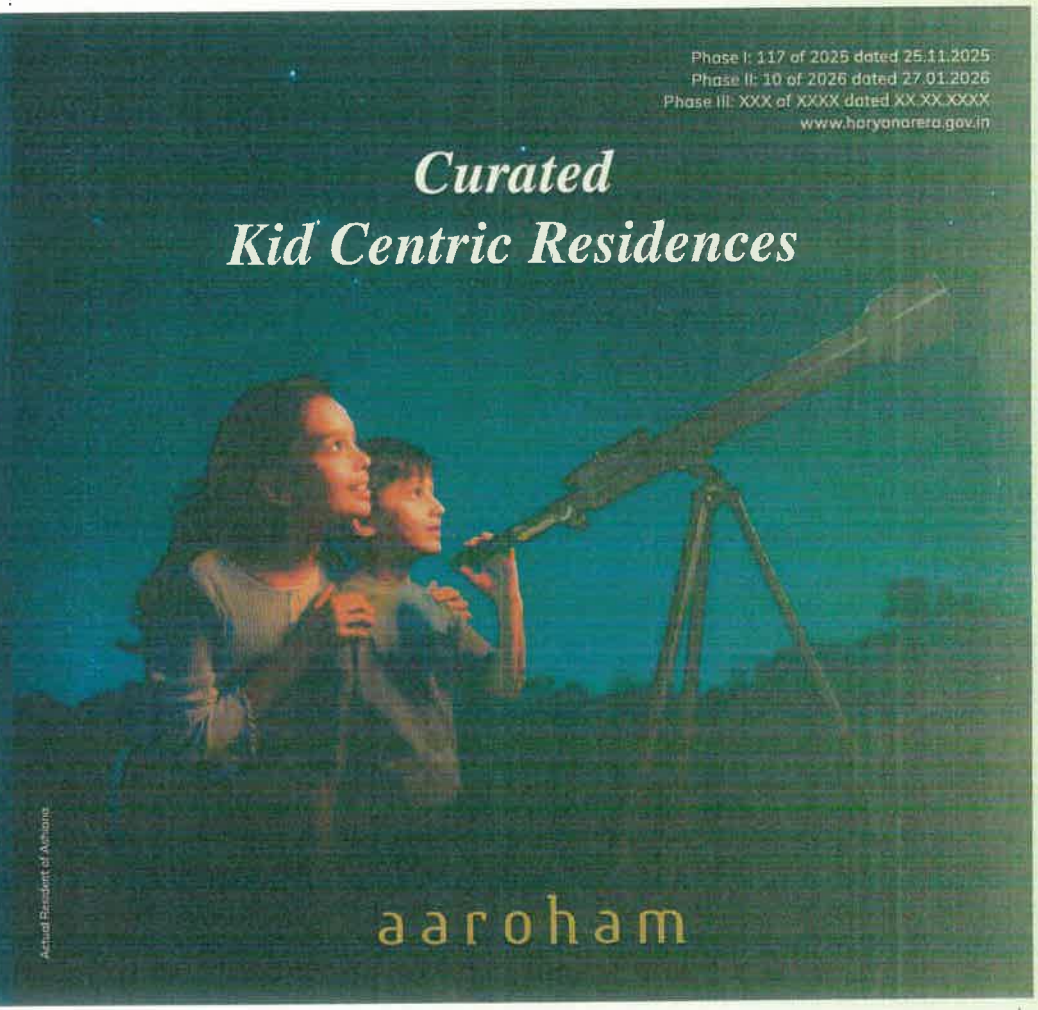
Curated Kid Centric Residences

aashiana

Phase I: 117 of 2025 dated 25.11.2025
Phase II: 10 of 2026 dated 27.01.2026
Phase III: XXX of XXXX dated XX.XX.XXXX

Phase I: 117 of 2025 dated 25.11.2025
Phase II: 10 of 2026 dated 27.01.2026
Phase III: XXX of XXXX dated XX.XX.XXXX
www.haryanarera.gov.in

Curated Kid Centric Residences



Actual Resident of Ashiana

aaroham



A Childhood, Thoughtfully Designed

Welcome to Aaroham, where every detail is an invitation to play, explore, and grow. This is more than a home; it's a childhood thoughtfully designed.

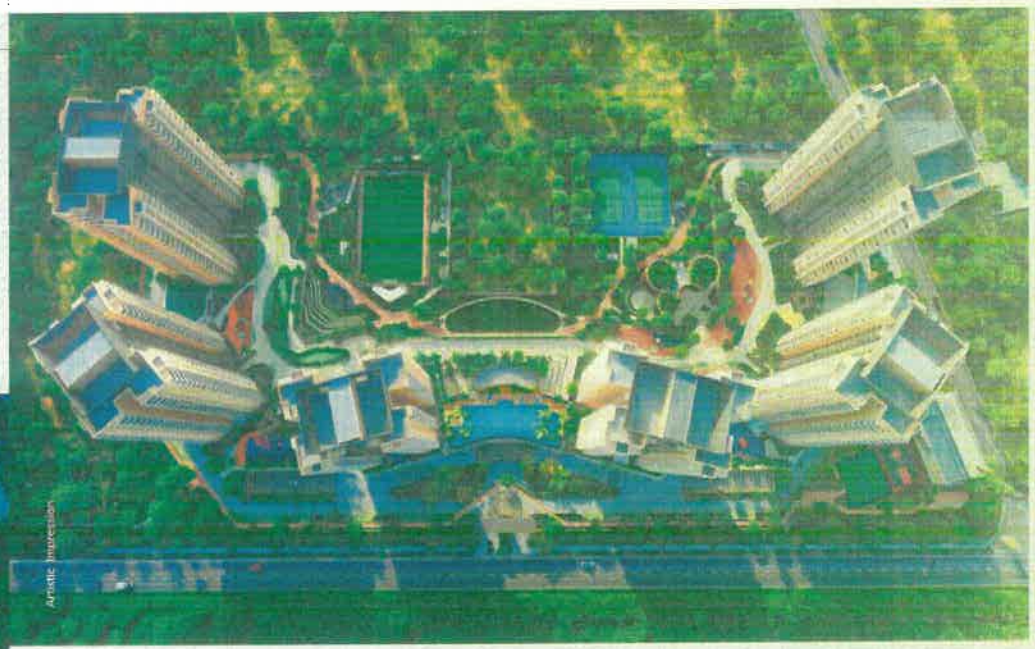
Curated Kid Centric Residences bring this vision to life, turning acres and amenities into a landscape of endless possibilities.

Because Childhood Deserves More Than Promises

- 470,469 sq ft (43,708 sq m) of thoughtfully planned living
- 6 towers with 542 residences and 8 commercial units
- At the center stand two key landmarks a grand clubhouse and a thoughtfully designed Learning Hub
- Experience exclusive benefits like traffic-free zones, safe green spaces and Playtopia



Artistic Impression


Artistic Impression

Project Highlights

- Low-density Community with Wide Open Vistas
- Smartly Planned Vehicular Movement for Safety
- Playtopia with Multiple Amenities
- International Stanaard Sports Facilities
- Landscaped Gardens

Where Unsteady
Steps Lead To
Unstoppable Journeys

Every childhood deserves the space to fall, rise and play again. Aaroham delivers arenas built for resilience and dreams.





Sports Amenities

- Football Field
- Box Cricket Arena
- Tennis Courts
- Skating Rink
- Basketball Court
- Adventure Zone
- Pickleball



The Heart Of Kid Centric Homes, Where Learning Comes Alive

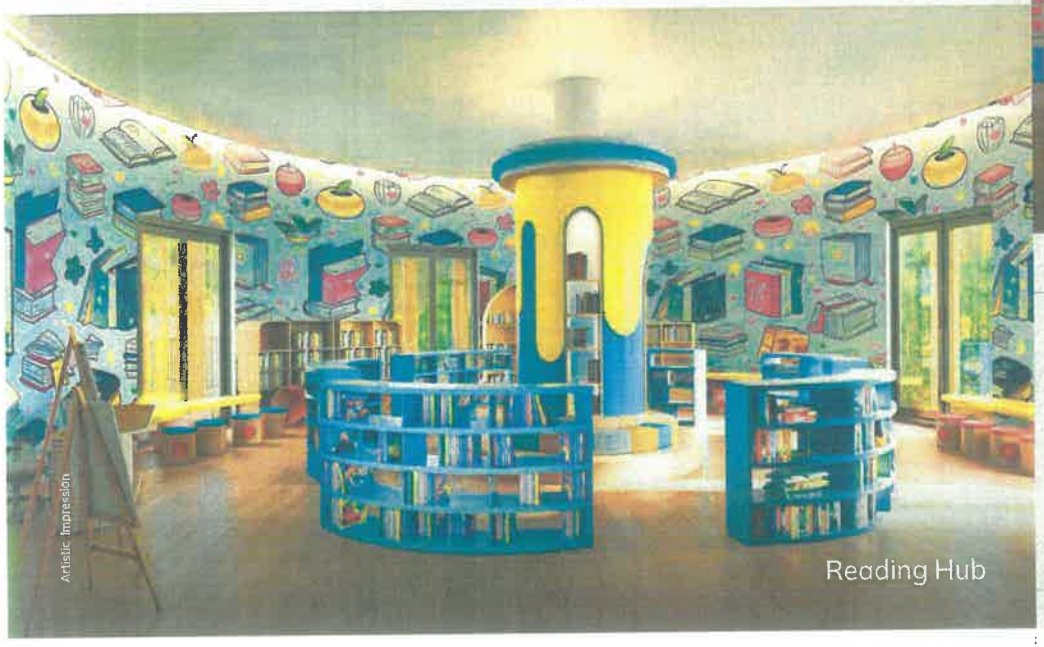
The Learning Hub

- Reading Hub
- Art & Craft Room
- Music Room
- Dance Room
- Workshop Room
- Study Room

Not Just Activities, A Curriculum For Life

Through the Live & Learn programme, every child's curiosity and creativity are nurtured helping them explore, grow, and gain confidence.

Curated by Hearth Education Advisors and guided by a full-time learning hub coordinator.





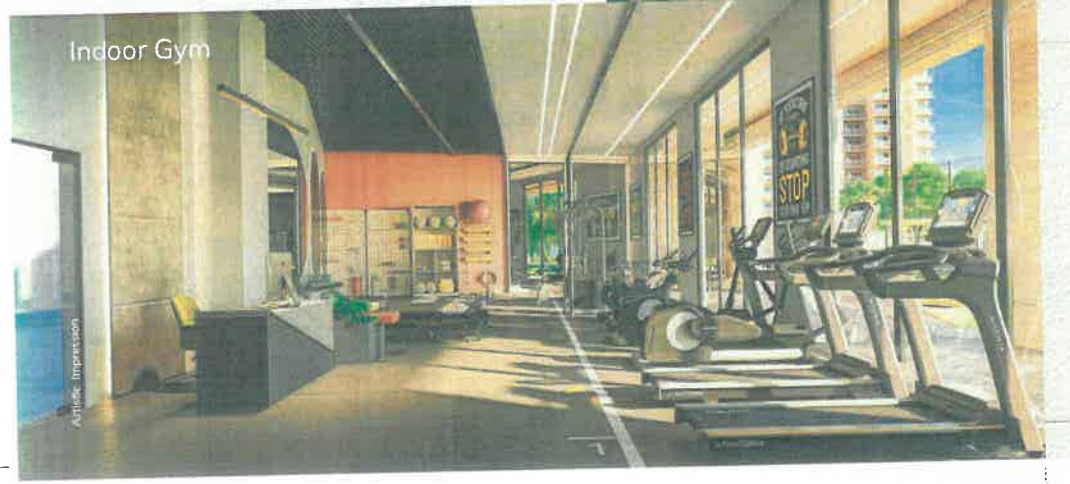
Programme Highlights

- A balanced mix of STEAM + arts + performance + sports
- Dance, theatre, music, art & craft, painting and public speaking
- Weekly and monthly activity calendars
- Events, competitions and excursions
- Tie-ups with professional coaches and academies

The Club

Because parenting is easier
when every family member has
the space to recharge





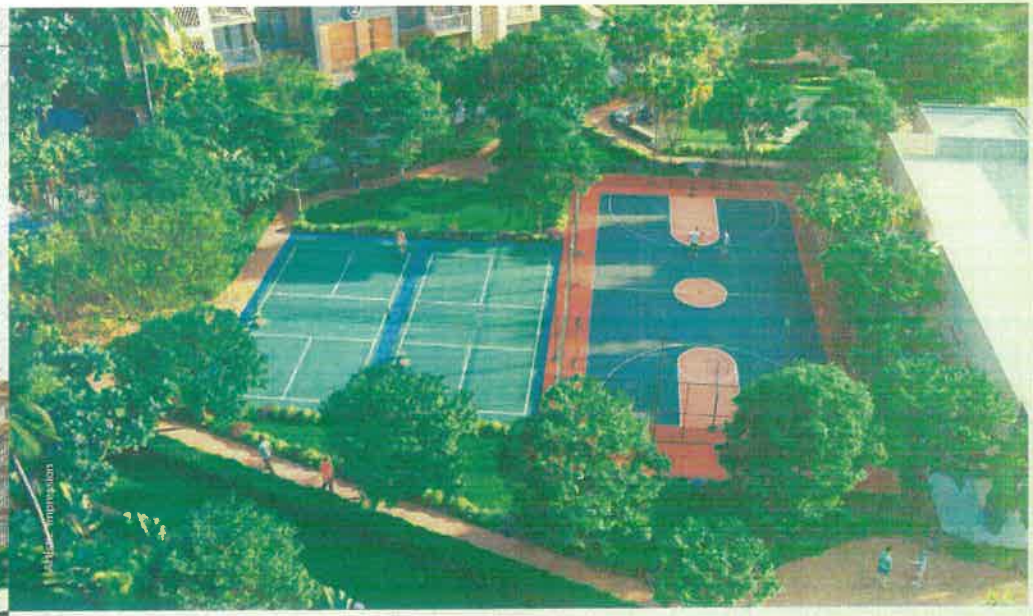
The Club Amenities

- Infinity Swimming Pool with Kids' Pool
- Squash Courts
- Multi-purpose Hall
- Media Lounge
- Indoor Gym & Wellness Centre
- Dedicated Social Zones & Café
- Badminton Courts

The Rarest Wonder In Gurugram. Open Space

More than two-thirds of Aaroham is green, safe and open. Because freedom isn't built in square feet, but in the spaces between them.





Landscape Highlights

- Miyawaki Forests
- Amphitheatre
- Tree Court & Shaded Sit-outs
- Meditation & Yoga Lawns
- Kitchen Garden

Every Home Designed With Care You Can Measure

Comfort isn't an add-on; it's built into every square foot.





Apartment Highlights

- Spacious Layouts with Privacy-focused Design
- Attached Balconies with Every Room
- HEPA-Filtered Fresh Air
- Concealed Services for Clean Interiors
- Hot & Cold Inverter ACs in All Rooms

Where Style Meets Serenity,
& Every Balcony
Welcomes Fresh Air





Apartment Highlights

- Fully loaded modular kitchen with branded fittings
- Equipped with cabinets, chimney, hob, oven, and under-counter RO
- Private, airy decks designed for seamless indoor-outdoor living
- Cross-ventilation and natural light

Connected To Everything, Surrounded By Calm

Sector 80, Gurugram offers the rare boldness of convenience and tranquility.


Artistic Impression


Artistic Impression

Proximity Highlights

- 5 minutes to Karma Lakelands
- 10 minutes to malls & entertainment hubs
- 15 minutes to reputed schools
- 15 minutes to leading hospitals
- Excellent connectivity via NH-48 & Dwarka Expressway



*Map is for representation purpose

Distance Chart

Hotels and Restaurants	Time Taken
Karma Lakelands	5 Min
McDonalds	6 Min
Heritage Village Resort and Spa (Manesar)	9 Min
Hyatt Regency	11 Min
Panchgaon	16 Min

Malls & Shopping Complex	
Elan Mercado	5 Min
Iris Broadway (Sec-86)	9 Min
Entertainland Mall (Sec-83)	10 Min
Elan Imperial	10 Min
M3M Cornerwalk (SPR)	14 Min
Elan Miracle (Sec-84)	16 Min
Reach - 3 Roads (Sec-70/SPR)	21 Min
Elan Epic (Sec-70/SPR)	21 Min

Hospitals	
Miracles Apollo Hospital (Sec-82)	9 Min
Fortis Hospital (Manesar)	12 Min
Aarvy Hospital (Sec-90)	13 Min
Medanta Hospital (Sec-38)	29 Min
Artemis Hospital (Sec-51)	38 Min

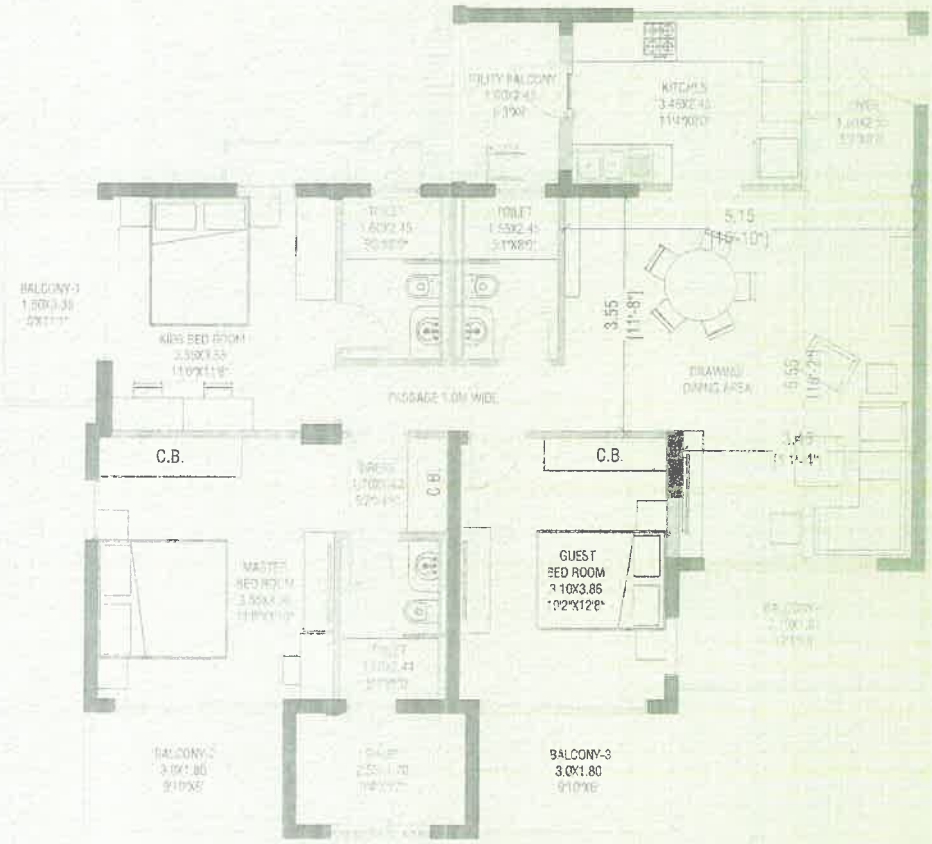
Schools & Universities	
St. Xavier's High School (Sec-81)	8 Min
DPS (Sec-84)	12 Min
Maitrikiran School (Sec-83)	13 Min
Vega School	14 Min
St. Andrew's World School	15 Min
DPS International (Sec-50 Extn Road)	28 Min
St. Xavier's School (Extn Road)	28 Min
Scottish High International School (Sec-57 Extn Road)	35 Min

*Source: Google Maps

*Time may vary depending on traffic

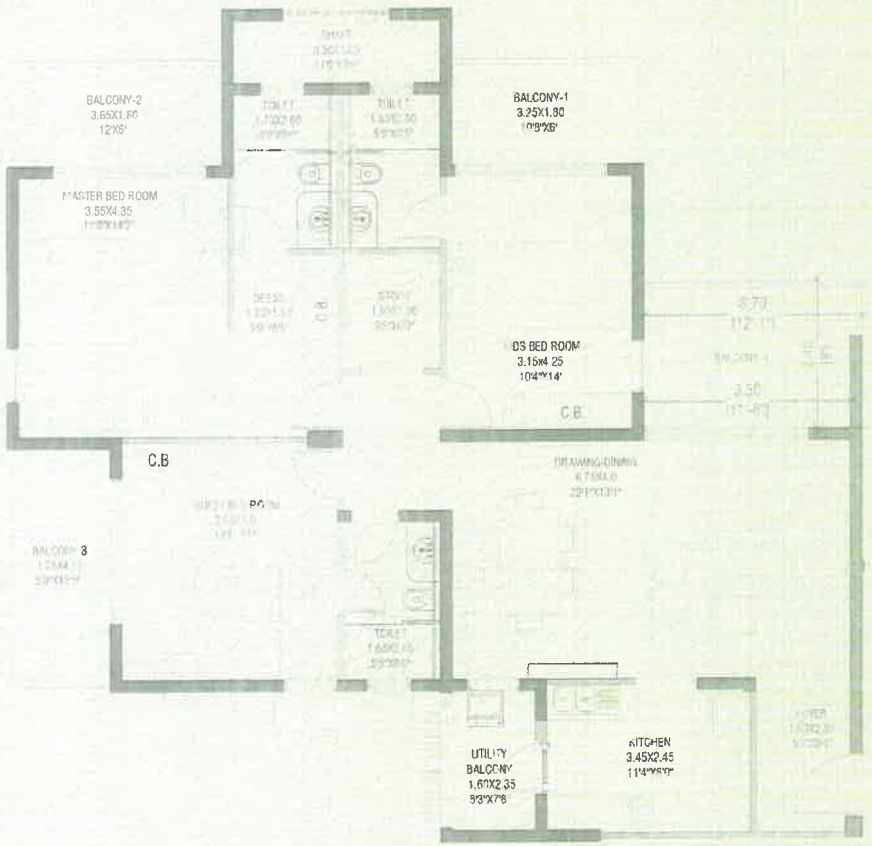
3 BHK Type-1

Carpet Area	Balcony Area
98.23 sq.mt.	*26.46 sqm*
1057 sq.ft	*285 sq.ft*



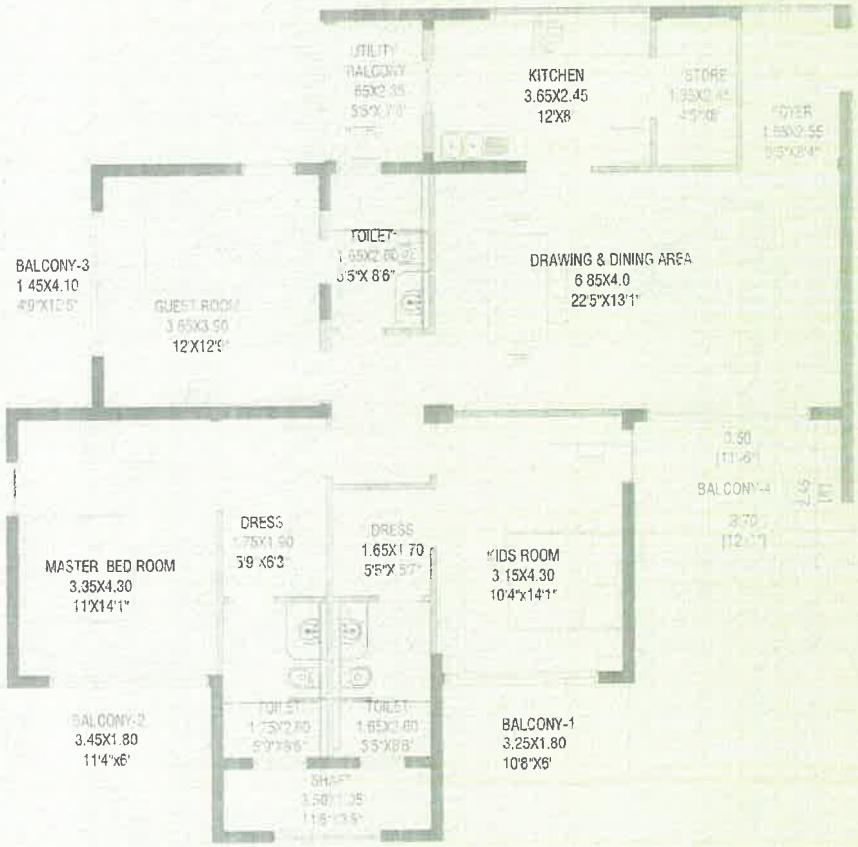
3 BHK Type-2

Carpet Area	Balcony Area
113.62 sq.mt.	*32.16 sqm*
1223 sq.ft	*346 sq.ft*



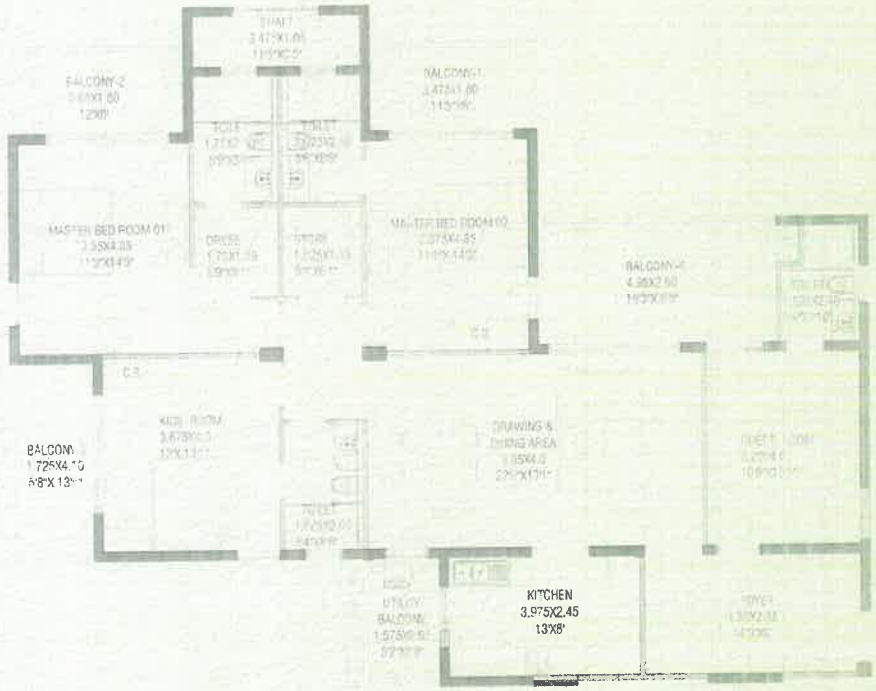
3 BHK Type-3

Carpet Area	Balcony Area
116.99 sq.mt.	*30.70 sq.mt.*
1259 sq.ft	*330 sq.ft*



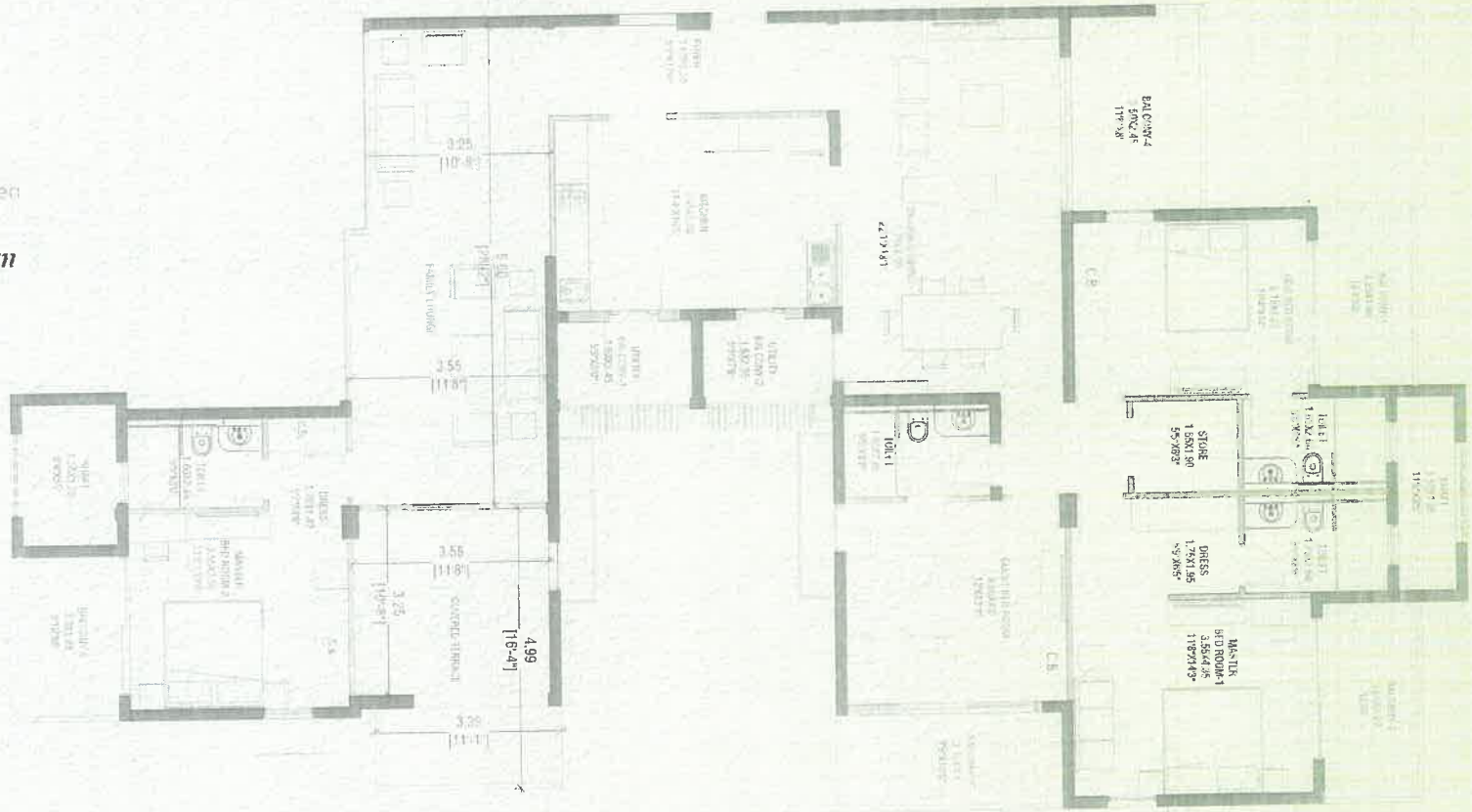
4bhk +4 toilet-(Type-1)

Carpet Area	Balcony Area
141.32 sq.mt.	*36.94 sq.mt.*
1521 sq.ft	*398 sq.ft*



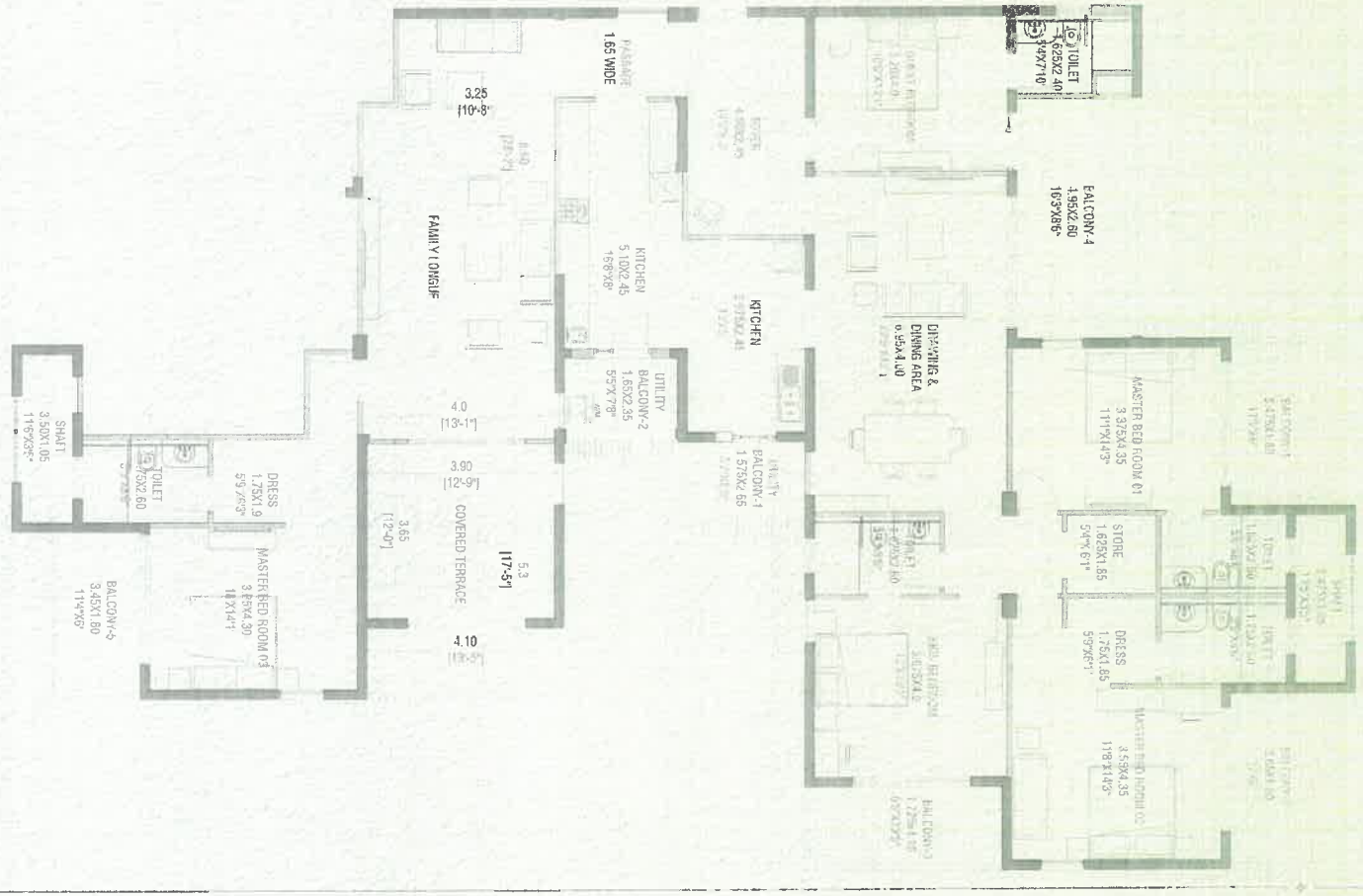
4bhk +4 toilet-(Type-2)

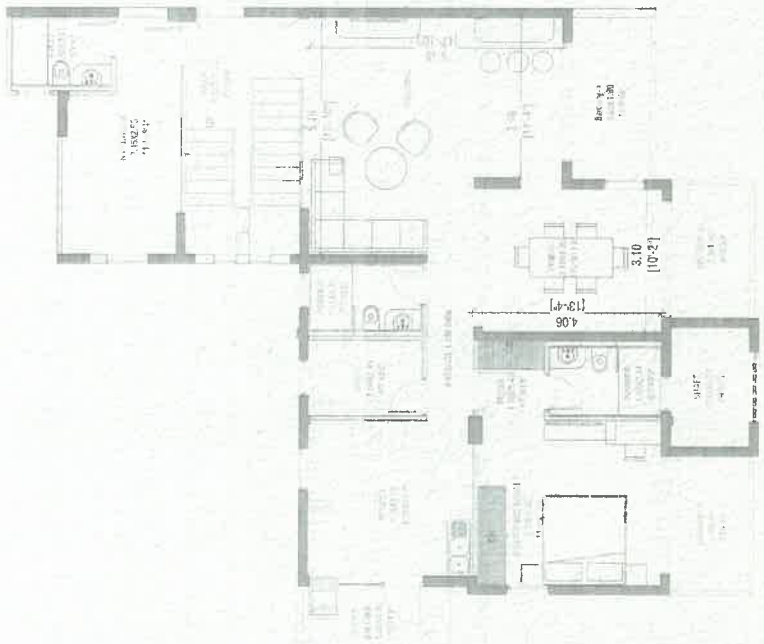
Carpet Area	Balcony Area
178.25 sq.mt.	*58.65 sqm*
1919 sq.ft	*631 sq.ft*



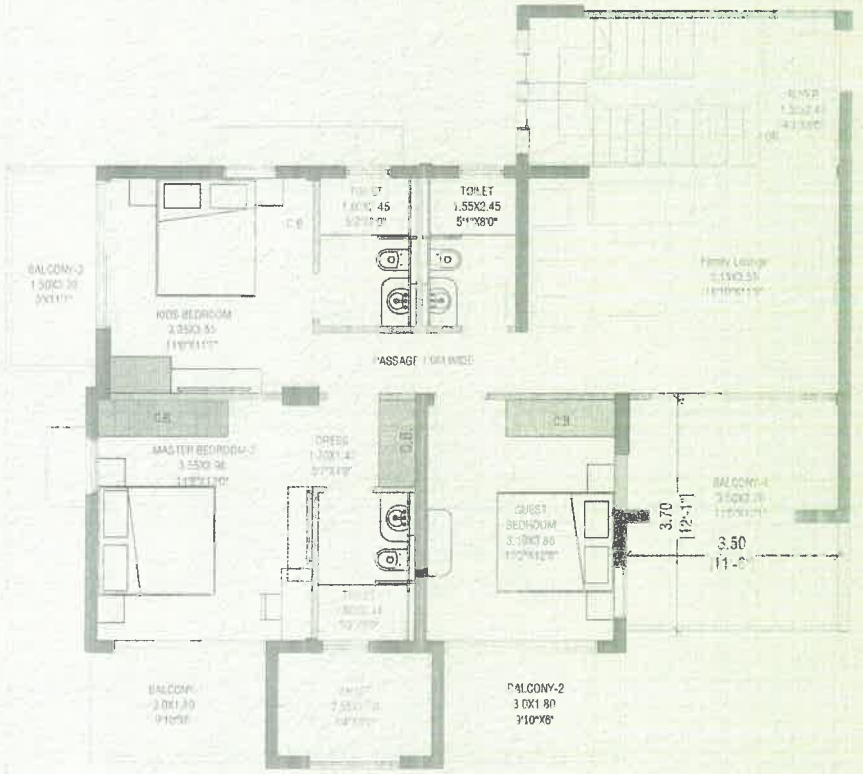
5bhk +5 toilet

Carpet Area	Balcony Area
219.80 sq.mt.	*67.70 sq.mt.*
2366 sq.ft	*729 sq.ft*

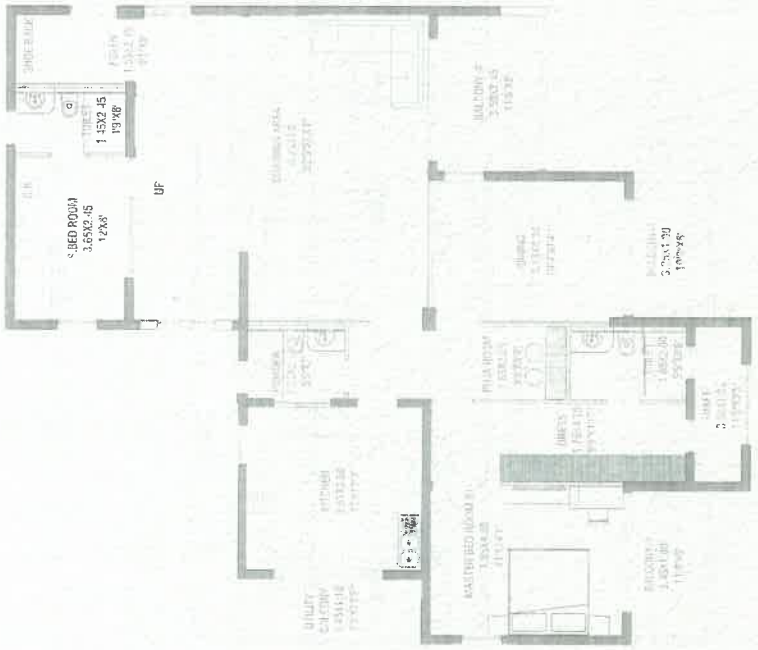


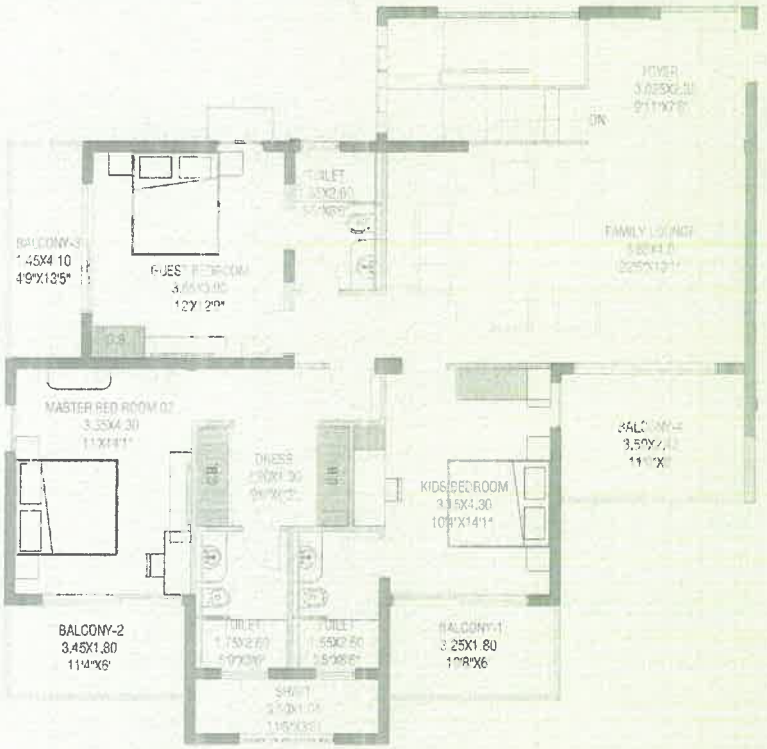


	Carpet Area	Balcony Area
Duplex Type-1 (4bhk-4T+Powder +Servant Room+1Toilet)	*195.02 sq.mt.*	*50.80 sqm*
Lower Level (Ground Floor)	*2099 sq.ft*	*547 sq.ft*



Duplex Upper Level (First Floor)





	Carpet Area	Balcony Area
Duplex Type-2 (4bhk-4T+Powder +Servant Room+1Toilet) Lower Level (Ground Floor)	***242.73 sq.mt. 2613 sq.ft***	***53.16 sq.mt. 572 sq.ft***

Duplex Upper Level (First Floor)

Specifications Phase - 3

Space	Flooring	Walls	Chaukhats	Door Shutters	Windows	Fixtures/Fittings
LIVING/ DINING/ LOBBY	Vitrified tiles with Epoxy Grout	Acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions.	Main door: Folded steel section/ Wooden Finish	Main door: 2 hour Fire rated MS Door shutter with handle & lock system with multi eye.	Powder coated anodized aluminium or UPVC windows with 6mm thick high performance glass	Modular electrical switches with sockets & provision for ceiling mounted fan.
MASTER BEDROOM	Master Bedroom: Wooden vitrified texture tiles	Acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions.	Wooden Finish door with engineered door frame	35mm thk door /flush door with both side laminate +1 mm, with mortise lock & lever handle	Powder coated anodized aluminium or UPVC windows with 6mm thick high performance glass	Modular electrical switches with sockets & provision for ceiling mounted fan.
OTHER BEDROOM	Other Bedrooms: Wooden vitrified texture tiles					
KITCHEN	Vitrified tiles with Epoxy Grout.	600mm high ceramic tiles dado above platform & acrylic emulsion of a pleasing shade of a reputed brand as per architect's suggestions.	Powder coated/Anodized Aluminium.	Powdercoated/ Anodized aluminium Ventilation doors / windows with 6mm thick high performance glass	N/A	Kitchen platform in Quartz/granite stone/vitrified tile, SS/ with stainless steel sink with drain board, kitchen hob,Under counter RO, wooden cabinet, chimney, dish washer & Oven to be provided. Provision of ceiling /wall fan in Kitchen. Single bowl stainless steel sink in kitchen unit has been provided.
MASTER BATHROOM	Master Bathroom: Combination of Vitrified/ Wooden texture tiles and Ceramic tiles on floor & Dado Epoxy Grout on floor only.	Ceramic tiles upto height of 2250mm.	Wooden Finish door with engineered door frame	35mm thk door /flush door with both side laminate +1 mm, with mortise lock & pull handle	Powder coated anodized aluminium or UPVC windows with 6mm thick toughened glass	Bowl type over the counter wash basin of RGC/Jaquar or equivalent, glass partition in master /guest & kids toilet. Counter top wash basin in kids & guest toilet & counter top wash basin in master toilet with vanity counter, wall mixer & basin mixer of Jaquar/Grohe or equivalent, other CP fittings of jaquar /Continental/Prayag or equivalent, metal towel rack & health faucet. Provision of ceiling/wall fan in bathrooms.
OTHER BATHROOM	Other Bathrooms: Ceramic tiles on floor upto 2250mm Epoxy Grout on floor only.					
BALCONY	Ceramic tiles with Epoxy Grout	Acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions.	N/A	N/A	N/A	Provision of ceiling/wall fan in balcony.

Technical Specifications

ELECTRICAL WORKS	All electrical wiring in the concealed conduits with copper wires. Convenient provision and distribution of light and power plugs.
STRUCTURE	Reinforced cement concrete frame structure or load bearing masonry structure as per accordance with applicable earthquake zone and BIS codes.
TELEPHONE/TV	Tv points provided in drawings/Dinning room and in all bedrooms. Telephone point provided in drawing/dinning room and master room only.
LIFT	Two passenger and one service lifts in each block with generator backup.
PIPED GAS	Provision in the kitchen with piping and meter.
GENERATOR	8 KW for 3/4 bhk & 12 kw for 5 bhk /Duplex power backup in each apartment with 50% diversity & Full power backup for Common Services.
AIR CONDITIONING	Fully fitted Invertor Air conditioners hot and cool in all bedrooms and living room with copper piping & bracket for outdoor unit.
FRESH AIR	Treated fresh air unit in one location in common area and master bed room.
OTHER FACILITIES	Provision for a washing machine point provided at suitable location and provision for DTH television broadcast.DTH antenna installation is allowed only on the roof terrace and not with each unit. Exhaust fans provided in all toilets & kitchen. Geyser is provided in Toilets & kitchen. False ceiling & cove light be provided in foyer/kitchen/lobby, Guest room and all toilets as per Architects approval. Provision for air conditioner in the kitchen of the Duplex & Refuge units, including copper piping and electrical for the outdoor unit. Provision of stand for the water inlet and drainage outlet in the Duplex family lounge (upper floor).

Aaroham Consultants

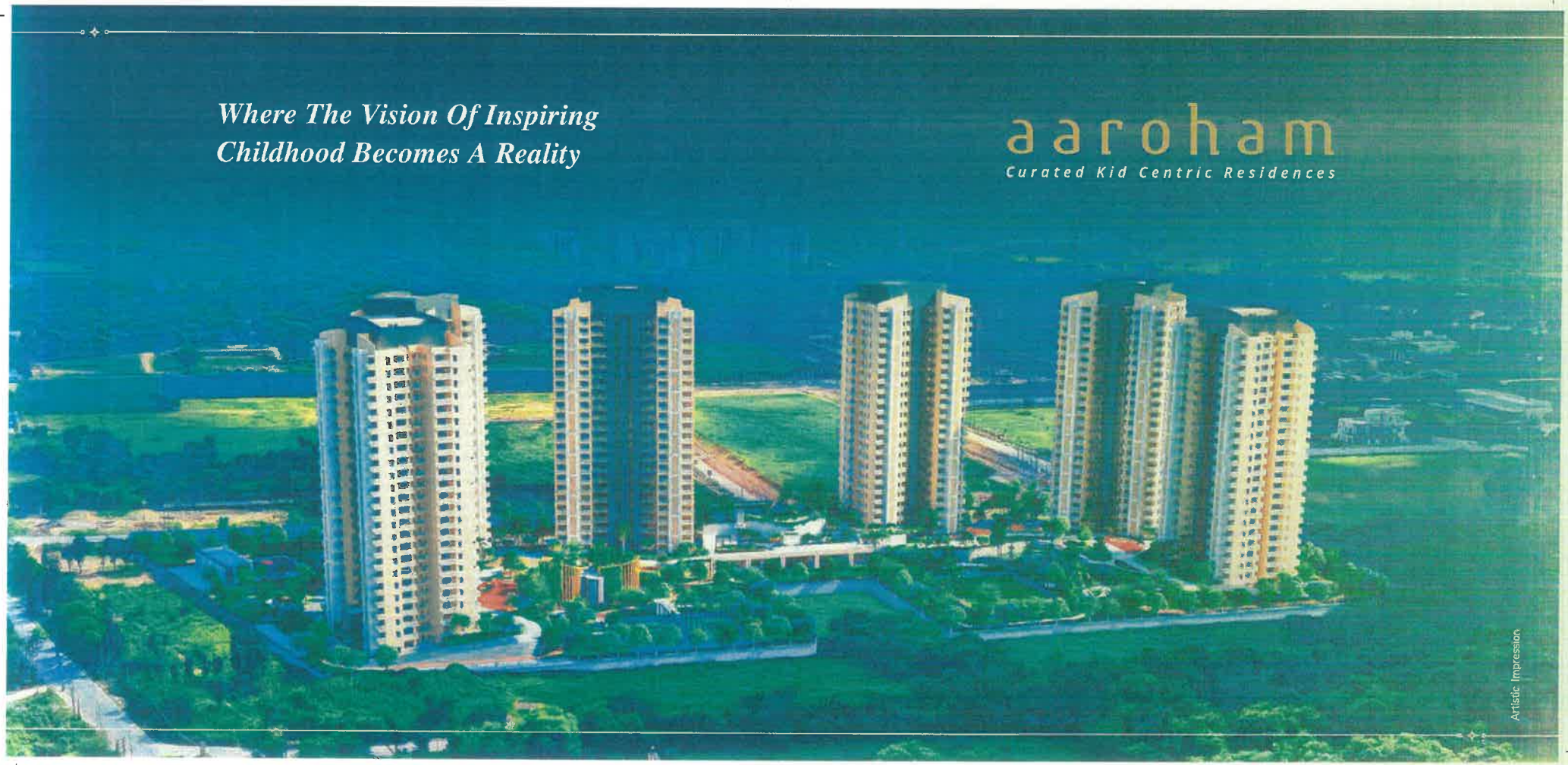
Architect:
Syed Mohammad Imran
BIAS+ Architecture

Structural Consultant:
Dr.Rajeev Dua
Optimization Consultants

Landscape Consultant:
Mr.Madhup Mazumdar
Design Accord

Electrical, PHE, Fire consultant:
Mr. Anand Havelia
Consummate Engineering Services (P) Ltd

Master planning and Child Friendly Design Consultant:
Dr. Sudeshna Chatterjee
KCA


Where The Vision Of Inspiring
Childhood Becomes A Reality
aaroham
Curated Kid Centric Residences
Artistic Impression

Flat Layout and Specifications

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

- Internal dimensions mentioned are from brick to brick and balcony dimensions are up to the outer edge of the balcony slab.
- Tiles/granite can have inherent color and grain variation or may also differ from show home due to non-availability of material and marginal difference may also occur during construction.
- Furnishing/furniture, gadgets, products and appliances displayed are not a part of the sales offering and these are for representation purpose only unless mentioned otherwise.
- Specifications are indicative in nature and are subject to variations within the similar category and range of products. Applicant or any person shall not have any right to raise objection in this regard.

Brochure

This brochure is not a legal document. It only describes the conceptual plan to convey the intent and purpose of the project. Please refer to the template of Flat Buyer's Agreement available on ashianahousing.com to know about company's legal offerings and its contractual obligations in respect of purchase of flats/units, flat layout and specifications offered in the project. For more details pertaining to the project please refer www.haryanarera.gov.in (web address of authority wherein all details of the registered project have been entered).

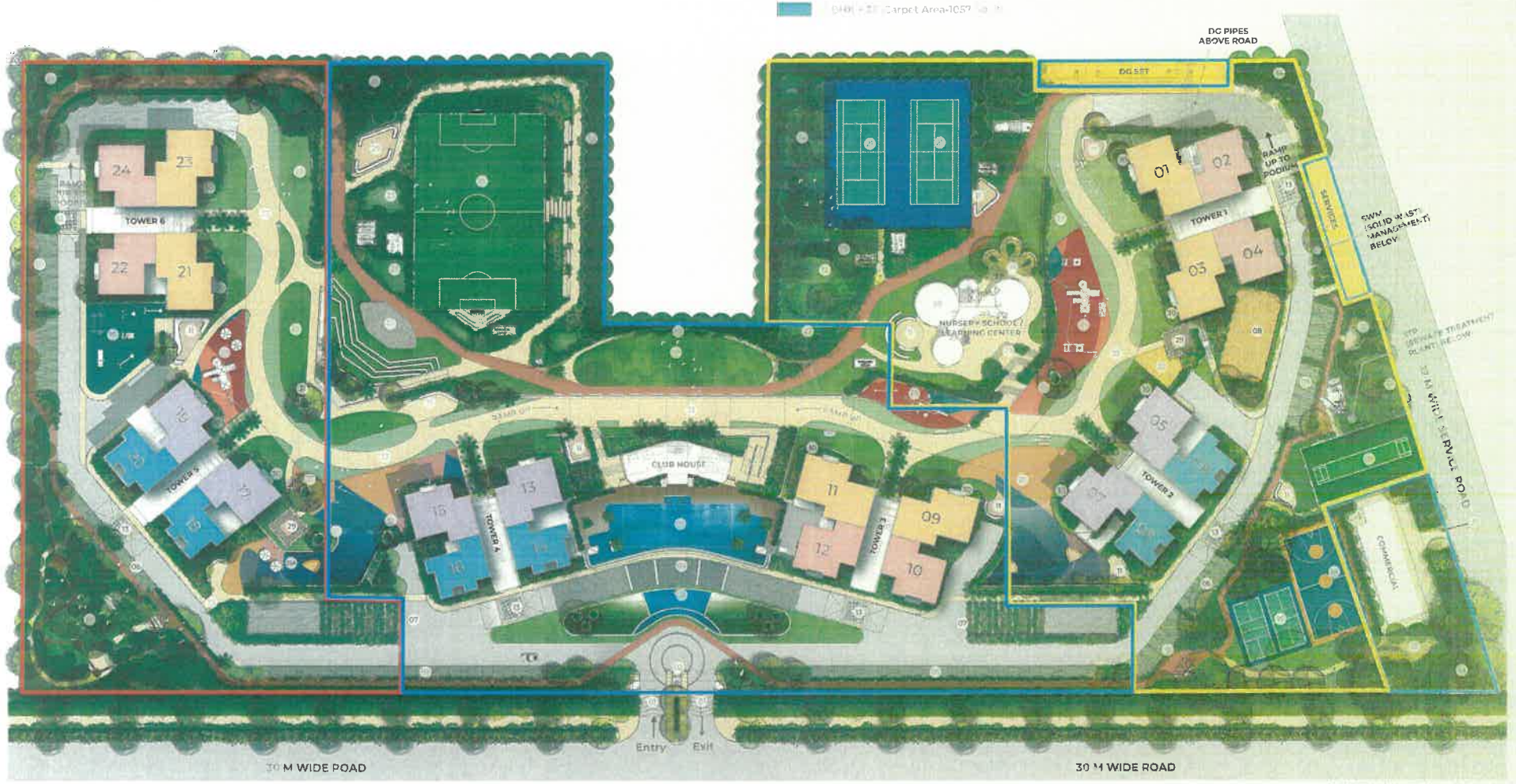
If you are unable to locate it, email us at care@ashianahousing.com

DISCLAIMER:
Ashiana Housing Limited ("Promoter") is developing a residential group housing project, "Ashiana Aaroham" ("Whole Project"), on Plot No. GH-4, measuring 43.708 sqm in Sector-80, Manesar, Gurugram allotted by HSIIDC. HSIIDC approved building plans for the project vide Memo No. HSIIDC/IPD/MT/M/2025/1050 dated 08.10.2025, along with all requisite permissions.

"Ashiana Aaroham" comprises of 6 (six) residential blocks (Residential Block) along with common areas, amenities and facilities reserved for Residential Block and 1 (one) commercial block comprising of shops (Convenient Shopping Block) along with common areas, amenities, and facilities reserved for Convenient Shopping Block, totalling 542 apartments and 8 shops and learning centre, to be developed as per approved plans ("Whole Project").

Promoter is in the process of developing Phase I comprising of Residential Block no. 3 and 4 and Convenient Shopping Block and Phase II comprising of Residential Block no. 1 and 2 along with the common areas and facilities reserved for Residential Block the Convenient Shopping Block together with the common areas and facilities reserved for the convenient Shopping Block, and the learning centre. Phase I is registered under RERA bearing Registration No. 117 of 2025 dated 25.11.2025 and is named "Ashiana Aaroham Phase I" and Phase II is registered under RERA bearing Registration No. 10 of 2026 dated 27.01.2026 and is named "Ashiana Aaroham Phase II."

Site Map



Common facilities for the project to be developed with

Phase I

Phase II

6. SURFACE PARKING
8. SKATING RINK
9. BOX CRICKET
11. SITOUT CORNERS
12. YOGA LAWN AND MEDITATION
13. TOWER DROP OFF
14. BASKETBALL COURT
15. PICKLEPALL
17. LAWN TENNIS COURT
22. PET PARK
23. MOUNDS
24. MIYAWAKI PLANTATION
25. NODE-1
26. DOOR STEP-1
27. SOCIAL STEPS
28. PODIUM LAWN
29. SEATING PAVILLION
30. GARDEN
31. PLANTER WITH SEATING
32. SANDPIT
33. WALKING/ JOGGING LOOP
34. DENSE PLANTING
36 PLAY ZONE
38. NURSERY SCHOOL / LEARNING CENTER

Phase III

6. SURFACE PARKING
10. ADVENTURE FOREST
11. SITOUT CORNERS
13 TOWER DROP OFF
16. FITNESS COURT
25A. NODE-2
26A. DOOR STEP-2
28 PODIUM LAWN
29. SEATING PAVILLION
30. GARDEN
31. PLANTER WITH SEATING
33. WALKING/ JOGGING LOOP

aaroham