



Aastha Promoters & Developers

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Aastha Valley Township in Tamulia, Jamshedpur has been designed on 10 acres of land amidst a beautiful urban setting. Community secured living within beautifully landscaped green areas has been the essence of the planning of the project.

The buildings have been designed to maximise efficiency while providing high quality living with natural ventilation and sunlight. A central unique feature of the project is the continuous, vehicular free, landscaped podium with varied amenities for all ages alike.

The township has also been planned with a central club house that provides a number of amenities including an indoor swimming pool, lounge, community hall, gymnasium, indoor games room and roof top party area. Small convenience shops have also been planned in the club house.

This project developed by renowned developers Aastha Group, is slated to be a one of a kind integrated township providing high quality affordable living in Jamshedpur.

AASTHA



MESSAGE FROM MANAGING DIRECTOR



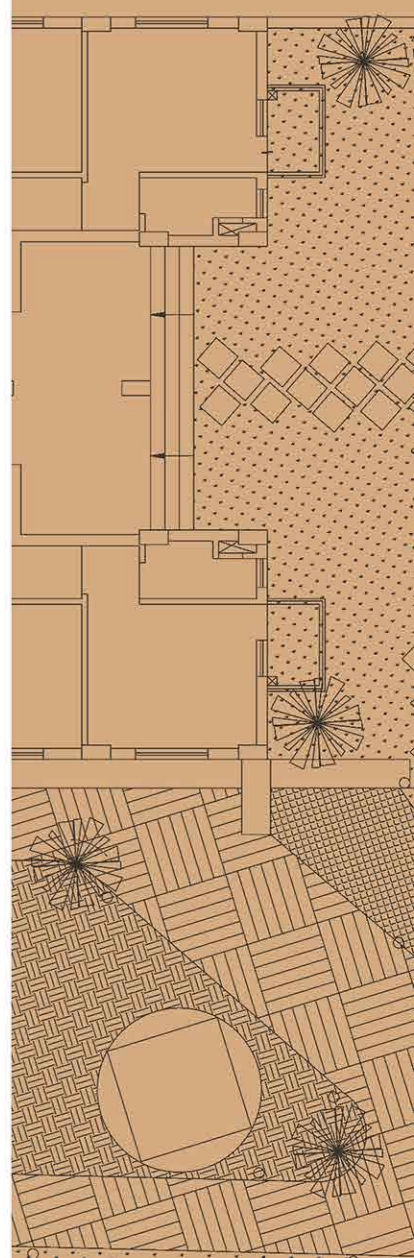
Mr. Kaushal Kumar Singh
Managing Director
Aastha Group

Aastha group was founded in 1997 at Jamshedpur by Mr. Kaushal Kumar Singh with the vision of development for all, generate employment, enhance standard of living and to be the epicenter of growth.

Presently as the MD of the company, Mr. Singh has firm ideologies and a dream of establishing construction and housing company based on rich values. These values are visible and strictly observed in all of Aastha projects.

In Aastha Valley, Jamshedpur we aim to provide affordable housing with high specification and comfortable accommodation for budget income groups.

Aastha Valley is proposed to be an urban society with varied amenities and luxurious lifestyle for economical families to elevate their quality of living.





Mrs. Kamini Kaushal Singh
Director
Aastha Group



Mrs. Kamini Kaushal Singh, the director of Aastha Promoters & Developers who chronicles her journey from a house-wife to managing the finances of a rupees 50 billion multi city real estate conglomerate, which she begun with her husband Mr. Kaushal Singh with the vision of development for all, generate employment, raise living standards and to be the epicentre of growth. Today, she is a leader among her peers in the business world, and has been honored with numerous awards & recognition citing her commitment, skill, and integrity. Mrs. Kamini believes that pursuing our dreams remains our most powerful path to success.



Mr. Sunder Singh
Director
Aastha Group

Mr. Sunder Singh, the director of aastha group and the son of Mr. Kaushal Singh has embarked his name in the real estate industry as the youngest entrepreneur of Jharkhand. After completing his B.Tech from the leading engineering institute in India, Manipal University, he is successfully acing at his mastery knowledge and applying his new-age technique and millennial creativity to the industry. In just two and a half years of subsistence in the field, he has efficaciously delivered 300 flats yet, and he will bring another 600 flats until 2020. Alongside he has completed construction of 50,000 sqft commercial space during the same frame of time. He has carried forwarded his father's enduring vision of '**luxurious living at economical rates**' with much grace and persona. At the age of 24 years, he has triumphed his position in the real estate of Jharkhand as the youngest developer and influencer state-wide. Aastha Group is now a stronger entity with the presence of a young thinker like him and looks forward to a brighter future of giving impeccable customer experience of "**Aapka Sapna, Aapka Apna.**"



About Company

Aastha Headquarters at Jamshedpur, Jharkhand has been shaping real estate all over the eastern zone of India with nearly three decades of stupendous work. Aastha, a rupees 50 Billion based multi city real estate conglomerate, with interest in residential, commercial, I.T parks and industrial projects, creates value by developing and repositioning realty.

Founded in 1990 by Mr. Kaushal Kumar Singh, Aastha's vast real estate portfolio includes residential apartments, office buildings, retail, shopping centers, mixed use development, residential communities and land development projects in Jharkhand as well as in other parts of India. Aastha's unmatched expertise in developing luxurious apartments, duplex & bungalows by delivering beyond expectations has gained immense recognition. Aastha has created a team of professionals with in depth understanding of the global realty market and a "daring to be different approach" while working on the simple management philosophy of localizing global expertise and establishing best practices in real estate.

Mission

To provide world class infrastructure in the country.
To contribute towards economic growth by bringing international standards of living.
Achieve to fulfill housing needs of the people by developing world class projects.

Vision

"To establish a national leading position in the real estate industry, spanning the spectrum of real estate development"

Some landmark completed projects



Aastha Aakar, Adityapur
Residential complex & Society
Year : 2003-2005, Completed
60 Crore



Aastha Legend,
Jamshedpur



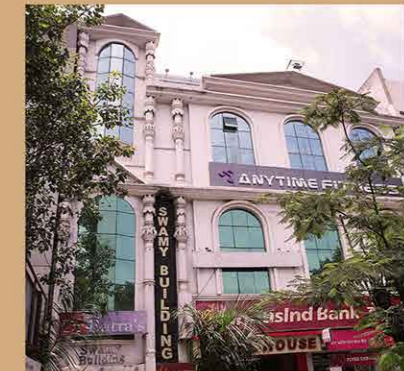
Aastha Trade Center, Bistupur
Commercial complex
Year: 2002-2003, Completed
30 crore



Aastha Santosh,
Jamshedpur



Aastha Regency, Ratu Road, Ranchi
Residential Complex
Year: 2005, Completed
100 crore



Aastha Swami,
Jamshedpur



Aastha Vijay,
Jamshedpur



Aastha Block-A,
Jamshedpur

Some landmark completed projects



Aastha Twin City, Telco-Baridih
1200-3BHK Flats, 200 Duplex, 20 Bangalow
60 Acres



Aastha Space Town, Mango
Residential complex & society
Year:2004-2011, Completed & extention
80 crore



Aastha Hi-Tech City, Sonari
Residential complex & society
Year:2007-Till date, Completed & Extention
100 crore

Some landmark completed projects



Aastha Balram,
Jamshedpur



Aastha Sai City,
Jamshedpur



Aastha Cottage,
Jamshedpur



Aastha Manor,
Jamshedpur



Aastha Arcade,
Jamshedpur



Aastha Rukmani Palace,
Jamshedpur

Ongoing Projects

1. Aastha City
Bhagalpur
2. Aastha Valley
Mango-Tamuliya colony
60 -2/3 BHK Flats
3. Aastha Twin Tower
Year:2017 ,Dhanbad ,Commercial complex

Location



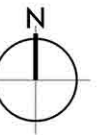
Distance from Aastha Valley

- Big Bazaar - 2km
- Citi Inn - 0.6 km
- Brahmananda Hospital - 1.5 km
- Mango Bus Stand - 5.5 km
- Tatanagar Station - 15 km
- Sheyn International School - 2.3 km
- Eylex Theater - 2.3 km
- Nearest Airport(Ranchi) - 128km





AASTHA VALLEY MASTER PLAN

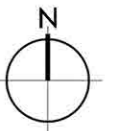




LEGEND

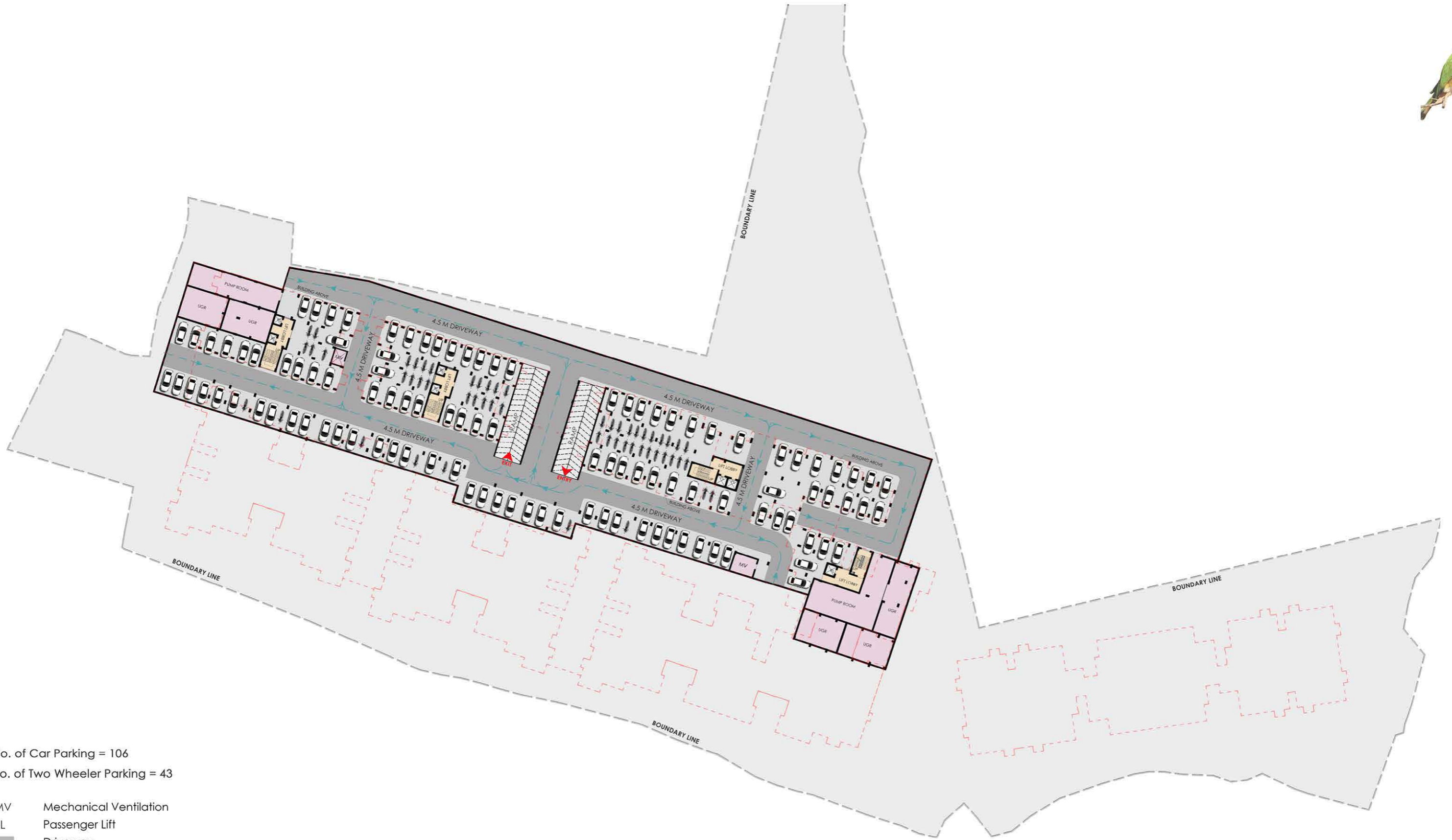
- | Number | Space |
|--------|-------------------------------|
| 1. | Green Lawn |
| 2. | Senior Citizen Park |
| 3. | Children's Park |
| 4. | Jogging Track |
| 5. | Pet Garden |
| 6. | Children's Play Area |
| 7. | Gazebo |
| 8. | Sculpture Garden |
| 9. | Playground with Cricket Pitch |
| 10. | Intermediate Garden |
| 11. | Feature Wall |
| 12. | Community Block Drop Off |
| 13. | Playground |
| 14. | Surface Car Parking |

- | | |
|--|----------------|
| PL | Passenger Lift |
|  | Road |
|  | Services |





BASEMENT FLOOR PLAN



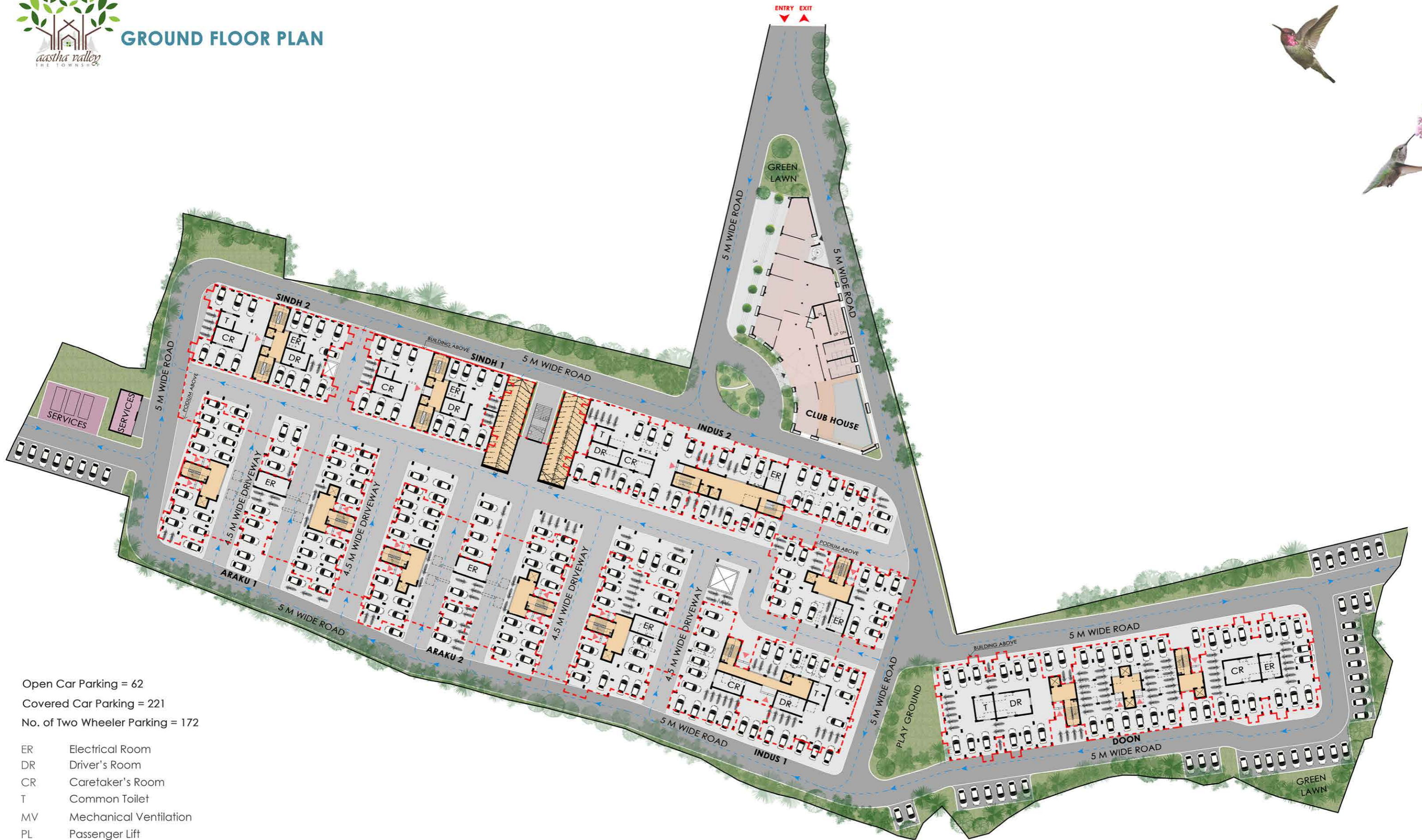
No. of Car Parking = 106
No. of Two Wheeler Parking = 43

- MV Mechanical Ventilation
- PL Passenger Lift
- Driveway
- Parking
- Common Area
- Services



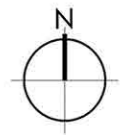


GROUND FLOOR PLAN



Open Car Parking = 62
 Covered Car Parking = 221
 No. of Two Wheeler Parking = 172

- ER Electrical Room
- DR Driver's Room
- CR Caretaker's Room
- T Common Toilet
- MV Mechanical Ventilation
- PL Passenger Lift
- Road
- Parking
- Aastha Valley Club
- Common Area
- Services





PODIUM LEVEL ENTRANCE VIEW





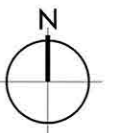
PODIUM FLOOR PLAN



LEGEND

- | Number | Space |
|--------|-------------------------------|
| 1. | Green Lawn |
| 2. | Senior Citizen Park |
| 3. | Children's Park |
| 4. | Jogging Track |
| 5. | Pet Garden |
| 6. | Children's Play Area |
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| 12. | Community Block Drop Off |
| 13. | Playground |
| 14. | Surface Car Parking |

- | | |
|----|--------------------|
| PL | Passenger Lift |
| | Road |
| | Common Area |
| | Aastha Valley Club |
| | Services |





THE GREEN PODIUM



Free from vehicular movement, the residential buildings are connected by an expansive, continuous, hard and soft scaped landscaped podium.

Whether it is a morning jog in the continuous looped jogging pathway amidst greenery, or taking one's pet for a morning walk in the pet garden, or enjoying an evening stroll through the landscaped green lawns and hang out in the sculpture garden, or being a safe space where the elderly can sit, talk and relax, all amidst trees, flowers, bees and birds, the **Aastha Valley Podium** is designed as a space that fosters social harmony and relaxed living.



pet garden



sculpture garden



jogging track



senior citizen's park









OUTDOOR ACTIVITY AREA



The expansive landscaped podium connecting all blocks allows for myriad outdoor activities for residents and their children to enjoy. Most blocks overlook this podiumscape, where parents can keep a lookout for their children if they wish!

Whether it is a game of cricket or football in the manicured podium lawn, or kids playing in the children's park, or a game of hide and seek in the intermediate gardens, the podium is truly a space that fosters a sense of community and social bonding with friendships, love and laughter!



playground



children's park



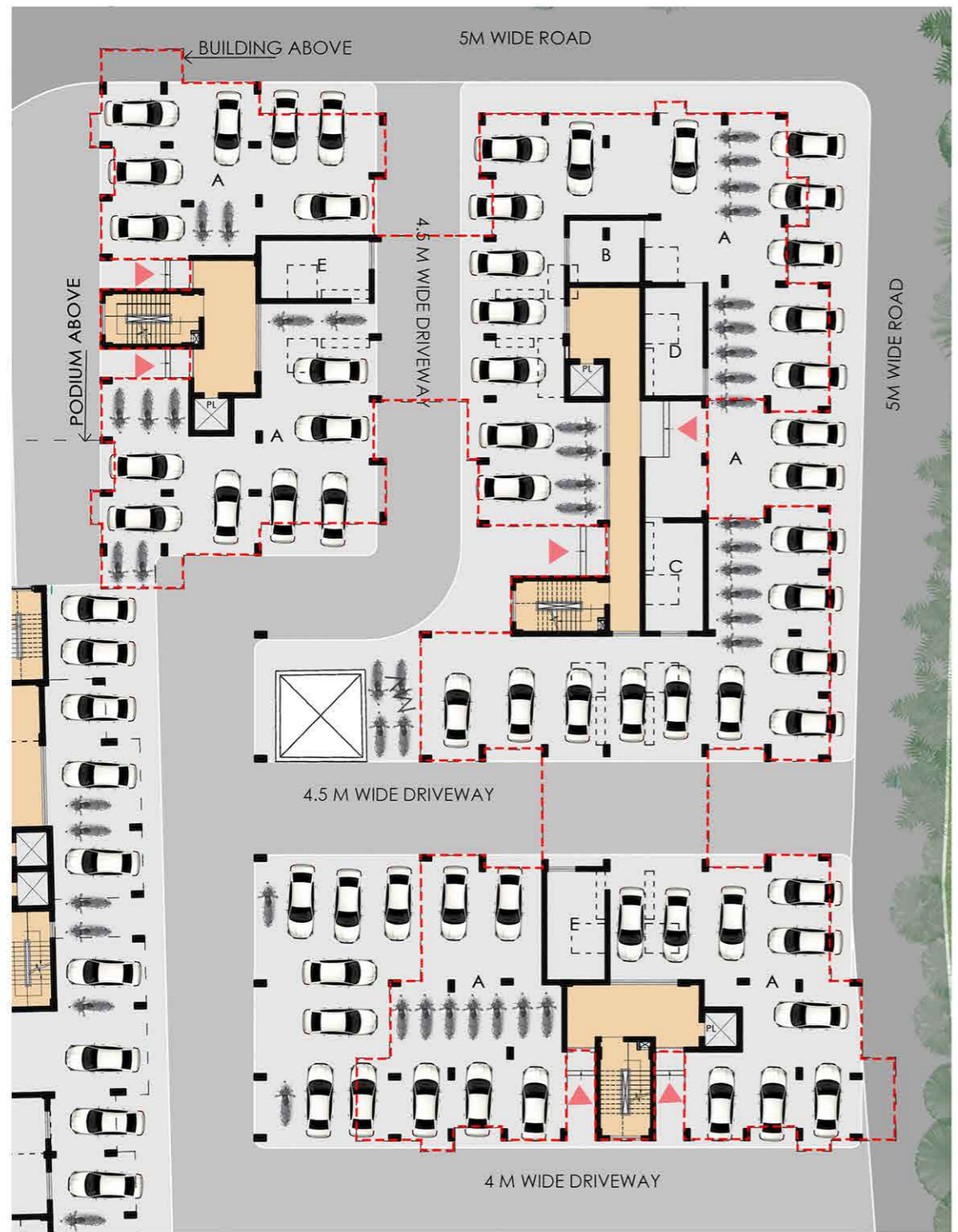
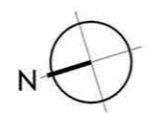
cricket pitch



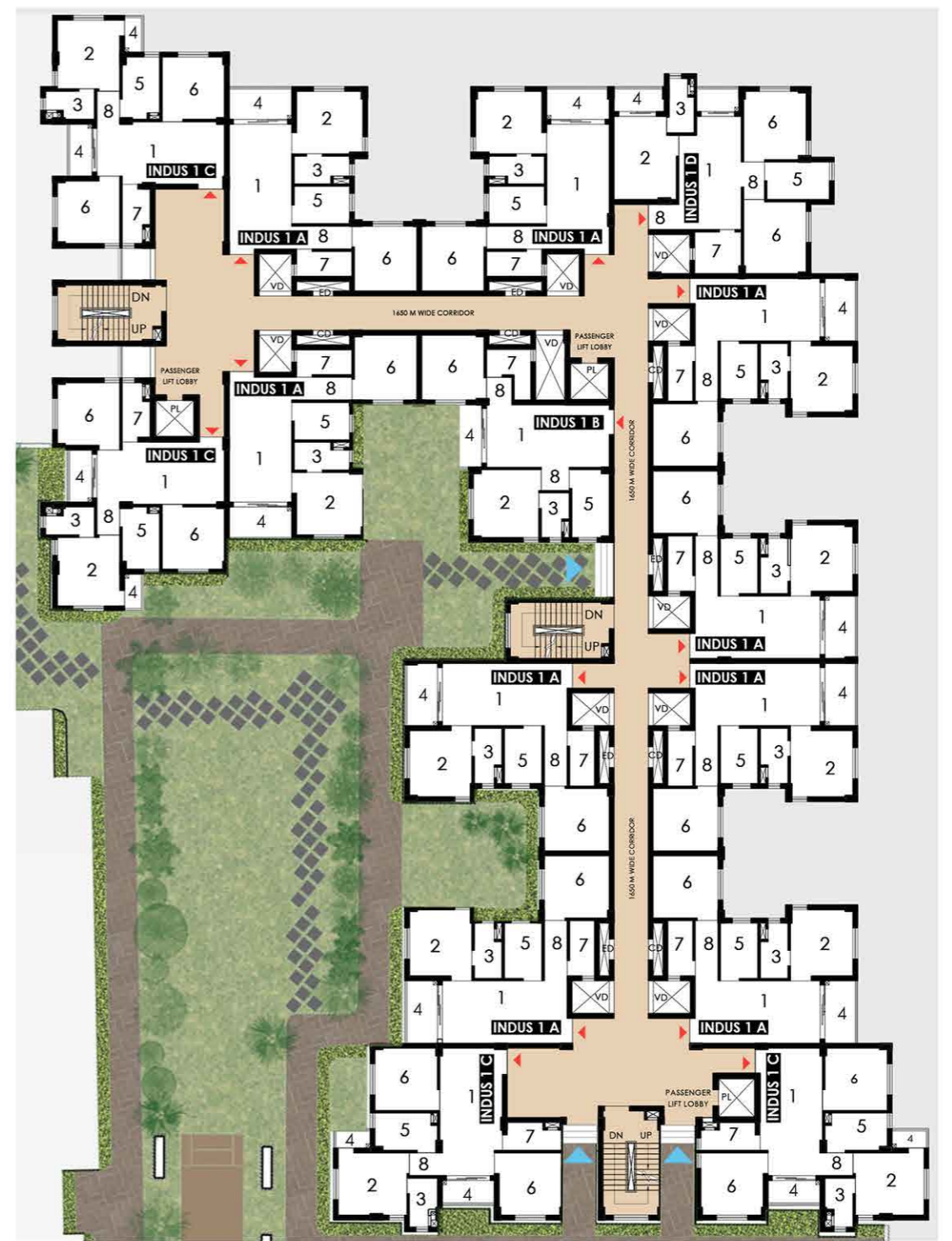


PLAYGROUND WITH CRICKET PITCH



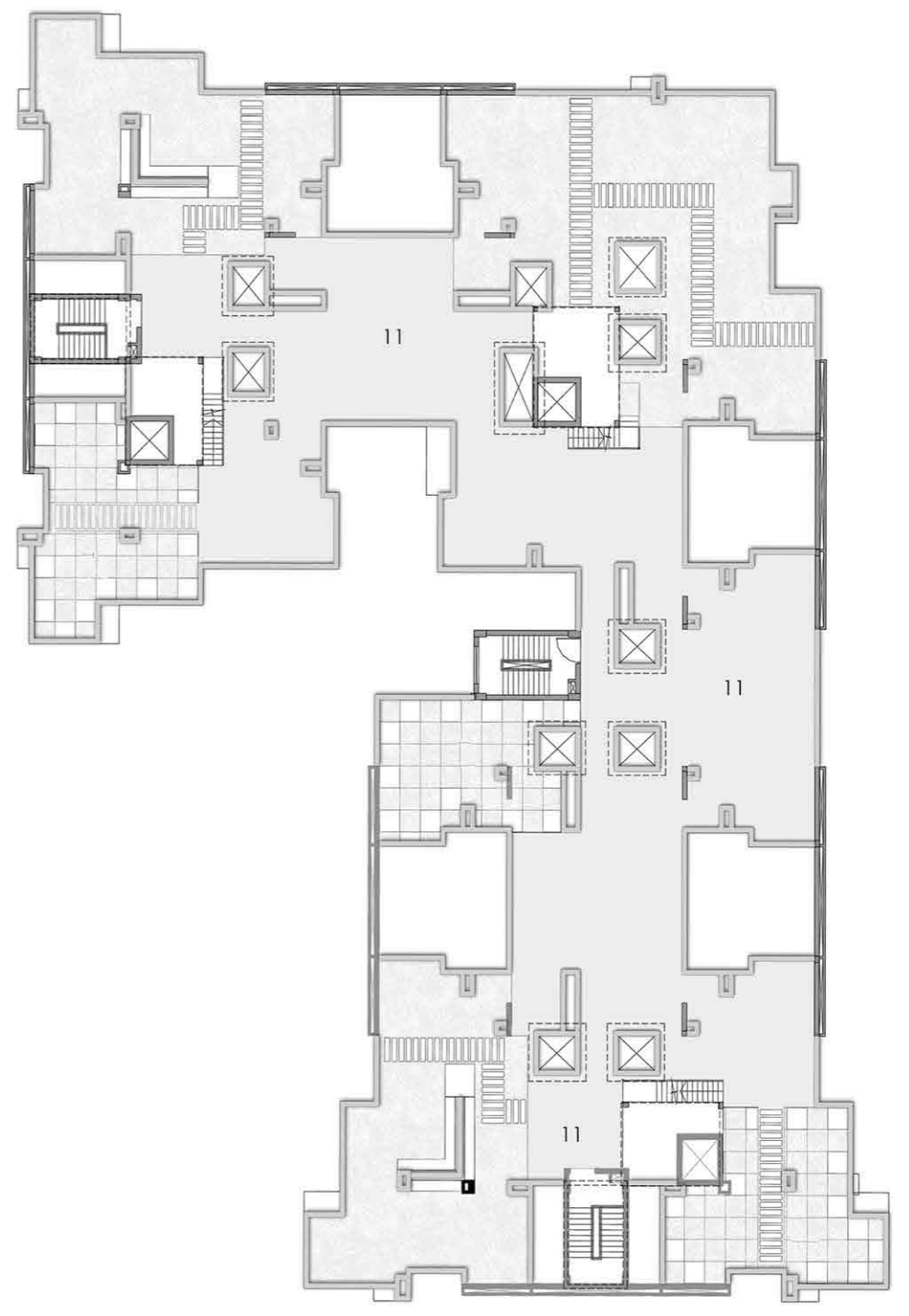
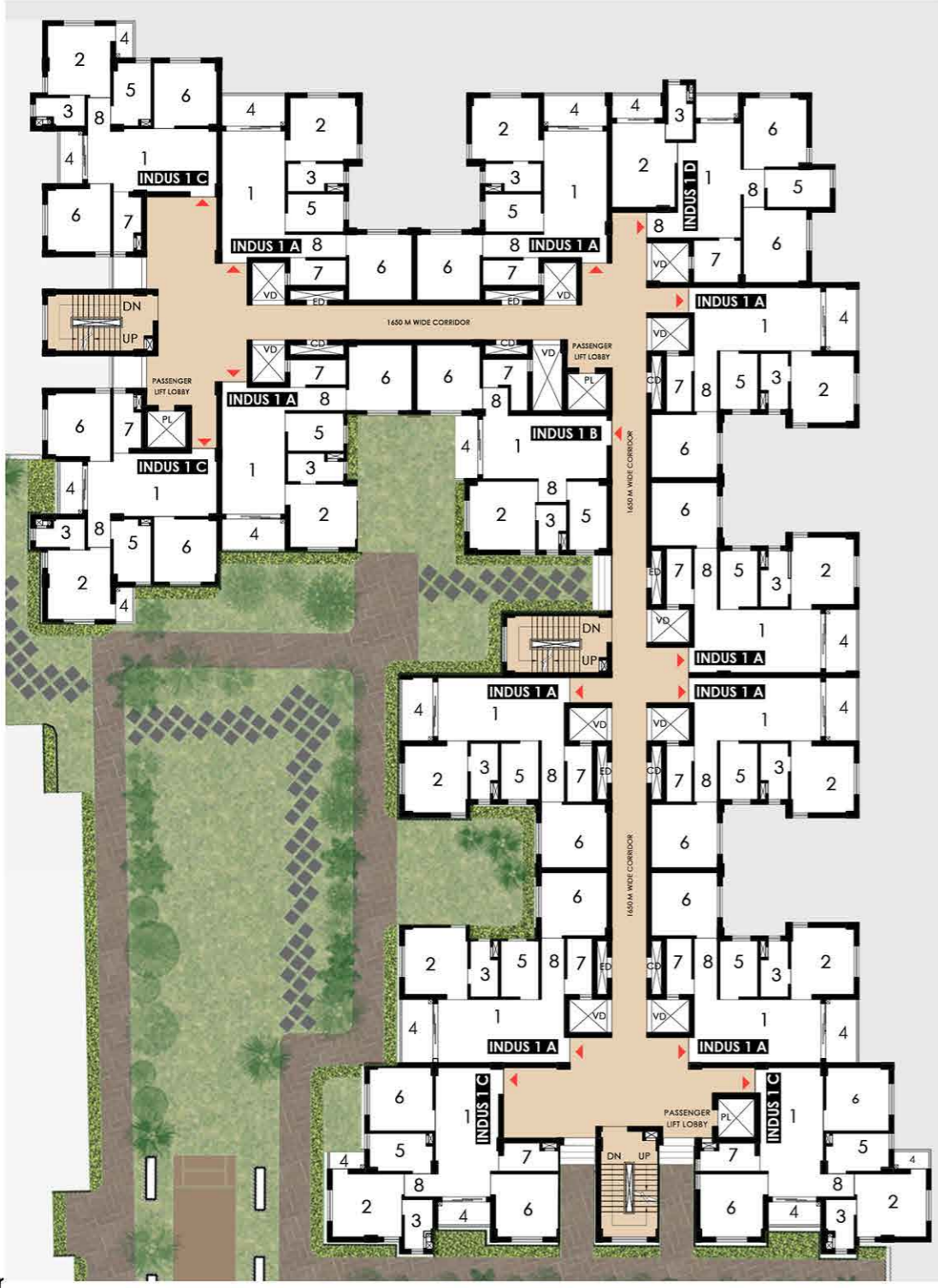
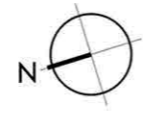


- Ground Floor**
- | | |
|--------|------------------|
| Number | Space |
| A. | Parking |
| B. | Common Toilet |
| C. | Caretaker's Room |
| D. | Driver's Room |
| E. | Electrical Room |
-
- | | |
|----|----------------|
| PL | Passenger Lift |
| | Common Area |



- 1st Floor**
- | | |
|--------|----------------|
| Number | Space |
| 1. | Living/Dining |
| 2. | Master Bedroom |
| 3. | Master Toilet |
| 4. | Balcony |
| 5. | Kitchen |
| 6. | Bedroom |
| 7. | Toilet |
| 8. | Passage |
| 9. | Lounge |
| 10. | Store |
-
- | | |
|----|----------------|
| PL | Passenger Lift |
| | Common Area |





- Typical Floor**
- | | |
|--|----------------|
| Number | Space |
| 1. | Living/Dining |
| 2. | Master Bedroom |
| 3. | Master Toilet |
| 4. | Balcony |
| 5. | Kitchen |
| 6. | Bedroom |
| 7. | Toilet |
| 8. | Passage |
| 9. | Lounge |
| 10. | Store |
| PL | Passenger Lift |
|  | Common Area |



- Roof**
- | | |
|--------|----------------|
| Number | Space |
| 11. | Open Terrace |
| PL | Passenger Lift |





Apartment Type INDUS 1 A
Apartment Area = 925 sq ft

SPACES & DIMENSIONS

Number	Space Type	Dimension (ft-in)
1	Living/Dining	10'0" x 20'0"
2	Master Bedroom	10'7" x 10'0"
3	Master Toilet	8'11" x 4'5"
4	Balcony	10'0" x 5'3"
5	Kitchen	8'11" x 6'0"
6	Bedroom	10'0" x 10'5"
7	Toilet	8'11" x 4'0"
8	Passage	9'8" x 3'8"

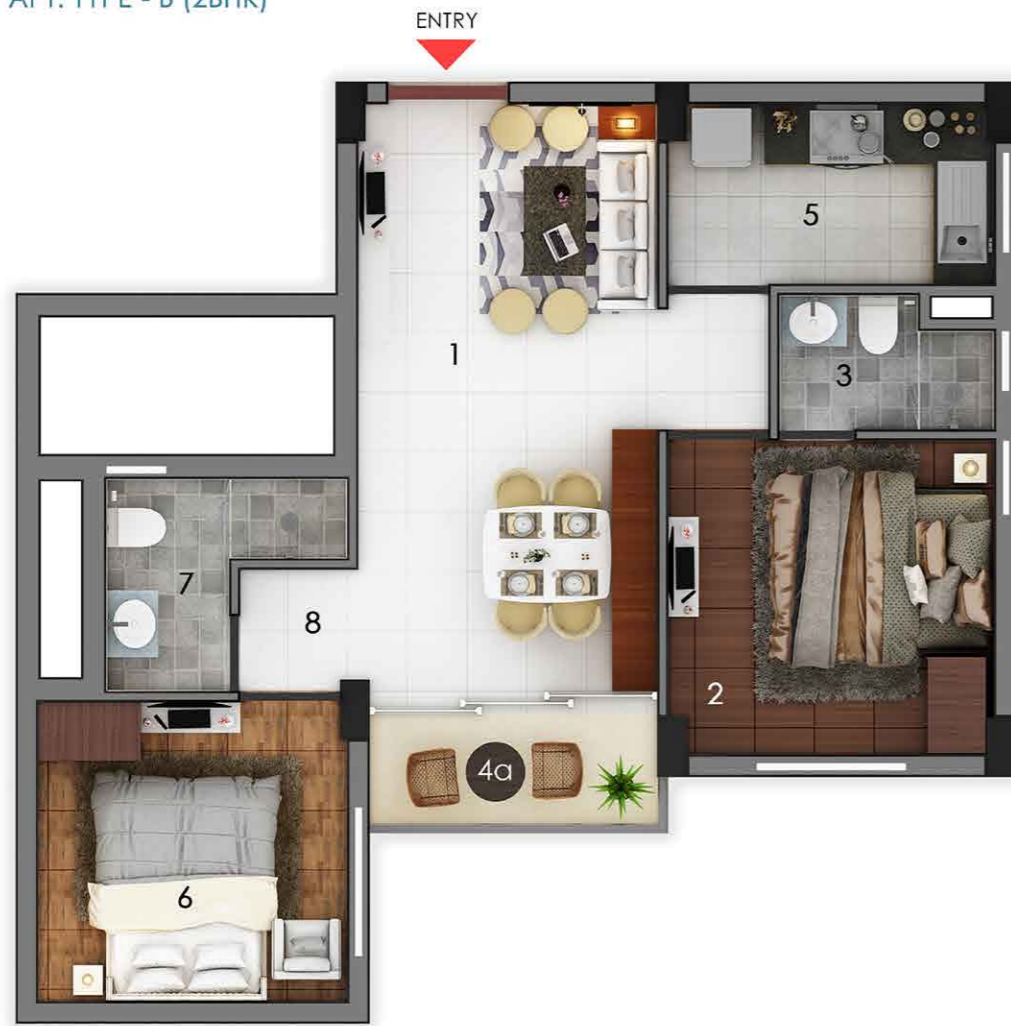


LOCATION & NUMBERS

Floors		No. of Apt (INDUS 1)
Podium	1 st	9
	2 nd	9
Typical	3 rd	9
	4 th	9
	5 th	9
	6 th	9
	7 th	9
Total		63



N
Key Plan



Apartment Type INDUS 1 B
Apartment Area = 925 sq ft

SPACES & DIMENSIONS

Number	Space Type	Dimension (ft-in)
1	Living/Dining	10'0" x 19'8"
2	Master Bedroom	10'11" x 10'6"
3	Master Toilet	7'2" x 4'6"
4	Balcony	10'0" x 4'0"
5	Kitchen	10'11" x 6'0"
6	Bedroom	10'4" x 10'0"
7	Toilet	4'1" x 7'1"
8	Passage	3'9" x 4'6"



LOCATION & NUMBERS

Floors		No. of Apt (INDUS 1)
Podium	1 st	1
	2 nd	1
Typical	3 rd	1
	4 th	1
	5 th	1
	6 th	1
	7 th	1
Total		7



N
Key Plan





Apartment Type INDUS 1 C
Apartment Area = 1054 sq ft

SPACES & DIMENSIONS

Number	Space Type	Dimension (ft-in)
1	Living/Dining	20'5" x 10'0"
2	Master Bedroom	10'0" x 11'0"
3	Master Toilet	7'10" x 4'6"
4a	Balcony 1	3'1" x 5'11"
4b	Balcony 2	4'0" x 8'4"
5	Kitchen	6'0" x 10'0"
6a	Bedroom 1	10'0" x 10'0"
6b	Bedroom 2	10'0" x 10'0"
7	Toilet	4'6" x 8'9"
8	Passage	3'8" x 5'3"



LOCATION & NUMBERS

Floors		No. of Apt (INDUS 1)
Podium	1 st	4
	2 nd	4
Typical	3 rd	4
	4 th	4
	5 th	4
	6 th	4
	7 th	4
	Total	





SPACES & DIMENSIONS

Number	Space Type	Dimension (ft-in)
1a	Living	10'0" x 11'9"
1b	Dining	7'1" x 6'4"
2	Master Bedroom	10'0" x 13'4"
3	Master Toilet	4'0" x 8'9"
4a	Balcony 1	6'9" x 4'0"
4b	Balcony 2	8'1" x 4'0"
5	Kitchen	10'0" x 6'0"
6a	Bedroom 1	10'0" x 11'6"
6b	Bedroom 2	10'0" x 10'11"
7	Toilet	7'5" x 6'8"
8	Passage	4'11" x 4'1"

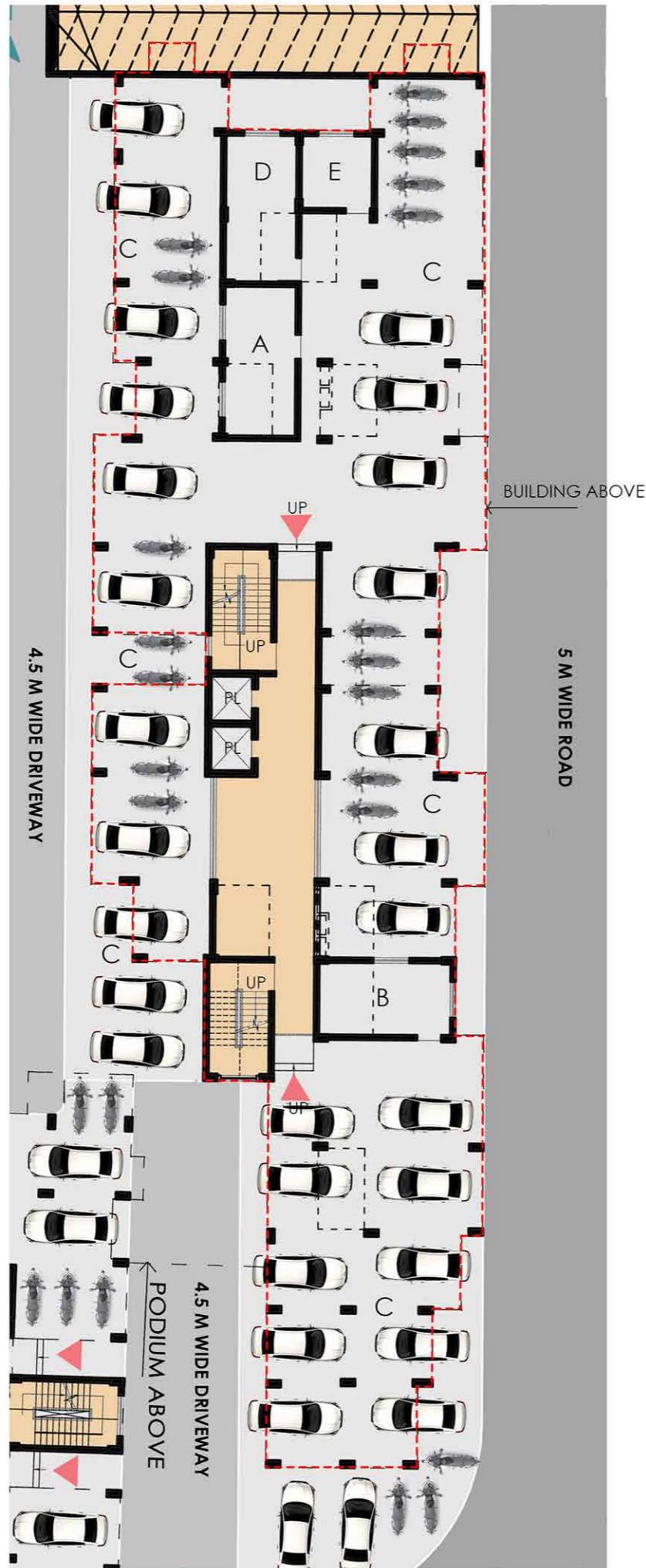
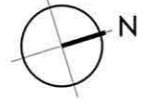
Apartment Type INDUS 1 D
Apartment Area = 1124 sq ft



LOCATIONS & NUMBERS

Floors		No. of Apt (INDUS 1)
Podium	1 st	1
	2 nd	1
Typical	3 rd	1
	4 th	1
	5 th	1
	6 th	1
	7 th	1
Total		7





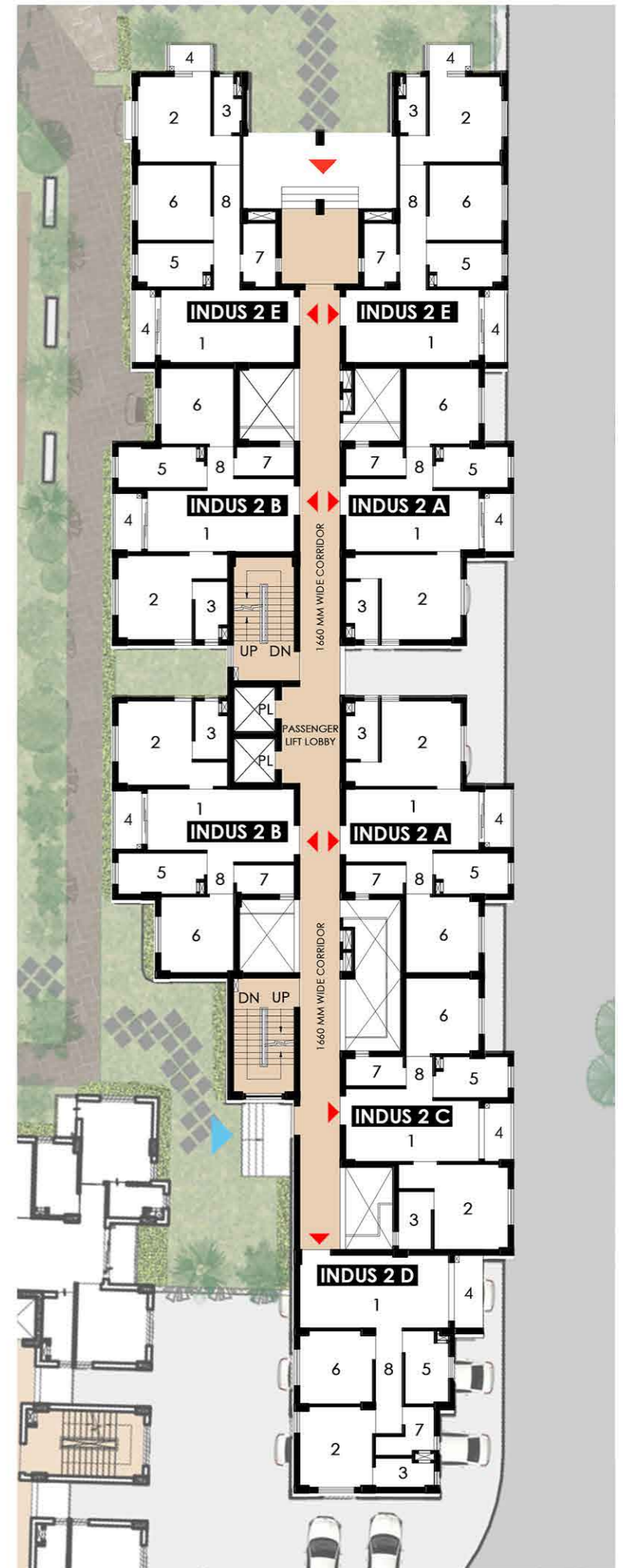
Ground Floor

- | Number | Space |
|--------|------------------|
| A. | Caretaker's Room |
| B. | Electrical Room |
| C. | Parking |
| D. | Driver's Room |
| E. | Common Toilet |

- | | |
|----|----------------|
| PL | Passenger Lift |
| | Common Area |



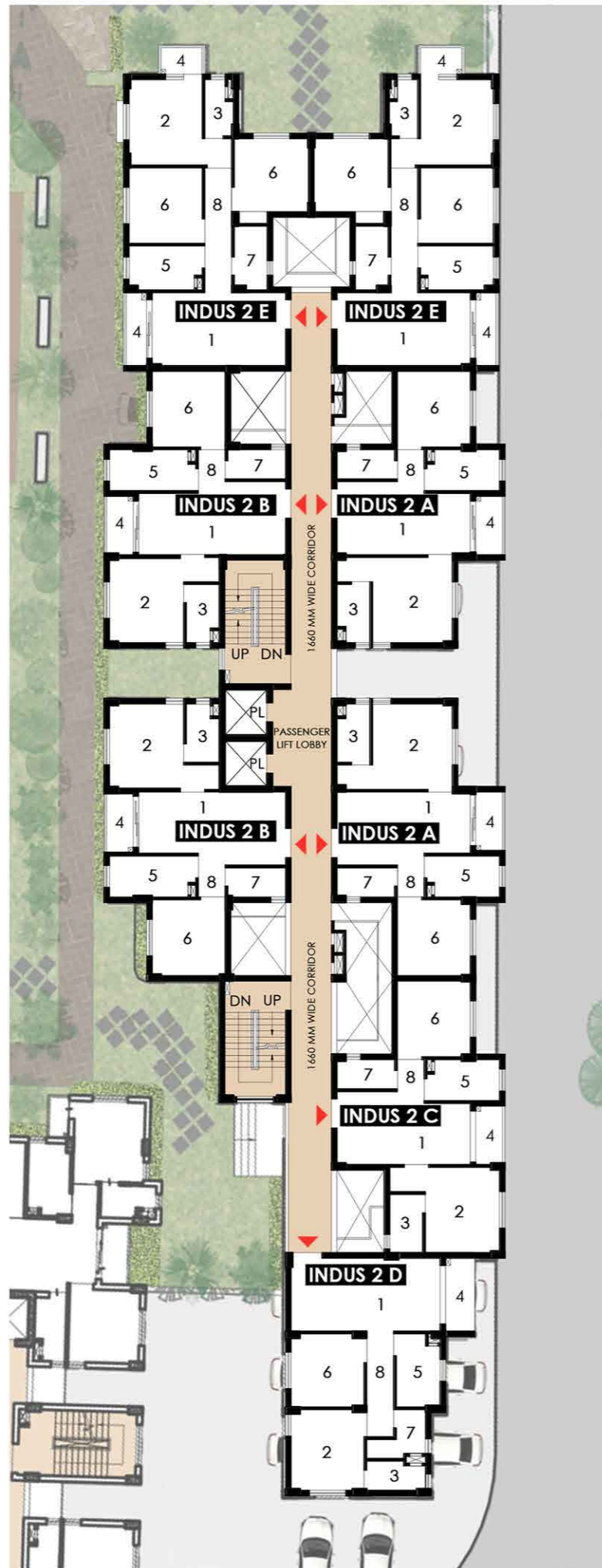
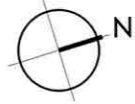
Key Plan



Podium Floor


- | Number | Space |
|--------|----------------|
| 1. | Living/Dining |
| 2. | Master Bedroom |
| 3. | Master Toilet |
| 4. | Balcony |
| 5. | Kitchen |
| 6. | Bedroom |
| 7. | Toilet |
| 8. | Passage |

- | | |
|----|----------------|
| PL | Passenger Lift |
| | Common Area |



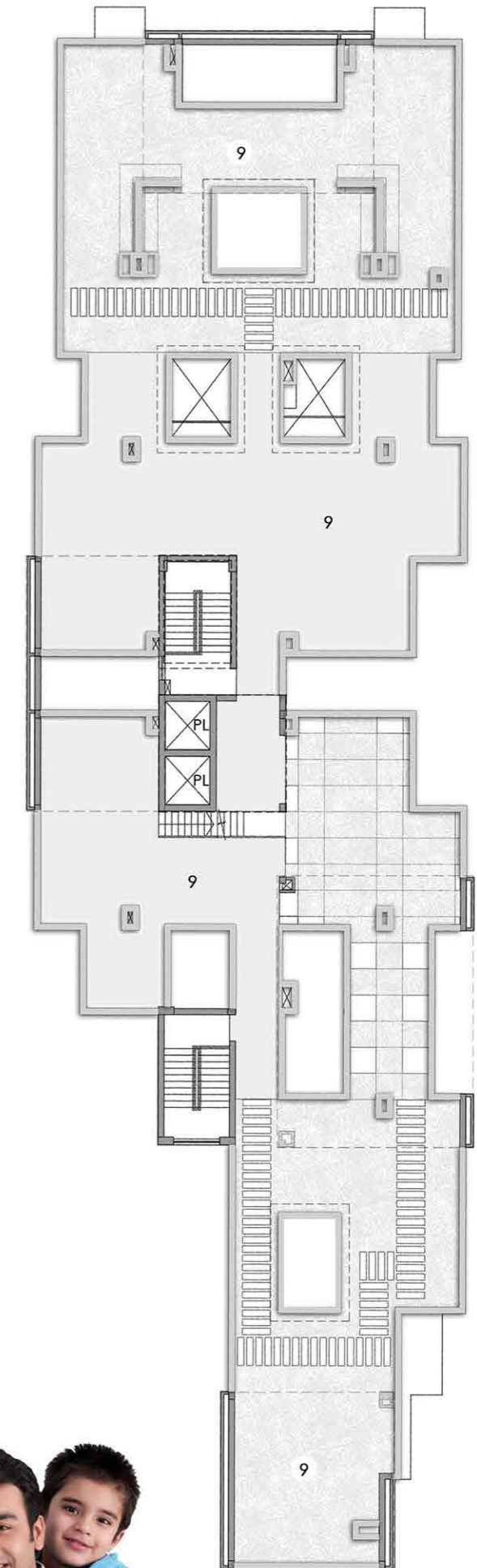
Typical Floor

- | Number | Space |
|--------|----------------|
| 1. | Living/Dining |
| 2. | Master Bedroom |
| 3. | Master Toilet |
| 4. | Balcony |
| 5. | Kitchen |
| 6. | Bedroom |
| 7. | Toilet |
| 8. | Passage |

- | | |
|--|----------------|
| PL | Passenger Lift |
|  | Common Area |



 Key Plan



Roof

- | Number | Space |
|--------|----------------|
| 9. | Open Terrace |
| PL | Passenger Lift |





INDUS 2
APT. TYPE - A (2BHK)

ENTRY



INDUS 2
APT. TYPE - A (2BHK)



Apartment Type INDUS 2 A
Apartment Area = 876 sq ft

SPACES & DIMENSIONS

Number	Space Type	Dimension (ft-in)
1a	Living	10'0" x 11'11"
1b	Dining	8'2" x 6'4"
2	Master Bedroom	11'8" x 10'11"
3	Master Toilet	8'0" x 4'6"
4	Balcony	8'0" x 4'0"
5	Kitchen	5'7" x 9'11"
6	Bedroom	10'5" x 10'0"
7	Toilet	4'0" x 7'11"
8	Passage	4'5" x 3'8"



LOCATION & NUMBERS

Floors		No. of Apt (INDUS 2)
Podium	1 st	2
	2 nd	2
Typical	3 rd	2
	4 th	2
	5 th	2
	6 th	2
	7 th	2
Total		14



N
Key Plan

ENTRY



Apartment Type INDUS 2 B
Apartment Area = 898 sq ft

SPACES & DIMENSIONS

Number	Space Type	Dimension (ft-in)
1a	Living	10'0" x 12'0"
1b	Dining	8'5" x 8'2"
2	Master Bedroom	11'6" x 10'2"
3	Master Toilet	8'0" x 4'6"
4	Balcony	8'0" x 4'0"
5	Kitchen	5'4" x 11'10"
6	Bedroom	10'5" x 10'0"
7	Toilet	4'0" x 7'11"
8	Passage	4'5" x 3'8"



LOCATION & NUMBERS

Floors		No. of Apt (INDUS 2)
Podium	1 st	2
	2 nd	2
Typical	3 rd	2
	4 th	2
	5 th	2
	6 th	2
	7 th	2
Total		14



N
Key Plan



Apartment Type INDUS 2 C
Apartment Area = 867 sq ft

SPACES & DIMENSIONS

Number	Space Type	Dimension (ft-in)
1a	Living	10'0" x 12'0"
1b	Dining	8'2" x 6'4"
2	Master Bedroom	11'4" x 10'2"
3	Master Toilet	8'0" x 4'6"
4	Balcony	8'0" x 4'0"
5	Kitchen	5'8" x 10'0"
6	Bedroom	10'5" x 10'0"
7	Toilet	4'0" x 7'11"
8	Passage	4'5" x 3'8"



LOCATION & NUMBERS

Floors		No. of Apt (INDUS 2)
Podium	1 st	1
	2 nd	1
Typical	3 rd	1
	4 th	1
	5 th	1
	6 th	1
	7 th	1
Total		7



N
Key Plan



Apartment Type INDUS 2 D
Apartment Area = 938 sq ft

SAPACES & DIMENSIONS

Number	Space Type	Dimension (ft-in)
1	Living/Dining	10'0" x 20'5"
2	Master Bedroom	11'1" x 10'0"
3	Master Toilet	4'0" x 8'1"
4	Balcony	10'0" x 4'0"
5	Kitchen	10'0" x 6'0"
6	Bedroom	10'0" x 10'0"
7	Toilet	6'8" x 4'0"
8	Passage	14'6" x 3'8"



LOCATION & NUMBERS

Floors		No. of Apt (INDUS 2)
Podium	1 st	1
	2 nd	1
Typical	3 rd	1
	4 th	1
	5 th	1
	6 th	1
	7 th	1
Total		7





Apartment Type INDUS 2 E
Apartment Area = 980 sq ft

SPACES & DIMENSIONS

Mark	Space Type	Dimension (ft-in)
1	Living/Dining	10'0" x 18'4"
2	Master Bedroom	11'9" x 10'0"
3	Master Toilet	7'9" x 4'0"
4a	Balcony 1	4'0" x 6'5"
4b	Balcony 2	10'0" x 3'2"
5	Kitchen	6'0" x 10'0"
6	Bedroom	10'4" x 10'0"
7	Toilet	10'4" x 4'6"
8	Passage	17'1" x 3'8"



LOCATION & NUMBERS

Floors		No. of Apt (INDUS 2)
Podium	1 st	2
	2 nd	0
Typical	3 rd	0
	4 th	0
	5 th	0
	6 th	0
	7 th	0
Total		2





Apartment Type INDUS 2 F
Apartment Area = 1134 sq ft

SPACES & DIMENSIONS

Number	Space Type	Dimension (ft-in)
1	Living/Dining	10'0" x 18'4"
2	Master Bedroom	11'9" x 10'0"
3	Master Toilet	7'9" x 4'0"
4a	Balcony 1	4'0" x 6'5"
4b	Balcony 2	10'0" x 3'2"
5	Kitchen	6'0" x 10'0"
6	Bedroom 1	10'4" x 10'0"
6	Bedroom 2	10'0" x 10'2"
7	Toilet	10'4" x 4'6"
8	Passage	17'1" x 3'8"



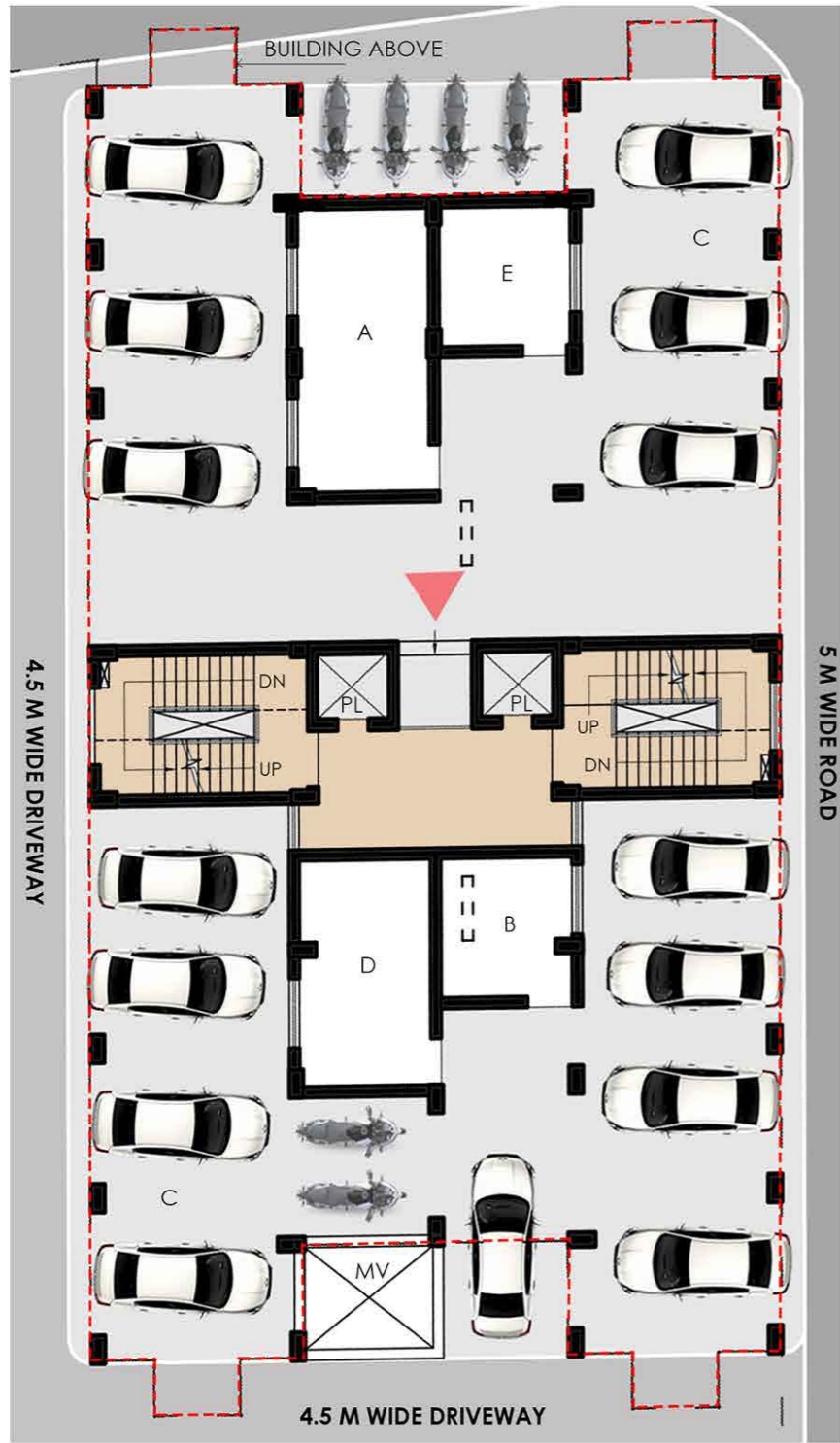
LOCATIONS & NUMBERS

Floors		No. of Apt (INDUS 2)
Podium	1 st	0
	2 nd	2
Typical	3 rd	2
	4 th	2
	5 th	2
	6 th	2
	7 th	2
	Total	





SINDH 1 & SINDH 2
 Still Floor Plan : Ground Floor



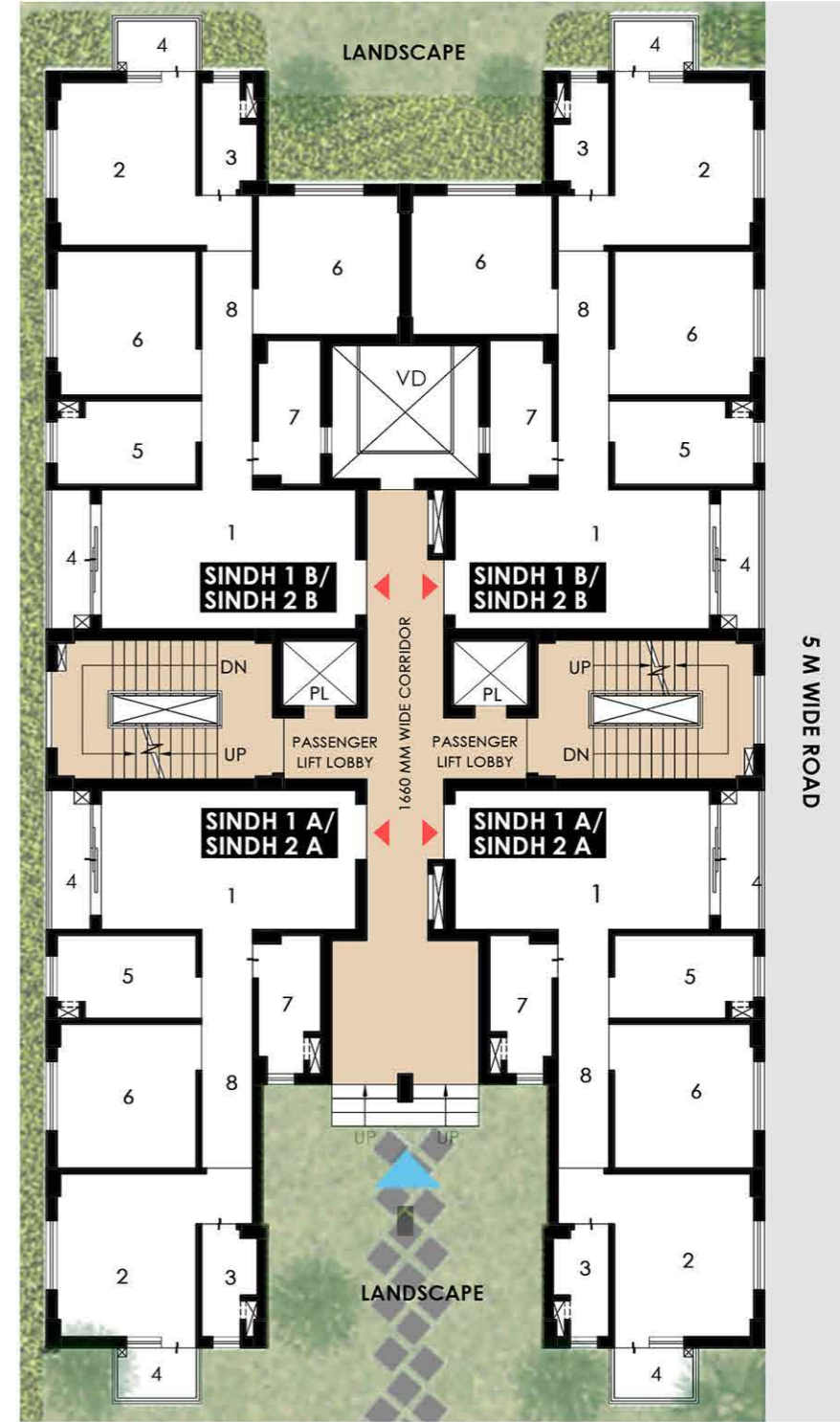
Ground Floor

- | Number | Space |
|--------|------------------|
| A. | Caretaker's Room |
| B. | Electrical Room |
| C. | Parking |
| D. | Driver's Room |
| E. | Common Toilet |

- | | |
|----|----------------|
| PL | Passenger Lift |
| | Common Area |

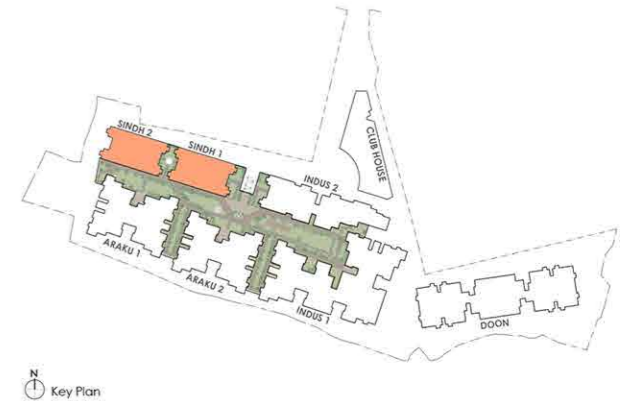


SINDH 1 & SINDH 2
 Podium Floor Plan : 1st Floor



1st Floor

- | Number | Space |
|--------|----------------|
| 1. | Living/Dining |
| 2. | Master Bedroom |
| 3. | Master Toilet |
| 4. | Balcony |
| 5. | Kitchen |
| 6. | Bedroom |
| 7. | Toilet |
| 8. | Passage |
| PL | Passenger Lift |
| | Common Area |

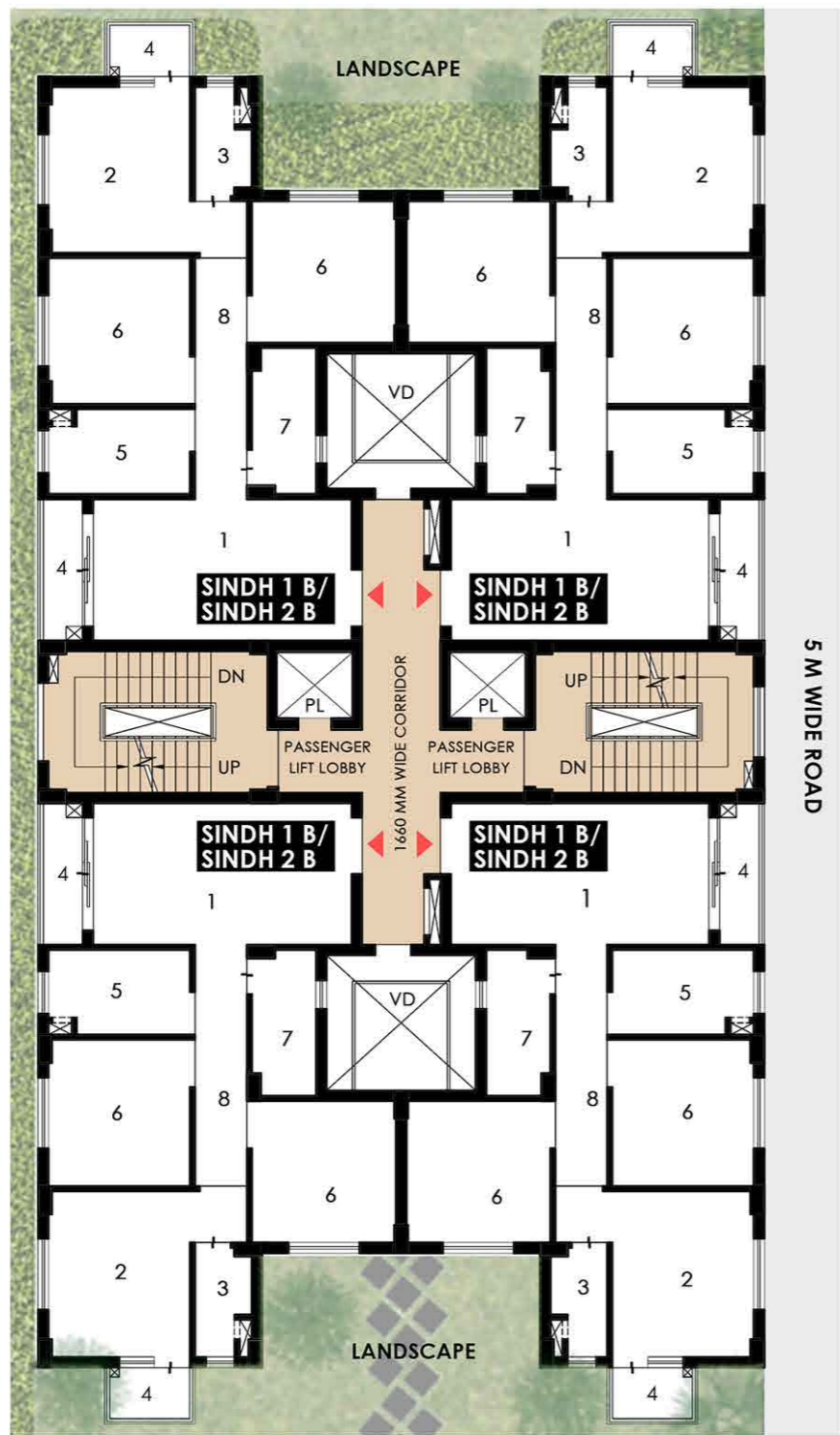




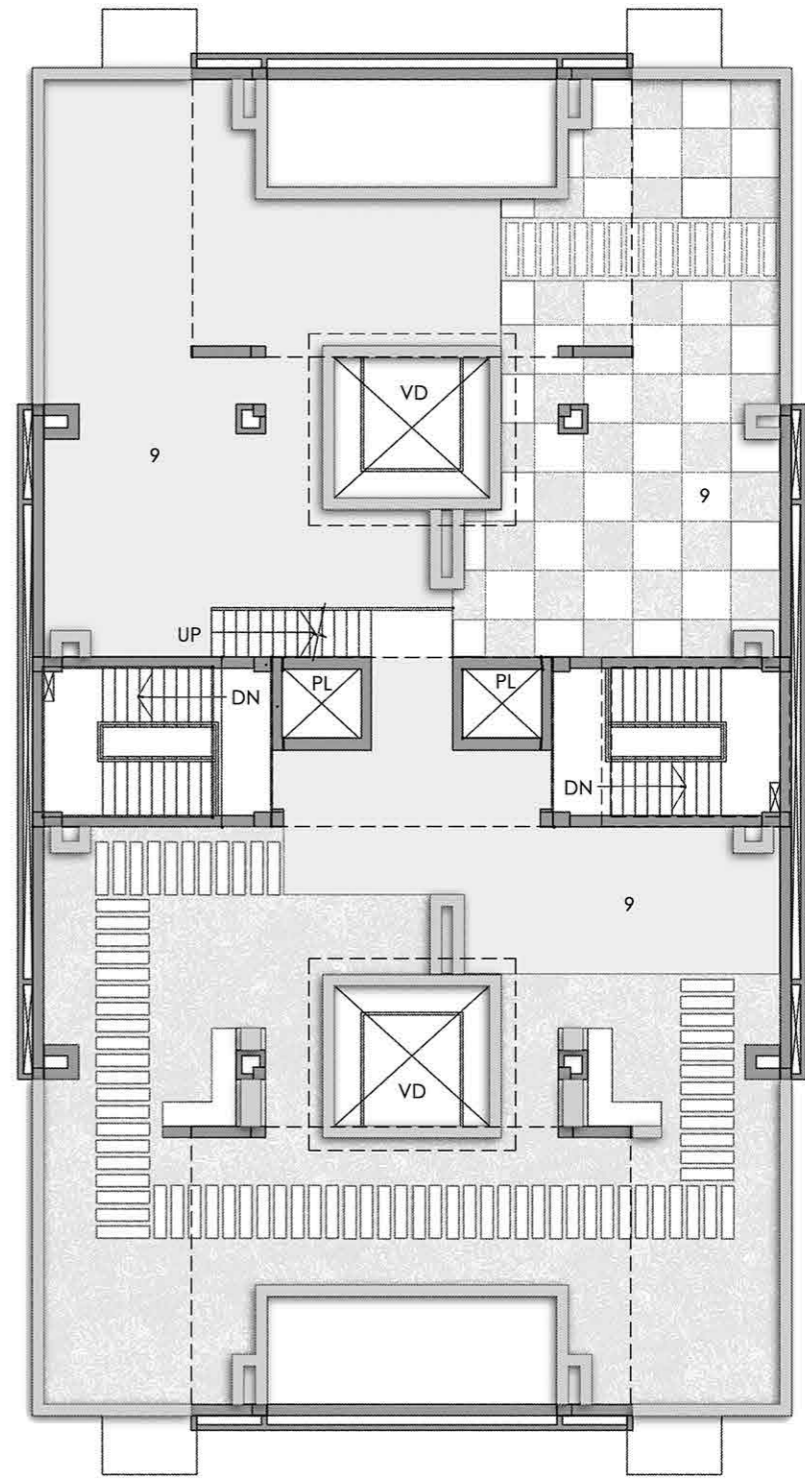
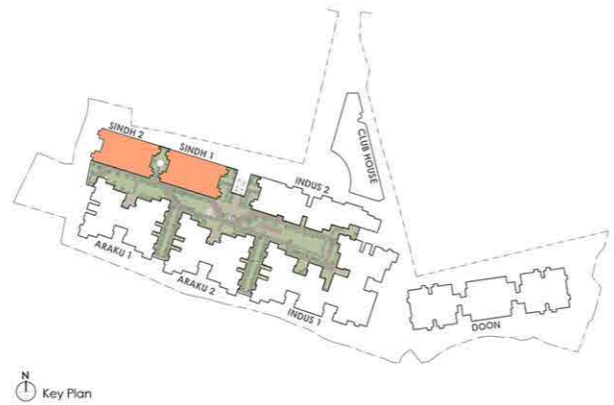
SINDH 1 & SINDH 2
Typical Floor Plan : 2nd to 7th Floor



SINDH 1 & SINDH 2
Roof



- Typical Floor**
- | | |
|--------|----------------|
| Number | Space |
| 1. | Living/Dining |
| 2. | Master Bedroom |
| 3. | Master Toilet |
| 4. | Balcony |
| 5. | Kitchen |
| 6. | Bedroom |
| 7. | Toilet |
| 8. | Passage |
-
- | | |
|----|----------------|
| PL | Passenger Lift |
| | Common Area |



- Roof**
- | | |
|--------|--------------|
| Number | Space |
| 9. | Open Terrace |
-
- | | |
|----|----------------|
| PL | Passenger Lift |
|----|----------------|





Apartment Type SINDH 1/2 A
Apartment Area = 980.08 sq ft

SPACES & DIMENSIONS

Mark	Space Type	Dimension (ft-in)
1	Living/Dining	10'0" x 18'3"
2	Master Bedroom	11'9" x 10'0"
3	Master Toilet	7'9" x 4'0"
4a	Balcony 1	4'0" x 6'5"
4b	Balcony 2	10'0" x 3'6"
5	Kitchen	6'0" x 10'0"
6	Bedroom	10'4" x 10'0"
7	Toilet	10'4" x 4'6"
8	Passage	17'1" x 3'8"



LOCATION & NUMBERS

Floors		No. of Apt (SINDH 1)	No. of Apt (SINDH 2)
Podium	1 st	2	2
	2 nd	0	0
Typical	3 rd	0	0
	4 th	0	0
	5 th	0	0
	6 th	0	0
	7 th	0	0
Total		2	2



N
Key Plan



Apartment Type SINDH 1/2 B
Apartment Area = 1132.00 sq ft

SPACES & DIMENSIONS

Number	Space Type	Dimension (ft-in)
1	Living/Dining	10'0" x 18'3"
2	Master Bedroom	11'9" x 10'0"
3	Master Toilet	7'9" x 4'0"
4a	Balcony 1	4'0" x 6'5"
4b	Balcony 2	10'0" x 3'6"
5	Kitchen	6'0" x 10'0"
6a	Bedroom 1	10'4" x 10'0"
6b	Bedroom 2	10'0" x 10'2"
7	Toilet	10'4" x 4'6"
8	Passage	17'1" x 3'8"

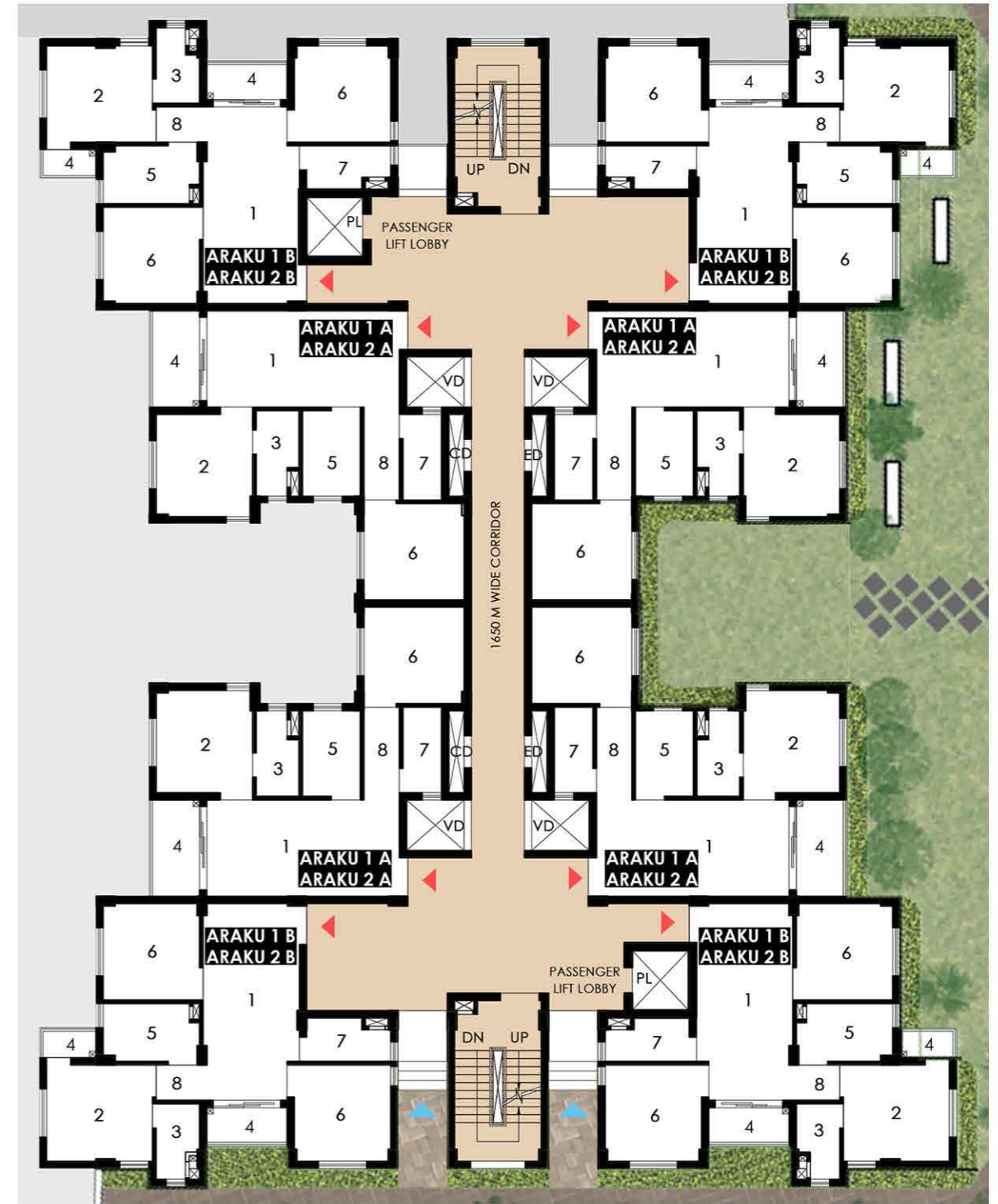
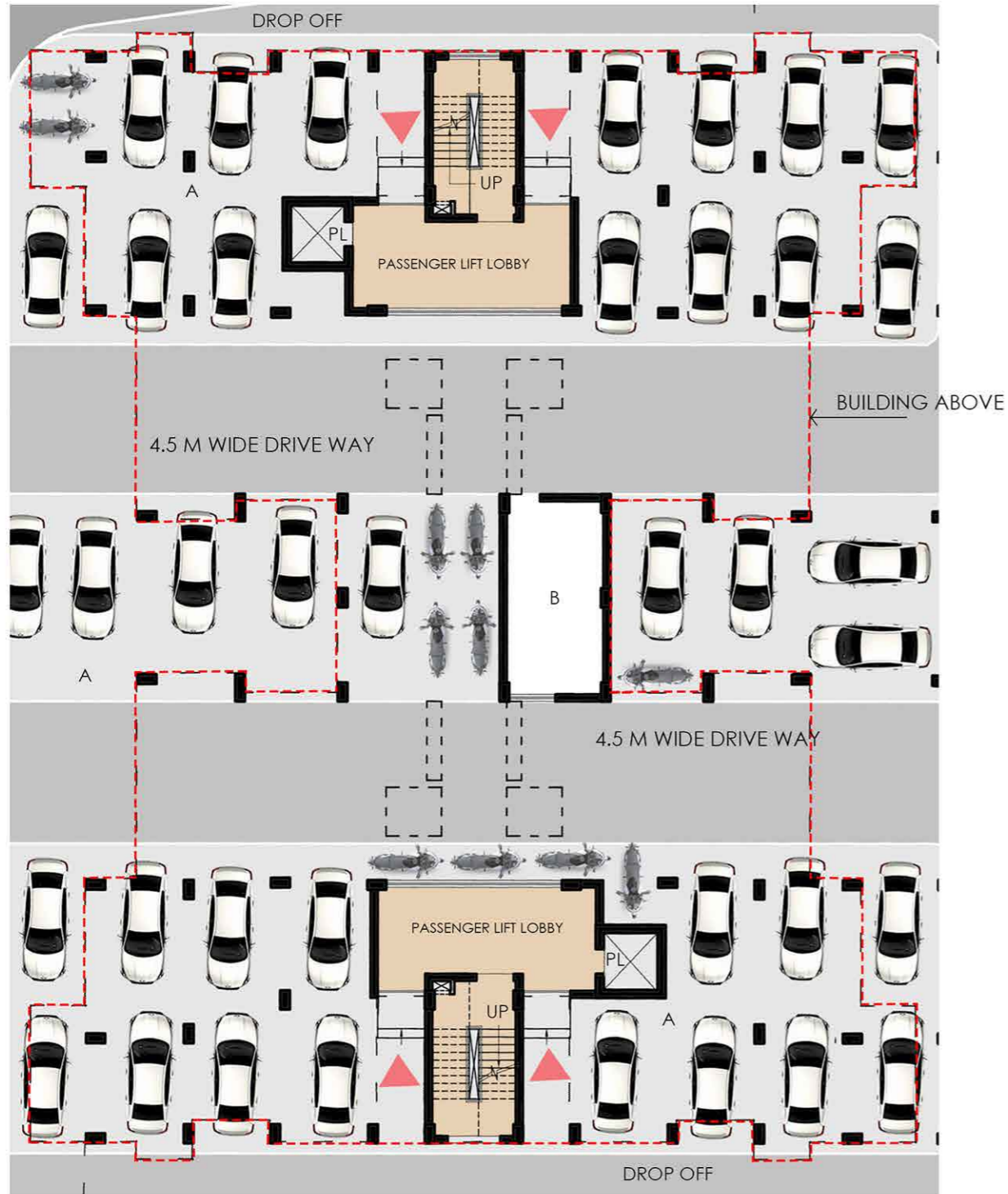


LOCATION & NUMBERS

Floors	No. of Apt		
	(SINDH 1)	(SINDH 2)	
Podium	1 st	0	0
Typical	2 nd	4	4
	3 rd	4	4
	4 th	4	4
	5 th	4	4
	6 th	4	4
	7 th	4	4
Total		24	24



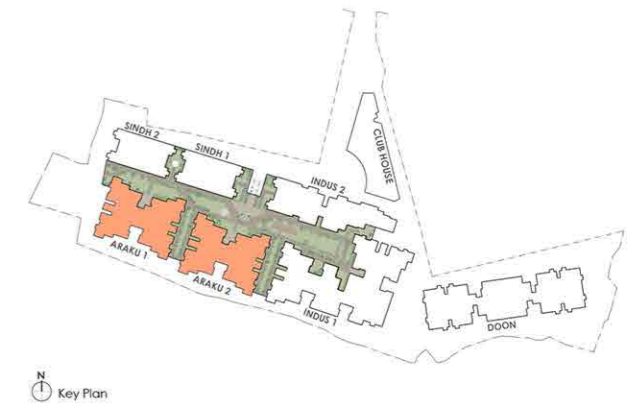
N
Key Plan



1st Floor

- | Number | Space |
|--------|----------------|
| 1. | Living/Dining |
| 2. | Master Bedroom |
| 3. | Master Toilet |
| 4. | Balcony |
| 5. | Kitchen |
| 6. | Bedroom |
| 7. | Toilet |
| 8. | Passage |
| 9. | Lounge |

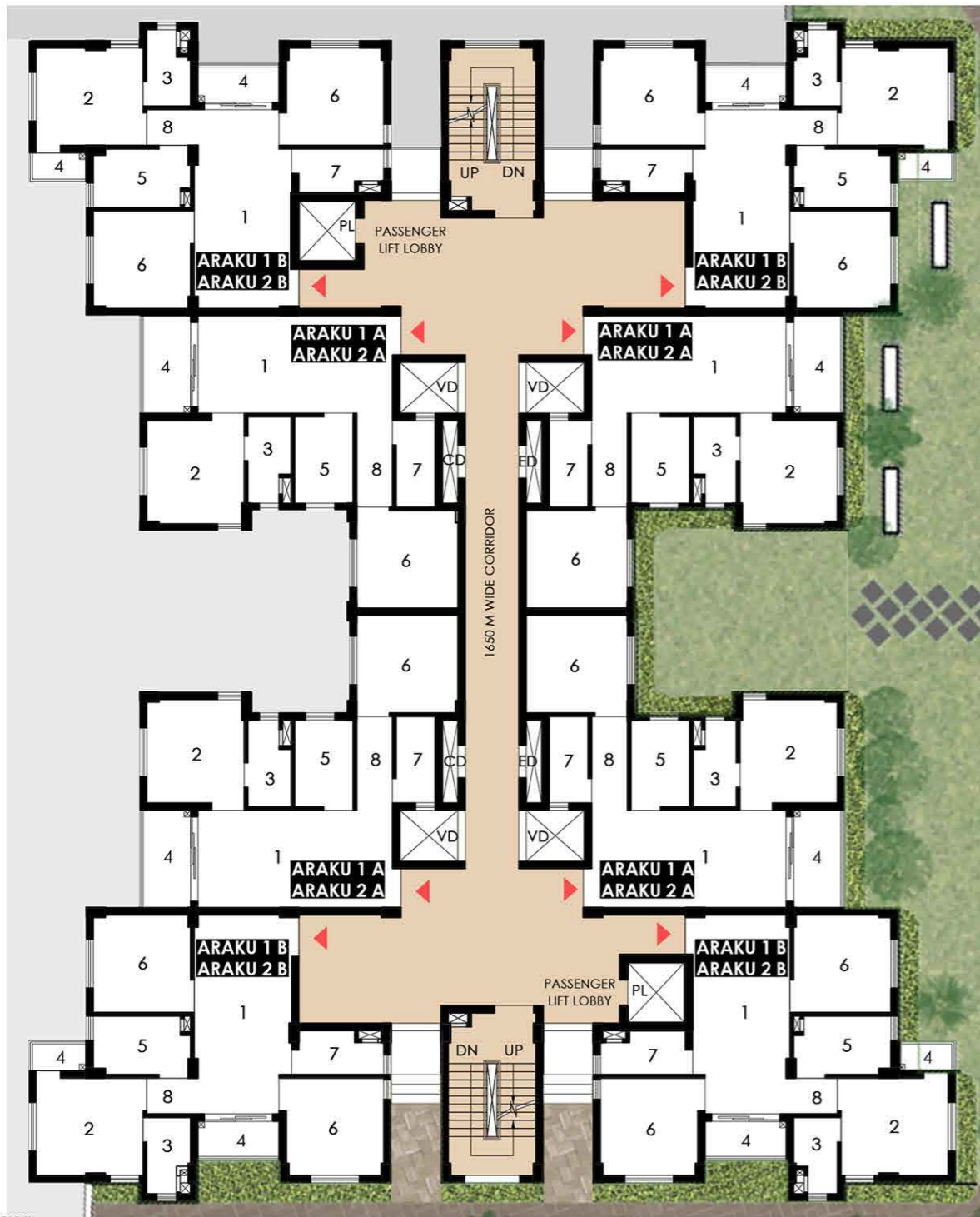
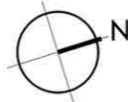
- | | |
|----|----------------|
| PL | Passenger Lift |
| | Common Area |
| | Lounge Area |



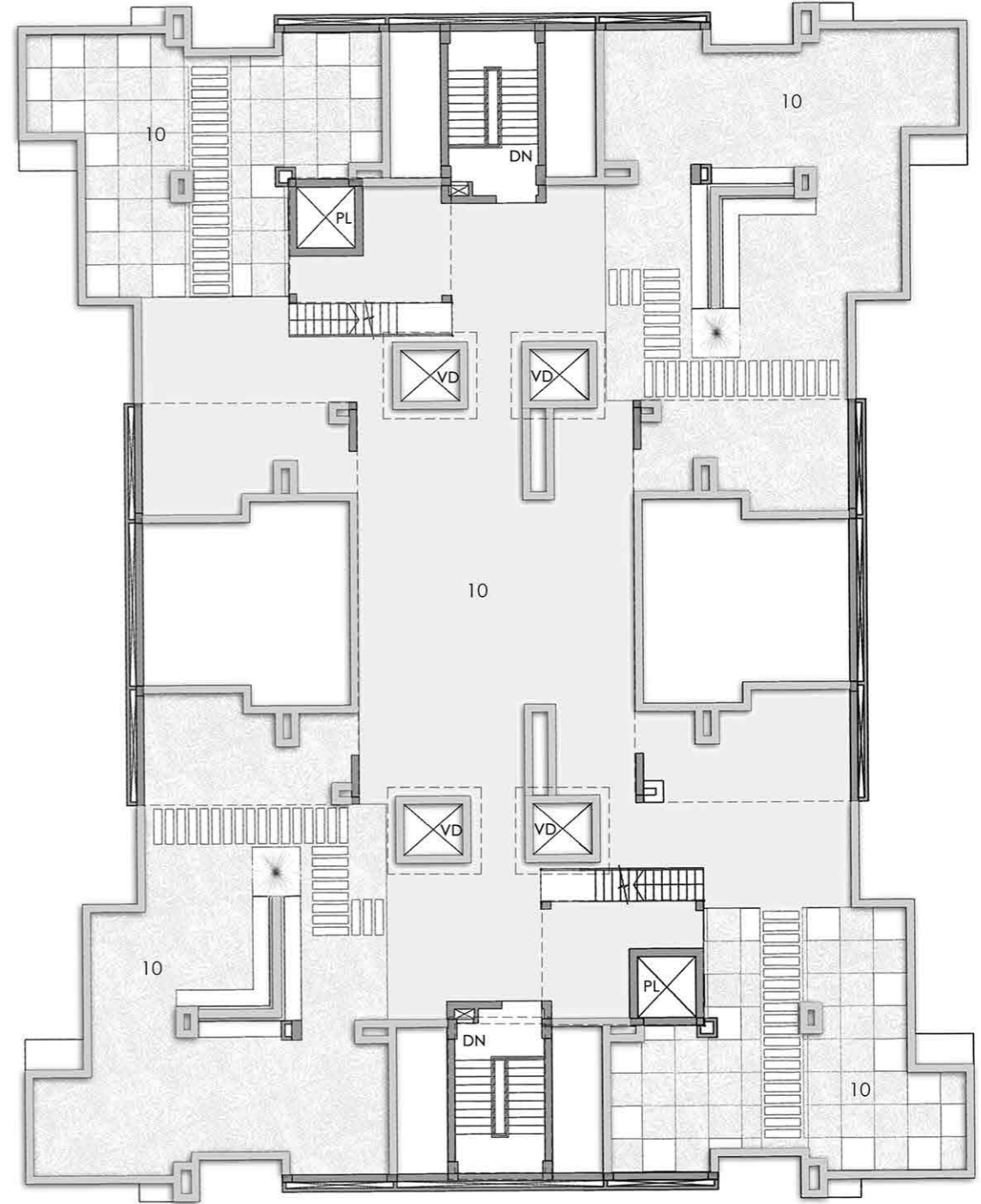
Ground Floor

- | Number | Space |
|--------|-----------------|
| A. | Parking |
| B. | Electrical Room |
| PL | Passenger Lift |
| | Common Area |





- Typical Floor**
- | | |
|--------|----------------|
| Number | Space |
| 1. | Living/Dining |
| 2. | Master Bedroom |
| 3. | Master Toilet |
| 4. | Balcony |
| 5. | Kitchen |
| 6. | Bedroom |
| 7. | Toilet |
| 8. | Passage |
| 9. | Lounge |
-
- | | |
|----|----------------|
| PL | Passenger Lift |
| | Common Area |
| | Lounge Area |



- Roof**
- | | |
|--------|--------------|
| Number | Space |
| 10. | Open Terrace |
-
- | | |
|----|----------------|
| PL | Passenger Lift |
|----|----------------|





Apartment Type ARAKU 1/2 A
Apartment Area = 925 sq ft

SPACES & DIMENSIONS

Number	Space Type	Dimension (ft-in)
1	Living/Dining	10'0" x 20'0"
2	Master Bedroom	10'7" x 10'0"
3	Master Toilet	8'11" x 4'5"
4	Balcony	10'0" x 5'3"
5	Kitchen	8'11" x 6'0"
6	Bedroom	10'0" x 10'5"
7	Toilet	8'11" x 4'0"
8	Passage	9'8" x 3'8"



LOCATION & NUMBERS

Floors	No. of Apt (ARAKU 1)	No. of Apt (ARAKU 2)
Podium	4	4
Typical	1 st	4
	2 nd	4
	3 rd	4
	4 th	4
	5 th	4
	6 th	4
7 th	4	4
Total	28	28

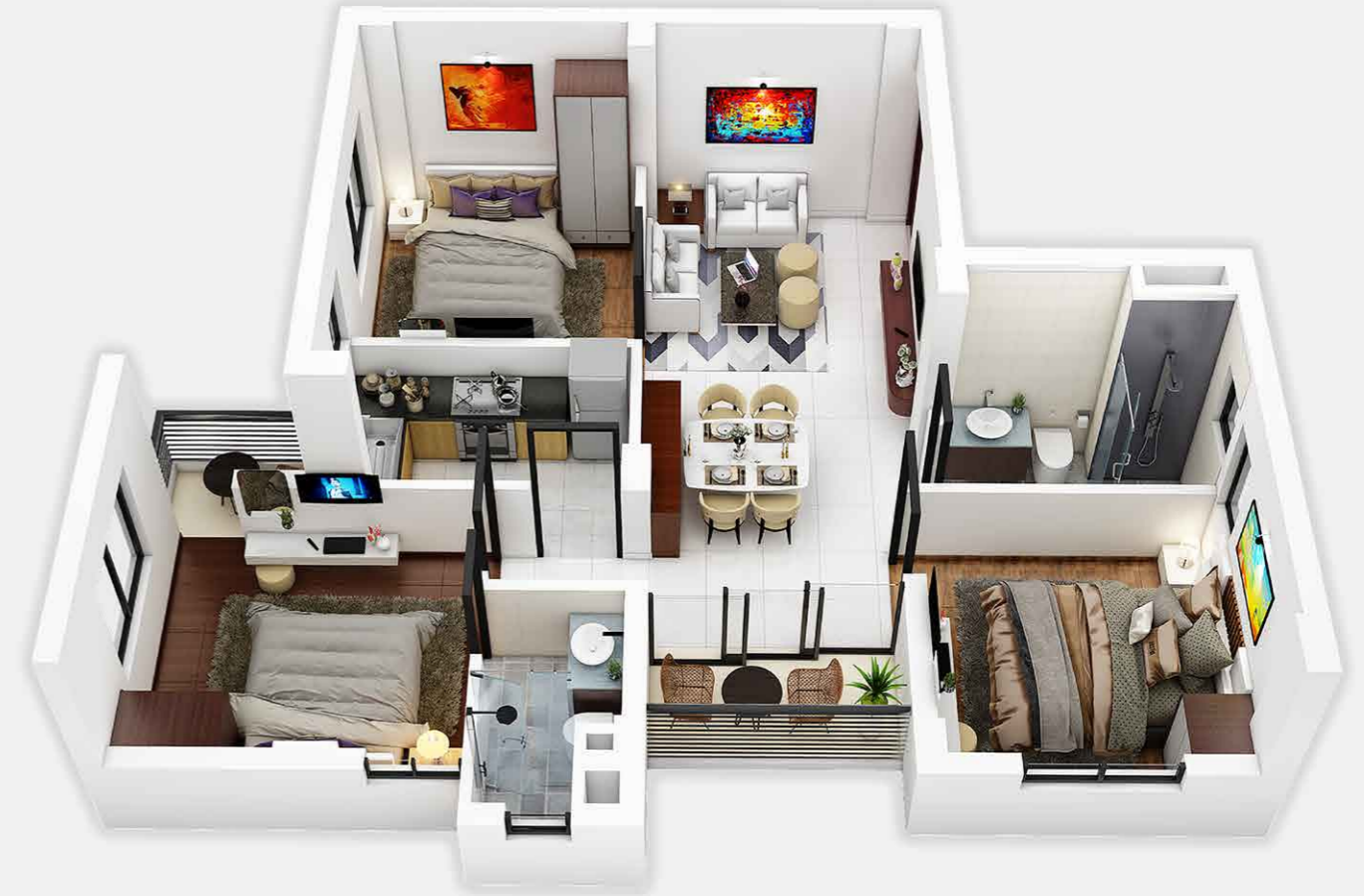




Apartment Type ARAKU 1/2 B
Apartment Area = 1050 sq ft

SPACES & DIMENSIONS

Number	Space Type	Dimension (ft-in)
1	Living/Dining	20'5" x 10'0"
2	Master Bedroom	10'0" x 11'0"
3	Master Toilet	7'10" x 4'6"
4a	Balcony 1	4'0" x 8'4"
4b	Balcony 2	3'1" x 5'11"
5	Kitchen	6'0" x 10'0"
6a	Bedroom 1	10'0" x 10'0"
6b	Bedroom 2	10'0" x 10'0"
7	Toilet	4'6" x 8'9"
8	Passage	3'8" x 5'3"

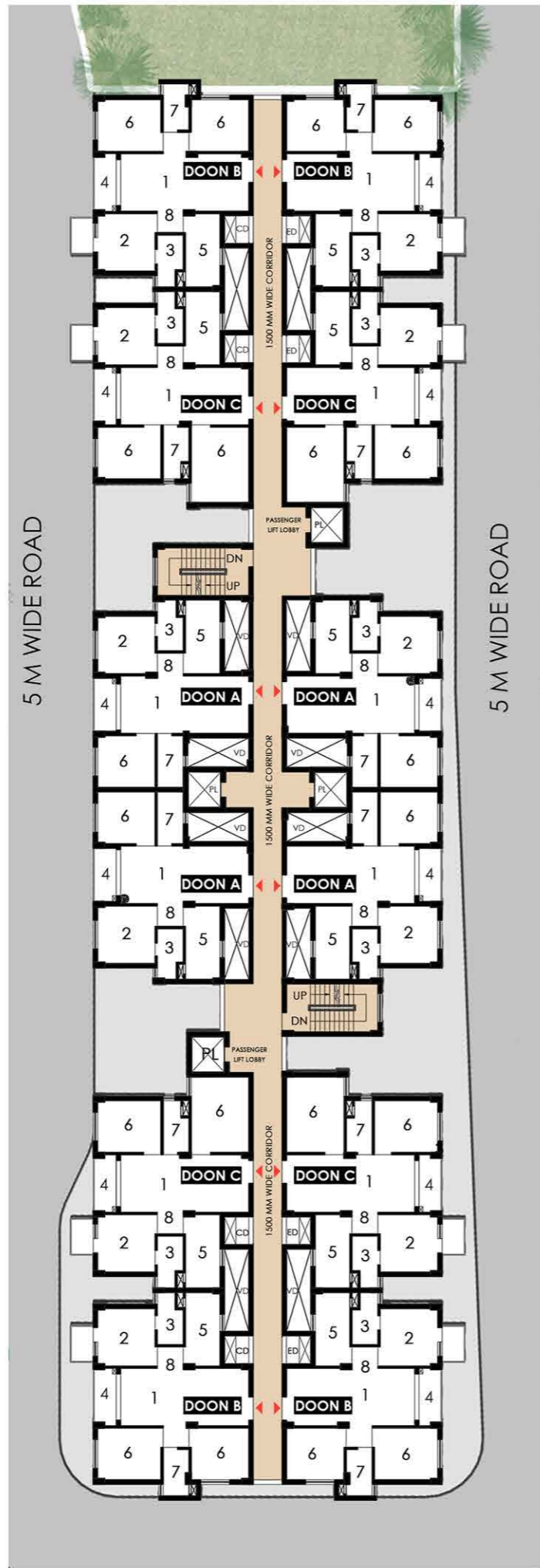
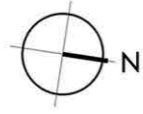


LOCATION & NUMBERS

Floors	No. of Apt (ARAKU 1)	No. of Apt (ARAKU 2)	
Podium	1 st	4	4
Typical	2 nd	4	4
	3 rd	4	4
	4 th	4	4
	5 th	4	4
	6 th	4	4
	7 th	4	4
Total	27	27	



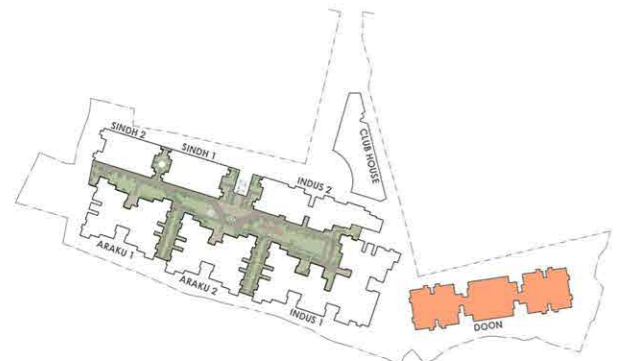
N
Key Plan



Typical Floor

- | Number | Space |
|--------|----------------|
| 1. | Living/Dining |
| 2. | Master Bedroom |
| 3. | Master Toilet |
| 4. | Balcony |
| 5. | Kitchen |
| 6. | Bedroom |
| 7. | Toilet |
| 8. | Passage |

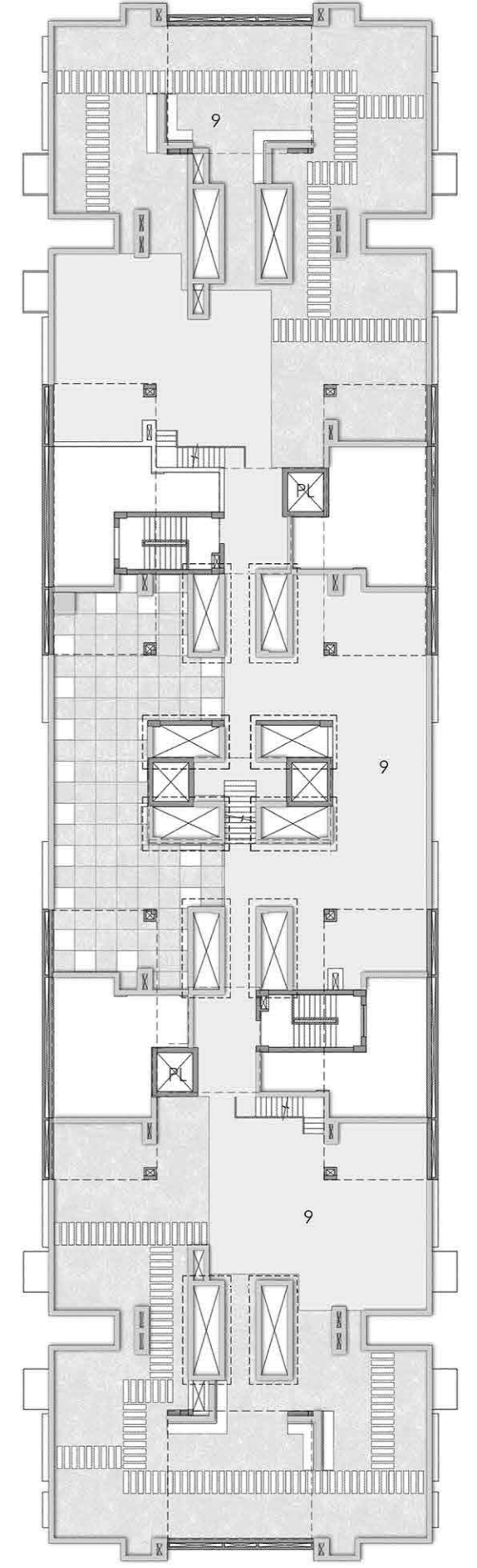
- | | |
|--|----------------|
| PL | Passenger Lift |
|  | Common Area |



 Key Plan

Roof

- | Number | Space |
|--------|----------------|
| 9. | Open Terrace |
| PL | Passenger Lift |





ENTRY



Apartment Type DOON A
Apartment Area = 923.00 sq ft

SPACES & DIMENSIONS

Number	Space Type	Dimension (ft-in)
1	Living/Dining	10'0" x 22'3"
2	Master Bedroom	10'0" x 10'0"
3	Master Toilet	8'10" x 4'6"
4	Balcony	9'3" x 4'0"
5	Kitchen	12'9" x 6'0"
6	Bedroom	9'0" x 10'0"
7	Toilet	9'0" x 4'6"
8	Passage	4'4" x 4'6"

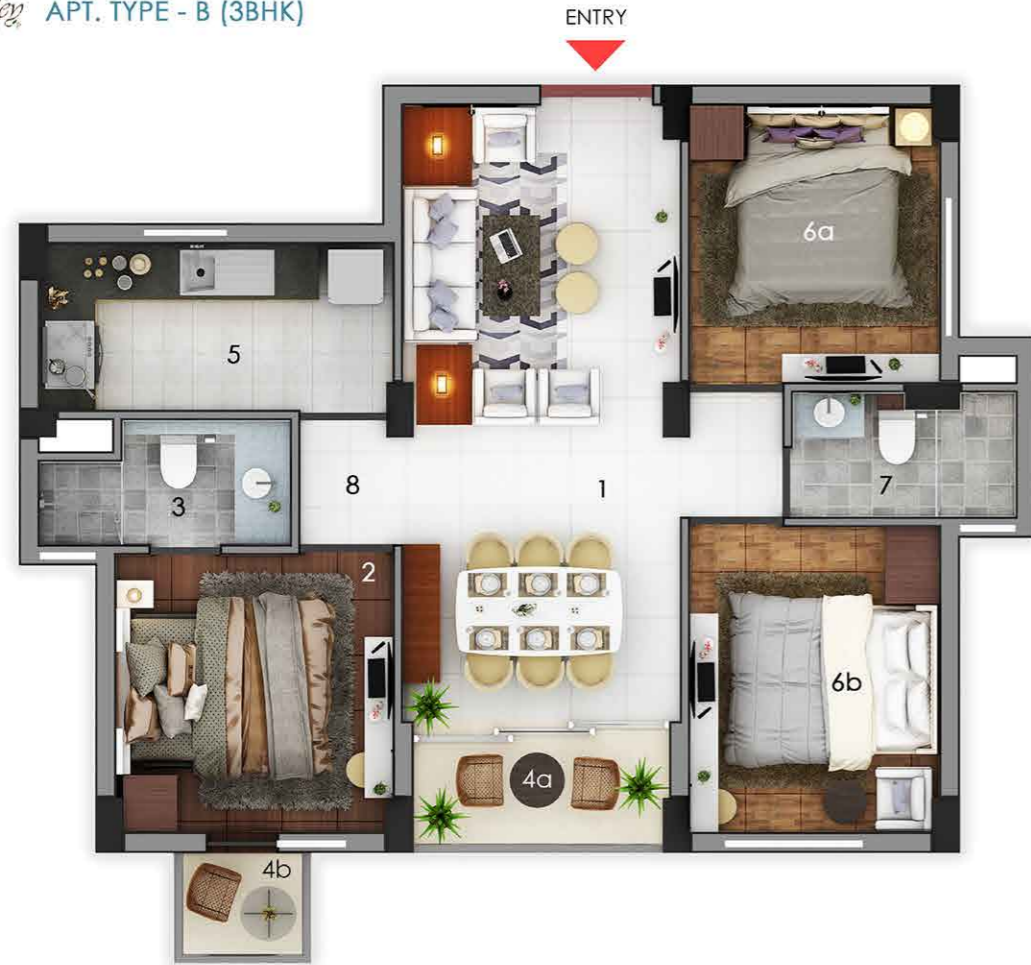


LOCATION & NUMBERS

Floors		No. of Apt (DOON)
Podium	1 st	4
	2 nd	4
Typical	3 rd	4
	4 th	4
	5 th	4
	6 th	4
	7 th	4
Total		28



N
Key Plan



Apartment Type DOON B
Apartment Area = 1110.22 sq ft

SPACES & DIMENSIONS

Number	Space Type	Dimension (ft-in)
1	Living/Dining	10'0" x 22'3"
2	Master Bedroom	10'0" x 10'0"
3	Master Toilet	9'0" x 4'6"
4a	Balcony 1	9'3" x 4'0"
4b	Balcony 2	6'5" x 4'0"
5	Kitchen	12'9" x 6'0"
6a	Bedroom 1	9'0" x 10'0"
6b	Bedroom 2	9'0" x 11'0"
7	Toilet	8'1" x 4'6"
8	Passage	3'9" x 4'6"



LOCATION & NUMBERS

Floors		No. of Apt (DOON B)
Podium	1 st	4
	2 nd	4
Typical	3 rd	4
	4 th	4
	5 th	4
	6 th	4
	7 th	4
Total		28



N Key Plan

ENTRY



Apartment Type DOON C
Apartment Area = 1142.05 sq ft

SPACES & DIMENSIONS

Number	Space Type	Dimension (ft-in)
1	Living/Dining	10'0" x 22'3"
2	Master Bedroom	10'0" x 10'0"
3	Master Toilet	9'0" x 4'6"
4a	Balcony 1	9'3" x 4'0"
4b	Balcony 2	6'5" x 4'0"
5	Kitchen	12'9" x 6'0"
6a	Bedroom 1	9'0" x 11'0"
6b	Bedroom 2	13'1" x 10'0"
7	Toilet	9'0" x 4'6"
8	Passage	3'9" x 4'6"



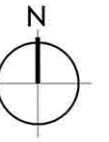
LOCATIONS & NUMBERS

Floors		No. of Apt (DOON)
Podium	1 st	4
	2 nd	4
Typical	3 rd	4
	4 th	4
	5 th	4
	6 th	4
	7 th	4
Total		28



N
Key Plan



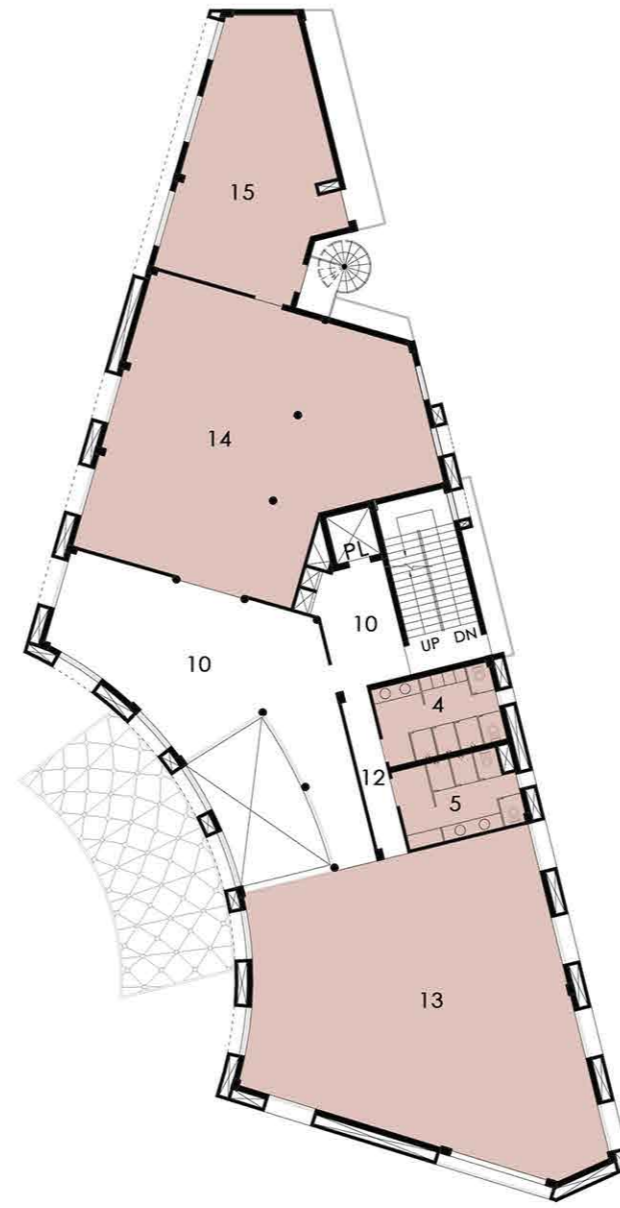


LEGEND

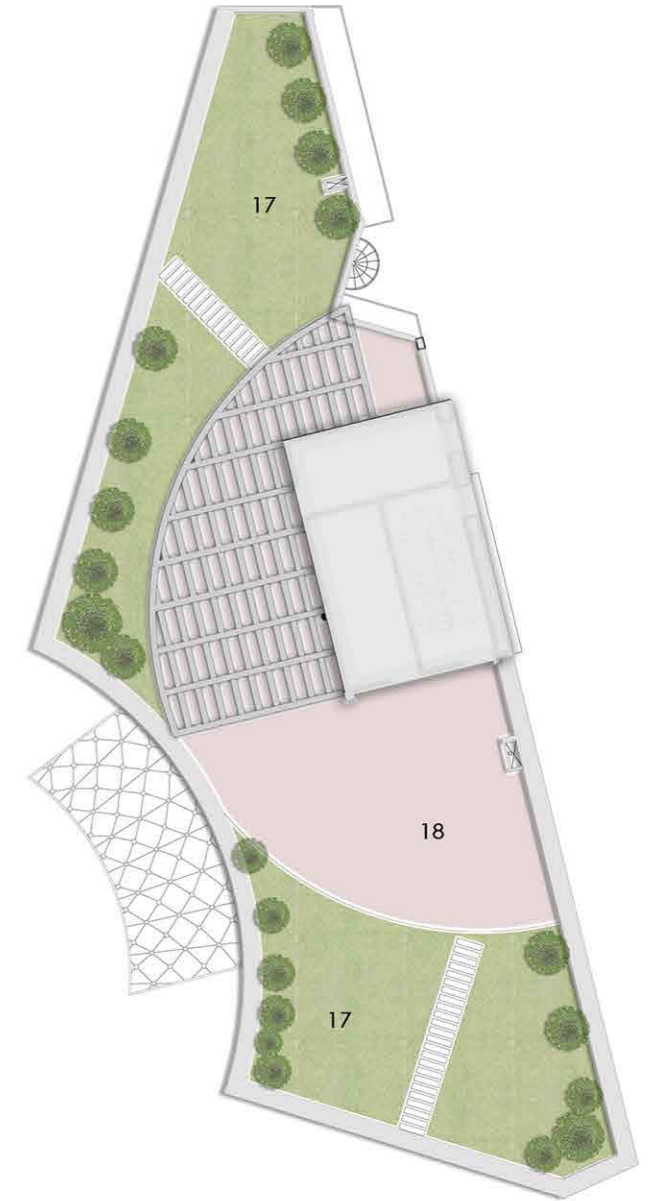
- | Number | Space |
|--------|----------------|
| 1. | Shop |
| 2. | Pool Cafe |
| 3. | Pool |
| 4. | Male Toilet |
| 5. | Female Toilet |
| 6. | Indoor Game |
| 7. | Office |
| 8. | Lounge |
| 9. | Entrance Lobby |
| 10. | Lobby |
| 11. | Deck |
| 12. | Corridor |
| 13. | Gymnasium |
| 14. | Community Hall |
| 15. | Kitchen |
| 16. | Drop Off Area |
| 17. | Lawn |
| 18. | Party Area |

- | | |
|--------------|----------------|
| PL | Passenger Lift |
| [Pink Box] | Function Area |
| [Orange Box] | Deck |
| [Blue Box] | Pool |

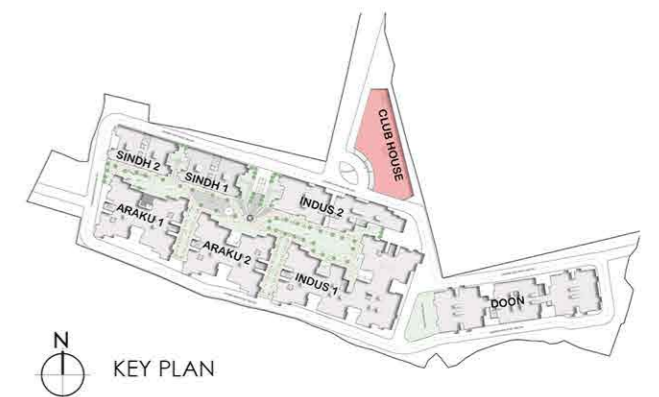
GROUND FLOOR PLAN
Level +600



FIRST FLOOR PLAN
Level +5100



ROOF PLAN
Level +9600



KEY PLAN





NORTH SIDE VIEW OF THE CLUB





THE COMMUNITY HALL



The Aastha Valley Community Hall along with a landscape roof party deck, with a pre function lobby and lounge serviced by a fully functional kitchen, is an ideal space to celebrate important personal events like a birthday party, an anniversary, a wedding or simply a get together. Residents can celebrate with their family and friends in a unique setting in the heart of the township!



banquet



shopping



lounge

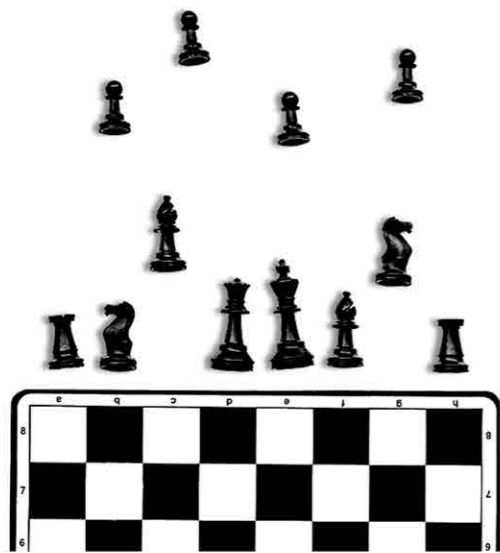


party area





INDOOR GAMES



The **indoor games room** in the Aastha Valley Club offers residents and their guests a range of activities for their entertainment.

Residents and their guests can enjoy a game at the pool table after work, or children can indulge in a game of table tennis or a choice of board games.

The indoor games room is designed as a space where families can come together for an enjoyable time!



card game



board game



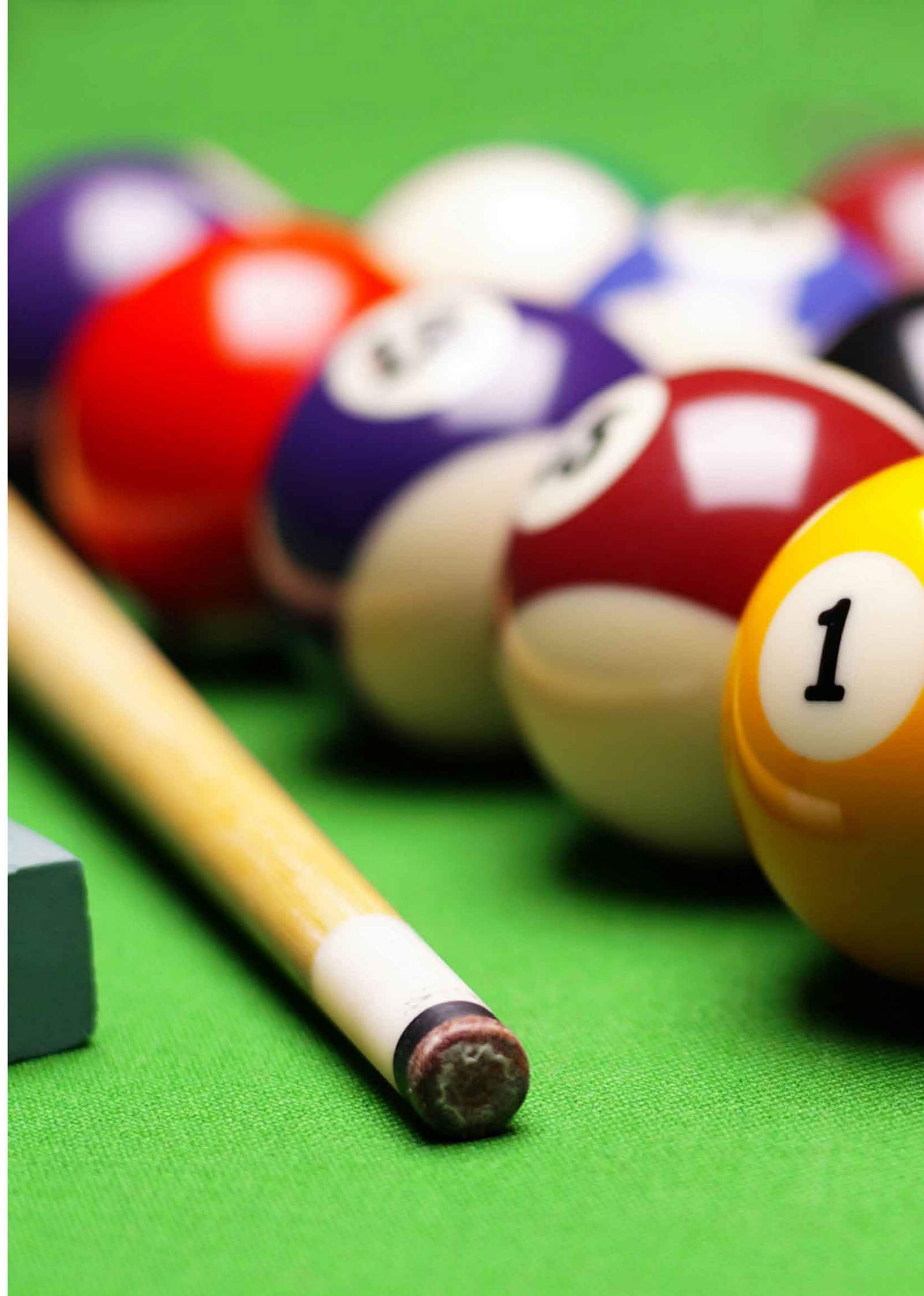
chess



pool table



table tennis





The **Aastha Valley Gymnasium** promotes fitness and well being of all residents of the township.

With all the necessary fitness equipments, the gymnasium is an amenity that has become a necessity in modern lifestyle. It is equipped with separate ladies and gents changing rooms.

The swimming pool is just a floor below, allowing residents to enjoy a leisure swim after working out. An ideal space to keep fit, in mind and body!



dumbbells



treadmill



bench press



pullup bar



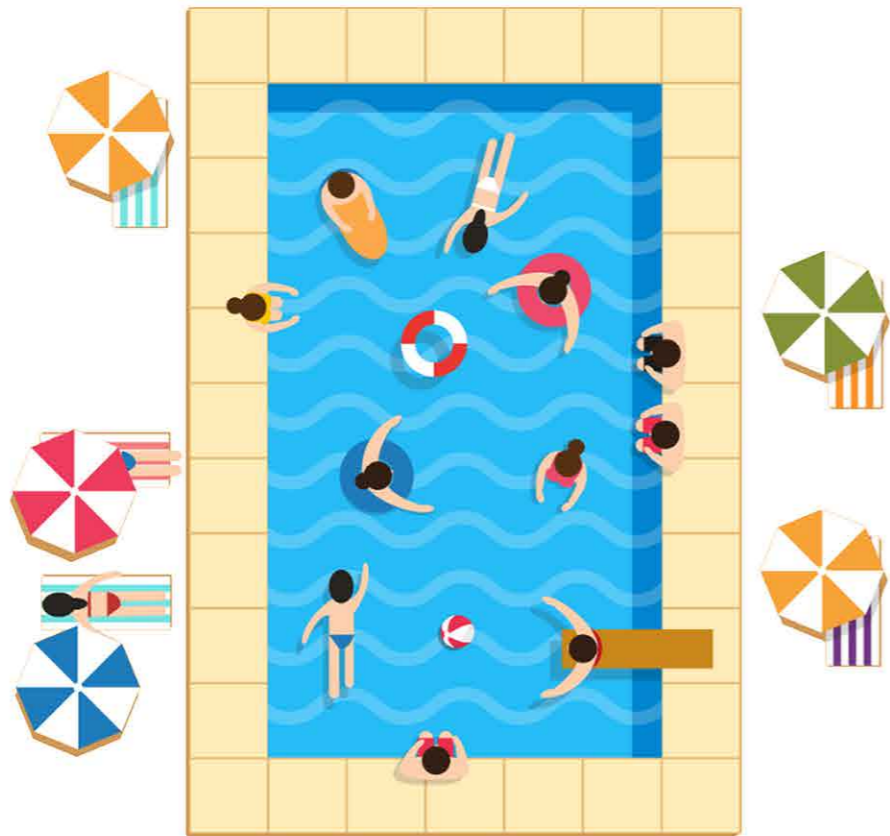
spin bike



jump rope



SWIMMING POOL



An indoor pool along with a wooden deck allows residents and their guests to enjoy a refreshing swim at their leisure, and in privacy. A pool side cafeteria opens out into this deck where residents can order a cup of coffee and a snack and watch their children have fun in the pool! A perfect space to rejuvenate after a day of work!



deck



cafeteria



landscape



kid's pool







SOUTH FACING DAWN VIEW







SUKANYA & ASSOCIATES is an award winning architectural and engineering consultancy office working on multi scalar projects that impact local communities and urban spaces across India and Bangladesh for the past 25 years. The office provides complete design and engineering solutions from concept to completion.

The basic outlining goal of the office is to create design in harmony with environment and life. Aesthetics and engineering, fine tuned with function and environment leads to meaningful architecture that stands the test of time and elevates the standard of life. Over the last 25 years, through different types of projects, the office has tried to realize this simple and meaningful architecture.

The office constantly challenges the existing boundaries of the discipline, building upon past innovations in the fields of architecture and design, through extensive research and critical experimentation to find the most ideal and unique solutions, albeit true to the context. The office has been awarded the World Architecture Award (WA) UK for the Sky Villa project at Dhaka in 2018, for the International Hotels Complex at Vasant Vihar, New Delhi (an International Design Competition), the East West Metro Kolkata Envelope National Design Competition, the Science Center at Kokrajhar, Assam, WRIDD Office Building, Kolkata, the EWS housing township National Design Competition at Tadepalligudem, Andhra Pradesh, amongst others.



SUKANYA DASGUPTA Principal Architect | Director

- B.Arch (Hons), Jadavpur University, Kolkata
- Member COA (Council Of Architecture); Member IIA (Indian Institute of Architects); Member IGBC (Indian Green Building Council)

Sukanya Dasgupta is the co founder and principal of Sukanya & Associates and is the lead designer of the practice. She holds a Bachelor of Architecture (B.Arch) degree (honors) from Jadavpur University, Kolkata. She set up the practice in 1992 with associate architect Tamal Dasgupta. She has, since then, worked on multi scalar projects, across India and Bangladesh, and has strived for innovative and environmental friendly design solutions. She is registered with the Indian Institute of Architects (IIA), Council of Architecture (COA), India and the Indian Green Building Council (IGBC). Her work has been exhibited in myriad institutions in India and Bangladesh. She has collaborated with architects from India, Singapore, Bangladesh and USA for the development of various projects in the country. Sukanya, the Past President of the Rotary Club of Calcutta Inner City (District 3291) for the year 2017-2018 is involved in a number of social and community projects across West Bengal.

TAMAL DASGUPTA Associate Architect | Director

- B.Arch, Jadavpur University, Kolkata
- Member COA (Council Of Architecture), India; Member IIA (Indian Institute of Architects)

Tamal Dasgupta is the co founder and associate architect at Sukanya & Associates. He graduated in Architecture from Jadavpur University, Kolkata and has a wealth of experience in construction and building technology, having designed and completed projects in Delhi, Secunderabad, Hyderabad, Srisaillam, Nagarjunsagar, Aurangabad, Pune, Allahabad, Ranchi, Jamshedpur, Durgapur, Kurseong and Kolkata. He has been actively collaborating and working with developers to design large township projects in the country and abroad. He is registered with the Indian Institute of Architects (IIA) and the Council of Architecture (COA), India and is a lead designer at Sukanya & Associates.



SREYASH DASGUPTA Associate Architect | Director

- B.Arch (Hons), Jadavpur University, Kolkata
- MS. Architecture and Urban Design (MS.AUD), Columbia University GSAPP, New York City, USA
- Certificate in Urban Studies, Shape of two cities: New York - Paris Program, Columbia University GSAPP, New York City, USA
- Member COA (Council Of Architecture), India

Sreyash Dasgupta is an associate architect at Sukanya & Associates. He holds a B.Arch degree (honors) from Jadavpur University, India and a Master of Science in Architecture and Urban Design degree from the Graduate School of Architecture, Planning and Preservation, Columbia University, an ivy league school in New York. Sreyash taught and critiqued the Urban Studies Studio at Columbia, in New York City, under Michelle Young in 2016. In 2017, he collaborated with Julia Watson of Harvard University to develop extensive research on traditional methods of water tapping, distribution and harvesting in the Middle East and co-authored 'Qanat aqueducts of the Persian Empire'. Sreyash is also involved in working with low cost building materials and proposed a new water harvesting network coupled with low cost social spaces for the urban fabric of downtown Amman in Jordan, which was exhibited at the Amman Design Week, Jordan in October 2017, and in Columbia, New York City in May 2017. His projects, both academic and professional, have been exhibited and presented in New York City, Poughkeepsie (USA), Amman (Jordan), Tolbuhinsky (Russia), Dhaka (Bangladesh), New Delhi and in Kolkata (India). In 2018, he won the World Architecture Award in UK for the project Breukelen Pod Hotel which identifies modular construction techniques as the future of building technology. In 2013, he had been awarded the Rafiq Azam travel bursary international scholarship from India, to study community pockets within the urban fabric of old and new Dhaka, Bangladesh. His research was presented to Ar. Rafiq Azam, Shatotto and Prof. Philip Goad, University of Melbourne, Australia. Prior to joining Sukanya & Associates, Sreyash worked professionally under Ar. Soumitro Ghosh, Ar. B.V. Doshi, Ar. Sonke Hoof (India) and Ar. Donald E. Henry (New York City). Sreyash is registered with the Council of Architecture, India.

Disclaimer

Marginal revisions in dimensions may be necessary during construction. Dimensions indicated in the buildings/ floor plans are in feet and inches and are inner dimensions of all spaces, excluding wall thickness, unless otherwise specified.

Images used in the brochure of the project Aastha Valley are artist impressions or representative renderings provided to give indicative visual and physical impressions as advised by the project's architect and interior designer. No furniture is provided with the apartments.