



## AHINSHA BUILDERS PVT. LTD.

Corp. Office : 415 & 416, "Arunachal Building" 19, Barakhamba Road, New Delhi - 110001

Phones : 011-43511762, 9560491300 / 1 / 2 / 3 / 4

E-mail : ahinshabuilders@gmail.com | Website : www.ahinsha.com

Note : Visual representations shown in this brochure are purely conceptual. All Building Plans, Specifications, Layout Plans etc. are tentative and subject to variation & modification by the company or the competent authorities sanctioning plans. Brand names appearing in the brochure are for artwork purposes only.



## AHINSHA VATIKA EAST DELHI

*Move into your Dreams...*







## *Your dreams our creations...* Ahinsha Group

With over 25 years experience in the development of varied projects, the directors of Ahinsha Builders Pvt. Ltd. are well recognised for their dedication, commitment and strong management skills.

The multi talented group stands strong over the sturdy pillars of enthusiasm, determination, innovation and originality. Their holistic solutions have helped them in realizing their forte that goes to the extent of branding them 'multifaceted'.

Ahinsha Vatika, is an invitation to a great lifestyle that not only promises to unfold vivid imaginations of modern residents but also yet again strengthen the elite stance of the group.



The group has forged strong alliances in the real estate and infrastructure development. Ahinsha Builders Pvt. Ltd. has formed a joint venture with National Building Construction Corporation Limited (NBCC) a Government of India Enterprises - NBCC-AB-JV. Coming out with 1000 apartments in NBCC Town in NCR (U.P.), just 15 kms. from Delhi.

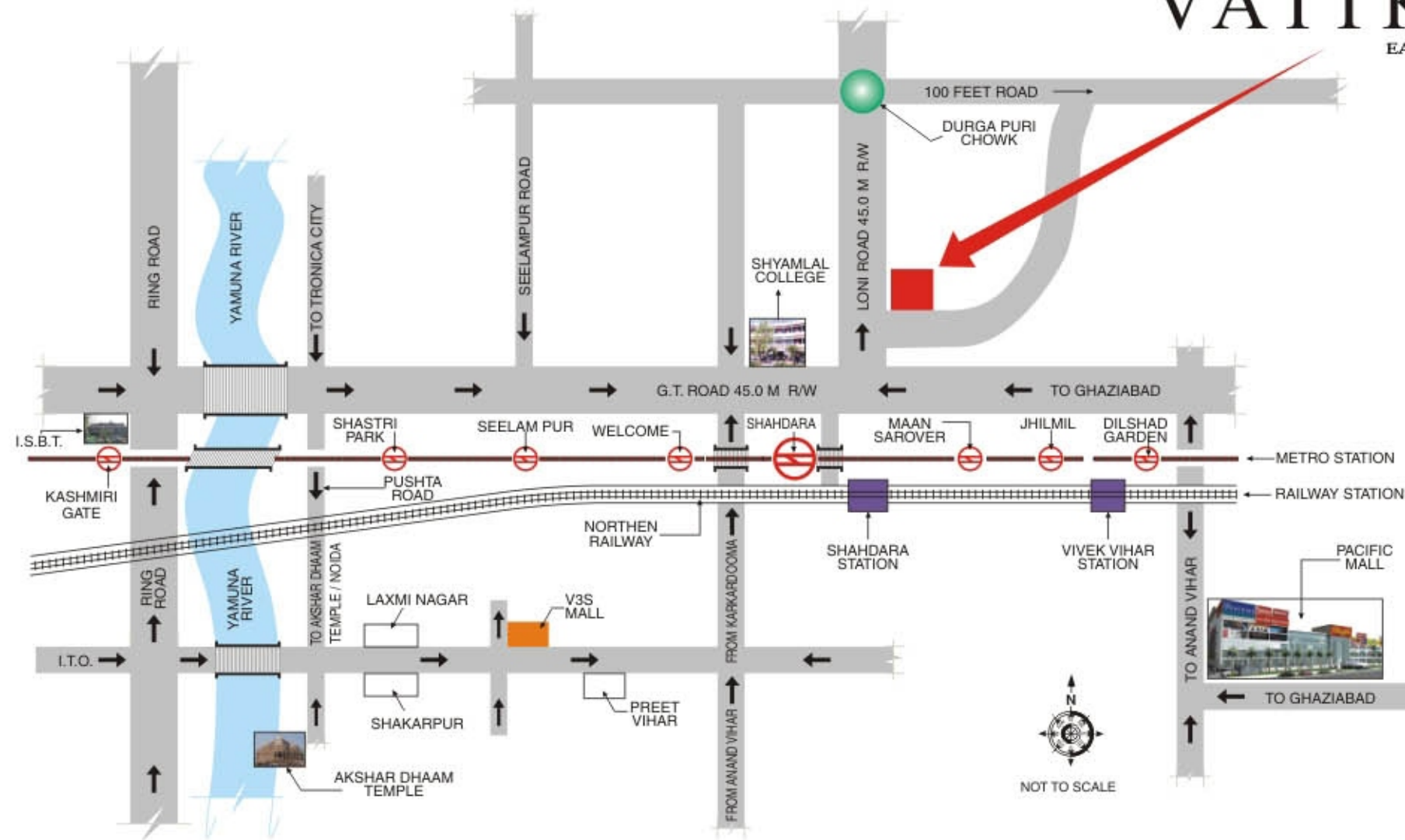


Ahinsha Vatika is the fulfilment of a dream - the dream of eminence and exaltation of life. As the perfect blend of quality and luxury, Ahinsha Vatika comes together to be a unique undertaking. Located in the heart of East Delhi, Ahinsha Vatika prides itself at presenting an agglomerate of fantastic features.

Ahinsha Vatika - an aspiration to enhance the exultation of everyday living!



# AHINSHA VATIKA EAST DELHI



Ahinsha Vatika is in close proximity of :  
 • Shahdara Metro Station  
 • Shahdara Bus Terminal • Northern Railway Station Shahdara

## Location Advantages

The advantages of living in a fully developed location with all amenities can not be overstressed, but when the location is in the heart of East Delhi, it is a win-win situation for the residents.

Apart from numerous shopping and entertainment options other societal amenities like medical clinics, hospitals, schools and colleges are in close proximity.





*A blissful flair and the spectacle so rare . . .*



Ahinsha Vatika is an imminent residential complex that is presently coming up in the East Delhi. A rare opportunity at a location facing acute shortage of good living options, this housing complex is going to be an answer to the desperate needs of the cream of the populace who seek all modern comforts and amenities of living in a well designed group housing.

The embracing interiors and striking exteriors of Ahinsha Vatika will deliver a grand imagery treat and leave you engrossed. Aesthetically designed balconies & energizing patio gardens are going to be the source of never-ending joy for you. Be here and feel the warmth of these vitalizing homes that will make your soul bask in the glorious composure.





*Grand view from club on top floor*



*It is a lifetime full of joy, harmony and tranquility*

If the interiors at Ahinsha Vatika are appealing then outdoors and the club house are likewise engaging.

Club House designed on the top floor of 15 storey high towers will offer a panoramic view of the city and will be a star attraction for evening parties and get together. While health freak populace can smarten up themselves at mega-modern fitness center, residents can indulge in various games and other leisure-activities.

- An exclusive club house on top floor
- Fully equipped gym
- Yoga and meditation
- Snooker and other indoor games
- Landscaped gardens
- Maximized jogging tracks
- Children park with swings and rides





## Site Plan



### Beautiful Landscaping

A rare sight although, but a must for existence... Green milieu is going to greet you at Ahinsha Vatika. Pamper your inner self to the pure bliss of large shady trees, artistically arranged creepers, well-trimmed foliage boundary, velvety grass carpet and much more.



### Emphasis on Architecture

Special care has been taken to create the exterior ambience of the apartments. Contemporary architecture creates an aura of relaxed atmosphere and serenity.



### Ample Parking Space

Adequate provision has been made for parking in the basements and stilt area.



24.38M WIDE ROAD  
(MASTER PLAN ROAD)



### Splendid Play Areas

Well designed play area with paved walkway has been provided, with special provision for kids play zone.



### Environment Friendly

Appropriate planning has been done to ensure that the rain water supplements the ground water reserves, serving the precious eco-system of the area.



### Maximum Security

Single gated complex with 24 hours security with guards at entry and exit assures maximum safety for the residents, regulating the entry of visitors



*Gateway to lifestyle of luxury and grandeur...*

AHINSHA  
**VATIKA**  
EAST DELHI





## Highlight Features



- Vaastu & eco friendly layout of the project
- Functional, properly lighted and ventilated design



- Two high speed elevators in each block
- 70% open green area



- Modular kitchen
- Gas pipe line



- Internet Wi-Fi accessibility
- Air-Conditioner in all rooms

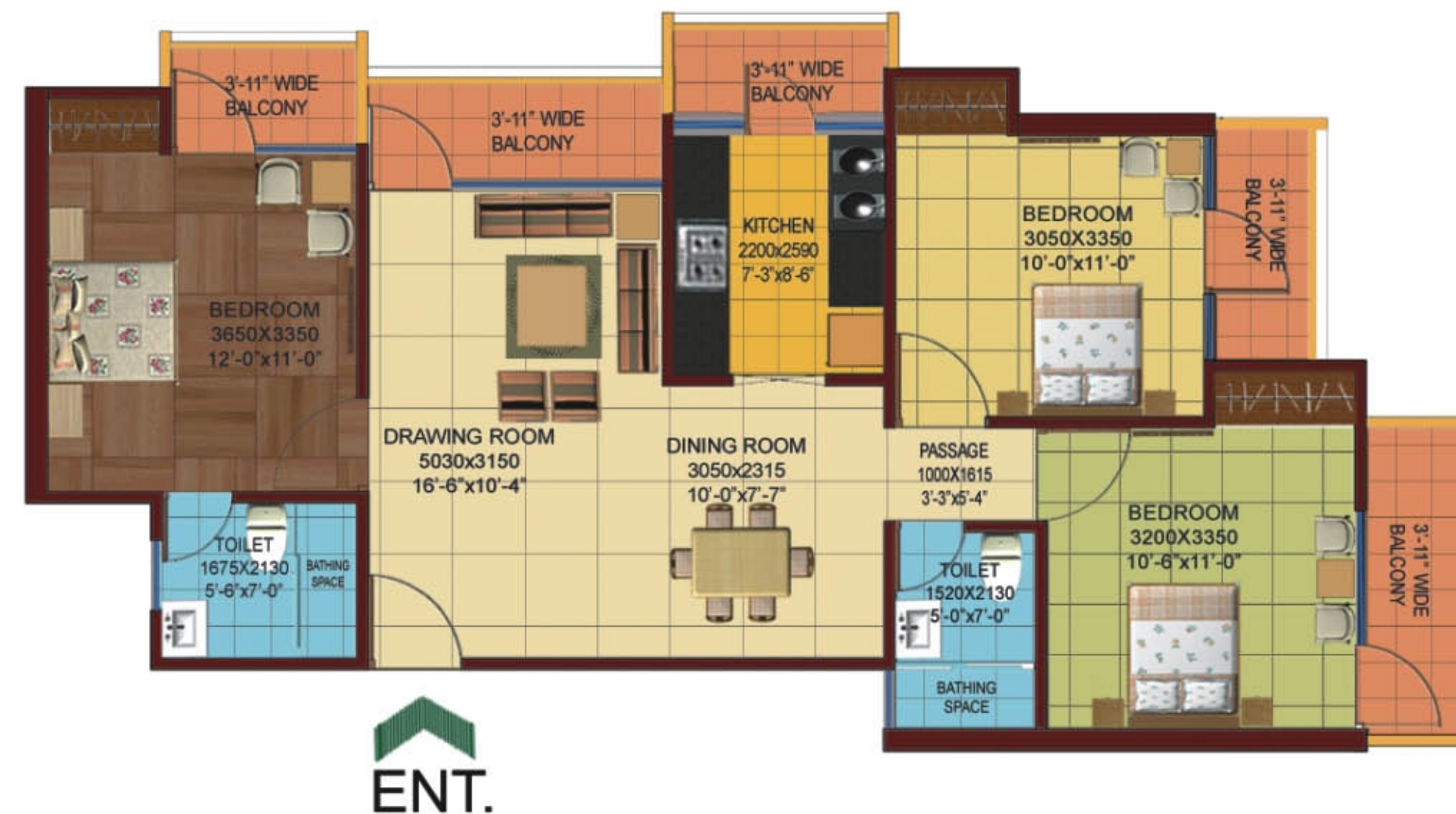


- R.O. drinking water facility
- 24 Hrs. power backup

AHINSHA  
**VATIKA**  
EAST DELHI

## Three Bedroom Floor Plan

Super Area : 1450 SQFT.



**TYPE - A**

Loft for storage shall be provided  
1.0 sqmt = 10.764 sqft  
Not to Scale





# Three Bedroom Floor Plan

Super Area : 1450 SQFT.



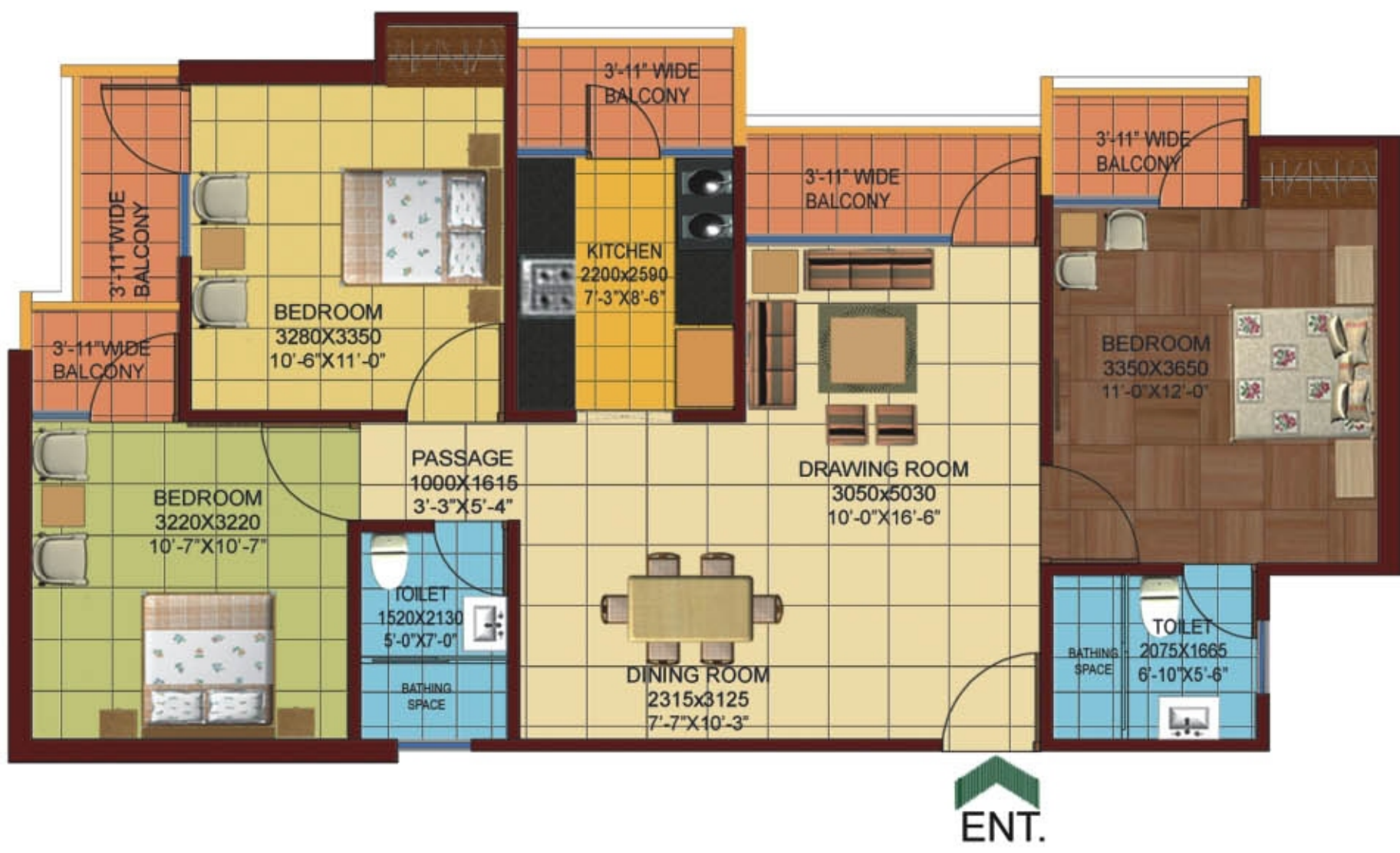
TYPE - B

Loft for storage shall be provided  
1.0 sqmt = 10.764 sqft  
Not to Scale



# Three Bedroom Floor Plan

Super Area : 1400 SQFT.



TYPE - C

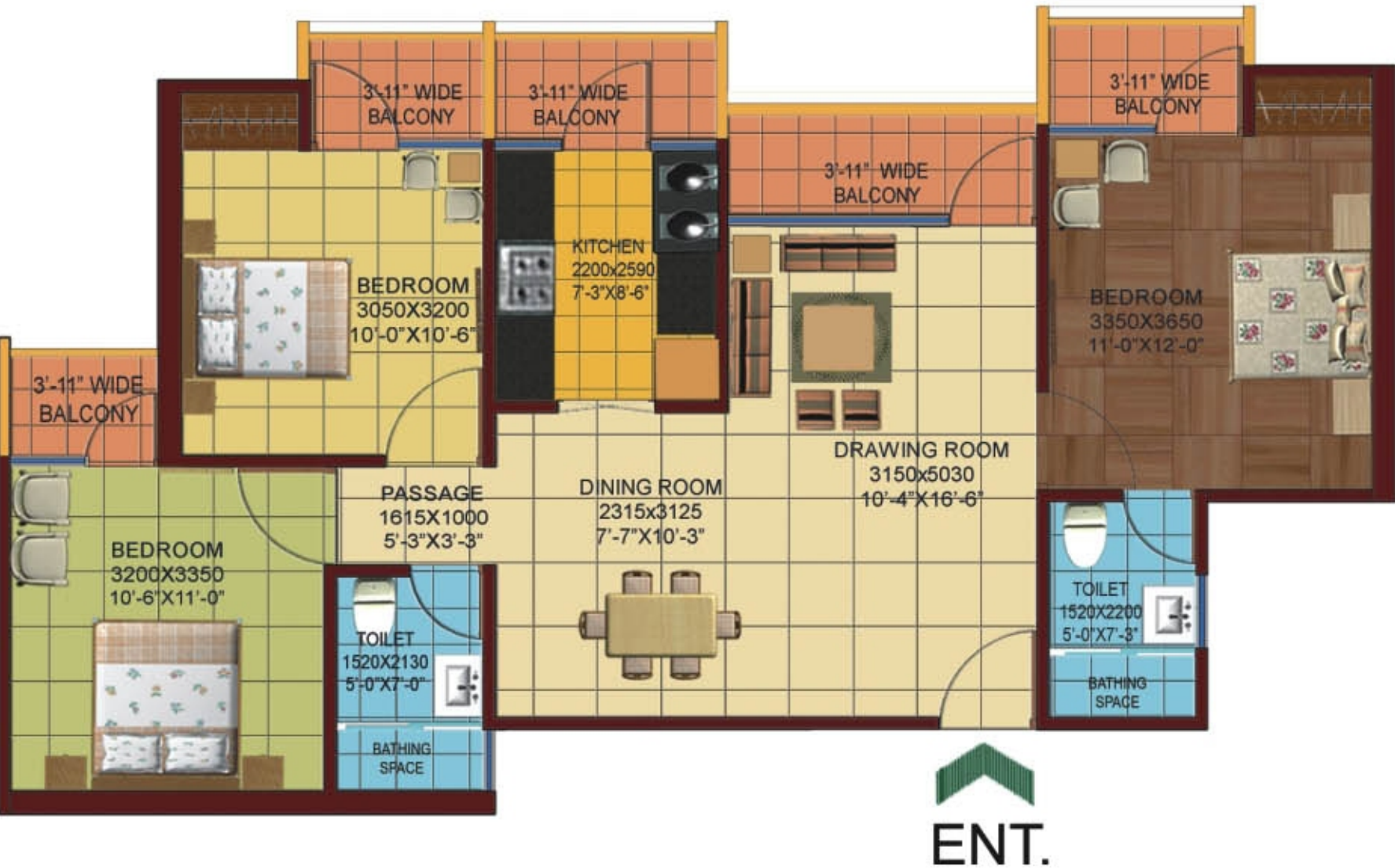
Loft for storage shall be provided  
1.0 sqmt = 10.764 sqft  
Not to Scale





# Three Bedroom Floor Plan

Super Area : 1400 SQFT.



TYPE - D

Loft for storage shall be provided  
1.0 sqmt = 10.764 sqft  
Not to Scale



# Two Bedroom Floor Plan

Super Area : 1150 SQFT.



TYPE - E

Loft for storage shall be provided  
1.0 sqmt = 10.764 sqft  
Not to Scale



Premium Specifications



AIR CONDITIONING

Split air conditioners in drawing/ dining and all bedrooms.

STRUCTURE

Earthquake resistance RCC framed.

LIVING / DINING / LOBBY

FLOOR

Vitrified tiles / equivalent.

WALLS

Acrylic emulsion paint..

CEILING

Oil bound distemper & POP.



BEDROOM

FLOOR

Vitrified tiles / laminated wooden flooring in master bedroom.

WALLS

Acrylic emulsion paint..

CEILING

Oil bound distemper & POP.

BALCONY

FLOOR

Anti skid ceramic tiles / terrazzo tiles.

WALLS & CEILING

Oil bound distemper/ textured paint.



KITCHEN

WALLS

Ceramic tiles up to 2 ft. above counter and oil bound distemper in balance area.

FLOOR

Anti skid ceramic tiles.

COUNTERS

Granite polished working platform.

FITTINGS/FIXTURES

CP fittings, stainless steel sink & exhaust fan.

WOOD WORK

Modular kitchen cabinet.

COOKING GAS\*

Provision for gas pipe line to kitchen.



TOILET

WALLS

Combination of ceramic tiles up to 7 Ft. & acrylic emulsion paint in balance area.

FLOOR

Combination of anti skid ceramic tiles.

FITTINGS/FIXTURES

Shower panel in master bedroom, CP fittings, european WC & wash basin.



DOORS

ENTRANCE DOORS

Polished/painted panelled doors.

INTERNAL DOORS

Moulded skin door/painted flush door.

WINDOWS

UPVC / Powder coated aluminium.

LIFT LOBBY

FLOOR

Combination of granite/ vitrified tiles.

WALLS

Combination of marble tiles / stone cladding upto 4 ft. height & textured paint in balance area.



SECURITY SYSTEM

Access control & CCTV for basement parking and entrance lobby at ground floor.

Intercom for each condominium.

ELECTRICAL

Modular switches & copper wiring.

24 Hrs. power backup for services.

\*Provision for Internet through broadband.

DRINKING WATER

Through R.O. System.

Note: All specifications are indicative and are subject to change as may be decided by the company/Architect/Availability of Material during construction.  
\*Subject to availability & extra charges.