



Delivering Precision

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Green Building Consultant



Interior Consultant



Member of:



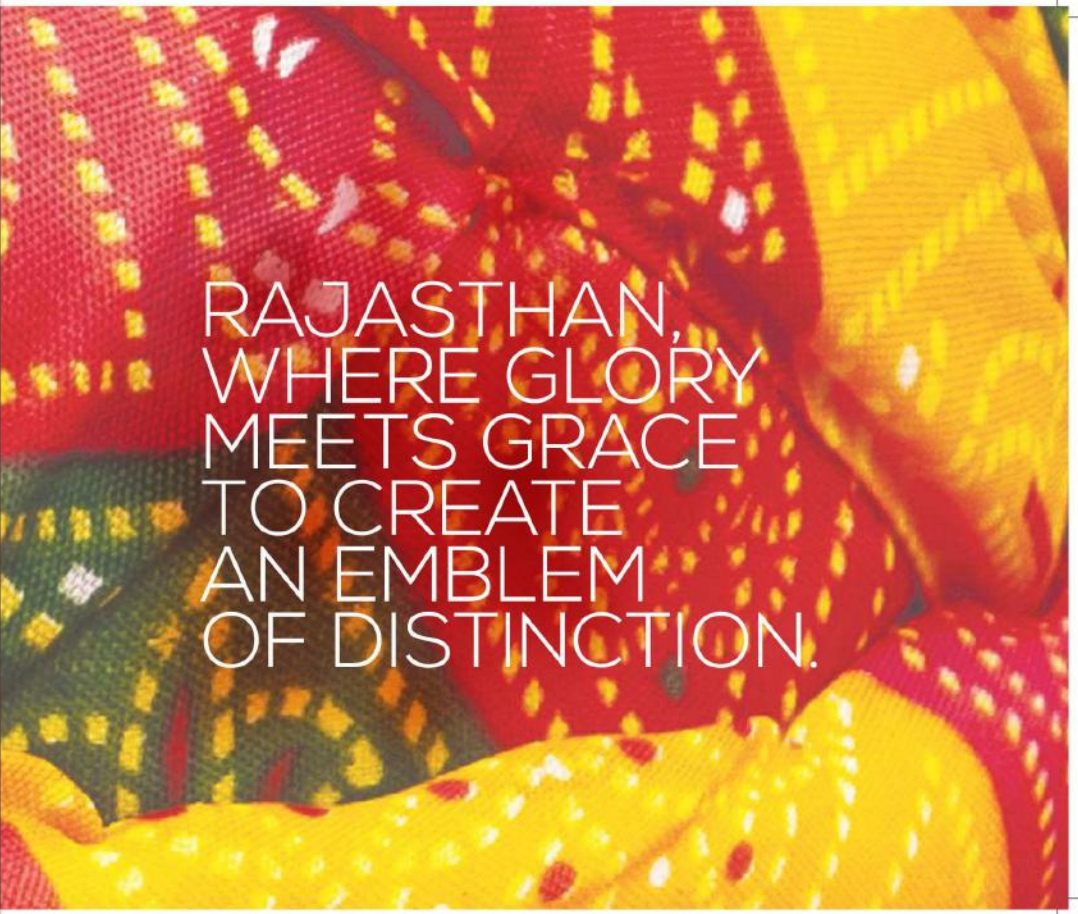
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concept & design www.unitedsigns.com

# astitwa



RAJASTHAN,  
WHERE GLORY  
MEETS GRACE  
TO CREATE  
AN EMBLEM  
OF DISTINCTION.

A photograph capturing the silhouettes of three camels and their riders as they traverse a sand dune at sunset. The sun is low on the horizon, creating a vibrant sky of orange, yellow, and purple. The camels are laden with gear, and the riders are dressed in traditional attire. The scene is set against a backdrop of a vast, open desert landscape.

AJMER,  
HUES OF LEGACY  
WITH AN EYE  
ON TOMORROW



AJMER WITH A  
NEW MEANING

  
astilwa

THE GREEN WAY OF LIVING



# PUTTING GREEN IN THE HEART OF TOMORROW

In an age where green living is more than just a lifestyle statement, CRS Astiva brings to you a promise of life that scripts a new definition of your new age existence. Astiva is here to create a fine equilibrium to ensure a life made up of the finest pieces of life and lifestyle ingredients. Make way for a new wave of change in your life and embrace it for its impeccability and authenticity. At the core of it, Astiva stands tall and delivers flawlessly on new parameters of life. Be your next self with Astiva, it truly belongs to you.





## LUXURY PERFECTLY EMBEDDED IN GREEN

Get into the mood and take your ambitions to a new galaxy where stars of freedom shine in the dreamscape and make you live your fantasies. Take the luxury to traverse the distance between the imagination and realization and paint a new picture of a truly sustainable modern lifestyle. At Astiva, it's always about bringing your sixth sense to life and let the aesthetics play the lead in the lap of a cleaner and greener ambience.



# astitva

Astitva is an exquisite amalgamation of sensible and responsible values that are bound to bring a synergy to the life of its residents. Right from the beauty of its entrance to modern architecture, peace of mind of a gated community to softness of aesthetically done water features, Astitva has it all to surprise you with its sheer charm and magnificence.

- Secured gated community
- 3 Tier security facility
- Video door phone for each apartment(optional)
- Panic switch in each apartment
- 45% Open area
- 100% Solar power back-up for common areas
- 100% Power back-up in common areas (optional for apartments)
- Fire fighting equipment
- Gas bank system
- Two hi-tech automatic lifts
- One stretcher lift
- Car wash area
- Dedicated basement for parking
- Open and corner parking on ground floor
- Dedicated parking for each flat
- Earthquake resistant structure
- CAD wiring for future accessories & gadgets
- Boom barriers in entry & exit
- Solar hot water line for geyser in each apartment
- 3 Sides open flats
- Servant room/store

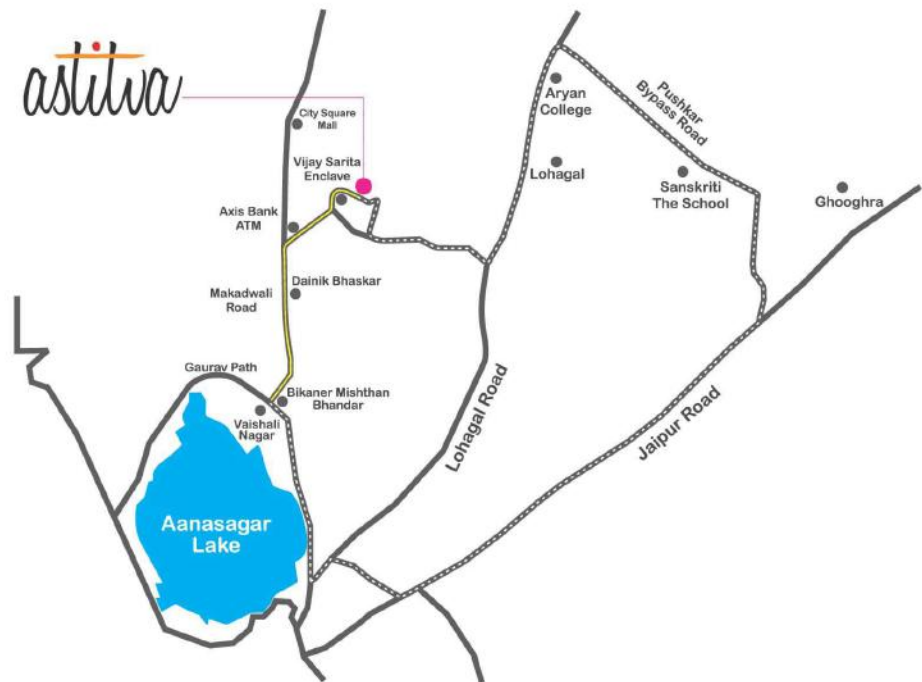




# THE FIRST GREEN LUXURY RESIDENTIAL ADDRESS IN AJMER

## LOCATION ADVANTAGES

City square mall - 1 km	■	Jaipur Ajmer expressway - 6.2 km	■
Chetrapal hospital - 1 km	■	Ajmer bus stand - 6.5 km	■
Ajmer educational hub - 5 km	■	Railway station - 6.8 km	■
Jansons hospital - 5.2 km	■	Ajmer dargah sharif - 7 km	■
JLN hospital - 5.5 km	■	MDS university - 7.5 km	■
Ana sagar - 6 km	■	Maja college - 9.7 km	■







# COMFORT OF LUXURY WITH A TOUCH OF GREEN

- Peripheral landscape
- Commercial entry plaza
- Stone feature wall at entrance
- Cascade pool with stone pebbles wall
- Driveway with highlighters
- Children's play area
- Senior citizens corner
- Separate sitting with Buddha statue
- Apartment automation (optional at extra cost)



SEE GREEN, BE GREEN





## ENERGY

**Adequate daylight:** Apartments designed to allow daylight to reach all corners.

**Energy efficient building envelope:** Use of fly ash bricks/AAC blocks in walls to reduce the heat transfer.

**Improved lighting:** Use of efficient lighting in the common areas and exterior areas of the building.

**Façade Glass:** Use of high efficient glass in the building that lets the light in but keeps the heat out.

**High SRI material on the roof:** Use of high SRI tiles/material on roof to reflect maximum solar heat.

**Energy metering:** Electrical energy metering to monitor the kwh consumption at each major end use such as exterior lighting, municipal water pumping, water pumping for flushing and water pumping for landscaping.

**Energy efficient appliances & equipment's:** Use of minimum BEE 4 star rated pumps and motors in the building.



## EARTH

**Organic waste converter:** Supporting Swachh Bharat, Abhiyaan by installing organic waste converter to handle the organic waste generated from kitchen's and thereby preventing waste being sent to landfills.

**Recycled material:** Use of recycled content materials in the building construction to reduce the demand of virgin material on environment.

**Regional material:** Use of regional materials (manufactured within a radius of 400km) in the building construction. This saves transportation cost to carry the building material from the manufacturing units to the project site.

**Native Vegetation:** Maximum usage of drought tolerant, low water consuming native vegetation to reduce the irrigation water requirements.



## HEALTH

**Tobacco smoke control:** In order to minimize the adverse health impacts arising due to passive smoking, smoking is completely prohibited in common areas.

**Low VOC paints:** Use of low volatile organic compound (VOC) paints in the building to reduce the ill effects of the paints on the building occupants.

**Exhaust systems:** Exhaust systems in kitchens and bathrooms to improve the quality of indoor environment.

**Non-fossil fuel facility for vehicles:** To encourage the use of non-fossil fuel vehicles and to reduce the pollution from automobile use, electric charging points are provided in the parking area to charge the electric cars and two-wheelers.

**Design for differently abled:** Elevators provided with braille and audio assistance especially for differently abled people.



## WATER

**Water metering:** Water metering to monitor the water consumption at each major end use such as Landscape water consumption, municipal water consumption, etc., via solar hot water system at building level.

**Rain water harvesting:** 100% roof and non-roof rain water harvesting to recharge the ground water level.

**Efficient Irrigation system:** Use of central shut-off valve, drip irrigation system, time based controllers for effective irrigation of landscape area.

**Low flow water fixtures:** Use of efficient low flow water fixtures to reduce the demand of potable water.

**Solar water heating system:** Harnessing the solar energy by installing solar water heating system to meet hot water requirement for domestic purposes.





## ENTER THE GRAND FEELING

CRS Astiva is a creation that ideally matches your lifestyle experience to something you have always yearned for. A grand entrance spells all aspects of luxury that Astiva offers and a fabulous A/C waiting lounge is what authenticates its grandeur. What's more, water features at Astiva are there to make you feel great on all fronts and in all its glory.





YOUR  
REFLECTION,  
INSIDE OUT

CRS Astiva celebrates life in every detail of its interior. Live the abundance of luxury quietly in a very private set up that is designed and developed to make you feel the class that matters. Purely internal but with an outward inclination at its heart.





There are many shades of Astiva where you can find various moods of a luxurious and smiling lifestyle. Live the comfort and luxury of a passionately designed bedroom, let your taste buds go on a mouth-watering journey of real yummy moments and also find time for indulging with your inner self. Be at Astiva, be with your desires.





## CLASS CLUBBED WITH LIFE

Clubhouse at the CRS Astiva comes with loads of features and exclusivities that you hardly find any time to think beyond it. Right from your class to desires, it offers everything that you can and can't think of. So, relax, live a day at a time and be rest assured that you would never run out of ideas to make the most of your life.





- Infinity swimming pool
- Loungers
- Wooden floor deck
- Jacuzzi
- Steam bath
- Gymnasium
- Party area/Multi-purpose hall
- Mini home theatre
- Indoor games
- Yoga and aerobics corner
- Library
- Day care room
- Drivers room
- Kitchen
- Health clinic
- Wash room

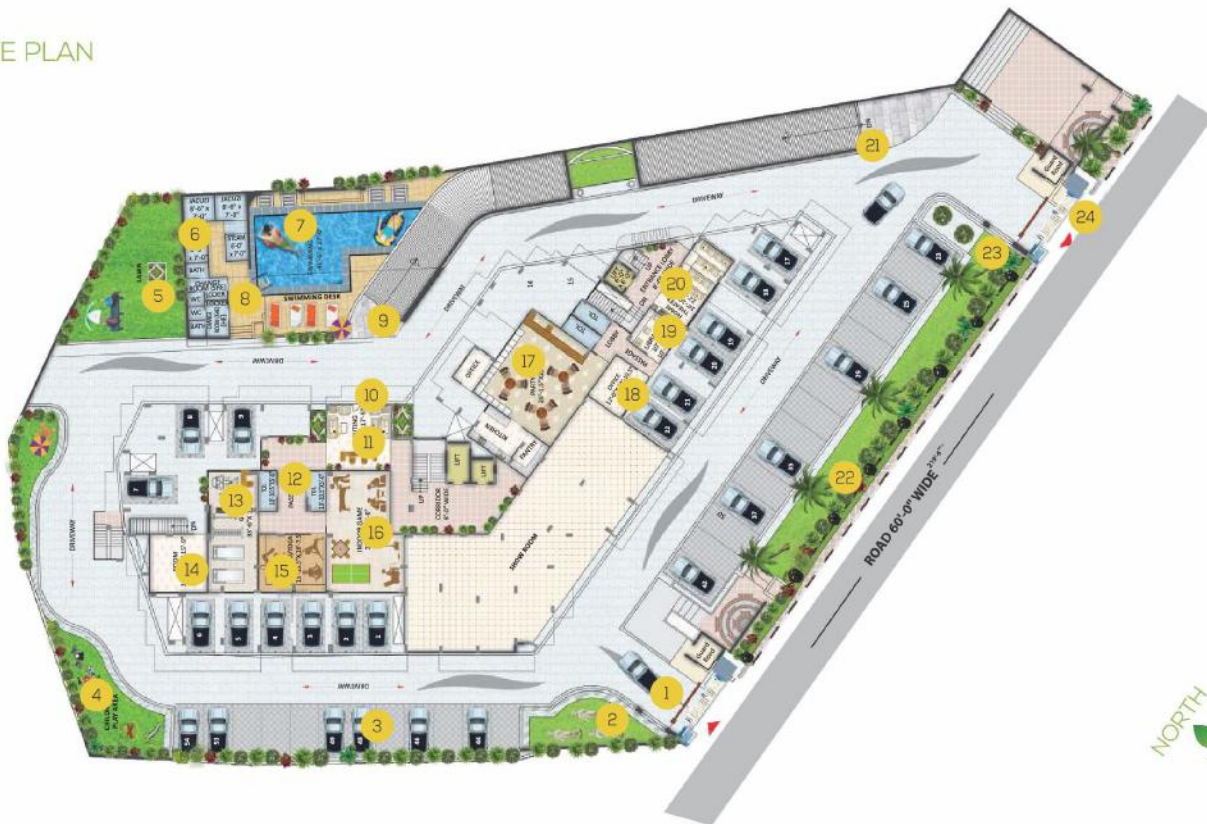








## SITE PLAN



## LEGEND

- 1 GRAND ENTRANCE
- 2 ACCENT STONE FEATURE WALL
- 3 PARKING
- 4 CHILDREN'S PLAY AREA
- 5 SENIOR CITIZEN'S CORNER
- 6 HEALTH CLUB (STEAM & JACUZZI)
- 7 CASCADE POOL
- 8 DECK AREA
- 9 RAMP DOWN
- 10 GRAND APPROACH TO FLATS
- 11 WAITING AREA
- 12 FACILITIES
- 13 GYMNASIUM
- 14 REST ROOM
- 15 AEROBICS/YOGA ROOM
- 16 SPORTS HALL (TT, POOL, BOARD)
- 17 PARTY/ COMMUNITY HALL
- 18 OFFICE
- 19 LIBRARY
- 20 HOME THEATRE
- 21 RAMP UP
- 22 LANDSCAPE
- 23 SEPARATE SEATING WITH BUDDHA STATUE
- 24 EXIT





## FLOOR PLAN



### AREA TABLE

FLAT NO.	TYPE	SALEABLE AREA
01	2 BHK	1230 SQ. FT.
02	3 BHK	1567 SQ. FT.
03	3 BHK	1560 SQ. FT.
04	3 BHK	1922 SQ. FT.
05	3 BHK	1882 SQ. FT.
06	3 BHK	1895 SQ. FT.
07	2 BHK	1210 SQ. FT.
08	2 BHK	1225 SQ. FT.
09	2 BHK	1200 SQ. FT.
10	2 BHK	975 SQ. FT.
11	2.5 BHK	1300 SQ. FT.





## UNIT PLANS



KEY PLAN



FLAT NO. 01  
 2 BHK | BUA: 925 SQ. FT. | SBUA: 1230 SQ. FT.

DAYLIGHT LUX: A 220 B 215 C 210 D 210

\*More than 75% area of each dwelling unit meets Indian Green Building Council's (IGBC) minimum daylight requirement of 106 lux at working plane.



KEY PLAN



FLAT NO. 02  
 3 BHK | BUA: 1178 SQ. FT. | SBUA: 1567 SQ. FT.

DAYLIGHT LUX: A 190 B 220 C 208 D 218 E 215

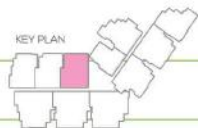
\*More than 75% area of each dwelling unit meets Indian Green Building Council's (IGBC) minimum daylight requirement of 106 lux at working plane.



# UNIT PLANS



KEY PLAN

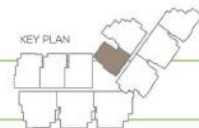


FLAT NO. 09  
2 BHK | BUA: 902 SQ. FT. | SBUA: 1200 SQ. FT.

DAYLIGHT LUX: A 190 B 174 C 195 D 120



KEY PLAN



FLAT NO. 10  
2 BHK | BUA: 733 SQ. FT. | SBUA: 975 SQ. FT.

DAYLIGHT LUX: A 120 B 140 C 207 D 220



## UNIT PLANS



FLAT NO. 11  
2 BHK | BUA: 977 SQ. FT. | SBUA: 1300 SQ. FT.

DAYLIGHT LUX: A 215 B 210 C 195 D 120 E 136



## SPECIFICATIONS



### DRAWING / DINING

- FLOOR : BRANDED HD VITRIFIED TILES
- WALL & CEILING : GYPSUM PLASTERING IN PROPER WATER LEVEL, PLUMB ALIGNMENT AND RIGHT ANGLE
- MAIN DOOR : DESIGNER DOOR (50 MM THK) WITH PLY/ WOOD/IRON DOOR FRAME
- WINDOWS : uPVC WINDOWS BY LG HAUSYS



### BEDROOM

- FLOOR : BRANDED HD VITRIFIED TILES LAMINATED WOODEN FLOORING IN MASTER BEDROOM
- WALL & CEILING : GYPSUM PLASTERING IN PROPER WATER LEVEL, PLUMB ALIGNMENT AND RIGHT ANGLE
- DOOR : DESIGNER DOOR (35 MM THK) WITH PLY/ WOOD/IRON DOOR FRAME
- WINDOWS : uPVC WINDOWS BY LG HAUSYS



### KITCHEN

- FLOOR : ANTI SKID VITRIFIED TILES
- WALL & CEILING : GYPSUM PLASTERING IN PROPER WATER LEVEL, PLUMB ALIGNMENT AND RIGHT ANGLE
- DOOR : DESIGNER DOOR (35 MM THK) WITH PLY/ WOOD/IRON DOOR FRAME
- WINDOWS : uPVC WINDOWS BY LG HAUSYS
- COUNTER : GRANITE COUNTER WITH S.S. SINK
- WALL TILES : 2 FEET HEIGHT WALL TILES FROM COUNTER TOP



### TOILETS

- FLOOR : ANTI SKID VITRIFIED TILES
- WALL : WALL TILES UP TO 7 FEET
- DOOR : DESIGNER DOOR (35 MM THK) WITH PLY/ WOOD/IRON DOOR FRAME
- VENTILATOR : uPVC WINDOWS BY LG HAUSYS
- SANITARY FITTINGS : ALL WALL HANGING OF AMERICAN STANDARD
- C.P. FITTINGS : SINGLE LEVER BY GROHE



## AN EDGE CALLED ASTITVA



ASTITVA Ajmer is Rajasthan's 1st IGBC certified pre gold category project (outside Jaipur). Keeping in mind the scarcity of natural resources, the entire construction process requires minimum use of water which is a very big challenge. It is designed keeping in mind the end user as well as nature & water.

### CONSTRUCTION DETAILS ARE:



#### USAGE OF COUPLER JOINTS

It performs like continuous reinforcement, independent of concrete, splicing develops strength mechanically. Therefore provides ductility in RCC structures.



#### USE OF ADHESIVE IN AAC BLOCK JOINTS

Zero usage of water, finish is aesthetically more pleasing contributing to the high quality finish of the product that means save in energy and water yet providing a better strength and finish.



#### GYPSUM PLASTER ON INTERNAL SURFACES

It is a good thermal insulator with a low thermal conductivity. These days it has an upper hand over conventional plaster followed by POP.



#### 145 GSM FIBRE MESH BELOW PLASTER IN WALLS

It helps in eliminating formation of cracks on the walls over time. It helps to insulate and keeps the interior cool and makes it earthquake resistant.



#### SOLAR LIGHTING FOR COMMON AREAS AND SOLAR GEYSERS FOR TOILETS

It is a sustainable source of green energy. After installation it does not emit greenhouse gases.



#### 3 SIDES OPEN FLATS

Saves power and keeps the apartment cool during summers. Flow of natural light and ventilation to all the corners.



## THE DEVELOPERS



Delivering Precision

Journey of CRS Group started in the beginning of this decade, with a vision to provide ideal global standard of living to growing Indian community and take the notion of modern living towards new realities. The group envisions of innovating and coming up with out-of-the-box living concepts that can complement the need and spirit of modern day living. More than just building homes, the group feels a sense of commitment to give value for money to the end user. The group's philosophy speaks of a domain where creation and functional creation are clearly distinct. CRS think tank boasts a diverse blend of architects, designers, vastu experts and a team of well-trained customer care professionals. From its humble beginning to the present day, CRS Group has come a long way in creating global living standards with an eye for sustainability.

Group's recent project Astitva, a living proof of the group's legacy, is already making waves in Ajmer for being the 1st green building of Rajasthan outside Jaipur. It's for the very first time when CRS group is taking new age building concepts beyond the periphery of Jaipur. In a way these developments would pave the way towards a better and responsible future. Experts are of the opinion that these kinds of projects are the beginning of an era where development comes with a responsibility and creates a vibrant picture of a shining tomorrow. The group is ecstatic about the future it is working upon and is confident of changing the very perspective of lifestyle growing India deserves.



## UNIT PLANS



KEY PLAN



FLAT NO. 03  
3 BHK | BUA: 1173 SQ. FT. | SBUA: 1560 SQ. FT.

DAYLIGHT LUX: A 220 B 215 C 212 D 120 E 220



KEY PLAN



FLAT NO. 04  
3 BHK | BUA: 1445 SQ. FT. | SBUA: 1922 SQ. FT.

DAYLIGHT LUX: A 218 B 115 C 225 D 220 E 220





# UNIT PLANS



KEY PLAN



FLAT NO. 05  
3 BHK | BUA: 1415 SQ. FT. | SBUA: 1882 SQ. FT.

DAYLIGHT LUX: A 218 B 120 C 190 D 220 E 120



KEY PLAN



FLAT NO. 06  
3 BHK | BUA: 1425 SQ. FT. | SBUA: 1895 SQ. FT.

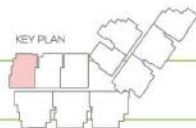
DAYLIGHT LUX: A 215 B 112 C 208 D 205 E 210



# UNIT PLANS



KEY PLAN



FLAT NO. 07  
 2 BHK | BUA: 910 SQ. FT. | SBUA: 1210 SQ. FT.

DAYLIGHT LUX: A 220 B 130 C 220 D 195



KEY PLAN



FLAT NO. 08  
 2 BHK | BUA: 900 SQ. FT. | SBUA: 1225 SQ. FT.

DAYLIGHT LUX: A 120 B 210 C 270 D 215