



— LIVING REDEFINED —

## CONCEPT OF LOGO



Name "AHANA" means  
"First rise of the Sun"

We, **ADLN SUPERSTRUCTURE LLP** are building the fabric of existence, one structure at a time, by becoming the architects of a better tomorrow. Transforming blueprints into enduring realities, we are the builders shaping landscapes and communities, who forged the foundations of progress.

This new project Ahana which gives the clear meaning of "Life" with "Strength" will be the addition to our existing landmarks in Jamshedpur.

This life of **luxury and prosperity** intertwine seamlessly, creating an ambience of unparalleled comfort and abundance because our residences are more than just living spaces; they are the havens of indulgence where every detail has been curated to elevate your lifestyle.



## WHO WE ARE

Since our inception, our patrons have been an integral part of our ongoing journey in designing and constructing luxury and affordable, commercial and residential projects in Jamshedpur. The trust bestowed upon us by our cent percent satisfied customers has been a testament to our commitment and quality. This trust reflected in our past projects continues to inspire many more to choose us as their partners for future endeavors. Each time a bond is formed with us, it signifies not only our credibility but also the shared vision we hold together. Your association with us speaks volumes about our commitment to excellence and the mutual trust we share.

### MISSION :

Our mission is to contribute to the growth and development of our country by creating exceptional spaces that elevate and enrich lives.

### VISION :

We aspire to enhance the quality of life for everyone touched by our organization.



## 3 & 4 BHK



Introducing a harmonious blend of luxury and functionality, our meticulously designed 3 and 4 BHK residential building redefines modern living. Each unit exemplifies thoughtful craftsmanship and contemporary elegance, providing a sanctuary for discerning homeowners. Welcome to a residence where every detail is crafted to perfection, offering an unparalleled experience of comfort and sophistication.



A PLACE WHERE  
**HAPPINESS**  
RESIDES

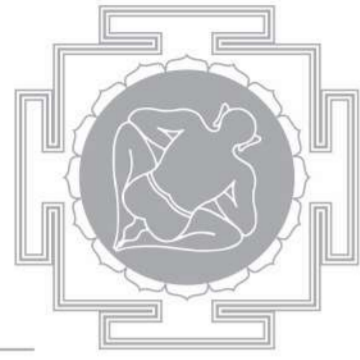
where every moment is infused with  
pure happiness



IN THE MIDST  
OF NATURE

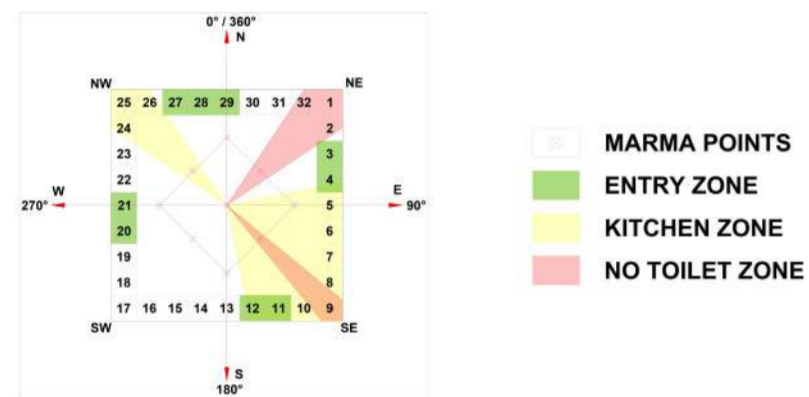


11 STOREYS  
4 TOWERS



## VASTU DESIGN

Vastu Shastra is an ancient science connected with human mind, body and soul; as vastu is based on all five elements, which allows to bring peace, serenity, prosperity and growth but at the same time it allows us to live in a better environment. It allows us to align ourselves with carryout cosmic alignment, thus helping us to live in harmony with cosmos and ourselves.



### ENTRANCE :

The main door vastu is the most important aspect. As it is the entrance to your house, the main door should always be in the North, East or North - East side. Contrary to popular belief, all directions are auspicious in vastu shastra. It is common knowledge that the highest performance is given to North and East facing homes but West and South are equally good choices.

### LIVING ROOM :

The living room is where most of the activity takes place in house. It is clutter free. It should be facing East, North or North - East.

### MASTER BEDROOM :

Ideally a bedroom in the South - West direction ensures good health and prosperity. The bed should be placed South - West corner of the bedroom. Avoid placing a mirror in front of the bed.

### KITCHEN :

The South - East or North - West direction is considered to be ideal for the kitchen. Choose a bright colour for the walls like yellow, pink or orange. Make sure to keep the stove in the South - East direction.

### DINING ROOM :

Ideally one should eat their meal facing East, West or North. Regularly eating meals facing South can cause health issues.

### POOJA ROOM :

The East or North - East is perfect for a pooja room.

### STAIRCASE :

Staircase in the West, South or South - West corner of the house.



**BlackInk**<sup>TM</sup>

Black ink has introduced the Ahana project for the who's who in town, ensuring a perfect lifestyle for the elite. This project scales excellence, amenities, quality, and innovation for the benefit of countless families who want to live life king-size.



SCAN ME  
BLACKINK PROFILE



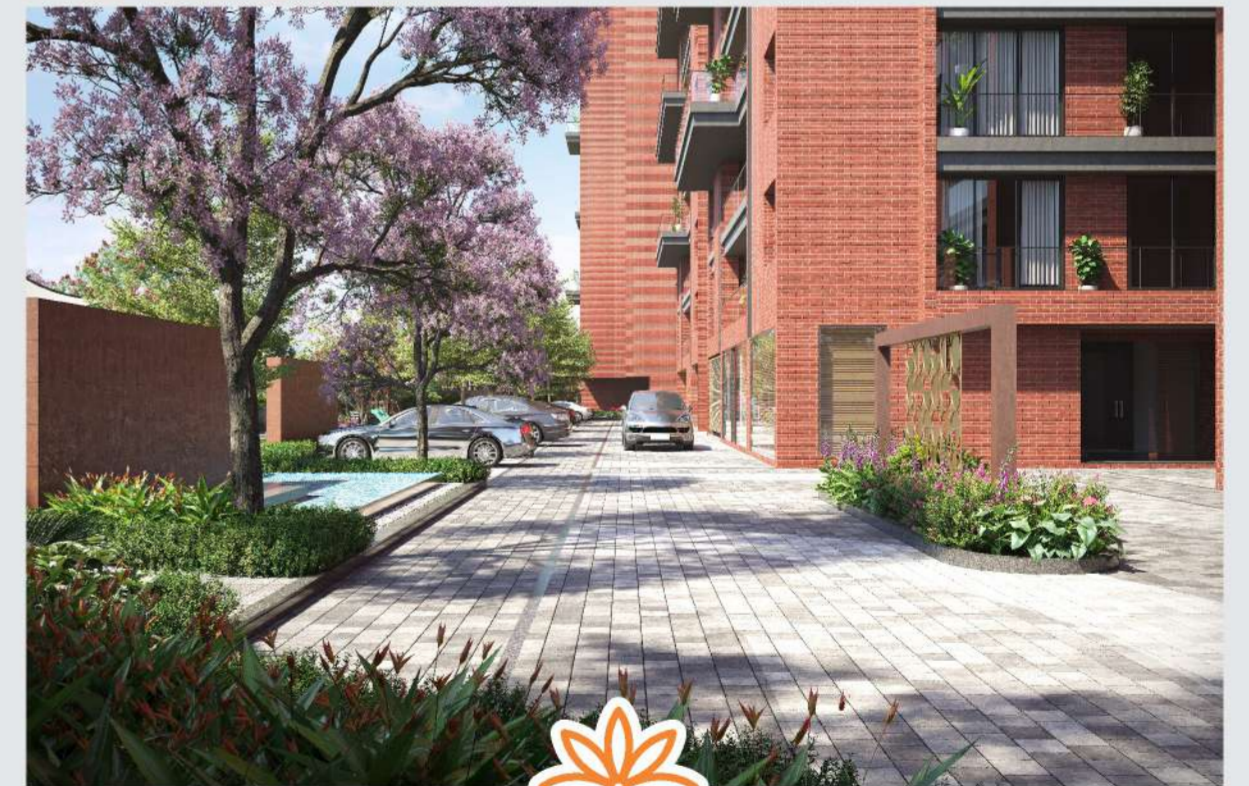
ALIANA

HOMES WITH EXCLUSIVE  
**STYLING**  
AND NATURAL LIVING

welcome to the world of luxurious  
living, where lives peace and serenity.



AIANA<sup>TM</sup>  
— LIVING REDEFINED —



A  
**PERFECT**  
ABODE FOR THOSE WHO WISH  
FOR PERFECTION

a perfect home, the perfect life; where comfort,  
style, and memories unite. where dreams take  
shape and happiness finds its address.



**Discover Tranquility**  
At every turn – Your Abode, Your Sanctuary

Badminton Court

Multipurpose Sports Area

Swings On Terrace

Well Designed Landscape

Terrace Garden

Gazebo

Camp Fire Space

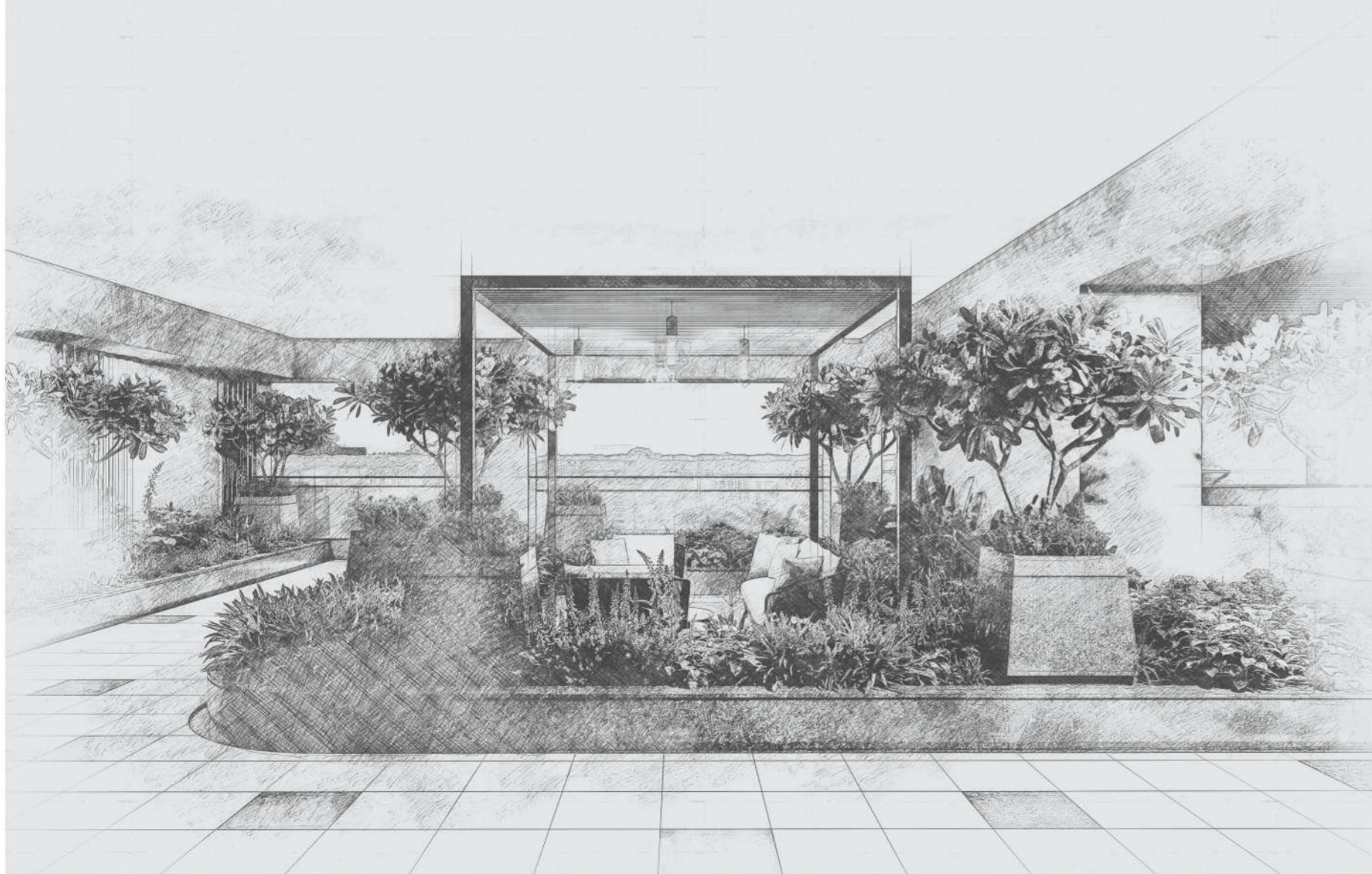
Telescope



WHERE LUXURY AND  
**CONVENIENCE**

CONVERGE

elevate your senses in a sanctuary  
of nature, where style meets luxury  
in perfect harmony.



**SPIRITUAL OASIS :**

- Serene ganesha temple



**RECREATION AND FITNESS :**

- Well-equipped gymnasium
- Jogging track and walking trail
- Mini football court
- Skating rink
- Swimming pools, including a dedicated kids' pool
- Multipurpose sports court
- Net cricket
- Yoga deck



**CONVENIENCE AND FACILITIES :**

- Guest house
- Laundromat
- Senior citizen area
- Conference room



**ENTERTAINMENT AND SOCIAL SPACES :**

- Private theatre
- Entertainment room with board games, carrom, table tennis, foosball, and more.
- Rooftop barbeque



**RELAXATION AND GREEN LIVING :**

- Poolside cafeteria
- Well-stocked library
- Outdoor play zones for kids (2-14 years) with sandpit, wall climbing
- Organic herb garden
- Garden pavilions and open air amphitheater
- Meditation pavilions
- Reading areas
- Pet garden and walk area



**PARTY AND CELEBRATION :**

- Party / banquet hall

# AMENITIES

Experience the harmonious blend of spiritual tranquility, recreation, wellness, and green living at Ahana, where a diverse array of amenities caters to every aspect of a vibrant and healthy lifestyle.

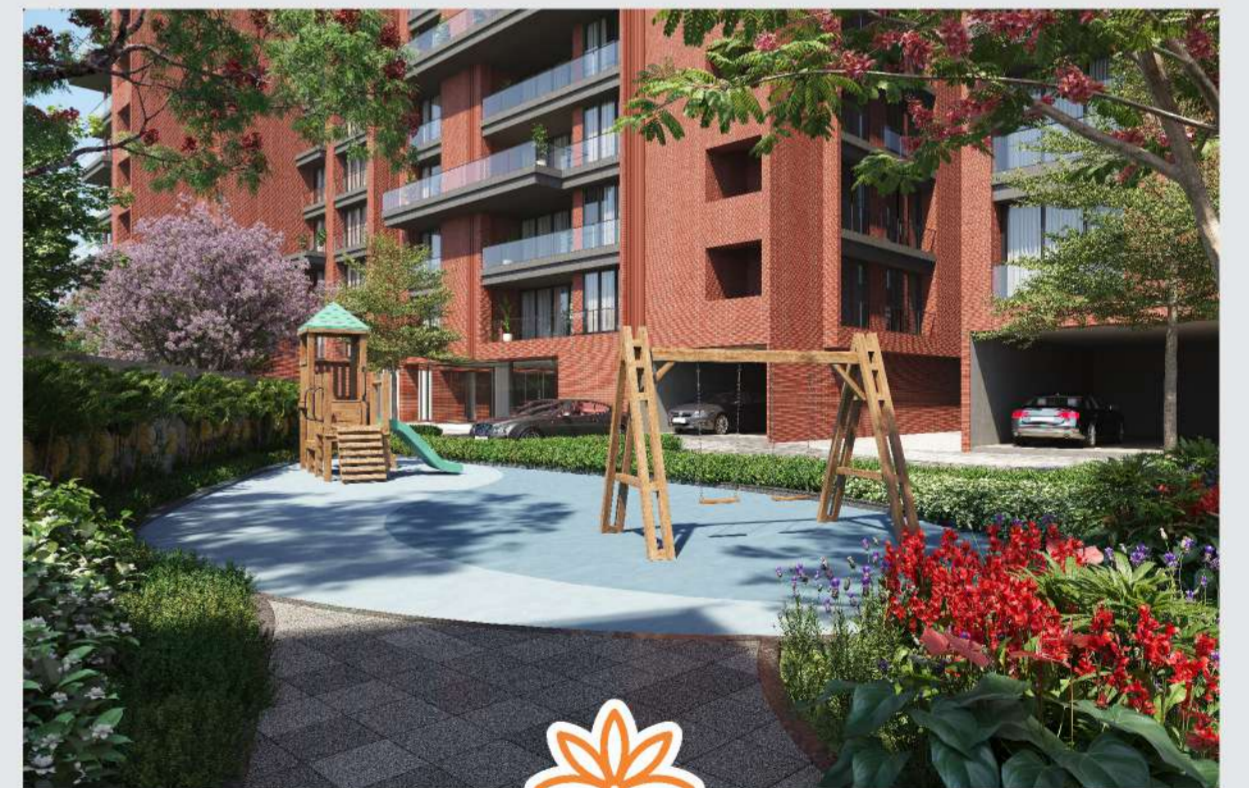


WITH WORLD-CLASS  
**AMENITIES**  
AND LUXURIOUS HOMES

Ahara is just the private haven most people would dream  
about.



AIANA<sup>TM</sup>  
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WHERE EVERY DAY  
**RADIATES**  
POSITIVITY


if you enjoy the open space, then you will be  
privileged and thrilled with the spacious homes  
you are surrounded by.



FEEL  
**HARMONY**  
WITH NATURE

bask in the radiance of  
sunshine and greens only at  
Ahana



 discover a residential oasis with an enchanting terrace offering unparalleled vistas



indulge in the charm of luxury living  
amidst a serene residential building boasting  
a stunning gazebo

# SPECIFICATION

## ELECTRICAL SYSTEM, ELEVATORS, SECURITY SYSTEM AND WATER SUPPLY

<b>Power Load :</b>	3 Phase meter for each flat.
<b>Generator Back-up ( Power Back-up ) :</b>	Common infrastructure facility as well as each flat having enough electrical point except A.C. having generator back up.
<b>Power Supply Calculated per flat :</b>	Electrical load as per consultant instruction
<b>Passenger Elevators Configuration :</b>	3 no. high speed fully automatic lift of schindler / TSK / OTIS or eq. makes. There are 3 no. lifts in every tower including the stretcher lift / service lift.
<b>Speed &amp; Capacity of lifts :</b>	10 passenger lift with speed of 1.75 mt. / second.
<b>Supply of water source : U.G.W.T. : O.H.W.T. :</b>	JUSCO water supply + centralised pressure pump system. 1,00,000 lts. (as per NBC norms) 25,000 lts (as per NBC norms).
<b>Sewage System :</b>	P.V.C pipe of supreme or equivalent make in under ground as well as in open drainage system, as per detail given by plumbing consultant.
<b>Road Network :</b>	R.C.C. tri-mix ( V.D.S.) / paver of good quality make having finish of sandblast granite chips.
<b>Security System :</b>	C.C.T.V. with EPABX system connect to foyer security system. + main door with electronic locks for safety of flat.
<b>Intercom / Net facility :</b>	Intercom + telephone connection + Wi-Fi.
<b>Fire safety :</b>	Automated fire sprinkler in basement, fire hydrant with fire extinguisher provide at all floor level near staircase and flood emergence equipment as per standard NBC norms.

## INTERNAL UNIT FINISHES

<b>Living Room :</b>	Vestibule, living, dining 8' x 4' vitrified matte finished tiles, with wooden / river wash finished tiles flooring in deck. One wall in living room having cladding of matt finish stone.
<b>2 - Bed Room : 3rd / 4th - Bed Room :</b>	Wooden flooring - natural color range as per specification. 6' x 4' sizes range tiles.
<b>Kitchen :</b>	8' x 4' tiles flooring in kitchen and quartz kitchen platform with twin bowl sink of CARYSIL. Designer tile cladding up to lintel level.

<b>Security Systems :</b>	C.C.T.V. security system for common area. Main door with electronic lock. Public address system in parking area. Video door phone with connectivity to reception. Intercom connection in all flat as well as in servant rooms to common reception.
<b>Plumbing :</b>	Open plumbing in C.P.V.C. pipe fitting with C.P. fittings and sanitaryware of Grohe / Jaquar / Kohler / Roca or equivalent standard.
<b>Toilet :</b>	32" x 64" Designer tiles with glass cubical. Floor with matt finish tiles
<b>Electrification :</b>	Sufficient point in concealed circuit wiring of Finolex or equivalent make copper wiring with ISI modular switches and sockets of Schneider / Havells or equivalent. Dish T.V. connection, intercom connection in all flat as well as in servant rooms. T.V. point in all room with CCTV connection.
<b>Air Condition :</b>	VRF outdoor unit setup will be provided.
<b>Water Supply :</b>	JUSCO Water supply system at ground to supply domestic water uses in each flat. Pneumatic pressure pump in underground water tank for evenly pressure at any point of water outlet in flat at any floor.
<b>Doors :</b>	Main door & bedroom door frame of teak wood & toilet frames of granite stone. Bed room shutters to be finished by laminates in both side with good quality S.S. hard ware fittings & lock. Decorative main door shutter in teak wood and veneer finished in both side with electronic door lock for security of flat.
<b>Windows :</b>	Anodized coating aluminum section of Tostem or Fenesta or equivalent make window with reflective glass ( low - emissivity ) of standard quality. All windows having four side granite frame & with fix design grill of S.S. finish.
<b>Wall Finish :</b>	Putty with one coat primer finished wall.
<b>Railing :</b>	S.S. & glass railing in balcony & staircase.

## EXTERNAL BUILDING FINISHES

<b>Plaster :</b>	Double coat sand face / roller finished plaster & above that cladding. ( expose brick cladding over the plaster, as per selection / elevation )
<b>Colour :</b>	ICI primer sealer 900 + aqua flexi + elastomer - in PU.
<b>Terrace :</b>	Water proofing in terrace with chemical & by special agencies and above that pavit tiles of 8" x 8" / 12" x 12" having 5 years no leakage guaranty + terrace garden for evening party.

## INTERNAL COMMON AREA FINISHES

<b>Foyer :</b>	Entrance foyer with italian or natural stone finished tiles. & Wall cladding with italian marble. Glass main door & S.S. back door. Inter connectivity for communication with individual member, indoor game, library, banquet hall etc.
<b>Lift Cladding :</b>	Italian cladding on lift entry wall at each floor.
<b>Staircase :</b>	Granite steps & riser with granite flooring in passage with S.S. railing.
<b>Lobby Of Each Floor :</b>	Floor level common lobby area finished with italian or granite.

# DISTINCTIVE FEATURES

## **SUNLIT AND AIRY HOMES :**

Residences designed with three sides open to maximize sunlight and welcome invigorating fresh air, creating a naturally vibrant living environment.

## **LAVISH HOMES WITH PANORAMIC VIEWS :**

Luxurious residences featuring grand balconies offering stunning views.

## **OPTIMALLY DESIGNED SPACES :**

Residences meticulously planned for virtually zero wastage in passages and corridors, optimizing living spaces.

## **FULL-HEIGHT FRENCH WINDOWS :**

Idyllic vistas captured through full-height french windows, inviting ample fresh air and sunlight.

## **WORLD-CLASS FLOORING AND FINISHES :**

Flooring, fitments, and finishes that rival the world's finest, ensuring elegance and comfort.

## **NORTH-SOUTH ORIENTED WCS :**

All bathrooms are designed with a North-South orientation for optimal space utilization.

## **DEDICATED UTILITY SPACE :**

Provision for a dedicated utility space, equipped with a washing machine and a secondary sink.

## **MAXIMIZED WARDROBE NICHES :**

Thoughtfully carved out wardrobe niches to maximize usable space in each residence.

## **PRIVATE ENTRANCE FOYER AND STAFF QUARTER :**

Exclusive typologies feature a private entrance foyer and staff quarter for added convenience.

## **GRAND ENTRANCE LOBBY AND DESIGNER LIFT LOBBIES :**

A grand air-conditioned main entrance lobby and designer floor lift lobbies, creating a sophisticated first impression.

## **ADVANCED 5-TIER SECURITY :**

Comprehensive security measures ensuring the safety and well-being of residents at every level.



At Ahana, enjoy homes that not only embody luxury and comfort but also embrace the natural elements for a truly refreshing living experience.

**AHANA**<sup>TM</sup>  
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NOTE : This brochure is not a legal document. It only describes the conceptual plan to convey the intent and purpose of the project.

# PASTING

CLASSY CENTRE OF  
**EXCELLENT**  
LIFESTYLE

centrally located, it holds the key to connectivity and convenience and makes accessibility a superpower to experience the best of everything at your doorstep.



# PASTING

**AIYANA**<sup>TM</sup>  
— LIVING REDEFINED —





EXTRAORDINARY  
**LIVING**  
FEEL

impressive views all around  
your home with a pacifying  
experience inside




AIANA<sup>TM</sup>  
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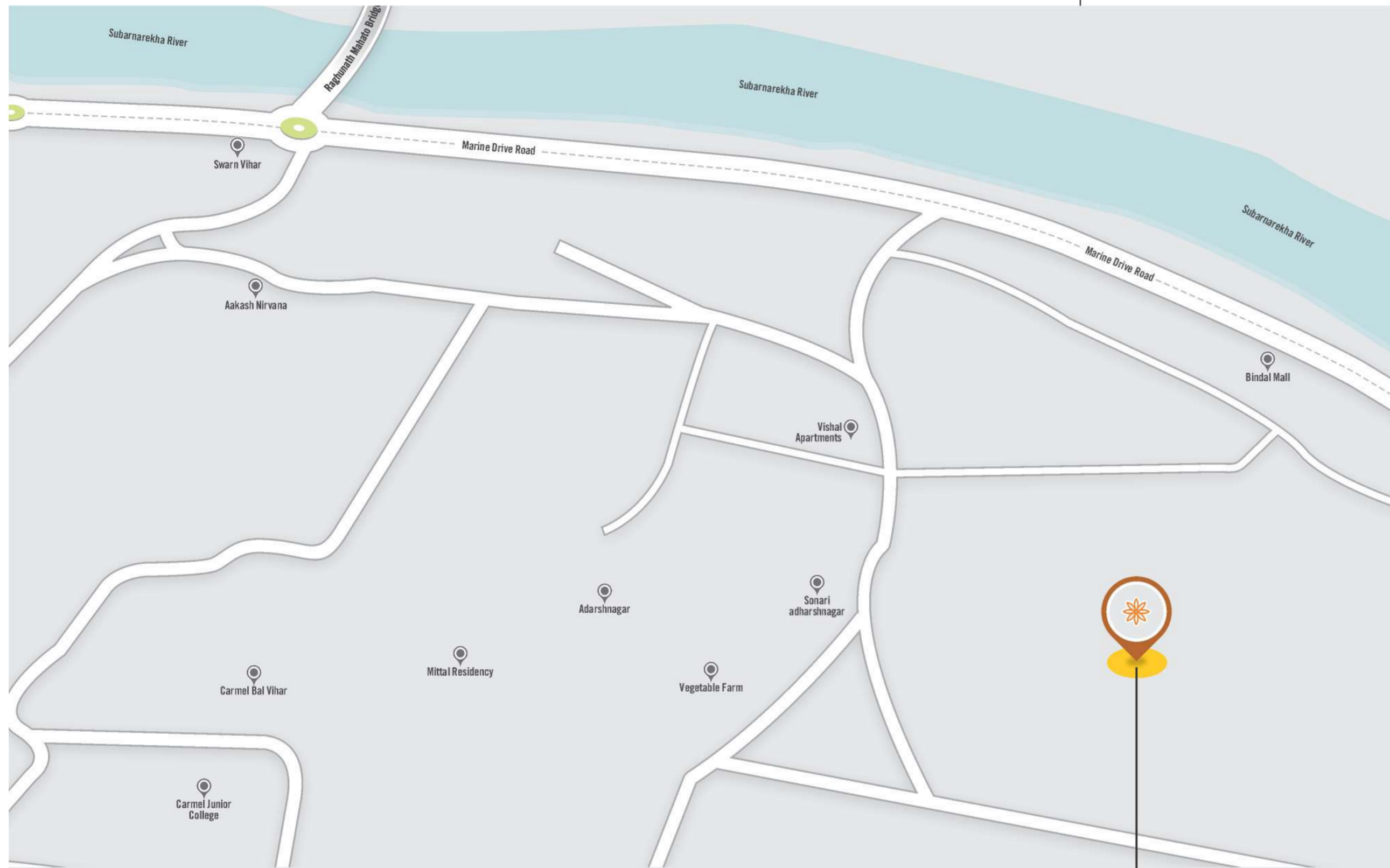


AN ELEGANT AND  
**STYLISH**  
BLEND OF CONTEMPORARY DESIGN

crafting spaces where memories are made in  
every corner, every detail and every heartfelt  
moment



 experience the allure of luxury living against  
the backdrop of breathtaking sunsets at Ahana



**ASHIANA,**

Near Ashiana Gardens, Behind Tribal Culture Centre,  
Sonari, Jamshedpur - 831011.

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**HOSPITALS**

TATA MAIN HOSPITAL	10 MIN.
STEEL CITY CLINIC & NURSING HOME	12 MIN.

**SCHOOLS**

CARMEL JUNIOR COLLEGE	04 MIN.
DBMS	10 MIN.
LOYOLA	08 MIN.
SCARED HEART CONVENT	08 MIN.

**RESTAURANTS & CLUBS**

EQUINOX	12 MIN.
UNITED CLUB	09 MIN.
BELDIH CLUB	08 MIN.

**RAILWAY STATION / AIRPORT**

TATA NAGAR RAILWAY STATION	22 MIN.
SONARI AIRPORT	11 MIN.

**SHOPPING AREA**

P & M MALL	16 MIN.
BISTUPUR MAIN ROAD	11 MIN.
SAKCHI MARKET	14 MIN.



DEVELOPER :



ARCHITECT :



STRU. DESIGN :




MEP CON. :



SCAN ME FOR LOCATION



 **BLUEPRINTS**  
THAT SHAPE YOUR DREAM HOME  
PRECISION IN EVERY DETAIL



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