

ELEVATE YOUR LIFESTYLE



WELCOME TO A NEW HORIZON OF LUXURY!

Step into a world perfectly curated to bring you the luxury lifestyle of your dreams! Aakash Skyline is ready to transform your living, with its luxurious residences, top notch amenities and well designed air conditioned shopping arcade. If you seek a well-rounded space in Jamshedpur, your search ends with Aakash Skyline!





A NOTE FROM THE DIRECTORS

What our father envisioned in 1971, is now a reality. Our father wasn't just a businessman, but a visionary. Late Shri Hari Sawa dreamt that just of building homes and offices but of elevating people's lifestyles. It all started with the "Sawa Hardware store in 1971, but we entered the world of construction with Payal Cinema' in 1980, a project that laid the foundation of a legacy that would define and redefine Jamshedpur, its culture, its skyline, and its way of life.

In the last 4 decades, Jamshedpur has seen a physical manifestation of what Aakash India envisioned. Our legacy stands tall not just with what we created but also with a large pool of satisfied customer bases. It is a family-run business that sees every customer as a member of the family.

We've completed 25 projects and our ongoing flagship project Aakash Skyline is a gateway to global living. Nestled in the lap of the hills with super-luxurious apartments, duplexes, and an exclusive clubhouse, it stands as a testimony to the vision of Aakash India.

Aakash Skyline – With an urban commercial set up, Aakash Skyline is the perfect place for a better lifestyle. The commercial has the best brands which is going to attract the residents fully. Residents will experience the premium amenities and the joy of living with a luxurious daily life.

'A home or an office is more than just a physical structure, it's a lifetimes worth of work, a dream, a place to finally call your own a place where you belong. It shapes and transforms many lives and with every project we undertake, we aim to upgrade every Individual.



PRINCIPAL ARCHITECT



Vivek Singh Rathore

Under his leadership, Salient has won over 80 design awards till date, including 15 international mentions. The design philosophy at Salient has roots in Indian values, sustainability, spirituality and science. The studio has a massive project portfolio, which includes urban design, mixed use development, master planning, leisure 7 hospitality, healthcare, commercial and residential projects.

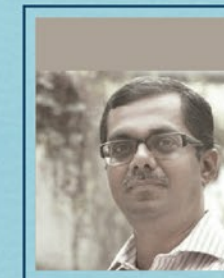
LANDSCAPE ARCHITECT



Anuradha Rathore

As the Landscape Principal at Salient, she has been weaving in the colours of nature into various small and big projects. With her expertise, the studio produces designs of the highest calibre where there's an interaction between technology & tradition along with deep respect for nature. Her work has garnered multiple prestigious awards for design excellence & sustainability.

STRUCTURAL CONSULTANT



Sanjiv J Parekh

S.P.A. CONSULTANTS, was started in the year 1987 by Mr. Sanjiv J. Parekh. Gradually the firm has now grown having a pool of three Associates, four Design Engineers and 17 CAD Engineers. Now known as M/S, S.P.A. CONSULTANTS PVT. LTD., has their registered office at 34, Rammohan Dutta Road, Kolkata-700 020 . The firm provides consultancy services in the field of Structural Engineering for various types of projects.

SERVICES CONSULTANT



Avinish Nayyar

With over 25 years of rich experience in MEC Consulting, SNS has designed over a 1000 projects that includes hotels, hospitals, IT Parks, retain and more, for renowned developers and clients, nationally & globally. SNS today has an active profile of projects, spanning across Delhi NCR, Mumbai, Pune, Hyderabad, Chennai, Bangalore, Kolkata, among others.



Aakash skyline



COME LIVE THE URBAN DREAM

Aakash Skyline brings much more than a home to you. It brings a complete urban lifestyle that is filled with luxuries and conveniences that make your daily life a true bliss. Get ready to experience the best at Aakash Skyline!

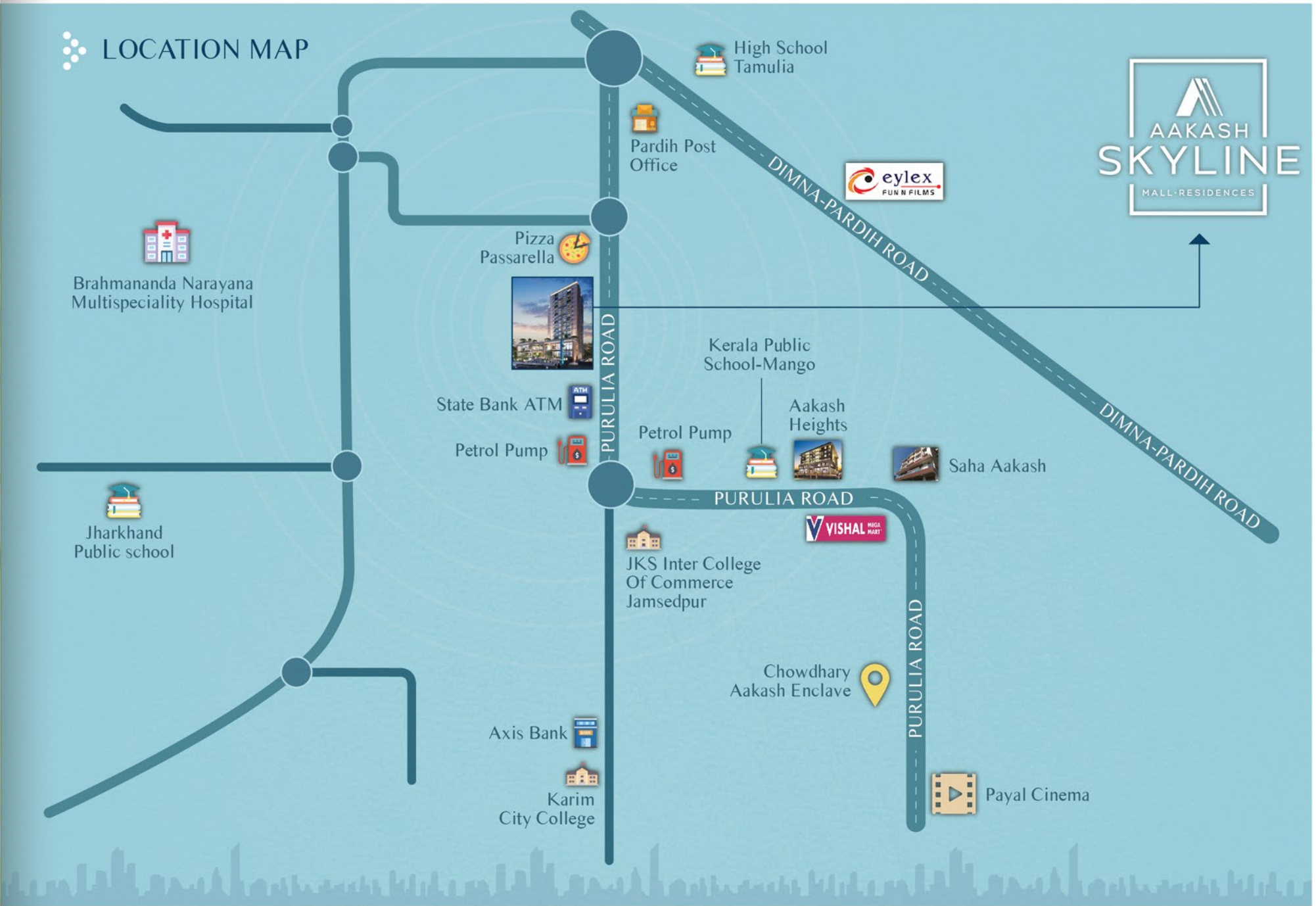
RETAIL VIEW

STEP INTO THE LAP OF LUXURY

The perfect life is waiting for you! Reserve your very own luxury residence today, and claim the joys of a great location, best-in-class amenities & facilities, urban commercial zone and a prime neighbourhood. Rise to the life you deserve!

AERIAL VIEW





SCHOOL

Kerala Public School - 200 Mts
Sheyn International School - 1 Km



MARKET

Vishal Mega Mart AC - 1 Km
Reliance Fresh - 3.7 Km



CONNECTIVITY

NH 33 - 1 Km
Payal Cinema - 3.4 Km
Eylex Cinema - 2.6 Km



HOSPITAL

Brahmananda Narayana Multispeciality Hospital - 2.8 Km



OTHERS

Aakash Heights - 1 Km
Saha Aakash - 1.2 Km



ARRIVE AT YOUR PERFECT ADDRESS

Aakash Skyline stands tall at a highly coveted location in the city. With upscale residences, premium amenities and a host of retail and lifestyle conveniences close to home, the project stands out as a truly perfect address for the urban soul.

FRONT VIEW

RISE TO TOWERING HEIGHTS OF BLISS

Aakash Skyline is not just a tower with an impressive façade. It features luxurious homes that are designed for the epitome of blissful living. From spacious balconies to roomy interiors to the natural views outside, everything comes together for a life of true comfort and joy.

ROAD VIEW





PREMIUM SHOPPING

THE EPICENTRE OF LUXURY LIFESTYLE

With its urban commercial wing, Aakash Skyline is perfectly suited to be a lifestyle address of note. The commercial wing features the finest of brands which will attract high footfall and ensure a perfect unwinding space for all residents of Aakash Skyline!





EXPERIENCE A TRUE RETAIL PARADISE

At Aakash Skyline, the retail wing brings you the best of shopping experiences close to your home! Walk down the swanky retail corridor and treat yourself to a host of luxury products and services of your choice.

RETAIL CORRIDOR VIEW



REDISCOVER THE JOYS OF SHOPPING

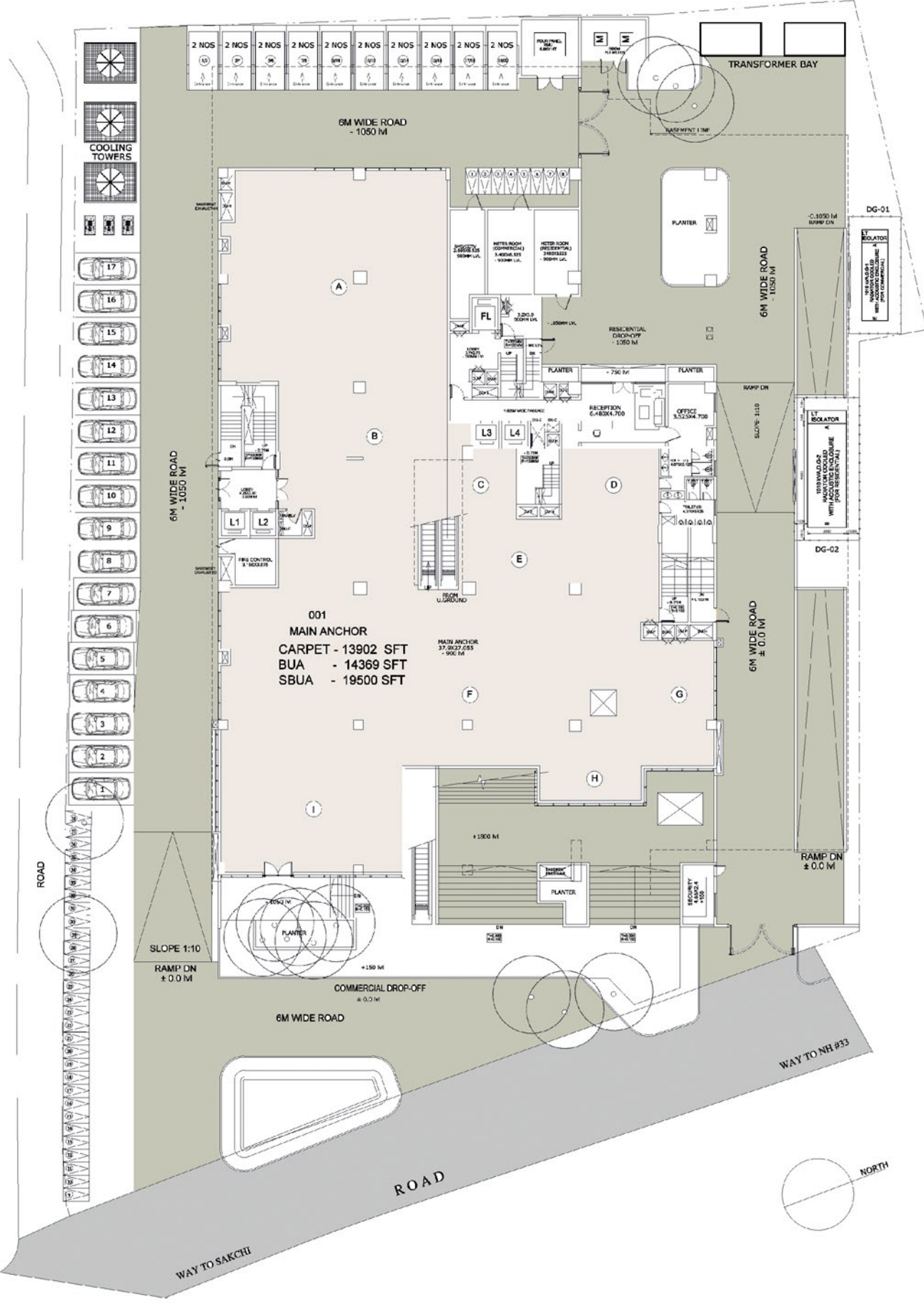
Stroll across the elite retail spaces with your favourite people, lounge in the cafes and have a leisurely experience that puts the smile back on your face. At Aakash Skyline, the retail space can be your perfect escape to a world of happiness!

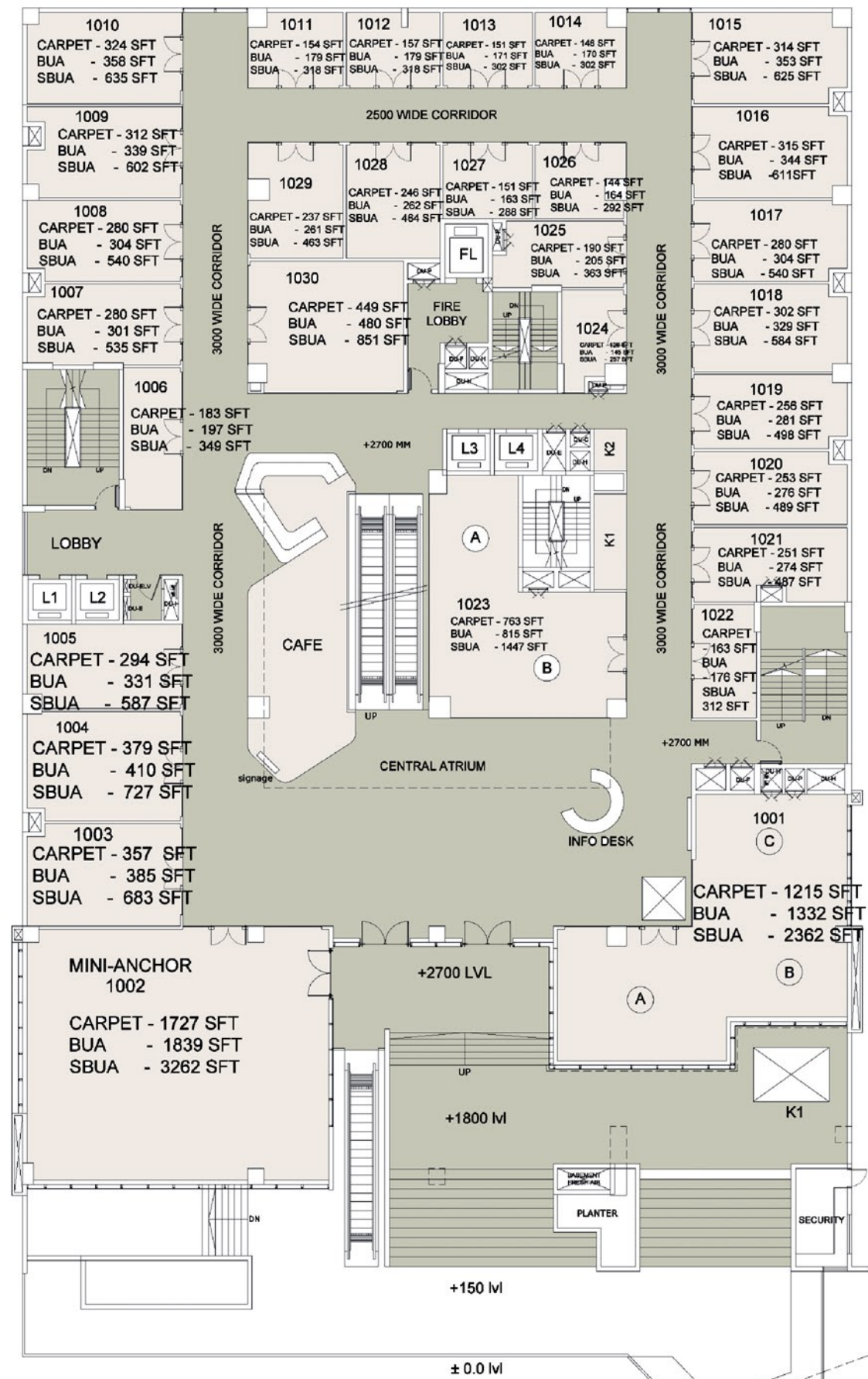
RETAIL



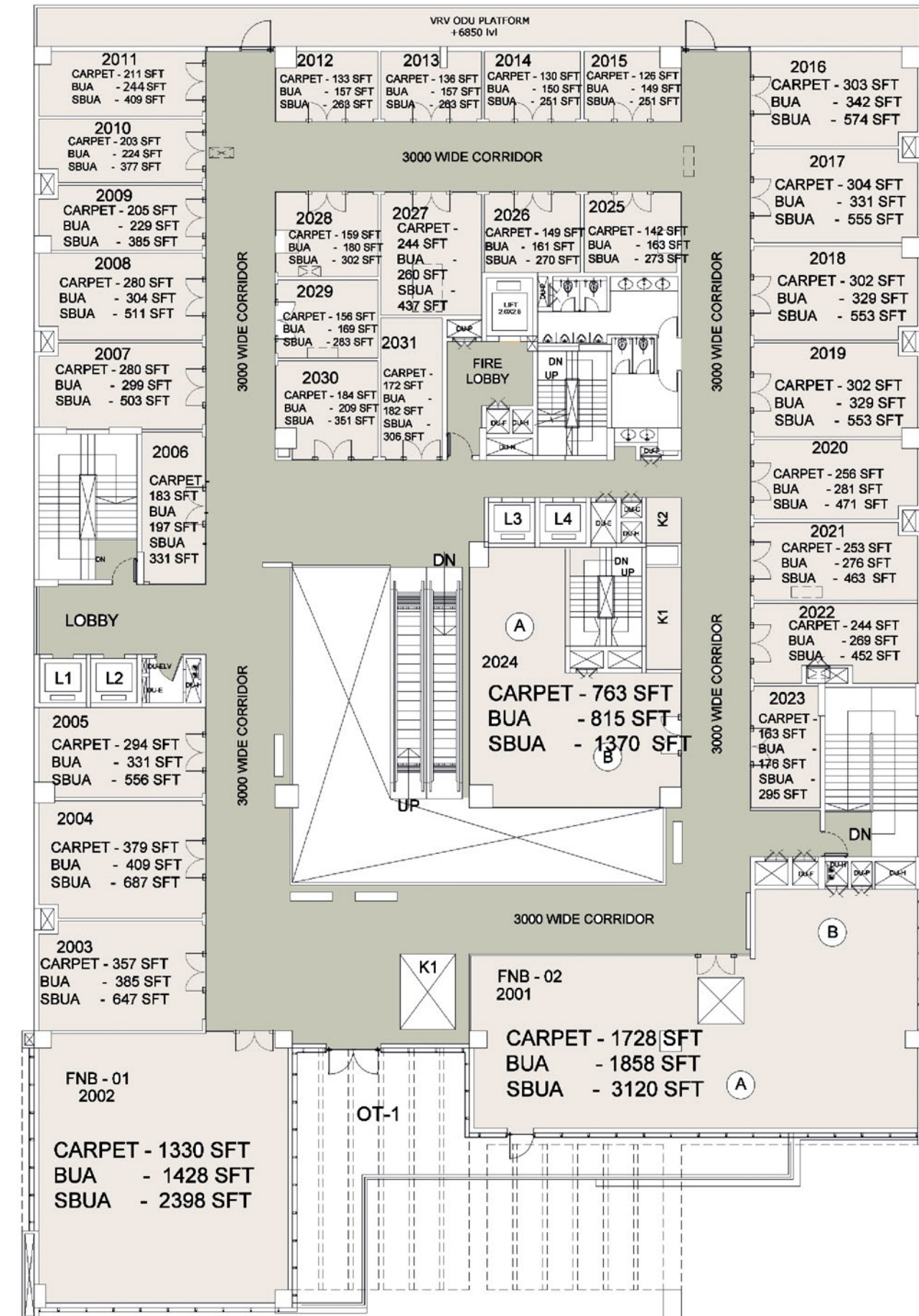
AAKASH
SKYLINE
 MALL · RESIDENCES

COMMERCIAL FLOOR
 PLANS





UPPER GROUND PLAN



1ST FLOOR



PREMIUM COMMERCIAL AMENITIES



Centralized Air Conditioning



Modern High Speed Elevators , Indoor & Outdoor Escalators



Anchor Shops



Restaurants & Cafes



Ample Customers Parking for 2 Wheelers & 4 Wheelers



Modern Design Glass Facade



Fully Secured Backup Power System by Silent DG.



In house Housekeeping and Maintenance Team.



Advanced Security and CCTV Surveillance



Updated Fire & Smoke Detectors



Proper Sewage and Drainage Management System



THE HIGHRISE OF URBAN DREAMS

Aakash Skyline embodies the best aspects of the urban dream life. Right from an impressive façade, aesthetic interiors, spacious luxury homes to handpicked facilities and lifestyle options – everything that makes urban living perfect can be found right here!

ROAD VIEW



COME HOME TO A SOOTHING AMBIENCE

Sometimes, all it takes for you to feel calm is an environment that's equally tranquil. At Aakash Skyline, you'll find beautiful trees, green lawns, sparkling water bodies and fountains and warmly lit areas that will be a true treasure for your senses! Feel one with nature and savour the joy.

SEMI AERIAL VIEW





ELITE
RESIDENTIAL LIVING

THE PRIDE OF A LUXURY RESIDENCE

Your home is your pride. Hence, at Aakash Skyline, we have designed the residences to be the epitome of regal flair and utmost comfort. With 12th floors of elite apartments and pent houses on the top floors. The project stands to be the testament of premium residential living!





MAKE YOUR GRAND ARRIVAL TO THE HOME OF YOUR DREAMS!

Let's live one up!
Let's celebrate the urban vibes with the spirit of Togetherness.
Let's live the vibrant spirit of Mixed used development .

Skyline is the new age of Inclusive Living. Residences atop a lifestyle club which itself crowns a lifestyle shopping destination. In the heart of Mango, going vertical means above the horizontal bearings to achieve the values of nature, light, quality air and panoramic views. This lead us to conceive a aspirational living experience for a select few.

The architectural expression of Skyline is timeless geometry of composure and materiality. The modernity in design establishes the preferred global connect. The planning ensures every apartment has a welcoming connection with nature and its elements. The layout offers an informal and formal separation of spaces. The options of a larger family combining together has been pre considered.

The club is a social hub of the select community. It offers outdoor and indoor sports facilities along with a well instituted gymnasium. The community and multipurpose hall connects with green Foliage of trees through its adjacent terrace garden and party deck.

Skyline is a great handshake with the larger community of Mango and the city. The exclusive shopping destination would be the hub of a select class of society. Your friends shall await an opportunity to visit you in one of the cafes at Skyline Shoppe. Just Connect and Celebrate your life at Skyline !

From the mind of Vivek Singh Rathore
Principal Architect, Salient



THE LIFE SPACES BEYOND COMPARE

Within each residence at Aakash Skyline, you'll find spaces that are a treat to be in! Beautifully designed living rooms with ample space for a family to savour both privacy and connectedness, here your heart will truly find its home.

LIVING & DINNING



WELCOME TO YOUR SOPHISTICATED WORLD

The lobby at Aakash Skyline gives you the first glimpse of the luxurious aesthetics across the entire project. Step into this elite space and feel the pride of calling it your home!

LOBBY VIEW





THE LUXURY OF TRUE LEISURE

At Aakash Skyline, there are dedicated spaces for you to relax and unwind in. Be it with a game of table tennis or a cozy conversation with the like-minded ones as you lounge together, leisure will never be far away!

INDOOR GAMES & COMMUNITY HALL VIEW

THE MODERN FITNESS PARADISE

Fitness is a non-negotiable in our urban lives and at Aakash Skyline, fitness becomes your daily way of life! The spacious gymnasium here is well equipped with the most modern facilities to help you stay at your optimum health and live better!

GYMNASIUM





AAKASH
SKYLINE
MALL · RESIDENCES

PREMIUM AMENITIES

THE JOY OF EVERYDAY LUXURIES

At Aakash Skyline, the premium amenities have been chosen to bring a wholesome lifestyle to the residents. Right from aiding your fitness, making happy bonds to letting you unwind, you'll get to experience the joy of living as you make these luxuries a part of your daily life!



RESIDENTIAL AMENITIES

At Aakash Skyline, the premium amenities have been chosen to bring a wholesome lifestyle.

SKYLINE RESIDENCY

15 Storeyed Building Skyscraper has been designed keeping in mind all modern facilities for entertainment & recreation.

SKYLINE CLUB HOUSE

In the 2nd Floor, club house is to make socializing easier with indoor & outdoor activities, keeping in mind the safety & security of kids.

-  Fully Equipped Air Conditioned Gymnasium
-  Community Hall with Pantry/ Indoor Games
-  Table Tennis / Chess / Carrom / Dart board
-  Outdoor Games/Half Basketball Court / Badminton Court / Modern Childrens Jungle Gym
-  Festive Celebration
-  Impressive Extracurricular Activities
-  Outdoor Kid's Play Area
-  Yoga & Meditation Zone / Zumba



YOGA/MEDITATION/ZUMBA

TABLE TENNIS / CHESS / CARROM



PRIVATE GREENS



3 TIER SECURITY

WELL EQUIPPED AC GYMNASIUM



HALF BASKETBALL/
BADMINTON COURT



OUTDOOR KID'S PLAY AREA

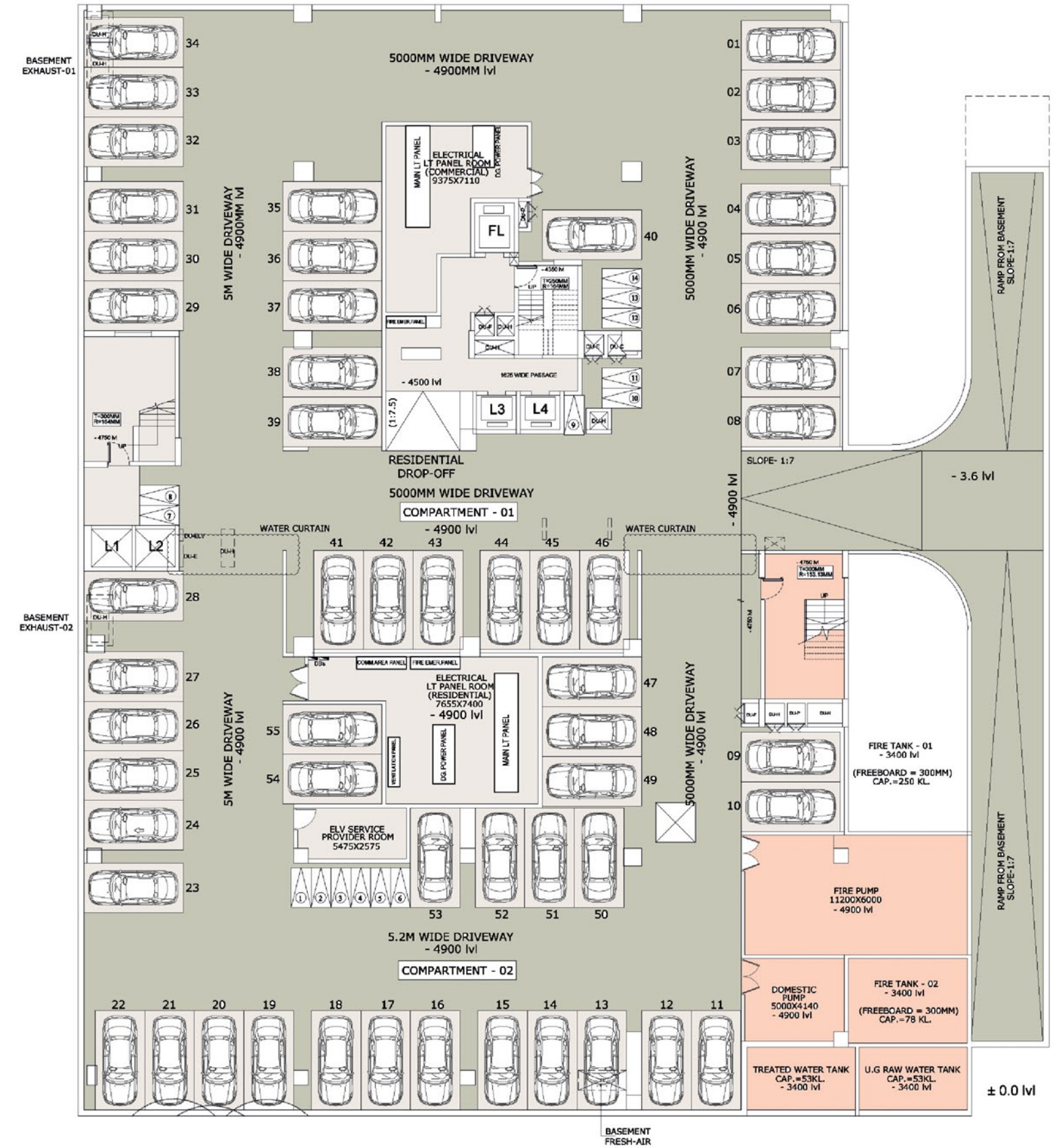


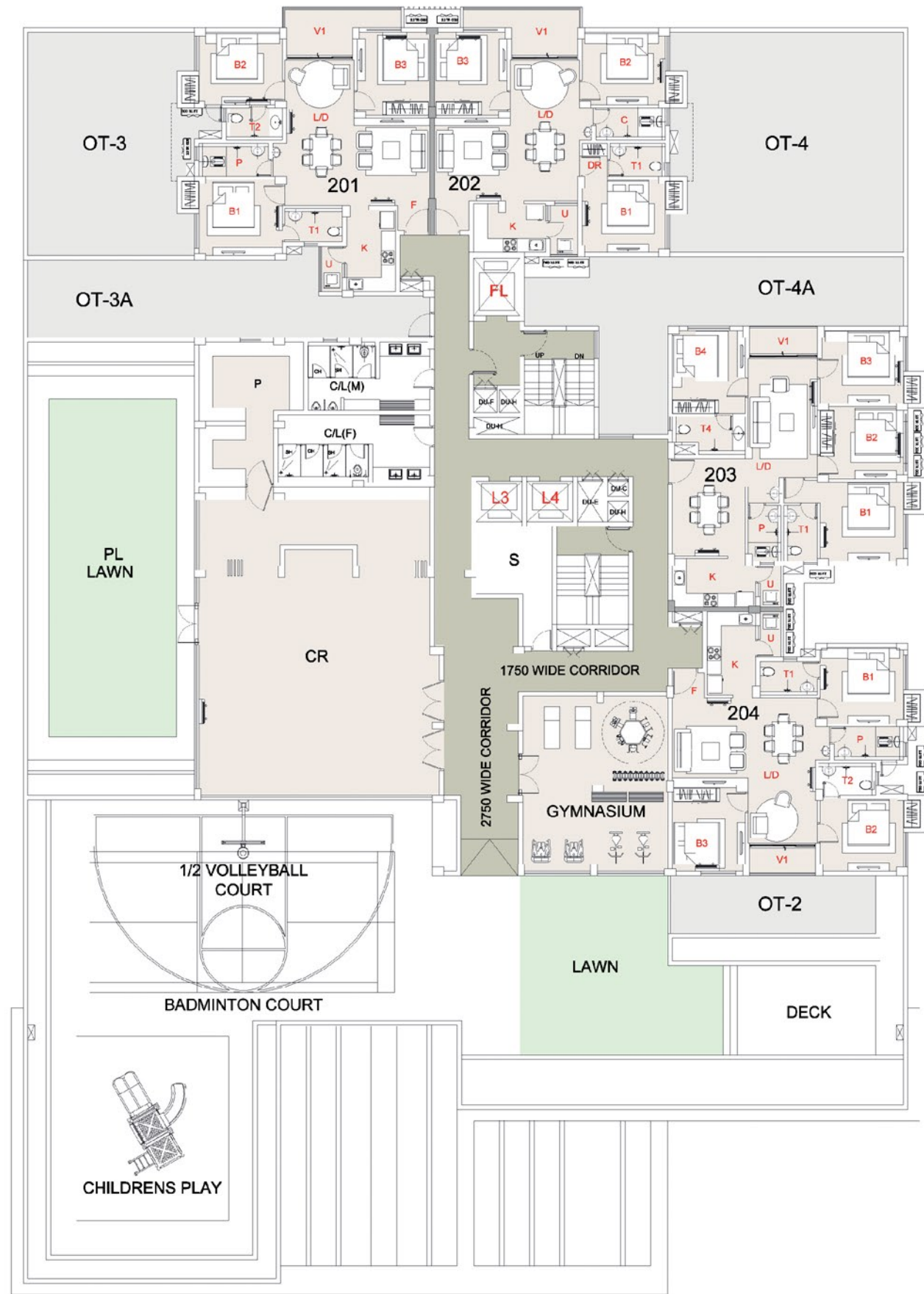
COMMUNITY HALL/MULTIPURPOSE HALL



AAKASH
SKYLINE
 MALL RESIDENCES

RESIDENTIAL FLOOR
 PLANS





FLAT- 1

TYPE - A
3 BHK / 2T / P
(BUA - 1206 SQFT)
(CA - 1095 SQFT)
(SBUA - 1450 SQFT)

FLAT-6

TYPE - F
4 BHK / 2T/P
(BUA - 1375 SQFT)
(CA - 1251 SQFT)
(SBUA - 1700 SQFT)



FLAT- 2

TYPE - B
3 BHK / 2T
(BUA - 1160 SQFT)
(CA - 1052 SQFT)
(SBUA - 1370 SQFT)

FLAT-3

TYPE - C
4 BHK / 2T/P
(BUA - 1286 SQFT)
(CA - 1172 SQFT)
(SBUA - 1575 SQFT)

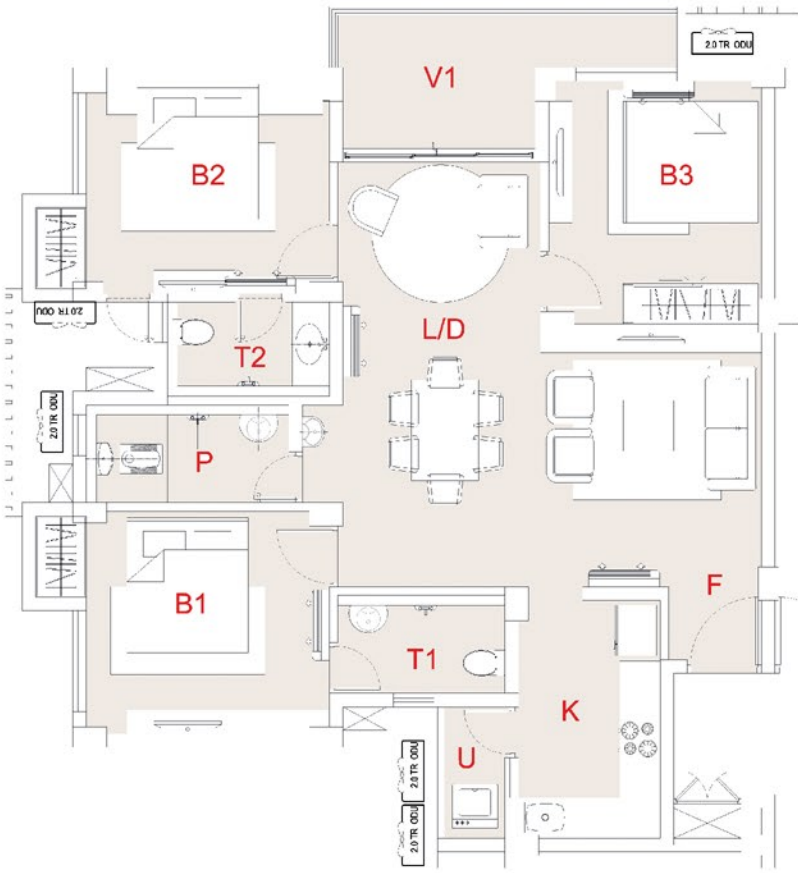
FLAT-4

TYPE - D
3 BHK / 2T / P
(BUA - 1206 SQFT)
(CA - 1095 SQFT)
(SBUA - 1450 SQFT)

FLAT-5

TYPE - E
3 BHK / 2T
(BUA - 1160 SQFT)
(CA - 1052 SQFT)
(SBUA - 1370 SQFT)

TYPE - A
3 BHK / 3T
 (BUA - 1206 SQFT)
 (CA - 1095 SQFT)
 (SBUA - 1450 SQFT)



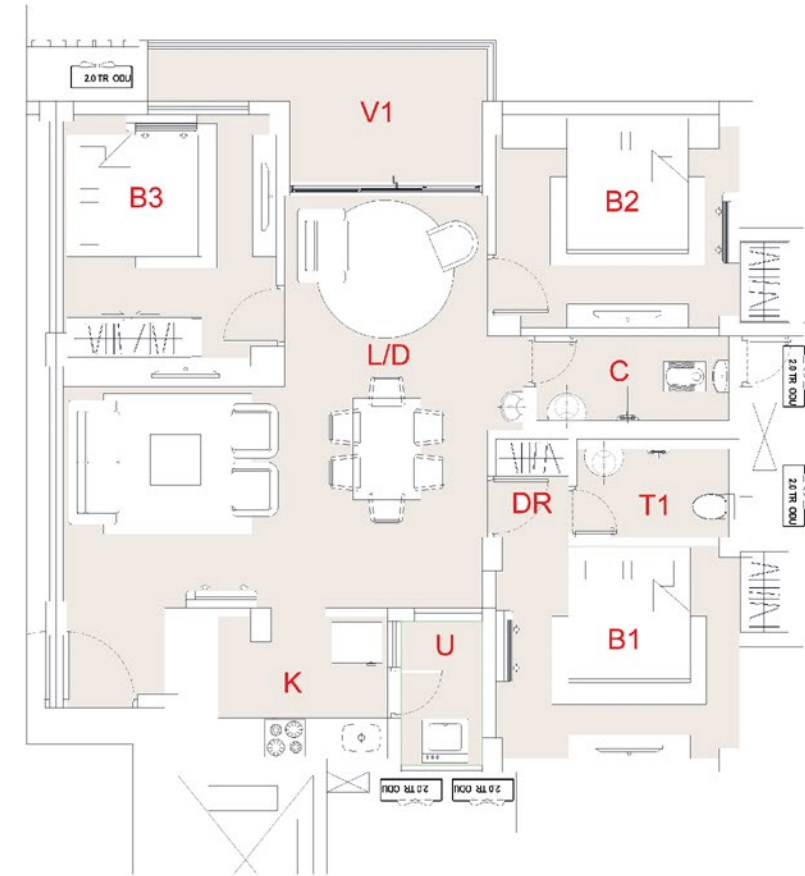
note - Carpet Area As Per RERA Guideline
 note - all dimensions are clear structural excluding - plaster / wall putty or finishes



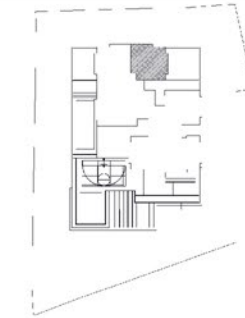
LOCATION - 2ND FLOOR TO 11TH FLOOR

MARK		METRIC (IN MM)		IMPERIAL (FEET)	
		L	B	L	B
F	FOYER	1375	1075	4'-6"	3'-6"
L/D	LIVING & DINING	3000	6300	9'-10"	20'-8"
K	KITCHEN	2100	3525	6'-11"	11'-7"
U	UTILITY	1000	1950	3'-3"	6'-5"
P	POWDER TOILET	3000	1450	9'-10"	4'-9"
B1	BEDROOM	3600	3300	11'-10"	10'-10"
T1	TOILET	2475	1450	8'-1"	4'-9"
B2	BEDROOM	3600	3150	11'-10"	10'-4"
T2	TOILET	2400	1400	7'-10"	4'-7"
B3	BEDROOM	3150	3600	10'-4"	11'-10"
V1	BALCONY	3050	2100	10'-0"	6'-11"
		2100	900	6'-11"	2'-11"

TYPE - B
3 BHK / 2T
 (BUA - 1160 SQFT)
 (CA - 1052 SQFT)
 (SBUA - 1370 SQFT)



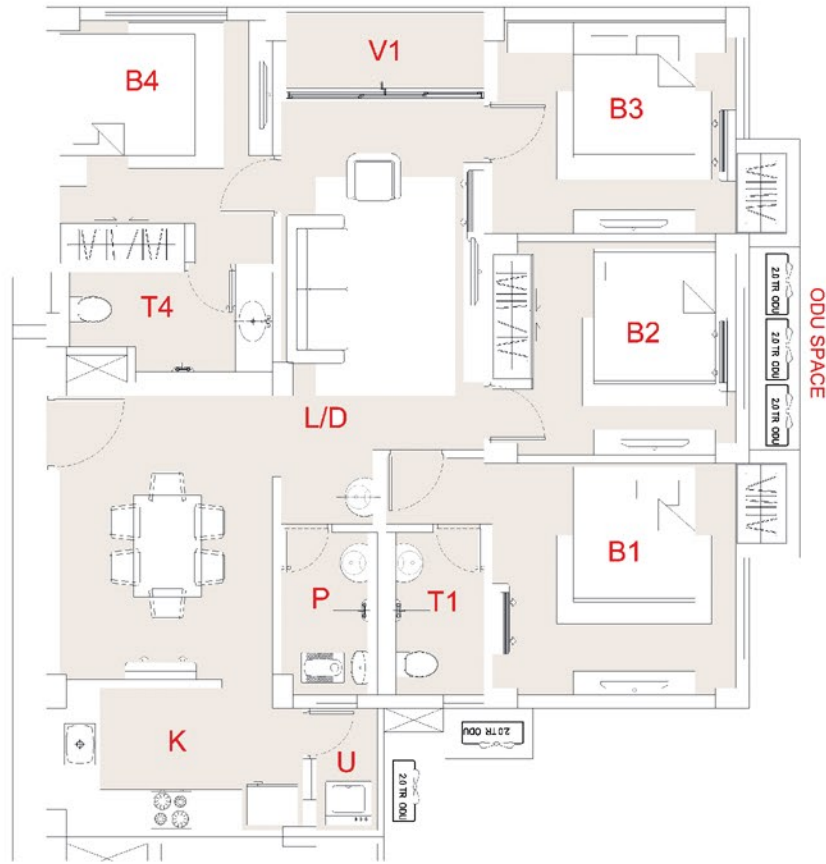
note - Carpet Area As Per RERA Guideline
 note - all dimensions are clear structural excluding - plaster / wall putty or finishes



LOCATION - 2ND FLOOR TO 11TH FLOOR

MARK		METRIC (IN MM)		IMPERIAL (FEET)	
		L	B	L	B
L/D	LIVING & DINING	3275	3575	10'-9"	11'-9"
K	KITCHEN	3000	6100	9'-10"	20'-0"
U	UTILITY	1200	2225	3'-11"	7'-4"
C	COMMON TOILET	3000	1400	9'-10"	4'-7"
B1	BEDROOM	3600	3150	11'-10"	10'-4"
DR	DRESS	1075	1575	3'-6"	5'-2"
T1	TOILET	2400	1450	7'-10"	4'-9"
B2	BEDROOM	3600	3150	11'-10"	10'-4"
B3	BEDROOM	3150	3600	10'-4"	11'-10"
V1	BALCONY	3050	2100	10'-0"	6'-11"
		2100	900	6'-11"	2'-11"

TYPE - C
4 BHK / 3T
 (BUA - 1286 SQFT)
 (CA - 1172 SQFT)
 (SBUA - 1575 SQFT)



KEY PLAN

LOCATION - 2ND FLOOR TO 11TH FLOOR

MARK		METRIC (IN MM)		IMPERIAL (FEET)	
		L	B	L	B
L/D	LIVING & DINING	3150	4200	10'-4"	13'-9"
		3000	6250	9'-10"	20'-6"
K	KITCHEN	3600	2100	11'-10"	6'-11"
U	UTILITY	1000	1800	3'-3"	5'-11"
P	POWDER TOILET	1425	2400	4'-8"	7'-10"
B1	BEDROOM	3600	3425	11'-10"	11'-3"
T1	TOILET	1450	2400	4'-9"	7'-10"
B2	BEDROOM	3600	3150	11'-10"	10'-4"
B3	BEDROOM	3525	3150	11'-7"	10'-4"
V1	BALCONY	2925	1200	9'-7"	3'-11"
B4	BEDROOM	3150	3600	10'-4"	11'-10"
T4	TOILET	3150	1625	10'-4"	5'-4"

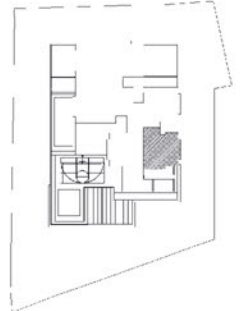
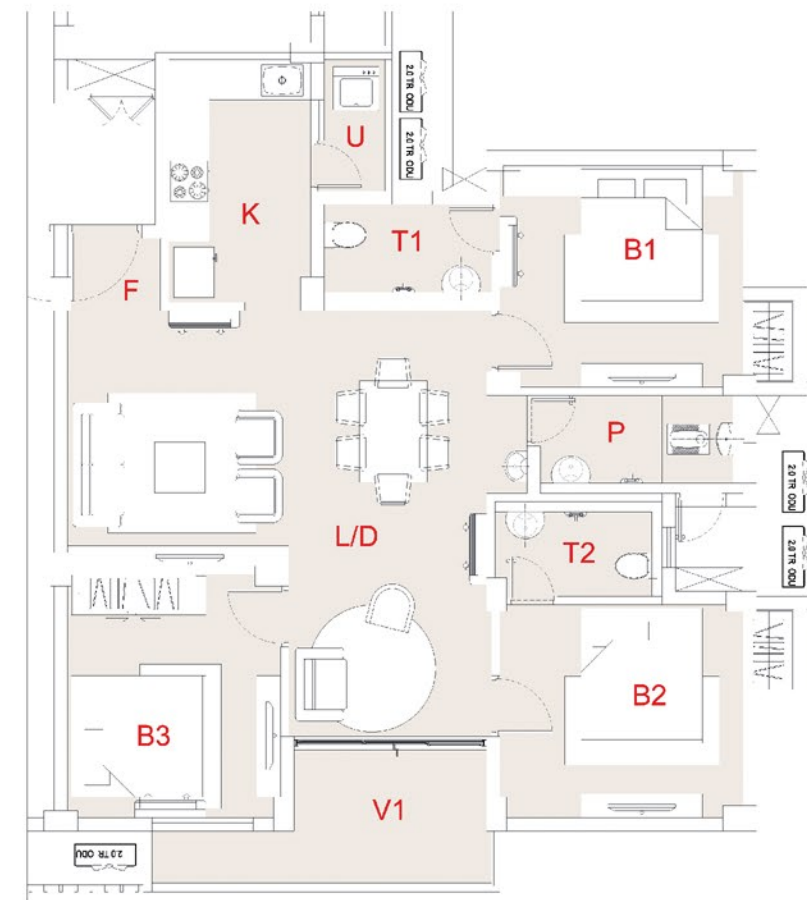


note - Carpet Area As Per RERA Guideline

note - all dimensions are clear structural excluding - plaster / wall putty or finishes

0 1 2 5 metres

TYPE - D
3 BHK / 3T
 (BUA - 1206 SQFT)
 (CA - 1095 SQFT)
 (SBUA - 1450 SQFT)



KEY PLAN

LOCATION - 2ND FLOOR TO 11TH FLOOR

MARK		METRIC (IN MM)		IMPERIAL (FEET)	
		L	B	L	B
F	FOYER	1375	1075	4'-6"	3'-6"
L/D	LIVING & DINING	3000	6300	9'-10"	20'-8"
		3275	3775	10'-9"	12'-5"
K	KITCHEN	2100	3600	6'-11"	11'-10"
U	UTILITY	1000	1950	3'-3"	6'-5"
P	POWDER TOILET	3000	1450	9'-10"	4'-9"
B1	BEDROOM	3600	3300	11'-10"	10'-10"
T1	TOILET	2475	1450	8'-1"	4'-9"
B2	BEDROOM	3600	3150	11'-10"	10'-4"
T2	TOILET	2475	1400	8'-1"	4'-7"
B3	BEDROOM	3150	3600	10'-4"	11'-10"
V1	BALCONY	3050	2100	10'-0"	6'-11"
		2100	900	6'-11"	2'-11"

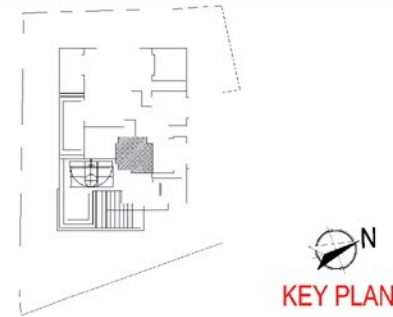
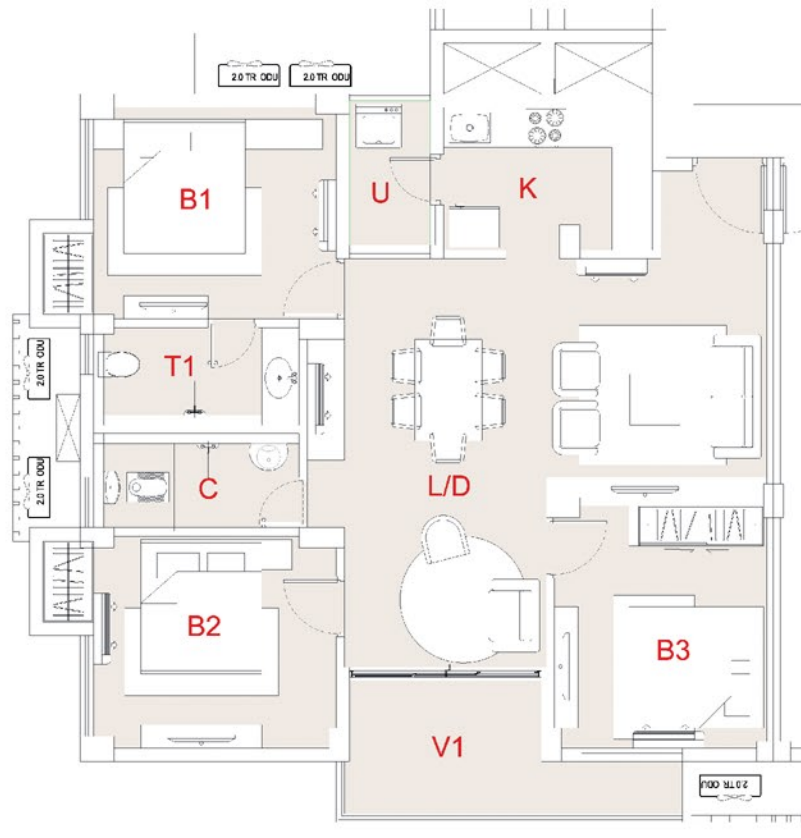


note - Carpet Area As Per RERA Guideline

note - all dimensions are clear structural excluding - plaster / wall putty or finishes

0 1 2 5 metres

TYPE - E
3 BHK / 2T
 (BUA - 1160 SQFT)
 (CA - 1052 SQFT)
 (SBUA - 1370 SQFT)



LOCATION - 3RD FLOOR TO 11TH FLOOR

MARK		METRIC (IN MM)		IMPERIAL (FEET)	
		L	B	L	B
L/D	LIVING & DINING	3275	3575	10'-9"	11'-9"
		3000	6100	9'-10"	20'-0"
K	KITCHEN	3100	2125	10'-2"	7'-0"
U	UTILITY	1200	2250	3'-11"	7'-5"
C	COMMON TOILET	3050	1400	10'-0"	4'-7"
B1	BEDROOM	3600	3150	11'-10"	10'-4"
T1	TOILET	3050	1450	10'-0"	4'-9"
B2	BEDROOM	3600	3150	11'-10"	10'-4"
B3	BEDROOM	3150	3600	10'-4"	11'-10"
V1	BALCONY	3050	2100	10'-0"	6'-11"
		2100	900	6'-11"	2'-11"

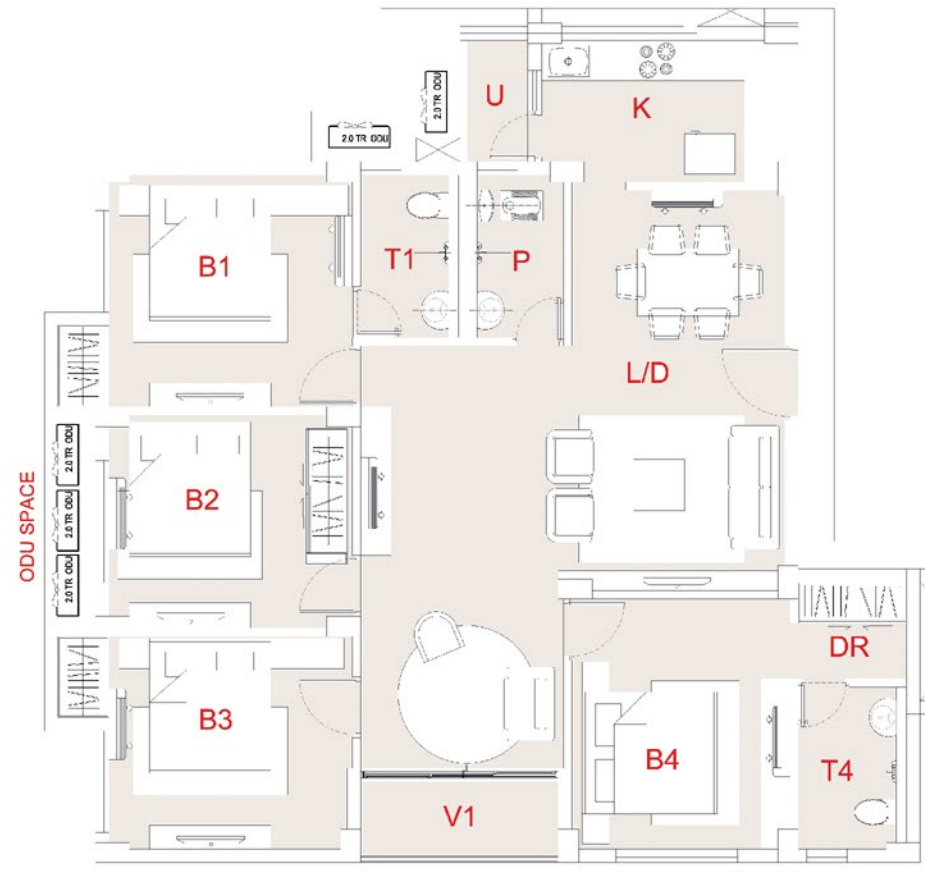


note - Carpet Area As Per RERA Guideline

note - all dimensions are clear structural excluding - plaster / wall putty or finishes



TYPE - F
4 BHK / 3T
 (BUA - 1375 SQFT)
 (CA - 1251 SQFT)
 (SBUA - 1700 SQFT)



LOCATION - 3RD FLOOR TO 11TH FLOOR

MARK		METRIC (IN MM)		IMPERIAL (FEET)	
		L	B	L	B
L/D	LIVING & DINING	3150	5925	10'-4"	19'-5"
		3000	6250	9'-10"	20'-6"
K	KITCHEN	3600	2100	11'-10"	6'-11"
U	UTILITY	1000	1800	3'-3"	5'-11"
P	POWDER TOILET	1425	2400	4'-8"	7'-10"
B1	BEDROOM	3600	3425	11'-10"	11'-3"
T1	TOILET	1450	2400	4'-9"	7'-10"
B2	BEDROOM	3600	3150	11'-10"	10'-4"
B3	BEDROOM	3600	3150	11'-10"	10'-4"
V1	BALCONY	2925	1200	9'-7"	3'-11"
B4	BEDROOM	3225	3700	10'-7"	12'-2"
DR	DRESS	1600	1425	5'-3"	4'-8"
T4	TOILET	1600	2400	5'-3"	7'-10"



note - Carpet Area As Per RERA Guideline

note - all dimensions are clear structural excluding - plaster / wall putty or finishes





PREMIUM
SPECIFICATIONS

THE PERFECT DETAILS OF A PERFECT HOME

Truly premium residences are all about the details. At Aakash Skyline, we have paid close attention to every specification and chosen the best and highest quality furnishing and fittings to create a truly luxurious space.



SPECIFICATIONS

RCC STRUCTURE

RCC framed structure. The structure will conform to seismic and wind load considerations as stipulated by BIS codes for better safety. All Brickwork will be AAC Blocks (Aerated Auto Claved Concrete Blocks) would be 200mm thick and Internal walls would be 125mm thick.

WINDOWS

Good quality UPVC/Powder Coated Aluminum sliding windows with 5mm thick clear float glass.



WALL FINISH

Internal walls will have a smooth Putty finish, with 1 coat of primer. The Exterior finish will have painted with 1 coat of Exterior Primer & 2 coats of Weather coat paint of reputed brand.

FLOORING

Living Room and Dining Room will have Double Charged Premium 600mm X 600mm (2' X 2' ft) premium quality Glazed Vitrified tiles.



ELECTRICAL

3 phase skua power supply in all nonrented flats and 1000 watt back up power in all flats.

KITCHEN

Flooring: 600mm X 600mm premium quality glazed vitrified tiles of Reputed make
Platform: Black granite cooking platform and ceramic tile Dado up to 600mm above the counter with stainless steel sink.



TOILETS

Walls: Glazed Digital Tiles up-to 10. lintel level
Flooring: 600mm x 600mm Anti-Skid Tiles
Fittings: Jaquar/Kohler/Grohe or equivalent CP fittings White glazed sanitary ware with ISI mark.
All the toilet pans are facing North South direction

BALCONY

600mm x 600mm (2' X 2' ft) Double Charged Premium Quality GlazedVitrified tiles.
Mild steel - exquisitely designed grills in all balcony and M.S. Railing for utility Balcony.



INTERCOM

Intercom Point with handset will be provided in drawing room.

PIPED LPG GAS

Piped LPG Gas connection with separate gas bank on the ground floor with a provision for a meter for monthly billing in each kitchen.



BEDROOM

600mm x 600mm (2' X 2' ft) Double Charged Premium Quality Glazed Vitrified tiles.

FITTINGS

Adequate lighting, fan and power points as per design, Provision for AC point in all Bedrooms and living Rooms. Convenient provision & distributions of light and power plugs and provision for electrical Modular switches and Accessories of ISI marked fittings of Anchor/Roma/Crab-tree/Aiemens or equivalent.



DEVELOPERS

Aakash (India) Projects & Builders Pvt. Ltd
Payal Cinema Complex, Mango
Jamshedpur - 831012
www.aakashindia.in
sales@aakashindia.in
+91 70798 29999 / 9570000202

SITE ADDRESS

Aakash Skyline
Near Chepapul, Mango
Jamshedpur - 831020

DISCLAIMER:

The sizes/shapes/positions of openings, ducts, balconies and landscapes are subject to change. Room sizes indicated are structural sizes may vary due to finishes. Areas mentioned are subject to change after finalization of services and structural designs. The furniture shown in the illustration is only indicative.

All plans, specifications, artistic renderings and images as shown in the brochure are only indicative and are subject to change as may be decided by the company or directed by any competent authority in the best interest of the development. Soft finishing, furniture and gadgets do not form part of the offering. This document is conceptual and not a legal offering by the company and is to be used for general information only. Any interested party should verify all the information including designs, plans, specifications, facilities, features, payment schedule, term of sales etc. independently with the company prior to concluding and finalizing any decision for buying in any of the blocks/towers. The user of the brochure confirms that he/she has not solely relied on the information for making any booking/purchase on any of blocks/towers.

Nothing on the brochure should be misconstrued as advertising, marketing, booking, selling or an offer for sale or an invitation to purchase a unit in any project by the company.

Nothing contained herein intends to constitute a legal offering on the company's part. Information herein may contain technical inaccuracies or typographical errors. All images (other than actual images) are merely artistic conceptualization and should not be relied upon as definitive reference. "Aakash Skyline" is registered with Jharkhand Real Estate Regulatory Authority vide project Registration Number.....off..... and is being developed, constructed and marketed by Aakash (India) Projects and Builders Pvt. Ltd. on 122.93 Dec. of land.