



emami*
aāsthā

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emami*
REALTY

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YOUR NEST IN BIRD PARADISE



emami*
aāsthā

— JOKA —



The images, contents and visuals displayed in the brochure are merely conceptual and artistic impressions and purely indicative of the proposed development. This is not a legal offer/advice/representation/inducement. The terms and conditions of Transfer together with usage of services depicted here shall be subject to the agreement between the Promoter and allottee. The project is to be registered under the West Bengal Real Estate (Regulation and Development) Act 2021, upon its enforcement.



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Joka, famed for its IIM and the Grand Swaminarayan Temple, now gets another jewel in the crown. **Emami Aastha**, the approx 40 acre bungalow township nestled in an urban forest. Surrounded by lush greenery, adorned with contemporary amenities, this township is made by the best, for the best.

As you drive in through the majestic gates, you reach a wonderland. Greeted by beautiful landscapes bursting with gorgeous blooms, dotted with perfect homes and ample playground for your children to play and grow up. Beautifully designed bungalows rise majestically on this landscape to fulfill diverse needs of different families. Open and air conditioned gyms and jogging tracks will turn workouts into a happy, healthy habit. Unleash your inner adventurer as you dine on the floating cafe or gaze at the stars in the stargazing deck.

Feel the morning dew tenderly touch you as you walk barefeet into the bougainvillea garden. Sigh in relief as you watch your parents walk in their own senior citizen park without facing any risk of young people knocking them down with bicycles.

Emami Aastha is a place designed to be exactly as you dreamt. A place where you live in faith that only the best will come to you. A place where you will walk in but never want to leave. Come, discover the best gift you can give yourself and your family.

Project Details:

- Theme based Bungalow Township
- Aggregating approx 40 acre
- 423 Independent Bungalows
- Nestled in an urban forest, giving a break from the dust and pollution of city life





E

Emami Aastha is a project developed by Emami Realty Ltd., the real estate arm of Emami Group, incorporated in 2006, to undertake real estate projects in residential, commercial and retail sectors. Emami Realty Ltd has a pan India presence with over 3.7 crore Sq. Ft development at different stages of planning, construction and delivery across West Bengal, Uttar Pradesh, Tamil Nadu, Andhra Pradesh, Orissa, Maharashtra and Sri Lanka. These projects are being executed under various Special Purpose Vehicles (SPVs) and Joint Ventures (JVs). The Group has the distinction of delivering some of the landmark projects including South City (commercial cum residential), Urbana (residential), Orbit Heights (residential), Emami City (residential) in Kolkata, Emami Tejomaya (residential) in Chennai, Emami Aerocity (residential) in Coimbatore and Emami Nature (residential) in Jhansi. The company is committed to excellence in design and construction, by partnering with internationally acclaimed names like Moshe Safdie, L&T, Meinhardt Singapore, SRSS Singapore, Green Architects Thailand, Sanjay Puri & Associates, Kapadia Associates etc.



Gateway to peace and tranquility


emami
aāsthā

 ENTRY GATE- D H ROAD




Enter the township
nestled amidst greenery

BEAUTIFULLY LANDSCAPED
DRIVEWAY

WIDE INTERNAL ROADS

FULLY SECURED
WITH 3 TIER SECURITY

 TOWNSHIP ENTRY

The FOUNDATION

The Emami Group



Two visionaries Shri Radhe Shyam Agarwalji & Shri Radhe Shyam Goenkaji started a modest business venture which grew to become the corporate giant it is today.

Founder's Message

As the founders of Emami, we made a commitment to ourselves that the organization will exhibit values that are most important to our customers. Every interaction will be based on quality, transparency, customer-focus and a commitment to delivery. Over the years, this is what has helped us cultivate a mutually beneficial relationship for everyone associated with us.

It is with this commitment that we bring to you the promise of a better future through Emami Realty. We assure you that the same principles of quality and customer service that have made our other business achieve a positive local and global presence, will apply to Emami Realty. Our mission is to deliver residential and commercial projects that are contemporary, global and well appreciated by the end user.

The latest offering comes to you in the form of Emami Aastha, a theme based Bungalow Township located at Joka. This township will be one of the most aspirational and landmark properties of Joka.

As the founders of the Group, we extend the Emami promise to you and at the same time, look forward to warmly welcoming you to be a part of Emami Aastha, Joka.

Best Regards,
Yours sincerely,

R. S. Agarwal & R. S. Goenka



**STRONG FOUNDATION.
BUILT TO LAST.**

Founded in 1974 by Mr R S Agarwal & Mr R S Goenka, today Emami Group, is a diversified business conglomerate generating employment for over 20,000 employees. Much respected for its products and services, this group stands synonymous with quality and trust.

Emami Group – Companies

- **Emami Limited** – the Group's Flagship Company is one of India's leading FMCG Companies engaged in manufacturing & marketing of personal care & healthcare products with a presence in over 4.5 million retail outlets across India and its global footprint in over 60 countries.
- **Emami Agrotech Ltd** – 2nd largest edible oil refinery in India and the only bio-diesel manufacturer in Eastern India
- **Emami Paper Mills** – One of the leading Paper Mills in the country known for its benchmarking quality in best of class paper and board production.
- **CRI Tips** – 2nd largest ball point tips manufacturer globally
- **AMRI Hospitals Ltd** – Largest hospital chain in the private sector in Eastern India
- **Frank Ross** – Largest pharmacy retail chain in Eastern India
- **Starmark** – One of the largest leisure-cum-book store chains in India
- **Emami Art** – one of the largest creative centre and contemporary art galleries in India
- **EMAMI REALTY** : A LEADING PLAYER IN THE REAL ESTATE SECTOR, WITH LANDMARK CREATIONS IN INDIA & ABROAD COVERING ALMOST 37 MILLION SQ FT*

CSR

Contributing in the areas of education, health, women empowerment & environment.

Every second, around 140 Emami products are sold- somewhere in the world

Leading Emami Power Brands**

BoroPlus: Largest selling antiseptic cream with 74% market share

Fair and Handsome: Category creator, with 65% market share

Navratna Oil: Leader with 66% market share in the cool oil category

Zandu and Mentho Plus Balm: 55% market share

Kesh King: Leader in Ayurvedic medicinal oil with 27 % market share

*The figure is inclusive of area either constructed, under construction and under planning
** All figures are MS (Vol) as per MAT December 2019



A glimpse of projects executed by us and with our partners and associates



Emami City, Kolkata
North Kolkata's Largest Residential Complex of 25 lakh sq ft



South City, Kolkata
A condominium of 45 lakh sq ft



Urbana, Kolkata
70 lakh sq ft of uber-urban construction set amid 66 acre of prime land



Emami Nature, Jhansi
The biggest township of Jhansi, spread across 100 acre, a little away from the hustle-bustle of Jhansi, along with river Ghurai.



Emami Tejomaya, Chennai
Perfect combination of global expertise and Indian sensibilities, a project of cover 8.35 acre



Emami Aeroicity, Coimbatore
Largest, Planned, Residential Township. Plotted development of 62 acre



Montana, Mumbai
Over 17 lakh sq ft of premium quality apartments



Swanvilla, Hyderabad
Spread across 10 acre, it is one of the most popular residential developments in Tellapur



Swanlake, Hyderabad
Spread across 11 lakh sq ft, with 80% open space set amid a serene lake.



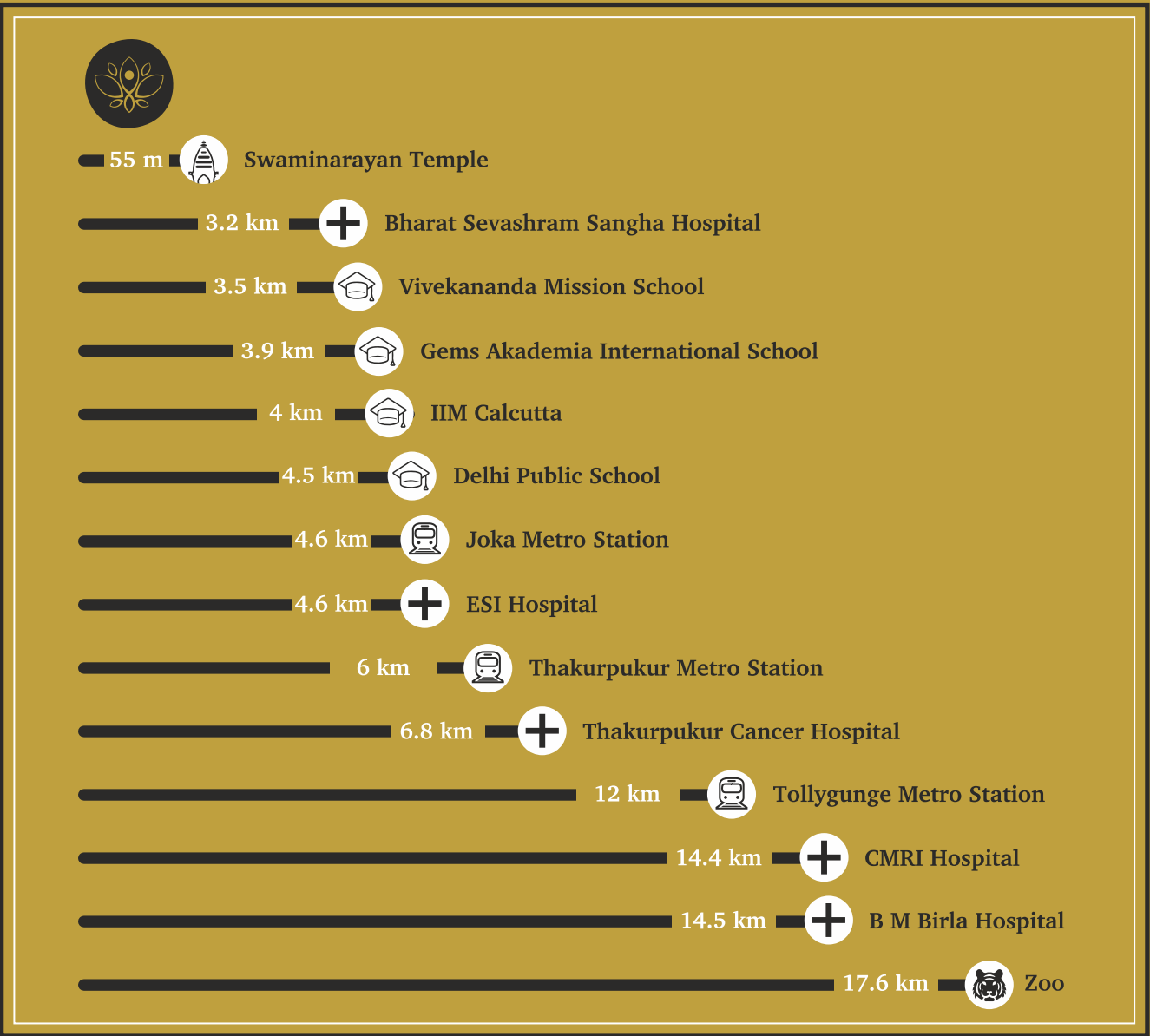
Altair, Colombo
An iconic landmark of 13 lakh sq ft, designed by internationally celebrated architect Moshe Safadie.



A BEAUTIFUL DESTINATION AWAITS YOU



- Thakurpukur Metro - 6 km
 - Joka Metro - 4.6 km
 - Behala Chowrasta/Metro - 8.8 km
 - Taratala Crossing/Metro - 11.2 km
 - Tollygunge Metro - 12 km
 - Majerhat Railway Station - 12.5 km
 - Alipore/New Alipore - 14.9 km
 - Park Street - 19.8km
 - BBD Bag - 20.8 km
 - Sealdah Railway Station - 21.2 km
 - Howrah Railway Station - 21.5 km
 - Salt Lake - 30 km
 - New Town - 34.3 km
 - Airport - 38.1 km
- Areas are approx. | Source: Google Map





Meet your
NEIGHBOURS



Discover Peace that envelops you



YOGA DECK

Share every moment with nature



FLOATING CAFÉ  CYCLING TRACK

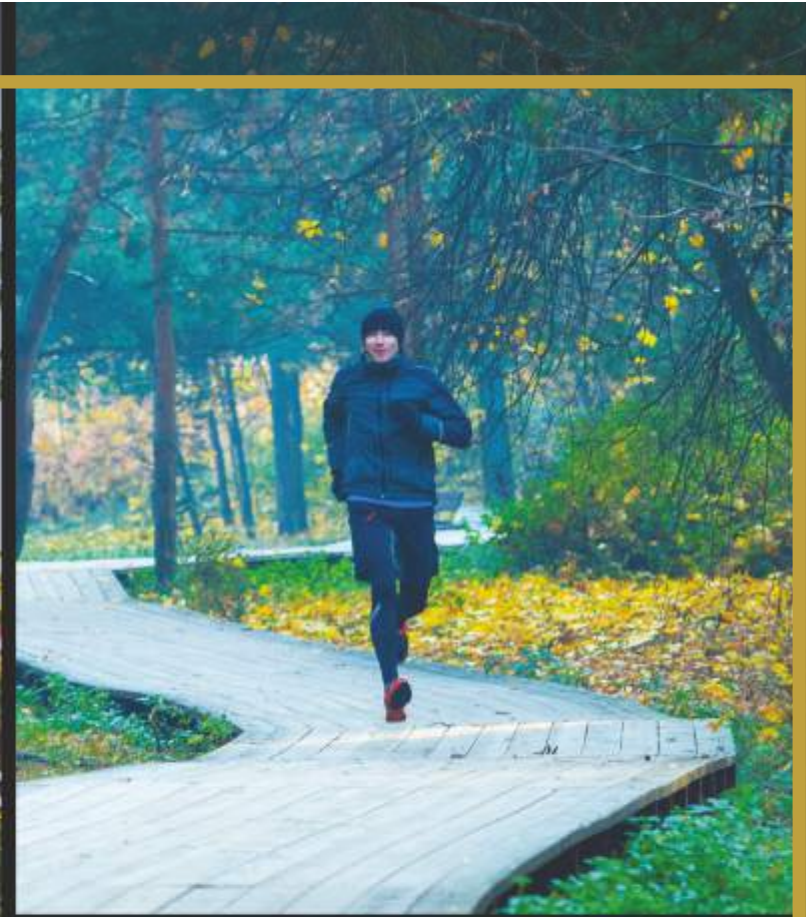
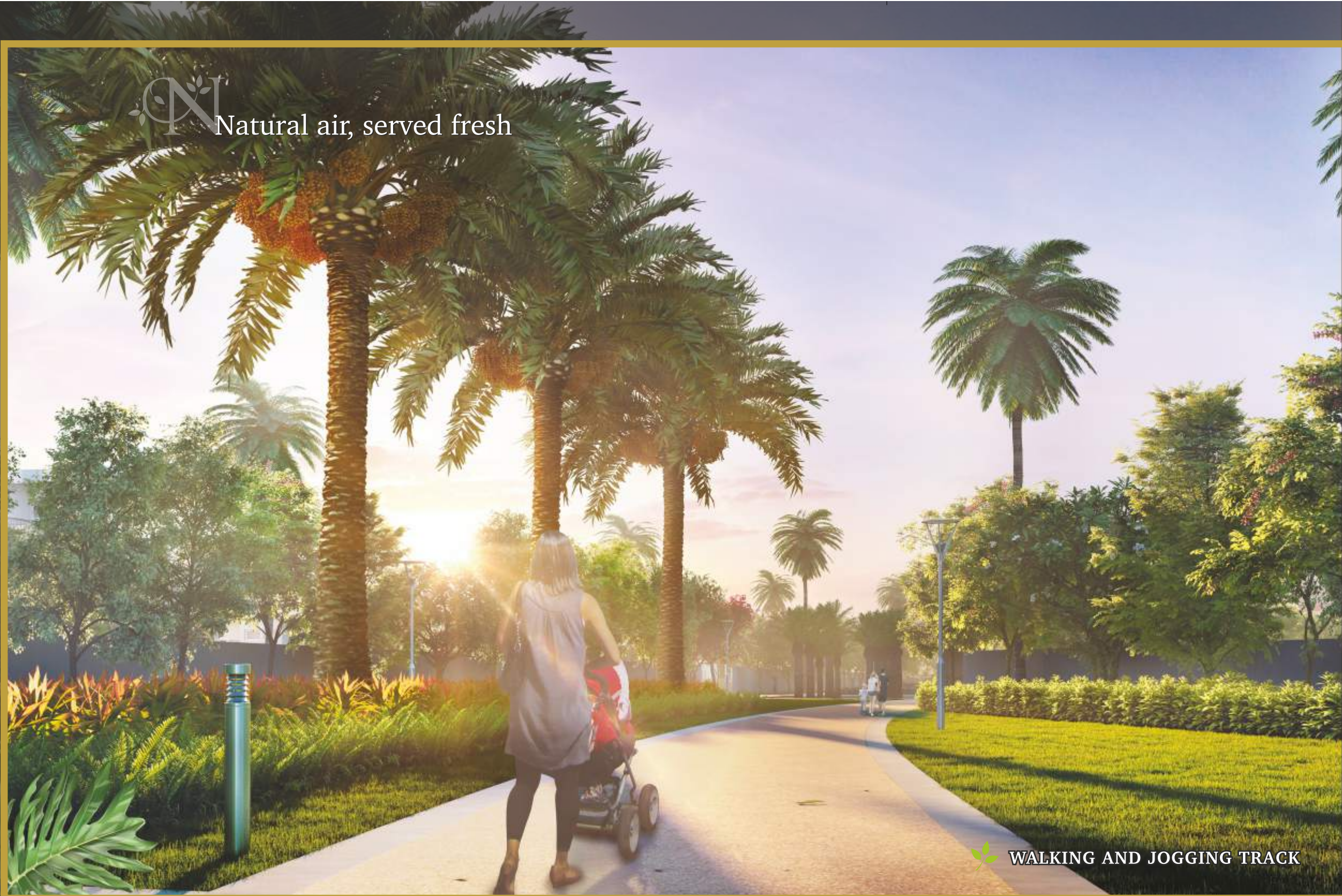




 Where champions are made


 NET CRICKET TURF

 Natural air, served fresh



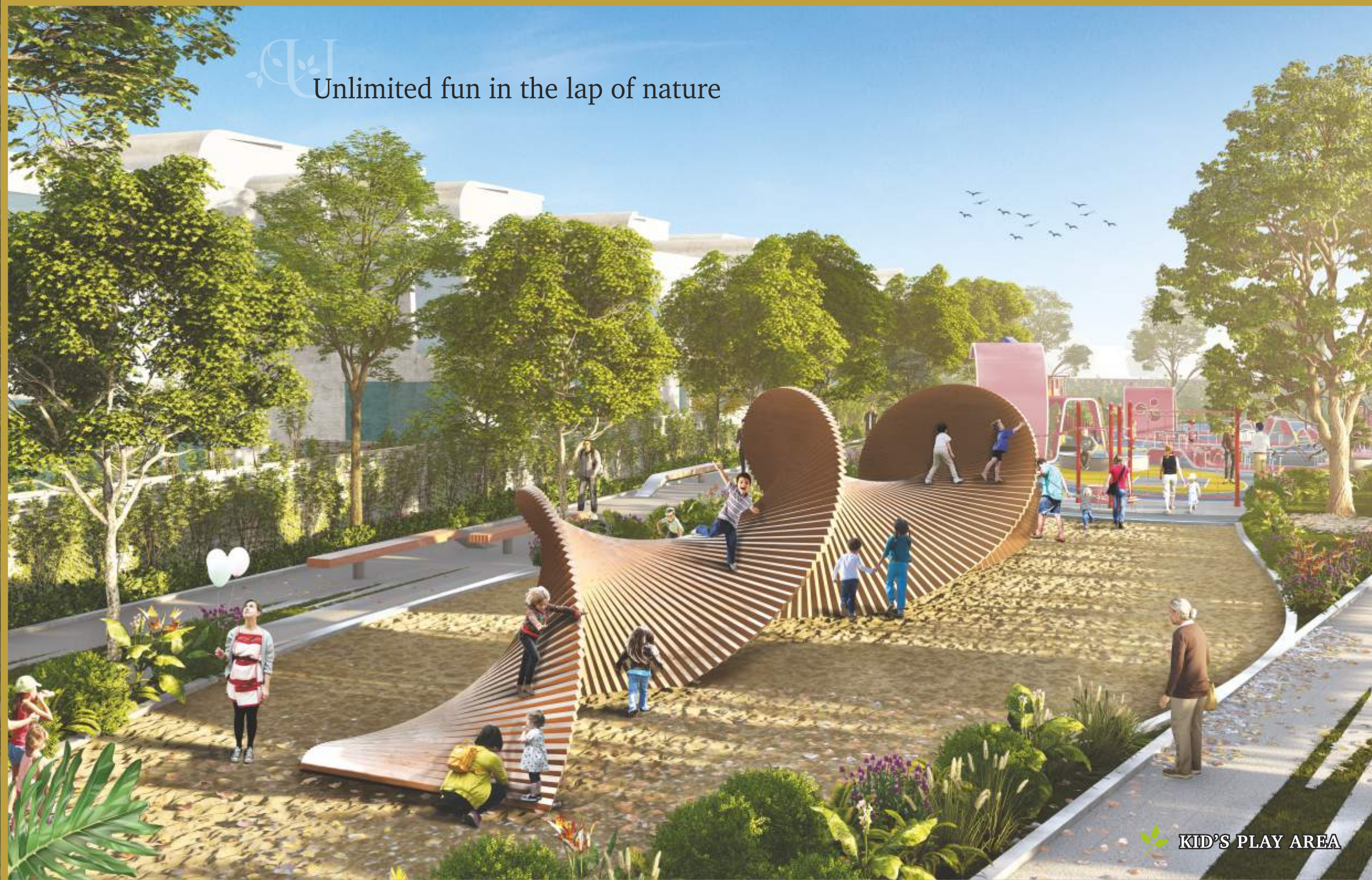
 WALKING AND JOGGING TRACK



 Where every performance gets a natural setting

 AMPHITHEATRE

 Unlimited fun in the lap of nature




 KID'S PLAY AREA



Glide into action packed days

SKATING RINK

 Make your moves king size





B Because fun has no retirement

SENIOR CITIZEN'S SEATING AREA



Awaken your soul





LAKE WITH PEDAL BOAT



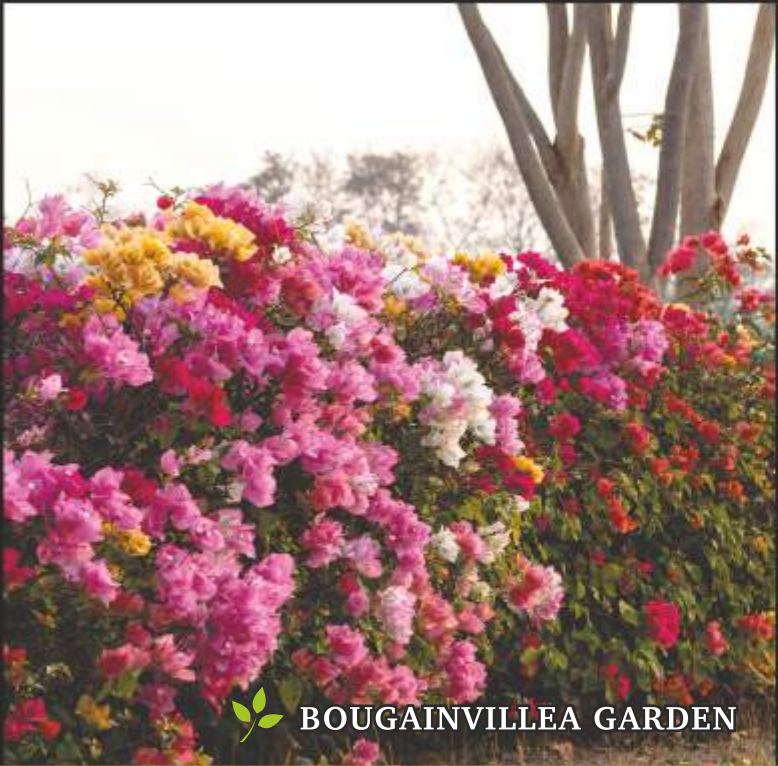
STARGAZING DECK



PET RELIEF AREA



DAILY NEEDS SHOP



BOUGAINVILLEA GARDEN



OUTDOOR GYM AREA

OUTDOOR GAMES & SPORTS

- Playground
- Badminton Court
- Net Cricket Turf
- Basketball Court
- Tennis Court
- Volleyball Court
- Swings
- Rock Climbing
- Pedal Boat Area
- Kid's Play Area
- Toddler's Play Area
- Cycling Track
- Skating Rink
- Stargazing Deck
- Kid's Sand Box
- Kid's Hide-N-Seek



TODDLER'S PLAY AREA

PARKS & GARDENS

- Aroma Garden
- Bird Feeding Area
- Bougainvillea Garden
- Community Garden
- Pet Relief Area

WATERSIDE

- Multiple Waterbodies
- Fishing Deck
- Lotus Pond
- Viewing Deck
- Fountain



FISH FEEDING AREA

OUTDOOR HEALTH & FITNESS

- Yoga Deck
- Outdoor Gym
- Jogging Track
- Fitness Lawn
- Reflexology Garden
- Senior Citizen's Seating Area
- Walking Track

LIFE AWAITS YOU, OUTDOORS

OUTDOOR COMMUNITY ACTIVITIES

- Amphitheatre
- Festival Stage
- Food Kiosks
- Celebration/Gathering Zone
- Serene Temple

OUTDOOR LEISURE

- Abundance Greenery
- Paved Walkway
- Green Pockets
- Central Lawns
- Earth Berm
- Floating Café
- Sitting Pockets
- Life Size Chess

Bungalow Amenities

- Spacious Bedrooms
- Toilets with Walk in Wardrobes
- Kids Room
- Modular Kitchen
- Paved Parking
- Wide Balconies
- Barbeque Set up
- Plunge Pool
- Landscaped Front Lawn





An enviable lifestyle awaits you



SWANKY CLUB HOUSE
WITH ALL
MODERN AMENITIES

 CLUB MIE



Deep dive into finest living



 SWIMMING POOL VIEW




 **CAFE AND LIBRARY**

Designed to make your life feel fabulous

- Picturesque Entry Lounge
- Swimming Pool
- AC Multi Gym
- Café & Library
- Banquet Hall
- Restaurant & Bar
- AV Room
- Indoor Games Area
- Guest Rooms
- Spa
- Steam Room
- Sauna
- Massage Room
- Party Lawn




 **GYM**



 **RESTAURANT**



 **BANQUET HALL**



 **RECEPTION**



Come share your life
WITH NATURE



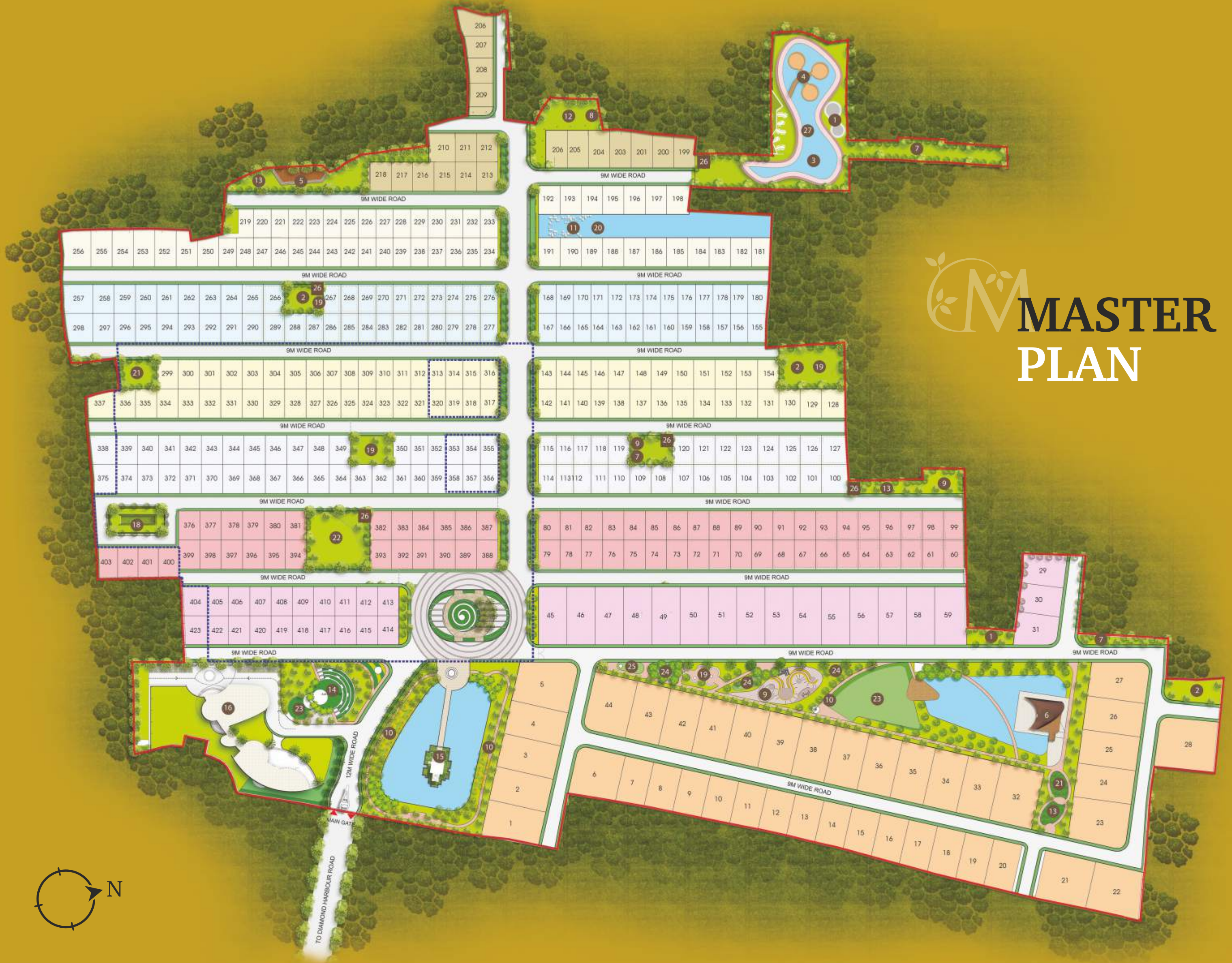


 NOT JUST A TOWNSHIP,
an urban forest to soothe your soul

 AERIAL VIEW OF THE TOWNSHIP



MASTER PLAN



Principal Design Architect
Ar. Sanjay Puri, Mumbai

Principal Landscape Architect
Ar. Mayank Kaushik, New Delhi

BOUNDRY FOR PHASE-1	BLOCK-A	BLOCK-C	BLOCK-E	BLOCK-G
	BLOCK-B	BLOCK-D	BLOCK-F	BLOCK-H
SKATING RINK	BIRD FEEDING AREA	TEMPLE	CHIP & PUTT GREEN	
AROMA GARDEN	KIDS PLAY AREA	CLUB	LAWN	
FISH FEEDING AREA	JOGGING TRACK	LIFE SIZE CHESS	MOUNDS	
FLOATING CAFE	LAKE	NET CRICKET TURF	SCULPTURE COURT	
STAR GAZING DECK	ROCK CLIMBING	SR. CITIZEN'S SEATING AREA	RETAIL KIOSK	
YOGA DECK	OUTDOOR GYM	LAKE WITH PEDAL BOAT	CYCLING TRACK	
PET RELIEF AREA	AMPHITHEATER	REFLEXOLOGY GARDEN		

Approx. **40** acres of urban luxuries minus the urban pollution

PLOT DETAILS

1 COTTAH = 720 SQ FT
1 SQ M = 10.7639 SQ FT

-BLOCK A-

PLOT NO.	COTTAH	AREA IN SQ. FT.	FACING	BUNGALOWS
1	8.11	4098	NORTH	PRASAD
2	7.84	4098	NORTH	PRASAD
3	7.84	4098	NORTH	PRASAD
4	7.84	4098	NORTH	PRASAD
5	10.42	4282.20	NORTH	PRANGAN
6	9.09	4282.38	WEST	PRANGAN
7	5.31	3158.64	WEST	PRAGATI
8	5.19	3158.64	WEST	PRAGATI
9	5.12	3158.64	WEST	PRAGATI
10	5.06	3158.64	WEST	PRAGATI
11	4.98	3158.64	WEST	PRAGATI
12	4.92	3158.64	WEST	PRAGATI
13	4.93	3158.64	WEST	PRAGATI
14	4.97	3158.64	WEST	PRAGATI
15	5.08	3158.64	WEST	PRAGATI
16	5.23	3158.64	WEST	PRAGATI
17	5.38	3158.64	WEST	PRAGATI
18	5.52	3158.64	WEST	PRAGATI
19	5.58	3158.64	WEST	PRAGATI
20	5.64	3158.64	WEST	PRAGATI
21	10.07	4282.38	WEST	PRANGAN
22	10.05	4282.38	WEST	PRANGAN
23	10.06	4282.20	NORTH	PRANGAN
24	7.84	4098	NORTH	PRASAD
25	7.84	4098	NORTH	PRASAD
26	7.84	4098	NORTH	PRASAD
27	8.65	4098	NORTH	PRASAD
28	12.02	4282.38	WEST	PRANGAN

-BLOCK A-

PLOT NO.	COTTAH	AREA IN SQ. FT.	FACING	BUNGALOWS
32	10.04	4285.41	EAST	PRANGAN
33	7.84	4098.56	EAST	PRASAD
34	7.84	4098.56	EAST	PRASAD
35	7.84	4098.56	EAST	PRASAD
36	7.84	4098.56	EAST	PRASAD
37	7.84	4098.56	EAST	PRASAD
38	7.84	4098.56	EAST	PRASAD
39	7.84	4098.56	EAST	PRASAD
40	7.84	4098.56	EAST	PRASAD
41	7.84	4098.56	EAST	PRASAD
42	7.84	4098.56	EAST	PRASAD
43	7.84	4098.56	EAST	PRASAD
44	10.03	4285.41	EAST	PRANGAN

-BLOCK B-

PLOT NO.	COTTAH	AREA IN SQ. FT.	FACING	BUNGALOWS
45	6.54	3601.75	EAST	PARAS
46	6.54	3601.75	EAST	PARAS
47	6.54	3601.75	EAST	PARAS
48	6.54	3601.75	EAST	PARAS
49	6.54	3601.75	EAST	PARAS
50	6.54	3601.75	EAST	PARAS
51	6.54	3601.75	EAST	PARAS
52	6.54	3601.75	EAST	PARAS
53	6.54	3601.75	EAST	PARAS
54	6.54	3601.75	EAST	PARAS
55	6.54	3601.75	EAST	PARAS
56	6.54	3601.75	EAST	PARAS
57	6.54	3601.75	EAST	PARAS
58	6.54	3601.75	EAST	PARAS
59	7.30	3601.75	EAST	PARAS

-BLOCK C-

PLOT NO.	COTTAH	AREA IN SQ. FT.	FACING	BUNGALOWS
60	2.44	1809.85	EAST	PRAPTI
61	2.46	2077.00	EAST	PRAPTI

-BLOCK B-

PLOT NO.	COTTAH	AREA IN SQ. FT.	FACING	BUNGALOWS
29	5.34	3194.09	NORTH	PRAGATI
30	4.93	3194.09	NORTH	PRAGATI
31	5.17	3194.09	NORTH	PRAGATI

-BLOCK C-

PLOT NO.	COTTAH	AREA IN SQ. FT.	FACING	BUNGALOWS
62	2.46	2077.00	EAST	PRAPTI
63	2.46	2077.00	EAST	PRAPTI
64	2.46	2077.00	EAST	PRAPTI
65	2.46	2077.00	EAST	PRAPTI
66	2.46	2077.00	EAST	PRAPTI
67	2.46	2077.00	EAST	PRAPTI
68	2.46	2077.00	EAST	PRAPTI
69	2.46	2077.00	EAST	PRAPTI
70	2.46	2077.00	EAST	PRAPTI
71	2.46	2077.00	EAST	PRAPTI
72	2.46	2077.00	EAST	PRAPTI
73	2.46	2077.00	EAST	PRAPTI
74	2.46	2077.00	EAST	PRAPTI
75	2.46	2077.00	EAST	PRAPTI
76	2.46	2077.00	EAST	PRAPTI
77	2.46	2077.00	EAST	PRAPTI
78	2.46	2077.00	EAST	PRAPTI
79	2.46	2077.00	EAST	PRAPTI
80	2.46	2192.18	WEST	PRATISTHA
81	2.46	2192.18	WEST	PRATISTHA
82	2.46	2192.18	WEST	PRATISTHA
83	2.46	2192.18	WEST	PRATISTHA
84	2.46	2192.18	WEST	PRATISTHA
85	2.46	2192.18	WEST	PRATISTHA
86	2.46	2192.18	WEST	PRATISTHA
87	2.46	2192.18	WEST	PRATISTHA
88	2.46	2192.18	WEST	PRATISTHA
89	2.46	2192.18	WEST	PRATISTHA
90	2.46	2192.18	WEST	PRATISTHA
91	2.46	2192.18	WEST	PRATISTHA
92	2.46	2192.18	WEST	PRATISTHA
93	2.46	2192.18	WEST	PRATISTHA
94	2.46	2192.18	WEST	PRATISTHA
95	2.46	2192.18	WEST	PRATISTHA
96	2.46	2192.18	WEST	PRATISTHA
97	2.46	2192.18	WEST	PRATISTHA
98	2.46	2192.18	WEST	PRATISTHA
99	2.40	1894.31	WEST	PRATISTHA

-BLOCK D-

PLOT NO.	COTTAH	AREA IN SQ. FT.	FACING	BUNGALOWS
100	3.16	2076.93	EAST	PRATHAM
101	2.46	2076.93	EAST	PRATHAM
102	2.46	2076.93	EAST	PRATHAM
103	2.46	2076.93	EAST	PRATHAM
104	2.46	2076.93	EAST	PRATHAM
105	2.46	2076.93	EAST	PRATHAM
106	2.46	2076.93	EAST	PRATHAM
107	2.46	2076.93	EAST	PRATHAM
108	2.46	2076.93	EAST	PRATHAM
109	2.46	2076.93	EAST	PRATHAM
110	2.46	2076.93	EAST	PRATHAM
111	2.01	1811.64	EAST	PRATHAM
112	2.01	1811.64	EAST	PRATHAM
113	2.01	1811.64	EAST	PRATHAM
114	2.01	1811.64	EAST	PRATHAM
115	2.01	1894.31	WEST	PRATISTHA
116	2.01	1894.31	WEST	PRATISTHA
117	2.01	1894.31	WEST	PRATISTHA
118	2.01	1894.31	WEST	PRATISTHA
119	2.46	2192.18	WEST	PRATISTHA
120	2.46	2192.18	WEST	PRATISTHA
121	2.46	2192.18	WEST	PRATISTHA
122	2.46	2192.18	WEST	PRATISTHA
123	2.46	2192.18	WEST	PRATISTHA
124	2.46	2192.18	WEST	PRATISTHA
125	2.46	2192.18	WEST	PRATISTHA
126	2.46	2192.18	WEST	PRATISTHA
127	2.98	2192.18	WEST	PRATISTHA

-BLOCK E-

PLOT NO.	COTTAH	AREA IN SQ. FT.	FACING	BUNGALOWS
128	2.83	2076.93	EAST	PRATHAM
129	2.46	2076.93	EAST	PRATHAM
130	2.46	2076.93	EAST	PRATHAM
131	2.46	2076.93	EAST	PRATHAM
132	2.46	2076.93	EAST	PRATHAM
133	2.46	2076.93	EAST	PRATHAM

-BLOCK E-

PLOT NO.	COTTAH	AREA IN SQ. FT.	FACING	BUNGALOWS
134	2.46	2076.93	EAST	PRATHAM
135	2.46	2076.93	EAST	PRATHAM
136	2.46	2076.93	EAST	PRATHAM
137	2.46	2076.93	EAST	PRATHAM
138	2.46	2076.93	EAST	PRATHAM
139	2.01	1811.64	EAST	PRATHAM
140	2.01	1811.64	EAST	PRATHAM
141	2.01	1811.64	EAST	PRATHAM
142	2.01	1811.64	EAST	PRATHAM
143	2.01	1894.31	WEST	PRATISTHA
144	2.01	1894.31	WEST	PRATISTHA
145	2.01	1894.31	WEST	PRATISTHA
146	2.01	1894.31	WEST	PRATISTHA
147	2.46	2192.18	WEST	PRATISTHA
148	2.46	2192.18	WEST	PRATISTHA
149	2.46	2192.18	WEST	PRATISTHA
150	2.46	2192.18	WEST	PRATISTHA
151	2.46	2192.18	WEST	PRATISTHA
152	2.46	2192.18	WEST	PRATISTHA
153	2.46	2192.18	WEST	PRATISTHA
154	2.46	2192.18	WEST	PRATISTHA

-BLOCK F-

PLOT NO.	COTTAH	AREA IN SQ. FT.	FACING	BUNGALOWS
155	2.21	1811.64	EAST	PRATHAM
156	2.01	1811.64	EAST	PRATHAM
157	2.01	1811.64	EAST	PRATHAM
158	2.01	1811.64	EAST	PRATHAM
159	2.01	1811.64	EAST	PRATHAM
160	2.01	1811.64	EAST	PRATHAM
161	2.01	1811.64	EAST	PRATHAM
162	2.01	1811.64	EAST	PRATHAM
163	2.01	1811.64	EAST	PRATHAM
164	2.01	1811.64	EAST	PRATHAM
165	2.01	1811.64	EAST	PRATHAM
166	2.01	1811.64	EAST	PRATHAM
167	2.01	1811.64	EAST	PRATHAM

-BLOCK F-

PLOT NO.	COTTAH	AREA IN SQ. FT.	FACING	BUNGALOWS
168	2.01	1894.31	WEST	PRATISTHA
169	2.01	1894.31	WEST	PRATISTHA
170	2.01	1894.31	WEST	PRATISTHA
171	2.01	1894.31	WEST	PRATISTHA
172	2.01	1894.31	WEST	PRATISTHA
173	2.01	1894.31	WEST	PRATISTHA
174	2.01	1894.31	WEST	PRATISTHA
175	2.01	1894.31	WEST	PRATISTHA
176	2.01	1894.31	WEST	PRATISTHA
177	2.01	1894.31	WEST	PRATISTHA
178	2.01	1894.31	WEST	PRATISTHA
179	2.01	1894.31	WEST	PRATISTHA
180	2.42	1894.31	WEST	PRATISTHA


-BLOCK G-

PLOT NO.	COTTAH	AREA IN SQ. FT.	FACING	BUNGALOWS
181	2.25	1809.85	EAST	PRAPTI
182	2.46	2077.00	EAST	PRAPTI
183	2.46	2077.00	EAST	PRAPTI
184	2.46	2077.00	EAST	PRAPTI
185	2.46	2077.00	EAST	PRAPTI
186	2.46	2077.00	EAST	PRAPTI
187	2.46	2077.00	EAST	PRAPTI
188	2.46	2077.00	EAST	PRAPTI
189	2.46	2077.00	EAST	PRAPTI
190	2.46	2077.00	EAST	PRAPTI
191	2.46	2077.00	EAST	PRAPTI
192	2.46	2077.00	WEST	PRAPTI
193	2.46	2077.00	WEST	PRAPTI
194	2.46	2077.00	WEST	PRAPTI
195	2.46	2077.00	WEST	PRAPTI
196	2.46	2077.00	WEST	PRAPTI
197	2.46	2077.00	WEST	PRAPTI
198	2.75	2077.00	WEST	PRAPTI

-BLOCK H-

PLOT NO.	COTTAH	AREA IN SQ. FT.	FACING	BUNGALOWS
199	2.70	2077.00	EAST	PRAPTI
200	2.81	2077.00	EAST	PRAPTI
201	3.01	2077.00	EAST	PRAPTI
202	3.20	2077.00	EAST	PRAPTI
203	3.18	2077.00	EAST	PRAPTI
204	3.18	2077.00	EAST	PRAPTI
205	3.18	2077.00	EAST	PRAPTI
206	3.35	2077.00	NORTH	PRAPTI
207	2.45	2077.00	NORTH	PRAPTI
208	2.51	2077.00	NORTH	PRAPTI
209	2.34	2077.00	NORTH	PRAPTI
210	3.08	2077.00	WEST	PRAPTI
211	2.46	2077.00	WEST	PRAPTI
212	2.46	2077.00	WEST	PRAPTI
213	2.46	2077.00	EAST	PRAPTI
214	2.46	2077.00	EAST	PRAPTI
215	2.46	2077.00	EAST	PRAPTI
216	2.46	2077.00	EAST	PRAPTI
217	2.46	2077.00	EAST	PRAPTI
218	2.46	2077.00	EAST	



 Here happiness blooms in
EVERY HOME

F PRATHAM

Fluid volumes with sheltered balconies and terraces that opens up on each side to landscaped spaces. The smooth transitioning of open, semi open and enclosed spaces within the house makes it voluminous within.

Plot Area: 2.01 - 4.21 Cottah

Total Built Up Area: 1812 - 2077 sq ft

Total Carpet Area: 1351 - 1590 sq ft

Balcony Area: 134 - 142 sq ft

Ground Floor Deck Area: 47 - 102 sq ft

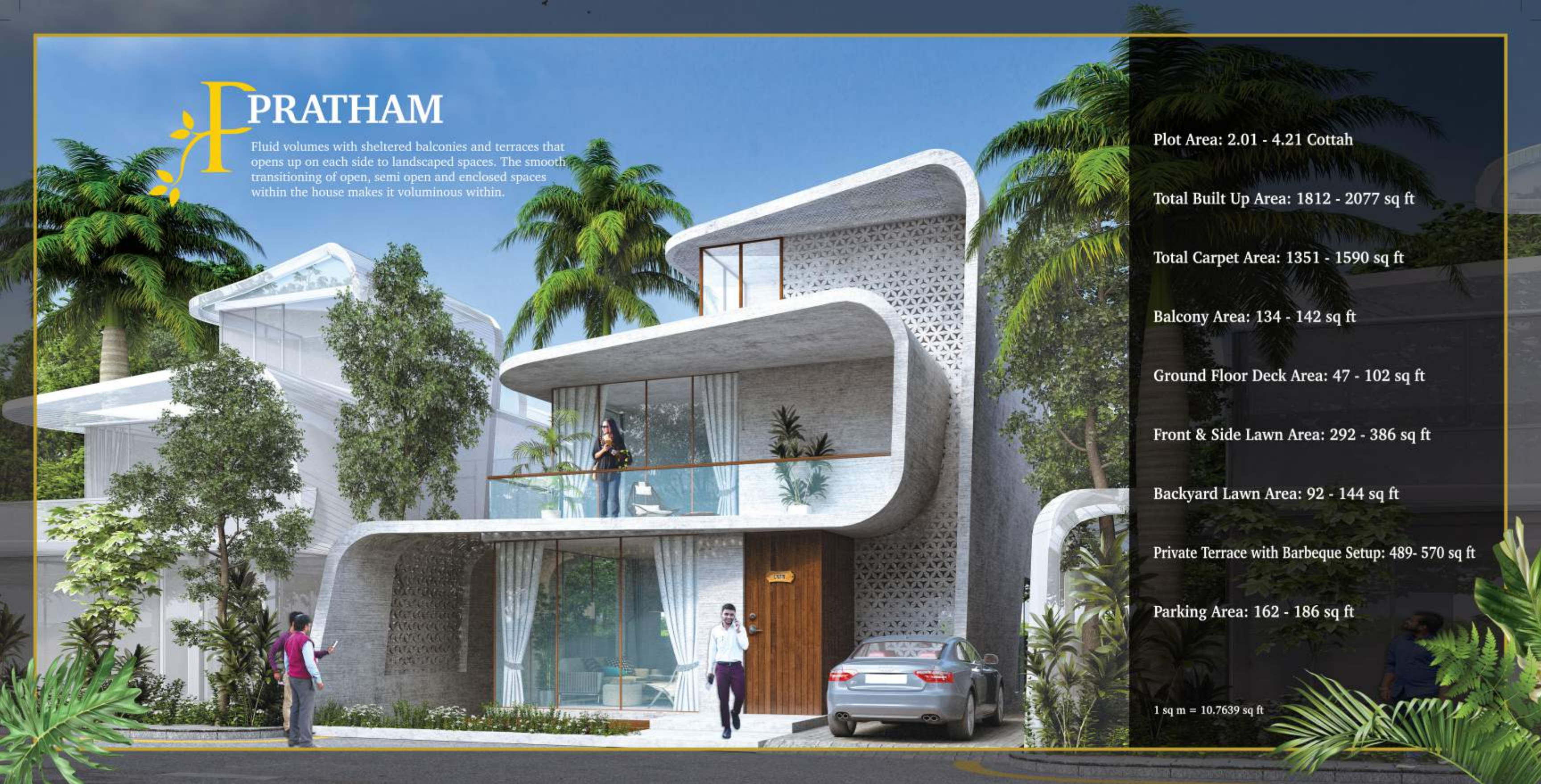
Front & Side Lawn Area: 292 - 386 sq ft

Backyard Lawn Area: 92 - 144 sq ft

Private Terrace with Barbeque Setup: 489- 570 sq ft

Parking Area: 162 - 186 sq ft

1 sq m = 10.7639 sq ft



F PRATISHTHA

A balanced rectilinear composition with screened volumes with each room opening up in different directions to the outdoors. A combination of functional interior spaces with outdoor spaces.

Plot Area: 2.01 - 4.21 Cottah

Total Built Up Area: 1858 - 2192 sq ft

Total Carpet Area: 1351 - 1590 sq ft

Balcony Area: 196 - 259 sq ft

Ground Floor Deck Area: 47 - 102 sq ft

Front & Side Lawn Area: 296 - 389 sq ft

Backyard Lawn Area: 92 - 144 sq ft

Private Terrace with Barbeque Setup: 477 - 570 sq ft

Parking Area: 167 - 188 sq ft

1 sq m = 10.7639 sq ft

F PRAPTI

Screened cuboid volumes juxtaposed with landscaped spaces with a seamless integration of open, semi open and enclosed spaces. Each part of the house is suffused with indirect sunlight, facilitating cross ventilation.

Plot Area: 2.01 - 4.21 Cottah

Total Built Up Area: 1810 - 2077 sq ft

Total Carpet Area: 1351 - 1590 sq ft

Balcony Area: 114 - 150 sq ft

Ground Floor Deck Area: 92 - 129 sq ft

Front & Side Lawn Area: 296 - 389 sq ft

Backyard Lawn Area: 92 - 144 sq ft

Private Terrace with Barbeque Setup: 489 - 570 sq ft

Parking Area: 167 - 188 sq ft

1 sq m = 10.7639 sq ft

PRAGATI

Cuboid volumes open into gardens and terraces creating a unique composition of open, enclosed and semi enclosed spaces integrated with nature in this exclusive home.



Plot Area: 4.60 - 5.64 Cottah

Total Built Up Area: 3159 - 3194 sq ft

Total Carpet Area: 2422 - 2445 sq ft

Balcony Area: 234 - 240 sq ft

Ground Floor Deck Area: 256 - 271 sq ft

Front & Side Lawn Area: 631 - 696 sq ft

Backyard Lawn Area: 212 - 214 sq ft

Private Terrace with Barbeque Setup: 928 - 950 sq ft

Parking Area: 710 sq ft

Pool with Deck: 226 - 297 sq ft

1 sq m = 10.7639 sq ft

F PARAS

Punctuated by open spaces this exclusive home seamlessly integrates the living spaces with sheltered outdoor areas and gardens on all sides.



Plot Area: 6.5 - 7.3 Cottah

Total Built Up Area: 3602 sq ft

Total Carpet Area: 2598 sq ft

Balcony Area: 305 sq ft

Ground Floor Deck Area: 374 sq ft

Front & Side Lawn Area: 1055 sq ft

Backyard Lawn Area: 760 sq ft

Private Terrace with Barbeque Setup: 1016 sq ft

Parking Area: 496 sq ft

Pool with Deck: 422 sq ft

1 sq m = 10.7639 sq ft

F PRASAD

Curvilinear volumes with large shelter outdoor areas opening into landscape gardens and terraces form this exclusive home punctuated by open courts.



Plot Area: 7.8 - 8.65 Cottah

Total Built Up Area: 4098.56 sq ft

Total Carpet Area: 2788 - 2808 sq ft

Balcony Area: 392 - 400 sq ft

Ground Floor Deck Area: 136 - 236 sq ft

Front & Side Lawn Area: 1329 - 1374 sq ft

Backyard Lawn Area: 862 - 1090 sq ft

Private Terrace with Barbeque Setup: 979 - 996 sq ft

Parking Area: 903 - 905 sq ft

Pool with Deck: 384 - 758 sq ft

1 sq m = 10.7639 sq ft

F PRANGAN

Voluminous arched volumes punctuated by open landscaped courtyards create this exclusive home amidst a large garden with sheltered outdoor seating areas, 4 bedrooms, a study, a pooja room, large living and dining spaces, covered parking, serviced staff accommodation, all seamlessly integrated.



Plot Area: 9.01 - 12 Cottah

Total Built Up Area: 4282 - 4285 sq ft

Total Carpet Area: 3115 - 3206 sq ft

Balcony Area: 300 - 332 sq ft

Ground Floor Deck Area: 369 - 464 sq ft

Front & Side Lawn Area: 937 - 2683 sq ft

Backyard Lawn Area: 857 - 1510 sq ft

Private Terrace with Barbeque Setup: 1395 - 1444 sq ft

Parking Area: 696 - 1311 sq ft

Pool with Deck: 334 - 668 sq ft

1 sq m = 10.7639 sq ft

1810 - 1812 sq ft (East Facing)
 Applicable for Pratham & Prapti



GROUND FLOOR PLAN



1. Deck Area - 15'11" X 4'0"
2. Living Area - 14'5" X 11'0"
3. Kitchen - 7'9" X 10'0"
4. Toilet - 7'9" X 5'0"
5. Bedroom - 10'8" X 13'0"
6. Servant Room - 6'11" X 5'0"
7. Servant Toilet - 6'11" X 3'4"
8. Parking Area - 10'3" X 16'3"
9. Dinning Area - 14'5" X 8'10"
10. Utility Area - 2'11" X 9'7"

TERRACE PLAN



Terrace

1. Puja Space - 3'0" X 3'3"
2. Barbeque Area - 2'6" X 5'0"

FIRST FLOOR PLAN



1. Balcony - 15'5" X 6'11" (Pratham) / 17'2" X 11'5" (Prapti)
2. Master Bedroom - 11'0" X 14'9"
3. Master Dresser - 5'4" X 7'7"
4. Master Toilet - 5'0" X 7'7"

5. Toilet - 7'9" X 5'0"
6. Bedroom - 10'8" X 13'0"
7. Study Room - 6'11" X 5'0"

Note: The plans shown are only indicative and subject to variations and modifications by the developer and for technical reasons without any notice

1 Sq M = 10.7639 Sq Ft.

1894 sq ft (West Facing)
Applicable for Pratihtha



GROUND FLOOR PLAN



- 1. Deck Area - 16'0" X 2'11"
- 2. Living Area - 14'5" X 11'0"
- 3. Kitchen - 7'5" X 10'5"
- 4. Servant Room - 5'0" X 7'0"
- 5. Servant Toilet - 3'6" X 7'0"
- 6. Toilet - 8'0" X 5'0"
- 7. Bedroom - 11'0" X 12'4"
- 8. Parking Area - 10'3" X 17'3"
- 9. Dining Area - 14'5" X 8'10"
- 10. Utility Area - 2'11" X 10'5"

TERRACE PLAN



- 1. Puja Space - 3'4" X 3'3"
- 2. Barbeque Area - 2'6" X 5'0"

FIRST FLOOR PLAN



- 1. Balcony - 17'2" X 13'9"
- 2. Master Bedroom - 11'0" X 13'9"
- 3. Master Dresser - 5'4" X 7'7"
- 4. Master Toilet - 5'0" X 7'7"
- 5. Toilet - 10'5" X 5'0"
- 6. Bedroom - 11'0" X 13'0"
- 7. Study Room - 6'11" X 4'5"

Note: The plans shown are only indicative and subject to variations and modifications by the developer and for technical reasons without any notice

1 Sq M = 10.7639 Sq Ft.

2077 sq ft (East Facing)
Applicable for Pratham & Prapti

GROUND FLOOR PLAN



- 1. Parking Area - 10'11" X 17'6"
- 2. Deck Area - 20'8" X 4'11"
- 3. Living Area/ Dining Area - 15'7" X 20'5"
- 4. Kitchen - 10'11" X 9'0"
- 5. Toilet - 4'3" X 6'8"
- 6. Bedroom - 11'0" X 12'0"

- 7. Servant Room - 11'0" X 5'6"
- 8. Servant Toilet - 6'3" X 3'11"
- 9. Utility Area - 8'11" X 2'11"

TERRACE PLAN



- 1. Puja Space - 3'0" X 3'3"
- 2. Barbeque Area - 2'6" X 5'0"

FIRST FLOOR PLAN



- 1. Balcony - 20'7" X 6'10" (Pratham) / 21'3" X 11'11" (Prapti)
- 2. Master Bedroom - 11'0" X 13'6"

- 3. Master Dresser - 10'11" X 5'4"
- 4. Master Toilet - 10'11" X 6'4"
- 5. Toilet - 4'3" X 8'0"
- 6. Bedroom - 11'0" X 12'0"
- 7. Kid's Bedroom - 11'0" X 6'10"

2077 - 2192 sq ft (West Facing)
Applicable for Pratihtha & Prapti



GROUND FLOOR PLAN



- 1. Deck Area - 20'8" X 4'11"
- 2. Living Area/Dining area - 15'7" x 20'5"
- 3. Kitchen - 10'11" X 9'0"
- 4. Toilet - 4'3" X 6'8"
- 5. Servant Toilet - 3'5" X 4'3"
- 6. Servant Room - 7'2" X 4'3"

- 7. Bedroom - 11'0" X 12'0"
- 8. Crockery Unit - 11'0" X 5'7"
- 9. Parking Area - 10'11" X 17'2"
- 10. Utility Area - 8'11" X 2'11"



FIRST FLOOR PLAN

- 1. Balcony - 21'3" X 11'11" (Prapti) /
21'11" X 11'10" (Pratihtha)



TERRACE PLAN

Terrace

- 1. Puja Space -
4'3" X 2'0"
- 2. Barbeque Area -
2'6" X 5'0"

- 2. Master Bedroom - 11'0" X 13'6"
- 3. Master Dresser - 10'11" X 5'4"
- 4. Master Toilet - 10'11" X 6'4"
- 5. Toilet - 4'3" X 8'0"
- 6. Bedroom - 11'0" X 12'0"
- 7. Kid's Bedroom - 11'0" X 6'10"

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1 Sq M = 10.7639 Sq Ft.

2077 sq ft (North Facing)
Applicable for Prapti



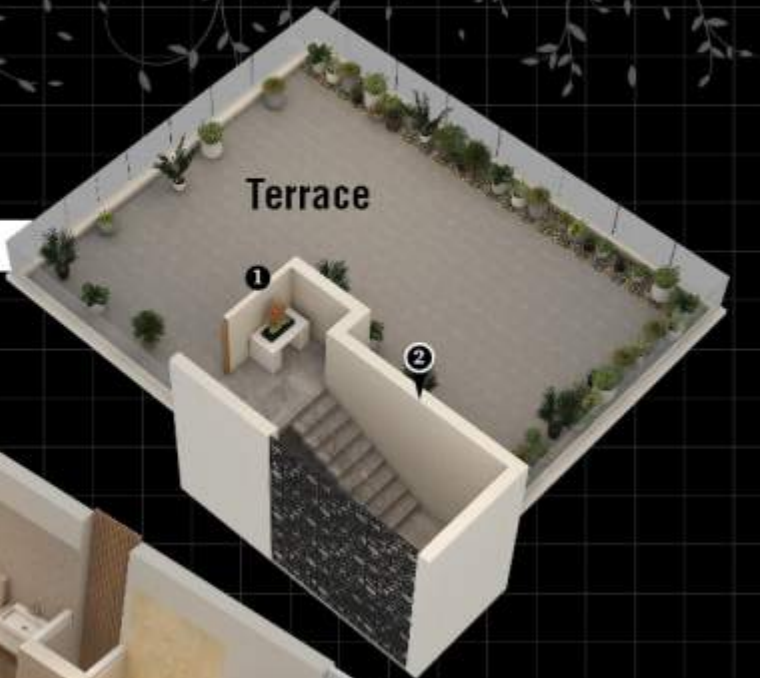
GROUND FLOOR PLAN



- 1. Parking Area - 13'3" X 15'0"
- 2. Deck Area - 22(10" X 4'0"
- 3. Living Area/Dining area - 17'11" x 18'7"
- 4. Kitchen - 13'0" X 8'0"
- 5. Bedroom - 12'0" X 11'0"
- 6. Toilet - 4'7" X 6'4"

- 7. Utility Area - 11'0" X 2'11"
- 8. Servant Room - 12'0" X 5'5"
- 9. Servant Toilet - 6'3" X 4'7"

TERRACE PLAN



- 1. Puja Space - 4'3" X 2'0"
- 2. Barbeque Area - 2'6" X 5'0"

FIRST FLOOR PLAN



- 1. Balcony - 24'7" X 9'0"
- 2. Master Bedroom - 13'8" X 13'0"

- 3. Master Dresser - 13'0" X 5'0"
- 4. Master Toilet - 13'0" X 5'8"
- 5. Bedroom - 12'0" X 11'0"
- 6. Toilet - 6'11" X 4'7"
- 7. Kid's Bedroom - 12'0" X 7'2"

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1 Sq M = 10.7639 Sq Ft.

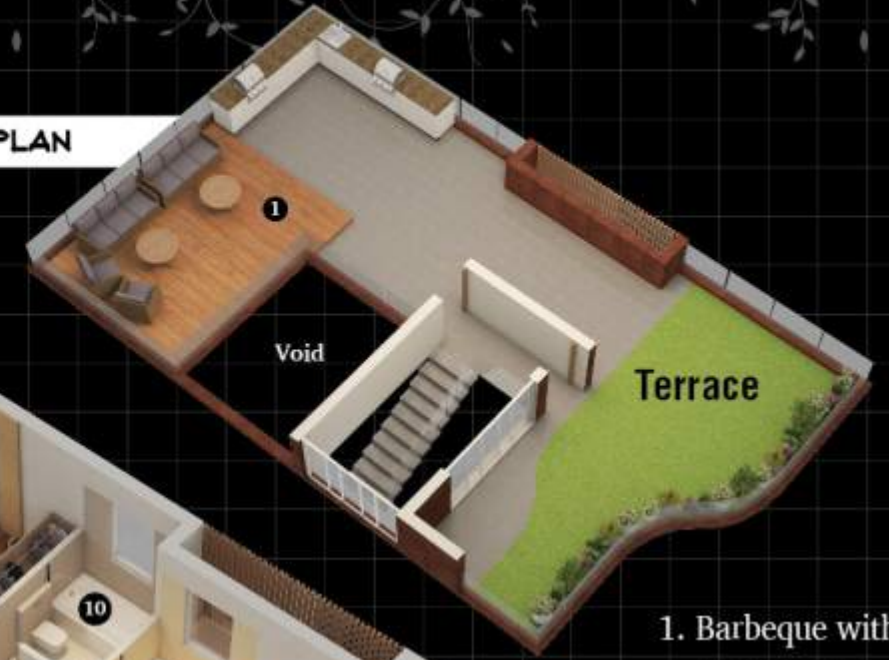
3159 sq ft (West Facing)
Applicable for Pragati



- 1. Deck area 1 – 22'0" x 7'6"
- 2. Living Area – 22'0" x 13'0"
- 3. Dining area – 15'4" x 10'4"
- 4. Puja Space – 4'0" x 4'0"
- 5. Powder Toilet – 5'0" x 5'0"
- 6. Store – 5'8" x 5'0"
- 7. Kitchen – 10'0" x 12'0"
- 8. Servant Room – 6'7" x 5'0"
- 9. Servant Toilet – 4'0" x 5'0"
- 10. Utility area – 2'11" x 12'8"

- 11. Deck area 2 – 29'0" x 3'11"
- 12. Bedroom – 10'6" x 13'0"
- 13. Toilet – 5'6" x 8'2"
- 14. Pool with Deck – 9'9" x 30'4"
- 15. Parking Area – 9'10" x 72'2"

TERRACE PLAN



- 1. Barbeque with seating area – 27'8" x 13'5"

FIRST FLOOR PLAN



- 1. Balcony 1 – 22'0" x 10'11"
- 2. Study Room – 5'4" x 10'0"
- 3. Family Lounge – 10'8" x 11'4"
- 4. Master Bedroom – 11'0" x 15'0"
- 5. Master Dresser – 9'0" x 6'3"
- 6. Master Toilet – 9'0" x 6'0"
- 7. Bedroom 1 – 11'0" x 13'0"

- 8. Toilet 1 – 5'6" x 8'2"
- 9. Bedroom 2 – 11'0" x 13'0"
- 10. Toilet 2 – 7'8" x 6'3"
- 11. Balcony 2 – 28'6" x 3'11"

3194 sq ft (North Facing)
Applicable for Pragati



GROUND FLOOR PLAN



- 1. Living area – 23'0" x 13'0"
- 2. Dining Area – 15'4" x 10'4"
- 3. Puja Space – 4'0" x 4'0"
- 4. Powder Toilet – 5'0" x 5'0"
- 5. Store – 5'8" x 5'0"
- 6. Kitchen – 11'0" x 11'4"

- 7. Servant Room – 6'7" x 5'0"
- 8. Servant Toilet – 4'0" x 5'0"
- 9. Bedroom – 11'0" x 13'6"
- 10. Toilet – 6'0" x 8'2"
- 11. Deck area 1 – 23'0" x 6'0"
- 12. Utility Area – 2'11" x 12'1"
- 13. Deck area 2 – 29'5" x 4'0"
- 14. Pool with Deck – 8'9" x 25'8"
- 15. Parking Area – 9'10" x 72'2"

TERRACE PLAN



- 1. Barbeque with seating area – 28'8" x 13'0"

FIRST FLOOR PLAN



- 1. Balcony 1 – 23'9" x 9'11"
- 2. Family Lounge – 11'8" x 11'0"
- 3. Study Room – 5'4" x 9'7"
- 4. Master Bedroom – 11'0" x 15'0"
- 5. Master Dresser – 9'0" x 6'3"
- 6. Master Toilet – 9'0" x 6'0"

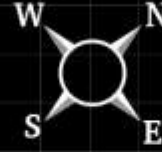
- 7. Bedroom 1 – 11'0" x 13'0"
- 8. Toilet 1 – 9'0" x 5'8"
- 9. Bedroom 2 – 11'0" x 13'0"
- 10. Toilet 2 – 6'0" x 8'2"
- 11. Balcony 2 – 29'4" x 4'0"

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1 Sq M = 10.7639 Sq Ft.

3602 sq ft (East Facing)
Applicable for Paras

GROUND FLOOR PLAN



1. Parking area – 23'11" x 20'9"
2. Deck area – 14'4" x 9'2"
3. Living Area – 18'0" x 15'0"
4. Pool with Deck – 13'10" x 34'4"
5. Toilet 1 – 8'8" x 6'0"
6. Bedroom 1 – 12'0" x 11'0"
7. Bedroom 2 – 15'4" x 11'0"
8. Toilet 2 – 9'0" x 6'0"
9. Dining area – 15'4" x 11'0"
10. Powder Toilet – 5'0" x 4'0"
11. Puja Space – 3'2" x 4'0"

12. Kitchen – 11'0" x 11'0"
13. Utility area – 3'0" x 11'5"
14. Store – 5'6" x 4'0"
15. Servant Room – 5'2" x 8'5"
16. Servant Toilet – 5'6" x 4'0"

TERRACE PLAN

FIRST FLOOR PLAN



1. Barbeque with seating area – 27'8" x 11'6"

1. Balcony 1 – 18'4" x 5'0"
2. Family Lounge – 18'0" x 10'0"
3. Master Toilet – 8'8" x 8'4"
4. Master Dresser – 8'8" x 8'7"
5. Balcony 2 – 18'8" x 5'4"

6. Master Bedroom – 18'8" x 12'0"
7. Study Room – 9'0" x 7'8"
8. Toilet – 9'0" x 6'0"
9. Bedroom – 11'0" x 12'0"
10. Balcony 3 – 12'6" x 9'2"

4099 sq ft (East Facing)
Applicable for Prasad

GROUND FLOOR PLAN

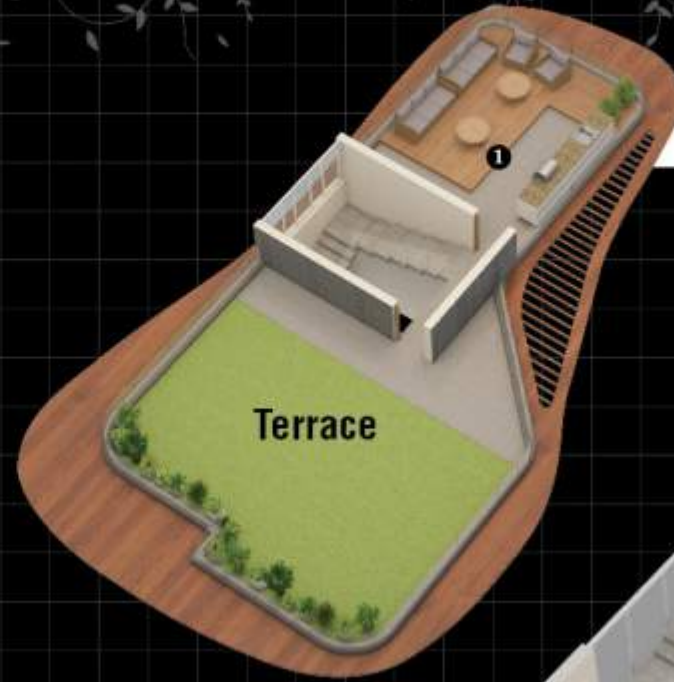


1. Parking area – 17'1" x 52'10"
2. Utility area – 10'9" x 4'0"
3. Study Room – 9'3" x 9'6"
4. Powder Toilet – 6'0" x 6'0"
5. Puja Space – 5'0" x 3'2"

6. Store – 5'0" x 6'2"
7. Kitchen – 10'0" x 12'8"
8. Servant Room – 5'0" x 8'3"
9. Servant Toilet – 5'0" x 4'0"
10. Dining Area – 19'10" x 11'0"
11. Living Area – 14'0" x 20'4"
12. Bedroom – 16'0" x 11'0"
13. Toilet – 6'0" x 9'0"
14. Dresser – 6'4" x 9'10"
15. Pool with deck – 13'2" x 30'5"
16. Deck area – 31'10" x 4'0"

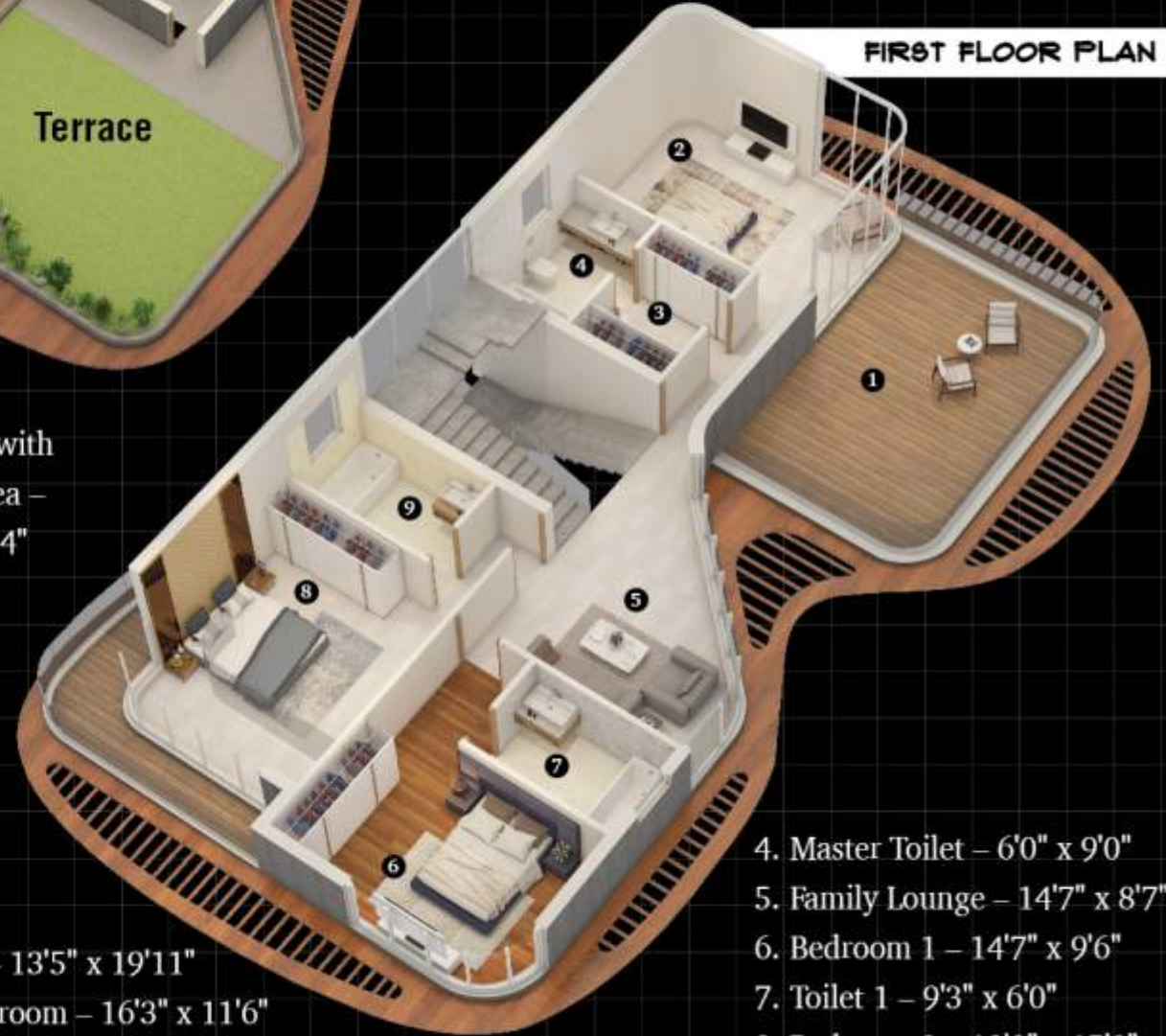


TERRACE PLAN



1. Barbeque with seating area – 16'0" x 16'4"

FIRST FLOOR PLAN



1. Balcony 1 – 13'5" x 19'11"
2. Master Bedroom – 16'3" x 11'6"
3. Master dresser – 6'4" x 9'0"

4. Master Toilet – 6'0" x 9'0"
5. Family Lounge – 14'7" x 8'7"
6. Bedroom 1 – 14'7" x 9'6"
7. Toilet 1 – 9'3" x 6'0"
8. Bedroom 2 – 12'8" x 15'0"
9. Toilet 2 – 9'4" x 6'0"

4098 sq ft (North Facing)
Applicable for Prasad



GROUND FLOOR PLAN



- 1. Dining Area – 11'0" x 12'0"
- 2. Powder Toilet – 4'0" x 5'0"
- 3. Living area – 13'4" x 22'1"
- 4. Kitchen – 12'0" x 9'10"
- 5. Bedroom – 16'0" x 11'0"
- 6. Dresser – 6'4" x 9'1"

- 7. Toilet – 6'0" x 9'0"
- 8. Study Room – 9'6" x 9'3"
- 9. Store – 6'2" x 5'0"
- 10. Servant Room – 5'0" x 7'6"
- 11. Servant Toilet – 5'0" x 4'0"
- 12. Pool with Deck – 19'10" x 38'2"
- 13. Parking – 37'0" x 24'8"
- 14. Puja Space – 8'10" x 4'0"
- 15. Utility Area – 2'11" x 10'2"
- 16. Deck area 1 – 4'0" x 12'6"
- 17. Deck area 2 – 4'0" x 14'0"

TERRACE PLAN



- 1. Barbeque with seating area – 17'6" x 20'4"

FIRST FLOOR PLAN



- 1. Master Bedroom – 16'0" x 11'0"
- 2. Master Dresser – 6'4" x 9'0"
- 3. Master Toilet – 6'0" x 9'0"
- 4. Family Lounge – 12'4" x 19'3"

- 5. Balcony 1 – 16'9" x 22'10"
- 6. Bedroom 1 – 13'0" x 15'0"
- 7. Toilet 1 – 9'4" x 6'0"
- 8. Toilet 2 – 9'9" x 6'1"
- 9. Bedroom 2 – 13'0" x 11'0"
- 10. Balcony 2 – 15'1" x 4'9"

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1 Sq M = 10.7639 Sq Ft.

4285 sq ft (East Facing)
Applicable for Prangan



GROUND FLOOR PLAN



1. Parking area – 34'7" x 20'1"
2. Deck area 1 – 11'4" x 4'1"
3. Servant Room – 7'4" x 5'9"
4. Servant Toilet – 4'7" x 5'9"
5. Dining area – 11'0" x 18'4"
6. Kitchen – 12'4" x 11'0"
7. Store – 6'11" x 5'0"
8. Powder Toilet – 5'0" x 5'0"
9. Toilet 1 – 6'0" x 10'0"
10. Dresser 1 – 6'0" x 10'0"
11. Bed Room 1 – 16'8" x 11'0"

12. Deck area 2 – 18'3" x 4'1"
13. Living area – 21'4" x 13'0"
14. Puja Space- 5'1" x 4'0"
15. Bedroom 2 – 11'0" x 13'0"
16. Toilet 2 – 6'0" x 9'0"
17. Pool with Deck – 30'4" x 31'2"
18. Utility area – 4'0" x 11'9"
19. Deck area 3 – 22'4" x 5'7"
20. Deck Area 4 – 18'10" x 3'8"
21. Deck Area 5 – 12'10" x 7'10"



TERRACE PLAN

1. Barbeque with seating area – 21'4" x 10'0"

Terrace



FIRST FLOOR PLAN

1. Master Bedroom – 16'8" x 11'0"
2. Master Toilet – 6'0" x 10'0"
3. Master Dresser – 6'0" x 10'0"
4. Toilet 1 – 8'8" x 6'0"
5. Bedroom 1 – 12'4" x 13'0"
6. Balcony 1 – 13'1" x 4'11"
7. Balcony 2 – 11'4" x 8'1"
8. Family Lounge – 11'0" x 10'4"
9. Study Room – 6'8" x 10'0"

10. Toilet 2 – 6'0" x 9'0"
11. Kid's Bedroom – 11'0" x 13'0"
12. Balcony 3 – 18'10" x 3'8"
13. Balcony 4 – 12'10" x 7'10"

4282 sq ft (West Facing)
Applicable for Prangan



GROUND FLOOR PLAN



- 1. Living Area – 21'4" x 13'0"
- 2. Deck Area 1 – 12'10" x 6'10"
- 3. Puja Space – 9'0" x 5'0"
- 4. Bedroom 1 – 13'0" x 10'9"
- 5. Toilet 1 – 9'0" x 6'0"
- 6. Deck area 2 – 11'4" x 4'1"
- 7. Dining area – 11'0" x 18'4"
- 8. Servant Room – 7'4" x 5'9"

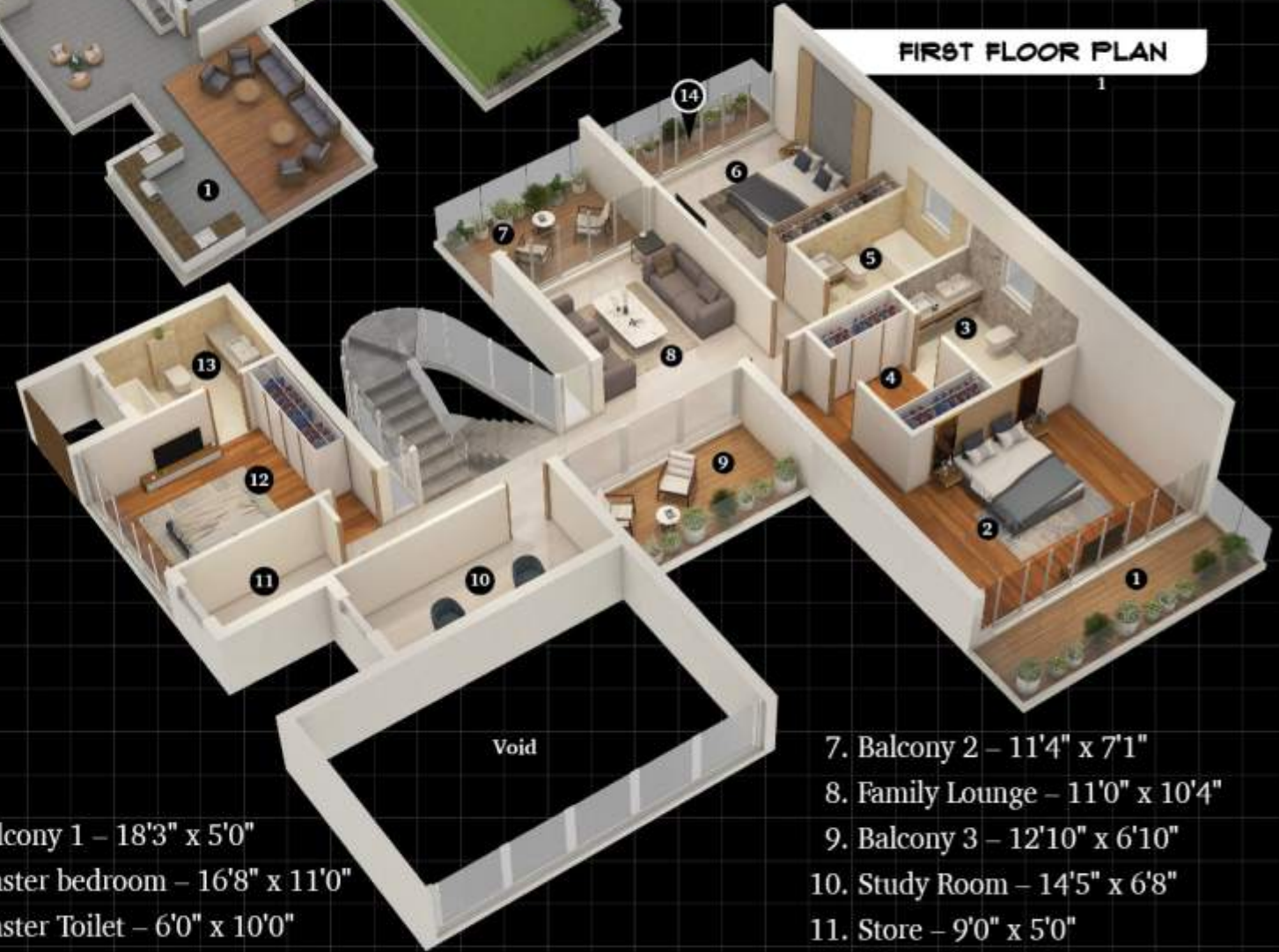
- 9. Servant Toilet – 4'7" x 5'9"
- 10. Kitchen – 12'4" x 11'0"
- 11. Store – 6'11" x 5'0"
- 12. Powder Toilet – 5'0" x 5'0"
- 13. Bedroom 2 – 16'8" x 11'0"
- 14. Toilet 2 – 6'0" x 10'0"
- 15. Dresser – 6'0" x 10'0"
- 16. Deck area 3 – 18'3" x 4'0"
- 17. Parking area – 21'6" x 60'11"
- 18. Pool with Deck – 26'1" x 29'6"
- 19. Utility area – 4'0" x 11'9"
- 20. Deck area 4 – 22'10" x 5'0"

TERRACE PLAN



- 1. Barbeque with seating area – 21'4" x 20'9"

FIRST FLOOR PLAN



- 1. Balcony 1 – 18'3" x 5'0"
- 2. Master bedroom – 16'8" x 11'0"
- 3. Master Toilet – 6'0" x 10'0"
- 4. Master Dresser – 6'0" x 10'0"
- 5. Toilet 1 – 8'8" x 6'0"
- 6. Bedroom 1 – 12'4" x 13'0"

- 7. Balcony 2 – 11'4" x 7'1"
- 8. Family Lounge – 11'0" x 10'4"
- 9. Balcony 3 – 12'10" x 6'10"
- 10. Study Room – 14'5" x 6'8"
- 11. Store – 9'0" x 5'0"
- 12. Kid's bedroom – 13'0" x 10'9"
- 13. Toilet 2 – 9'0" x 6'0"
- 14. Balcony 4 – 13'1" x 3'2"

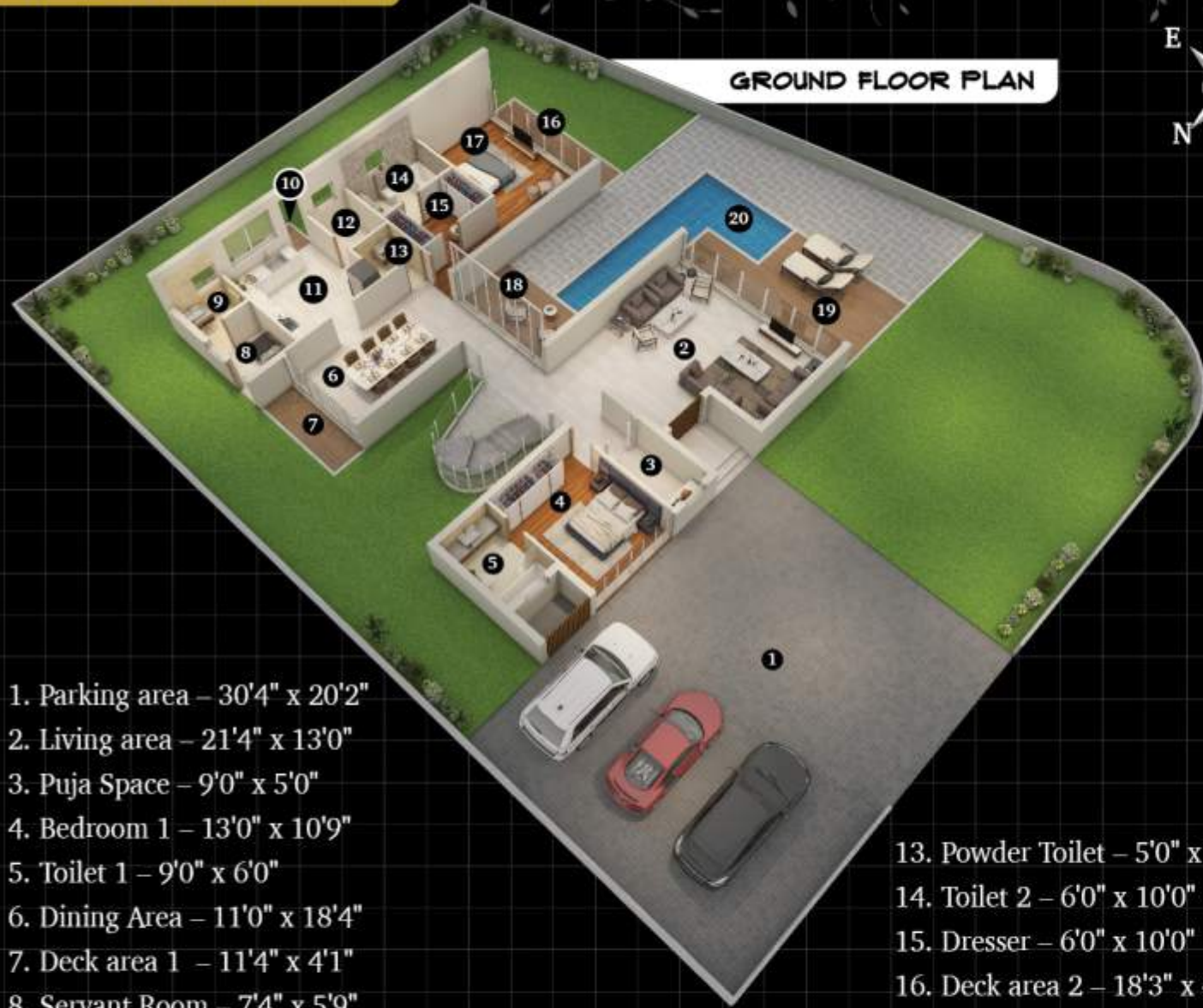
Note: The plans shown are only indicative and subject to variations and modifications by the developer and for technical reasons without any notice

1 Sq M = 10.7639 Sq Ft.

4282 sq ft (North Facing)
Applicable for Prangan



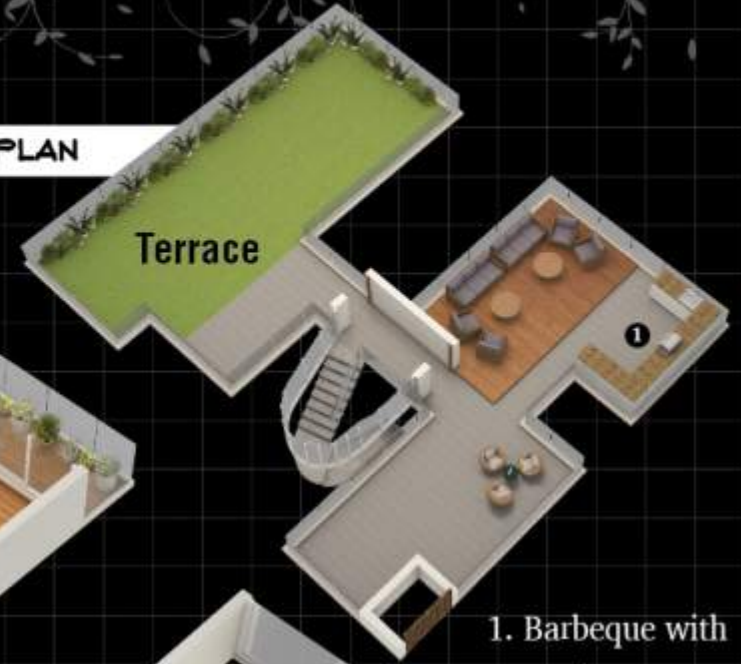
GROUND FLOOR PLAN



- 1. Parking area – 30'4" x 20'2"
- 2. Living area – 21'4" x 13'0"
- 3. Puja Space – 9'0" x 5'0"
- 4. Bedroom 1 – 13'0" x 10'9"
- 5. Toilet 1 – 9'0" x 6'0"
- 6. Dining Area – 11'0" x 18'4"
- 7. Deck area 1 – 11'4" x 4'1"
- 8. Servant Room – 7'4" x 5'9"
- 9. Servant Toilet – 4'7" x 5'9"
- 10. Utility area – 4'0" x 11'9"
- 11. Kitchen – 12'4" x 11'0"
- 12. Store – 6'11" x 5'0"

- 13. Powder Toilet – 5'0" x 5'0"
- 14. Toilet 2 – 6'0" x 10'0"
- 15. Dresser – 6'0" x 10'0"
- 16. Deck area 2 – 18'3" x 4'0"
- 17. Bedroom 2 – 16'8" x 11'0"
- 18. Deck area 3 – 12'10" x 6'10"
- 19. Deck area 4 – 22'10" x 5'0"
- 20. Pool with deck – 26'1" x 29'4"

TERRACE PLAN



- 1. Barbeque with seating area – 21'4" x 20'0"

FIRST FLOOR PLAN



- 1. Study Room – 14'5" x 6'8"
- 2. Store – 9'0" x 5'0"
- 3. Kid's Bedroom – 13'6" x 10'9"
- 4. Toilet 1 – 9'0" x 6'0"
- 5. Balcony 1 – 11'4" x 7'1"
- 6. Family Lounge – 11'0" x 10'4"
- 7. Balcony 2 – 12'10" x 6'10"

- 8. Balcony 3 – 18'3" x 5'0"
- 9. Master Bedroom – 16'8" x 11'0"
- 10. Master Dresser – 6'0" x 10'0"
- 11. Master Toilet – 6'0" x 10'0"
- 12. Toilet 2 – 8'8" x 6'0"
- 13. Bedroom – 12'4" x 12'11"
- 14. Balcony 4 – 13'1" x 3'2"

Note: The plans shown are only indicative and subject to variations and modifications by the developer and for technical reasons without any notice

1 Sq M = 10.7639 Sq Ft.

BUNGALOW SPECIFICATIONS

2.01 COTTAH TO 4.21 COTTAH



STRUCTURE

Eathquake Resistant RCC framed Structure



FLOORING

Master Bedroom - Laminated Wooden Flooring
Living/ Dining, Common Areas & Other Bedrooms - Vitrified Tiles



KITCHEN

Flooring - Vitrified Tiles (Stain Free)
Dado/ Walls - Combination of gypsum finish and Ceramic Tiles
Counter Top - Granite Counter Top
Sink - Single bowl SS Sink



DOORS

Painted hard wood frames with painted flush door shutters



WINDOWS

UPVC/ Powder coated Aluminum windows



TOILETS

Flooring - Antiskid Ceramic Tiles
Walls/ Dado - Tiles upto 7' height



TOILET FITTINGS AND FIXTURES

Sanitaryware - Jaquar/ Hindware or equivalent
CP Fittings - Jaquar/ Hindware or equivalent



ELECTRICAL

- Provision of AC in all bedrooms, living and dining rooms
- TV Points in all bedrooms, living and dining rooms
- Modular switches
- Concealed Wiring
- Electrical Distribution board
- Provision for washing machine point



POWER BACK-UP

1W/ 0.00125 KVA per Sq ft at additional cost



WALL FINISHES

Internal Walls - Gypsum Finish
External Walls - Exterior Grade weather proof paint finish

SUPER FEATURES



- POOL WITH DECK-** Optional Plunge Pool on Terrace Top at additional cost
- LANDSCAPE-** Landscaped front lawn
- TERRACE TOP FEATURE-** Barbeque set-up
- PUJA ROOM-** Marble bedi top in Puja Room

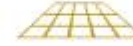
BUNGALOW SPECIFICATIONS

4.60 COTTAH TO 12.00 COTTAH



STRUCTURE

Eathquake Resistant RCC framed Structure



FLOORING

Master Bedroom - Hard Wood Flooring
Other Bedrooms - Laminated Wooden Flooring
Living/ Dining and other Common Areas - Italian Marble Flooring



KITCHEN

Flooring - Italian Marble
Dado/ Walls - Combination of vitrified tiles and acrylic emulsion paint
Counter Top - Granite with splash band/ Corian counter top
Sink - SS Sink with double bowl and single drain board
Fittings and Fixtures - Branded Chimney and Hob



DOORS

Main Door - Polished hard wood frame with polished panelled door shutters
Other doors - Painted hard wood frame with painted flush shutter doors



WINDOWS

UPVC/ Powder coated Aluminum windows



TOILETS

Flooring - Antiskid Ceramic Tiles
Walls/ Dado - Tiles upto full height.
Glass shower partitions in all toilets and Rain Shower in all bathrooms.



TOILET FITTINGS AND FIXTURES

Sanitaryware - Duravit/ Kohler or equivalent
CP Fittings - Grohe/ Roca or equivalent



ELECTRICAL

- All bedrooms, living and dining - Fitted with AC units
- TV Points in all bedrooms, living and dining rooms
- Modular switches
- Concealed Wiring
- Electrical Distribution board
- Provision for washing machine point



POWER BACK-UP

1.5W/ 0.001875 KVA per Sq ft at additional cost



WALL FINISHES

Internal Walls - Acrylic Emulsion paint finish over gypsum plaster
External Walls - Exterior Grade weather proof paint finish over external plaster

SUPER FEATURES



- POOL WITH DECK-** Pool with Pool deck.
- LANDSCAPE-** Landscaped lawn all round the building.
- TERRACE TOP FEATURE-** Barbeque set-up and seating area.
Landscapped terrace.
- PUJA ROOM-** In-built Mandir with marble bedi.

GENERAL FEATURES FOR BUNGALOWS

1. Smart Home App
2. Video Door Phone on main door
3. Paved Parking
4. Anti-Termite Treatment
5. Waterproofing on Terrace
6. Modular Kitchen with Cabinets

GENERAL INFRASTRUCTURE FEATURES



GATED TOWNSHIP WITH
24X7 SECURITY



GARBAGE DISPOSAL MANAGEMENT



WIDE INTERNAL ROADS



GARDEN IRRIGATION SYSTEM



ELECTRICAL SUB-STATION WITH
HT AND LT DISTRIBUTION SYSTEM



RAIN WATER HARVESTING SYSTEM



SEWER AND STORM
WATER DRAINAGE SYSTEM



STATE OF THE ART
PROFESSIONAL MAINTENANCE



WATER SUPPLY NETWORK
WITH UNDERGROUND TANKS



PET RELIEVING AREAS



STP AND SOLID WASTE MANAGEMENT



CAR WASHING AND
CAR CHARGING POINT



WITH **emami*** **aāsthā**

you live the life of a chosen few

