



**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.



## emami<sup>\*</sup> aāsthā



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


F

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



**Urbann, 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 Ghurui.



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



**Emami Aerocity, 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 Telapuru



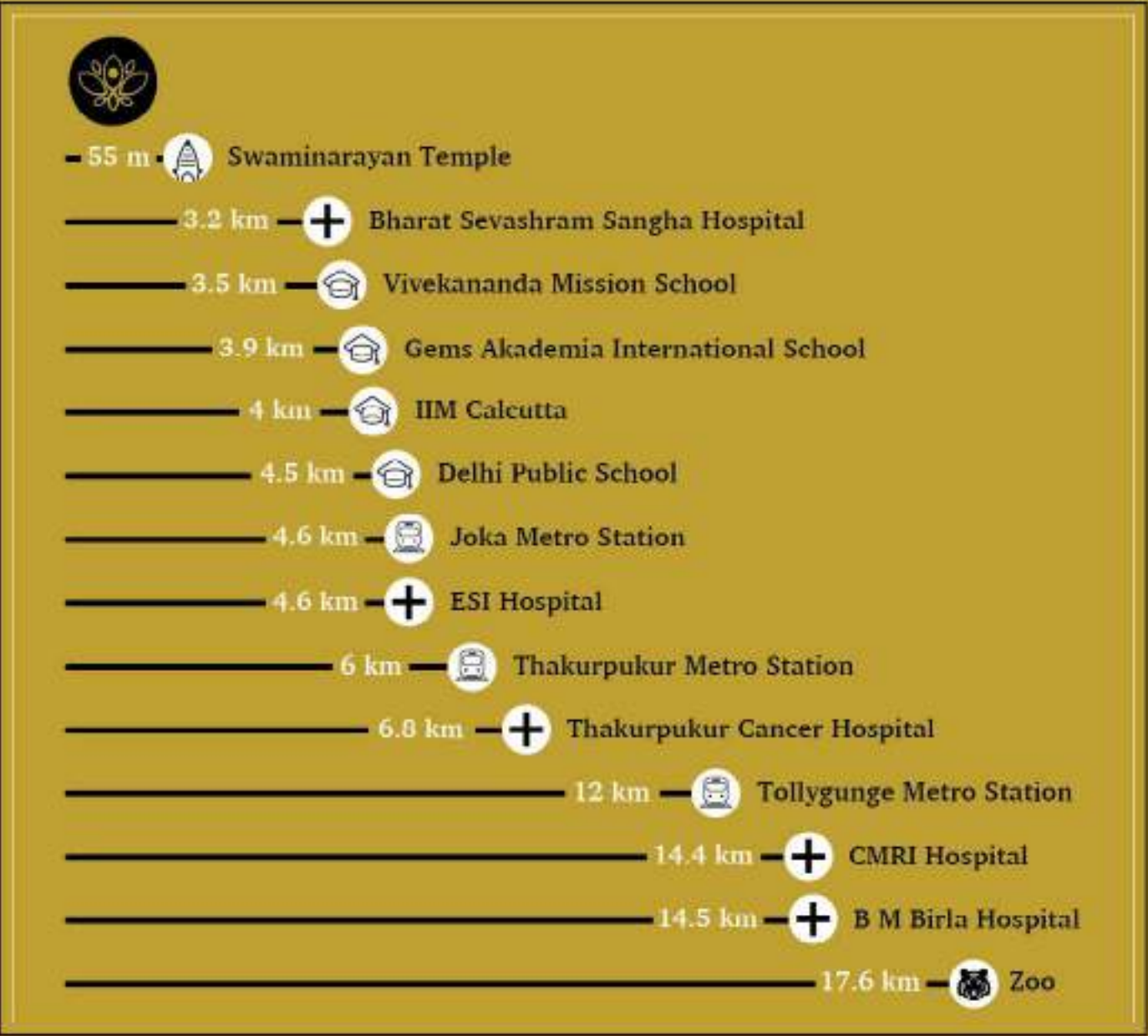
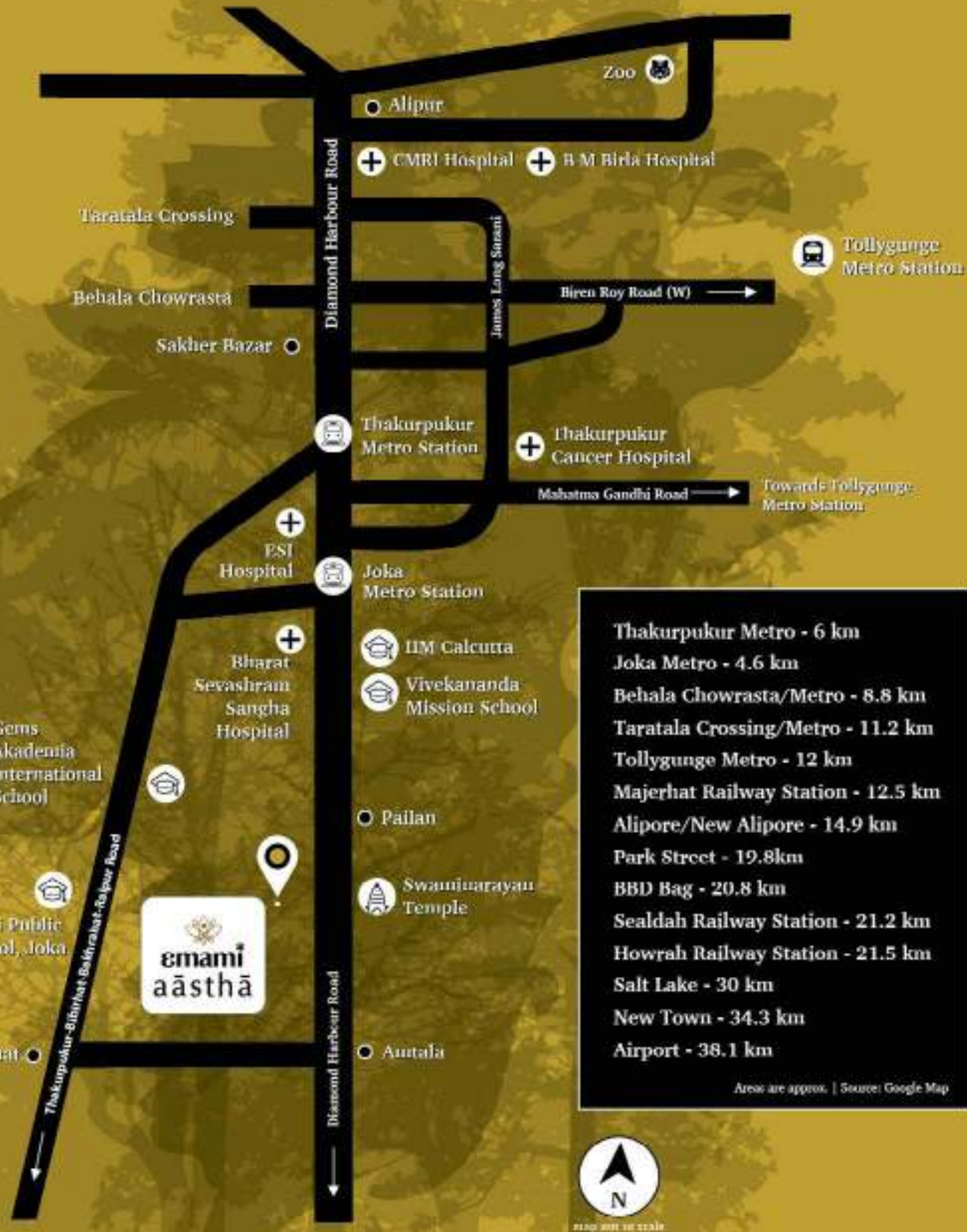
**Swanlake, Hyderabad**  
Spread across 11 lakh sq ft, with 80% open space set amid a serene lake.



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



A BEAUTIFUL DESTINATION AWAITS YOU



1:1000000 scale



Meet your  
NEIGHBOURS





Discover Peace that envelops you

YOGA DECK

Share every moment with nature



FLOATING CAFE  CYCLING TRACK



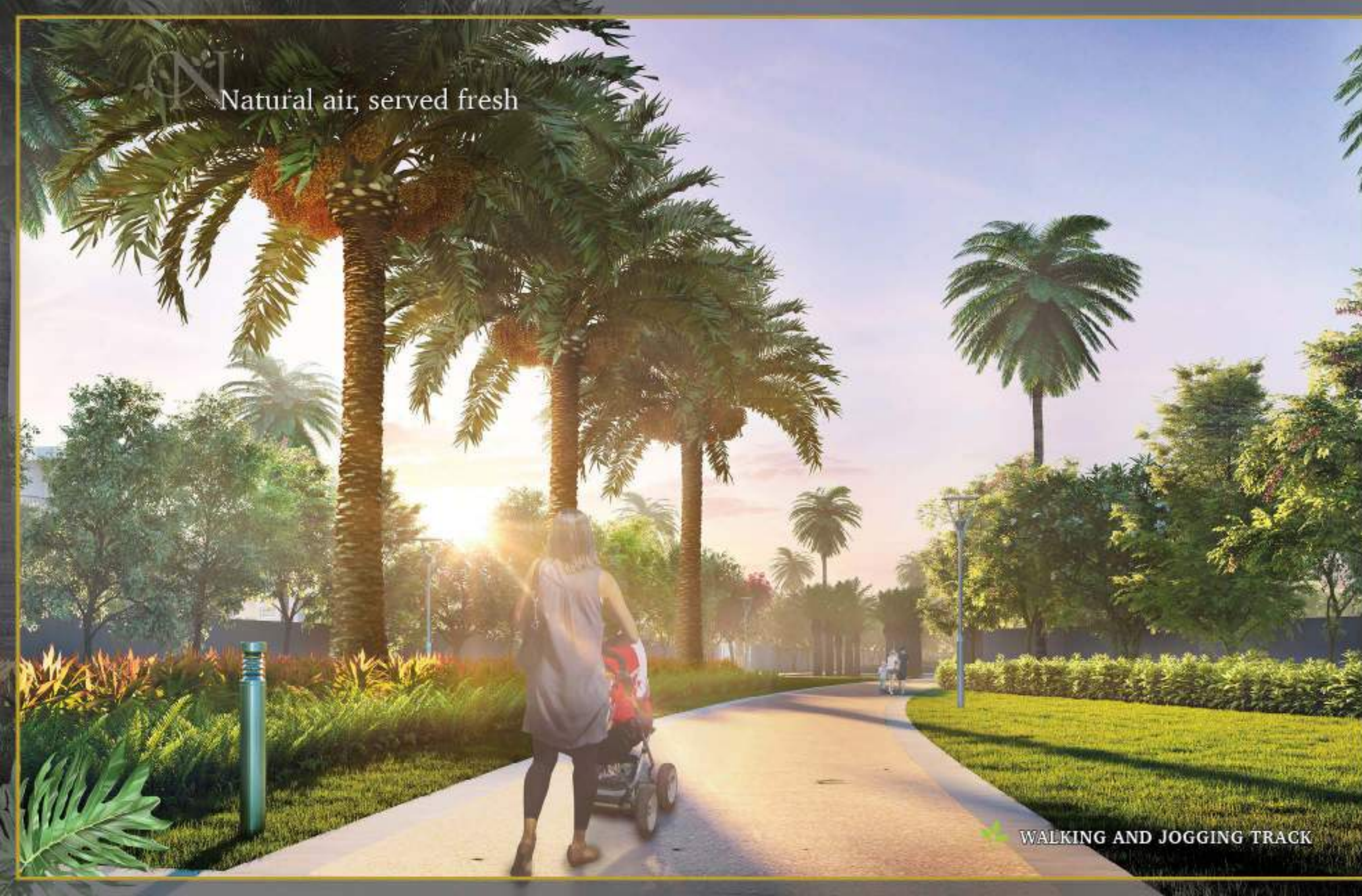


 Where champions are made

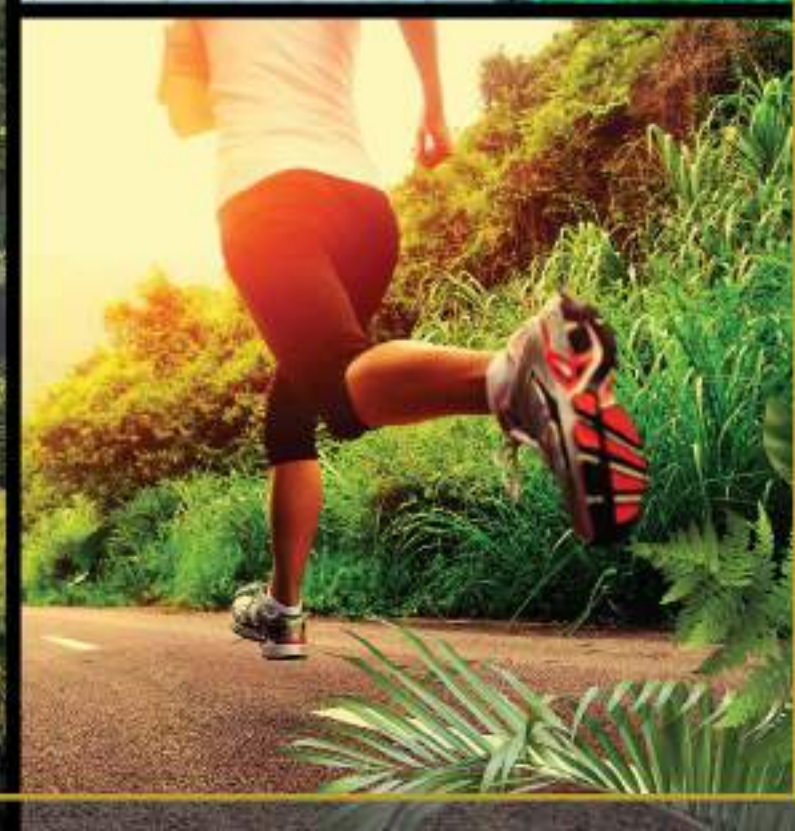
NET CRICKET TURF



Natural air, served fresh



WALKING AND JOGGING TRACK





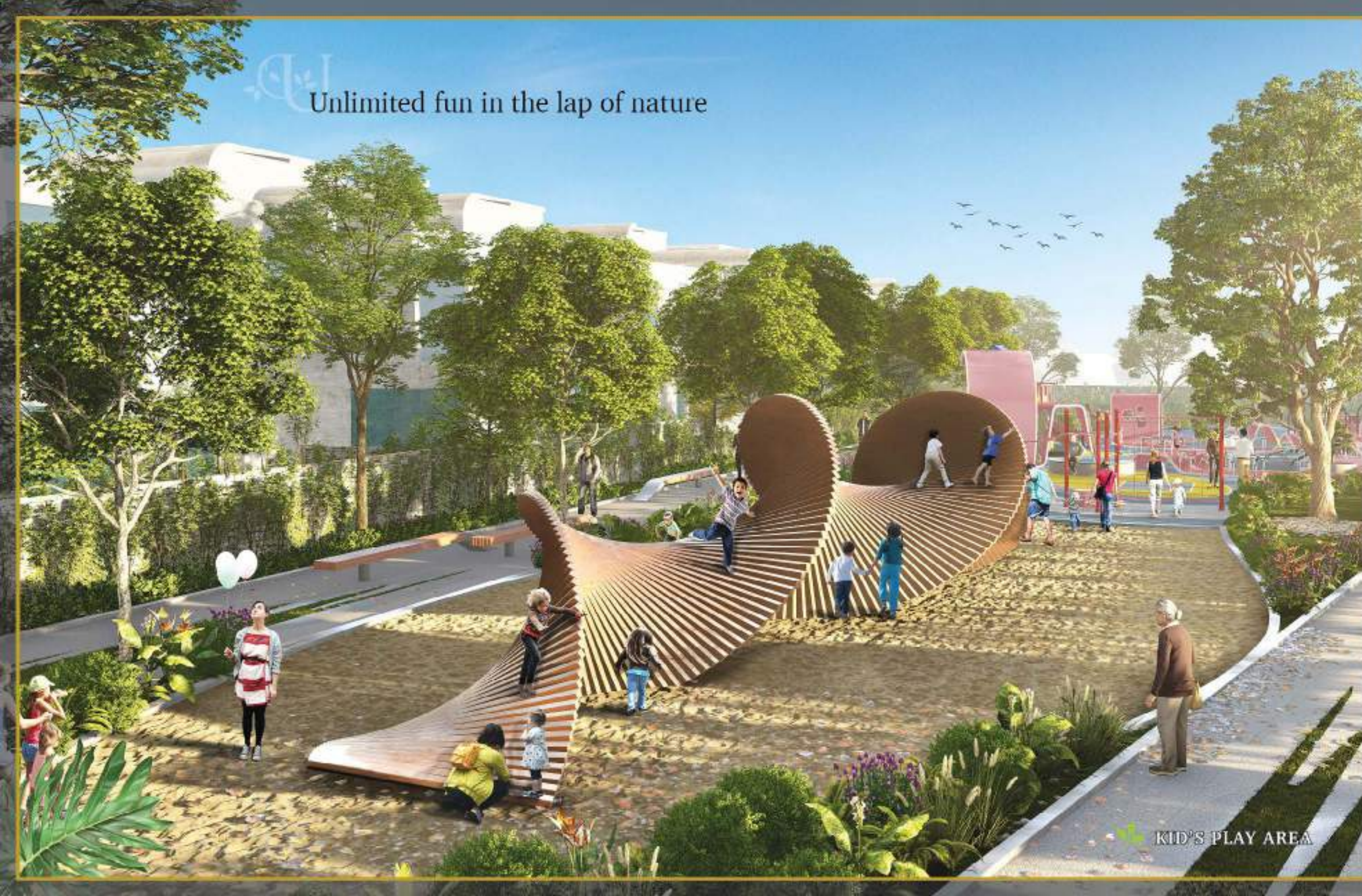
Where every performance gets a natural setting



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



SERENE TEMPLE



LAKE WITH PEDAL BOAT



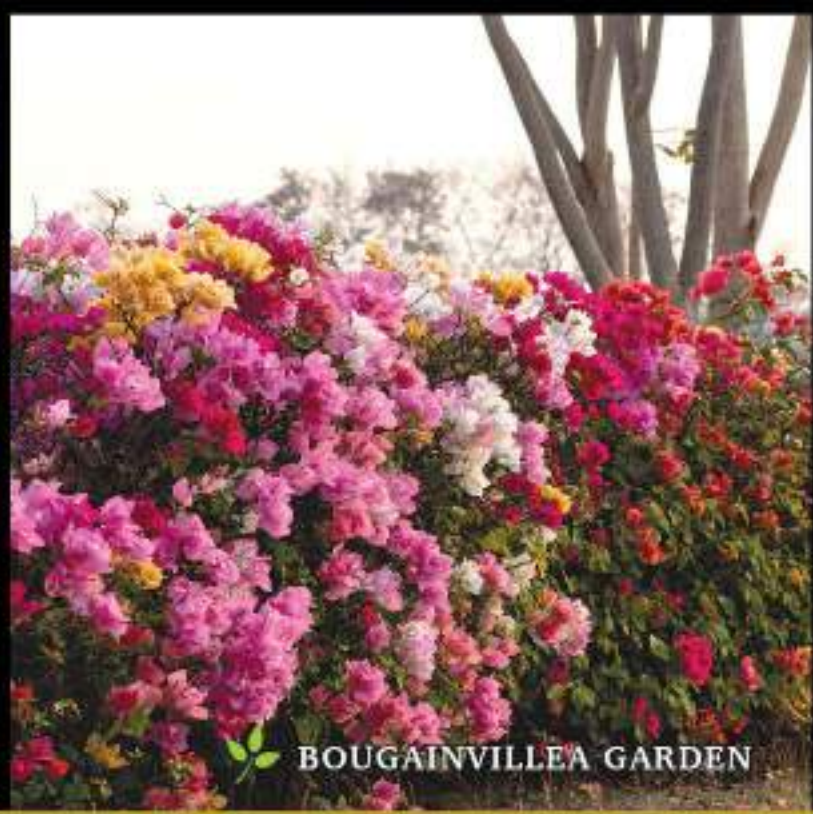
STARGAZING DECK



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

C

Come share your life  
WITH NATURE







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

AERIAL VIEW OF THE TOWNSHIP



Here happiness blooms in  
EVERY HOME



**MASTER PLAN**

Principal Design Architect  
Ar. Sanjay Puri, Mumbai

Principal Landscape Architect  
Ar. Mayank Kaushik, New Delhi

BOUNDARY FOR PHASE-1	BLOCK-A	BLOCK-B	BLOCK-C	BLOCK-D	BLOCK-Z
<b>1</b> SKATING RINK	<b>8</b> BIRD FEEDING AREA	<b>15</b> TEMPLE	<b>22</b> CHIP & PUTT GREEN	<b>23</b> LAWN	<b>24</b> MOUNDS
<b>2</b> ARIOMA GARDEN	<b>9</b> KIDS PLAY AREA	<b>16</b> CLUB	<b>25</b> SCULPTURE COURT	<b>26</b> RETAIL KIOSK	
<b>3</b> FISH FEEDING AREA	<b>10</b> JOGGING TRACK	<b>17</b> LIFE SIZE CHESS	<b>27</b> CYCLING TRACK	<b>28</b> SERVANT'S BLOCK	
<b>4</b> FLOATING CAFE	<b>11</b> LAKE	<b>18</b> NET CRICKET TURF	<b>29</b> OUTDOOR STEAM/SAUNA		
<b>5</b> STARGAZING DECK	<b>12</b> ROCK CLIMBING	<b>19</b> SR. CITIZEN SEATING AREA			
<b>6</b> YOGA DECK	<b>13</b> OUTDOOR GYM	<b>20</b> LAKE WITH PEDAL BOAT			
<b>7</b> PET RELIEF AREA	<b>14</b> AMPHITHEATER	<b>21</b> REFLEXOLOGY GARDEN			

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



# 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"

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. Dinning 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"

### TERRACE PLAN

Terrace



1. Puja Space -  
4'3" X 2'0"

2. Barbeque Area -  
2'6" X 5'0"

### FIRST FLOOR PLAN



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

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 sq ft (North Facing)

Applicable for Prapti

### GROUND FLOOR PLAN



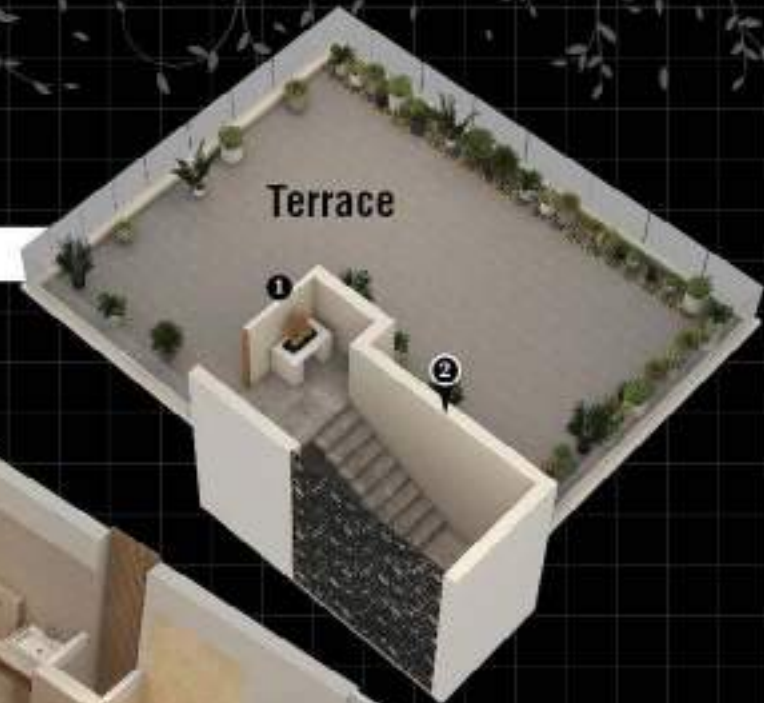
1. Parking Area - 13'3" X 15'0"
2. Deck Area - 22'10" X 4'0"
3. Living Area/Dining area - 17'11" X 18'7"
4. Kitchen - 13'0" X 8'0"
5. Bedroom - 12'0" X 11'0"
6. Toilet - 4'7" X 6'4"

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



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

### TERRACE PLAN



### 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"



3159 sq ft (West Facing)  
Applicable for Pragati

GROUND FLOOR PLAN

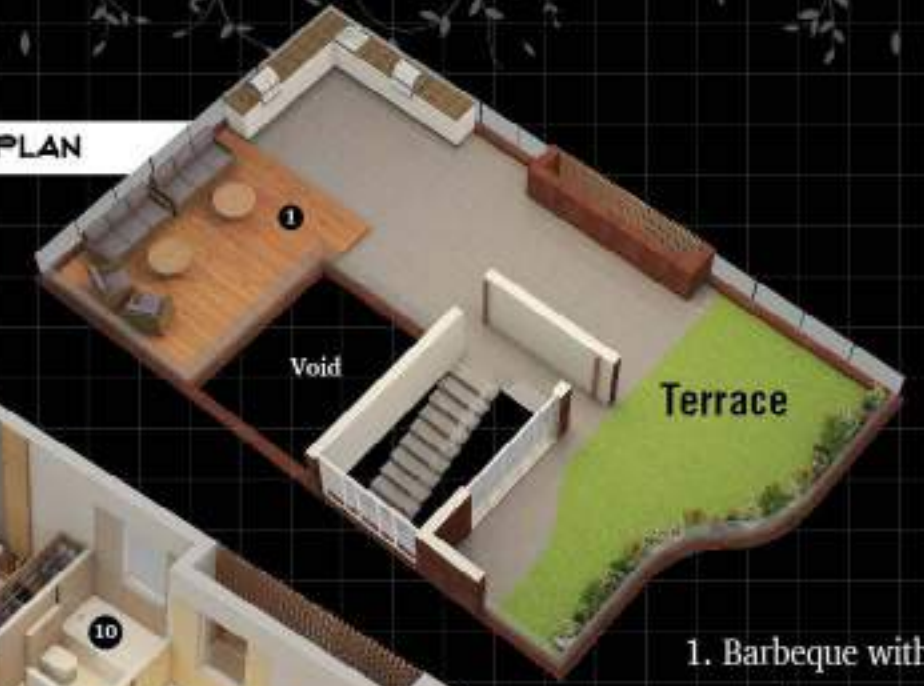


1. Deck area 1 – 22'0" x 7'6"
2. Living Area – 22'0" x 13'0"
3. Dining area – 15'4" x 10'4"
4. Puja Space – 4'0" x 4'0"
5. Powder Toilet – 5'0" x 5'0"
6. Store – 5'8" x 5'0"
7. Kitchen – 10'0" x 12'0"
8. Servant Room – 6'7" x 5'0"
9. Servant Toilet – 4'0" x 5'0"
10. Utility area – 2'11" x 12'8"

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"



**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"

3602 sq ft (East Facing)

Applicable for Paras

GROUND FLOOR PLAN



TERRACE PLAN

FIRST FLOOR PLAN

Terrace

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"

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"

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

4099 sq ft (East Facing)

Applicable for Prasad

GROUND FLOOR PLAN



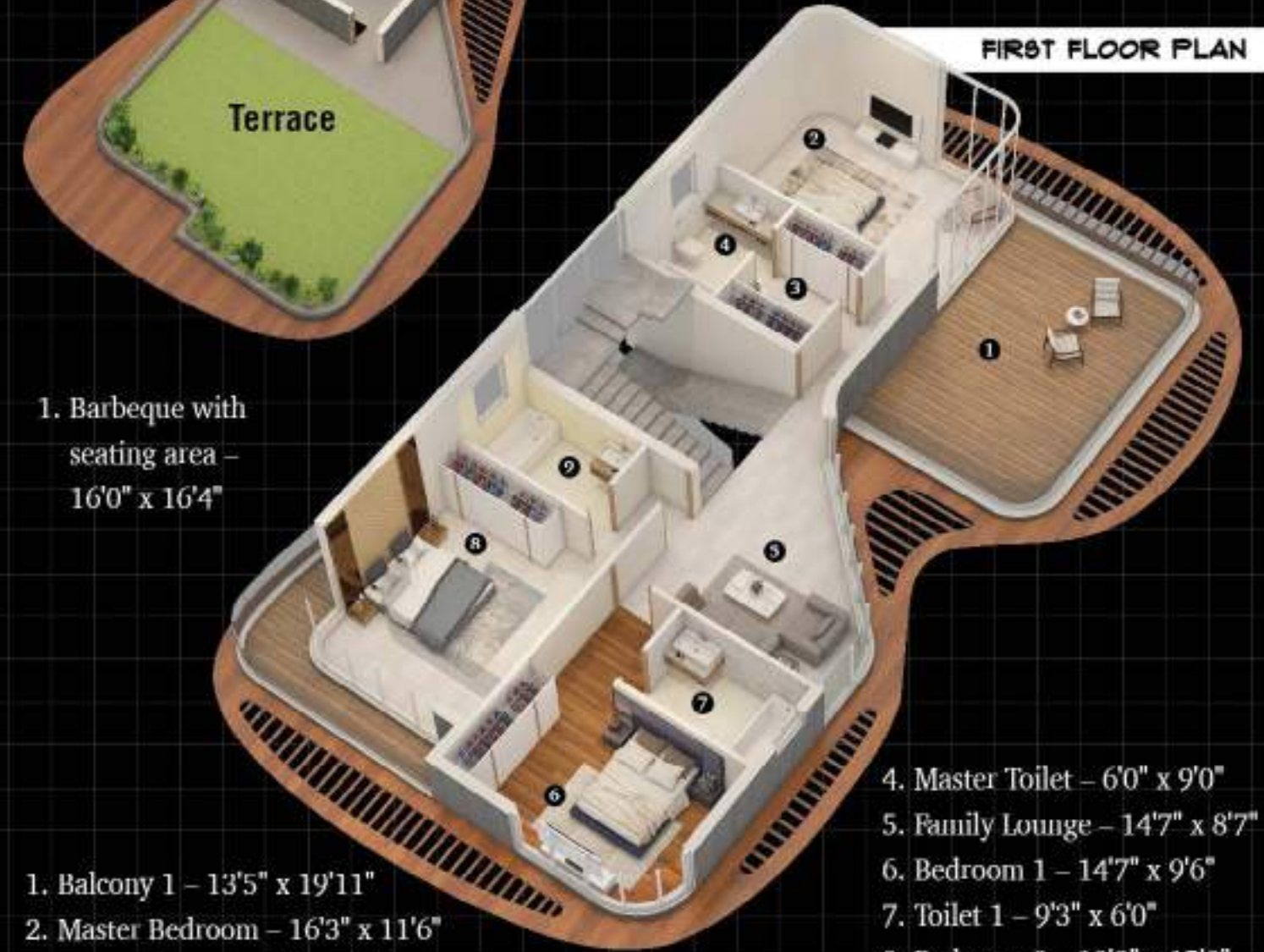
1. Parking area – 17'1" x 52'10"
2. Utility area – 10'9" x 4'0"
3. Study Room – 9'3" x 9'6"
4. Powder Toilet – 6'0" x 6'0"
5. Puja Space – 5'0" x 3'2"

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

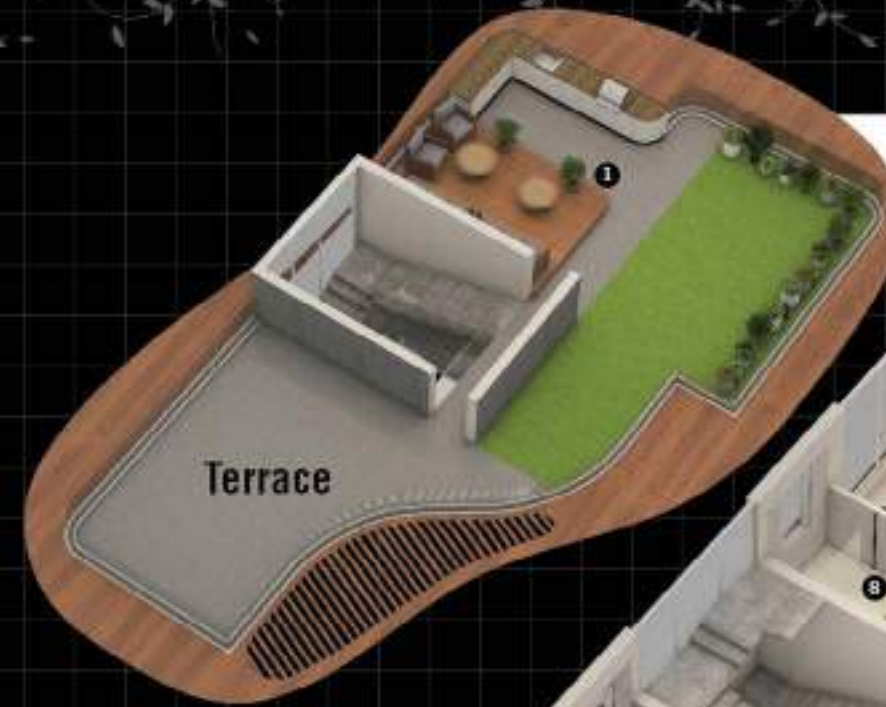
GROUND FLOOR PLAN



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"

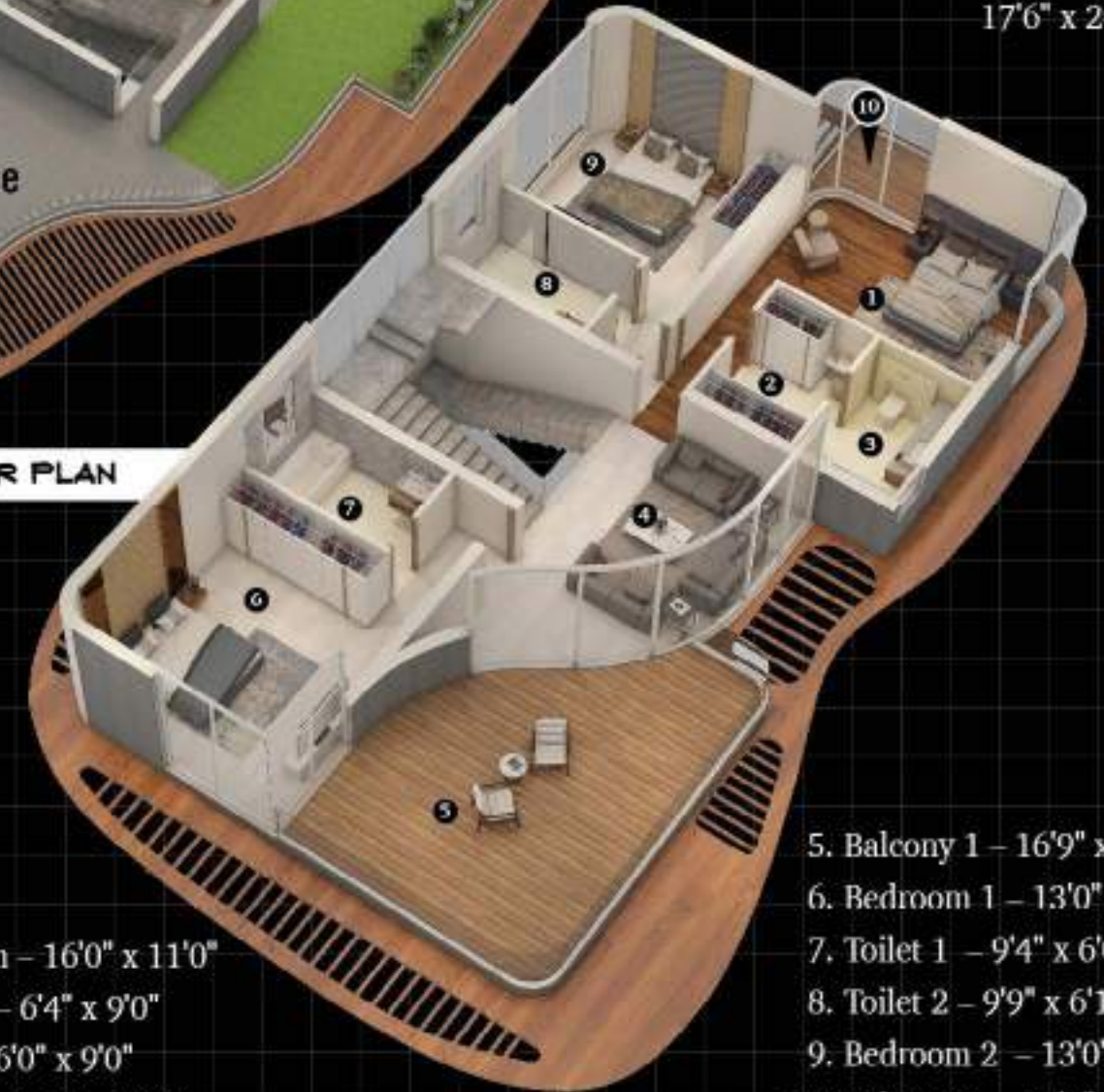
7. Toilet – 6'0" x 9'0"
8. Study Room – 9'6" x 9'3"
9. Store – 6'2" x 5'0"
10. Servant Room – 5'0" x 7'6"
11. Servant Toilet – 5'0" x 4'0"
12. Pool with Deck – 19'10" x 38'2"
13. Parking – 37'0" x 24'8"
14. Puja Space – 8'10" x 4'0"
15. Utility Area – 2'11" x 10'2"
16. Deck area 1 – 4'0" x 12'6"
17.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

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"

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



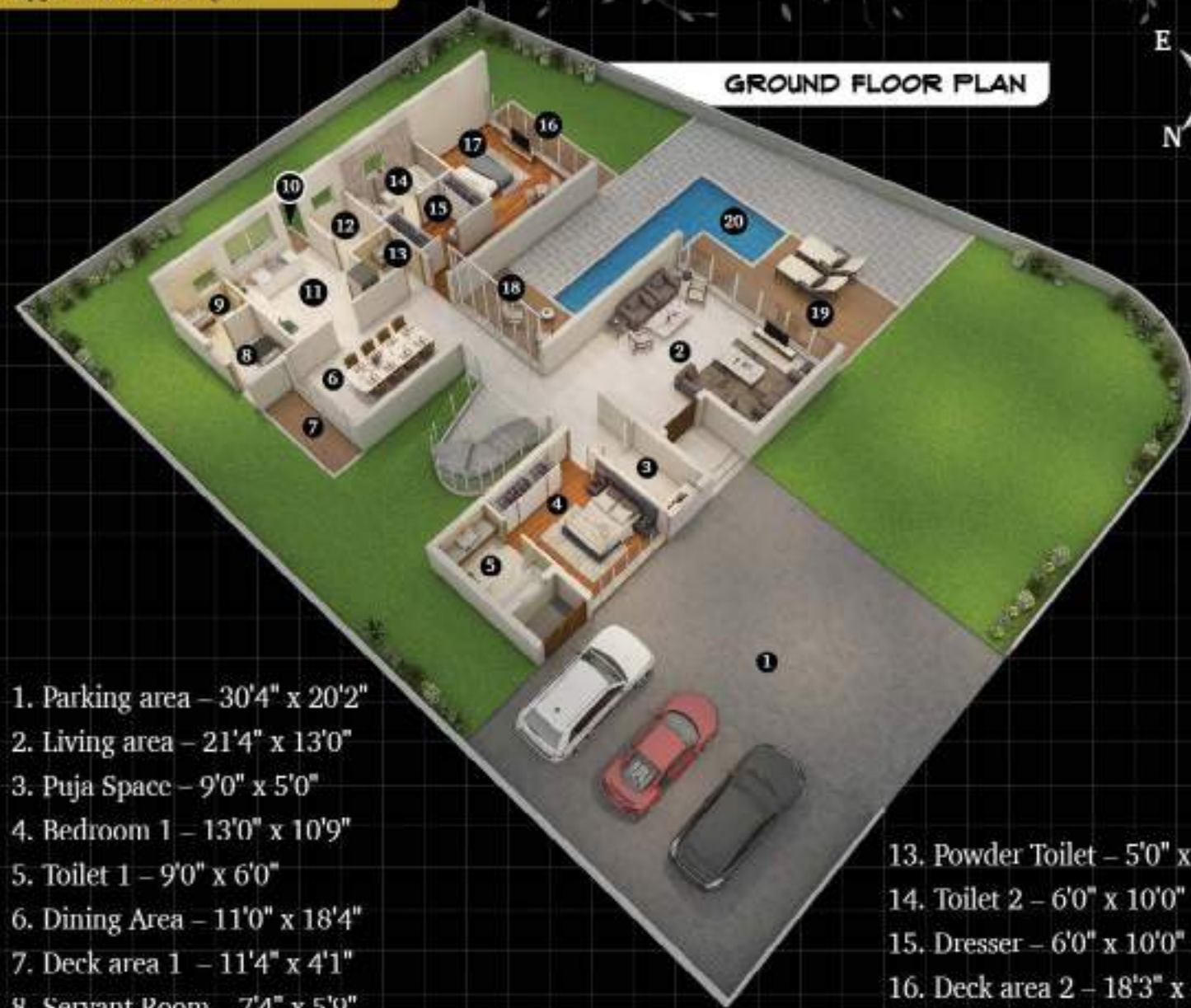
1. Balcony 1 – 18'3" x 5'0"
2. Master bedroom – 16'8" x 11'0"
3. Master Toilet – 6'0" x 10'0"
4. Master Dresser – 6'0" x 10'0"
5. Toilet 1 – 8'8" x 6'0"
6. Bedroom 1 – 12'4" x 13'0"

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"

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. 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"

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



# 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

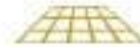
# BUNGALOW SPECIFICATIONS

## 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



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