

**RERA**  
R. NO.  
158 of 2017  
dt. 29-08-2017



**SECTOR - 88, GREATER FARIDABAD**

**DREAMS DO COME TRUE**





and

Together we shall be enjoying

Club House

Open Air Party Lounge Area

Swimming Pool

Gymnasium

Kids Zone - Before & After School

Swings and Slides

Jogging Track

Health and Fitness Area

Badminton Court

Basket Ball

Cricket Practice Pitch



"It's not about the facility;  
it's about changing kids lives.  
The facility is just the tool."

THE  
AFTERSCHOOL  
ZONE



It is a  
happy talent  
to know how to  
play.



## "EMERALD HEIGHTS" SITE PLAN



Adjacent to India's largest Hospital Amrita Institute of Medical Sciences and Research Centre.  
The campus has 2000 Bed Hospital, Medical College and a Research Centre.  
Constructed by TATA, The Campus shall be completed by 2019.

NORTH SIDE : AIMS ( Under Construction )  
ACROSS THE ROAD : KR MANGALAM SCHOOL ( Under construction ), Asian Hospital (Coming Soon)

## 2 BHK - TYPICAL UNIT

CARPET AREA	786 SFT
BALCONY	226 SFT
BUILTUP AREA	1105 SFT
USEABLE SUPER AREA	1325 SFT



## 2 BHK - PODIUM UNIT

CARPET AREA	823 SFT
BALCONY	206 SFT
BUILTUP AREA	1122 SFT
USEABLE SUPER AREA	1350 SFT



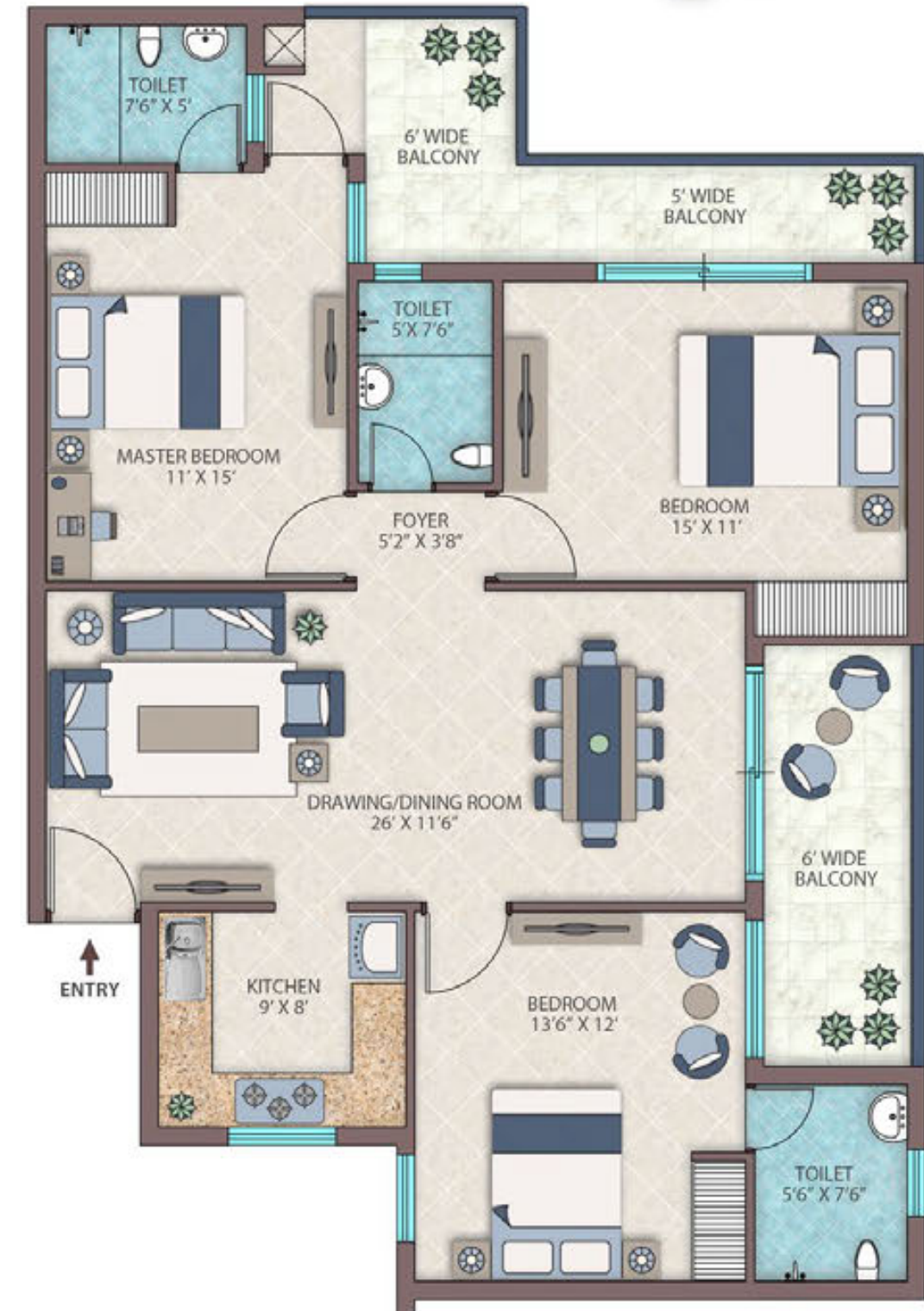
## 2 BHK - CORNER UNIT

CARPET AREA	849 SFT
BALCONY	218 SFT
BUILTUP AREA	1160 SFT
USEABLE SUPER AREA	1395 SFT



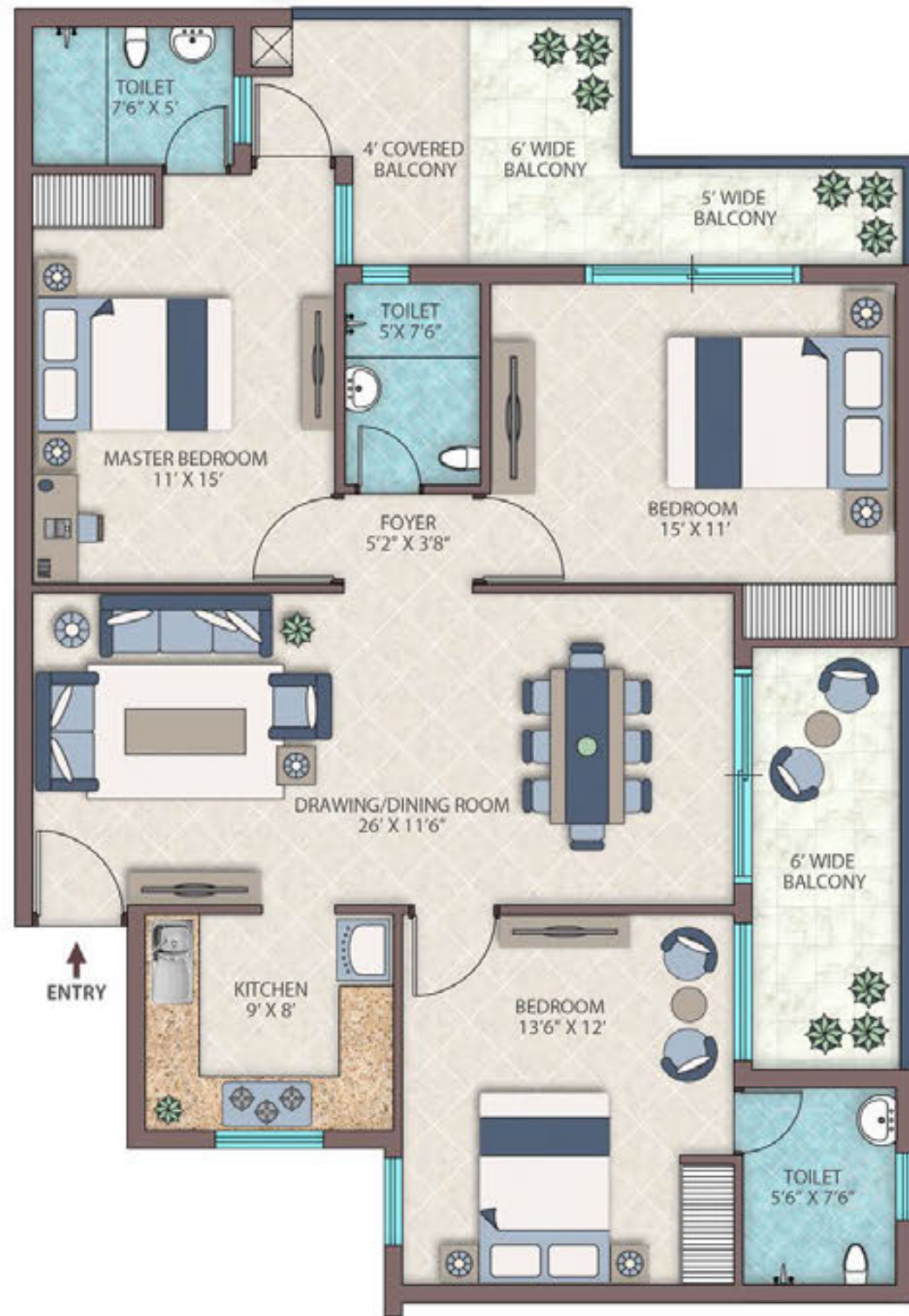
## 3 BHK - TYPICAL UNIT

CARPET AREA	1043 SFT
BALCONY	218 SFT
BUILTUP AREA	1370 SFT
USEABLE SUPER AREA	1660 SFT



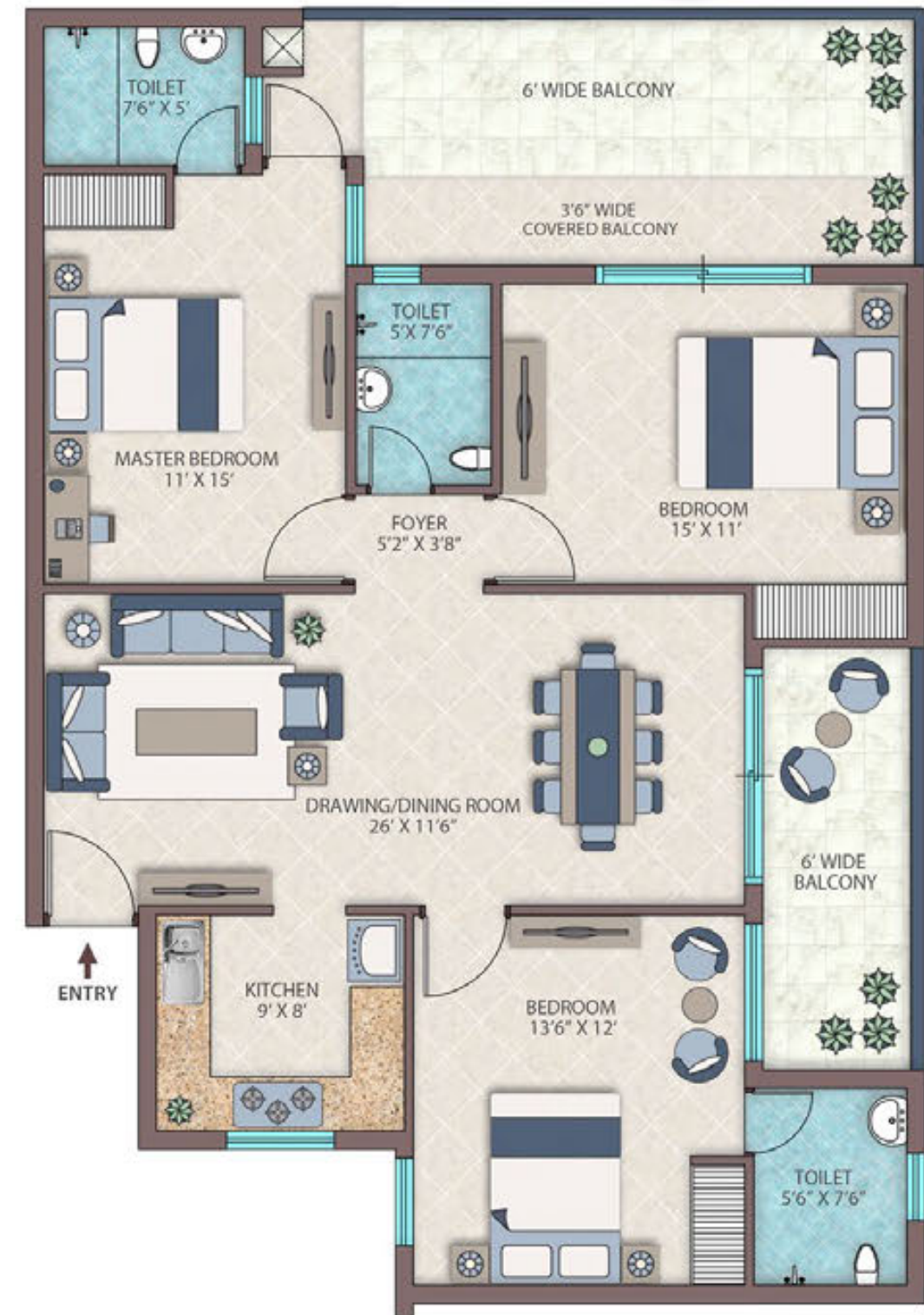
### 3 BHK - PODIUM UNIT

CARPET AREA	1080 SFT
BALCONY	198 SFT
BUILTUP AREA	1388 SFT
USEABLE SUPER AREA	1685 SFT



### 3 BHK - CORNER UNIT

CARPET AREA	1113 SFT
BALCONY	212 SFT
BUILTUP AREA	1434 SFT
USEABLE SUPER AREA	1740 SFT



## SPECIFICATIONS

STRUCTURE	Earthquake Resistant RCC Structure designed for the highest Seismic Consideration for Zone as Stipulated by the code and better safety.
FOUNDATION	Reinforced Concrete footings and column with raft.
LIVING/BEDROOMS	<b>Flooring/ Skirting:</b> Ceramic / Ceramic Glazed / Vitrified Tiles. <b>Wall/Ceiling Finishes:</b> Plastered and Painted with Pleasing shades of OBD.
TOILETS	<b>Flooring:</b> Ceramic Tiles. <b>Wall/Ceiling Finishes:</b> Ceramic Wall tiles up to dado level (approx. 2100 mm), above it OBD. <b>Sanitary Ware:</b> Wash Basin, EWC with Cisterns, CP Fittings, Provision for Hot & Cold Water System.
KITCHEN	<b>Flooring/Skirting:</b> Ceramic Tiles. <b>Wall/Ceiling Finishes:</b> Ceramic Tiles up to 2 feet height above counter and plastered and painted with pleasing shades of OBD. <b>Platform:</b> Pre polished Baroda Green marble or equivalent marble or Indian Stone. <b>CP Fitting/Fixtures:</b> Stainless Steel Sink, CP fittings, Provision for Hot & Cold Water System, provision for Geyser.
BALCONIES	<b>Flooring:</b> Vitrified / Ceramic Tiles. <b>Wall/Ceiling Finishes:</b> Exterior grade paint on plaster. <b>Handrail and Parapets:</b> Combination of Parapet. Walls and M.S. handrails as per functional and elevation requirements.
EXTERIOR WALL	<b>External Wall Finishes:</b> External grade anti fungal/anti algae paint from reputed makes and brands.
STAIRCASE	<b>Flooring:</b> Polished Indian Stone/Indian Marble on treads, risers and landings. <b>Railing:</b> Polished/Painted M.S. Handrails and Balustrades. <b>Wall Finishes:</b> Oil Bound Distemper on Plaster.
COMMON PASSAGE	<b>Flooring:</b> Polished Indian Stone / Indian Marble / Tiles. <b>Wall/Ceiling Finishes:</b> Whitewash/ Oil Distemper on plaster.
DOORS/WINDOWS	<b>Main Entrance Door:</b> Painted/ Polished hardwood frame with polished / paint flush door shutters. <b>Internal Entrance Door:</b> Painted/ Polished Hardwood Frame with painted flush doors. <b>Hardware:</b> Locks, handles/knobs, MS/Steel/Brass hardware. <b>Windows and External Glazing:</b> Aluminum frame or UPVC frame windows with clear glass or equivalent.
ELECTRICAL PLUMBING	<b>Fixtures and Fitting:</b> ISI compliant modular switches / sockets, distribution boxes and circuit breakers from standard makes and brands. <b>Wiring:</b> ISI compliant copper wiring in concealed conduits. Adequate provisions for light points, fan points, receptacles and power points in all rooms. Electrical points for Exhaust Fans in Kitchens and Toilets. <b>Plumbing:</b> ISI compliant GI/CPVC/PPR water supply pipes with standard valves and accessories. ISI compliant PVC Waste Pipes and Traps or equivalent.
SECURITY SYSTEM	Single Gate 24 hours Security Guard



# Conquer your present. Secure your Future.

## higher education nearby

### Within 10 Minutes

Amrita Institute of Medical Sciences  
Lingaya's Institute of Management and Technology  
Echelon Institute of Technology  
Sudha Rustogi Dental College  
JB knowledge Park

### Within 30 Minutes

Manav Rachna University  
Jamia University  
Delhi University Colleges ( 3 Nos. )

## locational advantages...

### Within 10 Minutes

Delhi Border

### Within 30 Minutes

Nehru Place  
Hazrat Nizamuddin Railway Station

### Within 60 Minutes

Domestic Airport  
International Airport  
New Delhi Railway Station  
ISBT

## schools nearby

### Within 10 Minutes

Delhi Public School  
Shiv Nadar School  
Modern School  
Aravali International School  
Shriram Millenium School  
Modern Delhi Public School  
Emerald Convent School  
Mother's Pride  
SRS International School  
Vidya Sanskar

### Within 20 Minutes

Delhi Public School - Sector 19  
Manav Rachna International School  
MVN School  
DAV Public School  
Holy Child School  
Dynasty International  
Aravali International School  
Ryan International School



OUR BANKERS : PUNJAB & SIND BANK

PROJECT APPROVED BY\*



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\* ALL LOANS ARE AT SOLE DISCRETION OF RESPECTIVE BANKS.



# THANK YOU

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*Marketed by:*



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