

LOCATION MAP



Site Address :
Plot No. 1, Kh. No. 50/5/1,
Mouza Wagdara, Nagpur

| | | | | | | | | | |
|-------------|-----------|-----------|------------|-----------|----------|---------|---------|------------|---------|
| Petrol Pump | School | Bus Stand | M. Station | City Mall | Hospital | D-Mart | Bank | Restaurant | Garden |
| | | | | | | | | | |
| 4 Km. | 900 Mtrs. | 600 Mtrs. | 3 Km. | 4 Km. | 2 Km. | 4.5 Km. | 1.3 Km. | 2 Km. | 2.8 Km. |

A Project By :



Site Office : 003, Chandra Group,
Royal Gayatri Park, Madhav Nagari,
Isasani, Nagpur -19.

For Booking Contact :
Pankaj Singh : +91 9902844800
Rajesh Chandra +91 8349038211

Architect :
Ar. Rupesh Navghare

Structural Engg.:
Er. Ashish Soni

Legal Advisor :
Adv. Sahil Bangde

9928444800 & 8349038211

DISCLAIMER :
This brochure is purely a conceptual presentation and not a legal offering. The promoters reserve the right to alter or make changes in the elevation, plan and specification as deemed fit.



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EMERALD TOWER

EMERALD TOWER is a truly one-of-its-kind opportunity for you to reside in an elite community of like-minded individuals that exudes the grace of being synonymous with luxury and matchless comfort. It brings together a fine concoction of high-class decor on the inside and high-class living on the outside, such that, you thoroughly enjoy a lavish lifestyle. All this, without having to sacrifice even an inch of privacy that you completely deserve.



2 BHK | 1ST TO 4TH TYPICAL FLOOR PLAN



| Flat No. | Carpet Area | Builtup Area | S. Builtup Area |
|-------------------|--------------|--------------|-----------------|
| 101,201, 301, 401 | 610.53 sq.ft | 658.55 sq.ft | 866.88 sq.ft |
| 102,202, 302, 402 | 609.02 sq.ft | 658.60 sq.ft | 866.93 sq.ft |
| 103,203, 303, 403 | 612.68 sq.ft | 663.49 sq.ft | 872.45 sq.ft |
| 104,204, 304, 404 | 572.54 sq.ft | 623.94 sq.ft | 829.93 sq.ft |



2 BHK | 5TH TYPICAL FLOOR PLAN



| Flat No. | Carpet Area | Builtup Area | S. Builtup Area |
|----------|--------------|--------------|-----------------|
| 501 | 610.53 sq.ft | 658.55 sq.ft | 866.88 sq.ft |
| 502 | 609.02 sq.ft | 658.60 sq.ft | 866.93 sq.ft |
| 503 | 612.68 sq.ft | 663.49 sq.ft | 872.45 sq.ft |





2 BHK | Flat : 101, 102, 103
ISO METRIC VIEW



2 BHK | Flat : 104
ISO METRIC VIEW

STRUCTURE

- R.C.C Foundation as per structural design
- R.C.C- M-20 grade concrete.

WALLS & PLASTER

- External Walls 6" (150mm) thick bricks
- Internal Walls 4" (115mm) thick bricks

DOORS & WINDOWS

- Main door with teak wood frame.
- All internal doors frames will be made of ply finish and shutters shall be flush doors with decorative beading and brass fitting.
- Aluminium windows with frame shutter with plain glass as per requirement.
- Well painted M.S grills to all the windows.

KITCHEN

- Granite top kitchen plat form with stainless steel sink as per design.
- Provision for water purifier.

TOILETS

- Standard quality C .P Fittings (Jaguar/Johnson/ Asian paints)
- Concealed CPVC pipes plumbing fitting with hot & cold arrangements. (diverters)
- Provision for exhaust fan.

PAINTING / POP

- External : Sand faces plastering & standard paint.
- Fungus resistance paint: coat of silicon base anti-fungal paint.
- Internal : Emulsion point, company like Asian / Berger.

ELECTRICAL FITTING

- Anchor / polycab copper wires of single-phase concealed wiring MCB and ELCB for distribution board will be of ISI approved quality.
- A.C. point in all rooms except kitchen.
- One geyser and two light point in each bathroom with exhaust fan point.
- Light and plug point in kitchen for refrigerator, microwave oven, mixer, geysers and water purifier.
- Light and plug point for washing machine, dish washer and ironing in utility.
- T.V. Point in Drawing and master bedroom.

FLOORING

- Light coloured vitrified of size 600 x 600 in all rooms.
- At staircase Kota / Granite trades and risers
- Paver blocks in parking floor.

PLUMBING

- CPVC OR PPR pipes and fitting of reputed company for all internal concealed piping.
- "A" class pipe for external water supplies.
- PVC pipes of reputed company with proper joints for all chambers and waste line.
- For drinking municipal water supply shall be from underground tank with sufficient capacity with proper connection to kitchen from overhead water tank.
- Well / bore well water supply: Overhead water tank for toilets and general washing use which shall be connected from the common well/ bore well in the plot.
- For lifting well/ bore well water 1.5 to 2.00 Hp motor to be provided. Provision for hot water/Geysers connection in bathroom.

LIFT

- Six passenger automatic lift of reputed ISI make.

NOTE

- Registration, Stamp duty, NOC charges & documents preparation charges will be charged extra.
- M.S.E.B. Meter Deposit, Connection charges, Transformer charge will be charged extra.

- Extra work to be done with extra payment in advance.
- GST or Other Tax will be borne and paid by purchaser.
- No External Changes are allowed in the elevation.