



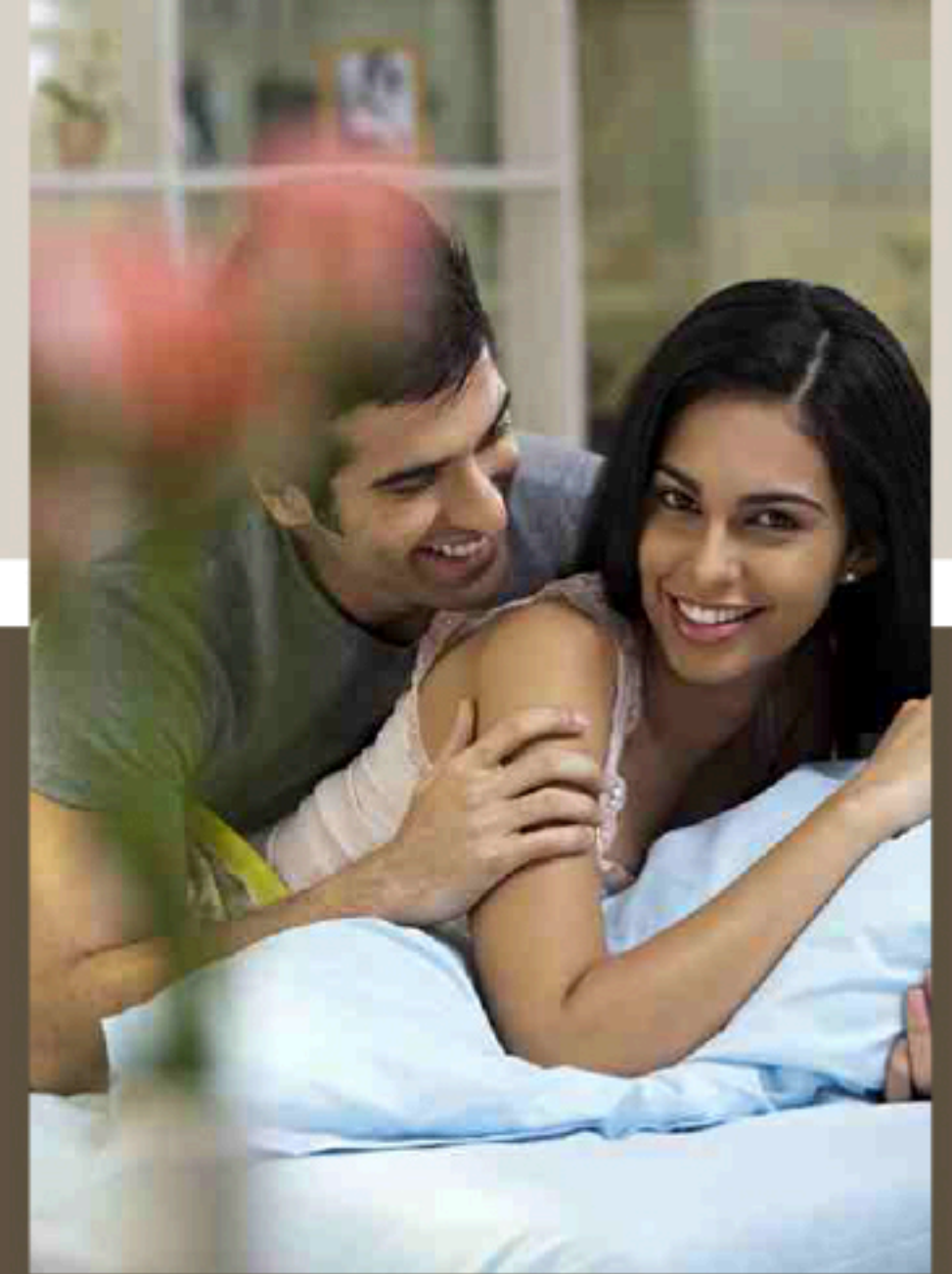
PUSHPANJALI

# EMINENT HEIGHTS

A NEW ADDRESS OF LUXURY

WELCOME TO A  
NEW LEVEL OF LUXURY...





## ANOTHER ICONIC DEVELOPMENT BY PUSHPANALI

An opus inscribed in the finest facets of quality, unraveling, overwhelming, brilliance even as you make your way to the entrance, all 50 bungalow style residences comprising 3 bedroom to penthouses (with servant quarters) ultra luxury residences with private basement car park as well as rooftop independent pools, are crafted in grand fashion on a sprawling ground exceeding 6025 sq. Mtr. to translate exclusivity as part of your life. A creation preceding the highest standard, the bona fide essence of luxury is truly omnipresent in Eminent Heights by Pushpanali.

DESIGN THAT LIFTS  
YOUR SPIRIT...

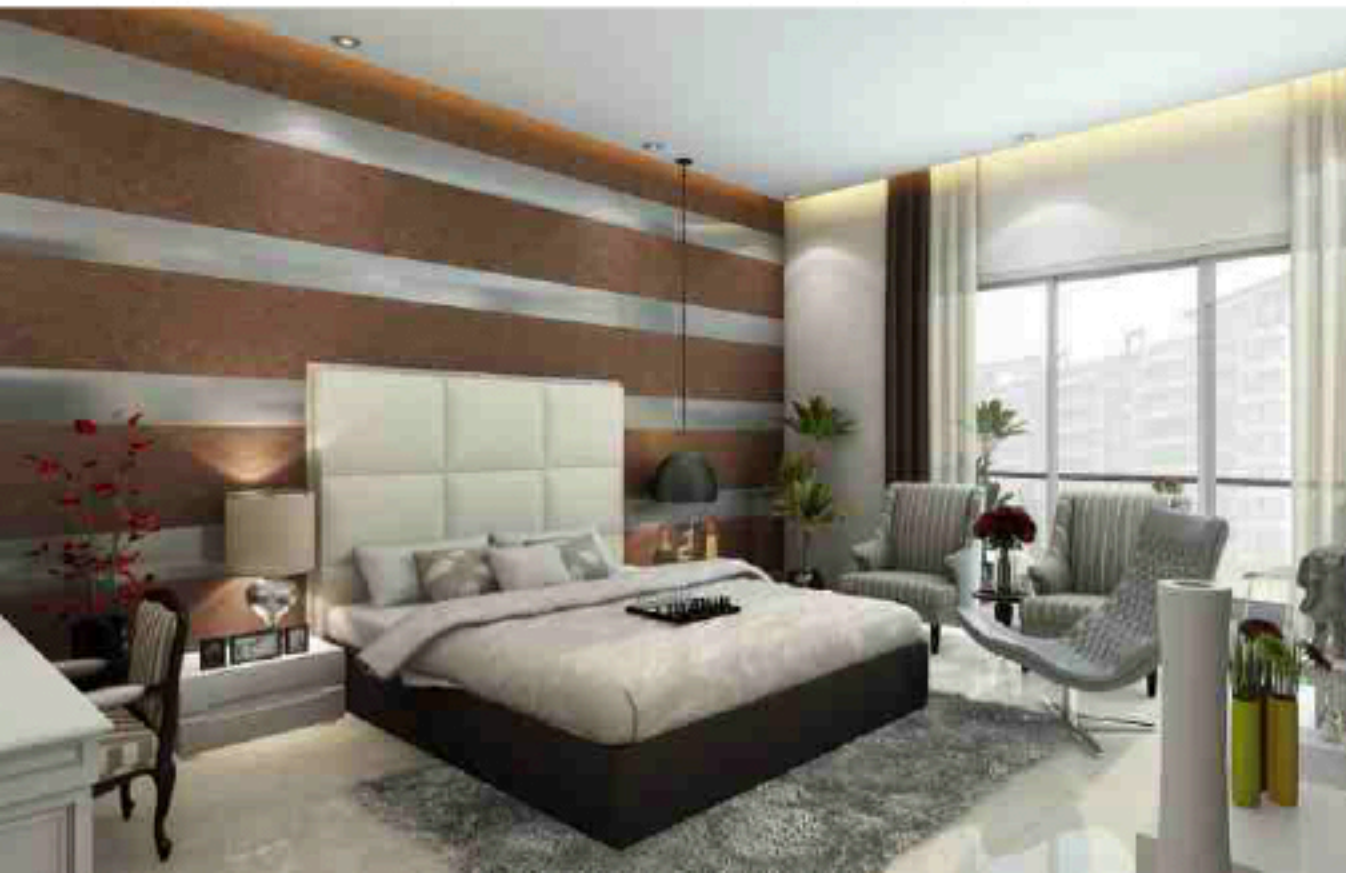
ARTIST'S IMPRESSION OF DINING ROOM



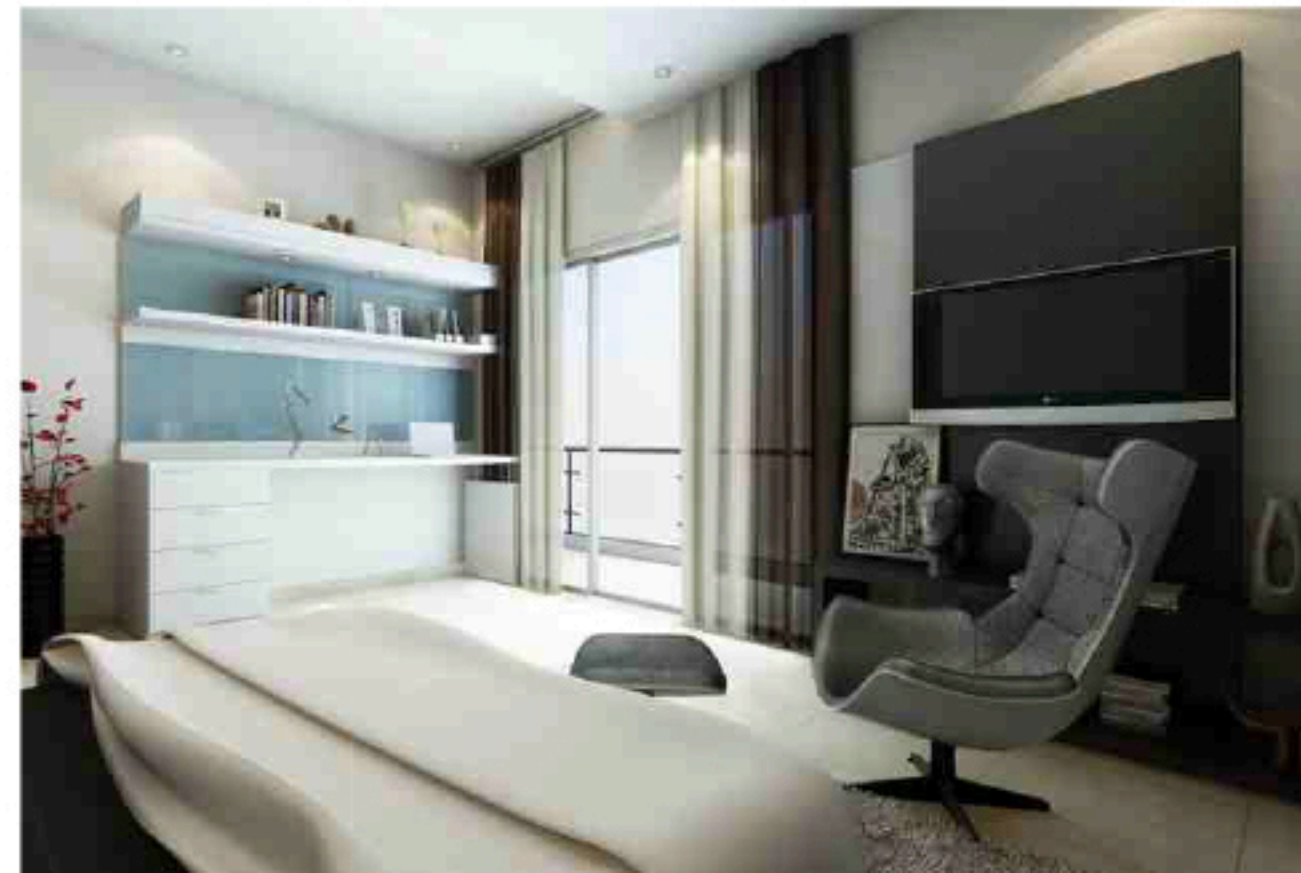
ARTIST'S IMPRESSION OF LIVING ROOM



ARTIST'S IMPRESSION OF MASTER BEDROOM



ARTIST'S IMPRESSION OF GUEST ROOM



Every apartment is furnished with  
quality fittings and appliances; designed  
to ensure the best for your lifestyle.

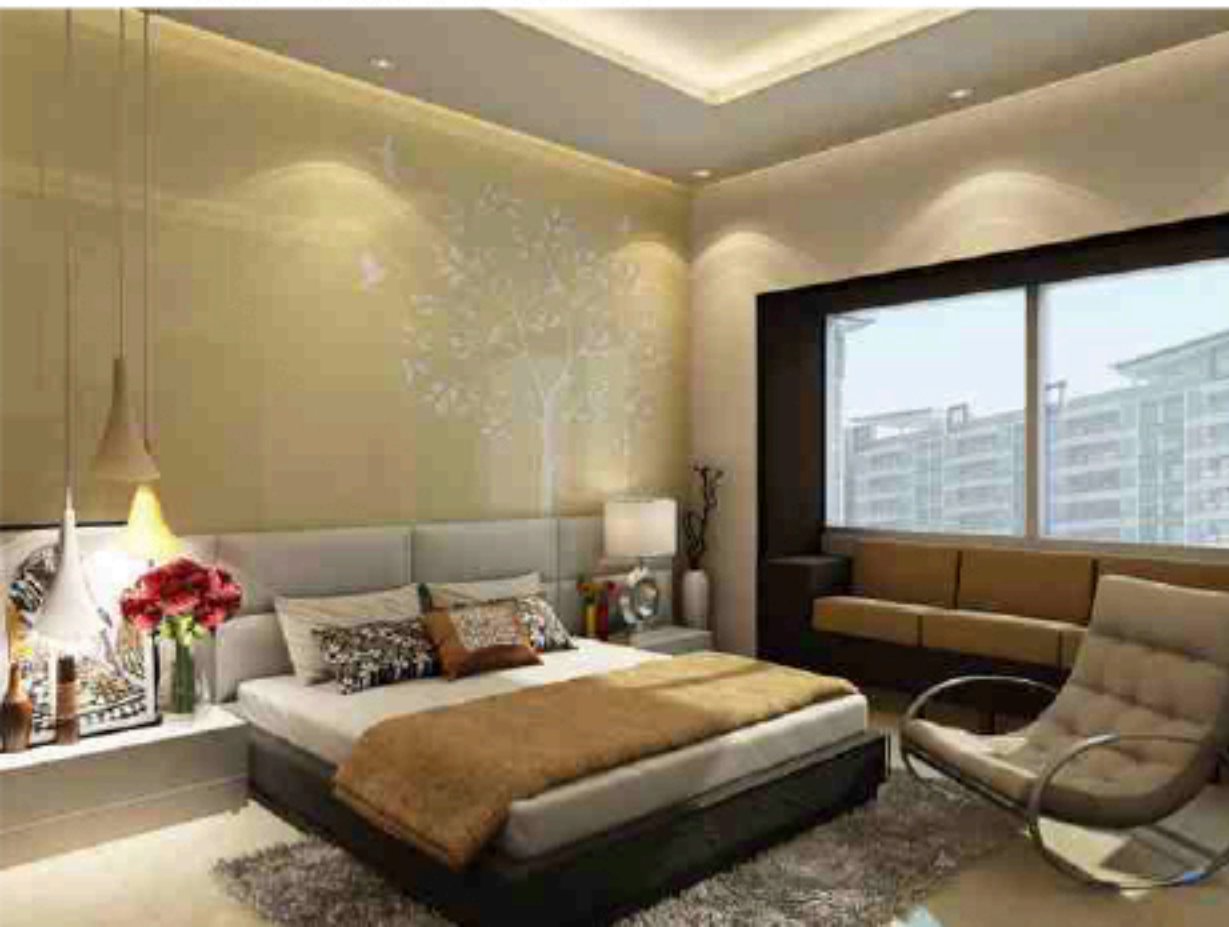
ARTIST'S IMPRESSION OF BATHROOM



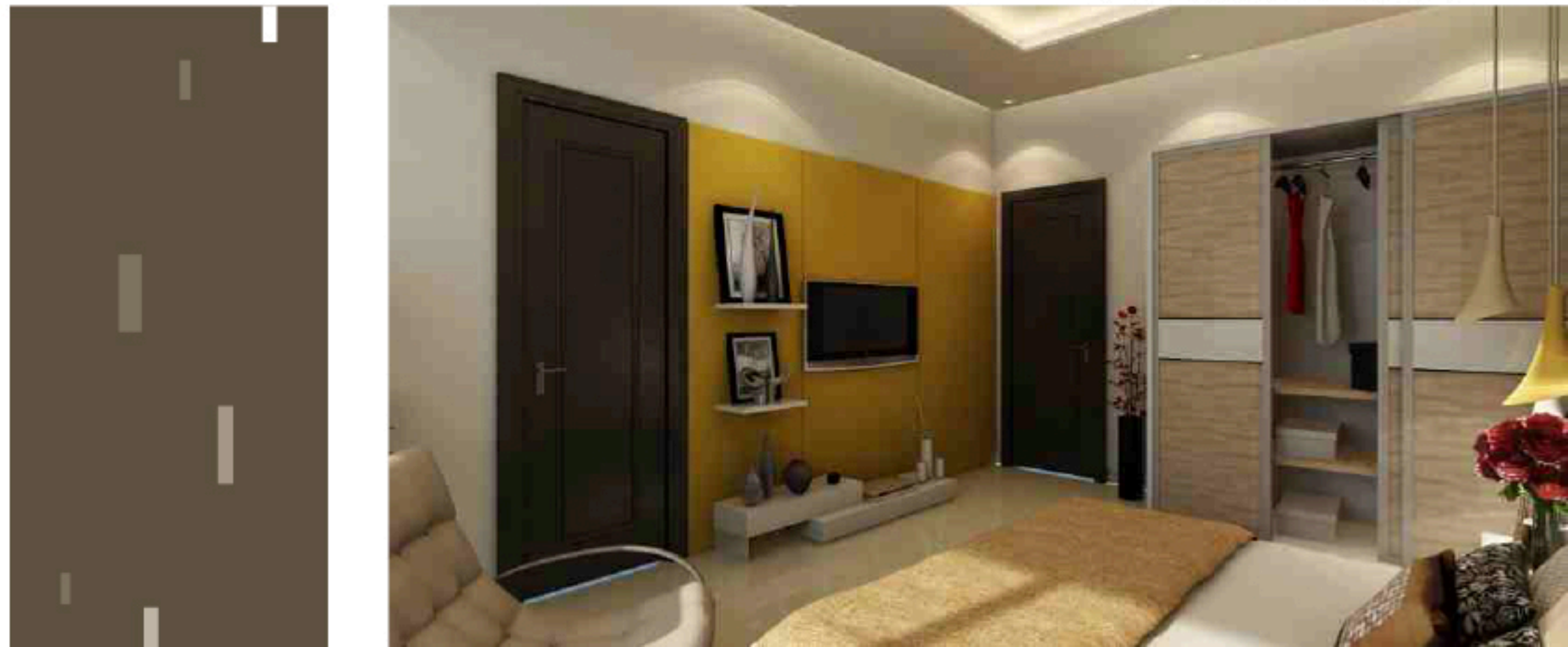
ARTIST'S IMPRESSION OF MODULAR KITCHEN

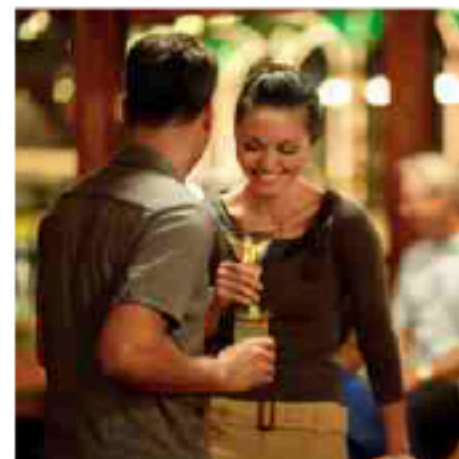


ARTIST'S IMPRESSION OF BEDROOM



ARTIST'S IMPRESSION OF GUEST ROOM





## INDULGE IN A NEW LEVEL OF LIVING...

**Live it up** with Eminent Heights's Indoor Heated pool.  
**Work it out** and keep your body in top condition at the gym.  
**Be inspired** by the view as you are in the garden with lush landscaping.  
**Entertain** yourself and stay connected to your loved ones in wi-fi zone.  
**Socialize** with your dear friends in the evening parties at Club lawn.

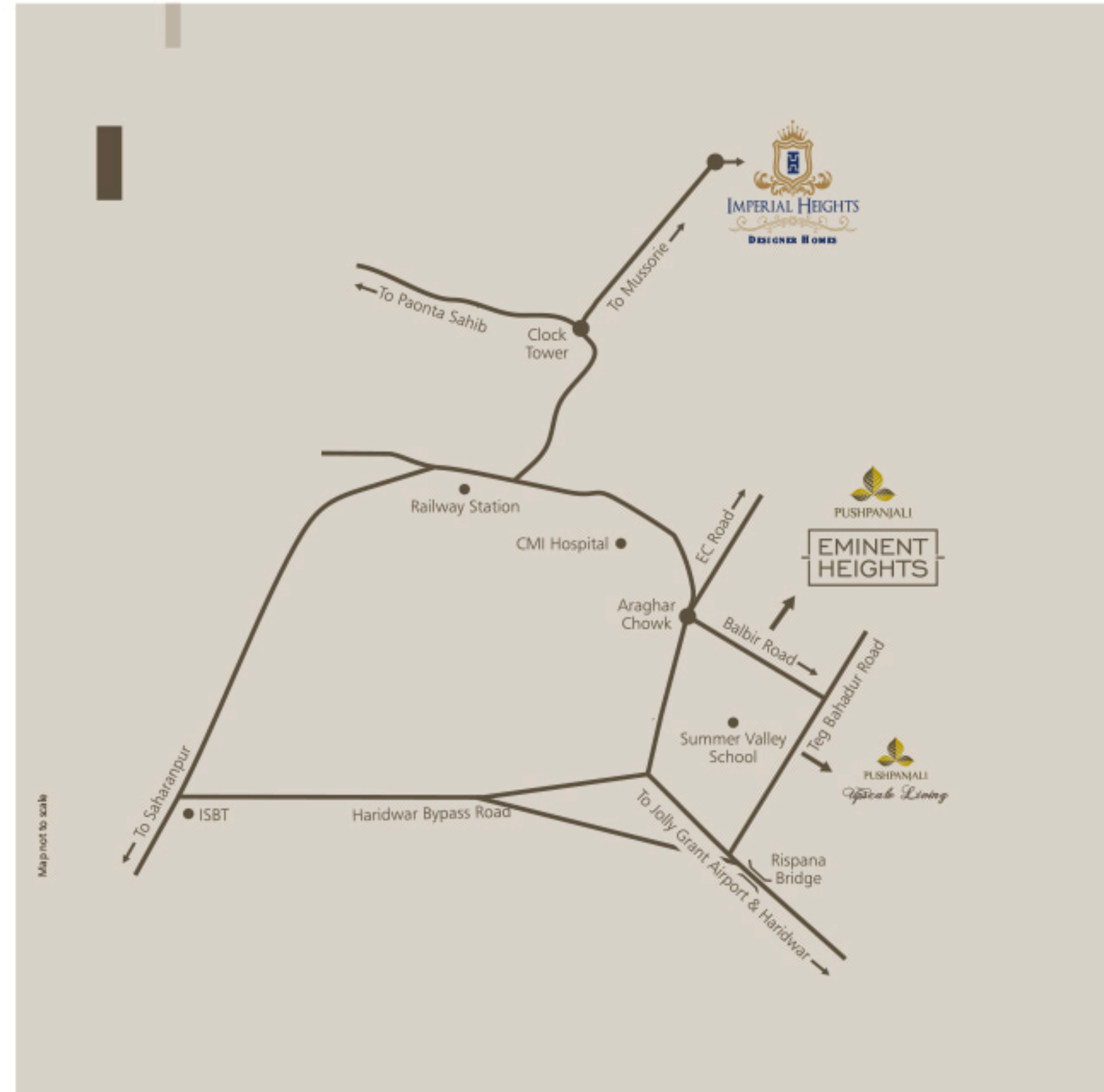


Airport : 25 Mins Drive  
 Railway Station : 15 Mins Drive  
 ISBT : 15 Mins Drive  
 Clock Tower : 15 Mins Drive  
 CMI Hospital : 10 Mins Drive  
 Max Hospital : 20 Mins Drive  
 Welham Girl School : 5 Mins Drive  
 Welham Boys School : 5 Mins Drive  
 Malls & Multiplex : 15 Mins Drive  
 Mussoorie : 45 Mins Drive  
 Sahasthdhara : 20 Mins Drive



**DINE.  
 SHOP.  
 RELAX.**

A huge variety of recreational and entertainment choices abound in the neighborhood to complete your lifestyle.





## SMART FEATURES & AMENITIES

Opulence in surfeit, the remarkably scenic premises ingeniously accenting the architectural marvel of pristine features, this exquisite habitat is set to thrive with the modernity of high society. Yet lush with family belonging, every bit of the 7 storey luxurious living spells the lulling comfort of home assembled with communal facilities that include an indoor pool, poolside deck, garden path, spacious gymnasium and steam bath. Life is at the pinnacle where only the finest reside.

- 65% Open Space
- Splendid Main Entrance
- VRV HVAC System
- Excellent Landscaping
- Ample Parking Space
- 24x7 Water Supply
- Waste Disposal Area
- 100% Power Backup
- Intercom Facility
- Two Tier Securities





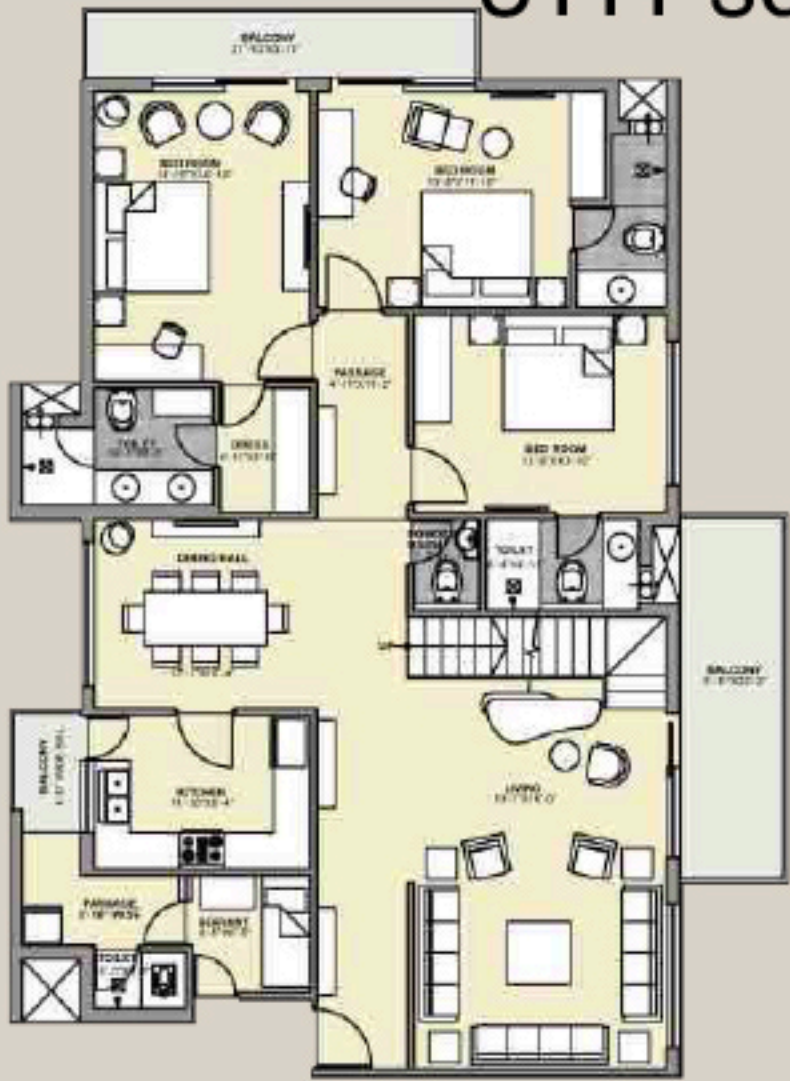


Typical Floor Plan T1& T2  
3 BHK with Servant Room - Super Area

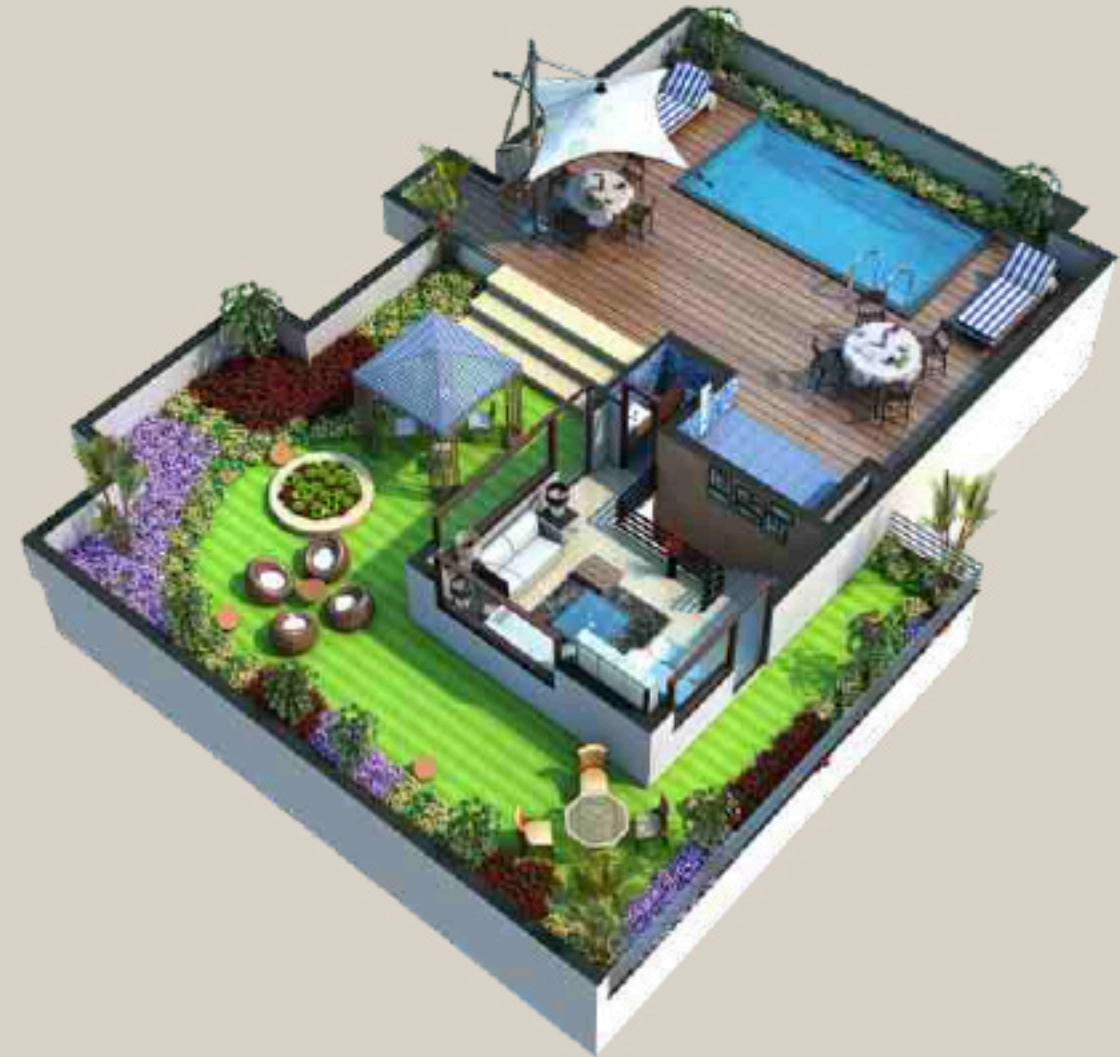
2464 sqft



Penthouse T1 & T2  
Super Area [REDACTED]  
3111 sqft



Penthouse Landscaped Terrace  
Area [REDACTED]  
1663 sqft



# TECHNICAL SPECIFICATIONS

## LIVING / DINING / FAMILY LOUNGE

Flooring	Italian Marble
Walls	POP punning with acrylic emulsion paint
Ceiling	POP punning with acrylic emulsion paint
Doors	Venner / Enhanced finished doors with S.S. Hardware
Windows / Glazing	UPVC Windows

## ALL BEDROOMS

Flooring	Italian Marble/ Imported Tiles/ Laminated Wooden
Walls	POP punning with acrylic emulsion paint
Ceiling	POP punning with acrylic emulsion paint
Doors	European style modular shutter with S.S. Hardware
Windows / Glazing	UPVC Windows

## KITCHEN

Flooring	Ceramic / anti-skid tiles
Walls	Tiles and acrylic emulsion paint
Ceiling	POP Punning with acrylic emulsion paint
Doors	European style modular shutter with S.S. Hardware
Windows/Glazing	UPVC Windows
Modular Kitchen	Complete German modular Kitchen with S.S. Hardware
Sinks	Noice reduction S.S.Sink

## MASTER TOILET

Flooring	Premium Quality Ceramic Tiles
Walls	Ceramic Tiles
Ceiling	False Ceiling with acrylic emulsion paint
Doors	Seasoned hardware frame with European style modular shutter with S.S.hardware
Windows / Glazing	UPVC Windows
Miscellaneous	Marble counter, Shower cubicle, Geyser

## OTHER TOILETS

Flooring	Premium Quality ceramic tiles
Walls	Ceramic tiles / Acrylic emulsion paint
Ceiling	POP False ceiling with acrylic emulsion paint
Doors	European style modular shutter with S.S.hardware
Windows / Glazing	UPVC Windows
Miscellaneous	Marble counter, Shower cubicle, Geyser

<b>SECURITY &amp; SURVEILLANCE</b>	Video Door phone and 2-tier CCTV Security and Surveillance at Main Entrance and tower Entranced
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<b>POWER SUPPLY &amp; BACKUP</b>	100% power backup facility
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<b>WATER SUPPLY</b>	Tubewell with hydro pneumatic system, Adequate water storage for rain water harvesting, overhead tanks to ensure regular running water 24x7
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## MISCELLANEOUS

Lift	Two hi-speed lifts in each block by Schindler or equivalent
WiFi	High speed WiFi in the entire building

<b>STRUCTURE</b>	Earthquake resistance RCC frame structure with brick filler walls
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## SERVANT ROOM

Flooring	Ceramic tiles
Walls	OBD
Ceiling	OBD
Doors	Painted flush door with M.S. Hardware
Windows / Glazing	UPVC Windows

## BALCONIES / TERRACE

Flooring	Stone / Anti skid tiles
Walls	Weather Proof paint
Ceiling	WPC Ceiling
Doors	UPVC Windows
Windows / Glazing	UPVC Windows

<b>EXTERNAL WALLS</b>	Masonry wall stucco finish / dry cladding of ceramic tiles / stone
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<b>PARPET RAILING</b>	Steel & Glass railing with SS Grade-304 with 12mm toughened glass
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<b>ELECTRICALS &amp; ILLUMINATION</b>	Copper electrica; wiring in concealed conduits and MCB and fibre optics for telephone, internet, I.P., TV Connection & premium modular switches, Fans and light fittings
<b>HVAC</b>	HVAC Designed by Daikān or equivalent / VRV Air-Conditioning

## SANITARY FITTING

Master Toilet	Duravit / Kohler / Grohe
Other Toilet	Duravit / Kohler / Grohe
Servant Toilet	Parryware or equivalent

# THE DEVELOPERS

Pushpanjali defines luxury itself. This project (Eminent Heights) has a genuine promise to deliver in the best of form. It is not just a bunch of concrete with best of amenities in-fact it is a world of 50 exclusive taste of sublime living, crafted with immense passion. After delivering the benchmarks in the field of hospitality & living like...



**Kanatal Resorts & Spa**  
A name for restoration is a concept based spa resort located in the Himalayan vicinity.



**Grille**  
An exclusive restaurant which brought the new concept of a live grilling to Uttarakhand for the first time.



**Pushpanjali**  
First innovative ultra luxurious project in Dehradun having Premium Bungalow style residences.



**Imperial Heights**  
One of the biggest residential project in Dehradun having 1/2/3 BHK elite condominiums and biggest club in town.

A passionate entrepreneur / maker, is all set ready to deliver one of his another dream of luxury living into reality, at the best of location in the beautiful city (Dehradun), from where word posh drives (Balbir Road, Dalanwala). Aesthetic structure, great vision, best of brands & technology, passionate team at work and an honest effort have come together to turn this dream into reality.

# Himalayan Homes

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Rishikesh - 249201

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In the benefactors of the apartments any changes can be made without any notice for equal or above specifications. The pictures of interiors as shown are just for sample purpose.