



Developers & Promoters

Emerald Heights Apartments



at Shastri Puram
AGRA

OWN YOUR DREAM PARADISE

Introduction

Ganpati Group has gained a high trajectory growth and accolade across the booming real-estate business. With globalization and the opening up of the Indian economy, opportunities in real-estate are tremendous and vistas almost endless. And it is the real-estate developers like **Ganpati** that are making a lot of this happen. Today, **Ganpati** is among the largest real-estate developers in Delhi and U.P. involved in four keys :- Ultra-luxury residential facilities development, shopping Malls-cum-Multiplex, Family Entertainment Centres and Theme Malls. With strong technical expertise base and sturdy financial standing, **Ganpati** is on the threshold of revolutionizing the Indian real-estate industry into a fine art. The secret behind the success of the group is its unquenchable thirst for quality. The turnover of the company has increased a lot in the past few years.

The turnover of the **Ganpati** Group is running in crores of rupees. **Ganpati** Group wishes to make real-estate a fine art, each project in it is an individual piece of sculpture where it satisfies each client individual criteria and built a piece of art for which everyone remembers the group. The group is constructing various projects at Dehradun, Haridwar, Vrindavan Chandigarh, Vaishali, Kaushambi, Indrapuram, Rajinder Nagar etc.

Ganpati Group has well trained staff, established and has a good infrastructure. It has sales and marketing people being about more than 50 in number, it has the other technical staff viz. Engineers, Architects and Contractors being about more than 150 in numbers. Today **Ganpati** is amongst the big real-estate developers in the world involved actively in the estate business.

Project

The Emerald Heights is a Multi-storey Group Housing Project at Shastri Puram, Agra (U.P.) offering Two/Three /Four Bedroom Flats with Five Star facilities. The main aim of the project is to provide better living to the people of Agra there by at affordable price.

Layouts

TYPE-I



Super Area : 1891.75 sq. ft

DRAWING ROOM

DINNING ROOM

4 BED ROOM

2 TOILET

1 KITCHEN

2 BALCONY

Super Area : 1639.95 sq. ft

DRAWING ROOM

DINNING ROOM

3 BED ROOM

2 TOILET

1 KITCHEN

2 BALCONY



TYPE-II

TYPE-III

Super Area : 1355.85 sq. ft

DRAWING/DINNING ROOM

LOBBY

3 BED ROOM

2 TOILET

1 KITCHEN

1 BALCONY



TYPE-IV

Super Area : 1232.8 sq. ft

DRAWING/DINNING ROOM

2 BED ROOM

2 TOILET

1 KITCHEN

1 BALCONY

Specification

General : Earthquake resistance structure, designed, tested against static and dynamic forces under seismic conditions approved by A.D.A.

Structure : R.C.C. framed structure with tie beams connecting the columns. R.C.C. Slabs & beams with brick walls in between.

Doors/Windows : All frames, paneled flush door shutters & Glass windows shutters with superior quality hard wood and decorative entrance door.

Flooring : Vitrified Tiles / Marble flooring in Drawing/Dining & Bedrooms. Floor Tiles in Bathrooms, Kitchen and Balcony.

Toilets : Provision for hot & cold water system (without geysers) glazed tiles in pleasing colours on walls upto door level. Sanitaryware / Chinaware in (white shade) with tiles and chrome plated fitting and fixtures of good quality make.

Kitchen : Granite working platform with 2 ft. high glazed tiles above its other wall also to have glazed tiles upto the same level and provided with stainless steel sink.

Electrical : All copper wiring in P.V.C. Concealed conduit. Provision for adequate light and power points as well as telephone outlet in all areas. Switches and sockets of good quality with protective M.C.B.'s.

Water Supply : 24 hrs water supply with R.O. System.

Salient Features

- Located on 100 Ft. wide road/ 2 Side Open Plot.
- Plans approved by A.D.A.
- Free hold property.
- Only 35% (Approx) covered area. The rest is open space.
- Spacious balcony with every Flat.
- Earthquake resistance R.C.C. framed structure designed by Highly experienced structural engineers.
- 3 high speed lifts.
- Installation of fire fighting equipments on all floors as per norms.
- Regulated entry with intercom connection from entrance **gate to flats and flat to flat with visitor Screening.**
- Round the clock manned Security.
- Uninterrupted water supply 24 hours.
- R.O. Plant for drinking water supply in the kitchen.
- Power Back-up of 0.5 kw for every flat.
- Ample Parking Space.
- Corridors and Stairs designed with kota stone.
- Power back-up for common utilities.
- Facility of Convenio Store.
- Housing Loan available.



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