



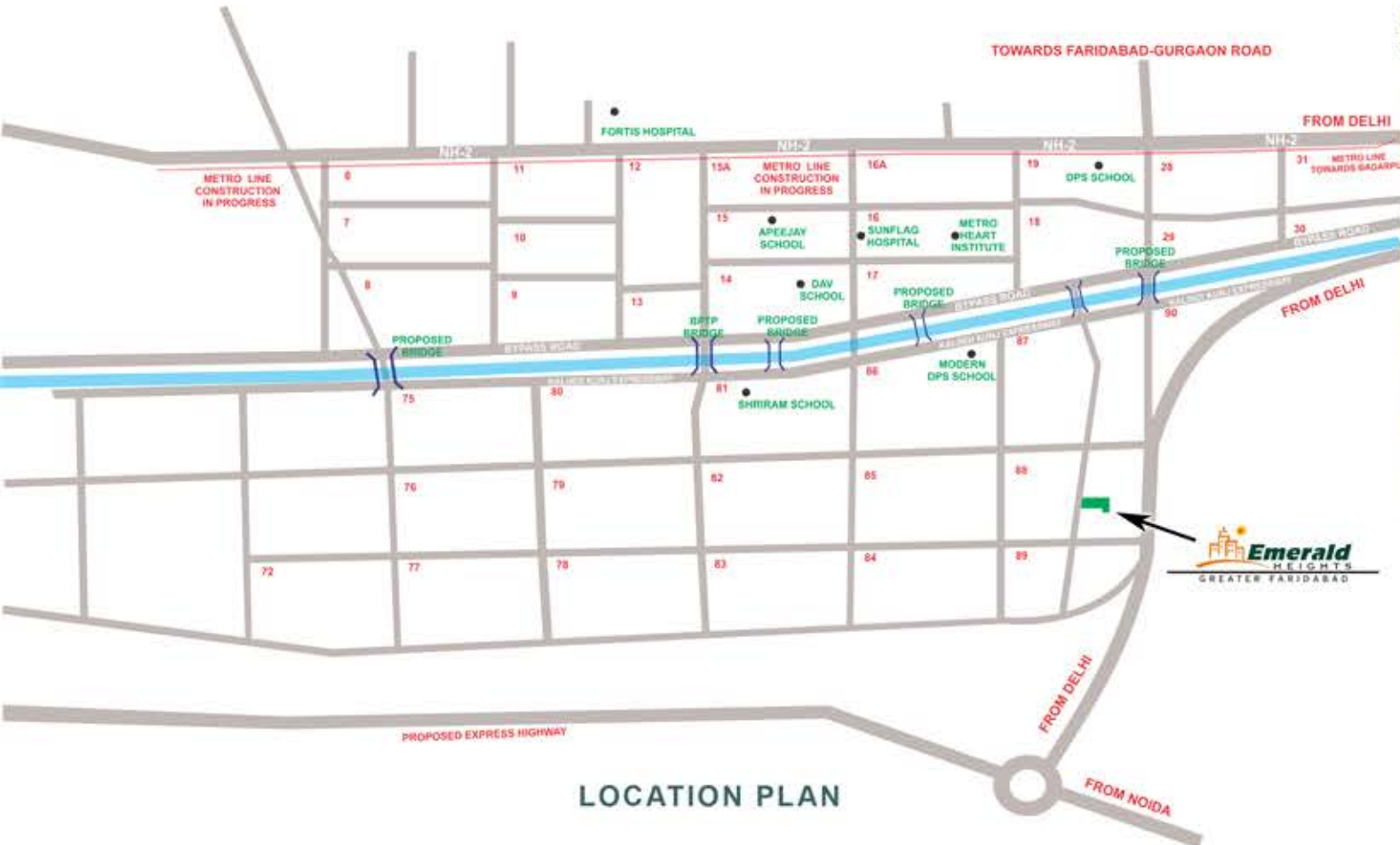
The world within 5 Kms.....

World Class Medical and Health Care Facilities like Asian, Fortis, Metro, Sunflag, Vasan Eyecare, Perfect Vision, Dr. Lal Pathlab.....

Educational Institutions for Medical & Engineering like Sudha Rustagi Dental College, Lingaya's, Manav Rachna University, YMCA Institute, Echelon.....

Schools like Modern DPS, Vidya Sanskar, MVN, MRIS, DAV School, DPS, Apeejay, Ryan International, Aravali International.....

Malls and Multiplexes like Crown Interior, Crown Plaza, SRS, Prestine, SRS Cinemas, INOX, PVR Cinemas.....



SECTOR - 88, GREATER FARIDABAD

DREAMS DO COME TRUE

**EMERALD HOMEDEVELOPERS PVT. LTD.**

SCF-44, GROUND FLOOR, HUDA MARKET - II  
SECTOR -19, FARIDABAD - 121 003

THIS BROCHURE IS PURELY CONCEPTUAL & NOT A LEGAL OFFERING. FURTHER THE PROMOTERS/ARCHITECTS RESERVE THE RIGHT TO ADD/DELETE ANY DETAILS/SPECIFICATIONS/ELEVATIONS MENTIONED IF SO WARRANTED BY THE CIRCUMSTANCES. DTCP HARYANA HAS GRANTED LICENSE NO. 124 OF 2008 DATED 14.06.2008 FOR DEVELOPMENT OF GROUP HOUSING COLONY ADMEASURING 30.268 ACRES IN VILLAGE PALWALI, BASELWA & KHERI KALAN, TEHSIL & DISTRICT FARIDABAD THE LAYOUT/BUILDING PLANS APPROVED VIDE MEMO NO. - ZP-471-JD(B) - 2009/12045 DATED 26-11-2009 (SAID PLANS UNDER REVISION).  
\* ALL LOANS ARE AT SOLE DISCRETION OF RESPECTIVE BANKS.

PROJECT MARKETED AND MANAGED



VICTORIOUS BUILDWELL PVT. LTD.

Presenting "EMERALD HEIGHTS", Faridabad's Landscaped Podium Residential Complex, Spread across 6.13 acres. The complex offers 2, 3 & 4 bedroom apartments and provides a balance of great connectivity and peaceful surroundings. Located in Sector-88, it enjoys the advantage of being centrally located between Delhi, Gurgaon and Noida. Close to the main 30m wide road linking major areas of Delhi, Faridabad, Greater Faridabad and Gurgaon.

At "EMERALD HEIGHTS", the compact and efficient design of all apartments with large balconies is a sustainable design in all aspect. The spaces within the apartments are efficiently planned to carve out the most usable areas. Each room has sufficiently large openings to capture the natural light and ventilation.

**EXPERIENCE A STANDARD OF LIVING THAT TRULY REFLECTS YOUR SUCCESS.**

### FEATURES

- Earthquake Resistant Structure
- 100% Power Backup
- Exclusive Car Parking (Basement/ Stilt)
- Huge Sit out Balconies, where you would love to sit.
- Two Elevators in every Tower
- Daily Convenience Shopping
- Well-designed Complex with beautiful landscaping
- Rainwater Harvesting for replenishing Ground Water
- Two side open plot with entry from 24 meter wide road
- Club House with Swimming Pool
- Kids Zone - Think beyond the swing sets
- Tennis Court and Badminton Court
- High-tech security and Fire-Fighting System
- Upcoming Worldclass Medical Facility in close vicinity
- Upcoming Residential Project adjoining Project Land



DISCLAIMER :  
 SITE PLAN & LAYOUTS ARE TENTATIVE AND SUBJECT TO CHANGE AS DECIDED BY THE COMPANY OR COMPETENT AUTHORITIES.  
 RECREATIONAL & HEALTH FACILITIES SHOWN IN ABOVE SITE PLAN IN 30M GREEN BELT ARE SUBJECT TO FINAL APPROVAL FROM DTCP



### THINK BEYOND THE SWING SET.....

Creative play can occur in all areas of our natural environment, from the obvious to the imaginary. Imagine driftwood teepees, log stumps and balance beams, an old-fashioned water pump among other whimsical elements, and for getting those little bodies really moving; rope climbing, scrambling and zip lines.

Activities in the safe and secured landscaped area of garden allow for full engagement of the five senses to create a world of wonder and a "back to basics" methods of play.

That doesn't mean that you will miss any recreational facility or activity to keep you and your family healthy, happy and entertained.

All these activities will inculcate in you and your family a feeling of staying fit, both physically and mentally.

### FACILITIES & AMENITIES THAT INSPIRES EVERYDAY LIVING.....

That doesn't mean that you and your family will miss any recreational facility or activity to keep you and them healthy, happy and entertained.

- Club
- Party Lounge Area
- Open Air Party Lounge Area
- Provision for Multicuisine Restaurant
- Swimming Pool
- Kids Zone
- Gymnasium Area

- Jogging Track
- Health and Fitness Area
- Yoga and Meditation Area
- Badminton Court
- Lawn Tennis Court
- Basket Ball
- Cricket Practice Pitch



## ADVANTAGE LOCATION.....

Undoubtedly the crowning feature of **"EMERALD HEIGHTS"** is its location. Being located at Setcor-88 in Faridabad, **"EMERALD HEIGHTS"** has the advantage of an affluent neighborhood. Faridabad is one of the most progressive satellite towns of Delhi and has developed into a dazzling Cityscape of Skyscrapers, Shopping Malls, Corporate Offices, Industrial Development and Residential Projects. The close proximity to the Capital and NCR makes **"EMERALD HEIGHTS"** a sound investment proposition.

Situated in the heart of Greater Faridabad

Very close to Delhi & Noida

Very close to Industrial Hub - IMT Faridabad

Spread over an Area of 6.13 Acres

Two Side Open Plot with entry from 24m wide Sector Road

5 Km from Mathura Road

11 Km from Delhi Badarpur Border

10 Min drive from Upcoming Metro Station

40 Min drive from South Delhi

1 Hour drive from International and Domestic Airport



CLUB HOUSE WITH SWIMMING POOL



2BHK - 1310 Sq. Ft.



2BHK - 1260 Sq. Ft.

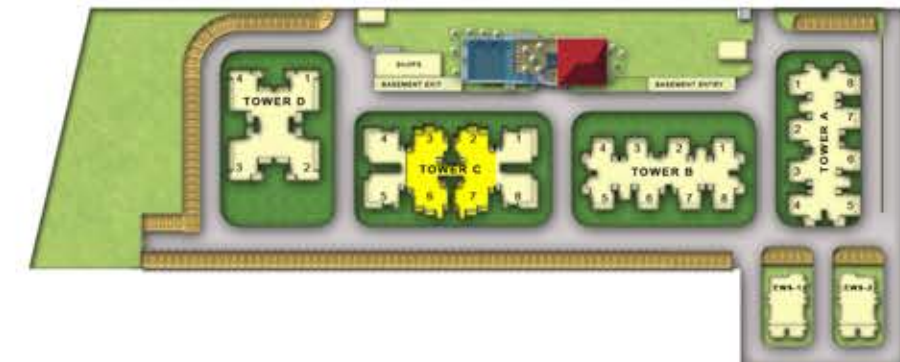
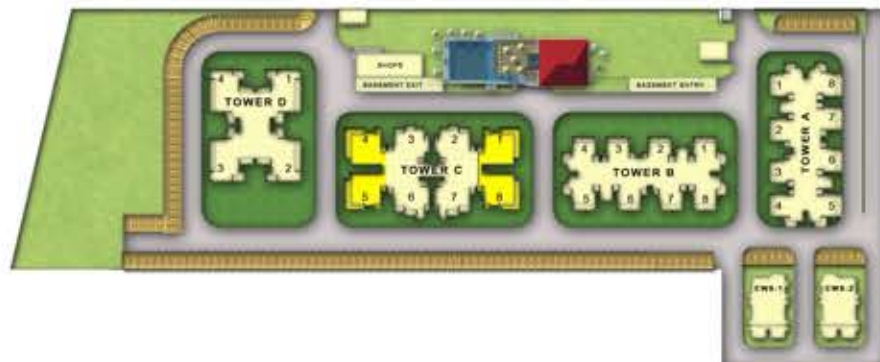


NOTE :  
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FURNITURE AS SHOWN IN THE LAYOUT PLANS ARE ONLY FOR ILLUSTRATIVE PURPOSE AND WILL NOT BE PART OF THE UNIT.

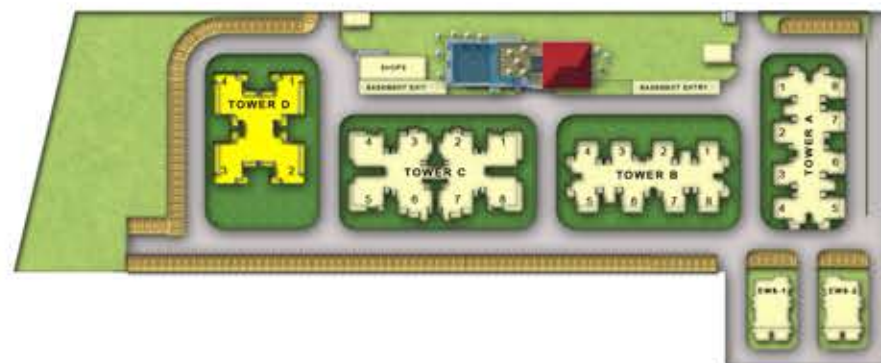
3BHK - 1795 Sq. Ft.



3BHK - 1730 Sq. Ft.



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<b>STRUCTURE</b>	Earthquake Resistant RCC Structure designed for the highest Seismic Consideration for Zone as Stipulated by the code and better safety.
<b>FOUNDATION</b>	Reinforced Concrete footings and column with raft.
<b>LIVING/BEDROOMS</b>	<b>Flooring/ Skirting:</b> Vitrified Tiles. <b>Wall/Ceiling Finishes:</b> Plastered and Painted with Pleasing shades of OBD.
<b>TOILETS</b>	<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.
<b>KITCHEN</b>	<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.
<b>BALCONIES</b>	<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.
<b>EXTERIOR WALL</b>	<b>External Wall Finishes:</b> External grade anti fungal/anti algae paint from reputed makes and brands.
<b>STAIRCASE</b>	<b>Flooring:</b> Polished Indian Stone/Indian Marble on trends, raisers and landings. <b>Railing:</b> Polished/Painted M.S. Handrails and Balustrades. <b>Wall Finishes:</b> Oil Bound Distemper on Plaster.
<b>COMMON PASSAGE</b>	<b>Flooring:</b> Polished Indian Stone/ Indian Marble. <b>Wall/Ceiling Finishes:</b> Whitewash/ Oil Distemper on plaster.
<b>DOORS/WINDOWS</b>	<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> Powder coated aluminum frame or UPVC frame windows with clear glass or equivalent.
<b>ELECTRICAL</b>	<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.
<b>SECURITY SYSTEM</b>	Single Gate 24 hours Security Guard