



ansal **HOUSING & CONSTRUCTION LTD.**
An ISO 9001:2015 Company



Site Office : Ansals Emerald Heights, Taj Nagri, Ph-II, Near Hotel Jaypee Palace, Fatehabad Road, Agra, U.P.-282001.

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RERA Regn. No. : UPRERAPRJ2496

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 **ansal** **HOUSING**
ENRICHING LIVING STYLES

Beautiful Homes for your loved ones ...

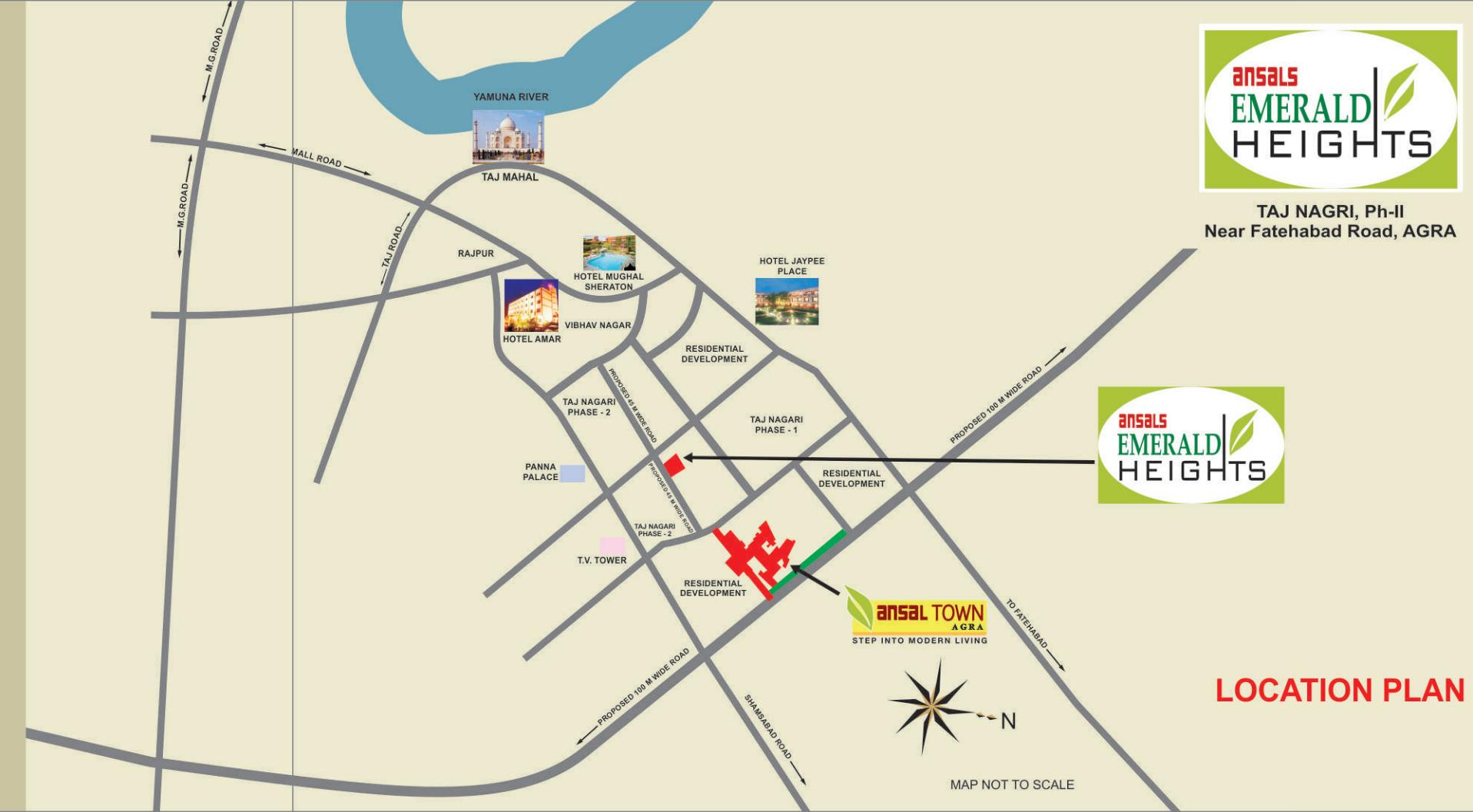


TAJ NAGRI, Ph-II
Near Fatehabad Road, AGRA



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Welcome to a beautiful home of your own amidst nature's bounty, artistically shaped by human imagination and panache. Come, open your window to a whole new living experience.



UNPARALLELED features...

Life at Ansals EMERALD HEIGHTS is a breath of fresh air luxury living. Designed for the connoisseurs of fine living, the towers have been constructed not only beautifully but with utmost care to the finest details.

Welcome to Ansals EMERALD HEIGHTS, an ASSET for Generations to come.



Features Class Apart

- Gated complex with single point entry
- 24 X 7 Hi-tech security
- Adequate Power back space
- Ample parking space
- Thematically landscaped green Central Park
- Earthquake resistant RCC structure



Perspective view club house

LEISURE at your doorstep...

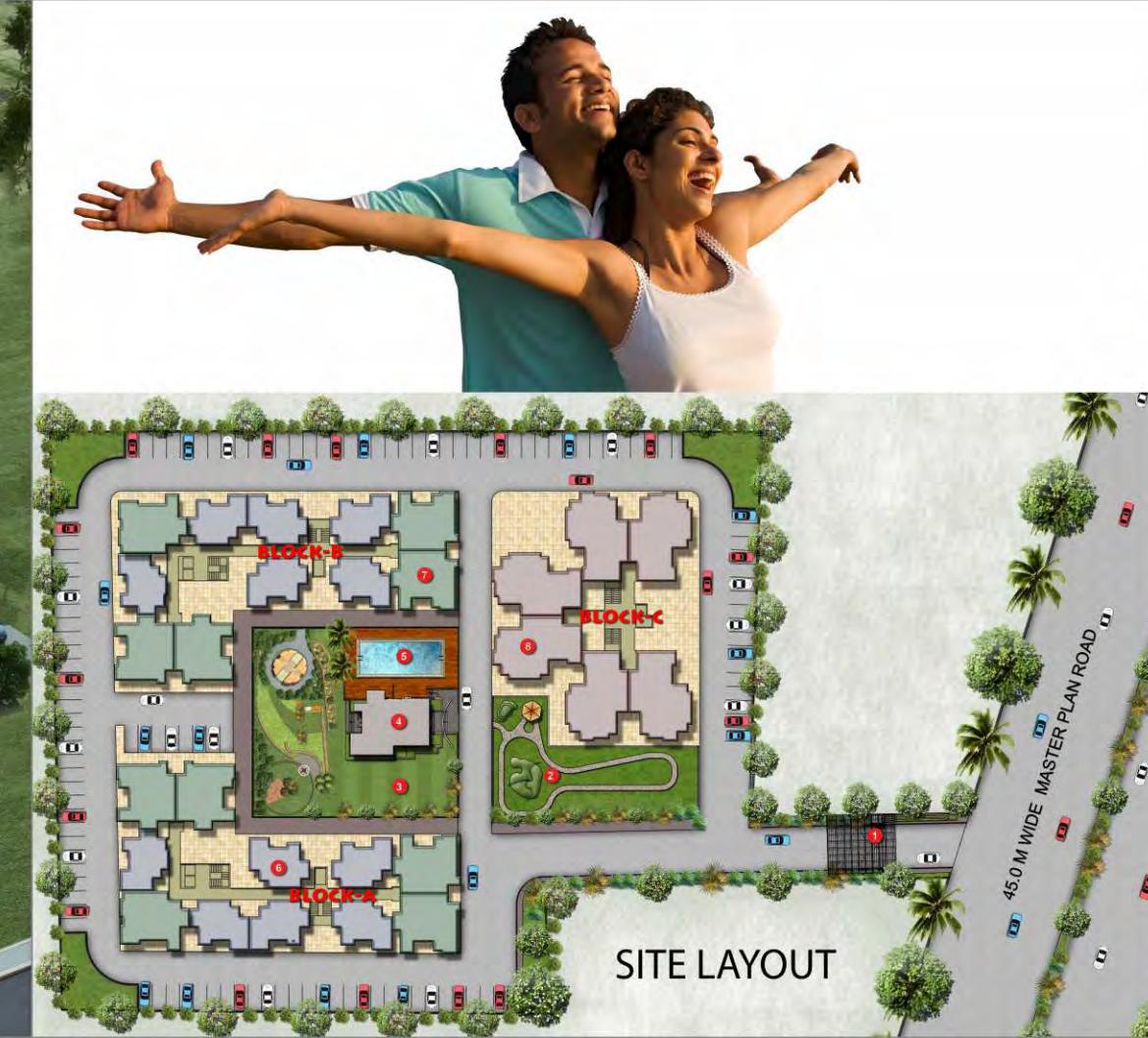
- Elite Club House
- Swimming pool
- State-of-the-art Gymnasium
- Lounge-cum-Card room
- Billiards Room
- Badminton Court



TAJ NAGRI, Ph-II
Near Fatehabad Road, AGRA



Bird eye view



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Near Fatehabad Road, AGRA

LEGEND

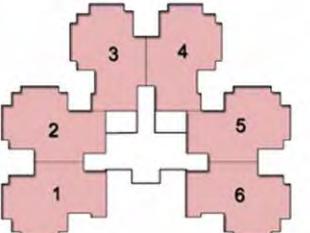
- 1 ENTRANCE GATE WITH SECURITY
- 2 JOGGING TRACK
- 3 PARK
- 4 CLUB
- 5 SWIMMING POOL
- 6 2 BHK
- 7 3 BHK
- 8 4 BHK



TAJ NAGRI, Ph-II
Near Fatehabad Road, AGRA

CARPET AREA : 1276.93 sq.ft.
(118.63 sq.mtr.)

BALCONY AREA : 181.15 sq.ft.
(16.83 sq.mtr.)



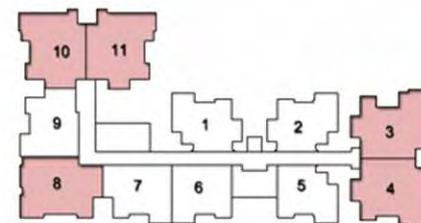
4 BED ROOM UNIT PLAN

3 BED ROOM UNIT PLAN



CARPET AREA : 1005.54 sq.ft.
(93.42 sq.mtr.)

BALCONY AREA : 93.43 sq.ft.
(8.68 sq.mtr.)



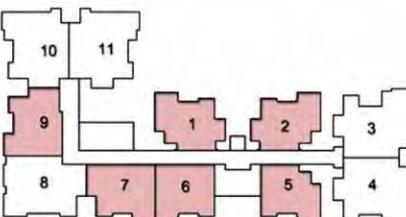
TAJ NAGRI, Ph-II
Near Fatehabad Road, AGRA



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CARPET AREA : 687.92 sq.ft.
(63.91 sq.mtr.)

BALCONY AREA : 70.07 sq.ft.
(6.51 sq.mtr.)



2 BED ROOM UNIT PLAN

SALES SPECIFICATIONS

STRUCTURE

Composite Structure With Brick Partition Walls

FLOORING

Living / Dining	Vitrified Tiles
All Bedrooms	Vitrified Tiles
Toilets	Antiskid Ceramic Tiles
Kitchen	Vitrified Tiles
Verandah & Balcony	Antiskid Ceramic Tiles
Common Staircase & Landing	Granite / Marble Stone / Vitrified Tiles

TOILET

Dado	Ceramic Tile Dado Up To Door LVL. (7'-0")
Wc	EWC With Low Level Cistern
Wash Basin	Branded Basin In All Toilets
Fittings	Cp Fittings Of Standard Make (Jaguar Or Equivalent)
Other Fixtures	Mirror Over Wash Basin In All Toilets
Water Supply	Provision For Hot & Cold Water Supply

KITCHEN

Modular Kitchen	Modular Kitchen To Be Provided
Dado	Ceramic Tile Dado Up To 2'-0" High
Above The Working Platform	
Working Top	
Sink	Granite Stone
Fittings	Stainless Steel Sink With Single Bowl & Drain Board
Water Supply	Standard CP Fittings
	Provision For Hot & Cold Water Supply

JOINERY

Door Frame	Well Seasoned Wooden Door Frames
Door Shutters	
1. Main Door	Flush Door With Teak Veneer / Laminated Door
2. Bedroom / Kitchen / Toilet	Flush Door With Teak Veneer / Laminated Door
3. Mumty	Flush Door Painted
Window Frame & Shutters	UPVC / Aluminium
Wardrobes	Only Niche Shall Be Provided
Common Staircase Handrail	Designed Railing

ELECTRICAL & PLUMBING

Electrical Work	Copper Wiring In Concealed Pvc Conduits, Sufficient Light & Power Points With Designer Modular Switches. One Telephone Point
Plumbing Work	G.I. / PVC SWR Grade. Pipes Of Standard Quality. Provision For Geyser Points In All Toilets. Provision For Aqua Guard Point Above Kitchen Counter.

INTERNAL FINISH

Walls	Oil Bound Distemper
Ceiling	White Colour Oil Bound Distemper

EXTERNAL FINISH

Texture Paint / Weather Proof Paint

NOTE : All floor plans, layout plans, elevation & specifications are indicative & are subject to change as per Architect's decision. In order to provide reasonable architectural variations in the scheme, the architectural features may differ in different flats.