



Emami Realty Ltd.

CIN: L45400WB2008PLC121426

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HIRA/P/NOR/2018/000122
hira.wb.gov.in

Disclaimer: This Brochure is not a legal document. It describes the conceptual plan to convey the intent and purpose of Emami City. The images are imaginary and the layout plan, areas, specifications, measurements, elevation and other details are tentative and subject to change at the sole discretion of the developer or as required approved by the authorities. All art renderings, illustrations, pictures, photographs and other graphic representations and references in the brochure are artist's impressions only. Nothing herein shall form part of an offer or contract or be construed as any representation by the developer or its agent.

Beautiful Moments. Perfect Life.





Actual Photo



Welcome to North Kolkata's largest residential complex on Jessore Road



Welcome to Emami City - a 25 lakh sq. ft.* of contemporary lifestyle that is truly a joy for privileged few. Artfully portrayed across 15 acres*, this area is in close proximity to the Airport and completely free from the noise and grime of the main road. Well planned with 23 towers and 1233 flats and enriched with various world class features and amenities, Emami City is a worthwhile investment that gifts you with a living experience unparalleled in every aspect.

*Figures mentioned above are an approximate



Disclaimer: This map is not to scale and is indicative in nature.

Locational advantage

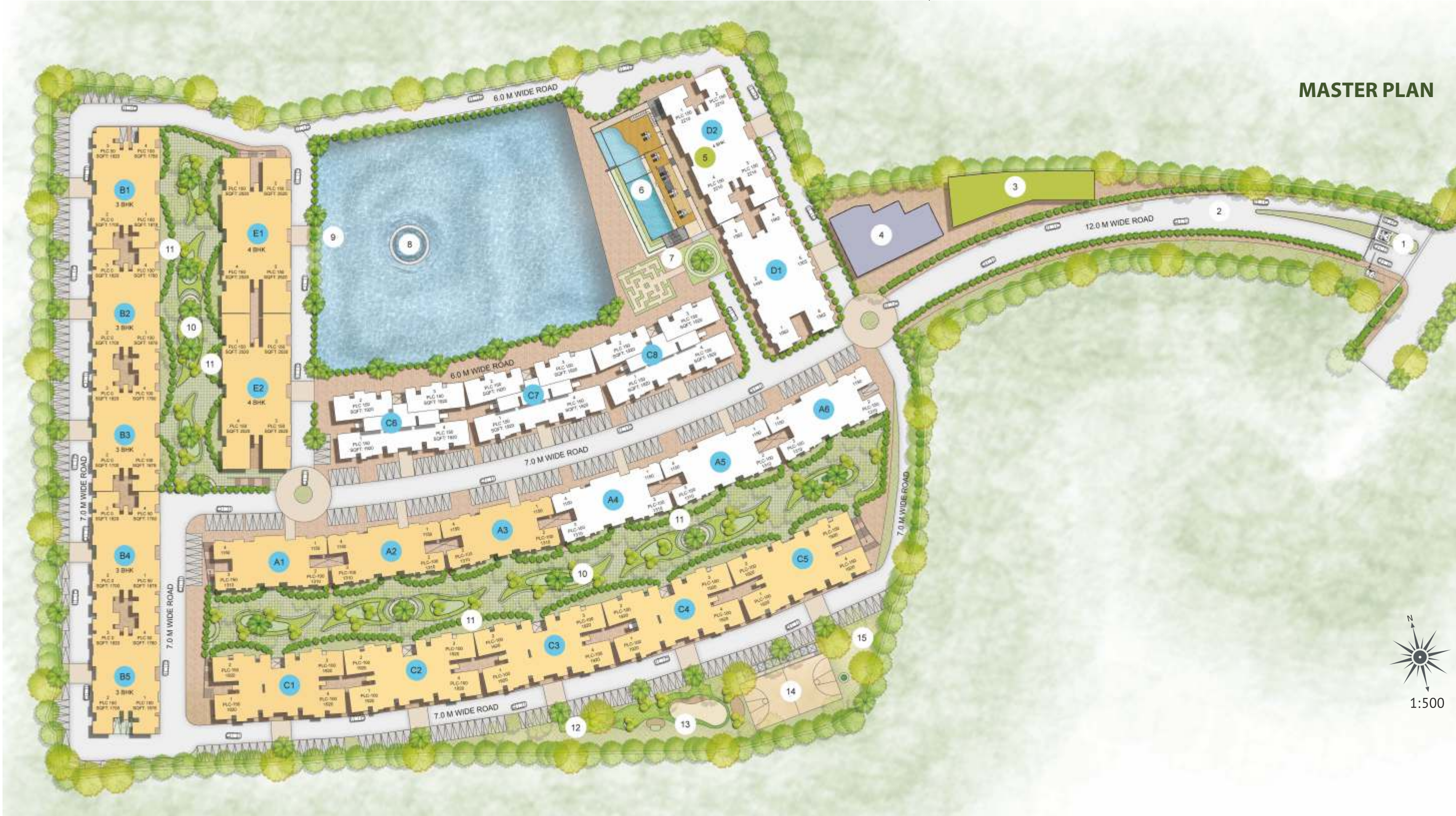
-  **Malls:**
 - Diamond Plaza Mall - 1.5 kms*
 - City Centre 2 - 5.7 kms*
 - City Centre 1 - 8.2 kms*
 - Mani Square - 9.0 kms*
-  **Dum Dum Metro Station: 3.1 kms***
-  **Railway Station (Dum Dum Cantonment): 3 kms***
-  **Airport: 3.8 kms***
-  **Hospitals:**
 - ILS Hospital - 300 mts*
 - Charnock Hospital and Research Centre - 4.7 kms*
 - AMRI Salt Lake - 12.0 kms*
 - Columbia Asia Hospital - 13.2 kms*
 - Renaissance Hospital - 13.5 kms*
-  **Schools & Colleges:**
 - Sarojini Naidu College - 200 mts*
 - St. Stephen's School - 250 mts*
 - Christ Church Girls High School - 750 mts*
 - Motijhil Science College - 1.2 kms*
 - Dum Dum Commerce College - 1.7 kms*

* Approx. (Source: Google Maps)

Live in the heart

Emami City is situated on Jessore Road and located in close proximity to airport and other important modern facilities. The project stands on the main road, hence well connected to the city by any means of transportation to enhance your living experience.

MASTER PLAN



LEGEND

- 1 Main Entrance W/Guardhouse
- 2 Main Road
- 3 CESC Substation
- 4 Retail and Commercial
- 5 Club House
- 6 Infinity Pool with Party Deck
- 7 Lawn
- 8 Grand Fountain
- 9 Natural Water body
- 10 Podium Garden
- 11 Screen W/Private Garden
- 12 Kid's Play Area
- 13 Golf Putting Green
- 14 Mini Soccer and Cricket Field
- 15 Green Area





Walk inside nature's lane

Tree - lined pathway - for a relaxing stroll or catching up with friends while walking.

Refresh your soul

Waterbody of 1.5 acres* with cascading waterfall and much more. So that you feel completely relaxed in the lap of serenity.



*Figures mentioned above are an approximate

Indulge your senses

This infinity pool with the beautifully designed wooden pool deck is a magical retreat and a cool place in the truest sense to hang out with friends and family.





Club Exclusive

Exclusive residential club house with a number of entertainment and sporting options. An ultimate destination to unwind and spend quality time with your friends and family.

- Infinity pool with a beautifully designed wooden deck
- Multipurpose banquet hall of approx. 4000 sq. ft.
- Upscale Lounge
- Swanky Café
- Multipurpose indoor sports arena
- Squash court
- Gymnasium
- Spa
- Creche
- Aerobics/Yoga studio

Enjoy a lifestyle of your dream

Emami City stands tall as a masterpiece to be emulated. Better still, it's the perfect example of how a world - class home should be.



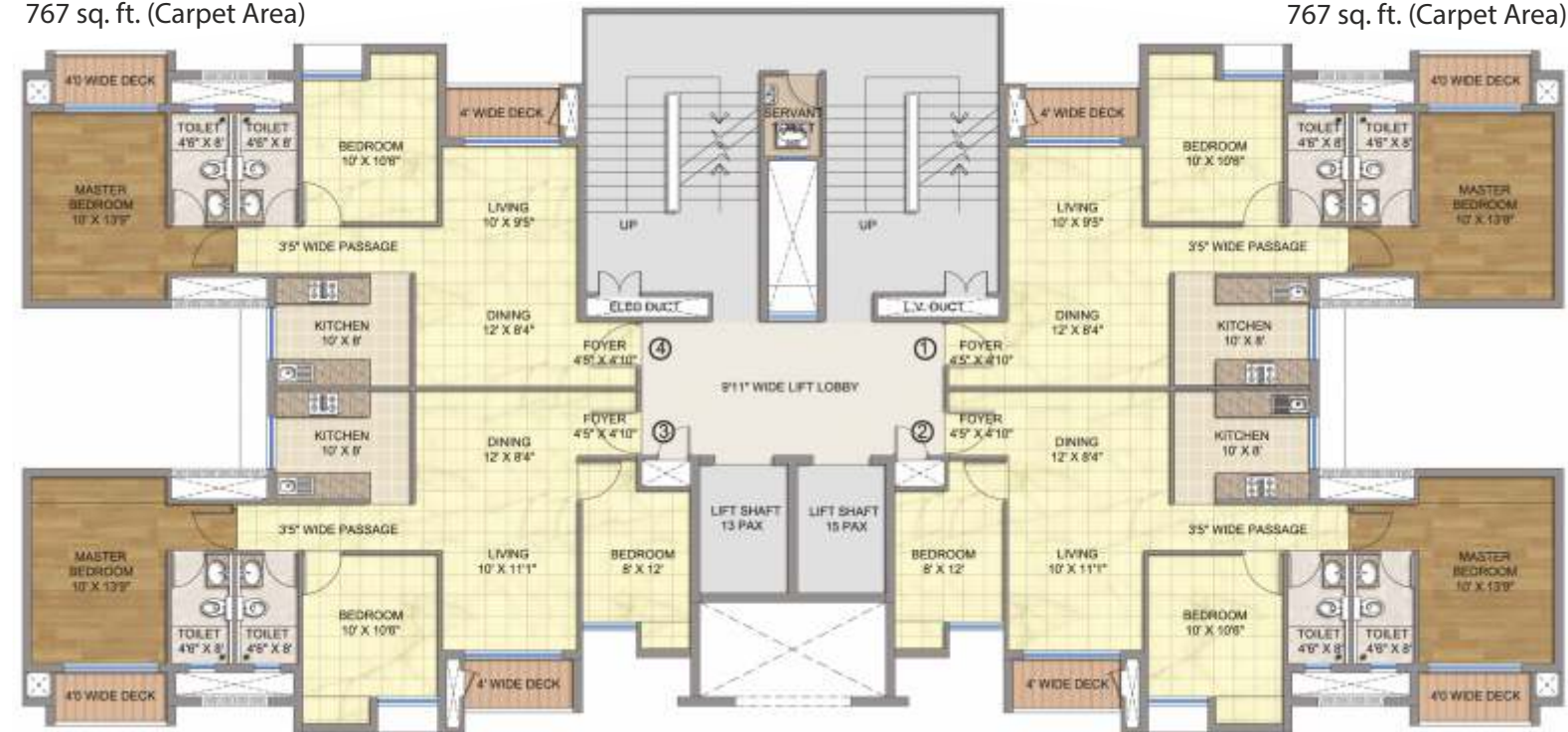
TYPE A-2 & 2.5 BHK

1st to 7th, 9th to 11th & 13th FLOOR PLAN

TYPE A-2 & 2.5 BHK

8th & 12th FLOOR PLAN

767 sq. ft. (Carpet Area)



767 sq. ft. (Carpet Area)

767 sq. ft. (Carpet Area)



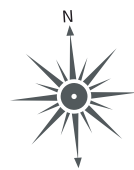
767 sq. ft. (Carpet Area)

876 sq. ft. (Carpet Area)

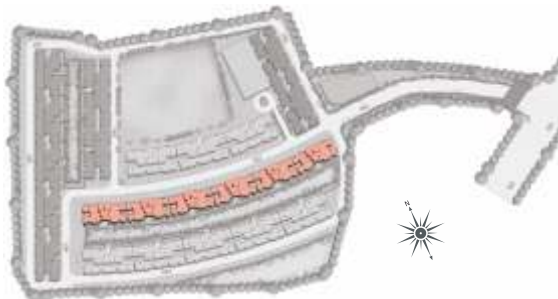
876 sq. ft. (Carpet Area)

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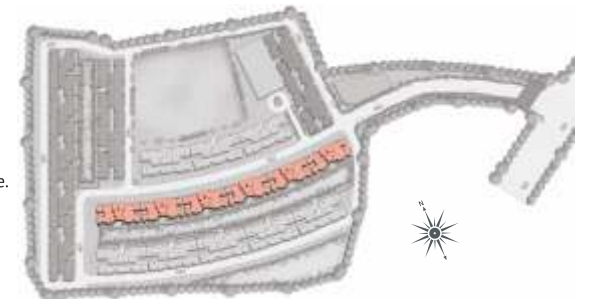
876 sq. ft. (Carpet Area)



Note: The plans shown are only indicative and subject to variations and modifications by the developer and for technical reasons, without any notice.



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TYPE B-3 BHK REGULAR

1st, 3rd, 5th, 7th, 9th, 11th & 13th FLOOR PLAN

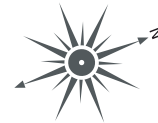
1134 sq. ft. (Carpet Area)



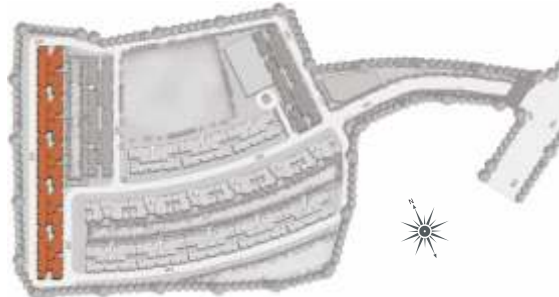
1218 sq. ft. (Carpet Area)

1258 sq. ft. (Carpet Area)

1175 sq. ft. (Carpet Area)



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TYPE B-3 BHK REGULAR

2nd, 4th, 6th & 10th FLOOR PLAN

1134 sq. ft. + 144 sq. ft. (Carpet Area)



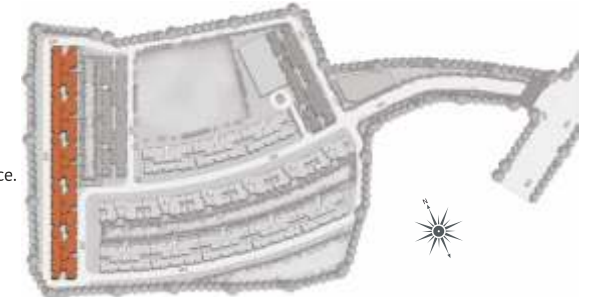
1218 sq. ft. + 144 sq. ft. (Carpet Area)

1258 sq. ft. + 100 sq. ft. (Carpet Area)

1175 sq. ft. + 100 sq. ft. (Carpet Area)



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TYPE B-3 BHK REGULAR
8th & 12th FLOOR PLAN

1134 sq. ft. (Carpet Area)



1218 sq. ft. (Carpet Area)

1258 sq. ft. + 100 sq. ft. (Carpet Area)

1175 sq. ft. + 100 sq. ft. (Carpet Area)

TYPE C-3 BHK PREMIUM
1st, 3rd, 5th, 7th, 9th, 11th & 13th FLOOR PLAN

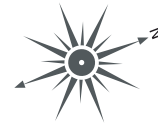
1292 sq. ft. (Carpet Area)



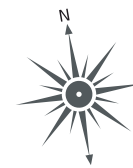
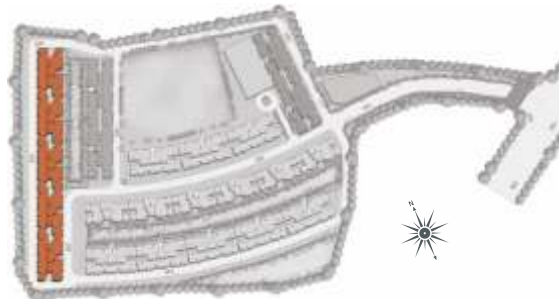
1292 sq. ft. (Carpet Area)

1292 sq. ft. (Carpet Area)

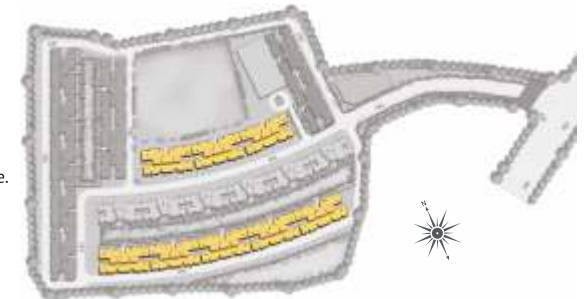
1292 sq. ft. (Carpet Area)



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TYPE C-3 BHK PREMIUM
2nd, 4th, 6th & 10th FLOOR PLAN

1292 sq. ft. (Carpet Area)



1292 sq. ft. + 140 sq. ft. (Carpet Area)

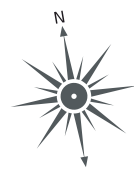
1292 sq. ft. (Carpet Area)



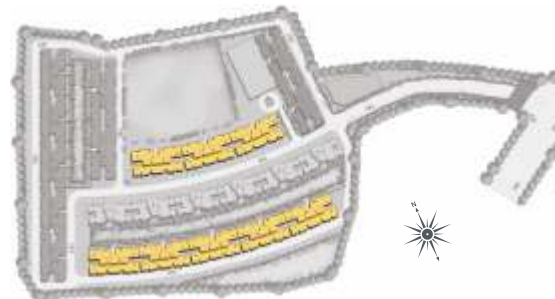
1292 sq. ft. (Carpet Area)

1292 sq. ft. (Carpet Area)

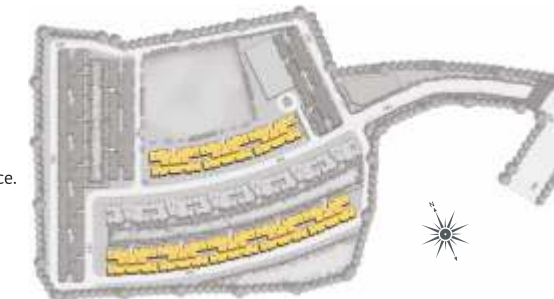
1292 sq. ft. (Carpet Area)



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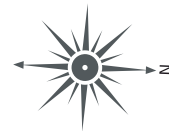


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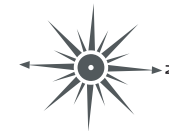


TYPE D1-2 & 3 BHK PREMIUM
1st to 7th, 9th to 11th & 13th FLOOR PLAN

TYPE D1-2 & 3 BHK PREMIUM
8th & 12th FLOOR PLAN



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TYPE D2 - 4 BHK REGULAR

1st, 3rd, 5th, 7th, 9th, 11th & 13th FLOOR PLAN

1486 sq. ft. (Carpet Area)



1486 sq. ft. (Carpet Area)

1486 sq. ft. (Carpet Area)

Apartment Type 1&4 available from 4th floor onwards.



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TYPE D2 - 4 BHK REGULAR

2nd, 4th, 6th & 10th FLOOR PLAN

1486 sq. ft. (Carpet Area)



1486 sq. ft. (Carpet Area)

1486 sq. ft. + 160 sq. ft. (Carpet Area)

1486 sq. ft. + 160 sq. ft. (Carpet Area)

Apartment Type 1&4 available from 4th floor onwards.



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TYPE D2 - 4 BHK REGULAR
8th & 12th FLOOR PLAN

1486 sq. ft. (Carpet Area)



1486 sq. ft. (Carpet Area)



1486 sq. ft. (Carpet Area)

1486 sq. ft. (Carpet Area)



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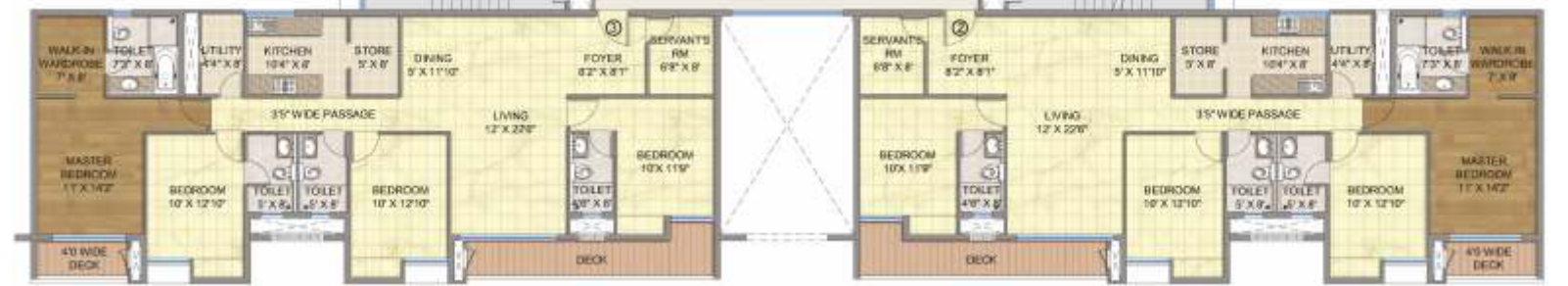


TYPE E - 4 BHK PREMIUM
1st, 3rd, 5th, 7th, 9th, 11th & 13th FLOOR PLAN

1686 sq. ft. (Carpet Area)



1686 sq. ft. (Carpet Area)



1686 sq. ft. (Carpet Area)

1686 sq. ft. (Carpet Area)



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TYPE E - 4 BHK PREMIUM
2nd, 4th, 6th & 10th FLOOR PLAN

1686 sq. ft. (Carpet Area)

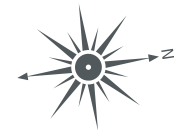


1686 sq. ft. (Carpet Area)

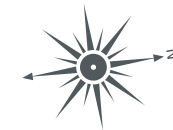


1686 sq. ft. + 160 sq. ft. (Carpet Area)

1686 sq. ft. + 160 sq. ft. (Carpet Area)



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TYPE E - 4 BHK PREMIUM
8th & 12th FLOOR PLAN

1686 sq. ft. (Carpet Area)



1686 sq. ft. (Carpet Area)



1686 sq. ft. (Carpet Area)

1686 sq. ft. (Carpet Area)

Specifications

Structure		<ul style="list-style-type: none"> - Pile foundation for durability and stability - Earthquake Resistant RCC Shear wall
Wall finish	Internal Walls	- Finished with Putty
	External Walls	- Weather shield textured finish as per design of the architect
Flooring	Living/Dining/ All Bedrooms	- Vitrified Tiles
Kitchen	Flooring Wall finishes	<ul style="list-style-type: none"> - Vitrified Tiles - Ceramic tiles - Dado - up to 2 feet above working platform - Granite counter with stainless steel sink
Toilets	Flooring Wall fittings	<ul style="list-style-type: none"> - Anti Skid Ceramic Tiles - Ceramic tiles - Dado - up to 7 feet - CP fittings of Kohler make & Sanitary fittings of Hindware make, with warranty of 10 years
Windows		- Powder coated aluminium window with glazing
Doors	Main doors All internal doors	<ul style="list-style-type: none"> - Decorative main door of reputed make with night latch and magic eye - Seasoned hard wood frames with flush core moulded shutters
Electrical		<ul style="list-style-type: none"> - Provision for Split A/C units in all bedrooms, living and dining - Sufficient electrical points in living rooms and telephone socket provision - Washing machine point - Modular switches - Intercom system
DG Backup		- DG Backup for Type A .75 KVA, Type B/C 1.5 KVA and Type D/E 2.0 KVA, provided at extra cost
Elevators		- Two 14 passengers cum bed lift of Mitsubishi make for each tower

Premium brands to complement the premium property

Note: The above specification and amenities are tentative and may be changed or modified at the sole discretion of the developer and for technical reasons.

Amenities

Main entrance	Beautifully designed main gate with security room and proper surveillance systems Landscaped 150 metre (approx.) driveway from main gate to complex
Safety & Security	Adequate fire fighting and fire prevention systems as per norms and recommendations of West Bengal Fire Fighting Services CCTV surveillance system with IP cameras located in key area
Common Areas	<ul style="list-style-type: none"> Largest open to sky landscaped garden of 1.5 acre (approx.)* Largest water-body of 1.5 acre (approx.)* Well planned and easy to access independent basement parking Well designed ground floor lobby Wall finish of oil bound distemper or acrylic emulsion 100% DG power back up for lift and all other common utility services Majority of the internal roads are of 7 meters (approx.) width with beautiful landscaped boulevards Intercom system Municipal solid waste management and composting system Water treatment plant Solar power to main grid
Club & Recreation	<ul style="list-style-type: none"> Exclusive residential club house Infinity edge pool & kids' swimming pool Gymnasium Indoor games with billiard board and others Sports arena with squash court Multipurpose hall with banqueting facilities Café with lounge Mini soccer and cricket field Golf putting green Largest elevated walking and jogging track*
Extra Facilities	Retail block of 85,000 sq ft approx. comprising of wellness centre, convenience centre, pharmacy, food store, commercial office etc.

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Founders' message

'Your dreams come true and so do ours..'

As the founders of Emami, we made a commitment to ourselves that the organization will exhibit values that are most important to our customers. Every interaction will be based on quality, transparency, customer focus and a commitment to delivery. Over the years, this is what has helped us cultivate a mutually beneficial relationship for everyone associated with us.

It is with this commitment that we bring to you the promise of a better future and living through Emami Realty. We assure you that the same principles of quality and customer service that have made our other businesses achieve a positive local and global presence, will apply to Emami Realty. Our mission is to deliver residential and commercial projects that are contemporary, global and well appreciated by the end user.

The latest offering comes to you in the form of Emami City - North Kolkata's largest residential project. We have on board as our principal architect, one of the most famous names in India - Mr Kiran Kapadia. For landscape expertise - Mr Lem Green from Bangkok, construction by L & T and for other aspects of development- renowned names that will deliver a world class home that will be one of the aspirational and landmark properties of Kolkata.

As the founders of the Group, we extend the Emami promise to you and at the same time, look forward to warmly welcoming you to be a part of Emami City.

Best Regards,

Yours sincerely,
RS Agarwal & RS Goenka



Customer speak

“Emami City’s development is in line with the prototype promised and hopefully when completed and delivered it will be even better. Eagerly waiting to shift at a complex of this magnitude”

Mr. Basant Agarwal Director,
Graco Jute Pvt. Ltd.
Flat No. E1 - 903

“It is the largest residential project of North Kolkata and its Construction quality & layout is very good.”

Mr. Nikunj Saraf, Asst. Manager,
Gillanders Arbuthnot & Co. Ltd
Flat No. A6 - 203

“There was no doubt in my mind about choosing Emami City or Emami group over other Realty on-going projects in Kolkata city. Besides it’s a well planned HMIG project with all necessary Indoor & Outdoor amenities”

Mr. Pratit Desai, Business - Healthcare & FMCG
Flat No. C3 - 1201

“It’s really nice. Never had any problem regarding any service whether relating to payment or any updation.”

Ms. Neha Murarka, Chartered Accountant
Flat No. A3 - 901

Our consultants



Emami City, which comes with Emami’s assurance of trust and quality, is designed by Kapadia Associates, who are among India’s leading architectural design firms and have been a part of pathbreaking ventures in India. No wonder, the project manifests a unique design sensibility and a new outlook infused with a fresh and innovative perspective.



Green Architects is an international landscape design firm based in Bangkok, specializing in designing hotels, resorts and luxury projects, both locally and overseas. Over a decade of creating remarkable design, Green Architects has completed several prominent projects in many countries and also works closely with various successful hotel resort chain worldwide.

Today, Green Architects is known as one of the best landscape architecture firms in Thailand



L&T Construction

L&T has over the past seven decades been transforming cityscapes and landscapes with structures of immense size and grandeur. India’s largest construction organization and ranked among the world’s top 30 contractors, the company’s capabilities span the entire gamut of construction - civil, mechanical, electrical and instrumentation engineering and its services extend to all core sector industries and infrastructure projects. Several of the country’s prized landmarks - edifices, structures, airports, industrial projects, flyovers, viaducts, pipelines - are a result of the considerable skills of L&T.



Since 1955, the Meinhardt Group has led the way in delivering dynamic, creative and cost-effective solutions in engineering planning and management. The Group is well known for utilizing the latest technology, employing the best available talent and adopting cutting-edge management techniques. Headquartered in Melbourne, Australia, they currently have over 3000 professionals across Australia, Asia, Middle East, UK and the USA.

SN SILL

Mr. SN Sill has been a part of the Kolkata real estate and construction scene since the late 80s. From his humble beginning more than 20 years back as a structure engineering postgraduate, he has come a long way - to become one of Kolkata’s most sought after structural engineers. His roster of clients in the city includes the likes of South City, Shracchi, Great Eastern Hotel, RN Tagore international institute of Cardiac sciences, Urbana, Globsyn and Sunrise.

Recognition for Emami City



Mid - Segment Project of the year
REALTY PLUS EXCELLENCE AWARD EAST - 2017



Special Commendation For Creating
High Quality Living Spaces
RR CABEL & CNBC AWAZ
Real Estate Awards 2017-18 (East Zone)



Emami Realty is a part of the Emami Group and committed to redefining lifestyle across India