



The Biggest Planned Integrated Township

Khailar, Jhansi

Nestled in *Nature...*



Actual Entry Gate

Emami Nature, the nature centric project is developed by **Emami Realty Ltd.**, the real estate arm of **Emami Ltd.** with a Goodwill of more than four Decades. **Emami Limited** is one of the leading and fastest growing personal and healthcare businesses in India, with an enviable portfolio of household brand names such as Boro Plus, Navratna, Fair and Handsome, Zandu Balm, Mentho Plus Balm, Fast Relief and Kesh King. **Emami Realty Ltd.** has a pan India presence with over 3.6 crore Sq. Ft development at different stages of planning, construction and delivery across West Bengal, Uttar Pradesh, Tamil Nadu, Andhra Pradesh, Orissa, Maharashtra and Sri Lanka. These projects are being executed under various Special purpose Vehicles (SPVs) and joint ventures (JVs). The Group has the distinction of delivering some of the landmark projects including South City project (commercial cum residential), Urbana (residential) & Orbit Heights (residential) in Kolkata.

It is the Biggest and the only self-sufficient Integrated Township at Jhansi, located at Khailar, aggregating approx. 100 Acres.

The main town of Jhansi is very densely populated and unorganized. No integrated facilities are available here. The decision by Emami to bring up Emami Nature at Khailar, a little away from the densely populated and unorganized hustle bustle of Jhansi life style, in a serene nature centric environment around the river Ghurai.

The company is committed to excellence in design and construction, by partnering with internationally acclaimed names like Moshe Safdie, L&T, Meinhardt Singapore, SRSS Singapore, Green Architects Thailand, Kapadia Associates, MODARCH etc.



Sports Arena

Project Details :

- The Biggest and the only Self sufficient Integrated Township at Jhansi
- The entire township is approximately 100 acres. Currently Phase I is being launched approx 54.074 acre
- Conceptualized by International Designers - Fenn Designers, Thailand and Meinhart, Singapore
- Landscape Co - designed by International Landscape consultant
- This nature centric development along the River Ghurai, provides a pleasant breakaway from the densely populated and unorganized sprawl of Jhansi
- Modern designed sample villas are ready to visit



Park



Actual Villa

Lifestyle Area:

- **Bundled with all nature sports such as Cricket field, Soccer field, Volleyball Court, Tennis Court, Badminton Court**
- Beautifully designed Entry gate
- Central Park - Approximately 1 lakh sq. ft. area, with Landscaped Gardens
- 5 star category Club house, having modern amenities
- Lush Green Open area , Landscape with water bodies to add to the beauty of the Township
- Open Gymnasium, Yoga and Meditation zone
- Naturopathy zone, Gurukul, Skating Rink
- Senior citizen's sitting area, Party lawn
- Daily Shopping Zone
- Amphitheatre
- Serene Temple

Infrastructure:

- Gated Colony
- 3 tier security
- Entire township is fully butted and bounded with boundary walls
- 9-12 m wide internal roads
- Parks covering 20 acres approx
- 20 meters approx. wide landscaped main driveway with street lights
- Underground Cabling, Power Back up
- Overhead and underground water tank
- Sewer & Storm water drainage system
- Garbage waste management
- Sewage Treatment Plant
- Rain water harvesting
- Pet relieving area



River Front



Club

The Biggest CLUB HOUSE at Jhansi...

Emami Nature will have the biggest 5 star category club house, having state of the art facilities like :

- Fully equipped state of the art Gymnasium
- Dedicated Swimming Pool
- Banquet Hall
- Restro-Bar and Cafeteria
- Kid's Play area
- Indoor Games area
- Mini Movie/AV Theatre
- Putting Green
- Library



Restro-Bar



Lobby



Gymnasium



Putting Green



Amphitheatre



Pet Relieving Area



Yoga & Meditation Zone



Volleyball Court



Jogging Track



Tennis Court

Specifications for Villa on construction linked plan:

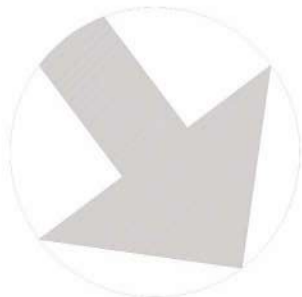
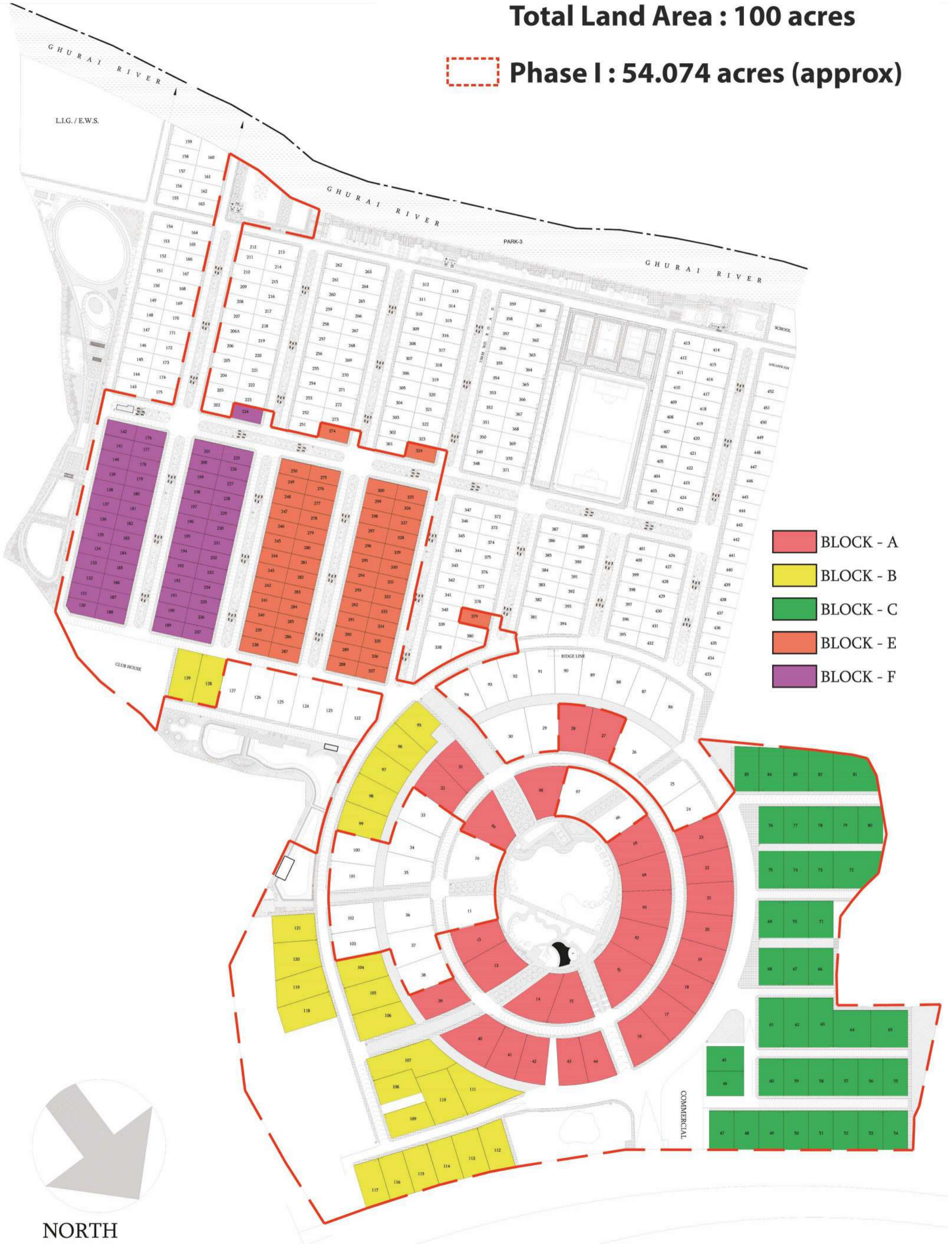
- **Structure** - Earthquake Resistant RCC framed structure
- **Wall Finish** - *Internal Walls* - POP Finish; *External Walls* - Texture/ weather proof paint
- **Flooring** - *Master Bedroom* - Laminated Wooden Flooring/ Vitrified Tiles;
All other Bedrooms - Vitrified Tiles; *Living/ Dining* - Vitrified Tiles
- **Kitchen** - Modular Kitchen with Granite counter top and stainless steel sink with every villa (Optional at an additional cost)
Combination of Ceramic Tiles up to 2 feet above the counter, oil bound distemper in balance area.
Vitrified Tiles for flooring
- **Toilets** - Combination of ceramic tiles up to 7 feet and distemper; Branded CP Fittings and Sanitary ware
- **Windows** - UPVC/ Powder Coated Aluminium Windows
- **Doors** - Painted Hard wood frames with painted flush door
- **Power Backup** - 1235 Sqft - 1.54 KVA ; 1760 Sqft - 2.20 KVA; 3265 Sqft - 4.08 KVA
(@1 W / 0.00125 KVA per Sqft - At an Additional Cost)
- **Electrical** - Provision for Split AC units in all bedrooms & living/ dining;
Sufficient Electrical point in all rooms.
Provision for Washing Machine points; Modular Switches;
Concealed PVC conduits with wiring.
- **Deck Area (Optional)** - Well tiled deck cum barbeque area at an additional cost.



MASTER PLAN

Total Land Area : 100 acres

 Phase I : 54.074 acres (approx)



NORTH

Block A

Plot No	Area in sq m	Area in sq ft
1	1,379.32	14,847.00
2	1,379.00	14,843.56
3	1,043.43	11,231.48
4	1,025.18	11,035.04
5	1,075.75	11,579.37
8	1,165.42	12,544.58
9	1,163.48	12,523.70
12	957.13	10,302.55
13	1,146.79	12,344.05
14	1,034.37	11,133.96
15	1,013.00	10,903.93
16	1,100.00	11,840.40
17	983.66	10,588.12
18	956.55	10,296.30
19	958.44	10,316.65
20	952.58	10,253.57
21	952.93	10,257.34
22	953.00	10,258.09
23	958.86	10,321.17
27	930.26	10,013.32
28	929.71	10,007.40
31	816.49	8,788.70
32	930.29	10,013.64
39	910.22	9,797.61
40	1,198.75	12,903.35
41	844.44	9,089.55
42	828.16	8,914.31
43	802.35	8,636.50
44	802.73	8,640.59

Block B

Plot No	Area in sq m	Area in sq ft
95	787.90	8,480.96
96	811.93	8,739.61
97	766.21	8,247.48
98	814.08	8,762.76
99	819.33	8,819.27
104	791.24	8,516.91
105	878.11	9,451.98
106	948.39	10,208.47
107	1,348.25	14,512.56
108	684.88	7,372.05
109	739.57	7,960.73
110	1,102.85	11,871.08
111	1,119.29	12,048.04
112	797.34	8,582.57
113	801.21	8,624.22
114	724.68	7,800.46
115	719.12	7,740.61
116	725.75	7,811.97
117	735.61	7,918.11
118	933.09	10,043.78
119	882.79	9,502.35
120	949.78	10,223.43
121	749.51	8,067.73
128	800.00	8,611.20
129	800.00	8,611.20

Block C

Plot No	Area in sq m	Area in sq ft
45	600.00	6,458.40
46	600.00	6,458.40
47	622.91	6,705.00
48	622.91	6,705.00
49	622.91	6,705.00
50	622.91	6,705.00
51	622.91	6,705.00
52	622.91	6,705.00
53	622.91	6,705.00
54	622.91	6,705.00
55	600.00	6,458.40
56	600.00	6,458.40
57	600.00	6,458.40
58	600.00	6,458.40
59	600.00	6,458.40
60	600.00	6,458.40
61	800.00	8,611.20
62	800.00	8,611.20
63	800.00	8,611.20
64	900.00	9,687.60
65	900.00	9,687.60
66	600.00	6,458.40
67	600.00	6,458.40
68	600.00	6,458.40
69	600.00	6,458.40
70	600.00	6,458.40
71	819.97	8,826.16
72	1,046.80	11,267.76
73	600.00	6,458.40
74	600.00	6,458.40
75	600.00	6,458.40
76	600.00	6,458.40
77	600.00	6,458.40
78	600.00	6,458.40
79	600.00	6,458.40
80	600.00	6,458.40
81	974.47	10,489.20
82	657.21	7,074.21
83	688.00	7,405.63
84	705.60	7,595.08
85	699.92	7,533.94

Block E

Plot No	Area in sq m	Area in sq ft
238	297.31	3,200.24
239	297.31	3,200.24
240	297.31	3,200.24
241	297.31	3,200.24
242	297.31	3,200.24
243	297.31	3,200.24
244	297.31	3,200.24
245	297.31	3,200.24
246	297.31	3,200.24
247	297.31	3,200.24
248	297.31	3,200.24
249	297.31	3,200.24
250	297.31	3,200.24
274	297.31	3,200.24
275	297.31	3,200.24
276	297.31	3,200.24
277	297.31	3,200.24
278	297.31	3,200.24
279	297.31	3,200.24
280	297.31	3,200.24
281	297.31	3,200.24
282	297.31	3,200.24
283	297.31	3,200.24
284	297.31	3,200.24
285	297.31	3,200.24
286	297.31	3,200.24
287	297.31	3,200.24
288	297.31	3,200.24
289	297.31	3,200.24
290	297.31	3,200.24
291	297.31	3,200.24
292	297.31	3,200.24
293	297.31	3,200.24
294	297.31	3,200.24
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298	297.31	3,200.24
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300	297.31	3,200.24
324	297.31	3,200.24
325	297.31	3,200.24
326	297.31	3,200.24
327	297.31	3,200.24
328	297.31	3,200.24
329	297.31	3,200.24
330	297.31	3,200.24
331	297.31	3,200.24
332	297.31	3,200.24
333	297.31	3,200.24
334	297.31	3,200.24
335	297.31	3,200.24
336	297.31	3,200.24
337	297.31	3,200.24
379	297.31	3,200.24

Block F

Plot No	Area in sq m	Area in sq ft
130	284.81	3,065.69
131	297.31	3,200.24
132	297.31	3,200.24
133	297.31	3,200.24
134	297.31	3,200.24
135	297.31	3,200.24
136	297.31	3,200.24
137	297.31	3,200.24
138	297.31	3,200.24
139	297.31	3,200.24
140	297.31	3,200.24
141	297.31	3,200.24
142	297.31	3,200.24
176	297.31	3,200.24
177	297.31	3,200.24
178	297.31	3,200.24
179	297.31	3,200.24
180	297.31	3,200.24
181	297.31	3,200.24
182	297.31	3,200.24
183	297.31	3,200.24
184	297.31	3,200.24
185	297.31	3,200.24
186	297.31	3,200.24
187	297.31	3,200.24
188	297.31	3,200.24
189	297.31	3,200.24
190	297.31	3,200.24
191	297.31	3,200.24
192	297.31	3,200.24
193	297.31	3,200.24
194	297.31	3,200.24
195	297.31	3,200.24
196	297.31	3,200.24
197	297.31	3,200.24
198	297.31	3,200.24
199	297.31	3,200.24
200	297.31	3,200.24
201	297.31	3,200.24
224	297.31	3,200.24
225	297.31	3,200.24
226	297.31	3,200.24
227	297.31	3,200.24
228	297.31	3,200.24
229	297.31	3,200.24
230	297.31	3,200.24
231	297.31	3,200.24
232	297.31	3,200.24
233	297.31	3,200.24
234	297.31	3,200.24
235	297.31	3,200.24
236	297.31	3,200.24
237	297.31	3,200.24

1 sq m = 10.7639 sq ft



Villa Type A - 3265 sq ft

Living & Dining Room + Family Room + 3 Bedrooms + 3 Toilets + Servant Room with Toilet + Store

Ground Floor Plan



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



Villa Type A - 3265 sq ft

Living & Dining Room + Family Room + 3 Bedrooms + 3 Toilets + Servant Room with Toilet + Store

First Floor Plan



- 1 MASTER BED ROOM - 16'4"x12'2"
- 2 MASTER TOILET - 6'5"x11'3"
- 3 DRESSING ROOM - 5'4"x10'10"
- 4 FAMILY ROOM - 13'x11'9"
- 5 TERRACE - 1140SQ.FT



Villa Type B - 1760 sq ft
 Living & Dining Room + Family Room + 2 Bedrooms + 2 Toilets + Servant Room with Toilet + Store

Floor Plan



- 1 LIVING ROOM - 12'3"x25'3"
- 2 DINING ROOM - 17'4"x10'9"
- 3 MASTER BEDROOM - 14'10"x10'10"
- 4 MASTER TOILET - 7'1"x10'4"
- 5 CHILDREN'S BEDROOM - 15'3"x10'7"
- 6 CHILDREN'S TOILET - 9'6"x4'9"
- 7 FAMILY ROOM - 14'10"x12'4"
- 8 GUEST TOILET - 3'5"x6'10"
- 9 DRESSING ROOM - 7'5"x5'4"
- 10 KITCHEN - 14'5"x11'2"
- 11 SERVANT ROOM - 6'5"x7'3"
- 12 SERVANT TOILET - 3'10"x7'3"
- 13 STORE - 7'7"x3'1"
- 14 GARDEN STORE - 2'11"x6'10"
- 15 WASHING CUM PASSAGE - 3' WIDE
- OPTIONAL**
- 16 DECK - 1215SQ.FT (OPTIONAL)

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Villa Type C - 1235 sq ft

Living & Dining Room + 2 Bedrooms + 2 Toilets + Servant Room with Toilet + Store

Floor Plan





Location Proximity :

Located on Shivpuri-Lalitpur bypass/NH26, Near BHEL Colony, alongside the Ghurai river

Jhansi Railway Station - 15 kms

Buses available on the highway

Jhansi Fort - 16 kms

Sadar Bazar - 14.2 kms

Maharani Laxmibai Medical College - 18.5 kms

Bundelkhand Institute of Engineering & Technology - 21.9 kms

We are connected Digitally. For more details please call

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