



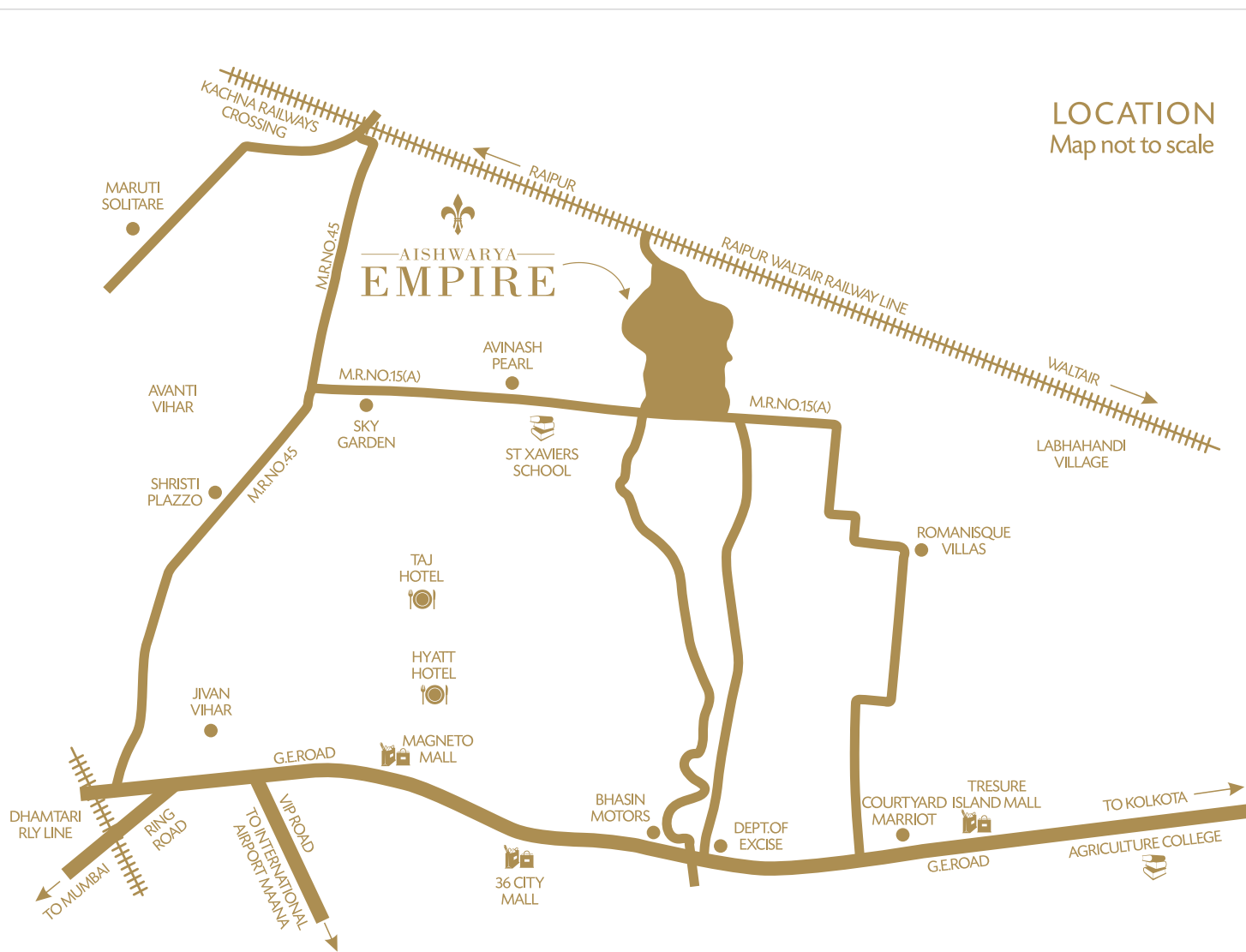
AMENITIES

THE CLUB EMPIRE AMENITIES

- Well-equipped club with lap pool for Kids and elders
- A.C. Unisex Gym
- Indoor games
- Celebration hall with small pantry
- Five A.C. furnished guest rooms
- A.C. yoga room
- A.C. hobby room
- A.C. kitty party room
- One Steam cubical for male & female separately
- A.C. business center / conference room with computer printer
- One Jacuzzi and one massage room for male & female separately
- A.C. Home Theater for 9 persons
- A.C. Card room, Table Tennis, Pool Table
- Play room for kids

EXTERNAL AMENITIES

- Electrical underground cabling, duct for underground cables for electrical lines, telephones and pipes etc.
- Landscape and Natural ambience with lawn and garden at different locations.
 - Sprawling central green area surrounded by natural trees
 - Cool fountain with green exotic flora
 - Play area for children and Senior citizen encloser
 - Road side landscape and flanked by tree
 - Acupressure path way
- Kid's - Play equipment like sliders, swing .
- Laying of LPG pipeline only. Gas will be Supplied depending on government policy and availability.
- Concrete roads with side drain.
- Street lights in suitable intervals.



CREDITS

| | | | | |
|--|--|--|---|--|
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Thanks a million to team AISHWARYA..



THIS BROCHURE IS
PRINTED ON 18-07-2017.

DISCLAIMER :
Subject to approval of authority or in the interest of continuing improvement, the builders reserve the rights to change the plans, specifications or features without prior intimation or obligation. Tolerance of 3% +/- is possible in unit areas on account of design and construction variance.

This brochure is purely conceptual and not a legal offering. The developer reserves all the rights to add, delete, alter any detail, specifications, elevation mentioned herein. The brochure is indicative of how the furniture can be arranged in the residential unit. No furniture is to be supplied to the purchaser by the developer unless otherwise mentioned. All images, unless otherwise indicated are used for illustrative purpose only.

ARCHITECTURAL VISUALIZATION & GRAPHICS: SQUARE ONE PUNE

AISHWARYA EMPIRE

YOUR DYNASTY OF 18 ACRES



AISHWARYA EMPIRE

YOUR DYNASTY OF 18 ACRES

An unparalleled experience awaits here

Aishwarya Group's visionary design brings together timeless elements to create a single, balanced architectural statement. The landmark design is a mix of art deco, contemporary and classic styles that will appeal to connoisseurs. The lush greenery binds the site with dramatic flair. Are you ready to explore?





BLOCK - A (3 BHK)

CARPET AREA = 1091 Sq.Ft

(BUILTUP AREA - CARPET AREA) = 123 Sq.Ft

BALCONY AREA = 399 Sq.Ft.

COMMON AREA : 816/4 = 204 Sq.Ft.

SUPER BUILTUP AREA : 1817 Sq. Ft.



BLOCK - C (4 BHK)

CARPET AREA = 1391 Sq.Ft

(BUILTUP AREA - CARPET AREA) = 152 Sq.Ft

BALCONY AREA = 541 Sq. Ft.

COMMON AREA 612/2 = 306 Sq. Ft.

SUPER BUILTUP AREA 2390 Sq. Ft.



BLOCK - E (2 BHK DELUXE)

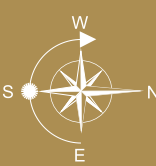
CARPET AREA = 795 Sq.Ft

(BUILTUP AREA - CARPET AREA) = 97 Sq.Ft

BALCONY AREA = 335 Sq. Ft.

COMMON AREA 816/4 = 204 Sq. Ft.

SUPER BUILTUP AREA 1431 Sq. Ft.



SPECIFICATIONS, AMENITIES AND FACILITIES OF APARTMENTS AND BUNGALOWS

STRUCTURE

- RCC framed structure designed to withstand wind pressure and seismic effect with red bricks/Fly ash bricks/AAC bricks of 8",9",4.5" and 4".

JOINERY

- Main Door – Door frame and Panelled Door shutter made of teak wood.
- Internal Doors – Wooden door frames made of hard Wood and flush door Shutters.
- Windows – UPVC / aluminum anodized, sliding windows .
- Ventilator – Wood or UPVC or Aluminum based.

FLOORING

- Living/Dining/Kitchen/Bedrooms – Branded Vitrified tile.
- Balcony, Bathroom floor / Utility Ceramic tiles.
- Staircase, Lobby – Tile / Granite combination
- Windows sill – Granite
- Terrace – Improved terrace flooring
- Stilt parking and surrounding – Paver block, IT floor and Tile combination .

KITCHEN

- Black granite working top for cooking and machine platform and vitrified tile in dado with steel sink. Dedicated electrical points for Refrigerator, Chimney, Water Purifier, Fan. Plumbing point for water purifier and washing machine.

TOILETS

- Designer ceramic tile 7"high, branded single lever diverter and metro pole flush valves taps in CP finish branded white sanitary ware.

ELECTRICAL

- Concealed and PVC conduit pipe with branded copper wiring with branded modular switches.
- Miniature circuit breakers (MCB), TV and A.C. Electrical points.
- One telephone point in living room only.
- Electrical control panel with built in three phase change over for light points.

GENERATOR / SOLAR COMBINATION

- Generator / solar back up for common area i.e. colony main gate, club, security gate, lifts , common lobby, street lights, pumps, garden.
- Solar lights in limited areas.

PAINTINGS

- External Acrylic Emulsion.
- Internal wall one coat of white cement wall putty only.
- Enamel Paints in Iron Work.

FIRE FIGHTING

- Fire extinguisher / cylinders at one specified location.
- Emergency alarm / HOOTER at main gate.

GRILL

- Apartments – MS grills for windows up to first floor level only.
- Bungalows – MS grills in windows, railing and balcony and without main entrance gate.

ROAD AND DRAIN

- Apartments – 45 feet wide concrete main entrance road including cable duct and covered drain etc.
- Bungalows – 30 feet, 40 feet and 45 feet wide road with avenue tree plantation.

WATER SUPPLY

- Water supply through RCC overhead tank and sump well from available common bore well and ground water source only. Water supply in suitable intervals.

SECURITY SYSTEM

- External campus wall with restricted gate entry/exit with boom barrier and CCTV based security surveillance. 10 feet high periphery boundary wall with barbed wire.
- Security guards at specified locations.
- Video doorbell in each house excluding two bedroom apartments(D1 & D2).

CAR WASH

- Facility with pressure water gun at one common point in campus.

LIFTS

- Each block/tower will have two 8 passenger branded lifts.

PARKING

- Free one car parking open or covered for each flat (A,B,C,E) anywhere within campus.
- D1 & D2 apartments will have free one 2-wheelers parking open or covered anywhere within campus.
- Visitor Parking is at outside of the campus.

SPECIFICATIONS, AMENITIES AND FACILITIES OF PROJECT

- Three side interconnected balcony in apartments.
- 20-30 years old natural trees in central green area.
- Apartments and bungalows are maximum Vastu compliant.
- Two lifts available for each floor per Tower.
- Attached bathrooms in apartments/bungalows.
- All vertical pipes, cable etc. are covered through ducts in apartments.
- Well identified a/c entrance lobby with waiting Lounge.
- Sanitation facility for drivers & servants at one place.

- Rain water harvesting .
- STP – sewage treatment system.
- Drip or sprinkler system in garden area
- Energy saving fixtures in common area
- Glass house for kids
- Emergency alarm / Hooter at main gate security
- Garbage Chute in apartments.
- Furnished Society Office at one location.