

YOUR NEST IN BIRD PARADISE



**emami**<sup>\*</sup>  
aāsthā

— JOKA —



*Contemporary habitats in a micro forest*



Joka, famed for its IIM, now gets another jewel in the crown. Emami Aastha, the 40 acre approx. township nestled in an urban forest. Surrounded by lush greenery, adorned with contemporary amenities this township is made by the best, for the best.

As you drive in through the majestic gates, you reach a wonderland. Greeted by beautiful landscapes bursting with gorgeous blooms, dotted with perfect homes and ample playground for your children to play and grow up in. Four types of premium bungalows, rise on this landscape to fulfill diverse needs of different families. Open gymnasium, air conditioned gym and jogging tracks will turn workouts into a happy, healthy habit. Unleash your inner adventurer as you dine on the floating café or gaze at the stars in the stargazing deck.

Feel the morning dew tenderly touch you as you walk barefeet into the yoga deck or the bougainvillea garden. Sigh in relief as you watch your parents walk in their own senior citizen park without facing any risk of young people knocking them down with bicycles.

Emami Aastha is a place designed to be exactly as you dreamt. A place where you live in faith that only the best will come to you. A place where you will walk in but never want to leave. Come, discover the best gift you can give yourself and your family.

### Project Details:

- Premium Bungalow Township
- Aggregating approx 40 acre
- 423 Premium Bungalows
- Nestled in an urban forest, giving a break from the dust and pollution of city life
- Principal designer - Sanjay Puri & Architects



*Gateway to peace and tranquility*

  
**emami  
aāsthā**

Entry Gate - D H Road

*Enter the township  
nestled amidst greenery*



- Thakurpukur Metro - 6 km
- Joka Metro - 4.6 km
- Behala Chowrasta/Metro - 8.8 km
- Taratala Crossiong/Metro - 11.2 km
- Tollygunge Metro - 12 km
- Majerhat Railway Station - 12.5 km
- Sealdah Railway Station - 21.2 km
- Howrah Railway Station - 21.5 km



- CMRI Hoospital - 14.4 km
- B M Birla Hospital - 14.5 km
- Thakurpukur Cancer Hospital - 6.8 km
- ESI Hospital - 4.6 km
- Bharat Sevashram Sangha Hospital - 3.2 km



Swami Narayan Temple - 55 m



- Delhi Public School, Joka - 4.5 km
- IIM Calcutta - 4 km
- Vivekananda Mission School - 3.5 km
- Gems Akademia International School - 3.9 km



Zoo - 17.6m



- Alipore/New Alipore - 14.9 km
- Park Street - 19.8 km
- BBD Bag - 20.8
- Salt lake - 30 km
- New Town - 34.3 km



Kolkata International Airport - 38.1 km



Floating Cafe



Walking & Jogging Track



Amphitheatre



Kid's Play Area



Net Cricket Turf



Yoga Deck





Temple



Lake



Stargazing Deck



- Beautifully designed entry gate on D H Road and Township
- Fully secured with 3 tier security
- Wide internal roads
- Beautifully landscaped main driveway
- Lush green open area with water bodies
- Aroma garden, Bougainvillea garden
- Community garden
- Floating Café with Cycling Track
- Lake with Pedal Boat
- Walking and Jogging Track
- Outdoor Gym area, Yoga Deck
- Life size Chess, Net Cricket Turf
- Amphitheatre, Stargazing Deck
- Rock Climbing, Sandpit
- Senior citizen's seating area, Meditation area
- Kid's and Toddler's play area, Skating Rink
- Fish Feeding area
- Pet relieving area
- Serene Temple
- Reflexology Court
- Daily Needs Shops

*An enviable lifestyle awaits you*



Club MIE with Swimming Pool



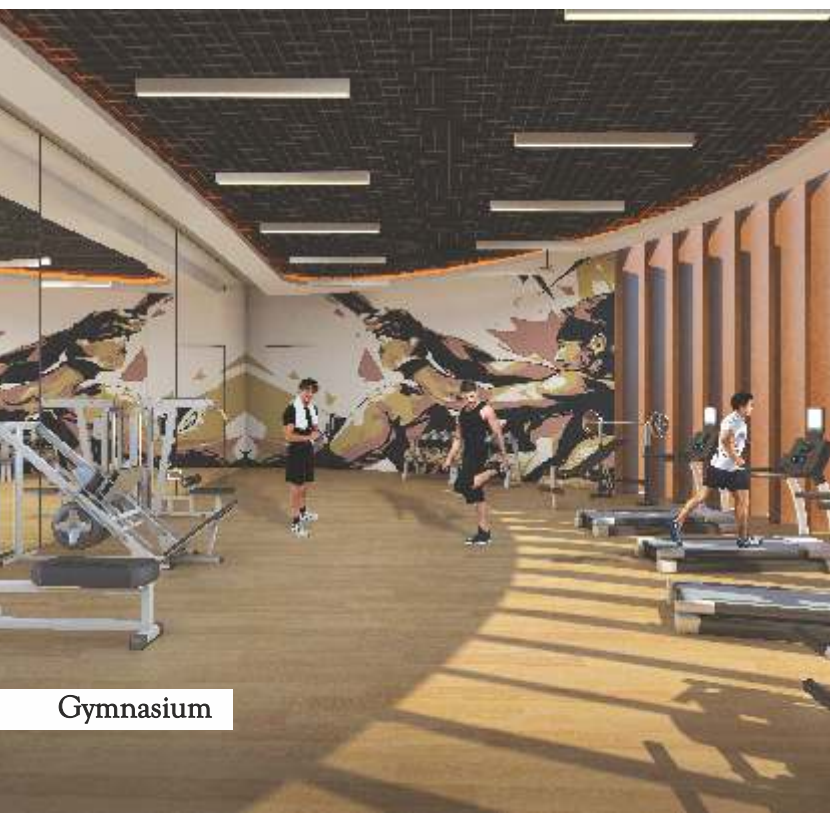
Club MIE



Café & Library

- Picturesque Entry Lounge
- AC Multi Gym
- Swimming Pool
- Banquet Hall, Party Lawn
- Guest Rooms
- Restaurant & Bar

- Cafeteria, Library
- Kid's play area
- Indoor games area
- Mini Movie / AV Room
- Spa, Sauna, Steam & Massage Room



Gymnasium



Banquet



Club Lobby

*A Township designed  
with you in mind*



Aerial view of the Township

# Master Plan



BOUNDARY FOR PHASE-1

- BLOCK-A
- BLOCK-B
- BLOCK-C
- BLOCK-D
- BLOCK-E
- BLOCK-F
- BLOCK-G
- BLOCK-H

- |                     |                     |                     |                       |                    |
|---------------------|---------------------|---------------------|-----------------------|--------------------|
| 1 SKATING RINK      | 7 PET RELIEF AREA   | 13 OUTDOOR GYM      | 19 SR.CITIZEN GARDEN  | 25 SCULPTURE COURT |
| 2 AROMA GARDEN      | 8 BIRD FEEDING AREA | 14 AMPHITHEATER     | 20 PADDLE BOAT LAKE   | 26 RETAIL KIOSK    |
| 3 FISH FEEDING AREA | 9 KIDS PLAY AREA    | 15 TEMPLE           | 21 REFLEXOLOGY GARDEN |                    |
| 4 FLOATING CAFE     | 10 JOGGING TRACK    | 16 CLUB             | 22 CHIP & PUTT GREEN  |                    |
| 5 STARGAZING DECK   | 11 LAKE             | 17 LIFE SIZE CHESS  | 23 LAWN               |                    |
| 6 YOGA DECK         | 12 ROCK CLIMBING    | 18 NET CRICKET TURF | 24 MOUNDS             |                    |



## Phase - 1 : Area Chart

Plot	Block	Facing	Bungalow	Area in Cottah	Area in sq ft
299	E	West	Pratishtha	2.47	2192.18
300	E	West	Pratishtha	2.47	2192.18
301	E	West	Pratishtha	2.47	2192.18
302	E	West	Pratishtha	2.47	2192.18
303	E	West	Pratishtha	2.47	2192.18
304	E	West	Pratishtha	2.47	2192.18
305	E	West	Pratishtha	2.47	2192.18
328	E	East	Pratham	2.47	2076.93
329	E	East	Pratham	2.47	2076.93
330	E	East	Pratham	2.47	2076.93
331	E	East	Pratham	2.47	2076.93
332	E	East	Pratham	2.47	2076.93
333	E	East	Pratham	2.47	2076.93
334	E	East	Pratham	2.47	2076.93
335	E	East	Pratham	2.47	2076.93
336	E	East	Pratham	2.44	2076.93
339	D	West	Pratishtha	2.47	2192.18
340	D	West	Pratishtha	2.47	2192.18
341	D	West	Pratishtha	2.47	2192.18
342	D	West	Pratishtha	2.47	2192.18

Plot	Block	Facing	Bungalow	Area in Cottah	Area in sq ft
343	D	West	Pratishtha	2.47	2192.18
344	D	West	Pratishtha	2.47	2192.18
345	D	West	Pratishtha	2.47	2192.18
346	D	West	Pratishtha	2.47	2192.18
347	D	West	Pratishtha	2.47	2192.18
348	D	West	Pratishtha	2.47	2192.18
349	D	West	Pratishtha	2.47	2192.18
364	D	East	Pratham	2.47	2076.93
365	D	East	Pratham	2.47	2076.93
366	D	East	Pratham	2.47	2076.93
367	D	East	Pratham	2.47	2076.93
368	D	East	Pratham	2.47	2076.93
369	D	East	Pratham	2.47	2076.93
370	D	East	Pratham	2.47	2076.93
371	D	East	Pratham	2.47	2076.93
372	D	East	Pratham	2.47	2076.93
373	D	East	Pratham	2.47	2076.93
374	D	East	Pratham	2.47	2076.93
376	C	West	Pratishtha	2.47	2192.18
377	C	West	Pratishtha	2.47	2192.18

1 Cottah = 720 sq ft    1 sq mtr = 10.7639 sq ft

## Phase - 1 : Area Chart

Plot	Block	Facing	Bungalow	Area in Cottah	Area in sq ft
378	C	West	Pratishtha	2.47	2192.18
379	C	West	Pratishtha	2.47	2192.18
380	C	West	Pratishtha	2.47	2192.18
381	C	West	Pratishtha	2.47	2192.18
383	C	West	Pratishtha	2.47	2192.18
384	C	West	Pratishtha	2.47	2192.18
385	C	West	Pratishtha	2.47	2192.18
386	C	West	Pratishtha	2.47	2192.18
387	C	West	Pratishtha	2.47	2192.18
388	C	East	Pratham	2.47	2076.93
389	C	East	Pratham	2.47	2076.93
390	C	East	Pratham	2.47	2076.93
391	C	East	Pratham	2.47	2076.93
392	C	East	Pratham	2.47	2076.93
393	C	East	Pratham	2.47	2076.93
394	C	East	Pratham	2.47	2076.93
395	C	East	Pratham	2.47	2076.93
396	C	East	Pratham	2.47	2076.93
397	C	East	Pratham	2.47	2076.93
398	C	East	Pratham	2.47	2076.93

Plot	Block	Facing	Bungalow	Area in Cottah	Area in sq ft
399	C	East	Pratham	2.47	2076.93
405	B	West	Pratishtha	2.47	2192.18
406	B	West	Pratishtha	2.47	2192.18
407	B	West	Pratishtha	2.47	2192.18
408	B	West	Pratishtha	2.47	2192.18
409	B	West	Pratishtha	2.47	2192.18
410	B	West	Pratishtha	2.47	2192.18
411	B	West	Pratishtha	2.47	2192.18
412	B	West	Pratishtha	2.47	2192.18
413	B	West	Pratishtha	2.47	2192.18
414	B	East	Pratham	2.47	2076.93
415	B	East	Pratham	2.47	2076.93
416	B	East	Pratham	2.47	2076.93
417	B	East	Pratham	2.47	2076.93
418	B	East	Pratham	2.47	2076.93
419	B	East	Pratham	2.47	2076.93
420	B	East	Pratham	2.47	2076.93
421	B	East	Pratham	2.47	2076.93
422	B	East	Pratham	2.47	2076.93

1 Cottah = 720 sq ft    1 sq mtr = 10.7639 sq ft



Pratham

Plot Area: 2.01 - 3.40 Cottah  
 Total Built Up Area: 1812 - 2077 sq ft  
 Total Carpet Area : 1351 - 1590 sq ft  
 Balcony Area: 134 - 142 sq ft  
 Ground Floor Deck Area: 47 - 102 sq ft

Front & Side Lawn Area: 292 - 386 sq ft  
 Backyard Lawn Area: 92 - 144 sq ft  
 Private Terrace Area: 489 - 570 sq ft  
 Parking Area: 162 - 186 sq ft



Pratishtha

Plot Area: 2.01 - 3.47 Cottah  
 Total Built Up Area: 1858 - 2192 sq ft  
 Total Carpet Area : 1351 - 1590 sq ft  
 Balcony Area: 196 - 259 sq ft  
 Ground Floor Deck Area: 47 - 102 sq ft

Front & Side Lawn Area: 296 - 389 sq ft  
 Backyard Lawn Area: 92 - 144 sq ft  
 Private Terrace Area: 477 - 570 sq ft  
 Parking Area: 167 - 188 sq ft



Prapti

Plot Area: 2.46 - 4.16 Cottah  
 Total Built Up Area: 2077 sq ft  
 Total Carpet Area : 1590 sq ft  
 Balcony Area: 271 sq ft  
 Ground Floor Deck Area: 102 sq ft

Front & Side Lawn Area: 389 sq ft  
 Backyard Lawn Area: 144 sq ft  
 Private Terrace Area: 570 sq ft  
 Parking Area: 188 sq ft



Pragati

### Bungalow Specifications :

- Large Bedrooms
- Spacious Toilets with walk in wardrobes
- Kid's Room
- Modular Kitchen
- Paved Parking
- Spacious Balcony
- Barbeque Set up
- Plunge Pool (Optional)
- Landscaped front lawns





1812 - 1858 sq ft (East Facing)  
Ground Floor Plan



1. Deck Area - 15'11" x 4'0"
2. Living Area - 14'5" x 11'0"
3. Kitchen - 7'9" x 10'0"
4. Toilet - 7'9" x 5'0"
5. Bedroom - 10'8" x 13'0"
6. Servant Room - 6'11" x 5'0"
7. Servant Toilet - 6'11" x 3'4"
8. Parking Area - 10'3" x 16'3"
9. Dining Area - 14'5" x 8'10"

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

1 Sq M = 10.7639 sq ft

First Floor Plan



1. Balcony - 17'2" x 11'5"/15'5" x 6'11"
2. Master Bedroom - 11'0" x 14'9"
3. Dresser - 5'4" x 7'7"
4. Toilet 1 - 5'0" x 7'7"
5. Toilet 2 - 7'9" x 5'0"
6. Bedroom - 10'8" x 13'0"
7. Study Room - 6'11" x 5'0"

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1 Sq M = 10.7639 sq ft

Terrace

1. Pooja Space - 3'0" x 3'3"

1881 - 1894 sq ft (West Facing)  
Ground Floor Plan



1. Deck Area - 16'0" x 2'11"
2. Living Area - 14'5" x 11'0"
3. Kitchen - 7'5" x 10'5"
4. Servant Room - 5'0" x 7'0"
5. Servant Toilet - 3'6" x 7'0"
6. Toilet - 8'0" x 5'0"
7. Bedroom - 11'0" x 12'4"
8. Parking Area - 10'3" x 17'3"
9. Dining Area - 14'5" x 8'10"

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

1 Sq M = 10.7639 sq ft

First Floor Plan



1. Balcony - 15'2"x10'9"/17'2"x13'9"
2. Master Bedroom - 11'0" x 13'9"
3. Dresser - 5'4" x 7'7"
4. Toilet 1- 5'0" x 7'7"
5. Toilet 2 - 10'5" x 5'0"
6. Bedroom - 11'0" x 13'0"
7. Study Room - 6'11" x 4'5"

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1 Sq M = 10.7639 sq ft

2077 - 2198 sq ft (East Facing)  
Ground Floor Plan



1. Parking Area - 10'11" x 17'6"
2. Deck Area - 20'8" x 4'11"
3. Living Area/Dining Area - 15'7" x 20'5"
4. Kitchen - 10'11" x 9'0"
5. Toilet - 4'3" x 6'8"
6. Bedroom - 11'0" x 12'0"
7. Servant Room - 11'0" x 5'6"
8. Servant Toilet - 6'3" x 3'11"

First Floor Plan



1. Balcony - 21'3"x11'11"/20'7"x6'10"/21'11"x11'10"
2. Master Bedroom - 11'0" x 13'6"
3. Dresser - 10'11" x 5'4"
4. Toilet 1- 10'11" x 6'4"
5. Toilet 2 - 4'3" x 8'0"
6. Bedroom - 11'0" x 12'0"
7. Kid's Bedroom - 11'0" x 6'10"



1. Pooja Space - 4'3" x 2'0"

1 Sq M = 10.7639 sq ft

1 Sq M = 10.7639 sq ft

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2077 - 2197 sq ft (West Facing)  
Ground Floor Plan



1. Deck Area - 20'8" x 4'11"
2. Living Area/Dining Area - 15'7" x 20'5"
3. Kitchen - 10'11" x 9'0"
4. Toilet - 4'3" x 6'8"
5. Servant Toilet - 3'5" x 4'3"
6. Servant Room - 7'2" x 4'3"
7. Bedroom - 11'0" x 12'0"
8. Crockery Unit - 11'0" x 5'7"
9. Parking Area - 10'11" x 17'2"

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1 Sq M = 10.7639 sq ft

First Floor Plan



1. Balcony 21'3"x11'11"/20'7"x6'10"/21'11"x11'10"
2. Master Bedroom - 11'0" x 13'6"
3. Dresser - 10'11" x 5'4"
4. Toilet 1- 10'11" x 6'4"

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

1 Sq M = 10.7639 sq ft



1. Pooja Space - 3'0" x 3'3"

## Infrastructure Specifications

- State of the art maintenance
- Smart Home App
- Gated Boundary Wall
- Wide Internal Roads with Footpaths
- Street Lighting
- Electrical Substation with HT and LT distribution system
- Sewer and Storm water drainage system
- Water supply network with underground tanks
- STP and solid waste management
- Garbage disposal management
- Garden irrigation system
- Rain water harvesting system

## General Features

- Smart Home App
- Video Door Phone on Main Door
- Paved Parking
- Anti-Termite Treatment
- Waterproofing on terrace

## Bungalow Specifications

### Structure:

Earthquake resistant RCC framed structure

### Flooring:

Master Bedrooms - Wooden Flooring

Other Bedroom/ Living / Dining - Vitrified tiles

### Kitchen:

Flooring - Vitrified tiles;

Dado & Walls - Combination of Paint & Ceramic Tiles

Counter Top - Granite

Sink - Stainless steel with drain board

Modular kitchen with Cabinets

### Doors:

Painted hard wood frames with painted flush door

Windows : UPVC/Powder coated aluminium windows

### Toilets:

Flooring - Antiskid ceramic tiles

Walls/Dado - Tile upto 7ft

Fittings & fixtures:

Sanitary ware - Jaguar / Hindware/equivalent

Branded CP fittings

### Electrical:

Provision for AC units in all bedrooms, living and dining room

TV Points in all bedrooms & Living /Dining Room

Modular switches

3 phase concealed copper wirings

MCB distribution box

Provision for washing machine point

### Power Back Up:

1812 sq ft - 2.26 KVA

1894 sq ft - 2.37 KVA

2015 sq ft - 2.52 KVA

2077 sq ft - 2.60 KVA

2192 sq ft - 2.74 KVA

2197 sq ft - 2.75 KVA

(@1 W / 0.00125 KVA per sq ft - at an additional cost)

### Wall Finish:

Internal Walls - POP Finish;

External Walls - Weather Proof paint

## Super Features

**Pool with Deck** - Optional Plunge Pool on terrace top at additional cost

**Landscape** - Landscape front lawn

**Terrace Top Feature** - Barbeque set up with seating area, Landscaped terrace

**Pooja Room** - Marble bedi top in puja room



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**REALTY**

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