



BHARAT INVESTORS IDENTITY
Innovating Landmarks, Elevating Life



Bharat Emerald Villa's

“ YOUR KINGDOM OF OPULENCE AWAITS ... ”

PLOT NO - 76, MARORGARHI, NEAR YAMUNA EXPRESSWAY TAPPAL, KHAIR, ALIGARH,
UTTAR PRADESH - 202165

OVERVIEW OF MASTER PLAN



KEY HIGHLIGHTS

- FULLY FURNISHED PREMIUM VILLAS
- SECURED GATED COMMUNITY
- MODERN LIFESTYLE AMENITIES
- FRIENDLY GREEN ENVIRONMENT
- HIGH END INFRASTRUCTURE & MAINTENANCE SUPPORT

CLUB HOUSE SPECIFICATIONS

- TOTAL CLUB HOUSE AREA = 10,800 SQFT
- MOUNTAIN STYLE SWIMMING POOL AREA
- FULLY EQUIPED GYMNASIUM
- INDOOR GAME ZONES
- ROOF TOP PARTY & EVENT AREA

SECURITY & MAINTAINANCE

- 24X7 SECURITY SUPPORT
- 24X7 MAINTENANCE SUPPORT
- MODERN ANTI-THEFT SECURITY SYSTEM ON BOUNDARY
- 24X7 CCTV SURVALANCE

AMENITIES & SERVICES

- LANDSCAPED PARK & GREEN GARDEN AREA
- DEDICATED TEMPLE AREA WITHIN PROJECT
- WALKING & RELAXATION ZONE
- UNDERGROUND DRAINAGE SYSTEM
- STREET LIGHT ACROSS PROJECT
- WATER STORAGE & SUPPLY SYSTEM
- POWER BACKUP FOR COMMON AREAS
- OPEN SITTING & LEDGER SPACES
- CHILDRENS PLAY AREA

LAYOUT PLAN



VILLA TYPE	AREA	NO. OF PLOTS
Plot A (30'x40')	3700	8 NOS
Plot B (24'x40')	3000	5 NOS
Plot C (20'x40')	2300	6 NOS
Plot D (20'x27')	1500	72 NOS
TOTAL NO. OF PLOTS = 91 NOS		

**FULLY FURNISHED
1500 SQFT VILLA
SINGLE SIDE FACING (60 UNITS)**

**PLOT AREA - 540 SQFT (60 SQYD)
BUILT UP AREA - 1500 SQFT**

UNIT TYPE

2 BEDROOMS | LIVING & DINING |
MANDIR | KITCHEN | 2 TOILETS |
INTERNAL MINI GARDEN |
PARKING AREA | 2 BALCONIES |

FURNITURE & APPLIANCES

DRAWING ROOM

L-SHAPE 5 SEATER SOFA WITH CENTRE TABLE
SPLIT AIR CONDITION
DECORATIVE LIGHT FIXTURES
LED TV 43" INCH
FALSE CEILING WITH COVE LIGHTING
CEILING FAN

KITCHEN

WOODEN CABINETS & STORAGE
SINGLE DOOR REFRIGERATOR
CHIMNEY
4 SEATER DINING TABLE
SINK & COOK TOP

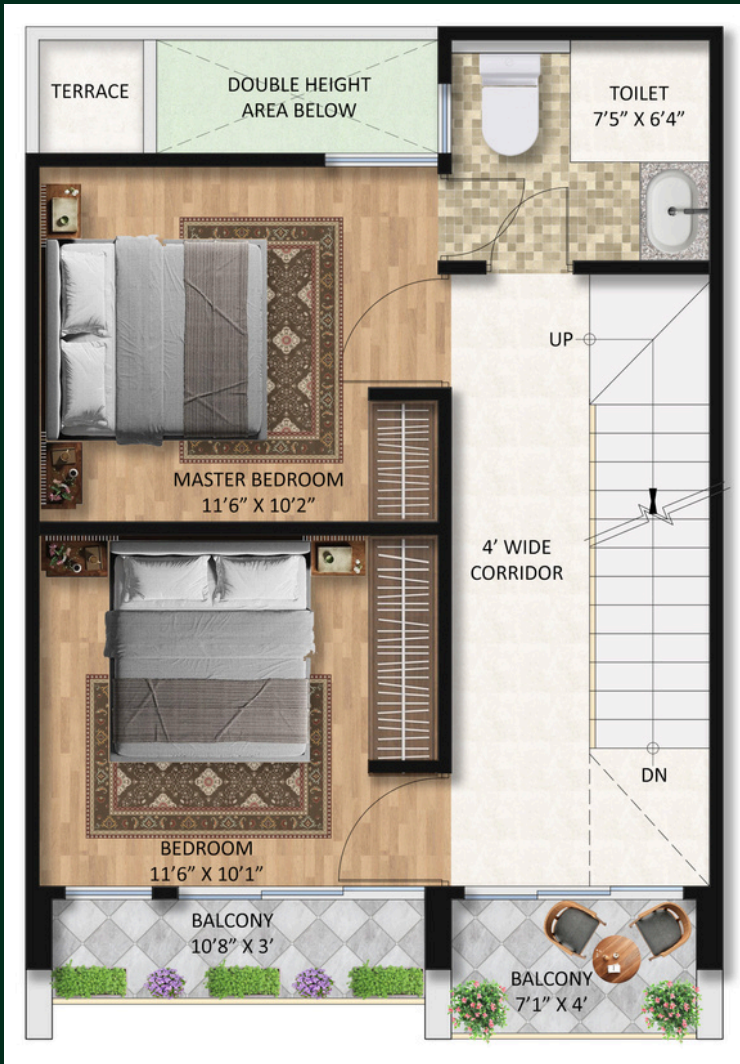


GROUND FLOOR LAYOUT

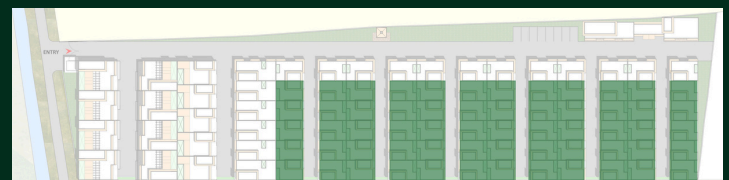
FURNITURE & APPLIANCES

BEDROOM

2 DOUBLE BED WITH SIDE TABLES
2 SITTING COUCH
2 WOODEN WARDROBE
2 AIR CONDITION
2 CHAIR & TABLE FOR BALCONY
DECORATIVE LIGHTING FIXTURE
FALSE CEILING WITH COVE LIGHTING
2 CEILING FAN



FIRST FLOOR LAYOUT



KEY PLAN

**FULLY FURNISHED
1500 SQFT VILLA
DOUBLE SIDE FACING-A (6 UNITS)**

**PLOT AREA - 540 SQFT (60 SQYD)
BUILT UP AREA - 1500 SQFT**

UNIT TYPE

2 BEDROOMS | LIVING & DINING |
MANDIR | KITCHEN | 2 TOILETS |
INTERNAL MINI GARDEN |
PARKING AREA | 3 BALCONIES |

FURNITURE & APPLIANCES

DRAWING ROOM

L-SHAPE 5 SEATER SOFA WITH CENTRE TABLE
SPLIT AIR CONDITION
DECORATIVE LIGHT FIXTURES
LED TV 43" INCH
FALSE CEILING WITH COVE LIGHTING
CEILING FAN

KITCHEN

WOODEN CABINETS & STORAGE
SINGLE DOOR REFRIGERATOR
CHIMNEY
4 SEATER DINING TABLE
SINK & COOK TOP



GROUND FLOOR LAYOUT

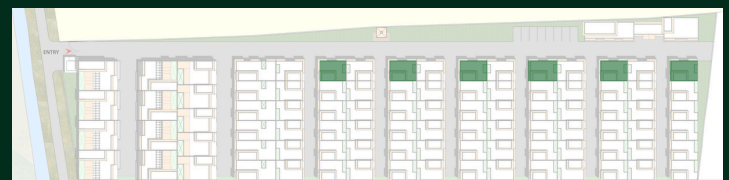


FIRST FLOOR LAYOUT

FURNITURE & APPLIANCES

BEDROOM

2 DOUBLE BED WITH SIDE TABLES
2 SITTING COUCH
2 WOODEN WARDROBE
2 AIR CONDITION
2 CHAIR & TABLE FOR BALCONY
DECORATIVE LIGHTING FIXTURE
FALSE CEILING WITH COVE LIGHTING
2 CEILING FAN



KEY PLAN

**FULLY FURNISHED
1500 SQFT VILLA
DOUBLE SIDE FACING-B (6 UNITS)**

UNIT TYPE

2 BEDROOMS | LIVING & DINING |
MANDIR | KITCHEN | 2 TOILETS |
INTERNAL MINI GARDEN |
PARKING AREA | 3 BALCONIES |

FURNITURE & APPLIANCES

DRAWING ROOM

L-SHAPE 5 SEATER SOFA WITH CENTRE TABLE
SPLIT AIR CONDITION
DECORATIVE LIGHT FIXTURES
LED TV 43" INCH
FALSE CEILING WITH COVE LIGHTING
CEILING FAN

KITCHEN

WOODEN CABINETS & STORAGE
SINGLE DOOR REFRIGERATOR
CHIMNEY
4 SEATER DINING TABLE
SINK & COOK TOP

PLOT AREA - 540 SQFT (60 SQYD)
BUILT UP AREA - 1500 SQFT



GROUND FLOOR LAYOUT

FURNITURE & APPLIANCES

BEDROOM

2 DOUBLE BED WITH SIDE TABLES
2 SITTING COUCH
2 WOODEN WARDROBE
2 AIR CONDITION
2 CHAIR & TABLE FOR BALCONY
DECORATIVE LIGHTING FIXTURE
FALSE CEILING WITH COVE LIGHTING
2 CEILING FAN



FIRST FLOOR LAYOUT



KEY PLAN

**FULLY FURNISHED
2300 SQFT VILLA
SINGLE SIDE FACING (4 UNITS)**

UNIT TYPE

3 BEDROOMS | LIVING & DINING | MANDIR |
4 TOILETS | KITCHEN | INTERNAL MINI GARDEN |
PARKING AREA | 4 BALCONIES |

INCLUDING:

SHAPE 7 SEATER SOFA WITH CENTRE TABLE, SPLIT AIR
CONDITION, DECORATIVE LIGHT FIXTURES, LED TV 55"
INCH, FALSE CEILING WITH COVE LIGHTING, CEILING
FAN, WOODEN CABINETS & STORAGE, SINGLE DOOR
REFRIGERATOR, CHIMNEY, 6 SEATER DINING TABLE,
SINK & COOK TOP

**PLOT AREA - 810 SQFT (90 SQYD)
BUILT UP AREA - 2300 SQFT**

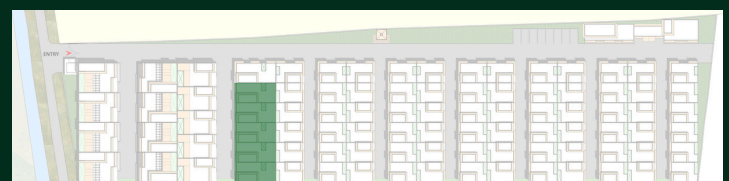


GROUND FLOOR LAYOUT

FURNITURE & APPLIANCES

BEDROOM

- 3 DOUBLE BED WITH SIDE TABLES
- 3 SITTING COUCH
- 3 WOODEN WARDROBE
- 4 AIR CONDITION
- 2 CHAIR & TABLE FOR BALCONY
- DECORATIVE LIGHTING FIXTURE
- FALSE CEILING WITH COVE LIGHTING
- 6 CEILING FAN



KEY PLAN



FIRST FLOOR LAYOUT

FULLY FURNISHED
2300 SQFT VILLA
DOUBLE SIDE FACING (SINGLE UNIT)

UNIT TYPE

3 BEDROOMS | LIVING & DINING | MANDIR |
 4 TOILETS | KITCHEN | INTERNAL MINI GARDEN |
 PARKING AREA | 5 BALCONIES |

INCLUDING:

SHAPE 7 SEATER SOFA WITH CENTRE TABLE, SPLIT AIR
 CONDITION, DECORATIVE LIGHT FIXTURES, LED TV 55"
 INCH, FALSE CEILING WITH COVE LIGHTING, CEILING
 FAN, WOODEN CABINETS & STORAGE, SINGLE DOOR
 REFRIGERATOR, CHIMNEY, 6 SEATER DINING TABLE,
 SINK & COOK TOP

PLOT AREA – 810 SQFT (90 SQYD)
 BUILT UP AREA – 2300 SQFT



FIRST FLOOR LAYOUT

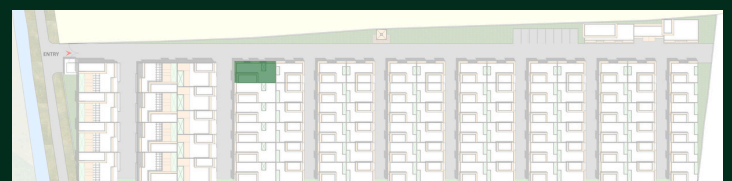


GROUND FLOOR LAYOUT

FURNITURE & APPLIANCES

BEDROOM

- 3 DOUBLE BED WITH SIDE TABLES
- 3 SITTING COUCH
- 3 WOODEN WARDROBE
- 4 AIR CONDITION
- 2 CHAIR & TABLE FOR BALCONY
- DECORATIVE LIGHTING FIXTURE
- FALSE CEILING WITH COVE LIGHTING
- 6 CEILING FAN



KEY PLAN

LOOSE FURNITURE & APPLIANCES SPECIFICATION

LIVING ROOM FURNITURE

Premium Luxury Sofa Set (3+1+1 or L-Shape)
Designer Center Table with Marble / Glass Top
Side Tables & Accent Chairs
Premium TV Unit / Entertainment Console
Designer Carpet / Rug
Elegant Table Lamps / Floor Lamps
Decorative Wall Art & Showpieces

DINING AREA FURNITURE

4-Seater / 6-Seater / 8-Seater Dining Table with
Premium Chairs
Designer Crockery Unit / Sideboard
Decorative Dining Lighting / Chandelier

BEDROOM FURNITURE

King-Size Bed with Premium Mattress
Designer Bedside Tables
Premium Wardrobe with Soft-Close Shutters
Dresser Unit
Comfortable Study Table / Work Desk & Chair

KITCHEN FURNITURE & APPLIANCES

Modular Kitchen Setup
Premium Modular Kitchen Cabinets
Quartz / Granite Countertop
Built-In Chimney & Hob
Refrigerator (Double Door / Premium Brand)
Microwave / OTG
Water Purifier
Dishwasher (Optional / Premium Segment)
Mixer Grinder / Electric Kettle

BATHROOM ACCESSORIES & APPLIANCES

Geysers in All Bathrooms
Premium Mirror Cabinets
Towel Rods, Rings, Robe Hooks & Soap
Dispensers
Glass Shower Partition in Master Bathroom

ELECTRICAL APPLIANCES & COMFORT

LED Smart TV in Living Room
Split Air Conditioners in Living Room & Bedrooms
Washing Machine (Fully Automatic)
Modular Switches & Premium Sockets
Designer Cushions & Throw Pillows
Premium Bedsheets, Comforters & Pillows (Optional
Package)
Outdoor / Balcony Furniture
Balcony Sit-Out Chairs & Coffee Table
Garden / Patio Furniture (If Applicable)
Weather-Resistant Outdoor Seating

DINING & UTILITY APPLIANCES

Induction Cooktop
Electric Chimney
Iron & Ironing Board

SPECIFICATION

LIVING

Floor : Imported tiles/ Engineered stone
Walls : Acrylic Emulsion
Ceiling : Acrylic Emulsion
Spacious Living Room with Designer Feature Wall
Luxury Sofa Area with TV Unit Panel
Elegant Dining Space with Designer Lighting
Provision for Smart Home & Entertainment System

BEDROOMS

Floor : AC4 Grade laminated wooden flooring
Walls : Acrylic Emulsion
Ceiling : Acrylic Emulsion
Premium Wardrobes with Soft-Close Mechanism
Designer Headboard Wall Panels
AC Provision in All Bedrooms
Attached Luxury Bathrooms in Master Bedroom
Large Windows/Glazing for Natural Light
Double bed

KITCHEN

Floor : Anti Skid Tiles
Walls : Tiles upto 2 feet above counter and Acrylic emulsion in remaining area
Ceiling : Acrylic emulsion
Counter : Granite
Fitting & Fixtures : SS Double bowl single drainboard sink, branded Cp fitting & Exhaust fan
Appliances :
Modular Kitchen with Hob & Chimney
(Make-Glen/Faber/ Llyods Or Equivalent)
Refrigerator & Microwave
(Make - LG/ Lloyds/ Samsung or Equivalent)

BATHROOM

Floor : Anti Skid Tiles
Walls : Combination of tiles & Stones
Ceiling : Acrylic Emulsion
Premium Sanitaryware from Branded Manufacturers
Glass Shower Partition in Master Bathroom
Wall-Mounted WC & Wash Basin
High-Quality CP Fittings & Rain Shower
Mirror Cabinet & Accessories Installed

BALCONIES

Floor : Anti Skid Tiles
Walls : Texture Paint
Ceiling : Texture Paint

DOORS

Paint/ Polished frame with laminated flush doors/
Moulded skin doors/ Sliding glass doors

UTILITY AREA

Floor : Tiles
Walls : Oil Bound Distemper
Ceiling : Oil Bound Distemper

CEILING & LIGHTING

Designer False Ceiling with Cove Lighting
Premium LED Lights & Decorative Fixtures
Ambient Mood Lighting in Living & Dining Areas
Concealed Wiring with Modular Switches

ELECTRICAL & SMART FEATURES

Modular Switches & Sockets (Legrand / Anchor/
Equivalent)
TV, Internet & DTH Points in Living & Bedrooms
Provision for Smart Home Automation (Optional)

BAR AREA

Premium Built-In Bar Counter with Designer Finish
High-Quality Marble / Quartz Bar Countertop
Backlit Glass Shelving for Display of Premium Bottles
Dedicated Wine & Beverage Storage Unit
Mini Refrigerator & Beverage Cooler Provision
Under-Counter Storage Cabinets with Soft-Close Mechanism
Ambient Mood Lighting for Luxury Atmosphere
Premium Wooden / Leather Bar Seating Arrangement
Electrical & Plumbing Points for Bar Operations
Sound System Provision for Entertainment Lounge Feel

BARBEQUE (BBQ) AREA

Dedicated Outdoor Barbeque Zone
Built-In Premium BBQ Grill Station (Gas/ Charcoal)
Granite / Stone Counter Platform for Food Preparation
Wash Basin with Water Connection in BBQ Area
Storage Cabinets for BBQ Tools & Accessories
Proper Chimney / Smoke Exhaust System
Weather-Resistant Pergola / Shade Structure
Outdoor Seating & Dining Arrangement
Decorative Lighting for Evening Ambience
Fire-Safe Design with Heat-Resistant Materials

EXTERIOR FINISH & MATERIALS

Premium Textured Exterior Paint with Weather Protection
Natural Stone / Sandstone / Granite Cladding Highlights
Decorative Wooden / WPC Panels on Feature Walls
Designer Cornices, Moldings & Elevation Bands
Architectural Louvers & Premium Metal Accents
Balcony, Terrace & Open Spaces
Glass / Designer Railing on Balconies & Terraces

OVERALL INTERIOR THEME

Elegant Contemporary Interiors with Royal Touch
Premium Designer Finishes Across All Rooms
Spacious Layout with Maximum Natural Light & Ventilation
Luxury Color Palette with High-End Detailing

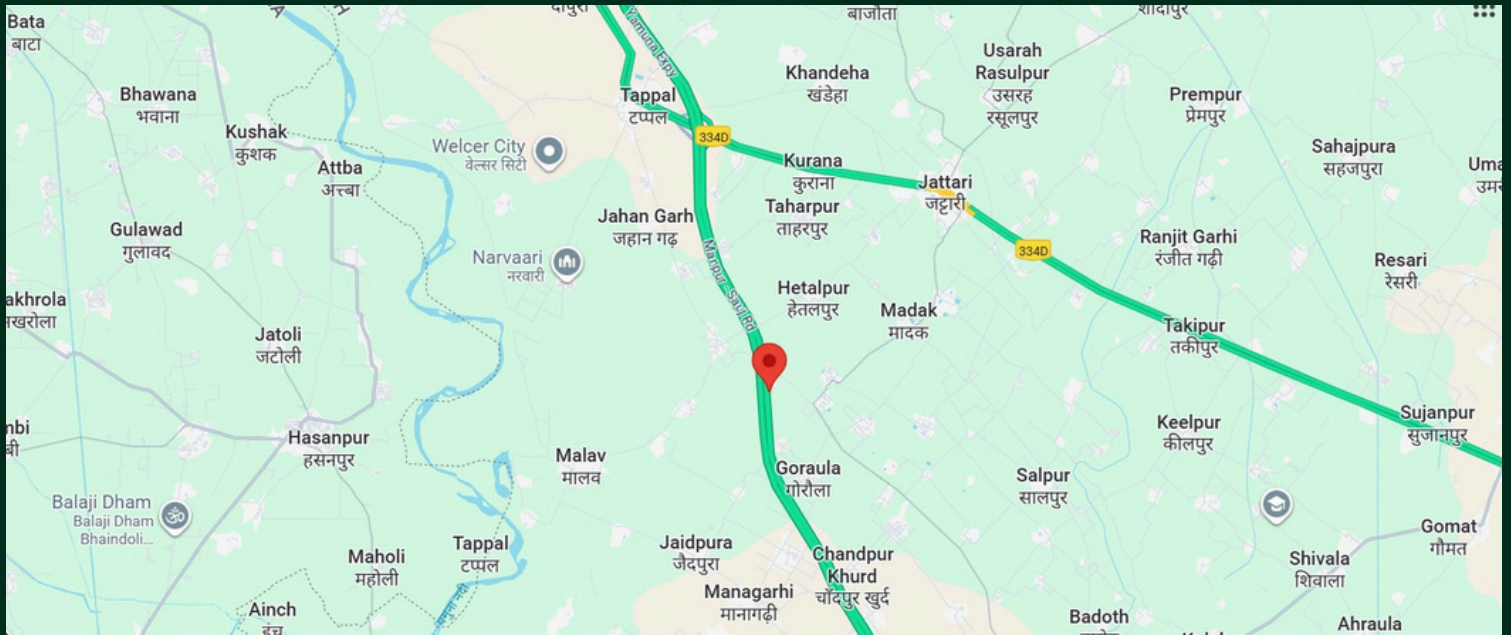
ARCHITECTURAL DESIGN THEME

Royal Contemporary Villa Design with Elegant Elevation
Premium Facade with Modern & Regal Architectural Elements
Inspired by Palace-Style & Luxury Resort Aesthetics
Balanced Blend of Stone, Wood & Modern Finishes

ARCHITECTURAL DESIGN THEME

Royal Contemporary Villa Design with Elegant Elevation
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PROJECT LOCATION



LOCATION HIGHLIGHTS

- RRTS(Regional Rapid Transit System) Ghaziabad to . Noida International Airport Delhi NCR.
- 800 Acre Tappal City Center, Logistic Hub,
- Industrial Area.
- Connecting Yamuna Expressway, KMP and FNG Expressway.
- Manufacturing Hub for Adani and Reliance Industries.
- Elevated Road from Jewar Airport to IGI Airport.
- Electronic City, Finance City, Transport City.
- Telecom and Mobile Hub (Vivo and Oppo).
- Night Safari. .

PROJECTS NEAR

- Noida International Cricket Stadium.
- Defense Corridor in 300 Acre.
- Institutional Zone in 500 Acre.
- Patanjali Food Park in 100 Acre.
- Asia's largest Amusement Park.
- Sports Zone for Olympics.
- Film City in 300 Acre.
- Pollution Free Zone.
- Industrial Area.
- F1 Track.

SCAN FOR SITE LOCATION



BHARAT INVESTORS IDENTITY

Innovating Landmarks, Elevating Life

All the information contained in the brochure are indicative of only architect's impressions and the developments may lead to further changes in contrast to the mutual agreement between client and the developer . The above-mentioned information are subjected to change and maybe decided by the construction company or competent authority.