



VARALIKA
DEVELOPERS PVT. LTD.

HEAD OFFICE
104, 1ST FLOOR, GOPAL MARKETING COMPLEX,
ARGORA CHOWK – ASHOK NAGAR ROAD,
RANCHI, JHARKHAND – 834002

WEBSITE : varalikadevelopers.com
EMAIL : office@varalikadevelopers.com
CONTACT: 0651-3156766, 9234046766

BUILDERS

SITE ADDRESS

EMERALD HEIGHTS
ARGORA - KATHAL MORE ROAD,
OPP. HDFC BANK,
PUNDAG, RANCHI

OUR ARCHITECT



ASHIRWAD ARCHITECT
ROOM NO. 7, 1ST FLOOR,
RIT BUILDING, KUTCHERY CHOWK.
RANCHI

3D RENDER, ISOMETRIC, BROUCHER DESIGN & PRINT BY MADDY, 7903171497

Emerald Heights

G+13 HEIGHTS :
WHERE LUXURY MEETS THE CLOUDS.
LIMITED FLATS AVAILABLE.

ARGORA - KATHAL MORE ROAD,
OPP. HDFC BANK,
PUNDAG, RANCHI

DISCLAIMER

This brochure is not a legal document. It describes the conceptual plan and intent of the builder. These images and details mentioned in this document are tentative and subject to change at the sole discretion of the developer and/or architects. Internal door layout, car parking spaces and other specifications may change without notice. All images are artist's impression. Detailed specs are subject to change.

ENTRANCE GATE



HIGHLIGHTS

-  More than 80% open space
-  Grand Reception / Waiting Lounge
-  Club house with community hall
-  Gymnasium
-  Indoor games
-  3 level security
-  Firefighting system
-  Intercom connectivity
-  Badminton Court / Basketball single court / Volley Ball
-  Children Park
-  Landscaping garden
-  Temple
-  Jogging Track
-  Acupressure Track
-  Solar Energy Electricity For Common Area

NIGHT VIEW
ARTIST IMPRESSION



DAY VIEW
ARTIST IMPRESSION



CHILDREN PARK



More Than Fun. It's Development in Motion : Your Child Park.

A child's park bursts with vibrant energy, a symphony of laughter and squeals. Swings soar skyward, laughter trailing like kites in the breeze. Slides offer exhilarating descents, giggles bubbling up with every twist and turn. Sandboxes transform into miniature worlds, castles built and dragons slain with plastic shovels. More than just entertainment, child parks are vital spaces for development. They nurture social skills as children interact on the swings or collaborate in the sandbox. Climbing structures challenge little bodies, fostering strength and coordination. In the embrace of a child's park, imaginations take flight, and memories are made that will last a lifetime.

BADMINTON COURT



Make Friends and Memories on Our badminton Court.

A badminton court hums with the energy of rallies and the satisfying thwack of shuttlecock against racket. Divided by a net, this rectangular space becomes a battleground for agility, strategy, and quick reflexes. Badminton courts, whether housed within a gym or nestled outdoors, provide a platform for both casual and competitive play. Whether diving for a crosscourt smash or executing a delicate drop shot, the badminton court fosters a spirit of friendly competition and a great way to burn calories while having fun.

GREEN AREA



Where beauty blooms and peace takes root.

A garden is a vibrant tapestry woven from nature's finest threads. Lush greenery, bursting flowers, and fragrant herbs create a sensory experience that soothes the soul. Whether a sprawling backyard oasis or a tiny window box haven, gardens offer a refuge from the hustle and bustle of daily life. They are a canvas for creativity, where vegetables are nurtured, flowers bloom in vibrant hues, and butterflies flit amongst the blossoms. Gardens not only beautify our surroundings but also nourish our well-being, offering a space for connection with nature and a chance to witness the magic of life unfold.

ACUPRESSURE TRACK



A Sensory Walk for a Healthier You.

An acupressure track adds a unique dimension to your exercise routine. Embedded pebbles or textured surfaces stimulate pressure points on your feet, promoting relaxation and improving circulation. As you walk, jog, or simply stroll along the track, these gentle nudges can help relieve muscle tension, reduce fatigue, and even enhance overall well-being. It's a simple yet effective way to incorporate acupressure principles into your daily life and add a touch of reflexology to your fitness journey.

A Place to Belong : Your Community Hall Awaits.

The community hall pulsates with the heart-beat of the neighborhood. A versatile space, it transforms to suit a multitude of needs. From hosting vibrant cultural events and lively celebrations to providing a platform for crucial meetings and educational workshops, the community hall fosters connection and collaboration. Imagine laughter echoing through the room during a potluck dinner, or the focused silence of a book club discussion. It's a melting pot where residents of all ages and backgrounds gather to strengthen the very fabric of the community, one gathering at a time.

TEMPLE



Discover Peace at the Temple.

Temples stand as pillars of faith and cultural heritage. These sacred spaces offer a sanctuary for prayer, reflection, and connection with the divine. Intricate architecture and beautiful artwork often adorn their walls, whispering stories of tradition and belief. Temples serve as a hub for the community, fostering a sense of belonging and togetherness. Whether seeking solace or celebrating a joyous occasion, temples provide a place for the soul to find peace and purpose.

GRAND RECEPTION / WAITING LOUNGE



Make the Wait a Pleasure in Our Waiting Lounge.

Ever dreamed of a place that could cater to your pre-event jitters, the event itself, and the celebratory wind-down? Look no further than a venue offering a banquet hall, gym, and pool table all under one roof. You can break a sweat in the gym to loosen up before your big event, celebrate with a stylish banquet, and then unwind with a friendly game of pool – all without ever leaving the building!



Your Fitness Journey Starts Here.

An indoor gymnasium offers a climate-controlled haven for year-round fitness. No matter the weather outside, you can break a sweat with cardio equipment, free weights, or strength training machines. Many indoor gyms also boast group fitness classes, offering a fun and social way to get active. These facilities provide a convenient and motivating space to reach your fitness goals, all within the comfort of your own community.

GROUND CUM SITE PLAN



TYPICAL 1ST - 13TH FLOOR PLAN

AREA STATEMENT

| NO. | TYPE | TYPE | S.B. AREA |
|-----|--------|-----------|-------------|
| 1 | FLAT A | 4BHK + 3T | 2260 SQ.FT. |
| 2 | FLAT B | 3BHK + 3T | 1970 SQ.FT. |



ISOMETRIC VIEW

FLAT - A, TYPE - 4BHK + 3TOI.
Super Builtup Area - 2260 sq.ft.



ISOMETRIC VIEW

FLAT - B, TYPE - 3BHK + 3TOI.
Super Builtup Area - 1970 sq.ft.



BIRDS EYE VIEW



Unleash Your Potential. Start Your Journey Here

Unveil Your Perfect Address: Emerald Tower in Vibrant Ranchi

Finding your dream home is more than just bricks and mortar, it's about finding the perfect location. Look no further than Emerald Tower!

Location, Location, Location - But for You!

Prime Location, Easy Living: Nestled in a desirable area of Ranchi, Emerald Tower offers excellent accessibility and high visibility, making it convenient for you and your loved ones.

Prestige and Convenience Hand-in-Hand: Your new address boasts proximity to established residential areas and prominent landmarks, adding a touch of prestige to your life. Plus, nearby restaurants and hotels provide a wealth of convenience right at your doorstep.

LOCATION MAP



KEY DISTANCE

| | |
|---------------------|-----------|
| ARGORA CHOWK | - 3.6 KM |
| RANCHI AIRPORT | - 10.3 KM |
| RANCHI RLY. STN. | - 7.4 KM |
| KATHAL MORE | - 1.7 KM |
| RING ROAD | - 3.8 KM |
| DPS SCHOOL | - 5.7 KM |
| NEW IIM RANCHI | - 4.6 KM |
| NEW PASSPORT OFFICE | - 02 KM |

**Your New Address Awaits at
Emerald Tower**

Emerald Heights

Unparalleled Luxury

**EMERALD HEIGHTS : YOUR GATEWAY TO MODERN LIVING IN RANCHI
SPACIOUS HOMES, PREMIUM AMENITIES, UNBEATABLE VALUE**

Emerald Heights, brought to you by Varalika Developers Pvt Ltd, offers a unique opportunity to own your dream home in Argora, Ranchi. This stunning residential project seamlessly blends contemporary architecture with modern features, creating a haven of comfort and style.

Spacious Living Defined : Choose from thoughtfully designed 3BHK and 4BHK apartments, all boasting ample living space.

Big Advantage : Experience the joy of expansive living areas, perfect for families or those who appreciate a sense of openness.

Unobstructed Views : Indulge in breathtaking vistas with 3-side open balconies that bathe your home in natural light and fresh air.

Live Life to the Fullest : Emerald Heights goes beyond just an apartment. It offers a complete lifestyle experience with a plethora of premium amenities:

Unwind and socialize : Relax in the clubhouse with a community hall, perfect for gatherings or unwinding.

Stay Active : Maintain your fitness goals with a well-equipped gymnasium, indoor games room, and jogging track.

Sharpen Your Mind: Explore the library/card room, a haven for bookworms and game enthusiasts.

Safety & Security: Find peace of mind with a robust 3-level security system, intercom connectivity, and a firefighting system.

Family Fun : Let your children create lasting memories in the dedicated children's park.

Embrace Nature: Immerse yourself in the tranquility of landscaped gardens, a rooftop garden, and an acupuncture track.

Something for Everyone : Challenge your friends to a game of badminton, basketball, or volleyball on the designated courts.

Spiritual Connection : Find solace in the on-site temple.

Limited Opportunity, Lasting Value : Emerald Heights boasts a remarkably more than 80% open space, ensuring a healthy and vibrant living environment. With only few premium units available across 1 tower with 13 floors, having 2 unit at each floor, this is a truly exclusive opportunity.

Invest in Your Future: Ranchi's real estate market is flourishing, driven by infrastructural developments and a growing commercial sector. Emerald Heights offers an exceptionally attractive price, making it a wise investment for the future.

Don't miss out on your chance to own a piece of paradise in Ranchi. Contact Varalika Developers today!

SPECIFICATIONS

| | |
|-------------------------------|---|
| STRUCTURE | : Earthquake resistance RCC framed structure as per applicable seismic Zone. |
| FLOORING | : Executive Class Tiles flooring in Living, Dining & Lobby. Wooden/ Vitrified Tiles flooring in Bedrooms. Vitrified Tiles in Kitchen. Ceramic Tiles in Utility, anti-skid in Toilets. Staircase & Landings to be in Marble/Granite flooring. Balconies will be in anti-skid Ceramic Flooring. |
| RAILINGS | : All railings will be in as per design of the Architect. |
| PAINTING | : Oil Bound Distemper of appropriate colour on Internal Walls & Ceilings |
| KITCHEN | : All Kitchen Counters in pre-polished Granite/ Marble Stone, Electrical Points to be provided for Kitchen Chimney, Hob, Washing Machine and Refrigerator. Stainless Steel Sink and Premium CP Fittings. Kitchen will be provided with Modular Design up to the Counters level of appropriate finish. |
| DOORS & WINDOWS | : Main entrance door of 8 ft. heights with Veneer Flush Door and Solid Wood/Timber Frame. All Internal doors are Skin Moulded/ Flush doors- Polished/ Enamel painted. Stainless steel/ Brass finished hardware fittings and locks of branded makes. Door Frames and Window Panels of UPVC sections. |
| PLUMBING | : As per standard practice, all internal plumbing in GI/ CPVC/ Composite. All external in CI/ UPVC. |
| TOILET | : Premium sanitary fixtures, Premium Chrome Plated fittings, Like -Jaquar/ Kohler or equivalent product. |
| ELECTRICAL | : All electrical wiring in concealed conduits; provision for adequate light & power points. T.V. outlets in Drawing, Dining and all bedroom; Intercom facility; AC points, Geyser point & Generator for power backup facility. moulded modular plastic switches & protective MCB's. |
| EXTERIOR | : Appropriate finish of Texture Paint of exterior grade. |
| LIFT | : Lifts to be provided for access to all floor |
| WATER TANKS | : Water tank with pump house for uninterrupted supply of water. Dual plumbing provision for all toilets. |
| CLUBHOUSE & SPORTS FACILITIES | : Clubhouse with Toilet, well equipped Gym, Indoor & Outdoor games areas, Acupresure track and Jogging track. |
| SECURITY | : Provision for Optical fiber network; Video surveillance system, 3 Level Security and Entrance lobby Security with CCTV cameras; Fire prevention, suppression, Detection & alarm system as per fire norms. |
| OTHERS | : Solar Energy Electricity for Common Area like – Street, Parking, Guard Room etc. |