

Prized LOCATION

Location Plan (Map not to scale)



Site Address :
Felicity Emerald, GR-4, Shri Sunder Singh Bhandari Nagar,
Swage Farm, Opp. Shyam Nagar, Sodala, Jaipur-302019 (Raj.)

FELICITY
EMERALD
ULTRA LUXURY APARTMENTS

ash Design Studio 9800041020

FELICITY
ESTATES

An ISO 9001:2000 Certified Company
A Part of S.R. Ashok Group

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FELICITY
EMERALD

Privilege living is finally here...

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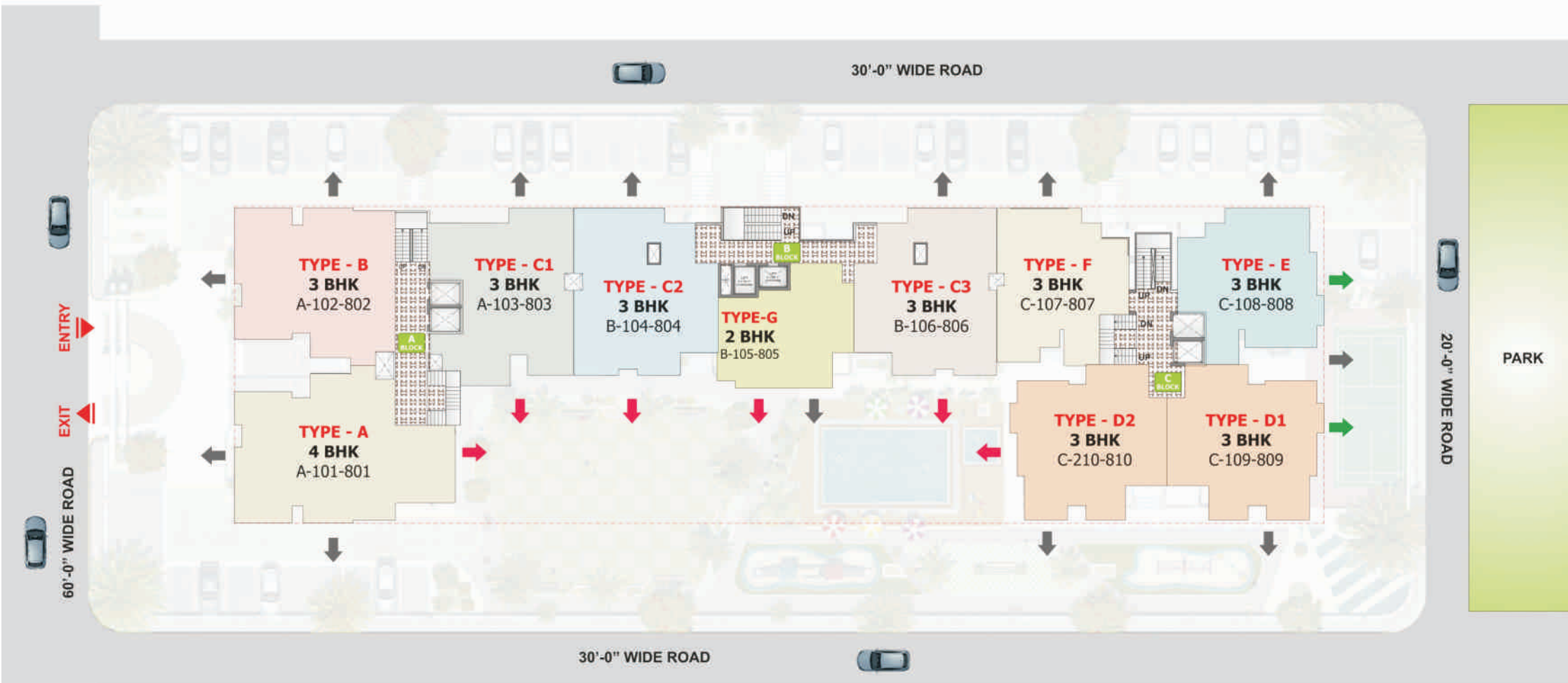


an address that will render
you speechless, even if it means
to catch a bird's eye view.

FELICITY
EMERALD
ULTRA LUXURY APARTMENTS

TYPICAL BLOCK

1st to 8th Floor



- 4 BHK (2491.30 Sq.ft. with Servant Room)
- 3 BHK (2058.90 Sq.ft. with Servant Room)
- 3 BHK (1960.86 Sq.ft. with Servant Room)
- 3 BHK (1959.08 Sq.ft. with Servant Room)
- 3 BHK (1932.80 Sq.ft. with Servant Room)
- 3 BHK (1804.59 Sq.ft. with Servant Room)

- 3 BHK (1651.63 Sq.ft.)
- 3 BHK (1620.76 Sq.ft.)
- 2 BHK (1264.49 Sq.ft.)
- PARK FACING
- ROAD FACING
- LANDSCAPE FACING



STILT FLOOR

Ground Floor Plan

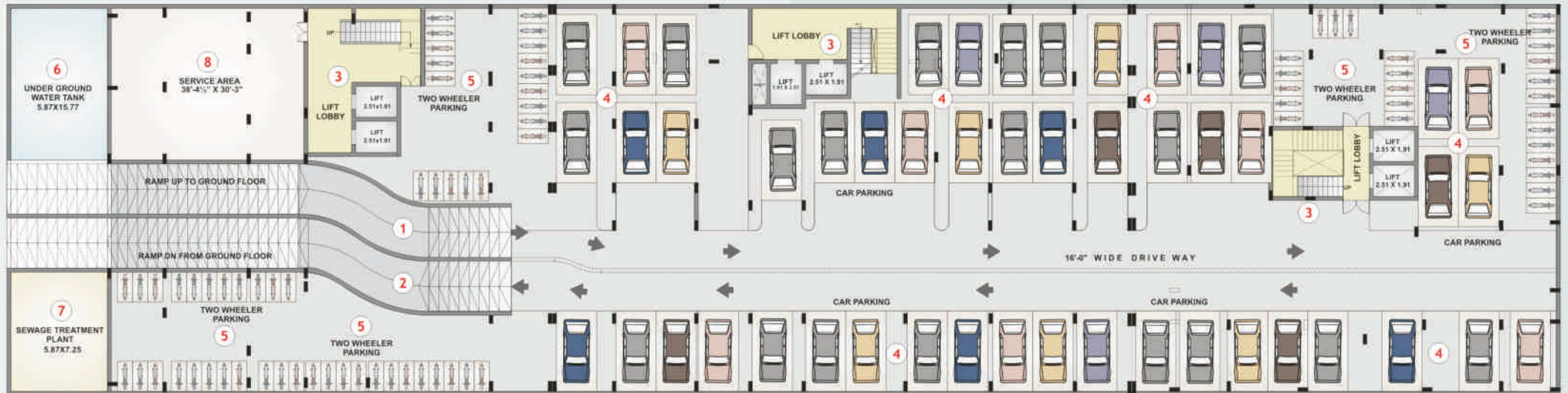


- | | | | | | |
|---|----------------------|----|-------------------------------|----|-------------------------------|
| 1 | ENTRY | 8 | MULTI PURPOSE HALL | 15 | MULTI ACTIVITY AREA |
| 2 | EXIT | 9 | PARTY LAWN | 16 | WATER BODY |
| 3 | SERVICE YARD | 10 | KID'S PLAY AREA | 17 | BADMINTON / BASKET BALL COURT |
| 4 | VISITORS CAR PARKING | 11 | JOGGING TRACK / CYCLING TRACK | 18 | ALTERNATE GATE |
| 5 | OPEN CAR PARKING | 12 | SWIMMING POOL | 19 | RAMP DOWN TO BASEMENT FLOOR |
| 6 | STILT CAR PARKING | 13 | KID'S POOL | 20 | RAMP UP FROM BASEMENT FLOOR |
| 7 | AC LIFT LOBBY | 14 | STILT FLOOR (CLUB HOUSE) | | |



BASEMENT FLOOR

Area for Parking



- | | | | |
|---|-----------------------------|---|-------------------------|
| 1 | RAMP UP TO GROUND FLOOR | 5 | TWO WHEELER PARKING |
| 2 | RAMP DOWN FROM GROUND FLOOR | 6 | UNDER GROUND WATER TANK |
| 3 | LIFT LOBBY | 7 | SEWAGE TREATMENT PLANT |
| 4 | CAR PARKING | 8 | SERVICE AREA |

TYPE - A

4 BHK with Servant Room

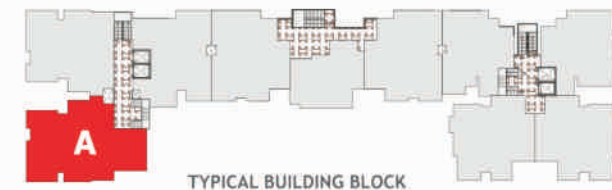
Super Built-up Area 2491.30 Sq.ft.



Super Built-up Area 2491.30 Sq.ft.

4 BHK Flat Area Chart

1 Bed Room	11'-0" X 13'-1½"	9 S. Toilet	6'-0" X 3'-7½"	17 Kitchen	10'-7½" X 9'-1½"
2 Bed Room	11'-0" X 14'-0"	10 Balcony	4'-0" X 14'-4½"	18 Dining/Living	16'-9" X 12'-0"
3 Bed Room	11'-0" X 14'-9"	11 Balcony	11'-4½" X 6'-0"	19 Drg. Room	11'-0" X 18'-4½"
4 Bed Room	12'-0" X 14'-0"	12 Balcony	4'-0" X 14'-4½"	20 Puja/Store	5'-0" X 5'-0"
5 Toilet	5'-0" X 8'-6"	13 Balcony	4'-0" X 9'-0"	21 Servant Room	6'-0" X 7'-1½"
6 Toilet	8'-6" X 5'-6"	14 Utility	11'-0" X 5'-0"	22 Mini Toilet	5'-0" X 3'-9"
7 Toilet	5'-3" X 7'-6"	15 Dress Room	6'-1½" X 5'-6"	23 Entrance Foyer	6'-0" X 5'-0"
8 Toilet	9'-7½" X 6'-0"	16 Dress Area	6'-0" X 6'-0"		



TYPE - B

3 BHK with Servant Room

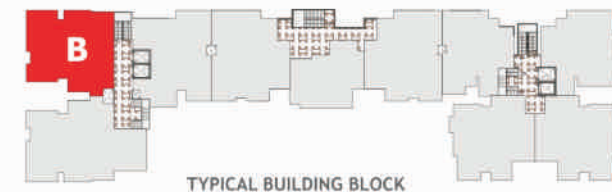
Super Built-up Area 2058.90 Sq.ft.



Super Built-up Area 2058.90 Sq.ft.

3 BHK Flat Area Chart

1	Bed Room	11'-0" X 14'-9"	11	Balcony	11'-4½" X 6'-0"
2	Bed Room	11'-0" X 14'-0"	12	Kitchen	10'-7½" X 9'-1½"
3	Bed Room	11'-0" X 13'-1½"	13	Puja / Store	5'-0" X 5'-0"
4	Toilet	5'-0" X 7'-6"	14	Servant Room	6'-0" X 7'-1½"
5	Toilet	8'-6" X 5'-6"	15	Dining/living	16'-9" X 12'-0"
6	Toilet	5'-0" X 8'-6"	16	Drg. Room	11'-0" X 18'-4½"
7	S.Toilet	6'-0" X 3'-7½"	17	Mini Toilet	5'-0" X 3'-9"
8	Utility	11'-0" X 5'-0"	18	Dress Area	6'-1½" X 5'-6"
9	Balcony	4'-0" X 9'-0"	19	Entrance Foyer	6'-0" X 5'-0"
10	Balcony	4'-0" X 14'-4½"			



TYPICAL BUILDING BLOCK

TYPE - **C1**

3 BHK with Servant Room

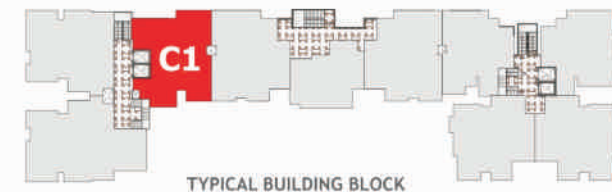
Super Built-up Area 1960.86 Sq.ft.



Super Built-up Area 1960.86 Sq.ft.

3 BHK Flat Area Chart

1 Bed Room	11'-6" X 13'-0"	10 Balcony	11'-6" X 4'-0"
2 Bed Room	11'-6" X 13'-0"	11 Utility	11'-3" X 4'-4½"
3 Bed Room	12'-11½" X 11'-1½"	12 Dress Room	5'-6" X 4'-7½"
4 Toilet	5'-0" X 8'-0"	13 Kitchen	7'-9" X 11'-1½"
5 Toilet	7'-10½" X 5'-0"	14 Servant Room	6'-3" X 9'-9"
6 Toilet	5'-0" X 8'-0"	15 S. Toilet	3'-0" X 5'-0"
7 Mini Toilet	5'-0" X 4'-6"	16 Drg. Room	12'-6" X 12'-9"
8 Balcony	11'-6" X 4'-0"	17 Dining/Living	21'-6" X 11'-0"
9 Balcony	12'-10½" X 4'-0"		



TYPE - C2

3 BHK with Servant Room

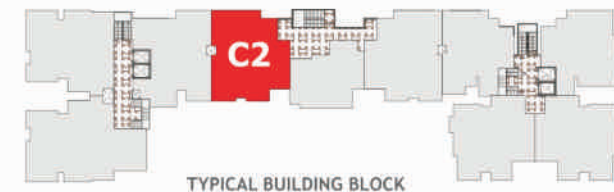
Super Built-up Area 1959.08 Sq.ft.



Super Built-up Area 1959.08 Sq.ft.

3 BHK Flat Area Chart

1 Bed Room	11'-0" X 14'-0"	10 Balcony	11'-0" X 4'-0"
2 Bed Room	11'-6" X 13'-0"	11 Utility	12'-1½" X 4'-0"
3 Bed Room	11'-0" X 13'-0"	12 Dress Room	5'-6" X 4'-7½"
4 Toilet	5'-0" X 8'-0"	13 Kitchen	7'-9" X 11'-0"
5 Toilet	5'-0" X 8'-0"	14 Servant Room	8'-0" X 5'-7½"
6 Toilet	7'-10½" X 5'-0"	15 S.Toilet	3'-9" X 5'-0"
7 Balcony	11'-0" X 5'-0"	16 Mini Toilet	5'-0" X 5'-0"
8 Balcony	11'-4½" X 4'-0"	17 Dining/Living	16'-4½" X 11'-0"
9 Balcony	11'-0" X 4'-0"	18 Drg. Room	10'-0" X 18'-3"



TYPE - C3

3 BHK with Servant Room

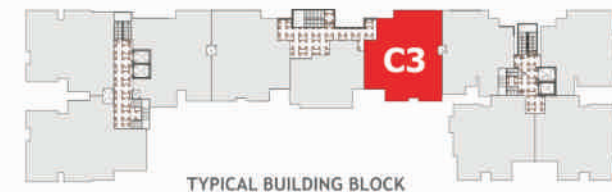
Super Built-up Area 1932.80 Sq.ft.



Super Built-up Area 1932.80 Sq.ft.

3 BHK Flat Area Chart

1	Bed Room	11'-0" X 13'-0"	10	Balcony	11'-0" X 5'-0"
2	Bed Room	11'-0" X 14'-0"	11	Balcony	11'-0" X 4'-0"
3	Bed Room	11'-0" X 13'-0"	12	Utility	12'-9" X 4'-0"
4	Toilet	5'-0" X 8'-0"	13	Kitchen	7'-9" X 11'-0"
5	Toilet	5'-0" X 8'-0"	14	Servant Room	8'-0" X 5'-7 1/2"
6	S.Toilet	3'-9" X 5'-0"	15	Mini Toilet	5'-0" X 5'-0"
7	Toilet	7'-0" X 5'-0"	16	Dining/Living	20'-9" X 11'-0"
8	Balcony	11'-0" X 4'-0"	17	Drg. Room	10'-0" X 18'-3"
9	Balcony	11'-0" X 4'-0"			



TYPICAL BUILDING BLOCK

TYPE - D1

3 BHK with Servant Room

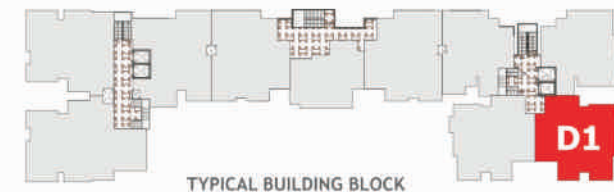
Super Built-up Area 1804.59 Sq.ft.



Super Built-up Area 1804.59 Sq.ft.

3 BHK Flat Area Chart

1 Bed Room	11'-0" X 13'-6"	10 Balcony	11'-4½" X 4'-0"
2 Bed Room	10'-0" X 13'-6"	11 Balcony	4'-0" X 7'-9"
3 Bed Room	11'-0" X 13'-6"	12 Utility	8'-1½" X 4'-0"
4 Toilet	5'-0" X 8'-0"	13 Mini Toilet	5'-0" X 4'-6"
5 Toilet	8'-0" X 5'-6"	14 Kitchen	7'-9" X 9'-0"
6 Toilet	5'-0" X 8'-0"	15 Servant Room	8'-4½" X 5'-3"
7 S. Toilet	5'-6" X 3'-0"	16 Dining/Living	15'-9" X 10'-0"
8 Balcony	10'-9" X 4'-0"	17 Drg. Room	11'-0" X 14'-6"
9 Balcony	10'-9" X 4'-0"	18 Lobby	4'-6" X 4'-9"



TYPICAL BUILDING BLOCK

TYPE - D2

3 BHK with Servant Room

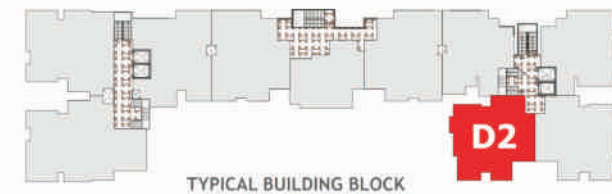
Super Built-up Area 1804.59 Sq.ft.



Super Built-up Area 1804.59 Sq.ft.

3 BHK Flat Area Chart

1 Bed Room	10'-0" X 13'-6"	10 Balcony	10'-9" X 4'-0"
2 Bed Room	11'-0" X 13'-6"	11 Balcony	4'-0" X 7'-9"
3 Bed Room	11'-0" X 13'-6"	12 Utility	8'-1½" X 4'-0"
4 Toilet	5'-0" X 8'-0"	13 Mini Toilet	5'-0" X 4'-6"
5 Toilet	8'-0" X 5'-6"	14 Kitchen	7'-9" X 9'-0"
6 Toilet	5'-0" X 8'-0"	15 Servant Room	8'-4½" X 5'-3"
7 S. Toilet	5'-6" X 3'-0"	16 Dining/Living	15'-9" X 10'-0"
8 Balcony	11'-4½" X 4'-0"	17 Drg. Room	11'-0" X 14'-6"
9 Balcony	10'-9" X 4'-0"	18 Lobby	4'-6" X 4'-9"



TYPE - E

3 BHK

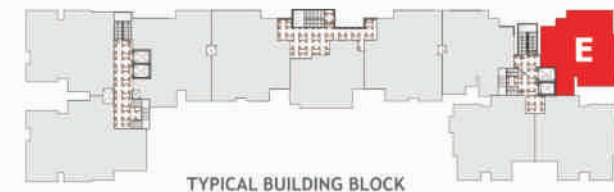
Super Built-up Area 1651.63 Sq.ft.



Super Built-up Area 1651.63 Sq.ft.

3 BHK Flat Area Chart

1	Bed Room	11'-0" X 13'-6"	8	Balcony	12'-1½" X 4'-0"
2	Bed Room	11'-0" X 13'-0"	9	Balcony	11'-0" X 4'-0"
3	Bed Room	11'-0" X 13'-0"	10	Balcony	4'-0" X 7'-10½"
4	Toilet	5'-6" X 9'-0"	11	Utility	9'-0" X 4'-3"
5	Toilet	5'-0" X 8'-0"	12	Kitchen	8'-7½" X 9'-0"
6	Toilet	8'-0" X 6'-0"	13	Drng. Room	10'-6" X 14'-10½"
7	Balcony	7'-6" X 5'-0"	14	Dining/Living	13'-4½" X 10'-6"



TYPICAL BUILDING BLOCK

TYPE - F

3 BHK

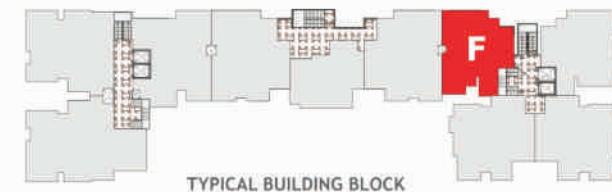
Super Built-up Area 1620.76 Sq.ft.



Super Built-up Area 1620.76 Sq.ft.

3 BHK Flat Area Chart

1	Bed Room	11'-0" X 13'-0"	8	Balcony	11'-0" X 4'-0"
2	Bed Room	11'-0" X 13'-0"	9	Balcony	7'-6" X 5'-0"
3	Bed Room	11'-0" X 13'-0"	10	Balcony	11'-0" X 4'-0"
4	Toilet	5'-0" X 9'-0"	11	Utility	8'-7½" X 4'-0"
5	Toilet	5'-0" X 6'-6"	12	Kitchen	8'-7½" X 9'-0"
6	Toilet	5'-0" X 8'-7½"	13	Drg. Room	10'-6" X 14'-10½"
7	Balcony	11'-0" X 4'-0"	14	Dining/Living	13'-4½" X 10'-6"



TYPE - **G**

2 BHK

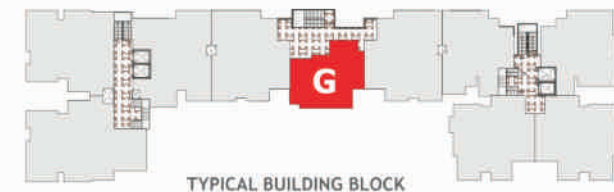
Super Built-up Area 1264.49 Sq.ft.



Super Built-up Area 1264.49 Sq.ft.

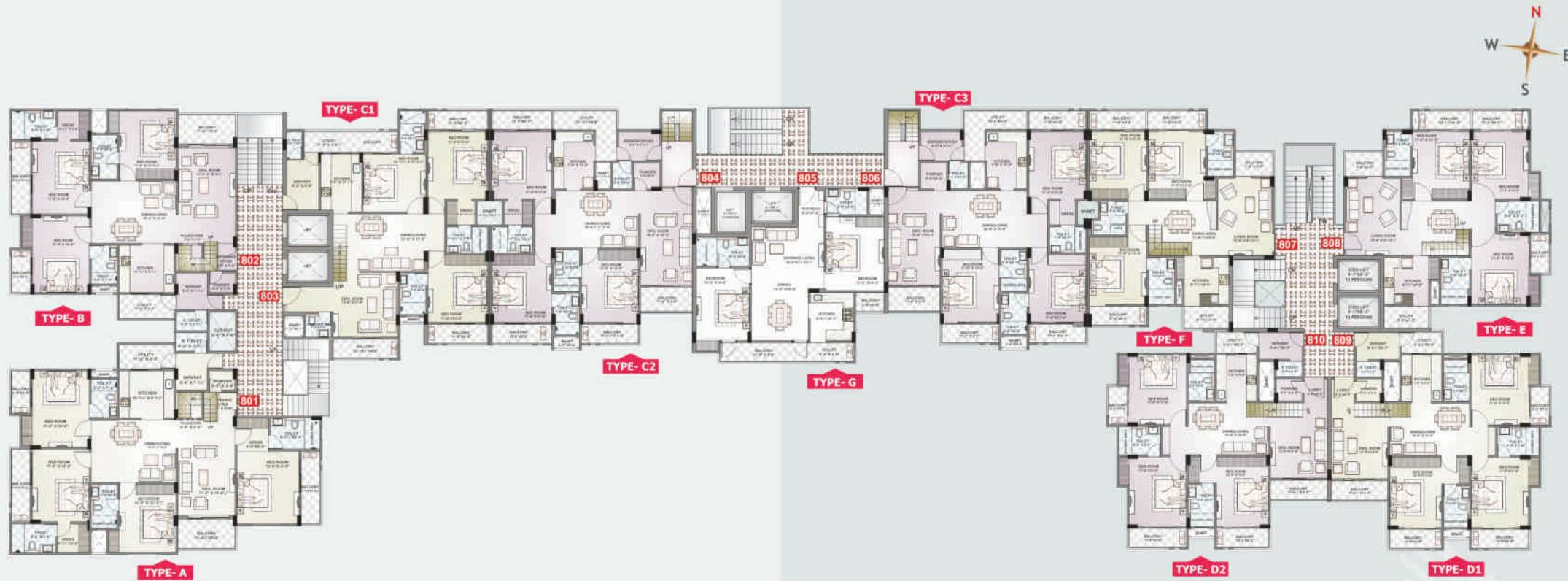
3 BHK Flat Area Chart

1	Bed Room	10'-3" X 14'-0"	7	Utility	8'-6" X 4'-0"
2	Bed Room	11'-3" X 14'-3"	8	Kitchen	8'-4 1/2" X 9'-3"
3	Toilet	10'-3" X 5'-6"	9	Dining / Living	14'-0" X 11'-10 1/2"
4	Toilet	8'-0" X 5'-0"	10	Drawing	11'-0" X 10'-0"
5	Balcony	5'-6" X 4'-0"	11	Vestibule	5'-0" X 7'-0"
6	Balcony	11'-0" X 5'-0"			



PENT HOUSES

8th Floor Plan Layout



Area Chart

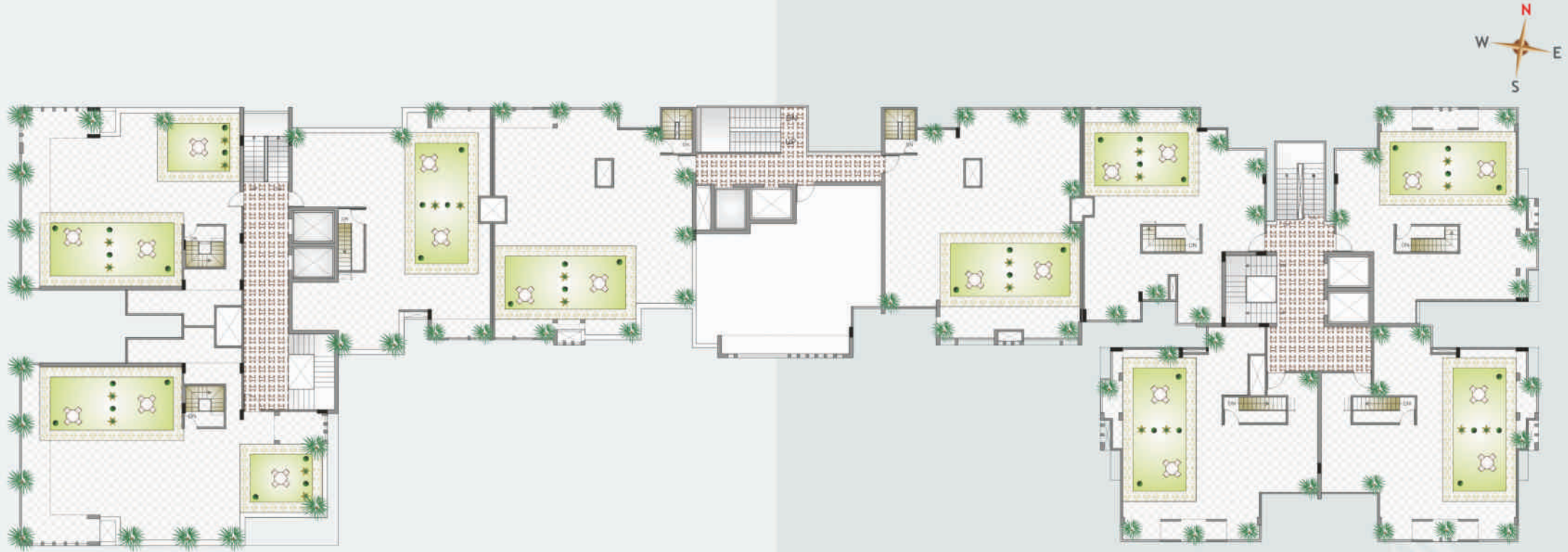
Flat No.	801	802	803	804	805
BHK	4 BHK with Servant Room	3 BHK with Servant Room	3 BHK with Servant Room	3 BHK with Servant Room	2 BHK
Type	A	B	C1	C2	G
Saleable Area (Sq.ft.)	2491.30	2058.90	1960.86	1959.08	1264.49
Terrace Area (Sq.ft.)	1993.04	1647.12	1568.69	1567.26	- - -

Area Chart

Flat No.	806	807	808	809	810
BHK	3 BHK with Servant Room	3 BHK	3 BHK	3 BHK with Servant Room	3 BHK with Servant Room
Type	C3	E	F	D1	D2
Saleable Area (Sq.ft.)	1932.80	1620.76	1651.63	1804.59	1804.59
Terrace Area (Sq.ft.)	1546.24	1296.61	1321.30	1443.67	1443.67

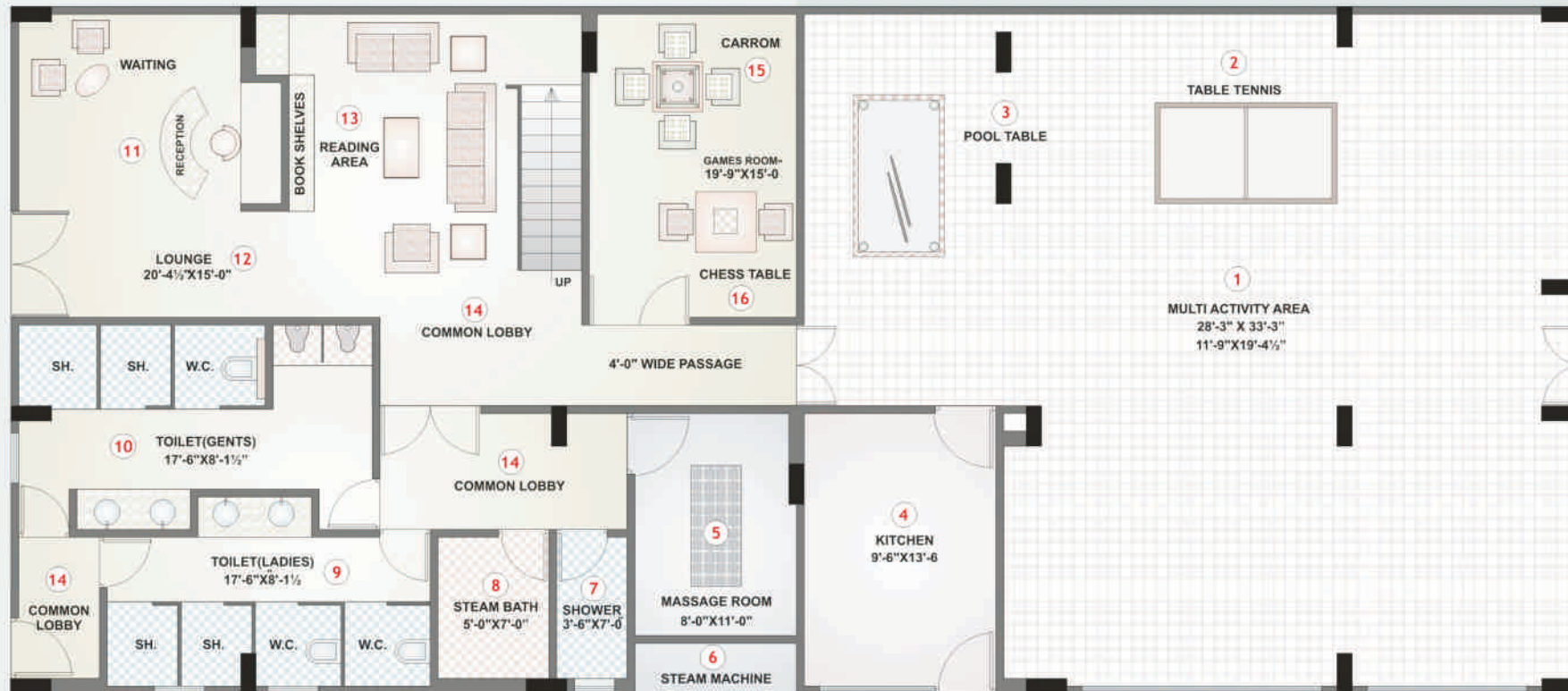
PENT HOUSES

Terrace Plan

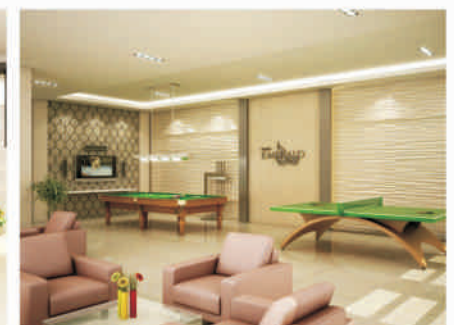


CLUB HOUSE

Ground Floor



- | | |
|-----------------------|-----------------|
| 1 Multi Activity Area | 9 Ladies Toilet |
| 2 Table Tennis | 10 Gents Toilet |
| 3 Pool Table | 11 Reception |
| 4 Kitchen | 12 Lounge |
| 5 Massage Room | 13 Reading Area |
| 6 Steam Machine | 14 Common Lobby |
| 7 Shower | 15 Carrom |
| 8 Steam Bath | 16 Chess Table |



CLUB HOUSE

First Floor



- 1 Gymnasium
- 2 Aerobics / Yoga



THE PROJECT

80 ULTRA LUXURY FLATS

2 BHK / 3 BHK / 4 BHK / 5 BHK / 6 BHK

ULTRA LUXURY PENT HOUSES

3 BHK / 4 BHK / 5 BHK / 6 BHK



PROJECT OVERVIEW

THE CLUBHOUSE

- Lavish AC Gymnasium
- AC Yoga / Aerobics
- Pool Table
- Table Tennis
- Indoor Games Room
- Multi Activity Area
- Swimming Pool
- Kid's Pool
- Separate Shower & Changing Area
- Steam Bath
- Badminton / Basket Ball Court
- Dedicated Children's Play Area
- Jogging / Cycling Tracks
- Water Body
- Party Lawn
- Multipurpose Hall
- Reading Area





VISITOR'S CAR PARKING

PARTY LAWN

SWIMMING POOL

CLUB HOUSE

BADMINTON /
BASKET BALL COURT

WATER BODY

AC GYM

JOGGING / CYCLING TRACK

CHILDREN'S PLAY AREA

embrace the
privileged lifestyle

FELICITY
EMERALD
ULTRA LUXURY APARTMENTS

features at glance

Conceived with finer details to ensure the amenities are always in mint condition. Family time, personal time or play time, Felicity Emerald lets you make the most of your day. Plus a multi-tier security system working around the clock, assures you and your family of total peace and security.

APARTMENT

- All apartments are open on more than 2 sides, assuring air ventilation & sunlight.
- Ultra modern landscape.
- Earthquake resistant building.

UNMATCHED LIFE STYLE SERVICES

- Fully Wi-Fi friendly connectivity for each flat.
- DTH Connection (Tata Sky / Dish TV) for each flat.
- Telephone port installed in every room.
- 75% lush green landscaped area.
- Group EPABX facility from each apartment.
- Uninterrupted 24 hrs. Power Backup for each flat.
- Water softening plant.
- Centralized LPG Gas supply system along with individual cylinder point.

INTERIOR

- POP finish on walls & ceiling with cornices.
- Acrylic plastic emulsion paint of walls & ceiling.
- Polish / paint on doors & windows.

COMMUNITY LIVING

- Ac entrance lobby.
- Secure & dedicated parking for residents.
- Ample parking space for visitors.
- Gated community.

SECURITY

- Advanced building entry system with card reader.
- 24 hrs. live CCTV recording.
- CCTV for campus surveillance and Main Entrance Gate.
- Hi-Tech video door phone in each apartment connecting it to the Main Entrance of Tower.
- Intercom facility from Main Gate to all apartments.
- Fire fighting system.
- 24 hrs. security managed by professional staff.

KEY PEOPLE

- Promoted by S.R. Ashok Group, pioneer in construction with over 30 years of expertise
- Architects : M.A. Architects (Maithel & Associates)
- Contractor : M/s Bhiva Ram & Panna Lal Kumawat

USPs of the PROJECT

- 4 side road around the building
- Thoughtful Planning assures Privacy, Air Ventilation & Sun light.
- 75% open area promises beautiful landscape.
- Jaipur Nagar Nigam auctioned Plot.
- Well developed Residential & Commercial Area.
- Proposed metro station 200 metres away.
- Uninterrupted 24 hours POWER BACKUP in each flat & common area.
- Elegant Modular Kitchen in each flat.
- Hi-tech Security System with CARD READER ENTRY, VIDEO DOOR PHONE & INTER-COM facility from the flat to main entrance of the building.
- AMPLE CAR PARKING for owners & separate car Parking for visitors.
- WATER SOFTENING PLANT.
- Lush GREEN LANDSCAPE with captivating WATER BODIES.
- WI-FI INTERNET CONNECTIVITY & DTH connection in each flat.
- Fully equipped ULTRA MODERN CLUBHOUSE with exclusive facilities.
- Air Conditioned lift Lobbies (Ground Floor only).
- Centralized LPG Gas pipeline.
- PARTY LAWN with MULTI ACTIVITY AREA & Kitchen.
- Premium wardrobes in each flat.

specifications

AREA	FLOOR	DOORS	WINDOWS	OTHERS
LIVING / DINING / DRAWING	Imported Marble	Main Entrance Teakwood Doors	French Windows	
MASTER BEDROOM	Laminated Wooden Flooring	Decorative Flush Door	French Windows	Dressing Room with Wardrobe
OTHER BEDROOM	Vitrified Flooring	Decorative Flush Door	French Windows	Premium Wardrobes
TOILETS	Anti Skid Ceramic Tiles	Decorative Flush Door	French Windows	Superior Quality C.P. Fittings, Exhaust Fan, Mirror & Bathroom Accessories. Storage Geysers in all Bathrooms. Glass Partition in Shower in all Bathrooms.
KITCHEN	Vitrified Flooring	Decorative Flush Door	French Windows, Aluminum Framed With Frosted Glass.	Prefabricated Modular Kitchen, Premium Granite Counter Top, Stain Less Steel Sink, Exhaust Fan.
ELECTRICALS	Modern Electrical System with Concealed Fire Resistant Copper Wiring. Premium Quality Modular Switches Throughout The flat. M.C.B., Telephone and A/C Power Points in all Rooms. Tube Light & Ceiling Fans in every Room.			
COMMON FACILITIES	Power Back Up in Common Areas, Earthquake Resistant Framed Structure Design as per Seismic Zone II, Rain Water Harvesting, Children Play Area, Lush Green Landscaping with Water Body, High Speed Elevators With 8 and 12 Passenger Capacity.			

the GROUP

Felicity Estates Pvt. Ltd. takes great pleasure in introducing itself as one of the most committed builders in India. Felicity Estates, is designed to provide total solutions for all real estate needs under a single roof.

Felicity Estates Pvt. Ltd. is part of S.R. Ashok Group which has been in construction business for over 30 years of expertise with presence in states like Delhi, Punjab, Haryana, Rajasthan, Gujarat, Karnataka, Tamil Nadu, Madhya Pradesh, Uttar Pradesh, Jharkhand, West Bengal and Assam. The group primarily deals in contracts of Government Agencies like Ministry of Defence, M.E.S., Unitech as well as other private groups all over India.

Felicity Estates Pvt. Ltd. has been acknowledged for excellence, truthfulness and timely completion of its projects. We, at Felicity, primarily deal in construction of Residential flats, Townships, Hotels, Malls and Commercial complexes.

The Group is a leading Real Estates Group with proven track record and hands on experience of successfully developing and building real estates ventures. To Name a few, Felicity Arabian Sea Residency in Vasco, Goa, Felicity Airport Residency in Vasco, Goa, Felicity Miramar Beach Residency in Panjim, Goa and Felicity Sea View Plaza in Vasco, Goa, Felicity Shree Govind Farms at Jaipur, Felicity Sales Tax Royal Crystal City (behind Chokhi Dhani) at Jaipur, Felicity Meadows integrated Township on Jaipur - Ajmer express highway, bear testimony to it.

FELICITY is committed to excellence in terms of quality. At every stage of a project, the company ensures satisfaction to the minutest detail. It also lays a strong emphasis on the aesthetic elements in the project's design. Our mission to build spaces of high value to our customers, spaces that make a difference, aesthetically and functionally, that add to the quality of the environment.

Felicity-the name you refer as
HAPPINESS...

COMPLETED PROJECTS



Arabian Sea Residency
at Baina, GOA



Felicity Seaview Residency
at Miramar, Goa



Felicity Airport Residency
at Vasco, Goa



Salestax Royal Crystal City
at Vatika, Jaipur



Felicity Meadows
at Mokhampura, Jaipur



Felicity Farm House
at NH-8, Jaipur

ONGOING PROJECTS



Arabian Sea Residency
Phase-II at GOA



Felicity Port Tower
at Vasco, Goa



Felicity Riverview
at Raibandar, Goa



Felicity Tower
at 1, Sahakar Marg, Jaipur

UPCOMING PROJECTS



Felicity Aura
at Vaishali Nagar, Jaipur

**Upcoming
Super - Luxury
Apartments**

at Swage Farm Circle

at Swage Farm
Near Shyam Nagar, Jaipur