



EMERALD
garden



THE SANCTUARY WITHIN



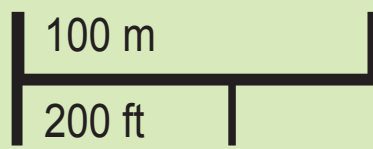
THE SANCTUARY WITHIN



TURN YOUR LIFE INTO A GREEN HAVEN.
WHILE OTHERS TURN GREEN WITH ENVY.

25 acres of lush green land in the middle of Kanpur. Myriad zones dot this never-ending haven that offers its residents their own special experiences. Chasing butterflies or playing tennis, walking the track with music, every nook of Emerald Garden has been designed to stimulate, enlighten and enrich the senses.





EMERALD
garden

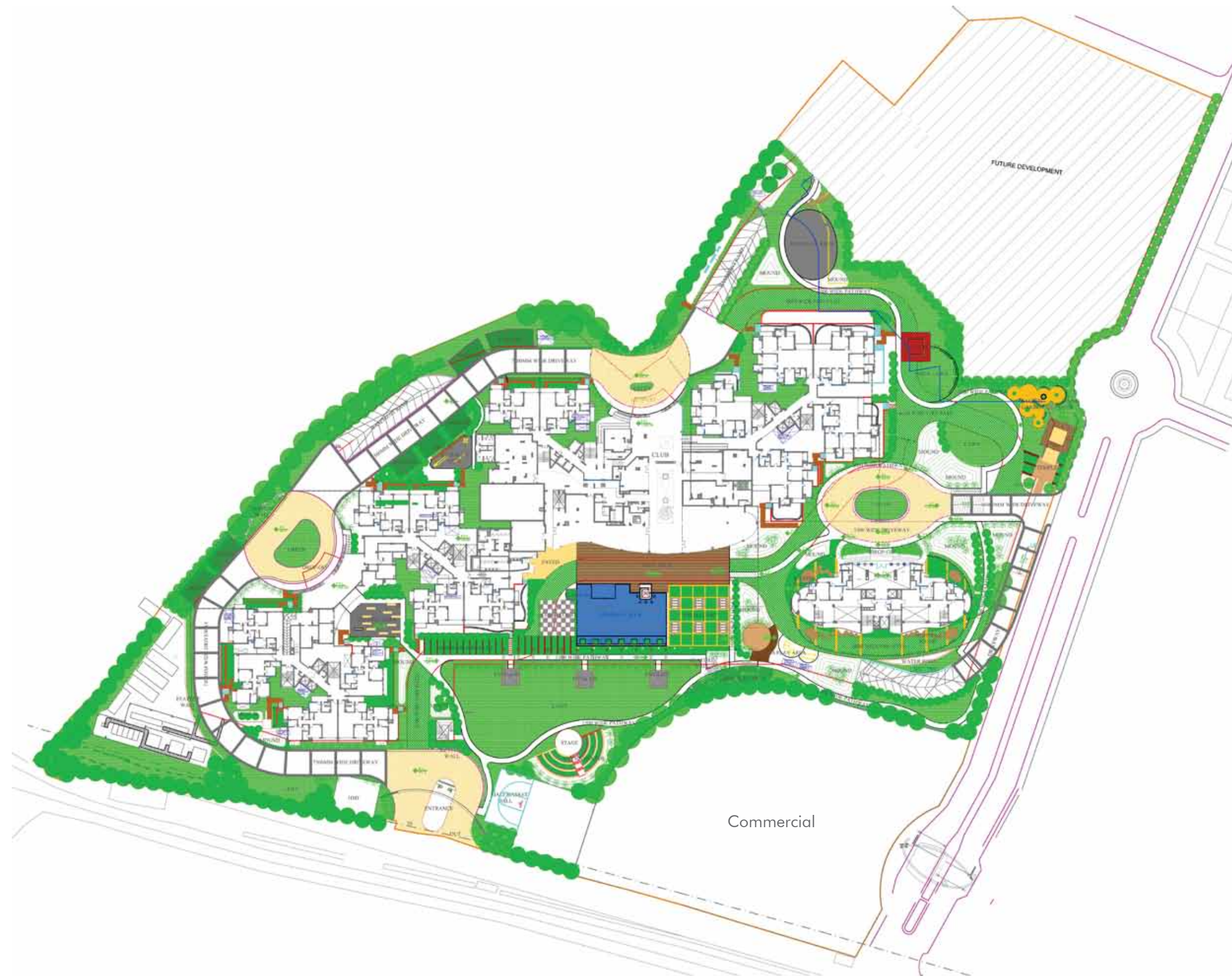
PEACE AND QUIET ISN'T OUTSIDE KANPUR. IT'S RIGHT IN ITS CENTRE.

The heart of Kanpur - Swaroop Nagar. Imagine you had a cocooned residence in the most prestigious address of Kanpur that came with a host of privileges that are probably not available to even the most enviable residents of Kanpur. Presenting Emerald Garden, a serene and intimate gated community that is about to change the way green and luxury living is in Kanpur!



Anand Place
Shelling House School

MASTER PLAN - EMERALD GARDEN



ONE LIFE. A LIFETIME OF EXPERIENCES.

Created by the world's leading architects, Emerald Garden offers a choice of luxury residences – five towering high-rises, garnished with generous plots, a luxurious club and commercial complex. All of which enjoy stunning views of greenery around it, impeccable design, the finest global fitments and finishes, world class fire safety measures, earth quake resistant construction and the most advanced security. Making even an ordinary day at Emerald Garden a delightful experience.

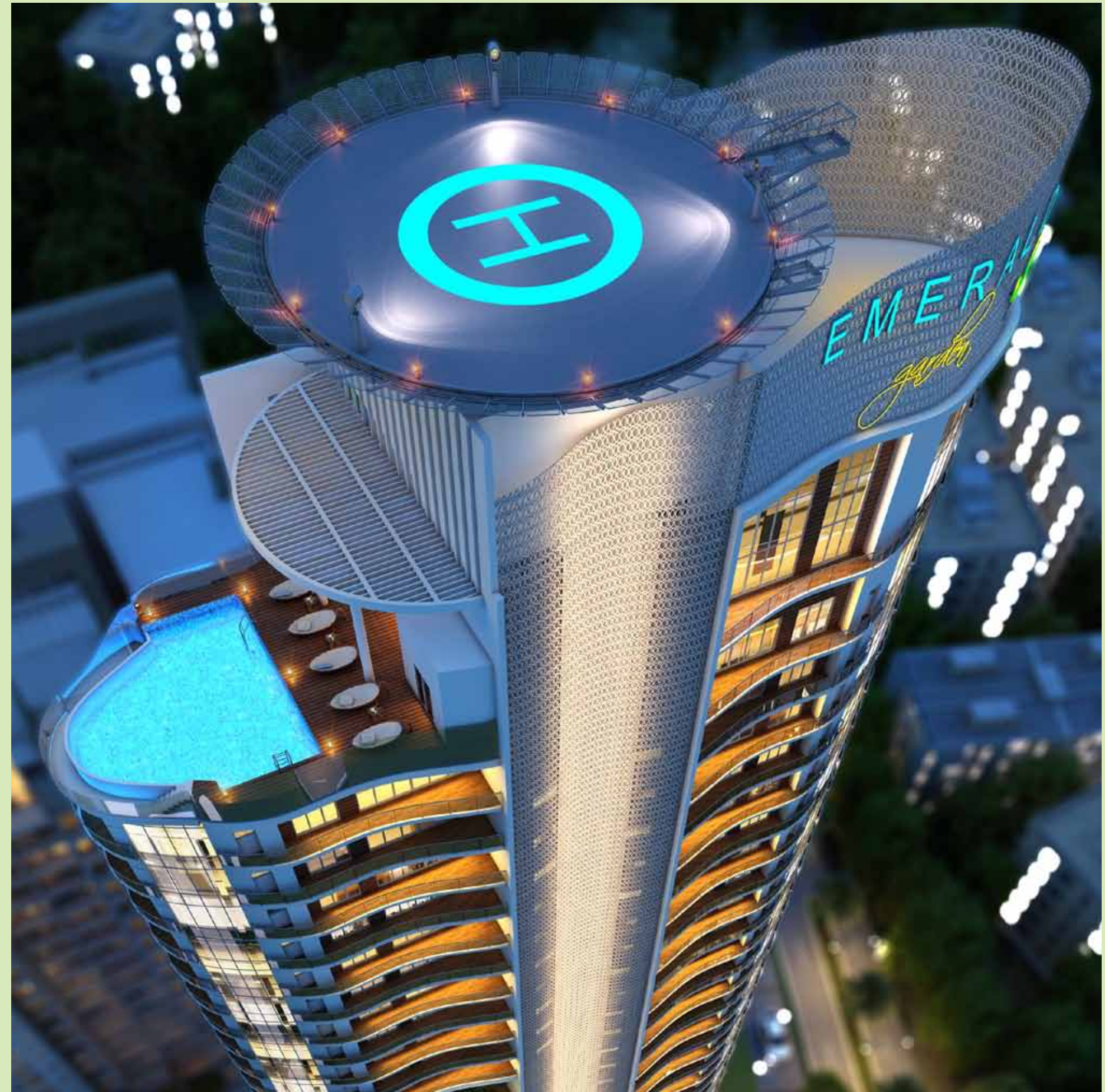
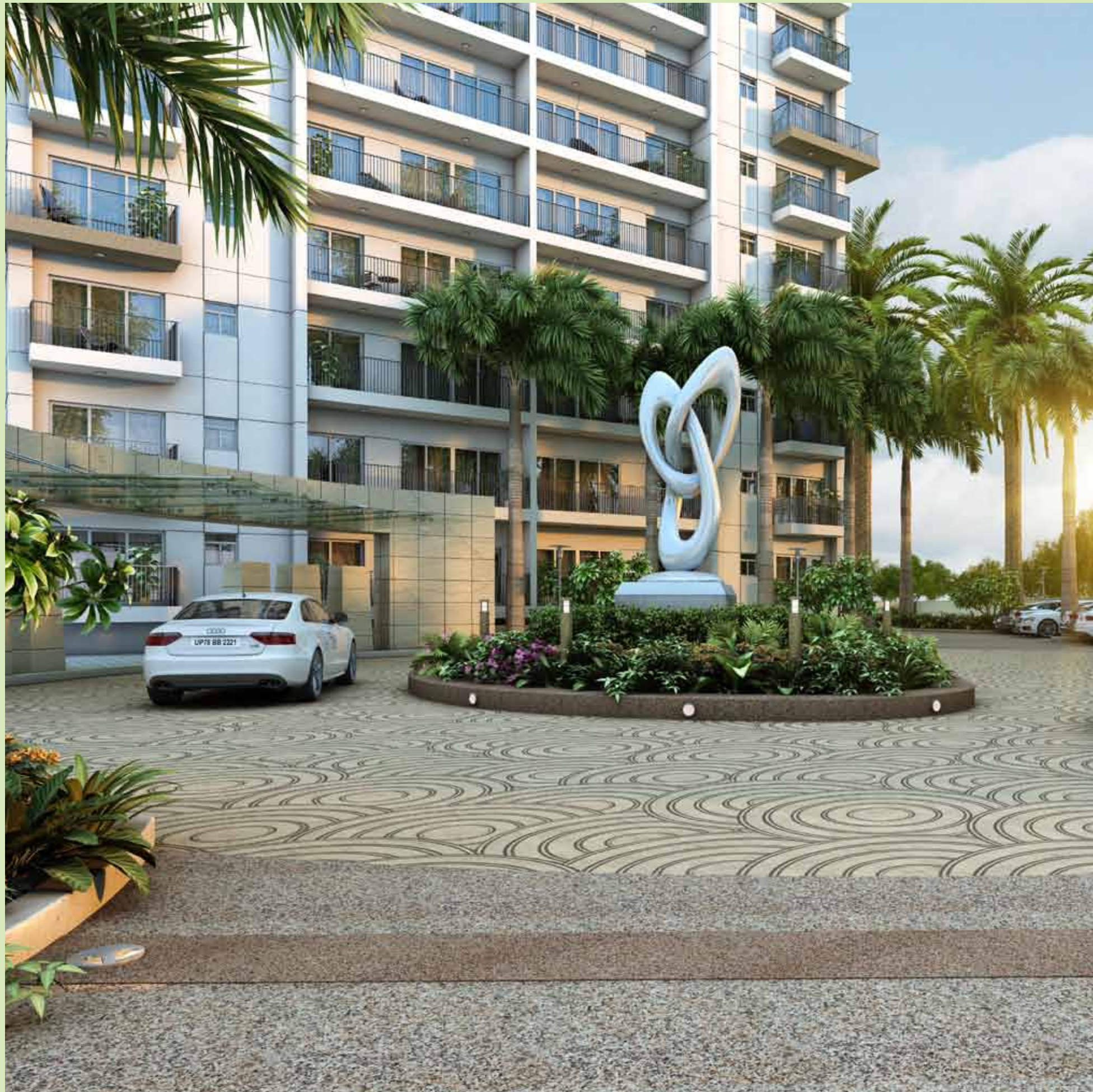






EMERALD GARDEN

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JH 10AM 7777





AN EXTRAORDINARY VIEW OF AN EXTRAORDINARY LIFE.

The residences at Emerald Garden are spacious, bright and airy, with expansive glazing bringing in abundant natural light. The unique wide bay windows ensure cross ventilation and breathtaking views from all the rooms. The horizon is your neighbor and stunning views, your birthright! Fitted with top-of-the-class fixtures and fittings, towering above the rapidly changing skyline of Kanpur, Emerald Garden invites you to live a life only a handful will have the privilege to enjoy.





THE ONLY PLACE IN KANPUR WHERE YOU CAN
TAKE YOUR WIFE FOR A ROMANTIC WALK IN THE
MIDDLE OF THE NIGHT.

Emerald Garden is a green safe asylum where you can indulge in the exclusive luxury of having a late candle lit dinner, a midnight walk or an early morning muse with the definite knowledge that you are safe. Hi tech security systems and trained professionals make sure that Emerald Garden is an undisturbed island of bliss.





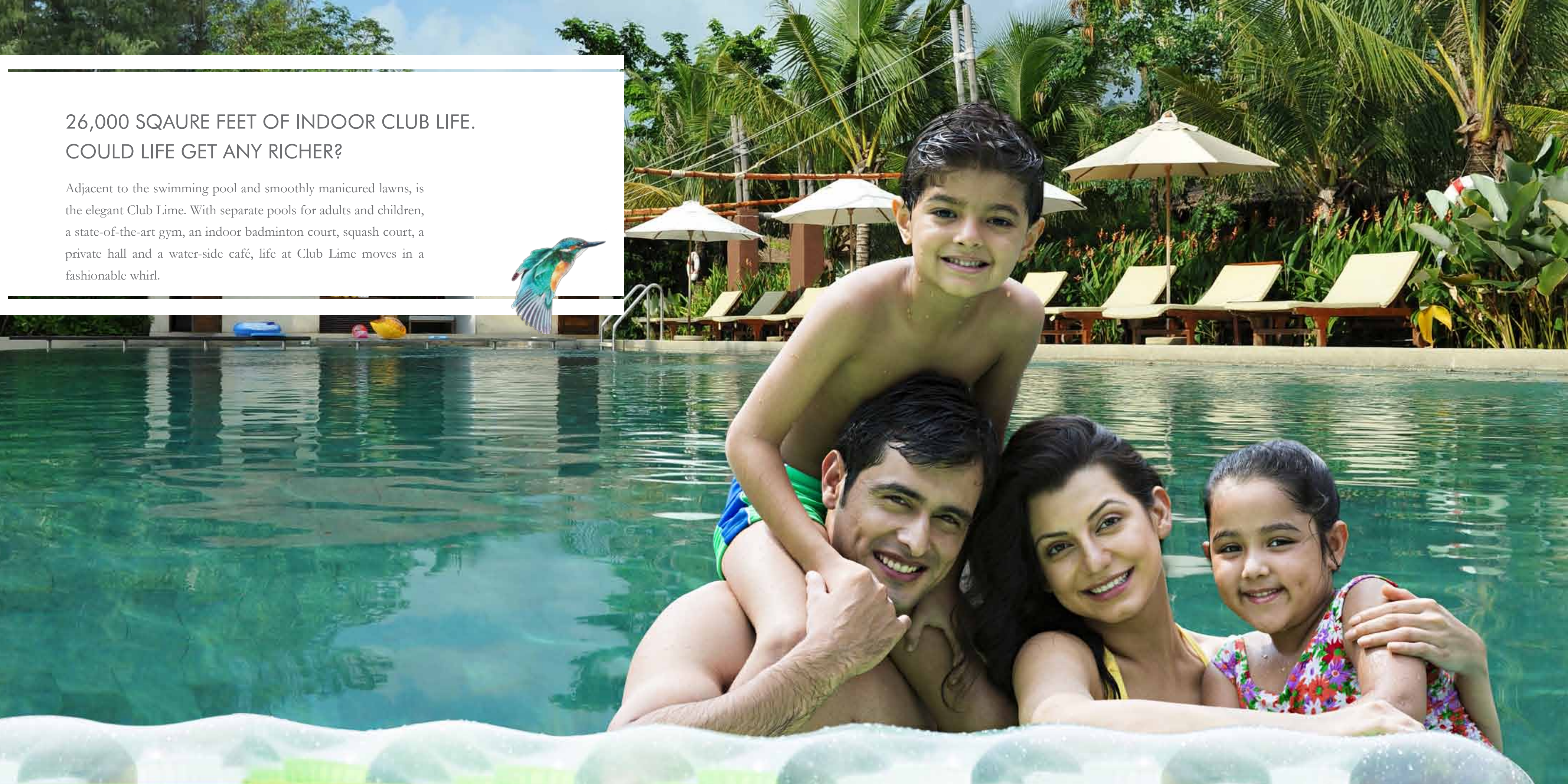
IMAGINE A PLACE WHERE ELDERS HAVE A QUIET CORNER, CHILDREN CAN RUN AND TODDLERS CAN PLAY. NOW STOP IMAGINING.



Emerald Garden is encompassed with lush green landscaping where every resident has the privilege to enjoy their own space. Be it the yoga garden for the elders, the playpen for toddlers, the playground for youngsters or the soothing rhythm of the fountain. An exotic Central Park adds the topping to the cake!

26,000 SQAURE FEET OF INDOOR CLUB LIFE.
COULD LIFE GET ANY RICHER?

Adjacent to the swimming pool and smoothly manicured lawns, is the elegant Club Lime. With separate pools for adults and children, a state-of-the-art gym, an indoor badminton court, squash court, a private hall and a water-side café, life at Club Lime moves in a fashionable whirl.













BECAUSE LIFE IS ONE BIG PARTY, AFTER ALL.

The majestic Clubhouse serves as the starting point for the social axis. Spread over 26,000 sq. ft. across two-levels, Emerald Garden brings top-of-the-line recreation, entertainment and leisure facilities right to your doorstep. The Club houses world-class facilities to indulge your leisure pursuits and sports activities and is also the perfect place for residents to relax, socialize or unwind after a hard day's work.



Aesthetics

- Lush green large parks
- Large vehicle free podium area
- Agewise dedicated children play areas with play equipment
- Sitting area for senior citizens
- Amphitheatre for felicitation/skits/plays
- Palm Court
- Morning/Evening walk with devotional music through speaker system
- Cement concrete internal roads
- About 80% open area

Club Lime

- Large Clubhouse with area of about 26000 sq ft
- Swimming pool of size 81ft x 34ft with filtration plant
- Separate kids pool of size 20ft x 12ft with filtration plant
- Poolside Bar
- Gymnasium (about 3000 sq ft)
- Tennis Court
- Half Basketball Court
- Cricket Net for practice
- Indoor Badminton Court
- Squash Court
- Table Tennis
- Billiards/Pool
- Card Room
- Kids Creche
- Restobar
- Community Room

Fire Safety

- Sprinklers in Towers 1 to 4
- Sprinklers & Smoke Detectors in Cloud 9
- Fully equipped fire pump house

Towers

- Entrance lobbies with separate air conditioned area for visitors
- High speed passenger elevators with automatic rescue device, camera & intercom for greater safety
- Service Elevator with Stretcher Accomodation
- 100% Power Backup through DG sets

Health & Medical Facility

- 24 Hour medical facility for all emergencies

Entry & Security

- Automatic barrier for controlled visitor entry
- 24 hour perimeter security
- CCTV Surveillance
- Intercom connection with Main Gates

Apartment Features

- Balconies with each bedroom & drawing room
- Warm color and laminated wooden flooring in all bedrooms
- Large open windows with abundant natural light
- 3 side open apartments with cross ventilation
- One wheelchair accessible toilet in each flat
- Peripheral walls 9 inch thick hence no water seepage, better insulation and safety
- Modular kitchen
- Imported CP/Sanitary fittings
- Modular electrical switches
- Fire retardant wires & cables used in electrical wiring
- UPVC external doors & windows
- Imported marble flooring in drawing/dining rooms
- Split air conditioners in bedroom/living room in Cloud 9
- Jacuzzi fitted master bathroom in Cloud 9

Parking

- 100% covered parking for flat owners in basements
- Dedicated visitor parking on ground level
- Dedicated car wash area in basement
- Driver lounge in basement

Utilities

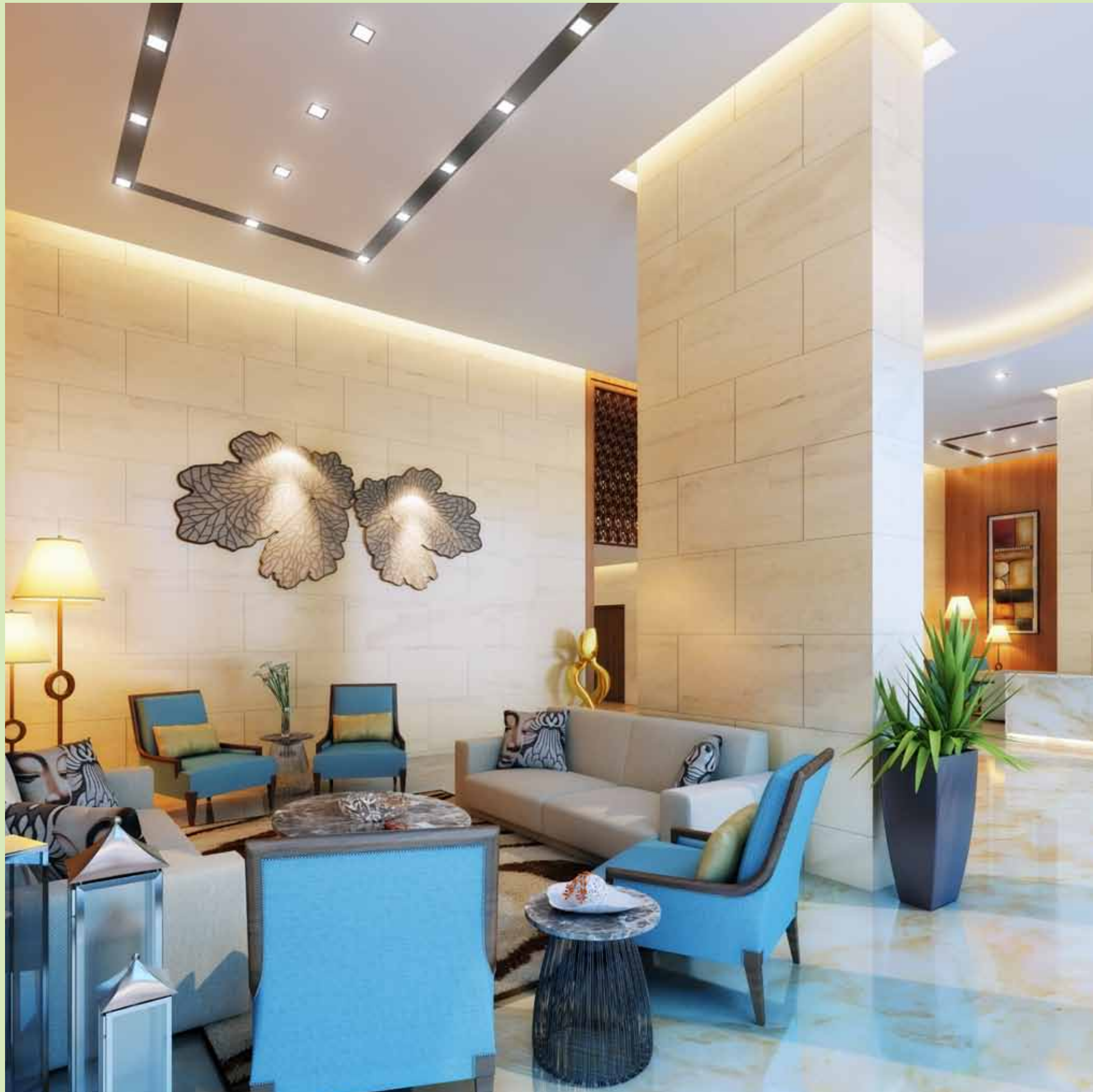
- Sewage Treatment Plant
- Double Flushing System
- Treated Water for Irrigation/Washrooms
- Water Softening Plant
- Rain Water Harvesting with Recharge Pits. Helps in increasing underground water level
- 24 hour water supply
- Solar Panels installed on terrace for hot water supply in kitchen
- Pressure Release Valves (PRV) installed in water line

Commercial Complex

- Commercial block for offices at your door step
- Convenience store for home needs
- Laundry shop
- Pharmacy
- ATM

Technical

- All buildings having solid foundation with FE 500 steel used sourced directly from main steel producers
- Earthquake resistant structure
- Dedicated in house RMC plant within premises with design mix approved from IIT Kanpur
- Fully equipped testing laboratory



- 24 hour medical facility.
- Separate Service elevator that can even accommodate a stretcher.



- Fire Protection System with Sprinklers inside the apartments.



- 270 Degree view
- Only two apartments on every floor
- Exclusive recreational area on the 13th-14th floor
- High speed elevators



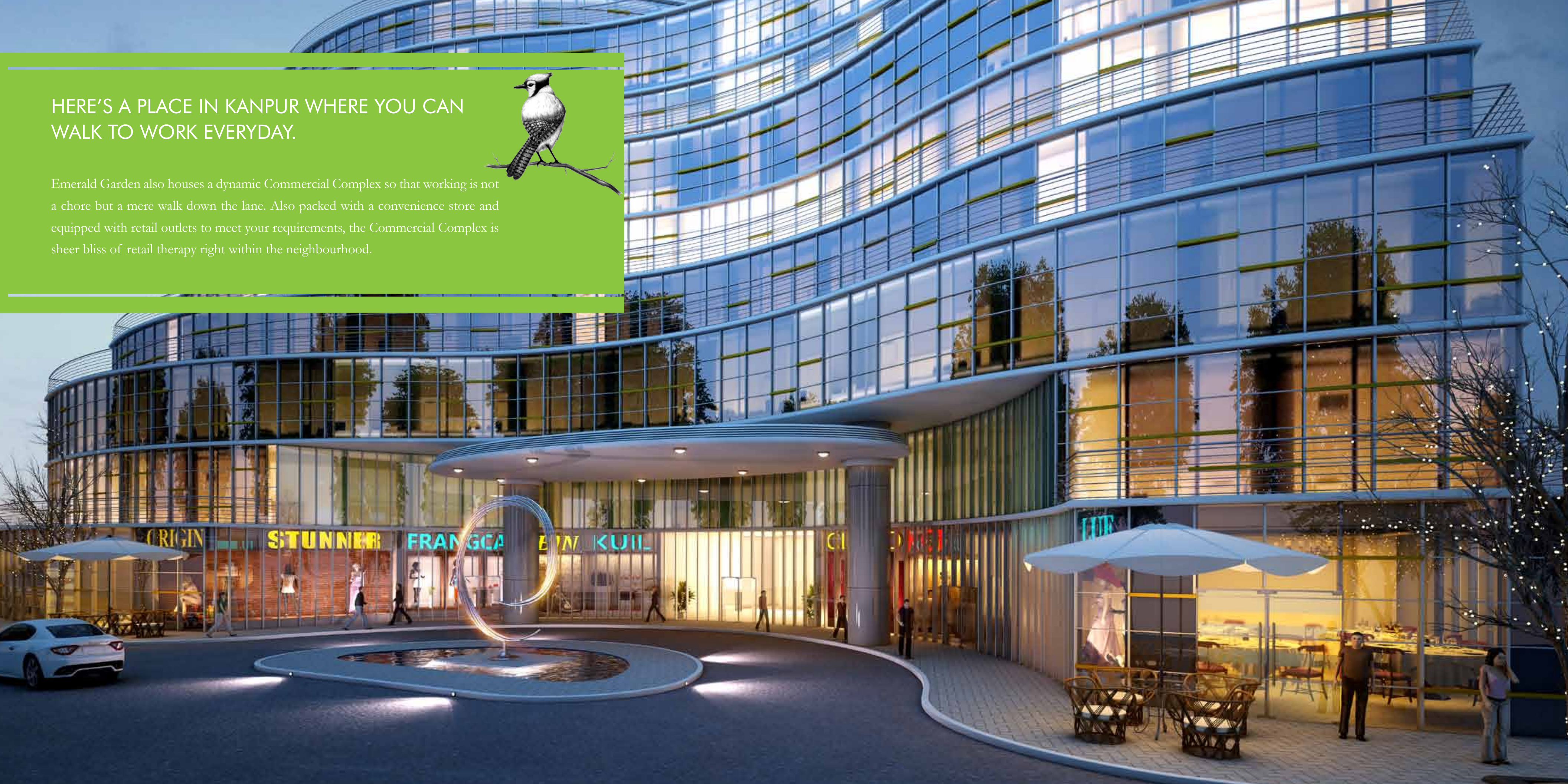
CLOUD 9. YOUR OWN PIECE OF HEAVEN.



Cloud 9 is a phenomenal 27 floor apparition that is a pleasure to the eye. Here you get the lifestyle of a plush resort, the security of a gated community and like-minded individuals as neighbours. It is an architectural edifice that is likely to change the way you live, without doubt.

HERE'S A PLACE IN KANPUR WHERE YOU CAN
WALK TO WORK EVERYDAY.

Emerald Garden also houses a dynamic Commercial Complex so that working is not a chore but a mere walk down the lane. Also packed with a convenience store and equipped with retail outlets to meet your requirements, the Commercial Complex is sheer bliss of retail therapy right within the neighbourhood.





Morning Glory Infra Limited (MGIL) is promoted by Dainik Jagran, Lohia, Rotomac Pens & Jhunjhunwala Group with more than 75 years of business experience to carry on Industrial/Infrastructure/Real Estate Development. The Promoters are very well reputed companies/individuals and have vast exposure in developing townships, multi storey buildings, multiplexes etc. at various locations.



DP Architects - Singapore is a leading architecture practice in Asia, involved with projects of immense scale and diverse functions for five decades. Some of their well-known architectural works are Singapore Sports Hub, The Dubai Mall and Resorts World Sentosa. Some of their well known Indian residential projects are Planet Godrej, Springs and Pali Hill in Mumbai, Sky Gardens & Galleria Residential in Bangalore, The Palm Drive in Gurgaon. Besides well known projects like Select City Walk in Delhi and Crossroads in Mumbai.



M/s AECOM INDIA PVT. LTD., is a global provider of professional technical and management support services to a broad range of markets, including Infrastructure, Building Engineering Transportation, Facilities, Environmental, Energy, Eater and government. With approximately 1,00,000 employees around the world, AECOM is a leader in all of the key markets that it serves. AECOM provides a blend of global reach, local knowledge, innovation and technical excellence in delivering solutions that create, enhance and sustain the world's built, natural, and social environments. A Fortune 500 company, AECOM serves clients in more than 150 countries across all continents.



TPC Technical Projects Consultants P. Ltd., is a Civil Engineering organization with over three decades of professional standing of structural & civil engineering design for project in India & abroad. The company has a wide spectrum of projects for which it has provided Engineering consultancy services which can be broadly classified into Institutions, Multi storeyed residential & commercial buildings, Malls, Hotels, Hospitals, Airport Terminals, Bridges, Sports Complexes etc. The company has a dedicated team and vast team of 53 professionals who have provided consultancy services to prestigious clients.



Design Forum International (DFI) based out in New Delhi is the brainchild of three IITians: Anoj Tevatia, Goonmeet Singh Chauhan & Anand Sharma which was incorporated in 1995. The firm has seriously put its 'people first' philosophy into practice. With a team of over 100 professional, a project is always manageable, irrespective the size. The firm has an enviable track record of one of the best turnaround times, with the most innovative of approaches.

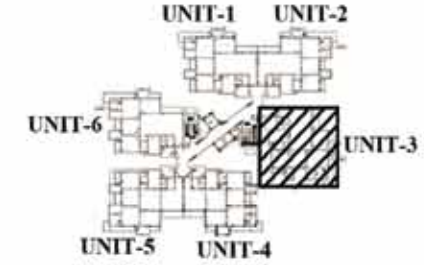
INTEGRAL DESIGNS

Integral Designs was established in 1993 by Prof. Samir Mathur, a landscape architect who did his Master's program for Landscape Architecture at the University of Massachusetts at Amherst, USA. Integral Designs has been involved in a variety of projects ranging from Sustainable City Master Plans, Landscape Heritage precincts and a wide spectrum of projects. The first major project of international significance completed by the company was the 'Ananda in the Himalayas', a health resort and spa in the year 2000 which is located in the foothills of the mighty Himalayas. The resort has been acknowledged as the Best Spa in the world by the Conde Nast magazine.

Project Coordinator

Mr Samir Chakrovarty

FLOOR PLAN 4BHK - TOWER 4



EMERALD GARDEN
 Developed By : Morning Glory Infra Limited

Note:-
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 *Drawing Is Not To Scale

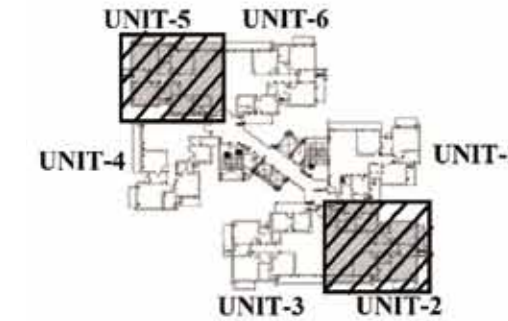
*Conversion Factors:
 1SQ.M = 10.7639 SQ.FT.
 1SQ.FT = 0.0929 SQ.M.

FLOOR PLAN 4BHK - TOWER 4 (UNIT - 03)

SALEABLE AREA = 2942.00 SQ.FT.(GR,1,2,4,5,7,8,10,11,15,17 & 18)
 = 3012.00 SQ.FT.(3,6,9,12,16 & 19)

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FLOOR PLAN 3 BHK - TOWER 3



EMERALD GARDEN

Developed By : Morning Glory Infra Limited

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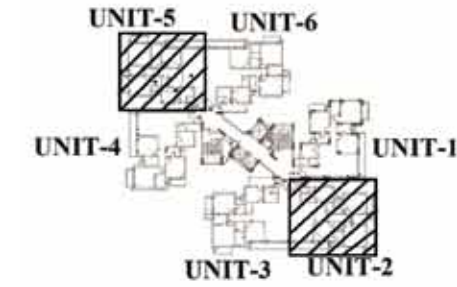
- 1SQ.M = 10.7639 SQ.FT.
- 1SQ.FT = 0.0929 SQ.M.

FLOOR PLAN 3BHK - TOWER 3 (UNIT - 02 & 05)

SALEABLE AREA = 2239.00 SQ.FT.(GR.1,2,4,5,7,8,10,11,14,15 &17)
= 2275.00 SQ.FT.(3,6,9,12 & 16)

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FLOOR PLAN 3BHK - TOWER 1 & 2



EMERALD GARDEN

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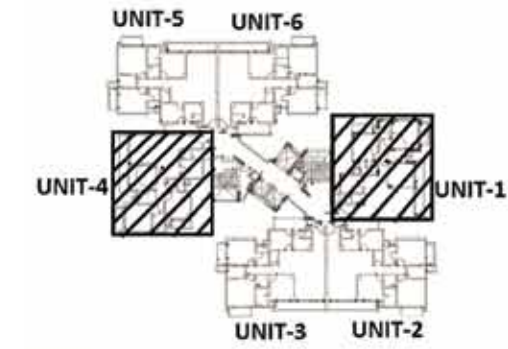
1SQ.M = 10.7639 SQ.FT.
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FLOOR PLAN 3BHK - TOWER 1 & 2 (UNIT - 02 & 05)

SALEABLE AREA = 2220.00 SQ.FT.(GR.1,2,4,5,7,8,10,11,14,15 & 17)
= 2257.00 SQ.FT.(3,6,9,12 & 16)

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FLOOR PLAN 3BHK - TOWER 1, 2 & 3



EMERALD GARDEN

Developed By : Morning Glory Infra Limited

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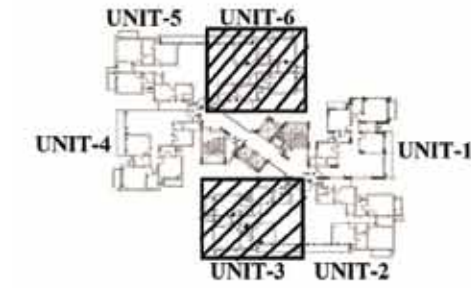
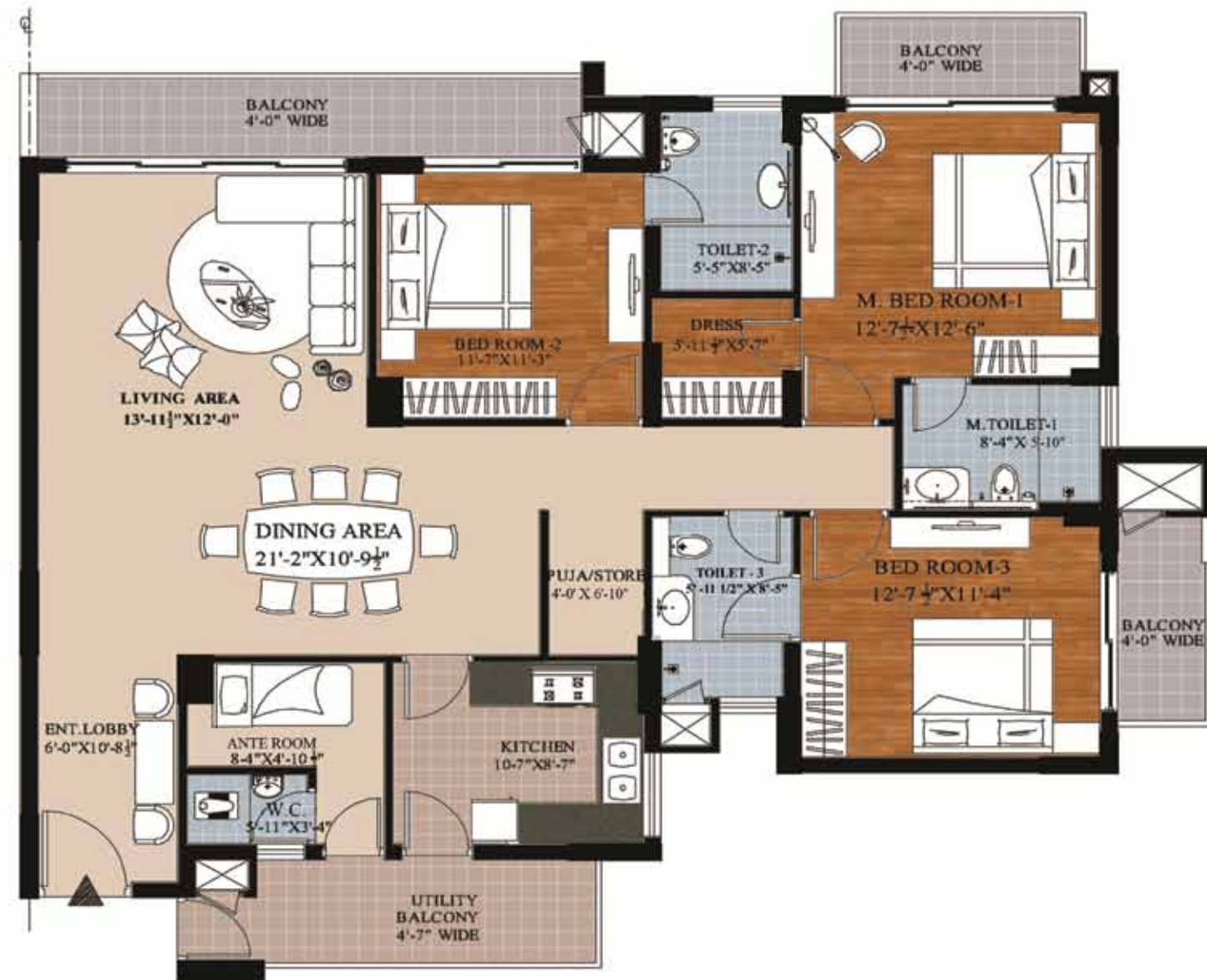
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1SQ.FT = 0.0929 SQ.M.

FLOOR PLAN 3BHK - TOWER 1,2 (UNIT - 01 & 04), TOWER 3 (UNIT - 04)

SALEABLE AREA = 1974.00 SQ.FT. (GR.1,2,4,5,7,8,10,11,14,15,17 & 18)
= 2011.00 SQ.FT. (3,6,9,12,16 & 19)

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FLOOR PLAN 3BHK - TOWER 1 & 2



EMERALD GARDEN

Developed By : Morning Glory Infra Limited

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*Conversion Factors:

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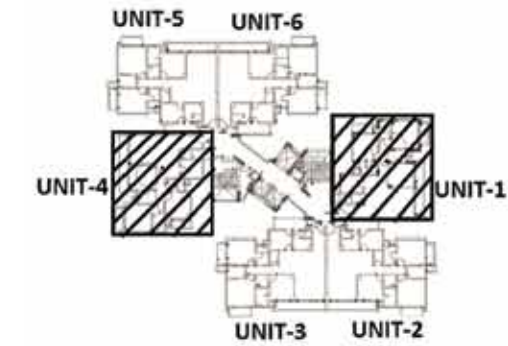
FLOOR PLAN 3BHK - TOWER 1 & 2 (UNIT - 03 & 06)

SALEABLE AREA = 2229.00 SQ.FT. (GR.1,2,4,5,7,8,10,11,14,15 & 17)

= 2267.00 SQ.FT. (3,6,9,12 & 16)

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FLOOR PLAN 3BHK - TOWER 1, 2 & 3



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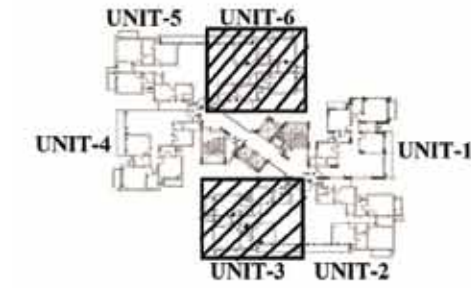
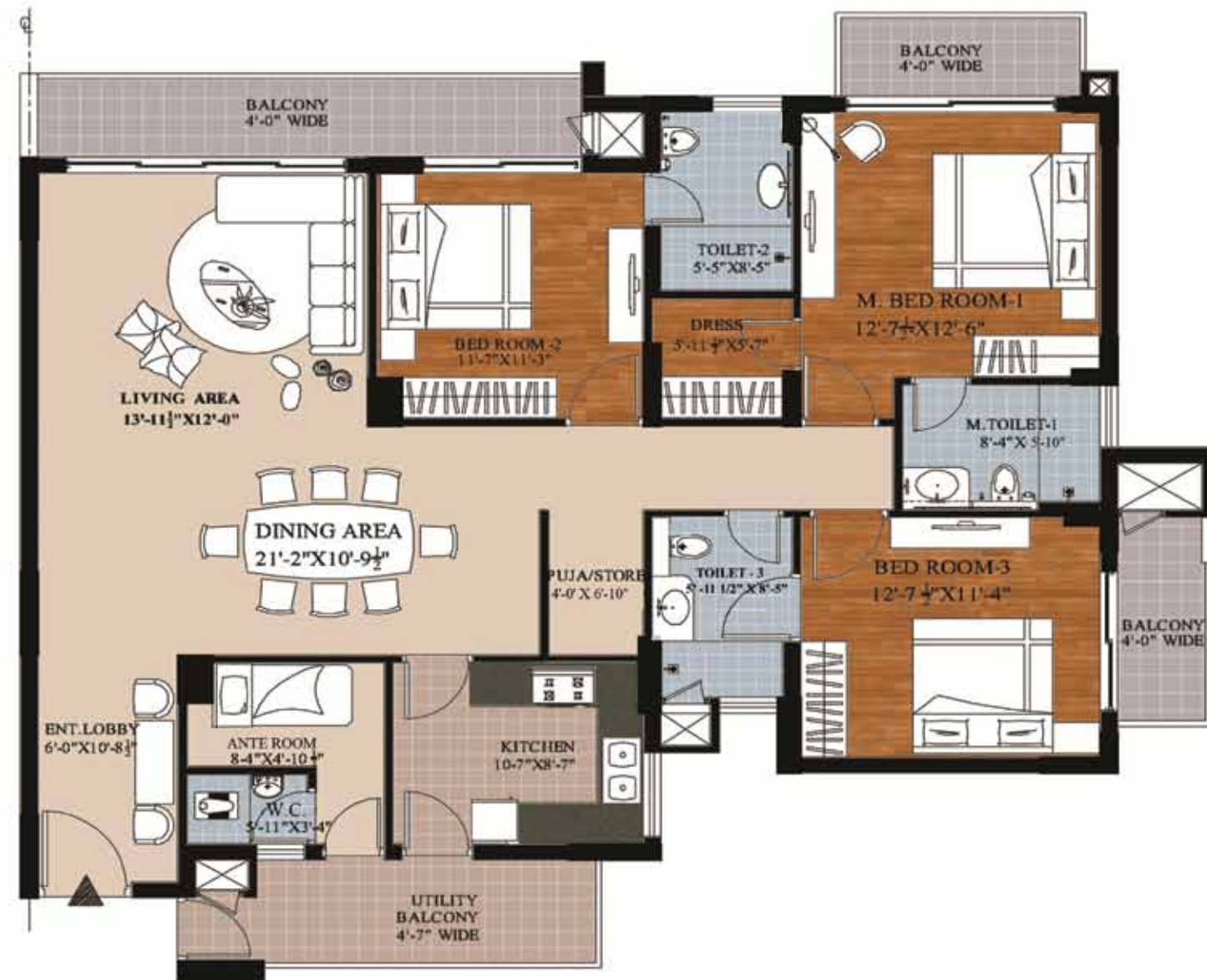
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- 1SQ.FT = 0.0929 SQ.M.

FLOOR PLAN 3BHK - TOWER 1,2 (UNIT - 01 & 04), TOWER 3 (UNIT - 04)

SALEABLE AREA = 1974.00 SQ.FT. (GR.1,2,4,5,7,8,10,11,14,15,17 & 18)
 = 2011.00 SQ.FT. (3,6,9,12,16 & 19)

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FLOOR PLAN 3BHK - TOWER 1 & 2



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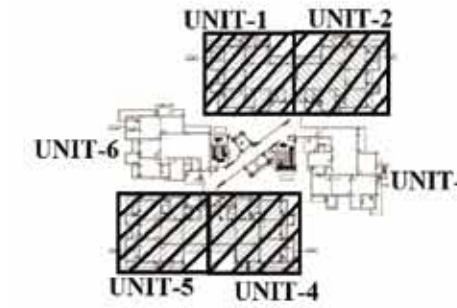
FLOOR PLAN 3BHK - TOWER 1 & 2 (UNIT - 03 & 06)

SALEABLE AREA = 2229.00 SQ.FT. (GR.1,2,4,5,7,8,10,11,14,15 & 17)

= 2267.00 SQ.FT. (3,6,9,12 & 16)

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FLOOR PLAN 4 BHK - TOWER 4



EMERALD GARDEN

Developed By : Morning Glory Infra Limited

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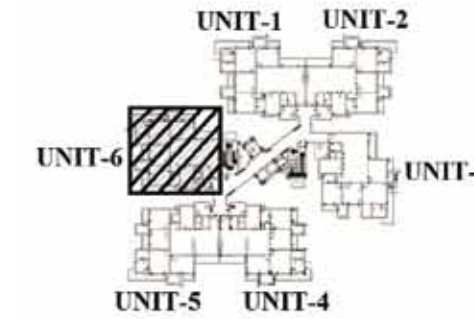
- 1SQ.M = 10.7639 SQ.FT.
- 1SQ.FT = 0.0929 SQ.M.

FLOOR PLAN 4BHK - TOWER 4 (UNIT - 01, 02, 04 & 05)

SALEABLE AREA = 2928.00 SQ.FT.(GR.1,2,4,5,7,8,10,11,14,15 & 17)
= 2997.00 SQ.FT.(3,6,9,12 & 16)

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FLOOR PLAN 4 BHK - TOWER 4



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FLOOR PLAN 4BHK - TOWER 4 (UNIT - 06)

SALEABLE AREA = 2942.00 SQ.FT.(4,5,7,8,10,11,14,15,17 & 18)
 = 3012.00 SQ.FT.(3,6,9,12 & 16)

SPECIFICATIONS FOR CLOUD 9

AREAS	WALLS	FLOOR	CEILING	DOORS	WINDOWS / GLAZING	OTHERS	SWITCHES
LIVING ROOM/ DINING / LOBBY / FAMILY ROOM	Putty Punning With Acrylic Emulsion Paint	Imported Marble	Putty Punning With Plastic/Acrylic Emulsion Paint	Internal Door : Flush Door Shutter - Veneer Finish. External Door : UPVC/Powder Coated Aluminium Doors. Main Entrance Door : Polished Teakwood Frame With Panelled Door Shutters	UPVC/Powder Coated Aluminium Window Frames And Shutters	Split AC Units In Living, Dining And Bedrooms	Modular Switches
MASTER BED ROOM	Putty Punning With Acrylic Emulsion Paint	Imported Marble	Putty Punning With Plastic/Acrylic Emulsion Paint	Internal Door : Flush Door Shutter - Veneer Finish. External Door : UPVC/Powder Coated Aluminium Doors. Main Entrance Door : Polished Teakwood Frame With Panelled Door Shutters	UPVC/Powder Coated Aluminium Window Frames And Shutters	-	Modular Switches
OTHER BED ROOM	Putty Punning With Acrylic Emulsion Paint	Laminated Wooden Flooring	Putty Punning With Plastic/Acrylic Emulsion Paint	Internal Door : Flush Door Shutter - Veneer Finish. External Door : UPVC/Powder Coated Aluminium Doors. Main Entrance Door : Polished Teakwood Frame With Panelled Door Shutters	UPVC/Powder Coated Aluminium Window Frames And Shutters	-	Modular Switches
KITCHEN	Ceramic Tiles	Antiskid Tiles	Putty Punning With Plastic/Acrylic Emulsion Paint	Internal Door : Flush Door Shutter - Veneer Finish. External Door : UPVC/Powder Coated Aluminium Doors. Main Entrance Door : Polished Teakwood Frame With Panelled Door Shutters	UPVC/Powder Coated Aluminium Window Frames And Shutters	Modular Kitchen With Granite Counter Top With Back Splash In Granite, Stainless Steel Sink With Double Bowl And Drainage. Imported CP Fittings	Modular Switches
BALCONIES / TERRACES	Weather Proof Paint	Antiskid Tiles	Weather Proof Tiles	External Door : UPVC/Powder - Coated Aluminium Doors	-	M S Railing	Modular Switches
MASTER TOILET	Imported Marble	Imported Tiles	Putty Punning With Plastic/Acrylic Emulsion Paint	Internal Door : Flush Door Shutters	UPVC/Powder Coated Aluminium Window Frames And Shutters	Imported Chinaware, Imported CP Fittings, Granite Counter, Whirlpool & Basins	Modular Switches
OTHER TOILET	Vitrifield Tiles	Vitrifield Tiles	Putty Punning With Plastic/Acrylic Emulsion Paint	Internal Door : Flush Door Shutters	UPVC/Powder Coated Aluminium Window Frames And Shutters	Imported Chinaware And Imported CP Fittings, Granite Counter	Modular Switches
S. ROOM / UTILITY ROOM	POP Punning With Plastic Emulsion Paint	Ceramic Tiles	Putty Punning With Plastic/Acrylic Emulsion Paint	Internal Door : Flush Door Shutters	-	-	Modular Switches
WC	Ceramic Tiles	Ceramic Tiles	Putty Punning With Plastic/Acrylic Emulsion Paint	Internal Door : Flush Door Shutters	UPVC/Powder Coated Aluminium Window Frames And Shutters	Chinaware And CP Fittings	Modular Switches
FACILITIES	Unisex Gym Fitted With Cable TV's, Sports Facilities With Swimming Pool, Shower And Changing Areas. Club With Lounge, Billiards/Pool Room, Multi-Purpose Hall/Function Lounge And Cafe. Kids Crèche With Tot-Lots, Seesaws, Baby Slides, Squash, Table Tennis & Indoor Badminton Court.						
SECURITY	Perimeter Security, CCTV In Basement And Main Entrance Lobby For Surveillance						

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SPECIFICATIONS FOR 3BHK / 4BHK APARTMENTS

AREAS	WALLS	FLOOR	CEILING	DOORS	WINDOWS / GLAZING	OTHERS	SWITCHES
LIVING ROOM/ DINING / LOBBY / FAMILY ROOM	Wall Putty	Imported Marble	Wall Putty	Internal Door: Flush Door, Shutters -Veneer/Laminate Finish, External Door : UPVC / Powder Coated, Aluminum Doors. Main Entrance Door : Polished Teakwood Frame With Paneled Door Shutters	UPVC / Powder Coated Aluminium Window Frames & Shutters	-	Modular Switches
MASTER BED ROOM	Wall Putty	Laminated Wooden Floor	Wall Putty	Internal Door: Flush Door, Shutters -Veneer/Laminate Finish, External Door : UPVC / Powder Coated, Aluminum Doors.	UPVC / Powder Coated Aluminium Window Frames & Shutters	-	Modular Switches
OTHER BED ROOM	Wall Putty	Laminated Wooden Floor	Wall Putty	Internal Door: Flush Door, Shutters -Veneer/Laminate Finish, External Door : UPVC / Powder Coated, Aluminum Doors.	UPVC / Powder Coated Aluminium Window Frames & Shutters	-	Modular Switches
KITCHEN	Ceramic Tiles	Anti - Skid Tiles	Wall Putty	Internal Door: Flush Door, Shutters -Veneer/Laminate Finish, External Door : UPVC / Powder Coated, Aluminum Doors.	UPVC / Powder Coated Aluminium Window Frames & Shutters	Modular Kitchen With Granite Counter Top With Back Splash In Granite, Stainless Steel Sink With Double Bowl And Drainage, CP Fittings	Modular Switches
BALCONIES / TERRACES	Weather Proof Paint	Anti - Skid Tiles	Weather Proof Paint	External Door UPVC/Powder Coated Aluminum Doors	-	M S Railing	Modular Switches
MASTER TOILET	Imported Marble	Imported Marble	Wall Putty	Internal Door Flush Door Shutters	UPVC / Powder Coated Aluminium Window Frames & Shutters	Imported Sanitary/CP Fittings, Granite Counter, Shower Cubicle & Basin.	Modular Switches
OTHER TOILET	Anti - Skid Tiles	Anti - Skid Tiles	Wall Putty	Internal Door Flush Door Shutters	UPVC / Powder Coated Aluminium Window Frames & Shutters	Imported Sanitary/CP Fittings, Marble Counter	Modular Switches
S. ROOM / UTILITY ROOM	Wall Putty	Ceramic Tiles	POP Putty With Plastic Emulsion Paint	Internal Door Flush Door Shutters	-	-	Modular Switches
WC	Ceramic Tiles	Ceramic Tiles	Wall Putty	Internal Door Flush Door Shutters	UPVC / Powder Coated Aluminium Window Frames & Shutters	Chinaware And CP Fittings	Modular Switches
FACILITIES	Unisex Gym Fitted With Cable TV's, Sports Facilities With Swimming Pool, Shower And Changing Areas. Club With Lounge, Billiards/Pool Room, Multi-Purpose Hall/Function Lounge And Cafe. Kids Crèche With Tot-Lots, Seesaws, Baby Slides, Squash, Table Tennis & Indoor Badminton Court.						
SECURITY	Perimeter Security, CCTV In Basement And Main Entrance Lobby For Surveillance						

Disclaimer: All plans, drawings, photographs, amenities, other information etc. in this brochure are indicative of the kind of development that is proposed and are subject to any change by the Company or any Competent Authority. All renderings, floor plans, pictures, images etc. are the artists' conceptions and not the actual building, its walls, roadways or landscaping. The Company/Developer reserves the right to make any changes/alterations/additions/deletions/modifications/variations etc. at its sole discretion without prior notice or obligation.



7/102, Swaroop Nagar, Kanpur
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