



# HASSLE-FREE CONNECTIVITY WITH BADLAPUR, AN IMPORTANT RAIL JUNCTION IN MMR.

Other important areas of MMR like Dombivli, Bhiwandi, Ulhasnagar, Navi Mumbai, and Kalyan are also easily reachable. Road junctions that pass through Ambernath include SH-76, NH-222, Pipeline Road, and Kalyan-Badlapur Road. It is connected to Pune via the Bengaluru-Mumbai Highway which is less than a 3-hour drive. The locality is bisected into east and west sections by the Central Railway line. Starting from Chhatrapati Shivaji Maharaj Terminus (CSMT) via Thane, Kalyan and ends at Khopoli.

**EDUCATIONAL INSTITUTES**

- Guardian Dental College - **1 km**
- G. R. Patil College - **1 km**
- Ryan International School - **1 km**
- Fatima High School - **1 km**
- St. John Bosco High School & Jr. College - **1 km**
- Carmel Convent School - **1.5 km**
- Infant Jesus International School - **2 km**

**OTHER CONVENIENCES**

- Supermarket & Malls - **2 km**
- Hospitals - **3 km**
- Minutes away** from Banks & ATMs
- Rail Connectivity (Upcoming)
- Chikhholi Railway station - **200m**
- TOWARDS NH 80**

**TOWNSHIP HIGHLIGHTS**

- A multifaceted future-ready township
- The township boasts of numerous highlights catering to every need of residents: Artistic Elevation | Spacious Apartments | World-class Amenities | Safe & Secure Surroundings | Pollution-free Environment | No Traffic Congestion Serene Surroundings | Easy Connectivity | Separate Entry & Exit Gates | Ample Open Spaces
- Ultra-modern homes surrounded by generous greenery
- One-of-a-kind 24x7 three-tier security system
- 24X7 Water and Electric Supply
- Boasts of excellent connectivity and state-of-the-art amenities
- Offers an attractive confluence of culture, sports, entertainment and education
- Located at a walkable distance from the upcoming Chikhholi railway station. Ideally located near to some of the best schools, colleges, hospitals, malls and entertainment options
- Facility for abundant water capacity | Tertiary water treatment plant | Sewage treatment plant



**Site Address:**  
Empire Industrial Centrum (A Division of Empire Industries Ltd.),  
Plot 22, Ambernath Industrial Area, MIDC,  
Village Chikhli, Ambernath West – 421505, Dist. Thane  
**Registered Address:** Empire Complex, 414, Senapati Bapat Marg,  
Lower Parel, Mumbai - 400 013, Maharashtra, India.  
**www.empirecentrum.com**  
MAHA RERA registration number P51700006096, P51700021315, P51700025202, P51700025192



Disclaimer: Empire Industrial Centrum Project is being developed in phase wise manner. Customers are requested to consult the Site Office for details and update themselves with all the necessary details in respect of the project from time to time. All dimensions mentioned / seen in the drawings / shown flat within site office may vary differ due to construction contingencies, construction variances and site conditions. The customers are requested to apprise themselves with the relevant information pertaining to the residential / industrial unit of his interest prior to making any purchase decision. Customers are therefore required to verify all the details, including area, amenities, services, terms of allotment and payments and other relevant terms independently with our team/ company prior to concluding any decision of availing any allotment of any units in the "Empire Industrial Centrum Project" Project. In any event, we shall not be liable for any expense, claim, loss or damage of whatsoever nature, caused due to reliance placed upon the depiction made in this sample flat brochure. The images & other details given above are only indicative. Developer reserves right to change any or all of these in the interest of development. Any purchase/lease of this development shall be governed by the terms & conditions of the agreement for sale/lease entered into to between parties. If all the rooftop amenities, ground amenities, landscape reserve for jogging & cycling track, skating rink & all-out area & commercial spaces are future development. Please refer conformity related to development phases, etc., with MAHA RERA registration number Phase I - P51700006096, Phase II - P51700021315, Phase III - P51700025202, Phase IV - P51700025192

HOME IS WHERE



# EMPIRE CENTRUM

BUILD YOUR OWN EMPIRE

YOUR STORY BEGINS

## ABOUT EMPIRE INDUSTRIES

In the early 1960s with humble beginnings and an ambitious vision, Mr. S. C. Malhotra laid the foundation of Empire Industries Ltd. Back then, it consisted of a very small crocess house with limited operations of bleaching, dyeing and finishing of cotton products.

Over the years, Empire Industries became India's largest, leading textile processing house. Today, its business units are India's most-preferred professional and technologically advanced ones.



## ABOUT OUR FOUNDER

Mr. S. C. Malhotra is a visionary who has an insatiable appetite for perfection, success and setting new benchmarks. He has a crystal-clear mission for Empire Industries 'To be the best in the marketplace, not necessarily the biggest'. He has a background in the Indian Navy and was the CEO of Killicks Industries Ltd. back in old times.

He bought Empire Dyeing Co. Ltd. in 1963 and has been unstoppable since. His astonishing foresight led Empire Industries to not just expand in India but form high yielding and excellent partnerships across the globe. Even today, under his leadership, the company is constantly growing from strength to strength.

## A SPIRIT WITH A VISION IS A DREAM WITH A MISSION

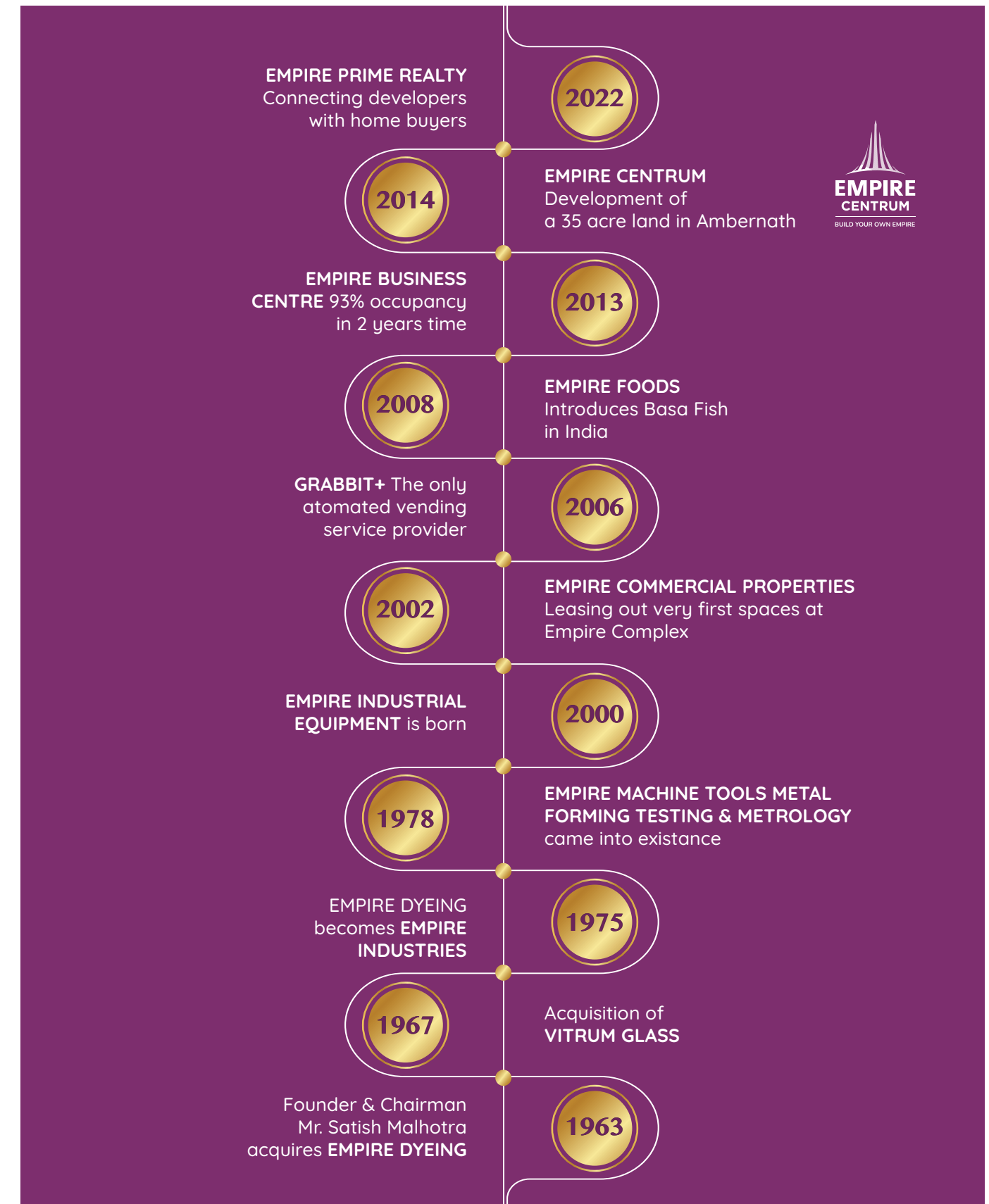
### VISION

To become India's leading real estate company that develops world-class residential spaces with state-of-the-art amenities that provides the best to the residents of Empire homes.

### MISSION

To cater to each and every need of it's residents and ensure they lead an excellent lifestyle with the perfect work-life balance 24X7.

## A LEGACY THAT WILL ECHO IN ETERNITY SINCE 1900







ARTISTIC IMPRESSION

## ABOUT PROJECT

With 7 acres out of 35 acres of the area dedicated to the residential & commercial spaces', Empire Industrial Centrum is built-to-suit the needs of the occupants with Walk-to-Work concept. With smartly planned open spaces and recreation areas, Empire Industrial Centrum's residential spaces aims is to make way for a healthy lifestyle not just for kids but for occupants of all age groups. The township boasts of a plethora of amenities like tennis court, Infinity swimming pool, clubhouse, ample parking spaces, indoor & outdoor gaming options and many more.



## ABOUT EMPIRE HOMES

Adding that extra touch to enhance comfort and convenience is what makes Empire Industrial Centrum stand out. It is the first-ever government approved integrated flatted township where 5 acres out of 35 acres of land is dedicated to residential spaces and commercial spaces.



ARTISTIC IMPRESSION

BEDROOM



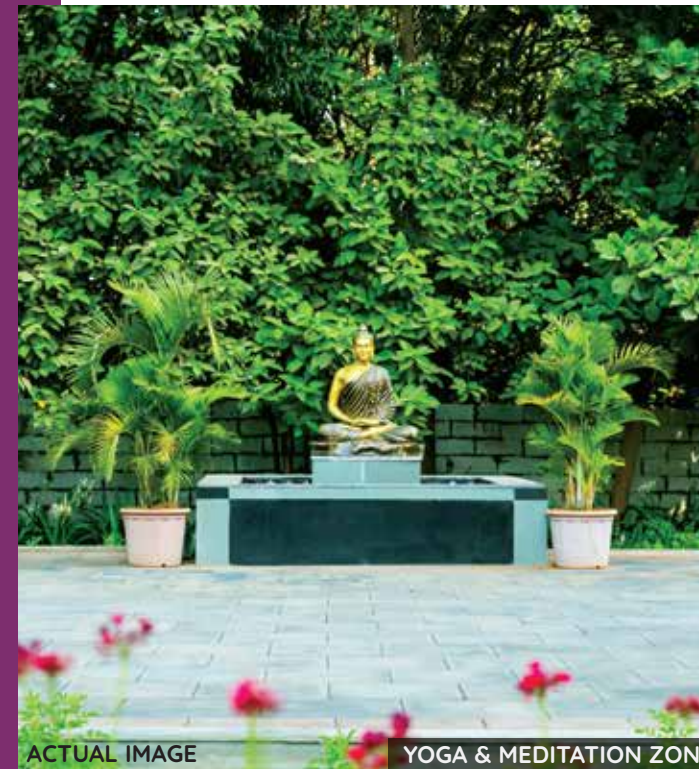
REFERENCE IMAGE

JOGGING TRACK



ARTISTIC IMPRESSION

KITCHEN



ACTUAL IMAGE

YOGA &amp; MEDITATION ZONE



ACTUAL IMAGE

EXCLUSIVE PLAY AREA



ARTISTIC IMPRESSION

MULTI PURPOSE HALL

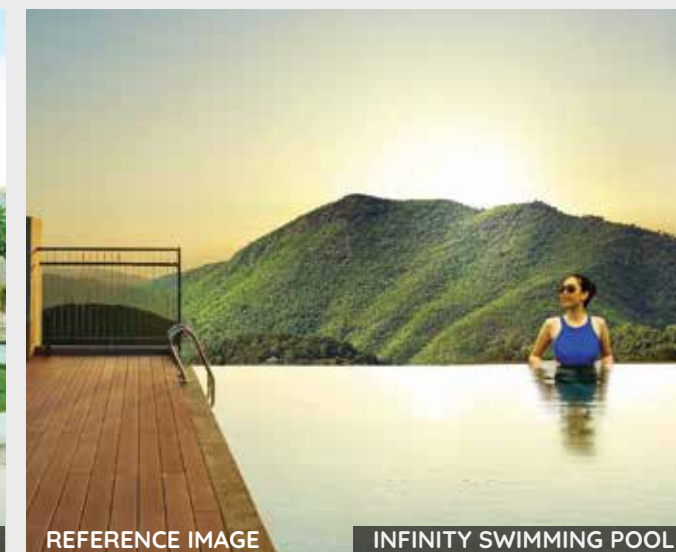
Empire Homes are created keeping in mind the concept of walk-to-work. Residents have an option to choose between 1 BHK and 2 BHK towers with everything needed to lead an excellent lifestyle available right at their doorsteps. The complex also includes well-planned spaces for kid's play parks and landscaped gardens. Every corner of the residential area has been strategically designed to ensure that residents lead a healthy lifestyle and maintain a proper work-life balance at all times.



## ROOFTOP AMENITIES



Adding that extra touch to enhance comfort and convenience is what makes Empire Industrial Centrum stand out. It is the first-ever government approved integrated flatted township where 5 acres out of 35 acres of land is dedicated to residential and commercial spaces. Empire Homes are created keeping in mind the concept of walk-to-work. Residents have an option to choose between 1 BHK and 2 BHK towers with everything needed to lead an excellent lifestyle available right at their doorsteps. The complex also includes well-planned spaces for kid's play parks and landscaped gardens. Every corner of the residential area has been strategically designed to ensure that residents lead a healthy lifestyle and maintain a proper work-life balance at all times.





# SPECIFICATIONS

## WALL FINISHING

- **External:** Cement Paint External & Lift Lobby: Plastic Emulsion Vitrified Tile
- **Internal & Staircase:** Plastic Emulsion + Kota Tile
- **Kitchen Counter:** Granite Platform Fittings: Stainless Steel Sink
- Plumbing & Electrical Points
- Ceramic Glazes Dado

## STRUCTURE

- Earthquake Resistant

## FLOORING

- Vitrified Tiles Staircase: Kota Tiles

## PLUMBING

- Concealed UPVC Pipes CP Fittings Standard

## WASHROOM

- Anti-skid Ceramic Tiles | Glazed Ceramic Tile Dado
- Electrical & Plumbing Provision
- Fittings Hand Faucet
- Wash Basin Extruded Frames Windows Sliding Windows

## POWER BACK-UP

- DG Back-Up Lift and Staircase Lobby

## WINDOWS

- Aluminium Sliding Windows

## ELECTRIC

- Concealed Wiring Modular Switches

## DOORS & WINDOWS

- Flush Doors
- Anodized Coated Aluminium
- Extruded Frames



# OPEN GROUND AMENITIES AND FLOOR AND UNIT PLAN





## DESIGN FEATURES

- Wing wise pick up and drop off point.
- Natural light and ventilation for each flat.
- Full height (french window) for each room with m.S. Railing.
- Privacy for each room and flat.
- Building is fire norm compliant.
- Each tower having two staircase with fire tower.
- Staircase and fire tower having fire resistant door.
- Flight width of each staircase is 1.5 m.
- Two lifts for each wing (one regular and one stretcher elevator).
- Separate two lift for terrace amenity area.
- Wide passages/ corridors (1.8 m wide passage).
- Energy saving building.
- Dry balcony for kitchen.
- Security and safety (CCTV cameras, gated community).
- Vastu compliant design.
- Site circulation.
- 24 hour power backup for lifts & common areas.
- Earthquake resistant structure.

## OPEN GROUND AMENITIES



**LEGEND:**

- |                                      |                              |   |
|--------------------------------------|------------------------------|---|
| 1. Entrance Gate with Security Cabin | 8. Temple                    | 16. Senior Citizen's Corner                   |
| 2. Open Gym                          | 9. Water Fountain            | 17. Beautiful Landscaping                     |
| 3. Net Cricket Pitch                 | 10.Yoga and Meditation Space | 18. More than Hundred Trees within the Campus |
| 4. Basketball Court                  | 11. Kabaddi Court            | 19. Gazebo                                    |
| 5. Multipurpose Court                | 12. Jogging Track            | 20. Skating Ring                              |
| 6. Children's Play Area              | 13. Sit Out Area             | 21. Sitting Area                              |
| 7. Badminton Court                   | 14. Party Lawn               | 22. Jogging and Cycling Track                 |
|                                      | 15. Amphitheatre             |   |

## WING C

### Even Floor

2<sup>nd</sup>, 4<sup>th</sup>, 6<sup>th</sup>, 8<sup>th</sup>, 10<sup>th</sup> & 12<sup>th</sup>  
Typical Floor Plan



## WING C

### Odd Floor

**1<sup>st</sup>, 3<sup>rd</sup>, 5<sup>th</sup>, 7<sup>th</sup>, 9<sup>th</sup> & 11<sup>th</sup>  
Typical Floor Plan**



## WING D

### Even Floor

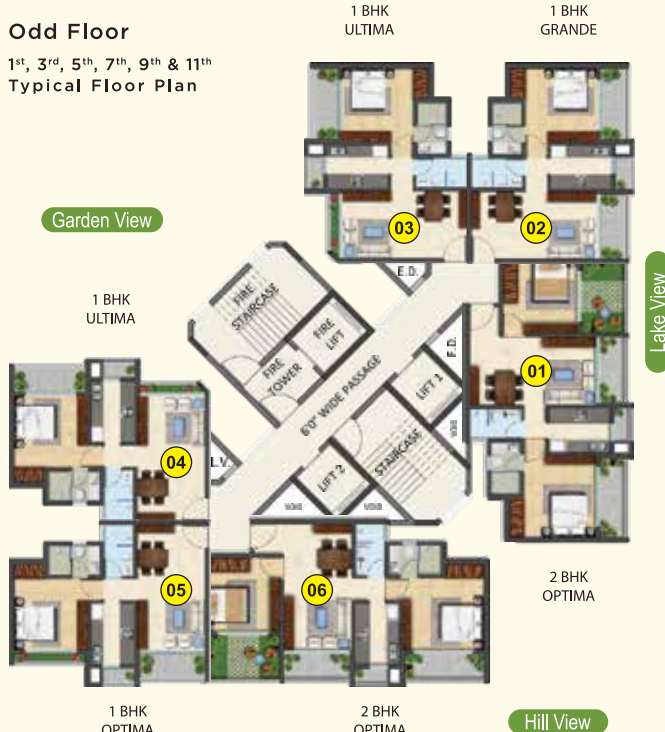
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Typical Floor Plan**



## WING D

### Odd Floor

1<sup>st</sup>, 3<sup>rd</sup>, 5<sup>th</sup>, 7<sup>th</sup>, 9<sup>th</sup> & 11<sup>th</sup>  
Typical Floor Plan



## 1 BHK GRANDE



457.87 Sq.ft

## 1 BHK ULTIMA



36 Sq.ft

## 2 BHK OPTIMA



650.65 Sq.ft

## 2 BHK ULTIMA



503.75 Sq.ft

## 2 BHK LUXIMO



798.52 Sq.ft

## 2 BHK GRANDE



751.83 Sq.ft