



Shalimar
Paradise

A royal destination



Endowing with unrivaled services

Shalimar has grown as a leading real estate company in the region. The projects accomplished by the company are in true sense a symbol of design and elegance. The group's portfolio has grown to more than 50 lacs sq. ft. and it's working relentlessly on the projects being developed on 75 lacs sq. ft. The group in a span of 24 years has successfully developed residential complexes, commercial destinations, family entertainment centers and IT parks. The group is also developing townships in area of about 250 acres in the city of Lucknow.

With a team of 600 highly skilled and professional people, Shalimar today has earned a high reputation and standing in the real estate market. The group aims to set milestones in the sector of real estate through the use of latest technology and effective management.



Villa - A

4 BHK - 14 m x 25 m

Plot Area : 3767 sq.ft. | Const. Area : 3274.16 sq.ft.

Ground
 Floor
 Plan



First Floor Plan



Terrace Floor Plan



First Floor Plan



Terrace Floor Plan



Villa - B

4 BHK - 15 m x 25 m

Plot Area : 4037 sq.ft. | Const. Area : 3545.42 sq.ft.

Ground
Floor
Plan



First Floor Plan



Terrace Floor Plan



Villa - C

3 BHK - 11.5 m x 22 m

Plot Area : 2723 sq.ft. | Const. Area : 3112.98 sq.ft.

Ground
Floor
Plan



First Floor Plan



Terrace Floor Plan



Villa - C

4 BHK - 11.5 m x 22 m

Plot Area : 2723 sq.ft. | Const. Area : 3265.66 sq.ft.

Ground
 Floor
 Plan



First Floor Plan



Terrace Floor Plan



Villa - D

3 BHK - 12 m x 22 m

Plot Area : 2842 sq.ft. | Const. Area : 3251.89 sq.ft.

Ground
Floor
Plan





First Floor Plan



Terrace Floor Plan

Villa - D

4 BHK - 12 m x 22 m

Plot Area : 2842 sq.ft. | Const. Area : 3407.48 sq.ft.

Ground
 Floor
 Plan



First Floor Plan



Terrace Floor Plan



Villa - E

3 BHK - 11 m x 22 m

Plot Area : 2605 sq.ft. | Const. Area : 2863.34 sq.ft.

Ground
 Floor
 Plan



First Floor Plan



Terrace Floor Plan



Villa - E

4 BHK - 11 m x 22 m

Plot Area : 2605 sq.ft. | Const. Area : 2977.29 sq.ft.

Ground
Floor
Plan



First Floor Plan



Terrace Floor Plan



Villa - F

3 BHK - 10 m x 22 m

Plot Area : 2368 sq.ft. | Const. Area : 2681.61 sq.ft.

Ground
Floor
Plan





First Floor Plan



Terrace Floor Plan

Villa - F

4 BHK - 10 m x 22 m

Plot Area : 2368 sq.ft. | Const. Area : 2865 sq.ft.

Ground
Floor
Plan



First Floor Plan



Terrace Floor Plan



Villa - G

3 BHK - 10 m x 20 m

Plot Area : 2153 sq.ft. | Const. Area : 2712.38 sq.ft.

Ground
Floor
Plan





First Floor Plan



Terrace Floor Plan

Villa - G

4 BHK - 15 m x 20 m

Plot Area : 3900 sq.ft. | Const. Area : 4136 sq.ft.



Ground
Floor
Plan

First Floor Plan



Terrace Floor Plan



Villa - H

3 BHK - 10 m x 18 m

Plot Area : 2000 sq.ft. | Const. Area : 2539 sq.ft.

Ground
Floor
Plan

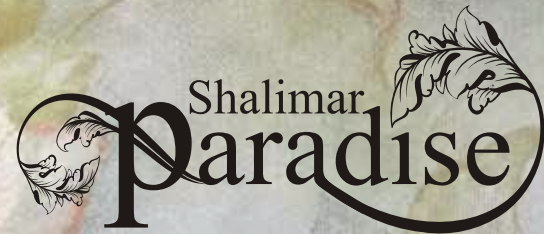




First Floor Plan



Terrace Floor Plan



Inspired by green environs

Extensive green surroundings

Well-decorated kids' play area

Enticing ambiance & picturesque outdoor settings

Sky-lit green avenues & pathways

Captivating landscapes & streetscapes





Crafted with immense care

Adequately lit & well-ventilated

Landscaped front & rear lawns

Private spaces oozing tranquility

Ravishing water bodies & fountains

Plenty of greens & sit-out areas



SPECIFICATIONS



STRUCTURE

Structure designed for the Highest Seismic Considerations for zone as stipulated by the code and better safety

FOUNDATION

Reinforced Concrete Footings and Column with Raft

ALL BEDROOMS

Flooring/Skirting : Vitrified Tiles/Laminated Wooden Flooring
Wall Finishes : Acrylic Emulsion on POP Punning
Ceiling : Oil Bound Distemper



LIVING/DINING ROOM

Flooring/Skirting : Imported Marble/Superior Quality Vitrified Tiles
Wall Finishes : Acrylic Emulsion on POP Punning
Ceiling : Oil Bound Distemper

BALCONIES

Flooring : Tiles
Wall Finishes : Exterior Grade Paint on Plaster
Ceiling Finishes : Exterior Grade Paint on Plaster
Handrail and Parapets : Combination of Parapet Walls and M.S. Handrails as per the functional and elevation requirements



TOILETS

Flooring : Vitrified Tiles/Ceramic Tiles
Wall Finishes : Ceramic Wall Tiles up to Dado level (approximately 2100 mm). Oil Bound Distemper
Ceiling Finishes : Oil Bound Distemper
Vanity Counter : Granite
Sanitary Ware : Hindware or Parryware, or Equivalent Brands with Concealed Cisterns

KITCHEN

Flooring/Skirting : Vitrified Tiles/Ceramic Tiles/Marble Stone
Wall Finishes : Oil Bound Distemper on the Walls
Ceiling : Oil Bound Distemper and provision for installation of Geysers



C.P. FITTINGS AND ACCESSORIES

Grohe/Jaquar Toilet Fittings or Equivalent single lever Fittings in all Toilets. All Toilet floors provided with suitable and adequate water proofing treatment. Provision for installation of Geysers



SPECIFICATIONS



STAIRCASE

Flooring	:	Polished Indian Stone/Indian Marble on Treads, Risers and Landings
Railing	:	Painted M.S. Handrails and Balustrades
Wall Finishes	:	Oil Bound Distemper on Plaster

COMMON PASSAGE

Flooring	:	Vitrified Tiles/Imported Marble
Wall Finishes	:	Whitewash/Oil Bound Distemper on Plaster
Ceiling Finishes	:	Whitewash/Oil Bound Distemper on Plaster

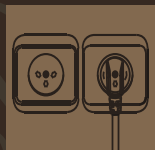


DOORS AND WINDOWS

Main Entrance Door	:	Painted Hardwood Frame with Flush Door Shutters
Internal Doors	:	Painted Hardwood Frame with Flush Doors
Hardware	:	Locks, Handles and Knobs (Mortise and Cylindrical Locks) from reputed makes and brands. High quality Steel/Brass Hardware.
Windows and External Glazing	:	Powder coated Aluminum Frame or UPVC Frame Windows with Clear Glass.

EXTERNAL WALL FINISHES

External Wall Finishes	:	External Grade Anti-fungal/Anti-algal Paint from reputed makes and brands
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ELECTRICAL WIRING AND INSTALLATIONS

Fixtures and Fittings	:	ISI Compliant Modular Switches/Sockets, Distribution Boxes and Circuit Breakers from standard makes and brands.
Wiring	:	ISI Compliant Copper Wiring in concealed conduits. Adequate provision for Light Points, Fan Points, Receptacles and Power Points in all rooms. Electrical Points for Exhaust Fans in Kitchens and Toilets.
Plumbing	:	ISI Compliant CPVC Water Supply Pipes with Standard Valves and Accessories. ISI Compliant PVC Waste Pipes and Traps
Security System	:	EPABX System or VDP System
Recreational Facilities	:	Club House/Games Room Swimming Pool Functional Room Spa & Gymnasium Jogging Track Central Landscaped Garden

Note: Visual representations shown in this brochure are purely conceptual. Building plans, specifications, layout plans etc. are tentative and subject to variation and modification by the company or the competent authorities sanctioning plans.

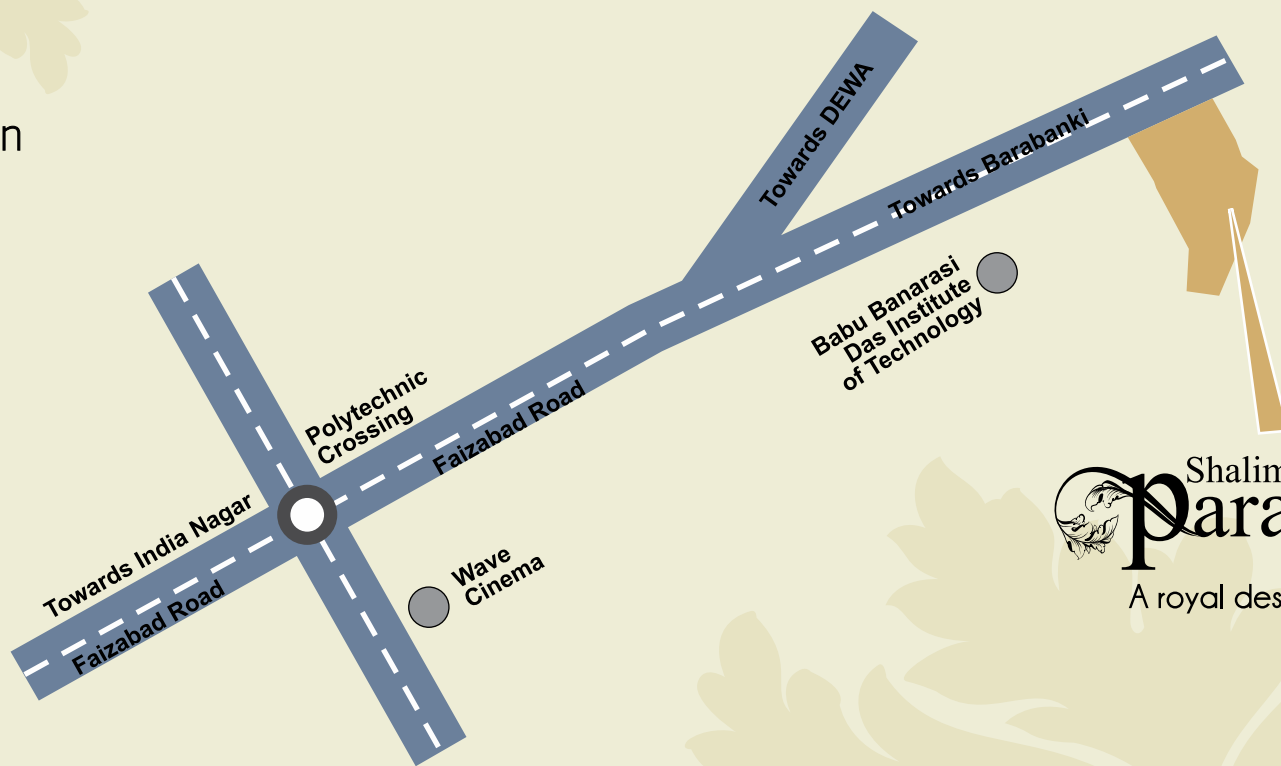


Site Plan



Location Plan

not to scale



Drive form	Min (approx)
Wave Mall	10 mins
Taj Hotel, Gomti Nagar	15 mins
Babu Banarsi Das University/Chinhut	05 mins
Shaheed Path	10 mins



Shalimar Grand



Shalimar Emerald



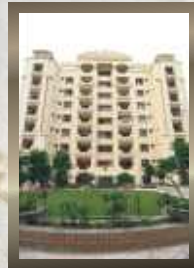
Shalimar Titanium



Shalimar Elldee Plaza



Shalimar Corporate Park



Shalimar Heights



Shalimar Grand Villa



Shalimar Estate



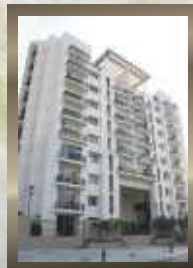
Shalimar Oel Estate



Shalimar Homes



Shalimar Logix



Shalimar Imperial



Shalimar Star



Shalimar Square





SHALIMAR

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