



SHALIMAR
EMERALD

A palace for your majesty



Facilities

- All Flats surrounded by landscaped green area
- Vitrified tiles / Marble Flooring in Living & Dining Hall
- Vitrified tiles / good quality marble stone in Bed Rooms
- 24x7 Security system
- Power Backup through generators
- High quality branded Bathrooms fittings
- Pressurized water supply System
- Ground Floor Parking



Amenities

- Club House
- Jogging Track
- Party Lawn
- Yoga Pavition
- Children's Play Area
- Gymnasium
- Multi Purpose Hall
- Modern, high speed six lifts

Class redefined

Specifications

A. STRUCTURE

Structure designed for the highest Sismic considerations for zone as stipulated by the code, for better safety.

FOUNDATION

Reinforced concrete footings and column with raft or cast in-situ bored piles.

SUPERSTRUCTURE

Reinforced concrete framed structure.

B. FINISHES

I. EXTERNAL

Texture coating / superior grade paint over a base of putty.

II. INTERNAL

LIVING/DINING/LOBBY

Floor : Imported Marble

Walls : Acrylic emulsion paint on POP punning

Ceiling : Oil bound distemper

BED ROOMS

Floor : Imported laminated wooden flooring of good quality/marble stone

Walls : Acrylic emulsion paint on POP punning

Ceiling : Oil bound distemper

KITCHEN

Walls : Ceramic tiles up to 2'-0 above counter and oil bound distemper in the balance area.

Floor : Vitrified tiles/Ceramic tiles/Marble stone

Counter: Granite

Fittings/Fixture : C.P. Fittings, Stainless steel sink with single bowl & single drain board.

TOILETS

Walls : Ceramic tiles/Mirror

Floor : Vitrified tiles/Marble stone/ ceramic tiles

Counter: Granite

Fittings/Fixture : C.P. Fittings of Jaguar Make or equivalent Single Lever fittings in all toilets

Sanitary ware of Parry ware, Nycer, Cera or equivalent brands

DOOR & WINDOWS

Balcony and Exterior : Powder coated / Electro coloured aluminum or UPVC framed windows & doors.

Main & Internal Doors : Moulded skin door shutter or equivalent with paint finish.

ELECTRICAL

Wiring : Concealed Copper wiring with adequate points for A.C., T.V. & Telephone

Switches : Modular Switches of M. K./ North West/Anchor or equivalent

Backup Power : 2 KVA Backup Power per Apartment from Generator

SECURITY SYSTEM

Intercom/EPBX system from Entrance Gate/Ground Floor Lobby connecting all flats. Door phone with camera on the entrance door of every flat.

RECREATIONAL FACILITIES

- Club House/Games Room
- Club House/Games Room
- Swimming Pool
- Steam Room with male & female change rooms.
- Function Room
- Gymnasium
- Management Office.
- Central Landscaped area

CAR PARKING & DRIVEWAY

Covered Parking on Stilt & Basement Level along with open Parking space. Reinforced concrete floor for basement, Stone/Pavers/Tarmac Concrete to external driveways.

LIGHTENING PROTECTION

Lightning Protection system shall be provided in accordance with ISI Standard.

All buildings, layouts, specifications are tentative and subject to variation and modification.

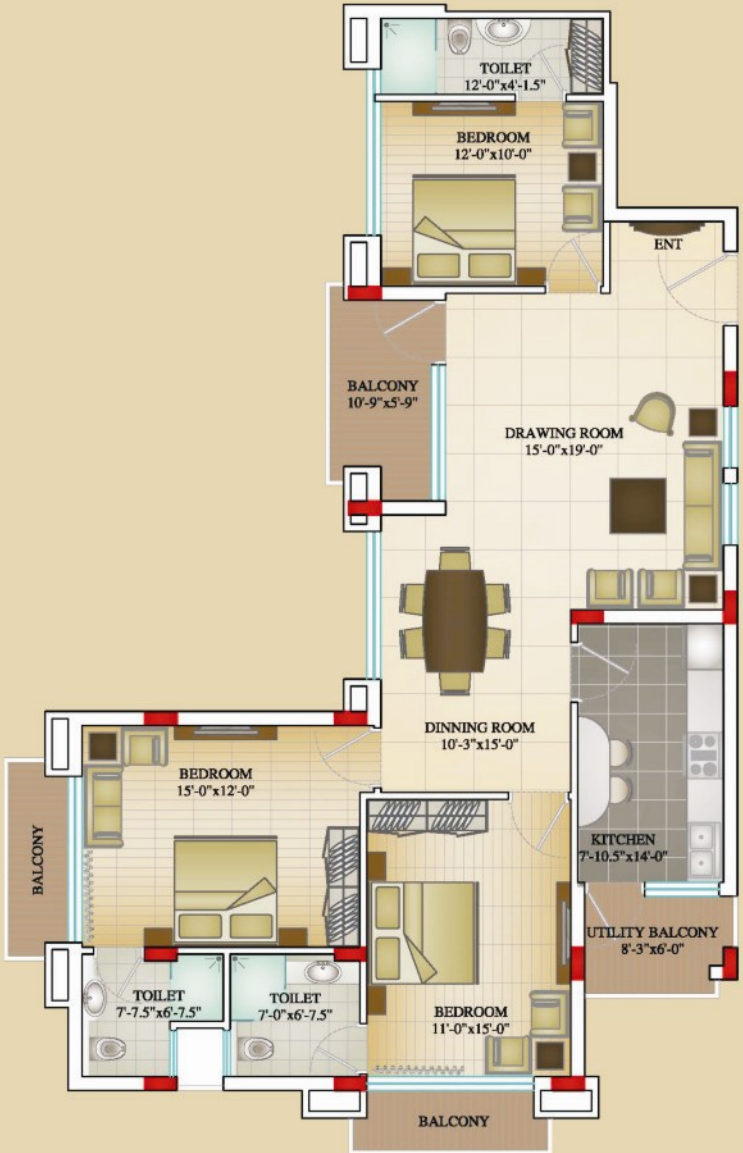


Type 1



2 BHK PLAN

Type 2



2 BED + STUDY PLAN

Type 3



3 BHK PLAN - I

Type 4

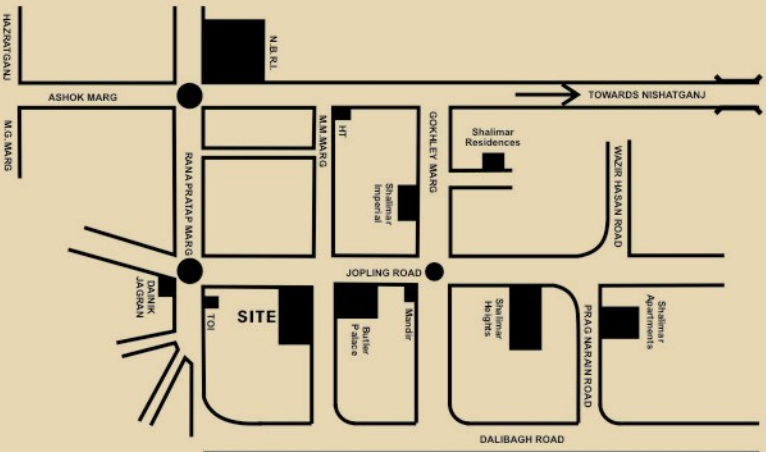


3 BHK PLAN - II



Close your eyes, and you can still hear the clip clop of horse carriages, the jingle of anklets from the gharanas of a bygone era and the echoes of soulful urdu poetry in the City of Nawabs Lucknow.

And now, this glorious heritage city is ready to play host to a scintillating precinct of the future **Shalimar Emerald**. The abode of the rulers of the times. The meeting ground of legacy and modernity on **Jopling Road**, right in the heart of Modern Lucknow.



Some of our prestigious projects



Shalimar Tower
Vibhuti Khand,
Gomti Nagar



TCS Block -
Shalimar Corporate Park
Vibhuti Khand, Gomti Nagar



Titanium Block -
Shalimar Corporate Park
Vibhuti Khand, Gomti Nagar



Shalimar Square
Lalbagh



Shalimar Star
Hazratganj



Shalimar Royal
Mall Avenue



Shalimar Homes
Lawrence Terrace, Ashok Marg



Shalimar Imperial
Gokhle Marg



Shalimar Logix
Prag Naraian Road



Shalimar Heights
Jopling Road



Shalimar Estate
New Hyderabad



Shalimar Eldee Plaza
Bhootnath, Indra Nagar

Builder & Developers

SAS Hotels & Properties (P) Ltd.

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