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PROJECT RERA NO. (Garden Bay Iris Villas) UPRERAPRJ185345  
PROMOTER RERA NO. UPRERAPRM10366 (Available at [www.up-rera.in](http://www.up-rera.in))



theverostudio  
landscape architects



SCAN ME

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Garden **IRIS**  
BAY  
*Villas*

— A project by —



# THE ROYAL ENTRANCE

Step into a green carpet of opulence where happiness  
manifolds with every breath you take



SITE PLAN  
Garden Bay Township



Garden Bay Lucknow is a 72 acre township located on Sitapur – Hardoi Link road which includes a collection of exquisite Villas, plots and group housing in the midst of picturesque nature. An amalgamation of modernity meets comfort the township comes with numerous facilities and world class amenities. From water supply, gourmet food choices to sharing proximity with all major destinations and educational hubs, Garden Bay is a complete home for your loved ones in every way.



Restaurant Nearby



Schools Nearby



Provision for ATM Space



24 x 7 Water Supply



Banquet Hall



Fire Fighting System



Provision For Daily Needs Store



Spacious Parking Area



Medical Facilities Nearby



CCTV Secured Complex



Site Plan Garden Bay Iris Villas



After building the magnum opus; Dubai Skyline, world renowned architectural firm,GAJ have designed Garden Bay Iris Villas along with 42 MM, a Delhi based architectural company.



BE THE ARCHITECT OF YOUR OWN SPACE

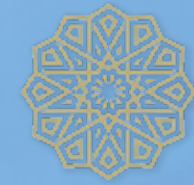
Wrapped in the arms of nature, open the gates to Garden Bay Iris Villas, where luxury blooms in every nook. A collection of Villas that are structurally strong, tastefully built and boast of choicest of amenities in the regal land of Lucknow.

- Easy to own expandable Villas, meaning you can use your wings of imagination and choose as per your requirement
- Located on Sitapur – Hardoi Link road
- Secured with CCTV surveillance in township
- Connectivity to IIM Lucknow, University of Lucknow and UP Technical University

Garden BAY **IRIS**  
Villas

RELAX, REJUVENATE, RESTORE

at



THE OASIS

Disclaimer: The residents are entitled to the membership of the club, subject to the payment of membership subscription charges. All rules and regulations of the club will apply.



FUN  
FROLIC  
AND  
MORE

Garden Bay Iris Vill comes with a host of amenities and facilities that will elevate the living experience of you and your loved ones. State of the art gymnasium, a clubhouse packed with amazing facilities, you will get a fresh lease of life..forever.

- Clubhouse full of facilities
- School plot within the township
- Outdoor kids play area
- Gourmet food, café and shopping center
- Azure blue swimming pool
- Huge Amphitheatre





Garden **IRIS**  
BAY Villas



# FLOOR PLAN

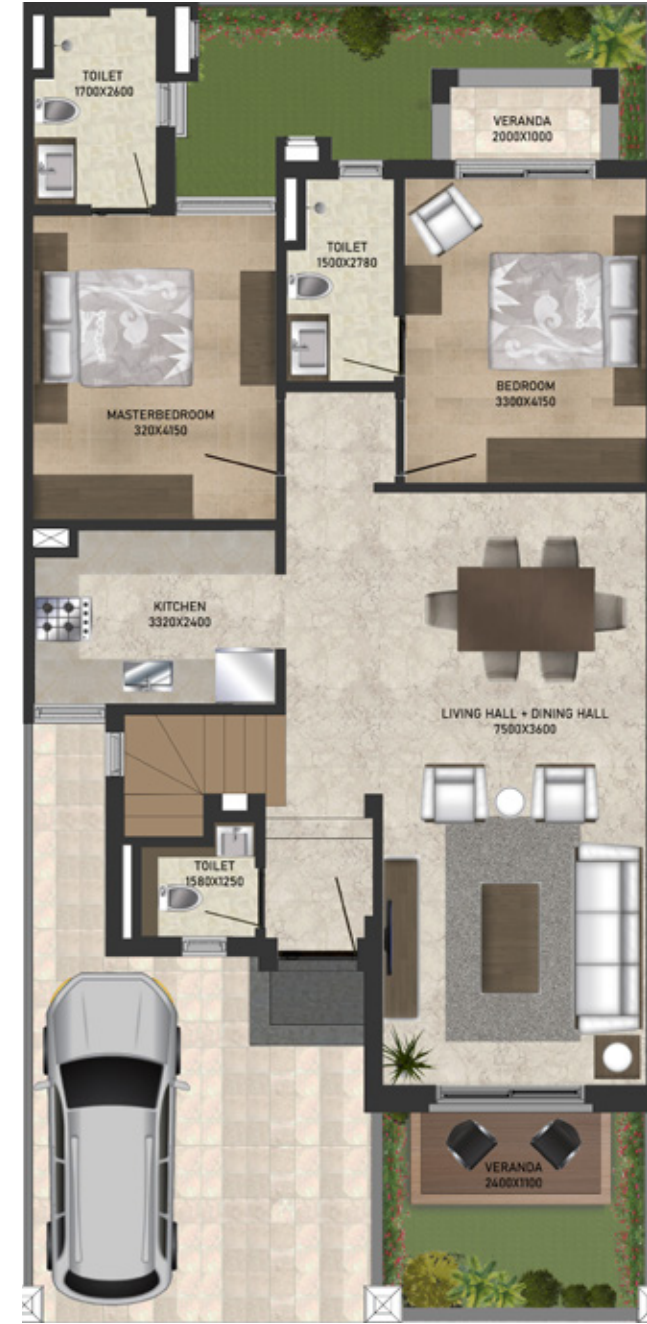
## TYPICAL VILLA

(IN SQ.MT.)

PLOT AREA	154.31
CARPET AREA	177.04
BUILT UP+BALCONY	220.02
SALEABLE AREA	226.62

(IN SQ.FT.)

PLOT AREA	1661
CARPET AREA	1905.66
BUILT UP+BALCONY	2368.30
SALEABLE AREA	2439.34

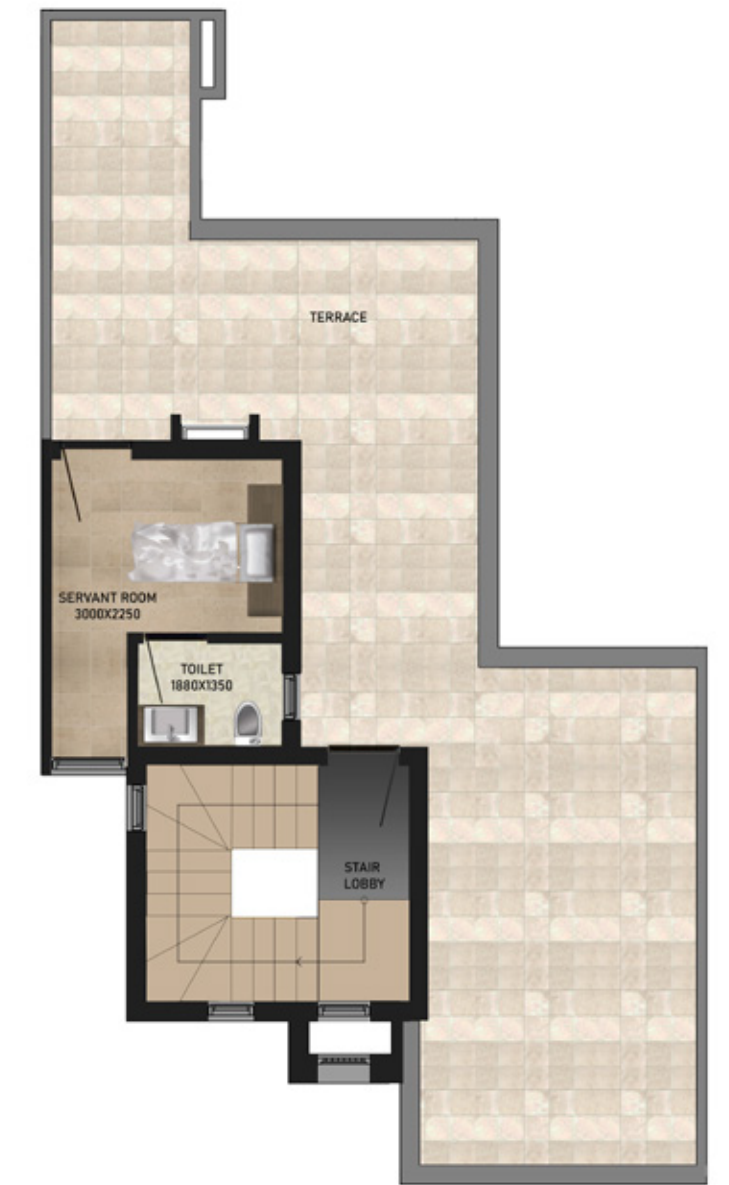


Ground Floor

# FLOOR PLAN



First Floor



Terrace

## SPECIFICATIONS

**Structure** Structure designed for the highest seismic considerations for the zone as stipulated by the code and for better safety.

**All Bedrooms**

Flooring/Skirting : Vitrified Tiles 600x600 or Bigger  
 Wall Finishes : Acrylic emulsion on POP punning  
 Ceiling : Oil bound distemper / Acrylic Emulsion

**Living / Dining Rooms**

Flooring/Skirting : Superior quality vitrified tiles 600x600 or Bigger  
 Wall Finishes : Acrylic emulsion on POP punning  
 Ceiling : Oil bound distemper / Acrylic Emulsion

**Balconies**

Flooring : Tiles.  
 Wall Finishes : Exterior grade paint on Plaster  
 Ceiling Finishes : Exterior grade paint on Plaster  
 Handrail & Parapet : Combination of parapet walls and M.S. handrails as per the functional and elevation requirements

**Toilets**

Flooring : Ceramic tiles  
 Wall Finishes : Ceramic wall tiles up-to dado level (approximately 2100 mm) Oil bound distemper / Acrylic Emulsion  
 Ceiling Finishes : Oil bound distemper / Acrylic Emulsion  
 Vanity Counter : Granite/Tiles  
 Sanitary Ware : Premium quality range

**Kitchen**

Flooring / Skirting : Vitrified Tiles / Ceramic tiles  
 Wall Finishes : Oil bound distemper / Acrylic Emulsion  
 Ceiling Finishes : Oil bound distemper / Acrylic Emulsion  
 Counter : Granite / Top with Sink  
 Provision for installation of geyser / RO

**C.P. Fittings and Accessories**

Grohe / Jaquar or equivalent brands single lever fittings in all toilets. Provision for installation of geysers.

**Staircase**

Flooring : Polished Indian granite/Tile/Marble  
 Wall Finishes : Oil bound distemper / Acrylic Emulsion

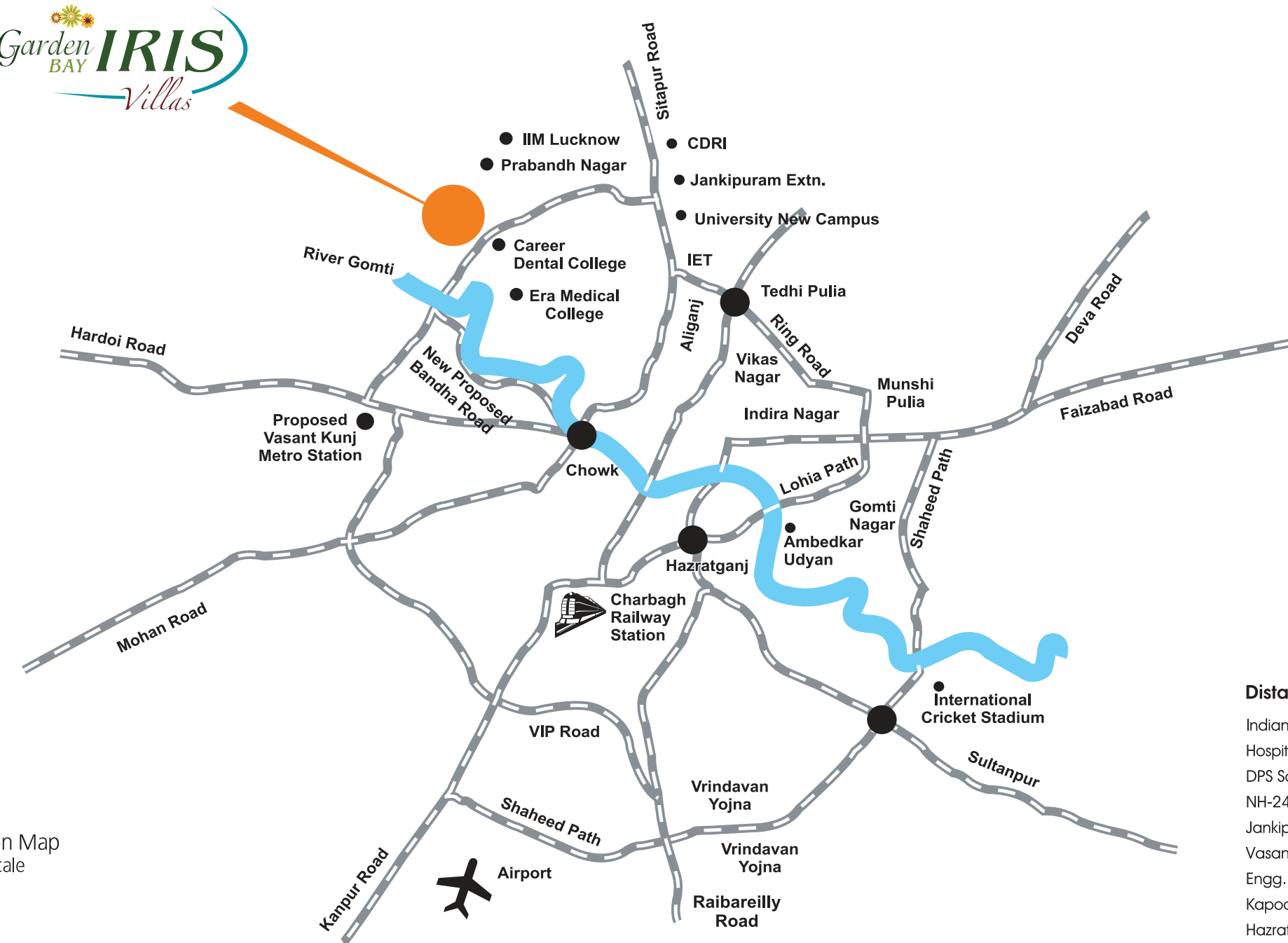
**Doors and Windows**

Main Entrance Door : Polished hardwood frame with laminate pasted flush door shutters  
 Internal Doors : Polished hardwood frame with laminate pasted flush door shutters  
 Windows and : UPVC frame windows with clear glass  
 External Glazing :  
 External Wall Finishes : Grade anti-fungal / anti-algal paint from reputed makes and brands

**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  
 Plumbing : ISI compliant CPVC water supply pipes with standard valves and accessories  
 ISI compliant PVC waste pipes and traps  
 Security System : Video Door Phone, EPABX

**Note:** The above specifications are only indicative & some of these may be changed in consultation with the architect. Equivalent may be provided at the discretion of the company



Location Map not to scale

Distance from	in KM (approx.)
Indian Institute of Management	3
Hospital	0
DPS School	7.5
NH-24 Junction	5.5
Jankipuram Extn.	6
Vasant Kunj Metro Station (proposed)	5
Engg. College	8
Kapoorthala Crossing	10
Hazratganj	13