



the lush **green luxury**



from the people with a **taste** for luxury



Established in 1985, the Shalimar Group is a leading business house. Group's impressive portfolio has already grown to nearly 6 million sq. ft. of residential and commercial property and it is set to develop an additional 15 million sq. ft. area spread in major cities of UP and Delhi-NCR in the next couple of years.

KSMB is a leading construction group, having proven track record of completion of more than 200 projects in diversified fields during last 65 years. The Group is committed to deliver satisfaction to the customers by providing them innovative construction services.



## Dubai now builds its way to Lucknow

The milestone estate is being designed by an award winning organization-GAJ. The UK Architectural and Design Company is widely acclaimed in UAE for its remarkable contribution in transforming Dubai's modern high rise skyline. Now, it gears up to showcase its path-breaking innovations in the city of Nawabs.





royal **temptation**  
beyond compare



Astonishing 72-acre township | Group housing, villas & plots

Positioned at Sitapur-Hardoi link road, Lucknow

Modern commercial zone | Entertainment cum health club

Broad range of amenities



Our masterful team endeavours to present you a lifestyle that will elevate you above all others. An impressive range of homes are blessed with pristine nature, sophisticated innovation, opulent facilities and exotic comfort.

PROPOSED COMMERCIAL

GROUP HOUSING

Future Expansion

Future Expansion

CLUB

Future Expansion

SITE PLAN





for people who have  
a sense of **freedom**



A luxurious haven for the families who believe in the beauty of independence. The villas are aesthetically crafted with an opulent mix of facilities, exhibiting a well-balanced blend of privacy and pleasure. These nature-facing residences let families experience beauty in all its forms, be it luxury, wellness or fun.



A selection of independent villas | Sizes ranging from 100 sq. mtrs. to 175 sq. mtrs.

Most of them overlooking extensive greenery | Modern interiors

Meant for sheer comfort | State-of-the-art facilities





township **facilities** that  
add cherry on the cake

Contemporary clubhouse | Gymnasium | Courts for lawn tennis,  
badminton & basketball | Billiards & table tennis | Cricket net | Swimming pool  
Kids pool | CCTV surveillance | School with stimulating learning atmosphere  
Convenience shopping | ATM | Café



Choose from a wide assortment of sports, recreation and adventure activities for adults, children, amateurs and professionals all year round. Plenty of modern facilities give you the freedom to focus on family and friends. We ensure a safe and loving environment, featuring advanced healthcare facilities to make your life more carefree and enjoyable.







site plan



- VILLA TYPE A
- VILLA TYPE B
- VILLA TYPE C



type **A** villa  
option - **1**

plot area : 100 sq.mt. | 1077 sq. ft.

built-up area : 123.84 sq.mt. | 1333 sq. ft.

carpet area : 103.25 sq.mt. | 1111.38 sq. ft.



ground floor



first floor



second floor

type **A** villa  
option -**2**

plot area : 100 sq.mt. | 1077 sq. ft.  
built-up area : 162.30 sq.mt. | 1747 sq. ft.  
carpet area : 135.23 sq.mt. | 1455.62 sq. ft.



ground floor



first floor



second floor



type **A** villa  
option - **3**

plot area : 100 sq.mt. | 1077 sq. ft.  
built-up area : 183.67 sq.mt. | 1977 sq. ft.  
carpet area : 154.27 sq.mt. | 1660.56 sq. ft.



ground floor



first floor



second floor

type **B** villa  
option - **1**



plot area : 150 sq.mt. | 1615 sq. ft.  
built-up area : 184.97 sq.mt. | 1991 sq. ft.  
carpet area : 153.23 sq.mt. | 1649.37 sq. ft.



ground floor



first floor



second floor



type **B** villa  
option -**2**

plot area : 150 sq.mt. | 1615 sq. ft.

built-up area : 225.20 sq.mt. | 2424 sq. ft.

carpet area : 188.54 sq.mt. | 2029.44 sq. ft.



ground floor



first floor



second floor



type **B** villa  
option - **3**



plot area : 150 sq.mt. | 1615 sq. ft.  
built-up area : 247.12 sq.mt. | 2660 sq. ft.  
carpet area : 208.60 sq.mt. | 2245.37 sq. ft.



ground floor



first floor



second floor



type **B1** villa  
option - **1**

plot area : 154 sq. mt. | 1658 sq. ft.

built-up area : 184.97 sq. mt. | 1991 sq. ft.

carpet area : 153.23 sq. mt. | 1649.37 sq. ft.



ground floor



first floor



second floor

type **B1** villa  
option -**2**



plot area : 154 sq. mt. | 1658 sq. ft.  
built-up area : 225.20 sq. mt. | 2424 sq. ft.  
carpet area : 188.54 sq. mt. | 2029.44 sq. ft.



ground floor



first floor



second floor



type **B1** villa  
option -**3**

plot area : 154 sq. mt. | 1658 sq. ft.

built-up area : 247.12 sq. mt. | 2660 sq. ft.

carpet area : 208.60 sq. mt. | 2245.37 sq. ft.



ground floor



first floor



second floor

type C villa  
option - 1



plot area : 175 sq.mt. | 1884 sq. ft.  
built-up area : 189.15 sq.mt. | 2036 sq. ft.  
carpet area : 156.38 sq.mt. | 1683.27 sq. ft.



ground floor



first floor



second floor



type C villa  
option -2

plot area : 175 sq.mt. | 1884 sq. ft.

built-up area : 240.62 sq.mt. | 2590 sq. ft.

carpet area : 203.35 sq.mt. | 2188.86 sq. ft.



ground floor



first floor



second floor

type C villa  
option -3



plot area : 175 sq.mt. | 1884 sq. ft.  
built-up area : 270.72 sq.mt. | 2914 sq. ft.  
carpet area : 233.16 sq.mt. | 2509.73 sq. ft.



ground floor



first floor



second floor



## specifications

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

**Foundation** : Reinforced concrete footings and columns

### All Bedrooms

Floorings/Skirting : Vitrified tiles/Laminated wooden flooring  
Wall Finishes : Acrylic emulsion on POP punning  
Ceiling : Oil bound distemper

### Living/Dining Room

Flooring/Skirting : 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 : 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 : Premium quality range

### Kitchen

Flooring/Skirting : Vitrified tiles/Ceramic tiles  
Wall Finishes : Oil bound distemper on the walls  
Ceiling : Oil bound distemper and provision for installation of geysers  
Counter : Granite/Marble top with stainless steel sink

### C.P. Fittings and Accessories

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

### Staircase

Flooring : Polished Indian granite/Marble  
Railing : Painted M.S. handrails and balustrades  
Wall Finishes : Acrylic emulsion paint

### Common Passage

Flooring : Vitrified tiles  
Wall Finishes : Acrylic emulsion paint  
Ceiling Finishes : Oil bound distemper

### Doors and Windows

Main Entrance Door : Painted hardwood frame with flush door shutters  
Internal Doors : Painted hardwood frame with flush doors  
Windows and External Glazing : Powder coated aluminium frame or UPVC frame windows with clear glass  
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 : CCTV surveillance, EPABX

NOTE : The above specifications are only indicative & some of these may be changed in consultation with the Architect and equivalent may be provided at the sole discretion of the company.





Location Map  
not to scale

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## Shalimar KSMB Projects

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Promoter Registration No : UPRERAPRM10366

Website link - <http://upreraportal.cloudapp.net/ViewPromoter.aspx?Id=UPRERAPRM10366>

## Project Team

Master Planning

Principal Architect

Resident Architect

Landscape Consultant

Concept & Design



D u b a i



42mm  
ARCHITECTURE



theverostudio  
landscape architects

