



THE RESORT

WHERE OPULENCE MEETS TRANQUILITY

A white square box with a thin black border containing a stylized green palm frond logo at the top. Below the logo, the text "THE RESORT" is written in a large, black, serif font, with a vertical line separating "THE" and "RESORT". Underneath, the tagline "WHERE OPULENCE MEETS TRANQUILITY" is written in a smaller, black, sans-serif font.



Website: www.omaxe.com

Registered Office:

Shop No. - 19B, First Floor, Omaxe Celebration Mall,
Sohna Road, Gurgaon (Haryana) - 122001

Corporate Office:

10, L.S.C., Kalkaji, New Delhi - 110019

Site Office:

World Of Omaxe , Sector - 7, Gomti Nagar Extension,
Amar Shaheed Path , Lucknow (U.P.) - 226002

Zonal Office:

2nd Floor, Cyber Tower, Vibhuti Khand, Gomti Nagar, Lucknow - 226010

RERA Registration No.: UPRERAPRJ326163

RERA Registered Name: GH4 Phase 4 (The Resort)

Website: www.up-rera.in

Project Promoted by: Omaxe Ltd.

CIN: L74899HR1989PLC051918

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A PLACE THAT
ENTHRALLS YOUR FIVE

RESORTS





THE | RESORT

WHERE OPULENCE MEETS TRANQUILITY

AN ABODE THAT WILL EVOKE YOUR FIVE SENSES

MAPLE

SPRUCE

CEDAR

OAK



BEHOLD A **SIGHT** THAT MESMERIZES

The Resort is a bouquet of nature, designed to enthrall you with its architectural brilliance.

Unblocked view of the morning sun coming through the majestic windows will kick-start your day and jolt your creativity. With our state-of-the-art swimming pool, you can add azure splashes to your life. Our well-laid-out jogging tracks amidst the greenery will inspire the fitness aficionado in you.



HEAR A **SOUND** THAT CALMS

▪ *Settled in the lap of wondrous nature, The Resort with its green ecosystem will soothe you with its chirpings.*

The gentle rustling of the leaves with the breeze will sway your heart to nature's music. With our grand and immaculately designed party lawns, you can let your ears resound with ethereal harmonies. Our futuristic amphitheatre has been designed to feed your muse or vibe with soulful music that soothes your heart.



SAVOUR THE **SMELL** THAT ATTRACTS

With, all the brilliant flora and nature's sweet blossoming you will feel connected to your inner self throughout the year.

The Resort has been carefully designed to amalgamate nature to provide the smell of every season. A vast expanse is being developed here as an experiential garden so that you can revel in nature's glory. Breathe in the aroma of vibrant greens; the woody fragrance of the trees that connects you to your roots.



APPRECIATE THE **TASTE** THAT STAYS

▪ *Taste luxury and resplendence like never before.*

The Resort offers you masterfully planned apartments where you can spend treasured moments with your family. The uber-cool clubhouse with its immaculately designed rooftop cafe, will let you unwind and relax after a productive work day and provides the perfect setting for you to bond with your special ones. Celebrate the taste of life as you gather for the festivities with your close ones in our well-designed multipurpose lawns.



LOVE THE **TOUCH** THAT LASTS

- *Feel the touch of rarity and exclusiveness.*

Living amidst sprawling acres of greenery, and plush amenities will bring a touch of nature to your home. Witness the magnificent dawn or enjoy a walk in the lush green setting. Celebrate a union of body, mind & soul within our pristine yoga spaces that will rejuvenate you and align you to your true self. Our well-kept & modern sports facilities like squash court, tennis court and many more will give you the touch of adrenaline and activeness that will elevate your healthy lifestyle.



OAK
4 BHK + Servant Room
+ Store Room

MAPLE
4 BHK + Servant Room
+ Store Room

CEDAR
3 BHK + Servant Room
+ Store Room

SPRUCE
3 BHK + Servant Room
+ Store Room



THE RESORT
WHERE OPULENCE MEETS TRANQUILITY

MASTER LAYOUT PLAN

- Low density project
- Expansive central green space abutting the towers
- Two apartments per floor
- 3 Side open apartments
- Exclusive clubhouse with rooftop cafe



ATTUNE YOUR SENSES TO NATURE WHILE
LIVING IN MAJESTIC HIGH RISE TOWERS

MAPLE

SPRUCE

CEDAR

OAK

Artistic Image



THE RESORT
WHERE OPULENCE MEETS TRANQUILITY

FLOOR PLANS

TOWER - CEDAR & SPRUCE
3 BHK + Servant Room + Store Room

TOWER - MAPLE & OAK
4 BHK + Servant Room + Store Room



Area	Sq. Ft.	Sq. Mtr.
Carpet Area	1832.00	170.19
Built up Area	2721.00	252.78
Super Area	3366.00	312.71

Area	Sq. Ft.	Sq. Mtr.
Carpet Area	1832.00	170.19
Built up Area	2751.00	255.57
Super Area	3396.00	315.49

Unit Built-up Area Includes Carpet + Balcony + External Walls



Area	Sq. Ft.	Sq. Mtr.
Carpet Area	1832.00	170.19
Built up Area	2751.00	255.57
Super Area	3396.00	315.49

Area	Sq. Ft.	Sq. Mtr.
Carpet Area	1832.00	170.19
Built up Area	2651.00	246.28
Super Area	3296.00	306.20

1 Sq. Mt. = 10,764 Sq. Ft.

Unit Built-up Area Includes Carpet + Balcony + External Walls

TOWER - CEDAR 3 BHK 2nd FLOOR PLAN

TOWER - SPRUCE 3 BHK 2nd FLOOR PLAN



Area	Sq. Ft.	Sq. Mtr.
Carpet Area	1832.00	170.19
Built up Area	2442.00	226.86
Super Area	3087.00	286.79



Area	Sq. Ft.	Sq. Mtr.
Carpet Area	1832.00	170.19
Built up Area	2373.00	220.45
Super Area	3018.00	280.38

TOWER - CEDAR & SPRUCE 3 BHK TYPICAL FLOOR PLAN
TYPE 1 (06th, 10th & 14th)

1 Sq. Mt. = 10,764 Sq. Ft.

Unit Built-up Area Includes Carpet + Balcony + External Walls

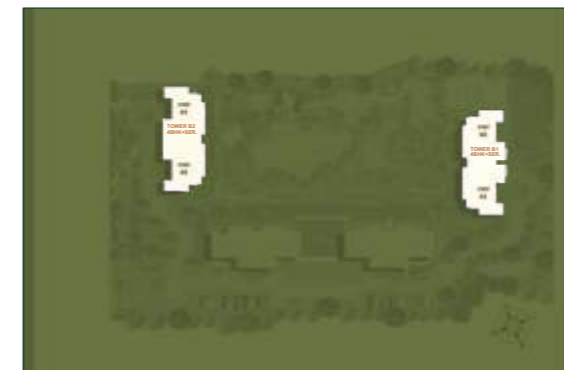
TOWER - CEDAR & SPRUCE 3 BHK TYPICAL FLOOR PLAN
TYPE 2 (03rd to 05th, 07th to 09th | 1th to 12 A & 15th to 17th)

1 Sq. Mt. = 10,764 Sq. Ft.

Unit Built-up Area Includes Carpet + Balcony + External Walls



Area	Sq. Ft.	Sq. Mtr.
Carpet Area	2308.00	214.42
Built up Area	2947.00	273.78
Super Area	3666.00	340.58



Area	Sq. Ft.	Sq. Mtr.
Carpet Area	2308.00	214.42
Built up Area	2875.00	267.09
Super Area	3594.00	333.89

TOWER - MAPLE & OAK 4 BHK GROUND FLOOR PLAN

1 Sq. Mt. = 10,764 Sq. Ft.

Unit Built-up Area Includes Carpet + Balcony + External Walls

TOWER - MAPLE & OAK 4 BHK 1st FLOOR PLAN

1 Sq. Mt. = 10,764 Sq. Ft.

Unit Built-up Area Includes Carpet + Balcony + External Walls



Area	Sq. Ft.	Sq. Mtr.
Carpet Area	2308.00	214.42
Built up Area	2947.00	273.78
Super Area	3666.00	340.58



Area	Sq. Ft.	Sq. Mtr.
Carpet Area	2308.00	214.42
Built up Area	2875.00	267.09
Super Area	3594.00	333.89



TOWER - MAPLE & OAK 4 BHK TYPICAL FLOOR PLAN
TYPE 1 (02nd, 06th, 10th & 14th)

1 Sq. Mtr. = 10.764 Sq. Ft.

Unit Built-up Area Includes Carpet + Balcony + External Walls

TOWER - MAPLE & OAK 4 BHK TYPICAL FLOOR PLAN
TYPE 2 (03rd to 5th, 07th to 9th, 11th to 12 A & 15th to 17th Floor)

1 Sq. Mtr. = 10.764 Sq. Ft.

Unit Built-up Area Includes Carpet + Balcony + External Walls



THE RESORT
WHERE OPULENCE MEETS TRANQUILITY

PENTHOUSE

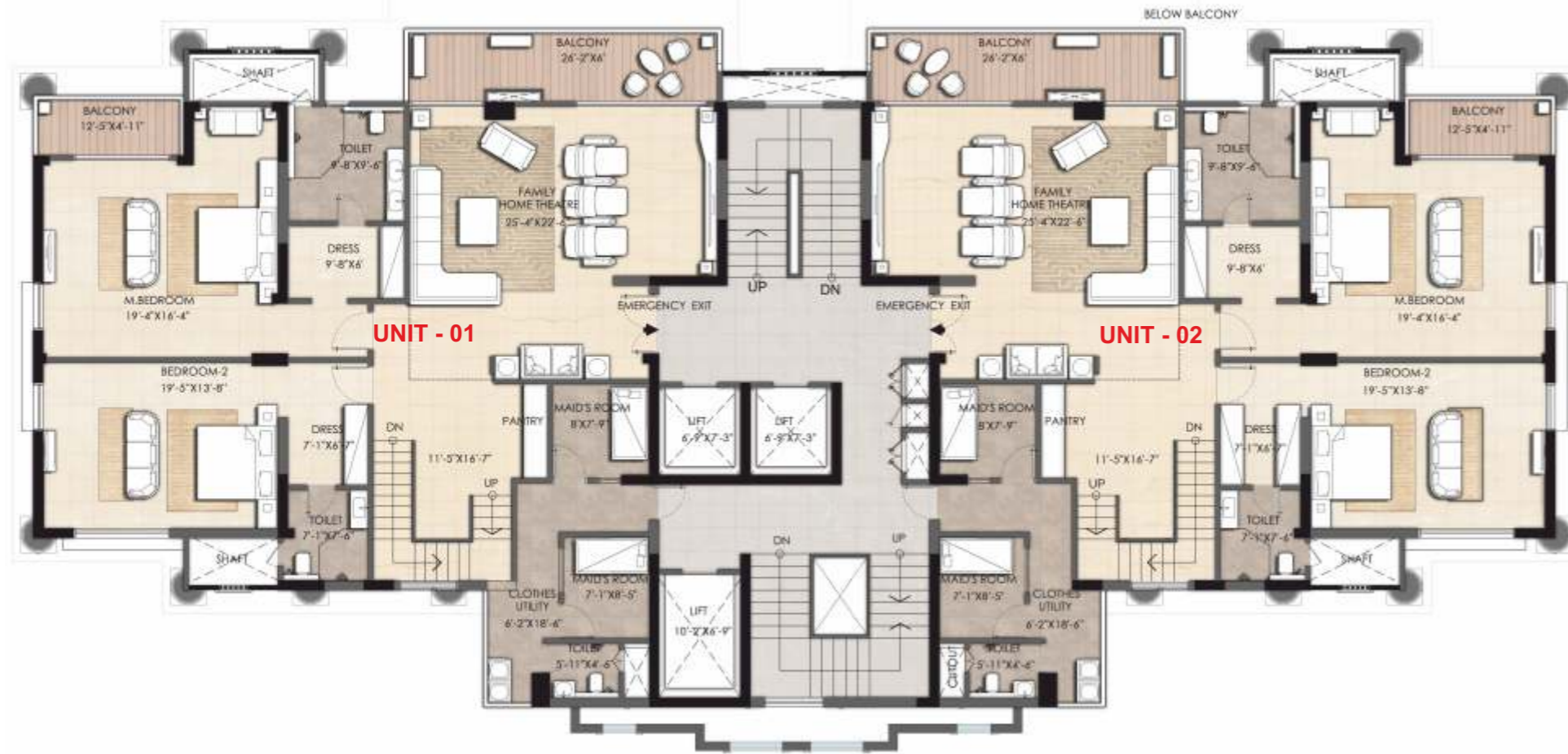
FLOOR PLAN

TOWER - CEDAR & SPRUCE

3 BHK + Servant Room + Store Room

TOWER - MAPLE & OAK

4 BHK + Servant Room + Store Room



TOWER - CEDAR & SPRUCE 3 BHK 18th FLOOR PLAN
(LOWER LVL DUPLEX)

1 Sq. Mt. = 10.764 Sq. Ft.

Unit Built-up Area Includes Carpet + Balcony + External Walls

TOWER - CEDAR & SPRUCE 3 BHK 19th FLOOR PLAN
(UPPER LVL OF DUPLEX)

1 Sq. Mt. = 10.764 Sq. Ft.

Unit Built-up Area Includes Carpet + Balcony + External Walls



Area	Sq. Ft.	Sq. Mtr.
Carpet Area	3754.00	348.75
Built up Area	5680.00	527.68
Super Area	7105.00	660.07

Unit Built-up Area Includes Carpet + Balcony + External Walls



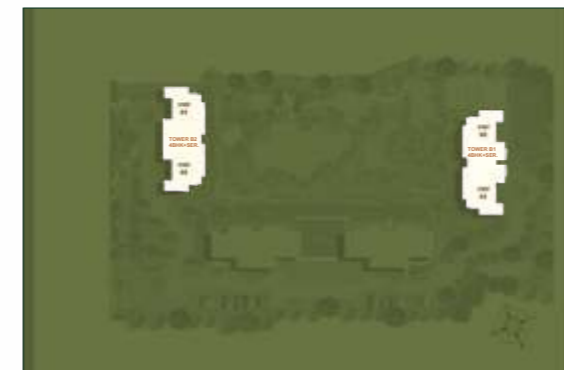
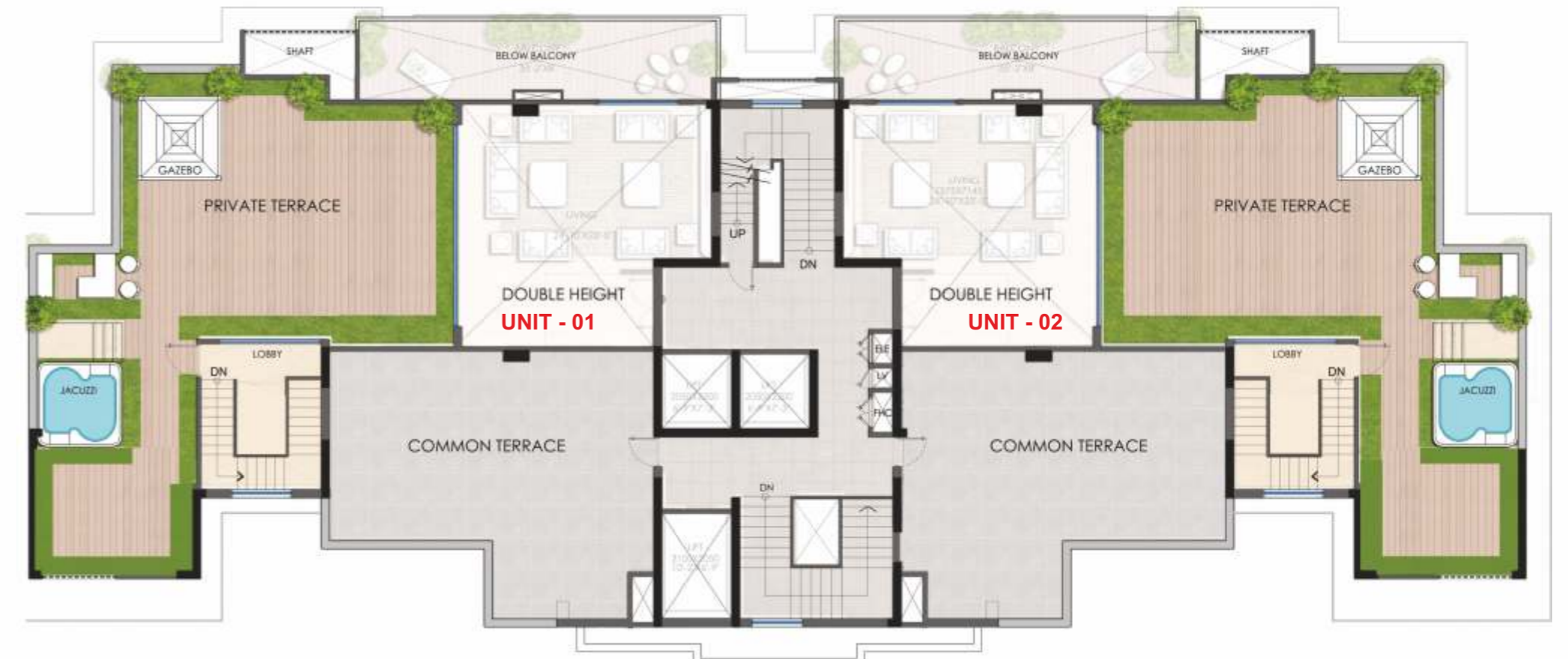
1 Sq. Mt. = 10.764 Sq. Ft.

Unit Built-up Area Includes Carpet + Balcony + External Walls

TOWER - CEDAR & SPRUCE 3 BHK 20th FLOOR PLAN (TERRACE OF PENTHOUSE)

1 Sq. Mt. = 10.764 Sq. Ft.

TOWER - MAPLE & OAK 4 BHK 18th FLOOR PLAN (LOWER LVL PENTHOUSE)



Area	Sq. Ft.	Sq. Mtr.
Carpet Area	4336.00	402.82
Built up Area	6761.00	628.11
Super Area	8268.00	768.12

TOWER - MAPLE & OAK 4 BHK 19th FLOOR PLAN
(UPPER LVL PENTHOUSE)

TOWER - MAPLE & OAK 4 BHK 20th FLOOR PLAN
(TERRACE OF PENTHOUSE)

1 Sq. Mt. = 10.764 Sq. Ft.

Unit Built-up Area Includes Carpet + Balcony + External Walls

1 Sq. Mt. = 10.764 Sq. Ft.

Unit Built-up Area Includes Carpet + Balcony + External Walls

CALM YOUR SENSES AMID A GREEN VISTA



Penthouse Terrace View

Artistic Image



LEGEND:

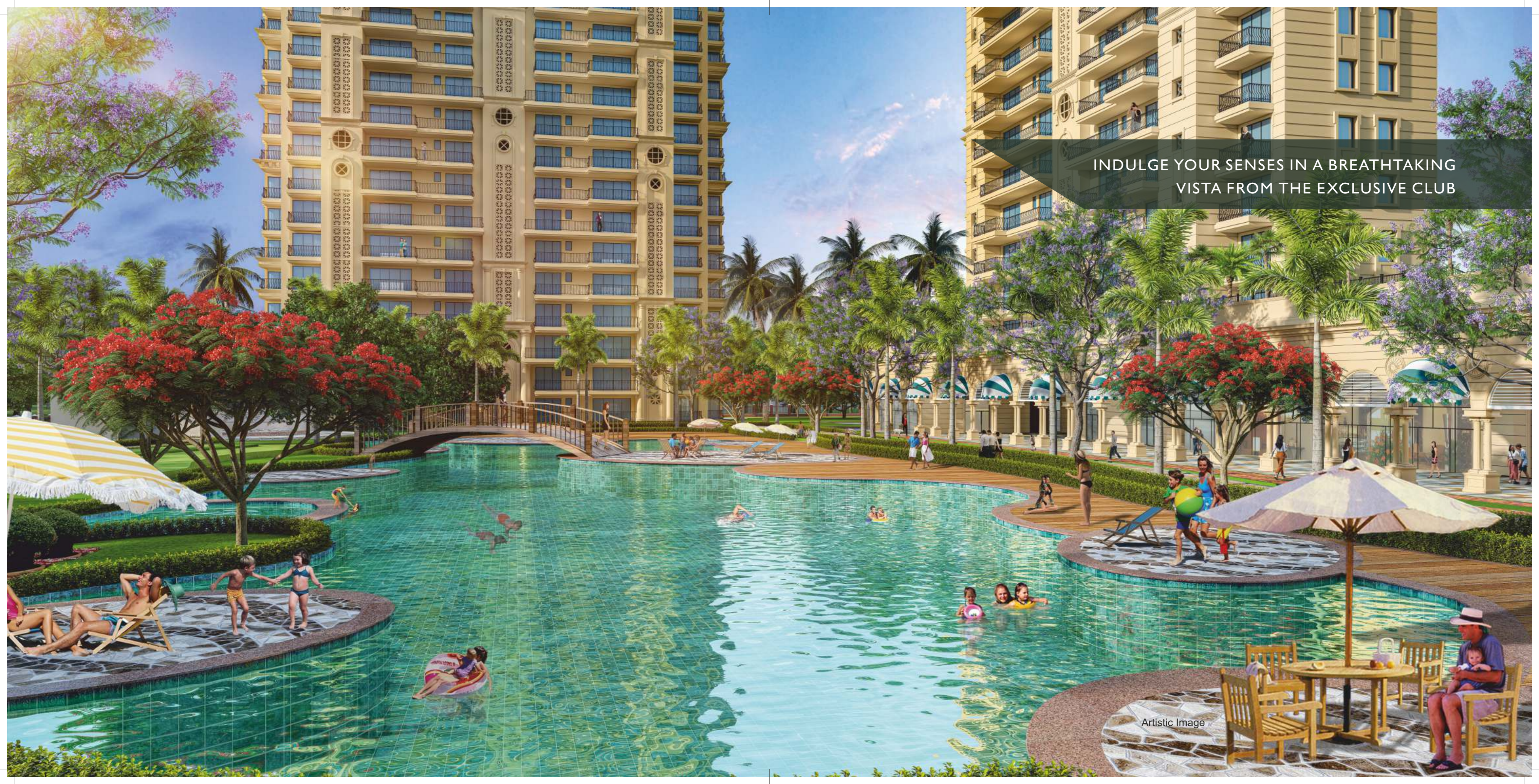
- | | |
|----------------------|-----------------------------|
| 1. PRE-FUNCTION AREA | 8. BUSINESS CENTRE / CRECHE |
| 2. KITCHEN | 9. YOGA |
| 3. BANQUET HALL | 10. INDOOR GAMES / CHESS |
| 4. SQUASH COURT | 11. GYM |
| 5. TABLE TENNIS | 12. CARD ROOM |
| 6. SNOOKER | 13. SPA HER |
| 7. LOBBY | 14. SPA HIS |



THE RESORT
WHERE OPULENCE MEETS TRANQUILITY

CLUB FLOOR PLAN

Tower - Cedar & Spruce
Ground Floor Plan (club)



INDULGE YOUR SENSES IN A BREATHTAKING
VISTA FROM THE EXCLUSIVE CLUB

Artistic Image

CLUB AMENITIES

THAT BESPEAK EXCLUSIVITY

At The Resort, we believe that your leisure time should be as special as you are. That's why we've created an exclusive club, filled with amenities that are designed to make your life easier, more fun and fulfilling.



GYM



Snooker



Sauna / SPA



Squash



Cards Room



Table Tennis



Roof Top Café



Conference Hall



Banquet

Indicative Images

OUTDOOR AMENITIES

THAT RESONATE WITH SERENITY

Escape to a world of tranquility and bliss at The Resort.
Our luxurious amenities are designed to bring you peace, comfort and relaxation.
Surrounded by lush greenery, you'll find yourself in an oasis of joy, beauty and calm.



Walking / Jogging Track



Tennis Court



Half Basketball Court



Gazebo



Multipurpose Lawn



Open Seating Area



Amphitheater



Kids Play Area



Sand Pit



Skating Track



Kids Pool



Yoga Deck



Swimming Pool



Visitor Parking

STRUCTURE SPECIFICATIONS

High rise structures designed with the highest seismic considerations as stipulated by the Indian codes for better safety.

KITCHEN

FLOORING WALLS CEILING COUNTER MODULAR KITCHEN SINK KITCHEN APPLIANCES

- Anti-skid vitrified tiles.
- Tiles up to 2'-0" above counter and Acrylic Emulsion paint in balance areas.
- Acrylic emulsion paint.
- Granite.
- Kitchen Cabinets (under and over counter).
- Double bowl SS sink with single drain board (Cera,Hindware,Carysil or Equivalent)
- Chimney & Hob (Faber/Kaff/Hindware/Hafele /Hettich or Equivalent).
- 3 Ltr Instant geyser (Bajaj, Havells, Crompton, AO Smith, Racold or Equivalent)
- 10 Ltr RO water purifier (KENT,Auqaguard,Livpure,Pureit,AO Smith or equivalent)
- Exhaust fan (Bajaj, Crompton Greaves, Havells, Orient, Usha or Equivalent).



FOYER/LIVING/DINING/FAMILY LOUNGE

- ### FLOORING
- Italian Marble Finished Vitrified Tiles.
- ### WALLS
- Acrylic Emulsion paint finish (Dulux,Asian Paints,Nerolec or Equivalent).
- ### CEILING
- Acrylic emulsion paint with cove false ceiling along the walls.

BEDROOMS

- ### FLOORING
- Laminated wooden flooring in master bedroom and vitrified tiles in all other bedrooms.
- ### WALLS
- Acrylic Emulsion paint finish (Dulux,Asian Paints,Nerolec or Equivalent).
- ### CEILING
- Acrylic emulsion paint with cove false ceiling.
- ### WARDROBES
- Wardrobes in all bedrooms except utility & servant room.

LOBBY/STAIRCASE

- ### GF LOBBY-FLOORING
- Italian Marble on ground floor, Anti skid vitrified tile on balance floors.
- ### STAIRCASE
- Granite Stone.
- ### WALLS
- Acrylic Emulsion paint finish (Dulux,Asian Paints,Nerolec or Equivalent).
- ### CEILING
- Acrylic Emulsion paint finish (Dulux,Asian Paints,Nerolec or Equivalent).
- ### RAILING
- MS Railing.

DOORS & WINDOWS

- ### MAIN APARTMENT DOOR
- Teakwood finish modular door – height 8 ft.
- ### INTERNAL DOORS
- Modular Doors / Skin moulded doors duly polished/Painted – height 8 ft.
- ### EXTERNAL DOOR WINDOWS
- UPVC/Aluminium Powder Coated Door Windows.

TOILETS

- FLOORING**
- WALLS**
- CEILING**
- SANITARY WARE/CP FITTINGS**
 - Anti-skid ceramic tiles.
 - Tiles up to ceiling height.
 - False Ceiling.
 - CP fittings, wash basin & EWC (Jaquar/Hindware/Grohe/American Standard/Roca/Kohler/Cera or Equivalent).
- FITTINGS & FIXTURES**
 - Shower partitions, cabinet under wash basin, towel ring, towel rail, health faucet, toilet paper holder Exhaust fan (Bajaj, Crompton Greaves, Havells, Orient, Usha or Equivalent) 25 ltr geyser (Bajaj, Havells, Crompton, AO Smith, Racold or Equivalent).
- PANIC BUTTON**
 - Panic Button in toilet of Bedroom no-01.

STORE/UTILITY/SERVANT ROOM

- FLOORING**
- WALLS**
- CEILING**
 - Anti-skid ceramic tiles.
 - OBD.
 - OBD.



BALCONIES

- FLOORING**
- WALLS**
- CEILING**
- HANDRAIL**
- OTHERS**
 - Anti-skid Ceramic tiles.
 - Water Proof Exterior Paint.
 - Water Proof Exterior Paint.
 - MS Railing.
 - Water supply Point and Power sockets in all balconies.

TOILET (SERVANT ROOM)

- FLOORING**
- WALLS**
- CEILING**
- FITTINGS & FIXTURES**
 - Anti-skid ceramic tiles.
 - Glazed ceramic tiles up to 4 feet.
 - False ceiling.
 - Standard CP Fittings, WC, Wash Basin.

SPECIAL PENTHOUSE FEATURES

- APARTMENT**
- PRIVATE TERRACE**
 - Double height Living Room, Bathtub in Master Bathroom.
 - Private sit-out terrace with open air bar, gazebo and jacuzzi.

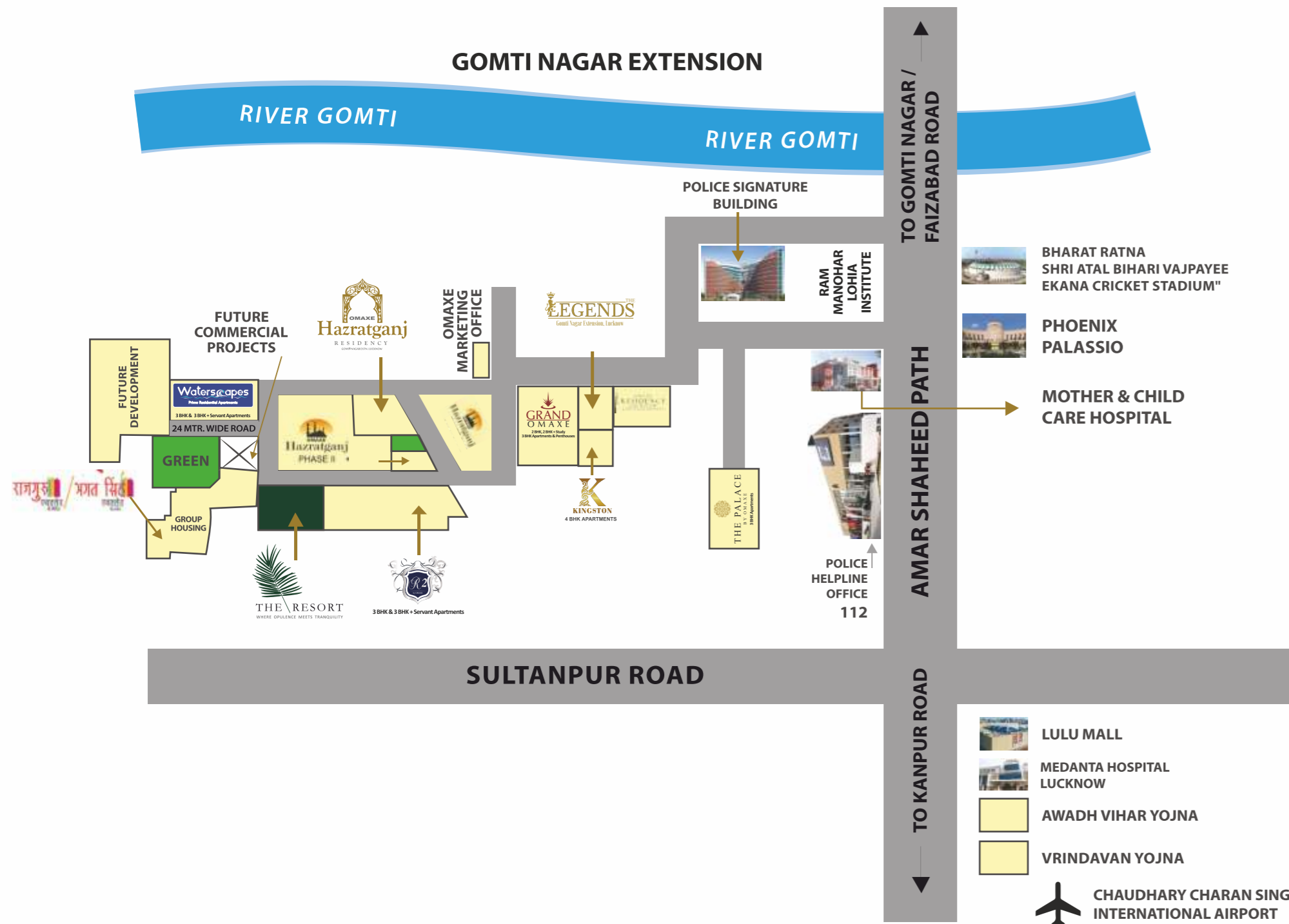
FIRE FIGHTING & SECURITY SYSTEM

- FIRE FIGHTING SYSTEM**
 - Synchronized fire fighting system with sprinklers, smoke and heat detection system as per Government norms.
- SECURITY SYSTEM**
 - Secured gated Community with access control at entrances and CCTV for parking area and entrance lobby at G.F. and Basements along with intercom facility.



ELECTRICAL FITTINGS & FIXTURES

- ELECTRICAL POINTS & WIRING**
 - Copper concealed wiring in all rooms light points, fan points, TV Point, Intercom point, sockets AC Points in living, dining and all bedrooms.
- SWITCHES**
 - Modular switches.
- LIGHTS**
 - Provision for light fixtures to be provided.
- FANS**
 - Fans in Living room, Dining room, all Bed Rooms and Servant Room.
- AIR CONDITIONING**
 - Air conditioning - 2 ton split AC in Living room and Master Bedroom and 1.5 ton split AC in Dining room and all other bedrooms (excluding utility & Servant room).
- POWER BACK-UP**
 - 10KVA for Penthouse, 7.5KVA for 4BHK & 5KVA for 3BHK apartments.
- HOME AUTOMATION & SECURITY**
 - For Lights, Fans, Air-conditioners along with video door phone (Honeywell/Crestron/Legrand/Schneider/Philips/Godrej or Equivalent), Card access in lift.



MAP NOT TO SCALE

THE LOCATION ADVANTAGE

STUNNING FEATURES INCLUDE

- Now glide down the wide open roads and get a fabulous view of the city with The Resort. The arterial road from the place provides seamless connectivity to the business zones of Lucknow and other neighbouring cities.
- Reach anywhere at the bat of an eyelash with the expressway to all the major cities outside Lucknow. Now your folks and friends can visit you often, unperturbed by distances.
- The Resort is located in Gomti Nagar Extension on Amar Shaheed Path 18 Kms from Choudhary Charan Singh Airport.
- Stay connected with the city life, because you would be living only 6 Kms away from 'Gomti Nagar', the Commercial Hub of Lucknow.
- The project is 10 kms from Charbagh Railway Station making it an easy commute.
- You would be just 9 Kms from the heart of the city - Hazratganj.
- With Medanta hospital just 5 Kms away and other specialized and Multi-Specialty Hospitals in the vicinity, this project promises great health services at your doorstep.
- Government interactions or work engagements won't be a botheration since the Police Signature Building is just 1.5 Kms away from The Resort, families would never feel more secure.
- Entertain your senses with amazing cricket matches. Bharat Ratna Shri Atal Bihari Vajpayee Ekana International Cricket Stadium is just 3 Kms away from The Resort & is ready to provide a thrilling experience.
- Your children would not have to spend a lot of time in commute as all the major schools are within approachable distance Jaipuria School - 7.9 Kms, CMS School - 5.8 Kms, Delhi Public School - 5.1 Kms respectively.
- Shopping, entertainment, or dining out will not require elaborate plans as Phoenix Palassio is just - 2.5 Kms & Lulu Mall is 5.5 Kms away from the place.
- The proposed Lucknow Metro in the vicinity would further make commuting very easy and hassle-free.

LOCATION MAP THE RESORT, LUCKNOW

ABOUT LUCKNOW

*Omaxe Lucknow is born out of a Vision
A Vision to Bring Global Living to its Citizens*

The metropolitan city of Lucknow is the state capital of Uttar Pradesh and is traditionally known for its rich intellectual legacy and diverse etiquette. It is now emerging as one of the fastest growing commercial hubs. Flaking its traditional garb, the city is emerging as a core of modern lifestyle, with a sky-scraping investment, institutional development and progressive viewpoint. It is witnessing an economic rumble which is reflected in the tempo of real estate development in the city. Today, Lucknow is an amalgamation of cultured poise and newly acquired swiftness.

THE LEGACY OF OMAXE


THE PALACE
BY OMAXE


THE LEGENDS


KINGSTON


OMAXE METROCITY
HI-TECH LIVING EXPERIENCE


omaxe HI STREET


OMAXE Hazratganj
RESIDENCY


OMAXE RESIDENCY 2


GRAND OMAXE


CELESTIA ROYALE


CELESTIA GRANDE


CELESTIA GOLD


Europa Villa


Waterscapes
Prime Residential Apartments


OMAXE HEIGHTS
Gomtinagar, Lucknow
A class apart.


omaxe city
LUCKNOW


OMAXE Hazratganj II
Gomti Nagar Extn. Lucknow


OMAXE RESIDENCY LUCKNOW
(GOMTI NAGAR EXTENSION)


संस्कृति
एनक्लेव


राजगुरु एनक्लेव (EWS)


भगत सिंह एनक्लेव (L.I.G)


चंद्रशेखर आजद एनक्लेव (L.I.G)


खुदीराम बोस एनक्लेव (E.W.S)

With the emergence of OMAXE in 2005, we have successfully delivered **Multiple Residential & Commercial Projects, over an expansive 8.5 million sq.ft. in LUCKNOW.**

We have numerous Premium independent projects situated at the strategic location of Gomti Nagar. They include **Omaxe Residency, Residency-2, Grand Omaxe, Kingston, Legends, Waterscapes, Harzratganj Commercial, The Palace and Omaxe Heights.**

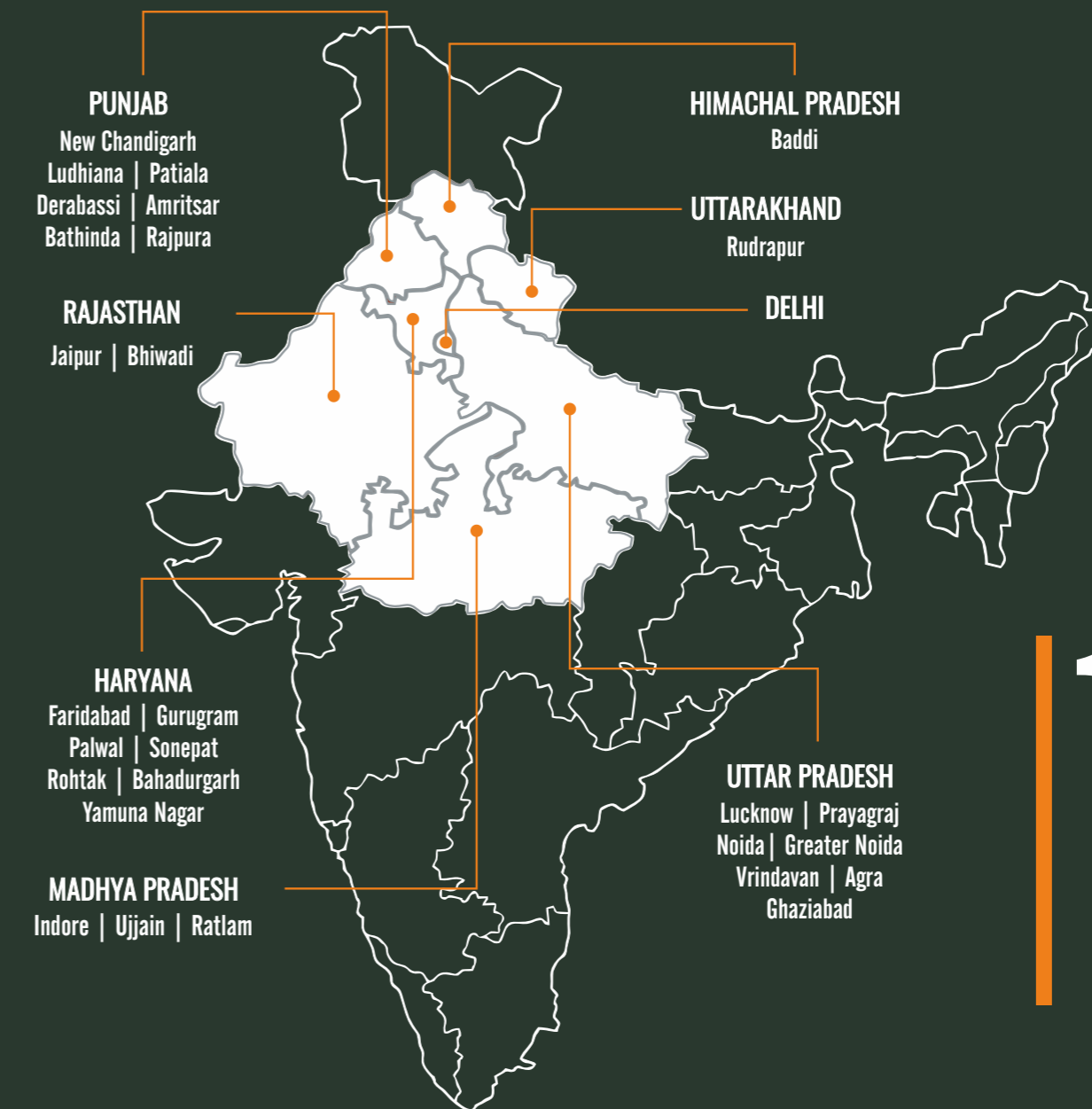
Our projects have been meticulously planned with independent floors and apartments while the commercial projects include office space and shopping centers. Each of our projects has raised not just the living standards of people but also the level of expectations from us. And we leave no stone unturned to meet them.

Known as the **'City of Nawabs'**, Lucknow is now unleashing its full potential to become the highly sought Smart City. The myriad government schemes and projects offer immense opportunities for every sector to thrive thus creating more growth. The real estate sector is witnessing a huge boom and we are proud to say that Omaxe has played a significant part in this success story.

The brand 'Omaxe' was founded in 1987 by Visionary First-Generation Entrepreneur & Civil Engineer **MR. ROHTAS GOEL** to undertake construction and contracting business. Subsequently, the company diversified into real estate sector in 2001 and got listed on both stock exchanges (BSE and NSE) in 2007.

With over three decades of experience and **12.31 Million Sq.Mtr (132.51 Million Sq.Ft.)** of delivered space in real estate and construction contracting, Omaxe is today one of India's leading and trusted real estate companies.

GROWING PRESENCE, A NATIONAL PRIDE! 8 STATES | 29 CITIES



132.51
MILLION SQ. FT.
DELIVERED

DELHI | UTTAR PRADESH | HARYANA | PUNJAB
HIMACHAL PRADESH | UTTARAKHAND
RAJASTHAN | MADHYA PRADESH

Designed By
ARCHITECT HAFEEZ CONTRACTOR