



IT'S ALL  
HAPPENING  
HERE

**SBD**

SHALIMAR BUSINESS DISTRICT  
TOWER ONE

THE EPICENTRE OF PROGRESS

Project RERA Registration No.: UPRERAPRJ143786/01/2024





## BRING YOUR BUSINESS TO LUCKNOW...

...WHERE IT'LL CONTINUE  
ITS WINNING STREAK.  
IT'LL GET DYNAMIC IMPETUS.

...WHERE THE PARADIGM SHIFTS.  
NEW AMBITIONS  
GET THEIR SKY TO FLY.

...WHERE TEAMS ARE ENTHUSED  
TO OUTDO.  
AND REACHING THE  
NEXT LEVEL IS PREORDAINED.

# MASTER PLAN OF SHALIMAR ONEWORLD.



Disclaimer: Visual representations shown in this brochure are purely conceptual. Elevations, Specifications, Site plans etc of the township are tentative and subject to variation and modification by the company at its sole discretion.

Project RERA Registration No.: UPRERAPRJ143786/01/2024



SHALIMAR  
**ONEWORLD**

**SBD**

SHALIMAR BUSINESS DISTRICT  
SHAHEED PATH, GOMTI NAGAR

BRING IT TO THE  
EPICENTRE  
OF PROGRESS.





**SBD**

SHALIMAR BUSINESS DISTRICT  
SHAHEED PATH, GOMTI NAGAR

TOWER ONE

## DESIGNED FOR THE DISTINGUISHED.

- Green Building
- Ground + 23 floors
- 8 Offices per floor with provision for independent pantry & toilets
- 360 Degree Panoramic views
- Ample Sunlight
- Fast moving elevators
- Double height entrance foyer
- Glass facade
- Eco-Friendly features
- Ample parking space
- Outdoor seating area
- Tree lined walkways
- Landscape gardens
- Food & Beverage outlets
- Banks & ATMs
- Hi-tech security features



Project RERA Registration No.: UPRERAPRJ143786/01/2024

Artist's Impression

# UTTAR PRADESH

THE EPICENTRE OF  
INDIA'S GROWTH STORY.



The heart of India, Uttar Pradesh, is poised to become its crown. The vision of the Indian central and state leadership is fuelling the state's potential to become the biggest contributor to the nation's historic development.

All the transformation in the state of affairs has happened at an unimaginable pace. While the central location of the state is its huge asset, the extensive development of modern infrastructure, dedicated freight corridors, national and international airports has added tremendous value. The aggressive industrial policies, production link incentives, skill development, urbanisation of cluster areas and strict enforcement of laws reflect the focus of the Honorable Chief Minister's **'Reform. Perform. Transform.'** strategy.

The resolute intent and systematic implementation of developmental projects have moved Uttar Pradesh up to 2nd rank in terms of Ease of Doing Business. Given the size and population of the state, this achievement is exemplary. Sustained, policy-driven advancement is making Uttar Pradesh a pivotal player in the country's burgeoning economic might.

We invite you to be a part of this unprecedented growth story.



All are Reference Images



# LUCKNOW

THE EPICENTRE OF SUCCESS  
IN UTTAR PRADESH.



# WELCOME TO LUCKNOW, WHERE THE FUTURE OF BUSINESS IS BEING WRITTEN.

Lucknow, excels with its strategic advantages - easy accessibility and a commendable literacy rate, rendering it a multifaceted hub. Boasting diverse industries such as Distillery Chemicals, Aeronautics, IT, and more, it emerges as a pivotal center for business, education, and tourism. This city's potential is further heightened by its commitment to futuristic and eco-friendly development plans, actively transforming into a smart city.

Lucknow's evolution parallels the rapid progress of the state, creating a dynamic and promising landscape for various opportunities and growth.



All are Reference Images



## UTTAR PRADESH AND LUCKNOW ARE THE EPICENTRE OF DEVELOPMENT.

### Infrastructure:

Building of an 8-lane ring road and IT city, expansion of metro

Purvanchal Expressway that stretches 341 kms., Bundelkhand Expressway across 296 kms., Gorakhpur Link Expressway and Ganga Expressway will redefine connectivity across regions

Visionary renovation of the Charbagh Railway Station

Expansion of Chaudhary Charan Singh International Airport

State-of-the-art Kushinagar airport

Inland waterway initiative to connect Prayagraj with Haldia in West Bengal

### Investments:

Inflow of ₹ 400 crore between 2019 and 2023, and counting

### Retail:

High-end malls with the presence of international brands and modern concepts

### Nivesh Mitra:

A single-window online clearance system for entrepreneurs. Notably, this platform has been seamlessly integrated with Maadhyam, a national single window for foreign investors, championed by the central government

### Rise in religious tourism

to drive growth of the hospitality industry, generate local employment and economic growth

All are Reference Images

# SHALIMAR ONEWORLD

THE EPICENTRE OF  
LIMITLESS POSSIBILITIES.



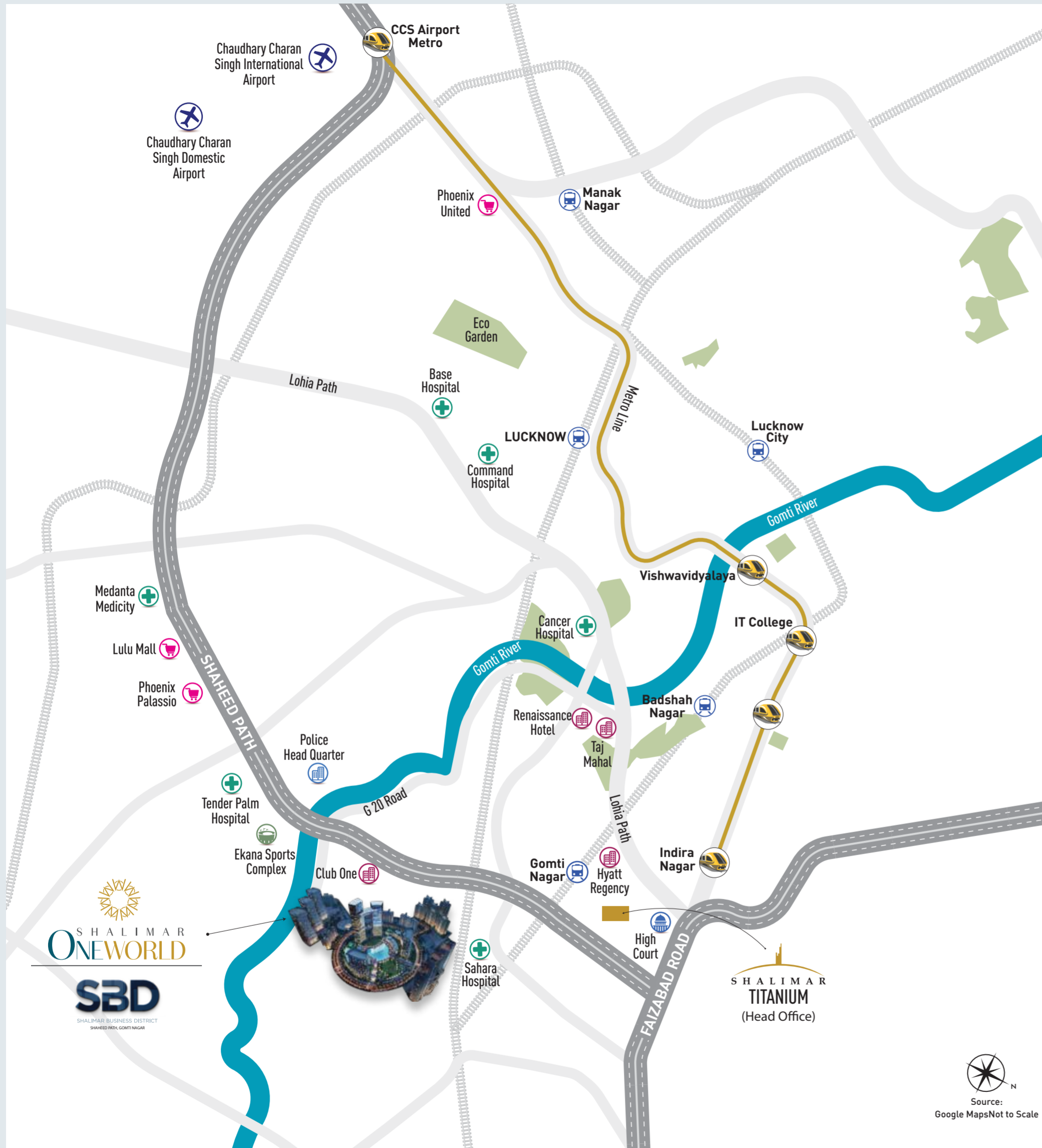


SHALIMAR  
ONEWORLD

Inspired by the exceptional development in the state and its capital city, we at Shalimar Group, have committed ourselves to revolutionise the real estate space here. One of our most ambitious projects is Shalimar OneWorld located at Amar Shaheed Path.

On the banks of river Gomti, we've created a world of opportunities. Architectural design of global standards brings together magnificent residential complexes, state-of-the-art commercial and retail spaces, upscale culinary establishments, and the finest educational, sports, leisure, entertainment avenues and healthcare centres, in the midst of natural beauty. Within the vast expanse of Shalimar OneWorld, hustle and tranquillity seamlessly unite.

Artist's Impression



	<b>Airport</b>	
	Chaudhary Charan Singh International Airport	20 MIN.
	<b>Hospital</b>	
	Tender Palm Hospital	7 MIN.
	Sahara Hospital	12 MIN.
	Super Speciality Cancer Institute and Hospital	14 MIN.
	Medanta Medicity	18 MIN.
	<b>Malls</b>	
	Phoenix Palassio	8 MIN.
	Lulu Mall	11 MIN.
	<b>Hotel &amp; Restaurants</b>	
	Hyatt Regency Lucknow	15 MIN.
	Taj Mahal	17 MIN.
	Renaissance Lucknow	18 MIN.
	Fairfield by Marriott	
	<b>Recreation Area Sports Complex/Stadium</b>	
	Ekana International Cricket Stadium Road	9 MIN.
	Ekana Sports Academy	10 MIN.



SHALIMAR  
TITANIUM  
(Head Office)

Source:  
Google Maps Not to Scale

# SHALIMAR ONENWORLD

HOLISTICITY AT ITS CENTRE.



## IT'S A PHENOMENON WHERE LIFE THRIVES.

- 223.52 acres of integrated township approved by LDA.
- Our thriving township is home to approximately 50,000 residents, fostering a vibrant and diverse community within its boundaries.
- An expansive 31.775 acres have been allocated for verdant landscapes, exemplifying our commitment to integrating nature seamlessly within our environment.
- A well-connected road network spanning 26.052 acres, ensuring seamless and efficient transportation.





## ELITE CLUB ONE.

The OneWorld clubhouse in Lucknow is the pinnacle of luxury, boasting world-class amenities that redefine opulence, offering an unparalleled escape into grandeur. This enclave transcends expectations, ensuring an experience that's nothing short of extraordinary.

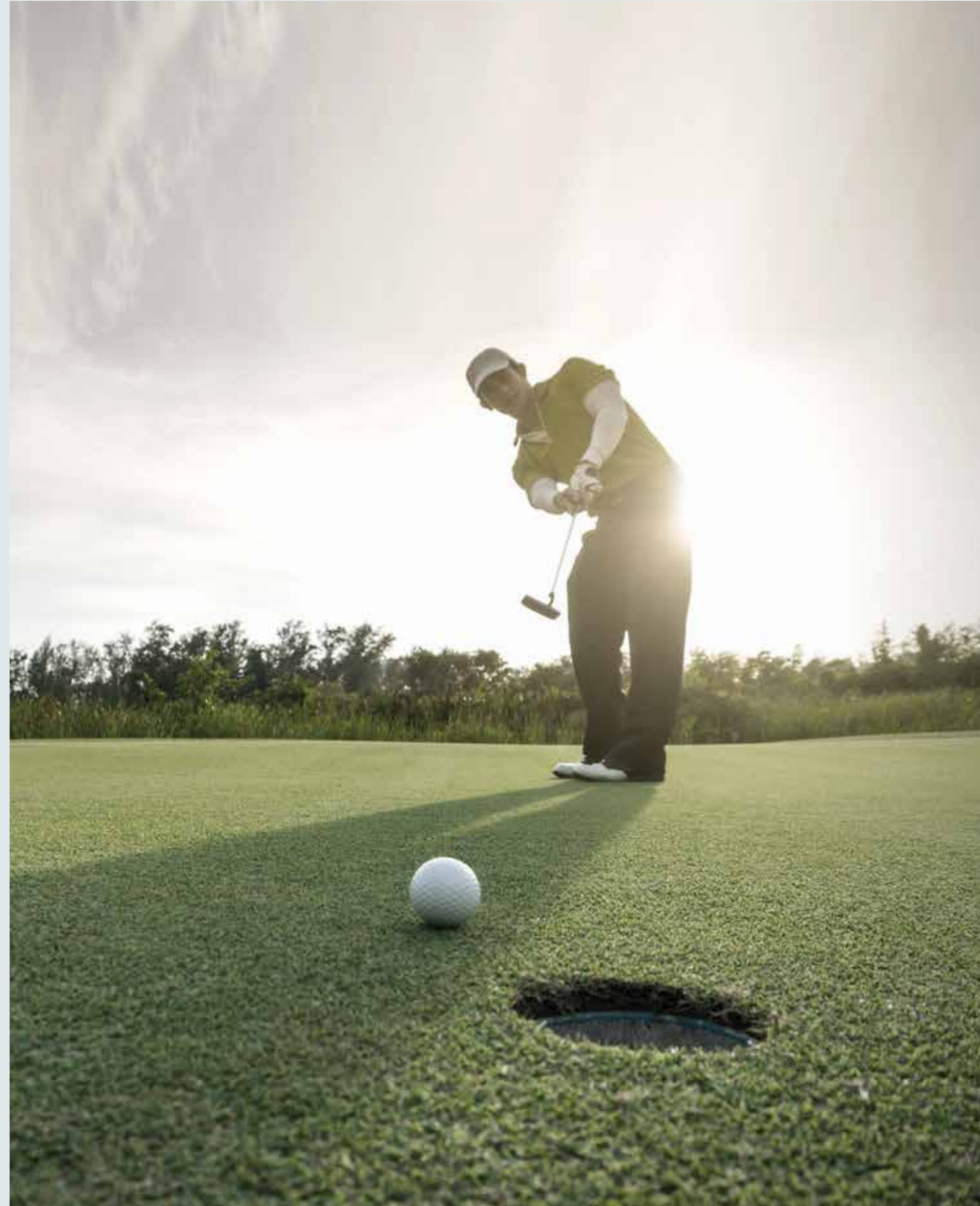
- Multipurpose Hall
- Multipurpose Lawn
- Private Seating Zones
- Indoor Games
- Lush Green Entrance
- Gymnasium
- Spa
- Swimming pool for adults and kids
- Deck area with seating
- Changing Rooms
- Communal Seating Accommodation
- Home Theatre
- Entertainment Area
- Restaurants & Bar
- Card Room
- Lounge



All are Reference Images

# PREMIER INFRASTRUCTURE FOR CONTEMPORARY TOWNSHIP LIVING.

- **Secured Environment:**  
Multilevel security equipped with CCTV surveillance and controlled entries and exits.
- **Green Landscapes:**  
Lavish and meticulously landscaped green spaces offering a serene environment around 45 mt road.
- **Recreational Spaces:**  
Parterre and themed gardens, crafted to delight and inspire our residents.
- **Efficient Garbage Disposal System:**  
Maximize waste disposal efficiency with smart technology.
- **Sewage Treatment Plant:**  
Purifying wastewater for a sustainable environment.
- **Sports Facilities:**  
Multiple sports facilities within the township for an active and engaging lifestyle.
- **Smooth road network:**  
A smooth road network ensuring efficient and comfortable transportation.



All are Reference Images

# AMBITIONS ARE NOT CONFINED OR DEFINED BY ANY LIMITS.

- **Luxury Hotel:**  
Luxurious hotel experience with opulent decor, high-end amenities, personalized services, and meticulous attention to detail.
- **International School:**  
Creating a top-tier global school with advanced facilities and diverse programs.
- **1.5 acre manmade lake:**  
Dotted with french style cafes, bistros and restaurants.
- **Lounge One:**  
With tastefully furnished plush chambers and cozy wooden interiors.
- **Expansive Greens:**  
Wide open fields designed by Belt Collins, Singapore.



Artist's Impression



Artist's Impression



Reference Image

# SHALIMAR BUSINESS DISTRICT

THE EPICENTRE OF PROGRESS.





Artist's Impression



SHALIMAR  
**ONEWORLD**

**SBD**

SHALIMAR BUSINESS DISTRICT  
SHAHEED PATH, GOMTI NAGAR

**TOWER ONE**

Project RERA Registration No.: UPRERAPRJ143786/01/2024  
[www.up-rera.in](http://www.up-rera.in)

Shalimar Business District. It's solely designed to win over the achiever in you.

The imaginative, world-class architecture has redefined what a commercial precinct should be. Discover majestic towers with an impressive glass façade interwoven with stylish eco-friendly features, hi-tech amenities for all your business requirements and luxurious patios for the team to relax and rejuvenate. Plus, quick access to all the exquisite conveniences of Shalimar OneWorld. Being here will make your work and life, thrive more.

It's an address that'll become a statement for your growing business empire, and the epicentre of your immense progress. Stride on.

The project land includes an area of 199.50 sq.mt. (Khasra No. 569[kha] & 633 allotted to the promoter on a lease of 30 years vide lease deed dated 24-06-2015 by the state government through Lucknow Development Authority which can be renewed for further 60 years but not more than 30 years at one time. Thus the aggregate duration of this lease can be 90 years. No construction under this project is being constructed on the lease hold land. Entire lease hold land is under "open areas" of this project. The promoter undertakes to get the lease of the land renewed as per the terms of the lease deed before the expiry of the duration of the lease. Project RERA Registration No.: UPRERAPRJ143786/01/2024

SUCCESS AND HAPPINESS COEXIST  
WITHOUT CONFLICT.



Artist's Impression

VIEW THE  
EPICENTRE  
OF PROGRESS.



WATCH  
YOUR  
TEAM OF  
MAVERICKS  
SOAR





Recharge your extraordinary mindset at the podium, a space crafted for inspiration, where creativity knows no boundaries.



Artist's Impression

## RE-ENERGIZE THE GO-GETTERS.

When your out-of-the-box thinkers need to step out for a break, the podium provides an amazing space to do so. The breezy walkways, green views and outdoor sit-down zones are a wonderful change of scene, and perfect to rejuvenate their minds.

- Green Line Walkways
- Outdoor Seating Areas
- Green Landscape



All are Reference Images

## THINKERS GET THEIR DEN.

Discussions over lunch, coffee breaks or while getting retail therapy can lead to the most ingenious ideas. Making this possible are the trendy cafes, restaurants and highend retail outlets at the podium level. An easy access to the world of finance makes navigating through the business world a lot more efficient. The presence of reputed banks and ATMs adds an element of undeniable ease of day-to-day functioning.

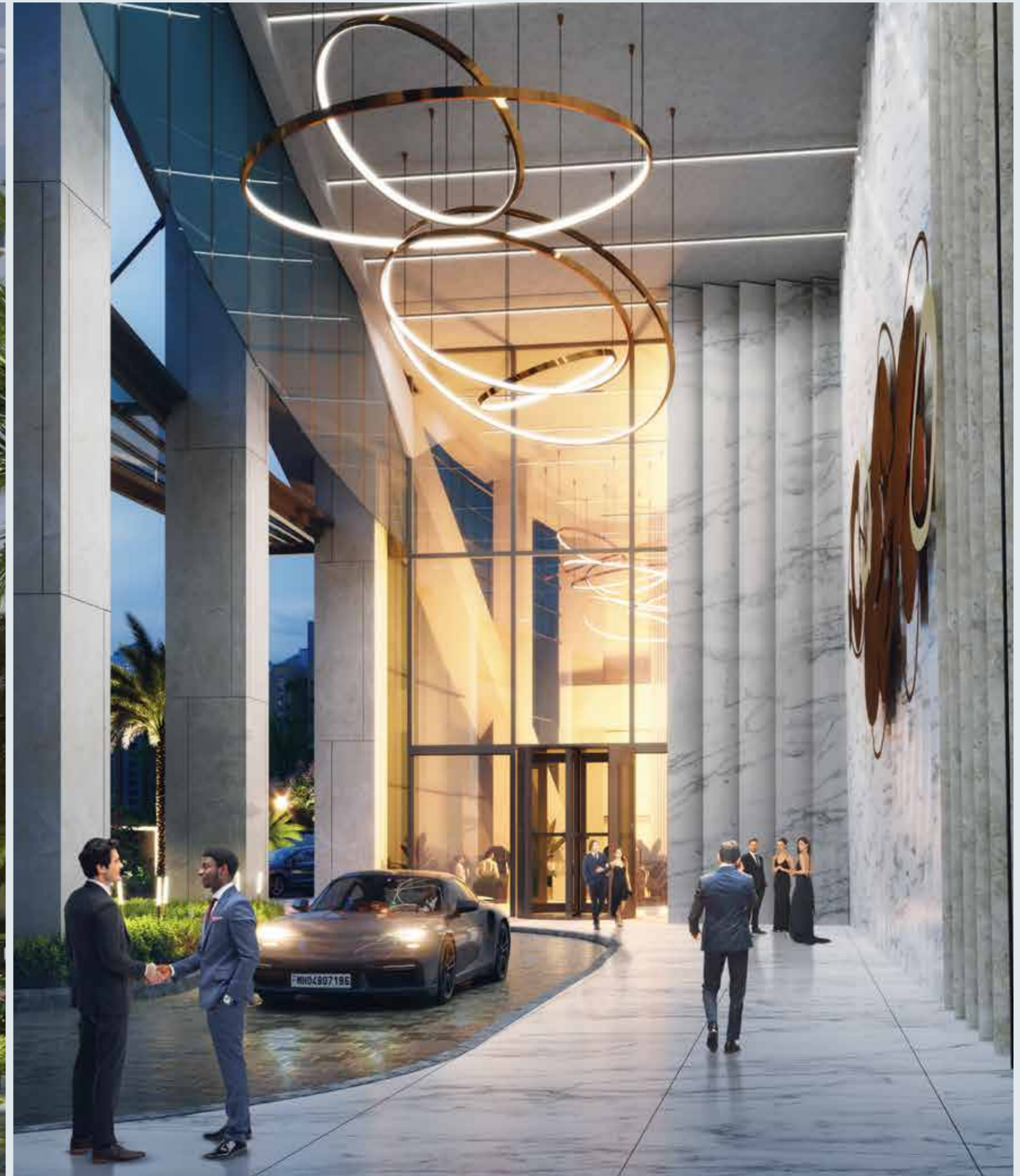


All are Reference Images

MAKE THE  
KIND OF  
ENTRY YOU  
DESERVE



The grand entrance and opulent lobby await the arrival of corporate royalty.



All are Artist's Impression

Enter a realm of unmatched success where tradition and innovation converge, guiding you through a transformative journey of growth and accomplishment.



# GET FLOORED BY THE DETAILED PLANNING



**Every office at Shalimar Business District is designed to be your kingdom.** There is an abundance of space and facilities for your team and the realisation of your dreams. High-speed lifts, broad corridors; every convenience you would need has already been provided for.

As the floor-to-floor height is a marvellous 4.35 MT/14'-6, the offices feel lavishly spacious. You will be able to utilise the maximum area to set up your office; the space has been planned in a manner that allows every office to have the facilities they need.

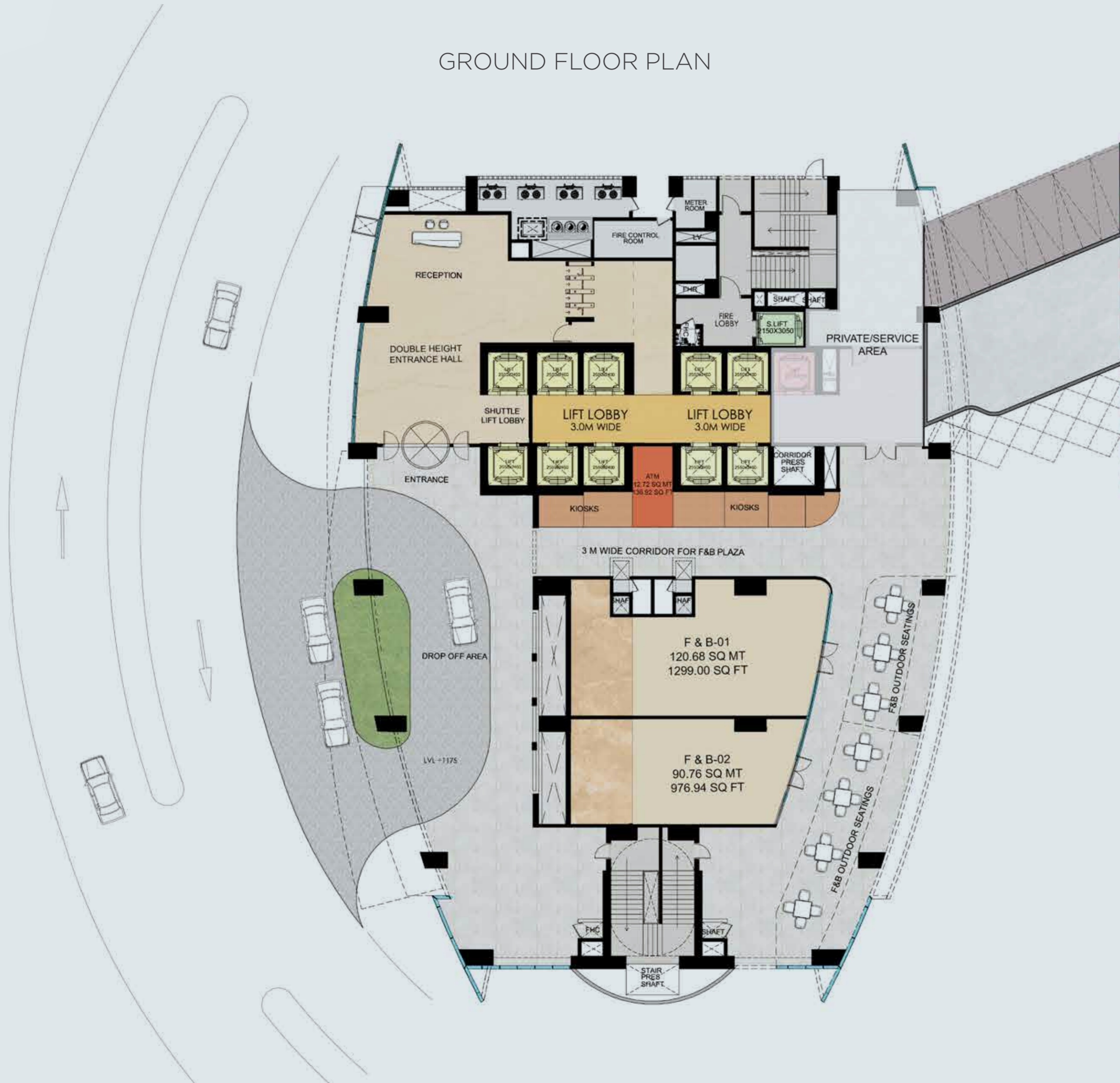
Choose from any of the 8 offices on the floor that best match your criteria and start pushing your business's growth trajectory further north.



Reference Image



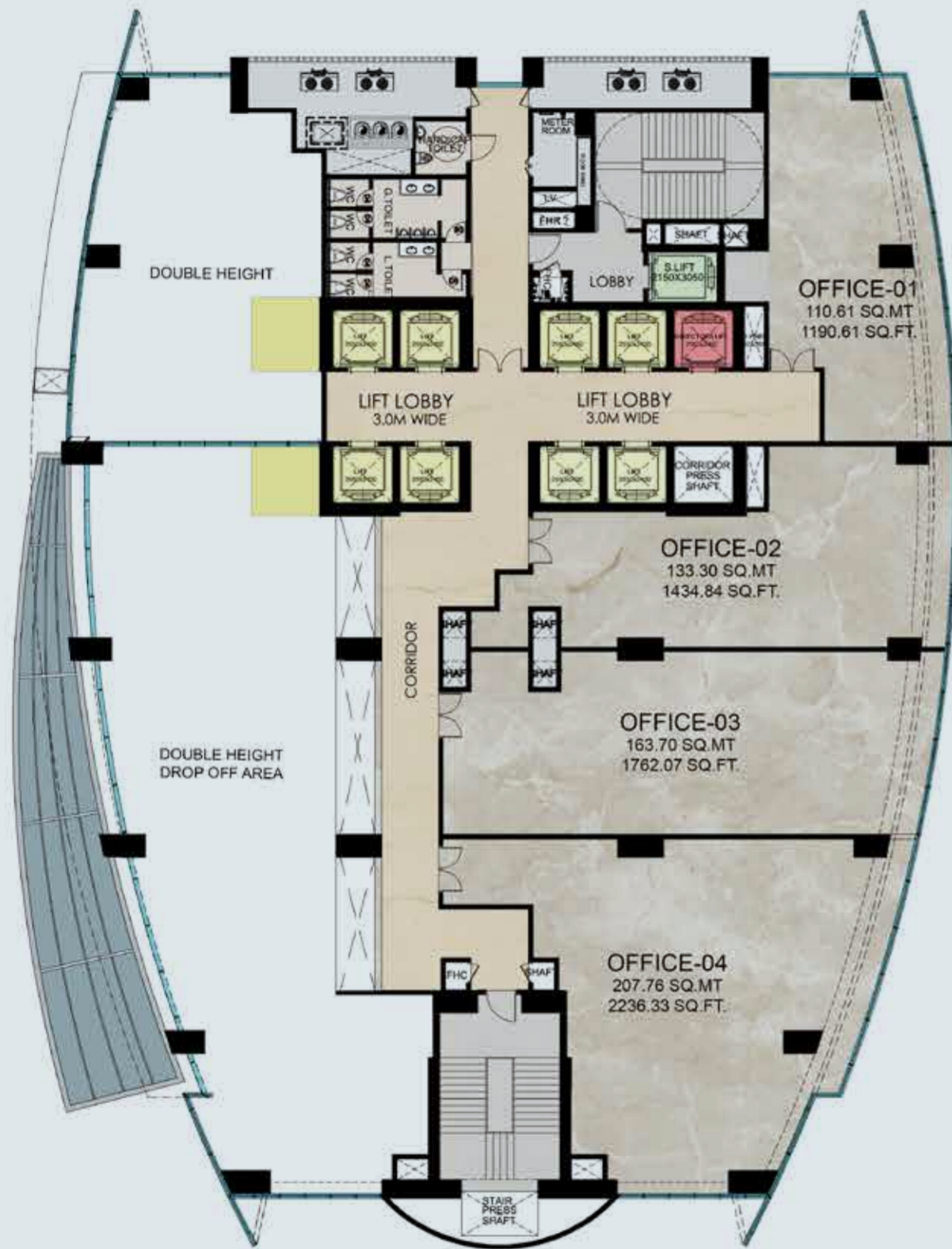
GROUND FLOOR PLAN



GROUND FLOOR	CARPET AREA	
	SQ MT	SQ FT
F & B-01	120.68	1,299.00
F & B-02	90.76	976.94
ATM	12.72	136.92



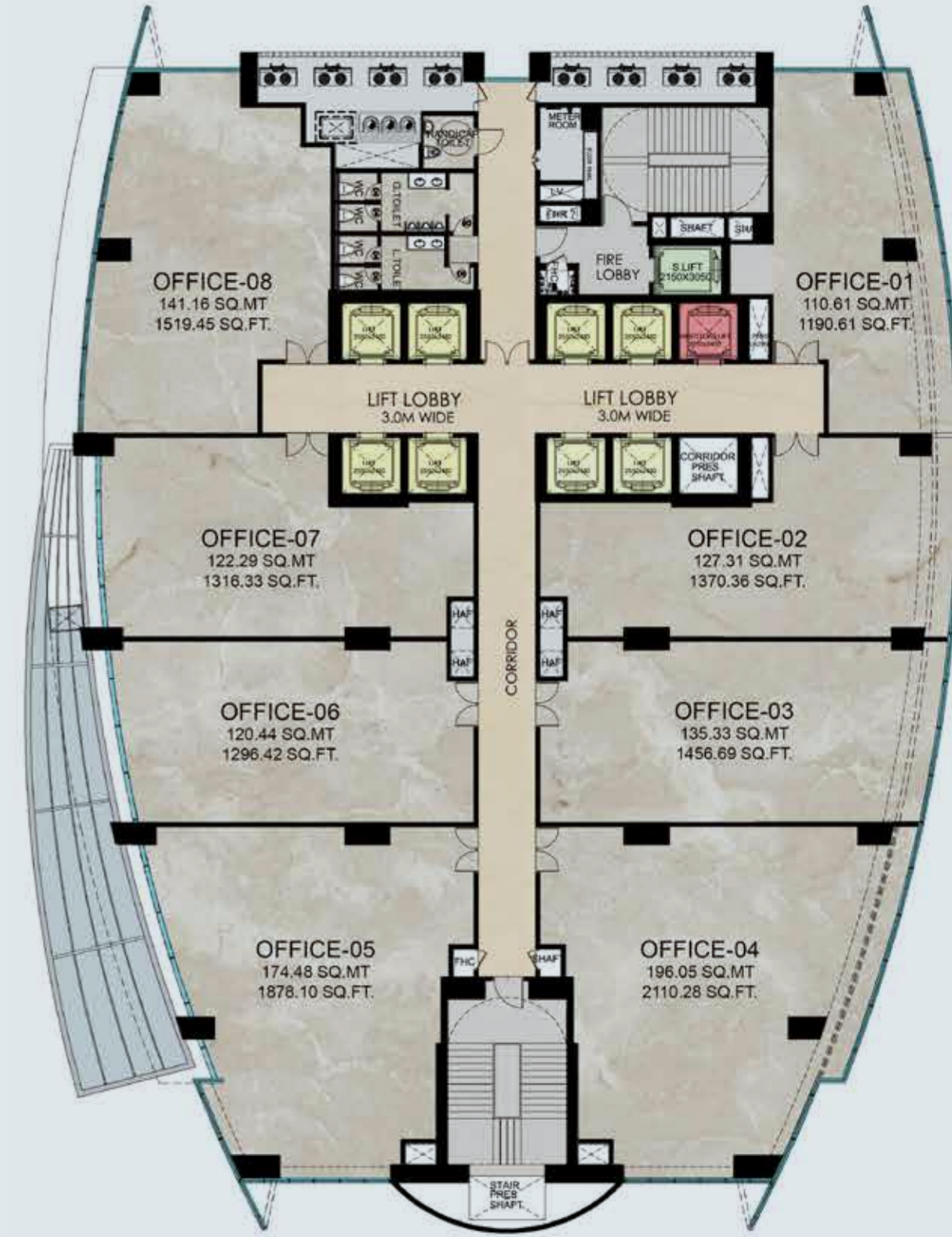
1<sup>ST</sup> FLOOR PLAN



1ST FLOOR	CARPET AREA	
	SQ MT	SQ FT
OF - 01	110.61	1,190.61
OF - 02	133.30	1,434.84
OF - 03	163.70	1,762.07
OF - 04	207.76	2,236.33



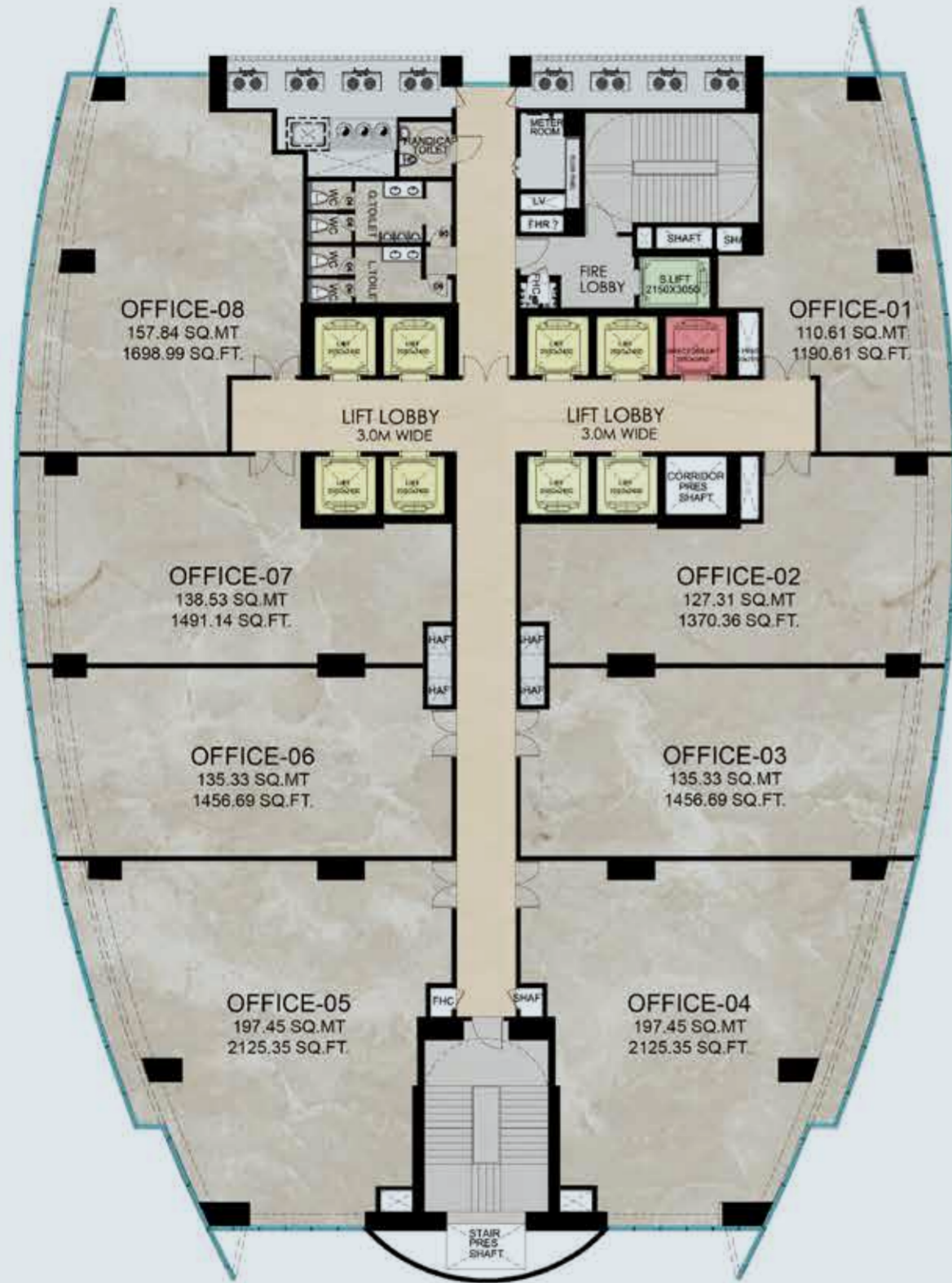
2<sup>ND</sup> FLOOR PLAN



2ND FLOOR	CARPET AREA	
	SQ MT	SQ FT
OF - 01	110.61	1,190.61
OF - 02	127.31	1,370.36
OF - 03	135.33	1,456.69
OF - 04	196.05	2,110.28
OF - 05	174.48	1,878.10
OF - 06	120.44	1,296.42
OF - 07	122.29	1,316.33
OF - 08	141.16	1,519.45



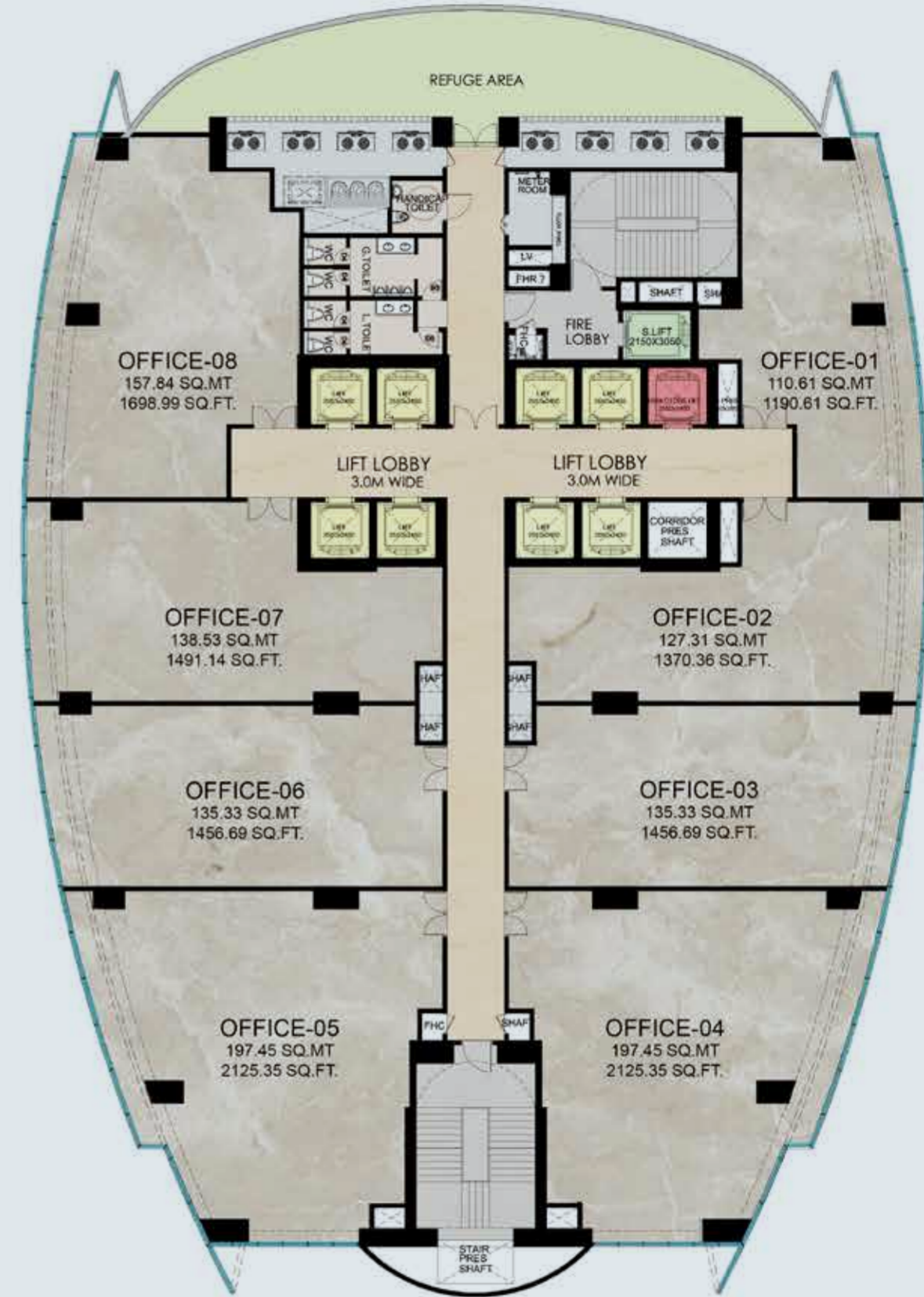
3<sup>RD</sup>, 5<sup>TH</sup>, 6<sup>TH</sup>, 8<sup>TH</sup>, 9<sup>TH</sup>,  
11<sup>TH</sup> & 12<sup>TH</sup> FLOOR PLAN



3RD, 5TH, 6TH, 8TH, 9TH, 11TH & 12TH FLOOR	CARPET AREA	
	SQ MT	SQ FT
OF - 01	110.61	1,190.61
OF - 02	127.31	1,370.36
OF - 03	135.33	1,456.69
OF - 04	197.45	2,125.35
OF - 05	197.45	2,125.35
OF - 06	135.33	1,456.69
OF - 07	138.53	1,491.14
OF - 08	157.84	1,698.99



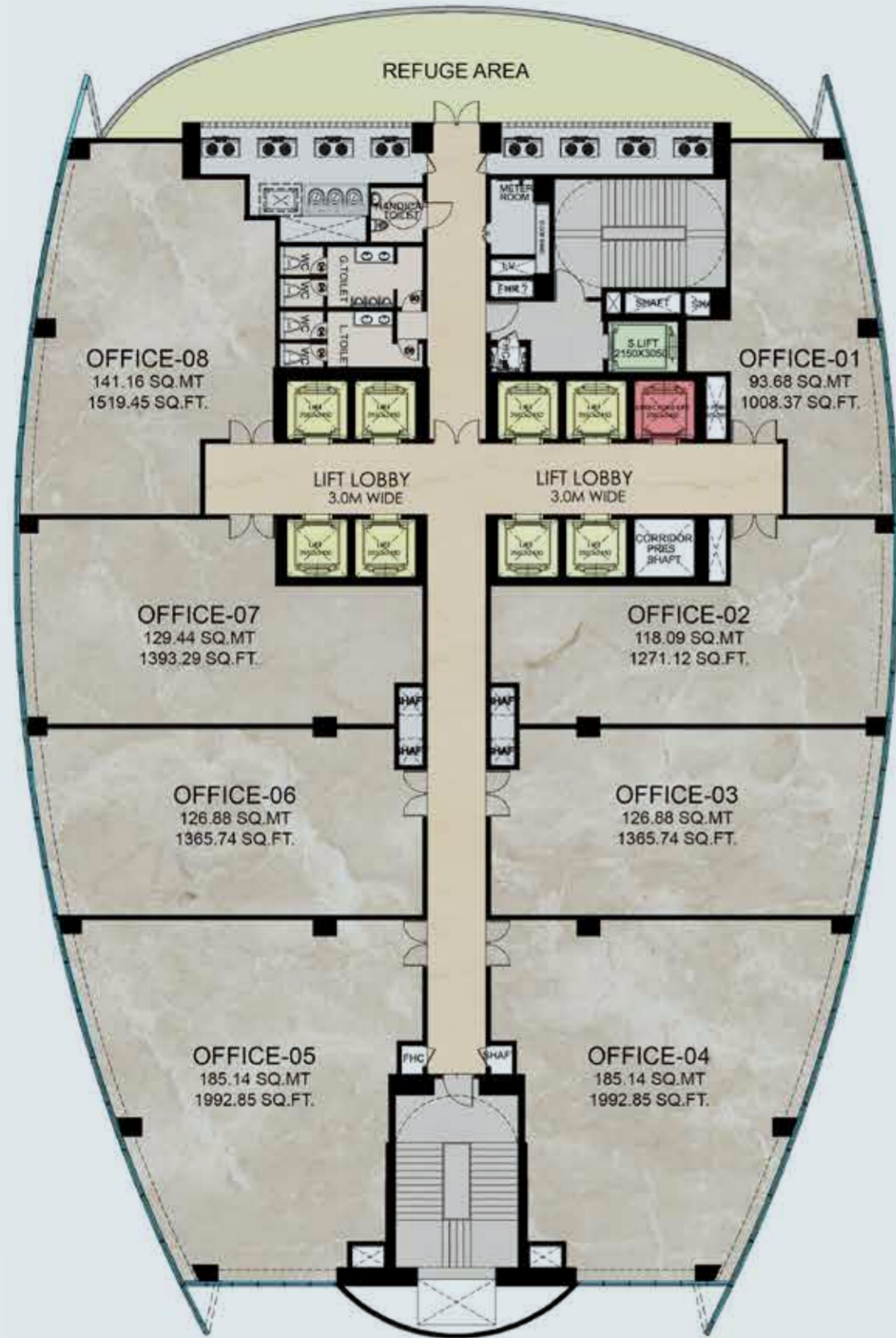
REFUGE FLOOR PLAN  
4<sup>TH</sup>, 7<sup>TH</sup> & 10<sup>TH</sup>



4TH, 7TH & 10TH FLOOR	CARPET AREA	
	SQ MT	SQ FT
OF - 01	110.61	1,190.61
OF - 02	127.31	1,370.36
OF - 03	135.33	1,456.69
OF - 04	197.45	2,125.35
OF - 05	197.45	2,125.35
OF - 06	135.33	1,456.69
OF - 07	138.53	1,491.14
OF - 08	157.84	1,698.99



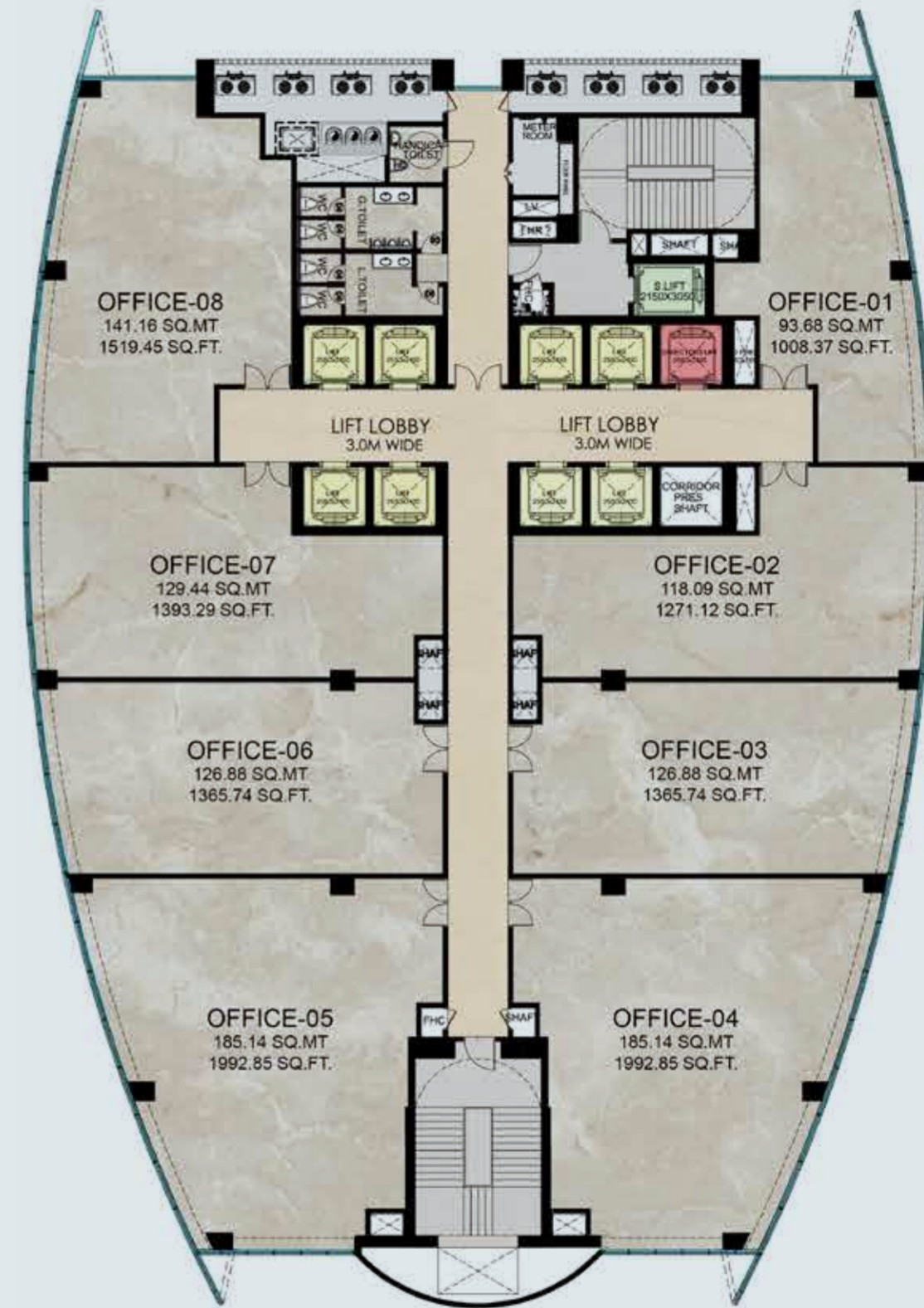
REFUGE FLOOR PLAN  
13<sup>TH</sup> & 16<sup>TH</sup>



13TH & 16TH FLOOR	CARPET AREA	
	SQ MT	SQ FT
OF - 01	93.68	1,008.37
OF - 02	118.09	1,271.12
OF - 03	126.88	1,365.74
OF - 04	185.14	1,992.85
OF - 05	185.14	1,992.85
OF - 06	126.88	1,365.74
OF - 07	129.44	1,393.29
OF - 08	141.16	1,519.45



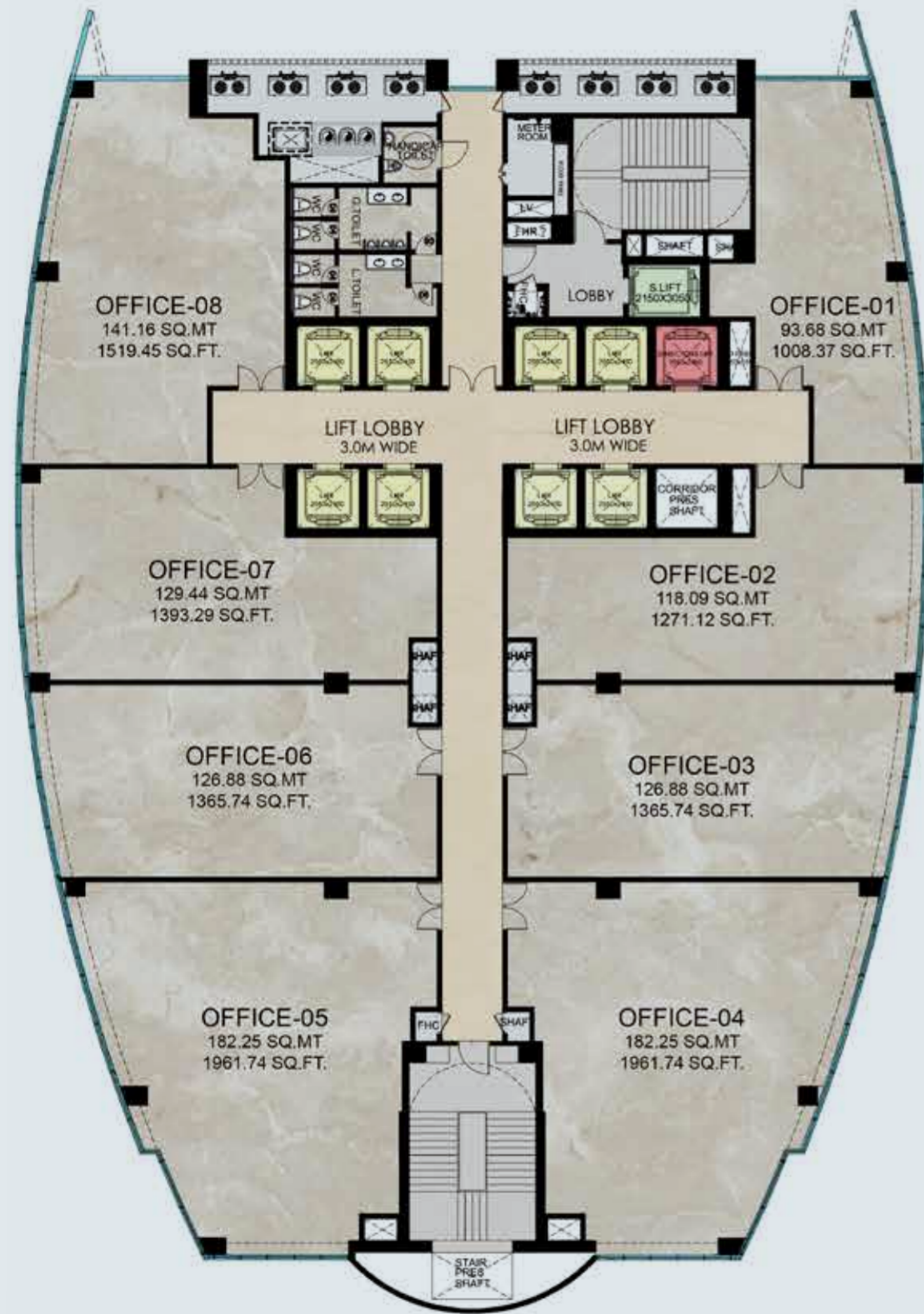
14<sup>TH</sup> & 15<sup>TH</sup>  
FLOOR PLAN



14TH & 15TH FLOOR	CARPET AREA	
	SQ MT	SQ FT
OF - 01	93.68	1,008.37
OF - 02	118.09	1,271.12
OF - 03	126.88	1,365.74
OF - 04	185.14	1,992.85
OF - 05	185.14	1,992.85
OF - 06	126.88	1,365.74
OF - 07	129.44	1,393.29
OF - 08	141.16	1,519.45



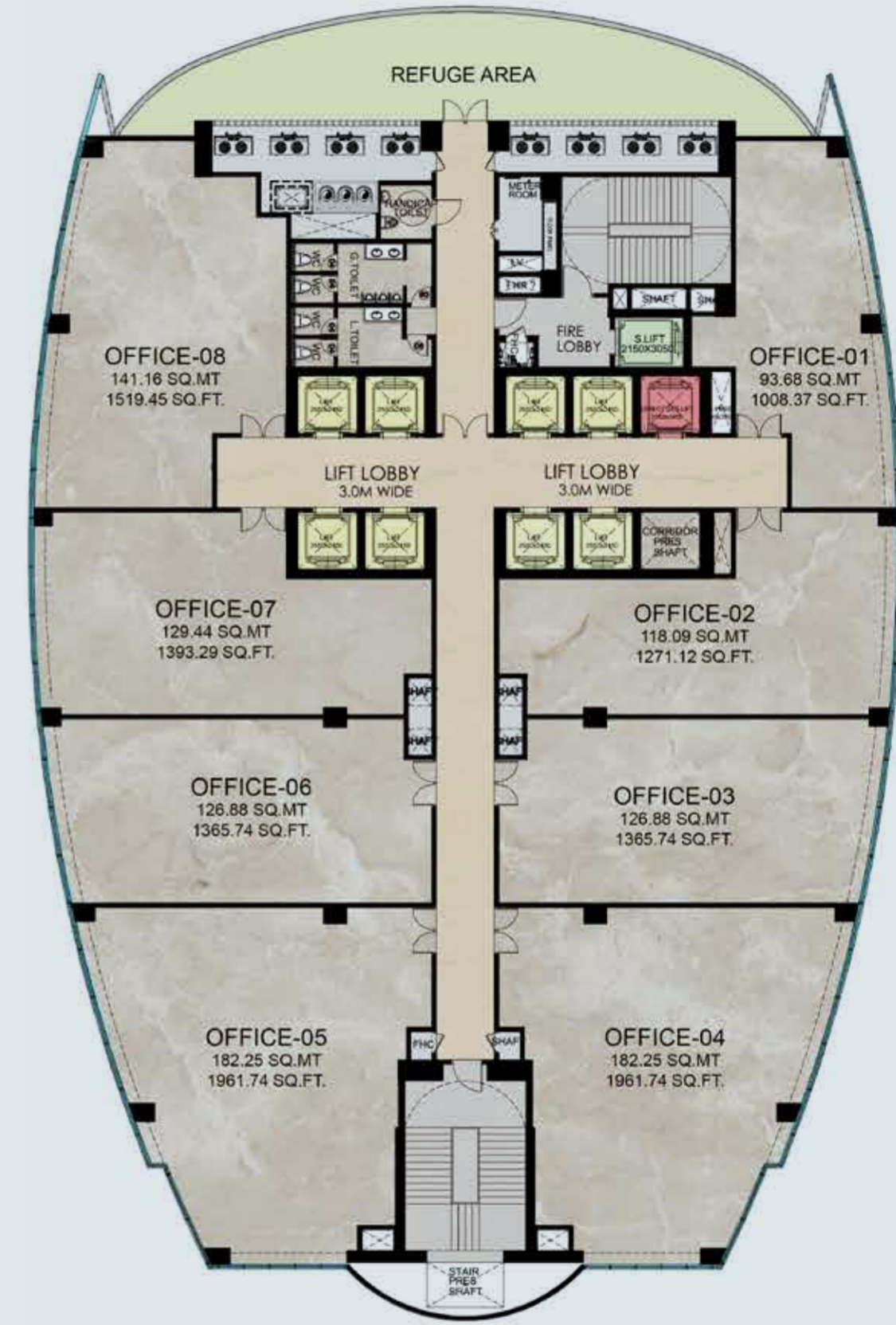
17<sup>TH</sup>, 18<sup>TH</sup> & 20<sup>TH</sup>  
FLOOR PLAN



17TH, 18TH & 20TH FLOOR	CARPET AREA	
	SQ MT	SQ FT
OF - 01	93.68	1,008.37
OF - 02	118.09	1,271.12
OF - 03	126.88	1,365.74
OF - 04	182.25	1,961.74
OF - 05	182.25	1,961.74
OF - 06	126.88	1,365.74
OF - 07	129.44	1,393.29
OF - 08	141.16	1,519.45



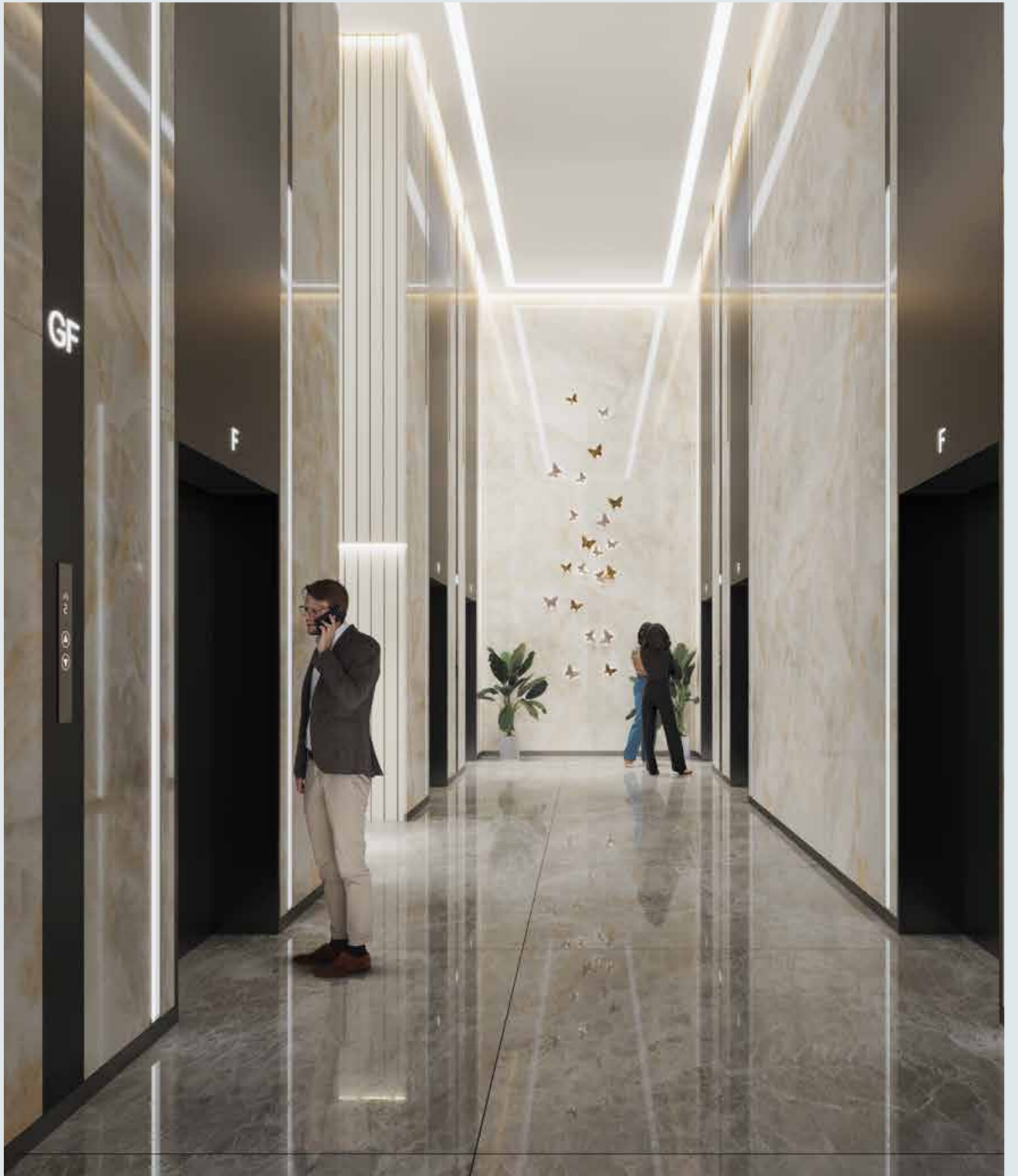
REFUGE FLOOR PLAN  
19<sup>TH</sup>



19TH FLOOR	CARPET AREA	
	SQ MT	SQ FT
OF - 01	93.68	1,008.37
OF - 02	118.09	1,271.12
OF - 03	126.88	1,365.74
OF - 04	182.25	1,961.74
OF - 05	182.25	1,961.74
OF - 06	126.88	1,365.74
OF - 07	129.44	1,393.29
OF - 08	141.16	1,519.45



NAVIGATE SUCCESS THROUGH OUR GATEWAY  
Enter our offices and traverse the corridors of success,  
where every step unfolds new possibilities,  
crafting a pathway to prosperity like no other.



Reference Image

Artist's Impression

# SPECIFICATIONS OF SHALIMAR BUSINESS DISTRICT (TOWER I):



Reference Image

## STRUCTURE

Structure Designed with highest seismic consideration for the zone as stipulated by the BIS Code and for Better safety

## HEIGHTS

Slab to Slab: Max. 4.35 Mt.

## EXTERNAL FACADE

Structural/Curtain Wall Glazing with High Performance glass

## FLOORING

### Entrance & Ground Floor Lift Lobby

Italian Marble/Granite/ Superior Quality Tiles

### Typical Floor Lift Lobby

Granite/ Superior Quality Tiles

### Typical Floor Corridor

Granite/ Tiles

## COMMON LOBBY/AREA

### Wall Finishes

Lift Fascia with Granite/Tile Dado & Acrylic Emulsion Paint on walls

### Ceiling Finishes

Gypsum false ceiling and Acrylic Emulsion Paint

## ELECTRICAL

### Power Back Up

100% Power backup

### Critical/Emergency Lighting

Emergency lighting in Common area through UPS

## COMMON TOILET

- Floor & Walls in Granite/Superior Quality Tiles
- Pre-Laminated Board Partition Greenlam/Marino Or Equivalent
- Grohe/Jaquar/Roca or equivalent toilet Fitting in all common toilets with low flush rates as per Green Building norms.

## ELEVATORS/LIFTS

- Total 11 Elevators
- Guest: 2 Nos.
- Occupants: 8 Nos.
- Service Lift: 1 Nos.

## HVAC SYSTEM

- High Efficiency independent VRV based Air-Conditioning
- Demand based basement ventilation
- Treated Fresh Air supply in Common Areas & All Offices creating healthy environment for Occupants.
- Advanced Smoke Extraction system at every floor & 100% Fire and Life Safety Compliant Design

## SECURITY

- State of the art security systems with high resolution IP cameras
- Automatic visitor verification and Management system

## FIRE FIGHTING

### Staircase

One Main Staircase and one fire staircase at each level

### Sprinklers

Fully Provided in all parts of the building

### Fire Safety features

Fire Code Compliant & as per National Building Code of India-2016

### Fire Doors

2 Hrs. Fire Rated Doors

## WATER SUPPLY

- Water Supply would be available through overhead tanks to each floor level.
- Provision for Pantry and Toilets with all offices.

## PARKING

- Ample parking space available in two levels of basement with provision of stack parking system in Lower Basement

## COMMUNICATION SYSTEM

Infrastructure for World class data & Wi-Fi Services.

## SPECIAL FEATURES

- F & B Experience
- Fully Glazed River Side View from most of the Offices
- Good Landscaped Spaces with sitting areas at Ground Floor
- Certified Green Building

- Connectivity With All means of Transport
- Breathtaking Landscape Spaces
- Use of High Performance glass
- Double height entrance foyer and elegant lift lobbies
- Rainwater reclamation system
- Maintenance at affordable rates by agency of international repute
- 24x7 gate security and camera surveillance
- Ample natural light to all offices
- Common toilets on all floors
- Air-conditioned lobbies and common passages
- Energy efficient lighting for minimum expenses on common area lighting.
- Smart building controls for common area and toilet lighting and ventilation systems
- Solar power generation for reducing the power expenses for common areas.
- Efficient water consumption using high efficiency low flow fixtures.
- Provision for EV Charging at Basement Level.

SUCCESS AND  
ENVIRONMENT  
ARE FRIENDS  
HERE





# GREEN BUILDING ADVANTAGES.

- Energy-Efficient Lighting
- HVAC System Optimization
- Solar Energy Integration
- Water-Efficient Fixtures
- Rainwater Harvesting System
- Green Roof Design
- Smart Building Controls
- Waste Diversion Strategies
- Green Commuting
- Indoor Air Quality Measures
- Continuous Monitoring and Improvement of sustainable practices



All are Reference Images

# SHALIMAR CREATING A FUTURE-READY LUCKNOW

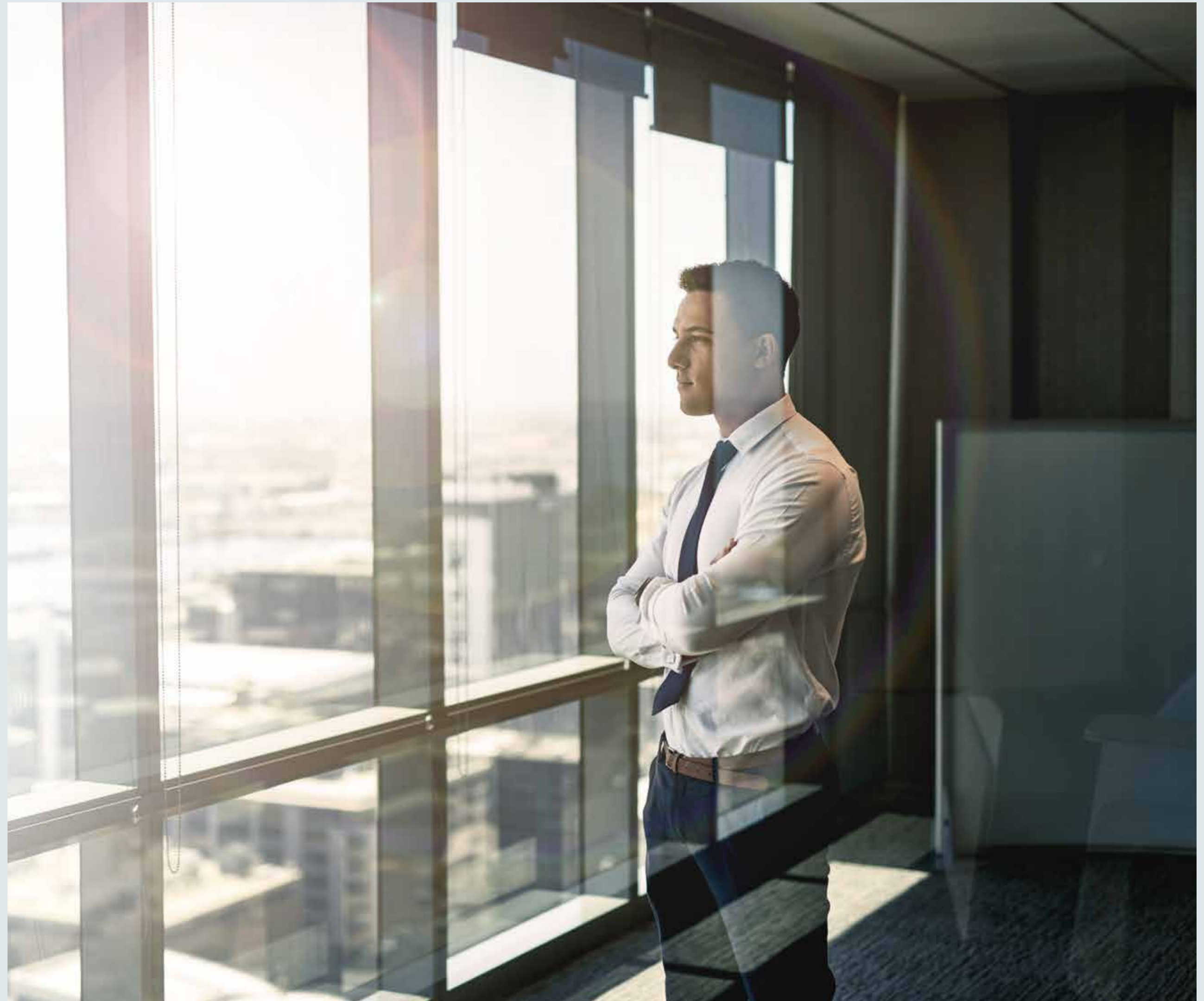




Established in 1988, the Shalimar Group, popularly known as Lucknow's luxury property developer, is a diversified business group based in the capital city of Uttar Pradesh. The Group's footprint spans across the Real Estate, Property Management, various Allied Services, Civil Construction, Imports & Exports and Glass Processing sectors. An ever-expanding business portfolio is the conglomerate's hallmark.

After having successfully developed nearly 6 million sq. ft. of residential and commercial property, the Group is set to develop another 15 million sq. ft. area across the major cities of UP and Delhi NCR in the next couple of years.

With a strong and dedicated team of over 1000 personnel the Group envisions to enrich lives and raise the standard of living at large.



Reference Image



ICONS THAT ARE RAISING  
THE BAR OF LUXURY LIVING.

COMPLETED PROJECTS.



**BELVEDERE COURT 1**  
UPRERAPRJ12850



**BELVEDERE COURT 2**  
UPRERAPRJ243983



**VISTA**  
UPRERAPRJ4833



ONGOING PROJECTS.



**BELVEDERE SUITES**  
UPRERAPRJ263280



**VALENCIA TOWERS**  
UPRERAPRJ496663



**VALENCIA COUNTY**  
UPRERAPRJ612919



**WHISPERING WOODS**  
UPRERAPRJ380751



**BELVEDERE COURT 3**  
UPRERAPRJ260653



COMPLETED PROJECTS OF SHALIMAR IN LUCKNOW.



SHALIMAR APARTMENTS  
P. N ROAD



SHALIMAR HOMES  
ASHOK MARG



SHALIMAR ESTATE  
NEW HYDERABAD



SHALIMAR COURTYARD  
SITAPUR ROAD



SHALIMAR HEIGHTS  
JOPLING ROAD



SHALIMAR EMERALD  
JOPLING ROAD



SHALIMAR ROYALE  
MALL AVENUE



SHALIMAR IMPERIAL  
GOKHALE MARG



SHALIMAR DWELLING  
AP SEN ROAD



SHALIMAR GRAND  
JOPLING ROAD



SHALIMAR GALLANT  
MAHANAGAR  
UPRERAPRJ3168



GARDEN BAY IIM ROAD  
UPRERAPRJ9256  
UPRERAPRJ9203



SHALIMAR MEADOWS  
GOKHALE MARG



MULTILEVEL PARKING  
HAZRATGANJ



OEL SHALIMAR  
NEW HYDERABAD



SHALIMAR PARADISE  
LUCKNOW - FAIZABAD ROAD  
UPRERAPRJ9777



SHALIMAR ELLDEE PLAZA  
BHOONATH MARKET



TITANIUM  
GOMTI NAGAR



SHALIMAR STAR,  
HAZRATGANJ



SHALIMAR LOGIX  
RANA PRATAP MARG

COMPLETED PROJECTS OF SHALIMAR IN LUCKNOW.



SHALIMAR SQUARE  
LALBAGH



SHALIMAR CORPORATE PARK  
VIBHUTI KHAND



JPNIC  
GOMTI NAGAR



SHALIMAR TOWER  
VIBHUTI KHAND



SHALIMAR COURT  
RANI LAKSHMIBAI MARG



SAS HOUSE  
SAPRU MARG



IRIDIUM  
GOMTI NAGAR  
UPRERAPRJ17421



SHALIMAR CORPORATE PARK  
VIBHUTI KHAND



MANNAT EXTENSION  
LUCKNOW - FAIZABAD ROAD  
UPRERAPRJ243983



SHALIMAR MANNAT  
LUCKNOW - FAIZABAD ROAD  
UPRERAPRJ8345

COMPLETED PROJECTS OF SHALIMAR IN DELHI NCR.



SHALIMAR NEST VASANT KUNJ  
DELHI NCR



SHALIMAR RETREAT  
DELHI NCR



IBIZA TOWN  
DELHI NCR

# DESIGNED BY THE BEST.

## ARCHITECTURAL CONSULTANT

### ARCHITECT HAFEEZ CONTRACTOR

Shalimar Business District is designed to be a Landmark Commercial in this part of the country.

It's unique location on the banks of the Gomti river on one side and the large well designed residential development of Shalimar One World on the other side will make it the most sought after location in times to come.

The complex is designed to benchmark against the best International developments in terms of its look, feel, detailing and amenities.

## STRUCTURAL CONSULTANT

### TECHNICAL PROJECTS CONSULTANTS(P) LTD., NOIDA

TPCL is a leader in the design and construction of projects with a track record spanning over 40 years. The firm's knowledge of structural engineering, quantity surveying and cost control and project management has earned it an indelible reputation for designing landmark projects with state of art designs, uncompromising quality and high ethical standards, at both national and international levels.



Reference Image



ANS Developers Pvt. Ltd. (formerly known as Shalimar Lakecity Pvt. Ltd.)  
Titanium, Shalimar Corporate Park, Vibhuti Khand, Gomti Nagar, Lucknow - 226010  
E: sales@shalimar.org • T: + 91 522 4030444 • W: shalimarcorp.com

Disclaimer: Visual representations shown in this brochure are purely conceptual. Elevations, Specifications, Site plans etc of the township are tentative and subject to variation and modification by the company at its sole discretion. The project land includes an area of 199.50 sq.mt. (Khasra No. 569[kha] & 633 allotted to the promoter on a lease of 30 years vide lease deed dated 24-06-2015 by the state government through Lucknow Development Authority which can be renewed for further 60 years but not more than 30 years at one time. Thus the aggregate duration of this lease can be 90 years. No construction under this project is being constructed on the lease hold land. Entire lease hold land is under "open areas" of this project. The promoter undertakes to get the lease of the land renewed as per the terms of the lease deed before the expiry of the duration of the lease.

Project RERA Registration No.: UPRERAPRJ143786/01/2024 | Promoter RERA Registration No.: UPRERAPRM10813 | U.P. RERA WEBSITE ADDRESS - www.up-rera.in





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