



Shalimar
Paradise

A royal destination



Endowing with unrivaled services

Shalimar has grown as a leading real estate company in the region. The projects accomplished by the company are in true sense a symbol of design and elegance. The group's portfolio has grown to more than 50 lacs sq. ft. and it's working relentlessly on the projects being developed on 75 lacs sq. ft. The group in a span of 24 years has successfully developed residential complexes, commercial destinations, family entertainment centers and IT parks. The group is also developing townships in area of about 250 acres in the city of Lucknow.

With a team of 600 highly skilled and professional people, Shalimar today has earned a high reputation and standing in the real estate market. The group aims to set milestones in the sector of real estate through the use of latest technology and effective management.



Villa - A

4 BHK - 14 m x 25 m

Plot Area : 3767 sq.ft. | Const. Area : 3274.16 sq.ft.

Ground Floor Plan



First Floor Plan



Terrace Floor Plan



Villa - B

3 BHK - 15 m x 25 m

Plot Area : 4037 sq.ft. | Const. Area : 3170.43 sq.ft.



Ground
Floor
Plan

First Floor Plan



Terrace Floor Plan



Villa - B

4 BHK - 15 m x 25 m

Plot Area : 4037 sq.ft. | Const. Area : 3545.42 sq.ft.

Ground
Floor
Plan



First Floor Plan



Terrace Floor Plan



Villa - C

3 BHK - 11.5 m x 22 m

Plot Area : 2723 sq.ft. | Const. Area : 3112.98 sq.ft.

Ground
 Floor
 Plan



First Floor Plan



Terrace Floor Plan



Villa - C

4 BHK - 11.5 m x 22 m

Plot Area : 2723 sq.ft. | Const. Area : 3265.66 sq.ft.

Ground
 Floor
 Plan



First Floor Plan



Terrace Floor Plan



Villa - D

3 BHK - 12 m x 22 m

Plot Area : 2842 sq.ft. | Const. Area : 3251.89 sq.ft.

Ground
Floor
Plan





First Floor Plan



Terrace Floor Plan

Villa - D

4 BHK - 12 m x 22 m

Plot Area : 2842 sq.ft. | Const. Area : 3407.48 sq.ft.

Ground
Floor
Plan





First Floor Plan



Terrace Floor Plan

Villa - E

3 BHK - 11 m x 22 m

Plot Area : 2605 sq.ft. | Const. Area : 2863.34 sq.ft.

Ground
 Floor
 Plan



First Floor Plan



Terrace Floor Plan



Villa - E

4 BHK - 11 m x 22 m

Plot Area : 2605 sq.ft. | Const. Area : 2977.29 sq.ft.

Ground
 Floor
 Plan



First Floor Plan



Terrace Floor Plan



Villa - F

3 BHK - 10 m x 22 m

Plot Area : 2368 sq.ft. | Const. Area : 2681.61 sq.ft.

Ground
 Floor
 Plan





First Floor Plan



Terrace Floor Plan

Villa - F

4 BHK - 10 m x 22 m

Plot Area : 2368 sq.ft. | Const. Area : 2865 sq.ft.

Ground
Floor
Plan





First Floor Plan



Terrace Floor Plan

Villa - G

3 BHK - 10 m x 20 m

Plot Area : 2153 sq.ft. | Const. Area : 2712.38 sq.ft.

Ground
Floor
Plan





First Floor Plan



Terrace Floor Plan

Villa - G

4 BHK - 15 m x 20 m

Plot Area : 3900 sq.ft. | Const. Area : 4136 sq.ft.



Ground
Floor
Plan

First Floor Plan



Terrace Floor Plan



Villa - H

3 BHK - 10 m x 18 m

Plot Area : 2000 sq.ft. | Const. Area : 2539 sq.ft.

Ground
Floor
Plan





First Floor Plan



Terrace Floor Plan



Inspired by green environs

Extensive green surroundings

Well-decorated kids' play area

Enticing ambiance & picturesque outdoor settings

Sky-lit green avenues & pathways

Captivating landscapes & streetscapes





Shalimar
Paradise



Crafted with immense care

Adequately lit & well-ventilated

Landscaped front & rear lawns

Private spaces oozing tranquility

Ravishing water bodies & fountains

Plenty of greens & sit-out areas



SPECIFICATIONS



STRUCTURE

Structure designed for the Highest Seismic Considerations for zone as stipulated by the code and better safety

FOUNDATION

Reinforced Concrete Footings and Column with Raft

ALL BEDROOMS

- Flooring/Skirting : Vitrified Tiles/Laminated Wooden Flooring
- Wall Finishes : Acrylic Emulsion on POP Punning
- Ceiling : Oil Bound Distemper



LIVING/DINING ROOM

- Flooring/Skirting : Imported Marble/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 : Vitrified Tiles/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 : Hindware or Parryware, or Equivalent Brands with Concealed Cisterns

KITCHEN

- Flooring/Skirting : Vitrified Tiles/Ceramic Tiles/Marble Stone
- Wall Finishes : Oil Bound Distemper on the Walls
- Ceiling : Oil Bound Distemper and provision for installation of Geysers



C.P. FITTINGS AND ACCESSORIES

Grohe/Jaquar Toilet Fittings or Equivalent single lever Fittings in all Toilets. All Toilet floors provided with suitable and adequate water proofing treatment. Provision for installation of Geysers



SPECIFICATIONS



STAIRCASE

| | | |
|---------------|---|--|
| Flooring | : | Polished Indian Stone/Indian Marble on Treads, Risers and Landings |
| Railing | : | Painted M.S. Handrails and Balustrades |
| Wall Finishes | : | Oil Bound Distemper on Plaster |

COMMON PASSAGE

| | | |
|------------------|---|--|
| Flooring | : | Vitrified Tiles/Imported Marble |
| Wall Finishes | : | Whitewash/Oil Bound Distemper on Plaster |
| Ceiling Finishes | : | Whitewash/Oil Bound Distemper on Plaster |



DOORS AND WINDOWS

| | | |
|------------------------------|---|--|
| Main Entrance Door | : | Painted Hardwood Frame with Flush Door Shutters |
| Internal Doors | : | Painted Hardwood Frame with Flush Doors |
| Hardware | : | Locks, Handles and Knobs (Mortise and Cylindrical Locks) from reputed makes and brands. High quality Steel/Brass Hardware. |
| Windows and External Glazing | : | Powder coated Aluminum Frame or UPVC Frame Windows with Clear Glass. |

EXTERNAL WALL FINISHES

| | | |
|------------------------|---|---|
| External Wall Finishes | : | External 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. Adequate provision for Light Points, Fan Points, Receptacles and Power Points in all rooms. Electrical Points for Exhaust Fans in Kitchens and Toilets. |
| Plumbing | : | ISI Compliant CPVC Water Supply Pipes with Standard Valves and Accessories. ISI Compliant PVC Waste Pipes and Traps |
| Security System | : | EPABX System or VDP System |

SHALIMAR PARADISE CLUB FACILITIES*

| | |
|---|---------------------------|
| : | Games Room |
| : | Swimming Pool |
| : | Functional Room |
| : | Spa & Gymnasium |
| : | Jogging Track |
| : | Central Landscaped Garden |

Note: Visual representations shown in this brochure are purely conceptual. Building plans, specifications, layout plans etc. are tentative and subject to variation and modification by the company or the competent authorities sanctioning plans.

*Terms and conditions apply

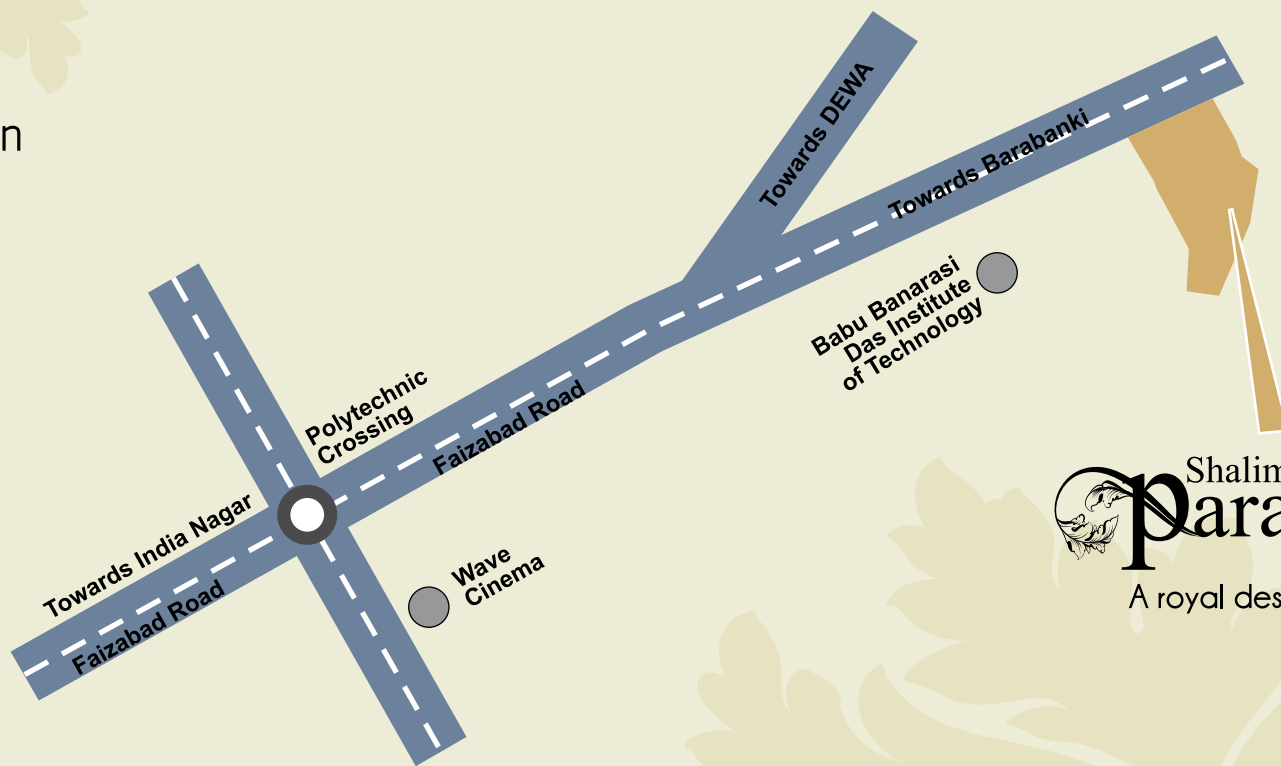


Site Plan



Location Plan

not to scale



| Drive form | Min (approx) |
|-------------------------------------|--------------|
| Wave Mall | 10 mins |
| Taj Hotel, Gomti Nagar | 15 mins |
| Babu Banarsi Das University/Chinhut | 05 mins |
| Shaheed Path | 10 mins |



Shalimar Grand



Shalimar Emerald



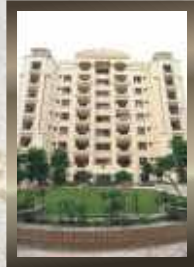
Shalimar Titanium



Shalimar Elldee Plaza



Shalimar Corporate Park



Shalimar Heights



Shalimar Grand Villa



Shalimar Estate



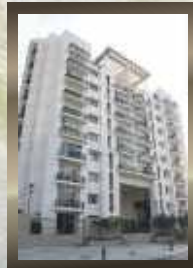
Shalimar Oel Estate



Shalimar Homes



Shalimar Logix



Shalimar Imperial



Shalimar Star



Shalimar Square





SHALIMAR

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