

SHALIMAR  
SKY  
GARDEN

WHEN

Form

DEFIES CONVENTIONS,  
IT CREATES A  
REALM OF ITS OWN.





WHEN

# *Vision*

EXCEEDS  
BOUNDARIES,  
IT IMPARTS  
AN AURA OF  
ITS OWN.



A *Landmark*

ENVISIONED  
TO SHAPE  
A DESTINY  
OF ITS OWN.



SHALIMAR  
**SKY**  
GARDEN

A uniquely envisioned design makes it the sight of a lifetime. An array of unprecedented experiences - including open views, makes it the future of luxury. A neighbourhood with happening activity and connectivity which offers proximity to Shaheed Path, just 2 km away, makes it a destination without parallel. Shalimar Sky Garden at Ayodhya road, Lucknow. A landmark that's clearly meant to be in a league by itself.





# Uniqueness

OF A WHOLE  
NEW KIND.

- Tallest Landmark within a 5 km radius\*
- 2 Towers of 22 Floors
- Ground & Podium Level Landscape
- Podium with 13 Amenities with Infinity edge Swimming Pool
- 2 Levels of High-End Retail Spaces & Anchor Showrooms with Separate Entrance
- Sky Bridge 56.85 Mt. / 186 Ft. from the Ground
- Sky Bridge with 5 Lifestyle Amenities
- 38 Residences of 3 BHK + Servant Quarter
- 82 Residences of 4 BHK + Servant Quarter
- 2 Residences of 4 BHK Prime + Servant Quarter





A *Locaction*

IN A LEAGUE OF ITS OWN.

# Choices

SURROUNDING YOU  
IN ABUNDANCE.

## TRENDS OF THE LATEST KIND.

- Wave Mall Lucknow - 750 m
- Fun Mall - 5.0 km

## CARE, TO ENSURE WELLNESS ALL YEAR ROUND

- Lohia Hospital - 550 m

## FLAVORS, TO MAKE EVERY DAY GRAND.

- Hyatt Regency - 1.5 km
- Fairfield by Marriott - 1.5 km
- Hilton Garden Inn - 1.9 km

## BUSINESS ELEVATES, WHERE SUCCESS MEETS SPACE.

- Indira Gandhi Pratishthan - 2.0 km
- Shalimar Corporate Park - 2.0 km





A *Grandeur*

IN A LEAGUE OF ITS OWN.





*Lavishness* AWAITS YOUR ARRIVAL.





*Embrace*

THE AIR OF SHEER AFFLUENCE.

• Guest Waiting Lounge Areas



# Exclusivity

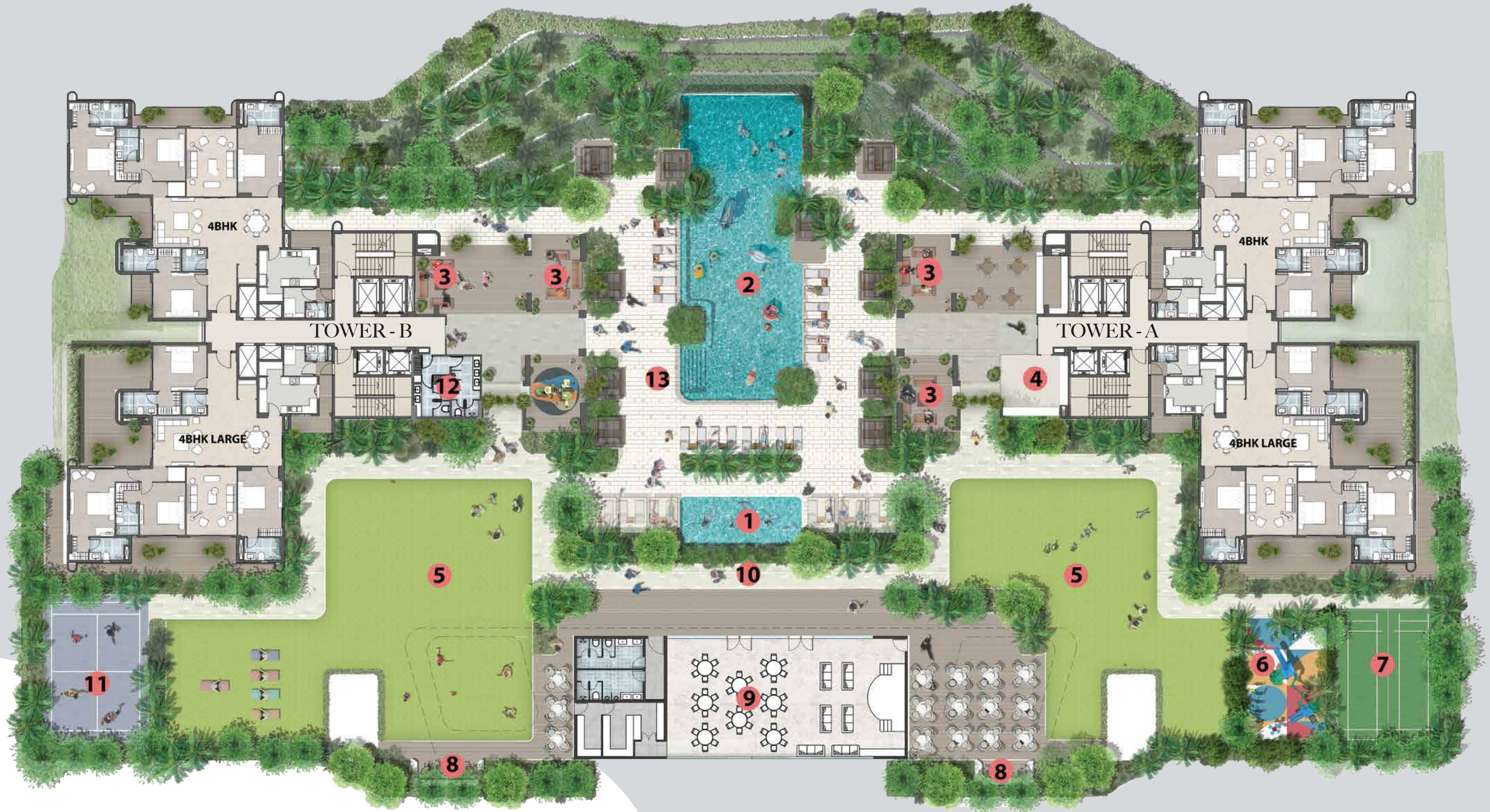
UNVEILED ACROSS  
A RANGE OF EXPERIENCES.

- Lifestyle Podium
- 13 Luxurious Amenities

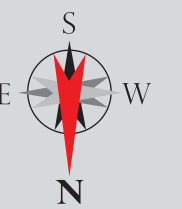




# PODIUM LEVEL PLAN



- 1 Kids' Pool
- 2 Swimming Pool
- 3 Private Seating Zones
- 4 Convenience Cafe with Open Sitting
- 5 Green Lawns
- 6 Kids' Play Area (Outdoor)
- 7 Automatic Cricket Practice Nets
- 8 Recreational Work area Around Greens
- 9 Banquet Hall
- 10 Walking Track
- 11 Multi use Games Court (Muga Court)
- 12 Changing Rooms
- 13 Pool Side Decks





# Leisure

IMMERSED IN  
PURE LUXURY.

• Swimming Pool • Poolside Deck • Kids' Pool • Changing Rooms







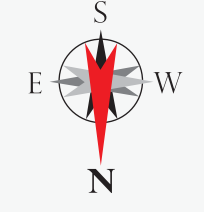
*Celebrate* OCCASIONS WITH SPLENDOR.



# BRIDGE LEVEL PLAN



- 1 Waterbody with Infinity Edge
- 2 Green Decks
- 3 Gymnasium / Aerobics
- 4 Indoor Games
- 5 Steam & Sauna





# Magnificence

THAT MAKES  
A CITY LOOK UP.

- Iconic Lifestyle Bridge on Level 13<sup>th</sup>
- 5 Lifestyle Features





# Connect

WITH THE HIGHEST LEVEL OF PEACE,  
JOY AND AMAZEMENT.

The Bridge Deck is envisioned as your urban connector to incredible 360° views of Lucknow, as well as a diverse platter of social and experiential choices within.





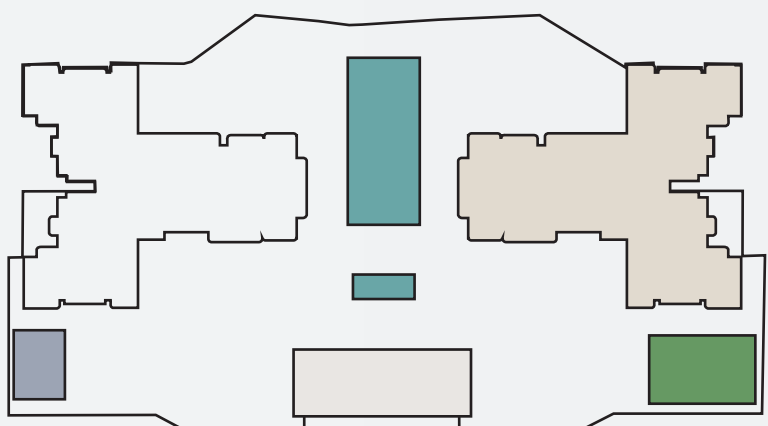
AN

*Extravaganza*

IN A LEAGUE OF ITS OWN.



**TYPICAL FLOOR PLAN - TOWER A**  
 3<sup>RD</sup> TO 12<sup>TH</sup> & 14<sup>TH</sup> TO 22<sup>ND</sup> FLOOR





4 BHK UNIT - 1



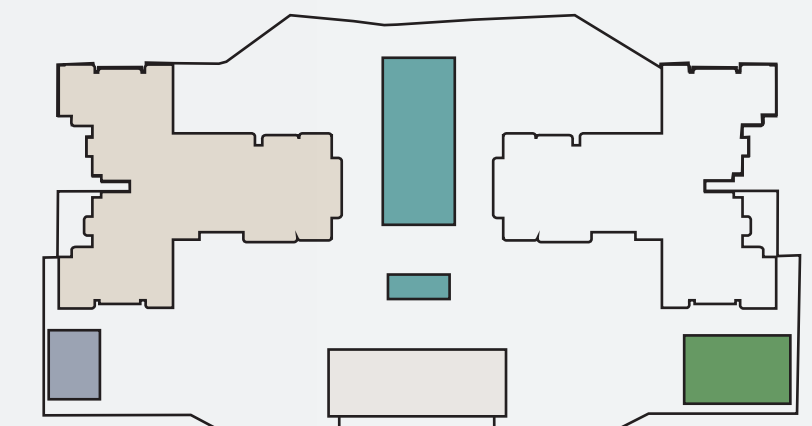
TYPICAL FLOOR PLAN - TOWER B

3<sup>RD</sup> TO 12<sup>TH</sup> & 14<sup>TH</sup> TO 22<sup>ND</sup> FLOOR

3 BHK UNIT - 3



4 BHK UNIT - 2



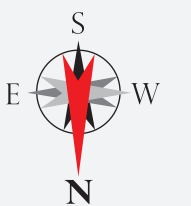
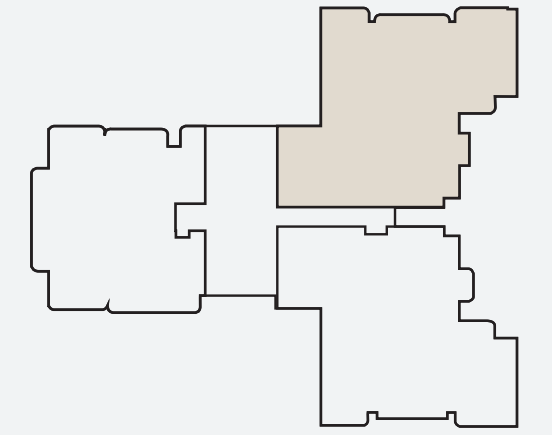


**TOWER A**  
**4 BHK**  
**UNIT-1**  
**(PODIUM TO 22<sup>ND</sup> FLOOR)**

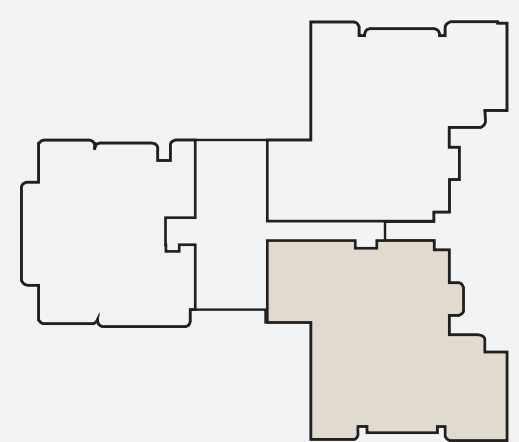
Super Area  
 329.80 sq. mt. / 3550.00 sq. ft.

Built-up + Balcony  
 269.58 sq. mt. / 2901.79 sq. ft.

Carpet Area  
 215.68 sq. mt. / 2321.56 sq. ft.







**TOWER A**  
**4 BHK**  
**UNIT-2**  
**(PODIUM FLOOR PLAN)**

Super Area  
 362.32 sq. mt. / 3900.00 sq. ft.

Built-up + Balcony  
 311.33 sq. mt. / 3351.12 sq. ft.

Carpet Area  
 215.68 sq. mt. / 2321.56 sq. ft.





# TOWER A

## 3 BHK

### UNIT-3

(3<sup>RD</sup> TO 12<sup>TH</sup> FLOOR AND 14<sup>TH</sup> TO 22<sup>ND</sup> FLOOR)

Super Area

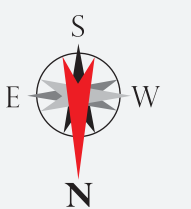
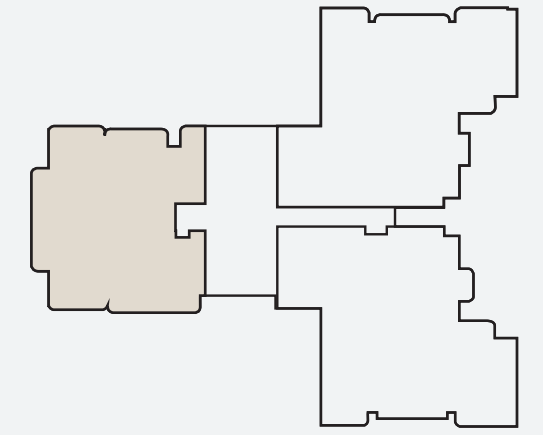
232.26 sq. mt. / 2500.00 sq. ft.

Built-up + Balcony

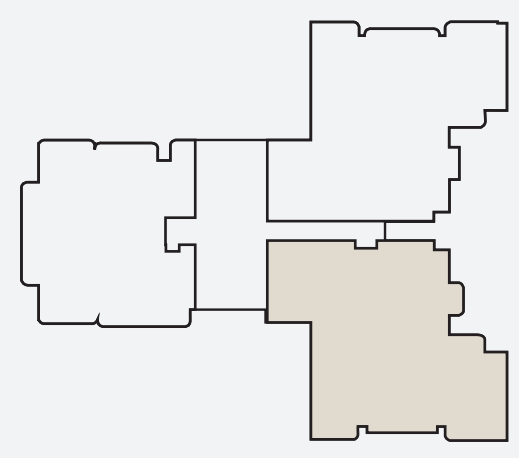
210.10 sq. mt. / 2261.49 sq. ft.

Carpet Area

156.12 sq. mt. / 1680.46 sq. ft.





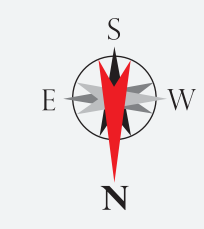


**TOWER A**  
**4 BHK**  
**UNIT-2**  
**(3<sup>RD</sup> TO 22<sup>ND</sup> FLOOR)**

Super Area  
 329.80 sq. mt. / 3550.00 sq. ft.

Built-up + Balcony  
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Carpet Area  
 215.68 sq. mt. / 2321.56 sq. ft.





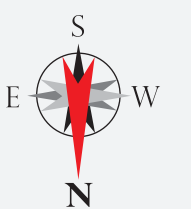


**TOWER B**  
**4 BHK**  
**UNIT-1**  
**(PODIUM TO 22<sup>ND</sup> FLOOR)**

Super Area  
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Built-up + Balcony  
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Carpet Area  
 215.68 sq. mt. / 2321.56 sq. ft.



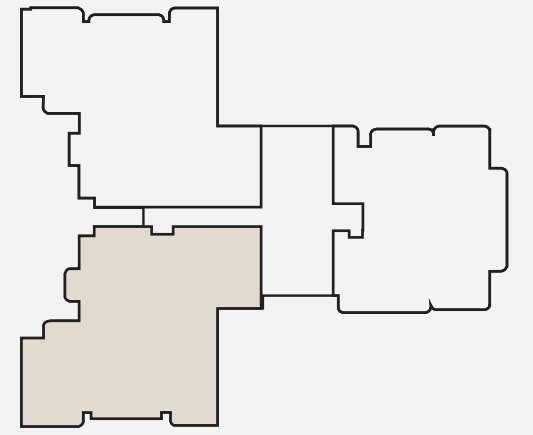


**TOWER B**  
**4 BHK**  
**UNIT-2**  
**(PODIUM FLOOR PLAN)**

Super Area  
 362.32 sq. mt. / 3900.00 sq. ft.

Built-up + Balcony  
 311.33 sq. mt. / 3351.12 sq. ft.

Carpet Area  
 215.68 sq. mt. / 2321.56 sq. ft.





# TOWER B

## 3 BHK

### UNIT-3

(3<sup>RD</sup> TO 12<sup>TH</sup> FLOOR AND 14<sup>TH</sup> TO 22<sup>ND</sup> FLOOR)

Super Area

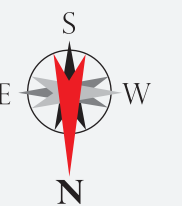
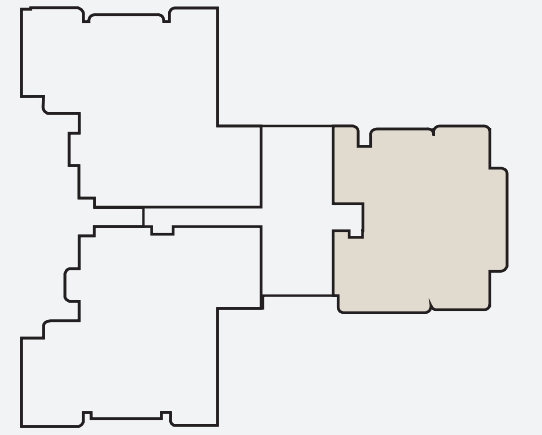
232.26 sq. mt. / 2500.00 sq. ft.

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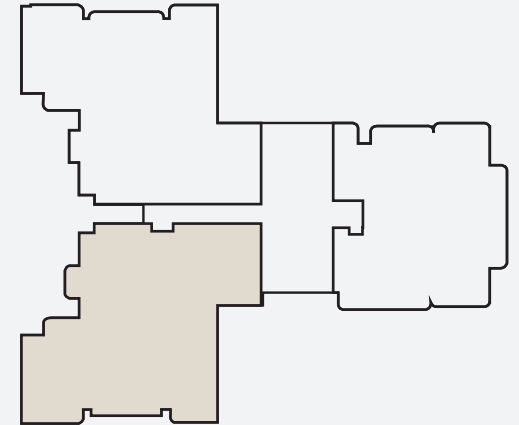
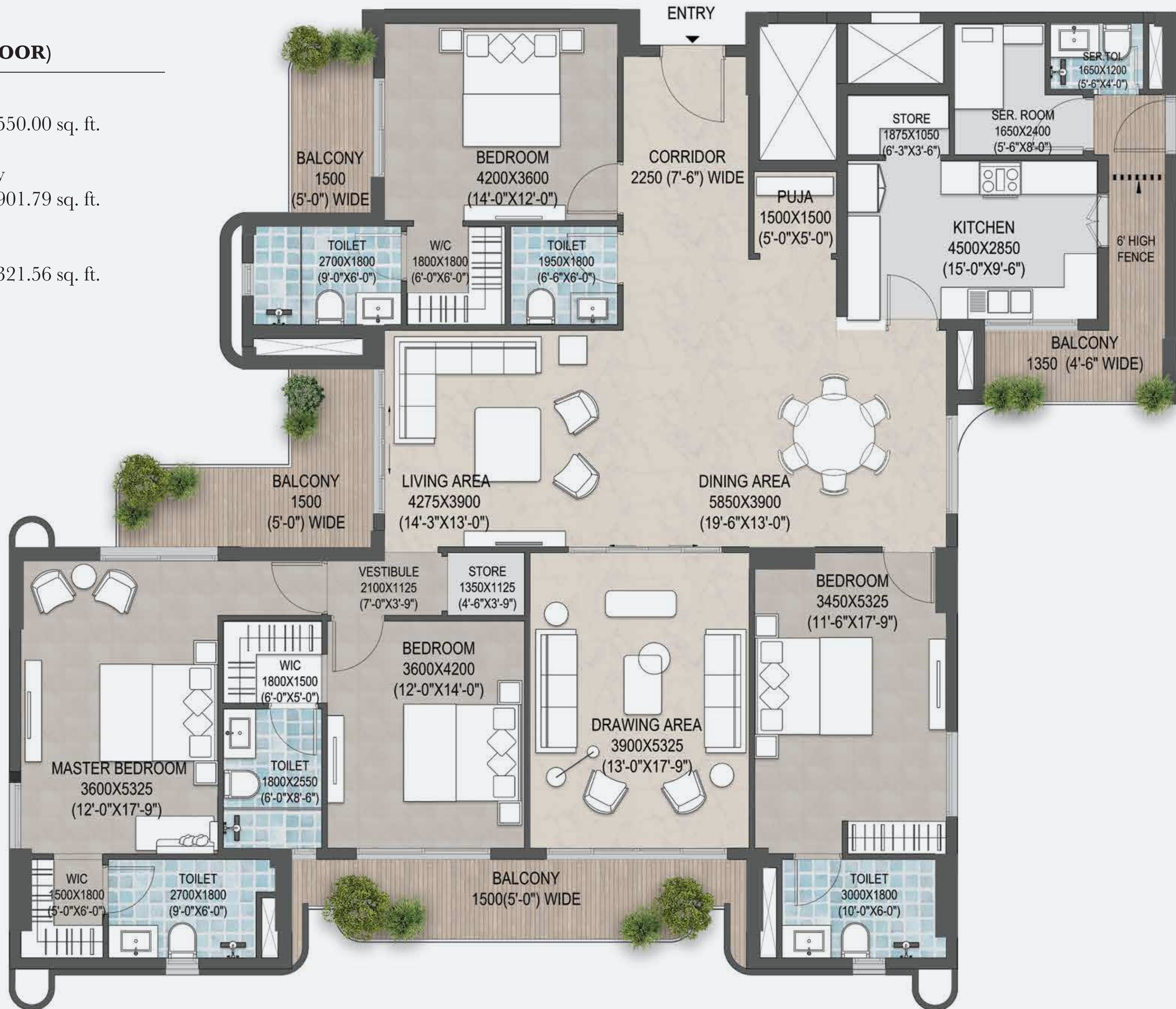


**TOWER B**  
**4 BHK**  
**UNIT-2**  
**(3<sup>RD</sup> TO 22<sup>ND</sup> FLOOR)**

Super Area  
 329.80 sq. mt. / 3550.00 sq. ft.

Built-up + Balcony  
 269.58 sq. mt. / 2901.79 sq. ft.

Carpet Area  
 215.68 sq. mt. / 2321.56 sq. ft.





*Elevate*

TO AN UNPRECEDENTED  
LEAGUE OF REFINED LUXURY.





# Vastness

IS A FEELING YOU'LL  
CHERISH EVERY DAY.





*Elegance*

TO GIVE EVERY DAY  
A GRAND CLOSURE.





# Exquisite

REALM TO  
WIND DOWN.





# Refinement

RIGHT FROM THE  
START OF YOUR DAY.

# Sophistication

THAT ENTICES  
YOUR SENSES.



# Openness

IS THE SOUL OF  
TRUE LUXURY.

The apartments are designed to not only accord you with a stunning 180° view but also envelope you with a comforting privacy.





A *Perfection*

IN A LEAGUE OF ITS OWN



# Excellence

IN EVERY  
LITTLE DETAIL

<b>STRUCTURE</b>	Structure designed with the highest seismic consideration for the zone as stipulated by the BIS code and for better safety
<b>FOUNDATION</b>	Reinforced concrete footing & column
<b>ALL BEDROOMS</b> Flooring/Skirting	Wooden Laminated Flooring in Master Bedroom, Other Bedroom Vitrified Tiles
Wall Finishes Ceiling Finishes	Acrylic emulsion on POP punning Oil bound distemper
<b>LIVING/DINING ROOM</b> Flooring/Skirting Wall Finishes Ceiling Finishes	Superior Quality Vitrified Tiles Acrylic emulsion on POP punning Oil bound distemper
<b>TOILETS</b> Flooring Wall Finishes  Ceiling Finishes	Anti-skid Ceramic Tile Ceramic Wall Tiles up to Dado level (approximate 2400 MM) Oil-bound Distemper with False Ceiling
Counter Sanitary Ware Partition Lights	Granite/Tiles Premium Quality range Glass Partition Sensor Lights
<b>KITCHEN</b> Flooring/Skirting Wall Finishes Ceiling Finishes	Anti-skid Ceramic tiles Acrylic emulsion Paints Oil-bound distemper with part False ceiling
<b>CP FITTING AND ACCESSORIES</b>	Grohe/Jaquar/Roca or Equivalent toilet Fitting/Single lever fitting in all toilets. Provision of geyser installation Thermostatic Rain Shower in Master toilet. Rain Shower in all other toilets
<b>MAIN STAIRCASE</b> Flooring/ Skirting Wall Finishes Ceiling Finishes Skirting/Dado Railing	Tiles/Granite/Marble Acrylic emulsion Paints Acrylic emulsion Paints Granite/Marble M.S. Handrail

<b>FIRE STAIRCASE</b> Flooring/ Skirting Wall Finishes Ceiling Finishes Skirting/Dado Railing	Tiles/Granite/Marble Acrylic emulsion Paints Acrylic emulsion Paints Granite/Marble M.S. Handrail
<b>LIFT LOBBY</b>	Centre opening 3 Passenger Lift & 1 Service Lift in Each Tower
<b>TYPICAL FLOOR</b> Flooring Wall Finishes Ceiling Skirting/Dado	Tiles/Granite/Marble Acrylic emulsion Paints Gypsum Ceiling with Cove Same as Flooring
<b>GROUND FLOOR LOBBY</b> Flooring/ Skirting Wall Finishes Ceiling Skirting/Dado	Tile/Granite/Imported Marble Acrylic emulsion Paints Gypsum Ceiling with Cove Same as Flooring
<b>DOOR</b> Main Entrance Door  Internal Doors  Hardware	Engineered Laminated Frames with Laminated door Shutter Engineered Laminated Frames with Laminated door Shutter Lock, Handles and Knobs (Mortise and Cylindrical Locks) from reputed makes and brands. High Quality Steel/Brass hardware.
<b>WINDOWS AND EXTERNAL GLAZING</b>	Powder Coated aluminium frame or UPVC Frame windows with Clear Glass
<b>EXTERNAL WALL FINISH</b>	Exterior Grade paint from reputed makes and brands
<b>ELECTRICAL WIRING AND INSTALLATIONS</b> Fixture & Fitting	ISI mark Switches/Sockets, distribution boxes and circuit breakers from standard makes and brands ISI mark concealed conduits with copper wire ISI mark CPVC water supply pipes with standard valves and accessories CCTV and Electronic Surveillance would be provided Internet Communication System and Video Door Phone.
Wiring Plumbing	
Security System	
<b>EV CHARGING</b>	Provision for EV Charging





An

*Experience*

IN A LEAGUE OF ITS OWN.





## RETAIL STREET

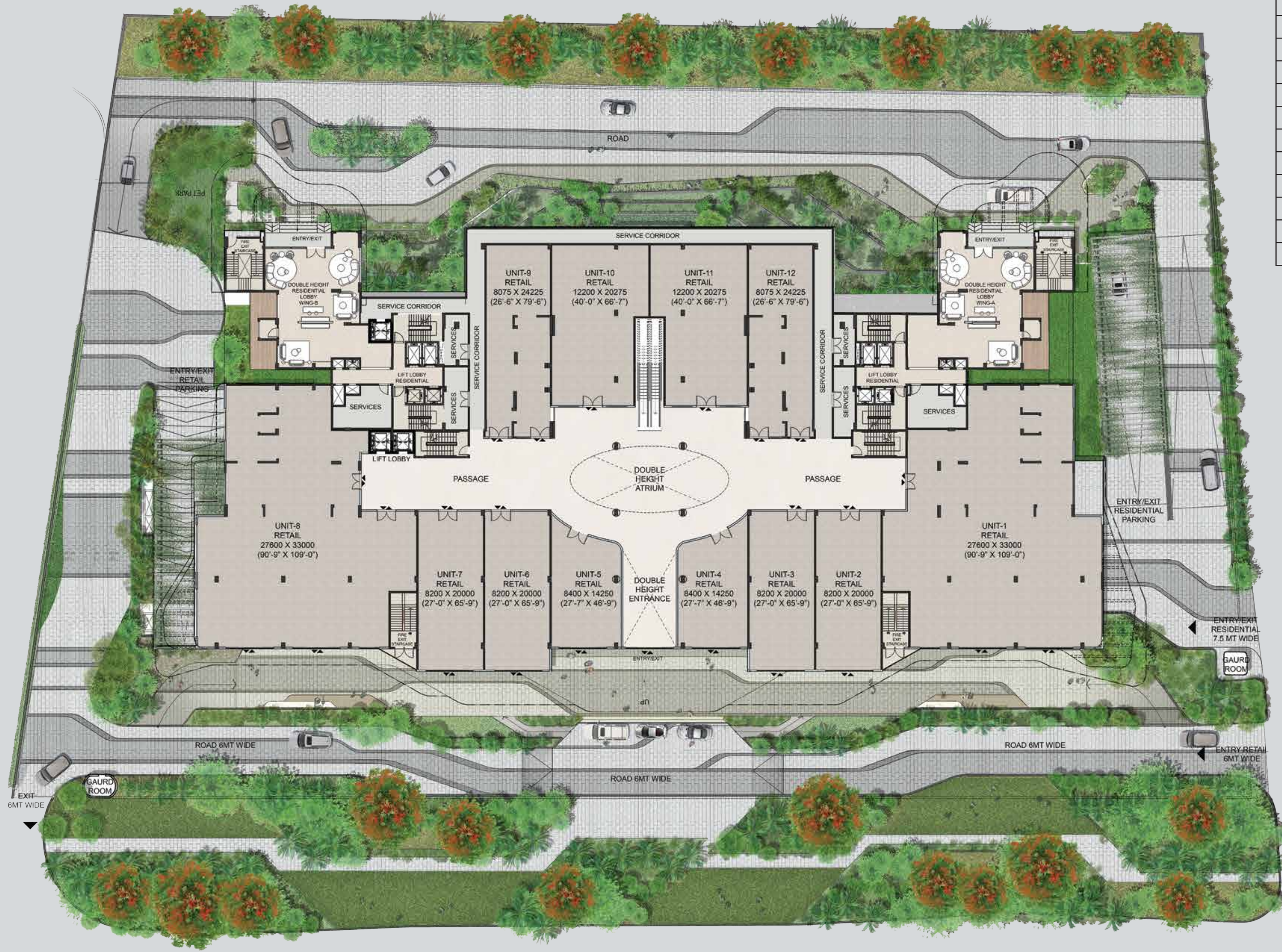
The Retail Street at Shalimar Sky Garden is your pathway into a world of heady options. With 2 expansive levels replete with abundant global-class retail experiences, this is your pit-stop for non-stop indulgence. Besides high-end shopping, you also have an array of exclusive avenues to socialize with family and friends, indulge your taste buds in gourmet cuisines, or simply engage in high-quality entertainment & leisure options.





# RETAIL GROUND LEVEL PLAN

Unit	Carpet sq. mtr.	Built-up sq. mtr.	Super Built-up sq. mtr.
1	736.00	756.75	1,133.41
2	164.21	171.85	252.69
3	164.21	171.85	252.69
4	121.25	129.18	186.73
5	121.25	129.18	186.73
6	164.21	171.85	252.69
7	164.21	171.85	252.69
8	697.95	719.22	1,073.95
9	195.69	205.69	301.00
10	226.10	236.24	348.38
11	226.10	236.24	348.38
12	195.69	205.69	301.00



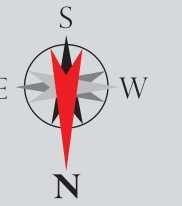
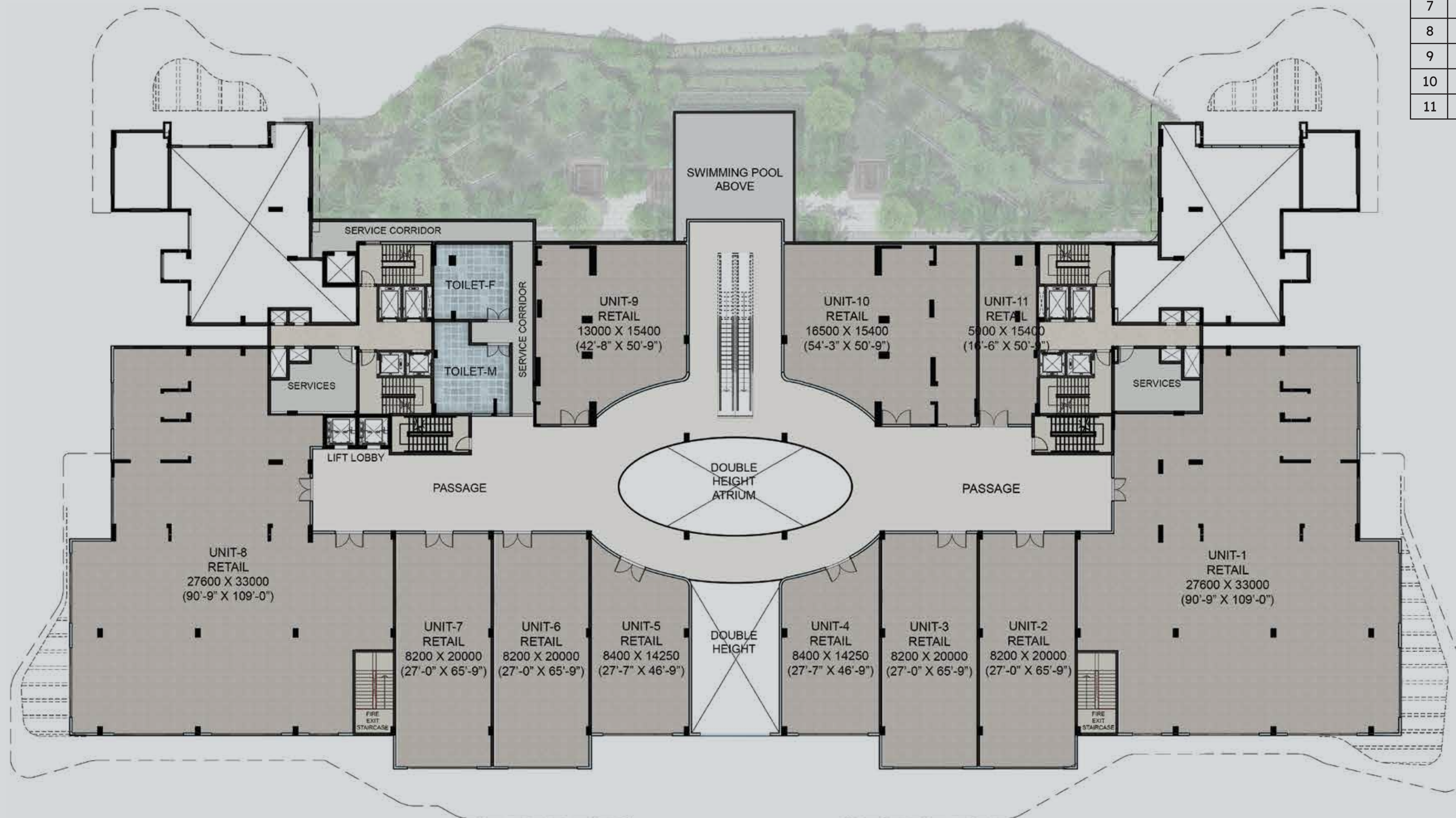
← AYODHYA RD, LUCKNOW





# RETAIL FIRST FLOOR PLAN

Unit	Carpet sq. mtr.	Built-up sq. mtr.	Super Built-up sq. mtr.
1	736.00	781.79	1,133.41
2	164.21	171.85	252.69
3	164.21	171.85	252.69
4	121.25	129.18	186.73
5	121.25	129.18	186.73
6	164.21	171.85	252.69
7	164.21	171.85	252.69
8	697.95	744.58	1,073.95
9	179.91	189.13	276.85
10	234.75	245.60	361.39
11	76.74	83.50	117.99





# Indulgence

JUST AN ELEVATOR  
RIDE AWAY.

- 19 High-End Retail Shops and  
4 Anchor Showrooms





# Discover

A DESTINATION CRAFTED WITH URBAN FINESSE.

## FINISHES

Vitrified Tiles/Granite/Marble or Equivalent in Lift Lobbies/ Common Corridor  
IPS/Tiles/Granite in Services and Basement Lift Lobby  
Gypsum Ceiling with LED Lights in Common Lobby and Corridor.  
Granite/Kota Stone in Fire & Main Staircase with MS Railing and Acrylic Emulsion Paint  
Good Quality Tiles in Common Toilets with Wall Dado up to 2400 MM High  
Shop Bare Shell with Plastered Wall with Screeding on Floor

## EXTERIOR

Appropriate Finish with Mix of Glazing, Stone & External Grade Paint

## INTERIOR

Shop Front -Toughened Glass with door

## COMMON TOILET

Premium Sanitary Fixtures & all Chrome Plated Fittings  
Pre Laminated Board Partition Greenlam/Marino or Equivalent

## HVAC

Provision of Air Conditioning on Adequate Diversity Factor (no ducting inside shops area)

## ESCALATOR/LIFT

Adequate Capacity Lift (2+1) Lifts and Escalators for Retail Connection

## GENERATORS

DG Power Back-up with Suitable Diversity

## SECURITY & FTTH

Provision for Optical Fiber Network; Video Surveillance System, Perimeter Security and Entrance Security and CCTV Camera; Fire Prevention, Suppression, Detection & Alarm System as per Fire Norms.  
Provision of Electrical Connection up to the Shop

Disclaimer: the above specifications are only indicative & some of these may be changed in consultation with the architect or equivalent may be provided at the sole discretion of the company



A  
*Reputation*

IN A LEAGUE OF ITS OWN.





# Vision

THAT'S  
REVOLUTIONIZING  
LUCKNOW.

Established in 1988, the Shalimar Group, popularly known as luxury property builders in Lucknow is a diversified Business House headquartered in Lucknow, India. The Group's footprints span sectors such as Real Estate, Property Management, various Allied Services, Civil Construction, Imports & Exports and Glass Processing. An ever growing and expanding business portfolio is the group's hallmark which is steadily establishing itself as a leading Business Conglomerate.

Built on the cornerstones of Knowledge, Efficient Management & Transparency; Shalimar is well poised to contribute to and utilize the growth & development in each of these sectors. The luxury property builders in Lucknow have already developed nearly 6 million sq. ft. of residential & commercial property and 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.

The Group envisions to enrich lives and raise the standard of living of society at large.

The mission is to provide world class products & services in each of its areas of operations through the tenets of Knowledge & Expertise.

At Shalimar, we have a strong and dedicated team of over 1000 personnel who are our partners in success. It is because of their dedication that we have developed a large base of satisfied customers, who are indeed priceless.





# Landmarks

THAT'RE REDEFINING THE PERCEPTION OF LUXURY.

## ONGOING PROJECTS



SHALIMAR ONE WORLD  
GOMTI NAGAR EXTENSION  
LUCKNOW



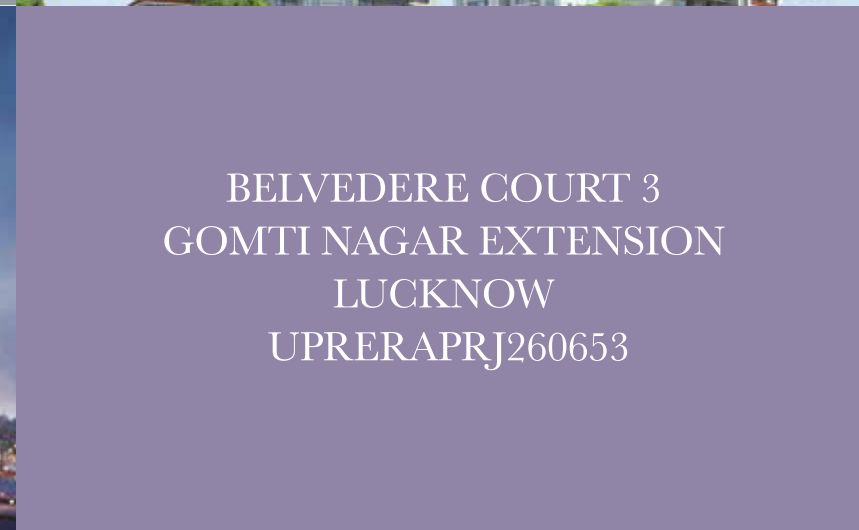
IBIZA TOWN  
DELHI NCR  
UPRERA 216



BELVEDERE COURT 3  
GOMTI NAGAR EXTENSION  
LUCKNOW  
UPRERAPRJ260653



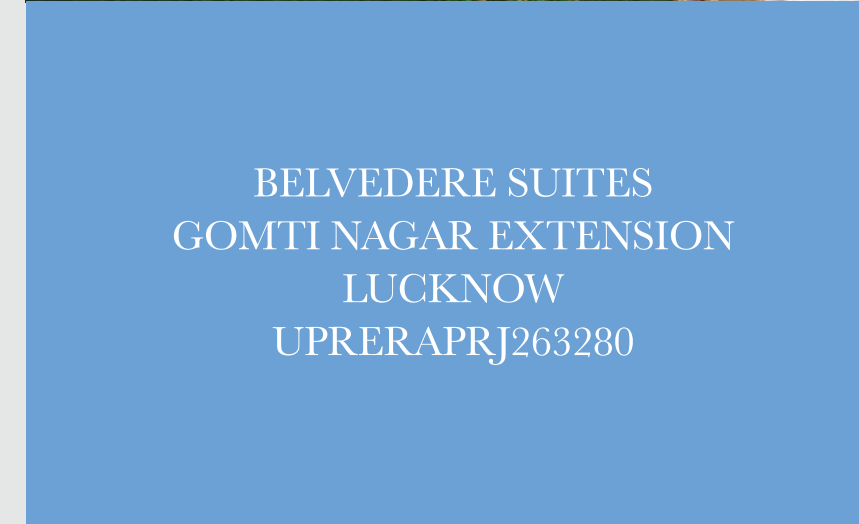
VALENCIA COUNTY  
GOMTI NAGAR EXTENSION  
LUCKNOW  
UPRERAPRJ612919



GARDEN BAY IIM ROAD  
LUCKNOW  
UPRERAPRJ9256  
UPRERAPRJ9203



BELVEDERE SUITES  
GOMTI NAGAR EXTENSION  
LUCKNOW  
UPRERAPRJ263280



MANNAT EXTENSION  
FAIZABAD ROAD - LUCKNOW  
UPRERAPRJ243983



VALENCIA TOWERS  
GOMTI NAGAR EXTENSION  
LUCKNOW  
UPRERAPRJ496663



WHISPERING WOODS  
GOMTI NAGAR EXTENSION  
LUCKNOW  
UPRERAPRJ380751





# Completed Projects



BELVEDERE COURT 2  
GOMTI NAGAR EXTENSION, LUCKNOW  
UPRERAPRJ17338



SHALIMAR APARTMENTS  
P. N. ROAD,  
LUCKNOW



SHALIMAR HOMES  
ASHOK MARG,  
LUCKNOW



SHALIMAR ESTATE  
NEW HYDERABAD,  
LUCKNOW



SHALIMAR COURTYARD  
SITAPUR ROAD,  
LUCKNOW



SHALIMAR ELLDEE PLAZA  
BHOOTNATH MARKET,  
LUCKNOW



TITANIUM  
GOMTI NAGAR,  
LUCKNOW



SHALIMAR STAR  
HAZRATGANJ,  
LUCKNOW



SHALIMAR LOGIX  
RANA PRATAP MARG,  
LUCKNOW



SHALIMAR HEIGHTS  
JOPLING ROAD,  
LUCKNOW



SHALIMAR EMERALD  
JOPLING ROAD,  
LUCKNOW



SHALIMAR ROYALE  
MALL AVENUE,  
LUCKNOW



SHALIMAR IMPERIAL  
GOKHALE MARG,  
LUCKNOW



SHALIMAR SQUARE  
LALBAGH,  
LUCKNOW



SHALIMAR CORPORATE PARK  
VIBHUTI KHAND,  
LUCKNOW



JPNIC  
GOMTI NAGAR,  
LUCKNOW



SHALIMAR TOWER  
VIBHUTI KHAND,  
LUCKNOW



SHALIMAR DWELLING  
AP SEN ROAD,  
LUCKNOW



SHALIMAR GRAND  
JOPLING ROAD,  
LUCKNOW



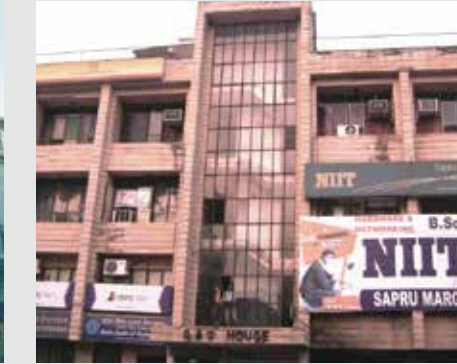
SHALIMAR GALLANT  
MAHANAGAR, LUCKNOW  
UPRERAPRJ3168



SHALIMAR RETREAT  
DELHI NCR



SHALIMAR COURT  
RANI LAKSHMIBAI MARG,  
LUCKNOW



SAS HOUSE  
SAPRU MARG,  
LUCKNOW



IRIDIUM  
GOMTI NAGAR, LUCKNOW  
UPRERAPRJ17421



SHALIMAR CORPORATE PARK  
VIBHUTI KHAND,  
LUCKNOW



SHALIMAR MEADOWS  
GOKHALE MARG,  
LUCKNOW



SHALIMAR NEST  
VASANT KUNJ,  
DELHI / NCR



OEL SHALIMAR  
NEW HYDERABAD,  
LUCKNOW



SHALIMAR PARADISE  
LUCKNOW - FAIZABAD ROAD  
UPRERAPRJ9777



MULTILEVEL PARKING  
HAZRATGANJ,  
LUCKNOW



BELVEDERE COURT 1  
GOMTI NAGAR EXTENSION,  
LUCKNOW - UPRERAPRJ12850



VISTA  
GOMTI NAGAR EXTENSION,  
LUCKNOW - UPRERAPRJ4833



SHALIMAR MANNAT  
LUCKNOW - FAIZABAD ROAD  
UPRERAPRJ8345





**SUPREME REAL ESTATE DEVELOPERS PRIVATE LIMITED.**  
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