







# A Gr nd

space,  
filled with **delight**  
and **grace**.





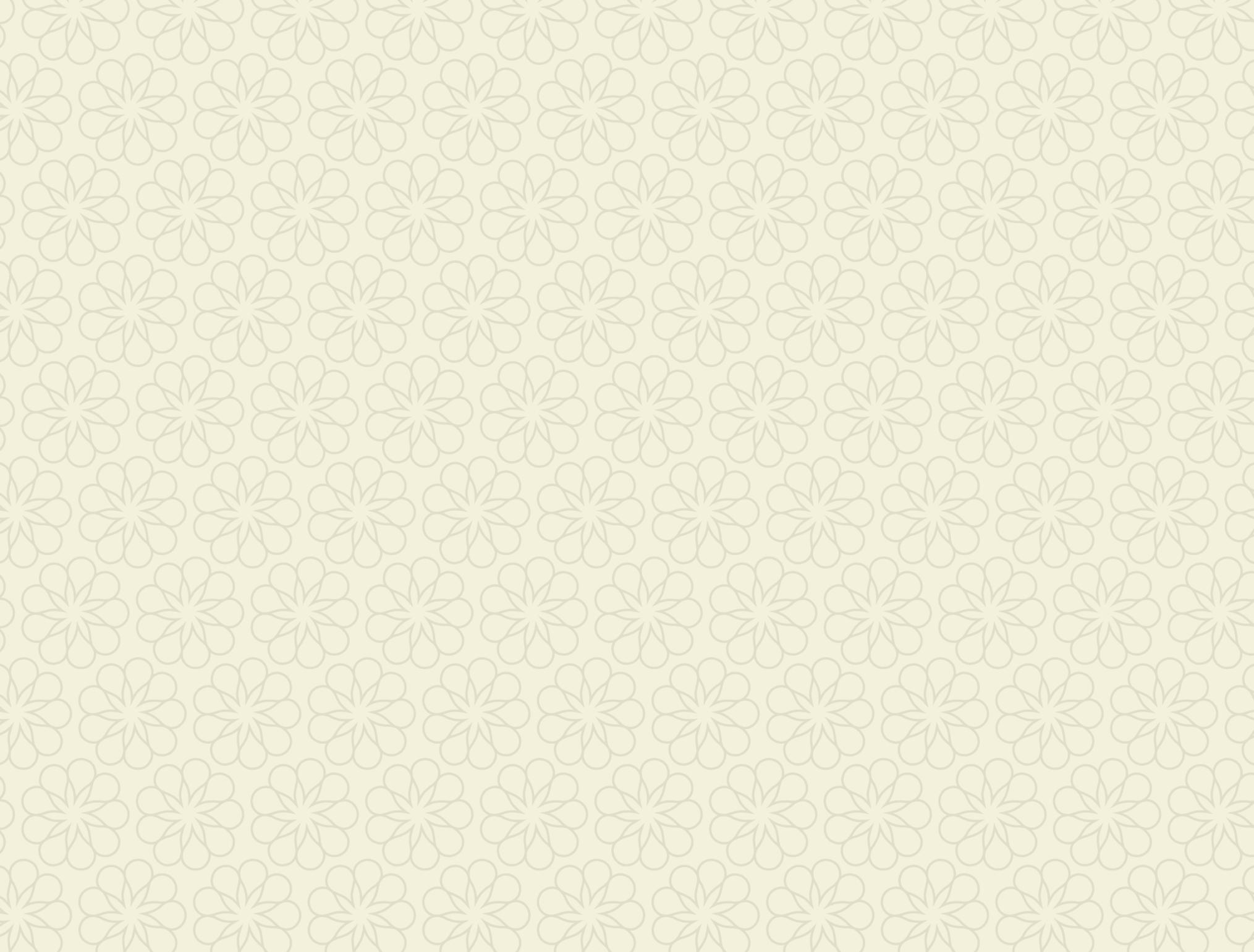
A  
**Life**  
to  
enjoy.  
An eternity  
filled with **joy.**

Where

# Happiness

knows  
no bounds,  
as there's plenty  
to go around.





Presenting

  
*Garden* **BAY**  
**CROWN**

By



**Live Grand. Live Happy.**

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An exclusive development within the  
prestigious Garden Bay township.



**S**halimar KSMB Garden Bay Crown is an exclusive residential development that comprises three towers, located within the 72-acre Shalimar KSMB Garden Bay township.

Strategically located at the entrance of the township, Garden Bay Crown offers residents an unmatched lifestyle with unlimited indulgences and conveniences at their disposal.

The exclusive residential precinct has been designed to help you live a grand lifestyle and give you everything you need to make your life as happy as it can possibly be.



Three Exclusive Towers

The residences at Shalimar KSMB Garden Bay Crown have been built to elevate one's lifestyle. From grand living spaces to expansive decks and serene views, every desire will be met to give you a joyous life.



The residential towers have been meticulously crafted to not only offer jaw-dropping views but also to create an environment that celebrates the coming together of nature and architecture. With its thoughtfully designed structures, each tower ensures maximum air circulation, inviting a fresh and revitalising breeze to weave its way through your living spaces.



Stunning views in every direction



A  
J  
is  
of  
Convenience

# Garden Bay CROWN



	<b>Hazratganj</b>	14 km
	<b>Charbagh Railway Station</b>	17 km
	<b>Era Medical College</b>	8km
	<b>IIM College</b>	2.5 km
	<b>Airport</b>	24 km
	<b>Lucknow Agra Expressway</b>	18 km
	<b>Outer Ring road</b>	5 km

Shalimar KSMB Garden Bay Crown is located in North Lucknow, along Sitapur-Hardoi Link Road. Situated at the head of the township and enveloped in pristine nature, the project lies beyond the city's bustling streets yet offers every convenience you may need. Whether you're heading to your next meeting, catching a flight, or just meeting old friends, the excellent connectivity makes travelling a pleasant experience.

**Disclaimer:**  
Map is indicative. Not to scale

A  
A  
of  
Comfort





*Not actual photographs. Representative image only*

## **Cosy Living Spaces**

Your home offers living spaces that are conventionally larger than everything else on offer, making it the perfect spot for either entertaining friends and family or comfortably unwinding after a long day.

## Opulent Master Suites

Wake up in these chic master suites that are as spacious as they are lavish. With the ample lighting creating a cosy and inviting atmosphere, you'll have the perfect sanctuary to rest and recharge.



*Not actual photographs. Representative image only*



*Not actual photographs. Representative image only*

## Inviting Dining Area

Your dining room is a space fit for royalty, with ample space for extravagant dinner parties and easy kitchen accessibility to showcase your culinary skills.



*Not actual photographs. Representative image only*

## Well-Ventilated Kitchens

Your kitchen is designed to ignite your culinary passion and elevate your dining experience, with ample counter space, efficient cross-ventilation, and state-of-the-art fixtures.



*Not actual photographs. Representative image only*

## Exquisite Bath Suites

These elegantly crafted bath suites are like a luxurious oasis, fitted with premium fixtures that exude luxury and comfort. From the sleek countertops to the spacious shower area, residents can indulge in a truly elevated bathing experience.



<sup>A</sup>  
**W.**  
**es**  
of  
Indulgence

# Exclusive Clubhouse at Garden Bay Crown



Kids Play Area



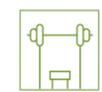
Walking Track



Indoor Games



Party Hall



Gymnasium



Swimming Pool

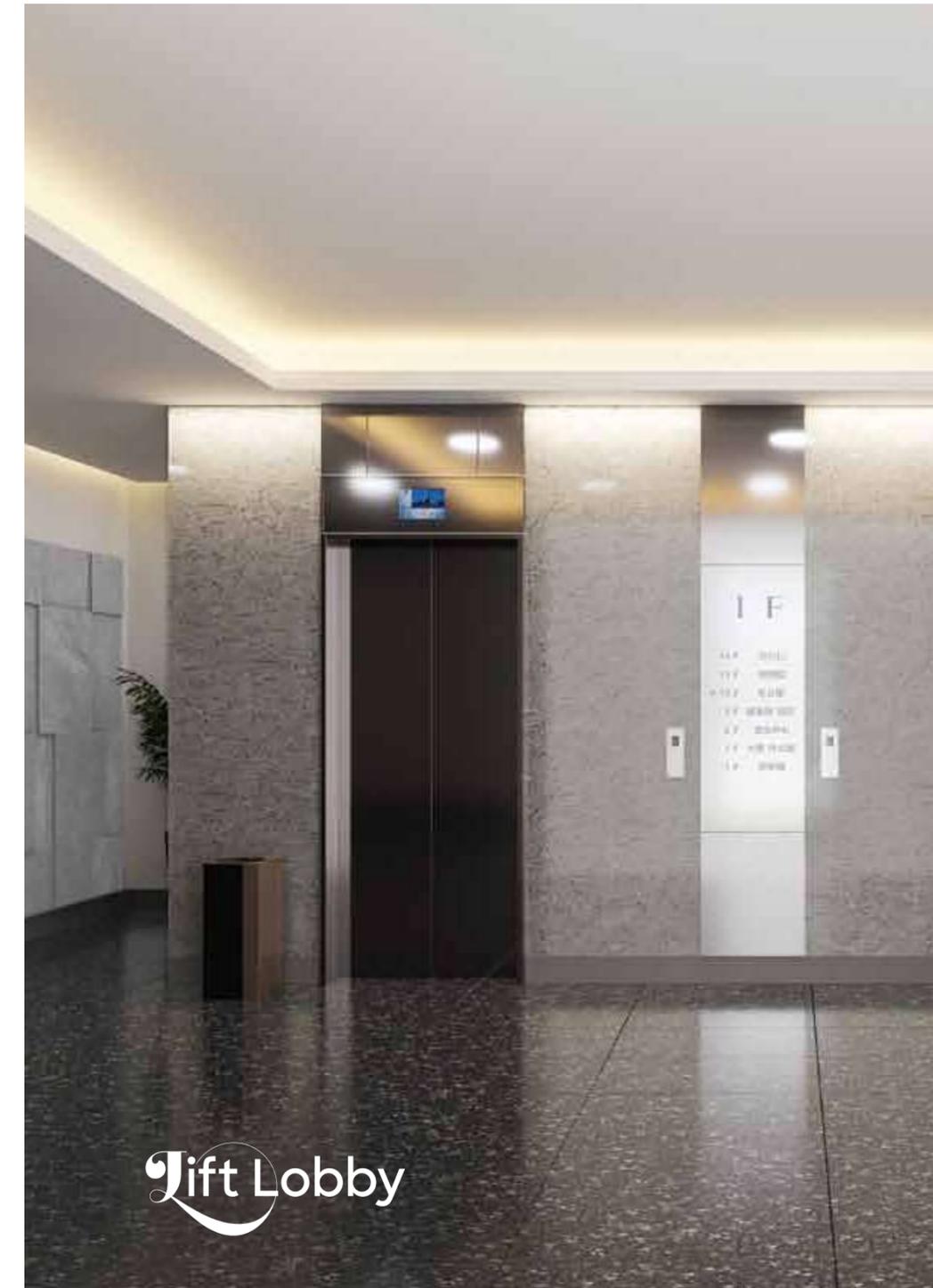
Shalimar KSMB Garden Bay Crown elevates every part of one's lifestyle through an array of amenities. Choose from sports, recreation, and adventure activities that are perfect for all ages. By ensuring a safe and loving environment, you will have the freedom to focus on the important things in life.

Additionally, along with the exclusive amenities of Shalimar KSMB Garden Bay Crown, you will also have access to the township's signature clubhouse- Oasis.



**Elegant  
Drop-Off Area**

Every entrance is carefully designed to make a lasting first impression, featuring exquisite architectural details, lush landscaping, and ample space for vehicles and pedestrians. From the moment you step out of your vehicle, you will feel transported to a world of luxury and refinement.



**Lift Lobby**



*Note: Not actual photographs. Representative image only*

## Party Hall

Make your celebrations the talk of the town within a space that exudes elegance & grandeur and is expansive enough to accommodate over 100 guests.



*Note: Not actual photographs. Representative image only*

## Toddler Play Area

The space is designed with your children's safety as the utmost priority and equipped with amenities that will ignite their curiosity and imagination, making it the ideal place for your children to explore, discover, and thrive.



*Note: Not actual photographs. Representative image only*

## Indoor Games

Turn a gloomy day into a fun-filled adventure with our exciting indoor game zone. From classic board games to table tennis, there's no shortage of entertainment options to keep you engrossed for hours on end.



*Note: Not actual photographs. Representative image only*

## State-Of-The-Art Gymnasium

Step into the future of fitness at our state-of-the-art gym. Elevate your workout game with cutting-edge equipment and get ready to push yourself to the limit like never before.



*Note: Not actual photographs. Representative image only*

## Swimming Pool with Water beds

Our outdoor swimming pool is the perfect escape from the heat. Relax, swim, and socialise in style with plenty of space to soak up some sun, enjoy a refreshing drink, and let the good times flow.



*Note: Not actual photographs. Representative image only*

## Poolside Deck

Sit back at your poolside retreat, complete with a sunny deck, pristine water, lush surroundings, and impeccably designed changing rooms, for an indulgent post-swim experience.



*Note: Not actual photographs. Representative image only*

## Convenience At Your Doorstep

Get ready to indulge in a shopping and entertainment extravaganza like no other at our vibrant plaza. From fashion to home decor and everything in between, this is a shopper's paradise waiting to be explored.



*Note: Not actual photographs. Representative image only*

## Green Lawns & Walking Track

Get your daily steps in with an early morning jog around the track, which lies on the elevated podium, & unwind amidst the lush green landscapes within the property.



*Note: Not actual photographs. Representative image only*

## Multi-Use Games Area

Unleash your competitive spirit with a game of tennis, basketball, and more at our MUGA court. With top-notch facilities and a stunning backdrop, our court is the ultimate destination for sports enthusiasts.



*Note: Not actual photographs. Representative image only*

## Outdoor Kids Play Area

Give your kids the childhood you wish you had, with a safe space where your little ones can run wild and play to their hearts content.

A

# Life

Well-Designed



Garden BAY  
CROWN



## Floor Plans

Shalimar KSMB Garden Bay Crown has been meticulously designed, keeping all your needs in mind. From the structure of the towers to the elegantly crafted interiors, we've taken care of everything you need.

# Site Plan



# Podium Level Plan



# Cluster Plan Wing A, B & C

1ST TO 16TH FLOOR



**Wing C**  
C4 | C1

**Wing B**  
B4 | B1

**Wing A**  
A4 | A1



**Wing C**  
C3 | C2

**Wing B**  
B3 | B2

**Wing A**  
A3 | A2

# Cluster Plan Wing A, B & C

17TH FLOOR



**Wing C**  
C4 | C1

**Wing B**

**Wing A**  
A4 | A1



**Wing C**  
C3 | C2

**Wing B**  
B3 | B2

**Wing A**  
A3 | A2

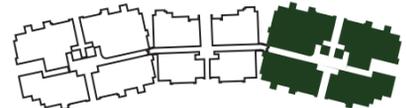
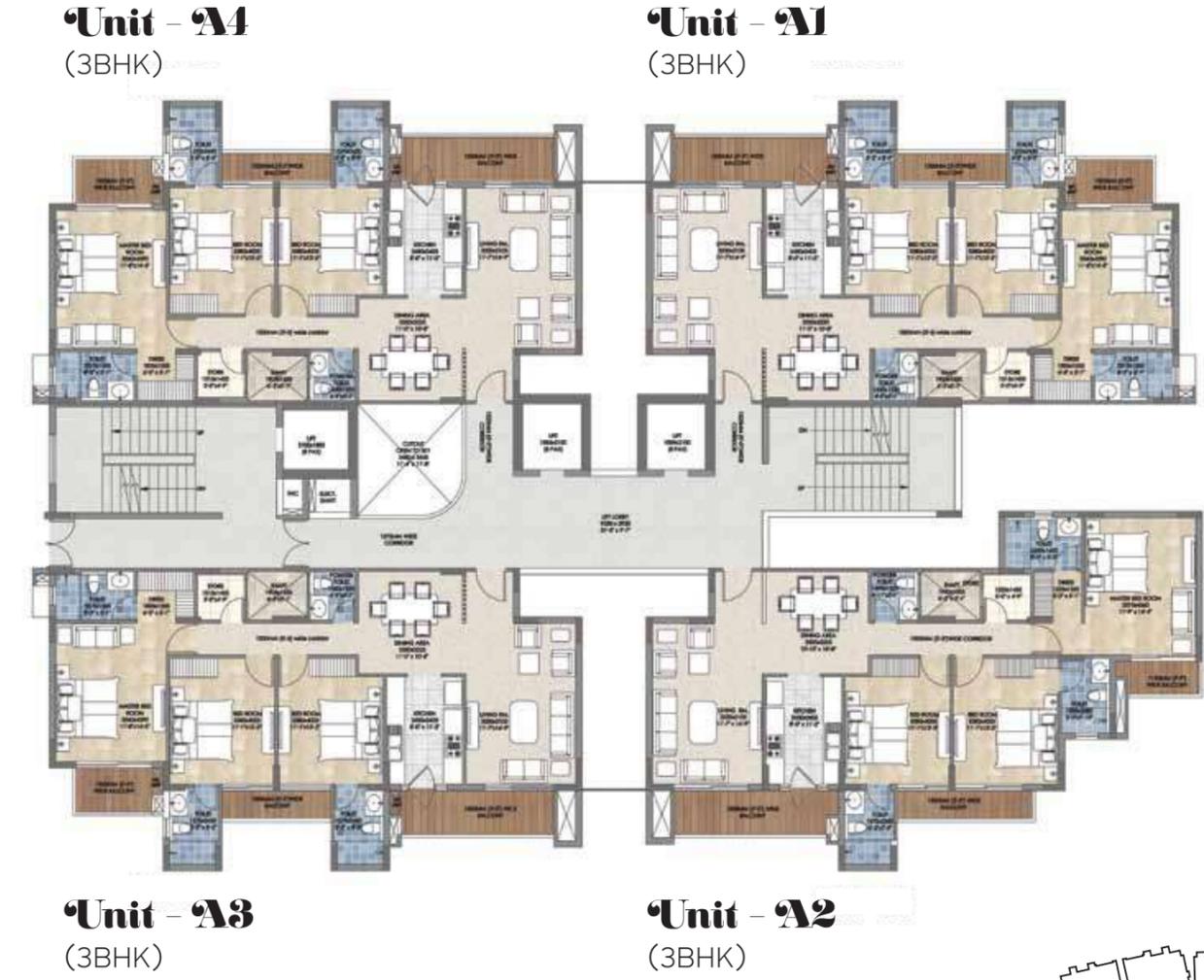
# Cluster Plan Wing A, B & C

18TH FLOOR



# Wing A (Typical Floor Plan)

1ST TO 18TH FLOOR

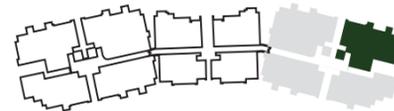


# Wing A | Unit-A1

PODIUM TO 18TH FLOOR  
(3BHK)



CARPET AREA		BUILTUP AREA + BALCONY		SUPER AREA	
SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
113.39	1220.53	137.80	1483.28	181.16	1950.00

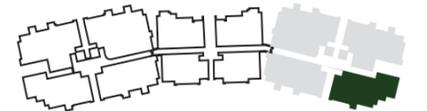


# Wing A | Unit-A2

PODIUM TO 18TH FLOOR  
(3BHK)



CARPET AREA		BUILTUP AREA + BALCONY		SUPER AREA	
SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
113.99	1226.99	137.73	1482.53	181.16	1950.00

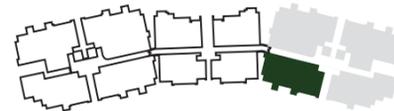


# Wing A | Unit-A3

1ST TO 18TH FLOOR  
(3BHK)



CARPET AREA		BUILTUP AREA + BALCONY		SUPER AREA	
SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
113.39	1220.53	137.80	1483.28	181.16	1950.00

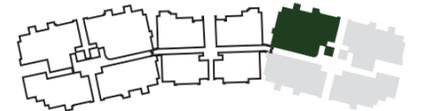


# Wing A | Unit-A4

PODIUM TO 18TH FLOOR  
(3BHK)



CARPET AREA		BUILTUP AREA + BALCONY		SUPER AREA	
SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
113.39	1220.53	137.80	1483.28	181.16	1950.00



# Wing B (Typical Floor Plan)

1ST TO 16TH FLOOR



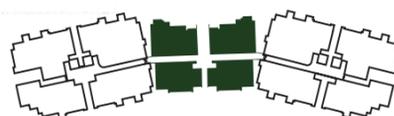
**Unit - B1**  
(2BHK+STUDY)

**Unit - B1**  
(2BHK+STUDY)



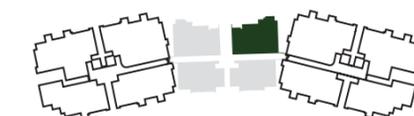
**Unit - B3**  
(2BHK)

**Unit - B2**  
(2BHK)



# Wing B | Unit-B1

PODIUM TO 16TH FLOOR  
(2BHK+STUDY)



CARPET AREA		BUILTUP AREA + BALCONY		SUPER AREA	
SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
83.04	839.84	101.97	1097.61	134.71	1450.00

# Wing B | Unit-B2

1ST TO 18TH FLOOR  
(2BHK)



CARPET AREA		BUILTUP AREA + BALCONY		SUPER AREA	
SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
71.25	766.94	91.85	988.67	118.45	1275.00



# Wing B | Unit-B3

1ST TO 18TH FLOOR  
(2BHK)

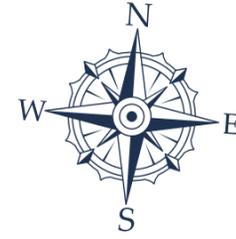


CARPET AREA		BUILTUP AREA + BALCONY		SUPER AREA	
SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
71.25	766.94	91.85	988.67	118.45	1275.00



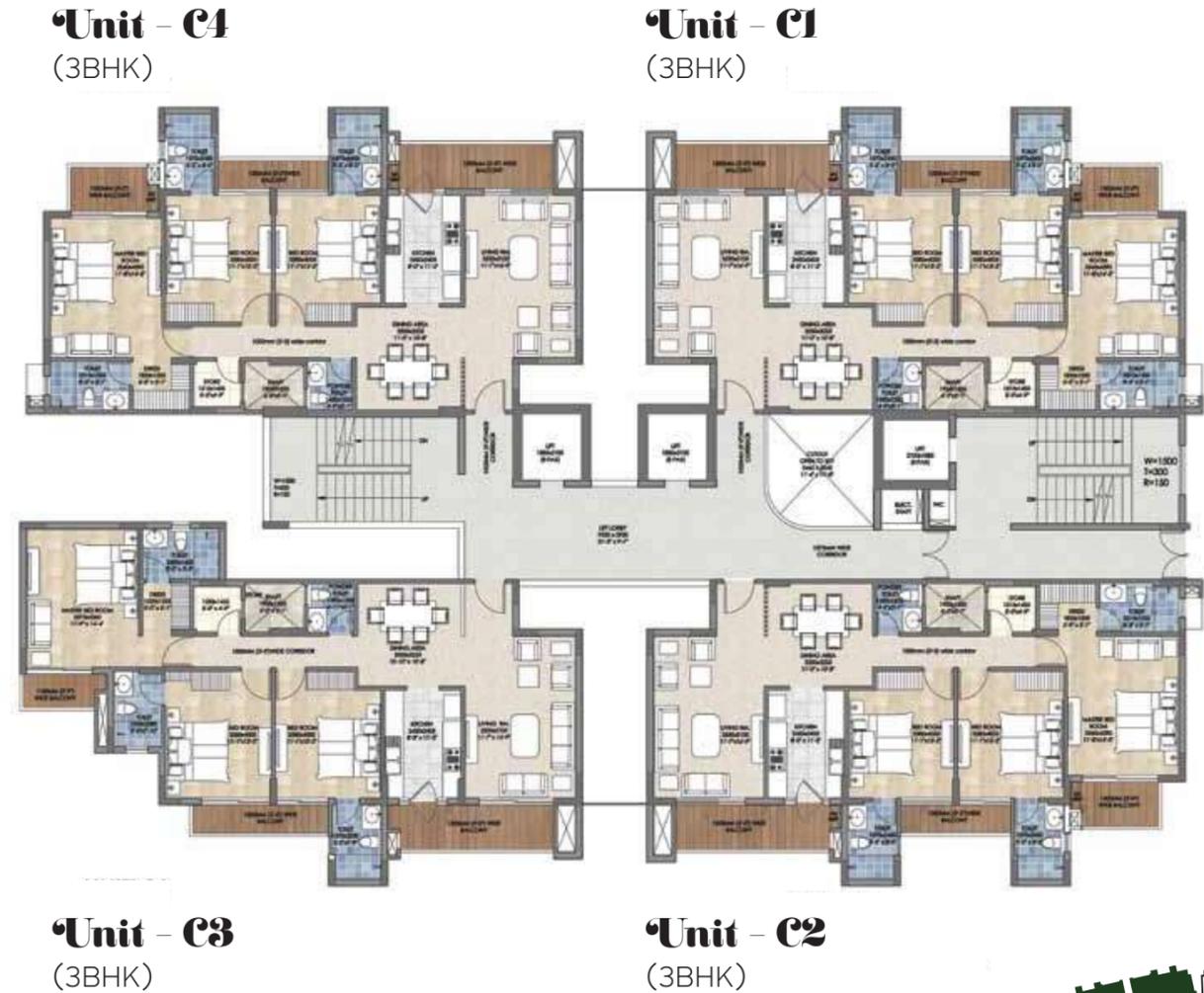
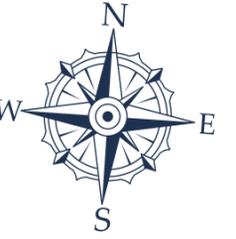
# Wing B | Unit-B4

PODIUM TO 16TH FLOOR  
(2BHK+STUDY)

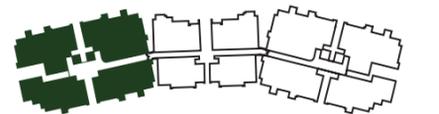


# Wing C (Typical Floor Plan)

1ST TO 18TH FLOOR

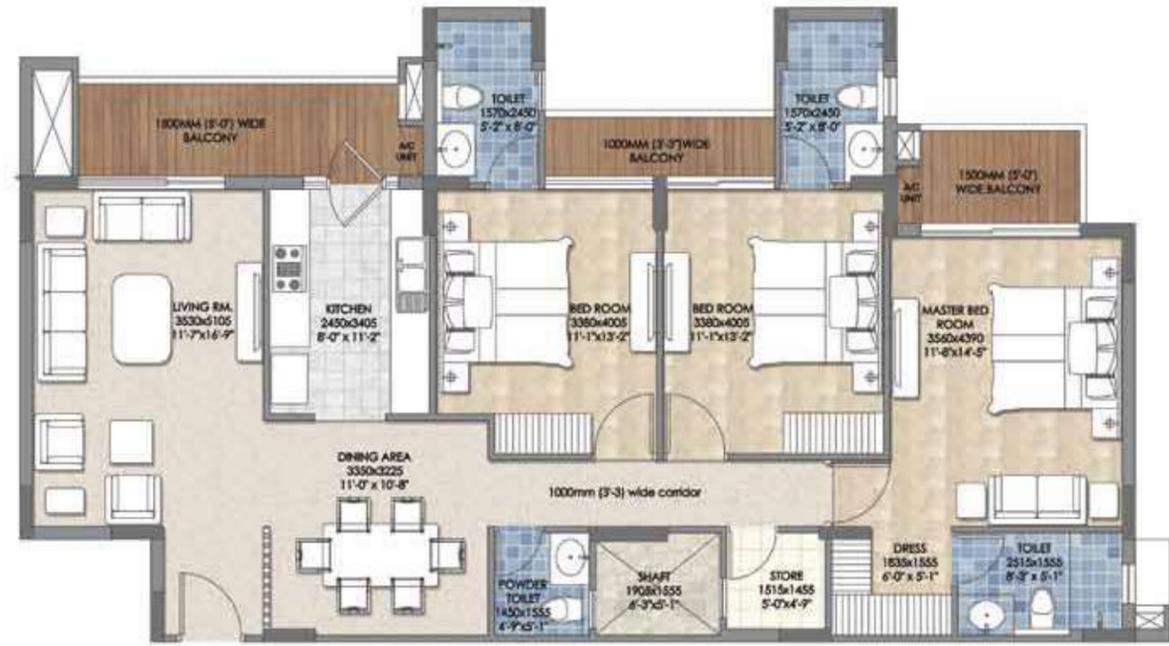
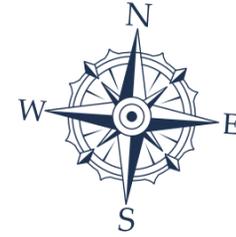


CARPET AREA		BUILTUP AREA + BALCONY		SUPER AREA	
SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
83.04	893.84	101.97	1097.61	134.71	1450.00

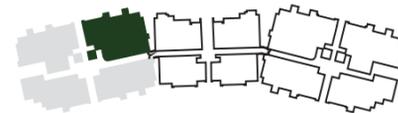


# Wing C | Unit-C1

PODIUM TO 18TH FLOOR  
(3BHK)

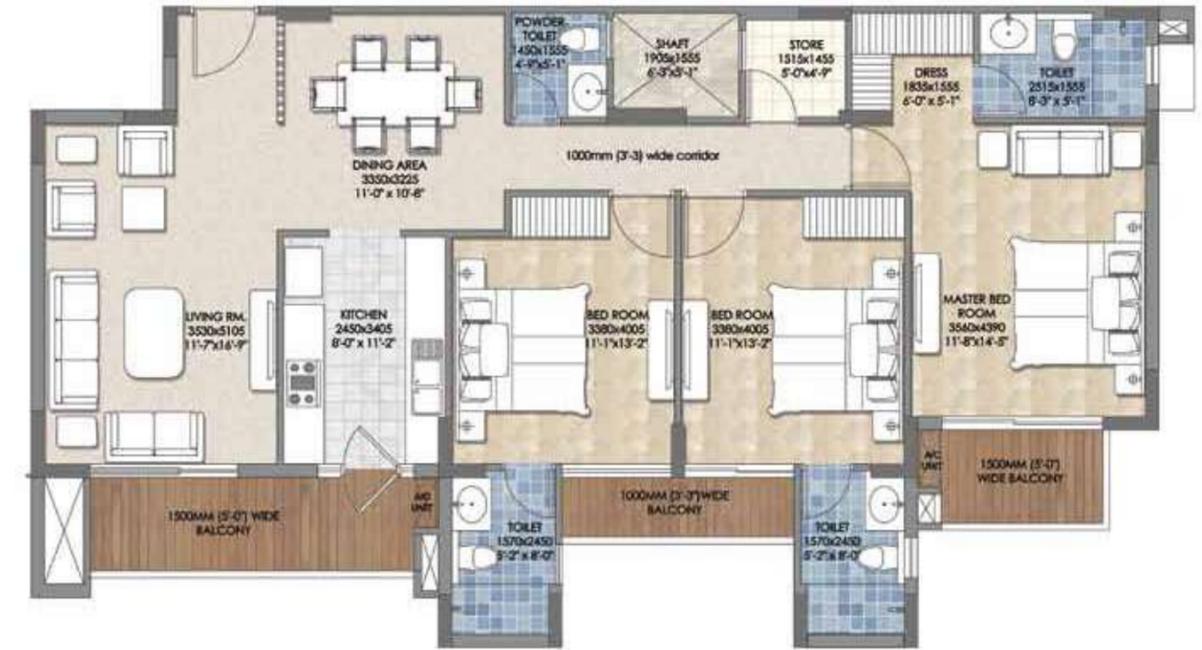
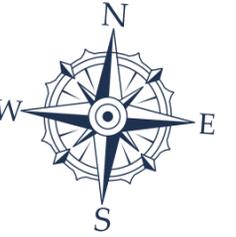


CARPET AREA		BUILTUP AREA + BALCONY		SUPER AREA	
SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
113.39	1220.53	137.80	1483.28	181.16	1950.00

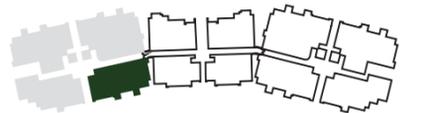


# Wing C | Unit-C2

1ST TO 18TH FLOOR  
(3BHK)

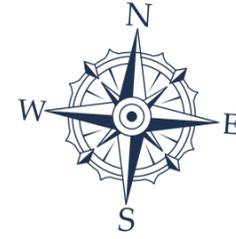


CARPET AREA		BUILTUP AREA + BALCONY		SUPER AREA	
SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
113.39	1220.53	137.80	1483.28	181.16	1950.00

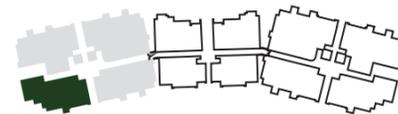


# Wing C | Unit-C3

PODIUM TO 18TH FLOOR  
(3BHK)



CARPET AREA		BUILTUP AREA + BALCONY		SUPER AREA	
SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
113.99	1226.99	137.73	1482.53	181.16	1950.00

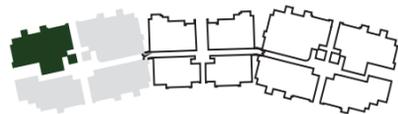


# Wing C | Unit-C4

PODIUM TO 18TH FLOOR  
(3BHK)



CARPET AREA		BUILTUP AREA + BALCONY		SUPER AREA	
SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
113.39	1220.53	137.80	1483.28	181.16	1950.00





A  
J  
of  
Privilege



Ranked amongst North India's most successful townships.

**An incredible 72-acre township located in North Lucknow.**

Nestled in a serene and picturesque location, Shalimar KSMB Garden Bay is a township that offers a lifestyle unlike any other.

With a range of modern apartments and villas and easy access to shopping, dining, and entertainment options, Shalimar KSMB Garden Bay is the perfect place to call home.





Since its inception in 2014, Shalimar KSMB Garden Bay has fulfilled its promise to deliver a wholesome living experience.

By combining elegant and affordable housing, beautiful landscapes, a multitude of amenities, and modern comforts, the township presents a lifestyle unlike any other.



Accentuated Entrances



Open-Air Amphitheatre

**D**esigned by world-renowned landscape consultants, the landscape here is carefully planned to ensure that each home blends flawlessly with the development.

An open amphitheatre lies within the township and is accessible to all its residents. By combining the best of construction with creativity, the township brings balance to your life.

The villas at Shalimar KSMB Garden Bay Aster redefine what it means to live in comfort. Designed with the modern homeowner in mind, these spacious homes offer the ultimate in comfort and style. From the grand entranceways to the spacious living areas, every aspect of the villas has been carefully considered to provide the best possible living experience.



Apartments at Garden Bay Heights

Shalimar KSMB Garden Bay Heights is a residential development within the larger Shalimar KSMB Garden Bay Township that offers residents the perfect combination of comfortable apartment living and lush greenery.

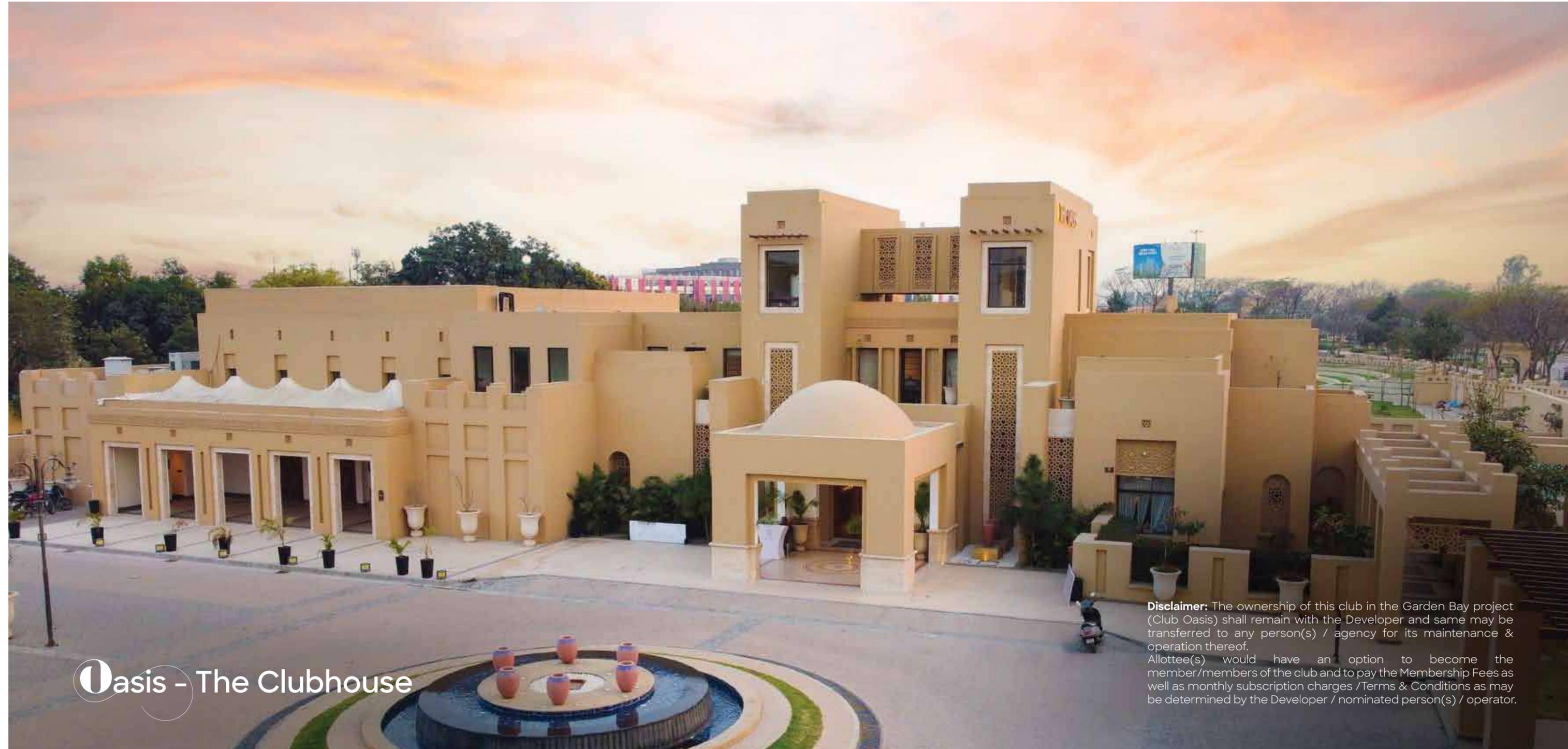
As the only apartment complex in the area, you can enjoy stunning, unobstructed views that end at the horizon. The project also features a clubhouse that is exclusive to its residents.

Garden *BAY*  
heights



The Shalimar KSMB Garden Bay township is a place where convenience meets luxury. The entire township has been carefully designed to adhere to all your needs.

One of the key highlights of Garden Bay is our elegant clubhouse, Oasis, which features state-of-the-art amenities designed for every member of the family.



Oasis - The Clubhouse

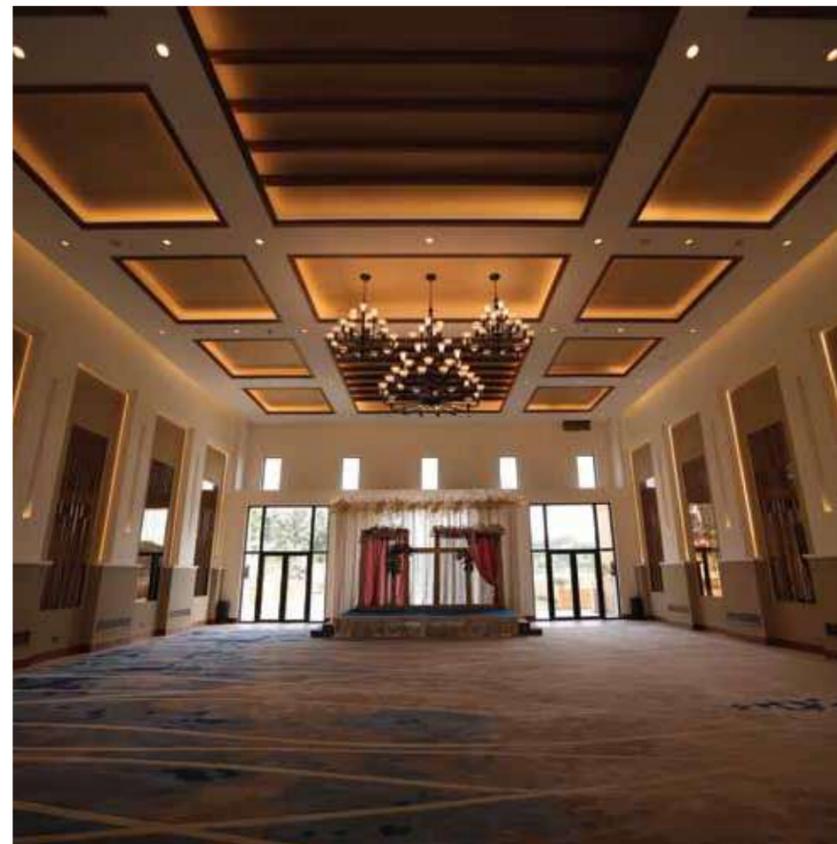
**Disclaimer:** The ownership of this club in the Garden Bay project (Club Oasis) shall remain with the Developer and same may be transferred to any person(s) / agency for its maintenance & operation thereof. Allottee(s) would have an option to become the member/members of the club and to pay the Membership Fees as well as monthly subscription charges / Terms & Conditions as may be determined by the Developer / nominated person(s) / operator.

# Amenities at Shalimar



## SWIMMING POOL

Plunge into the ultimate haven of relaxation with our outdoor swimming pool. Whether you're dipping your toes or diving right in, our crystal-clear waters provide the perfect escape from the hustle and bustle.



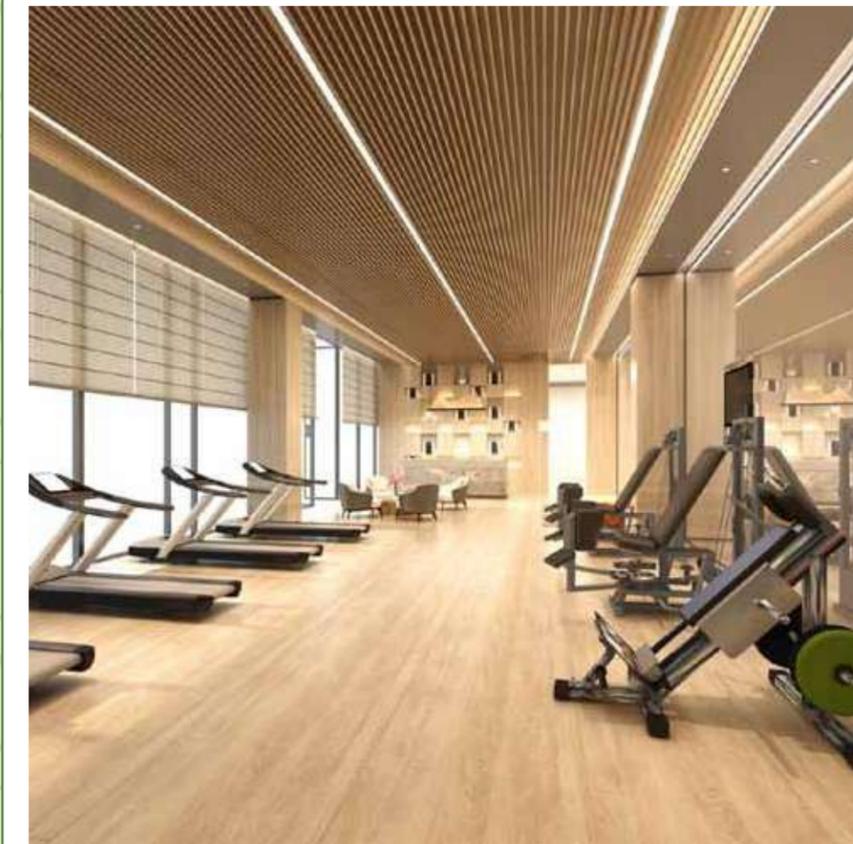
## BANQUET HALL

Create unforgettable memories at our exquisite banquet hall, the perfect venue for hosting special occasions. With a luxurious ambiance and ample space to host up to 150 guests, your event will be elevated to the next level.



## INDOOR GAMES

Step into a world of fun and games at our indoor game zone, where you can indulge in your favourite pastimes and unwind with a range of exciting indoor activities, including billiards, chess, and board games.



## ULTRA-MODERN GYMNASIUM

Whether you're a fitness enthusiast or a beginner, our cutting-edge gym, equipped with the latest equipment, offers the ideal space to unleash your inner athlete and achieve your goals.

# JSMB Garden Bay.

A  
**Life**  
of  
Bliss





An 18-storeyed architectural marvel

Indulge in the grand living experience at our exclusive skysrise development, nestled in a tranquil oasis away from the hustle and bustle of the city. Discover the perfect balance of comfort and style with our meticulously designed apartments and top-of-the-line amenities, including a state-of-the-art fitness centre, swimming pool, and more.

We invite you to come and explore a world of opulence and refinement at Shalimar KSMB Garden Bay Crown, where every day is a new experience in grandeur.

## Amenities



Party Hall



Swimming Pool with Water Beds



Multi-Use Games Area



Indoor Games



Poolside Deck



State-of-the-Art Gymnasium



Toddler Play Area



Walking Track At Podium Level



Kids Play Area



Commercial Plaza



Green Lawns

# Specifications

## STRUCTURE:

Structure designed with the highest seismic consideration for the zone as stipulated by the BIS code and for better safety

## FOUNDATION:

Reinforced concrete footing & column



## ALL BEDROOMS

- Flooring/Skirting: Vitrified Tiles (600 X 600 MM)
- Wall Finishes: Acrylic emulsion on POP punning
- Ceiling: Oil bound distemper



## BALCONIES

- Flooring/Skirting: Tiles
- Wall Finishes: Exterior grade paint on plaster
- Ceiling Finishes: Exterior grade paint on plaster
- Handrail & Parapet: Combination of parapet wall & M.S. Handrail as per the functional & elevational requirements



## MAIN STAIRCASE

- Flooring/Skirting: Polished Indian Granite/Marble/Tiles
- Wall Finishes: Oil bound distemper on plaster
- Railing: Painted M.S.Handrail



## TOILETS

- Flooring: Ceramic Tile
- Wall Finishes: Ceramic wall tiles up to dado level (approximate 2100 MM)
- Ceiling Finishes: Oil bound distemper/ Acrylic emulsion
- Vanity Counter: Granite/Vitrified Tiles
- Sanitary Ware: Premium Quality range



## KITCHEN

- Flooring/Skirting: Ceramic /Vitrified tiles
- Wall Finishes: Oil bound distemper/ Acrylic emulsion
- Ceiling : Oil bound distemper/ Acrylic emulsion
- Counter: Granite top with sink
- Provision of Gyser installation



## C.P. FITTINGS & ACCESSORIES

Grohe/Jaguar or equivalent brands single lever fitting in all toilets



## COMMON PASSAGE

- Flooring/Skirting: Vitrified tiles/Granite
- Wall Finishes: Oil bound distemper on plaster
- Ceiling Finishes: Oil bound distemper on plaster



## DOORS & WINDOWS

- Main Entrance Door: Laminated Flush door with engineered/Hardwood frame
- Internal Doors: Painted hardwood frame with flush doors
- Windows & External Glazing : UPVC frame/Aluminum windows with clear glass
- External Wall Finishes: Grade anti- fungal/Anti-algal paint from reputed makes and brands



## ELECTRICAL WIRING & INSTALLATIONS

- Fixtures and Fittings:ISI compliant modular switches/Sockets, distribution boxes and circuit breakers form 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



## GROUND FLOOR LOBBY

- Flooring/Skirting: Tile/Granite/Marble
- Wall finishes: Oil bound distemper
- Ceiling Finishes: Oil bound distemper



## EV CHARGING

Provision for EV charging.

## 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

# CREATING BENCHMARKS OF EXCELLENCE FOR OVER 3 DECADES



SAS House, Sapru Marg, Lucknow



OEL Shalimar, New Hyderabad, Lucknow



Shalimar Star, Hazratganj, Lucknow



Shalimar Logix, Rana Pratap Marg, Lucknow



Shalimar Elldee Plaza, Bhootnath Market, Lucknow



Ibiza Town, Surajkund, Delhi/NCR  
216 of 2017 Dated 18.09.2017



Shalimar Retreat, Anand Niketan, Delhi / NCR



Garden Bay Aster, IIM Road, Lucknow  
UPRERAPR947671



Mannat Extension 3, Faizabad Road, Lucknow,  
UPRERAPRJ555231



Shalimar Paradise, Lucknow - Faizabad Road,  
UPRERAPRJ9777



Shalimar Apartments, P. N Road, Lucknow



Shalimar Heights, Jopling Road, Lucknow



Shalimar Homes, Ashok Marg, Lucknow



Shalimar Imperial, Gokhale Marg, Lucknow



Shalimar Grand, Jopling Road, Lucknow



Garden Bay, IIM Road, Lucknow  
UPRERAPRJ9256  
UPRERAPRJ9203



Belvedere Court 3, Gomti Nagar Extension, Lucknow  
UPRERAPRJ260653



JPNIC, Gomti Nagar, Lucknow



Shalimar Nest, Vasant Kunj, Delhi / NCR



Shalimar Mannat, Lucknow - Faizabad Road,  
UPRERAPRJ8345



Shalimar Square, Lalbagh, Lucknow



Shalimar Estate, New Hyderabad, Lucknow



Shalimar Royale, Mall Avenue, Lucknow



Shalimar Courtyard, Sitapur Road, Lucknow



Shalimar Gallant, Mahanagar, Lucknow  
UPRERAPRJ3168



Mannat Extension, Faizabad Road, Lucknow,  
UPRERAPRJ243983



Multilevel Parking, Hazratganj, Lucknow



Shalimar Meadows, Gokhale Marg, Lucknow



Shalimar One World, Gomti Nagar Extension, Lucknow  
UPRERAPRM10813



Belvedere Suites, Gomti Nagar Extension, Lucknow  
UPRERAPRJ263280



Shalimar Court, Rani Lakshmbai Marg, Lucknow



Shalimar Tower, Vibhuti Khand, Lucknow



Shalimar Corporate Park, Vibhuti Khand, Lucknow



Shalimar Emerald, Jopling Road, Lucknow



Shalimar Dwelling, AP Sen Road, Lucknow



Whispering Woods, Gomti Nagar Extension, Lucknow  
UPRERAPRJ380751



Valencia County, Gomti Nagar Extension, Lucknow  
UPRERAPRJ612919



Valencia Towers, Gomti Nagar Extension, Lucknow  
UPRERAPRJ612919



Titanium, Gomti Nagar, Lucknow



Iridium, Gomti Nagar, Lucknow,  
UPRERAPRJ17421



Vista, Gomti Nagar Extension, Lucknow  
UPRERAPRJ4833



Belvedere Court 1, Gomti Nagar Extension, Lucknow  
UPRERAPRJ12850



Belvedere Court 2, Gomti Nagar Extension, Lucknow  
UPRERAPRJ17338

## KSMB PROJECTS OVER THE YEARS



NBCC Commercial Complex,  
Gomti Nagar Extension, Lucknow



Depot/Workshop,  
Kanpur Metro



New CDRI Campus, Sitapur Road,  
Lucknow



New Campus of Central  
University of Punjab, Bhatinda



National Aviation University  
Hostel Block, Fursatganj, Amethi



Director's Residence, Metro Rail,  
Lucknow



INOX, Riverside Mall, Gomti Nagar,  
Lucknow



Kansai Nerolac Paints Plant 1,  
Kanpur Dehat



Kansai Nerolac Paints Plant 2,  
Kanpur Dehat



National Aviation University,  
Fursatganj, Amethi



National Aviation University  
Open-Air Theatre, Academic  
Block, Fursatganj, Amethi



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K.S.M. Bashir Mohammad & Sons, established, developed, and expanded by the pioneering efforts of Mr. Zamir Mohammad, is one of the leading Construction firms in Northern India. During the last 65 years, KSMB Group has successfully completed more than 200 prestigious projects in the residential, commercial, and institutional spaces, as well as Infrastructure developments such as airports and highways, for multinational companies, the government, and the corporate sector.

With its in-house capabilities and resources, it has consistently excelled in performance and delivered high-quality projects within the agreed cost and time.



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With upcoming projects of over 15 million sq. ft. area across major cities of UP and Delhi + NCR and a dedicated team of over 1000 personnel, Shalimar Group is poised to become one of India's leading developers, and its signature offering Shalimar KSMB Garden Bay Crown is a big leap forward in this direction!

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### **Shalimar KSMB Projects**

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