

Garden *BAY* heights



group housing floor plans



from the people with a **taste** for luxury



Established in 1985, the Shalimar Group is a leading business house. Group's impressive portfolio has already grown to nearly 6 million sq. ft. of residential and commercial property and it 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.

KSMB is a leading construction group, having proven track record of completion of more than 200 projects in diversified fields during last 65 years. The Group is committed to deliver satisfaction to the customers by providing them innovative construction services.

GAJ Dubai now builds
its way to Lucknow

The milestone estate is being designed by an award winning organization-GAJ. The UK Architectural and Design Company is widely acclaimed in UAE for its remarkable contribution in transforming Dubai's modern high rise skyline. Now, it gears up to showcase its path-breaking innovations in the city of Nawabs.





royal **temptation**
beyond compare

Astonishing 72 acre township | Group housing, villas & plots

Positioned at Sitapur-Hardoi road, Lucknow

Modern commercial zone | Entertainment cum health club

Broad range of amenities



Our masterful team endeavours to present you a lifestyle that will elevate you above all others. An impressive range of homes are blessed with pristine nature, sophisticated innovation, opulent facilities and exotic comfort.





township **facilities** that
add cherry on the cake

Contemporary clubhouse | Gymnasium | Courts for lawn tennis,
badminton & basketball | Billiards & table tennis | Cricket net | Swimming pool
Kids pool | CCTV surveillance | School with stimulating learning atmosphere
Convenience shopping | ATM | Café



Choose from a wide assortment of sports, recreation and adventure activities for adults, children, amateurs and professionals all year round. Plenty of modern facilities give you the freedom to focus on family and friends. We ensure a safe and loving environment, featuring advanced healthcare facilities to make your life more carefree and enjoyable.





*Garden **BAY**
heights*





for people who are
comfortable in numbers

2 & 3 BHK apartments | Exclusive additional facilities
like swimming pool, gymnasium | Kids pool & recreational area
Jogging tracks | Dedicated parking for residents & visitors

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heights

Garden Bay is uniquely planned to redefine exclusivity. A collection of apartments afford you with choice, class and comfort, exploring the next level of happiness. Welcome to a gated and secure lifestyle that will let you grow, enjoy and begin a life of your dreams.







shaking hands with the
environment

Awe-inspiring greenery | Sit-out areas

Gracious tree lined pathways | Breathtaking landscapes & water-bodies

Efficient street lighting | Neighbourhood parks

Garden **BAY**
 *heights*

We know that to be happy is to reconnect with nature and become in tune with its charms. We understand that living in the lush green and clean atmosphere is a blessing to us. At Garden Bay, every home blends in flawlessly with acres of tranquility.

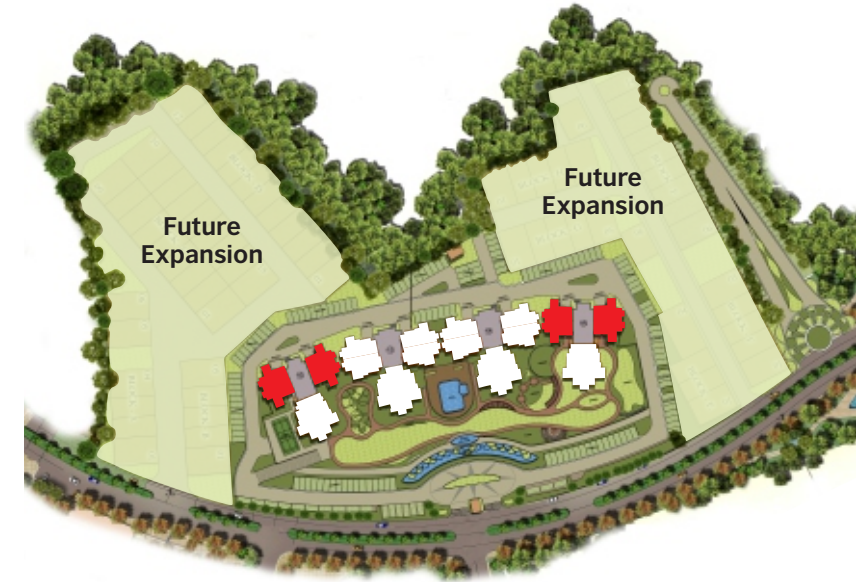
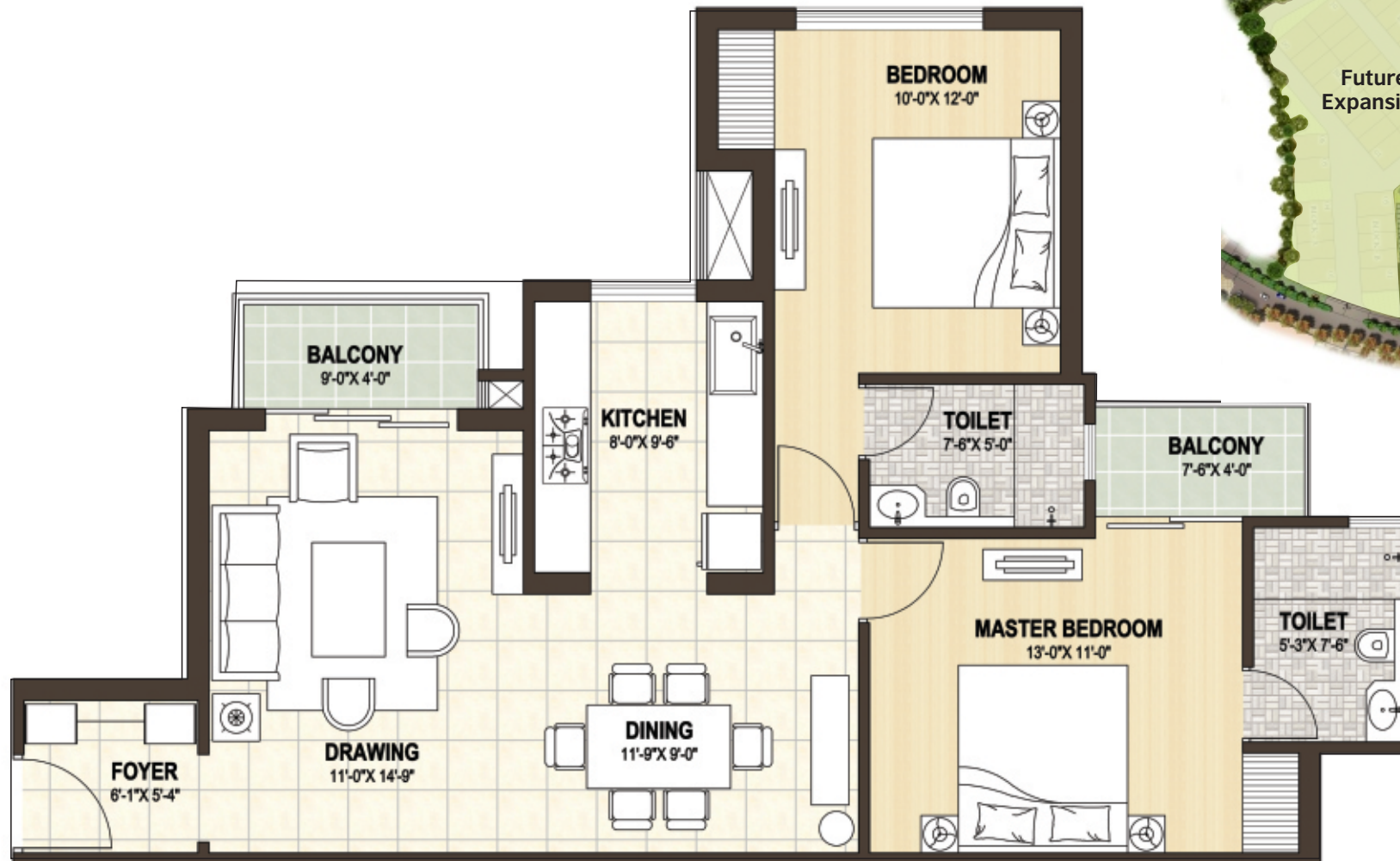


- TYPE A 73.03 sqmt. (786.09 sqft.)
- TYPE B1 95.11 sqmt. (1023.76 sqft.)
- TYPE B2 92.22 sqmt. (992.66 sqft.)
- TYPE C1 108.33 sqmt. (1166.06 sqft.)
- TYPE C2 107.53 sqmt. (1157.45 sqft.)

site plan

2 BHK Unit Type: A

carpet area : 73.03 sqmt. (786.09 sqft.)
super area : 106.84 sqmt. (1150.00 sqft.)

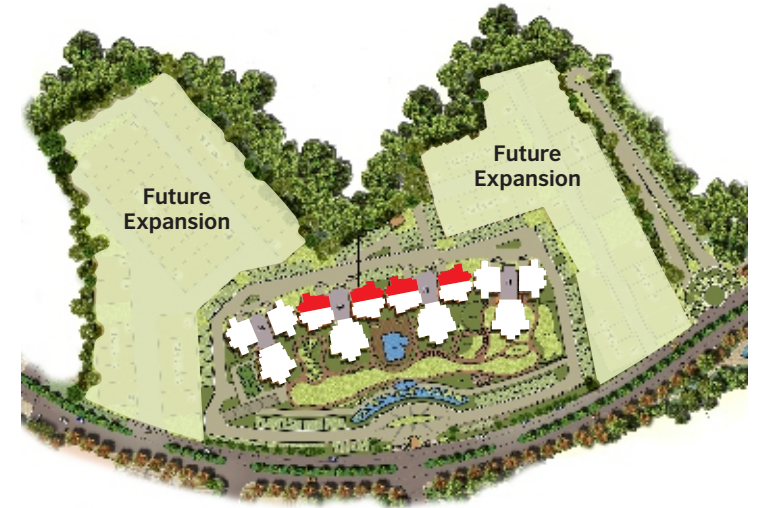
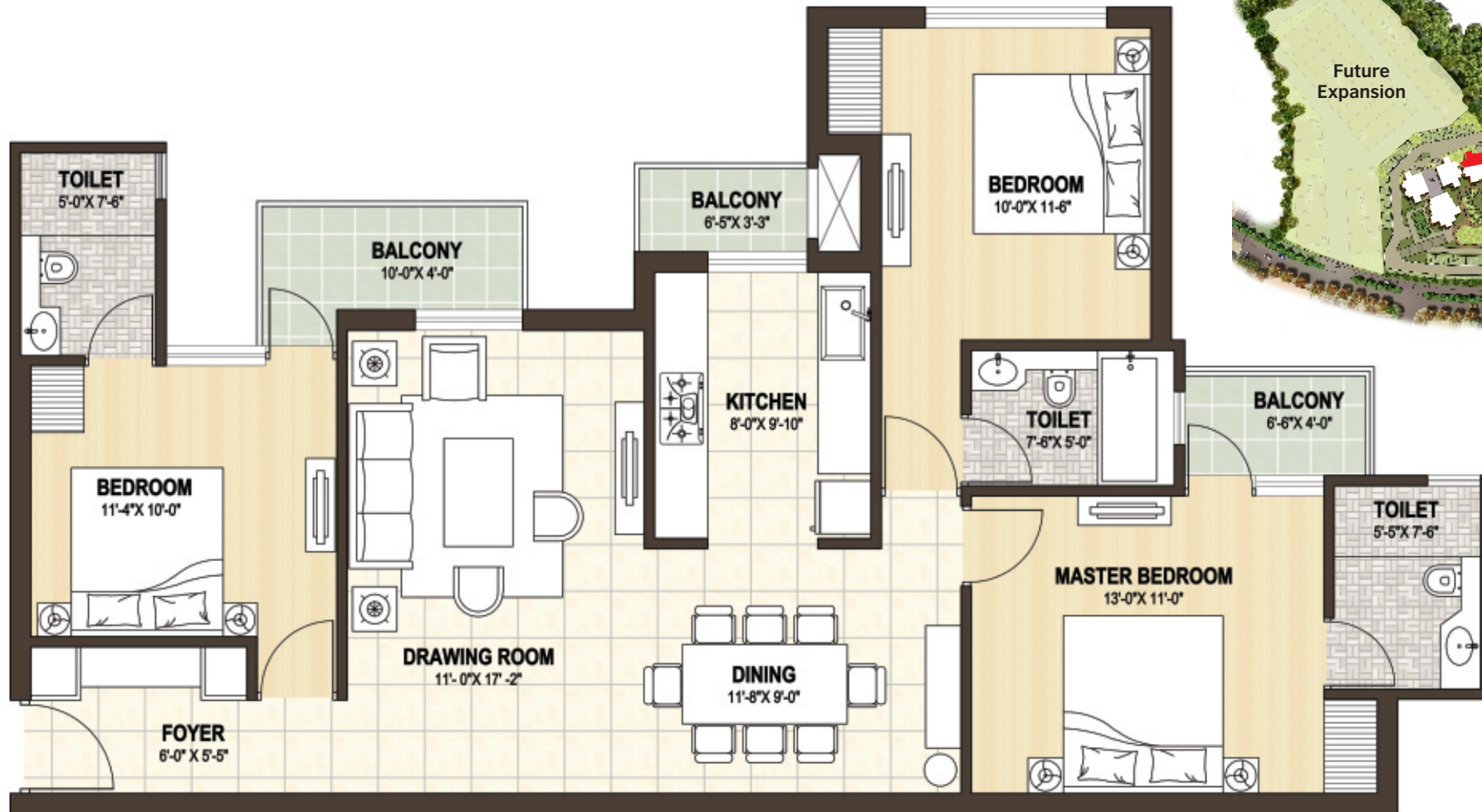


key plan

3 BHK Unit Type: B1

carpet area : 95.11 sqmt. (1023.76 sqft.)
super area : 137.50 sqmt. (1480.00 sqft.)

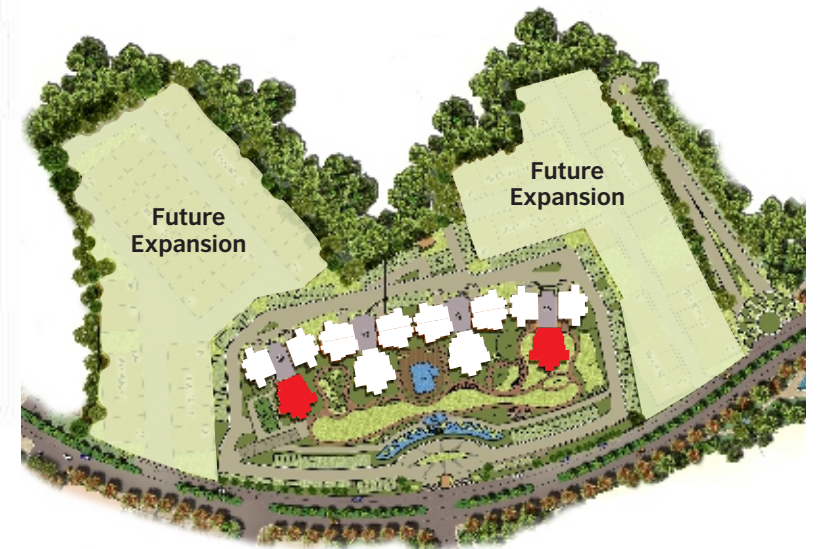
Garden **BAY**
heights



key plan

3 BHK Unit Type: B2

carpet area : 92.22 sqmt. (992.66 sqft.)
super area : 134.71 sqmt. (1450.00 sqft.)

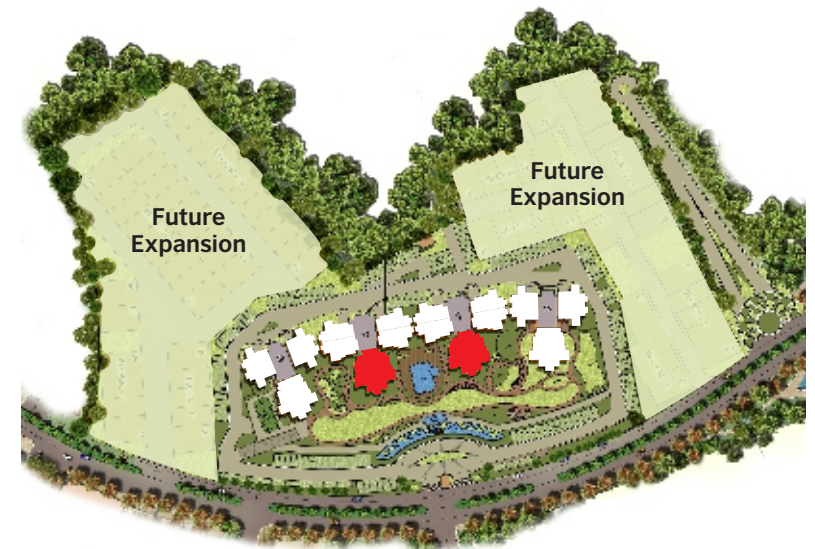
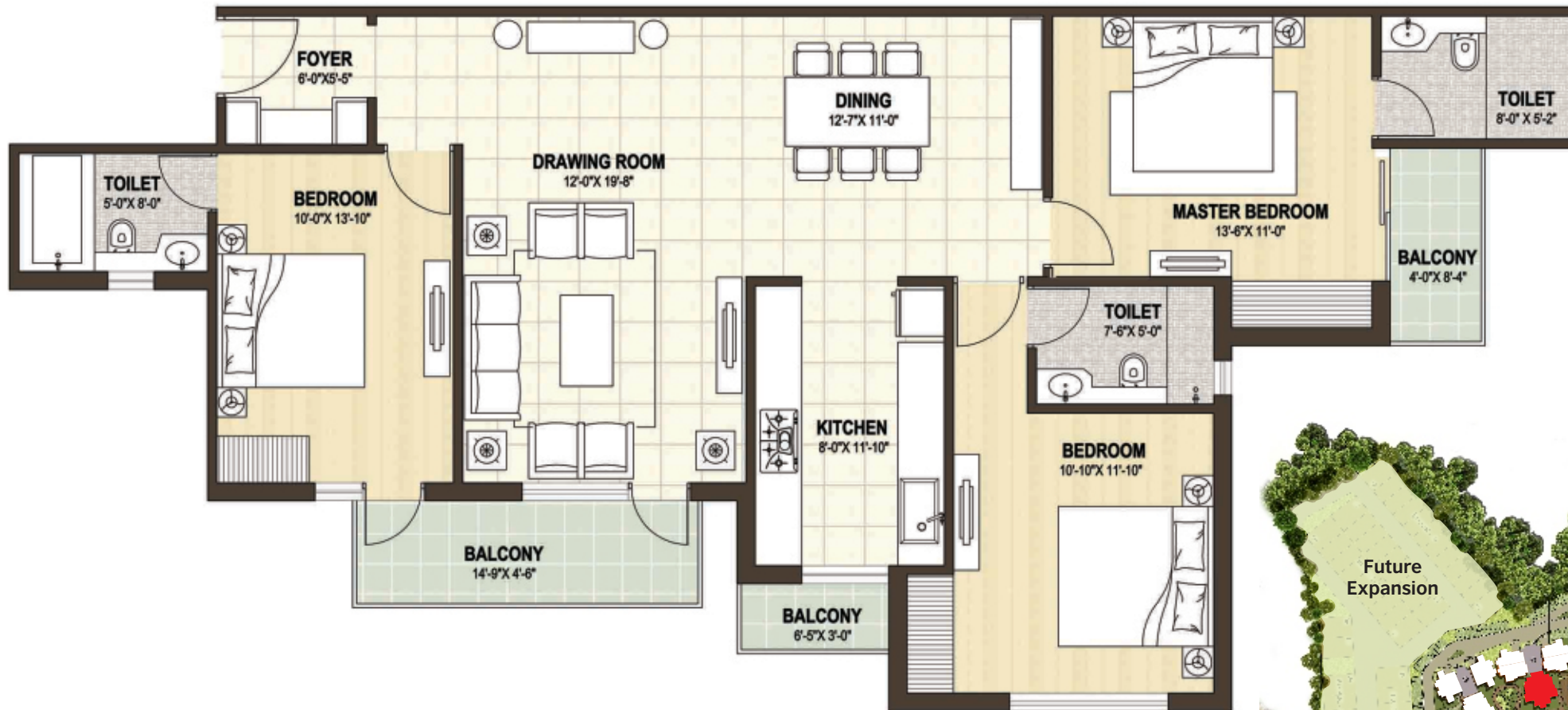


key plan

3 BHK Unit Type: C1

carpet area : 108.33 sqmt. (1166.06 sqft.)
super area : 153.29 sqmt. (1650.00 sqft.)

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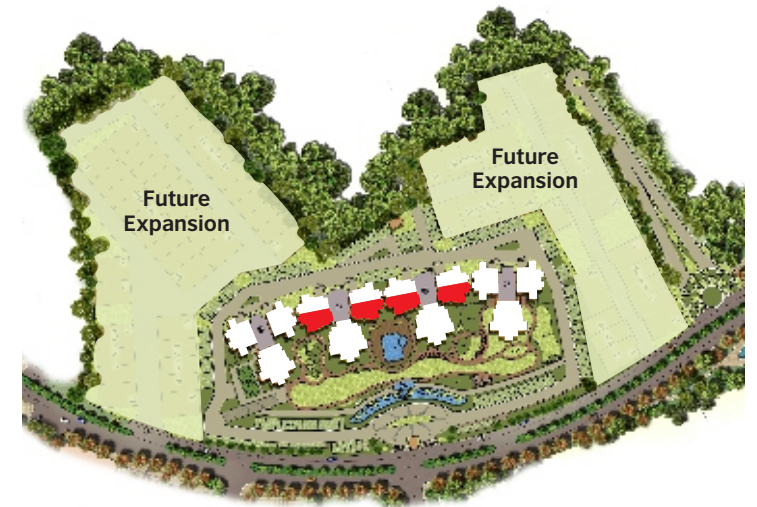
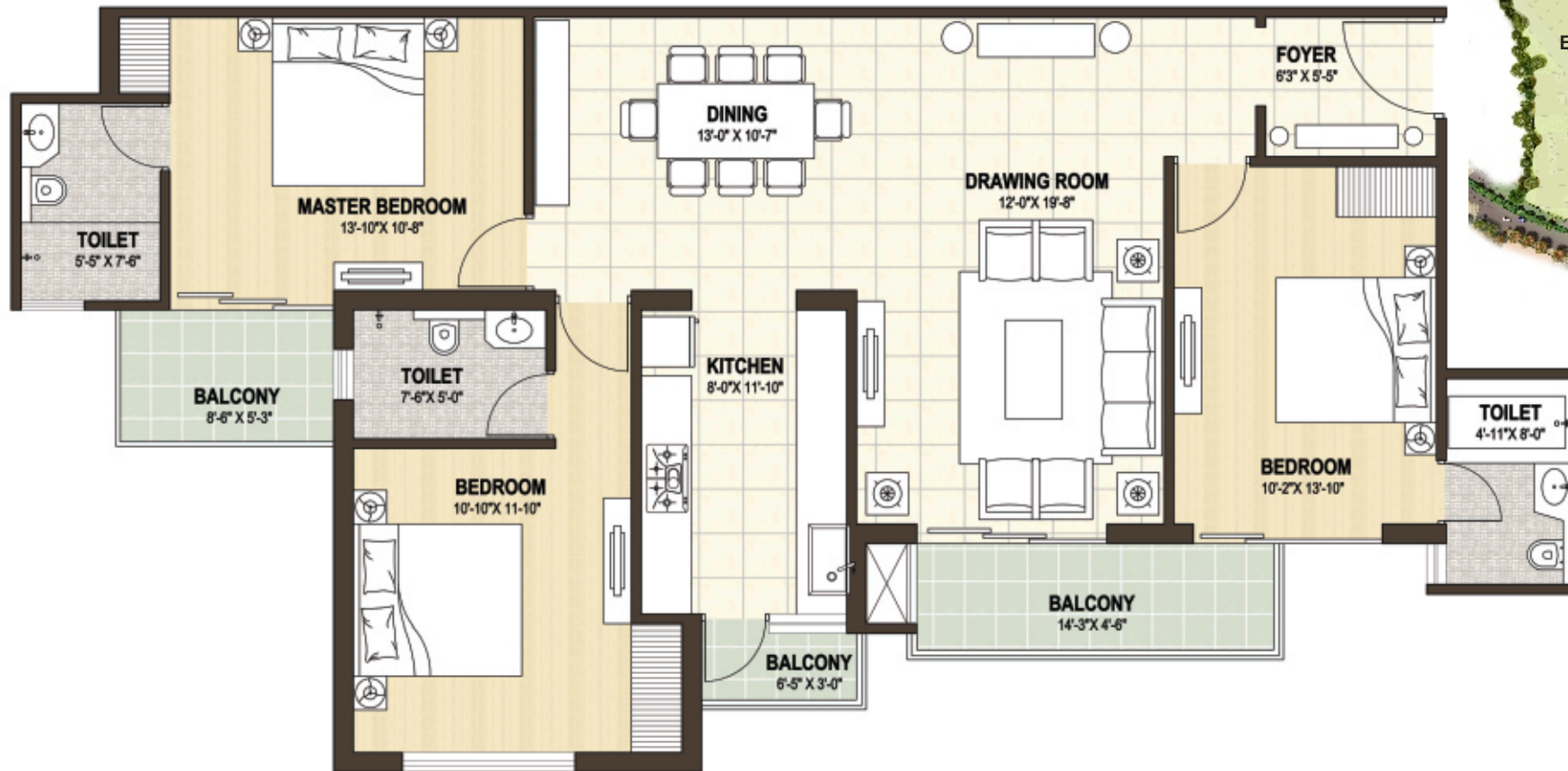


key plan

3 BHK Unit Type: C2

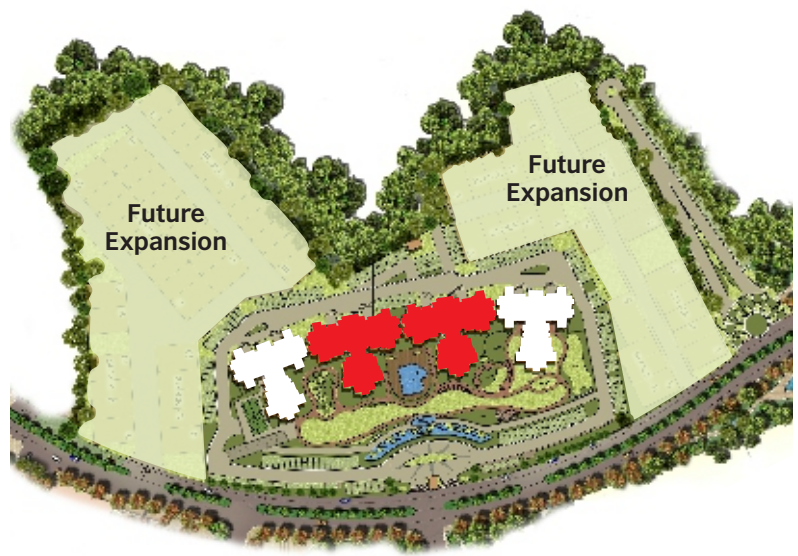
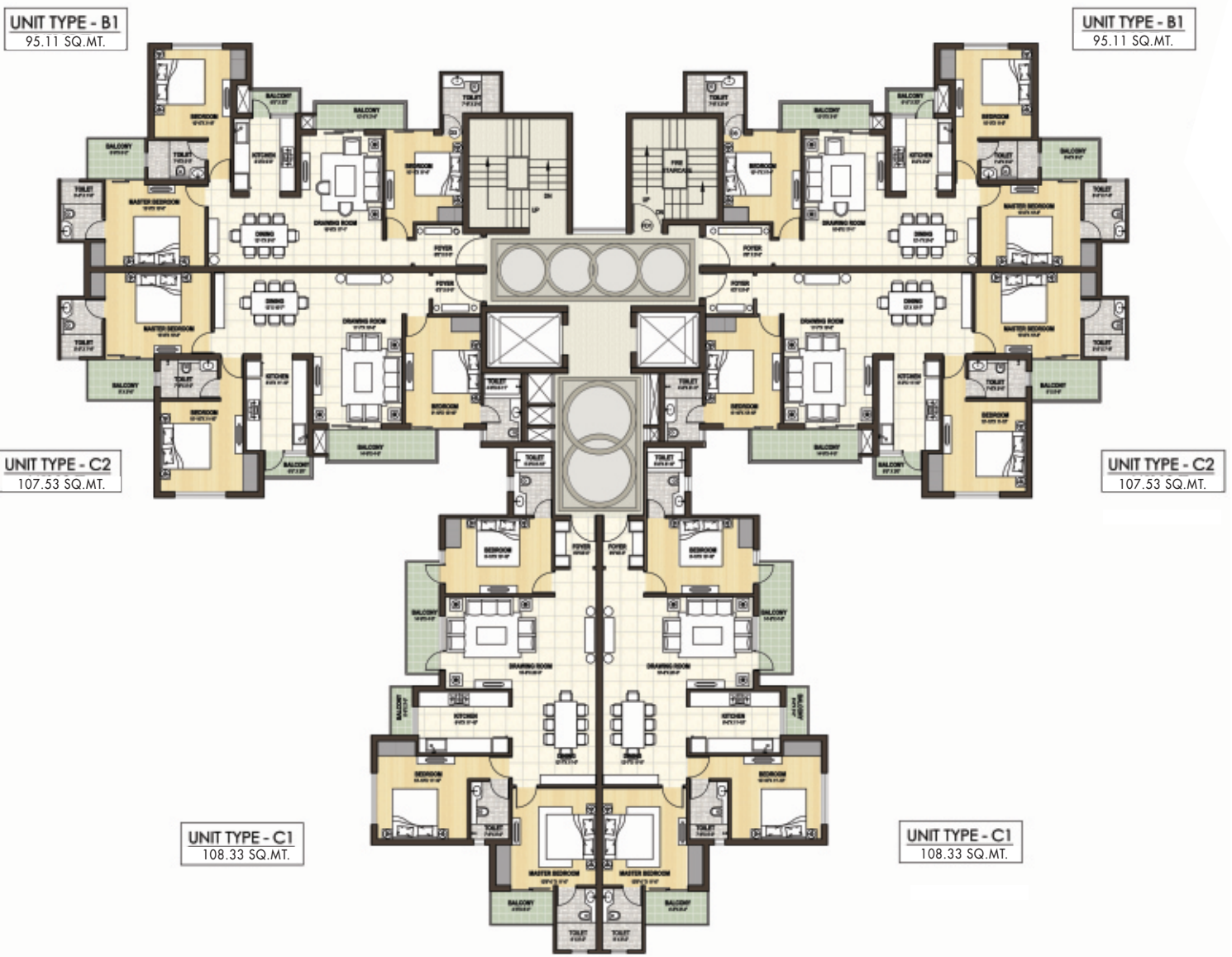
carpet area : 107.53 sqmt. (1157.45 sqft.)

super area : 153.29 sqmt. (1650.00 sqft.)



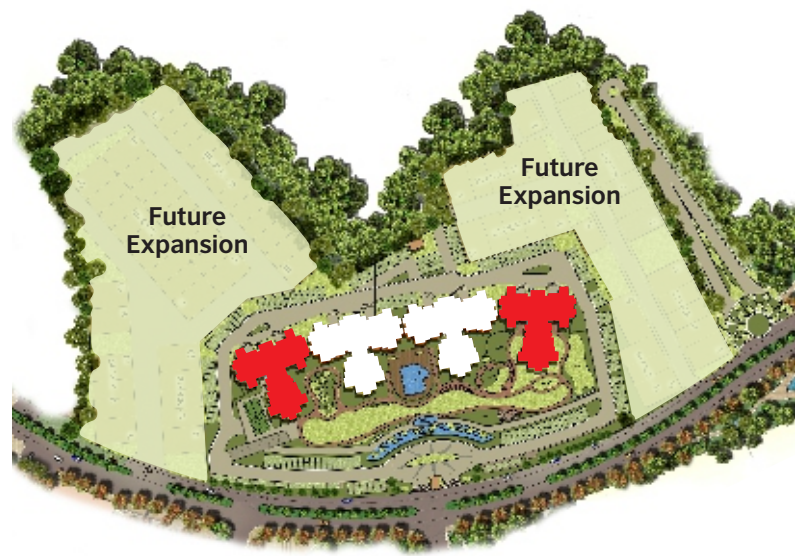
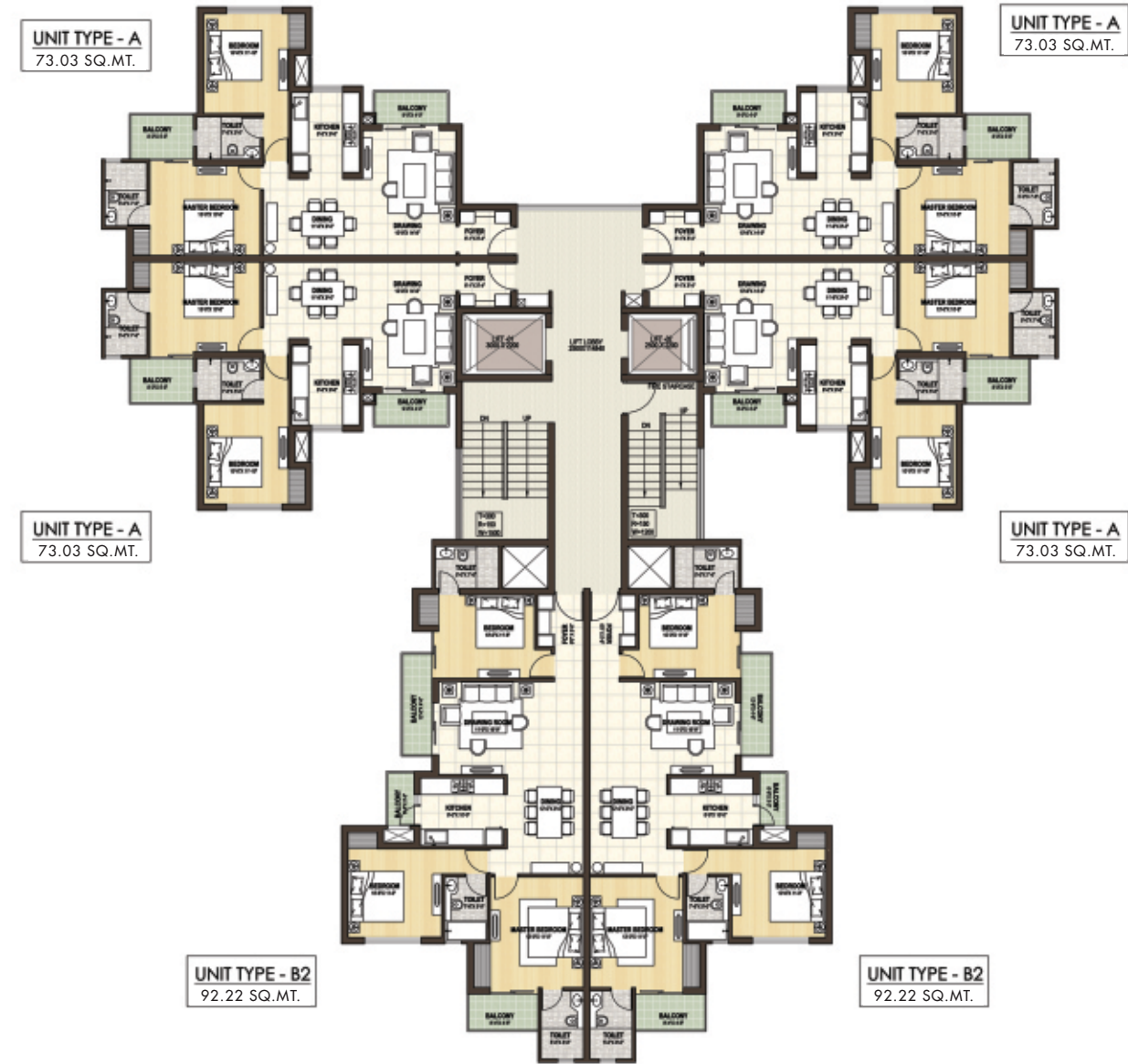
key plan

Tower Type A (T3, T4)
cluster



key plan

Tower Type **B** (T2, T5)
cluster



key plan

specifications



Structure : Structure designed for the highest seismic considerations for the zone as stipulated by the code and for better safety

Foundation : Reinforced concrete footings and columns

All Bedrooms

Floorings/Skirting : Vitrified tiles/Laminated wooden flooring
Wall Finishes : Acrylic emulsion on POP punning
Ceiling : Oil bound distemper / Acrylic Emulsion

Living/Dining Room

Flooring/Skirting : Superior quality vitrified tiles
Wall Finishes : Acrylic emulsion on POP punning
Ceiling : Oil bound distemper / Acrylic Emulsion

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 : Ceramic tiles
Wall Finishes : Ceramic wall tiles up-to dado level (approximately 2100 mm)
Oil bound distemper / Acrylic Emulsion
Ceiling Finishes : Oil bound distemper / Acrylic Emulsion
Vanity Counter : Granite
Sanitary Ware : Premium quality range

Kitchen

Flooring/Skirting : Vitrified tiles/Ceramic tiles
Wall Finishes : Oil bound distemper / Acrylic Emulsion
Ceiling : Oil bound distemper / Acrylic Emulsion
Counter : Granite / Marble top with stainless steel sink.
Provision for installation of geyser.

C.P. Fittings and Accessories

Grohe / Kohler or Equivalent brands single lever fittings in all toilets. Provision for installation of geysers

Staircase

Flooring : Polished Indian granite/Marble
Railing : Painted M.S. handrails and balustrades
Wall Finishes : Oil bound distemper on plaster

Common Passage

Flooring : Vitrified tiles
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
Windows and External Glazing : UPVC frame windows with clear glass
External Wall Finishes : 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
Plumbing : ISI compliant CPVC water supply pipes with standard valves and accessories
ISI compliant PVC waste pipes and traps
Security System : CCTV surveillance, EPABX

NOTE : The above specifications are only indicative & some of these may be changed in consultation with the Architect and equivalent may be provided at the sole discretion of the company.

Location Map
not to scale



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Disclaimer : All pictures, layout and floor plans shown are for illustration purpose only and may not be the part of project offerings. The customers are requested to visit the project site in order to acquaint them with the actual project offerings before booking. No purchase decision based on this brochure shall be liable for any consequences under Sec 12 of the RERA act.



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Website link - <http://upreraportal.cloudapp.net/ViewPromoter.aspx?Id=UPRERAPRM10366>

Project Team

Master Planning

Principal Architect

Concept & Design

