

Lucknow- A city meant for cutting edge business

1. CRISIL report titled 'Real(i)ty Next-Beyond the top 10 cities of India', stated that Lucknow is one of the next top ten cities with enormous real estate potential.
2. Lucknow is emerging as a preferred destination for IT / ITeS industry.
3. The city is a major business centre with traders flocking to the city from all corners of the country.

The city's connectivity is immaculate stretching to major national highways in the city: NH 24 connects Delhi, NH 25 connects Bhopal via Jhansi, NH 28 connects to Mokama (Bihar), NH 56 to Varanasi including four state highways.

Lucknow has turned out to be an ideal location for top commercial, residential and industrial developments.



Take your
business to
the highest
level



Building lifestyles since 1967

Established in 1967 as a family business, Ansal API today is among the leading Realty and Infrastructure companies of India. A widely reputed and professionally managed Organisation, Ansal API currently operates in a range of business verticals such as Integrated Townships, Condominiums, Group Housing, Malls, Shopping Complex, Hotels, SEZs, IT Parks and Infrastructure and Utility Services.

Today Ansal API is one of the most respected and trusted names in the entire Realty-Infrastructure sector. In keeping with the Government's new Housing Policy, the Company also endeavors to provide better dwelling units for the urban poor with special emphasis on improvement in environment and social forestry. With its deep-rooted foundation of ethics and values, Ansal API continues to conquer new horizons, thus pioneering and identifying new vistas of growth for the realty and infrastructure sectors.

Ansal API is focusing on ushering in new realty and other infrastructure ventures in cities like Chandigarh, Bhatinda, Mohali, Amritsar, Ludhiana, Jalandhar, Jaipur, Jodhpur, Ajmer, Bhilwara, Sonapat, Panipat, Yamuna Nagar, Karnal, Kurukshetra, Fardiabad, Greater Noida, Noida, Ghaziabad, Meerut, Agra and Lucknow to name a few...



Grand entrance of Sushant Golf City

Welcome to Sushant Golf City, Lucknow, a Hi-Tech Township sprawling across 6465 acres*. Located on Amar Shaheed Path & Lucknow-Sultanpur Highway (NH-56), this ultra modern township has a world class-18 hole international standard championship Golf Course surrounded by Residential and Commercial Developments. Making life on the greens a reality, Luxury Villas, Designer Landscaping, Entertainment Zones, State-of-the-art Infrastructure, Health Care Facilities, Ansal ISKCON Spiritual Centre, Best Price, Golf Academy, Ansal API Auto Park- Northern India's First Auto Mall & much more have been specially designed to exceed your expectations.

After successfully completing more than a decade in Gurgaon, Ansal Institute of Technology & Management (A.I.T.M) is operational in Sushant Golf City, Lucknow.



Artistic Impression



Ansal Zenith Towers – The Next Gen Shopping Spot

Located at sector –J, one of the fast developing sectors of Sushant Golf City, Ansal Zenith Towers is just the perfect combination of retail outlets & commercial spaces to suit every palate. At Ansal Zenith Towers, the shopping experience is going to be absolutely delightful. It is designed to ensure maximum convenience to the shoppers and the business establishments alike. An array of distinguished features of this magnificent shopping spot is as follows -

- Wide Corridors for efficient movement
- Independent Atriums for Each Block
- Service Elevators
- Eco friendly design based on modern vastu principles facilitating an optimal flow of natural resources and energies
- Lift facility
- Multi- level security
- Uninterrupted power supply
- Front facing shops for better visibility
- Adequate natural light and ventilation

Retailers preferred destination



Ansal Zenith Towers offers a prime opportunity to the retailers through its meticulously designed structure. The ground and the first floor outlets have been ideally placed to ensure maximum footfalls and visibility. Each shop has been specifically designed to ensure optimum ventilation and natural light coming into the shops. Proper parking facility in the basement, single and multi brand outlets make it a preferred choice for a healthy investment to retailers.

Corporate Office Spaces



The corporate office spaces are designed to provide best environment for maximum productivity. With the amalgamation of modern facilities and world class amenities, Ansal Zenith Towers will offer the best global working standards in town. A richly landscaped structure incorporating the facilities of international standard will make Ansal Zenith Towers an ideal destination for corporate houses.

S P E C I F I C A T I O N S



Structure

Framed Structure Confirming to BIS Seismic Codes with Brick Masonry Filler Walls

FLOOR FINISHES

Corridors

Stone / Vitrified Tile Flooring

Stairs

Stone Flooring



RAILINGS

Stair case

SS Railing (with handrail)

Corridors

SS Railing (with handrail)



TOILETS

Flooring

Non Skid Ceramic Tiles

Walls

Ceramic Tiles as per Architectural Design

Chinaware

White coloured European WC & Wash Basin with CP fittings



COUNTER

Marble Counter as Shown in Architectural Plans



OFFICE (DOOR)

Tempered Glass with Aluminium Frame



SHOP FRONT

Tempered Glass Walls/ Doors

WALL FINISHES

Internal

Plastic Emulsion Paint on walls of Common Area

External

Exterior Grade Compact Laminate/Structural Glazing/Semi Permanent Finish/Texture Paint

External Plaza/ Arcade

Granite/Concrete Pavers/Sandstone or combination interspersed with Greenery



OTHER FEATURES

- Unplastered walls with PCC flooring in Shops & Offices
- Only electrical DB in each shop/ office
- Provision for One Telephone point and One TV point in each shop/ office entrance.

All details floor plans, perspective, specifications are indicative and are subject to change as decided by the company or by the competent authority in the best interest of the development.



World Class Amenities of the Township



Ansal Institute of Technology & Management



Golf Academy



Developed roads



The Palms Golf Club & Resort



Sub Post office



24x7 Ambulance service



Ansal ISKCON Spiritual Center



BEST PRICE



G.D. Goenka Public School



Police Chowki



Milk 'N' More



Allahabad Bank



SJ International School



City Bus Service operational for Sushant Golf City

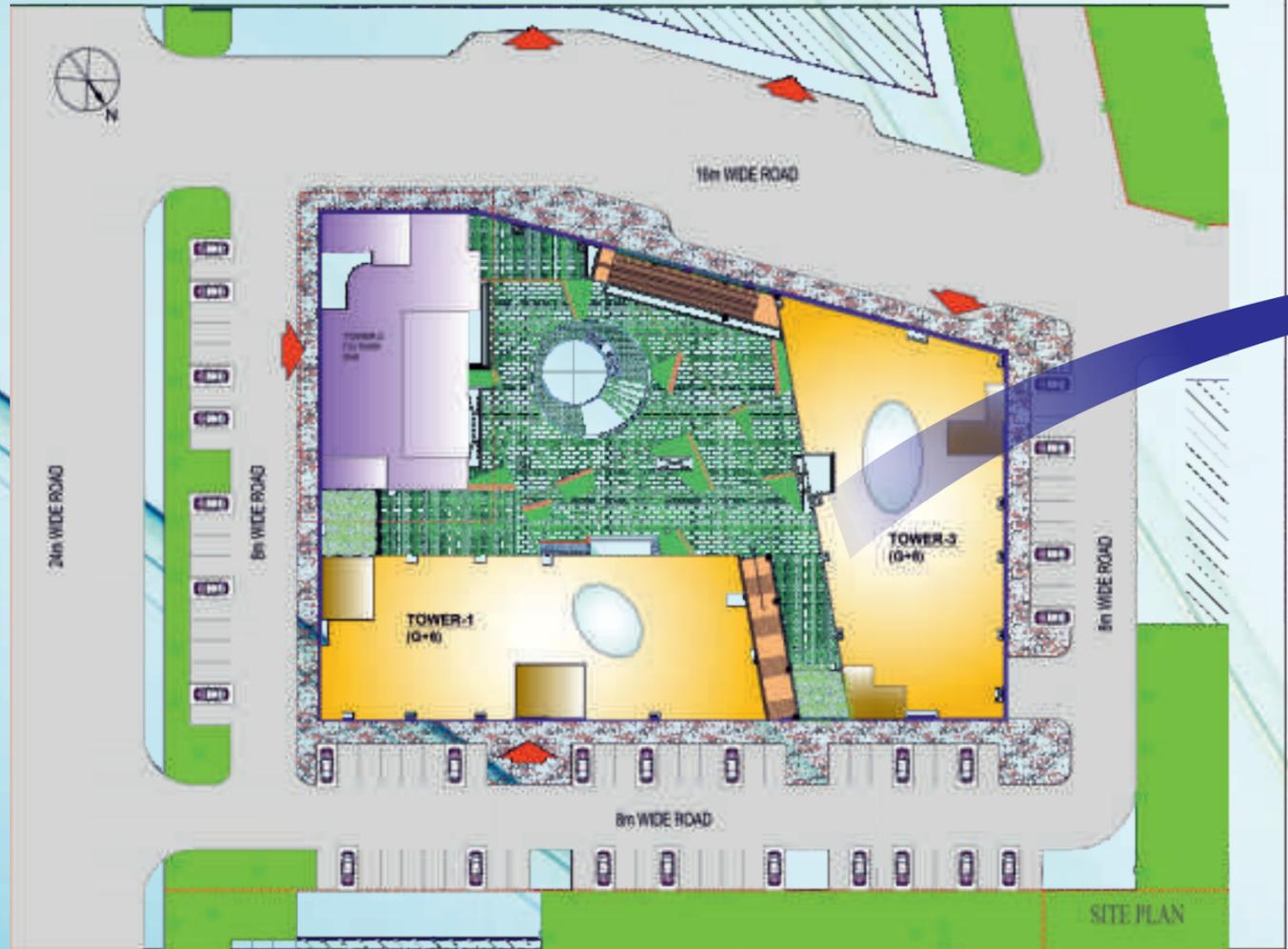


All pictures are actual

Location Map

Site Plan

Township Map



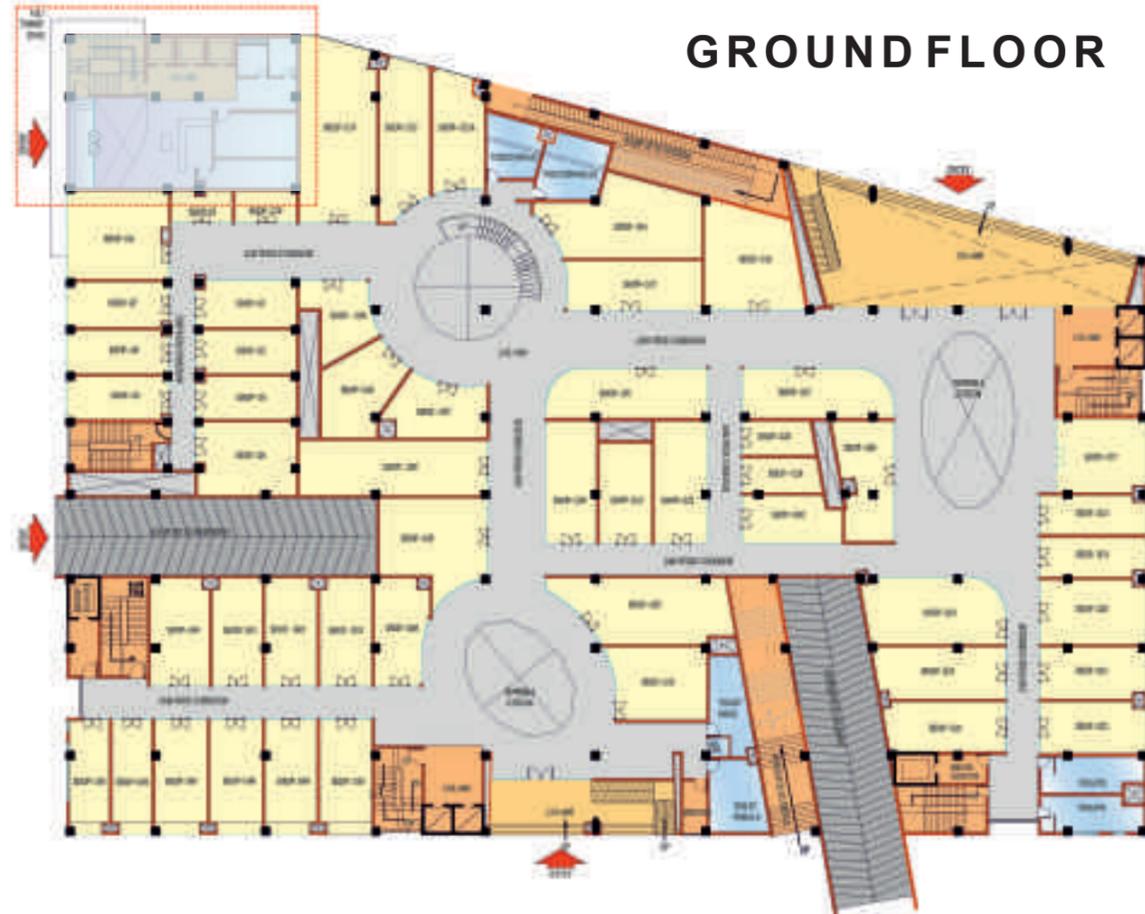
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Aerial View of Ansal Zenith Towers



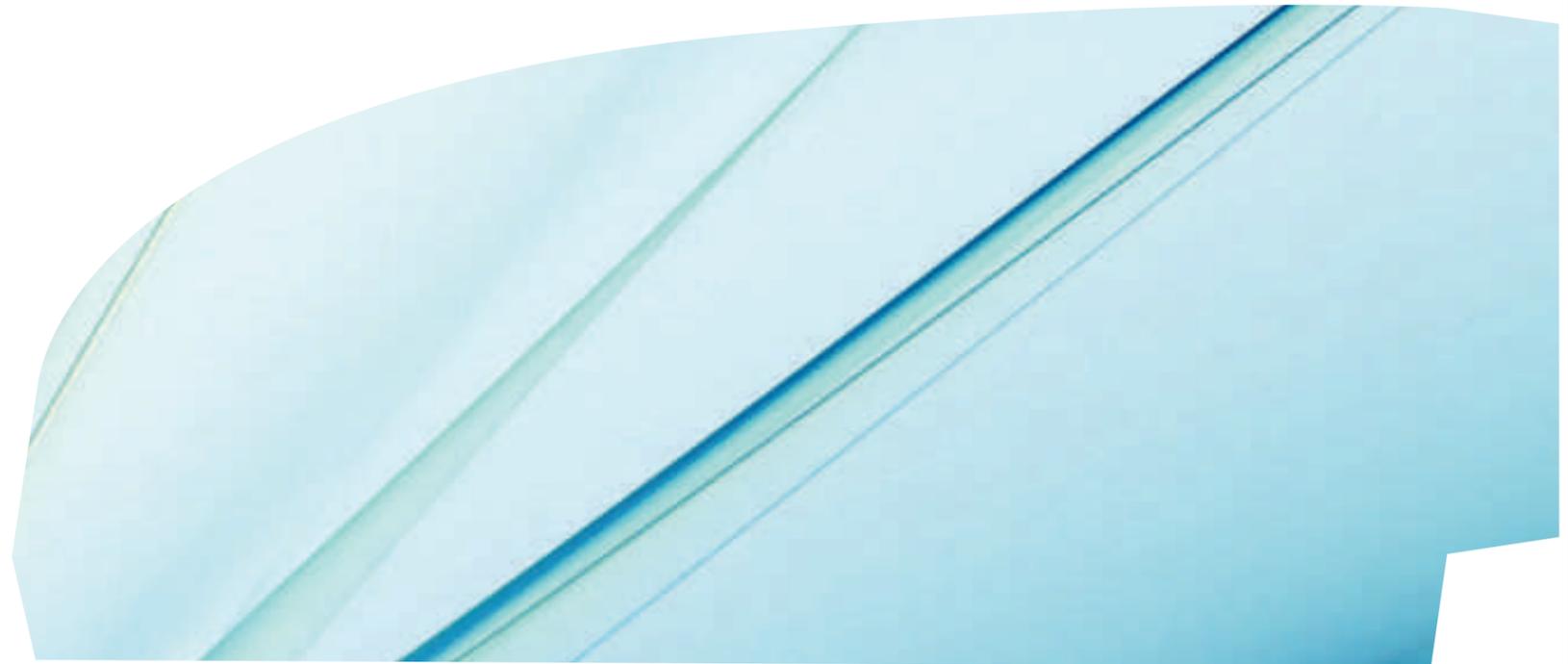
GROUND FLOOR

G. Floor Shop No.	Area in Sq. mtr.
Shop-1	60.85
Shop-2	57.23
Shop-3	56.21
Shop-4	93.47
Shop-5	56.30
Shop-6	57.23
Shop-7	59.09
Shop-8	111.86
Shop-9	25.64
Shop-10	26.29
Shop-11	171.61
Shop-12	95.33
Shop-13	74.05
Shop-14	128.96
Shop-15	86.04
Shop-16	118.55
Shop-17	83.71
Shop-18	53.98
Shop-19	53.98
Shop-20	86.13
Shop-21	70.15
Shop-22	69.96
Shop-23	76.93
Shop-24	85.76
Shop-25	88.82
Shop-26	85.39



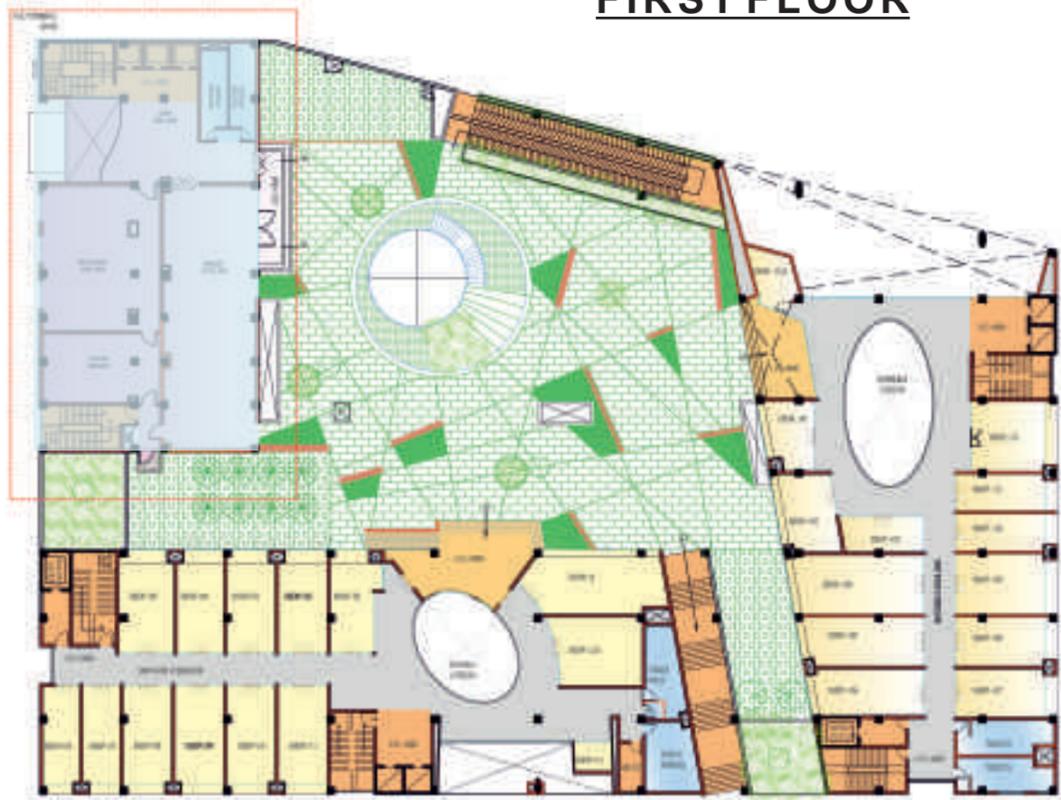
G. Floor Shop No.	Area in Sq. mtr.
Shop-27	90.22
Shop-28	31.31
Shop-29	34.19
Shop-30	57.60
Shop-31	99.23
Shop-32	82.69
Shop-33	67.17
Shop-34	78.32
Shop-35	54.26
Shop-36	72.66
Shop-37	68.29
Shop-38	131.84
Shop-39	115.86
Shop-40	69.78
Shop-41	71.91
Shop-42	71.91
Shop-43	68.75
Shop-44	80.83
Shop-45	60.76
Shop-46	58.72
Shop-47	75.63
Shop-48	75.63
Shop-49	75.63
Shop-50	75.63
Shop-51	86.13
Shop-52	124.69

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FIRST FLOOR

Tower 1 Shop No.	Area in Sq. mtr.
Shop-101	67.54
Shop-102	71.16
Shop-103	71.16
Shop-104	68.10
Shop-105	80.08
Shop-106	55.65
Shop-107	53.05
Shop-108	68.28
Shop-109	68.28
Shop-110	68.28
Shop-111	68.28
Shop-112	17.09
Shop-112A	84.45
Shop-114	117.34

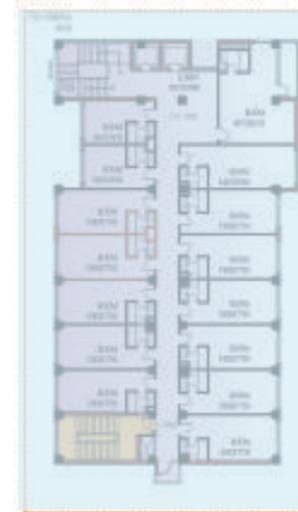


Tower 3 Shop No.	Area in Sq. mtr.
Shop-101	49.52
Shop-102	64.94
Shop-103	41.90
Shop-104	111.03
Shop-105	85.20
Shop-106	76.09
Shop-107	61.41
Shop-108	61.41
Shop-109	75.91
Shop-110	47.29
Shop-111	47.38
Shop-112	71.63
Shop-112A	37.44

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SECOND FLOOR

Tower 1 Office No.	Area in Sq. mtr.
Office-01	62.43
Office-02	63.64
Office-03	63.64
Office-04	60.85
Office-05	71.53
Office-06	55.83
Office-07	52.86
Office-08	68.28
Office-09	68.28
Office-10	68.28
Office-11	68.28
Office-12	67.26
Office-12A	67.82
Office-14	84.45
Office-15	103.77



HOTEL SITE

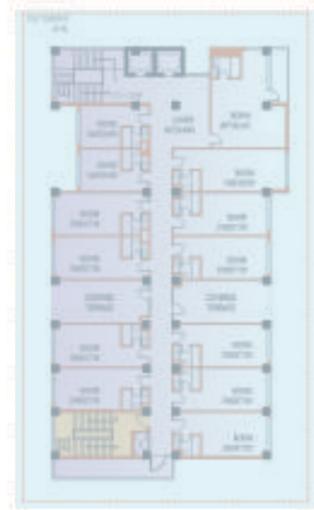


Tower 3 Office No.	Area in Sq. mtr.
Office-01	33.17
Office-02	56.03
Office-03	41.62
Office-04	103.78
Office-05	78.32
Office-06	69.87
Office-07	61.41
Office-08	61.51
Office-09	75.72
Office-10	47.57
Office-11	46.46
Office-12	71.63
Office-12A	86.41
Office-14	66.25
Office-15	75.26
Office-16	105.55

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THIRD FLOOR

Tower 1 Office No.	Area in Sq. mtr.
Office-16	62.43
Office-17	63.64
Office-18	63.64
Office-19	60.85
Office-20	71.53
Office-21	75.07
Office-22	75.07
Office-23	75.07
Office-24	75.07
Office-25	67.26
Office-26	67.82
Office-27	84.45
Office-28	103.77



HOTEL SITE

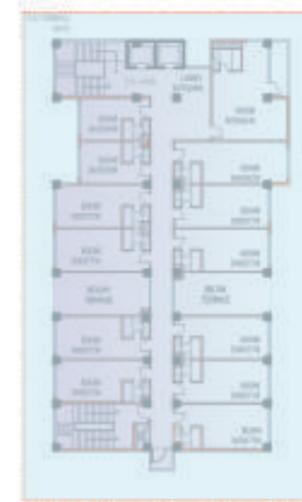


Tower 3 Office No.	Area in Sq. mtr.
Office-17	78.14
Office-18	51.29
Office-19	51.29
Office-20	103.13
Office-21	78.32
Office-22	69.78
Office-23	68.85
Office-24	85.01
Office-25	53.15
Office-26	53.15
Office-27	82.13
Office-28	86.41
Office-29	64.94
Office-30	61.88
Office-31	105.55

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FOURTH FLOOR

Tower 1 Office No.	Area in Sq. mtr.
Office-29	62.43
Office-30	63.64
Office-31	63.64
Office-32	60.85
Office-33	71.53
Office-34	75.07
Office-35	75.07
Office-36	75.07
Office-37	75.07
Office-38	67.26
Office-39	67.82
Office-40	84.45
Office-41	103.77



HOTEL SITE

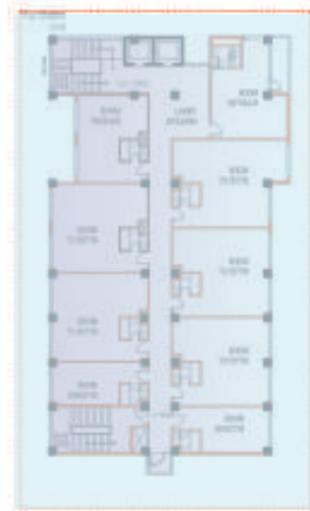


Tower 3 Office No.	Area in Sq. mtr.
Office-32	78.14
Office-33	51.29
Office-34	51.29
Office-35	103.13
Office-36	78.32
Office-37	69.78
Office-38	68.85
Office-39	85.01
Office-40	53.15
Office-41	53.15
Office-42	82.13
Office-43	86.41
Office-44	64.94
Office-45	61.88
Office-46	105.55

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FIFTH FLOOR

Tower 1 Office No.	Area in Sq. mtr.
Office-42	68.75
Office-43	70.98
Office-44	70.98
Office-45	67.82
Office-46	79.80
Office-47	60.29
Office-48	60.29
Office-49	74.41
Office-50	74.41
Office-51	74.41
Office-52	74.41
Office-53	83.61
Office-54	82.87
Office-55	84.45
Office-56	117.34



HOTEL SITE

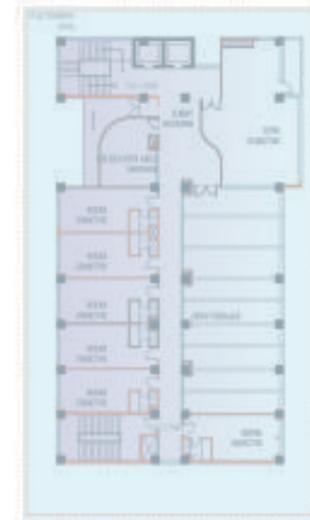


Tower 3 Office No.	Area in Sq. mtr.
Office-47	78.42
Office-48	104.15
Office-49	79.25
Office-50	70.05
Office-51	61.41
Office-52	61.51
Office-53	75.72
Office-54	47.57
Office-55	46.46
Office-56	86.41
Office-57	66.25
Office-58	75.26
Office-59	104.80

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SIXTH FLOOR

Tower 1 Office No.	Area in Sq. mtr.
Office-57	68.75
Office-58	70.98
Office-59	70.98
Office-60	67.82
Office-61	79.80
Office-62	60.29
Office-63	60.29
Office-64	74.41
Office-65	74.41
Office-66	74.41
Office-67	74.41
Office-68	83.61
Office-69	82.87
Office-70	84.45
Office-71	117.34

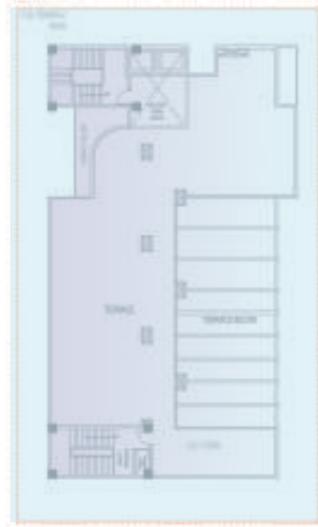


HOTEL SITE



Tower 3 Office No.	Area in Sq. mtr.
Office-60	61.60
Office-61	44.78
Office-62	37.54
Office-63	58.81
Office-64	104.15
Office-65	79.25
Office-66	70.05
Office-67	61.41
Office-68	61.51
Office-69	75.72
Office-70	47.57
Office-71	46.46
Office-72	86.41
Office-73	66.25
Office-74	75.26

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HOTEL SITE

SEVENTH FLOOR



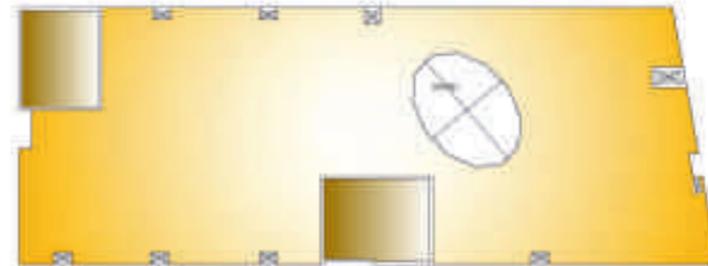
Tower 3 Office No.	Area in Sq. mtr.
Office-75	74.33
Office-76	37.54
Office-77	58.81
Office-78	111.03
Office-79	85.20
Office-80	76.09
Office-81	68.85
Office-82	68.85
Office-83	85.01
Office-84	53.15
Office-85	53.15
Office-86	82.13
Office-87	86.41
Office-88	66.25
Office-89	75.26
Office-90	121.90

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HOTEL SITE

EIGHTH FLOOR



Tower 3 Office No.	Area in Sq. mtr.
Office-91	74.33
Office-92	37.54
Office-93	58.81
Office-94	111.03
Office-95	85.20
Office-96	76.09
Office-97	68.85
Office-98	68.85
Office-99	85.01
Office-100	53.15
Office-101	53.15
Office-102	82.13
Office-103	86.41
Office-104	66.25
Office-105	75.26
Office-106	121.90

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