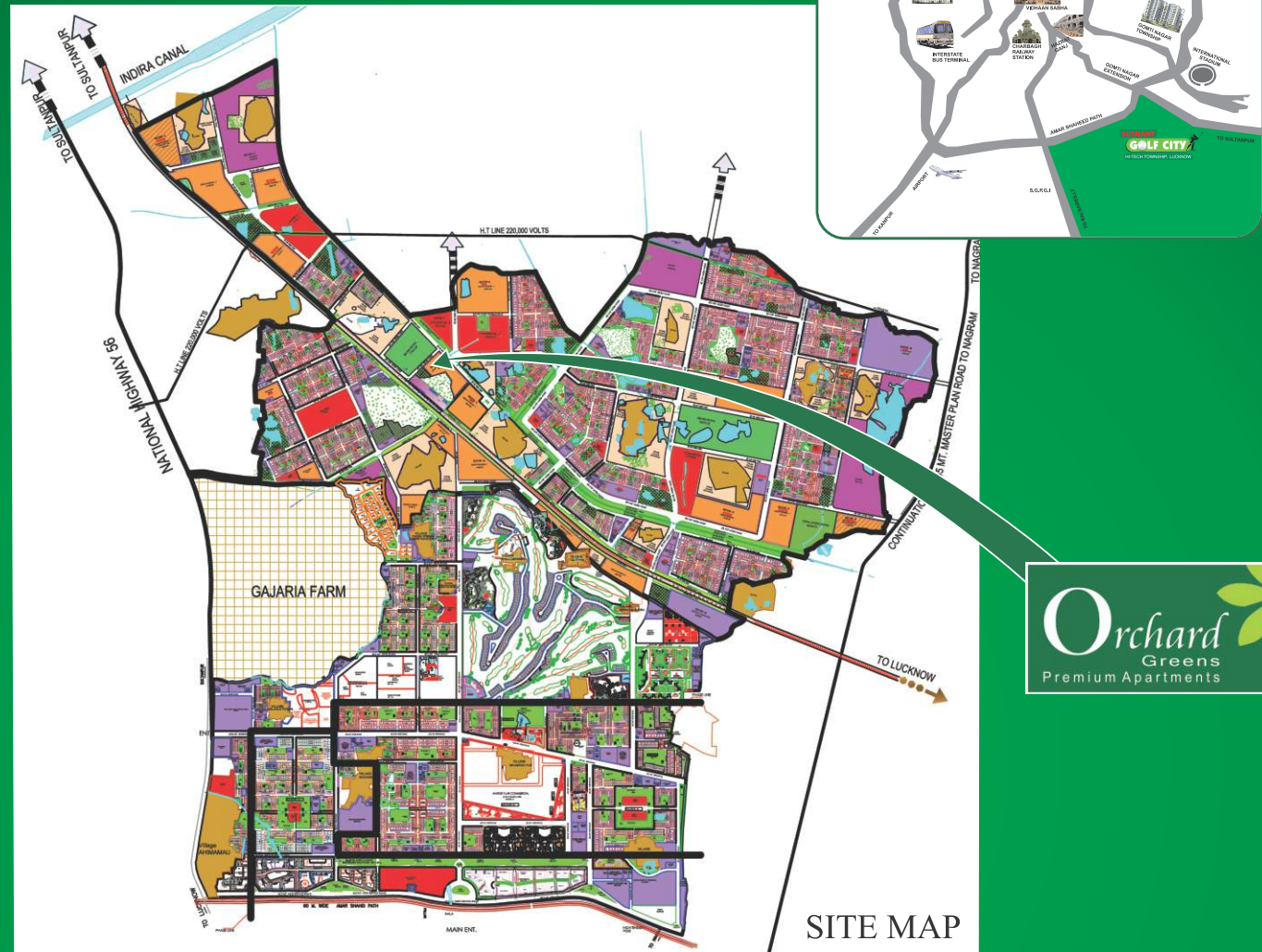


Township Layout



map not to scale

ANSAL API
Building lifestyles since 1967

SUSHANT GOLF CITY
HI-TECH TOWNSHIP, LUCKNOW

*Celebrate Life
amidst
Green Orchards*



Highlights of the Township



Ansal API Auto Park
North India's First Auto Park launched



Best Price— Joint venture between Bharti & Walmart Operational



G.D. Goenka Public School
Academic session started



Ansal Institute of Technology & Management (AITM)

Delhi Corporate Office:-

115, Ansal Bhawan, 16 Kasturba Gandhi Marg, New Delhi 110001,
Tel: 011-23353550, 66302268/69/70, Fax:66302261, E-mail: info@ansalapi.com,
Website: www.ansalapi.com, www.sushantgolfcity.in

Lucknow City Office :- 1st Floor, YMCA Campus, 13 Rana Pratap Marg, Lucknow- 226001., Ph: 0522 - 4096200

Toll Free No.:- 1800 266 5565

SMS 'API' to 57575



Site Plan



Orchard Greens Apartments - Advantage

- ❖ Premium 2 BHK, 3 BHK apartments and Penthouses.
- ❖ Salubrious environment for quality living
- ❖ 24X7 securitised complex
- ❖ Convenient shopping/Commercial area in close vicinity
- ❖ Apartment with optimum space management
- ❖ Earthquake resistant structure

Orchard Greens Apartments - Highlights



- ❖ Videophone at main entrance door
- ❖ 25 ltr. capacity geysers in all bathrooms
- ❖ 15 ltr. capacity geyser in kitchen
- ❖ Exhaust fans in all bathrooms shall be provided
- ❖ Water purifier with 10 ltr. / hr. capacity in kitchen

Specifications

STRUCTURE	: Framed Structure conforming to BIS seismic codes with block masonry filler walls.
FLOOR FINISHES	
Living / Dining	: Vitrified tiles/Marble floor
Bedrooms	: Laminated wooden flooring/Ceramic tiles
Stairs	: Stone flooring on treads
Balconies	: Non - skid ceramic tiles
TOILETS	
Flooring	: Non - skid ceramic tiles/Porcelain tiles
Walls	: Tiles as per architectural design
Chinaware	: European type WC, Wash hand basin
	: Single lever CP fittings
Counter	: Marble/Granite counter
Water Supply	: Provision for hot and cold water supply
Other Fixtures	: Looking Mirror, Towel ring /rod, Paper holder, Soap dish and Health faucet
	: Glass partition in bathing area of master bedroom toilet
KITCHEN	
Flooring	: Non - skid ceramic tiles or equivalent
Dado	: Ceramic tiles cladding on walls as per architectural design
Counter	: Granite
Cabinets	: Modular kitchen cabinets with chimney and hob
Water Supply	: Provision for hot and cold water supply
Fittings	: Single lever CP fittings with mixers
Sink	: Stainless sink with drain board
JOINERY	
Windows	: UPVC/Anodised aluminium with float glass
Doors	: Machine made moulded door shutter with S.S. fittings
	: Main entrance door shall be a security door
Internal	: Drawing and dining rooms/bedrooms walls shall be finished with plastic emulsion paint as per design
External	: Pleasing elevation with semi-permanent finish/All weather exterior paints
OTHER FEATURES	
Electrical	: Copper wiring in conduits with modular switches
Telecommunication	: Provision of telephone points in drawing room, dining room and all bedrooms
	: Provision of TV aerial points in drawing room/lobby and all bedrooms
OTHERS	
	: ❖ Videophone at main entrance door
	: ❖ 25 ltr. capacity geyser in all bathrooms
	: ❖ 15 ltr. capacity geyser in kitchen
	: ❖ Exhaust fans in all bathrooms shall be provided
	: ❖ Water purifier with 10 ltr./hr. capacity in kitchen

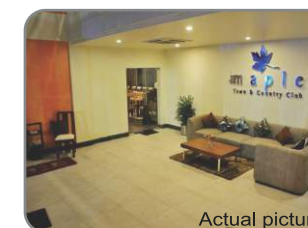
A few of the operational facilities in Sushant Golf City, Lucknow



A.I.T.M. HOSTEL



24X7 AMBULANCE SERVICE

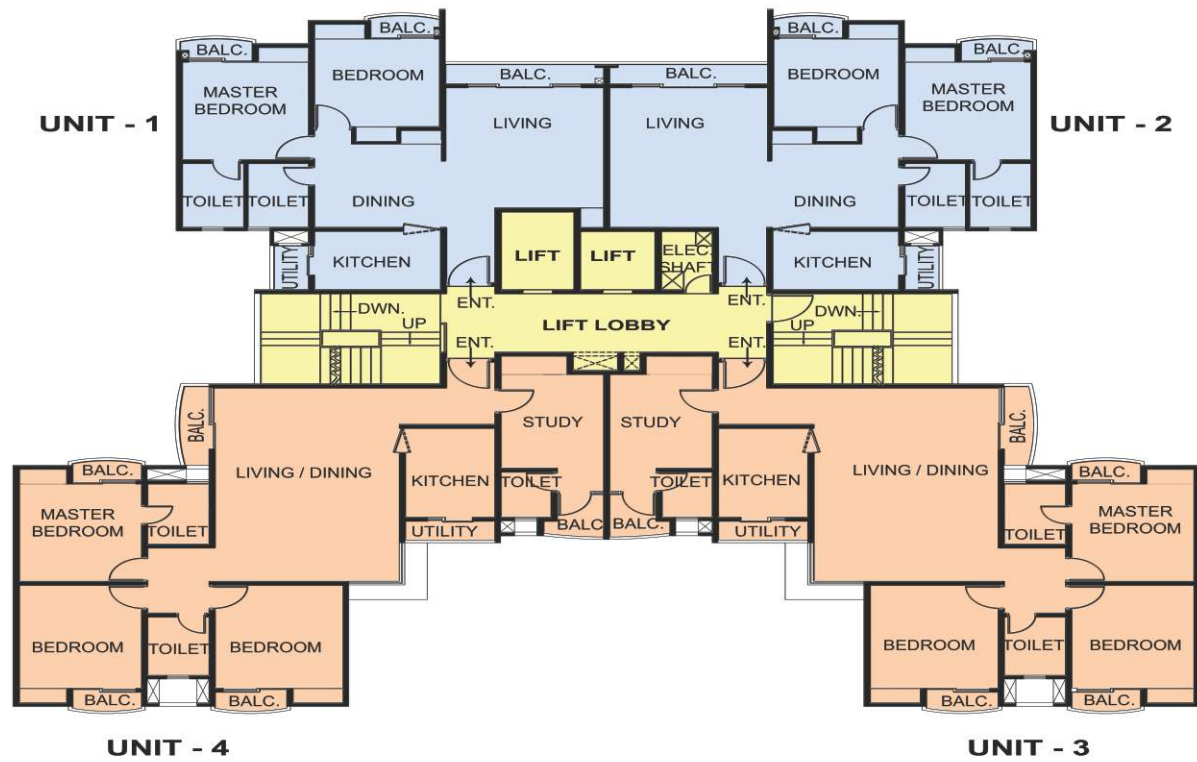


MAPLE CLUB



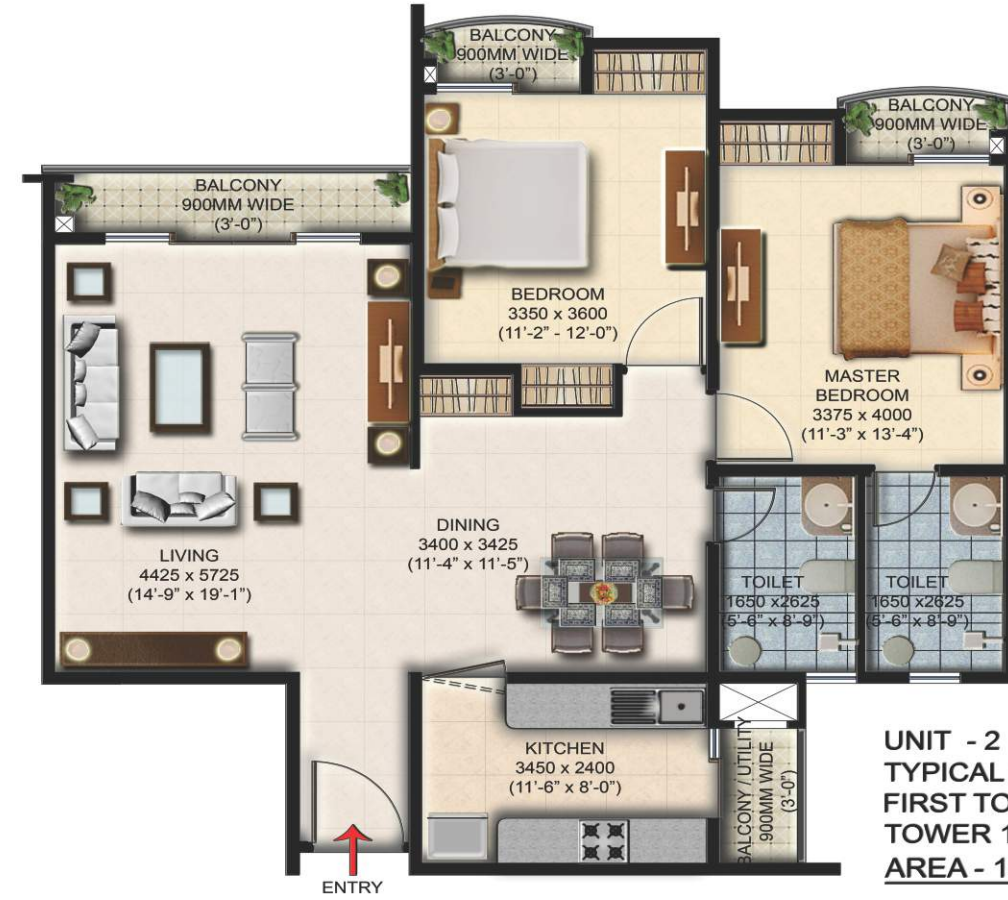
MILK & MORE STORE

Floor Plan

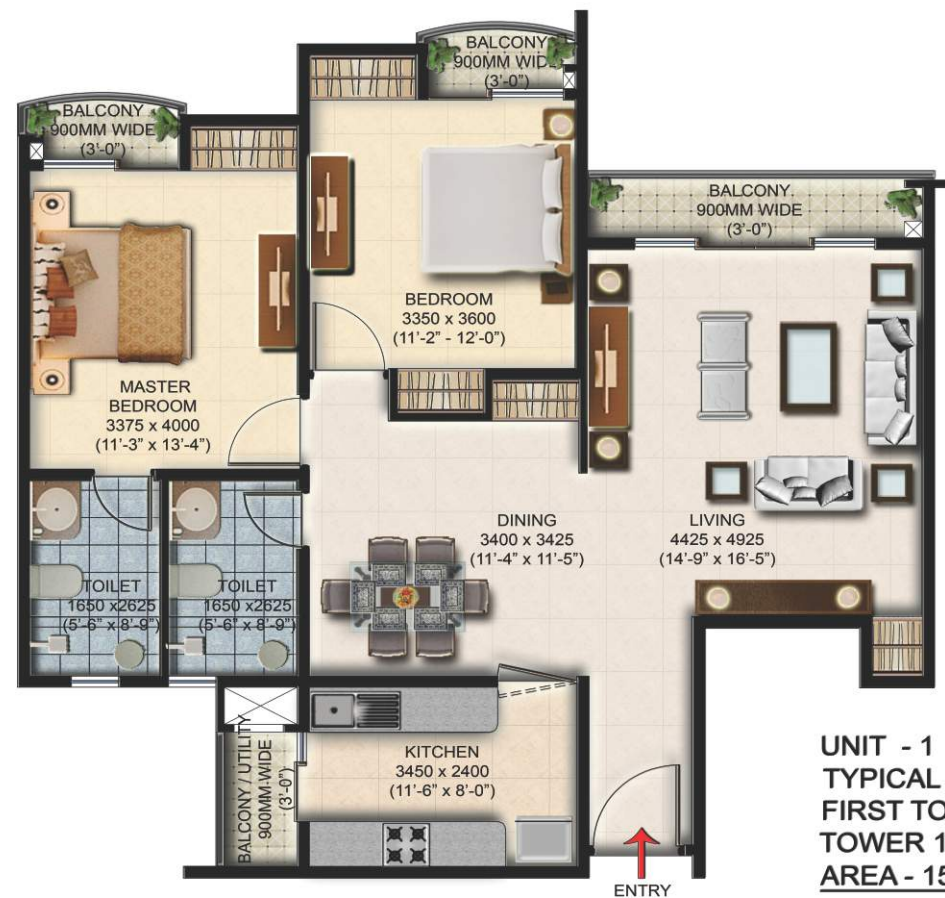


**TYPICAL FLOOR PLAN
1st TO 11th FLOOR FOR TOWER
1,2,3,4 (S+13)**

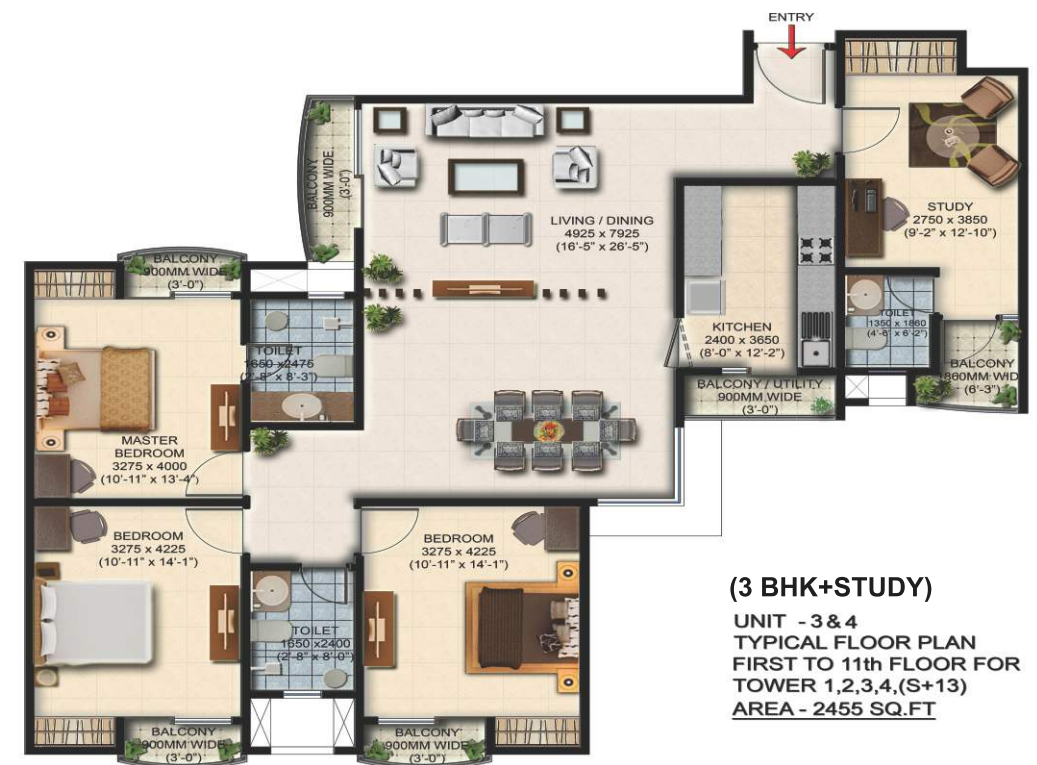
Unit Plan



**UNIT - 2 (2 BHK)
TYPICAL FLOOR PLAN
FIRST TO 11th FLOOR FOR
TOWER 1,2,3,4 (S+13)
AREA - 1577 SQ.FT**

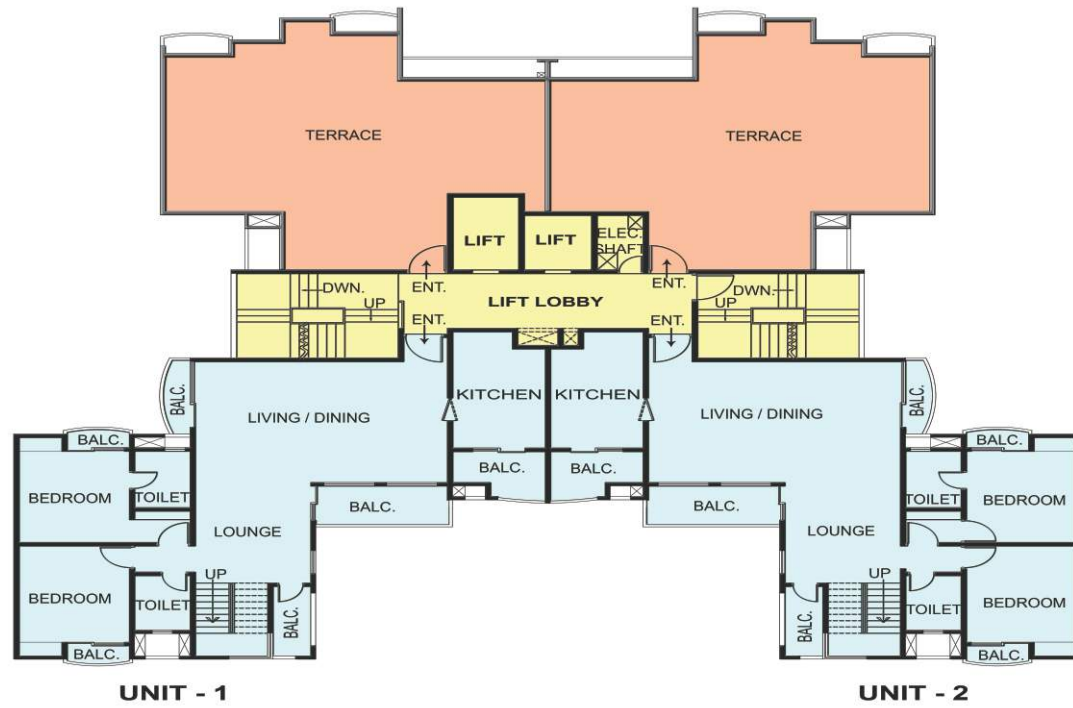


**UNIT - 1 (2 BHK)
TYPICAL FLOOR PLAN
FIRST TO 11th FLOOR FOR
TOWER 1,2,3,4,(S+13)
AREA - 1547 SQ.FT**



**(3 BHK+STUDY)
UNIT - 3 & 4
TYPICAL FLOOR PLAN
FIRST TO 11th FLOOR FOR
TOWER 1,2,3,4,(S+13)
AREA - 2455 SQ.FT**

Floor Plan

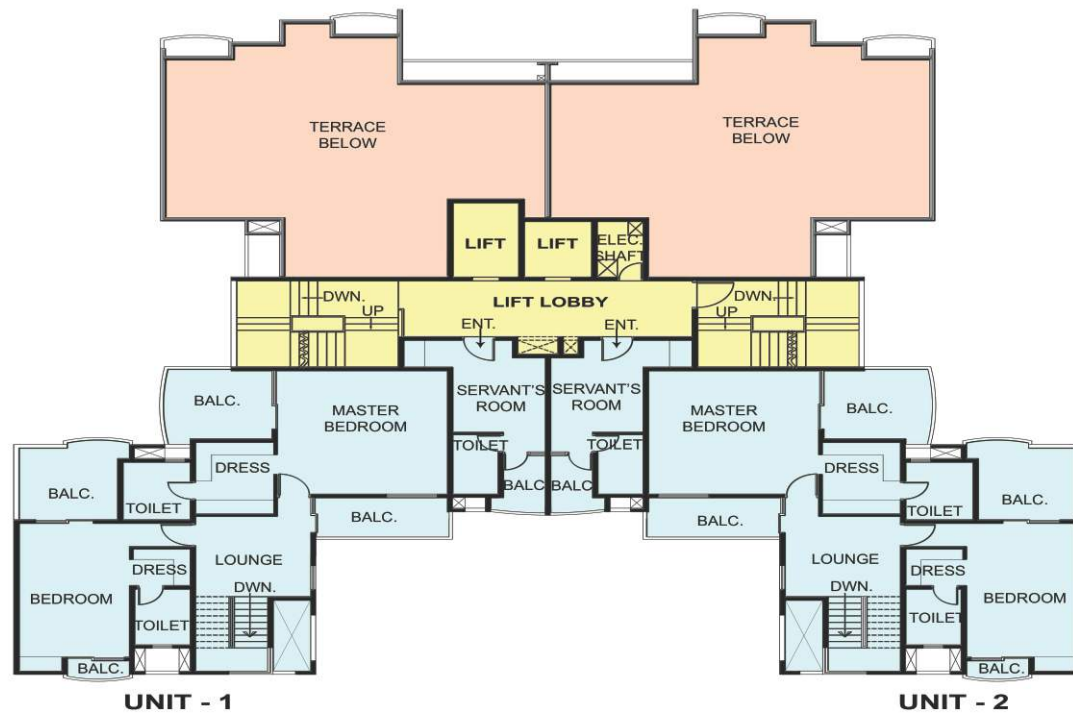


LOWER PENT HOUSE
12th FLOOR FOR
TOWER 1,2,3,4 (S+13)

Unit Plan



UNIT - 1/2
LOWER PENT HOUSE
12th FLOOR FOR TOWER 1,2,3,4 (S+13)
AREA - 4608 SQ.FT



UPPER PENT HOUSE
13th FLOOR FOR
TOWER 1,2,3,4 (S+13)



UNIT - 1/2
UPPER PENT HOUSE
13TH FLOOR FOR TOWER 1,2,3,4 (S+13)