

**ANSAL API**

Building lifestyles since 1967

**SUSHANT**  
**GOLF CITY**  
HI-TECH TOWNSHIP, LUCKNOW

*Presenting a lifestyle that'll amaze everyone*



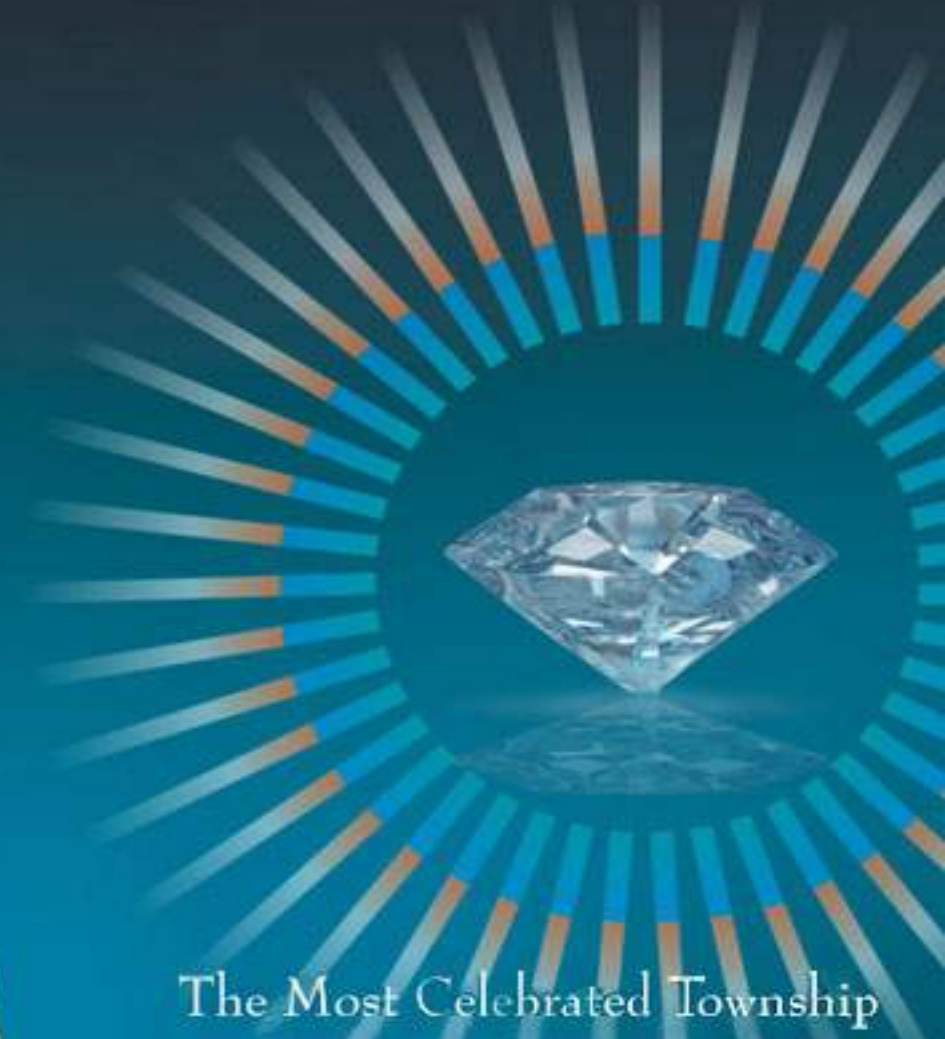
**ANSAL API**

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Ansal API, a success story that started way back in 1967. Built on a commitment to radically improve the lifestyle of our fellow countrymen, we constantly strive to surpass even our own lofty standards.

Our townships, commercial centres, retail spreads stand as testimony to this very commitment. Today we are in the process of developing projects, the aggregate valuation of which stands at a staggering Rs.26,000 crores.

**SUSHANT**  
**GOLF CITY**  
HI-TECH TOWNSHIP, LUCKNOW



## The Most Celebrated Township

Welcome to Sushant Golf City Lucknow. A Hi-tech residential township sprawling across 2,000 acres. Located on Sultanpur Road, this extremely well-planned township is extendable upto 6,000 acres. This beautiful township has a world-class international championship golf course surrounded with residential and commercial areas, making life on the greens a reality. Luxury villas, designer landscaping, state-of-the-art infrastructure, excellent entertainment, healthcare facilities. Everything here is specially designed to excel even under the most discerning eye.

# Introducing



Artistic Impression of Paradise Diamond, Lucknow

Convenient and Comfortable Residential Solutions

Paradise Diamond group housing offering 2 bedroom apartments enveloped in comfort and convenience

- Earthquake resistant structure
- 24x7 security with bounded complex
- Landscaped greens
- 78% open area
- Walkways
- Apartment with optimum space management
- Underground parking area
- Private balconies in each Apartments
- Low pollution level



Ultra Modern Gym



State-of-Art Clubs



Pool Table

## Lifestyle club

(Part of Sushant Golf City , Lucknow)

Royal Palms Golf Country Club and Sushant Golf City Club add an extra grandeur to the lifestyle for the residents of Sushant Golf City. The clubs offer extensive sporting, fitness and recreational facilities like Billiards, Squash, fitness centre and state-of-the-art Gymnasium etc. to its members.



Modern Kitchen



Spacious Bedroom



Stylish living room



## Comfortable Interiors & Classy Decor

Paradise Diamond features spacious bedrooms with attached toilets, stylish living cum dining room with modern kitchen, private balconies overlooking landscaped greens and much more to make homes at Paradise Diamond the choice of everyone.



World-Class Tennis Court



International Golf Course



Mahesh Bhupathi Tennis Academy

## Celebrity Sports Zone (Part of Sushant Golf City , Lucknow)

A world class International Championship Golf Course within Sushant Golf City adds a royal touch to the life in the township. Also, the residents shall have an access to renowned Mahesh Bhupathi Tennis Academy in the Township.





Clothes & Accessories Showroom



World-Class Shopping Mall



Designer Shops

## Class-apart Shopping Mall

(Part of Sushant Golf City, Lucknow)

The residents of Paradise Diamond will enjoy the unique privilege of world-class shopping within the township where a wide range of international brands shall take their place. Due to its easy accessibility, convenient parking and exclusive restaurants, it is going to be the hot spot for shoppers & food lovers or those who wish for a lavish lifestyle.



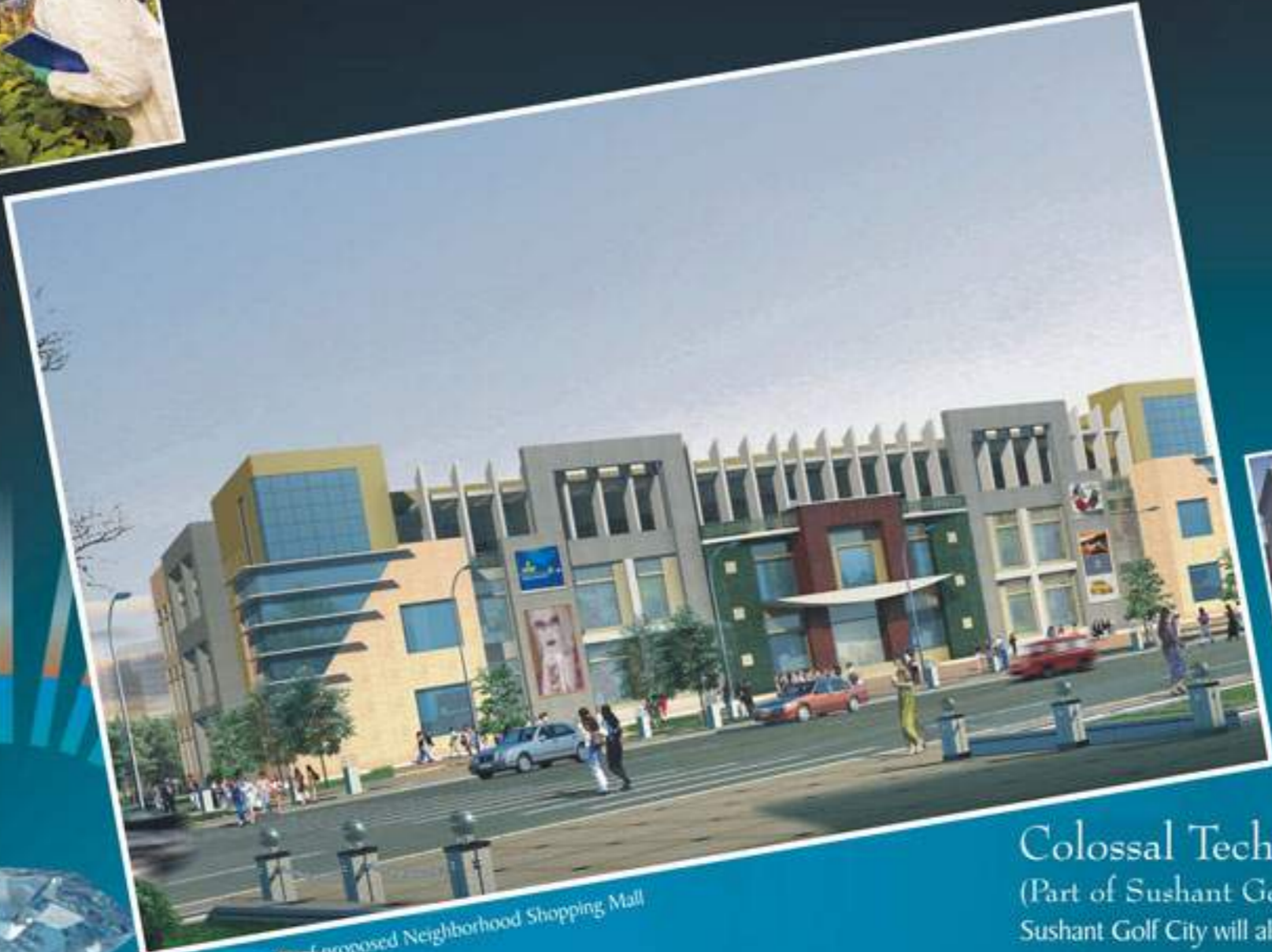
Artistic Impression of Paradise Diamond, Lucknow (Night View)







Biotech Park



Artistic Impression of proposed Neighborhood Shopping Mall



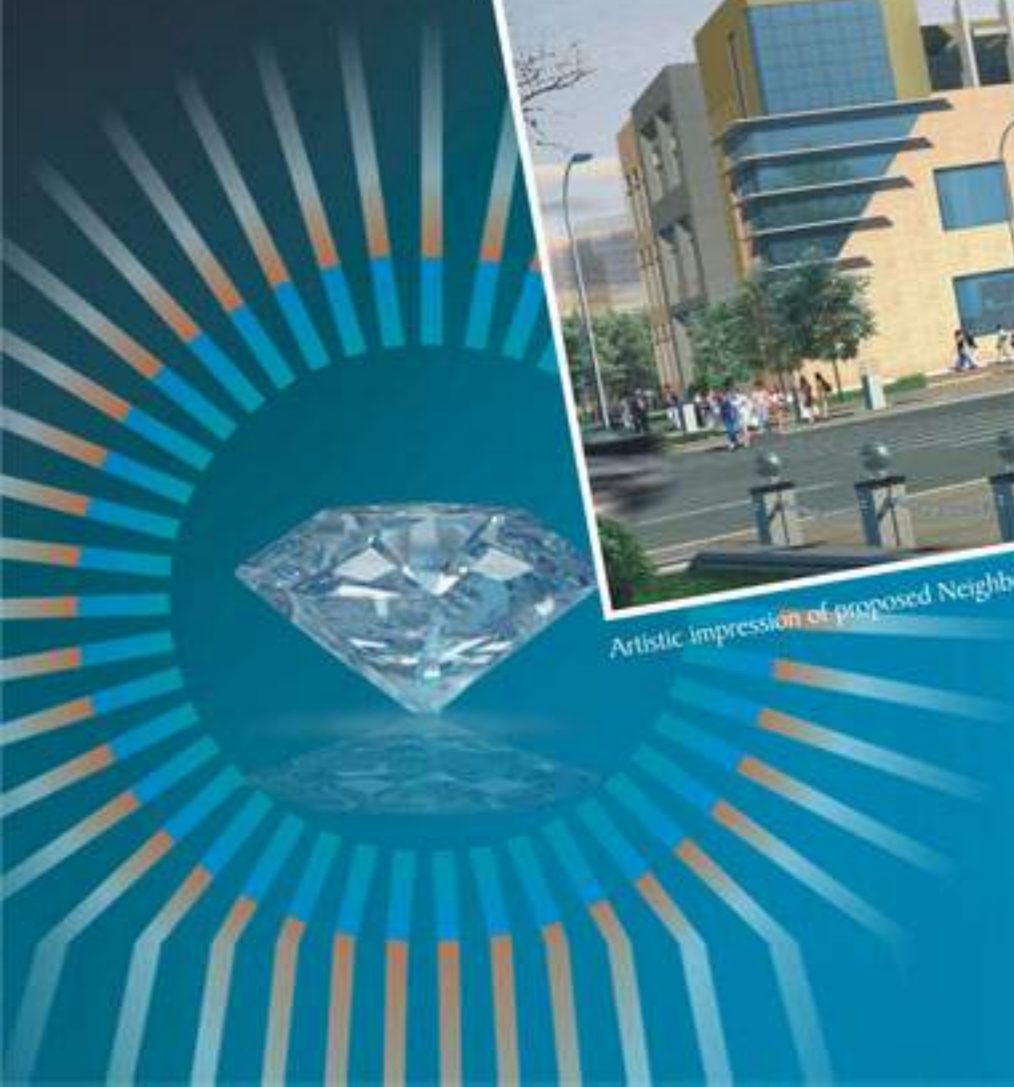
Mega Medcity

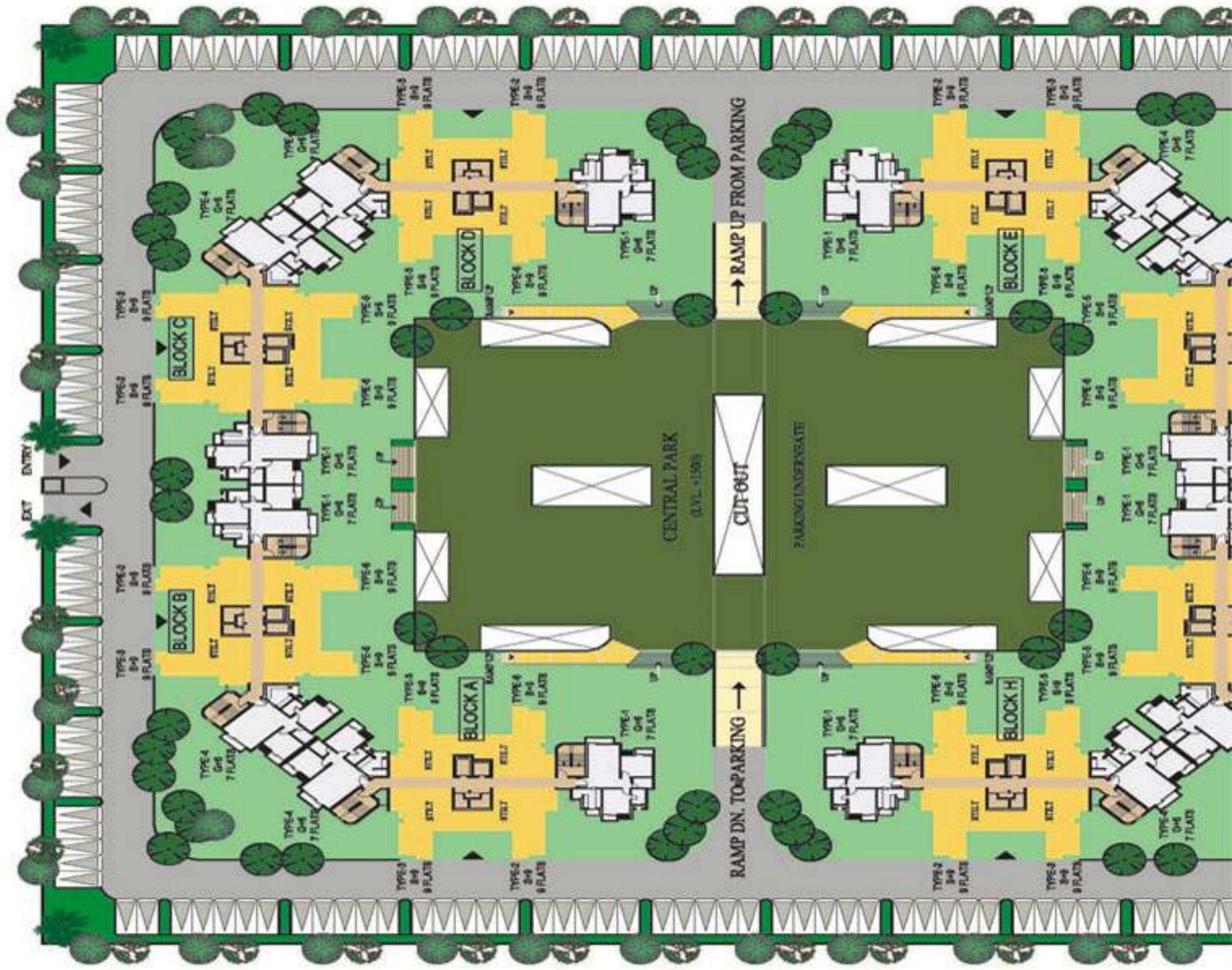
## Colossal Techno Zone

(Part of Sushant Golf City, Lucknow)

Sushant Golf City will also house IT and Biotech parks serving as an ideal location for research, development, production, outsourcing and export opportunities. This would further encourage corporate houses to invest in biotechnology, medicine, pharmacy and information technology generating employment opportunities for the residents of the township.

Life at Paradise Diamond will not only offer a pollution-free environment, but also health-care facilities within the township itself. With the setting up of a hospital in the township, health care solutions for the residents of Paradise Diamond shall be top of the line.



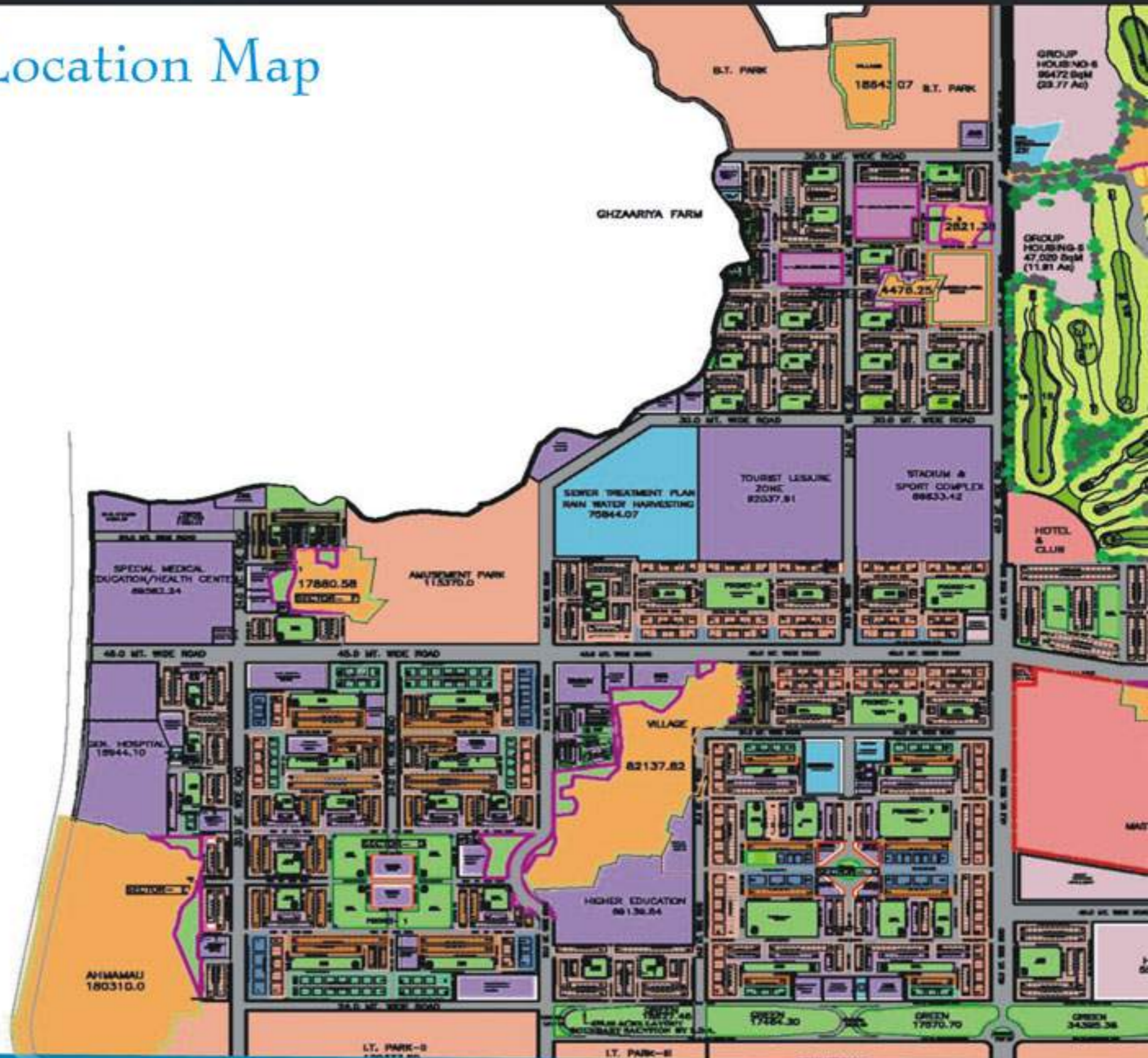


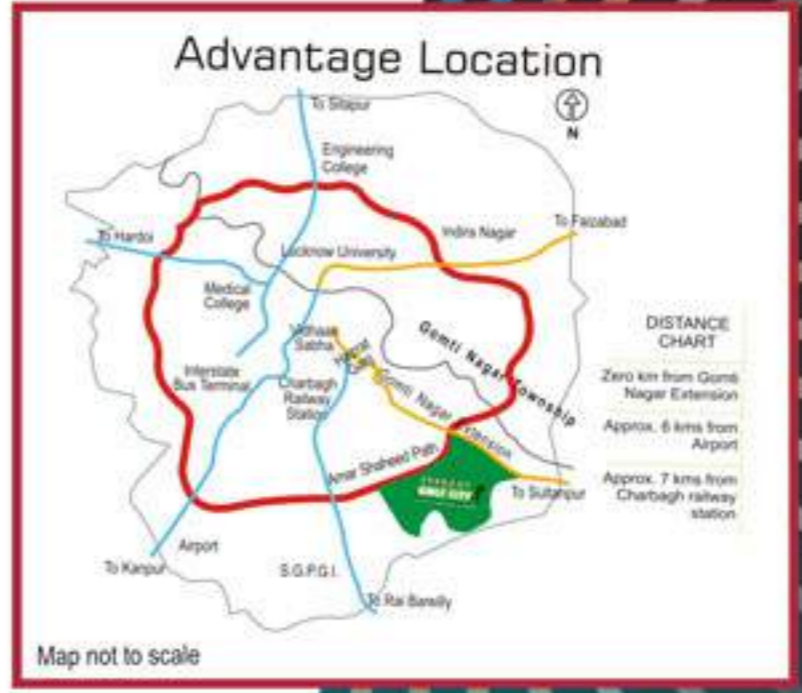
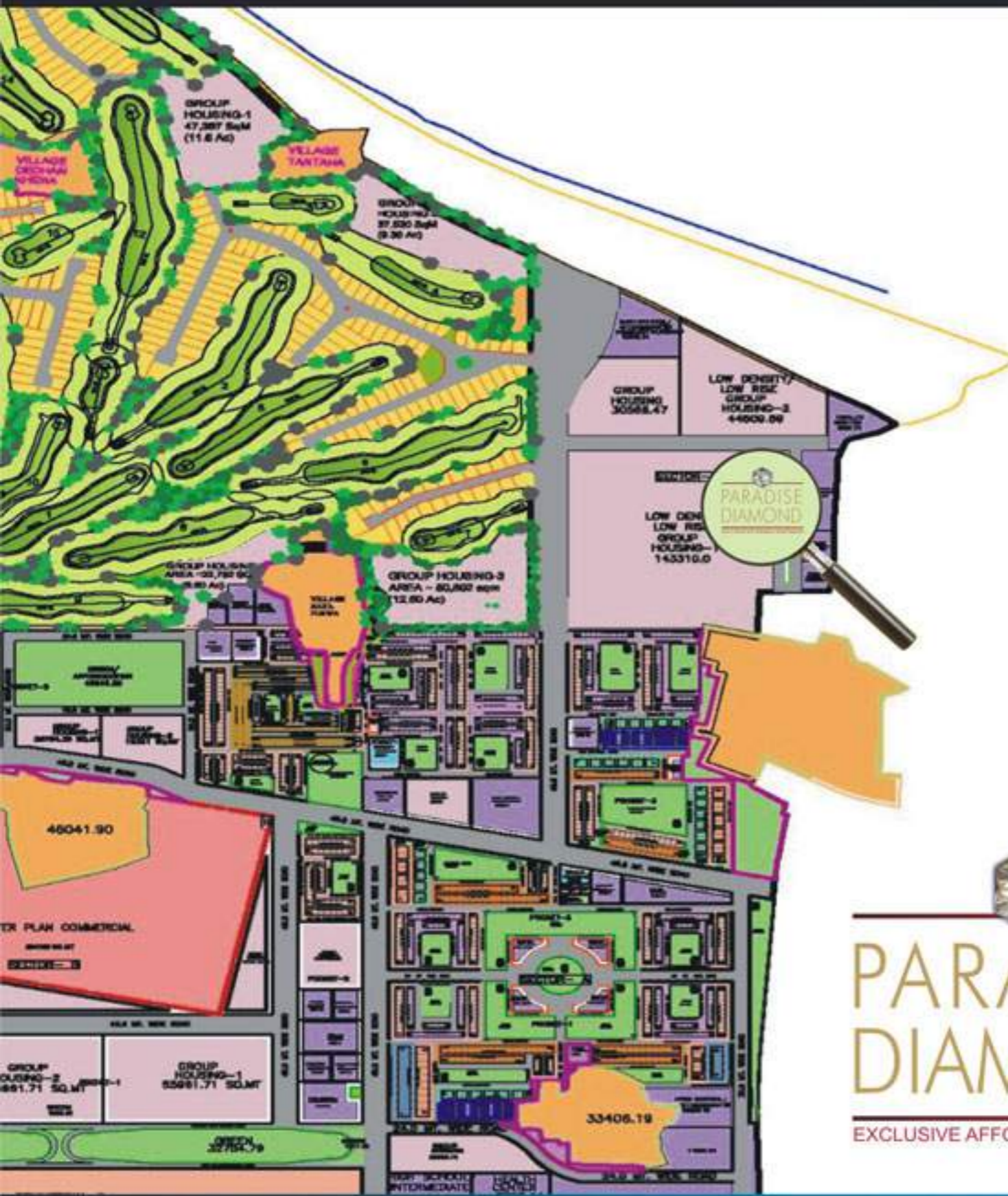
# Site Plan



  
**PARADISE  
DIAMOND**  
EXCLUSIVE AFFORDABLE APARTMENTS

# Location Map





# PARADISE DIAMOND

EXCLUSIVE AFFORDABLE APARTMENTS

# Specifications

STRUCTURE	Framed structure conforming to BIS seismic codes with masonry filler walls	
FLOOR FINISHES	Living/Dining Bedrooms Stairs Balconies	Vitrified tiles Ceramic tiles Stone flooring on treads Non-skid ceramic tiles
TOILETS	Flooring Walls Chinaware Counter Water Supply Other Fixtures	Non-skid ceramic tiles/porcelain tiles Tiles as per architectural design European type WC, hand wash basin, CP fittings Stone counter (wherever shown in Sale Plan) Provision for hot and cold water supply Soap dish and health faucet
KITCHEN	Flooring Dado Counter Water Supply Fittings Sink	Non-skid ceramic tiles or equivalent Ceramic tile cladding on walls as per architectural design Marble Provision for hot and cold water supply CP fittings Stainless steel sink with drain board
JOINERY	Windows Doors	UPVC/Anodized aluminum with float glass Machine made moulded door shutter with aluminum fittings
FINISHES	Internal Exterior	Drawing/Dining rooms, Bedroom walls shall be finished with O.B.D. paint Pleasing elevation with semi-permanent finish / all weather exterior paints
OTHER FEATURES	Electrical Telecommunication	Copper wiring in conduits with modular switches. Provision of telephone points in drawing/dining room and all bedrooms. Provision of TV aerial points in drawing room and all bedrooms



## Ground Floor plan (Block A,C,E & G)



## Seventh Floor Plan(Bloclck A,C,E & G)





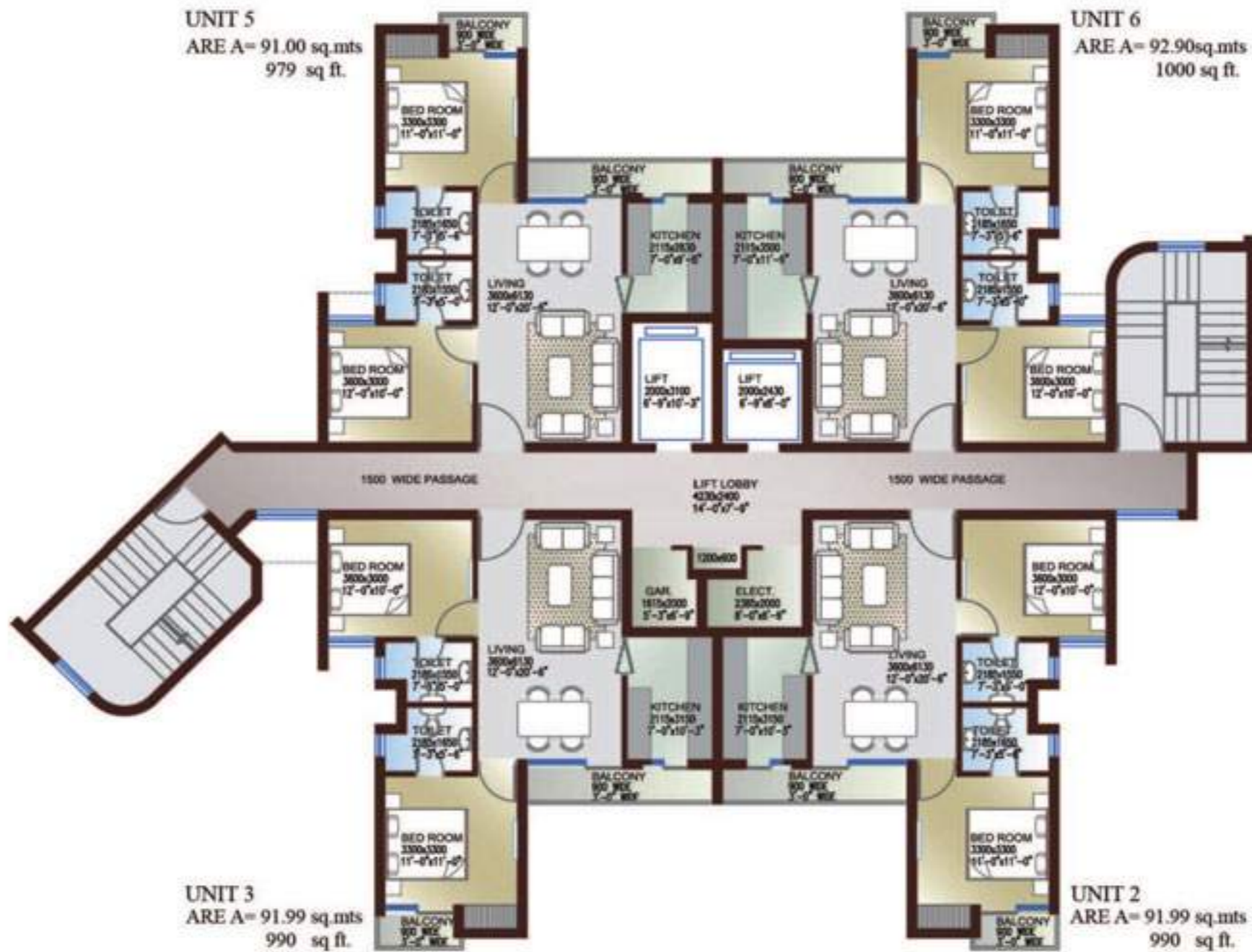
TYPICAL FLOOR PLAN  
(2 BED ROOM UNIT)  
BLOCK A,C,E & G

## Typical Floor Plan (Block A,C,E & G)



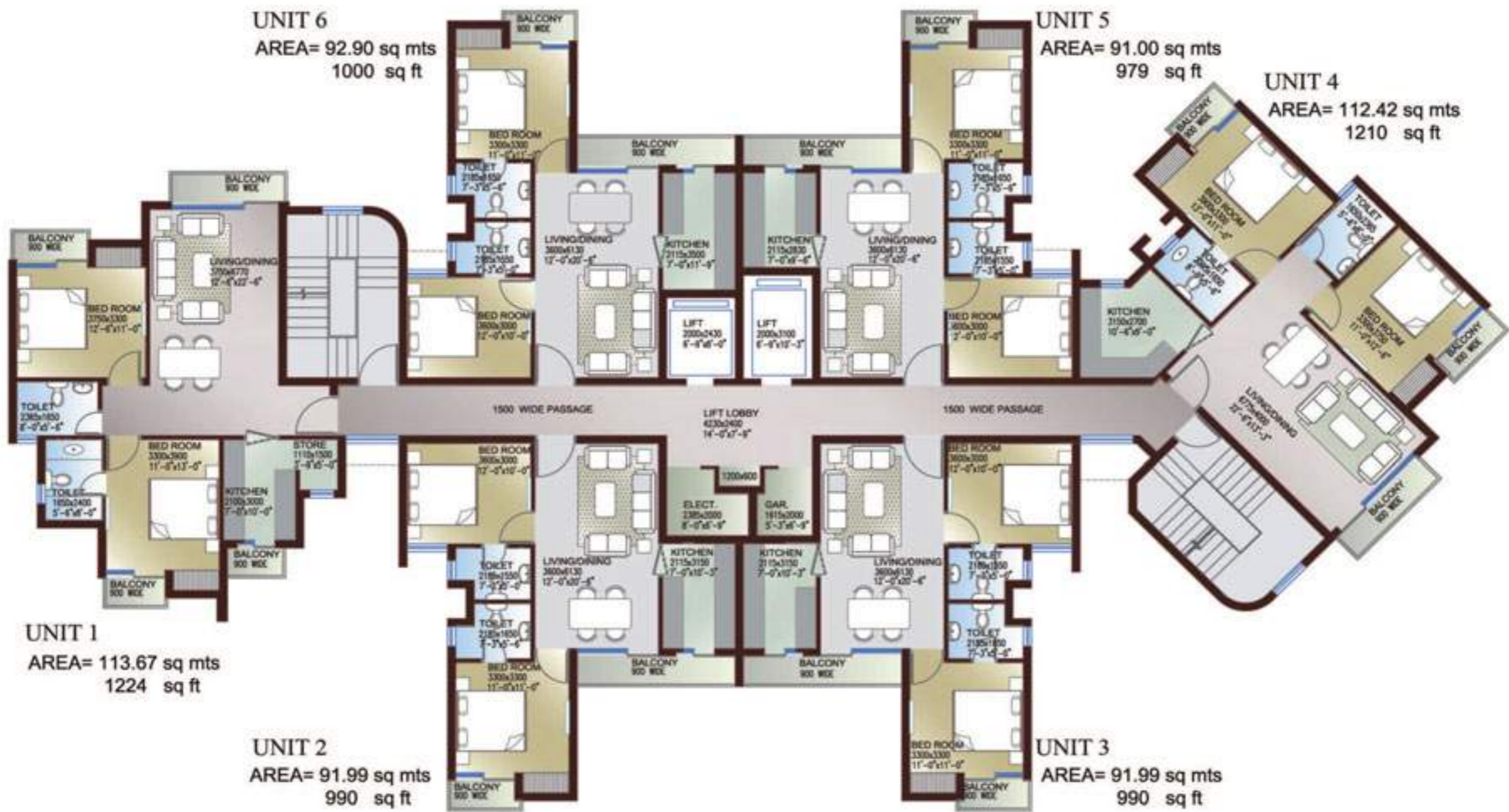
EIGHTH FLOOR PLAN  
(2 BED ROOM UNIT)  
BLOCK A,C,E & G

## Eighth Floor Plan (Block A, C, E & G)



NINTH FLOOR PLAN  
(2 BED ROOM UNIT)  
BLOCK A,C,E & G

## Ninth Floor Plan (Block A,C,E & G)



TYPICAL FLOOR PLAN  
(2 BED ROOM UNIT)  
BLOCK B,D,F, & H

# Typical Floor Plan (Block B,D,F & H)



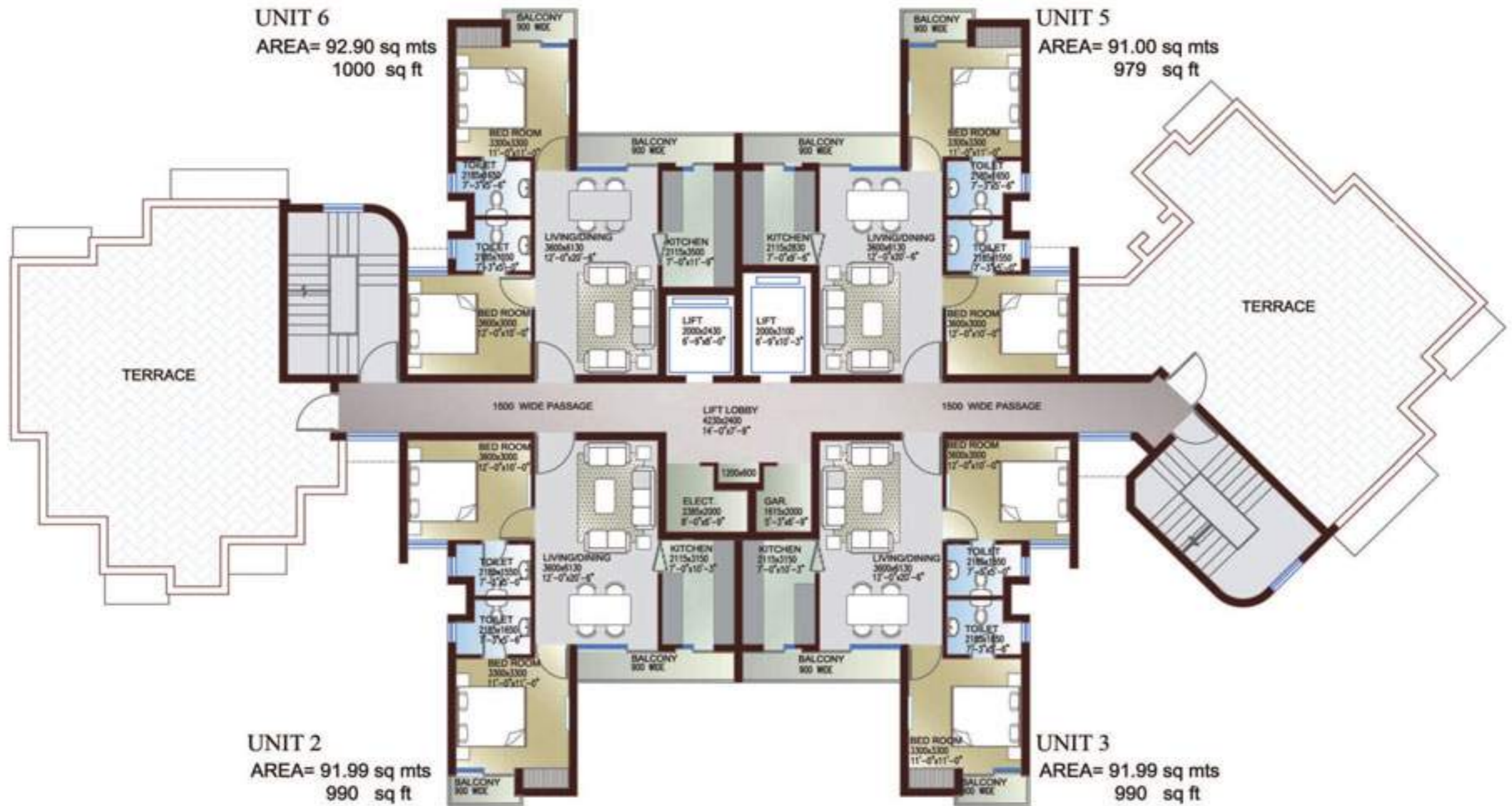
AREA= 113.00 sq mts  
1216 sq ft

UNIT 1  
AREA= 114.25 sq mts  
1230 sq ft

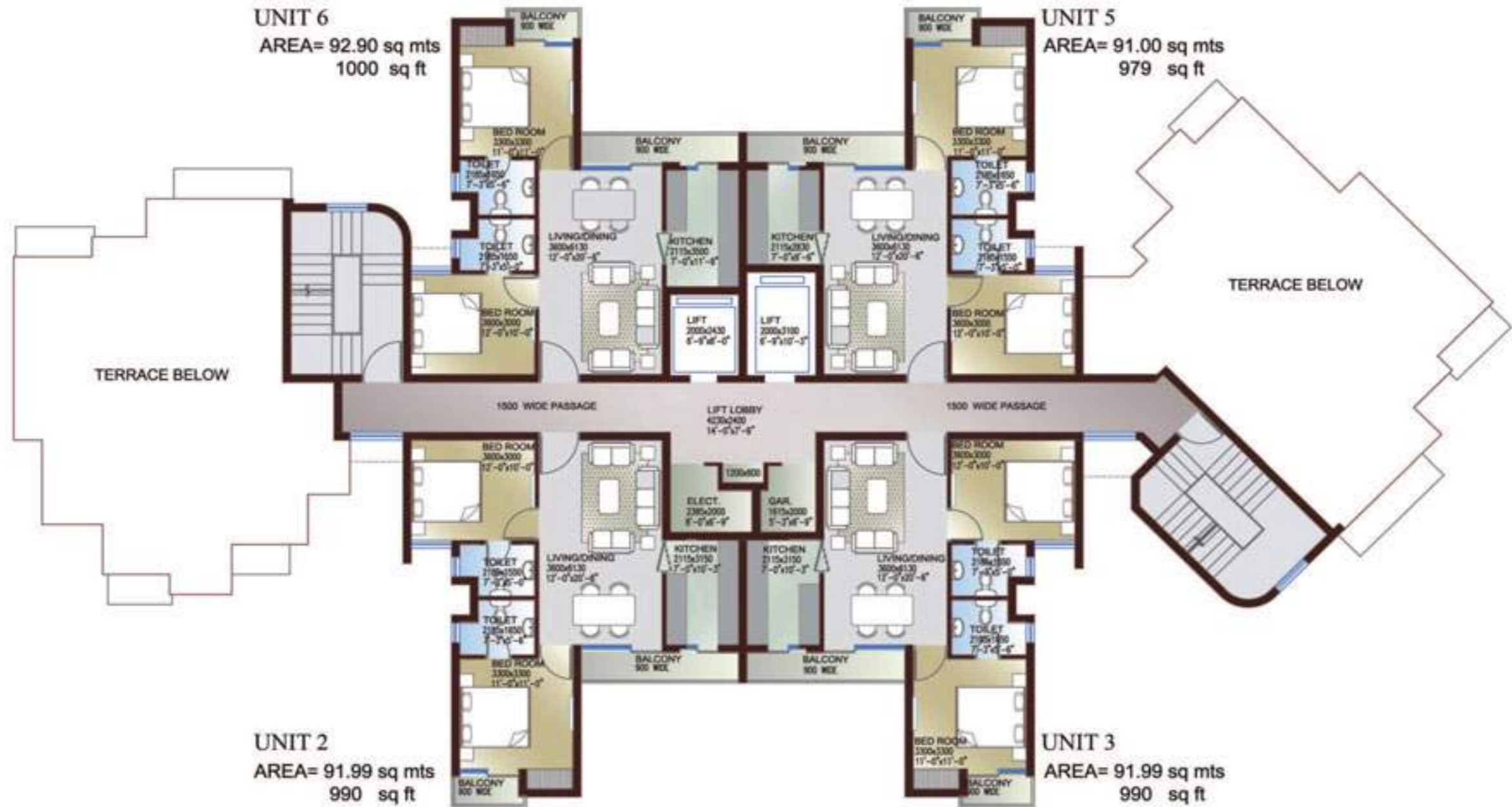
GROUND FLOOR PLAN  
(2 BED ROOM UNIT)  
BLOCK B,D,F, & H

# Ground Floor plan (Block B,D,F & H)

Disclaimer : All Floors Plans 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. Soft furnishing, cupboard, kitchen cabinet, furniture and gadgets if shown in the layouts are not the part of the offering.



## Seventh Floor Plan (Block B, D, F & H)



**EIGHTH FLOOR PLAN  
(2 BED ROOM UNIT)  
BLOCK B,D,F, & H**

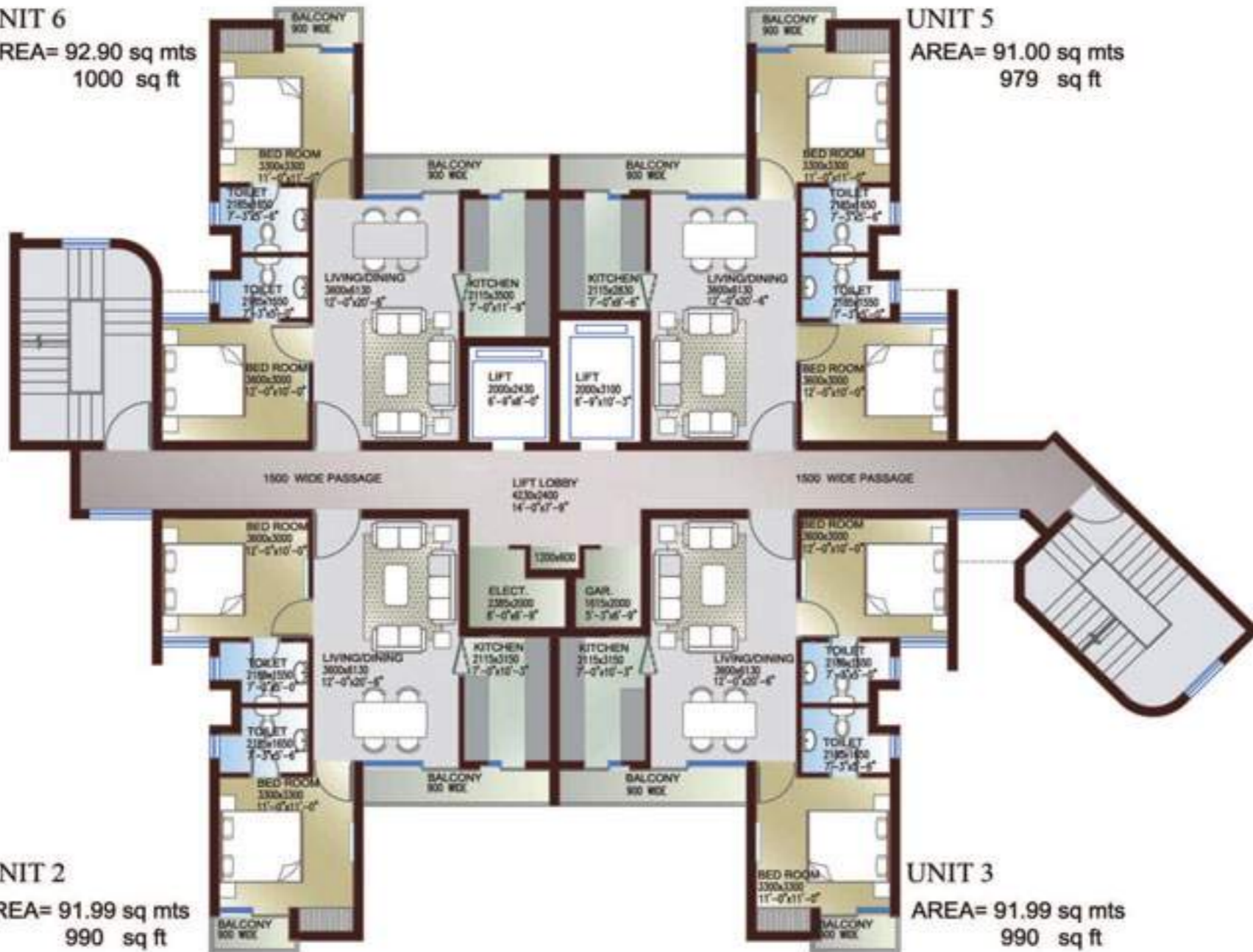
## Eighth Floor Plan (Block B, D, F & H)

**UNIT 6**

AREA= 92.90 sq mts  
1000 sq ft

**UNIT 5**

AREA= 91.00 sq mts  
979 sq ft



**UNIT 2**

AREA= 91.99 sq mts  
990 sq ft

**UNIT 3**

AREA= 91.99 sq mts  
990 sq ft

**NINTH FLOOR PLAN  
(2 BED ROOM UNIT)  
BLOCK B,D,F, & H**

# Ninth Floor Plan (Block B, D, F & H)





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Ludhiana, Bhatinda, Chandigarh, Mohali

**Rajasthan:** Jaipur, Jodhpur, Ajmer, Bikaner, Bhilwara

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