

**ANSAL API**

Building lifestyles since 1967

Nothing else is  
at par





Building lifestyles since 1967

Ansal API is among the leading Realty and Infrastructure companies of India, with a proven track record of over 46 years. A widely reputed and professionally managed organization, Ansal API currently operates in a large range of business verticals such as Integrated Townships, Condominiums, Group Housing, Malls, Shopping Complex, Hotels, SEZs and IT parks. Besides expanding the business sectors, the company has been fast expanding its geographical presence in the past four decades.

Ansal API is focusing on ushering in new reality and other infrastructure ventures in cities like Chandigarh, Bhatinda, Mohali, Amritsar, Ludhiana, Jalandhar, Jaipur, Jodhpur, Ajmer, Bhilwara, Sonipat, Panipat, Yamunanagar, Karnal, Kurukshetra, Faridabad, Gurgaon, Greater Noida, Noida, Ghaziabad, Meerut, Agra and Lucknow to name a few.



Actual entrance picture of Sushant Golf City



## The Most Celebrated Township

Welcome to Sushant Golf City, Lucknow, a Hi-tech Township sprawling across 3530\* acres. Located on Amar Shaheed Path & Lucknow-Sultanpur Highway. 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 API ISKCON Spiritual Centre, Bharti-Walmart, 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 11 years in Gurgaon, Ansal Institute of Technology & Management (A.I.T.M) is operational in Sushant Golf City, Lucknow.

# Lifestyle Amenities Of The Township

Sushant Golf City is a synergy of architectural aesthetics and world class infrastructure setting new standards that are progressive and elegant. The township is envisaged to provide facilities and services with international standards catering to every need of its residents.

## Prominent Features

- 18 hole International Standard Championship Golf Course and Golf Club designed by Dr. Martin Hawtree, U.K
- Sports Complex with Mahesh Bhupati Tennis Academy
- Tourist Leisure Zone
- Amusement Park
- Club, 5 Star & Budget Hotels
- Ansal Plaza
- I.T / Bio-tech Park
- Community Centres
- Commercial Zones
- Post Office / Banks / ATMs
- G.D. Goenka Public School
- Best Price - A Bharti Walmart Venture
- Ansal Institute of Technology & Management
- Royal Palms Golf and Country Club
- Ansal ISKCON Spiritual Centre
- Maple Town & Country Club



18 hole International Standard Championship Golf Course



Bio-tech Park



Actual picture of Ansal Institute of Technology & Management (AITM) (Operational)



Actual picture of G.D. Goenka Public School (Operational)



Mahesh Bhupati Tennis Academy



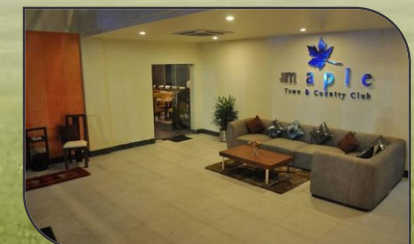
Ansal API Auto Park



Ansal ISKCON Spiritual Centre (Operational)



Actual picture of Best Price A Bharti Walmart Venture (operational)



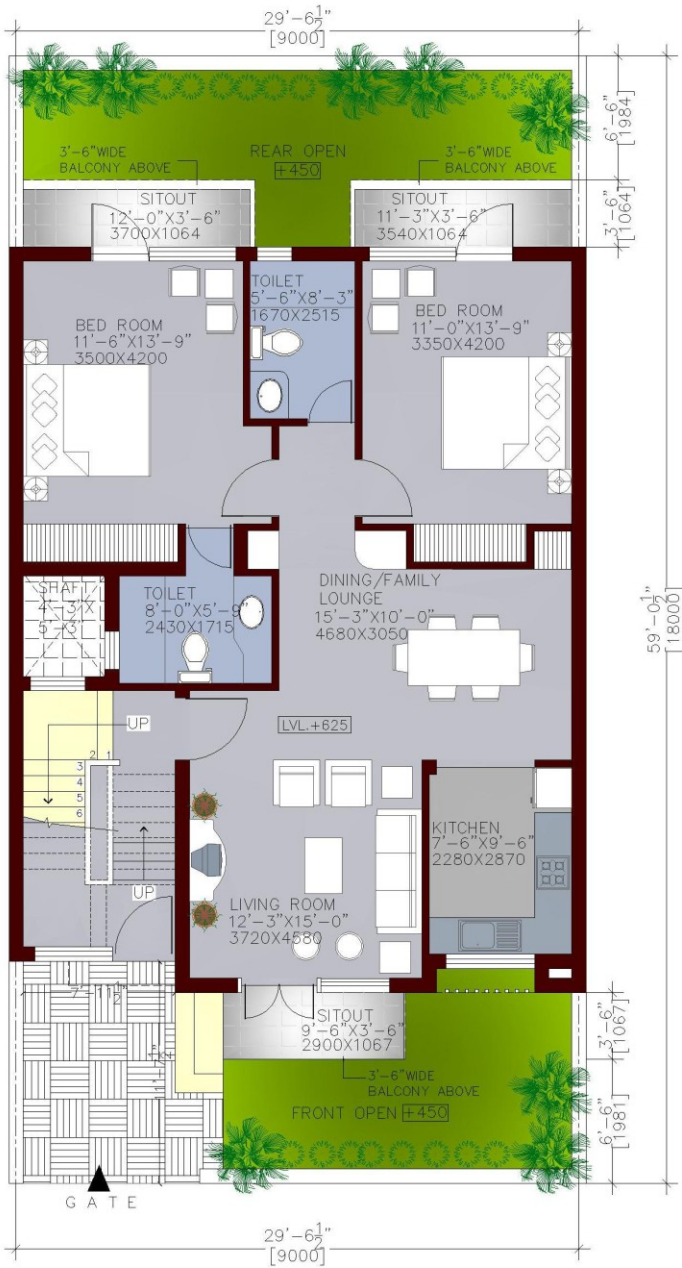
Maple Town & Country Club

**ANSAL API**

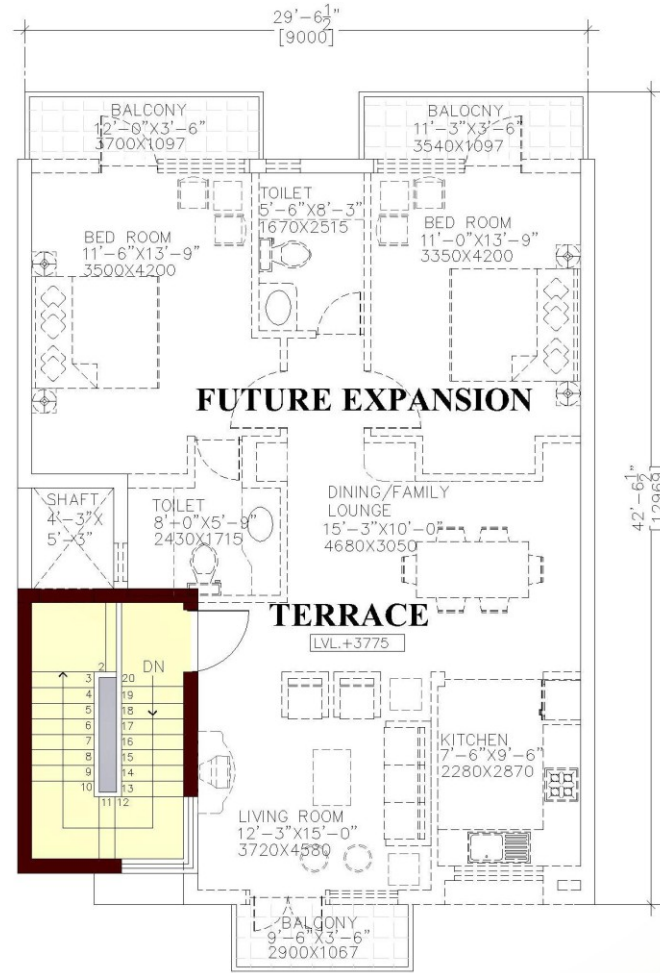
Building lifestyles since 1967

# Pinewood Villa





**GROUND FLOOR PLAN**

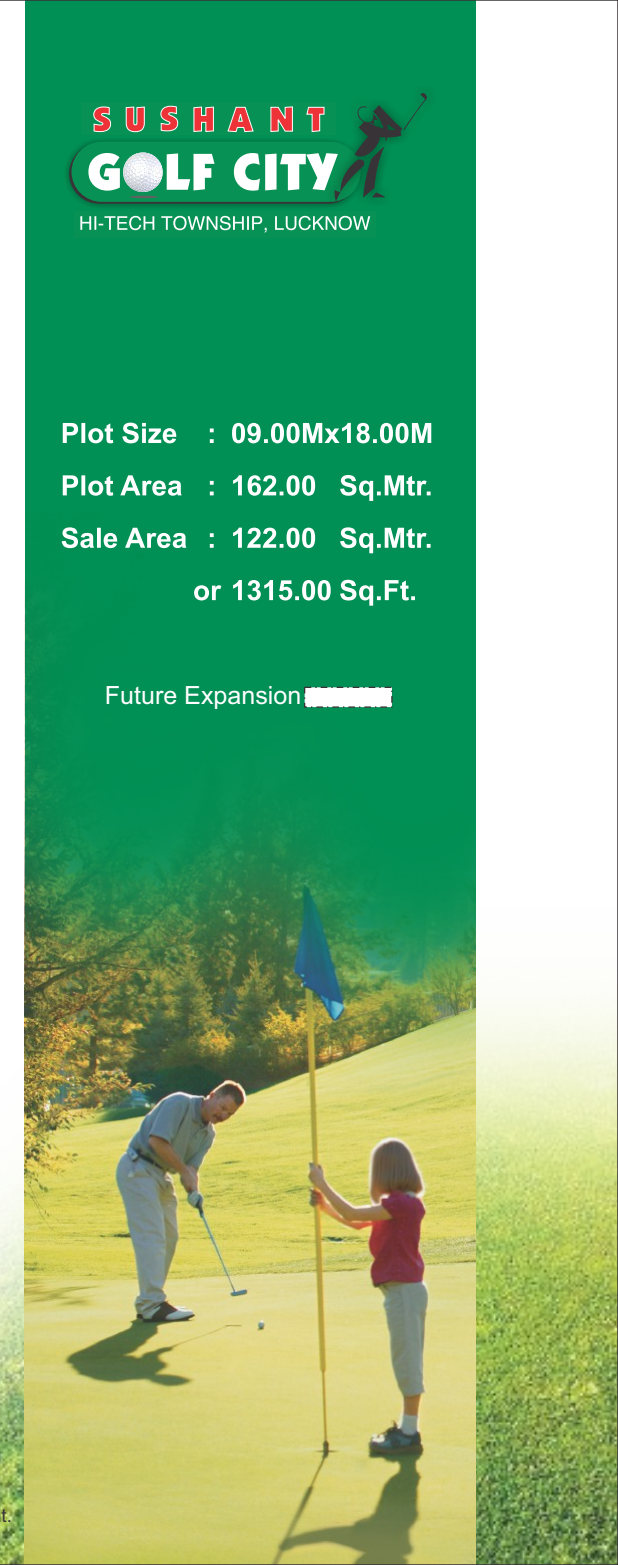


**TERRACE PLAN**

**(SIMPLEX)**

**Plot Size : 09.00Mx18.00M**  
**Plot Area : 162.00 Sq.Mtr.**  
**Sale Area : 122.00 Sq.Mtr.**  
**or 1315.00 Sq.Ft.**

Future Expansion



# SPECIFICATIONS



## STRUCTURE

Load Bearing Structure Conforming to BIS codes with RCC Columns and tie Beams as per design requirements

## FLOOR FINISHES

- Living/dining
- Bedrooms
- Stairs
- Balconies

Vitrified / Ceramic Tiles of pleasing shades  
Laminated Wooden Flooring with skirting  
Marble  
Non-skid Ceramic Tiles

## TOILETS

- Flooring
- Walls
- Chinaware
- CP Fittings
- Counter
- Water Supply
- Other fixtures

Non-skid Ceramic Tiles / Porcelain Tiles  
Ceramic Tiles upto ceiling  
European Type WC - white shade , Wash Basin - white shade  
Single Lever BIS approved CP fittings  
Granite Matching with Floor  
GI Pipes for hot and cold water supply  
Looking Mirror, Towel Ring / Rod, Paper holder, Soap Dish and Health Faucet.  
Master Bathroom of Duplex houses shall be provided with Bathing Cubicle

## KITCHEN

- Flooring
- Dado
- Counter
- Water Supply
- Fittings
- Sink

Non-skid Ceramic Tiles or equivalent  
Ceramic Tiles cladding 2' above kitchen Counter and upto 4'-9" Height on other Walls  
Granite Counter  
GI Pipes for hot and cold water supply  
BIS approved CP fittings with Mixers  
Double Bowl Stainless Steel Sink with Drain board

## JOINERY

- Windows
- Doors

UPVC / Anodised Aluminium with Float glass  
Seasoned Hardwood frames with Moulded / Decorative type Flush Door Shutters.  
The Main Entrance door shall be Teak Wood Panelled/ moulded Door fitted with brass fittings. All interior doors shall have Anodised Aluminium Fittings

## WALL FINISHES

- Internal
- External

All Wood work shall be painted with Synthetic Enamel Paint. All Walls of Drawing and Dining rooms/ Bedrooms shall be painted with Plastic Emulsion 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 Room, Dining Room and All Bedrooms.  
Provision of TV Aerial Points in Drawing Room / Lobby and all Bedrooms

- Others

Only niches for Wardrobes shall be provided.



**Other Products at Sushant Golf City**

**Apartments**



**Celebrity Meadows**  
 2 & 3 BHK (+Study) apartments

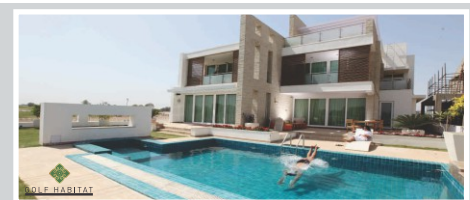


**Harmony Enclave**  
 2 & 3 BHK apartments

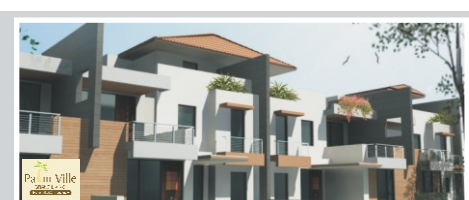


**Orchard Greens**  
 Premium 2 & 3 BHK apartments and penthouses

**Villas**



**Golf Villa**  
 The royals never had it so good



**Palm Ville**  
 Grand living



**Palm Grove Villa**  
 Exclusive lifestyle homes

**Palm Spring Villa**  
 Premium luxury homes

**Commercial**



**Felix Square**  
 The perfect destination for retail & corporate



**Shopping Square**  
 The low rise shopping mall that's high on opportunity.





Lucknow Office : YMCA Campus, 13, Rana Pratap Marg, Lucknow - 226 001 Tel: 0522-4096200. Fax: 0522-2209510

Delhi Corporate Office : 115, Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi- 110 001

Tel.: 011-23353550, 66302268/69/70, Fax: 66302261, E-Mail: info@ansalapi.com.

**DISTANCE CHART**

- Zero km. from Gomti Nagar Extention
- Approx 6 km. from Airport
- Approx. 7 km. from Charbagh railway station

Toll Free No.: 1800 266 5565

Website: [www.ansalapi.com](http://www.ansalapi.com)

Website: [www.sushantgolfcity.in](http://www.sushantgolfcity.in)

SMS 'API' to 57575