



ARYAVARTA

Empire

RERA Registration No.: UPRERAPRJ12805



ARYAVARTA Empire

Welcome to Aryavarta Empire – An embodiment of convenience & comfort. Where peace and tranquillity rule above the chaos and adversity of everyday city life. Strategically located and well connected to all part of the city, through the Shaheed Path which will make your travel easier and comfortable. The project is approximately 20 minutes from Lucknow international Airport.

Aryavarta Phase-1 offers 1, 2 & 3 Bedroom Apartments, at Golf City, here every apartment brings abundant breathing space, ventilation and natural light. The planning of apartments is efficient and space saving, offering good privacy to each individual family. Phase-1 is open for sale and offers special features like 24 hrs. Power Backup, gated 3 tier security, Social club with Gym, basement car parking and many more.



FACILITIES IN CLOSE PROXIMITY

- World Class Golf Course
- Next Door Shopping Complex & Malls
- Quality National & International reputed School / College
- Best Price-Walmart store operational
- Super Speciality World Class Indian Brand Hospital with all cares and facility nearing completion next door
- Operational spiritual centre - ISKON



World Class Golf Course



Next door shopping
Complex & Malls



Best Price-Walmart
Store Operational



Super Speciality World Class
Hospital facility



Quality National & International
reputed School/Colleges



Operational spiritual centre
ISKON

PROJECT FACILITIES

Sports Arena



Basketball Court



Kids Play Area

Club Arena



Gymnasium



Banquet Hall

1 BHK (TYPE 1)

CARPET AREA

UNIT AREA = 48.21 SQ MT. = 519 SQ FT.

BALCONY AREA = 04.12 SQ MT. = 44 SQ FT.

BUILT UP AREA = 57.50 SQ MT. = 619 SQ FT.

SUPER AREA = 78.43 SQ MT. = 844 SQ FT.

ACCOMODATION:

1 BED ROOM + DRAWINGS ROOM, DINING AREA
KITCHEN, TOILET & BALCONY



1 BHK (TYPE 2)

CARPET AREA

UNIT AREA = 42.65 SQ MT. = 459 SQ FT.

BALCONY AREA = 04.53 SQ MT. = 49 SQ FT.

BUILT UP AREA = 52.05 SQ MT. = 560 SQ FT.

SUPER AREA = 70.99 SQ MT. = 764 SQ FT.

ACCOMODATION:

1 BED ROOM + DRAWINGS ROOM, DINING AREA
KITCHEN, TOILET & BALCONY

NOTE:
UNIT CONVERSION (1 SQ MT. = 10.764 SQ FT.)

2 BHK (TYPE 5)

CARPET AREA

UNIT AREA = 72.25 SQ MT. = 778 SQ FT.
 BALCONY AREA = 09.10 SQ MT. = 98 SQ FT.
 TERRACE AREA = 05.50 SQ MT. = 59 SQ FT.
 BUILT UP AREA = 96.58 SQ MT. = 1040 SQ FT.
 SUPER AREA = 131.73 SQ MT. = 1418 SQ FT.

ACCOMODATION:

2 BED ROOM + DRAWINGS ROOM, DINING ROOM, KITCHEN, 2 TOILETS, 2 BALCONIES & TERRACE



3 BHK (TYPE 1)

CARPET AREA

UNIT AREA = 80.74 SQ MT. = 869 SQ FT.
 BALCONY AREA = 09.10 SQ MT. = 98 SQ FT.
 TERRACE AREA = 11.18 SQ MT. = 120 SQ FT.
 BUILT UP AREA = 111.54 SQ MT. = 1201 SQ FT.
 SUPER AREA = 152.14 SQ MT. = 1638 SQ FT.

ACCOMODATION:

3 BED ROOM + DRAWINGS ROOM, DINING ROOM, KITCHEN, 2 TOILETS, 2 BALCONIES & TERRACE

NOTE:
 UNIT CONVERSION (1 SQ MT. = 10.764 SQ FT.)

SPECIFICATION

Particulars			5th to 12th Floor	Ground to 4th Floor and 13th Floor	
Room	Type	Finish	Affordable	Premium	Make*
Living/Dining	Floor	Vitrified Tiles	Basic range	Standard range	Kajaria/RAK/Somany/Asian/Lexus or equivalent
	Wall	Acrylic O.B.D	Basic range	Standard range	Asian/Nerolac/Berger/Dulux or Equivalent
	Ceiling	White Acrylic O.B.D	Basic range	Standard range	Asian/Nerolac/Berger/Dulux or equivalent
	Air Conditioning	Provision for air conditioning	Conduit	Wiring & Piping	
Bed Room	Floor	Vitrified Tiles	Basic range	Standard range	Kajaria/RAK/Somany/Asian/Lexus or equivalent
	Wall	Acrylic O.B.D	Basic range	Standard range	Asian/Nerolac/Berger/Dulux or Equivalent
	Ceiling	White Acrylic O.B.D	Basic range	Standard range	Asian/Nerolac/Berger/Dulux or equivalent
	Air Conditioning	Provision for air conditioning	Conduit	Wiring & Piping	
Kitchen	Floor	Vitrified Tiles	Basic range	Standard range	Kajaria/RAK/Somany/Asian/Lexus or equivalent
	Wall	Ceramic Tiles Dado upto 2' above counter, O.B.D	Commercial range	Standard range	Asian/Nerolac/Berger/Dulux or Equivalent
	Ceiling	White Acrylic O.B.D	Basic range	Standard range	Asian/Nerolac/Berger/Dulux or equivalent
	Counter Finish	Graite/Kota/Marble	Kota/Marble	Granite	
	CP Fittings	C.P. Fittings, Single Bowl S.S. Sink	Basic Range	Standard range	Nirali/Lotus or equivalent
	Storage	Modular	NA	Standard range	
	Storage Fitting	Soft Close	NA	Standard range	Hettich or equivalent
	Instant GEYSER	Instant GEYSER	Provision	3 ltr	Haier/Jaquar/Bajaj/Parryware or equivalent
Toilet	RO	RO	Provision	15 ltr/Hr.	Eureka Forbes or equivalent
	Floor	Anti-skid Ceramic Tiles	Basic range	Standard range	Kajaria/RAK/Somany/Asian/Lexus or equivalent
	Walls	Ceramic Tiles Dado upto 7' above counter, O.B.D	Commercial range	Standard range	Asian/Nerolac/Berger or equivalent
	Ceiling	O.B.D	Basic range	Standard range	Asian/Nerolac/Berger or equivalent
	CP Fittings	Single lever diverted Fittings	Basic range (Conventional system)	Standard range	Jaquar/Hindware or equivalent
	GEYSER	Provision for Geyser	Provision	15 Ltr/Hr.	Haier or equivalent
Balcony	Sanitary Fittings	Floor mounted water closets	Basic range (Conventional system)	Standard range	Hindware/CERA or equivalent
	Floor	Anti Skid Ceramic Tiles	Basic range	Standard range	Kajaria/RAK or equivalent
	Wall	Exterior Weather Shield Paint	Basic range	Standard range	Asian/Nerolac/Berger or equivalent
	Ceiling	Exterior Weather Shield Paint over Plaster	Basic range	Standard range	Asian/Nerolac/Berger or equivalent
Doors	Railing	M.S. Railing	Standard range	Standard range	
	Main Door	Skin Moulded with brass fittings & mortice lock	Basic range	Standard range	Skin Moulded
	Internal Doors	Skin Moulded with brass fittings & mortice lock	Basic range	Standard range	
Windows	Balcony Doors	Aluminium Frame with Clear Glass	Basic range	Standard range	
		Aluminium Frame with Clear Glass	Basic range	Standard range	
Electric work		Copper wire, Modular switches, sockets	Basic range	Standard range	
Stairs & Common Area		M.S. Railing, Marble/Granite/Kota	Marble/Kota/Tile	Granite	
Exterior Paint		Exterior Weather Shield Paint	Standard range	Standard range	Asian/Nerolac/Berger/Unitile/Acro or equivalent

* Make is for premium category only

The cost of internal door, fittings, fixture and the items with richer specification (if demanded) will be completed on the basis of payment of the cost by the allottee. At his option this work may be completed by allottee too. In premium units all the fittings etc. will be completed as part of project.



PROJECTS APPROVALS

- RERA Registration No. : UPRERAPRJ12805
- Building plans duly stamped & released by LDA
- Environment clearance of the city/complex
 - Fire clearance of the plans
- All other approvals including pollution & mining
- The proof of registered sale deed of the lands/FSI/others
 - Land in possession

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Gardenia Residency

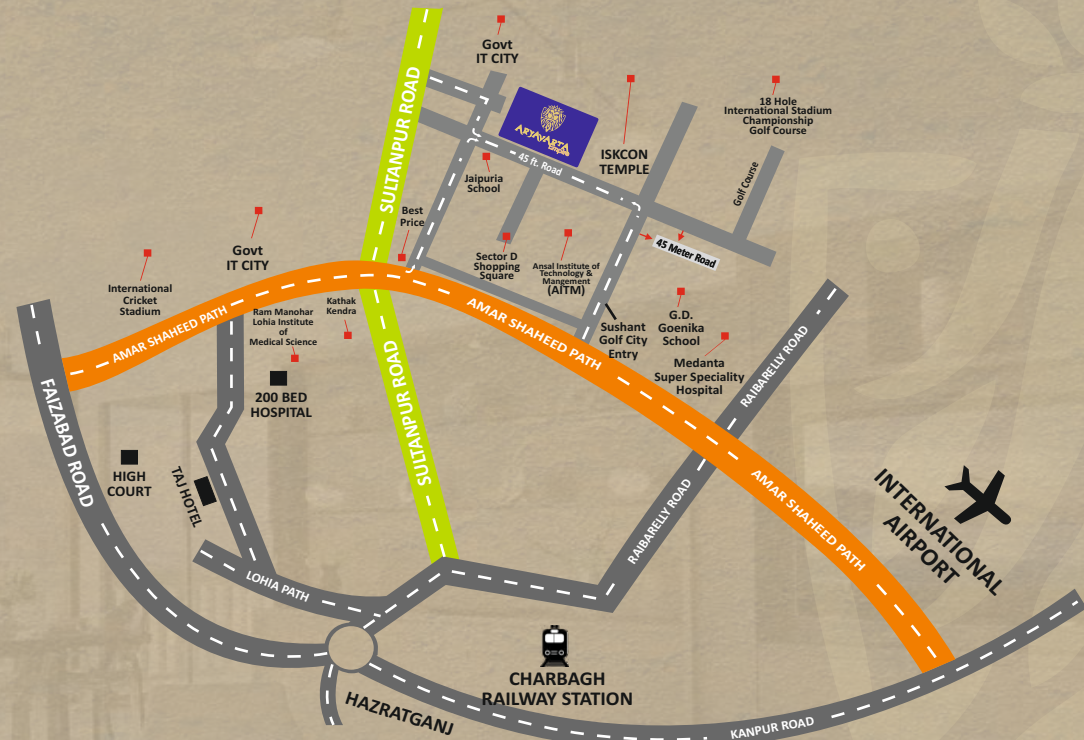


Humming Retreat



Humming State

LOCATION MAP



DISTANCES FROM THE PROJECT

200 mt. - From A Reputed School | 1 Km. - From Best Price
 1 Km. - From Golf Course | 2.5 Km. - From Renowned Hospital
 5 Km. - From Gomti Nagar | 11 Km. - From Hazratganj
 11 Km. - From International Airport

REAL ESTATE VENTURES



Planned & Designed by



Regional Office: 3rd Floor, Eldeco Corporate Tower, Vibhuti Khand, Gomti Nagar, Lcuknow, U.P.-226010, Phone-0522-4500500

Site Office: Sector - F, Pocket - 1, Golf City, Near Sultanpur Road, Lucknow

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