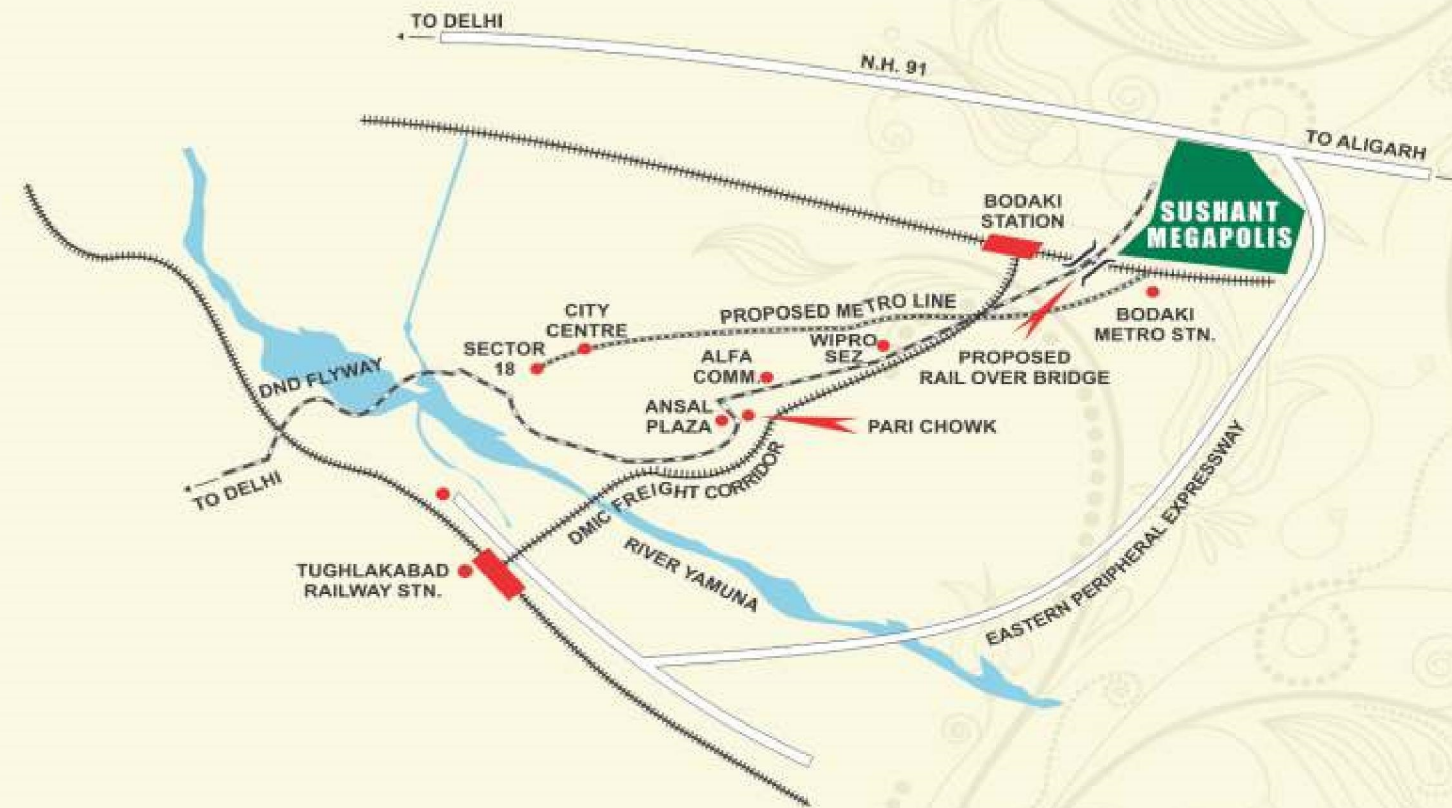


Location Map



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Building lifestyles since 1967

SUSHANT MEGAPOLIS
GREEN HI-TECH TOWNSHIP • ADJOINING GREATER NOIDA

ANSAL HI-TECH TOWNSHIP LTD.: Greater Noida Office: 56, Upper Ground Floor, Ansal Plaza, Plot No. 1/C Institutional Area, Near Pari Chowk,

SMS 'API F' to 57575

For online Bookings & E-Brochure visit: www.megapoliscity.com

Toll-free No.: 1800 266 5565

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SUSHANT MEGAPOLIS
GREEN HI-TECH TOWNSHIP • ADJOINING GREATER NOIDA

*Where life meets
fresh mornings &
quiet evenings*

ZRICKS

FAIRWAY
APARTMENTS-I
Studio/1BHK/2BHK/3BHK/4BHK Apartments
MEGAPOLIS, adjoining Greater NOIDA

ANSAL API

Building lifestyles since 1967

The best living planner

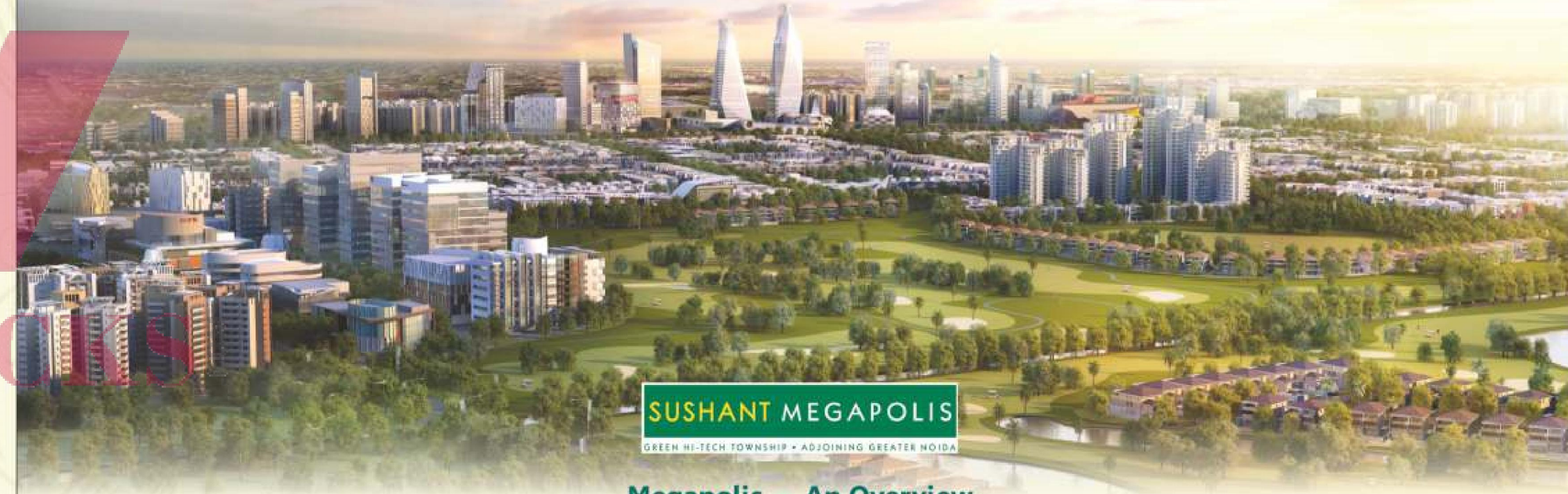
Ansal API, a success story that started way back in 1967. Built on a commitment to radically improve the lifestyle of our fellow countrymen, we constantly strive to surpass even our lofty standards. Our townships, commercial centres, retail spreads stand as testimony to this very commitment. Today we are in the process of developing projects, the aggregate valuation of which stands at more than Rs. 35,000 crores.

A different City. A different Lifestyle.

Come to a different city. Sushant Megapolis, a green hi-tech township- adjoining Greater Noida where life is different, sophisticated and organized, where every feature fascinates you and where each amenities are designed with world-class standard.

This hi-tech township with its spectacular infrastructure, larger-than- life ambience and modern homes become a landmark of today. And Fairway Apartments -I is one such modern home where you discover a new life.


ZRICO



SUSHANT MEGAPOLIS
GREEN HI-TECH TOWNSHIP • ADJOINING GREATER NOIDA

Megapolis - An Overview

- U.P Govt. Approved, Gazetted and Notified Green Hi-Tech Township spread over 2500 acres located adjoining Greater Noida
- Development Agreement of 1100 Acres signed, released and approved
- Development work in full swing
- Abundant, Good Quality Drinking water
- Layout and System Designed to provide Round the Clock Security
- Developer having more than Four Decades of Successful Track Record
- Developer already Successfully Executed a Hi-Tech Township in Lucknow spread over 3500 acres
- Well connected with Delhi and other commercial centres. Abutting Eastern peripheral expressway, NH-91 and 80 mtr. wide Greater Noida Sector Road
- 35 minutes drive from Delhi on GNIDA expressway
- Metro connectivity and Freight corridor
- Adjoining one of the biggest upcoming Rail Terminal in North India at Bodaki. Regular train shuttle services to New Delhi Railway Station, ROB sanctioned by railways
- A clean healthy pollution free environment
- 5 natural lakes, a grand canal and serene greens with waterfront boulevards
- Residential, Commercial Plots, Villas, Floors, Group Housing
- Commercial Business Districts and Retail Centres cum Malls
- Hi-speed connectivity conducive to setting up of state-of-the-art IT Parks, Biotech Parks and Knowledge based Industrial Hubs



**Discover a new you
Discover a new life**

Fairway Apartments - I is a picture perfect home that has beautifully captured your imagination. It is placed strategically in the lush green surroundings of Sushant Megapolis that makes it a priceless creation. Here everyday you find life in its best form, pampering itself with the unmatched luxury and fascinating features. Here life is full of dreams and each of your dream turns into reality in its enlivening ambience. Golf View and blue aqua lakes give you happiness of both the world so that you live life at its best.

**FAIRWAY**
APARTMENTS - I
Studio/1BHK/2BHK/3BHK/4BHK Apartments
MEGAPOLIS, adjoining Greater NOIDA

**Excellent creation
Exquisite specification**

Fairway Apartments - I is an architectural marvel that is designed with aesthetic sense and architectural excellence. Its design spells comfort and reflects attitude. Each corner of it speaks elegance and gives you a home that is smart and impressive.


FAIRWAY
APARTMENTS - I
Studio/1BHK/2BHK/3BHK/4BHK Apartments
MEGAPOLIS, adjoining Greater NOIDA

Fall in love...
with a heavenly view at fairway

Nothing more to desire, when your all dreams come true with a home set amidst shimmering lakes and green golf course. Here fresh mornings rejuvenate you and quiet evenings relax you, keep you calm and composed. And undoubtedly Fairway offers you that perfect picture lifestyle, your heart always longing for.



Find features at its best
Find luxury at its best

Fairway Apartments -I, the new address for luxury awaits you. This 2-3 bedroom lavish apartments have all the rewarding features which decorate your living with a blend of classy lifestyle and modernity. Aqua blue swimming pool, premium club, in-house shopping complex, and a host of other fascinating features make Fairway apartments, a grand address which fulfills every dreamer's dream for royal living. Strategic location is one of the few reasons that make it the most sought after destination for those who want their everyday to be a new day.

Amenities Galore

- Regular Water Supply • Dependable Power Supply • Earthquake Resistant Structure
- 24 Hours Manned Security • Gated Complex • Community Hall for Social Gatherings
- Children,s Play Area • Fire Fighting Systems • Badminton Court • Tennis Court • Green Landscaped Lawn.

FAIRWAY
APARTMENTS-I
Studio/1BHK/2BHK/3BHK/4BHK Apartments
MEGAPOLIS, adjoining Greater NOIDA

Features:

- Landscaped greens
- Ample open areas
- Surface parking
- Neighborhood Shopping Area in the Vicinity
- Low pollution level
- Approach from 30 Mtr. wide Road
- Law Maintenance cost
- Club, Swimming pool
- Proposed Golf Course
- Beautiful Lakes

Fairway Apartments-I Site Plan

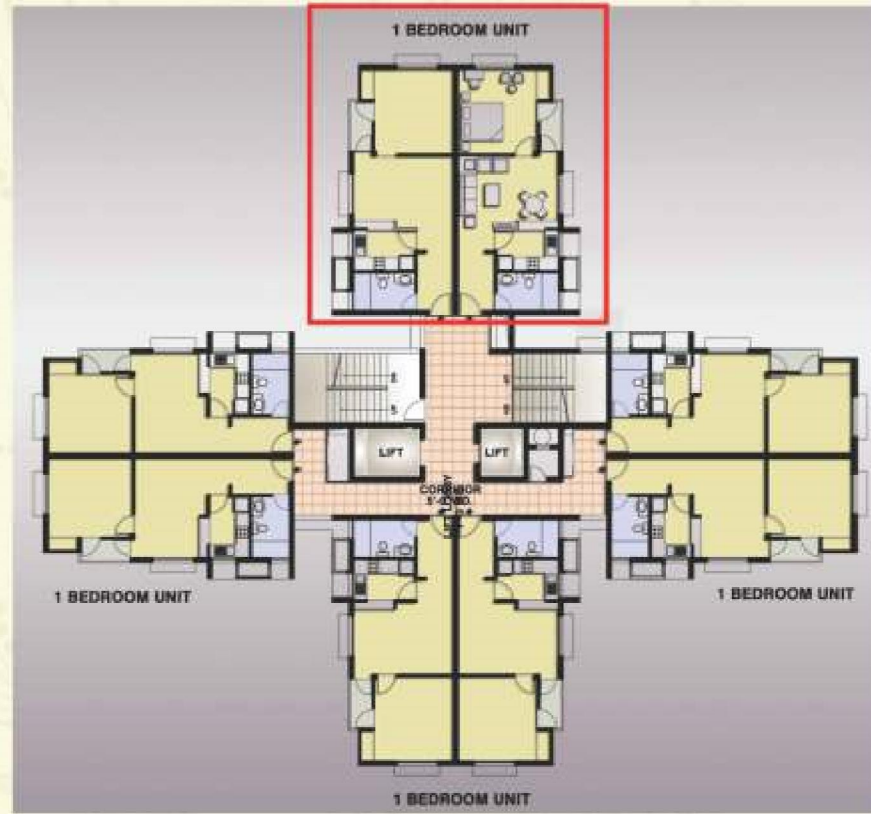


Legend:-

- Studio Unit
- 1 Bedroom
- 2 Bedroom (Type-1)
- 2 Bedroom (Type-2)
- 2 Bedroom with Multiutility (Type-1)
- 2 Bedroom with Multiutility (Type-1B)
- 2 Bedroom with Multiutility (Type-2)
- 3 Bedroom
- 3 Bedroom with Servant
- 4 Bedroom with Servant (Type-1)
- 4 Bedroom with Servant (Type-2)
- P. Entry
- Q. Club
- R. Swimming Pool
- S. Badminton Court
- T. Landscape Green
- U. Utility

FAIRWAY
APARTMENTS-I
 Studio/1BHK/2BHK/3BHK/4BHK Apartments
 MEGAPOLIS, adjoining Greater NOIDA

Disclaimer: All Floor 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.



Tower-F2

Floor Plan - One Bedroom Tower-F2
(Typical Floor Plan)



1 Bedroom Unit
Super Area = 820 Sq.Ft.



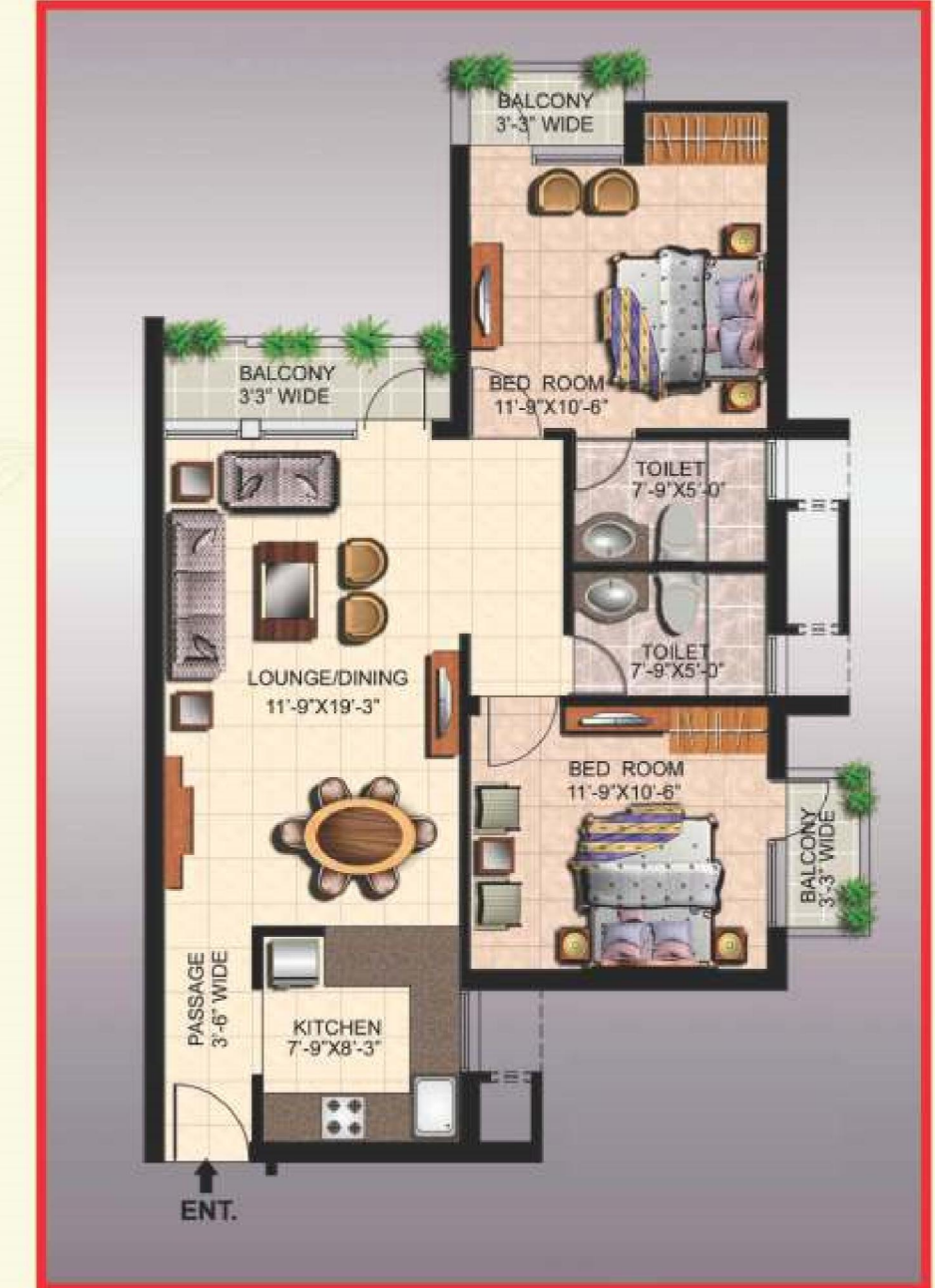
Tower-D

Tower-E



Tower-F1

Floor Plan - Two Bedroom
Tower-D, E, F1 (Typical Floor Plan)



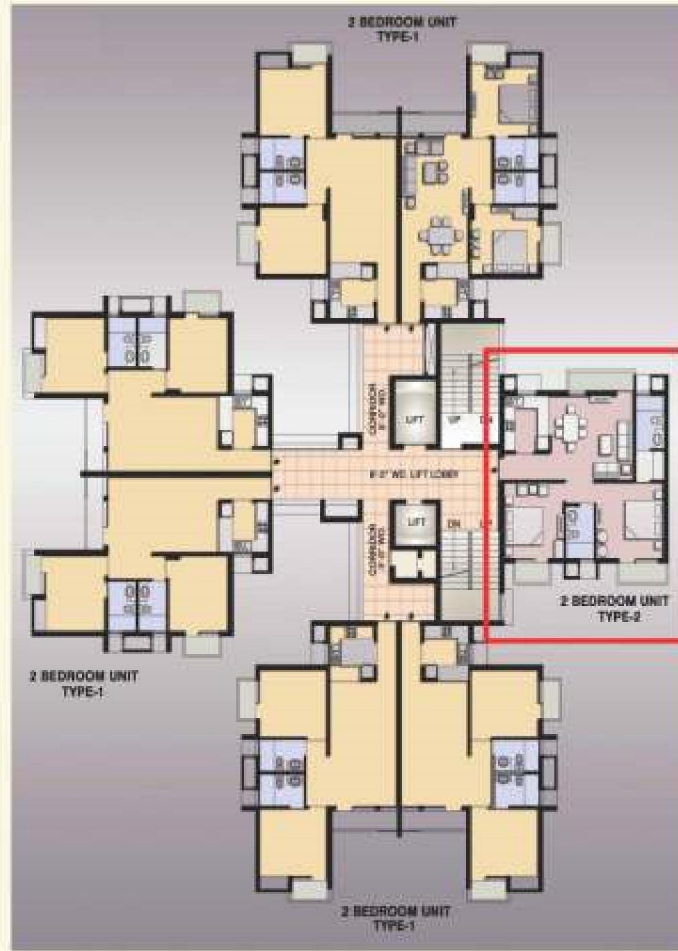
2 Bedroom Unit (Type-1)
Super Area = 1255 Sq.Ft.



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Tower-B

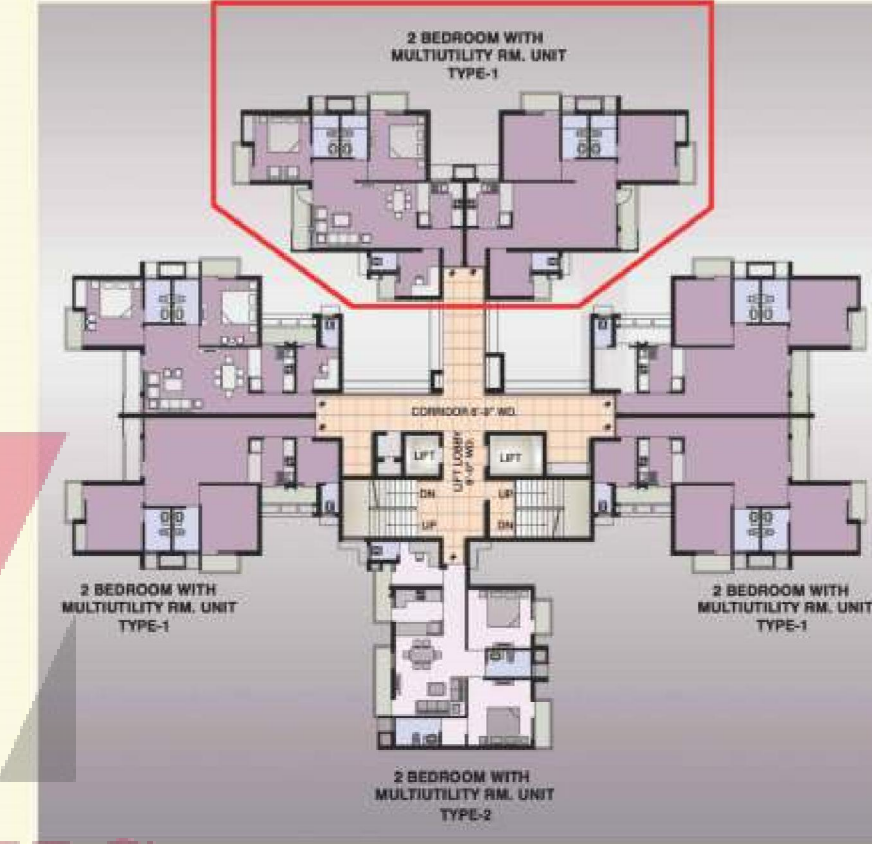
Floor Plan - Two Bedroom Tower-B (Typical Floor Plan)



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2 Bedroom Unit (Type-2)
Super Area =1235 Sq.Ft.



Tower-K

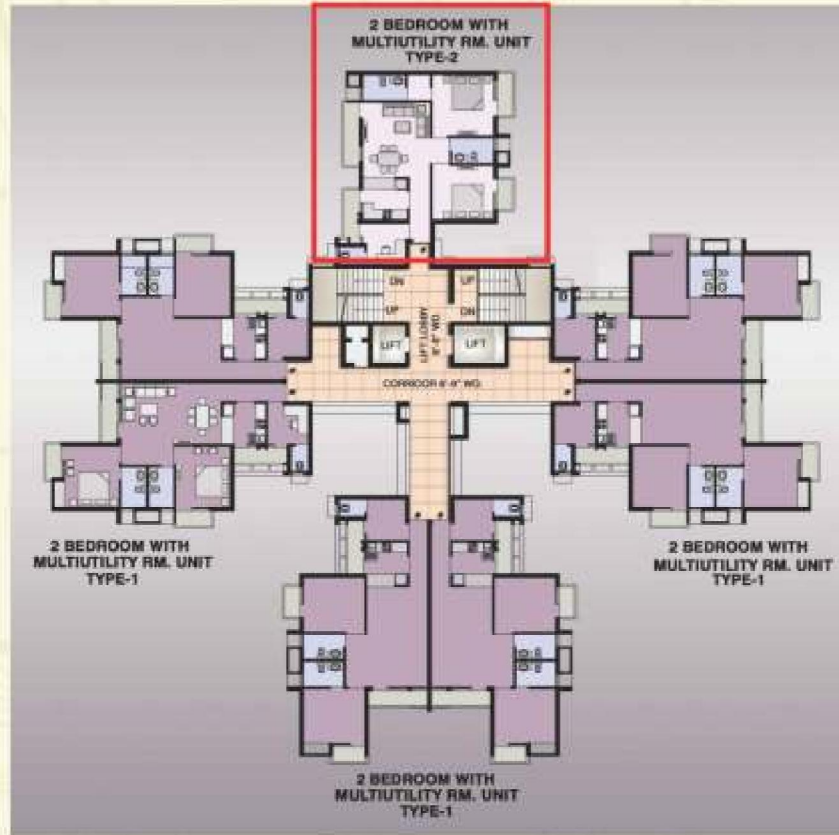
Floor Plan - Two Bedroom Tower-K (Typical Floor Plan)



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2 Bedroom with Multiutility Room (Type-1)
Super Area =1435 Sq.Ft.



Tower-L

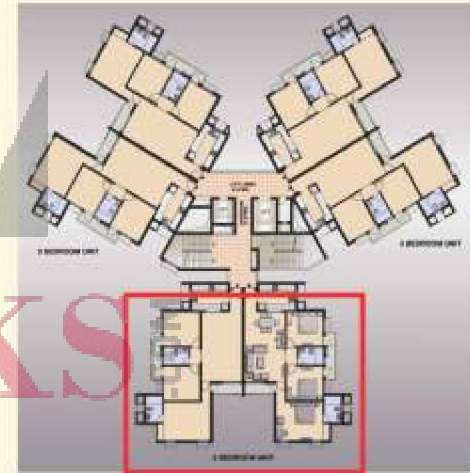
Floor Plan - Two Bedroom Tower-L
(Typical Floor Plan)



2 Bedroom with Multiutility Room (Type-2)
Super Area =1430 Sq.Ft.

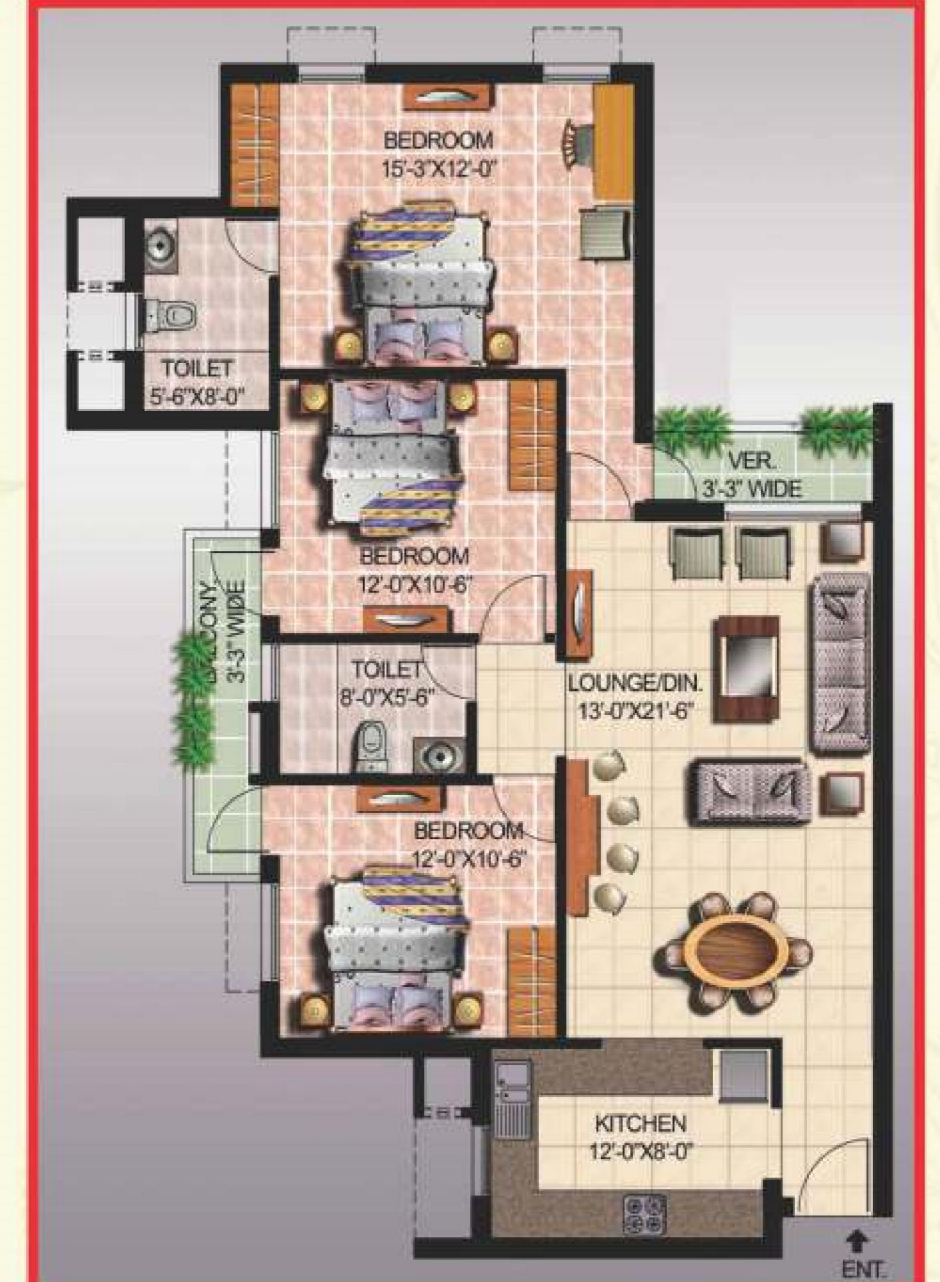


Tower-H

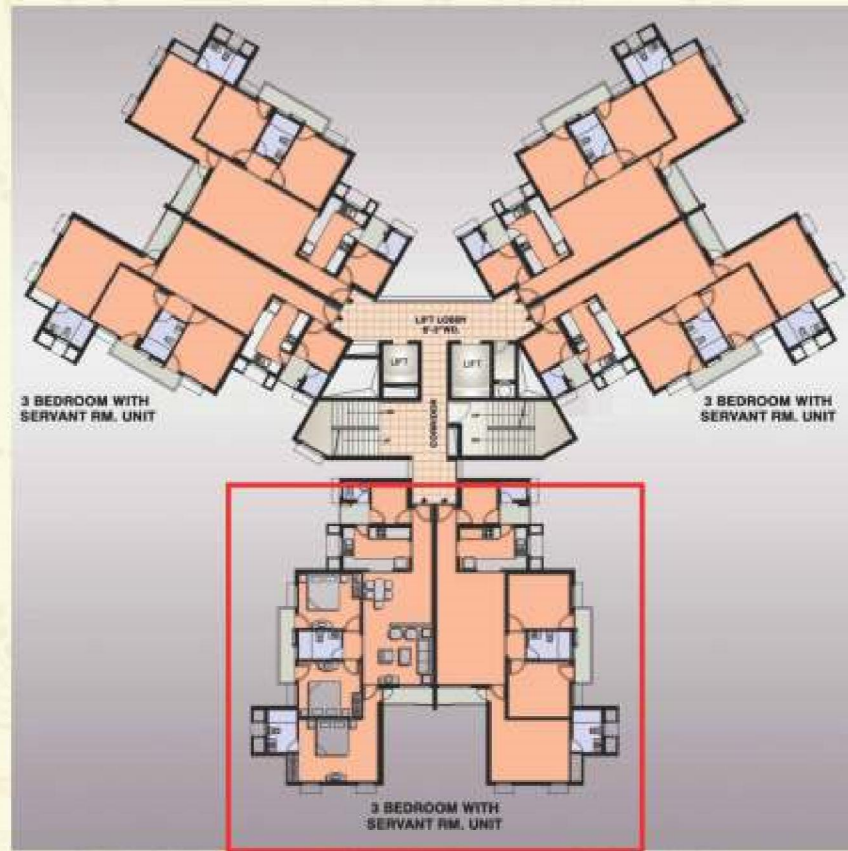


Tower-I

Floor Plan - Three Bedroom Tower-H, I
(Typical Floor Plan)



3 Bedroom Unit Super Area =1635 Sq.Ft.



Tower-G

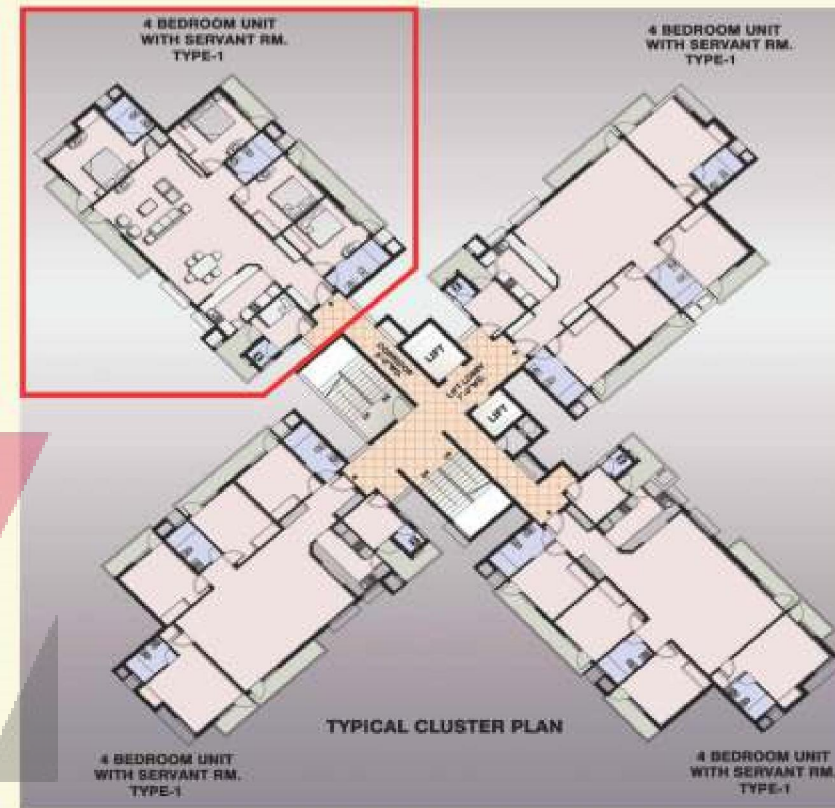
Floor Plan - Three Bedroom Tower-G (Typical Floor Plan)



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3 Bedroom with Servant Room
Super Area = 1815 Sq.Ft.



Tower-J

Floor Plan - Four Bedroom Tower-J (Typical Floor Plan)



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4 Bedroom + Servant Room Unit
Super Area = 2760 Sq.Ft.

specifications

STRUCTURE		Framed structure conforming to BIS seismic codes with brick masonry filler walls
Floor Finishes	Living/Dining Bedrooms Stairs Balconies	Vitrified Tiles Ceramic Tiles Stone flooring on treads Non - Skid Ceramic Tiles
Doors		Machine made Molded Door shutter with AI fitting
Windows		UPVC / Aluminum anodized with float glass
Toilets	Floor Walls Chinaware Counters Other Fixtures	Non - Skid Ceramic Tiles / Porcelain Tiles Tiles upto 4' and OBD above European type WC, wash hand basin, CP fittings, single lever CP fittings. Marble Counter Looking mirror, towel ring / rod, paper holder, soap dish and health faucet.
Kitchen	Walls Floor Counter Fitting Sink Water Supply	Ceramic tile cladding on walls 2 feet above the counter OBD for balance area. Ceramic Tiles Marble Single lever CO fittings with Mixers Stainless Sink with drain board Provision for hot and cold water supply.
Finishes	Internal External	Drawing and Dining rooms / bedrooms walls shall be finished with OBD paint as per design Pleasing elevation with semi-permanent finish / all weather exterior paint
Electrical Work		Copper wires in connected PVC conduits with modular switches. Provision shall be made for sufficient light & power points
Telecommunications	Switches & Sockets	Telephone & TV points in all Bedroom, Drawing / Dining Room

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SUSHANT MEGAPOLIS
GREEN HI-TECH TOWNSHIP • ADJOINING GREATER NOIDA

Township - Site Plan



2504 Acre Layout Plan



**Our Hi-Tech Townships at Sushant Megapolis,
Greater Noida & Sushant Golf City, Lucknow**



ANSAL API
Building lifestyles since 1967

SUSHANT MEGAPOLIS
GREEN HI-TECH TOWNSHIP • ADJOINING GREATER NOIDA

AASTHA
Apartments

Premium homes at Pretty prices

Live a lifestyle called premium lifestyle. Sushant Megapolis, a green hi-tech township invites you to make your dreams come true with premium affordable homes at **Aastha Apartments**. This city possesses everything that a modern lifestyle demands today. The apartments are contemporary here and delight you with all the amenities of modern living like Luxury Apartments, Convenient Shopping Centre, Schools, Hospitals, Clubs, Swimming Pools and Gymnasium. In essence, these luxurious homes come with pleasures aimed at pampering you in every way possible.



SUSHANT SQUARE 3A
Your Neighborhood shopping center

Ansal API's another New Milestone

SUSHANT SQUARE, Greater NOIDA : Welcome to a hot and happening business opportunity in retail. Sushant Square, the latest project of ANSAL API where the people of megapolis and surroundings will be treated to an experience that is very high on grandeur and originality. Not content with just creating a shopping and entertainment landmark, Ansal API has introduced a unique concept of office and retail spaces in **Sushant Square**. It provides an impressive array of offices and retail spaces that are furnished with all the elements of success. These spaces have been provided with all elements necessary for the smooth functioning of a modern corporate offices and businesses.

It will lend your business a special address and will attract significant business in shape of families living in 2500-Acre Sushant Megapolis as well as the outsider-visitors, travelers and daily commuters. The mall will have 202 units that will comprise of shops at 2 levels & office space at top level. The creative conceptualization of the interior of the mall has been carried out in such a way as to give your office an edge in class & luxury and offer your brand maximum visibility leading to maximum sales.

