



S H A L I M A R

G a l l a n t

M a h a n a g a r , L u c k n o w



*It stands complete
A sheer sonata
An utmost pleasure
With enviable harbor
My Dream Home,
come true!*





SHALIMAR
Gallant

Mahanagar, Lucknow

*Luxuriously designed homes
with a personal touch*





Set your roots in the royal city of Lucknow

Vibrant and multicultural city of Lucknow is more popularly known as Royal City or the city of Nawabs. The city is known for the specific social manners and life style called Lucknowi Tehzeeb. With a rich legacy and Nawabi traditions, the city hides charming architectural wonders and palatial living destinations. One of such finest addresses is Shalimar Gallant. Experience lifestyle that is part of this extraordinary place called home.





SHALIMAR Gallant

Mahanagar, Lucknow





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*Get back to your natural
state of completeness*

There's only one way to lead a better and dignified life when it comes to enriching it with more comfort and luxury. Improve your outlook on life. Welcome to a home where dreams, hopes, and memories merge together and comfort leads you forward.

Welcome to Shalimar Gallant. It offers a beautiful urban atmosphere with lush landscaping and fabulous ambience.





SHALIMAR
Gallant
Mahanagar, Lucknow





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- Strategic location
- Spread across 15 acres
- 80% open & green
- Welcoming entrance
- Optimum space utilisation





Life among a few

Shalimar Gallant offers a fine blend of comfort and quality of a modern yet traditional new home. Put down your roots and get the most out of life at an ideal home where you can take pleasure in a relaxed living. Come and take a look around the fabulous Shalimar Gallant and see for yourself how relaxing life could be in this charming development.





SHALIMAR Gallant

Mahanagar, Lucknow

Lavish 2, 3 & 4 BHK apartments
Premium penthouses • Stylish interiors
Sun kissed & spacious balconies
Neo-rich specifications





Enliven your lifestyle

Shalimar Gallant offers a new level of craftsmanship and style, offering a broad spectrum of amenities. This innovative environment boasts the finest of facilities, including club, leisure and community areas, all carefully planned to complement your lifestyle. It's a unique blend of state-of-the-art recreational amenities and a contemporary lifestyle.





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- Children's parks • State-of-the-art club house
- Swimming pool • Spa & gymnasium
- Billiards room • Tennis, badminton & squash court
- Jogging tracks • Community hall
- Mesmerising avenues





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Specifications

STRUCTURE:

Structure designed for the highest Seismic considerations for zone as stipulated by the code and better safety.

FOUNDATION:

Reinforced concrete footings and column with raft.

LIVING/DINING ROOM:

Flooring/Skirting	:	Italian/Imported Marble
Wall Finishes	:	Acrylic Emulsion on POP punning
Ceiling	:	Oil Bound Distemper

ALL BEDROOMS:

Flooring/Skirting	:	Vitrified Tiles / Wooden for Master Bedroom
Wall Finishes	:	Acrylic Emulsion on POP punning
Ceiling	:	Oil Bound Distemper

TOILETS:

Flooring	:	Ceramic Tiles
Wall Finishes	:	Ceramic Wall Tiles up to Dado level (approximately 2100 mm), Oil Bound Distemper
Ceiling Finishes	:	Oil Bound Distemper
Vanity Counter	:	Granite
Sanitary Ware	:	Parry Ware or Hindware, or equivalent brands with concealed cisterns

C.P. FITTINGS AND ACCESSORIES:

Grohe/Jaquar toilet fittings or equivalent single lever fittings in all toilets. All toilet floors provided with suitable and adequate water proofing treatment. Provision for installation of geysers.

KITCHEN:

Flooring/Skirting	:	Vitrified Tiles/Ceramic Tiles/Marble Stone
Wall Finishes	:	Oil Bound Distemper on the walls
Ceiling	:	Oil Bound Distemper on plaster provision for installation of geysers

BALCONIES:

Flooring	:	Anti Skid Tiles/Stones
Wall Finishes	:	Exterior grade paint on plaster
Ceiling Finishes	:	Exterior grade paint on plaster
Handrail and Parapets	:	M.S./S.S handrails as per the functional and elevation requirements

EXTERNAL WALL FINISHES:

External Wall Finishes	:	External grade anti fungal/anti algal paint from reputed makes and brands
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STAIRCASE:

Flooring	:	Polished Indian Stone/Granite on treads, Vitrified Tile risers and landings
Railing	:	Painted M.S. handrails and balustrades
Wall Finishes	:	Oil Bound Distemper on plaster

COMMON PASSAGE:

Flooring	:	Polished Granite/Indian Marble/Vitrified Tile
Wall Finishes	:	Oil Bound Distemper on plaster
Ceiling Finishes	:	Oil Bound Distemper on plaster

DOORS AND WINDOWS:

Main Entrance Door	:	Painted/Polished hardwood frame with skin moulded door shutters
Internal Doors	:	Painted/Polished hardwood frame with skin moulded door shutters
Hardware	:	Locks, Handles and knobs (Mortise and Cylindrical locks) from reputed makes and brands. High quality steel/ brass hardware
Windows and External Glazing	:	Powder coated aluminum frame or UPVC frame windows with clear glass

EXTERNAL WALL FINISHES:

External Wall Finishes	:	External grade anti fungal/anti algal paint from reputed makes and brands
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ELECTRICAL WIRING AND INSTALLATIONS:

Fixtures and Fittings	:	IS compliant modular switches/sockets, distribution boxes and circuit breakers from standard makes and brands
Wiring	:	IS compliant copper wiring in concealed conduits. Adequate provision for light points, fan points, receptacles and power points in all rooms. Electrical points for exhaust fans in kitchens and toilets
Plumbing with standard	:	IS compliant water supply pipes valves and accessories. IS compliant PVC rain/waste water pipes & traps

Security System	:	EPABX system or VDP system in the premises
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Recreational Facilities	:	Club House/Games Room Swimming Pool Party Hall Gymnasium Jogging Track Landscaped Garden Badminton Court/Squash Court Basket Ball Court/Tennis Court
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Note: Visual representations shown in this brochure are purely conceptual. Building plans, specifications, layout plans etc. are tentative and subject to variation and modification by the company or the competent authorities sanctioning plans.



S H A L I M A R



Shalimar Titanium



Shalimar Emerald

Focused on you

SAS Group has always been a leader in its sphere and has built its reputation through experience and commitment to quality developments. Since 1985, the Group is committed to creating superior communities where people live, work, shop and stay. Its experienced team has a passion for real estate and a commitment to pursuing a shared vision of what needs to be done and how to make it happen perfectly.

As the residential market changes focus, the Group is in the forefront, pushing the industry to its outer limits, leading the field in progressive designs, provision of services and the successful integration of their projects with the local environment.

The Group's capabilities set it apart in its industry. As an integrated company, SAS can handle every aspect of the real estate process across multiple product types and can deliver you a beautiful space to live your dreams.



SHALIMAR Gallant

Mahanagar, Lucknow



Badshah Nagar Station	3.5 Km
Montfort Inter College	4.5 Km
Kapoorthala Market	1.5 Km
Carmel Girls College	2.7 Km
Bhoothnath Market	5.3 Km
Vivekanand Polyclinic Hospital	2.0 Km
Chaudhary Charan Singh International Airport Terminal	19.0 Km

Location Map
not to scale

A JV of  S H A L I M A R

GALANTT
Gallantt group of companies


S H A L I M A R

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