

Indulge in the colours of a new lifestyle



ELDECO
SHAURYA
BIJNOR ROAD, LUCKNOW

•• RESIDENTIAL TOWNSHIP ••




Note

This brochure is purely conceptual and not a legal offering. Further in the interest of maintaining high standard, the company / architect reserves the right to modify any details / specifications / elevations / features mentioned herein. Please refer to the application form for detailed terms and conditions.

Disclaimer

- The areas and plans shown here are subject to change
- 1 sq. ft. = 0.09290304 sq. mt., 10.764 sq. ft. = 1 sq. mt. = 1.196 sq. yd. and 3.28 ft. = 1 mt
- All dimensions shown in feet/inches are close approximation to metric dimensions
- The plans are indicative. Please check actual plans with the marketing team



Building a home for people who have arrived in life is not just about cementing a few walls together. It's about blending the colours of all their long awaited desires and reaching a point of sheer contentment & happiness.



Open The Door To A Colourful Life With Eldeco Shaurya

Step into a relaxed and peaceful world in a fast-growing city like Lucknow. Comfortably nestled on Bijnor Road, one of the upcoming localities of Lucknow, Eldeco Shaurya has all the space for your mind to do the walking. This 32 acre* luxurious township showcases everything you can ask for right from Developed Plots to Group Housing to Independent Villas, at a price that won't hurt your pocket.

Its massive entrance gate and imposing facade is designed with great aesthetic sense. Fully equipped with all amenities & facilities, this self-sufficient township flaunts all the colors of life to pamper your changing moods and satiate all your long-awaited desires.




1 acre=4047 sq.mt.

Finally your personal space that inspires you,
every moment,

And teaches you that sometimes life is just about
spending time laughing with your little ones.





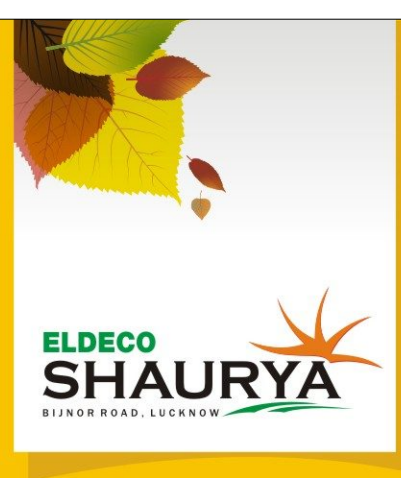
Experience The Colours Of Opulence In A Residential Township

Eldeco Shaurya answers all your insecurities with its well-planned infrastructure and modern architecture.

It is a self-sustained township that offers all conveniences to you and your family along with a fully-equipped shopping plaza for day-to-day needs & a club for complete rejuvenation. Moreover, life here is a lot more relaxed and carefree as this peaceful haven brings every shade of life in perfect harmony.

An artist's impression.

This elevation is tentative and subject to variation & modification
by the competent authority.



A Vibrant Location You Would Look Up To

- In close vicinity to markets, airport, railway station, prominent hospitals and other well-developed residential enclaves nearby
- Centrally located, close to city's most developed neighborhoods like Cantonment area, Eldeco Udyan and Aashiyana
- Enjoys great connectivity and accessibility to Shaheed Path and Kanpur Road
- Enjoys proximity with the best Health Care Hubs like SGPGI, Sardar Patel Dental College, Javitri Nursing Home and Asha Hospital
- Close to reputed educational institutes like Army Public School, Delhi Public School and Millennium School
- What's more, with the most desirable Malls like Phoenix and Garden Galleria and the most popular local markets like Bangla Bazaar nearby, you can surely shop to your hearts' content, anytime

Drive from Eldeco Shaurya

- Airport : 08 min.
- Railway Station : 20 min.
- Hazratganj : 20 min.
- Gomti Nagar : 20 min.



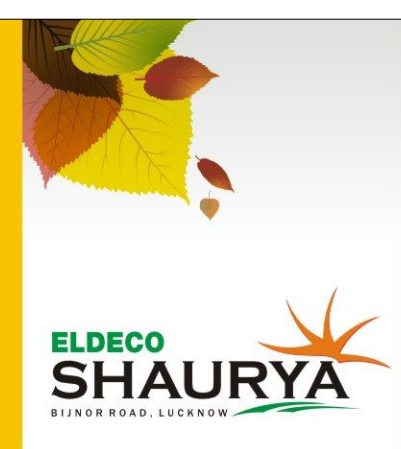
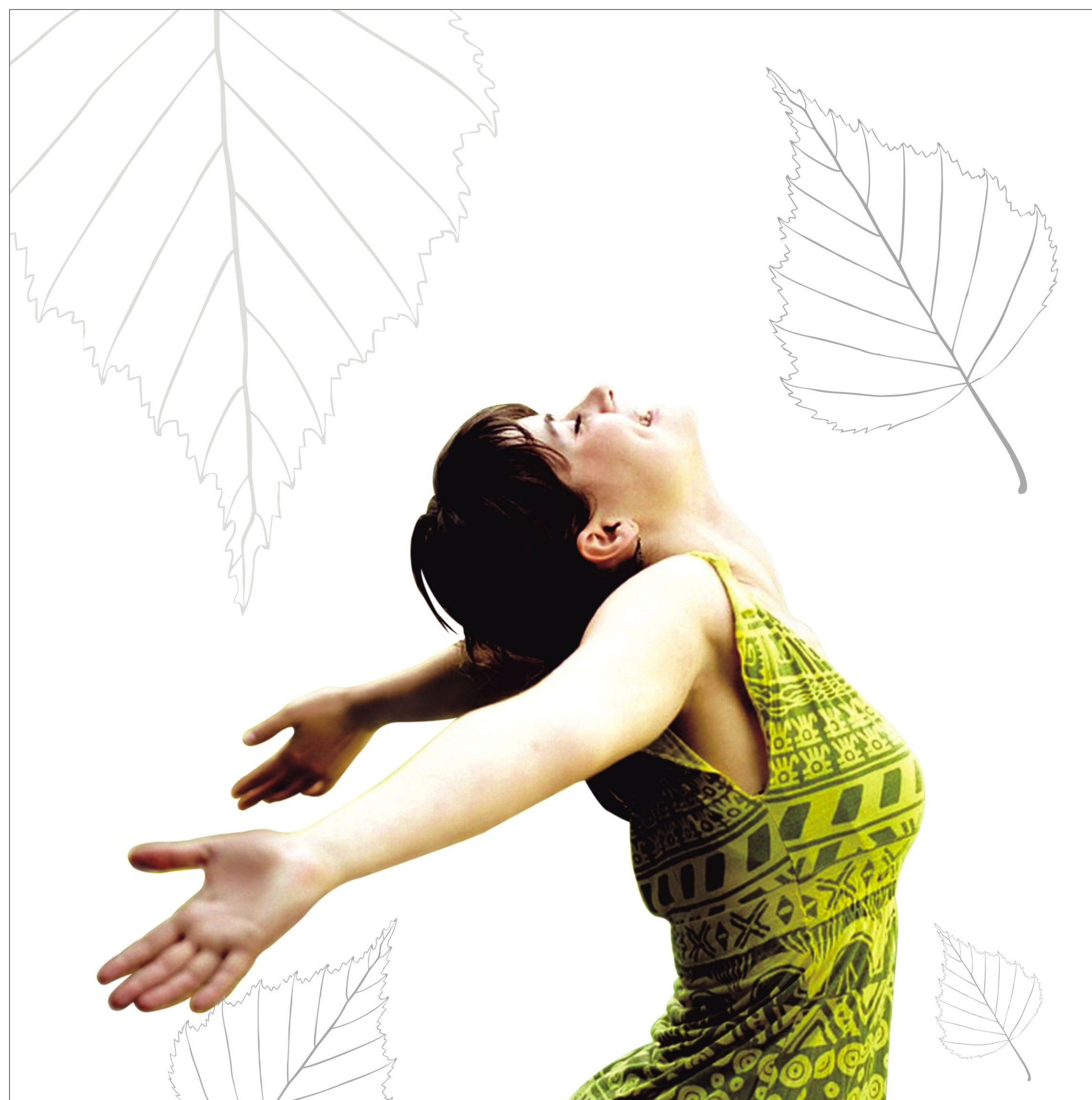
All distances are approximate.

Rejoice In The New Shades Of Meticulous Planning & Design

How about living carefree without worrying about your kid's safety when he goes to school? Or managing your daily shopping without driving for hours? Eldeco Shaurya has planned a secure life for you and your family, taking care of all your big and small needs, just a walk away.

- Gated township encompassed by boundary wall
- Well-planned infrastructure
- Access control through main entrance gate
- 18 mt., 12 mt. & 09 mt. wide metalled roads
- Provision for school plot
- Provision for convenient shopping plaza plot
- Rain water harvesting
- Well-planned drainage system
- Sewer Treatment Plant





Slow Down Close Your Eyes And Feel The Colour Of Silence

Would you ever like to move out of a home that makes you feel one with the nature, let's you feel the refreshing breeze, chase vibrant butterflies and listen to the rare sound of silence? Eldeco Shaurya has rich abundance of greenery along with everything else you would want from life.

**But hold on for a moment and ask yourself.
'Is there anything pricier than walking on green grass barefoot?'**

- Landscaped well-developed park
- Kids' play area
- Lush green parks, play area & well-manicured greenery
- Jogging tracks
- Proposed plantation of approx. 1600 trees

Shades Of Recreation To Pamper All Your Moods

At Eldeco Shaurya, life is not just about living. It's about enjoying every bit of it. Our luxurious club has every facility to enliven your mood, refresh your body and rejuvenate your soul. What's more, we also make special arrangements to make your special days memorable forever.

Club Offers

- Swimming pool
- Gymnasium
- Multi-purpose hall
- Children play area



This is an artist's impression.



Pick Up A Blank Canvas. And Paint Your Masterpiece In Your Own Colours.

Choose the plot you like and take the lead of your dream home. With spacious plots from Eldeco Shaurya, you will have all the freedom to build your home your way. What's more, every plot here is amidst sprawling greenery and enjoys all the amenities and facilities of the township.

Plot Features

- Lush manicured green area
- Eco -friendly environs with serene surroundings
- Excellent infrastructure
- Connected to wide main road

Plots Sizes (approx.)

Area in sq.ft.	Area in sq.mt.	Dimensions (mts.)
1211	112.5	7.5 x15
1378	128	8 x16
1744	162	9 x18

^{*}1 sq. ft. = 0.09290304 sq. mt., 10.764 sq. ft. = 1 sq. mt.



Indulge In The Tones Of Sheer Sophistication

Independent Villas at Eldeco Shaurya are epitomes of true elegance & class. These luxury houses feature spacious rooms and a private terrace. Open to breathtaking landscaped greenery, these houses are for a privileged few.

Features

- 2/3 BR Expandable Villas
- Based on Modular Concept
- Spacious houses with splendid architecture
- Luxurious fittings

FLOOR PLAN TYPE A



CATEGORY - 1

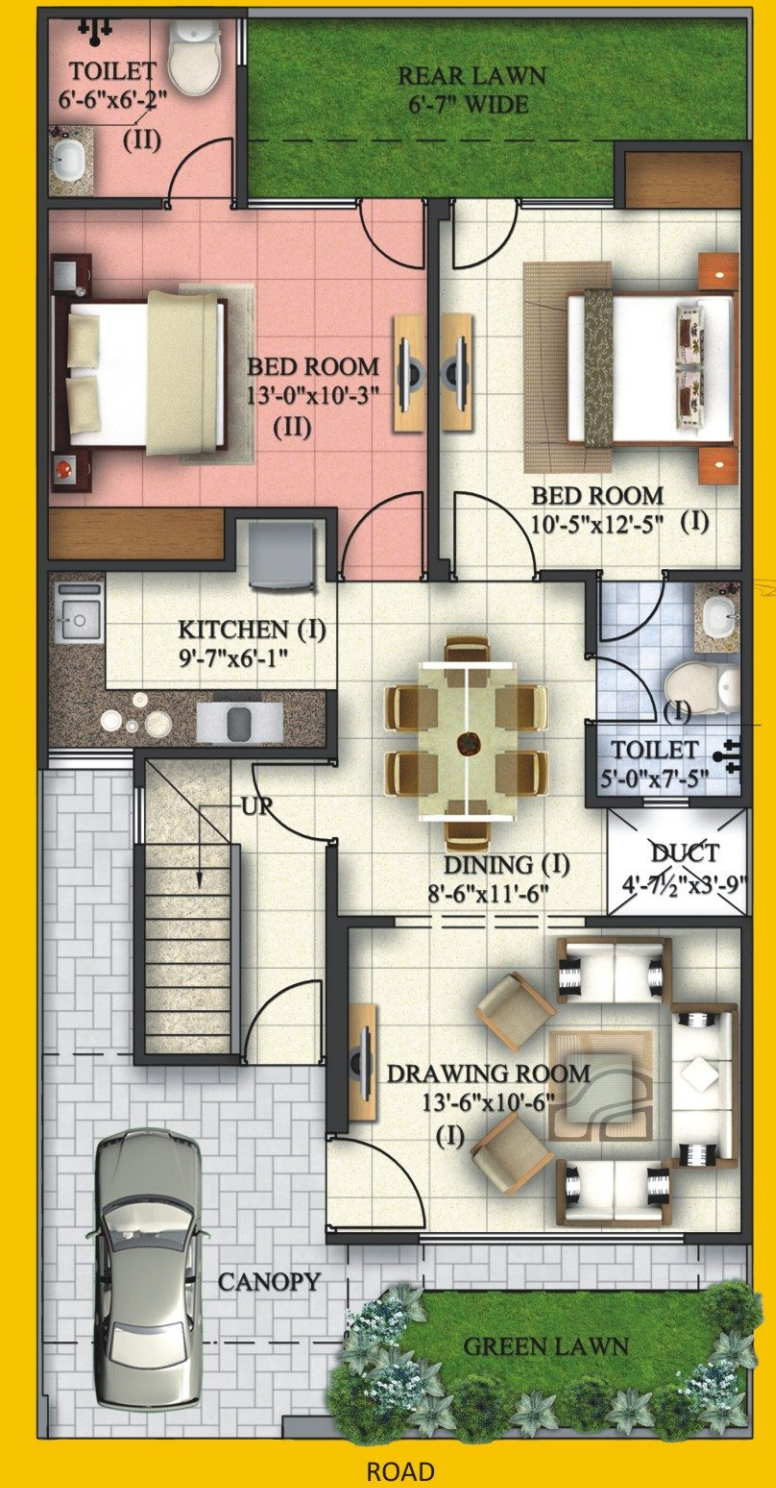
CATEGORY - 2

AREA STATEMENT

Plot Size	: 26'-3" x 52'-6" (8mt. x 16mt.)
Plot Area	: 1378.00 sq.ft. (128.02 sq.mt.)
Built-Up Area (cat.-I)	: 630.00 sq.ft. (58.53 sq.mt.)
Built-Up Area (cat.-I + II)	: 848.00 sq.ft. (78.78 sq.mt.)
Staircase+ Mumty+Canopy Area (Optional)	: 300.00 sq.ft. (27.87 sq.mt.)

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FLOOR PLAN TYPE B



CATEGORY - 1

CATEGORY - 2

AREA STATEMENT

Plot Size	: 24'-7.5" x 49'-2.5" (7.5mt. x 15mt.)
Plot Area	: 1211.00 sq.ft. (112.50 sq.mt.)
Built-Up Area (cat.-I)	: 565.00 sq.ft. (52.49 sq.mt.)
Built-Up Area (cat.-I + II)	: 775.00 sq.ft. (71.99 sq.mt.)
Staircase+ Mumty+Canopy Area (Optional)	: 300.00 sq.ft. (27.87 sq.mt.)

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SPECIFICATIONS

STRUCTURE

Earthquake Resistant Structure	Combination of RCC frame and Load Bearing Brick structure.
External Wall Finish	Cement Paint/Texture Finish.
Internal Wall Finish	Oil Bound Distemper on walls and Ceiling.
Flooring	Vitrified tiles in Drawing, Dining and Bedrooms. Ceramic tiles in Store/Study.
Doors	Hard wood Frame with Flush door shutter in paint/polish/ skin moulded/ flush doors.
External Doors and Windows	Powder Coated/Anodized Aluminium/ GI/ wooden Frame with Aluminium/Wooden Shutters and glazing.
Hardware	Good quality handles and fittings.

KITCHEN

Walls	Combination of ceramic tiles upto 2' above the counter and oil bound distemper in the balance area.
Flooring	Vitrified tiles/Ceramic Tiles/ Stone.
Counter	Granite/Marble/Baroda Green.
Fittings and Fixtures	Good Quality C.P fittings, SS kitchen sink single bowl and drain board.

TOILETS

Walls	Combination of Designer ceramic tiles upto 7', oil bound distemper.
Flooring	Ceramic tiles/ Stone.
Counter	Granite/Marble/Baroda Green with ceramic wash basin.
Fittings and Fixtures	Superior quality C.P Fittings, English type WC in white/pastel shade, Wash Basin, Mirror and Towel Rod. One toilet with Indian Type WC.
Electrical	Modular switches and sockets: copper wiring (fittings like fan, light, exhaust, geysers and appliances etc. not provided).

BALCONIES AND TERRACES

Flooring	Ceramic Tiles/Stone.
Ceiling	Exterior Paint.
Staircase and Drive Way	Kota stone/Tiles/paver blocks/ Combination of Stone/ Concrete.
Roof Terrace	Brickbat Coba/ equivalent treatment.

Note:- EHIL reserves the right to consider any one of the materials for execution out of the proposed options

MULTI-DIMENSIONAL
VENTURES

Perfecting The Art Of Building

The Eldeco Group has been at the forefront of Real Estate development in North India since 1975. The group is synonymous with timely and quality delivery in a number of cities like Lucknow, Kanpur, Agra, Noida, Greater Noida and other parts of NCR of Delhi. Carrying more than 35 years of expertise in construction and real estate development, Eldeco has delivered more than 200 projects spanning townships, high-rise condominiums, industrial estates, malls and office complexes. In addition, 30 projects are in various stages of active execution. The aggregate delivered area stands at more than 40 million sq.ft with more than 25000 satisfied customers. Currently apart from the towns mentioned above, Eldeco is developing projects in Panipat, Sonapat, Ludhiana, Jhansi, Neemrana and Jalandhar. The unique 1200 acres state-of-art Eldeco Sidcul Industrial Park at Sitarganj, Uttarakhand is Eldeco's flagship project in the industrial sector.

Eldeco's transparent and principle driven business philosophy has been widely recognized. The group's business activities rest on the principles of high quality, superior construction technology and high consumer satisfaction. Eldeco stands firm in its commitment to 'creating value and cementing trust' and is headed towards ever-greater success.



Eldeco Elegante
Gomti Nagar, Lucknow



Eldeco Inspire
Noida



Eldeco Aamantran
Noida



Eldeco City Breeze
IIM Road, Lucknow



Eldeco Hillside
Neemrana, Rajasthan



Eldeco Saubhagyam
Raibareilly Road, Lucknow



Eldeco Eternia
Sitapur Road, Lucknow