

318 Acre* Premium Integrated Township

A word of pristine
Living and pure joy




Lotus Enclave
2/3 BHK VILLAS

PHASE-II

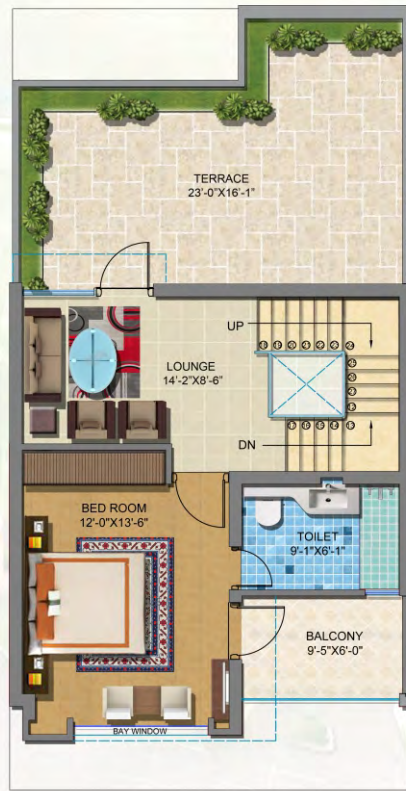
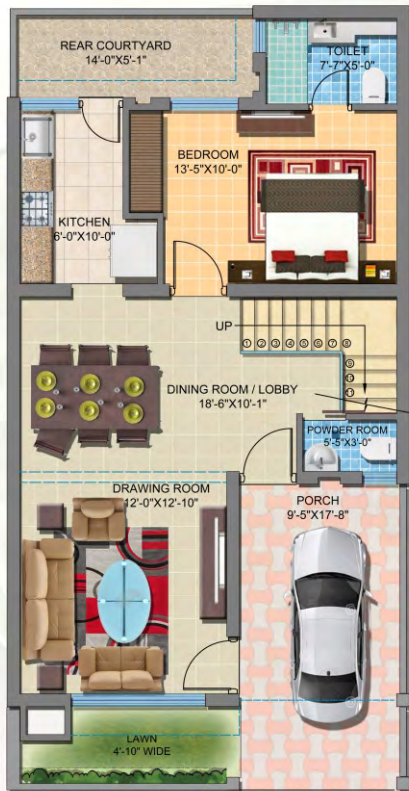
Project Highlights

Multi-tier security with CCTV coverage | Lush green area with water bodies | Kids play area
 Luxurious club & sports center in the township | Fibre to the home | Covered car porches
 Rain water harvesting system | Metro wholesale in the township | 24- hr public transport available

Ground Floor

Type - A1

First Floor

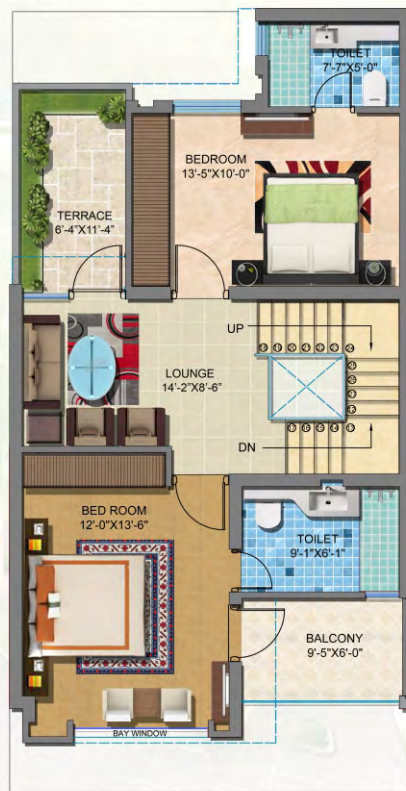
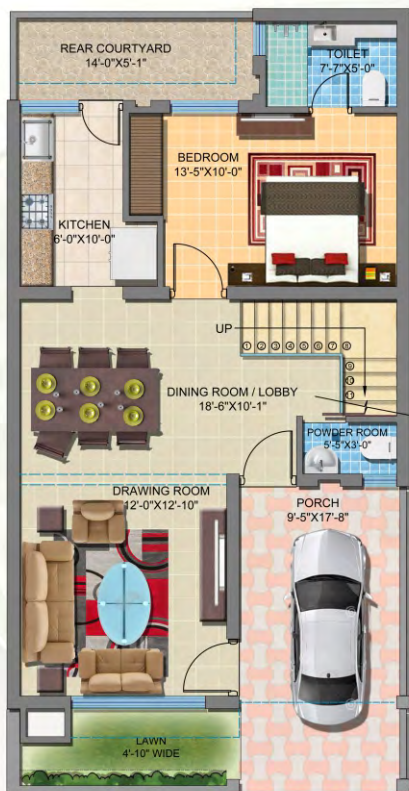


2BHK- Plot Area: 1010 sq. ft. | Saleable Area: 1335.00 sq. ft. | Carpet Area: 1106.00 sq. ft.

Ground Floor

Type - C1

First Floor



3BHK- Plot Area: 1010 sq. ft. | Saleable Area: 1545.00 sq. ft. | Carpet Area: 1312.00 sq. ft.

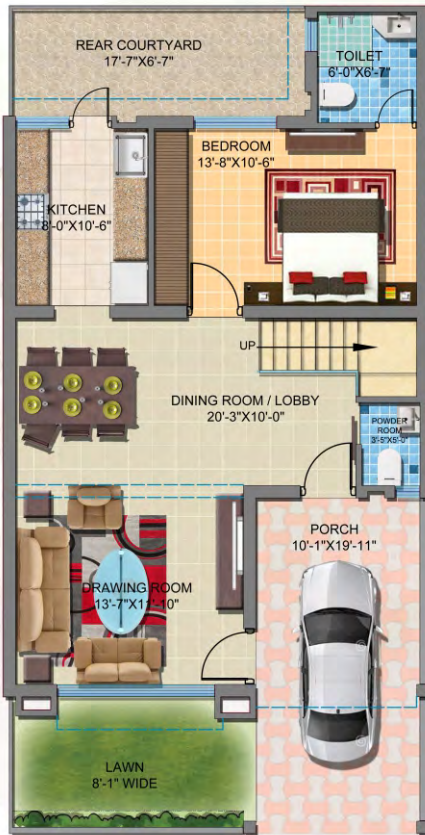
Major Landmarks

5 minutes drive from new High Court campus, Gomti Nagar, Lucknow.
About 25 minutes drive from Lucknow Airport. | Close proximity from central business district.
Congestion free traffic to all major locations.

Ground Floor

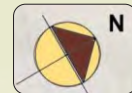
Type - B1

First Floor



3BHK- Plot Area: 1210.50 sq. ft. | Saleable Area: 1625.00 sq. ft. | Carpet Area: 1412.00 sq. ft.

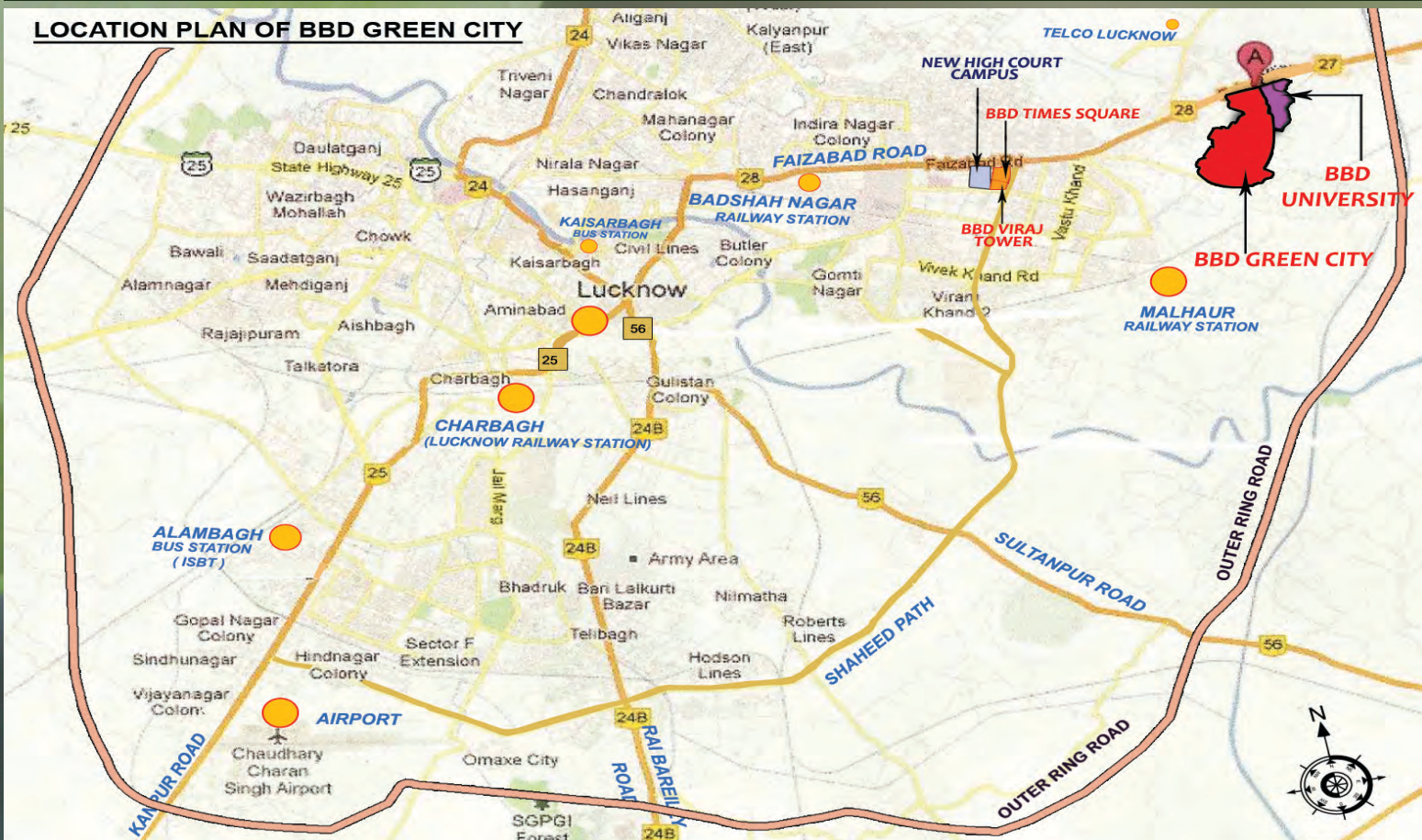
Site Plan



specifications

LOCATION	FLOORING	DOORS & WINDOWS	FIXTURE & FITTINGS	WALL FINISHES	CEILING FINISHES
LIVING/DINING ROOM	Vitrified Tiles of Sunheart, Varmora, Asian, Somany or Equivalent.	Doors: Main door frame of hardwood, door shutter and good quality hardware. Windows: Powder coated aluminium /UPVC windows with glass.	Electrical: Light & fan points, AC Power point, Telephone Point and Cable TV Point.	Acrylic Emulsion Paint of Asian, Berger, Nerolac or equivalent.	Oil Bound Distemper of Asian, Berger, Nerolac or equivalent.
MASTER BEDROOM	Laminated wooden flooring of Pergo, Action Tesa, Armstrong, Euro or equivalent.	Doors: Door frame of hardwood, with skin moulded door shutters duly painted and good quality hardware. Windows: Powder coated aluminium /UPVC windows with glass.	Electrical: Light & fan points, AC Power point, Telephone Point and Cable TV Point.	Oil Bound Distemper of Asian, Berger, Nerolac or equivalent.	Oil Bound Distemper of Asian, Berger, Nerolac or equivalent.
BEDROOM	Vitrified Tiles of Kajaria, Varmora, Asian, Somany or Equivalent.	Doors: Door frame of hardwood, with skin moulded door shutters duly painted and good quality hardware. Windows: Powder coated aluminium /UPVC windows with glass.	Electrical: Light & fan points, AC Power point, Telephone Point and Cable TV Point.	Oil Bound Distemper of Asian, Berger, Nerolac or equivalent.	Oil Bound Distemper of Asian, Berger, Nerolac or equivalent.
TOILETS	Matt finish Ceramic Tiles of Varmora, Sunheart Asian, Somany or Equivalent.	Doors: Door frame of hardwood, with skin moulded door shutters duly painted and good quality hardware. Windows: Powder coated aluminium /UPVC windows with translucent glass.	Electrical: Provision for Fresh air Fan & Geyser point. Sanitaryware and C.P ware: CP fittings and ceramic Sanitary ware of Cera, Jaguar, Parryware, Hindware or equivalent. Mirror and towel rail. Provision for fitting of geysers. Vanity counter top in polished granite.	Ceramic tiles upto Dado level (approx. 2100 mm) & balance area finished in Oil Bound Distemper.	Oil Bound Distemper of Asian, Berger, Nerolac or equivalent.
KITCHEN	Matt finish Ceramic Tiles of Varmora, Sunheart Asian, Somany or Equivalent.	Doors and Windows: Door cum window of powder coated aluminium /UPVC with glass.	Electrical: Provision for Fresh air fan, water filter, electric chimney & Geyser point. C. P wares and Accessories: CP fittings and fixtures of Cera, Hindware Jaguar, Parryware or equivalent and SS sink with drainboard of Neelkanth, Nirali, Jayna or equivalent. Provision for fitting of geysers.	Ceramic tile upto 600 mm height above Kitchen Counter, balance area finished Oil Bound Distemper	Oil Bound Distemper of Asian, Berger, Nerolac or equivalent.
VERANDAH/BALCONIES	Non-Skid Ceramic Tiles of Sunheart, Varmora Asian, Somany or Equivalent.		Glass Railing in front as per functional and elevational requirement.	Weather resistant exterior grade paint of Asian, Nerolac, Berger or equivalent.	Weather resistant exterior grade paint of Asian, Nerolac, Berger or equivalent.
DRIVEWAY / PORCH	Exterior grade tiles / Kota			Weather resistant exterior grade paint of Asian, Nerolac, Berger or equivalent.	Weather resistant exterior grade paint of Asian, Nerolac, Berger or equivalent.
STAIRCASE	Granite /Marble / Tile		MS Handrails and Balustrades.	Oil Bound Distemper of Asian, Berger, Nerolac or equivalent.	Oil Bound Distemper of Asian, Berger, Nerolac or equivalent.
ELECTRICAL WIRING & INSTALLATIONS	BIS certified Modular switches/sockets of Crabtree, MK, ABB, Philips or equivalent. Distribution boxes and MCBs of Indo Asian, ABB, L&T, Havells or equivalent. Internal wiring of flexible copper wires of HPL, PolyCab, Ralison or equivalent in concealed conduits. provision of telephone, wifi internet, cable TV and CCTV by optical fiber (FTTH)				
PLUMBING	BIS certified CPVC/ UPVC water supply pipes with standard valves & accessories and PVC Waste and Soil pipes of Raksha, Astral, Ashirwad, Supreme, Polypack or equivalent.				
RAINWATER HARVESTING	Rainwater harvesting done as per norms				
Disclaimer: The above specifications are indicative & may be changed in consultation with the Architect. The company reserves the right to provide equivalent finishes or fittings and fixtures.					

LOCATION PLAN OF BBD GREEN CITY



Disclaimer: The contents may have errors or omissions including but not limited to technical inaccuracies and typographical errors.



Viraj Constructions Pvt. Ltd.

(An ISO 9001 :2015 (QMS), ISO 14001 :2015 (EMS), 18001 :2007 (OH&S) Certified Company) CIN : U45201UP2005PTC030895, PROMOTER RERA REG. No. UPRERAPRM1196

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