



SAHU CITY

YOUR DREAM HOME
(a name you can trust upon...)

U.P. Govt. Affordable Awas Yojna



Project Approved From;



LDA (Lucknow Development Authority)

Project Registered;



Project : UPRERAPRJ4655

Project Approved From;



Awas Bandhu

Housing & Urban Planning Deptt., U.P. Govt.

SECTOR-C (Full View)



Housing Scheme Details

U.P. Govt.'s Affordable Awas Yojna – **SAHU CITY**, Kabirpur, Moazzamnagar, Dularmau, Main Sultanpur Road, (Opp. - Alpha Public College), Lucknow, U.P.; on the land measuring 17.3 acres. The aforesaid project consisting of approx. 2516 of 1 & 2 BHK Flats / Units. The Project is being developed by the company under AFFORDABLE HOUSING PROJECT-2014 issued by Govt of Uttar Pradesh Housing and Urban Department and notified vide Notification No. 73/2965/Eight-1-14-34/Meeting/2014 Dated 12/12/2014.

The license for the affordable housing building has been issued to the company By “**Awas Bandhu**” vide License No. 87-C/9-2018 Dated 28.09.2015 and issued theoretical D.P.R. Approval on dtd. 10/6/16, No. 501/AB/S.A.YO/DPR/2016.

The Project Layout & Building Plans sanctioned by **LDA (Lucknow Development Authority)** on 30/03/2017, Permit No. 41219.

Sahu Land Developers Pvt. Ltd. is Registered under UP RERA :-
PROMOTOR : UPRERAPRM6199 • PROJECT : UPRERAPRJ4655

Sahu Land Developers Pvt. Ltd. & Shree Hari Barter Ltd., are a member of REGISTERED CONSORTIUM OF COMPANIES

HIGHLIGHTS

- Entrance Gate at main Sultanpur Road
- Minimum 12 Mt. Wide Road with Pathways
- Cycle Track • Children's Play Area
- Lush Green Landscapes • Solar Street Lights
- Guest House • Inter College
- Earth Quake Resistant RCC Frame Structure (as per applicable codes)
- Fire Fighting as per NBC • Convenience Shops
- ATM • Rain Water Harvesting
- 100% Power Back-up (for essential services)
- STP (Sewage Treatment Plant)



मुख्य आर्कषण :

- मुख्य सुल्तानपुर रोड पर प्रवेश द्वार
- फुटपाथ के साथ न्यूनतम 12 मीटर की चौड़ी सड़कें
- साइकिल ट्रैक • ग्रीन पार्क • बच्चों के खेलने का स्थान
- गेस्ट हाउस • सौर ऊर्जा युक्त लाइट्स
- भूकम्प प्रतिरोधक संरचना, अच्छी गुणवत्ता मानक एवं फिनिश
- इंटर कॉलेज • अग्निशमन व्यवस्था • ATM
- दैनिक उपयोग के सामान की दुकानें
- 100% पावर बैक-अप (सभी आवश्यक क्षेत्रों के लिये)
- बारिश के पानी का संग्रहण
- सीवर सुविधा के साथ STP प्लांट।



ROUTE MAP



*Map Not to Scale

LOCATION



OBJECTIVES

Sahu Land Developers is committed to developed an Affordable Group Housing Project in terms of the concept & layout followed by strong execution.

The Objectives for development of the Project are as under;

- Quality Housing & very affordable unit price to meet the demand of middle class.
- Good & Friendly Environment
- Good Quality Infrastructure
- Smooth Traffic planning with proper connectivity of Roads.
- Ample Green Space with all modern facilities.



MASTER PLAN



LEGEND

1. GUARD ROOM
2. OTHER PROPERTY
3. LAND SCAPE
4. DRIVE WAY
5. GUEST HOUSE
6. SHOPPING CENTRE
7. PARKING
8. KIDS PLAY AREA
9. PARK
10. MOUND
11. CYCLE TRACK
12. TEMPLE
13. E.S.S.
14. GARBAGE
15. S.T.P.
16. INTER COLLEGE
17. LAWN
18. PERIPHERY GREEN
19. GAZEBO
20. SHOPS
21. PATHWAY



Map not to scale. S

SAHU CITY - SECTOR C (PHASE I)



KEY PLAN

LEGEND

1. DRIVEWAY
2. GUARD ROOM
3. MOUND
4. LAWN
5. YOGA HUT
6. WATER BODY
7. GAZEBO
8. KIDS PLAY AREA
9. FLOWER GARDEN
10. PARKING
11. PATHWAY
12. PERIPHERY GREEN



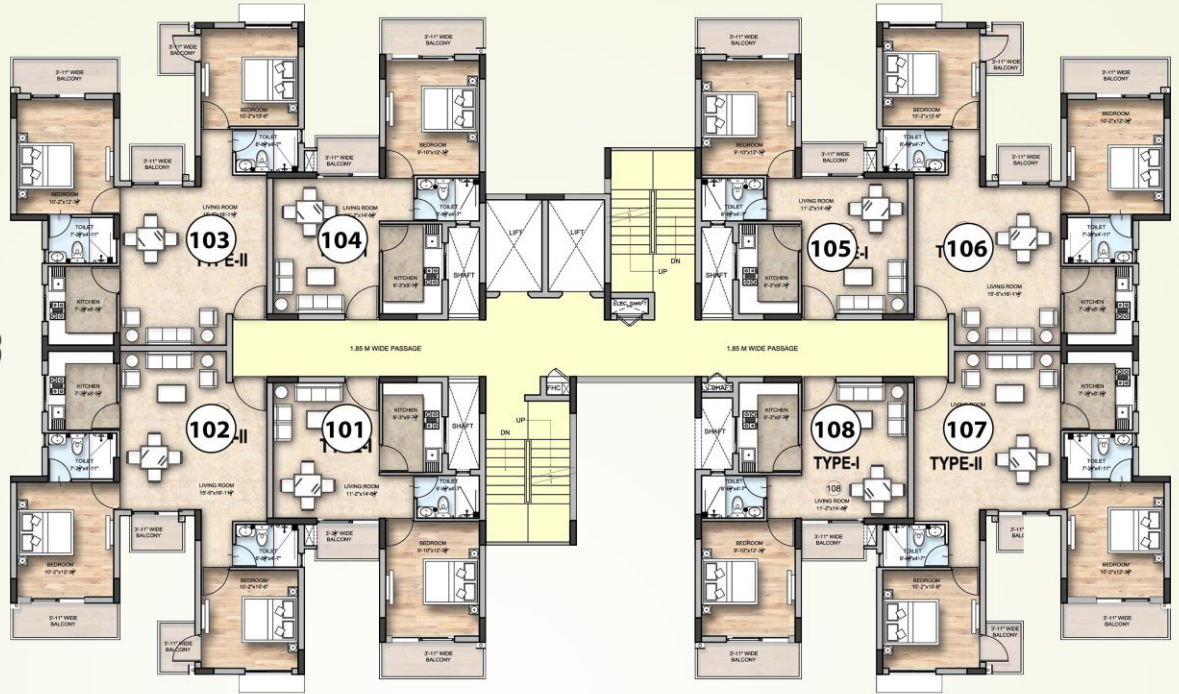
Map not to scale. S

SECTOR-C

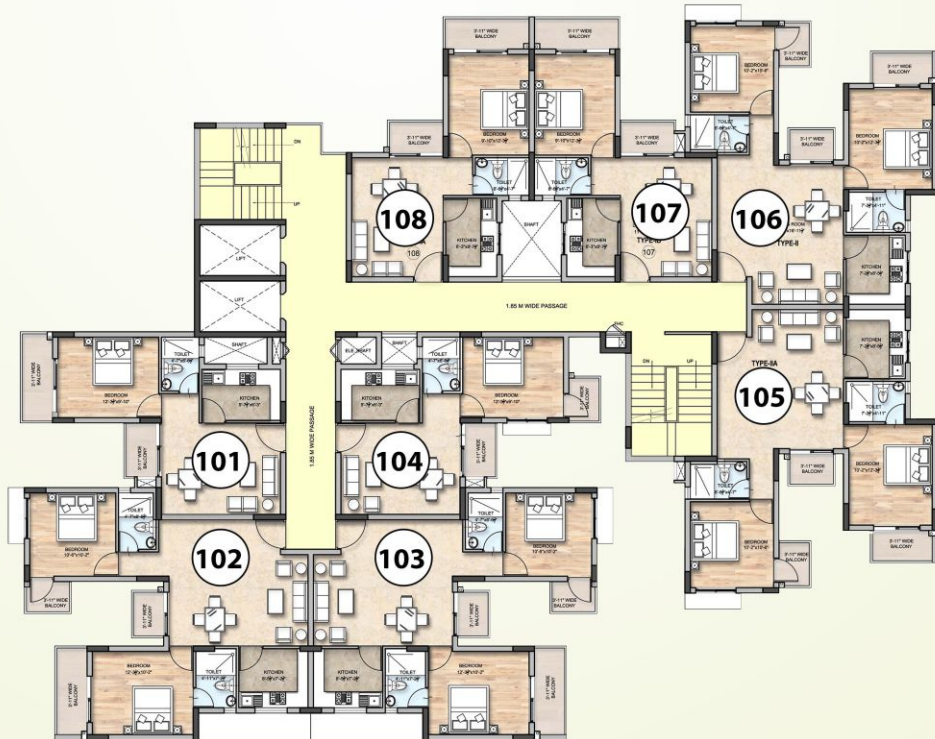


CLUSTER PLANS SECTOR-C

Tower 1 & 3

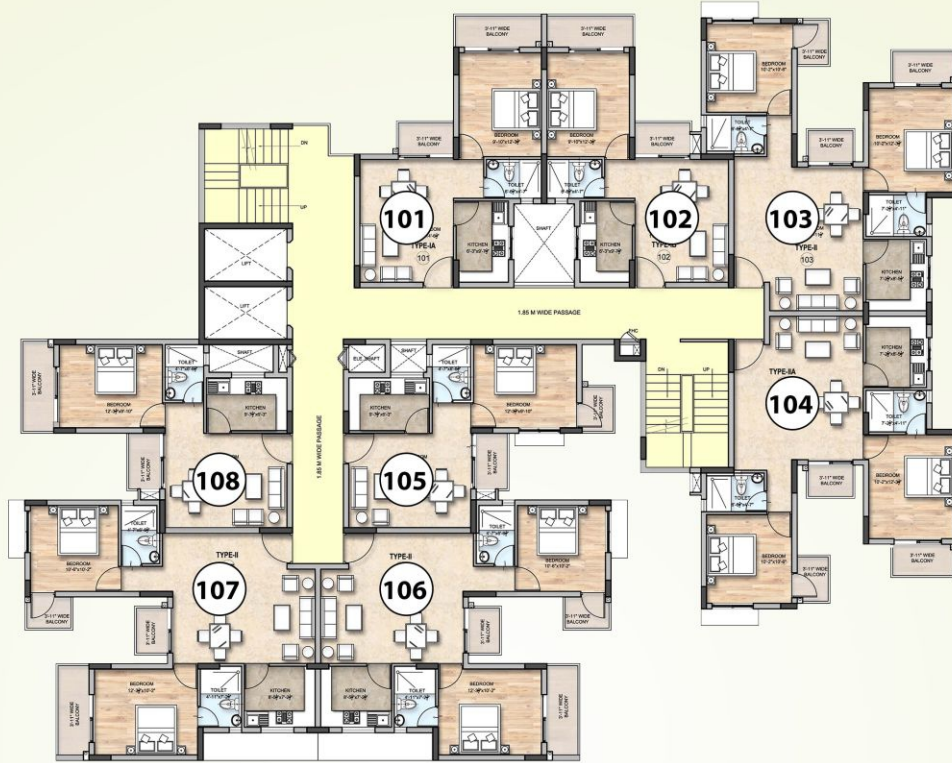


Tower 2

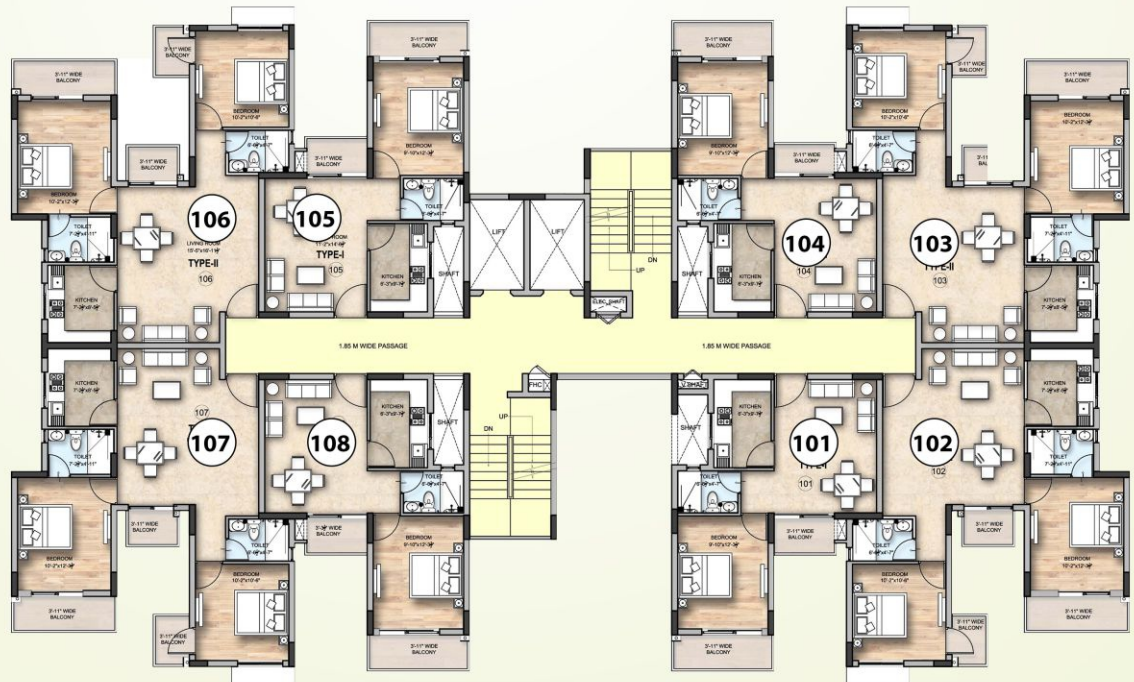


CLUSTER PLANS SECTOR-C

Tower 4



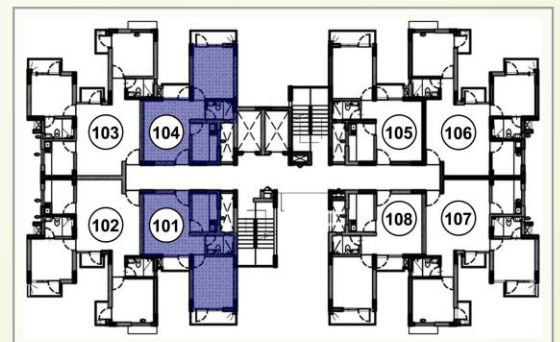
Tower 5



FLAT LAYOUT TYPE I - 1 BHK (Typical) (Sector-C)



TABLE - I			
TYPE I - 1 BHK (Typical)			
CARPET AREA	BALCONY	SUPER AREA	PROPOSED PROVISION OF FLAT
399.88 Sq Ft	70.07 Sq. Ft	686.42 Sq. Ft	◆ 1 Bedroom ◆ 1 Living Room ◆ 1 Kitchen ◆ 1 Toilet ◆ 2 Balconies



• Tower 1, 3 & 5

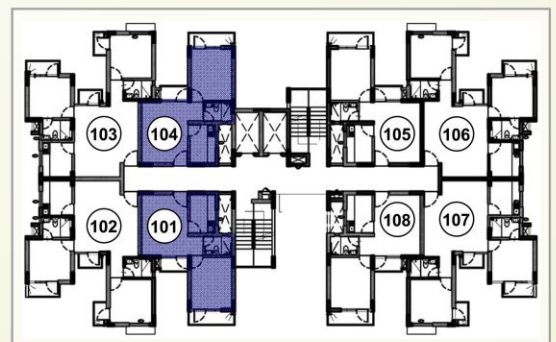
*Actual area depend on Tower. Sizes, Locations may vary as Cluster Plan.

FLAT LAYOUT TYPE II - 1 BHK (Typical) (Sector-C)



TABLE - I			
TYPE II - 1 BHK (Typical)			
CARPET AREA	BALCONY	SUPER AREA	PROPOSED PROVISION OF FLAT
399.88 Sq Ft	70.07 Sq. Ft	686.42 Sq. Ft	◆ 1 Bedroom ◆ 1 Living Room ◆ 1 Kitchen ◆ 1 Toilet ◆ 2 Balconies

• Tower 1, 3 & 5



*Actual area depend on Tower. Sizes, Locations may vary as Cluster Plan.

FLAT LAYOUT TYPE III - 1 BHK (Typical) (Sector-C)

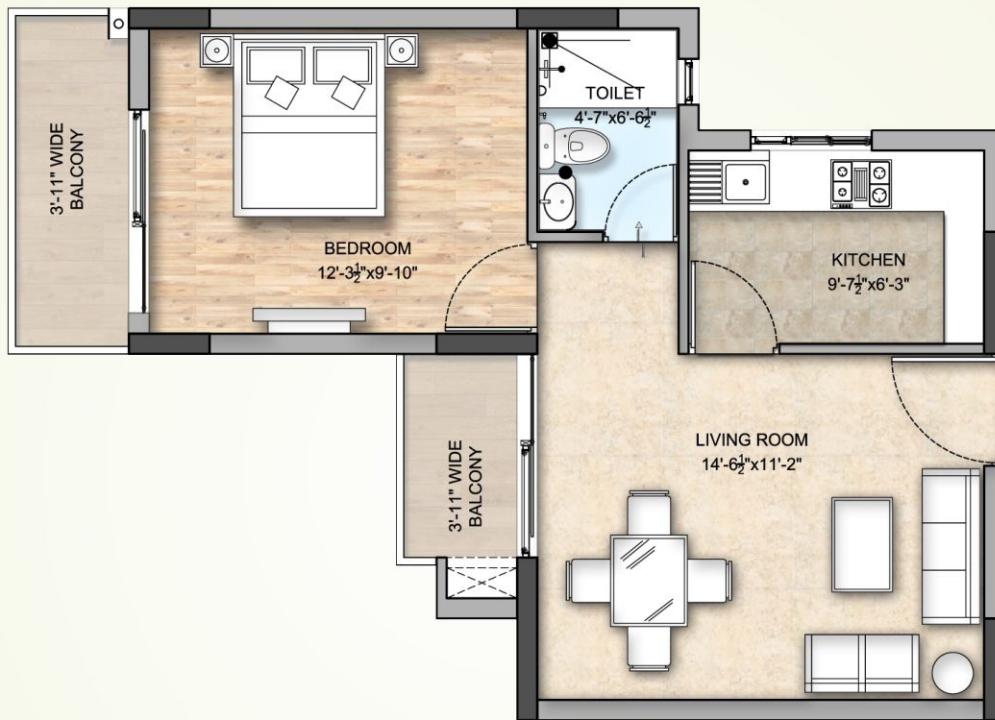
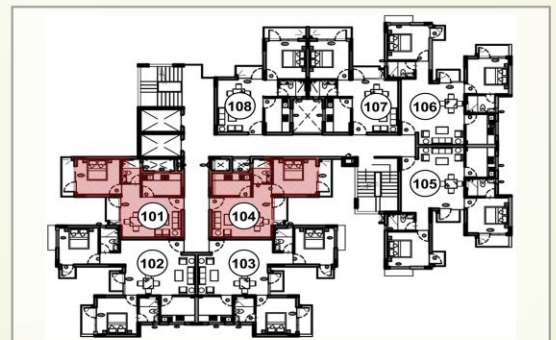


TABLE - I			
TYPE III - 1 BHK (Typical)			
CARPET AREA	BALCONY	SUPER AREA	PROPOSED PROVISION OF FLAT
399.88 Sq Ft	70.07 Sq. Ft	689.44 Sq. Ft	◆ 1 Bedroom ◆ 1 Living Room ◆ 1 Kitchen ◆ 1 Toilet ◆ 2 Balconies



• Tower 2 & 4

*Actual area depend on Tower. Sizes, Locations may vary as Cluster Plan.

FLAT LAYOUT TYPE I - 2BHK (Typical) (Sector-C)

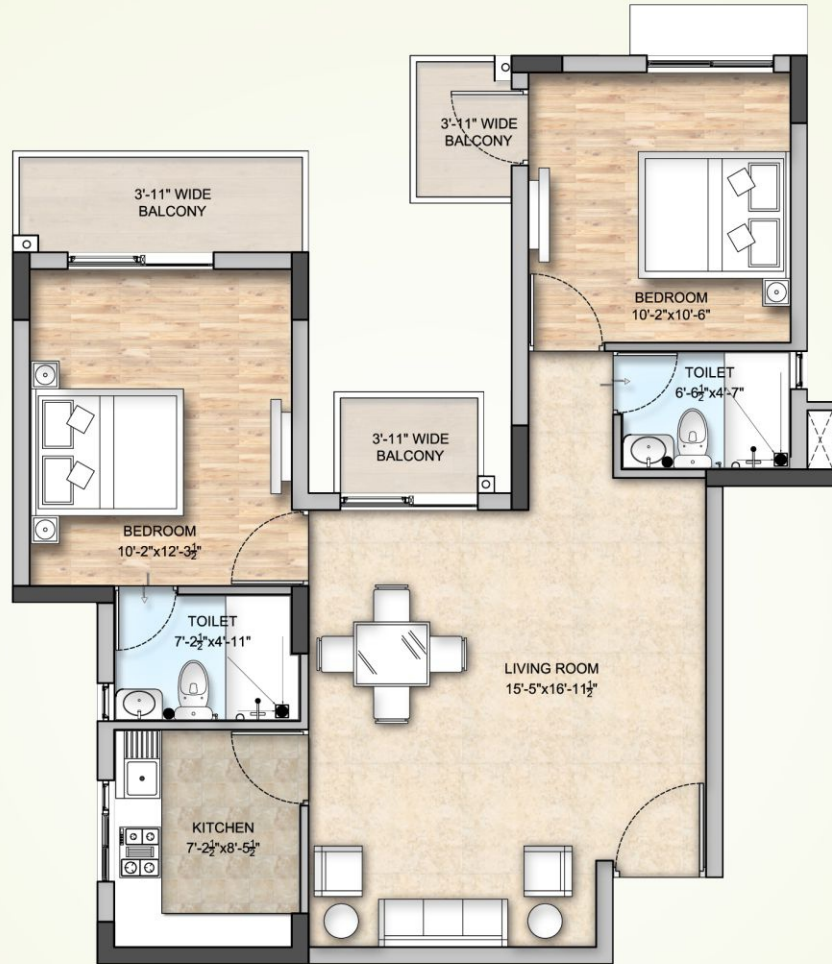
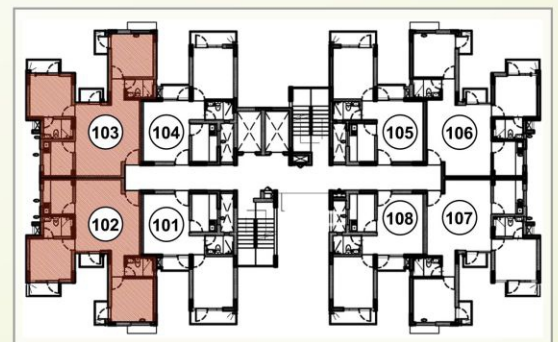


TABLE - I			
TYPE I - 2 BHK (Typical)			
CARPET AREA	BALCONY	SUPER AREA	PROPOSED PROVISION OF FLAT
648.10 Sq. Ft	90.74 Sq. Ft	1080.00 Sq. Ft	♦ 2 Bedrooms ♦ 1 Living Room ♦ 1 Kitchen ♦ 2 Toilets ♦ 3 Balconies

• Tower 1, 3 & 5



*Actual area depend on Tower. Sizes, Locations may vary as Cluster Plan.

FLAT LAYOUT TYPE II - 2BHK (Typical) (Sector-C)

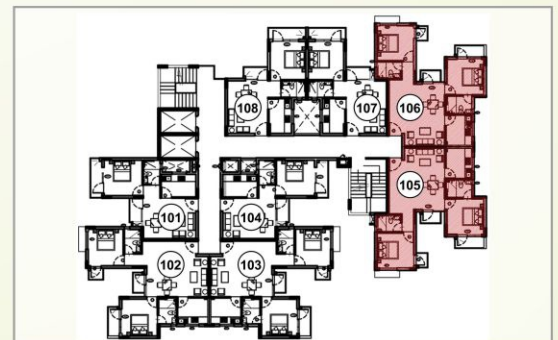


TABLE - I

TYPE II - 2 BHK (Typical)

CARPET AREA	BALCONY	SUPER AREA	PROPOSED PROVISION OF FLAT
648.10 Sq. Ft	90.74 Sq. Ft	1085.83 Sq. Ft	♦ 2 Bedrooms ♦ 1 Living Room ♦ 1 Kitchen ♦ 2 Toilets ♦ 3 Balconies

• Tower 2 & 4

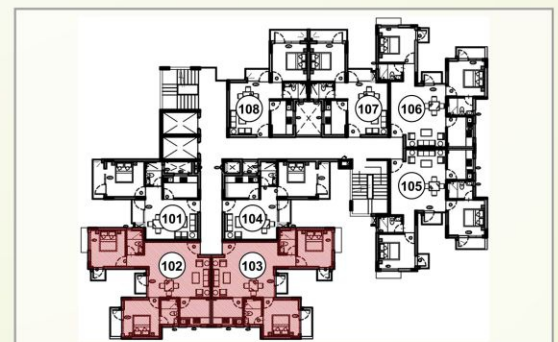


*Actual area depend on Tower. Sizes, Locations may vary as Cluster Plan.

FLAT LAYOUT TYPE III - 2 BHK (Typical) (Sector-C)



TABLE - I			
TYPE III - 2 BHK (Typical)			
CARPET AREA	BALCONY	SUPER AREA	PROPOSED PROVISION OF FLAT
648.10 Sq Ft	90.74 Sq. Ft	1085.83 Sq. Ft	♦ 2 Bedrooms ♦ 1 Living Room ♦ 1 Kitchen ♦ 2 Toilets ♦ 3 Balconies



• Tower 2 & 4

*Actual area depend on Tower. Sizes, Locations may vary as Cluster Plan.

FLATS SPECIFICATIONS

LOCATIONS	WALLS	FLOORS	DOORS	WINDOWS / GLAZING	OTHERS
LIVING ROOM	Oil bound Distemper Paint	Vitrified Tiles	Main Door - Hard Wood Frame with Factory Laminated Flush Panels Internal Doors - MS Frame with Factory Laminated Flush Panels	Branded UPVC with Glass panels	
BEDROOM	Oil bound Distemper Paint	Vitrified Tiles	Factory Laminated Flush Panels with MS Door Frames	Branded UPVC with Glass panels	
KITCHEN	2 Ft High Ceramic Wall Tiles above Counter, rest Oil Bound Distemper Paint	Vitrified Tiles	Factory Laminated Flush Panels with MS Door Frames	Branded UPVC with Glass panels	Granite Counter with Stainless Steel Sink
TOILETS	Ceramic Tiles & Oil Bound Distemper Paint	Anti Skid Ceramic Tiles	Factory Laminated Flush Panels with MS Door Frames	Branded UPVC with Glass panels	Floor Mounted WC, Wash Basin, Branded CP Fittings
BALCONIES		Anti Skid Ceramic Tiles	Branded UPVC with Glass Panels		
LIFT LOBBIES		Granite on Ground Floor, Kota Stone on upper Floors & in Staircases			
EXTERNAL FACADE	Long lasting Weather Proof Exterior Paint				

- Note:
- ♦ All layout plans, floor and specifications are tentative and are subject to variation & modification as decided by company / relevant authorities and cannot form part of any offer or contract.
 - ♦ Kota Stone / Granite being natural materials have inherent characteristics of Colour & Grain Variations.

Salient Features :

- ♦ All Apartments Face Green Areas ♦ Minimum 2 Balconies for all type of units ♦ Balconies to cut Direct Sunlight on Glazing Areas ♦ Dedicated cycle Track ♦ Large Capacity Lifts ♦ Ample Parking surface parking ♦ 100% Power Back-up for Essential Services ♦ Water Metering System ♦ Smart electricity meters

DISCLAIMER

The particulars contained or the details mentioned in respect of the Projects / developments undertaken by the Company including depicting pictures/banners/posters of the Project/development. Design and specifications are subject to change without any prior notice. Computer generated images are the artist's impression and are an indicative of the actual designs.

The contents are being modified in terms of the stipulations / recommendations under the Real Estate (Regulation and Development) Act 2016, and Rules made there under ("RERA") and accordingly may not be fully in line thereof as of date. You are therefore, required to verify all the details, including area, amenities, services, terms of sales, payments and other relevant terms independently with the sales team/ company prior to concluding any decision for buying any unit(s) in any of our projects/developments.



**प्रधानमंत्री
आवास योजना**
(UNDER CLSS SCHEME)



**EASY HOME LOANS AVAILABLE FROM
LEADING BANKS**

उत्तर प्रदेश सरकार द्वारा सामान्य नागरिकों को सस्ते घर का उपहार



EXPERIENCE CENTRE (Sample Flat)

