



THE COMMERCIAL
NERVE CENTRE

THE
fine art
OF *investing*





smart sense

THE
OF
innovation

THE
joy OF

celebrating

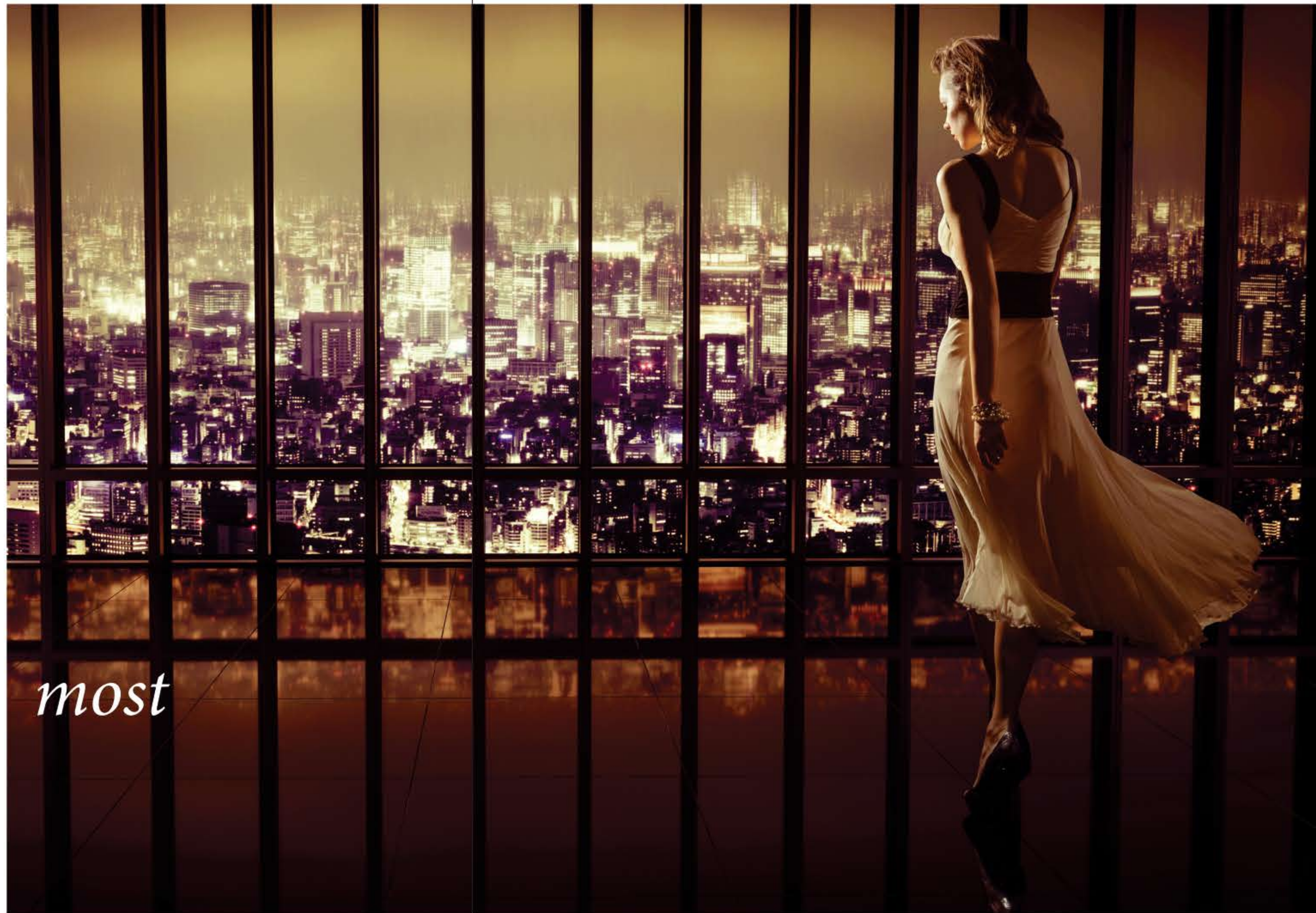




*A vision OF
perfection*

WHERE
investors
MATTER

most






A DESTINATION OF YOUR CHOICE IN THE HEART OF LUCKNOW

Welcome to an iconic corporate development, thoughtfully planned to elevate commercial investments and lifestyles to a new level. We are committed to provide extraordinary spaces where progressive ideas are nurtured into successful businesses. A unique platform that will give wings to your dreams.

- A fusion of shopping, business, food, recreation & more
- Ideally perched within fully operational corporate hub
- Meticulous planning & space management



The background is a vibrant, painterly composition. It features a city skyline with various skyscrapers, including one resembling the Empire State Building, rendered in dark silhouettes. In the foreground, several business professionals in suits are walking across a wide, multi-colored rainbow that stretches across the frame. The sky is filled with dramatic, swirling clouds in shades of orange, red, yellow, and purple, suggesting a sunset or sunrise. The overall mood is aspirational and surreal.

AN
address
THAT YOUR *business*
deserves



CAPITAL
APPRECIATION
THAT YOU DESIRE



TRANSFORMING
LIFESTYLES,
INSPIRING SUCCESS

SHOPPING | BUSINESS | FOOD | RECREATION & MUCH MORE



WHERE
winning
IS A *habit*



DESTINATION THAT GIVES YOU WINGS TO GROW; WELL-CONNECTED



1 ECO- FRIENDLY
TERRAIN

Iridium is next to "SHALIMAR PARK", which give you a pleasure of sunny mornings and refreshing evenings.



2 SMART
NEIGHBOURHOOD

Iridium is surrounded with hotels, corporate houses, malls, hospitals, PSUs, and massive concourse.



3 METRO
CONNECTIVITY

Better connectivity and a chance to upgrade your trade. Office area is near to the metro station.



4 EASY ACCESS
TO AIRPORT

Future ready well planned business area as you have a larger gamut to explore; Airport is just 20 minutes away.



5 SMOOTH ROAD
CONNECTIVITY

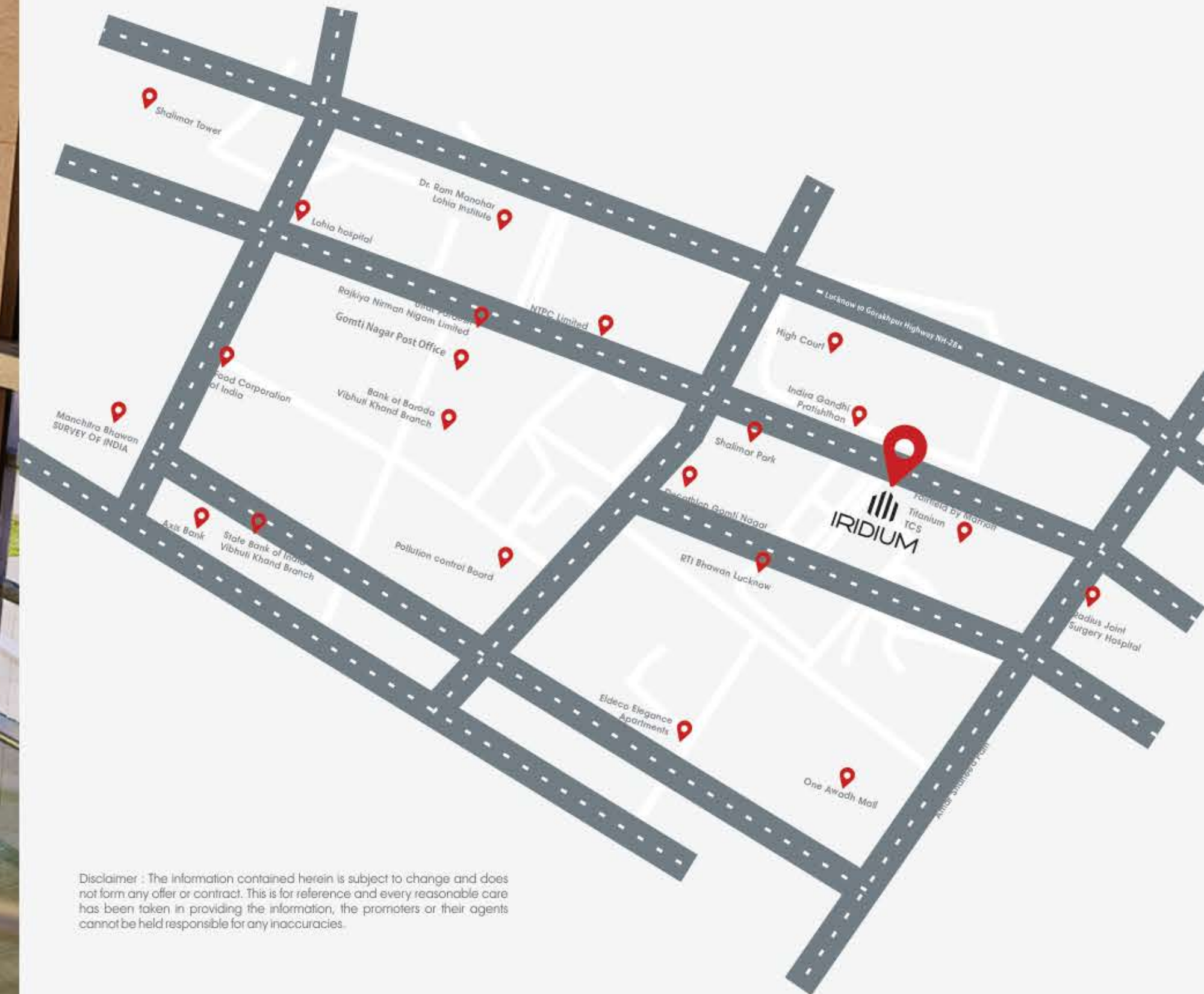
Flourish your business as much as you wish; the road connectivity will take your business from one corner to the next.

Shalimar Iridium is prominently perched within the fully functional project Shalimar Titanium. Easily accessible from every nook and corner of the city, it will boost business growth and employment opportunities, while transforming the way people work, invest and celebrate.

- Excellent transport facilities
- Robust infrastructure
- Close to city's major spots
- Charbagh Railway station - 11 km (approx.)
- High Court - 500 mtr (approx.)
- Uttar Pradesh Rajkiya Nirman Nigam - 500 mtr (approx.)
- Ram Manohar Lohia Hospital 500 mtr (approx.)
- Hyatt Regency 500 mtr (approx.)
- Bank of Baroda Zonal Office 800 mtr (approx.)
- Tata Consultancy Services 0 km
- Fairfield by Marriott 0 km



GREAT LOCATION FOR
greater ease of doing business



Disclaimer : The information contained herein is subject to change and does not form any offer or contract. This is for reference and every reasonable care has been taken in providing the information, the promoters or their agents cannot be held responsible for any inaccuracies.



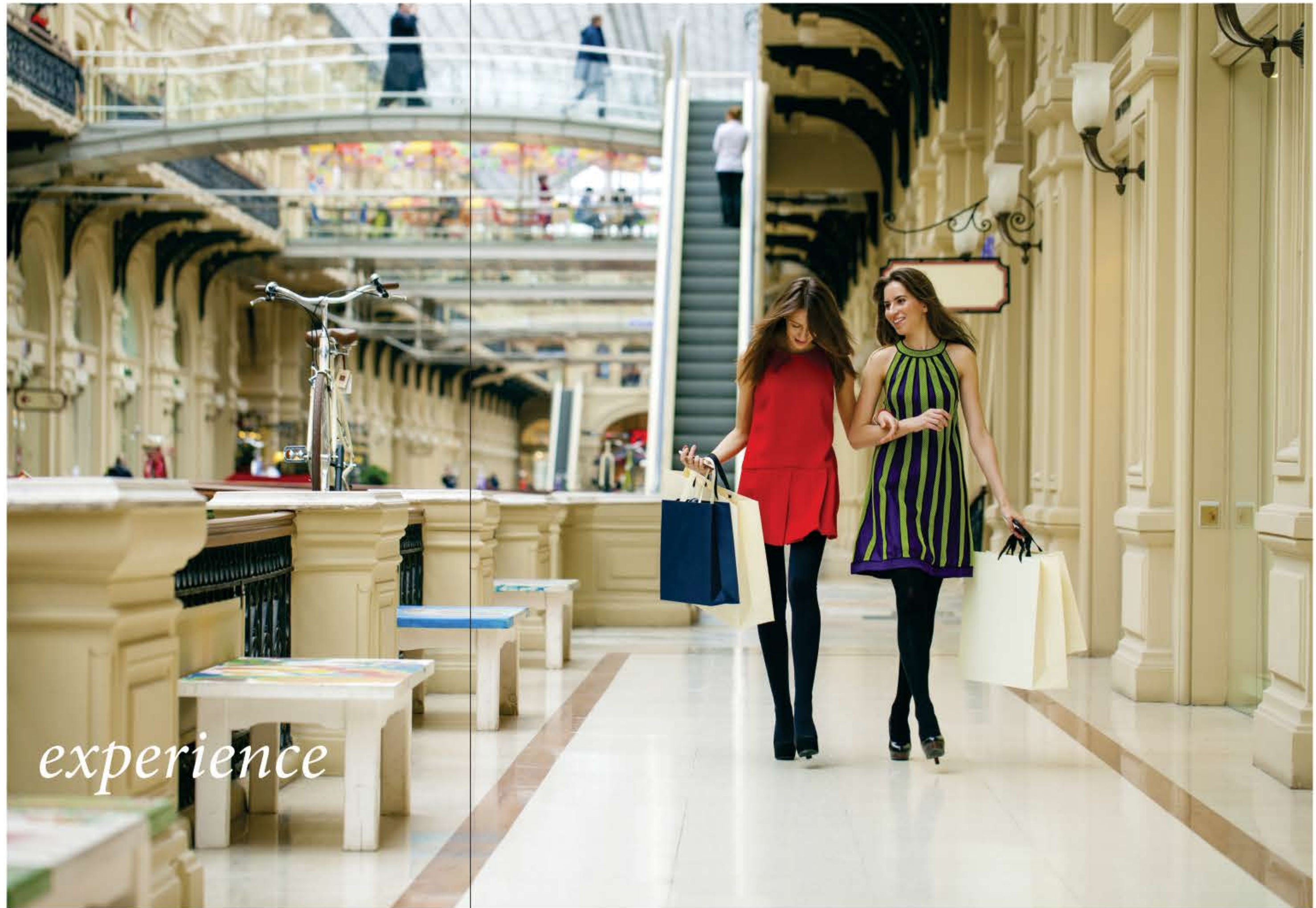
THE MOST
AUSPICIOUS
TIME TO

*invest
is now!*



WHERE
shopping
IS AN

experience



A SHOPPER'S PARADISE DESIGNED WITH PREMIUM RETAIL SHOPS ON GROUND & FIRST FLOOR.

Premium retail shops on ground & first floor
Double height entrance lobby
Magnificent atrium & premium brands
Hassle-free access to common area
Spacious C shaped drop off zone



SIP

A whole new destination for shopaholics and fun seekers! The branded retail is uniquely designed to feature a massive assortment of brands that will charm every shopper. A wonderful place to celebrate each moment of your visit.



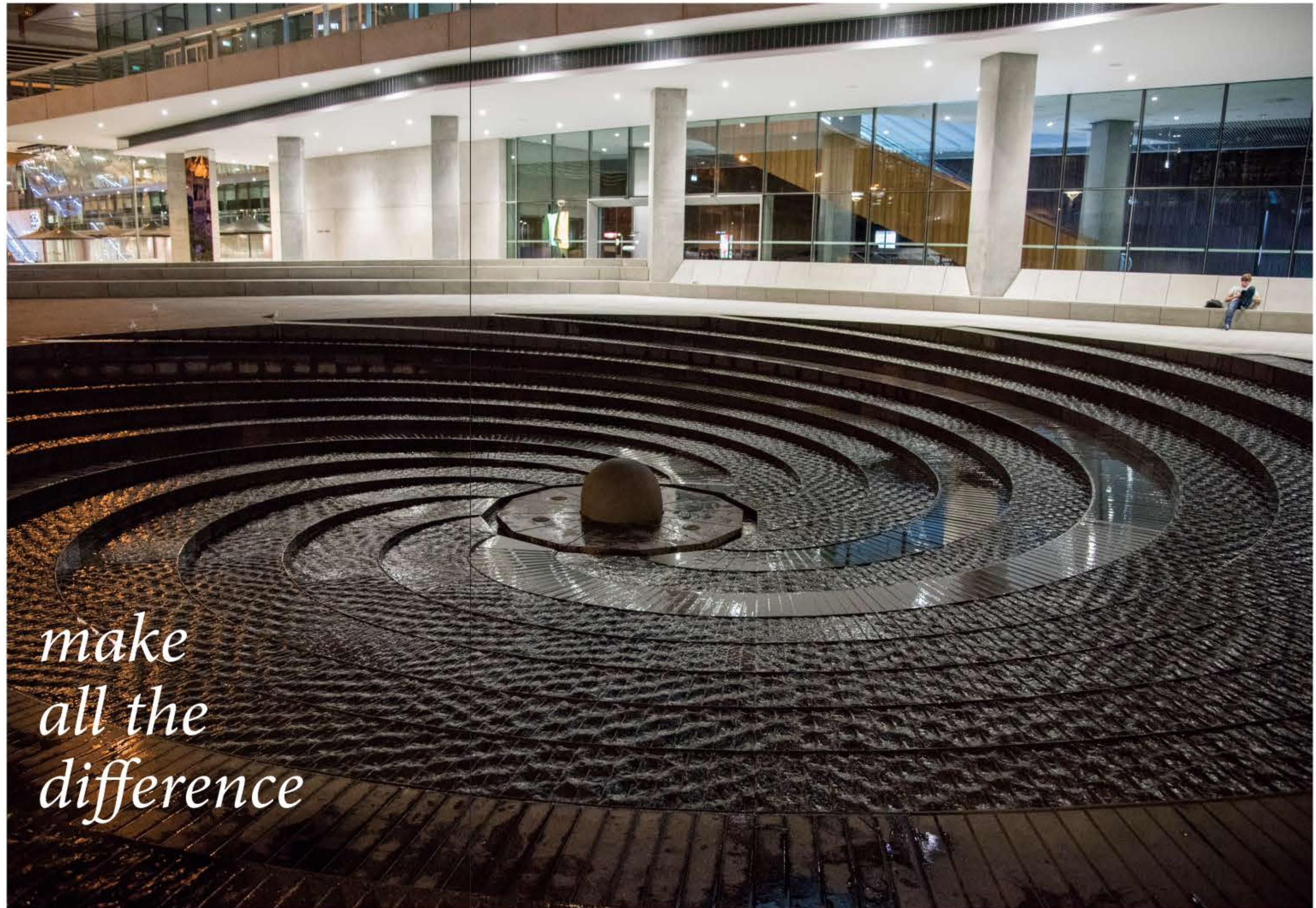
SHOP



PLAY

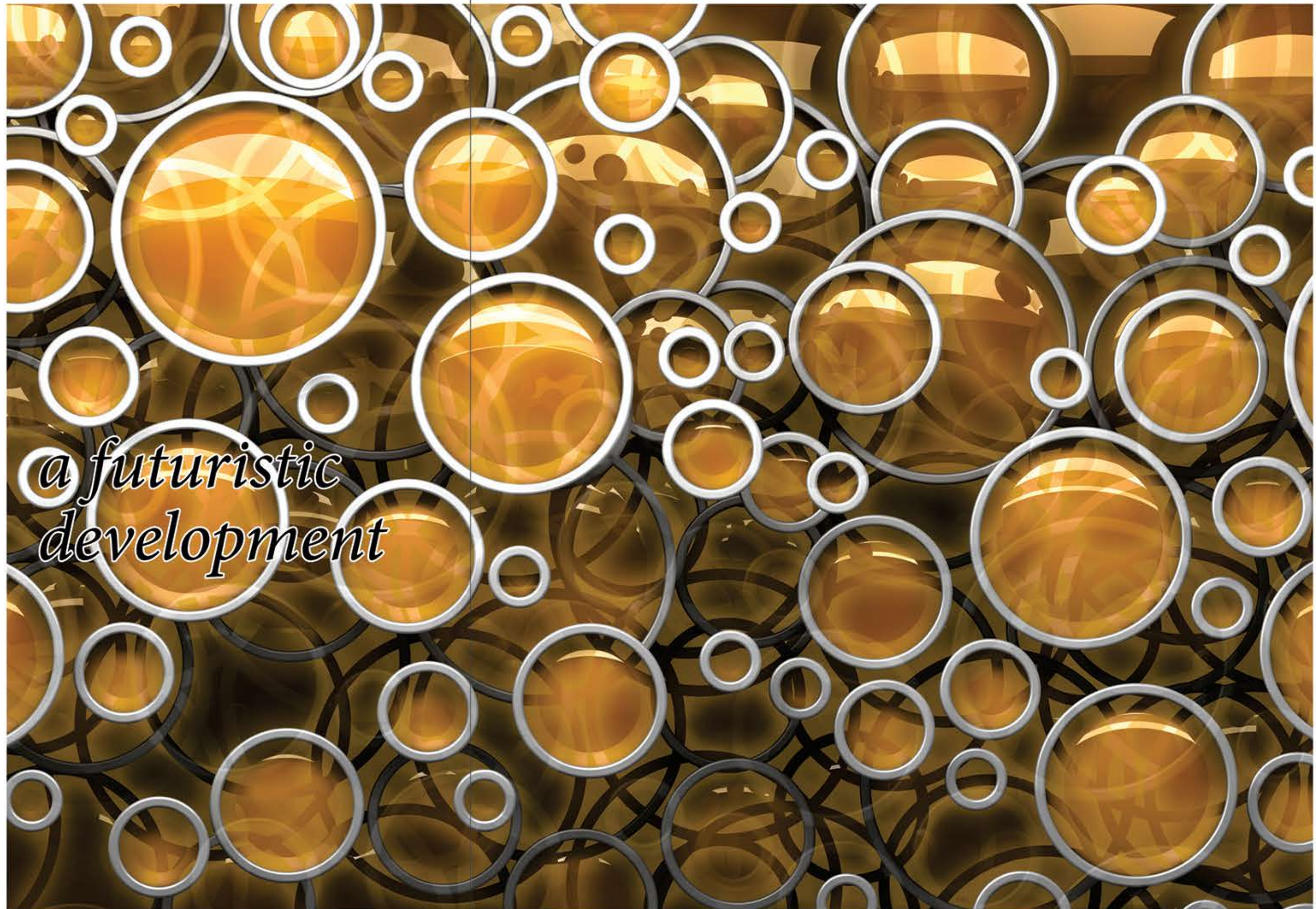
EXQUISITE
SPACES
THAT

*make
all the
difference*



AESTHETICALLY
DESIGNED
AS

*a futuristic
development*





TESTIMONIALS BY OUR BUSINESS PARTNERS



ZEE NEWS

Shalimar is a real estate stalwart today. It's one of the most reliable players, known for its state-of-the-art projects. We salute this group for keeping its values ahead of everything else. We are delighted to be a part of their journey.



IDEA

Shalimar people guided us just like friends. We thank them for their highly professional and transparent work culture. It's really a matter of honour for us to work with such a distinguished real estate player.



HUL

Working with Shalimar has always been true joy. They show great passion, co-ordination, respect and dedication to work and people around them. We look forward for a long-lasting relationship with them.



VODAFONE

We extend our sincere gratitude to team Shalimar for their professionalism, support and their commitment towards excellence. It has been a pleasure working with you people and we would like to wish the entire team at Shalimar all the very best. Keep pushing the boundaries in the field of real estate.



INDIA TODAY (TV TODAY GROUP)

We appreciate their extensive expertise and resourcefulness in realty sector. They are very co-operative and believe in team work. Today, Shalimar has become synonymous with credibility, innovation and commitment.



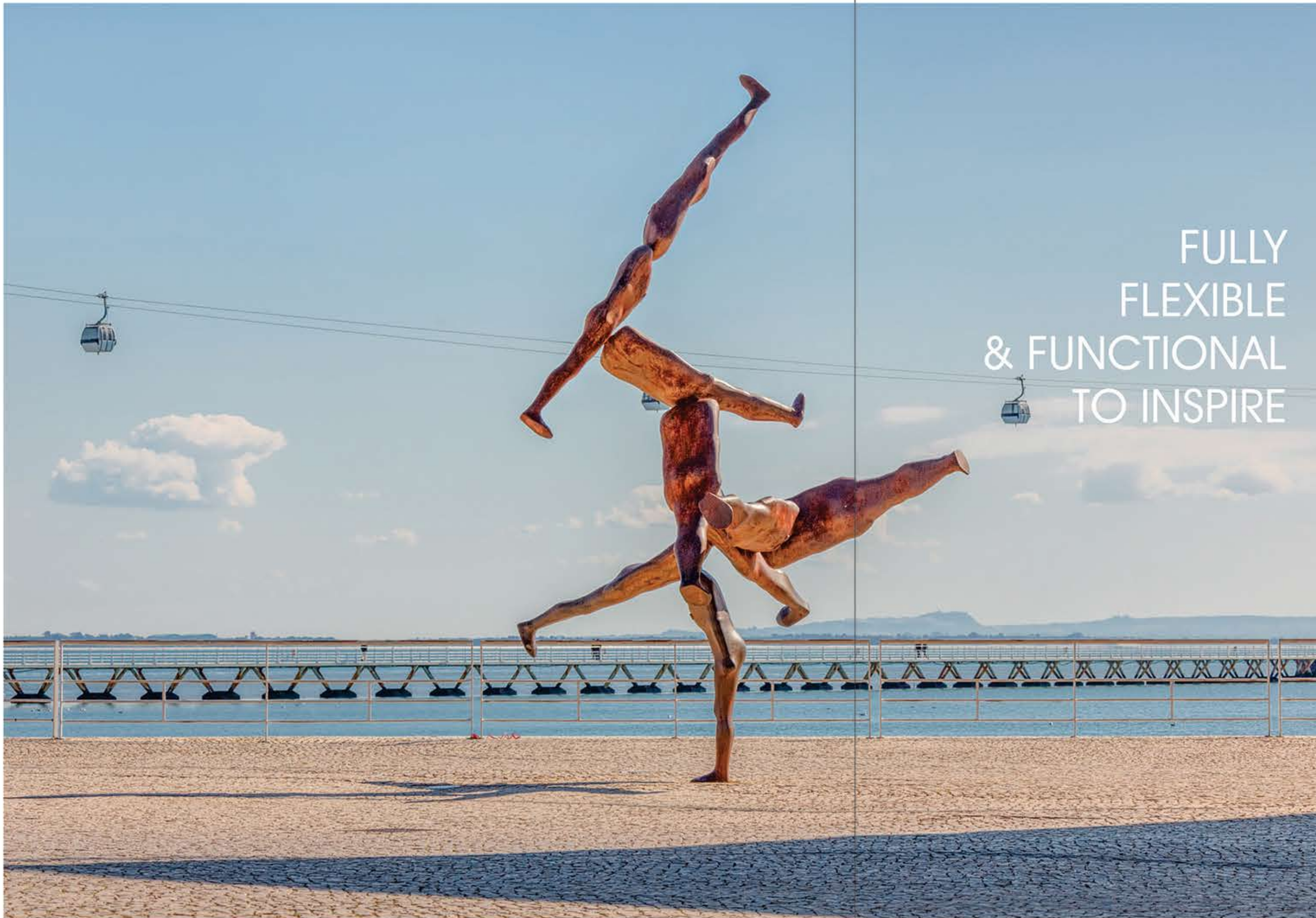
BAJAJ ELECTRICALS

We are always delighted to serve Shalimar. They strongly believe in real value creation for their business associates and customers. Each of their projects is an epitome of quality, class and innovation.

ROOFTOP CAFETERIA PROMOTING HEALTHY WORK-LIFE HARMONY,
RELAXING ZONE WITH SCENIC VIEW







FULLY
FLEXIBLE
& FUNCTIONAL
TO INSPIRE

*the right
work
culture
for your
business*



"MIND THE LINES"

GET ENOUGH PARKING SPACE AS WE WON'T
LEAVE YOU HANGING

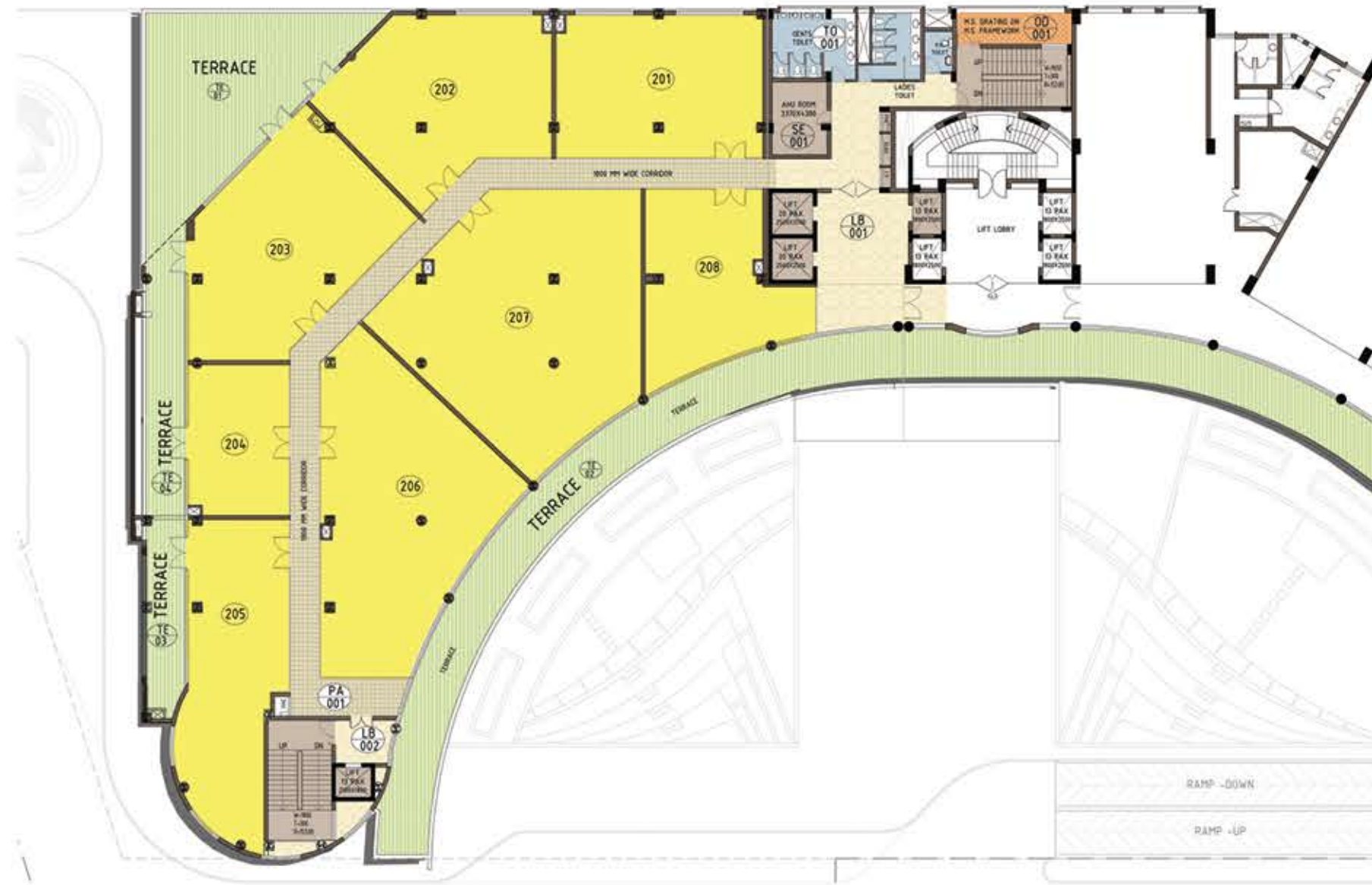
TWO LEVEL MECHANICAL PARKING

Shalimar Iridium is designed with a broad assortment of facilities as you can take advantage of them and fully concentrate on your business operations. There will be a complete range of amenities like power back-up, lifts, hi-tech security, maintenance services, spacious parking and much more.



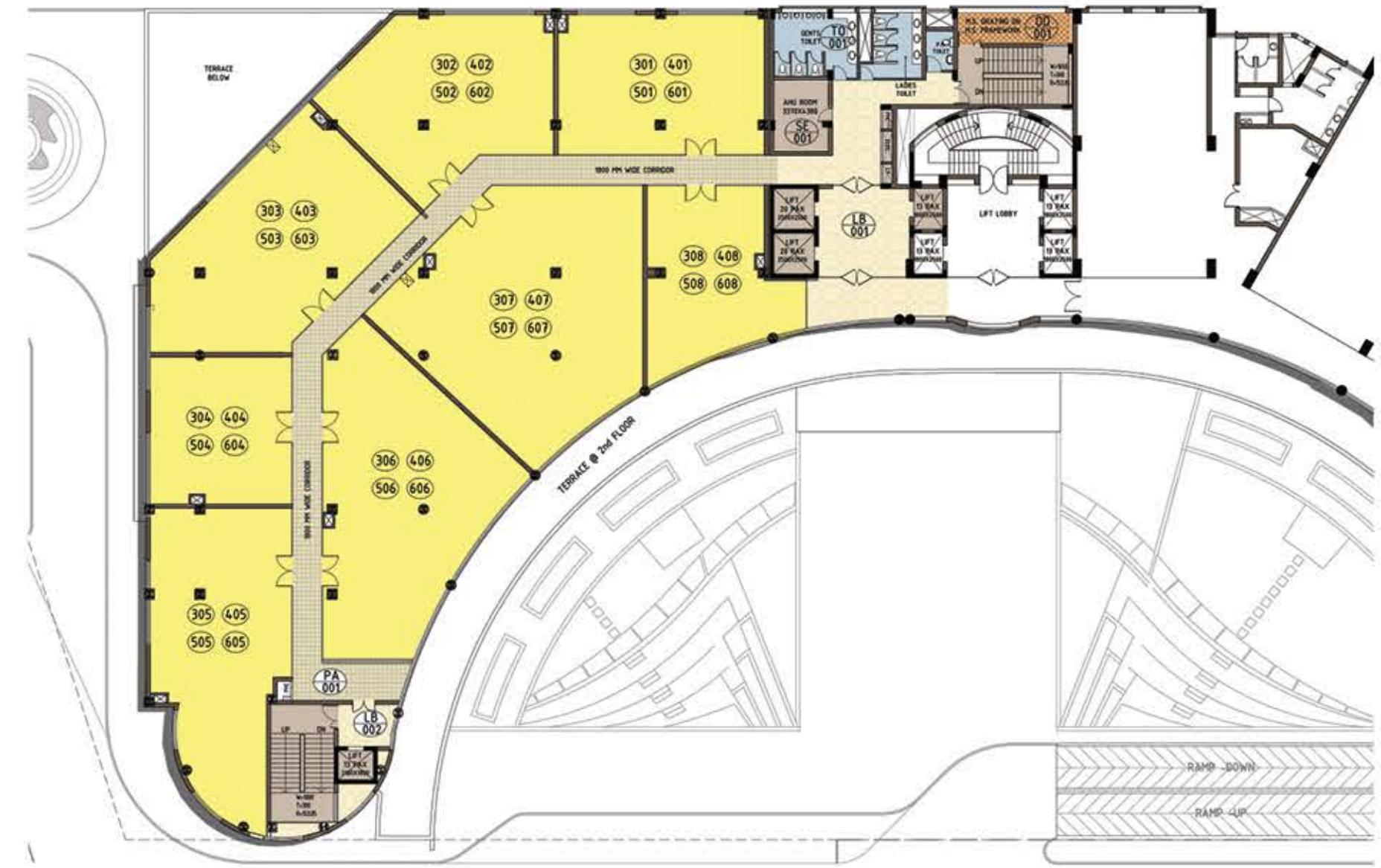
- TCS
- Fairfield by Marriott
- Titanium
- Iridium

SITE PLAN



2nd Floor Plan

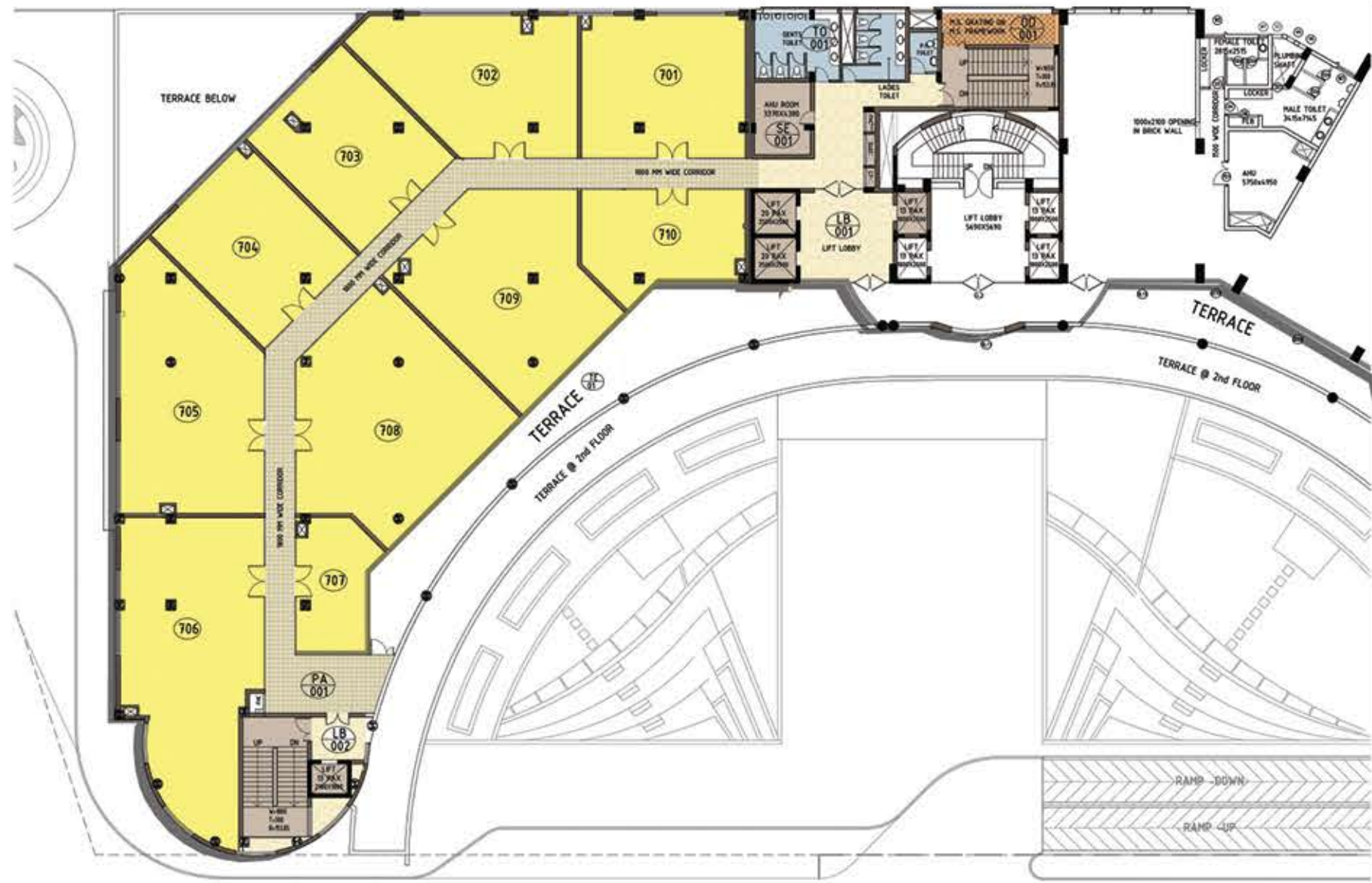
UNIT NO. 2nd Floor Plan	CARPET AREA		SALABLE AREA	
	Sq. Mtr.	Sq. Ft.	Sq. Mtr.	Sq. Ft.
201	109.02	1,173	184.88	1,990
202	120.39	1,296	202.99	2,185
203	130.93	1,409	220.64	2,375
204	56.30	606	95.69	1,030
205	109.54	1,179	186.27	2,005
206	169.85	1,828	278.24	2,995
207	201.60	2,170	326.55	3,515
208	87.36	940	148.64	1,600
TOTAL	984.99	10,602	1,643.91	17,695



3rd to 6th Floor Plan

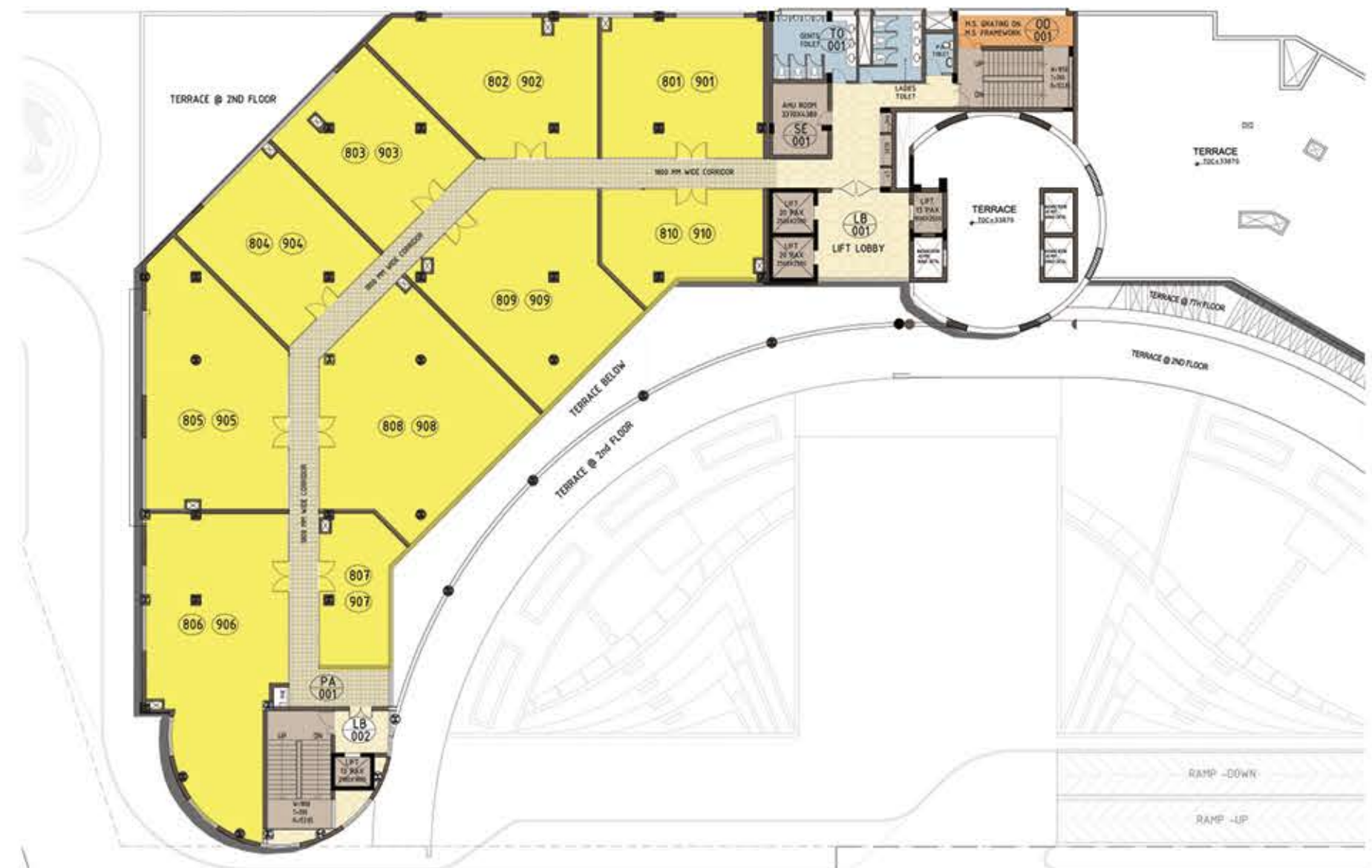
UNIT NO. 3rd - 6th Floor Plan	CARPET AREA		SALABLE AREA	
	Sq. Mtr.	Sq. Ft.	Sq. Mtr.	Sq. Ft.
3/4/5/601	109.02	1,173	165.37	1,780
3/4/5/602	120.39	1,296	181.16	1,950
3/4/5/603	148.54	1,599	222.04	2,390
3/4/5/604	78.77	848	118.45	1,275
3/4/5/605	138.62	1,492	213.68	2,300
3/4/5/606	169.85	1,828	251.77	2,710
3/4/5/607	201.60	2,170	295.43	3,180
3/4/5/608	85.39	919	131.46	1,415
TOTAL	1,052.18	11,326	1,579.34	17,000





7th Floor Plan

UNIT NO.	CARPET AREA		SALABLE AREA	
	Sq. Mtr.	Sq. Ft.	Sq. Mtr.	Sq. Ft.
701	84.99	915	133.78	1,440
702	95.21	1,025	148.64	1,600
703	78.39	844	121.70	1,310
704	77.15	830	119.84	1,290
705	118.46	1,275	183.48	1,975
706	138.62	1,492	219.71	2,365
707	35.35	381	62.24	670
708	131.69	1,418	220.18	2,370
709	113.59	1,223	190.45	2,050
710	56.74	611	98.94	1,065
TOTAL	930.19	10,013	1,498.98	16,135



8th - 9th Floor Plan

UNIT NO.	CARPET AREA		SALABLE AREA	
	Sq. Mtr.	Sq. Ft.	Sq. Mtr.	Sq. Ft.
8/901	84.99	915	131.92	1,420
8/902	95.21	1,025	146.32	1,575
8/903	78.39	844	120.77	1,300
8/904	77.15	830	117.99	1,270
8/905	118.46	1,275	181.16	1,950
8/906	138.62	1,492	216.46	2,330
8/907	40.47	436	64.10	690
8/908	131.69	1,418	198.35	2,135
8/909	113.59	1,223	171.40	1,845
8/910	56.74	611	89.19	960
TOTAL	935.31	10,068	1,437.66	15,475

OFFICE SPACES, INTEGRATED WITH MODERN FACILITIES, OFFICES WITH TERRACE OPTION



The workspaces epitomize a unique fusion of contemporary innovation, functionality and aesthetic beauty. We understand the fact that business space is much more than desks, amenities and workstations. It is about how brilliantly the resources are utilized and costs are minimized.

Efficiently designed office spaces
Integrated with state-of-the-art facilities
Spacious conference/ meeting rooms

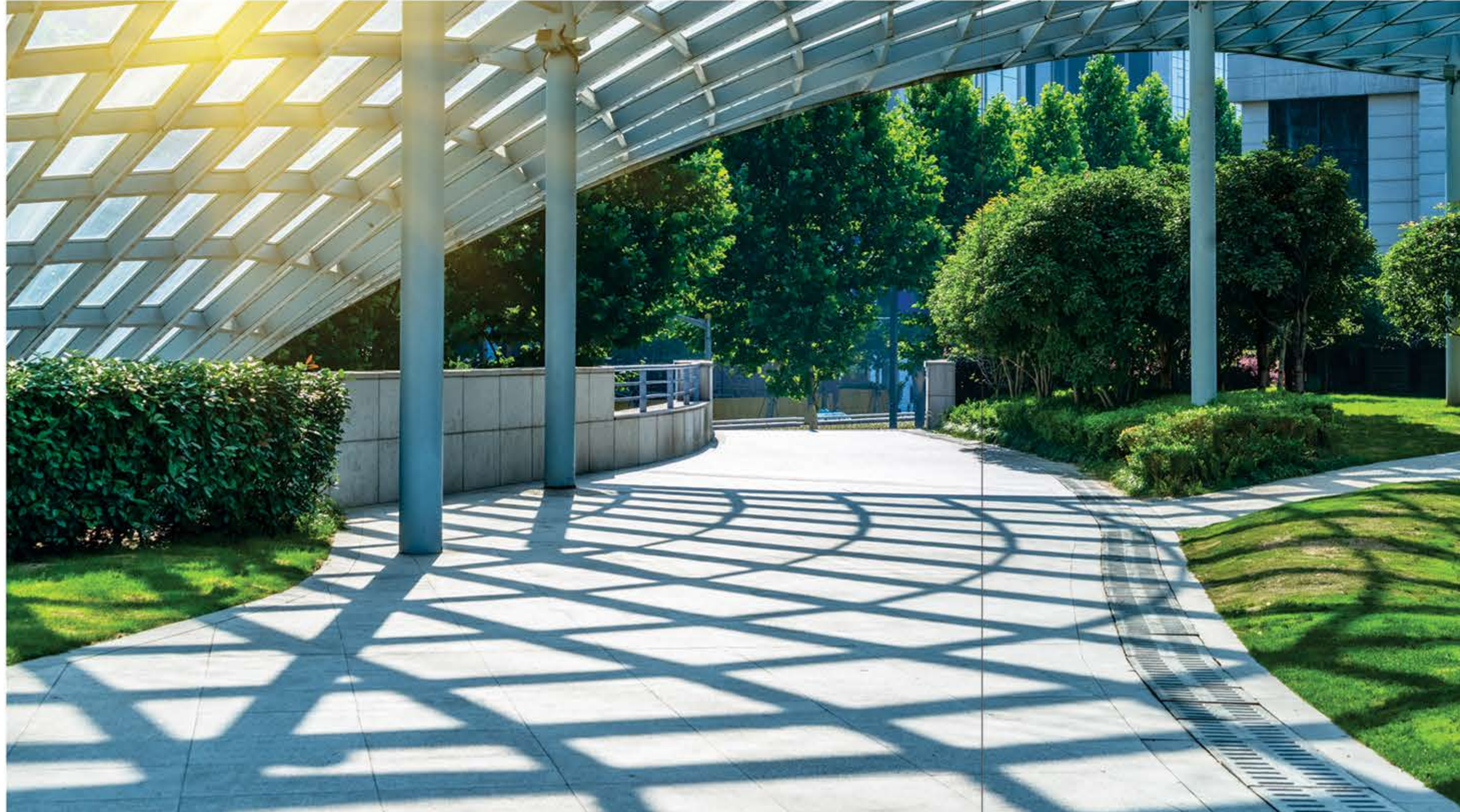


CONSERVING SECURITY STANDARDS

- Hi-tech security system
- High-speed Lifts
- Firefighting arrangements
- Concierge service
- VRV air-conditioned system
- Common toilet on each floor



*eco-friendly,
energy
efficient &
techno
modern
offices spaces*



WE'VE AMASSED THE NATURE IN YOUR TOWN, OUTNUMBERED THAN OTHERS

It's our responsibility to promote sustainability in our buildings. Shalimar Iridium is efficiently designed with eco-friendly spaces that will be greener, more flexible and more energy-efficient.

It improves overall work productivity as the employees will be working in a well-ventilated and eco-amicable environment. Welcome to healthier work-spaces that will ensure a happier tomorrow.

Optimum natural light & cost saving norms
Breathtaking landscapes & water-bodies
Spacious common area with lush greenery
Earthquake-resistant structure



UNPARALLEL FEATURES

and specifications

- Amazing 360 view
- Passive solar architectural concept
- Breathtaking landscapes with Zen Gardens & water bodies.
- Lobby space with an uncluttered view.
- High Speed Elevators connecting basement parking.
- Sound connectivity with all means of transportation
- Use of highly efficient low-e glass.
- Double Height entrance foyer and elegant lift lobbies.
- Rainwater reclamation system
- Maintenance at Affordable Rates
- Power Generators installed for 100% power back up
- 24 X 7 gate security and camera Surveillance
- Ample natural light
- Low energy consumption
- Clean floor plates
- Common Toilets on all floors
- Air-conditioned Lobbies

Serving Global standards

Structural	Earthquake proof RCC framed & Pre-fab structure (Composite) with infill foam concrete blocks.	
Finishes : External Facade	Structural/Curtain wall glazing and stone cladding facade with low-energy emission glass.	
Flooring:	Atrium	Italian Marble / Granite / Superior Quality Tiles
	Entrance & Lift Lobbies	Italian marble / granite / vitrified tiles in main lobbies. Granite / vitrified tile flooring in toilets and pantry areas.
	Basement	Concrete with non-metallic floor hardener
	Common Toilets	Floor & walls in Granite / Superior Quality Tiles
Common Lobby/Area	Marble/Granite cladding and painted in pleasing shades of a plastic emulsion.	
Electrical :	Power Back up	100% power back up would be available through Gensets.
	Load available for User	System has been planned to provide adequate load for lighting.
	Critical / Emergency Lighting	Emergency lights has been provided for all common areas, staircases, escape routes, lift lobbies, basement driveways, utility rooms etc.
Elevators	Three nos. of High Speed Elevators & One Service Lift.	
HVAC system :	IAQ addressing safety health & comfort on a 24x7 concept with VRV system.	

Security :

A proper ventilation & humidity control management.
Refrigerant selection with lowest ODP.

Electronic Surveillance

100% friendly complex with state of art surveillance & CCTV systems.
At Entrance gate and Ground Floor lobby.

Guards

Fire Fighting :

Staircase

One main staircase and one fire escape staircase at each floor level
maximum travel distance -30 mtr.
Adjacent to each staircase
Fully provided in all part of the building.
Underground Static Tank -2,00,000 Ltrs.
And Terrace fire tank - 20,000 Ltrs.
Fire Code complaint & as per National Building Code of India - 2016.

Travel Distance

Wet riser / Hose reels

Sprinklers

Fire Fighting Tanks

Fire safety features

Water Supply

Water supply would be available through overhead tanks to each floor level
User has to installed the R.O. for drinking water

Sewerage

Building sewerage to be connected to Sewage Treatment and Recycling Plant.

Parking

Ample parking space is available in two level of basements with mechanical parking system installed.

Communication System

Along with necessary P&T lines, each user can plan for broadband, fiber optic cables etc. to meet the communication requirements.

Signage

Internal

Brushed stainless steel signage in lift lobbies of concerned floors.
Entrance Lobby directory for all tenants
Space to users would be provided at the Totem Poles installed at the entrance of the building.

External

A TREND-SETTER
REAL ESTATE PLAYER
THAT EPITOMIZES
PEOPLE, PARTNERSHIPS
AND PERFORMANCE

Redefining excellence since 1985, "Shalimar Group" has today emerged as one-of-the -most prestigious real estate players in India. Headquartered in Lucknow, the Group's footprints have reached in various sectors such as Real Estate, Property Management, various Allied Services, Civil Construction, Imports & Exports and Glass Processing. An ever-growing and expanding business portfolio is the hallmark of Shalimar.

Built on the cornerstones of Knowledge, Efficient Management and Transparency, the group is known for setting new benchmarks in the real estate market. The Group's mission is to provide world-class solutions through the tenets of Innovation, Expertise and Customer Satisfaction.



THE PROJECTS

TOWNSHIPS



ONE WORLD
212 ACRE INTEGRATED TOWNSHIP



GARDEN BAY



SHALIMAR MANNAT



SHALIMAR PARADISE

CORPORATE



SHALIMAR
ELLDEE PLAZA



SHALIMAR TITANIUM



SHALIMAR SQUARE



SHALIMAR STAR



SHALIMAR TCS
BUILDING



SHALIMAR TOWER



SHALIMAR LOGIX



SHALIMAR MALL,
LUCKNOW



CORAL MALL,
JALANDHAR

RESIDENTIAL



SHALIMAR
APARTMENTS



SHALIMAR COURTYARD



SHALIMAR ROYALE



SHALIMAR GRAND



SHALIMAR NEST, DELHI



SHALIMAR HOMES



SHALIMAR HEIGHTS



SHALIMAR IMPERIAL



SHALIMAR GALLANT



SHALIMAR RETREAT,
DELHI



SHALIMAR ESTATE



SHALIMAR EMERALD



SHALIMAR DWELLING



SHALIMAR MEADOWS



IBIZA TOWN, NCR



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RERA No.: UPRERAPRJ17421

Promoter
RERA Registration No.
UPRERAPRM4092 UP RERA

www.up-rera.in

PROJECT TEAM

PROJECT ARCHITECT



CONCEPT & DESIGN



Disclaimer: Visual representation shown is purely conceptual. Elevation, layout plans, specifications, finishes and amenities, etc are tentative and subject to variation/revision/modification without prior notice, by the developer and/or the competent authorities.