



IT'S ALL
HAPPENING
HERE

SBD

SHALIMAR BUSINESS DISTRICT

TOWER ONE

THE EPICENTRE OF PROGRESS

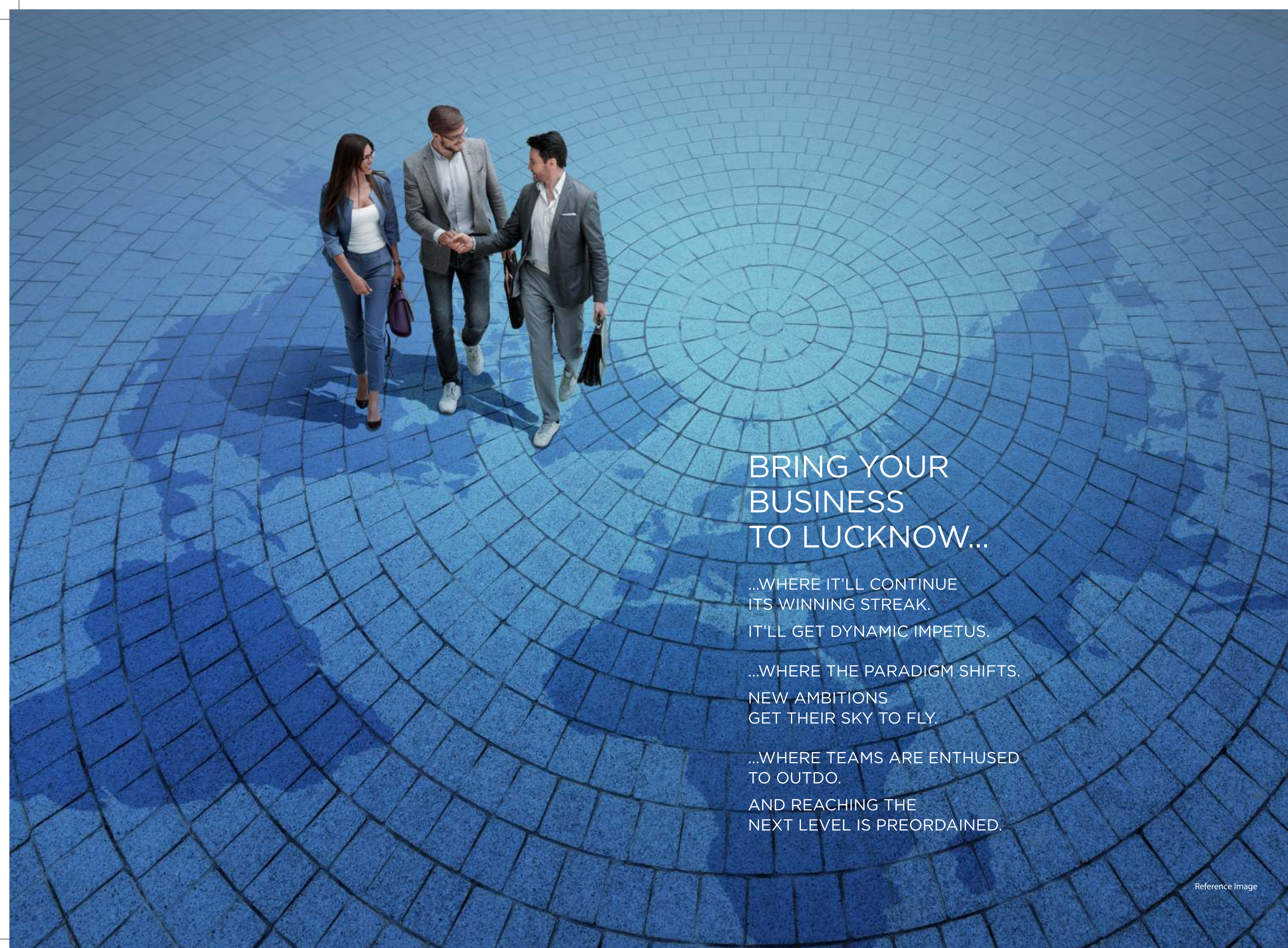
Project RERA Registration No.: UPRERAPRJ143786/01/2024



ANS Developers Pvt. Ltd. (formerly known as Shalimar Lakecity Pvt. Ltd.)
Titanium, Shalimar Corporate Park, Vibhuti Khand, Gomti Nagar, Lucknow - 226010
E: sales@shalimar.org • T: + 91 522 4030444 • W: shalimarcorp.com

Disclaimer: Visual representations shown in this brochure are purely conceptual. Elevations, Specifications, Site plans etc of the township are tentative and subject to variation and modification by the company at its sole discretion. The project land includes an area of 199.50 sq.mt. (Khasra No. 569[kha] & 633 allotted to the promoter on a lease of 30 years vide lease deed dated 24-06-2015 by the state government through Lucknow Development Authority which can be renewed for further 60 years but not more than 30 years at one time. Thus the aggregate duration of this lease can be 90 years. No construction under this project is being constructed on the lease hold land. Entire lease hold land is under "open areas" of this project. The promoter undertakes to get the lease of the land renewed as per the terms of the lease deed before the expiry of the duration of the lease.

Project RERA Registration No.: UPRERAPRJ143786/01/2024 | Promoter RERA Registration No.: UPRERAPRM10813 | U.P. RERA WEBSITE ADDRESS - www.up-rera.in



BRING YOUR BUSINESS TO LUCKNOW...

...WHERE IT'LL CONTINUE
ITS WINNING STREAK.
IT'LL GET DYNAMIC IMPETUS.

...WHERE THE PARADIGM SHIFTS.
NEW AMBITIONS
GET THEIR SKY TO FLY.

...WHERE TEAMS ARE ENTHUSED
TO OUTDO.
AND REACHING THE
NEXT LEVEL IS PREORDAINED.

Reference Image



SBD

SHALIMAR BUSINESS DISTRICT
SHAHEED PATH, GOMTI NAGAR



Reference Image



SHALIMAR
ONE WORLD

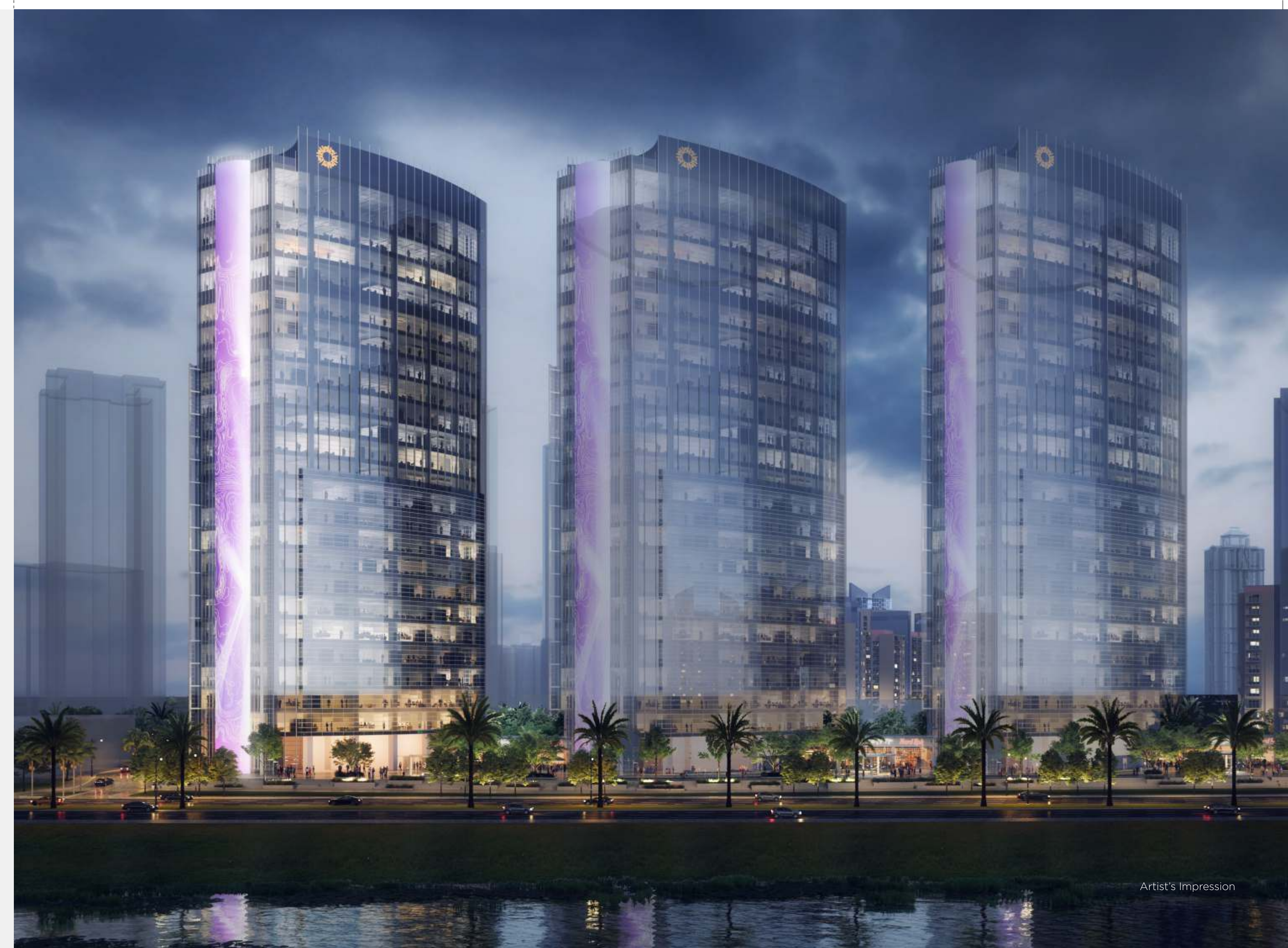
SBD

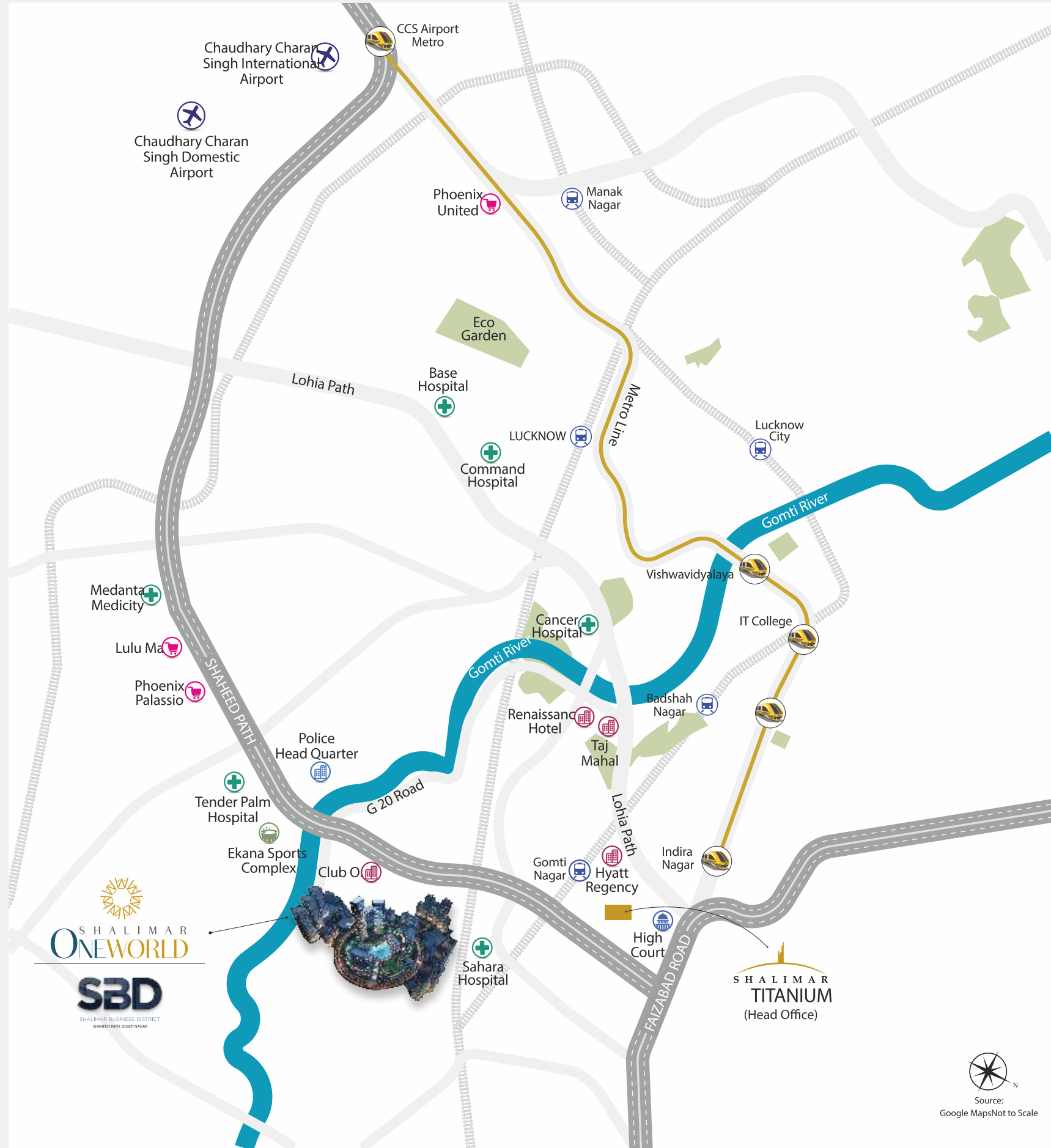
SHALIMAR BUSINESS DISTRICT
SHAHEED PATH, GOMTI NAGAR

Project RERA Registration No.: UPRERAPRJ143786/01/2024

DESIGNED FOR DISTINGUISHED

- Green Building
- Ground + 23 floors
- 8 Offices per floor with provision for independent pantry & toilets
- 360° Panoramic views
- Ample Sunlight
- Fast moving elevators
- Double height entrance foyer
- Glass facade
- Eco-Friendly features
- Ample parking space
- Outdoor seating area
- Tree lined walkways
- Landscape gardens
- Food & Beverage outlets
- Banks & ATMs
- Hi-tech security features





	Airport	
	Chaudhary Charan Singh International Airport	20 MIN
	Hospital	
	Tender Palm Hospital	7 MIN
	Sahara Hospital	12 MIN
	Super Speciality Cancer Institute and Hospital	14 MIN
	Medanta Medicity	18 MIN
	Malls	
	Phoenix Palassio	8 MIN
	Lulu Mall	11 MIN
	Hotel & Restaurants	
	Hyatt Regency Lucknow	15 MIN
	Taj Mahal	17 MIN
	Renaissance Lucknow	18 MIN
	Fairfield by Marriott	
	Recreation Area Sports Complex/Stadium	
	Ekana International Cricket Stadium Road	9 MIN
	Ekana Sports Academy	10 MIN

MASTER PLAN OF SHALIMAR ONEWORLD



Disclaimer: Visual representations shown in this brochure are purely conceptual. Elevations, Specifications, Site plans etc of the township are tentative and subject to variation and modification by the company at its sole discretion.

SHALIMAR BUSINESS DISTRICT

THE EPICENTRE OF PROGRESS



Reference Image



Artist's Impression

The project land includes an area of 199.50 sq.mt. (Khasra No. 569[kha] & 633 allotted to the promoter on a lease of 30 years vide lease deed dated 24-06-2015 by the state government through Lucknow Development Authority which can be renewed for further 60 years but not more than 30 years at one time. Thus the aggregate duration of this lease can be 90 years. No construction under this project is being constructed on the lease hold land. Entire lease hold land is under "open areas" of this project. The promoter undertakes to get the lease of the land renewed as per the terms of the lease deed before the expiry of the duration of the lease. Project RERA Registration No.: UPRERAPRJ143786/01/2024, www.up-rera.in



Shalimar Business District. It's solely designed to win over the achiever in you.

The imaginative, world-class architecture has redefined what a commercial precinct should be. Discover majestic towers with an impressive glass façade interwoven with stylish eco-friendly features, hi-tech amenities for all your business requirements and luxurious patios for the team to relax and rejuvenate. Plus, quick access to all the exquisite conveniences of Shalimar OneWorld. Being here will make your work and life thrive more.

It's an address that'll become a statement for your growing business empire, and the epicentre of your immense progress. Stride on.

SUCCESS AND HAPPINESS COHABIT
WITHOUT CONFLICT



Artist's Impression

VIEW THE
EPICENTRE
OF PROGRESS



Artist's Impression

WATCH
YOUR
TEAM OF
MAVERICKS
SOAR



Reference Image

Recharge your extraordinary mindset at the podium, a space crafted for inspiration, where creativity knows no boundaries.



Artist's Impression

REENERGISE THE
GO-GETTERS

When your out-of-the-box thinkers need to step out for a break, the podium provides an amazing space to do so. The breezy walkways, green views and outdoor sit-down zones are a wonderful change of scene, and perfect to rejuvenate their minds.

- Green Line Walkways
- Outdoor Seating Areas
- Green Landscape



All are Reference Images

THINKERS GET
THEIR DEN

Discussions over lunch, coffee breaks or while getting retail therapy can lead to the most ingenious ideas. Making this possible are the trendy cafes, restaurants and highend retail outlets at the podium level. An easy access to the world of finance makes navigating through the business world a lot more efficient. The presence of reputed banks and ATMs adds an element of undeniable ease to day-to-day functioning.



All are Reference Images

MAKE THE
KIND OF
ENTRY YOU
DESERVE



Reference Image

The grand entrance and opulent lobby
await the arrival of corporate royalty.



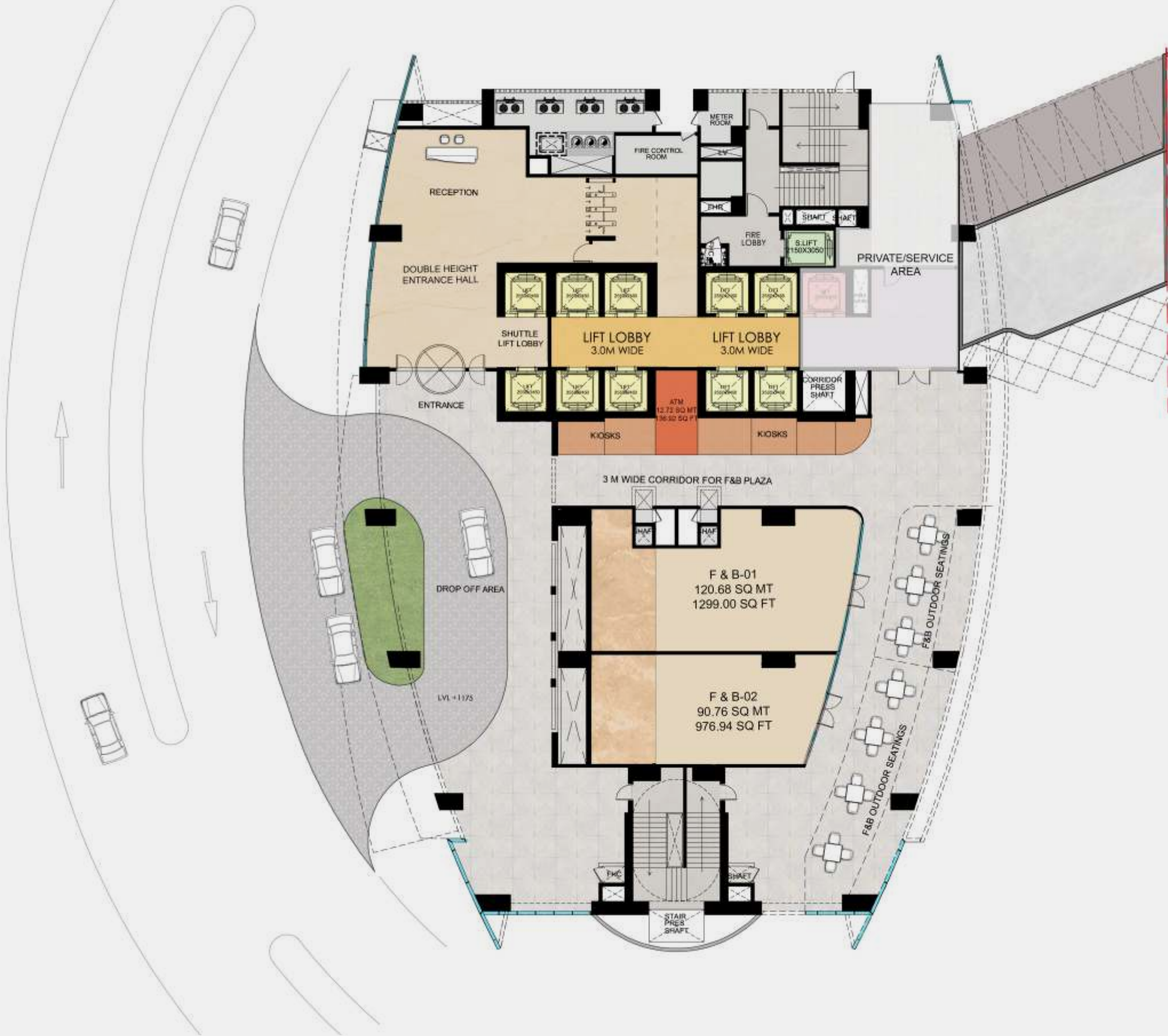
All are Artist's Impression



Enter a realm of unmatched success where tradition and innovation converge, guiding you through a transformative journey of growth and accomplishment.

TOWER ONE

GROUND FLOOR PLAN

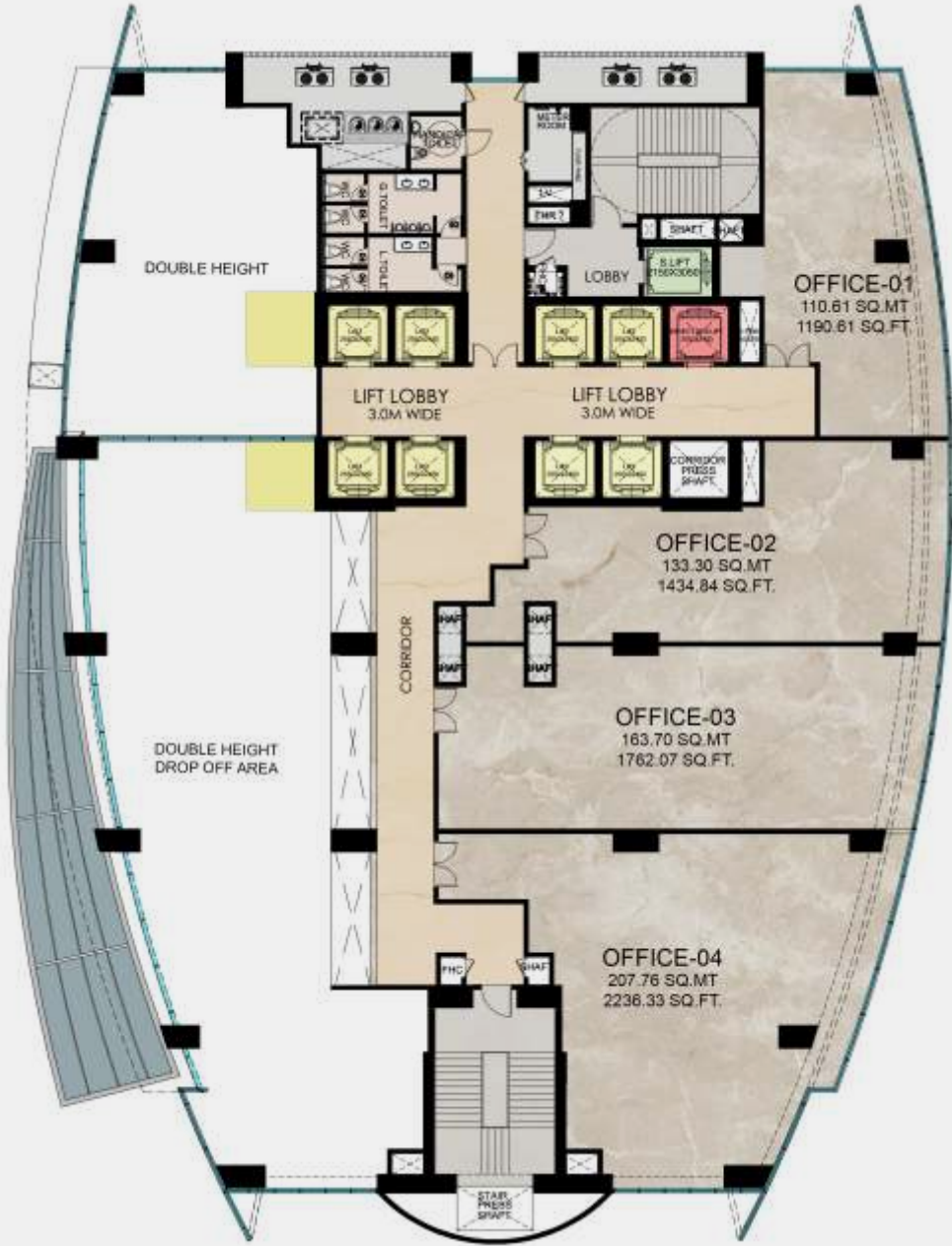


GROUND FLOOR	CARPET AREA	
	SQ MT	SQ FT
F & B-01	120.68	1,299.00
F & B-02	90.76	976.94
ATM	12.72	136.92



TOWER ONE

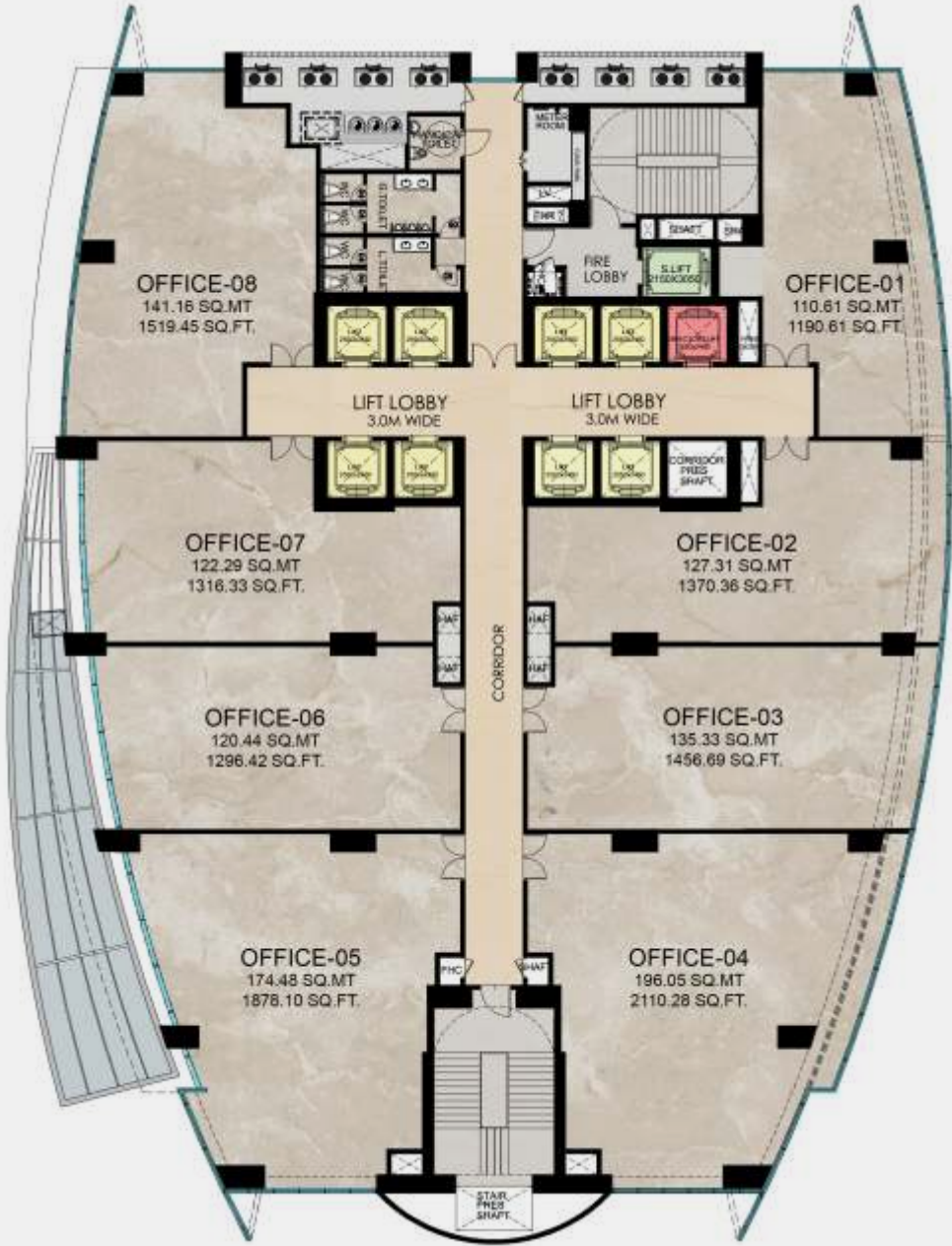
1ST FLOOR PLAN



1 ST FLOOR	CARPET AREA	
	SQ MT	SQ FT
OF - 01	110.61	1,190.61
OF - 02	133.30	1,434.84
OF - 03	163.70	1,762.07
OF - 04	207.76	2,236.33



2ND FLOOR PLAN

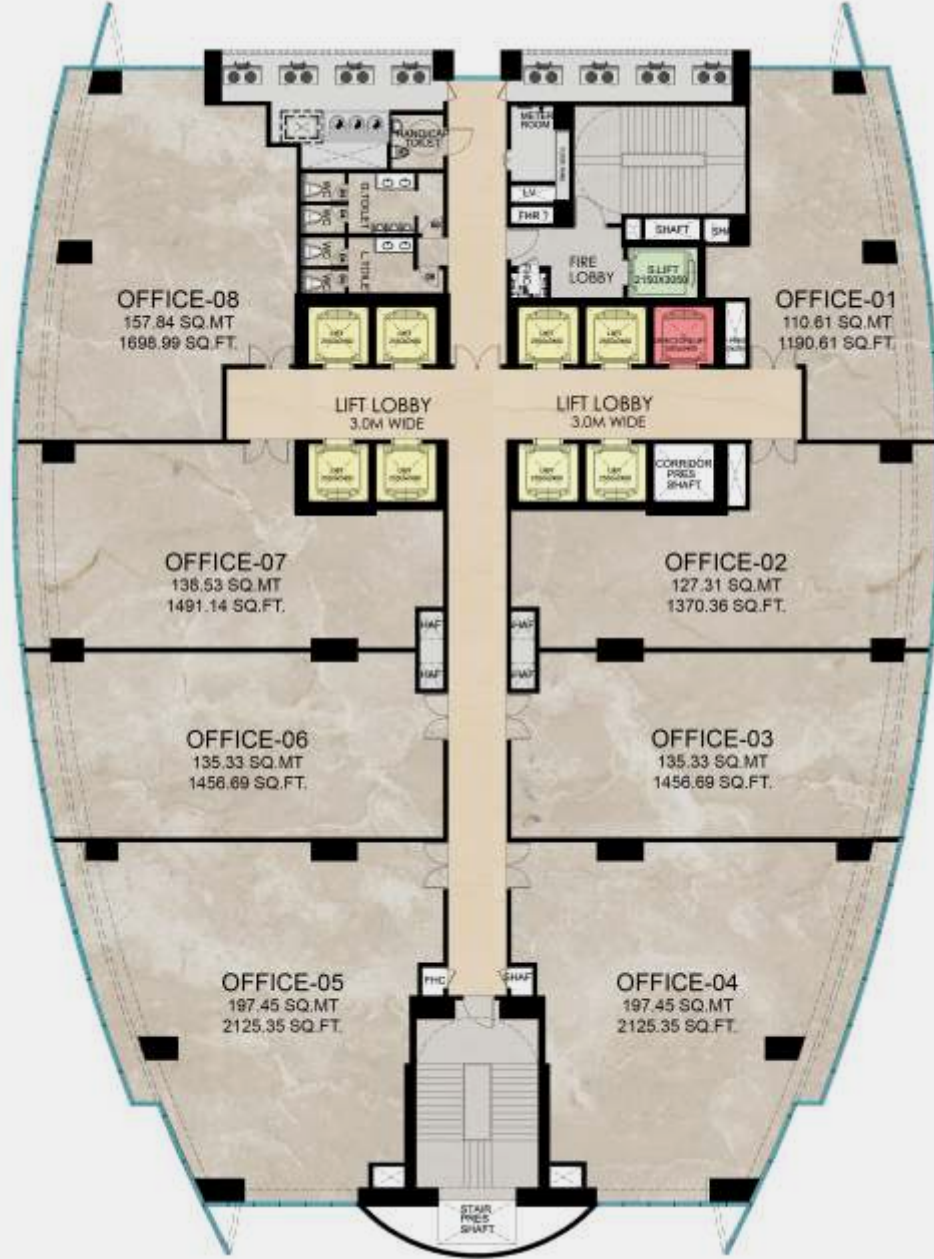


2 ND FLOOR	CARPET AREA	
	SQ MT	SQ FT
OF - 01	110.61	1,190.61
OF - 02	127.31	1,370.36
OF - 03	135.33	1,456.69
OF - 04	196.05	2,110.28
OF - 05	174.48	1,878.10
OF - 06	120.44	1,296.42
OF - 07	122.29	1,316.33
OF - 08	141.16	1,519.45



TOWER ONE

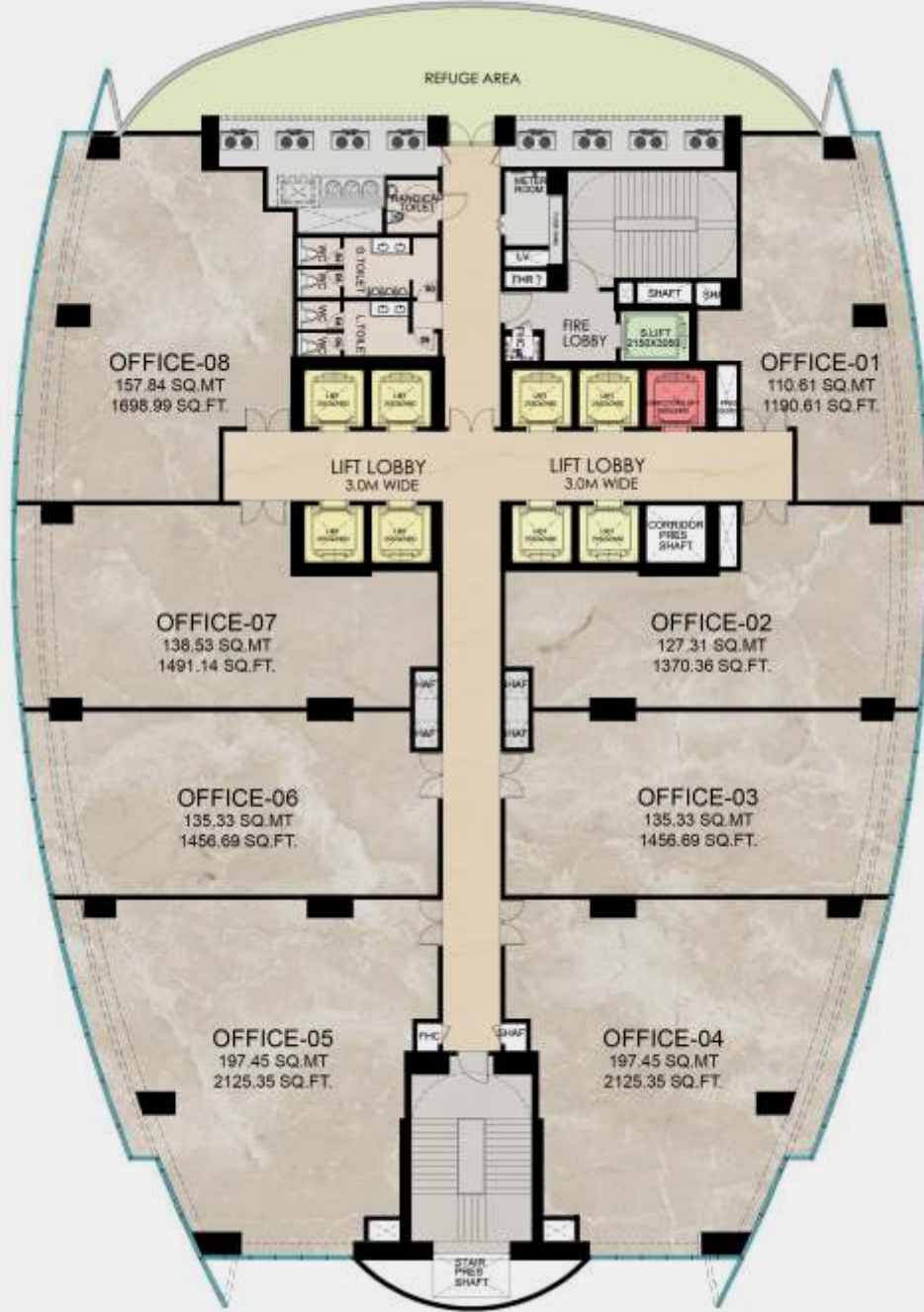
3RD, 5TH, 6TH, 8TH, 9TH
11TH & 12TH FLOOR PLAN



3RD, 5TH, 6TH, 8TH, 9TH, 11TH & 12TH FLOOR	CARPET AREA	
	SQ MT	SQ FT
OF - 01	110.61	1,190.61
OF - 02	127.31	1,370.36
OF - 03	135.33	1,456.69
OF - 04	197.45	2,125.35
OF - 05	197.45	2,125.35
OF - 06	135.33	1,456.69
OF - 07	138.53	1,491.14
OF - 08	157.84	1,698.99



REFUGE FLOOR PLAN
4TH, 7TH & 10TH FLOOR PLAN

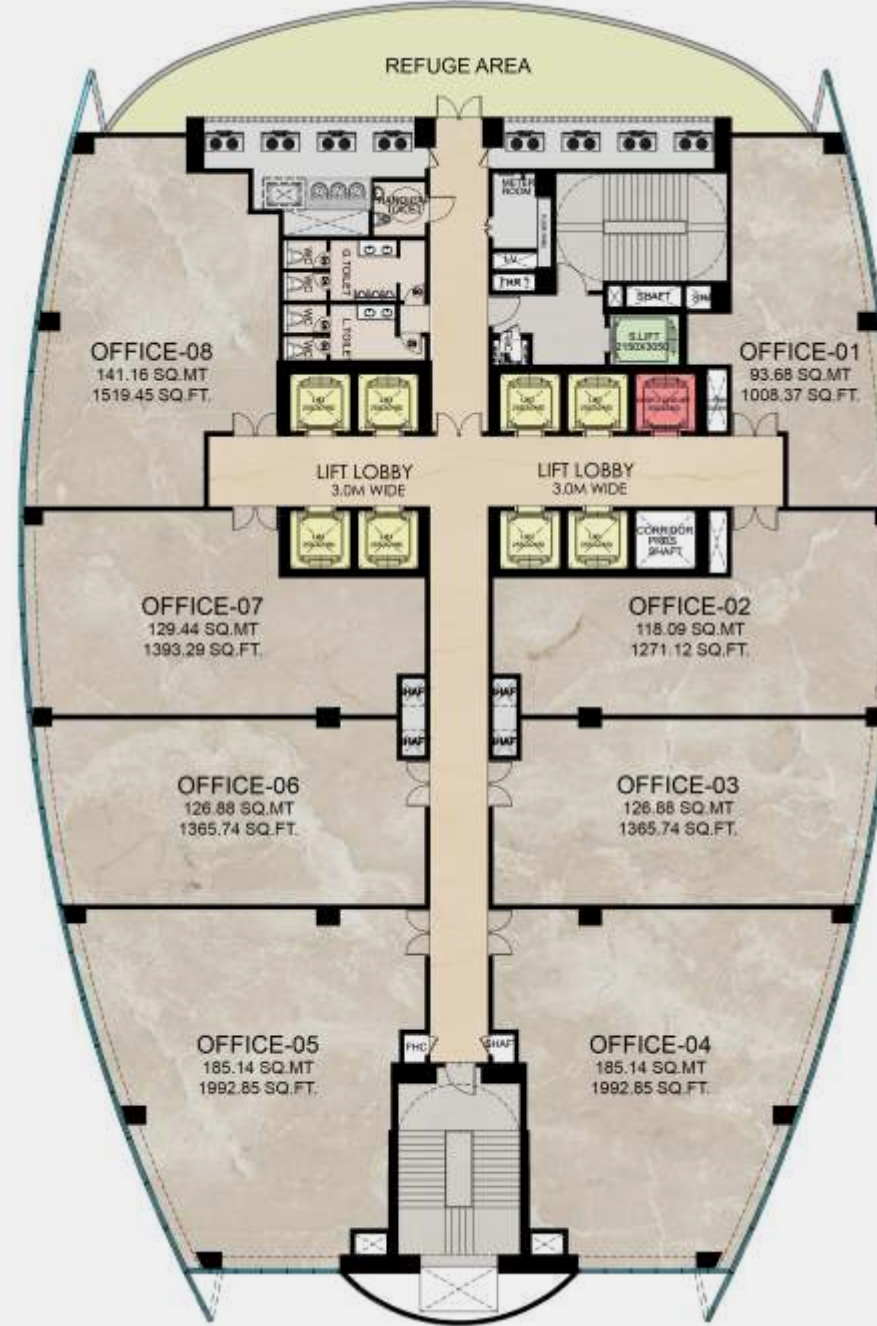


4TH, 7TH & 10TH FLOOR	CARPET AREA	
	SQ MT	SQ FT
OF - 01	110.61	1,190.61
OF - 02	127.31	1,370.36
OF - 03	135.33	1,456.69
OF - 04	197.45	2,125.35
OF - 05	197.45	2,125.35
OF - 06	135.33	1,456.69
OF - 07	138.53	1,491.14
OF - 08	157.84	1,698.99



TOWER ONE

REFUGE FLOOR PLAN
13TH & 16TH



13TH & 16TH FLOOR	CARPET AREA	
	SQ MT	SQ FT
OF - 01	93.68	1,008.37
OF - 02	118.09	1,271.12
OF - 03	126.88	1,365.74
OF - 04	185.14	1,992.85
OF - 05	185.14	1,992.85
OF - 06	126.88	1,365.74
OF - 07	129.44	1,393.29
OF - 08	141.16	1,519.45



TOWER ONE

14TH & 15TH
FLOOR PLAN



14TH & 15TH FLOOR	CARPET AREA	
	SQ MT	SQ FT
OF - 01	93.68	1,008.37
OF - 02	118.09	1,271.12
OF - 03	126.88	1,365.74
OF - 04	185.14	1,992.85
OF - 05	185.14	1,992.85
OF - 06	126.88	1,365.74
OF - 07	129.44	1,393.29
OF - 08	141.16	1,519.45



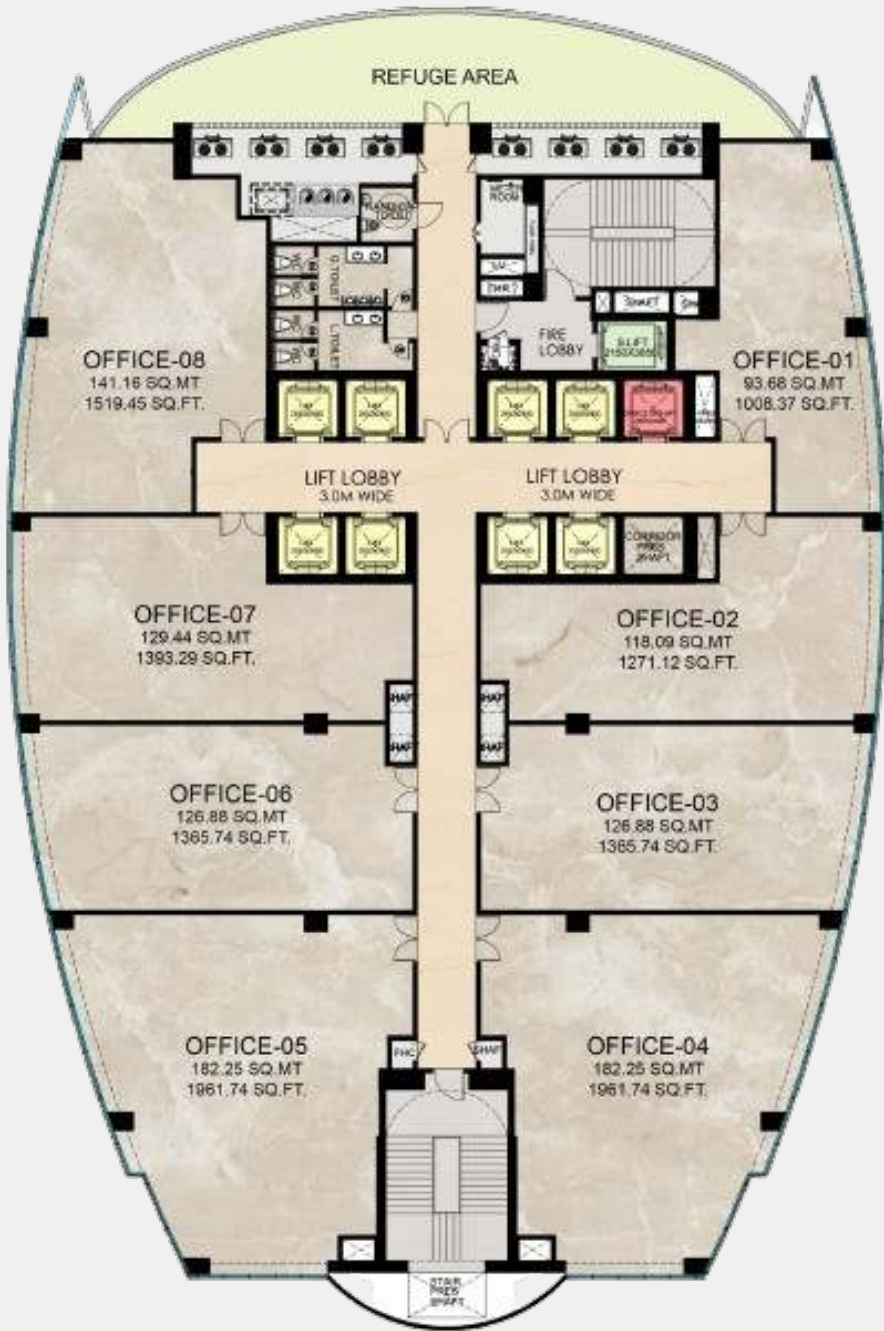
TOWER ONE

17TH, 18TH & 20TH
FLOOR PLAN



17TH, 18TH & 20TH FLOOR	CARPET AREA	
	SQ MT	SQ FT
OF - 01	93.68	1,008.37
OF - 02	118.09	1,271.12
OF - 03	126.88	1,365.74
OF - 04	182.25	1,961.74
OF - 05	182.25	1,961.74
OF - 06	126.88	1,365.74
OF - 07	129.44	1,393.29
OF - 08	141.16	1,519.45

REFUGE FLOOR PLAN
19TH



19TH FLOOR	CARPET AREA	
	SQ MT	SQ FT
OF - 01	93.68	1,008.37
OF - 02	118.09	1,271.12
OF - 03	126.88	1,365.74
OF - 04	182.25	1,961.74
OF - 05	182.25	1,961.74
OF - 06	126.88	1,365.74
OF - 07	129.44	1,393.29
OF - 08	141.16	1,519.45

SHALIMAR BUSINESS DISTRICT
SPECIFICATIONS (TOWER ONE):



STRUCTURE

Structure Designed with highest seismic consideration for the zone as stipulated by the BIS Code and for Better safety

HEIGHTS

Slab to Slab: Max. 4.35 Mt.

EXTERANAL FACADE

Structural/Curtain Wall Glazing with High Performance glass

FLOORING

Entrance & Ground Floor Lift Lobby
Italian Marble/Granite/ Superior Quality Tiles

Typical Floor Lift Lobby
Granite/ Superior Quality Tiles

Typical Floor Corridor
Granite/ Tiles

COMMON LOBBY/AREA

Wall Finishes
Lift Fascia with Granite/Tile Dado & Acrylic Emulsion Paint on walls

Ceiling Finishes
Gypsum false ceiling and Acrylic Emulsion Paint

ELECTRICAL

Power Back Up
100% Power backup

Critical/Emergency Lighting
Emergency lighting in Common area through UPS

COMMON TOILET

Floor & Walls in Granite/Superior Quality Tiles

Pre-Laminated Board Partition
Greenlam/Marino Or Equivalent

Grohe/Jaquar/Roca or quivalent toilet Fitting in all common toilets with low flush rates as per Green Building norms.

ELEVATORS/LIFTS

- Total 11 Elevators
- Guest: 2 Nos.
- Occupants: 8 Nos.
- Service Lift: 1 Nos.

HVAC SYSTEM

- High Efficiency independent VRV based Air-Conditioning
- Demand based basement ventilation
- Treated Fresh Air supply in Common Areas & All Offices creating healthy environment for Occupants.
- Advanced Smoke Extraction system at every floor & 100% Fire and Life Safety Compliant Design

SECURITY

- State of the art security systems with high resolution IP cameras
- Automatic visitor verification and Management system

FIRE FIGHTING

Staircase
One Main Staircase and one fire staircase at each level

Sprinklers

Fully Provided in all part of the building

Fire Safety features

Fire Code Compliant & as per National Building Code of India-2016

Fire Doors

2 Hrs. Fire Rated Doors

WATER SUPPLY

- Water Supply would be available through overhead tanks to each floor level.
- Provision for Pantry and Toilets with all offices.

PARKING

- Ample parking space available in two levels of basement with provision of stack parking system in Lower Basement

COMMUNICATION SYSTEM

Infrastructure for World class data & Wi-Fi Services.

SPECIAL FEATURES

- F & B Experience
- Fully Glazed River Side View to most of the Offices
- Good Landscaped Spaces with sitting areas at Ground Floor
- Certified Green Building

- Connectivity With All means of Transport
- Breathtaking Landscape Spaces
- Use of High Performance glass
- Double height entrance foyer and elegant lift lobbies
- Rainwater reclamation system
- Maintenance at affordable rates by agency of international repute
- 24x7 gate security and camera surveillance
- Ample natural light to all offices
- Common toilets on all floors
- Air-conditioned lobbies and common passages
- Energy efficient lighting for minimum expenses on common area lighting.
- Smart building controls for common area and toilet lighting and ventilation systems
- Solar power generation for reducing the power expenses for common areas.
- Efficient water consumption using high efficiency low flow fixtures.
- Provision for EV Charging at Basement Level.

SUCCESS AND ENVIRONMENT ARE FRIENDS HERE

Reference Image

GREEN BUILDING ADVANTAGES

- Energy-Efficient Lighting
- HVAC System Optimization
- Solar Energy Integration
- Water-Efficient Fixtures
- Rainwater Harvesting System
- Green Roof Design
- Smart Building Controls
- Waste Diversion Strategies
- Green Commuting
- Indoor Air Quality Measures
- Continuous Monitoring and Improvement of sustainable practices



All are Reference Images



Established in 1988, the Shalimar Group, popularly known as Lucknow's luxury property developers, is a diversified business group based in the capital city of Uttar Pradesh. The Group's footprint spans across the Real Estate, Property Management, various Allied Services, Civil Construction, Imports & Exports and Glass Processing sectors. An ever-expanding business portfolio is the conglomerate's hallmark.

After having successfully developed nearly 6 million sq. ft. of residential and commercial property, the Group is set to develop another 15 million sq. ft. area across the major cities of UP and Delhi + NCR in the next couple of years.

With a strong and dedicated team of over 1000 personnel the Group envisions to enrich lives and raise the standard of living at large.



DESIGNED BY THE BEST

ARCHITECTURAL CONSULTANT

ARCHITECT HAFEEZ CONTRACTOR

Shalimar Business District is designed to be a Landmark Commercial in this part of the country.

It's unique location on the banks of the Gomati river on one side and the large well designed residential development of Shalimar One World on the other side will make it the most sought after location in times to come.

The complex is designed to benchmark against the best International developments in terms of its look, feel, detailing and amenities.

STRUCTURAL CONSULTANT

TECHNICAL PROJECTS CONSULTANTS(P) LTD., NOIDA

TPCL is a leader in the design and construction of projects with a track record spanning over 40 years. The firm's knowledge of structural engineering, quantity surveying and cost control and project management has earned it an indelible reputation for designing landmark projects with state of art designs, uncompromising quality and high ethical standards, at both national and international levels.

