

# *Khushiyon Ka Naya Pata*

VANSHIKA  
ONTARIO

Premium Duplex Villas with world-class infrastructure  
by Vanshika Infra City Pvt. Ltd.

RERA Registration No: UPRERAPRJ650784

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# Vanshika Ontario



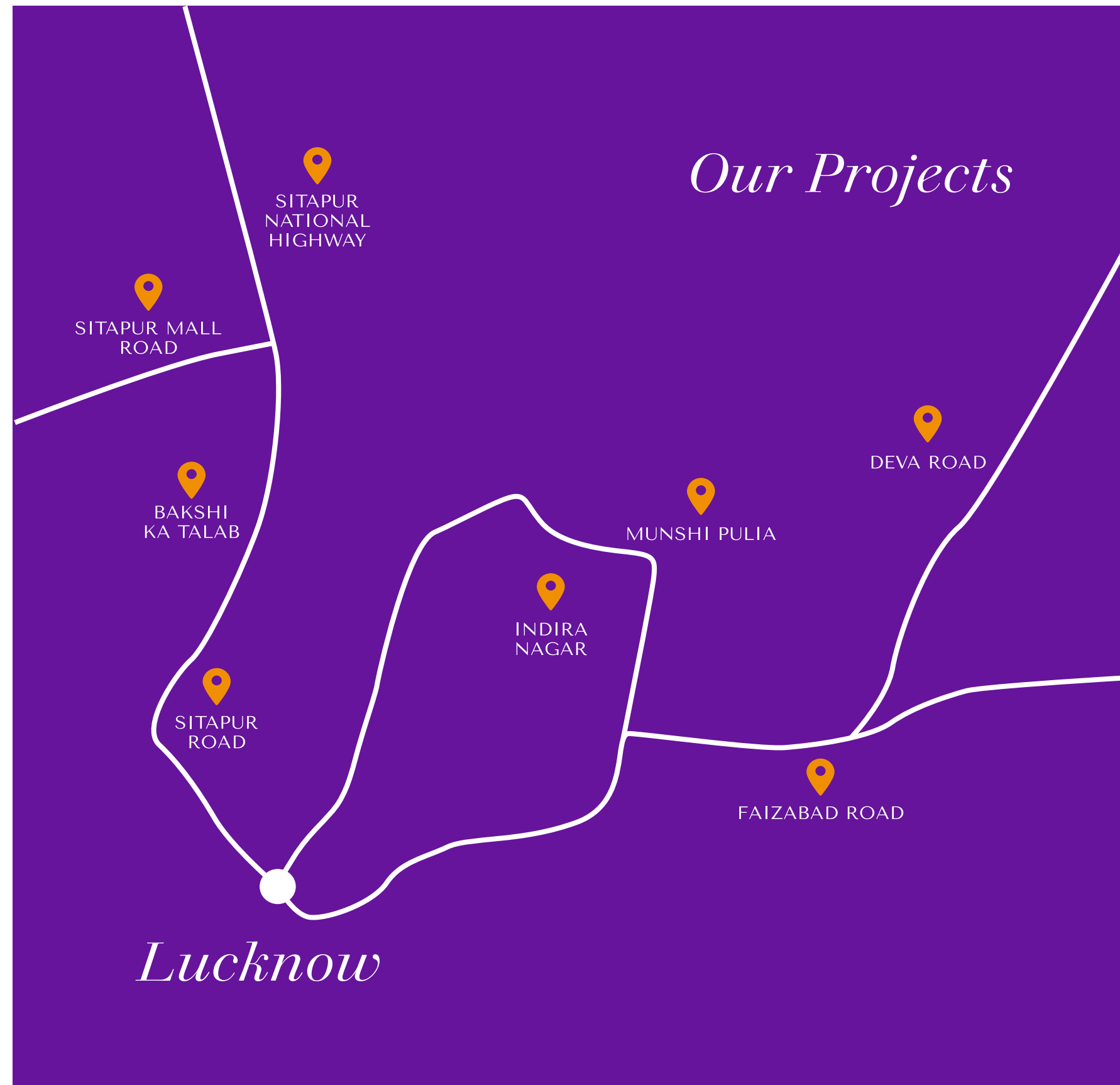


# Vanshika *Infra city* Pvt. Ltd.

The Vanshika Infra City Private Limited, popularly known for most trusted real estate developer & builders in Lucknow has started its journey in the year 2015 when the new-generation entrepreneur Mr. Deepankar Pandey laid the founding stone of the company with a vision of Khusiyon ka Naya Pata - affordable house for every one.

Having highly motivated specialists and industry experts on board makes up the team. The Trust of customers, Transparency and Commitment are the core pillars of the company.

We believe that our customers are the reason for our existence, and we respect their trust in us for providing quality products and services and thus creating new bench marks for others in Industries. Integration of honesty, to achieve excellence in all our delivery and business ethics and discipline into all aspects of everyday business functioning is habit of our working.



## *Promise*

Luxury isn't limited to any class. It accommodates everyone aspiring for it. 'Vanshika Ontario' is a vision that finely knits life with luxury, making living experiences an everlasting fiesta.



## *Transparency*

Strong trust is built when you value the liability towards your commitments. That's why delivering promises with honesty and transparency is a foundation principle of our genisys.



## *Commitment*

Bringing grandeur within the ambit of an aspirant makes it more monumental. Our affordable 133 Duplex habitat built on a sprawling 6.5 acres township strongly adheres to this belief.



## *Trust*

When a dream is envisioned by geniuses nothing seems impossible. Project lead by renowned experts, this city is a masterpiece of architecture.



# Welcome to Vanshika Ontario

## Premium Duplex Villas by Vanshika Infra city Pvt. Ltd.

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A township that sparkles with joy, happiness celebration of life. Vanshika Ontario promises you to bring rejoices of life along with modern construction planning and practices. Vanshika Ontario distinguishes it self from others in Lucknow with its distinct indoor design and outdoor luxury.

In the outdoors, socially-oriented and fitness-inspired surroundings manifest brilliant landscape design, where communities are encouraged to walk amidst pedestrian-friendly hard scapes and jog along specially carved trails.

A spine of greenery also welcomes you into verdant distinction, where lush terrains occupy major total land area and seamlessly connect its communities with the exclusively gated residences.



# The Premium Duplex Villa of your *Dreams*

Where your story begins, your peace of mind is waiting for you at the meditation hall, nature welcomes you with open arms and a community offers you a life to celebrate and infinite pleasure and joy with brotherhood ship.







Gated Community

# Open gates to a better life

Unrivalled grand entrance welcomes residents with an extravagant feel as they arrive home. Each corner is fashioned with signature design elements, blending chic elegance with contemporary glam.





Celebrations  
never cease  
here





Clubhouse

# Embrace an elevated lifestyle at our exclusive clubhouse

Fitness, rejuvenation, indulgence:  
Find everything your life deserves  
everyday









## *Swimming Pool*

Take a dive into good mood.



## *Party Hall*

Because occasions needs to be celebrated with people.



## *Indoor Games*

Why sit idle when you can energize in yourself through your favourite indoor game.



## *Spa Zone*

Relax, rejuvenate and recharge, because we know you need some me time.



## *Kids Play Zone*

Channel your inner child while listening to your little ones giggles.



## *Game Zone*

Badminton, basketball, or tennis don't let your inner champion fade.



## *Banquet Hall*

Add life to your parties with the best venue.



## *Gym*

Don't go too far for a good health, stay active right where you live.





## *Commercial Complex*

Find everything you need, right around the corner.



## *Wifi*

Stay connected to the world, even when you are far.



## *Temple*

For the peace of mind, embrace your spirituality.



## *Waste Management*

Take care of the environment you live in.



Landscaped garden

# Enter in a world of serenity

Tune into happiness, and breath into the freshness of nature. Vanshika Ontario is built around a simple, yet the life-changing vision of weaving nature into everyday living.

A place unlike anywhere else in the world. This is dedicated to nature. Open spaces are artfully landscaped. Mature tree canopies cover pathways. Parks and walking tracks set amidst lush greenery and flowers, awaken and delight the senses. And of course, the residential spaces themselves have been co-created with the context of nature.







# Park

Where stress level fades into shades of greens, Where the air is pure, and sensible living entwines the nature to begin a new serene chapter of life.



Quality of life

# A world of quality lifestyle awaits you

With beautifully designed Duplex villas radiating around an endless landscape of greenery, Vanshika Ontario stands out as the first luxury community by Vanshika Infracity Pvt. Ltd. Offering exceptional living in Lucknow, the beautiful layouts of these villas are spacious and immaculate, reflecting their brilliant contemporary architecture inside out.







Community living

# Rediscover the lost skill of connecting with people

Discover others who share the same interests you do, or simply enjoy the feeling of being part of a community. At Vanshika Ontario we have dedicated, thoughtfully designed spaces for social and cultural living.



State-of-the-art amenities

# Contemporary lifestyle has a new address

This is where cherishing memories are made filled with friends, family and quality time. The contemporary township offers a life to celebrate with modern amenities, best in class construction and a serene environment.







Security

# Safety has a new address

With a gated community, you can be assured of a safe and secure living environment. Township security: There are various features that ensure city security so that the residents feel safe in the Vanshika Ontario. The township captures high resolution pictures to keep a record of all the incoming and outgoing vehicles and to track any unauthorised vehicle entering the premises. The communities are gated for further security reasons and access is restricted to authorised vehicles only.





# The joy of choices

*For the first time in Lucknow,  
we offer you to choose your elevation  
and design.*



Villa Type 1 - Option A



Villa Type 1 - Option B

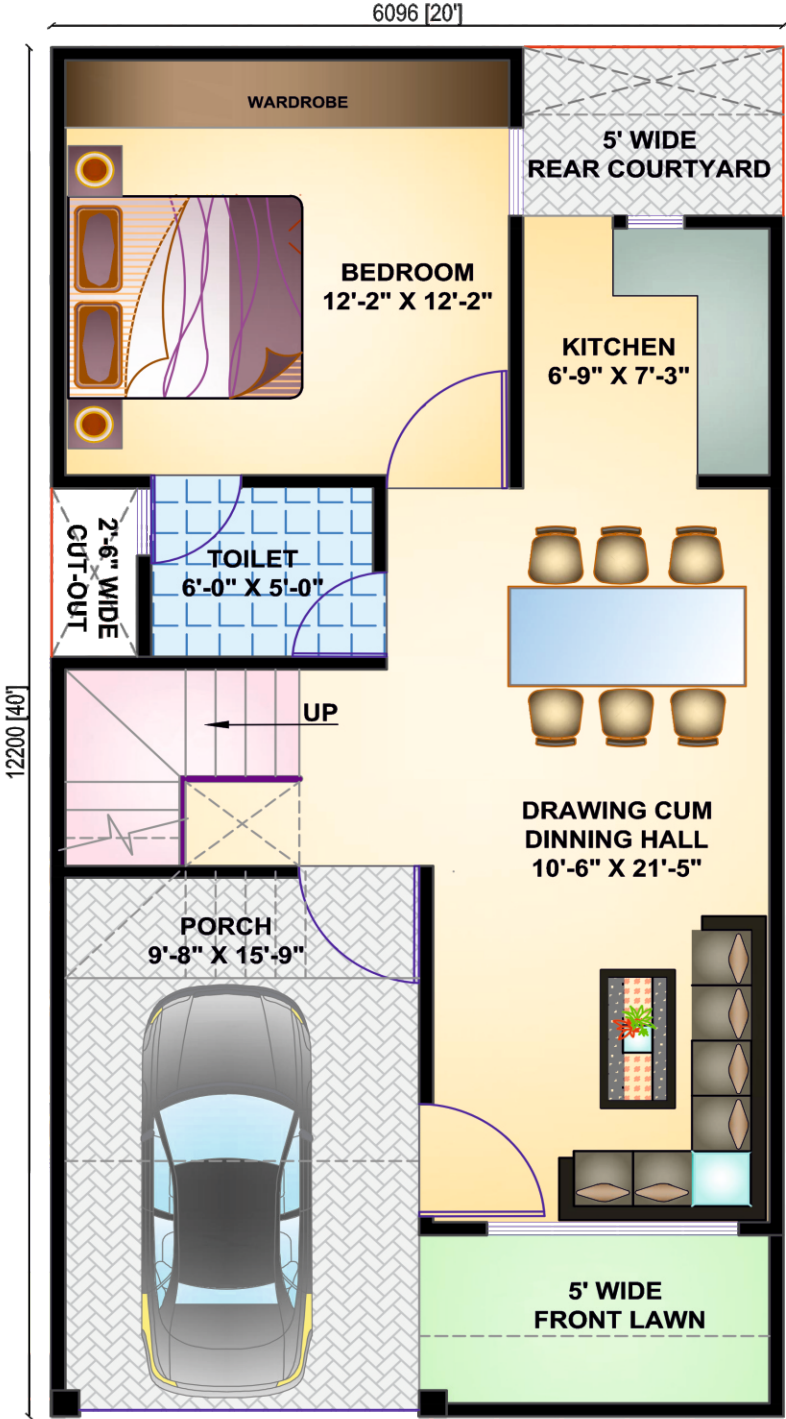




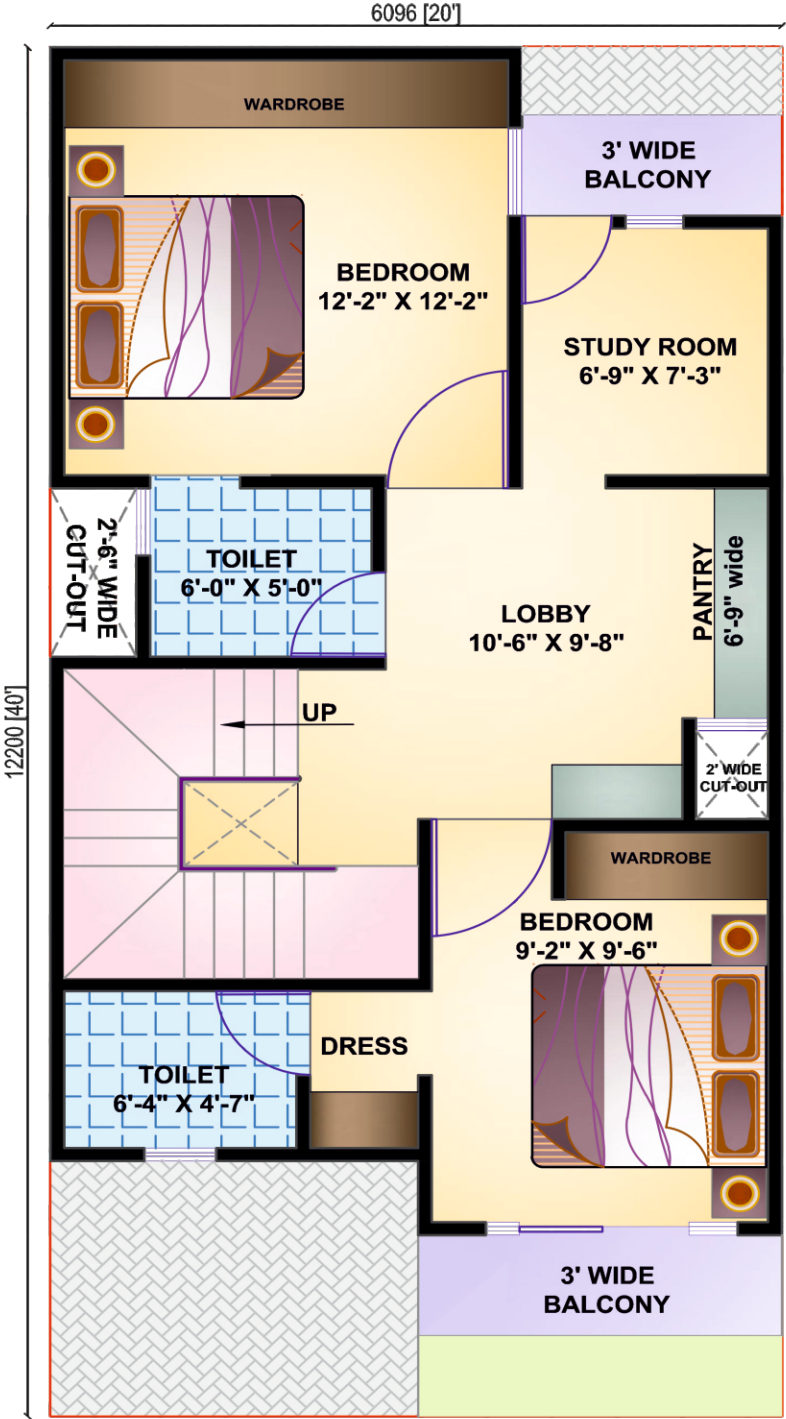
Villa Type 1

# FLOOR PLAN

AREA DETAIL-  
PLOT AREA- 800 SQFT  
CARPET AREA- 1538 SQFT  
BUILT UP AREA/ SALEABLE AREA- 1750 SQFT



GROUND FLOOR



FIRST FLOOR



Villa Type 2 - Option A



Villa Type 2 - Option B

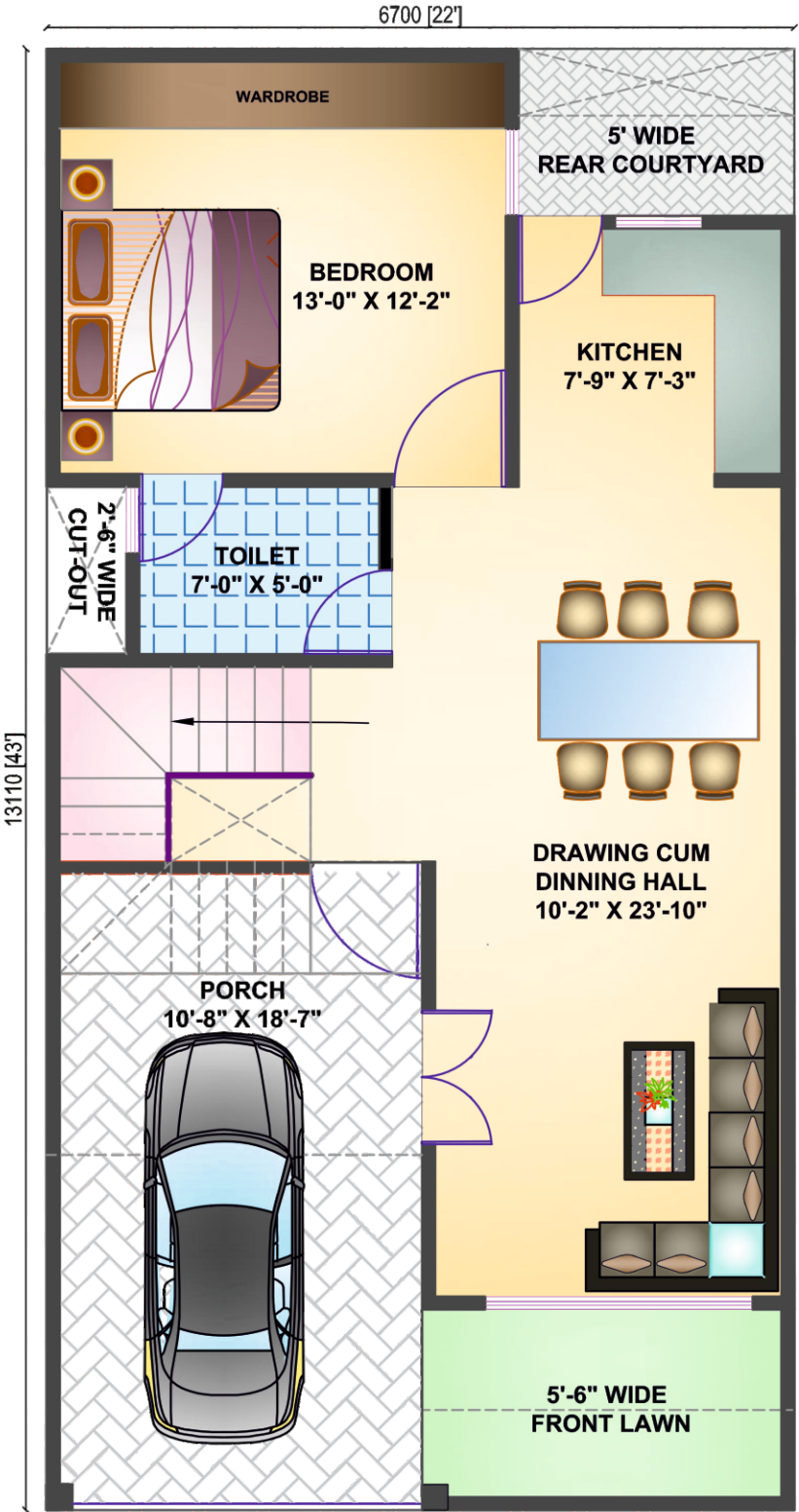




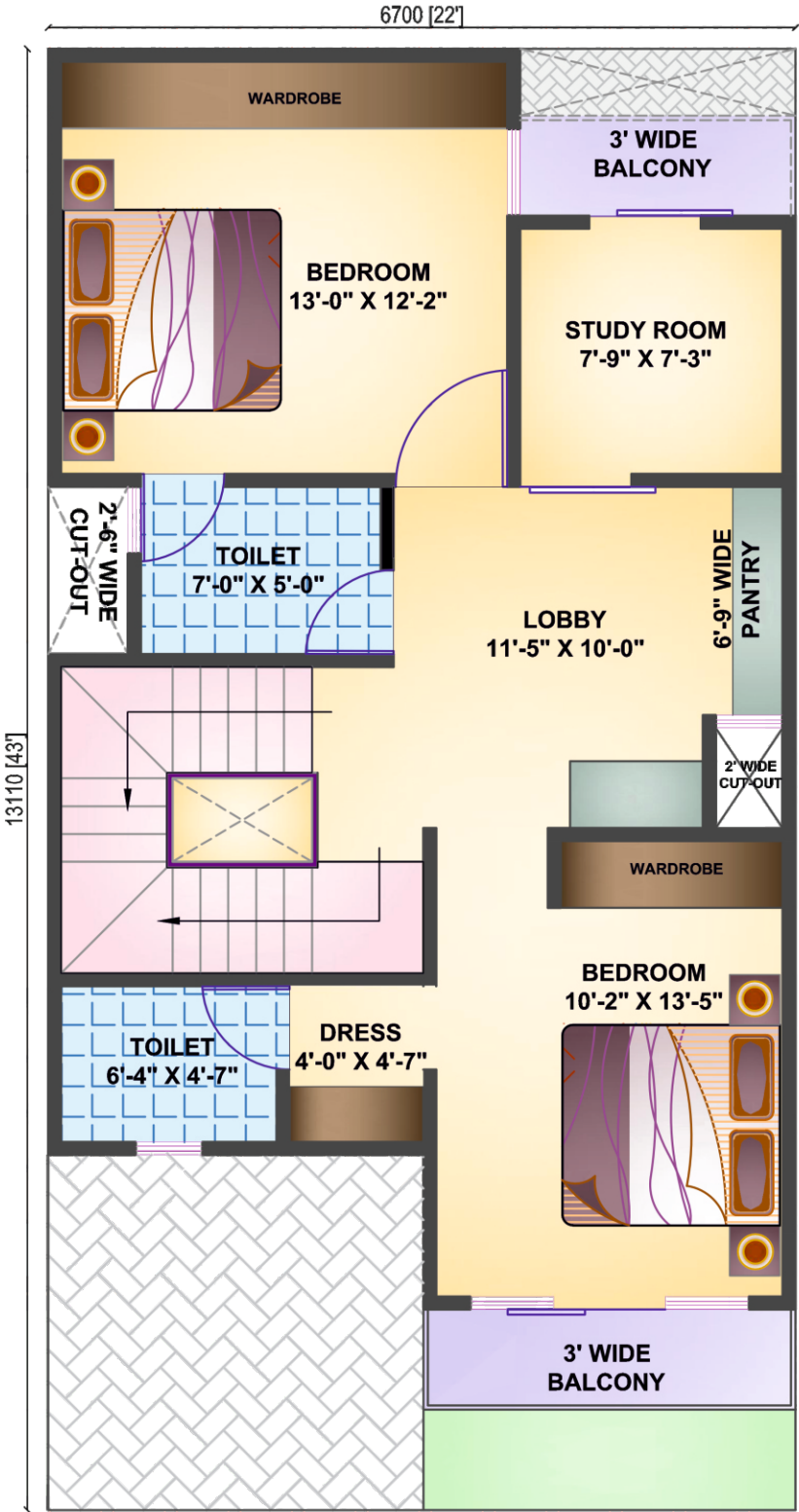
Villa Type 2

# FLOOR PLAN

AREA DETAIL-  
PLOT AREA- 946 SQFT  
CARPET AREA- 1696 SQFT  
BUILT UP AREA/ SALEABLE AREA- 1922 SQFT



GROUND FLOOR



FIRST FLOOR



Villa Type 3 - Option A



Villa Type 3 - Option B

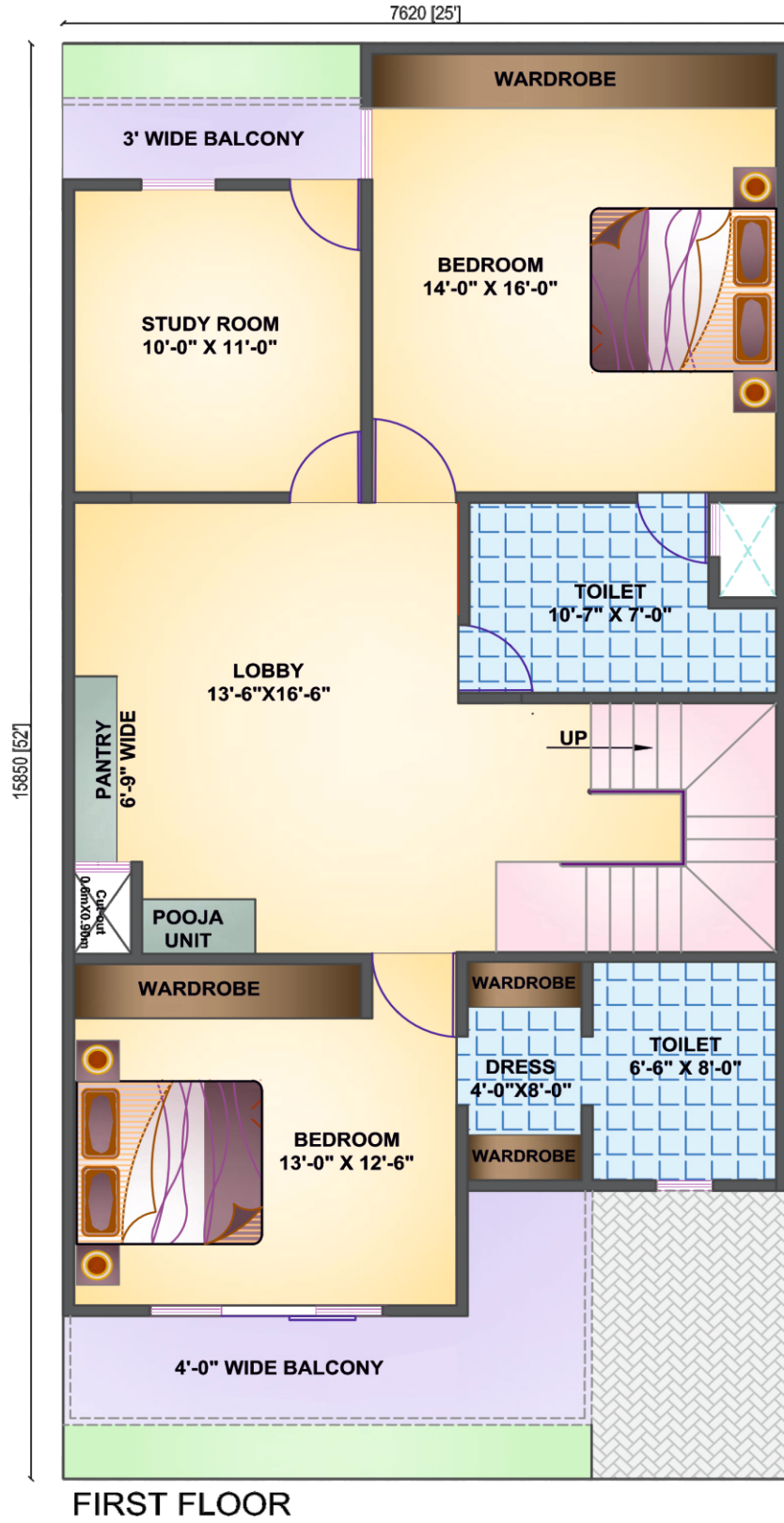
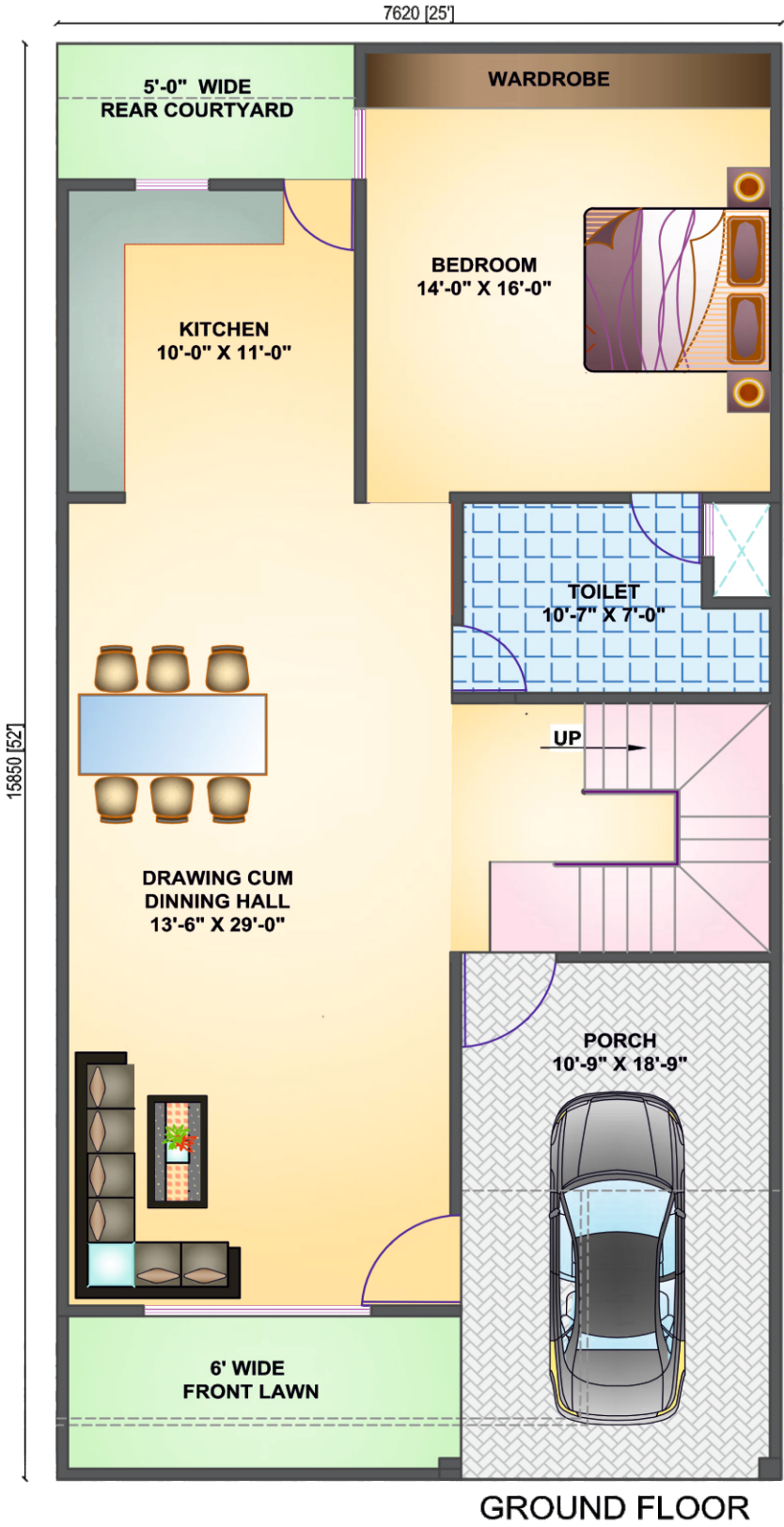


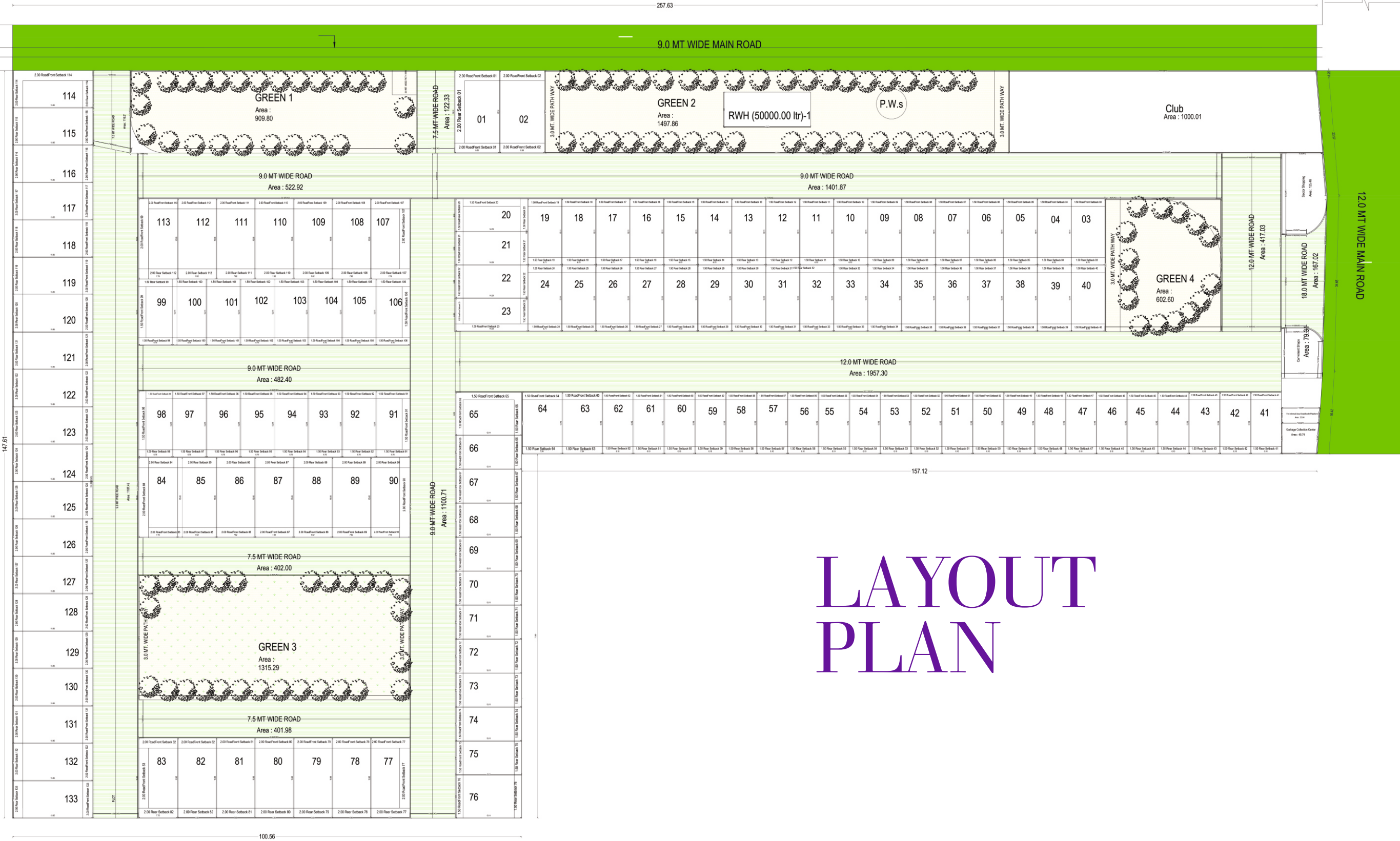


Villa Type 3

# FLOOR PLAN

AREA DETAIL-  
PLOT AREA- 1300 SQFT  
CARPET AREA- 2344 SQFT  
BUILT UP AREA/ SALEABLE AREA- 2700 SQFT







Connectivity

# The unparalleled location

Vanshika Ontario ensures an excellent connectivity, making it a desirable abode to be.

Located on the growth corridor Faizabad road, near Indra Canal, close to Kisan path, this city offers seamless connectivity to all the key landmarks of Lucknow and eastern Uttar Pradesh.



# Stay connected to the *City*



**1 min**

KISAN PATH OUTER  
RING ROAD



**5 mins**

BBD UNIVERSITY



**7 mins**

LUCKNOW HIGH COURT



**10 mins**

POLYTECHNIC



**20 mins**

MEDANTA HOSPITAL



**20 mins**

HAZRATGANJ



**25 mins**

CHARBAGH RAILWAY  
STATION



**40 mins**

AIRPORT



**30 mins**

ALAMBAGH BUS STATION



# Specification

## STRUCTURE DESIGN

Earthquake Resistant Monolithic  
RCC Framed Structure as stipulated  
by Indian Standard

## EXTERNAL FINISH

Weather Proof Paint / Texture Paint

## LIVING/DINNING/FOYER

- Flooring : Vitrified Tiles
- Walls : Plastic Emulsion Paint
- Ceiling : Plastic Emulsion Paint

## MASTER BED ROOM

- Flooring : Premium laminated wooden flooring
- Walls : Plastic Emulsion Paint
- Ceiling : Plastic Emulsion Paint

## OTHER BED ROOMS

- Flooring : Kajaria, Somany and similar
- Walls : Plastic Emulsion Paint
- Ceiling : Plastic Emulsion Paint

## KITCHEN

- Flooring : Anti-Skid Tiles
- Walls : Plastic Emulsion Paint/2 feet high Dedo
- Ceiling : Plastic Emulsion Paint
- Counter : Polished Granite Counter Top

## TOILETS

- Flooring : Anti-Skid Tiles
- Walls : Vitrified Tiles
- Ceiling : Plastic Emulsion Paint
- Sanitary/CP Fitting : Single Lever CP Fittings, Wash Basin, Wall Hung W.C. Health Faucet of Premium Brand
- Sanitary Master Bedroom : Kohler, Grohe or similar
- Other : Jaguar or similar

## BALCONIES / UTILITY AREA

- Flooring : Anti-Skid Tiles
- Walls : Exterior Grade Weather Proof Paint
- Ceiling : Exterior Grade Weather Proof Paint
- Railing : MS Railing

## DOORS

- Main Door : Teak Wood finish Modular Door with Magic Eye and Premium Quality Hardwares
- Internal Doors : Laminated Flush Doors with Premium Quality Hardwares

## WINDOWS

- External : Baranded Aluminium Profile Lixil or similar

## STAIR CASE

- Flooring : Granite/Kota stone
- Walls : Plastic Emulsion Paint
- Ceiling : Plastic Emulsion Paint

## ELECTRICAL

- Fixtures & Fittings : RR Wires, Finolex and similar brand with RR Wires
- Wires : RR wires ,Finolex wires or similar
- Switches : Modular switches Schneider, Havells or similar

## PLUMBING & SANITARY SYSTEM

CPVC & UPVC fittings for water supply (Hot & Cold) & Sanitary system

# Special Features & Amenities

## CLUB HOUSE

High end Club House with modern facilities

## SECURITY SYSTEM

Gated Community, Access control at entrance, CCTV surveillance

## POWER BACK-UP

Power Back-up (For common area)

## LANDSCAPE

Lush Green Parks with Jogging Tracks/ Fountains/Water Bodies

## CONNECTIVITY

Wi-Fi enabled Campus

## GREEN BUILDING

Sustainable Community



# *Key Consultants*

**ECOSTP<sup>®</sup>**  
**sewage to gold<sup>™</sup>**

Electrolytic Sewage Treatment Plant. The mission is to reclaim every drop of waste water, naturally

ECOSTP  
STP Consultant

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