

## SHALIMAR GROUP

Established in 1985, Shalimar group is a diversified business house headquartered in Lucknow, India, spanning sectors such as residential & commercial real estate, property management, various allied services, civil construction, imports & exports & glass processing.

Shalimar's perseverance as a quality driven organisation committed to complete customer satisfaction through excellence in delivery has established it as an indisputable industrial leader.



## EMBRACE TRIUMPHS OF LIFE IN GARDEN BAY

Since its inception in 2014, Shalimar KSMB Garden Bay has fulfilled its promise to deliver a wholesome living experience.

By combining elegant and affordable housing, beautiful landscapes, a multitude of amenities, and modern comforts, the township presents a lifestyle unlike any other.





## ABOUT GARDEN BAY CROWN

#### Where Dreams Align with Distinction

Shalimar KSMB Garden Bay Crown is an exclusive residential development that comprises three towers, located within the 72-acre Shalimar KSMB Garden Bay township.

Strategically located at the entrance of the township, Garden Bay Crown offers residents an unmatched lifestyle with unlimited indulgences and conveniences at their disposal.

The exclusive residential precinct has been designed to help you live a grand lifestyle and give you everything you need to make your life as happy as it can possibly be.



## LOCATION MAP



## WITH EVERYTHING YOU NEED WITHIN YOUR REACH

Shalimar KSMB Garden Bay Crown is located in North Lucknow, along Sitapur-Hardoi Link Road. Situated at the head of the township and enveloped in pristine nature, the project lies beyond the city's bustling streets yet offers every convenience you may need. Whether you're heading to your next meeting, catching a flight, or just meeting old friends, the excellent connectivity makes travelling a pleasant experience.

₽);) /:/	Hazratganj	14 Km
	Charbagh Railway Station	17 Km
$\bigcirc$	Era Medical College	8 Km
The second secon	Airport	24 Km
₽);) ;;/	Lucknow Agra Road	18 Km
₽ <i>);</i> )	Outer Ring Road	5 Km















## EMBRACE THE Extraordinary

## GARDEN BAY SITE PLAN



## Floor Plans

Shalimar KSMB Garden Bay Crown has been meticulously designed, keeping all your needs in mind. From the structure of the towers to the elegantly crafted interiors, we've taken care of everything you need.

## SITE LANDSCAPE





## PODIUM LEVEL PLAN







CLUSTER PLAN (WING A, B & C) (1<sup>st</sup> to 16<sup>th</sup> floor)

C3 | C2





C3 | C2



CLUSTER PLAN (WING A, B & C)  $(18^{TH} FLOOR)$ 

C3 | C2



# WING - A (TYPICAL FLOOR PLAN) $(1^{\text{st}} \text{ to } 18^{\text{th}} \text{ floor})$







### WING - A (UNIT A1)

### PODIUM TO 18<sup>TH</sup> FLOOR (3BHK)





CARPET AREA BUIL		BUILTUP AREA + BALCONY		SUPER A	AREA
SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
113.39	1220.53	137.80	1483.28	181.16	1950.00





(3BHK)





CARPET	AREA	BUILTUP AREA + BALCONY		SUPER A	AREA
SQ.M.	SQ.FT.	SQ.M.	SQ.M. SQ.FT.		SQ.FT.
113.99	1226.99	137.73	1482.53	181.16	1950.00



### WING - A (UNIT A3) 1<sup>st</sup> to 18<sup>th</sup> floor





CARPET A	AREA	BUILTUP AREA + BALCONY		SUPER A	AREA
SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
113.39	1220.53	137.80	1483.28	181.16	1950.00





CARPET AREA		BUILTUP AREA +	BUILTUP AREA + BALCONY		\REA
SQ.M.	Q.M. SQ.FT. SQ.M. SQ.FT.		SQ.M.	SQ.FT.	
113.39	1220.53	137.80	1483.28	181.16	1950.00

(3BHK)







### WING - B (TYPICAL FLOOR PLAN) PODIUM TO $16^{TH}$ FLOOR





CARPET AREA		BUILTUP AREA +	BUILTUP AREA + BALCONY		SUPER AREA	
SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	
83.04	893.84	101.97	1097.61	134.71	1450.00	



WING – B (UNIT B1) PODIUM TO  $16^{TH}$  FLOOR (2BHK + STUDY)



### WING - B (UNIT B2) 1<sup>st</sup> to 18<sup>th</sup> floor (2BHK)





CARPET AREA		BUILTUP AREA + BALCONY		SUPER A	AREA
SQ.M.	SQ.FT.	SQ.M.	SQ.M. SQ.FT.		SQ.FT.
71.25	766.94	91.85	988.67	118.45	1275.00



CARPET A	CARPET AREA BUILTUP AREA + BALCONY		SUPER AREA		
SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
71.25	766.94	91.85	988.67	118.45	1275.00





### 1<sup>st</sup> TO 18<sup>th</sup> FLOOR (2BHK)

WING - B (UNIT B3)



### WING - B (UNIT B4)

### PODIUM TO 16<sup>TH</sup> FLOOR

(2BHK + STUDY)



CARPET AREA		BUILTUP AREA + BALCONY		SUPER A	AREA
SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
83.04	893.84	101.97	1097.61	134.71	1450.00







### WING - C (TYPICAL FLOOR PLAN) (1<sup>st</sup> to 18<sup>th</sup> floor)





## WING - C (UNIT C1)

### PODIUM TO 18<sup>TH</sup> FLOOR (3BHK)





CARPET A	AREA	BUILTUP AREA + BALCONY		SUPER A	AREA
SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
113.39	1220.53	137.80	1483.28	181.16	1950.00





CARPET A	AREA	BUILTUP AREA + BALCONY		SUPER A	AREA
SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
113.39	1220.53	137.80	1483.28	181.16	1950.00



### WING - C (UNIT C2) 1<sup>st</sup> to 18<sup>th</sup> floor (3BHK)



## WING - C (UNIT C3)

### PODIUM TO 18<sup>TH</sup> FLOOR

(3BHK)





CARPET AREA		BUILTUP AREA + BALCONY		SUPER AREA	
SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
113.99	1226.99	137.73	1482.53	181.16	1950.00



CARPET AREA		BUILTUP AREA + BALCONY		SUPER AREA	
SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
113.39	1220.53	137.80	1483.28	181.16	1950.00





### WING – C (UNIT C4) PODIUM TO $18^{TH}$ FLOOR (3BHK)



## LIST OF AMENITIES





Party Hall

Swimming Pool with Water Beds

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Multi-Use Games Area



Toddler Play Area



Walking Track At Podium Level



Kids Play Area



Indoor Games



Poolside Deck



State-of-the-Art Gymnasium



Commercial Plaza



Green Lawns

## **SPECIFICATIONS**

#### STRUCTURE:

Structure designed with the highest seismic consideration for the zone as stipulated by the BIS code and for better safety

#### FOUNDATION:

Reinforced concrete footing & column



#### ALL BEDROOMS

• Flooring/Skirting: Vitrified Tiles (600 X 600 MM)

• Wall Finishes: Acrylic emulsion on POP punning

• Ceiling: Oil bound distemper



#### MAIN STAIRCASE

- Flooring/Skirting: Polished Indian Granite/Marble
- Wall Finishes: Oil bound distemper on plaster
- Railing: Painted M.S.Handrail



#### TOILETS

- Flooring: Ceramic Tile
- Wall Finishes: Ceramic wall tiles up to dado level (approximate 2100 MM)
- Ceiling Finishes: Oil bound distemper/ Acrylic emulsion
- Vanity Counter: Granite/Vitrified Tiles
- Sanitary Ware: Premium Quality range



#### BALCONIES

- Flooring/Skirting: Tiles
- Wall Finishes: Exterior grade paint on plaster
- Ceiling Finishes: Exterior grade paint on plaster
- Handrail & Parapet: Combination of parapet wall & M.S. Handrail as per the functional & elevational requirements



#### KITCHEN

- Flooring/Skirting: Ceramic /Vitrified tiles
- Wall Finishes: Oil bound distemper/ Acrylic emulsion
- Ceiling : Oil bound distemper/ Acrylic emulsion
- Counter: Granite top with sink
- Provision of Gyser installation

#### **Disclaimer:**

The above specifications are only indicative & some of these may be changed in consultation with the Architect or equivalent may be provided at the sole discretion of the Company



#### C.P. FITTINGS & ACCESSORIES

Grohe/Jaguar or equivalent brands single lever fitting in all toilets



#### COMMON PASSAGE

- Flooring/Skirting: Vitrified tiles/Granite
- Wall Finishes: Oil bound distemper on plaster
- Ceiling Finishes: Oil bound distemper on plaster



#### **ELECTRICAL WIRING & INSTALLATIONS**

- Fixtures and Fittings:ISI compliant modular switches/Sockets, distribution boxes and circuit breakers form standard makes and brands
- Wiring: ISI compliant copper wiring in concealed conduits
- Plumbing: ISI compliant CPVC water supply pipes with standard valves and accessories
- ISI compliant PVC waste Pipes and traps
- Security System: CCTV Surveillance, EPABX



#### **GROUND FLOOR LOBBY**

- Flooring/Skirting: Tile/Granite/Marble
- Wall finishes: Oil bound distemper
- Ceiling Finishes: Oil bound distemper



#### **DOORS & WINDOWS**

- Main Entrance Door: Laminated Flush door with engineered/Hardwood frame
- Internal Doors: Painted hardwood frame with flush doors
- Windows & External Glazing : UPVC frame/Aluminum windows with clear glass
- External Wall Finishes: Grade anti- fungal/Anti-algal paint from reputed makes and brands



**EV CHARGING** Provision for EV charging.









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