



SG HEIGHTS

— YOUR ABODE IN THE LAP OF LUXURY —



A PROJECT BY SHIVANI GANGAJALI LLP

3BHK & 2/3BHK+STUDY LUXURIOUS APARTMENTS

RERA REGISTRATION NO. -
UPRERAPRJ439692

AWAS VIKAS PERMIT NO. -
UPAVP/BP/22-23/0105/08072023



GOLD STAR HOMES, VRINDAVAN YOJNA
STATUS COMPLETED & DELIVERED



SURAT RESIDENCY, VRINDAVAN YOJNA
STATUS COMPLETED & READY FOR POSSESSION



ABOUT SG HEIGHTS

Nestled in the heart of **Vrindavan Yojana Lucknow**. SG Heights, a residential group housing project of Shivani Gangajali LLP is a testament to *Modern Luxury, Sustainability and Thoughtful Design*. Planned with a vision and aspiration of just not delivering a housing unit but a modern style of living through our next-generation facilities and amenities. Spanning over a land area of more than one acre (Allotted from UP AWAS EVAM VIKAS PARISHAD) the building has **104 residential units** across 14 floors and a basement

ABOUT THE KEY DRIVERS

Shivani Gangajali LLP - **Shivani Gangajali LLP** is a limited liability partnership firm of **Shivani Builders PVT LTD** and **Gangajali Engineers PVT LTD**

Land Owning Company- (Shivani Builders PVT LTD) A company with a legacy in jewellery-making craftsmanship and multidimensional business verticals with proven records in creating land banks ,commercial real estate, healthcare industry and residential real

Developer Companies Gangajali Group and Ruse Developers - Organisations with fundamentals in commercial and residential real estate and construction-related activities, with more than 25 years of successful working experience and unwavering dedication towards customer delight, quality assurance and sheer commitment to its business ethics. Gangajali Group and Ruse Developers have delivered 500 successful keys with more than 2000 happy and satisfied customers.



EPITOME OF CONTEMPORARY LIVING

SG heights offers a unique architectural design ie Open from three sides which ensures optimal ventilation and sunlight in each residential unit. With only 25% ground coverage embrace the tranquility of the dedicated parks and play area providing your children a safe haven and serene space for adults



FORTIFIED SECURITY

Fortified with a robust 7 feet tall compound wall , controlled entry and exit points and round the clock surveillance system with CCTV cameras, dedicated control room and intercom facility Security is a top priority at SG Heights



ELEVATED LIFESTYLE

Dive into luxury with our roof top splash pool offering a refreshing oasis high above the city with a roof top club with a state of the art gymnasium , party area and an indoor games area for quality time with friends and family



Self-Sufficient living

25% of the total terrace area is dedicated for solar power generation, Common EV charging infrastructure ,24x7 power backup , a convenient daily needs store , continuous and uninterrupted water supply and efficient rain water harvest systems , Embrace sustainable living without compromising on your modern conveniences and environmental values



SPECIFICATIONS



Living & Dining/Lobby

Flooring- Vitrified Tiles 2'-0" x 4'-0"

Wall Finish- Plastic paint

Ceiling Finish- Plastic paint with cornice



Bedrooms

Flooring- Vitrified Tiles 2'-0" x 4'-0"

Wall Finish- Plastic paint

Ceiling Finish- Plastic paint with cornice



Master Bedroom

Flooring- Vitrified Tiles 2'-0" x 4'-0"

Wall Finish- Plastic paint

Ceiling Finish- Plastic paint with cornice



Toilets

Flooring- Anti Skid Ceramic Tiles 1'-0" x 1'-0"

Wall Finish -Full Height Designer Ceramic Tiles 1'-0" x 2'-0"

Ceiling Finish- GI Grid False Ceiling

C.P. Fittings- Jaquare or Equivalent

Sanitary wares -Jaquare or Equivalent



Kitchen

Flooring- Vitrified Tiles

Wall Finish-Designer Ceramic Tiles upto 2' Height above counter and Plastic Paint

Ceiling Finish-Plastic Paint

Counter Granite- Marble with S.S. Sink with drain board



Balcony

Flooring- Anti Skid Ceramic Tiles

Wall Finish- Exterior Paint

Ceiling Finish-Exterior Paint

Railing-M.S./S.S. Railing



Doors & Windows

External doors & Windows-UPVC Window

Main doors-8' Height Flush Door

Internal Doors-7' Height Flush Doors

Door Frames-Hardwood



Common Passage

Flooring- Full Body Vitrified Tiling 2'-0" x 2'-0"

Wall Finish- Oil Bound Distemper



R. C. C. Structure

Structure- Earthquake resistant R.C.C.

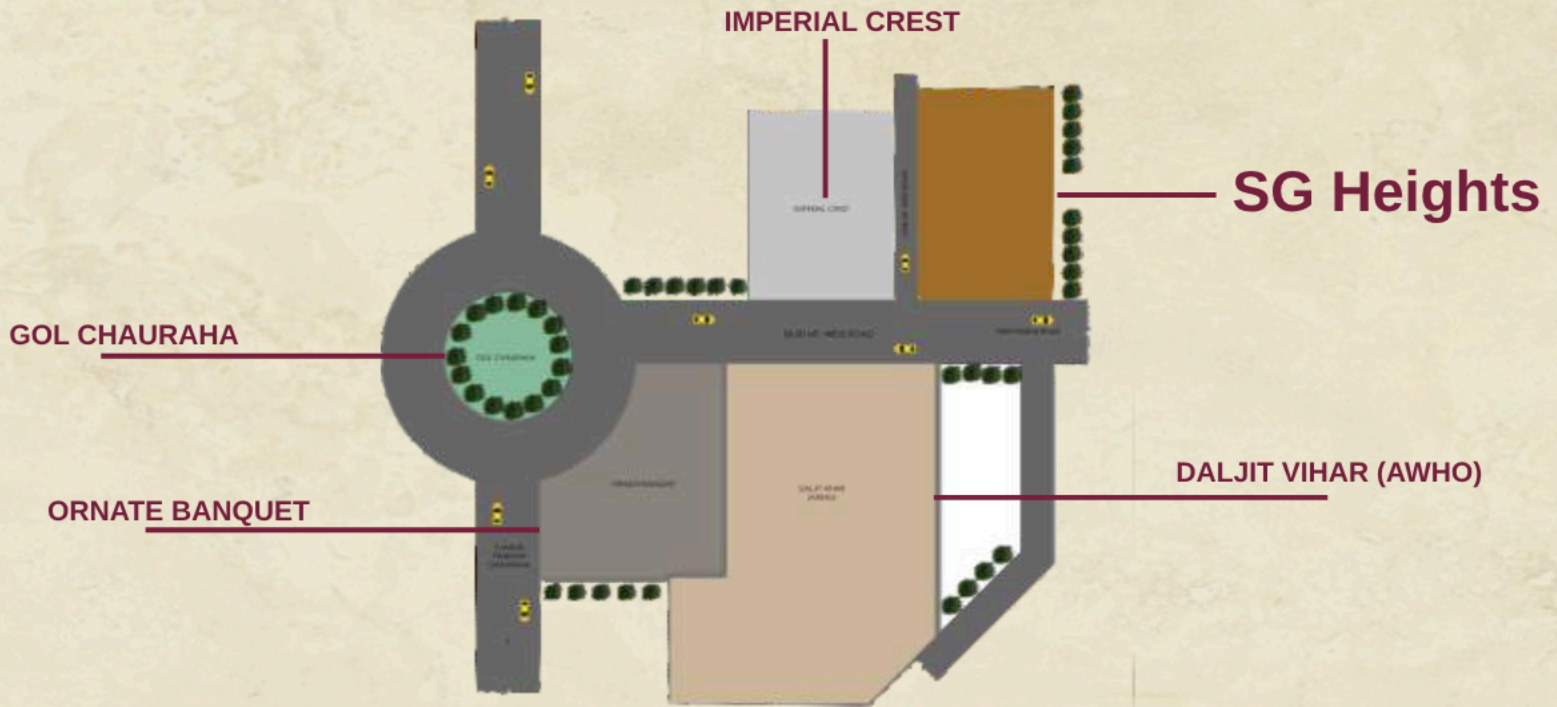
framed structure with outer and internal wall of red bricks.



External Finish

Wall Finish-Cement Based Paint

KEY PLAN



Mall, Mulplexes & Marketplace

Lulu Mall	6.8km
Phoenix Palassio Mall	8.8km
Hazratganj Market	8.9km

Hospitals

Medanta Hospital	5.5km
Sanjay Gandhi PGI	4.5km
Command Hospital	5.9km



Educational Insitutes

The Millennium School	2.3km
Delhi Public School	2.0km
Lucknow Public School	1.0km
Amity Internaional School	1.9km

Key Landmarks

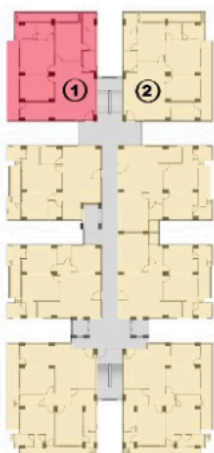
Airport	11km
Charbagh Railway Station	9.8km







UNIT PLAN FOR UNIT T-1 & T2 (3 BHK)



SUPER AREA: 2029 SQ FT
BUILT UP AREA: 1560.63 SQ FT
CARPET AREA: 1252.14 SQ FT



Disclaimer : 1)All dimensions shown in feet/inches are approximation to metric dimensions 2)Carpet area of units are as per the definition of RERA

3)Built up area of unit includes RERA carpet + Balconies + External wall area 4)Internal dimensions may vary after finishing plaster / tiles etc



UNIT PLAN FOR UNIT T-3 (2 BHK + STUDY)



SUPER AREA: 1403 SQ FT
BUILT UP AREA: 1079.55 SQ FT
CARPET AREA: 966.14 SQ FT



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3)Built up area of unit includes RERA carpet + Balconies + External wall area 4)Internal dimensions may vary after finishing plaster / tiles etc



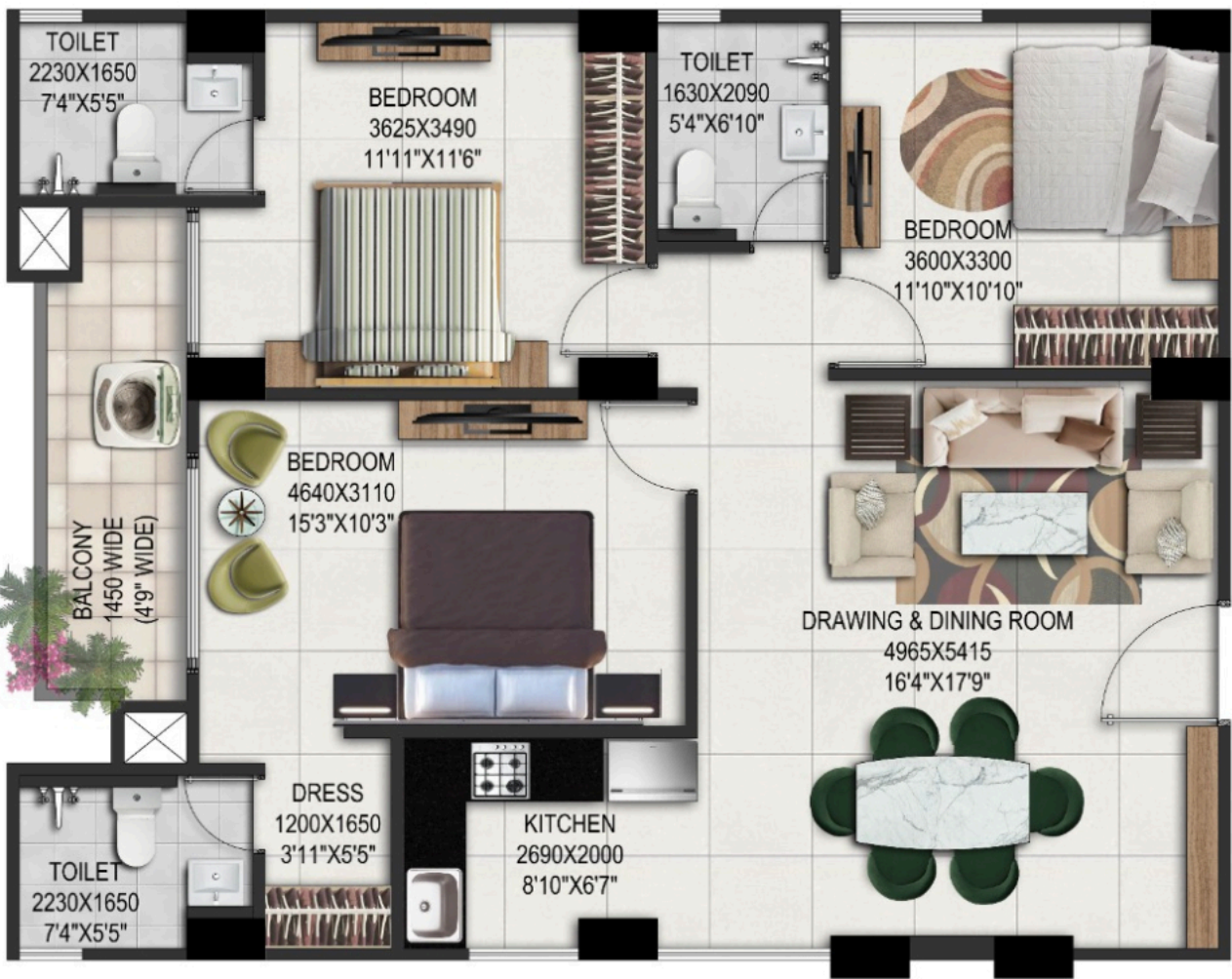
UNIT PLAN FOR UNIT T-4 (3 BHK)



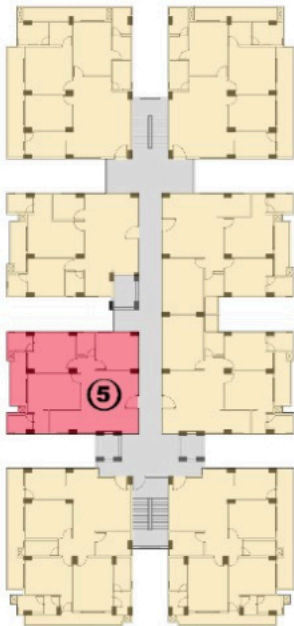
SUPER AREA: 1573 SQ FT
BUILT UP AREA: 1210.28 SQ FT
CARPET AREA: 1069.87 SQ FT



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UNIT PLAN FOR UNIT T-5 (3 BHK)



SUPER AREA: 1447 SQ FT
BUILT UP AREA: 1113.12 SQ FT (103.45 SQ MT)
CARPET AREA: 993.47 SQ FT (92.33 SQ MT)

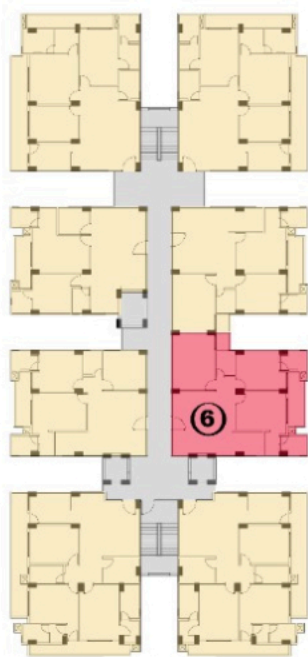


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3 Built up area of unit includes RERA carpet + Balconies + External wall area 4)Internal dimensions may vary after finishing plaster / tiles etc



UNIT PLAN FOR UNIT T-6 (3 BHK)

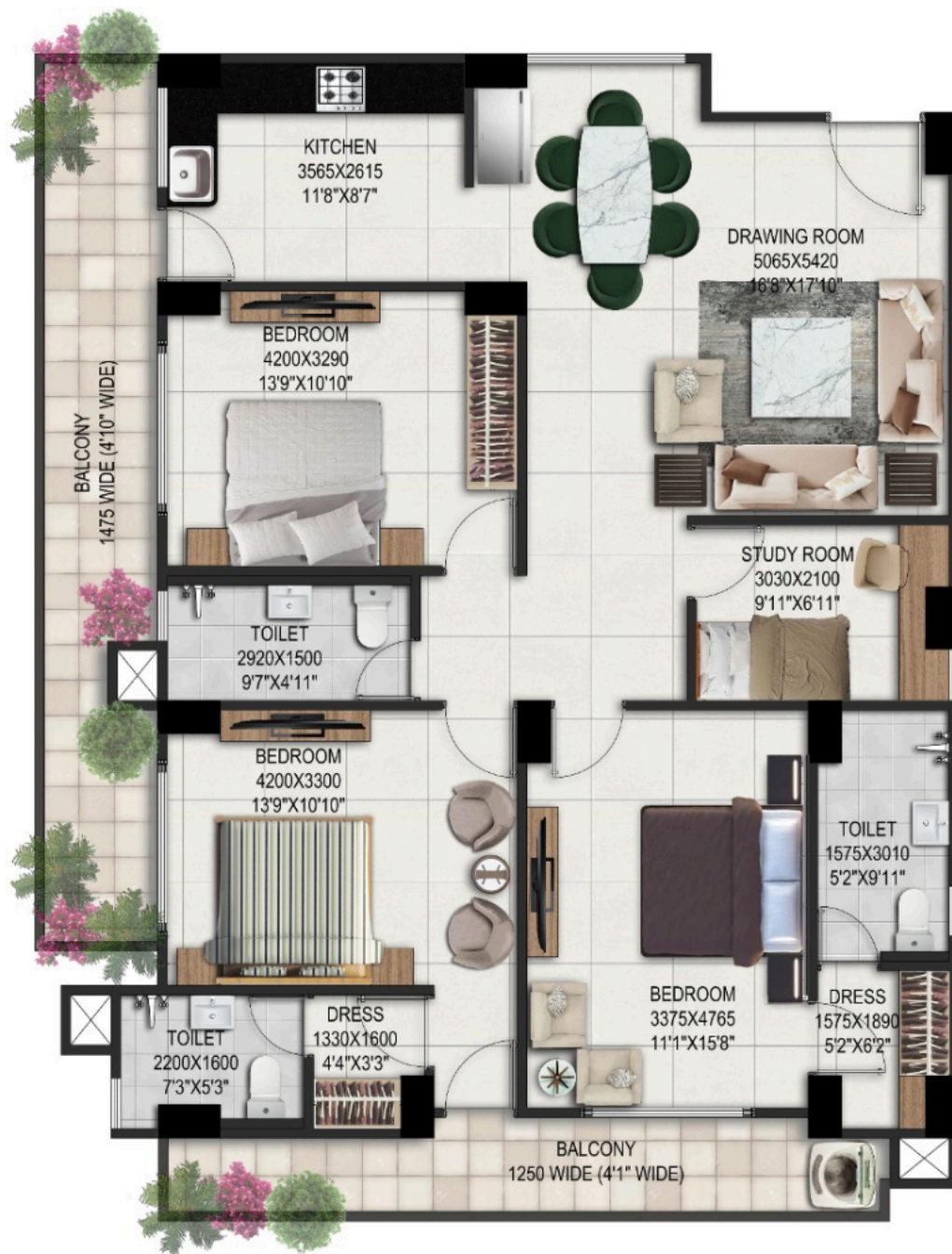


SUPER AREA: 1553 SQ FT
BUILT UP AREA: 1194.47 SQ FT
CARPET AREA: 1056.85 SQ FT

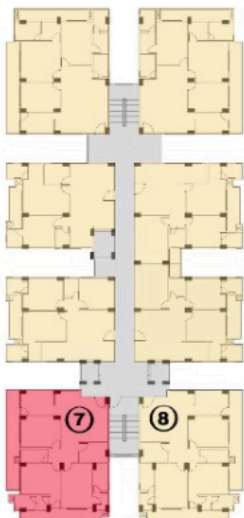


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UNIT PLAN FOR UNIT T-7 & T-8 (3 BHK + STUDY)



SUPER AREA: 2078 SQ FT
BUILT UP AREA: 1598.29 SQ FT
CARPET AREA: 1272.26 SQ FT



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