

A VENTURE OF



BBD GROUP

SUNBREEZE II
2 & 3 BHK + Servant Apartment

At

BBD GREEN CITY

New Gomti Nagar, Lucknow

380 Acre* Township with 100 Acres* of Lush Green Area



Disclaimer- Image used are not actual but only artistic impressions.

A Sonnet
Luxury

LDA
APPROVED

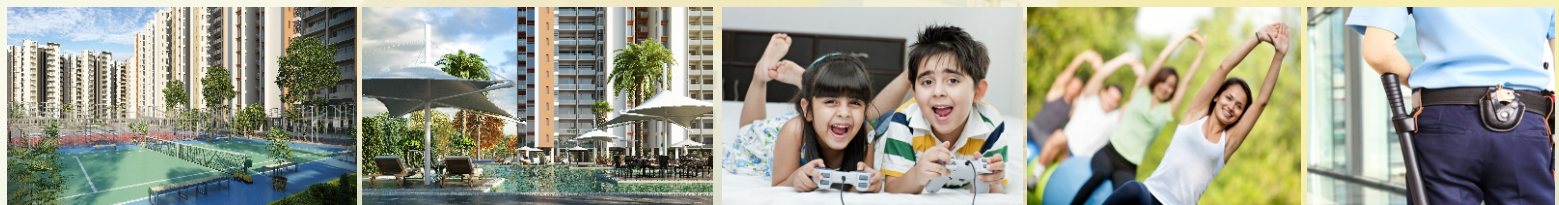
RERA REG. No. : UPRERAPRJ5534 (Phase-1) - website- www.up-rera.in

*1 acre = 4046.86 sq.mt.

A paradise is - the sight of virgin rays of the sun, the gentle chirping of birds, the intoxicating breath of freshness, the breeze that touches your soul. Welcome to Sunbreeze II, Luxurious 2BHK & 3BHK+ Servant Apartments, where home is beyond the four walls nestled in BBD Green City, a mini city in itself, located at a heart skip distance from the main city that offers a host of world-class amenities, lush green area, strategic location and a mix of stately Villas, Apartments, Bungalows, Commercial and Retail spaces; everything life needs under one sky.

PROJECT HIGHLIGHTS

- Clubhouse • Swimming Pool • Badminton Court • Tennis Court • Jogging Track • Kids' Play Area
- 24 Hr Power Back-up • Earthquake Resistant Structure • Multi - Level Security

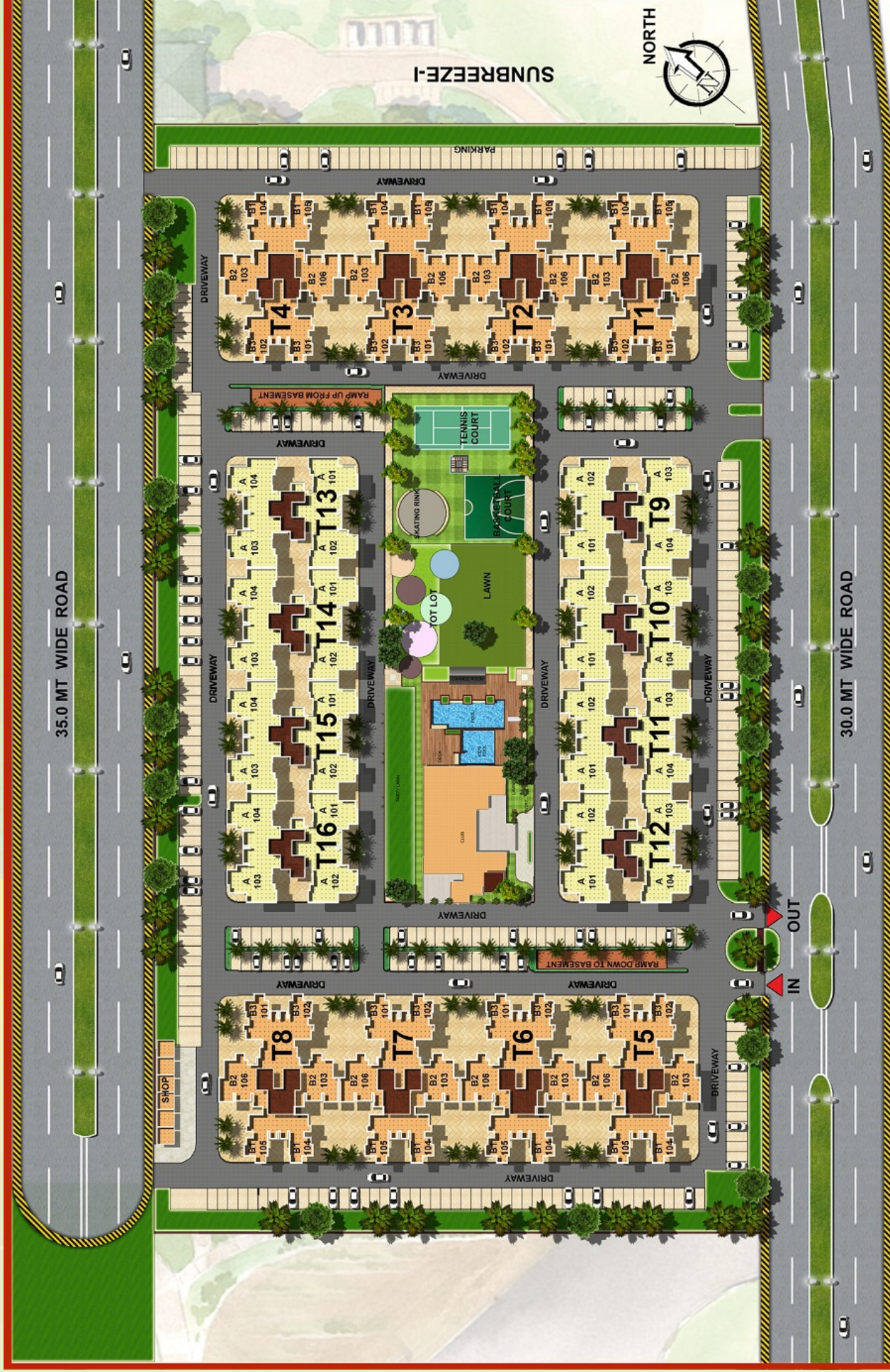


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SPECIFICATIONS

LOCATION	FLOORING	DOORS & WINDOWS	FIXTURE & FITTINGS	WALL FINISHES	CEILING FINISHES
LIVING/DINING ROOM	Vitrified Tiles of Asian,Sunheart ,Regent,Varmora or equivalent.	Doors: Main door frame of Seasoned and treated Red Meranti wood .External flush door with HDF skin duly painted and good quality hardware . Windows: Powder coated Aluminium windows with glass and wire mesh.	Electrical: Light & fan points, AC Power point, Telephone Point and Cable TV Point.	Acrylic Emulsion Paint of Asian , Nerolac or equivalent.	Oil Bound Distemper of Asian,Nerolac or equivalent.
MASTER BEDROOM	Laminated wooden flooring of Unixtex,Ego, Action Tesa or equivalent.	Doors: Door frame of Seasoned and treated Red Meranti wood . Skin moulded door shutter with HDF skin duly painted and good quality hardware . Windows: Powder coated Aluminium windows with glass and wire mesh.	Electrical: Light & fan points, AC Power point, Telephone Point and Cable TV Point.	Oil Bound Distemper of Asian,Nerolac or equivalent.	Oil Bound Distemper of Asian,Nerolac or equivalent.
MASTER BEDROOM TOILET	Matt finish Ceramic Tiles of Regent,Sunheart,,Asian, Somany ,Varmora or Equivalent.	Doors: Door frame of Seasoned and treated Red Meranti wood . Skin moulded door shutter with HDF skin duly painted and good quality hardware . Windows: Powder coated Aluminium windows with glass.	Electrical: Provision for Fresh air Fan & Geyser point. Sanitary ware and CP ware: Bath tub with shower. Concealed cistern with wall hung WC. Wash basin with single lever mixer of Parryware ,Hindware or equivalent. Mirror and towel rail. Provision for fitting of geysers. Vanity counter top in polished granite.	Ceramic tiles up to Dado level (approx 2100 mm) & balance area finished in Oil Bound Distemper of Asian,Nerolac or equivalent.	Oil Bound Distemper of Asian,Nerolac or equivalent.
OTHER BEDROOMS	Vitrified Tiles of Sun Heart, Asian, Somany,Regent , Varmora or equivalent.	Doors: Door frame of Seasoned and treated Red Meranti wood . Skin moulded door shutter with HDF skin duly painted and good quality hardware . Windows: Powder coated Aluminium windows with glass and wire mesh.	Electrical: Light & fan points, AC Power point, Telephone Point and Cable TV Point.	Oil Bound Distemper of Asian,Nerolac or equivalent.	Oil Bound Distemper of Asian,Nerolac or equivalent.
OTHER TOILETS	Matt finish Ceramic Tiles of Regent,Sunheart,,Asian, Somany ,Varmora or Equivalent.	Doors: Door frame of Seasoned and treated Red Meranti wood . Skin moulded door shutter with HDF skin duly painted and good quality hardware . Windows: Powder coated Aluminium windows with glass.	Electrical: Provision for Fresh air Fan & Geyser point. Sanitary ware and CP ware: CP fittings and ceramic Sanitary ware of Parryware ,Hindware or equivalent. Mirror and towel rail. Provision for fitting of geysers. Vanity counter top in polished granite.	Ceramic tiles up to Dado level (approx 2100 mm) & balance area finished in Oil Bound Distemper of Asian,Nerolac or equivalent.	Oil Bound Distemper of Asian,Nerolac or equivalent.
KITCHEN	Ceramic Tiles of Sun Heart, Asian, Somany, Regent, Varmora or equivalent.	Doors: Door frame of Seasoned and treated Red Meranti wood . Skin moulded door shutter with HDF skin duly painted and good quality hardware . Windows: Powder coated Aluminium windows with glass and wire mesh.	Electrical: Provision for Fresh air Fan, water filter, electric chimney & Geyser point. C.P wares and Accessories: CP fittings and fixtures of Parryware ,Hindware and SS sink with drain board of Neelkanth , Imagine or equivalent. Provision for fitting of geysers. Working Top Counter in granite or equivalent.	Ceramic tile up to 600 mm height above Kitchen Counter of Sun Heart , Asian,Somany,Varmora or equivalent, balance area finished Oil Bound Distemper of Asian ,Nerolac or equivalent	Oil Bound Distemper of Asian,Nerolac or equivalent.
SERVANT ROOM	Matt finish Ceramic Tiles of Sun heart, Regent,Asian,Somany ,Varmora or Equivalent.	Doors: Door frame of Seasoned and treated Red Meranti wood . External Flush door with HDF skin duly painted and good quality hardware . Windows: Powder coated Aluminium windows with glass and wire mesh.	Electrical: Light & fan points and SAMP plug point	Oil Bound Distemper of Asian,Nerolac or equivalent.	Oil Bound Distemper of Asian,Nerolac or equivalent.
SERVANT TOILET	Matt finish Ceramic Tiles of Regent,Sun heart ,Asian, Somany ,Varmora or Equivalent.	Doors: Door frame of Seasoned and treated Red Meranti wood . Skin moulded door shutter with HDF skin duly painted and good quality hardware . Windows: Powder coated Aluminium windows with glass.	Electrical: Light points and Exhaust Fan point	Ceramic tiles up to Dado level (approx 2100 mm) & balance area finished in Oil Bound Distemper of Asian ,Nerolac or equivalent.	Oil Bound Distemper of Asian,Nerolac or equivalent.
BALCONIES	Non-Skid Ceramic Tiles of Sun heart, Regent,Asian,Somany, Varmora or Equivalent.	-	MS Railing in front as per functional and elevational requirement.	Weather resistant exterior grade paint of Asian, Nerolac or equivalent.	Weather resistant exterior grade paint of Asian, Nerolac or equivalent.
LIFT LOBBIES/CORRIDOR	Double Charged vitrified tiles of Asian,Somany,Regent, Sun heart,Varmora or equivalent	-	-	Tiles Sun heart, Varmora , Asian ,Somany ,Regent or equivalent & Granite strip on Lift door wall .Balance area finished with Acrylic Emulsion paint of Asian ,Nerolac or equivalent.	Oil Bound Distemper of Asian ,Nerolac or equivalent.
ELECTRICAL WIRING & INSTALLATIONS	BIS certified Modular switches/sockets of MK, Asian,ABB , Philips or equivalent. Distribution boxes and MCBs of Havells, ABB , Siemens or equivalent. Internal wiring of flexible copper wires of HPL or equivalent in concealed conduits.				
PLUMBING	BIS certified CPVC/ UPVC water supply pipes with standard valves & accessories and PVC Waste and Soil pipes of Astral, Raksha, Supreme or equivalent .				
LIFTS	Two lifts PER TOWER: One wide car of capacity 15 passengers and one deep car of capacity 15 passengers as stretcher lift of Otis, Kone,ThyssenKrupp,Schindler or equivalent.Lift car to be powder coated and Granite stone flooring.The lift to have all latest safety provisions like ARD,full door sensors,PA system and fire rated doors.				
Disclaimer: The above specifications are indicative & may be changed in consultation with the Architect. The company reserves the right to provide equivalent finishes or fittings and fixtures.					

Site Layout Plan



Stilt + 14 Floors

A



3BHK + Servant Area- 1775* sq.ft.
Carpet Area: 1188.22 sq. ft.

B1



2BHK Area- 1330* sq.ft.
Carpet Area: 858.64 sq. ft.

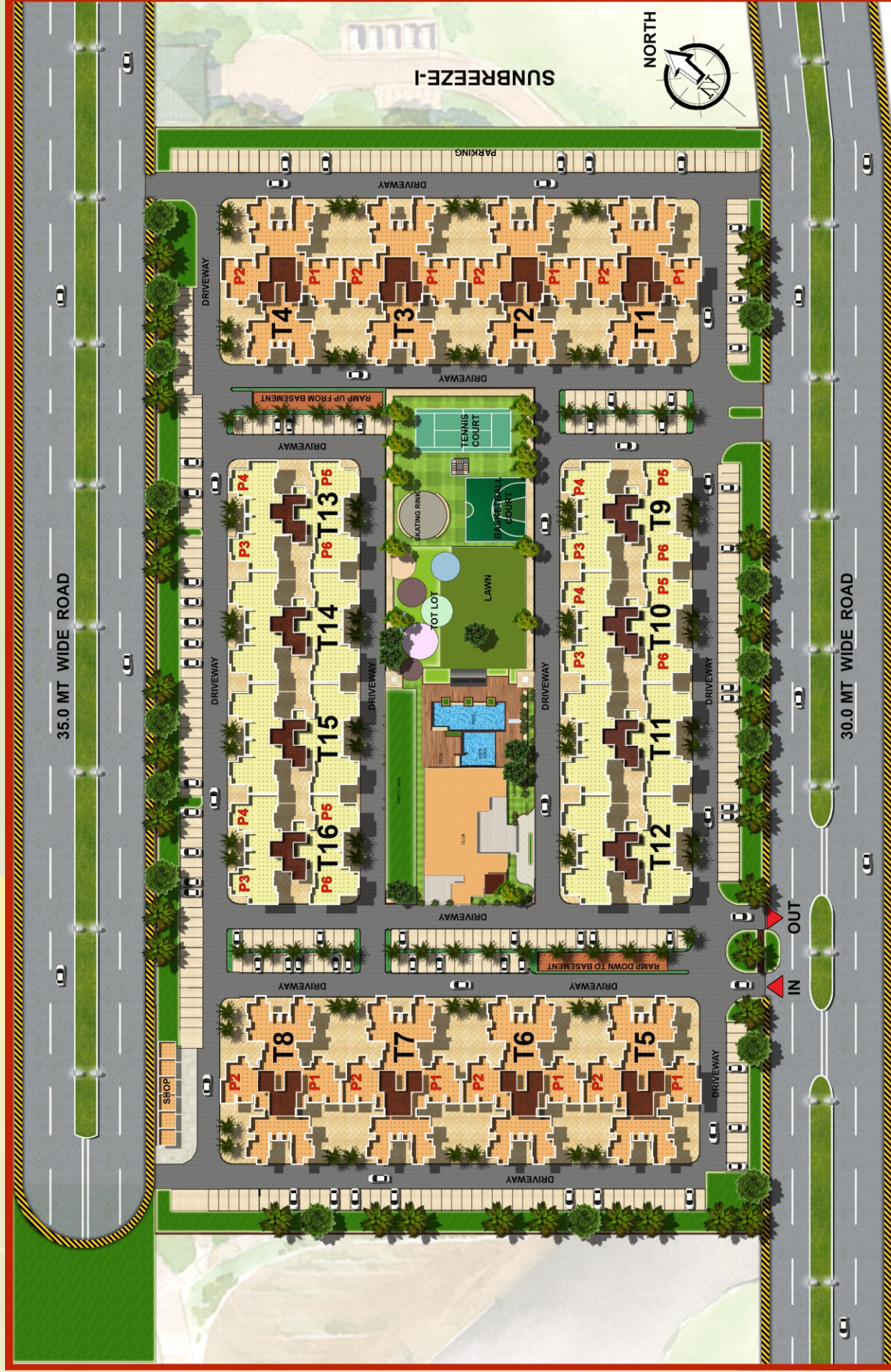


2BHK Area- 1330* sq.ft.
Carpet Area: 834.22 sq. ft.



2BHK Area- 1330* sq.ft.
Carpet Area: 868.87 sq. ft.

Site Layout Plan

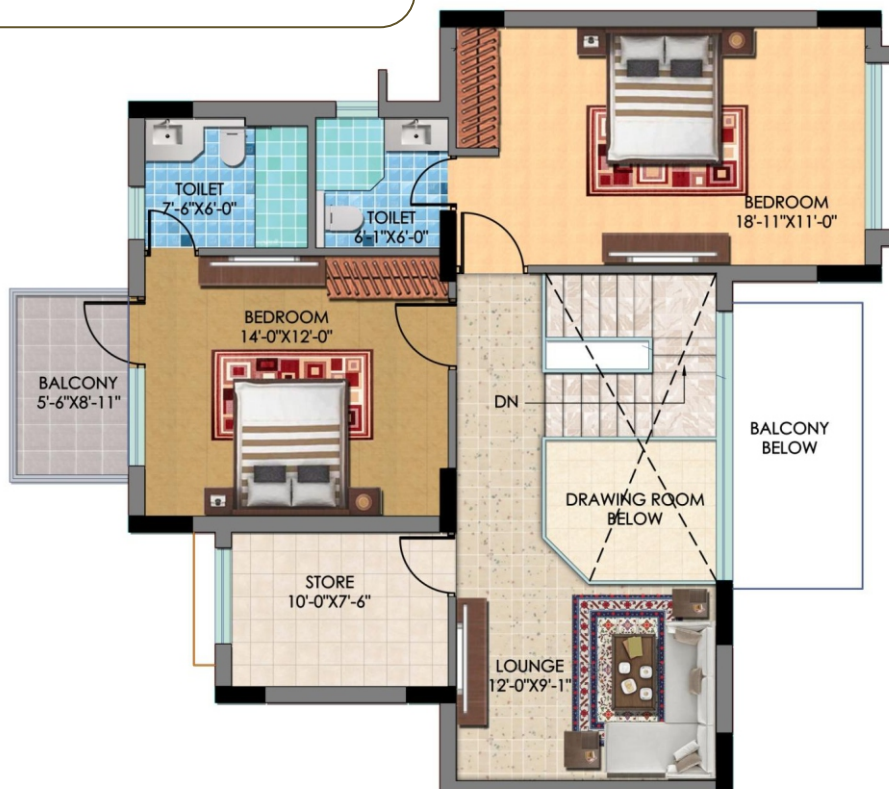


P1-P2



13th Floor

Carpet Area: 1568.00 sq. ft.
Balcony Area: 178.00 sq. ft.
Saleable Area: 2355.00 sq. ft.



14th Floor

P3&P6



13th Floor

Carpet Area: 2140.82 sq. ft.
Balcony Area: 233.93 sq. ft.
Terrace Area: 67.25 sq. ft.
Saleable Area: 3210.00 sq. ft.



14th Floor

P4&P5



13th Floor

Carpet Area: 2438.01 sq. ft.
Balcony Area: 234.79 sq. ft.
Terrace Area: 181.53 sq. ft.
Saleable Area: 3655.00 sq. ft.



14th Floor

ONGOING PROJECTS



AKHILESH DAS GUPTA SCHOOL



HOTEL SAGAR INTERNATIONAL



LOTUS COURT



LOTUS ENCLAVE



BBD TIMES SQUARE

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With a proven track record of sustained growth, customer satisfaction and innovation, Viraj Constructions is a dynamic and innovative company with a vision to contribute to the building of a new Lucknow and become one of the most trusted names in the real estate industry.

COMPLETED PROJECTS



SUNBREEZE - I



BBD VIRAJ TOWERS



HOTEL FORTUNE PARK BBD BY ITC



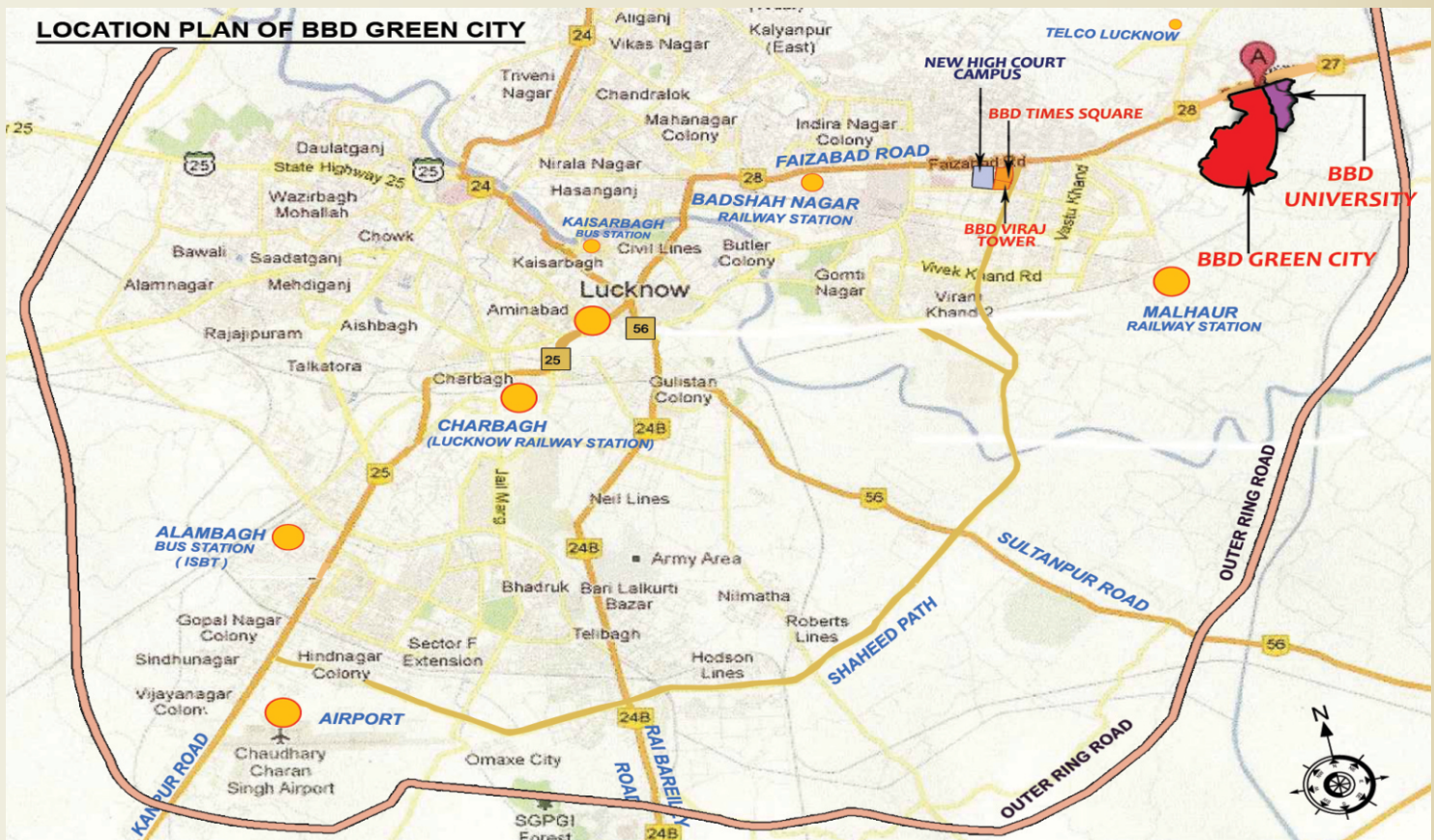
HOTEL BEST WESTERN SAGAR SONA



METRO WHOLESALE

MAJOR LANDMARKS

- About 25 minutes drive from Lucknow Airport.
 - Congestion free traffic to all major locations.
 - Close proximity from Central Business district.
- 5 Minute Drive from New High Court Campus, Gomti Nagar, Lucknow.**



Disclaimer: The contents may have errors or omissions including but not limited to technical inaccuracies and typographical errors.



Viraj Constructions Pvt. Ltd. (An ISO 9001:2008, ISO 14001:2004, OH&S 18001:2007 Certified Company)

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