

BBD GREEN CITY



For those with a simple taste...
only the best!



Viraj Constructions Pvt. Ltd. (An ISO 9001:2008, ISO 14001:2004, OH&S 18001:2007 Certified company)
Office Add.: BBD Viraj Towers, Vibhuti Khand, Shaheed Path, Gomti Nagar, Lucknow | Site Office: New Gomti Nagar, Faizabad Road, Lucknow.
Call: 9696333555 & 9696112255

Disclaimer: *1Acre=4047 sq.mt. | 1 sq.mt.=10.764 sq.ft. #Conditions apply. The image represented is an artistic impression.





New Gomti Nagar, Lucknow.

The ultimate of being successful is the
luxury of giving yourself and your loved ones
the life you wanted to.

BBD Green City, an integrated township
nestled in the lap of nature.

318 Acre* Premium Integrated Township
+ 44 Acre* World-class Golf Course.



FROM THE MAGNIFICENT CITY, EMERGES THE CITY OF TOMORROW.


Welcome to a place where every moment of life is worth a celebration, BBD Green City, an integrated township in New Gomti Nagar, Lucknow. Spread over 318 acres* + 44 acres* of Golf Course, the township is a dream city in itself 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.

BBD Green City is Lucknow's first Global lifestyle that ensures a better life by providing international facilities like Golf Course, Auditorium, Stadium, Schools, Colleges, Healthcare etc. with the essence of Indian culture that is in the very air of Lucknow. The city is thoughtfully planned and conveniently located. It is our endeavor to restore life's harmony, completeness and fulfillment in the life of the people, who are thirsting for a breath of fresh air and want all of life's conveniences under one sky, as there's no other address in Lucknow that celebrates life like BBD GREEN CITY.



BBD Green City in New Gomti Nagar is the new capital of the city with everything at a stone's throw.

- Strategically located on main Lucknow–Faizabad Highway
- 20 minutes drive from Lucknow Airport
- New Flyover at Chinhat, Crossing under construction, providing congestion free traffic from New High Court Campus, Amar Shaheed Path
- Linked to all local transportation of the city and a few minutes away from the proposed metro line
- Adjacent to the internationally renowned BBD University



Step into a world of
Luxury.



EXQUISITE, SUPER LUXURY VILLAS NESTLED IN THE SERENITY OF NATURE.

Only those with the understanding of ultimate luxury can appreciate the true art of indulgence. Its distinct features, its subtleties, its grace. It is this understanding of luxury that draws the line between comfort and sheer opulence. Welcome to a world where luxuriating is a way of life.

Welcome to the Lotus Enclave, a 17 acre project with 300+ units of 2/3 BHK villas. A legacy in luxury is born in BBD Green City. A rare collection of uber indulgent villas enveloped with the best that money can buy and subtle elegance that money just can't. Lotus Enclave is as exclusive as it gets.



LIFE FINDS HARMONY.

Distanced from the hustle bustle of a city yet close to the world around, life at Lotus Enclave unfolds like a fairy tale nestled in a beautiful landscape surrounded by nature's charisma. As you step out of your luxurious villa, life bears similarity of a kingdom of your dreams, filled with the very best of amenities that modern living has to offer.





Villa - Type A



Villa - Type B





Live with nature by your side.

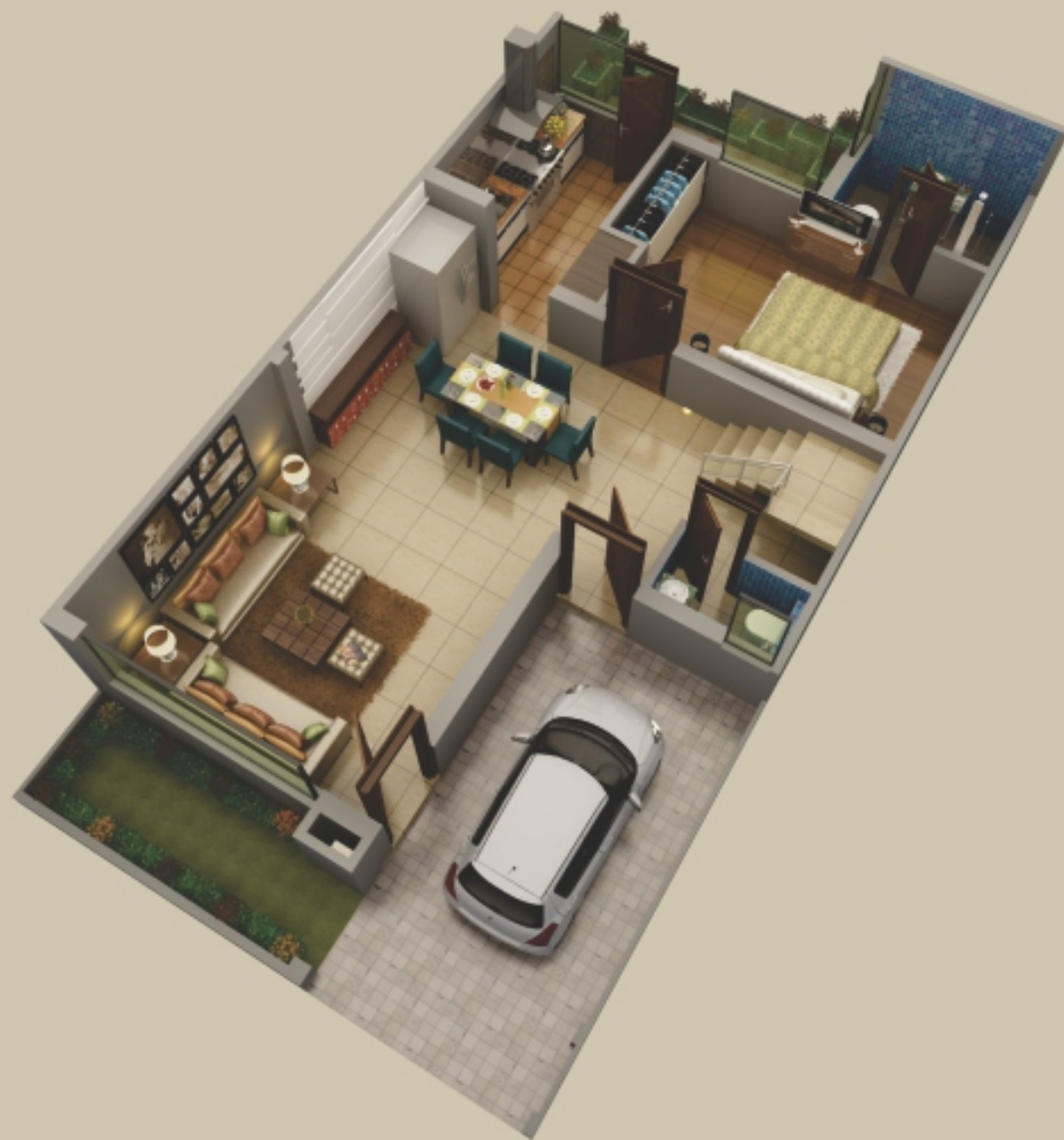
Pond



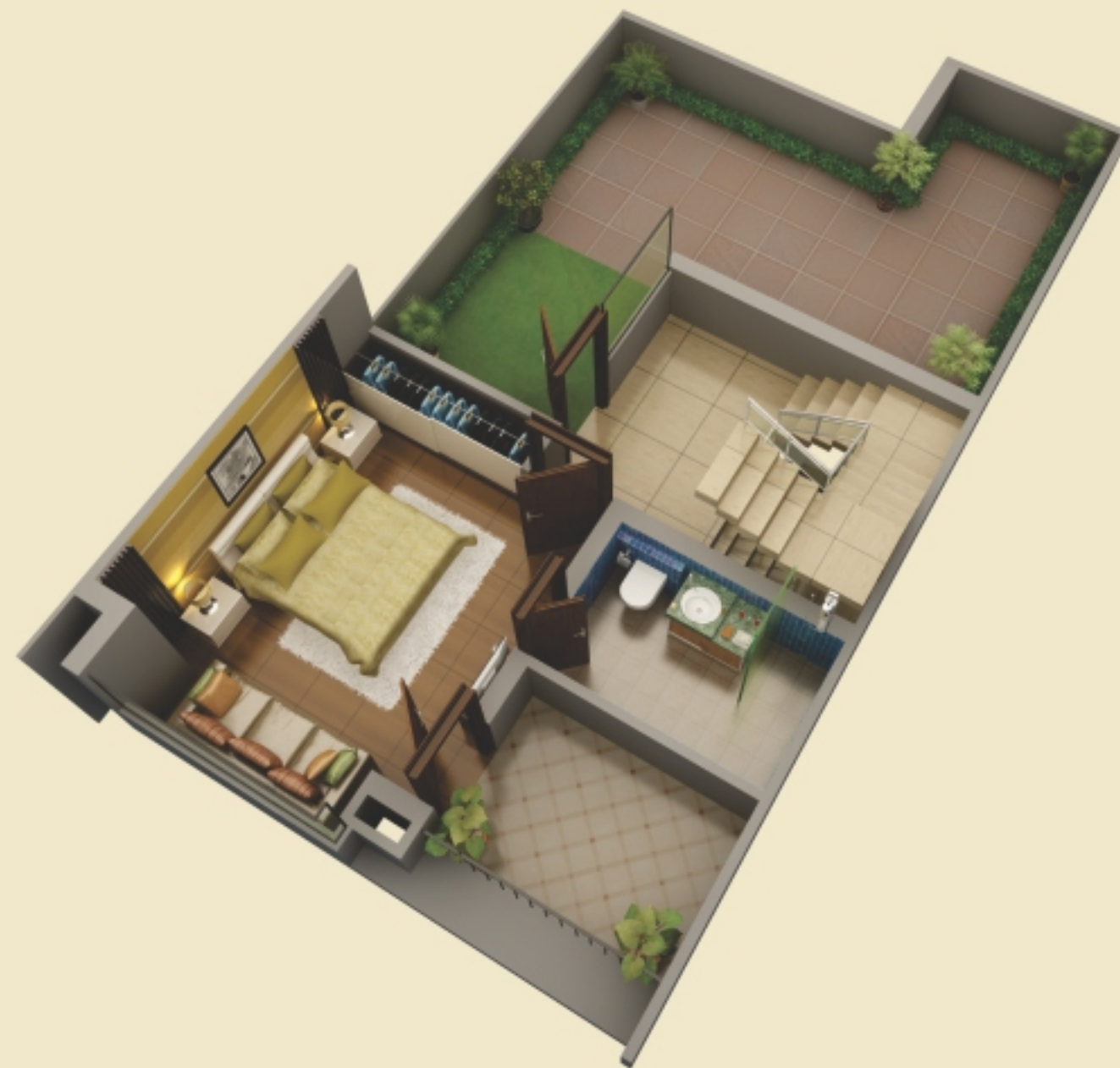
FINE LIVING, SIMPLY BECAUSE YOU AND YOUR LOVED ONES ARE WORTH IT.

- Clubhouse
- Swimming Pool
- Badminton Court
- Tennis Court
- Jogging Track
- 24 Hr Power Back-up
- Earthquake Resistant Structure
- Multi Level Security
- Metro Cash and Carry
- Strategically Located on the National Highway
- Secured Complex with 24x7 Security and Boundary All Around
- 15% Green/Park Area
- Kid's Play Area
- Dedicated Covered Car Port in Every Villa
- Provision for Future Expansion
- Rechargeable Pits for Rain Water Harvesting
- 24 Hr Water Supply

TYPE – A 2 BHK, PLOT AREA- 1010 SQ.FT., CONSTRUCTED AREA- 1255 SQ.FT.



VILLA A GF

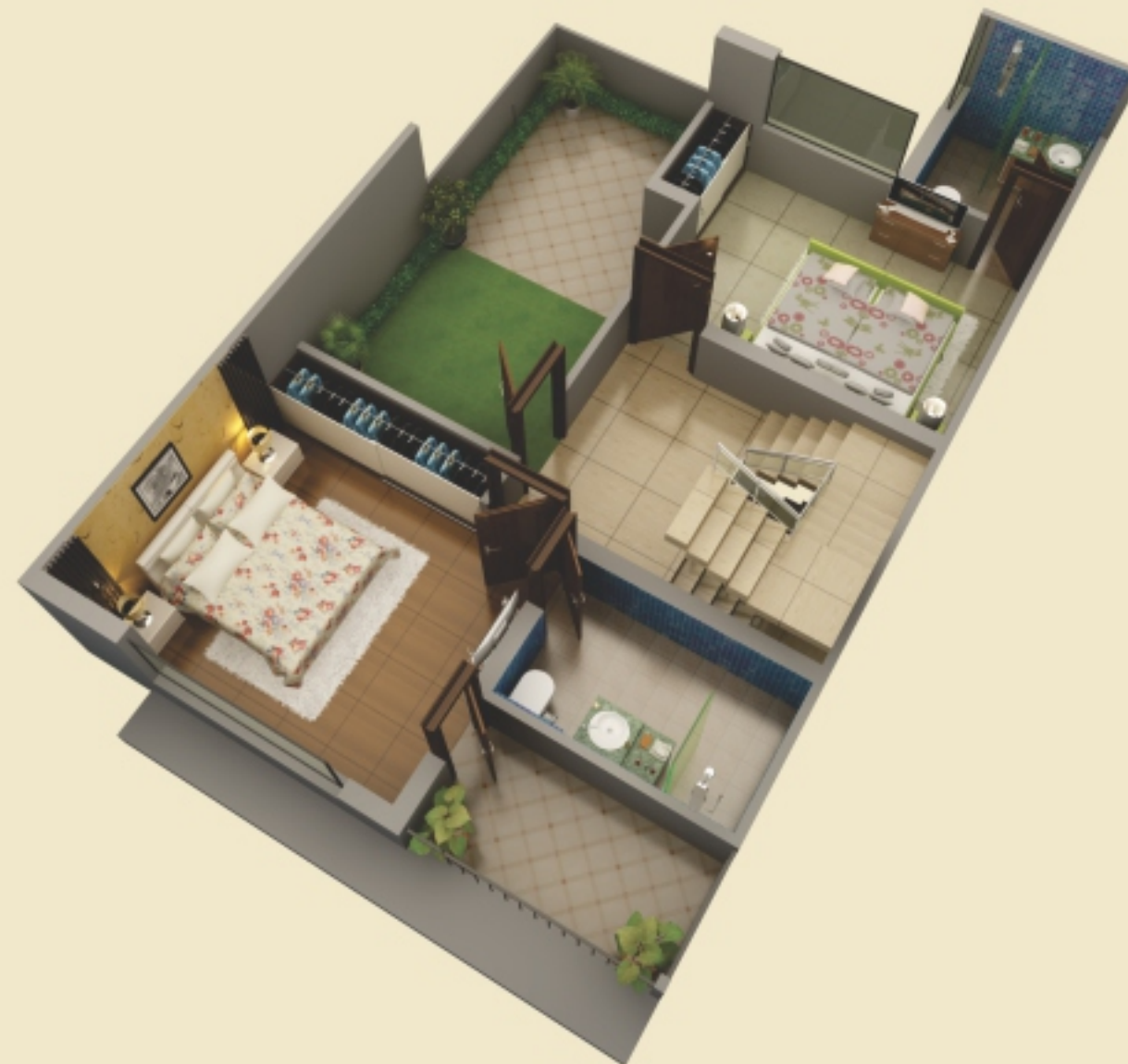


VILLA A FF

TYPE – B 3 BHK, PLOT AREA- 1210 SQ.FT., CONSTRUCTED AREA- 1550 SQ.FT.




VILLA B GF



VILLA B FF



BLOCK PLAN

An architectural rendering of a modern, multi-story clubhouse building at dusk. The building features a light-colored facade with a grid of windows, some of which are illuminated from within. A prominent entrance area is supported by several tall, slender white columns. To the right of the entrance, there are large red panels with the word "clubhouse" partially visible. The building has a flat roof with a glass-enclosed section on the left. In the foreground, there is a paved plaza with some people walking, and a lush garden with green plants and yellow flowers. A dark car is parked on the right side. The sky is a mix of orange, yellow, and blue, suggesting sunset or sunrise.

Where life inspires
you endlessly.



New Gomti Nagar, Lucknow.

Luxurious Golf Clubhouse



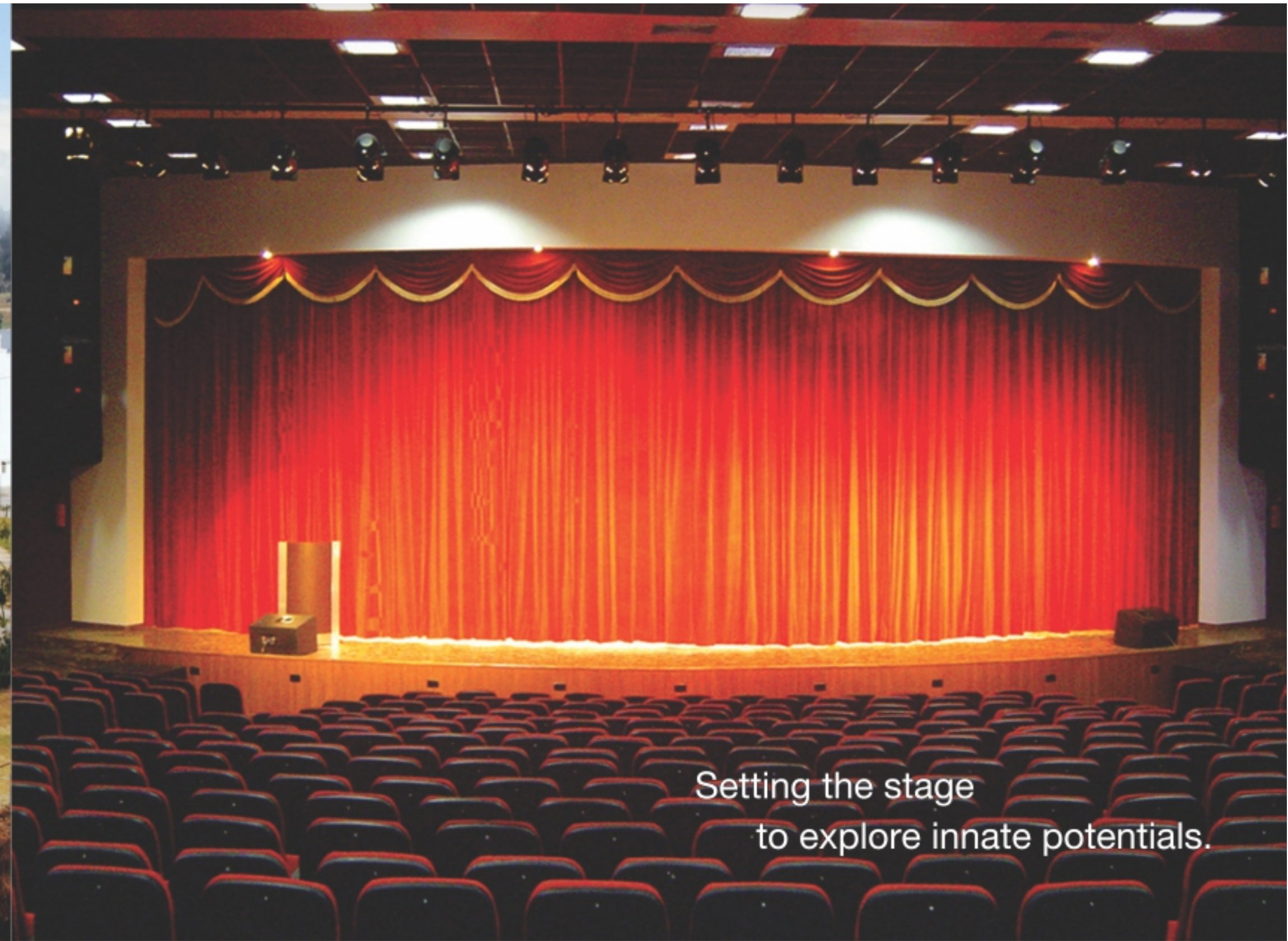
Watch your putting get better on
the lush green carpet.

44 acres* Golf Course

BCCI approved stadium
with 20000 seating capacity.



Setting the stage
to explore innate potentials.



Excellence is Innovation Driven by Passion.

With a proven track record of sustained growth, customer satisfaction, and innovation, Viraj Constructions is a dynamic and innovative company that is committed. 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, Viraj Constructions has created a set of never before standards in real estate with its high level of integrity and dedication, making it the most preferred developers of Lucknow.

Like-minded people from diverse fields found a common vision to build world-class habitable zones that will raise the bar of lifestyle in Lucknow to international standards, providing integrated township that has commercial complex with the professional edge, adding fun to entertainment centers, providing education with sound infrastructure and delivering homes with the advantages of both, comfort and convenience.

Viraj Constructions takes pride in having built some of the most prestigious projects in Lucknow and now has come up with BBD Green City, an integrated township at New Gamti Nagar on the Lucknow-Faizabad Highway. A mini city in itself, designed for people who expect nothing but the best; restoring life's harmony, completeness and fulfilment in a serene environment, where everything life needs is under one sky.



Sunbreeze I



Luxury Nestled in Serenity

Fourteen stunning floors set the stage for an exquisite lifestyle, where nature marries modern design in timeless harmony. Sunbreeze I, the first phase of BBD Green City, is a premium residential project that celebrates life in all its radiant splendour, featuring spacious 2/3 BHK apartments varying in sizes from 1230 to 1705 sq.ft., where life satisfies all your needs and fulfills all your heart's desire.

BBD TIMES SQUARE



A Multi-purpose Structure of Ultimate Luxury

Exquisite, spacious and lavishly designed, BBD TIMES SQUARE is a marvellous example of wonderful architecture and comfortable living with exclusive clubhouse, a five star hotel and every convenience at hand, safety, security and a lot more. It offers a grand blend of luxurious suites, styled and equipped with international standard services along with the ground, first and second floor housing retail outlets, restaurants and entertainment areas.

Sunbreeze II



A Sonnet of Luxury

A paradise is- the sight of virgin rays of the sun from a 14 storeyed building. The gentle chirping of birds. The intoxicating breath of freshness. The breeze that touches your soul. Welcome to SunBreeze II, Luxury 2 & 3 BHK apartments where home is beyond the four walls nestled in BBD Green City, an integrated township, located at a heart skip distance from the main city.

Lotus Court



A Home that Shares Home with Nature...and You!

Lotus Court is a vibrant yet peaceful multi-storied residential complex with nature all around. It's a well-ventilated apartment that exemplifies smart architecture, ensuring a healthy living environment for the body and mind. Beautifully showcasing spacious 1, 2 and 3 BHK apartments, this grand lifestyle is surely the answer to all your long awaited desires.

Fortune Park Viraj By ITC



Where Luxury Knows No Bounds

Fortune Park Hotels is a project that not just shows the innovative thinking of BBD Group but also stands testimony to the fact that Viraj Constructions believes in delivering nothing but only the best. The hotel has 64 plush Rooms, 2 Suites, 1 Presidential Suite, Banquet Space for 500 people, Multi-cuisine Restaurant at the Rooftop, Specialty Restaurant overlooking Swimming Pool, State-of-the-art Business Center, Deli/Lounge, Rooftop Swimming Pool, All day Dining, Facilities for Gym, Sauna & Spa.

BBD Viraj Towers



An Address that Redefines Lucknow's Commercial Worksphere

Situated at Shaheed Path, Vibhuti Khand, Gomti Nagar, Lucknow, BBD Viraj Towers, has a futuristic urban landscape with excellent connectivity to other parts of Lucknow. It is an iconic architecture complemented by amenities that match international standards. The tower offers a distinctive blend of sophistication and functionality that gives an unmatched working experience.

SPECIFICATIONS

LOCATION	FLOORING	DOORS & WINDOWS	FIXTURE & FITTINGS	WALL FINISHES	CEILING FINISHES
LIVING/ DINING ROOM	Vitrified Tiles of Kajaria, RAK, Asian, Somany or equivalent.	Doors: Main door frame of hardwood, panel door shutter with good quality hardware. Windows: Powder coated composite windows with clear glass & grill and wire mesh.	Electrical: Light & Fan points, AC Power point, Telephone point and Cable TV point.	Putting with Acrylic Emulsion Paint of Asian, Berger, Nerolac or equivalent.	POP cornice Oil Bound Distemper of Asian, Berger, Nerolac or equivalent.
MASTER BEDROOM	Laminated wooden flooring of Pergo, Action Tesa, Armstrong, Euro or equivalent.	Doors: Door frame of hardwood with skin moulded door shutters duly painted with good quality hardware. Windows: Powder coated composite windows with clear glass & grill and wire mesh.	Electrical: Light & Fan points, AC Power point, Telephone point and Cable TV point.	Oil Bound Distemper of Asian, Berger, Nerolac or equivalent.	Oil Bound Distemper of Asian, Berger, Nerolac or equivalent.
BEDROOM	Vitrified Tiles of Kajaria, RAK, Asian, Somany or equivalent.	Doors: Door frame of hardwood with skin moulded door shutters duly painted with good quality hardware. Windows: Powder coated composite windows with clear glass & grill and wire mesh.	Electrical: Light & Fan points, AC Power point, Telephone point and Cable TV point.	Oil Bound Distemper of Asian, Berger, Nerolac or equivalent.	Oil Bound Distemper of Asian, Berger, Nerolac or equivalent.
TOILETS	Non-skid Ceramic Tiles of Kajaria, RAK, Asian, Somany or equivalent..	Doors: Door frame of hardwood with skin moulded door shutters duly painted with good quality hardware. Windows: Powder coated composite windows with translucent glass & grill and wire mesh.	Electrical: Provision for Fresh Air Fan & Geyser point. Sanitaryware and CP Ware: CP fittings and Ceramic Sanitary Ware of Cera, Jaguar, 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. 2100mm) & balance area finished in Oil Bound Distemper.	Oil Bound Distemper of Asian, Berger, Nerolac or equivalent.
KITCHEN	Non-skid Ceramic Tiles of Kajaria, RAK, Asian, Somany or equivalent.	Doors: Door frame of hardwood with skin moulded door shutters duly painted with good quality hardware. Windows: Powder coated aluminum sections & grill and wire mesh.	Electrical: Provision for Fresh Air Fan, Water Filter, Electric Chimney & Geyser point. CP Wares and Accessories: CP fittings and fixtures of Cera, Jaguar, Parryware and SS sink with drainboard of Neelkanth, Nirali, Jayna or equivalent. Provision for fitting of geysers. Working Top Counter in granite or equivalent.	Ceramic tile up to 600mm height above Kitchen Counter, balance area finished Oil Bound Distemper	Oil Bound Distemper of Asian, Berger, Nerolac or equivalent.
VERANDAH/ BALCONIES	Non-skid Ceramic Tiles of Kajaria, RAK, Asian, Somany or equivalent.		Glass Railing in front as per functional and elevational requirement.	Weather resistant exterior grade paint of Asian, Nerolac, Berger or equivalent.	Weather resistant exterior grade paint of Asian, Nerolac, Berger or equivalent.
DRIVEWAY/ PORCH	Exterior grade tiles/Kota.		Compound wall with MS gate duly painted.	Weather resistant exterior grade paint of Asian, Nerolac, Berger or equivalent.	Weather resistant exterior grade paint of Asian, Nerolac, Berger or equivalent.
STAIRCASE	Polished Kota/ Marble/Baroda Green.		Painted M.S Handrails and Balustrades.	Oil Bound Distemper of Asian, Berger, Nerolac or equivalent.	Oil Bound Distemper of Asian, Berger, Nerolac or equivalent.
ELECTRICAL WIRING & INSTALLATIONS	BIS certified Modular switches/sockets of Crabtree, MK, ABB, Roma or equivalent. Distribution boxes and MCBs of Indo Asian, ABB, L&T, Havells or equivalent. Internal wiring of flexible copper wires of RR Kabel, PolyCab, Railson, Havells 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, Ashirwad, Supreme, Polypack or equivalent.				

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.



EXTRA CHARGES "VILLA"

Category	Plot Area (sq.ft.)	Constructed Area (sq.ft.)	Basic Sale Price (in Rs.)
TYPE- A (2 BHK)	1010	1255	59, 00, 000
TYPE- B (3 BHK)	1210	1550	72, 90, 000
TYPE- C (3 BHK)	1010	1465	63, 20, 000
Extra Charges:			
Cost of External Electrification Charges		Rs.50/- per sq.ft. of the plot area	
Cost of External Development Charges		Rs.100/- per sq.ft. of the plot area	
Interest Free Maintenance Security (IFMS)		Rs.60/- per sq.ft. of plot area	
Monthly Maintenance Charges Per Month Approximately		Shall be informed at the time of Possession	
Electricity Connection Charges		Shall be informed at the time of Possession	
Water/Sewer Connection Charges		Shall be informed at the time of Possession	
Preferential Location Charges (plc):			
Green Facing (Green Belt, Park Facing or Adjacent to Park)		5% of BSP	
Corner		5% of BSP	
35 Meter Road Facing		5% of BSP	

Cost of Extra Land: Rs. 3,500/- per sq.ft.
Cost of Extra Built-up Area: Rs. 2,000/- per sq.ft.

Signature of the Applicant

PAYMENT PLAN FOR VILLAS

Construction Link Payment Plan	
PARTICULARS	Value/% OF BSP
Booking Amount	Rs. 3,09,270/Rs. 4,12,360
On Offer of Allotment	15% Less Booking Amount
On 60 days from Allotment	10%
On Commencement of Excavation	10%
On Construction up to Plinth Level	7% + EEC
On Construction up to Lintel Level (Ground Floor)	7%
On Laying of Ground Floor Roof Slab	7% + EDC
On Construction up to Lintel Level (First Floor)	7% + PLC
On Laying of First Floor Roof Slab	8%
On Start of Internal Plaster	8%
On Start of Flooring of Rooms	8%
On Start of External Plaster	8%
At the Time of Offer of Possession	5% + IFMS + Water/Sewer Connection Charges + Other Charges.
Down Payment Plan	
PARTICULARS	% OF BSP
Booking Amount	10%
On 90 Days of Booking	85% + EEC + EDC + PLC
At the Time of Offer of Possession	5% + IFMS + Water/Sewer Connection Charges + Other Charges.

Note: Down Payment Discount – 10% on 95% of BSP

Signature of the Applicant