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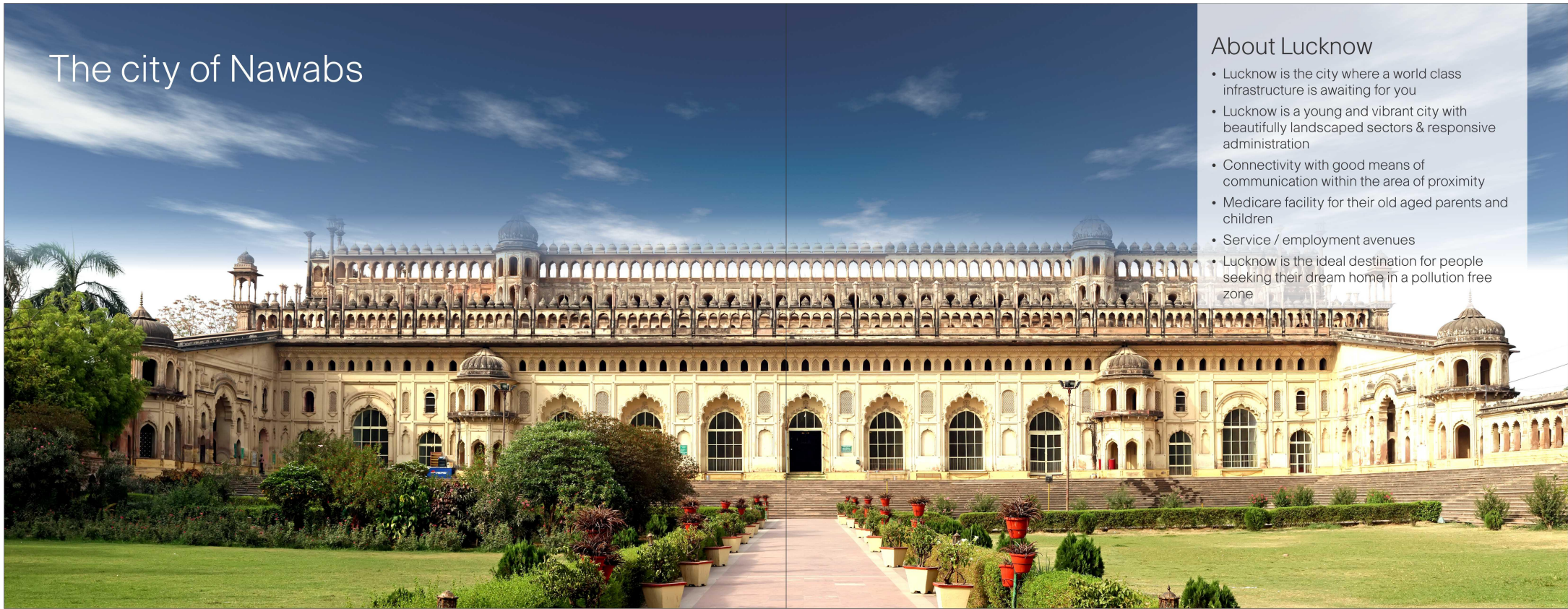




# The city of Nawabs

## About Lucknow

- Lucknow is the city where a world class infrastructure is awaiting for you
- Lucknow is a young and vibrant city with beautifully landscaped sectors & responsive administration
- Connectivity with good means of communication within the area of proximity
- Medicare facility for their old aged parents and children
- Service / employment avenues
- Lucknow is the ideal destination for people seeking their dream home in a pollution free zone







Omega Infrabuild Pvt. Ltd. and its family has stood as a signature of quality and commitment. Omega Urban Greens is marching ahead on an unabated path determined to change sky lines of Lucknow. The company today surges ahead with the vision of building beautiful landmarks towards better lifestyle and quality of life. Enjoy and cherish a royal living at Omega Urban Greens.

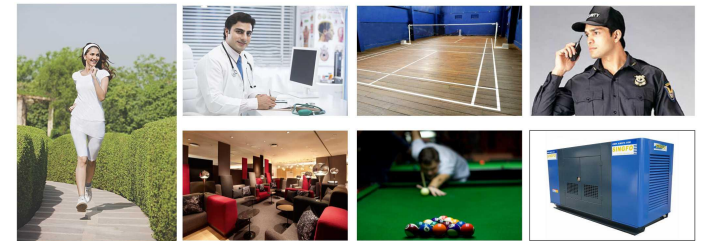
- Sense of security and high end community
- Lavish green gardens and surroundings
- Peaceful and pollution free location
- Naturally ventilated and lit homes
- Eco friendly building materials & sewage treatment plant
- Full walled society
- Club house with gym, tennis court, cafeteria, medical store & ATM facilities



### *Project Features*

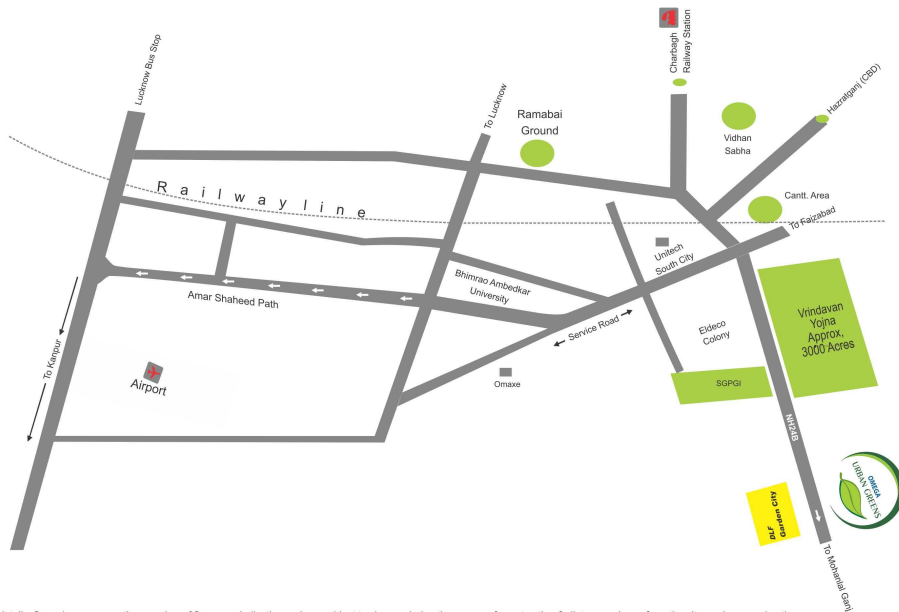
A few things more, for a life of ease and indulgence :-

- Vaastu and eco friendly layouts
- Wide internal roads
- 24 hour water supply
- 100% Power backup in common Area only
- 65% open area
- Gated avenue with beautiful entry gate & security systems
- Beautiful landscaped Green Area with Plantations
- Beautiful Central Park with Children's Play area & Jogging Track
- Ample Parking Space
- Badminton Court
- Map Approved from Competent Authority
- Club House
- Billiards
- Medical Facilities



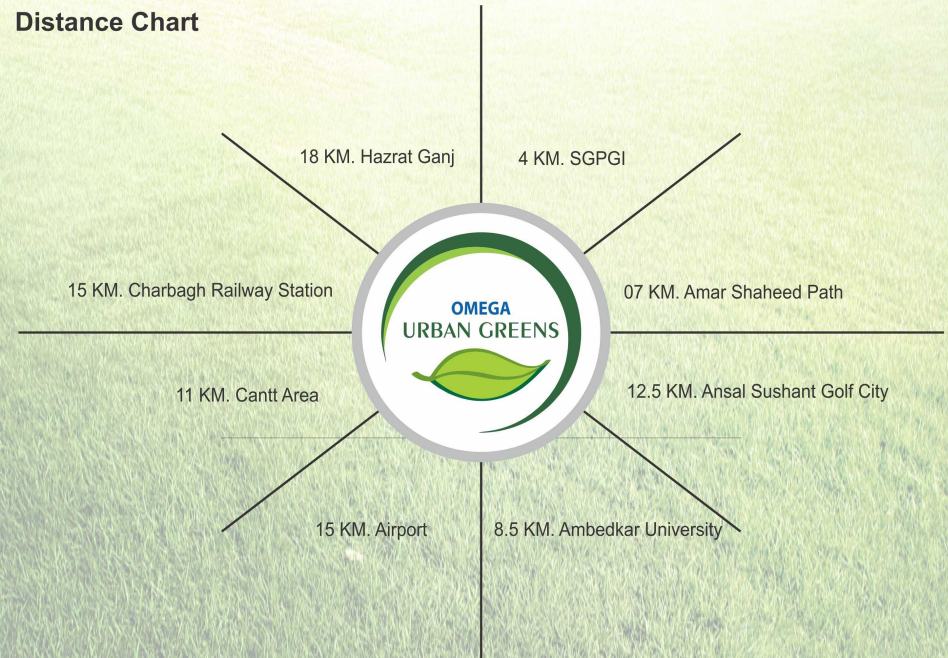


## Location Plan



Disclaimer: All details, floor plans, perspective, number of floors are indicative and are subject to change during the course of construction & distances shown from the site are in approximation.

## Distance Chart





## 2 BHK Floor Plan (Size 1101 sq.ft.)

CARPET AREA - 73.26 M<sup>2</sup>  
WALL AREA - 6.59 M<sup>2</sup>  
BUILT-UP AREA - 81.85 M<sup>2</sup>  
SUPER BUILT-UP AREA - 102.30 M<sup>2</sup>



## Typical Floor Plan of 2BHK





### 3 BHK Floor Plan (Size 1560 sq.ft.)

CARPET AREA - 112.34 M<sup>2</sup>  
WALL AREA - 11.40 M<sup>2</sup>  
BUILT-UP AREA - 123.74 M<sup>2</sup>  
SUPER BUILT-UP AREA - 144.97 M<sup>2</sup>



### Typical Floor Plan of 3BHK







## SITE PLAN

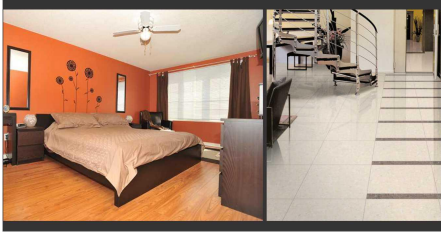






# SPECIFICATION

STRUCTURE	: Framed Structure conforming to BIS seismic codes
FLOOR FINISHING	
Living/Dining	: Vitrified Tiles / Marble Floor
Bedrooms	: Laminated Wooden Flooring/ Ceramic Tiles/ Vitrified Tiles
Stairs	: Stone Flooring on Treads
Balconies	: Non-Skid Ceramic Tiles



TOILETS	
Flooring	: Non-Skid Ceramic Tiles / Porcelain Tiles
Walls	: Tiles as per architectural design
Chinaware	: European Type W/C, Wash hand Basin, Single Lever Fittings
Counter	: Marble / Granite Counter
Water Supply	: Provision for hot & cold water supply
Other Fixtures	: Looking Mirror, Towel ring / rod, Soap Dish



KITCHEN	
Flooring	: Non-Skid Tiles or equivalent
Dado	: Ceramic Tiles Cladding on walls as per Architectural Design
Counter	: Granite
Fitting	: CP Fitting with Mixers
Sink	: Stainless Sink with Drain Board



JOINERY	
Windows	: UPVC / Anodised Aluminium with Flot Glass
Doors	: Flush Doors / Machine Made Moulded Door Shutter with S.S. Fitting
	: Main Entrance Door Shall be a Security Door
Internal	: Drawing and Dining Rooms / Bedrooms Walls shall be finished with O.B.D. as per Design
External	: Pleasing Elevation with Semi - Permanent Finish / All weather Exterior Paints



OTHER FEATURES	
Electrical	: Copper wiring in Conduits with Modular Switches. Power Backuo 24*7 Hours in Common Area.
Telecommunication	: Provision of Telephone Points in Drawing Room, Dining Room & all Bedroom provision of TV Aerial Points in Drawing Room / Lobby & All Bedroom
PARK	: Children's Play Area.

