

experience  
**shopping**  
like never before



**SHOPPING ARCADE**  
Sector - J, Sushant Golf City, Lucknow  
Your Neighbourhood Shopping Mall





# C A T I O N S



## Lucknow- A city meant for cutting edge business

1. CRISIL report titled 'Real(i)ty Next-Beyond the top 10 cities of India', stated that Lucknow is one of the next top ten cities with enormous real estate potential.
2. Lucknow is emerging as a preferred destination for IT / ITeS industry.
3. The city is a major business centre with traders flocking to the city from all corners of the country.

The city's connectivity is immaculate stretching to major national highways in the city: NH 24 connects Delhi, NH 25 connects Bhopal via Jhansi, NH 28 connects to Mokama (Bihar), NH 56 to Varanasi including four state highways.

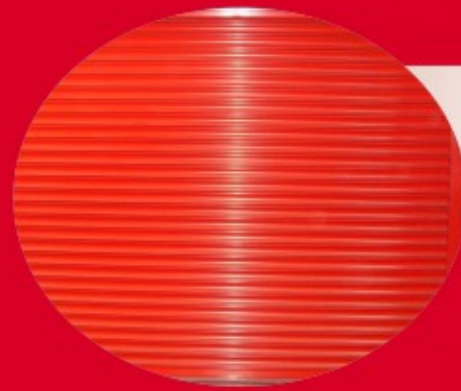
Lucknow has turned out to be an ideal location for top commercial, residential and industrial developments.



**COUNTER**  
Marble Counter Where Ever  
Shown In Architectural Drawings

**OFFICE  
(DOOR WINDOW)**

6mm Float Glass  
with MS Frame Window



**SHOP FRONT**  
MS Rolling Shutter

## WALL FINISHES

### Internal

Marble Counter Where Ever Shown In  
Architectural Drawings

### External

Semi Permanent Finish / Texture Paint  
**External Plaza/ Arcade**  
Concrete Pavers/ Sandstone OR Combination



## OTHER FEATURES

- Bare walls & Floor in every Office /Shop
- Only electrical DB in each Office/Shop
- Provision for One Telephone & TV Point at Entrance of each Office/Shop

decided by the company or by the competent authority in the best interest of the development.



# Shopping Arcade

Your neighbourhood shopping mall



The low rise shopping centre will be studded with a wide range of reputed brands operating in the areas of lifestyle, entertainment and food. Located at sector-J, one of the fast developing sectors of Sushant Golf City, the shopping square is poised to be a perfect blend of retail outlets & commercial spaces to suit every palate and provide efficient and well managed facilities for parking.

Some of its distinct features are as follows-

- Wide Alleys
- Eco friendly design based on modern vastu principles facilitating an optimal flow of natural resources and energies
- Lift facility
- Equipped with latest fire fighting & security system
- Uninterrupted power supply
- Front facing shops for better visibility
- Adequate natural light and ventilation



**ansal API**

Building lifestyles since 1967

Established in 1967 as a family business, Ansal API today is among the leading Realty and Infrastructure companies of India. A widely reputed and professionally managed Organisation, Ansal API currently operates in a range of business verticals such as Integrated Townships, Condominiums, Group Housing, Malls, Shopping Complex, Hotels, SEZs, IT Parks and Infrastructure and Utility Services.

Today Ansal API is one of the most respected and trusted names in the entire Realty-Infrastructure sector. In keeping with the Government's new Housing Policy, the Company also endeavors to provide better dwelling units for the urban poor with special emphasis on improvement in environment and social forestry. With its deep-rooted foundation of ethics and values, Ansal API continues to conquer new horizons, thus pioneering and identifying new vistas of growth for the realty and infrastructure sectors.

Ansal API is focusing on ushering in new realty and other infrastructure ventures in cities like Chandigarh, Bhatinda, Mohali, Amritsar, Ludhiana, Jalandhar, Jaipur, Jodhpur, Ajmer, Bhilwara, Sonapat, Panipat, Yamuna Nagar, Karnal, Kurukshetra, Fardiabad, Greater Noida, Noida, Ghaziabad, Meerut, Agra and Lucknow to name a few...



Grand entrance of Sushant Golf City

Welcome to Sushant Golf City, Lucknow, a Hi-Tech Township sprawling across 6465 acres\*. Located on Amar Shaheed Path & Lucknow-Sultanpur Highway, this ultra modern township has a world class-18 hole international standard championship Golf Course surrounded by Residential and Commercial Developments. Making life on the greens a reality, Luxury Villas, Designer Landscaping, Entertainment Zones, State-of-the-art Infrastructure, Health Care Facilities, Ansal ISKCON Spiritual Centre, Bharti-Walmart, Golf Academy, Ansal API Auto Park- Northern India's First Auto Mall & much more have been specially designed to exceed your expectations.

After successfully completing more than a decade in Gurgaon, Ansal Institute of Technology & Management (A.I.T.M) is operational in Sushant Golf City, Lucknow.



# World Class Amenities of the Township



Ansal Institute of Technology & Management



Golf Academy



Developed roads



The Palms Golf Club & Resort



Sub Post office



24x7 Ambulance service



Ansal API ISKCON Spiritual Center



BEST PRICE



G.D. Goenka Public School



Police Chowki



Milk 'N' More



Allahabad Bank



SJ International School



City Bus Service operational for Sushant Golf City





## Retailer's Preferred Destination

Away from the usual traffic and industrial woes of the city, Shopping Arcade is set to be one of the brightest stars of Sushant Golf City's skyline. Located on the lower and upper ground floors, each shop has been designed to ensure maximum footfalls & visibility. These shops are front facing which ensure optimum ventilation and natural light coming into the shops. Proper parking facility in the basement, single and multi brand outlets and dedicated corporate office spaces make it a preferred choice for a healthy investment to retailers.





## Office Space

The top two floors are dedicated to the offices of the reputed organisations. The design of the offices is done keeping in mind the basic principles of environment. Each office space has been planned to provide an efficient and soothing work environment. With the amalgamation of modern facilities and world class facilities, the low rise shopping/ office center will offer the best global working standards in town.







## Structure

Framed Structure Confirming to BIS Seismic Codes with Brick Masonry Filler Walls



## RAILINGS

### Corridors

Powder Coated MS (with handrail)

### Stair case

Powder Coated MS (with handrail)



## FLOOR FINISHES

### Corridors

Stone / Vitrified Tile Flooring

### Stairs

Stone / Vitrified Tile Flooring



## TOILETS

### Flooring

Non Skid Ceramic Tiles

### Walls

Stone / Vitrified Tile Flooring

### Chinaware

White coloured European WC & Wash Basin with CP fittings





# Floor Plan

UGF Shop No.	Super Area in Sq.mtr.
S-201	79.01
S-202	46.72
S-203	47.50
S-204	49.88
S-205	49.10
S-206	49.10
S-207	73.92
S-208	49.88
S-209	49.88
S-210	41.26
S-211	52.26
S-212	40.74
S-213	40.74
S-214	52.55
S-215	71.55
S-216	41.75
S-217	32.34
S-218	47.43
S-219	38.22
S-220	37.60
S-221	63.58

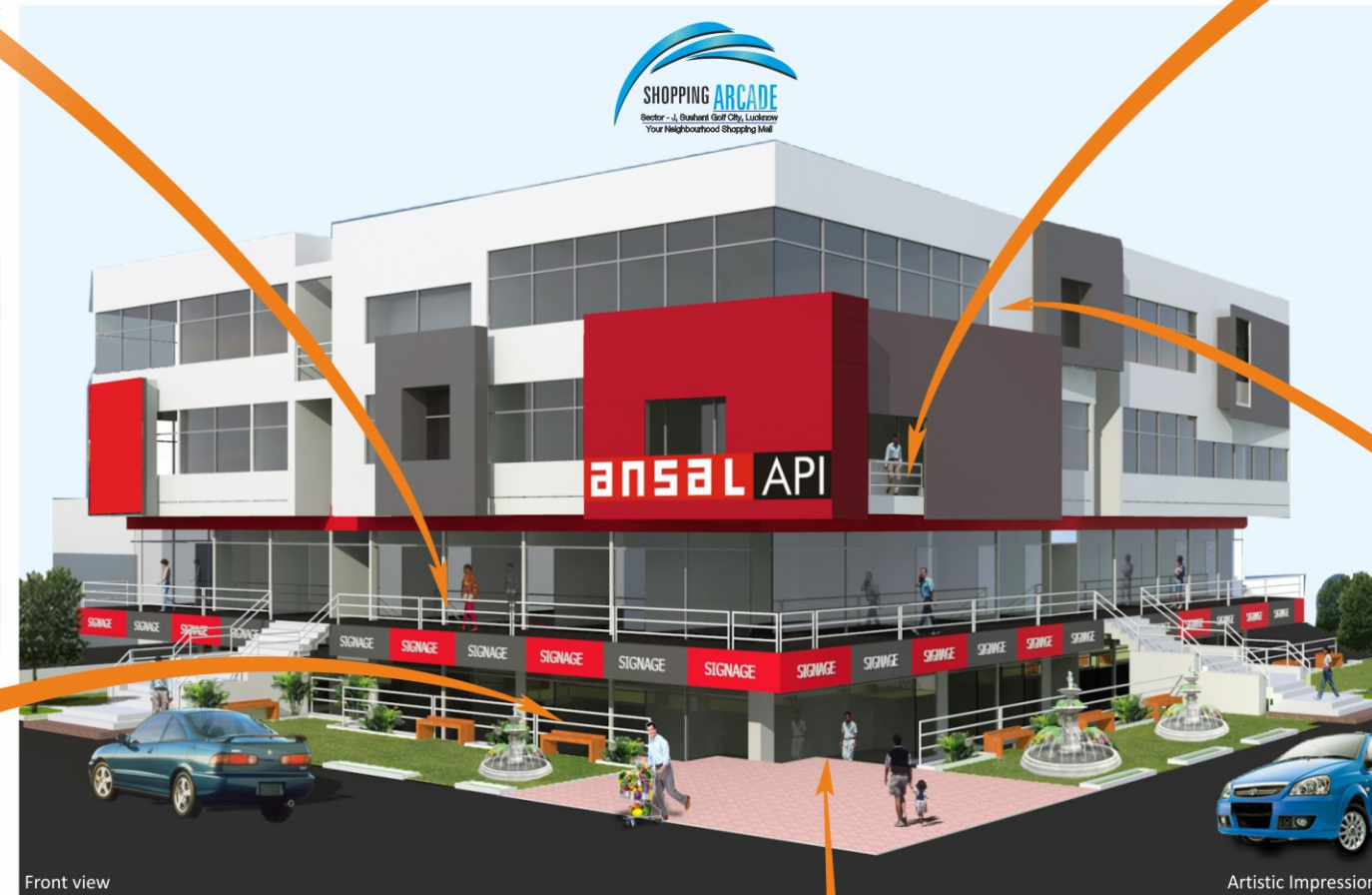


Upper Ground Floor



First Floor

First Floor Office No.	Super Area in Sq.mtr.
O-301	75.88
O-302	57.03
O-303	57.03
O-304	118.34
O-305	231.59
O-306	86.65
O-307	88.87
O-308	62.98
O-309	64.94
O-310	118.39
O-311	61.13
O-312	61.30
O-313	97.70
O-314	83.95



Front view

Artistic Impression

LGF Shop No.	Super Area in Sq.mtr.
S - 101	60.27
S-102	47.50
S-103	49.88
S-104	49.10
S-105	49.10
S-106	73.92
S-107	49.88
S-108	49.88
S-109	41.26
S-110	51.49
S-111	40.74
S-112	40.74
S-113	52.55
S-114	32.83
S-115	32.34
S-116	32.34
S-117	47.43
S-118	38.22
S-119	46.48

Lower Ground Floor

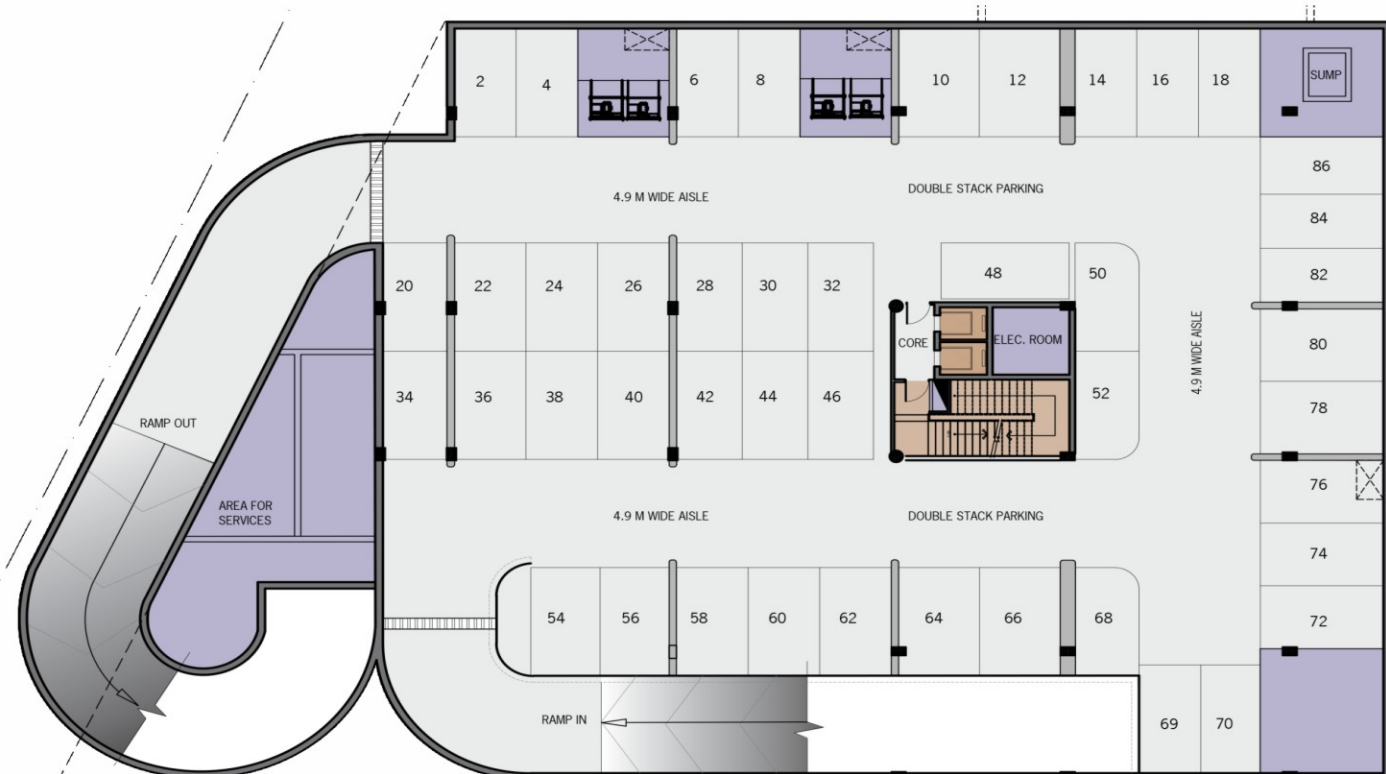


Second Floor



Second Floor Office No.	Super Area in Sq.mtr.
O-401	75.88
O-402	57.03
O-403	57.03
O-404	118.34
O-405	194.55
O-406	89.14
O-407	88.87
O-408	66.24
O-409	67.03
O-410	101.60
O-411	61.13
O-412	63.55
O-413	97.70
O-414	81.45

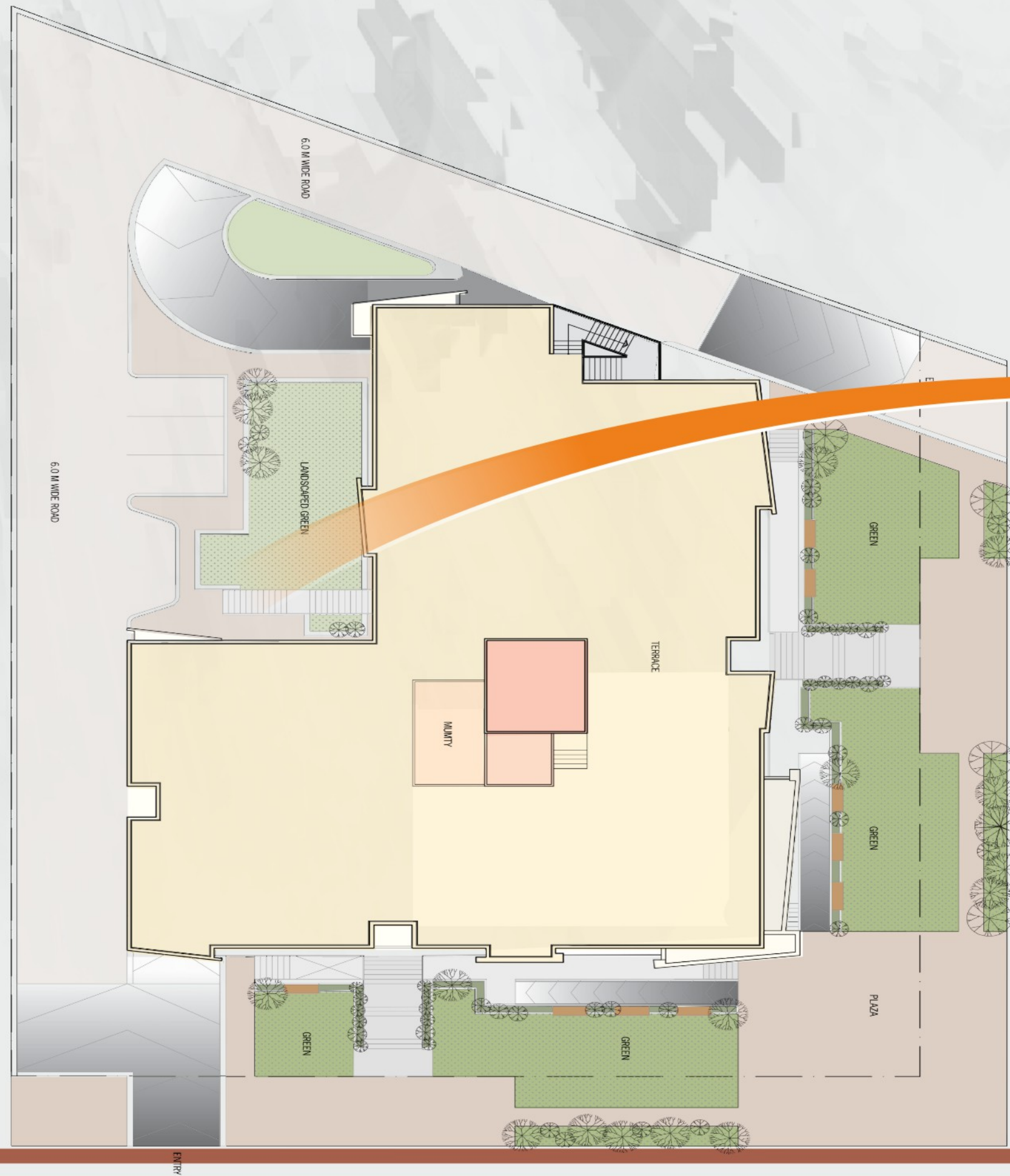
Basement



All details floor plans, perspective, specifications are indicative and are subject to change as decided by the company or by the competent authority in the best interest of the development.



# Site Plan



# Township Map

