

# New Lucknow Sushant Golf City

## Dream Lifestyle Welcomes You All

We are proud to bring you the fifth edition of Sushant Golf City Connect to update you on all the existing as well as upcoming projects. Just a look into inside pages will give you a snapshot of all the developments related to commercial, residential, healthcare and retail projects being developed within the Sushant Golf City, Lucknow. We at Ansal API look forward to have your feedback. Your inputs are critical in our efforts to offer you nothing but the best in real estate.



Dear Patrons,

It is my privilege to invite you to see Sushant Golf City at Lucknow coming up as a world class well planned green city and has taken shape. We are happy to inform you that about 500 families are already living in the beautiful houses that we have built. Some of those who have purchased plots have already started building their houses and we are facilitating them in getting their building plans released without any delay or bureaucratic interconvenience. We have already commissioned 33 KV power station and supplying the best quality of power to our residents. You have already appreciated the land scape at our entrance at the rotary and now a big green park in which you can walk for kilometers with rich aroma of fresh air and lush green surroundings is in the progress of being developed. Lucknow has been a city where morning walkers have to drive to Botanical Garden and then take a walk. Here we are creating a world class peaceful comfortable healthy morning walk in Sushant Greens, which is a rarely available in any modern town coming up. Our Golf academy is already operational and we are happy that Lucknow has responded well in enjoying this facility. We have commissioned a nine hole Golf playing area recently, which is already a pride of Lucknow.

For the first time Lucknow is experiencing the comfort of getting a high quality of built up residential units that we are providing. Our samples in eight to ten categories of residences have been liked by people in general. You may see quality of our work and aesthetic involved in the finishing and furnishing of these houses and choose one for yourself. The currently available high-end Golf Apartments/Golf Gateway Towers with sample unit already open for public, is the new point of attraction for the lucky one.

With the elevations of our economy and with capacity of people to afford more we have brought luxurious Golf Villas upto you. The Sample Villa is already complete for inspection on the site. The first lot of 26 villas has been sold but you can wait for second one which coming within four months.

We are offering living facilities for all the segments of the population. For economically weaker sections we have completed residential units in order to fulfill our social obligations in terms of the Hi-Tech Township Housing Policy of the Govt.

We are creating world class job centers. You just visit the bulk marketing center of Bharati Wai-Mart already operational in the township and you will feel that we have come true to our commitment to create jobs and give better living style to the people of Lucknow. Three, Five Star Hotels have already got space and they are in the process of being developed early.

We have now extended the city and the size has become 3530 Acres. Railways have already issued tender notice for Railway Over Bridge and from Amar Shaheed Path to Robust Indira Canal you will have in future a modern wide green avenue by the feet of which you can imagine the way this township is coming up also Amar Shaheed Path have connected the city with prestigious Gomti Nagar.

We hope that we shall be giving some more to you in very near future.

Thanks,

**P.N. MISRA**

EXECUTIVE DIRECTOR (Business Development)

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# Successfully Launched

## Golf Villa

The super palatial villas are built on three floors and come in 4, 5 & 6 BHK with exclusive features.

Private swimming pool | Automated garage trolley shutters | Exclusive elevator | Steam room | Servant quarters | Party terrace | Bar-be-que / Motorised Skylights



Dining Room



Terrace



Drawing Room



Press Conference



Golf Villa Unveiling



Golf Villa Brochure Unveiling

Golf Villa launch ceremony,  
21st, April - 2012  
Sushant Golf City, Lucknow  
*An evening to remember...*



# NEW LUCKNOW - SUSHANT GOLF CITY

A 3530 acre Hi-tech Township

Sushant Golf City, the first Hi-tech Township in U.P. is all set to establish new standards for all that is progressive and elegant. Strategically located on the Lucknow-Sultanpur National Highway along with Amar Shaheed path.

## Actual construction pictures of Sushant Golf City



Palm Villa



Golf Villa



Wide Metalled Roads



Paradise Crystal



Palm Spring



Shopping Square Sec-D



A.I.T.M



G.D. Goenka Public School

## HI-TECH TOWNSHIP TAKING SHAPE

- Plantation of approx. 27,896 trees along the roads & in the parks
- Number of Electric Poles approx. 4,421
- Total 233.81 kms of Sewer line, Internal Drainage, External Drainage have been laid
- HT/ LT/ Street Light Cable 230.81 km approx. have been laid
- Total kms of Roads laid (WMM) – 132.19 km.
- Possession of Houses and Plots offered to more than 1500 allottees and the process of possession is going on
- For the residents of the township a Badminton Court & a Gymnasium has been inaugurated
- Shuttle Bus service has been started from Sushant Golf City to Shahnazaf Road for the residents of the township
- Construction work of Ansal ISKCON Spiritual Centre in full swing
- More than 500 families already residing
- Ring Road-Amar Shaheed Path joining Gomti Nagar and Airport already operational
- ROB sanctioned, fee deposited to railway. Work to start soon
- Beautification of canal in the township started
- Development work of service roads in process
- Five overhead tanks constructed for uninterrupted water supply



Located along Amar Shaheed Path, the expressway already operational with zero distance from Gomti Nagar

## Overall development in full swing



All Ponds, lakes, canal and water bodies maintained with beautification in natural form



Beautiful Linear Park at the entrance



## ANSAL API launches intelligent golf villas

ANSAL API has launched a new range of intelligent golf villas in the heart of the city. The villas are designed to offer a luxurious lifestyle with modern amenities and a prime location. The project is a collaboration between ANSAL and API, aimed at providing high-quality residential options for discerning buyers.

## ANSAL API In Media

### दुनिया के किसी भी कोने से घर पर रहना कठिन

ANSAL API ने अपने नए गOLF विला प्रोजेक्ट का शुभारंभ किया है। यह प्रोजेक्ट न केवल एक आवासीय विकल्प है, बल्कि एक स्टाइल ऑफ़ लाइव है। ANSAL API का मिशन है कि दुनिया के किसी भी कोने से घर पर रहना कठिन न हो, बल्कि एक सुखद अनुभव हो।

शुरु हुई सुशांत सिटी में गOLF विला स्कीम

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## सुशांत गोल्फ़ विलेज में गोल्फ़ विला लुना लुना

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## ANSAL API steals the show at Indian Property Show, Dubai



ANSAL receiving good response

ANSAL receiving good response

## Project Features

- Impressive green rotary at the entrance designed by world renowned KTGY Inter-Associates Limited-Thailand.
- Linear Park being developed at the entrance.
- 18 hole international standard championship golf course and golf club already on ground with 9 holes functional by April. The golf course has been designed by Dr Martin Hawtree, UK.
- Golf Academy already operational.
- Academic session of international standard G D Goenka Public School started.
- Academic session of Ansal Institute of Technology & Management (A.I.T.M.) started
- Commercial / Business Zones, Golf Villas and Golf View Apartments designed by renowned architects of New Zealand WOODHAMS/MEIKLE/ZHAN.
- JV with UEM, an internationally known infrastructure company for building world class roads and infrastructure.
- Lush green landscaped surroundings developed.
- 33 KV Power Station operational for regular good quality electricity.



Actual picture of Best Price-Walmart.



## Best Price A Bharti Walmart Venture

- A cash and carry bulk market spread over 60,000 sq feet. Joint venture between Bharti Enterprises and US based Walmart.
- Stores fresh, frozen and chilled food, dry groceries, personal and home care, clothing and general merchandise items.
- The store provides great employment opportunities.

## OUR PRODUCTS IN FOCUS:

*Nothing else is at par...*

### Apartments



#### CELEBRITY MEADOWS

Specifically designed, these 2 & 3 BHK Apartments have been conceived to fulfill the standards of sophistication and style for the connoisseurs. It is a modern Group Housing, with expansive natural vegetation and landscapes surroundings offering a panoramic view of well-groomed greenery & Golf Course.



#### SUSHANT MEDIA ENCLAVE

Sushant Golf City brings you the whole new concept of Studio Apartments and eminent living in SUSHANT MEDIA ENCLAVE. Enriched with greenery, the apartments are equipped with exclusive spaces dedicated to cater media needs. The address is a remarkable combination of spacious accommodation and tech facilities.

### Villas



Palm Spring Villa : Awe-inspiring architectural design, these are adorned with rich amenities and a private swimming pool that makes the ultimate lifestyle.



Palm Grove Villa : Exquisite lifestyle homes that have lush green cover and unique amenities.

### Commercials



Galaxy Mall : A new orbit for shopping

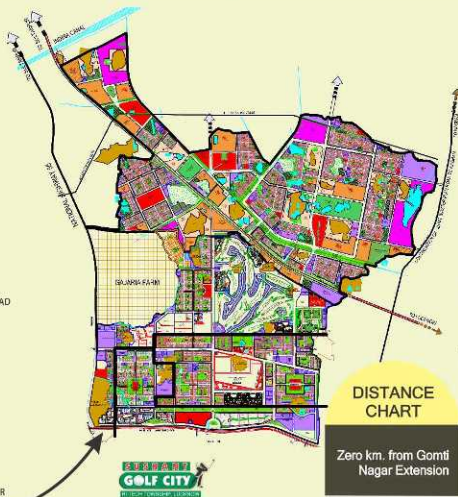


Millennium Square : Shopping is a natural experience now



Actual entrance picture of Sushant Golf City

## Route To New Lucknow Sushant Golf City



Map not to scale

### DISTANCE CHART

Zero km. from Gomti Nagar Extension

Approx 6 km. from Airport

Approx. 7 km. from Charbagh railway station

#### Delhi Corporate Office:-

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#### Regional Office :-

Delhi & NCR: Faridabad, Gurgaon, Delhi, Greater Noida, Ghaziabad  
Haryana: Karnal, Kurukshetra, Panipat, Sonapat, Yamunanagar  
Punjab: Amritsar, Bhatinda, Jalandhar, Ludhiana, Mohali, Chandigarh  
Rajasthan: Ajmer, Bhilwara, Jaipur, Jodhpur, Bikaner  
Uttar Pradesh: Agra, Lucknow, Meerut

#### Lucknow City Office :-

1st Floor, YMCA Campus, 13 Rana Pratap Marg,  
Lucknow- 226001., Ph: 0522 - 4096200

#### Site Marketing Office :-

Sushant Golf City, Lucknow-Sultanpur road  
Next to Amar Shaheed Path  
Ph: 0522-6456150

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