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UPRERAPRJ17445 (Phase-II)  
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उत्तर प्रदेश सरकार की अफोर्डेबल हाऊसिंग पॉलिसी के अधीन



Member  
**CREDAI**  
Confederation of Real Estate Developers' Associations of India

 Near HCL IT City, Sultanpur Road, Lucknow

# Lucknow

THE CITY OF NAWABS

## ABOUT LUCKNOW

***Lucknow is the capital & largest city of the Indian state of Uttar Pradesh** & is also the administrative headquarters of the eponymous District and Division. It is the eleventh most populous city and the twelfth most populous urban agglomeration of India.*

*Lucknow was ranked "India's second happiest city" in a survey conducted by IMRB International and LG Corporation, after only Chandigarh. It fared better than other metropolitan cities in India including New Delhi, Bangalore. Lucknow was found to be better than other cities in areas such as food, transit and overall citizen satisfaction.*



CHARBAGH RLY. STATION  
LUCKNOW



BADA IMAMBARA  
BHULBHULAIYA



CLOCK TOWER



INTERNATIONAL  
CRICKET STADIUM



LUCKNOW METRO



## अपना घर अपनों के लिए

हर आम इंसान को उसके सपनों का आशियाना मिले यही प्रयास है हमारा। गुप की महत्वाकांक्षी परियोजना है एक्सिला कुटुंब एक ऐसी जगह जहां आम इंसान के सपने साकार होते हैं जहां उसकी स्वप्नों को पंख लग जाते हैं और जीवन एक उत्सव बन जाता है। 6.15 एकड़ में फैली इस योजना में 2 और 3 BHK के आरामदायक और अफोर्डेबल घर कुछ इस तरह डिज़ाइन किये गए हैं कि खुशियां हर जगह आपका स्वागत करती नज़र आती हैं।

एक्सिला कुटुंब में उत्तर प्रदेश सरकार की अफोर्डेबल हाऊसिंग पॉलिसी के अधीन लगभग 754 यूनिट्स प्रस्तावित हैं। जहाँ मौजूद हैं तमाम सुख सुविधाएं जिनकी हर आम इंसान कल्पना करता है जिसे अपना घर कहने में आपको गर्व होगा।

सूरज की पहली किरण के साथ सुबह की ताजगी में तड़के सवेरे की चहल कदमी वो भी कुदरत की गोद में, क्या कहने! जब हर तरफ चिड़ियों की चहचहाहट के सिवा सब शांत हो। बड़े नसीब से मिलने वाला राजसी खुलापन जहां शानदार घरों को आधुनिक सुख सुविधाओं के ताने बाने से बुना गया है जहां विशाल खुली हरियाली देती है प्रदूषण से मुक्त आबो हवा। एक्सिला कुटुंब में आपका स्वागत है।



Artistic Image

“A place where  
everything connects you...”

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APNA GHAR  
APNON KE LIYE...

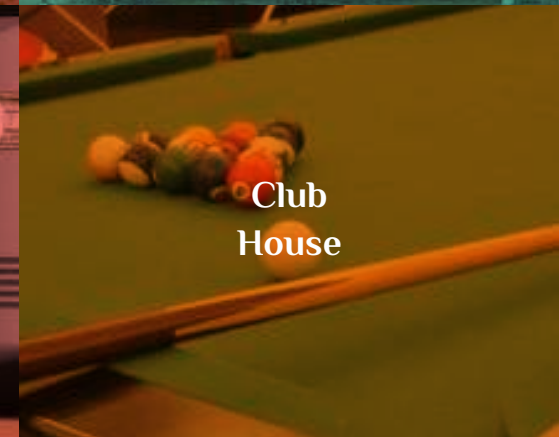
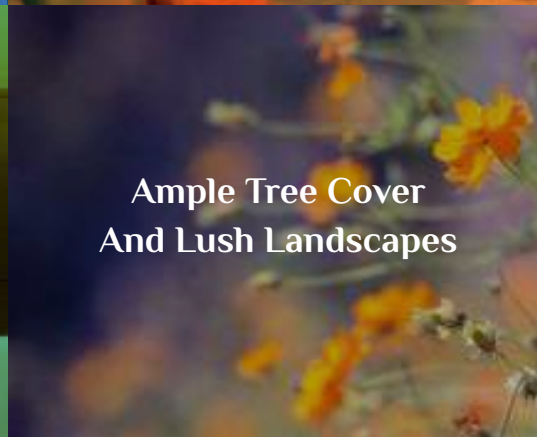
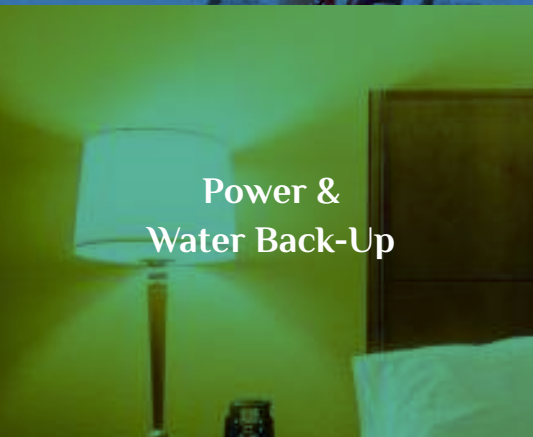
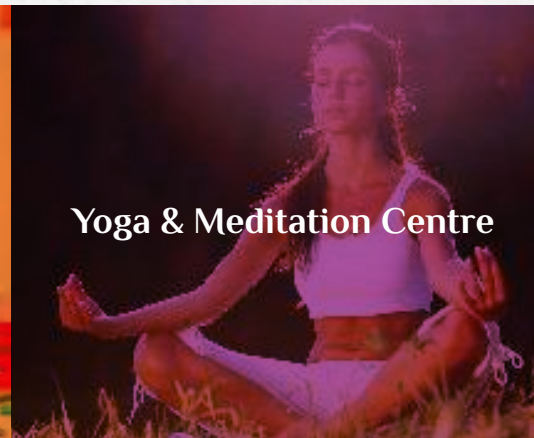


Artistic Image

Entrance Gate

# Project Features

Flowing Water Facing Project • Swimming Pool • Modern Club House • Gym & Health Club • Jogging Track • Party Lawn • Amphitheatre • Yoga & Meditation Center  
CCTV Surveillance • Kids Play Area • Daily Needs Shop • Modern Landscaping • Intercom • Cycle Track • Power & Water Back-up • 24x7 Security



# Luxurious Amenities In Affordable Price



Artistic Image

SWIMMING POOL



अब घर नहीं एक सपना होगा सबका अपना



Artistic Impression

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APNON KE LIYE...



Artistic Image

# *Flowing Water Facing Project*





Swimming Pool  
Deck

Artistic Image

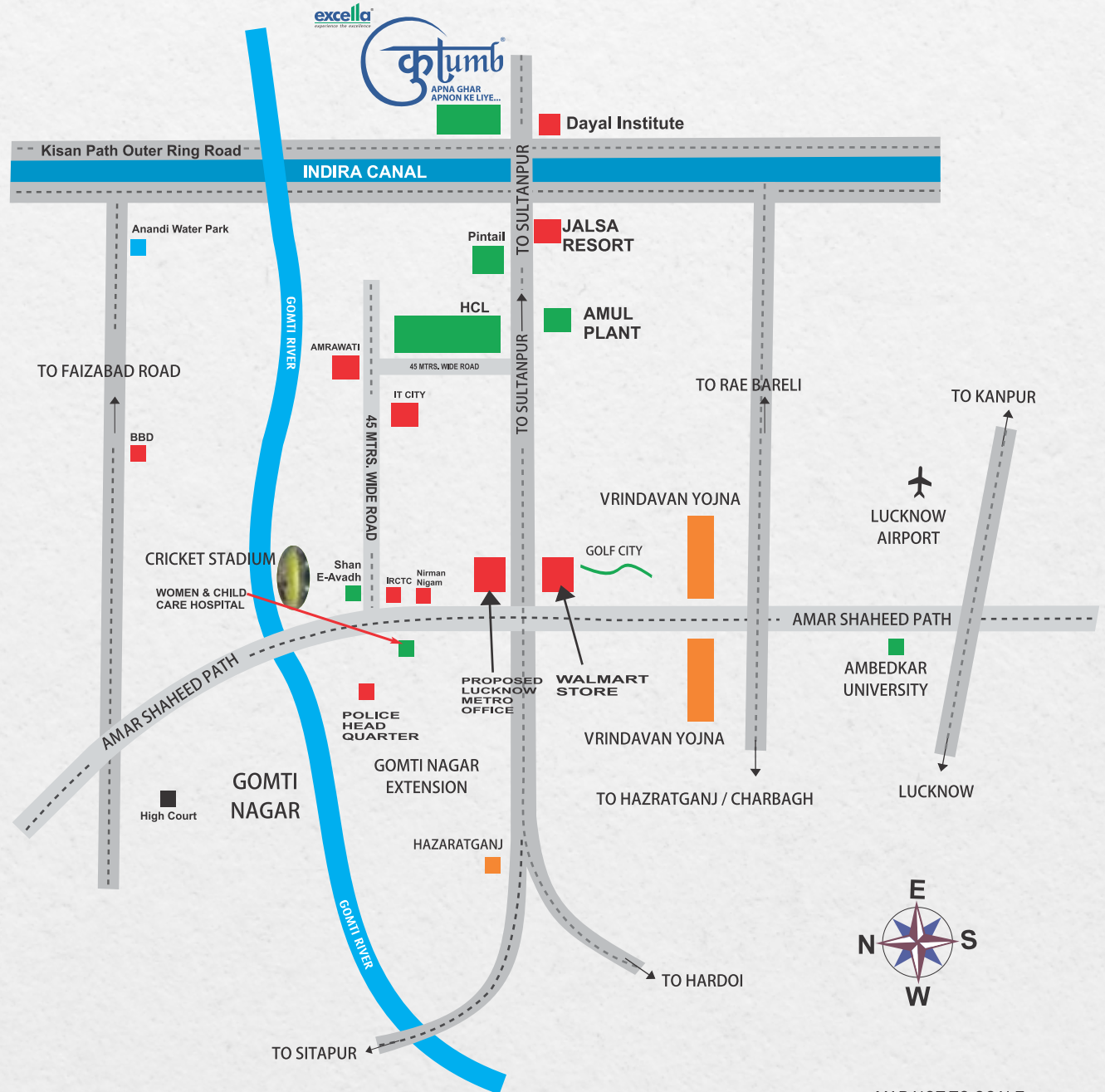
# LOCATION MAP

## LOCATION ADVANTAGE

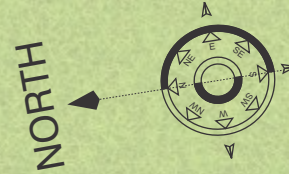
- 05 Min. Drive to IT City
- 7 to 8 Min. Drive to Medanta Hospital
- 7 to 8 Min. Drive to Phoenix Palassio Mall
- 7 to 8 Min. Drive to International Cricket Stadium
- 10 Min. Drive to Gomti Nagar
- 15 Min. Drive to Sahara Hospital
- 20 Min. Drive to Lucknow Railway Station
- 20 Min. Drive to Hazratganj
- 25 Min. Drive to Airport

## HOME TO CONNECTIVITY

The Integral part of the Project ensure that the interactive hotspot such as Health centers, Educational Institutions, Entertainment Hubs, and Shopping destinations are just at the minimal distance from your abode. Planning and execution of flawless expertise is fueled with efforts so that your dream home has everything which is efficient and rewarding in bringing satisfaction to your every-day life.



# Site Plan



Map Not to Scale



# UNIT PLAN

## UNIT 1 2 BHK

Carpet Area 50.60 Sqmtr  
Balcony Area 6.99 Sqmtr  
Built up Area 65.89 Sqmtr  
Super Built up Area 83.61 Sqmtr



## UNIT 2 2 BHK

Carpet Area 53.03 Sqmtr  
Balcony Area 6.89 Sqmtr  
Built up Area 66.63 Sqmtr  
Super Built up Area 83.61 Sqmtr



## UNIT 3 2 BHK

Carpet Area 53.40 Sqmtr  
Balcony Area 7.42 Sqmtr  
Built up Area 68.95 Sqmtr  
Super Built up Area 83.61 Sqmtr



# UNIT PLAN

## UNIT 4 3 BHK

Carpet Area 64.39  
SqmrtrBalcony Area 7.88Sqmrtr  
Built up Area 81.52 Sqmrtr  
Super Built up Area 100.33 Sqmrtr



## UNIT 5 3 BHK

Carpet Area 65.76 Sqmrtr  
Balcony Area 6.71 Sqmrtr  
Built up Area 81.41 Sqmrtr  
Super Built up Area 100.33 Sqmrtr



# UNIT PLAN

## UNIT 6 3 BHK

Carpet Area 68.08 Sqmtr  
Balcony Area 9.63 Sqmtr  
Built up Area 86.77 Sqmtr  
Super Built up Area 101.73 Sqmtr



## UNIT 7 3 BHK

Carpet Area 64.00 Sqmtr  
Balcony Area 8.05 Sqmtr  
Built up Area 81.25 Sqmtr  
Super Built up Area 100.33 Sqmtr

# PROPOSED SPECIFICATIONS

## **Electrical -**

**Point Wiring** - Copper Concealed wiring in all rooms sufficient light points, fan points, 6/15A sockets A/c Points in living/dining and bed rooms provision for TV, Telephone etc.

**Switches** - Branded Switches and sockets

**Security System** - Gated Community, CCTV, Fire Fighting System, Intercom

## **Community Facilities -**

Community Facility hall/Yog Centre, Indoor Games like : Table Tennis, Lawn Tennis / Multi Purpose court, Swimming Pool. Cricket Practice Pitch, Daily need Shops, Children's Playground, Beautifully landscaped Park with water bodies

## **Car Parking**

**Special Facilities** - INTERCOM and Internet Ready Campus

**Structure** - Earthquake Resistant RCC Frame Structure Designed for the highest Seismic considerations for the zone as stipulated by the BIS code and for best safety

**External Finish** - Long lasting Weather proof Exterior Paint

## **LIVING & DINING ROOM**

**Floor** - Vitrified Tiles

**Walls** - Plastered and painted with pleasing shade of Oil bound distemper

**Ceiling** - Oil bound distemper

## **BED ROOMS**

**Floor** - Vitrified Tiles

**Walls** - Plastered and Painted with pleasing shade of Oil bound distemper

**Ceiling** - Oil bound distemper

## **KITCHEN**

**Floor** - Anti Skid Ceramic Tiles

**Platform** - Pre-polished marble stone with Single Bowl Stainless Steel Sink

**Walls/Dado** - Ceramic tile up to two feet height above kitchen Counter, Balance OBD/D D Paint

**Water Supply** - Provision for Hot and Cold Water Supply

**Fittings** - CP Fittings with mixers Provision for RO System

## **BATHROOMS**

**Floors** - Anti Skid Ceramic Tiles

**Walls** - Glazed Ceramic Tiles

**Fittings & Fixtures** - Standard WC, Wash Basin, Branded C P Fittings, Provision for Concealed hot and cold water system

**Ceiling** - False Ceiling

## **BALCONIES**

**Floor** - Anti Skid Ceramic Tiles

## **STAIRCASE & COMMON PASSAGE**

**Floor** - Combination of Marble stone & Vitrified Tiles

**Walls** - Plastered and Painted with Pleasing shade of OBD

**Ceiling** - OBD

## **DOORS & WINDOWS**

**Entrance Door** - Well seasoned hardwood frame / Press steel frame  
Flush door shutter duly Painted

**Internal Doors** - Well Seasoned hardwood frame / Press steel frame  
Flush door shutter duly Painted

**Windows** - Aluminium glazed powder coated windows





## Excella Infrazone LLP

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### HOME LOAN AVAILABLE

