



Elevate  
YOUR  
LIFESTYLE









Design.  
Elevated.





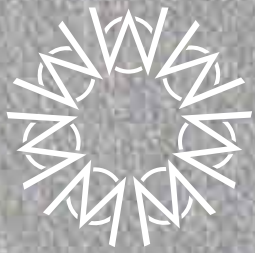
Indulgence.  
Elevated.





Style.  
Elevated.





SHALIMAR  
ONEWORLD  
BELVEDERE  
SUITES

Elevate  
your Lifestyle









Artist impression.




Artist impression.









Over the years, we have created a legacy of excellence by building our organisation on the pillars of world-class design, meticulous planning, customer centricity, transparency, excellent quality, hassle-free delivery and most importantly the knowledge & satisfaction that we enrich lives and exceed expectations through our work and our projects.

Our organisation has created and surpassed benchmarks in real estate development through planning, precision and an unparalleled vision. I am now delighted to invite you to experience a new paradigm in luxe living for Lucknow. Nestled within the celebrated OneWorld precinct is Belvedere Suites, the most exclusive residential offering within. These elevated apartments are home to a host of privileges and nuances that are carefully detailed out to complement your sensibilities in perfect measure.

The spaces within are designed keeping your lifestyle in mind, so you can balance work and leisure with the joy of large seamless living spaces and a smart home office. From concept to execution, this is a project that embodies our ethos down to every last detail. We wholeheartedly welcome you to experience the elevated lifestyle at Belvedere Suites, a space we believe is worthy of being a place you can call home.



KHALID MASOOD  
Whole Time Director, Shalimar Group

# Director's Note





Elevate  
your Social life

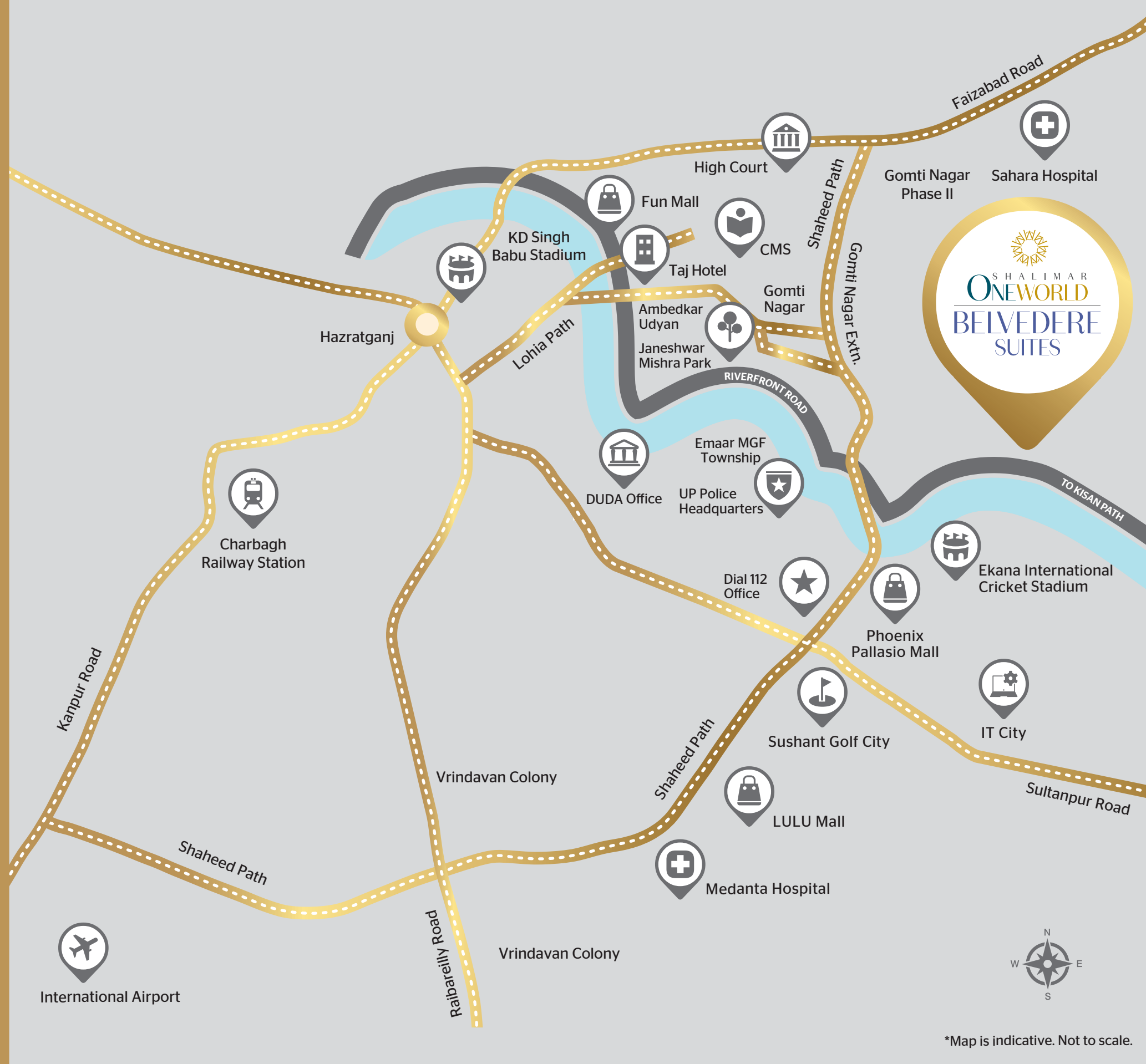


## Location:

Shalimar OneWorld is nestled within Lucknow's prestigious Gomti Nagar Extension.

The township is strategically located amongst the city's most premier townships, with easy access to the airport and other essential locations within the city.

It is situated on Amar Shaheed Path, Lucknow's pivotal peripheral ring road and overlooks a riverfront stretch of over 1.5 km.





# Make the most of OneWorld



Belvedere Suites occupies one of the most strategic locations within the OneWorld precinct, with easy access to all that OneWorld has to offer.



From world-class healthcare to high street shopping and the best in education, there's something for every member of the family in and around Belvedere Suites.



Another benefit is the growing resident community. Meet and mingle with people who share similar lifestyles.



Representative images only.



# Site Map

The Lake District is the crown jewel of the four precincts of OneWorld. It is the most buzzing centre of the city, housing the iconic 1.5 acre LakeOne, ClubOne, a host of hospitality and dining options, high-end retail plazas as well as recreational hubs, ensuring there's something for every member of the family.

Belvedere Suites is located at a strategic junction ensuring easy access to pivotal connecting roads, activities & amenities, and unhindered all-round green views of the precinct.



Disclaimer: Visual representations shown in the brochure are purely conceptual. Elevations, specifications, site plans, etc. of the township are tentative and subject to variation and modification by the company at its sole discretion.

\*Map is indicative. Not to scale.





Elevate  
your Living Experience





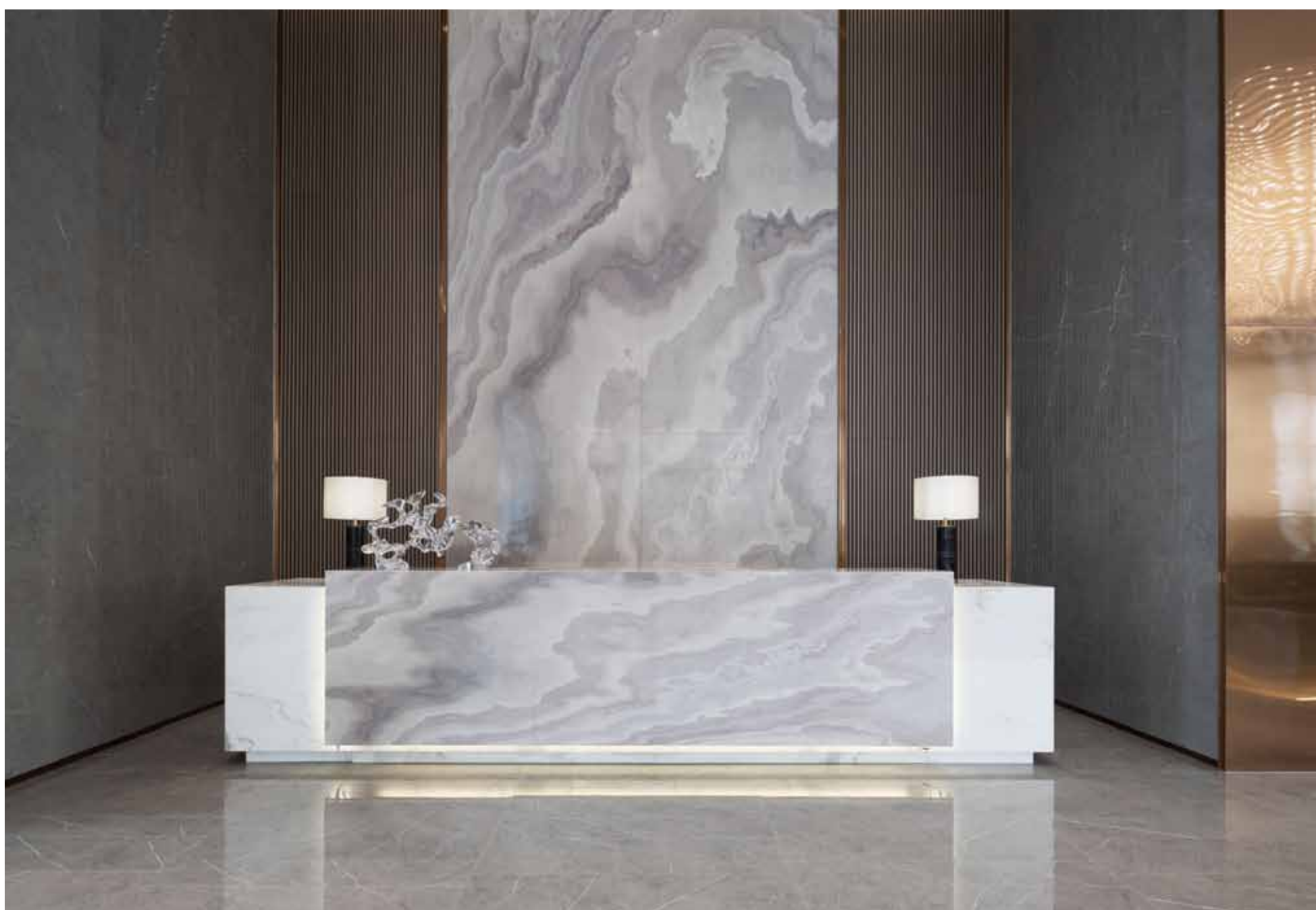


# Exclusive Living. Elevated.

The architecture of Belvedere Suites is modern & eclectic. The building overlooks spectacular views of OneWorld while the spaces within are designed to flow seamlessly into one another.

The interior spaces are cross-ventilated and are designed to flood the rooms with generous amounts of light and air.

On offer are variations of 4 BHK apartments & premium penthouses, so that you can select a home that best suits your lifestyle.





# Expansive living spaces



Enjoy family time, intimate dinner parties, or large soirees,  
your living room doesn't end, it just flows into expansive outdoor spaces.





# Opulent Dining Rooms



The perfect place to catch up with your family over a hot meal while you soak in the pristine views of Shalimar OneWorld.

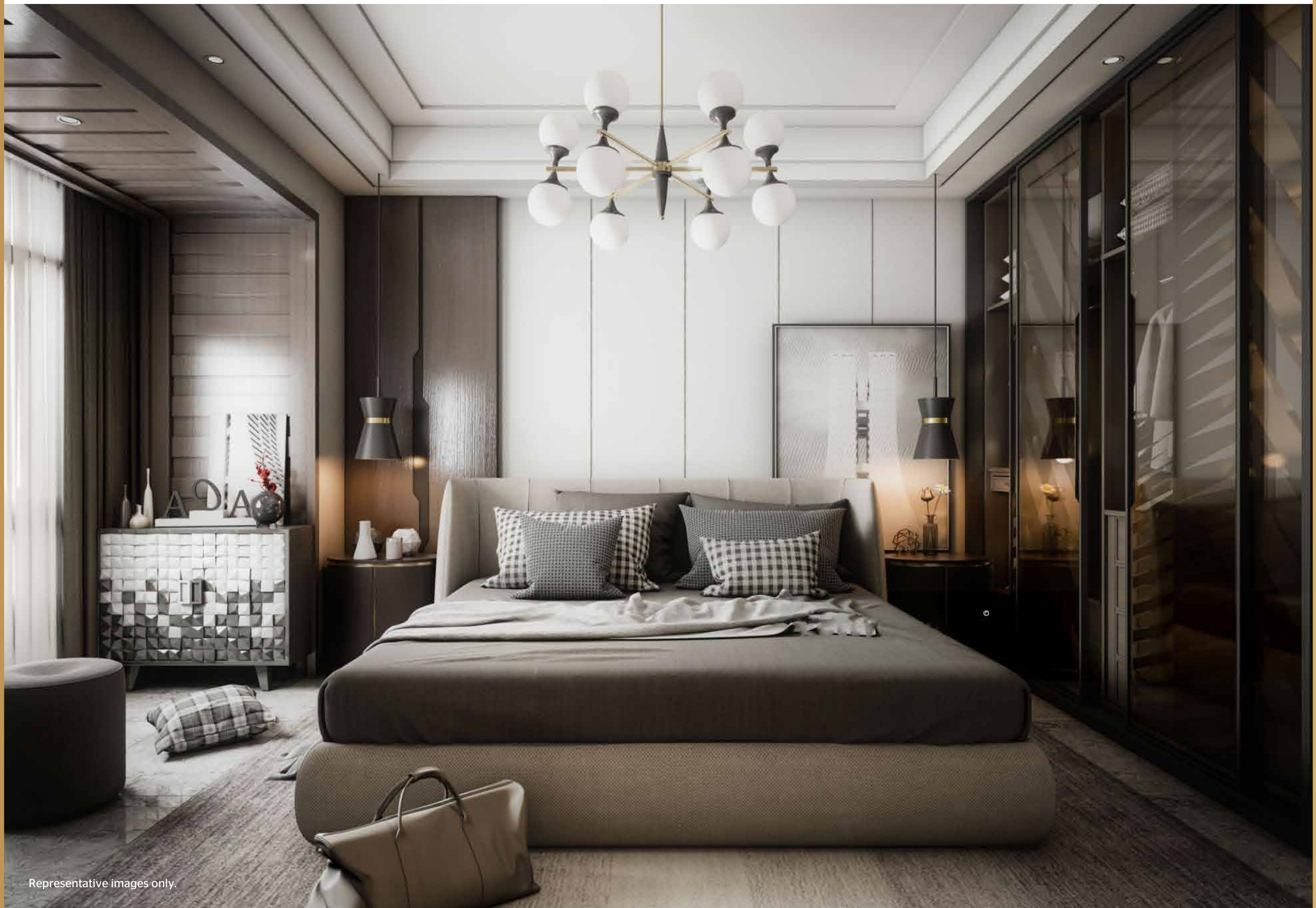




# Chic Bed Suites



The bed suites in your residence have been designed to allow in an abundance of air & light while opening up into an oasis of green.

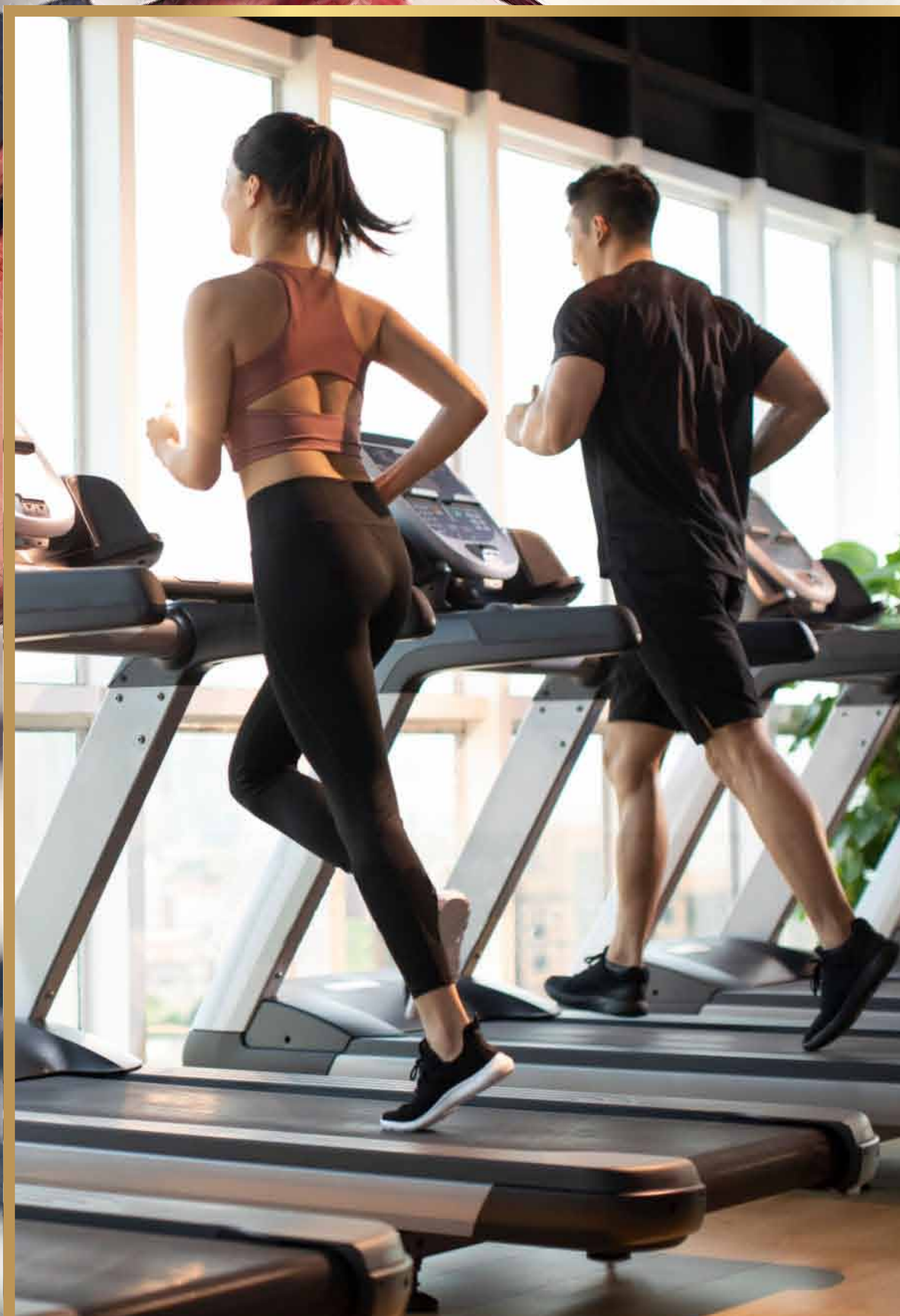






Elevate  
your Downtime







# Expand your Horizons



Apart from having access to Club One, there are also exclusive amenities on the 22<sup>nd</sup> floor at Belvedere Suites. With incredible views and state-of-the-art facilities, you can fall off the grid and rejuvenate or stay in the midst of it all by making the most of all the social activities within.

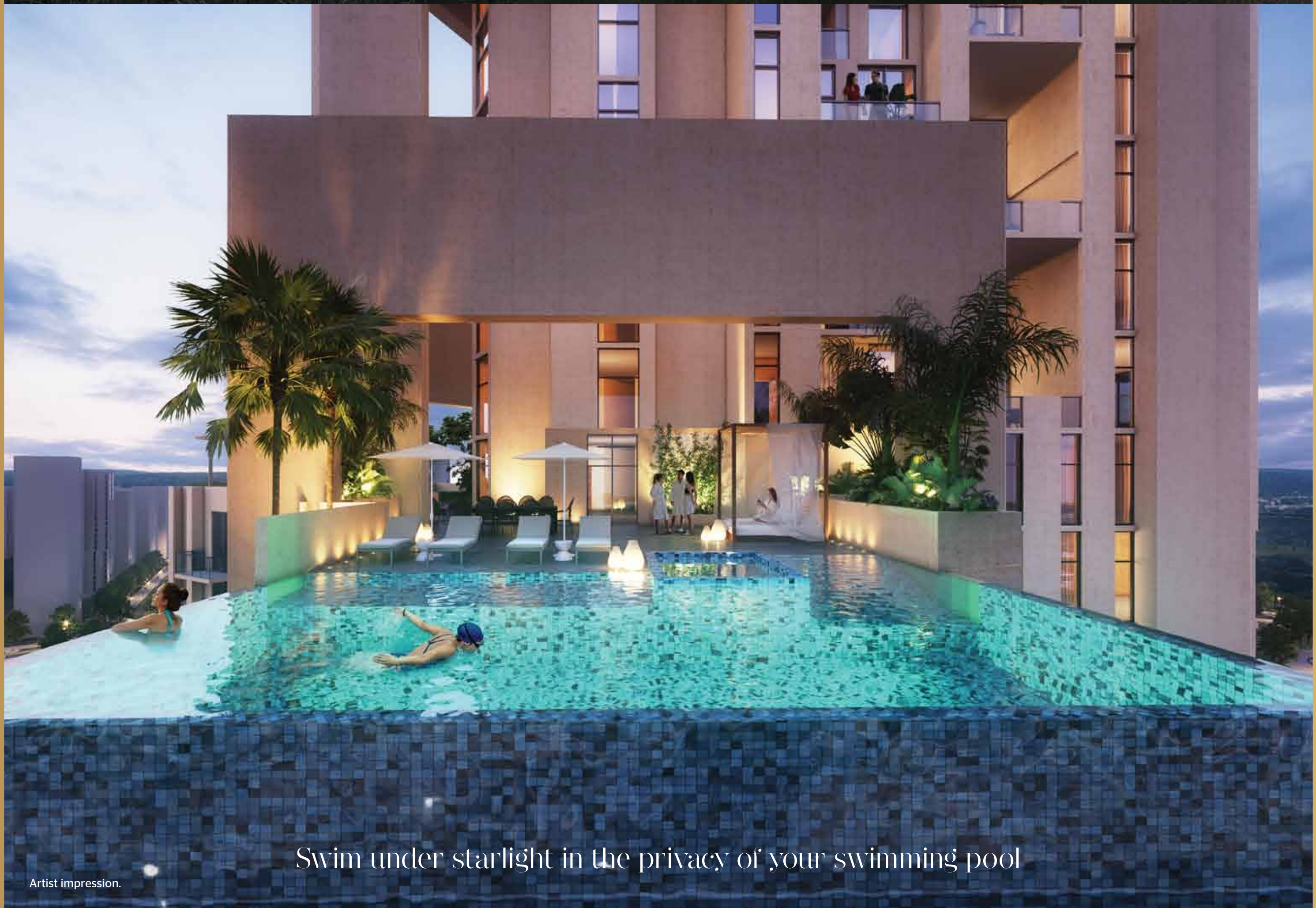






Host parties that are the talk of the town

Artist impression.



Swim under starlight in the privacy of your swimming pool

Artist impression.



# List of Amenities



Pool - Adult & Kids



Gym Area



Party / Banquet Hall



Rooftop BBQ Area



Kids Play Area



Elders' Garden



Wellness &  
Acupressure Garden



Outdoor Gym



Party Lawn &  
Colour Garden



Amphitheater



Yoga Area



# Site plan – Belvedere Suites



\*Map is indicative. Not to scale.





# FIRST FLOOR PLAN

1<sup>st</sup> FLOOR

Unit 3  
(4 BHK Prime)

Unit 4  
(4 BHK Prime)

Unit 2  
(4 BHK)

Unit 1  
(4 BHK)



# TYPICAL FLOOR PLAN

2<sup>nd</sup> to 21<sup>st</sup> FLOOR

Unit 3  
(4 BHK Prime)

Unit 4  
(4 BHK Prime)

Unit 2  
(4 BHK)

Unit 1  
(4 BHK)





# FIRST FLOOR

## UNIT - 1

1<sup>st</sup> FLOOR



TYPE	CARPET AREA		BUILT UP AREA + BALCONY		SUPER AREA	
	sq.mt.	sq.ft.	sq.mt.	sq.ft.	sq.mt.	sq.ft.
UNIT 1 (4BHK) 1 <sup>st</sup> FLOOR	171.99	1851.30	220.60	2374.54	281.03	3025.00

# FIRST FLOOR

## UNIT - 2

1<sup>st</sup> FLOOR

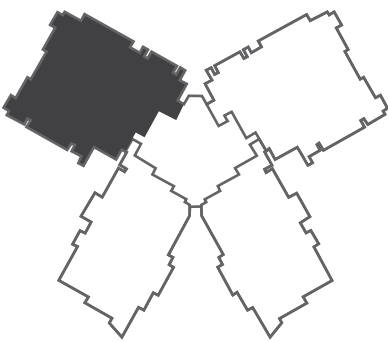


TYPE	CARPET AREA		BUILT UP AREA + BALCONY		SUPER AREA	
	sq.mt.	sq.ft.	sq.mt.	sq.ft.	sq.mt.	sq.ft.
UNIT 2 (4BHK) 1 <sup>st</sup> FLOOR	171.99	1851.30	220.60	2374.54	281.03	3025.00



# FIRST FLOOR

## UNIT - 3



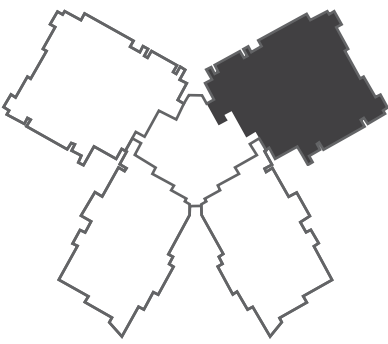
1<sup>st</sup> FLOOR



TYPE	CARPET AREA		BUILT UP AREA + BALCONY		SUPER AREA	
	sq.mt.	sq.ft.	sq.mt.	sq.ft.	sq.mt.	sq.ft.
UNIT 3 (4BHK Prime) 1 <sup>st</sup> FLOOR	218.38	2350.64	277.51	2987.12	353.96	3810.00

# FIRST FLOOR

## UNIT - 4



1<sup>st</sup> FLOOR



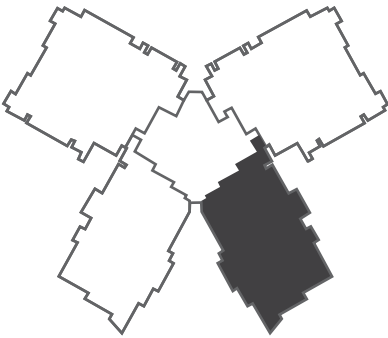
TYPE	CARPET AREA		BUILT UP AREA + BALCONY		SUPER AREA	
	sq.mt.	sq.ft.	sq.mt.	sq.ft.	sq.mt.	sq.ft.
UNIT 4 (4BHK Prime) 1 <sup>st</sup> FLOOR	218.38	2350.64	277.51	2987.12	353.96	3810.00

**Disclaimer:** The project comprises of Apartments and is being developed in accordance with the sanctioned plans. The Apartments may be sold as per the standard design and the company may make changes/alterations/improvements with the consent of customer.



# TYPICAL FLOOR UNIT - 1

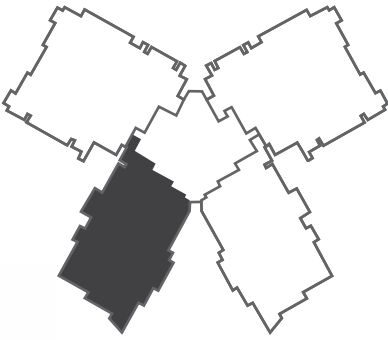
2<sup>nd</sup> to 21<sup>st</sup> FLOOR



TYPE	CARPET AREA		BUILT UP AREA + BALCONY		SUPER AREA	
	sq.mt.	sq.ft.	sq.mt.	sq.ft.	sq.mt.	sq.ft.
UNIT 1 (4BHK) 2 <sup>ND</sup> - 21 <sup>ST</sup> FLOOR	171.99	1851.30	225.82	2430.73	288.00	3100.00

# TYPICAL FLOOR UNIT - 2

2<sup>nd</sup> to 21<sup>st</sup> FLOOR



TYPE	CARPET AREA		BUILT UP AREA + BALCONY		SUPER AREA	
	sq.mt.	sq.ft.	sq.mt.	sq.ft.	sq.mt.	sq.ft.
UNIT 2 (4BHK) 2 <sup>ND</sup> - 21 <sup>ST</sup> FLOOR	171.99	1851.30	225.82	2430.73	288.00	3100.00



# TYPICAL FLOOR UNIT - 3

2<sup>nd</sup> to 21<sup>st</sup> FLOOR



TYPE	CARPET AREA		BUILT UP AREA + BALCONY		SUPER AREA	
	sq.mt.	sq.ft.	sq.mt.	sq.ft.	sq.mt.	sq.ft.
UNIT 3 (4BHK Prime) 2 <sup>ND</sup> - 21 <sup>ST</sup> FLOOR	218.38	2350.64	275.36	2963.98	351.17	3780.00

# TYPICAL FLOOR UNIT - 4

2<sup>nd</sup> to 21<sup>st</sup> FLOOR



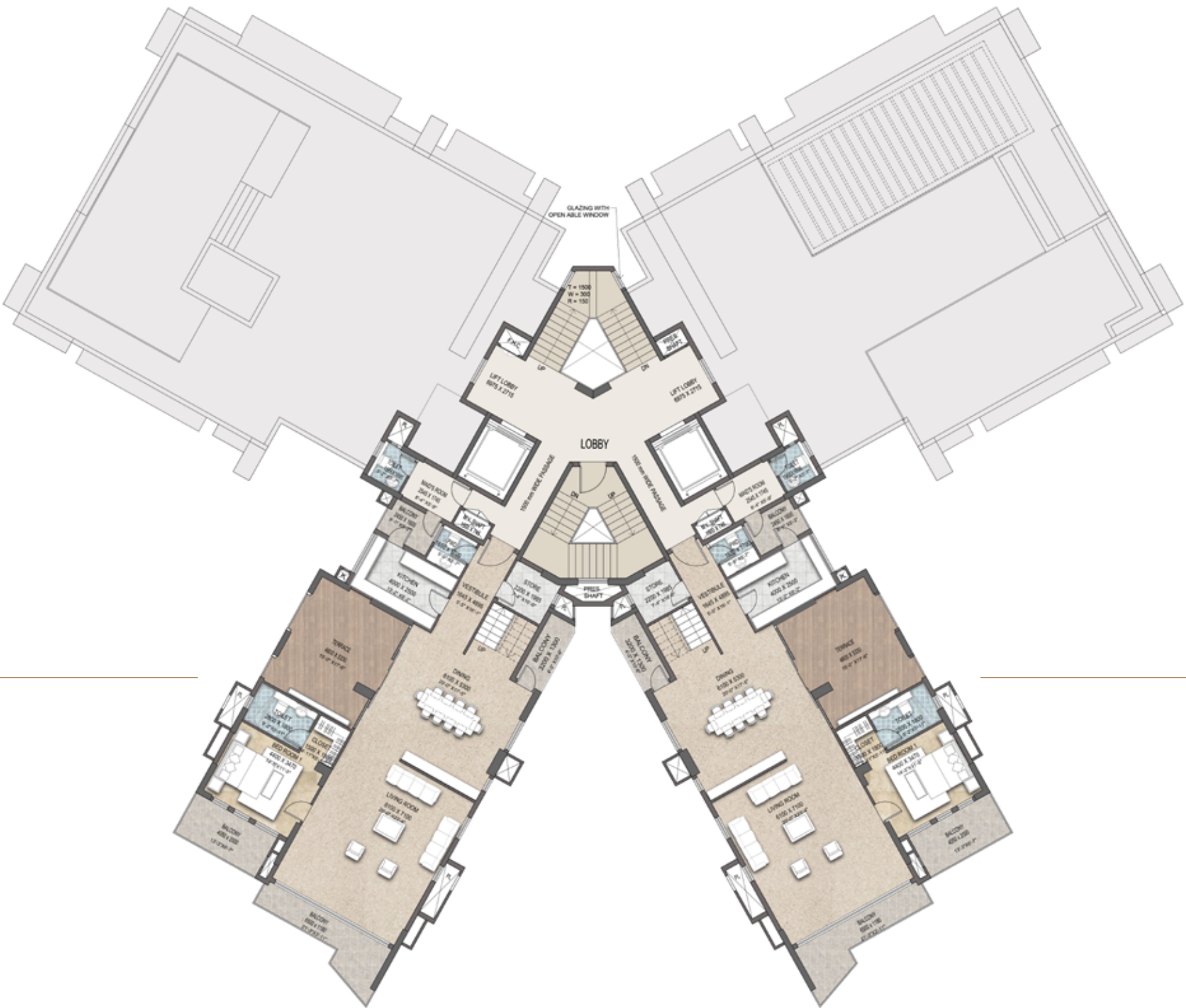
TYPE	CARPET AREA		BUILT UP AREA + BALCONY		SUPER AREA	
	sq.mt.	sq.ft.	sq.mt.	sq.ft.	sq.mt.	sq.ft.
UNIT 4 (4BHK Prime) 2 <sup>ND</sup> - 21 <sup>ST</sup> FLOOR	218.38	2350.64	275.36	2963.95	351.17	3780.00



# PENTHOUSE LOWER FLOOR

Unit 2

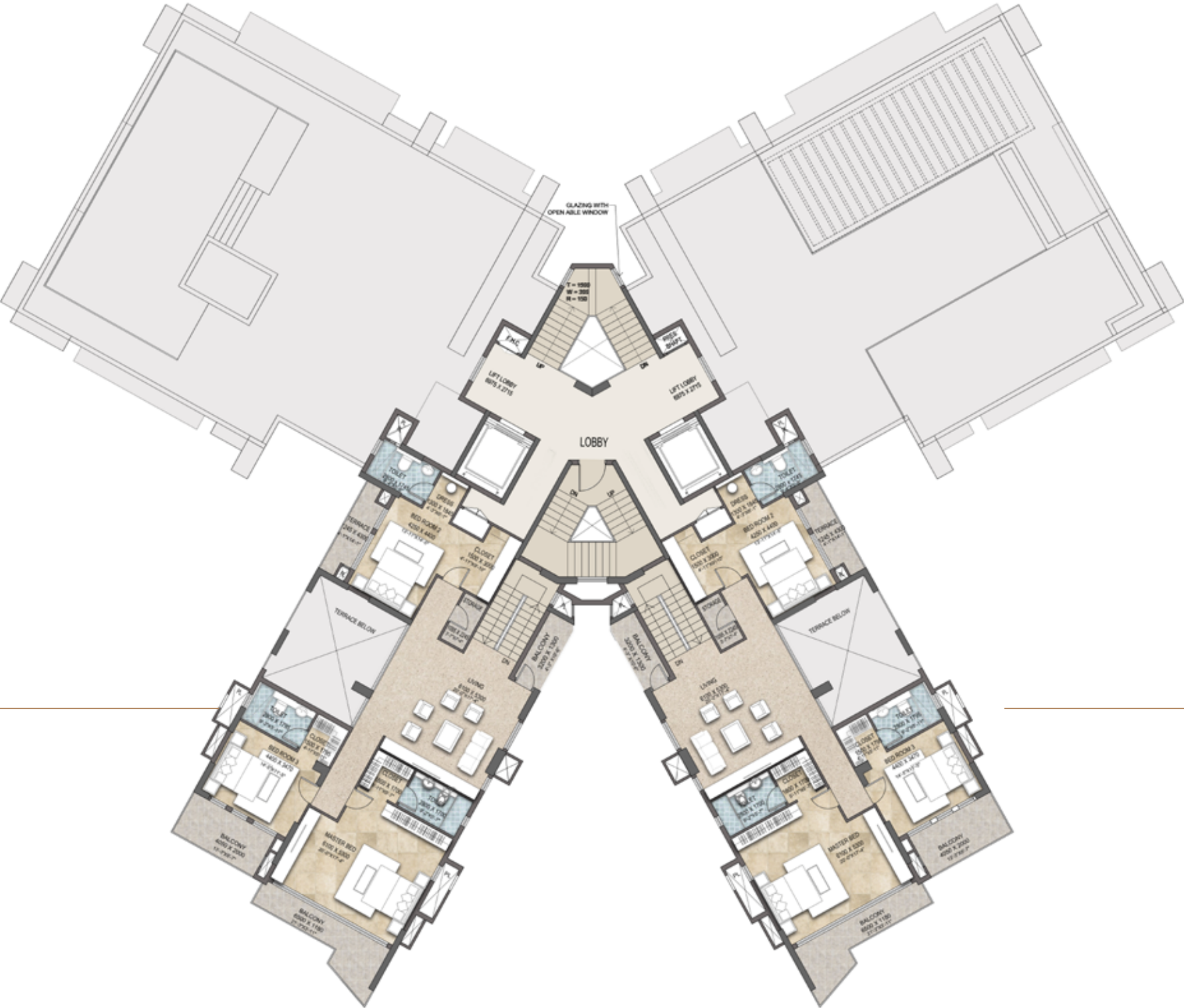
Unit 1



# PENTHOUSE UPPER FLOOR

Unit 2

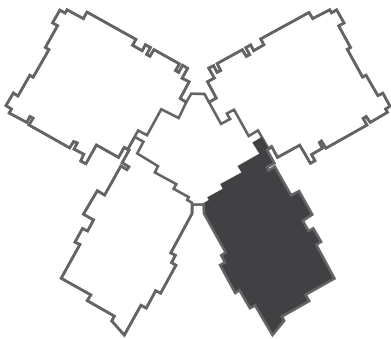
Unit 1





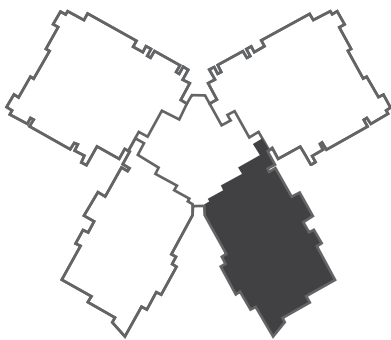
# LOWER FLOOR UNIT - 1

23<sup>rd</sup>, 25<sup>th</sup> & 27<sup>th</sup> FLOOR



# UPPER FLOOR UNIT - 1

24<sup>th</sup>, 26<sup>th</sup> & 28<sup>th</sup> FLOOR

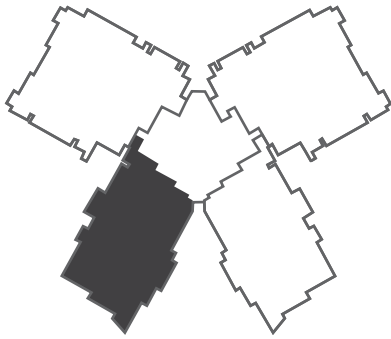


TYPE	CARPET AREA		BUILT UP AREA + BALCONY		SUPER AREA	
	sq.mt.	sq.ft.	sq.mt.	sq.ft.	sq.mt.	sq.ft.
PENTHOUSE (LOWER & UPPER) UNIT - 1 23 <sup>RD</sup> - 24 <sup>TH</sup> , 25 <sup>TH</sup> - 26 <sup>TH</sup> 27 <sup>TH</sup> - 28 <sup>TH</sup> FLOOR	311.11	3348.79	389.18	4189.13	496.10	5340.00



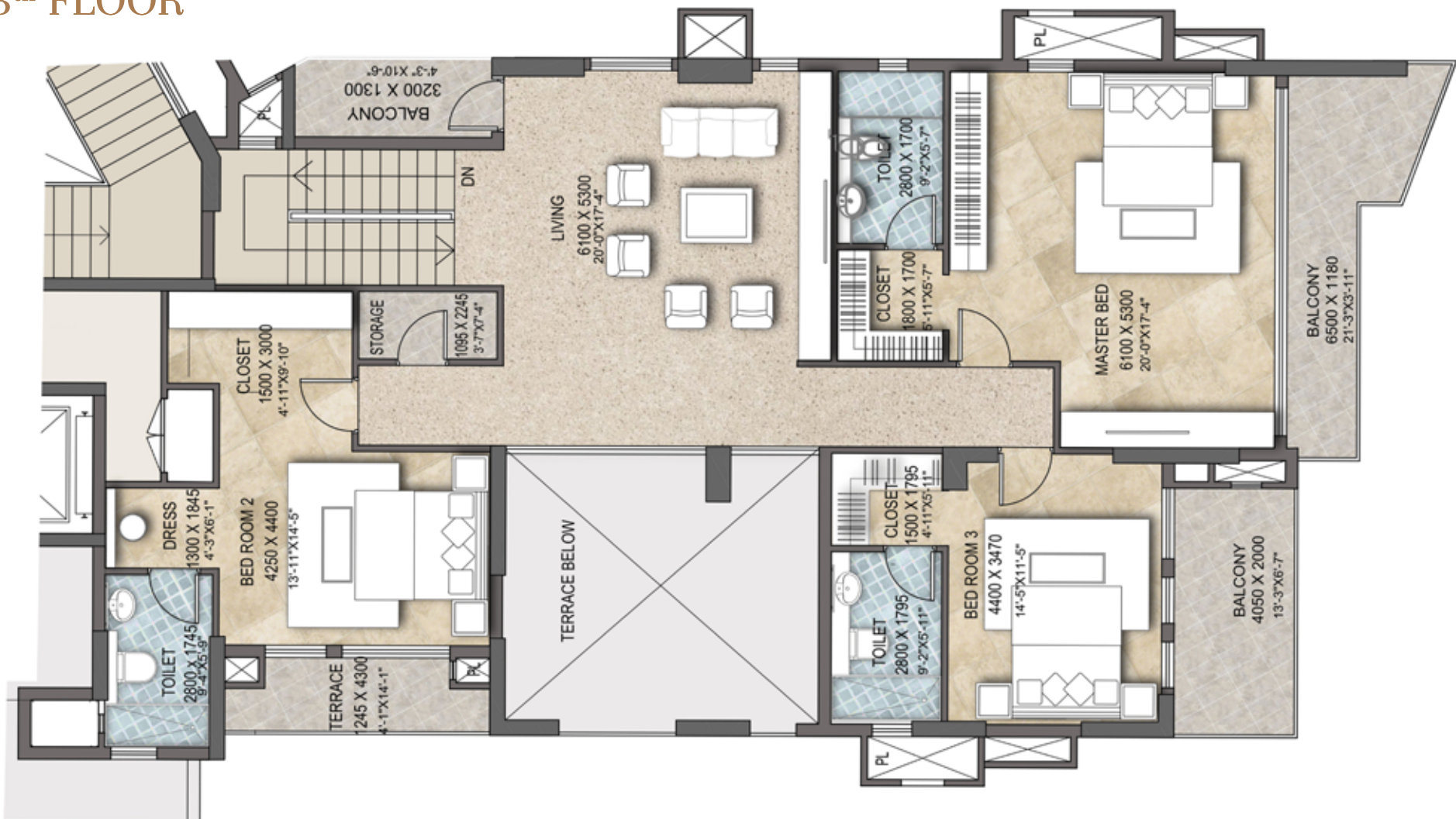
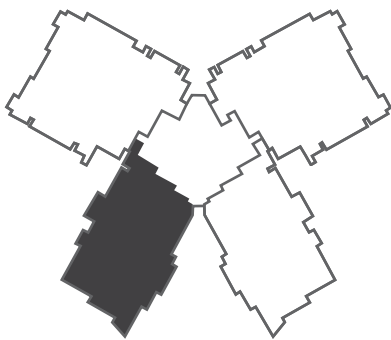
# LOWER FLOOR UNIT - 2

23<sup>rd</sup>, 25<sup>th</sup> & 27<sup>th</sup> FLOOR



# UPPER FLOOR UNIT - 2

24<sup>th</sup>, 26<sup>th</sup> & 28<sup>th</sup> FLOOR



TYPE	CARPET AREA		BUILT UP AREA + BALCONY		SUPER AREA	
	sq.mt.	sq.ft.	sq.mt.	sq.ft.	sq.mt.	sq.ft.
PENTHOUSE (LOWER & UPPER) UNIT - 2 23 <sup>RD</sup> - 24 <sup>TH</sup> , 25 <sup>TH</sup> - 26 <sup>TH</sup> 27 <sup>TH</sup> - 28 <sup>TH</sup> FLOOR	311.11	3348.79	389.18	4189.13	496.10	5340.00

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Artist impression.

Shalimar OneWorld Township

# Living. Elevated.

Established in 1985, with the vision to transform the Indian real estate landscape, Shalimar Group today is one of the fastest growing self-reliant real estate players in the country. Primarily focused on residential and contractual projects, over the years, the company has led multiple projects from conceptualization to completion. The Lucknow-headquartered conglomerate has diversified business ventures across sectors including residential & commercial real estate, property management, national highway projects, various allied services, civil construction, imports, exports and glass processing.

The Group's residential projects include high-end apartments, villas, row houses, luxury and uber-luxury apartments, plotted developments and aspirational homes. On the contractual side, the company has constructed a variety of structures for conglomerates including offices, five-star hotels, IT buildings, shopping centres with multiplexes, and club houses. With strong emphasis on environment, social and governance (ESG), water harvesting and the highest safety standards, the Group has completed over 7.67 mil sq. ft. across both commercial and residential spaces and is ready to develop an additional 12.67 mil sq. ft. in the coming years.

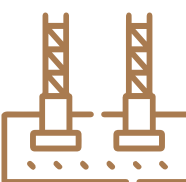


# Specifications



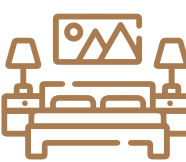
## STRUCTURE :

- Structure designed with the highest seismic considerations for the zone as stipulated by the BIS code and for better safety.



## FOUNDATION :

- Reinforced concrete footings & columns.



## ALL BEDROOMS :

- Flooring / Skirting: Wooden laminated flooring in master bed room. Other bed rooms vitrified tiles of minimum 600x600 mm size.
- Wall Finishes: Acrylic emulsion on POP punning.
- Ceiling: Oil bound distemper.



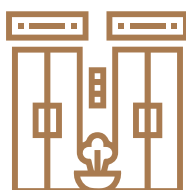
## KITCHEN :

- Flooring / Skirting: Antiskid ceramic tiles
- Wall Finishes: Acrylic emulsion paint on walls
- Ceiling: Oil bound distemper with part false ceiling



## CP. FITTING AND ACCESSORIES :

- Grohe / Jaquar / Roca or Equivalent Toilet Fittings / single lever fitting in all toilets. Provision for geyser installation. Thermostatic rain shower in master toilet. Rain shower in all other toilets.



## LIFT LOBBY :

### LIFTS

- Centre opening 3 passenger lifts & 1 service lift.

### TYPICAL FLOOR

- Flooring: Floor Tiles / Granite / Marble.
- Wall Finishes: Acrylic emulsion paint.
- Ceiling: Gypsum ceiling with cove.
- Skirting / Dado: Same as flooring.

### GROUND FLOOR LOBBY

- Flooring: Floor Tiles / Granite / Marble.
- Wall Finishes: Acrylic emulsion paint.
- Ceiling: Gypsum ceiling with cove.
- Skirting / Dado: Same as flooring.



### STAIRCASE MAIN

- Flooring: Tiles / Granite / Marble.
- Wall Finishes: Acrylic emulsion paint.
- Ceiling: Acrylic emulsion paint.
- Skirting / Dado: Granite / Marble.
- Railing: MS railing.

### STAIRCASE FIRE

- Flooring: Tiles / Granite / Marble.
- Wall Finishes: Acrylic emulsion paint.
- Ceiling: Acrylic emulsion paint.
- Skirting / Dado: Granite / Marble.
- Railing: MS railing



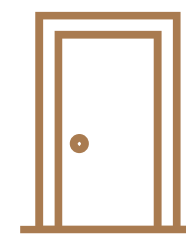
## LIVING / DINING ROOM :

- Flooring / Skirting: Superior quality vitrified tiles of minimum 800 x 800 mm size.
- Wall Finishes: Acrylic emulsion on POP punning.
- Ceiling: Oil bound distemper.



## TOILETS :

- Flooring: Antiskid ceramic tile.
- Wall Finishes: Ceramic wall tiles upto Dado level (approx. 2400 mm).
- Ceiling Finishes: Oil bound distemper with false ceiling.
- Counter: Granite / Tiles.
- Sanitary Ware: Premium quality range.
- Partition: Glass Cubical / Glass Partition.
- Lights: Sensor lights.



## DOORS :

- Main Entrance Door: Engineered laminated frame with laminated door shutters.
- Internal Doors: Engineered laminated frame with laminated door shutters.
- Hardware: Locks, Handles and Knobs (Mortise and Cylindrical locks) from reputed makes and brands. High quality steel / Brass hardware.



## WINDOWS AND EXTERNAL GLAZING :

- Powder coated aluminium frame or UPVC frame windows with clear glass.



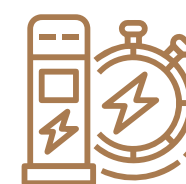
## EXTERNAL WALL FINISH :

- Exterior grade paint from reputed makes and brands.



## ELECTRICAL WIRING AND INSTALLATIONS :

- Fixtures & Fittings: ISI mark switches / sockets, distribution boxes and circuit breakers from standard makes and brands.
- Wiring: ISI mark concealed conduits with copper wire
- Plumbing: ISI mark CPVC water supply pipes with standard valves and accessories.
- Security System for Project: CCTV and electronic surveillance would be provided, internal communication system and video door phones.



## EV CHARGING :

- Provision for EV charging.

## Disclaimer :

The above specifications are only indicative & some of these may be changed in consultation with the architect or equivalent may be provided at the sole discretion of the company.



The views shown in the brochure may vary in accordance with the final approved map and does not guarantee the same. All intending purchaser/s are bound to inspect all plans and approvals and visit project sites and apprise themselves of all plans and approvals and other relevant information and nothing in this brochure is intended to substitute to the intending purchaser the actual plans and approvals obtained from time to time. The relationship between the Developer and the actual customers will be governed strictly by the agreements to be executed from time to time and not on the terms of this Brochure. All designs are indicative only.

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U.P. RERA WEBSITE ADDRESS - [www.up-rera.in](http://www.up-rera.in) | CIN No.: U70109DL2006PTC389838 for ANS Developers Pvt. Ltd.