

Tulsiani 

A Commitment to the Future

GolfView

APARTMENTS

SUSHANT GOLF CITY, LUCKNOW



Luxury at your beck and call

And a **360°** view of an 18-hole golf course.

THAT'S LIFE !





A Commitment to the Future

EXPERIENCE TRUST TAKING CONCRETE SHAPE



Our Projects

TULSIANI ENCLAVE

(Multistoried Commercial cum Residential Complex)
Lowther Road, Allahabad.

TULSIANI SHOPPEE

S.P. Marg, Civil Lines, Allahabad.

CHANDAN VIHAR

(Multistoried Commercial cum Residential Complex)
Sardar Patel Marg, Civil Lines, Allahabad.

TULSIANI - DMS TOWER

(Four Storied Commercial Tower)
Civil Lines, Allahabad.

TULSIANI PLAZA

(Multistoried Commercial Complex)
Civil Lines, Allahabad.

BRIJ KISHORE VIHAR

(Multistoried Residential Flats)
M. G. Marg, Civil Lines, Allahabad.

RIZVI PLAZA

(Multistoried Commercial Complex)
Civil Lines, Allahabad.

TULSIANI GRACE

(Commercial Complex)
Civil Lines, Allahabad.

For Tulsiani Constructions, there is simply one mantra that works at the foundation of every edifice we build – 'people first'. It is people, their environment, their needs and the quality of their lives that are vital inputs for our engineering, landscaping or choice of location. Our spectrum of residences and commercial buildings, institutions and government offices is recognized for excellence across the cityscape of Allahabad and Lucknow. Steered at the helm by the entrepreneurial zeal of Shri Mahesh Kumar Tulsiani and the dynamism of Shri Anil Kumar Tulsiani, we are unwaveringly focused on quality. Every department of the company is manned by professionals and experts, who make the vital difference to the products we deliver.



Maqbara Nawab Saadat Ali Khan



Rumi Darwaza with Bada Imambara

LUCKNOW

EXPERIENCE THE MAGIC OF THE PAST IN NEW-AGE MOMENTUM

Sometimes, it seems as if time has stood still in the havelis of Lucknow. Every wall seems to whisper a secret, every street talks of a culture so rich and varied that one could never have enough of it. The glorious monuments stand tall – and the famed 'tehzeeb' of the city continues to thrive.

And yet, Lucknow is on the move. This buzzing mini-metro is home to famed universities, banks and corporate houses. Being well-connected with rail, road and international air links gives the city speed, zest and vitality. Here's where the biggest names in real estate have laid anchor, resulting in a widespread development.

It's your city. And within it, allow us to offer you a slice of paradise you can call your own.



An Artist's Impression





Actual entrance of Sushant Golf City

SUSHANT GOLF CITY

Welcome to Sushant Golf City, the Hi-Tech residential township sprawling across 3530 acres, strategically located on Lucknow - Sultanpur National Highway on Amar Shaheed Path, Ring Road. Coming up at this beautiful prime location is "Golf View Apartments" - a choice of classic lifestyle with uncompromising luxury.

ANSEL API
Building lifestyles since 1967



EXPERIENCE THE MILLION JOYS OF AN INTEGRATED WORLD

Key Highlights of Sushant Golf City:

- Securitized Enclave Development with 24 X 7 Security with 18 Hole International Championship Golf Course & Golf Club designed by Dr. Martin Hawtree of U.K.
- Sports Complex with Mahesh Bhupathi Tennis Academy
- IT & Bio-Tech Park
- Schools & Professional Colleges
- Medicity with Super Specialty Hospitals
- Shopping Complex
- Dependable Power Supply
- Abundant Regulated Potable Water Supply
- A Green City with Ideal Ecological Balance
- Wide Metaled Roads & State-of-the-art Infrastructure
- Five Star and Budget Hotels
- Community Centres
- Commercial Complex
- Post Office/Bank/ATM





Actual site picture

Nothing comes close to the pleasure of living in air conditioned Golf View Apartments – a premium cluster of 3 & 4 BHK AC Apartments that look as good as they feel. You'll find that every nuance matches your refined taste.

While the finest features and facilities make Golf View Apartments a cut above in lifestyle, it is equally impressive on the outside. The stunning glass facia and vastu-friendly architecture is all set to be a visual extravaganza.

It's bliss. And it's at your beck and call.

Tulsiani 

Golf View

APARTMENTS

SUSHANT GOLF CITY, LUCKNOW

EXPERIENCE LUXURY ATTACHED TO AN EXCLUSIVE 'GREEN' VIEW



3&4 BHK AC Apartments



View of Apartments from the Golf Course



EXPERIENCE BREATHTAKING FACILITIES

- High-end Club
- Italian Marble Flooring
- Multi- level Security Entry/Exit Points
- Provision for Car Wash
- Driver's Lounge with Toilet
- Launderette
- High Speed Elevators
- Mineral Water Plant in Kitchen & Ultra Modern Chimney & Hub
- Stunning Glass Facia and Vaastu-friendly Architecture to boot
- All Apartments offer an unhindered view of the Golf Course, Swimming Pool & Central Park
- Energy Efficient Air Conditioning System-VRV

OUR AIR CONDITIONING PARTNER





THE CLUBHOUSE



EXPERIENCE THE MANY WAYS TO LIVE IT UP

Golf View Apartments offer its residents the pleasures of a well equipped club with lavish indoor sports area. Take a splash in the swimming pool. Perfect your strokes at the different courts for outdoor games. Set the children free to play at the central park, while you tone yourself on the jogging tracks. The beautifully landscaped grounds of the apartments are just the right setting for Golf View Apartments to rise in all its glory.

Walk. Jog. Run. Play. Live life king size!

THE AMENITIES OF LIFE



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Golf View

APARTMENTS
SUSHANT GOLF CITY, LUCKNOW



Golf Course



Medical Centre



Shopping Complex



ATM

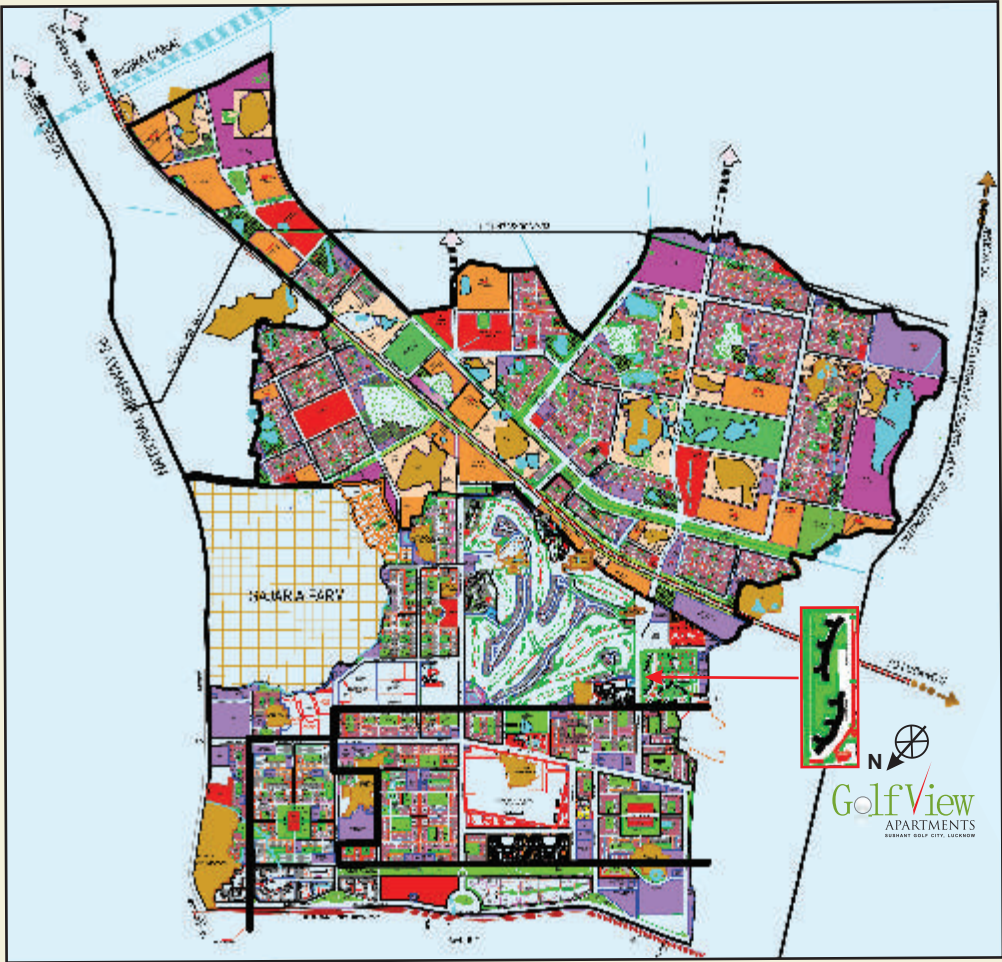
EXPERIENCE EVERY CONVENIENCE AT YOUR FINGERTIPS

Living in your own apartment within the secure precincts of Sushant Golf City is completely free of tensions and worries. Think about it. You will be living in a neighbourhood dotted with elegant villas and condominiums in close proximity to a world-class Championship Golf Course that is designed by the renowned designer Dr. Martin Hawtree from U.K. Even as your passion for golf reigns supreme, everything else is yours for the asking.

The best educational institutions and healthcare facilities. Banks, cyber cafes and commercial zones. Shopping complexes and elite clubs ...there's nothing left to aspire for, when you are part of this elite world.

Location Map

Not to Scale





Distance from prominent Landmarks



Gomti Nagar Extension - 0 KM



Amausi Airport - 9 KM



Charbagh Railway Station - 7 KM



Hazratgunj - 8 KM

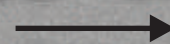
EXPERIENCE THE ADVANTAGE OF BEING CLOSE TO EVERYWHERE

That's right. The happening locale of Gomti Nagar is on one side and the airport is on the other. And though it is conveniently away from the congested and choked central hubs of Lucknow, you are still close to the action, bang on the Lucknow-Sultanpur National Highway on Amar Shaheed Path, Ring Road. That takes care of your commuting woes... you will be driving down breezily to any destination you choose to go. Realizing the potential of the place, several important real estate names are coming up with upper-class habitats in anticipation of the lifestyle needs of the city's elite.



HOLE NO. 12

SUSHANT CITY GOLF COUR



45 MT ROAD

ENT.

9 MT DRIVEWAY

CLUB

BIG SKY TOWER

G

J

G+15
3BHK (B)

4

S+16
3BHK (C)

I

E

- A SWIMMING POOL
- B FEATURE WALL
- C KIDS POOL
- D MINI AMPHI
- E PAVILION
- F FOREST
- G JOGGING TRACK
- H SAND PIT FOR KIDS PLAY
- I DROP-OFF COURT
- J FLOWER BEDS
- K WATER FEATURE
- L FLOATING GARDEN
- M FOUNTAIN PLAZA

12 MT ROAD

S+19
3BHK (C)

1

G+17
3BHK (B)

S+19
4BHK

S+17
4BHK

G+16
3BHK (B)

2

S+17
4BHK

S+16
4BHK

G+15
3BHK (B)

3

S+16
3BHK (C)

K



4BHK UNIT



4BHK UNIT
4 BHK: 2967 Sq. Ft.

1 sq. mtr.= 10.764 Sq. Ft.

3BHK UNIT TYPE A



1 sq. mtr.= 10.764 Sq. Ft.

3BHK UNIT
 Type A: 2345 Sq. Ft.

3BHK UNIT TYPE B



3BHK UNIT
Type B: 2441 Sq. Ft.

1 sq. mtr.= 10.764 sq. ft.

3BHK UNIT TYPE C



1 sq. mtr.= 10.764 sq. ft.

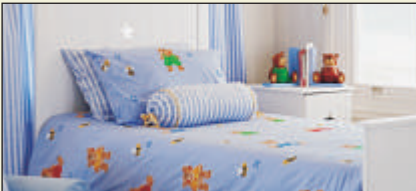


3BHK UNIT
 Type C: 2381 Sq. Ft.

STANDARD SPECIFICATIONS



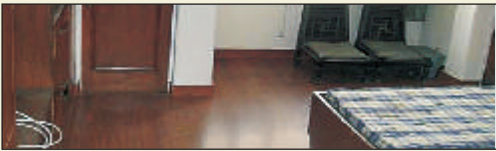
Structure External Finish
Earthquake Resistant RCC frame structure. Weather resistant Texture Paint/Aluminium Composite Panel/Glazing



Other Bedrooms
Floor : Laminated Wooden
Walls : Plaster with POP Punning and painted with pleasing shades of Plastic Emulsion Paint.
Ceiling : False Ceiling required for A.C. ducting and balance to be done with POP Punning and Painted with Plastic Emulsion Paint.
Wardrobe : Modular Wardrobe upto ceiling height.



Dining & Passage
Floor : Italian / Imported Marble
Walls : POP punning on plastered surface and painted with pleasing shades of Plastic Emulsion Paint
Ceiling : POP False Ceiling and painted with pleasing shades of Plastic Emulsion Paint



Servant Room
Floor : Anti-skid Ceramic Tiles
Walls : Water Repellent Paint
Ceiling : Plaster with POP Punning and painted with pleasing shades of Plastic Emulsion Paint.



Master Bed Room
Floor : Engineered Wood
Walls : POP Punning on plastered surface and painted with pleasing shades of Plastic Emulsion Paint
Ceiling : False Ceiling required for A.C ducting and balance to be done with POP Punning and Painted with Plastic Emulsion Paint



Kitchen
Floor : Antiskid Vitrified Tiles
Walls : Vitrified Tiles upto 2'-0" ht. above the counter level rest POP punning and painted with pleasing shades of Plastic Emulsion Paint.
Ceiling : POP punning and painted with pleasing shades of Plastic Emulsion Paint.
Platform : Granite Counter with double bowl stainless steel sink.
Cabinets : Modular Kitchen with laminated shutters & S.S 304 grade accessories.
Chimney & Hob : S.S. Finish.
Kitchen Gas : Provision for piped gas supply.
Fittings/Fixtures : Geyser in kitchen.



Drawing Room
Floor : Italian / Imported Marble
Walls : POP Punning on plastered surface and painted with pleasing shades of Plastic Emulsion Paint
Ceiling : False Ceiling required for A.C ducting and balance to be done with POP Punning and Painted with Plastic Emulsion Paint



Balconies
Floor : Anti-skid Vitrified Tiles.
Walls : External Grade Water Repellent Paint
Ceiling : External Grade Water Repellent Paint
Railing : Stainless Steel railing with / without toughened glass/M.S.Railing with Duco Paint.



Master Toilet
Walls : Vitrified Tile Cladding
Floor : Antiskid Vitrified Tiles
Fittings/Fixtures : Wash Basin, Wall hung W.C., Shower Cubical, Single Lever, C.P. Brass Fittings, Provision for Hot & Cold Water (Geyser), Mirror
Counter : Imported Stone
Wardrobe : Modular Wardrobe upto ceiling ht. & Mirror for Dressing



Other Toilets
Floor : Anti-skid Ceramic Tiles
Walls : Ceramic Tiles upto 7'-0" ceiling ht.
Fittings/Fixtures : Wall hung W.C. wash basin of matching shades, single lever, C.P. brass fittings, provision for hot & cold water system (geyser), mirror, shower cubical/curtain
Counter : Granite wherever required otherwise flat wash basin/artificial imported stone

STANDARD SPECIFICATIONS



Doors & Windows
 Entrance Door : Seasoned hardwood frame & hardwood shutter with designer veneer or melamine polish and electronic lock
 Internal Doors : Seasoned hardwood frame & hardwood shutter with designer laminated & mortise lock
 External Door/Windows : UPVC / Aluminium single tinted glass



Technology
 Energy efficient product. Lighting & fire fighting system. Rainwater harvesting system. Y-Max enabled campus



Fire Protection
 Heat /Gas leak detector in kitchen



Lift Lobby/Corridors
 Floor : On ground floor & subsequent floors imported marble
 Walls : Plaster with POP punning & painted with pleasing shades of Plastic Emulsion Paint
 Ceiling : Plaster with POP punning & painted with pleasing shades of Plastic Emulsion Paint



Lift
 2 nos. passenger lift in each tower & one additional service lift. Intercom & camera in lifts connected to the guard room



Electrical
 Light : Modern design-CFL wall and ceiling mounted lights
 Wire : Copper Concealed Wiring
 Plug : Plug Point in each bedroom/drawing/dining & Lounge
 Switches : Modular switches
 Air Conditioning : Energy efficient air conditioning system (VRV) for individual flats suitable for higher ambient temperature
 Fans : Decorative Fans
 Telephone/Data : Telephone cable pre-wired in all rooms, Internet (Cat-6)



Facilities
 2 nos. car parking each apartment. Kids theme park. Swimming Pool. Indoor games room. Connection for satellite TV. Phone Connection-ready to move. Business Centre. Multipurpose Hall. Television Lounge. Provision for cafeteria / restaurant. Landscaped common areas to preserve & enhance the natural characteristic of the site. Common launderette & car wash area. Outdoor music system in park



Security
 24 hrs. manned periphery security for the complex. Boom barrier for main gate
 Access control through CCTV at basement & at entrance of ground floor, Video door phone in each flat



Club Facilities
 Swimming Pool, Sauna, Steam, Jacuzzi, Shower Cubical, Hi-tech Gymnasium, Indoor Games like Billiards, Snooker, Pool etc., Multipurpose Court, Cafeteria, Conference Room with all Business Facilities like Broadband Connectivity, Fax etc., Daily Convenience Shops, Spa Facilities



Hussainabad Clock Tower, West View





A Commitment to the Future

TULSIANI CONSTRUCTIONS AND DEVELOPERS LTD.

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