

LOCATION

NOT TO SCALE



Scan and use
Google Map
to drive down
to the site



Approximate distances

- Charbagh Rly Stn **20 Km**
- Gomti Nagar Rly Stn **11.5 Km**
- Badshah Nagar Rly Stn **8 Km**
- Nearest Metro
- Munshi Pulia **7.8 Km**
- IT College Metro **7.6 km**
- Airport **30 Km**



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Jankipuram Scheme, Lucknow
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design@alpanaarts.in

COVER: An Artist's impression of the THE WOODS KOHINOOR JANKIPURAM

Project RERA Registration No. : **UPRERAPRJ133352/07/2024**
Promoters RERA Registration No. : **UPRERAPRM298249**
UP RERA website address: **www.up-rera.in**



PRESENTING
A **GEM** OF AN **ABODE**

**THE WOODS
KOHINOOR**
JANKIPURAM

Innovative Planning and High-Quality Construction Define Our Expertise



An Artist's impression of the THE WOODS KOHINOOR JANKIPURAM

Just at a two minutes drive from the Tedhi Pulia crossing on Kursi Road, **Aesthete Infra Ventures** is coming up with its eleven story Residential complex **THE WOODS KOHINOOR JANKIPURAM** for you.

Decades of experience have taught us precisely what you desire in a home: a place that offers comfortable, healthy living for you and your family. We've integrated all these essential elements into the design of this remarkable residential project.

Spread over 3306 Sq meters of plot area, the project offers 77 well planned airy and naturally lit flats spread over 11 stories besides basement and stilt.

The living rooms, bedrooms, kitchen, toilets, and balconies are all synchronized with a flawless, harmonious and compact design that nurtures happiness among the residents, making it a true Kohinoor, a gem of a home.

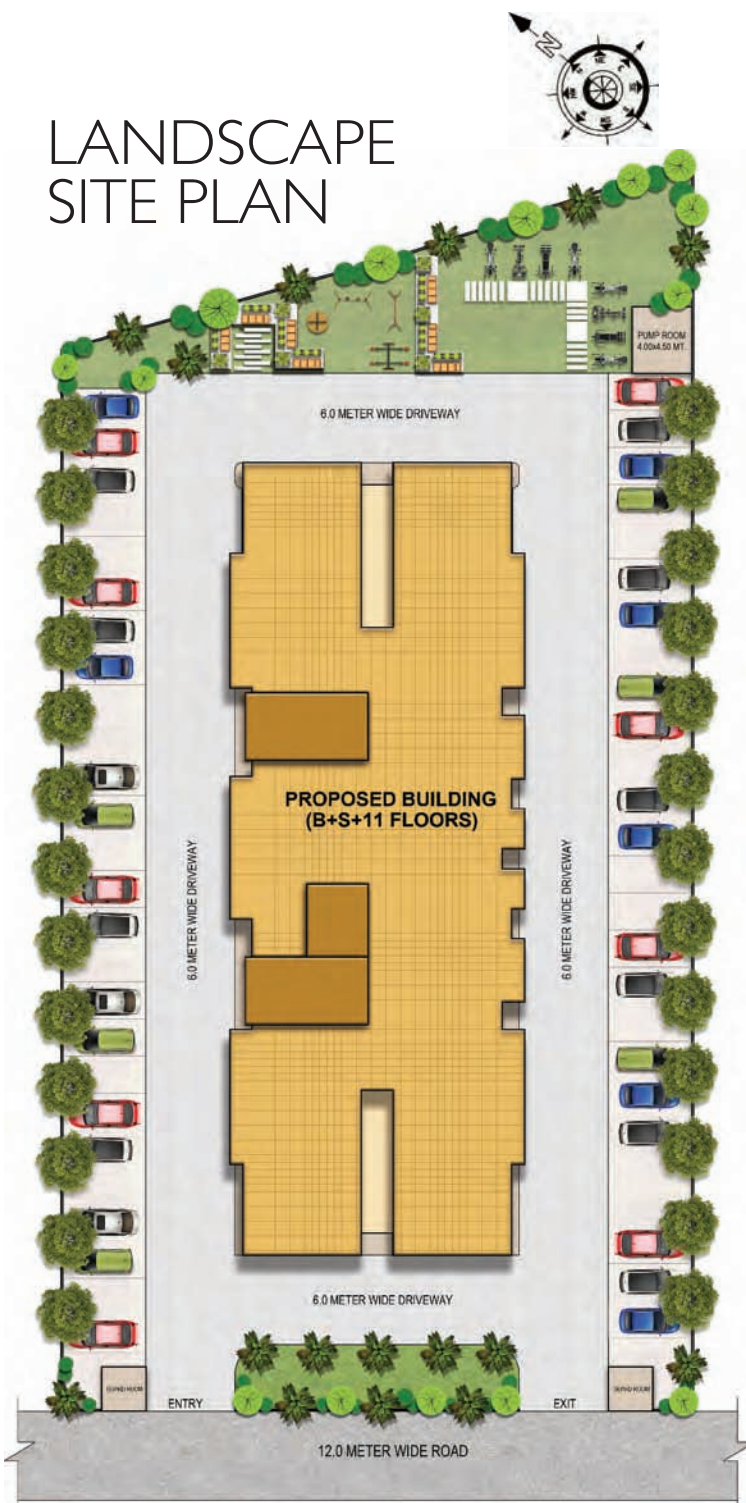
A GEM OF AN ABODE



Each of the floors have 3BHK-Type1, 2BHK Type1 and 2BHK Type2 flats. Backed by 24x7 power backup and tight security arrangements, it has all the modern fixtures and basic amenities.

THE WOODS KOHINOOR JANKIPURAM is strategically located 10 kilometers from Kisan Path (the Outer Ring Road), which connects all the major highways around the city. Additionally, it has its own Tedhi Pulia Market, catering to all the essentials of day-to-day living.

LANDSCAPE SITE PLAN



Situated on the 12 meters wide road at Sector - J, Jankipuram Extension, the eleven story building has its own 6 meter drive way around it and has two lush green well groomed and landscaped lawns on front and back sides.

The backyard lawn has Gymming equipments for adults and equipments like Swings, Slides, Seesaws, Climbing Frames, etc. for kids. The site map gives you an idea of the building plan how open, green and well planned it is for your happy and healthy living.



THE WOODS KOHINOOR JANKIPURAM has all the advantages of the neighborhood markets, offices, educational institutions and hospitals from the rich localities like Khurram Nagar, Vikas Nagar, Aliganj, Mahanagar and Indira Nagar besides Kursi Road and Jankipuram itself.



Institutions like Second campus LU (4.8Km), Dr. A.P.J. Abdul Kalam Technical University (4.3km), Institute of Engineering and Technology (4.5 km), Guru Govind Singh Sports College (2.4km), Remote Sensing (2.3km), Integral University (5km) and Kukrail Picnic Spot (7.5Km) to



Artist's impression of the 6 meter wide driveway



STILT FLOOR PLAN

As you can see in our Stilt Floor plan we have ample car parking space along with 6 meter wide drive way.

The project has ample car parking space. The basement, open area and stilt area together can accommodate more than ninety cars.



TYPICAL FLOOR PLAN [1st to 11th FLOOR]

The Woods Kohinoor Jankipuram has a basement, stilt and 11 floors with three types of 7 Flats per floor, that is total of 77 flats.

In the project we have 3BHK Type -1, 2BHK Type-1 and 2BHK Type-2. located along sides of 7 feet wide corridors and 10x25' of a Lobby area in front of 2 Lifts.

On the following pages you may have a look of the individual detailed plans and descriptions.





LAYOUT PLAN
3BHK
Type-I

Area	In Sq.mt.	In Sq.ft.
Carpet area	102.02	1197.75
Balcony area	24.79	266.75
Builtup area	135.59	1458.95
Reference area	162.580	1750.00



Representative image of a living room



LAYOUT PLAN
2BHK
Type-I

Area	In Sq.mt.	In Sq.ft.
Carpet area	66.95	720.40
Balcony area	10.09	108.60
Builtup area	82.90	892.00
Reference area	99.406	1070.00



Representative image of a dining area



LAYOUT PLAN
2BHK
Type-2

Area	In Sq.mt.	In Sq.ft.
Carpet area	83.88	902.55
Balcony area	14.38	154.75
Builtup area	105.02	1130.00
Reference area	126.348	1360.00



Representative image of a bed room

Specifications

CIVIL

- RCC framed structure
- Earth quake resistance structure
- Brick/Block masonry internal & external partition walls
- Cement mortar plaster on walls

FLOORING

- Vitrified Floor Tiles in Living Room.
- Vitrified Floor Tiles in Bedroom
- Non-Skid vitrified tile in kitchen & toilets
- Lift Lobby Passage flooring will be of vitrified tile or granite
- Staircase will be finished in natural stone
- Stilt will be finished with concrete pavers/tiles

PAINTING

- Internal surfaces flats finished with acrylic paint
- External building face will be finished in weather proof Acrylic paint

DOORS

- Main door - laminate flush door with necessary hardware
- Bedroom doors- laminate flush door with necessary hardware
- Toilet doors - laminate flush door with necessary hardware

WINDOWS

- Aluminum windows / UPVC windows (Without Grills)
- Mosquito net provided in all windows within window tracks

KITCHEN

- Sink in kitchen with Granite top
- Tiles up to 2' height above kitchen counter and rest acrylic paint

TOILET

- Toilet will have concealed plumbing of CPVC pipes
- Tiles for toilet dado of full height
- Branded Sanitary and CP fittings.

ELECTRICAL WORK

- Building will be provided with 2 elevators
- Adequate concealed electrical points in each room will be provided
- Good quality modular switches and sockets, copper concealed wiring
- Provision for drainage for Split AC's within the Flats

RAILING

- M S Railing



Disclaimer

- All dimensions shown in feet/inches are close approximation to metric dimensions.
- RERA carpet area includes area between the inner face of the outer wall of the unit.
- Built-up area of the unit includes RERA carpet area, Balcony area & external wall area.
- Internal dimension may vary after finishing plaster/tiles etc.
- Some units may have different area including additional lawn/terrace area.
- Please check the area with marketing at the time of purchase.

Our Account Details:

Promoters: **Aesthete Infra Ventures LLP**
Account: **The Woods Kohinoor Jankipuram**
Account number: **924020027965796**
IFSC Code: **UTIB0001692**

OUR BANKER  **AXIS BANK**