



SAINIK INFRASTRUCTURE INDIA LIMITED

**ANAND SAGAR ENCLAVE**

शर के एरर, प्रकृति के परर

Plot No.: GH-03, Sec. 6-C, Vrindavan Yojana - 1, Raibareilly Road, Lucknow  
 Fully Developed Sector Opp. A.W.H.O. Army Officer Society



AN UNPARALLELED  
 LIFESTYLE  
 AT AN UNIMAGINABLE  
 PRICE





This is an artistic impression

# THE BEST LIFESTYLE. THAT IS UNMISTAKABLY UNIQUE.



Anand Sagar Enclave is your answer to a home that boasts of everything. Whether it's the kind of facilities and amenities that you were looking for in a home or the kind of advantages you wanted out of its location, with Anand Sagar Enclave you get the value of your money like no other place in Lucknow. A place that has been conceived keeping in mind all your necessities and luxuries.

#### **Vrindavan Advantage**

- Vrindavan Yojna is being developed as a TOWNSHIP AREA IN 2807 ACRE\* as per policy of State Government of UP through U.P. Awas Evam Vikas Parishad.
- Excellence Tenant profile in the vicinity i.e. Akash Enclave n Samlaha etc have a presence already.
- Vrindavan yojna is now a prime, fast growing, high income area.
- Excellent social infrastructure like malls, hospitals and hotels close to the catchments of well developed residential township.
- Anand Sagar Enclave is surrounded by several small parks i.e. big park distance is 0.5 km
- All these factors make Vrindavan Yojna, an emerging destination of Lucknow

**LAND ALLOTTED AND APPROVED BY UTTAR PRADESH  
AWAS EVAM VIKAS PARISHAD, LUCKNOW**

# BASEMENT LAYOUT PLAN



1 sq. ft. = 0.0929 sq. mt.



# STILT PARKING LAYOUT PLAN





Land area - 51535 sq.ft.  
 Constructed area - 16656 sq.ft. (32.32%)  
 Open area - 34878.89sq.ft. (67.68%)

TYPICAL FLOOR PLAN



FLOOR PLAN : 3 BHK - TYPE A



## FLOOR PLAN : 3 BHK - TYPE A



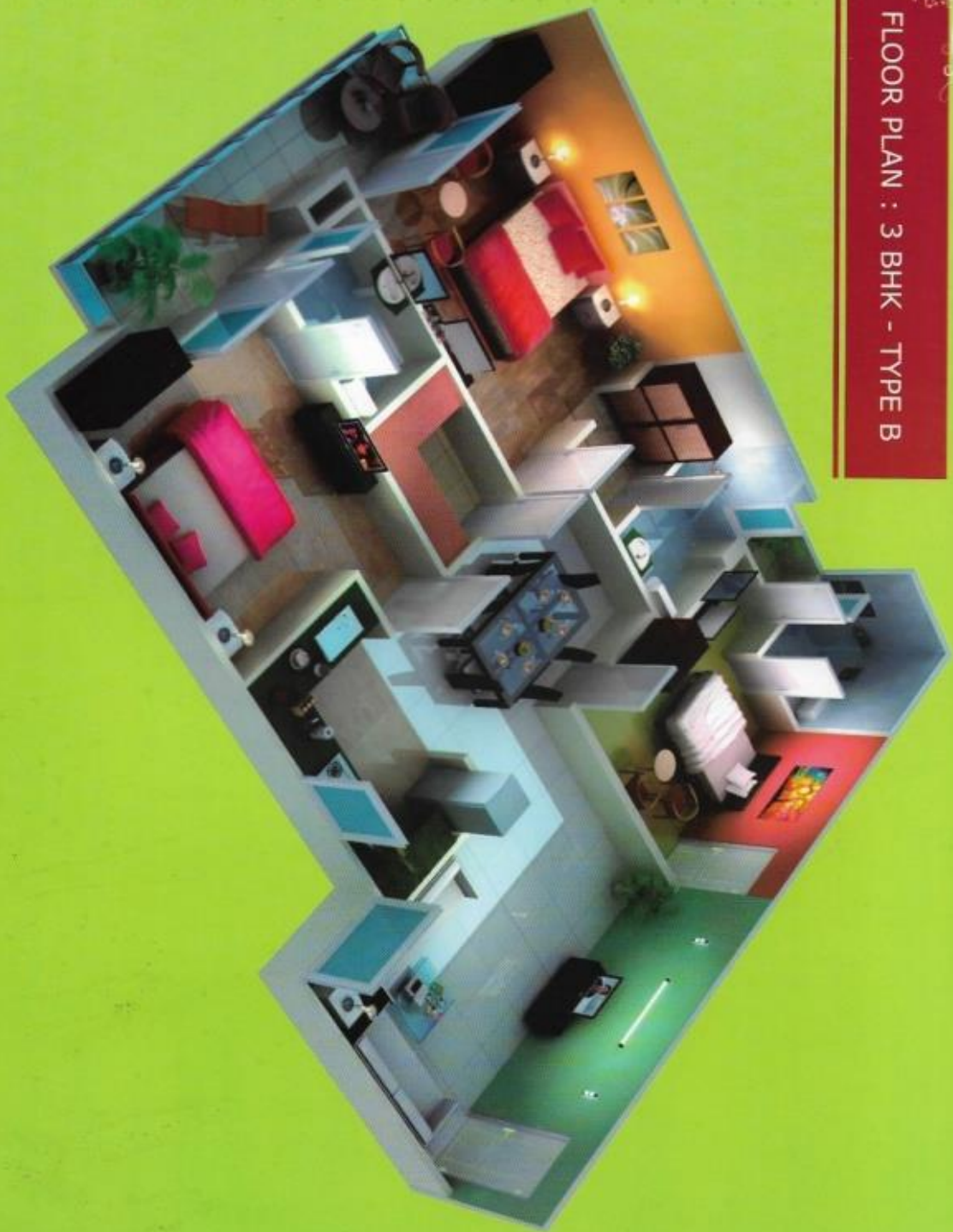
1 Sq. ft. = 0.0929 sq. mtr.

Type A : 3BHK

Area : 1716.00sq.ft.

Accommodation : 18'7" x 12'2" Drawing room, 15'5" x 10'9" Dining/Living room, 3 Bedrooms, 3 Toilets, Store/Pooja room, 6'10" x 10'9" Kitchen, 2Balcony ( 4'11" x 22'7" = 110.86 Sq.ft 5'10" x 9'4" = 54.42 Sq.ft = 165.28 Sq.ft )

FLOOR PLAN : 3 BHK - TYPE B



## FLOOR PLAN : 3 BHK - TYPE B



Type B  
Area : 1658.00sq.ft.

Accommodation : 18'5" x 11'5" Drawing room,  
13'1" x 9'1" Dining/Living  
room, 3 Bedrooms, 7'0" x 4'6"  
Dressing room, 3 Toilets,  
Store/Pooja room,  
6'10" x 12'1" Kitchen,  
2 Balcony  
(4'11" x 19'11" = 97.75 Sq.ft  
3'11" x 4'11" = 19.19 Sq.ft  
= 116.94 Sq.ft )

FLOOR PLAN : 2 BHK - TYPE C



## FLOOR PLAN : 2 BHK



1 sq. ft. = 0.0929 sq. mtr

Type C

Area

Accommodation : 11'11" x 9'10" Drawing room,

13'2" x 8'10" Dining/Living room,

2 Bedrooms, 2 Toilets,

Store/Pooja room,

9'4" x 5'11" Kitchen, 1 Balcony

(14'2" x 4'11") + (16'2" x 4'11")

= 149.17 sq. ft

: 2BHK

: 1253.00sq.ft.

## EXCLUSIVE FEATURES.

- Welcome Fountain
- Group Housing free hold land
- Air-Conditioned Club Hall
- Yoga Meditation
- Gymnasium with all equipments
- Wi-fi Campus
- 24x7 Security arrangement with CCTV Surveillance
- Amphitheatre
- PNG gas supply
- Solar light arrangement
- General shop
- Fruit / Vegetable / Milk bar shop
- Doctor's room : Homeopathy / Ayurveda / Allopathic
- Medicine shop
- Solid waste management
- Rainwater harvesting
- 67.68% open area
- Attached green belt of area 22697.60 sq. ft.
- Children play area
- Intercom Facility
- Power back-up 24 Hours
- Prepaid meter arrangement for all the units
- Separate toilet arrangement for drivers and servants
- Waiting lounge for guest with toilet facility
- Ample covered & open parking space



## SPECIFICATIONS

<b>STRUCTURE</b>	Earthquake resistant RCC framed structure
<b>FLOORING</b>	Verified tiles (Kajaria, Somany, Sunheart) flooring in the Living Room, Dining Room and all Bed Rooms. Non skid tiles flooring in Kitchen, Toilets, Store and Balconies
<b>KITCHEN</b>	Granite counter top, S.S. sink and tiles dado up to 2 ft., height on and above counter
<b>TOILET</b>	Tiles dado upto 7ft height on wall and standard plumbing fittings
<b>WINDOWS</b>	Sliding Aluminium Windows with mosquito net provision
<b>CHAUKHAT</b>	Wooden Chaukhat
<b>DOOR</b>	Painted modular door / Designer door
<b>SECURITY SYSTEMS</b>	Gated security with CCTV surveillance and EPABX for connectivity among flats & main gate
<b>ELECTRICITY SYSTEM</b>	Insulated fireproof copper wiring with branded modular switches
<b>LIFT</b>	Three lift two medium size and one big size (luggage/13passengers) auto door elevators by Schindler/ Thyssen Crupp/ OTIS / Toshiba & Mitsubishi

<b>PARKING</b>	Provision of Ample covered, open and mechanical car parking
<b>WATER SUPPLY</b>	Round the clock water supply through overhead water tank
<b>INTERNAL FINISHING</b>	Branded putty on all internal walls of apartment and oil bound distemper / acrylic paint
<b>EXTERNAL FINISHING</b>	Texture painting / Weather proof painting
<b>GENERATOR</b>	24 hours power backup of 1 KVA in each flat 24 hours backup for lifts, common lights and water supply
<b>FIRE FIGHTING</b>	Equipped with fire fighting system as per Guidelines / BIS (Bureau of Indian Standards)
<b>Sizes of Balconies:</b>	
A) 3 BHK Type A - 4'11" x 22'7"	= 110.86 Sq ft.
B) 3 BHK Type B - 4'11" x 19'11"	= 97.75 Sq ft.
C) 2 BHK - (14'2" x 4'11") + (16'2" x 4'11")	= 149.17 Sq ft.

## Location Plan

Note : This map is indicative. Not to scale.



# SAINIK INFRASTRUCTURE INDIA LIMITED

OFFICE : SECTOR - 68/193, HIG, VRINDAVAN YOJANA - I, RAIBAREILLY ROAD, LUCKNOW - 226029

SITE OFFICE : SECTOR - 6-C, VRINDAVAN YOJANA - I, RAIBAREILLY ROAD, LUCKNOW - 226029.

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