

JYOTI
HEIGHTS
APARTMENTS
KANPUR

YOUR
DREAM
DWELLING



PURE INDULGENCE

Set in a serene environment and away from the chaos and pollution, **Jyoti Heights Apartments** are a welcome change from the ordinary lifestyle. With a grand fountain and lavish green area, its strategic location on Baradevi makes it easily accessible from all parts of the city.

The proximity to major schools, hospitals and various landmarks of the city, makes your stay here easy and comfortable.

It is well connected to the Airport (only 10 km) and Railway Station (only 3 km).

Icon developers are committed to building comfortable living spaces for the society & have already completed Navsheel Jyoti Apartments adjacent to the tower, with people residing in the building.

**2BHK & 3BHK FLATS
TOWER A**

① Navsheel Jyoti Heights
② Jyoti Heights
Handwritten notes in Hindi.

Designed by professionally qualified and internationally educated architect.

An apartment at **Jyoti Heights** is a unique and enchanting experience.

Imagine a home where every window opens to lush greens, the first ray of sun welcomes you in the morning and cool breeze greets you in the evening. Based on the contemporary architecture and with spacious interiors, **Jyoti Heights** is just the right place to lead a privileged lifestyle.



TOWER A

INTEGRATED INFRASTRUCTURE

Building Interior & Exterior

- KDA Approved project.
- Financing available from financial institutions.
- Enhanced structural safety against earthquakes.
- Anti termite treatment in foundation.
- Exterior wall finished with ISI wall putty.
- Modern security system with a perimeter alarm system.
- Fire fighting systems.
- Ample covered and open parking areas.
- Majestic entry and exit gate.
- Spacious, airy lift lobbies with marble flooring.
- Convenience/ shop / general store for society use.
- Impressive entrance lobby.
- 3 high speed semi automatic elevators.
- 24 Hrs. Water and Power Supply.
- Generator for Lifts & Common Areas.
- Lush Green Lawns & Jogging Track

24 Hrs.

Generator for Lifts & Common Areas. *Perce Sothe Water Supply*

INDIVIDUAL FLATS

Flat No. 1
1st to 12th Floor



Flat No. 2
1st to 12th Floor



Flat No. 3
1st to 12th Floor



Flat No. 4
1st to 12th Floor





Flat No. 5
1st to 12th Floor



Flat No. 6
1st to 12th Floor

Flat No. 7
1st to 12th Floor



INDIVIDUAL FLATS
13th Floor



Flat No. 1
13th Floor



Flat No. 2
13th Floor



Flat No. 3
13th Floor



Flat No. 4
13th Floor



Flat No. 6
13th Floor



Flat No. 5
13th Floor

INDIVIDUAL FLATS
14th Floor

Flat No. 1
14th Floor



Flat No. 3
14th Floor



Flat No. 4
14th Floor



Flat No. 5
14th Floor



Flat No. 6
14th Floor



INDIVIDUAL FLATS
15th Floor

Flat No. 1
15th Floor



Flat No. 2
15th Floor



Flat No. 4
15th Floor



Flat No. 5
15th Floor



Flat No. 6
15th Floor





Apartment Interior *OK*

- Special architectural design for cross-ventilation and natural light.
- Tile/Marble floor superior quality Kajaria/Nitco or equivalent (Builder's discretion) in living area and bedrooms.
- Sal wood door/window frames, commercial flush doors.
- Cement Plaster & oil bound distemper on internal walls and ceiling, oil paint on doors/windows.

Bathroom / Toilet / Kitchen / Electricals *OK*

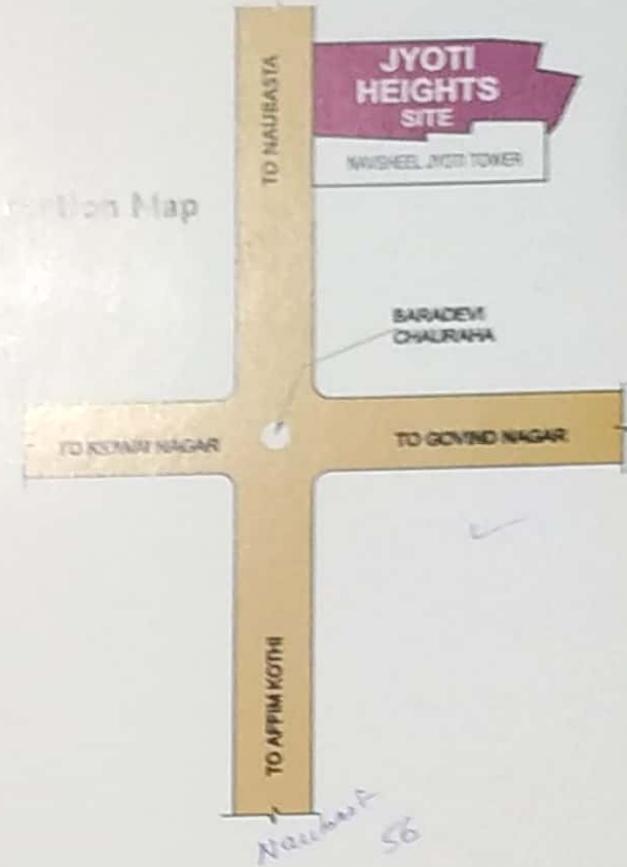
- Granite top on cooking platform in kitchen with glazed tiles dado upto 2' height and stainless steel sink.
- All internal pipe line concealed with hot & cold water arrangement. CP bathroom fittings and Vitrous China sanitary wares.
- Toilet with anti-skid tiles and stainless steel bathroom fittings Jaguar/Marc or equivalent.
- All internal wiring concealed in PVC conduit with copper cables.



Site Plan



Location Map



30 + 60 + 10

Schedule of Payment

1. On Booking	10%	8. Casting of 9th Slab ✓	7%
2. On Commencement of Foundation Work	10%	9. Casting of 11th Slab ✓	7%
3. On Casting of Basement Slab <i>Still lot of work</i>	10%	10. Casting of 13th Slab <i>12</i>	7%
4. Casting of 1st Slab ✓	7%	11. Casting of 15th Slab	4%
5. Casting of 3rd Slab ✓	7%	12. Brick Work & Plaster	10%
6. Casting of 5th Slab ✓	7%	13. Finishing <i>5%</i>	4%
7. Casting of 7th Slab ✓	7%	14. Before Registry <i>3%</i>	3%

All drawing/dimensions/specifications are indicative and may vary at site. Furniture layout & other accessories for illustration only and are not the part of flat.



www.ashishnagar.com

Promoters:

Icon Developer

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Site Address :

127/219-A, Juhi Kalan, Baradevi
(Kidwai Nagar), Kanpur

Architect :

Ar. Prasoona Jalota

B.Arch., M.Arch. (UK), R.I.B.A. (London), M.C.A.

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