



REDEFINING ELEGANT LIVING





Artistic Impression

# Sapphire Royale

A masterpiece from a renowned Real Estate Developer with expertise in designing, customer satisfaction, quality, trust, meticulous planning and above all timely and committed delivery.

Smartly developed 25 Acre Township with all modern and essential facilities located on Lucknow-Sultanpur National Highway that includes Luxurious and Expandable Villas, Plots, EWS, LIG, School, Commercial Spaces & Group Housing Apartments. Situated between two major roads of Lucknow 120 Mtr. wide Purvanchal Expressway & 150 Mtr. wide Kisan Path and opposite to Knowledge Park (LDA Master Plan 2031).

Apart from excellence in Real Estate, Sapphire also has mining, hospitality and infrastructure development in its portfolio in Uttar Pradesh and its neighbouring state.



GRANDEUR VILLA







GROUND FLOOR



FIRST FLOOR



TERRACE

LAND AREA		CARPET AREA		EXT. WALL AREA		BALCONY / VER. AREA		TERRACE AREA*		ELEVATION & PROJECTION		SUPER AREA WITH BALCONY		DESCRIPTION
SQ. FT.	SQ. MT.	SQ. FT.	SQ. MT.	SQ. FT.	SQ. MT.	SQ. FT.	SQ. MT.	SQ. FT.	SQ. MT.	SQ. FT.	SQ. MT.	SQ. FT.	SQ. MT.	
2145	199.27	2340.35	217.42	226.88	21.07	410.18	38.10	198.67	18.45	175.88	16.33	3153.29	292.94	

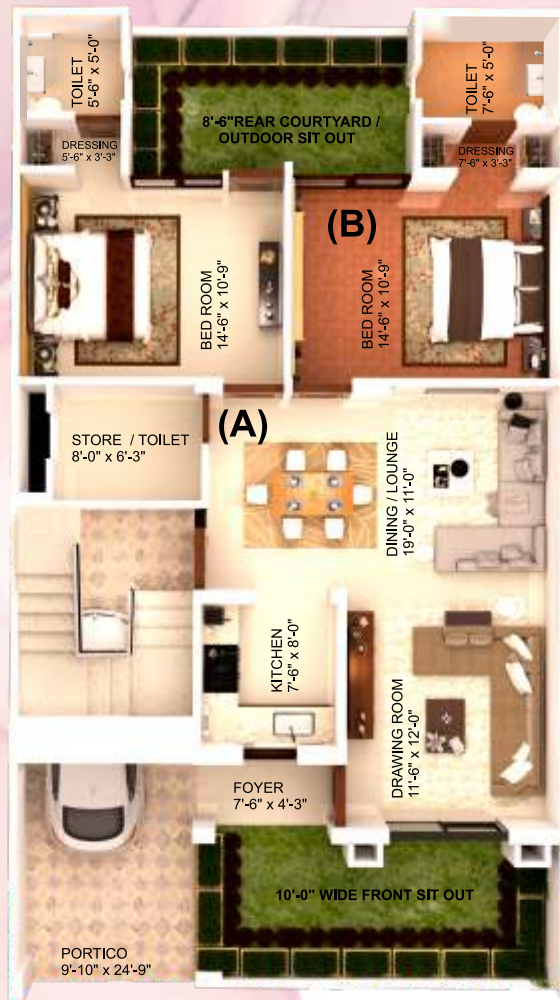
\*Terrace Area is not included in Super Area.



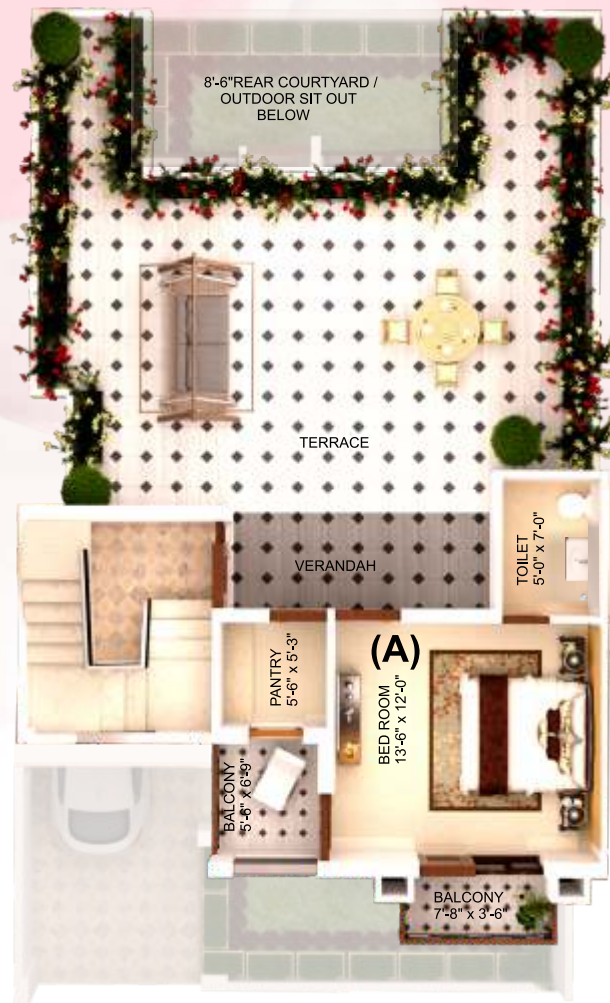
EXOTIC VILLA



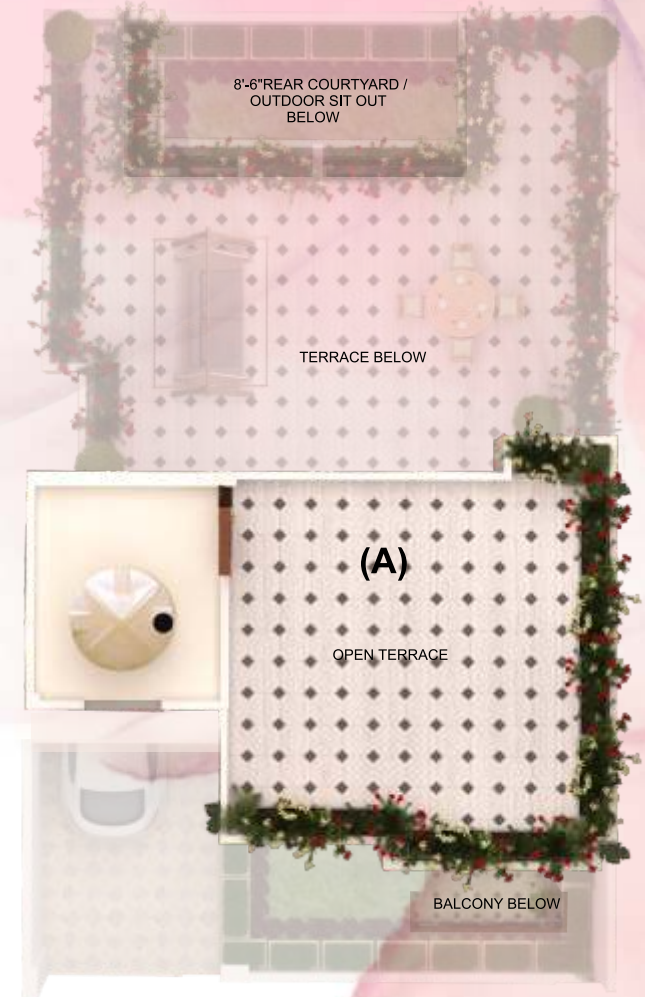






GROUND FLOOR



FIRST FLOOR



TERRACE

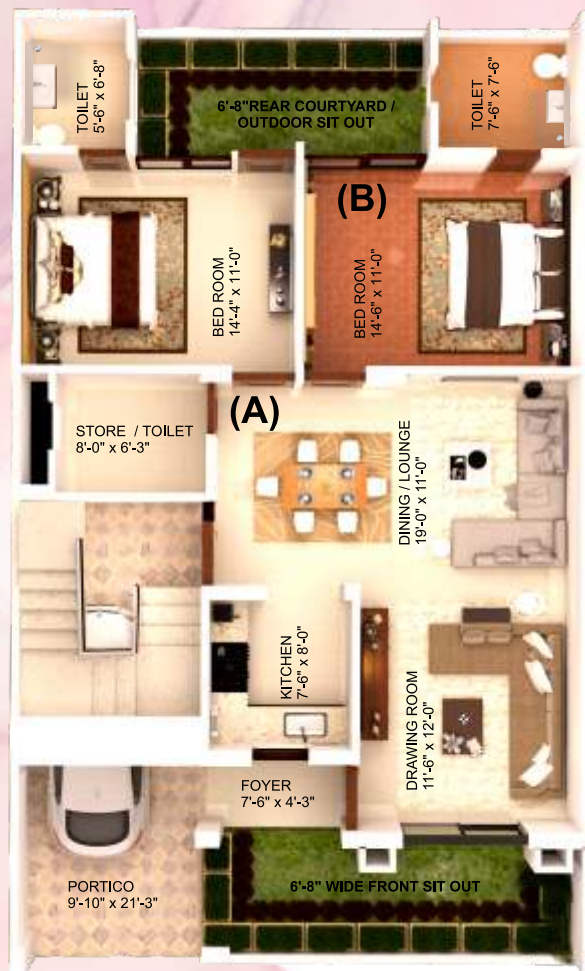
LAND AREA		OPTIONS	COMBINATION	CARPET AREA		EXT. WALL AREA		BALCONY / VER. AREA		MUMTY		ELEVATION & PROJECTION		SUPER AREA WITH BALCONY	
SQ. FT.	SQ. MT.			SQ. FT.	SQ. MT.	SQ. FT.	SQ. MT.	SQ. FT.	SQ. MT.	SQ. FT.	SQ. MT.	SQ. FT.	SQ. MT.	SQ. FT.	SQ. MT.
1650	153.28	A		1175.13	109.17	112.77	10.47	201.66	18.73	127.05	11.80	17.74	1.65	1634.35	151.83
		A+B		1398.20	129.89	135.90	12.62	201.66	18.73	127.05	11.80	39.84	3.70	1902.65	176.76



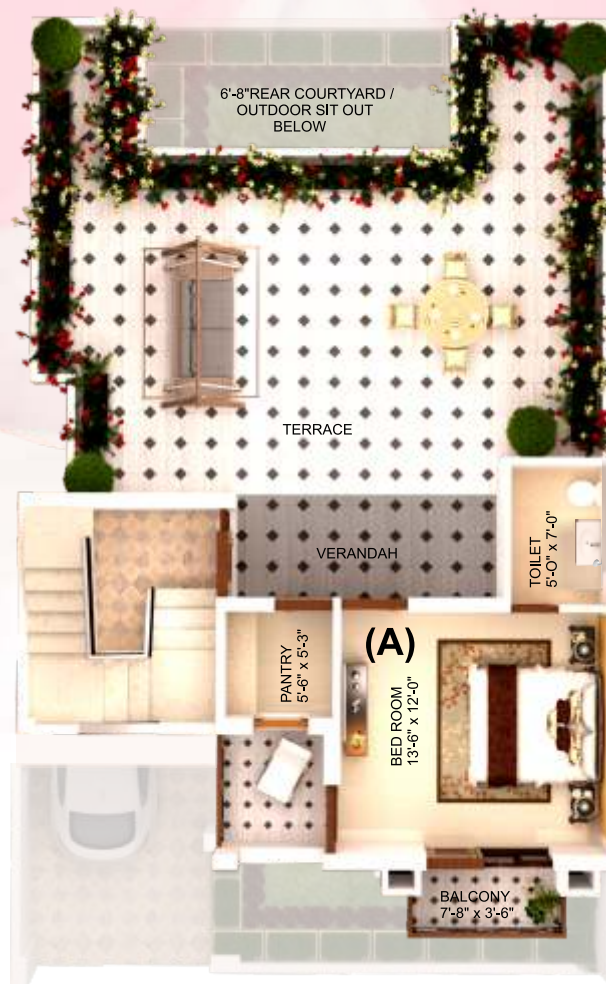
IMPERIA VILLA









GROUND FLOOR



FIRST FLOOR



TERRACE

LAND AREA		OPTIONS	COMBINATION	CARPET AREA		EXT. WALL AREA		BALCONY / VER. AREA		MUMTY		ELEVATION & PROJECTION		SUPER AREA WITH BALCONY	
SQ. FT.	SQ. MT.			SQ. FT.	SQ. MT.	SQ. FT.	SQ. MT.	SQ. FT.	SQ. MT.	SQ. FT.	SQ. MT.	SQ. FT.	SQ. MT.	SQ. FT.	SQ. MT.
1500	139.35	A		1168.18	108.52	111.53	10.36	201.66	18.73	127.05	11.80	17.51	1.62	1625.93	151.05
		A+B		1380.49	128.25	129.00	11.98	201.66	18.73	127.05	11.80	40.09	3.72	1878.29	174.49



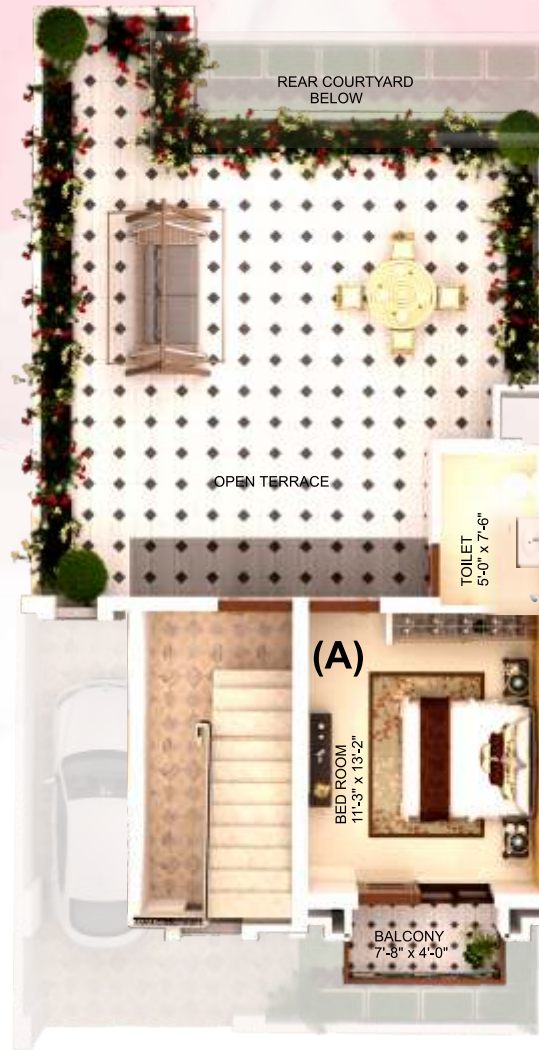
မြန်မာ့အလင်း  
MERIDIAN VILLA  
မြန်မာ့အလင်း









GROUND FLOOR



FIRST FLOOR



TERRACE

LAND AREA		OPTIONS	COMBINATION	CARPET AREA		EXT. WALL AREA		BALCONY / VER. AREA		MUMTY		ELEVATION & PROJECTION		SUPER AREA WITH BALCONY	
SQ. FT.	SQ. MT.			SQ. FT.	SQ. MT.	SQ. FT.	SQ. MT.	SQ. FT.	SQ. MT.	SQ. FT.	SQ. MT.	SQ. FT.	SQ. MT.	SQ. FT.	SQ. MT.
1250	116.13	A		1012.28	94.04	95.92	8.91	116.98	10.86	162.30	15.07	51.94	4.82	1439.42	133.72
		A+B		1136.09	105.54	105.20	9.77	116.98	10.86	162.30	15.07	60.47	5.61	1581.04	146.88



At Royale, you can soak in the morning rays of the Sun, feel the soft breeze on your face as you take an evening stroll with your loved ones. Step into a world of elegance as we bring together excellence in design and craftsmanship. We offer you a variety of Plots, meticulously designed Luxury Villas and Expandable Homes.

## AMENITIES & FACILITIES



\*Club and Gym are not integrated part of the Township

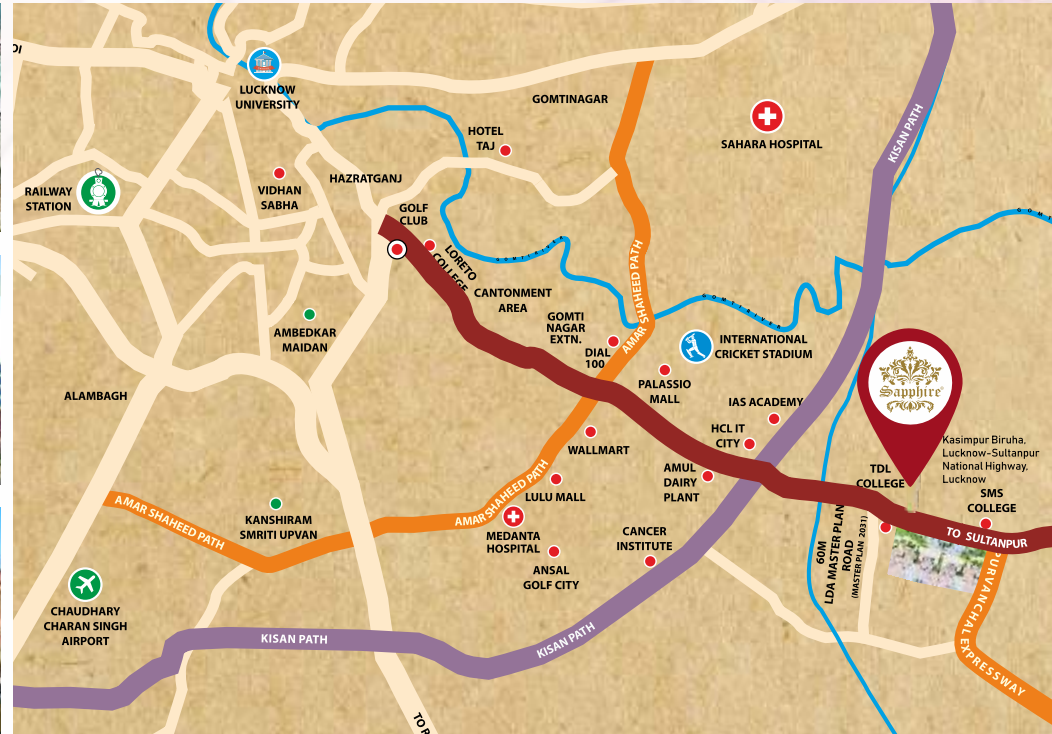
- Modern School
- Signature Entrance Gate
- Potable Water Supply System
- Vastu Compliant Plots & Villas
- Wide Metallic Boulevard Pathways

- Efficient Electric Supply System
- 24x7 Power Backup for common area
- Garbage & Sewer Disposal System with S.T.P
- Dedicated Green Area for Senior Citizens
- Relaxation & Recreational facilities like Gym & Club\*

- 24x7 CCTV Surveillance Security
- Kid's Play Area & Jogging Track
- Personalized Garden in Luxury Villas
- Community Shopping Center



Sapphire Royale is located in the vicinity of much hyped C.G. City (IT City) incorporating following landmarks.



- HCL IT City
- Medanta Super Speciality Hospital
- Cancer Institute
- UP Police Headquarter

- International Cricket Stadium
- Asia's biggest shopping mall "LULU"
- I.A.S. Training Academy & C.S.I. Towers
- Proposed new building of Vidhan Bhawan

- Modern Milk Processing Plants (Amul & Parag)
- Indian Institute of Information Technology (IIIT)
- Palassio Mall "The Connaught Place of Lucknow"
- UP Dial 112



# SPECIFICATIONS OF VILLA

## Zone/Area

<b>Structure</b>	Structure designed for the seismic considerations for the zone as stipulated by the code and for better safety.
<b>Foundation</b>	Reinforced concrete footings and columns.

## Bedrooms

<b>Flooring/Skirting</b>	Double Charged Vitrified tiles.
<b>Wall Finishes</b>	Asian Paints / Berger Acrylic emulsion on POP punning.
<b>Ceiling</b>	Oil Bound Distemper.

## Living/Dining Room

<b>Flooring/Skirting</b>	Double Charged Vitrified tiles.
<b>Wall Finishes</b>	Asian Paints / Berger Acrylic emulsion on POP punning.
<b>Ceiling</b>	Oil Bound Distemper.

## Toilets

<b>Flooring</b>	Anti Skid Ceramic tiles.
<b>Wall Finishes</b>	Ceramic wall tiles up to false ceiling level.
<b>Ceiling Finishes</b>	Oil Bound Distemper.
<b>Vanity Counter</b>	Granite/ Equivalent.
<b>Sanitary Ware</b>	Hindware / Jaquar or any Premium quality range.

## Kitchen

<b>Flooring/Skirting</b>	Vitrified tiles/Ceramic tiles.
<b>Wall Finishes</b>	Oil Bound Distemper on the walls.
<b>Ceiling</b>	Oil Bound Distemper and provision for installation of Geysers.
<b>Counter</b>	Granite/Marble top with stainless steel/ carysil sink.

## Doors and Windows

<b>Main Entrance Door</b>	Painted hardwood frame with engineered door shutters.
<b>Internal Doors</b>	Painted hardwood frame with engineered door shutters.
<b>Windows and External Glazing</b>	UPVC frame windows with clear glass.
<b>External Wall Finishes</b>	Grade anti-fungal/anti-algal paint from reputed makers and brands. (Asian Paints or Berger)

## Electrical Wiring and Installations

<b>Fixtures &amp; Fittings</b>	ISI compliant modular switches/sockets, distribution boxes and circuit breakers from standard makers and brands.
<b>Wiring</b>	ISI compliant copper wiring in concealed conduits.
<b>Plumbing</b>	ISI compliant CPVC water supply pipes with standard valves and accessories. ISI compliant PVC waste pipes and traps.

## C.P. Fittings and Accessories

Grohe/ Jaquar or equivalent brands single lever fittings in all toilets and kitchen. Provision for installation of Geysers.

Note: The above specifications are only indicative & some of these may be changed in consultation with the Architect, and equivalent may be provided at the sole discretion of the Company.



*Approved By:*



Permit No. 42958



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