

**ELDECO**

*Samridhi*

Udyan II, Raibareilly Road, Lucknow

Reward yourself with an  
*independent lifestyle*

• INDEPENDENT VILLAS •



## Enjoy The Happiness of A Complete Life

Step into the new world of villa living at Eldeco Samridhi. Exclusively designed villas that are well planned on a prime area inside Eldeco Udyan – the most envied and fully inhabited 200 acre\* township on Raibareilly Road. These modern villas are styled on a attractive architectural concept around uncongested landscaped greens, creating a sense of elegant uniformity with an ease of expansion in the future.

Don't miss this rare opportunity to own your own independent villa to enjoy the exclusive lifestyle you always wanted!

**ELDECO**

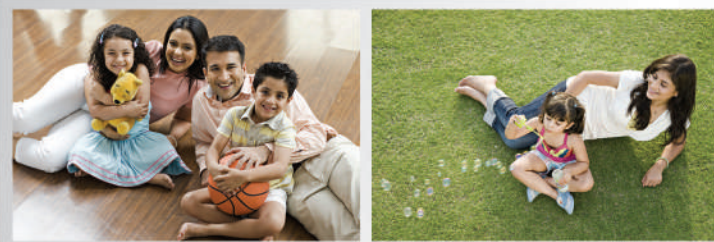
*Samridhi*

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## Flexible And Smart Homes For Those Who Appreciate Good Living

Eldeco Samridhi offers different villa options depending on individual family requirement and budget. The villas are designed on a modular concept that allows you to build additional rooms and space as per your need and budget.

Available options are from 2 to 3 bedroom on plots ranging from 775 to 1211 sq. feet. (72 to 112.5 sq. mt.)





An artist's impression.

## Come Home To A Vastly Improved Life Zone

Eldeco Samridhi is a classic example of planned development and integrated living for you to live better.

- 2/3 Bedroom expandable villas
- Each villa designed for proper ventilation and privacy
- Children play zones
- Landscaped greens with walkways
- Fully inhabited township with a great neighbourhood
- Freehold property
- Power back-up for villas
- Underground power lines, reliable water supply and well laid sewage system
- Rainwater harvesting



\*1 sq. ft. = 0.09290304 sq. mt., 10.764 sq. ft. = 1 sq. mt.



# Location Plan



Note: Map Not to Scale

## World Class Development At A Great Location

Set in a serene, clean and pollution free environment, Eldeco Samridhi is strategically located on Raibareilly Road close to the major residential areas of Lucknow city. The immediate surroundings of Eldeco Udyan are home to more than 2000 families enjoying a fabulous lifestyle with all social infrastructure in close proximity.

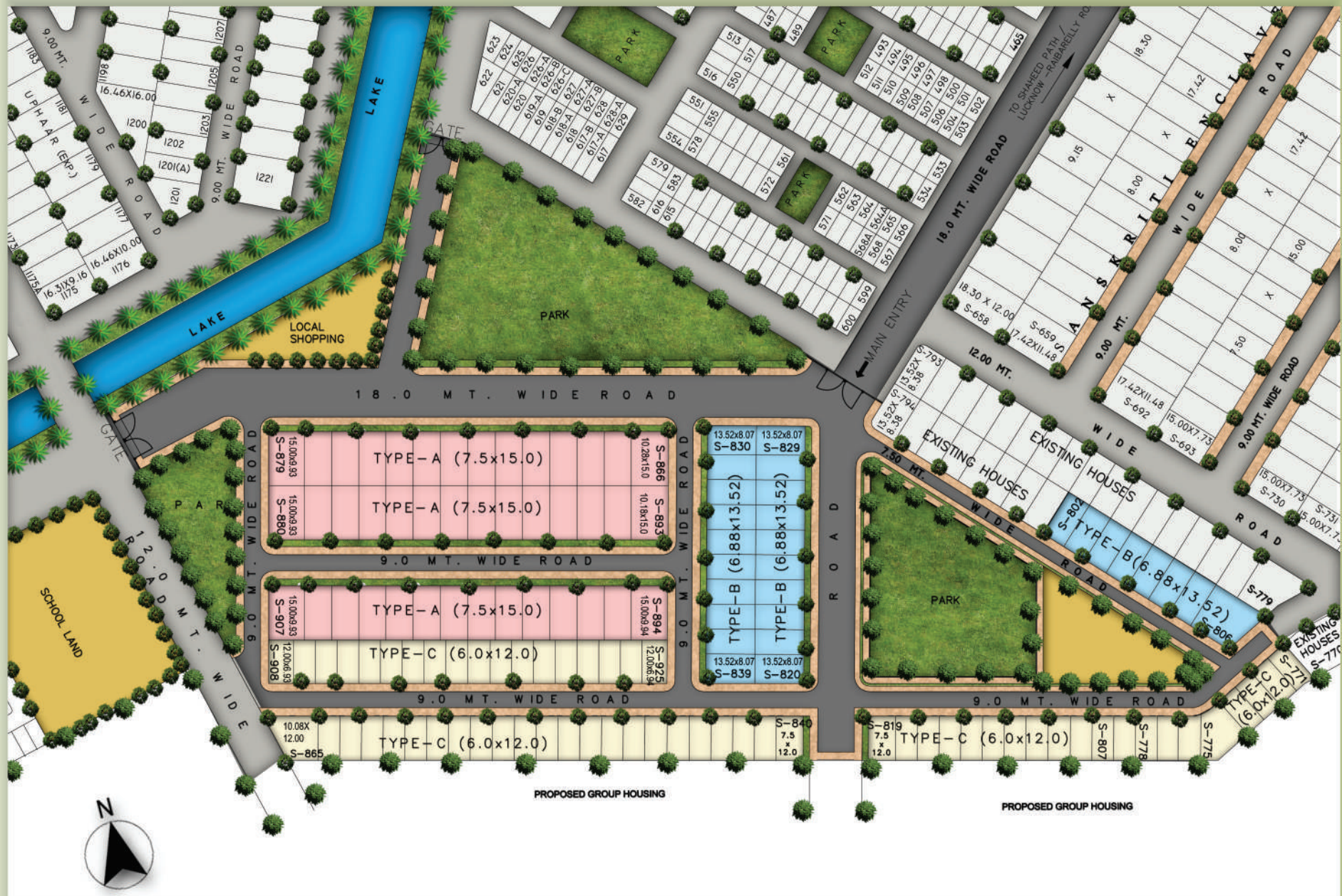
### Few more location advantages:

- Prime location with easy connectivity to airport (5 kms) railways station (9 Kms) Hazratganj (10 Kms) and other important locations of the city
- Close proximity to all major educational institutions like Delhi Public School, Lucknow Public School & Army Public School and medical facilities like SGPGI (10 minutes drive), Sardar Patel Dental College (10 minutes drive), Javitri Nursing Home (5 minutes drive) & Asha Hospital (5 minutes drive)
- Well connected to Shaheed path & Kanpur road
- Fully developed neighbourhood with functional markets and support services for easy living like Cantonment, Eldeco Udyan, Ashiyana & Bangla bazaar
- Well connected to entertainment hubs like Phoenix Mall & Garden Galleria Mall

\*All distances are approximate.



# Site Layout Plan



Type A - 1211 sq. ft.

Plot Area : 1211.00 sq.ft. (24'-7" x 49'-3")  
Total Built-up Area : 1480.00 sq.ft.

Type B - 1001 sq. ft.

Plot Area : 1001.24 sq.ft. (22'-7" x 44'-4")  
Total Built-up Area : 1322.00 sq.ft.

Type C - 775 sq. ft.

Plot Area : 775.00 sq.ft. (19'-8"x39'-4")  
Total Built-up Area : 1072.00 sq.ft.

\*The areas and plans shown here are subject to change.





Ground Floor



First Floor

**VILLA - Type A (Vaibhav)**

Plot Area : 1211.00 sq.ft. (24'-7" x 49'-3")

Total Built-up Area : 1480.00 sq.ft.

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Floor Plan- Shreshta



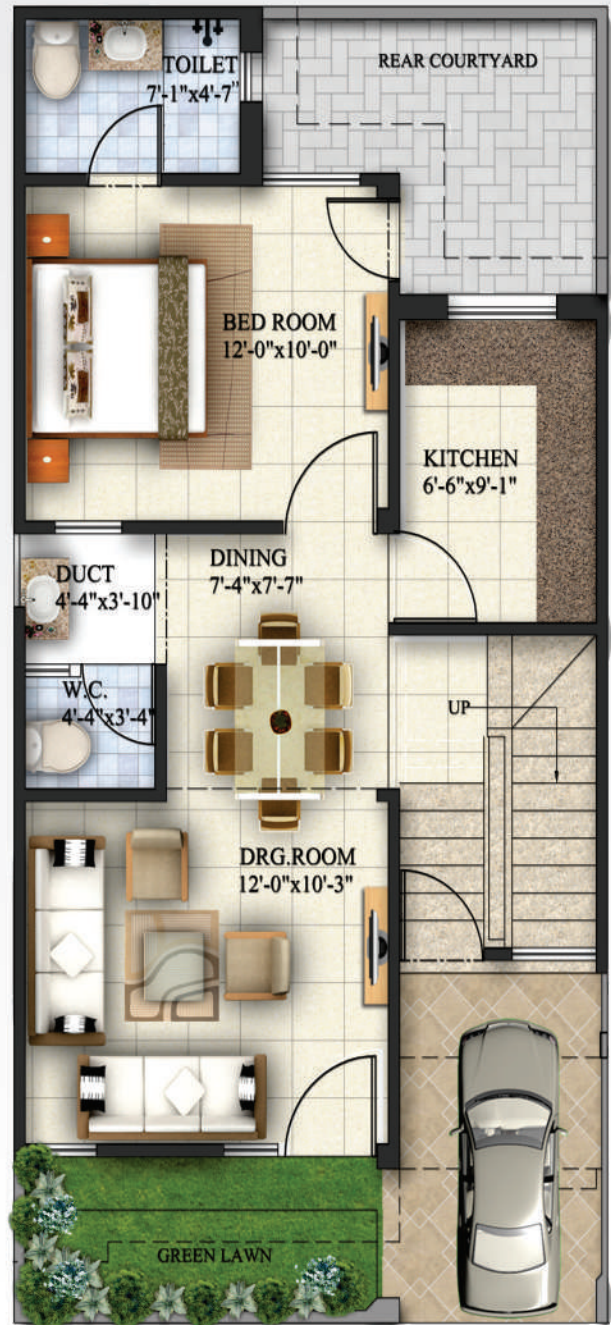
Ground Floor



First Floor

**VILLA - Type B (Shreshta)**  
 Plot Area : 1001.24 sq.ft. (22'-7" x 44'-4")  
 Total Built-up Area : 1322.00 sq.ft.

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Ground Floor



First Floor

**VILLA - Type C (Sampada)**  
 Plot Area : 775.00 sq.ft.(19'-8"x39'-4")  
 Total Built-up Area : 1072.00 sq.ft.

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**Eldeco City Breeze**  
IIM Road, Lucknow



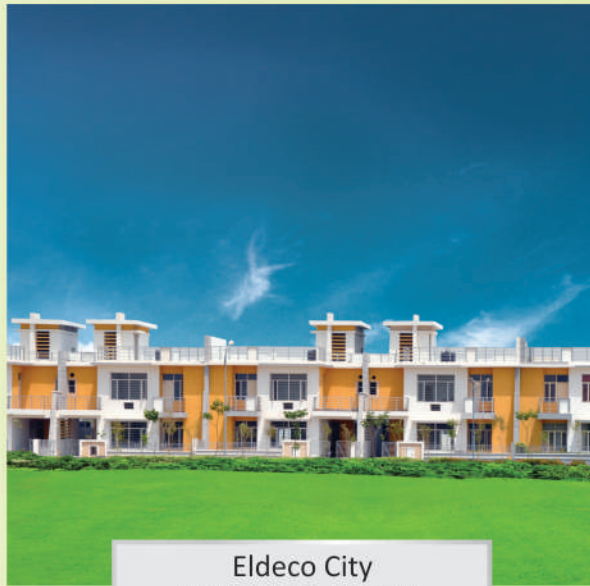
**Eldeco Eterna**  
Sitapur Road, Lucknow



**Eldeco Elegante**  
Gomti Nagar, Lucknow



**Eldeco Saubhagyam**  
Raibareilly Road, Lucknow



**Eldeco City**  
Sitapur Road, Lucknow



**Eldeco Corporate Chamber II**  
Gomti Nagar, Lucknow

An artist's impression.

## Perfecting The Art Of Building

The Eldeco Group has been at the forefront of Real Estate development in North India since 1975. The group is synonymous with timely and quality delivery in a number of cities like Lucknow, Kanpur, Agra, Noida, Greater Noida and other parts of NCR of Delhi. Carrying more than 35 years of expertise in construction and real estate development, Eldeco has delivered more than 200 projects spanning townships, high-rise condominiums, industrial estates, malls and office complexes. In addition, 30 projects are in various stages of active execution. The aggregate delivered area stands at more than 40 million sq.ft with more than 25000 satisfied customers. Currently apart from the towns mentioned above, Eldeco is developing projects in Panipat, Sonapat, Ludhiana, Jhansi, Neemrana and Jalandhar. The unique 1200 acres state-of-art Eldeco Sidcul Industrial Park at Sitarganj, Uttarakhand is Eldeco's flagship project in the industrial sector.

Eldeco's transparent and principle driven business philosophy has been widely recognized. The group's business activities rest on the principle of high quality, superior construction technology and high consumer satisfaction. Eldeco stands firm in its commitment to 'creating value and cementing trust' and is headed towards ever-greater success.



## Specifications

Location	Floor	Wall	Internal & External Door	Window	Ceiling	Other
<b>Drawing/Dining</b>	Digitally printed Italian finished tiles	Floor tiles skirting & oil bound distemper(OBD)	Hard wood frame with skin moulded shutter in high gloss paint finish	Anodized aluminum glazed windows with security grills	OBD & POP Cornice	A.C. provision, light and fan fittings, decorative main entrance door & video door phone
<b>Bedrooms</b>	Full body vitrified tiles	Tile skirting	-do-	-do-	OBD & POP Cornice	A.C. provision, light & fan fittings
<b>Family Lounge/ Lobby</b>	Full body vitrified tiles	Tile skirting	-do-	-do-	OBD & POP Cornice	A.C. provision, light & fan fittings
<b>Kitchen</b>	Vitrified tiles	2' high ceramic dado above counter & rest OBD	-do-	-do-	OBD	Modular kitchen with chimney & R.O. unit
<b>Toilets</b>	Rustic finish tiles	Digitally printed wall tiles upto lintel level & OBD	-do-	-do-	OBD	Italian marble/ granite counter washbasin in one toilet, premium quality C.P. fittings, EWC/(IWC), mirror, towel rail, 1 soap dish, toilet tissue dispenser
<b>Terraces</b>	Anti-skid ceramic tiles/Kota stone	Cement paint OBD	-	-	OBD	-
<b>Rear Yard</b>	Kota stone/ tiles	-	-	-	OBD	
<b>Staircase</b>	Combination of white & green marble	-	-	-	OBD	M.S. painted with wooden hand rail
<b>Electrical</b>	Copper electrical wiring throughout in concealed conduit with light points, power points, T.V. and Phone sockets with MCB. Modular switches, fresh air fan in toilets.					
<b>Door &amp; Window Fitting</b>	Anodized aluminum door & window fittings.					
<b>Structure</b>	Earthquake resistant structure, combination of RCC frame and load bearing brick structure.					
<b>Exterior Finish</b>	Weather proof exterior paint with partly texture finish.					

### **Note**

This brochure is purely conceptual and not a legal offering. Further in the interest of maintaining high standard, the company / architect reserves the right to modify any details / specifications / elevations / features mentioned herein. Please refer to the application form for detailed terms and conditions. / For specifications, please refer detailed brochure/booking application form.

### **Disclaimer**

- The areas and plans shown here are subject to change
- 1 sq. ft. = 0.09290304 sq. mt., 10.764 sq. ft. = 1 sq. mt. = 1.196 sq. yd. and 3.28 ft. = 1 mt
- All dimensions shown in feet/inches are close approximation to metric dimensions
- The plans are indicative. Please check actual plans with the marketing team
- All the human element/photos used in the brochure has no relation with the project



**Corporate Office :** 2nd Floor, Eldeco Corporate Chamber - I, (opp. Mandi Parishad), Vibhuti Khand, Gomti Nagar, Lucknow - 226 010.  
**Ph.:** 0522 - 4039999 **Fax:** 0522-4039900 **E-mail :** enquiry@eldecousing.co.in **Website :** www.eldecogroup.com  
**Regd. Office :** 201-212, Splendor Forum, 2nd Floor, Jasola District Center, New Delhi-110025.  
**Ph.:** 011- 40655000/ 40655100 **Fax:** 011-40655111 **E-mail :** contact@eldecoproperties.com