

Lakshya

Realinfra Pvt. Ltd.

DELIVERING MORE THAN YOU EXPECT

Lakshya

Realinfra Pvt. Ltd.

ANSAL API

Building lifestyles since 1967

Presenting in the Heart of
Ansal Sushant Aquapolis

“ Lakshya ”
NH-24, Ghaziabad, UP



lakshya Realinfra Pvt. Ltd.

Is Glad to

ANNOUNCE THAT
WE ARE NOW

RERA REGISTERED

(REAL ESTATE REGULATORY AUTHORITY)

RERA (U.P.)

Turning Transactions Into Long Term Relations

Project Registration Number:UPRERAPRJ-6937

www.up-rera.in

About LAKSHYA Group

Lakshya Realinfra Pvt. Ltd. which was formed in the year 2008 aims to set and surpass new benchmarks through conscious, consistent and concerted display of dynamism, unwavering commitment to customer satisfaction and excel in all its purposeful pursuits through quality, integrity and efficiency. To identify and develop properties that inspire and integrate value creation, impeccable quality, modernity and excellence aimed at fostering an ever-lasting bond of customer relationship built on trust, confidence and customer delight while adhering to principles of ethics and professionalism.

Right from its inception, Lakshya Realinfra Pvt. Ltd. has been working with an objective of enhancing the life style of people and providing them with better living and investment options. Carrying a philanthropic approach under the supervision of great visionaries, the company aims at its fast paced development and of the society as a whole. Lakshya has evolved into one of the fastest growing real estate development companies in India. With the primary business being the development of properties in residential, commercial and retail sectors, the company's operations span across various aspects of real estate development, such as Land Identification and Acquisition, Project Planning, Designing, Marketing & Sales, and Project Execution.

Lakshya Realinfra Pvt. Ltd. ONGOING RESIDENTIAL PROJECT



LAKSHYA AVENUE
Omaxe City, Lucknow



LAKSHYA HEIGHTS - Ready to Move
Sushant Golf City, Sultanpur Road, Lucknow

Lakshya

Realinfra Pvt. Ltd.

Presents

The most celebrated Township



A world where the forces of nature come together.

At Sushant Aquapolis, we give you the latest in world-class designs.

A new millenium township, designed by International Architect from Chelsea West,

New York and inspired by the best of International architectural tradition of reflecting pools, gardens, lots of greenery and soaring towers.

Sushant Aquapolis



Elevation



Site Plan



Site Plan



AQUAPOLIS
DOONDHERA, GHAZIABAD, INDIA



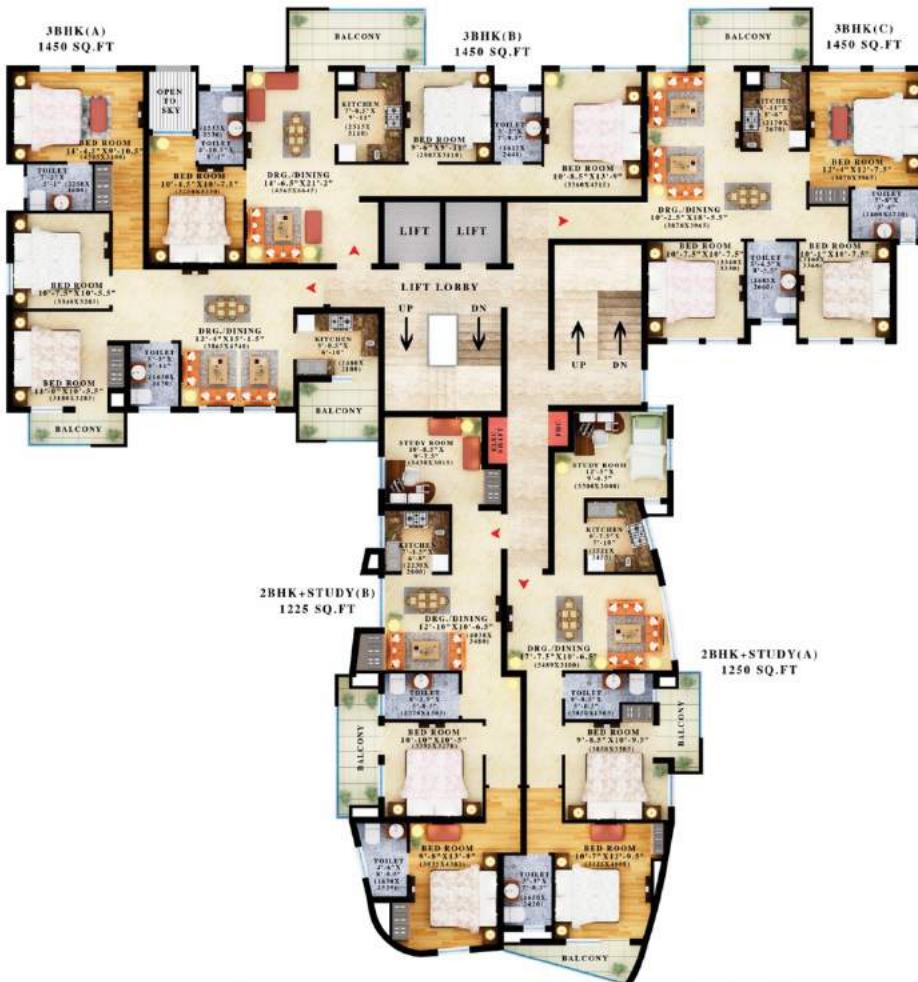
State Bank of India



SBI HOME LOANS Approved

Floor Plans

Cluster Plan



ADDITIONAL FEATURES

- Luxury Living with Economy Budget
- Earthquake Resistant Structure

ADDITIONAL FEATURES

- East Facing Direction of Towers
- Adequate Parking Space

Disclaimer: Built-up Area including apportioned common of Project. All specifications, designs, layout, images, Conditions are only indicative and some of these can be changed at the discretion of the builder/architect/authority. These are purely conceptual and constitute no legal offerings. 1 sqm = 10.764 Sq.ft.

Floor Plan



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Floor Plan



- 2 BEDROOM
- STUDY
- DRAWING /DINING
- KITCHEN
- BALCONY
- 2 TOILETS

Floor Plan



- 3 BEDROOM
- DRAWING/DINING
- KITCHEN
- 2 BALCONYIS
- 2 TOILETS



**3BHK(A)
1450 SQ.FT**



Floor Plan



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Floor Plan

- 3 BEDROOM
- DRAWING/DINING
- KITCHEN
- 2 BALCONY
- 2 TOILETS



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SPECIFICATIONS

STRUCTURE

Earth-quake resistant structure according to latest seismic code, RCC framed structure with walls of bricks

ENTRANCE LOBBY

Floors
Imported/Premium marble/ granite
Walls
Premium Plastic emulsion paint
Ceilings
Oil bound distemper with designer engineered cornice

LIFT LOBBIES / CORRIDORS

Floors
Imported marble/granite flooring
Walls
Combination of one or more of granite/ marble/ terrazzo/ oil bound distemper
Ceilings
Premium Plastic emulsion paint

STAIRCASE

Floors
Anti skid vitrified/granite/stone slabs
Fittings & Fixtures
Enamel painted MS railing, light saver ceiling lights
Walls
Weather coat emulsion
Ceilings
Oil Bound Distemper

ELECTRICAL

Modular switches, copper electrical wiring throughout in concealed conduit with provision for light points, power points, TV and telephone sockets

LIVING ROOM

Floors
Imported/Premium Marble/ Tiles
Walls
Premium Plastic emulsion paint

DINING ROOM

Floors
Imported/Premium Marble/ Tiles
Walls
Premium Plastic emulsion paint

MASTER BEDROOM

Floors
Wooden Texture Tiles/ Flooring In Master Bedroom
Walls
Premium Plastic Emulsion Paint

BEDROOM

Floors
Natural wooden/Engineered/laminated floor
Walls
Premium Plastic emulsion paint

KITCHEN

Floors
Combination of one or more of designer tiles/granite/marble
Fittings & Fixtures
Modular Kitchen with Granite Counter, SS sink and CP fittings
Walls
2'high glazed tiles above counter and premium plastic emulsion paint on remaining area

BALCONIES

Floors
Anti skid/vitrified/stone tiles
Fittings & Fixtures
Glass railing, integrated ceiling lights
Walls
Weather coat emulsion
Ceilings
Weather coat emulsion/ Oil Bound Distemper

Floors

Combination of Granite/ Imported Marble/Premium Tiles Fittings & Fixtures
Jaguar /Cera/equivalent bath fittings Single lever CP fittings, wall hung WC, shower panels in all toilets,

Walls

Combination of one or more of designer tiles/granite/ imported marble
Ceilings
Gypboard /calcium silicate/ pop false ceiling with integrated CFL light fittings

WALLS

In-Situ Concrete Walls/ Dry Walls with Gypsum or any other Board/ Glass Curtain Wall/ Brick Walls/ AEC Block Walls or any other latest technology prevalent at time of construction.

DOORS

Door frame with paneled shutters. fire proof engineered doors where required

WINDOWS

UPVC / Aluminium anodized framed windows

ELEVATOR

Branded high speed lift

SECURITY SYSTEM

CCTV monitoring

EXTERNAL FINISH

Combination of one or more of all weather paint/stone/ Alco / grit work



- Children's Play Area
- Jogging Track
- Amphitheater
- Double Basement Car Parking
- Walk Way
- Theme Parks
- School
- Commercial
- Mall's & Multiplex
- Power Stations
- Rain Water Harvesting System
- Sewerage Treatment System
- High Speed Elevators

Bang ON UPCOMING 14 LANE EXPRESSWAY & METRO



Delhi-Meerut Expressway



One alignment will start from Nizammudin (Delhi) expanding to NH-24 till Dasna

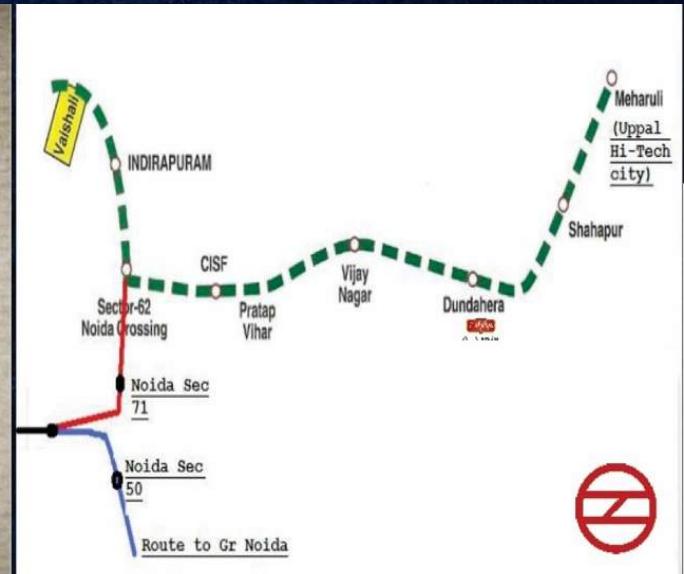


Main aim is to decongest traffic in Delhi-NCR



Another alignment will start from Dasna and will continue till Meerut

The entire project is expected to cost around Rs. 7,566 crore



Township based on international architecture and designed by Chelsea West, USA. It is located near an upscale and developed community on main NH-24 (work started for conversion into a 14 lane expressway) adjacent to Greater Noida (W).

Township at a glance :-

- ❖ Part of the Integrated Township developed by Ansal API- Aquapolis
- ❖ Public school, Vishwa Bharti School within the township currently
- ❖ Project Entrance from NH-24.
- ❖ 60% open landscape area utilized by parks
- ❖ Intercom facility in all flats connected with 24*7 security room and administration office
- ❖ High speed elevators & multi level basement car parking space.
- ❖ Separate Jogging track and Kids play area
- ❖ Mall with 10 screen Multiplex in township
- ❖ Local Shopping Centre, School
- ❖ 33/11 Kv Live Power Sub Station
- ❖ 24*7 security system & water supply
- ❖ Kothi's & Villas – Families already moved in
- ❖ Underground L.T. Distribution network (No overhead wires)
- ❖ Rain Water Harvesting
- ❖ Sewerage Treatment Plant
- ❖ Theme Parks : Well developed horticulture, Jogging Tracks & Cycle lanes, Children's Play areas
- ❖ Community facilities: Club with swimming pool, spa, sauna, library and restaurants
- ❖ Neighborhood shopping areas, Educational Institutions and Hospital within the township.
- ❖ Police Station in Township
- ❖ Wide Roads & lush green Boulevards

Luxury Amenities:-

- ❖ 10000 Sq Mts of club exclusively for the township, with all modern amenities.
- ❖ 10 screen cineplex and mall within the township.
- ❖ Proposed metro station within 3 kms
- ❖ 4 high speed elevators
- ❖ Ample open parking for your guests

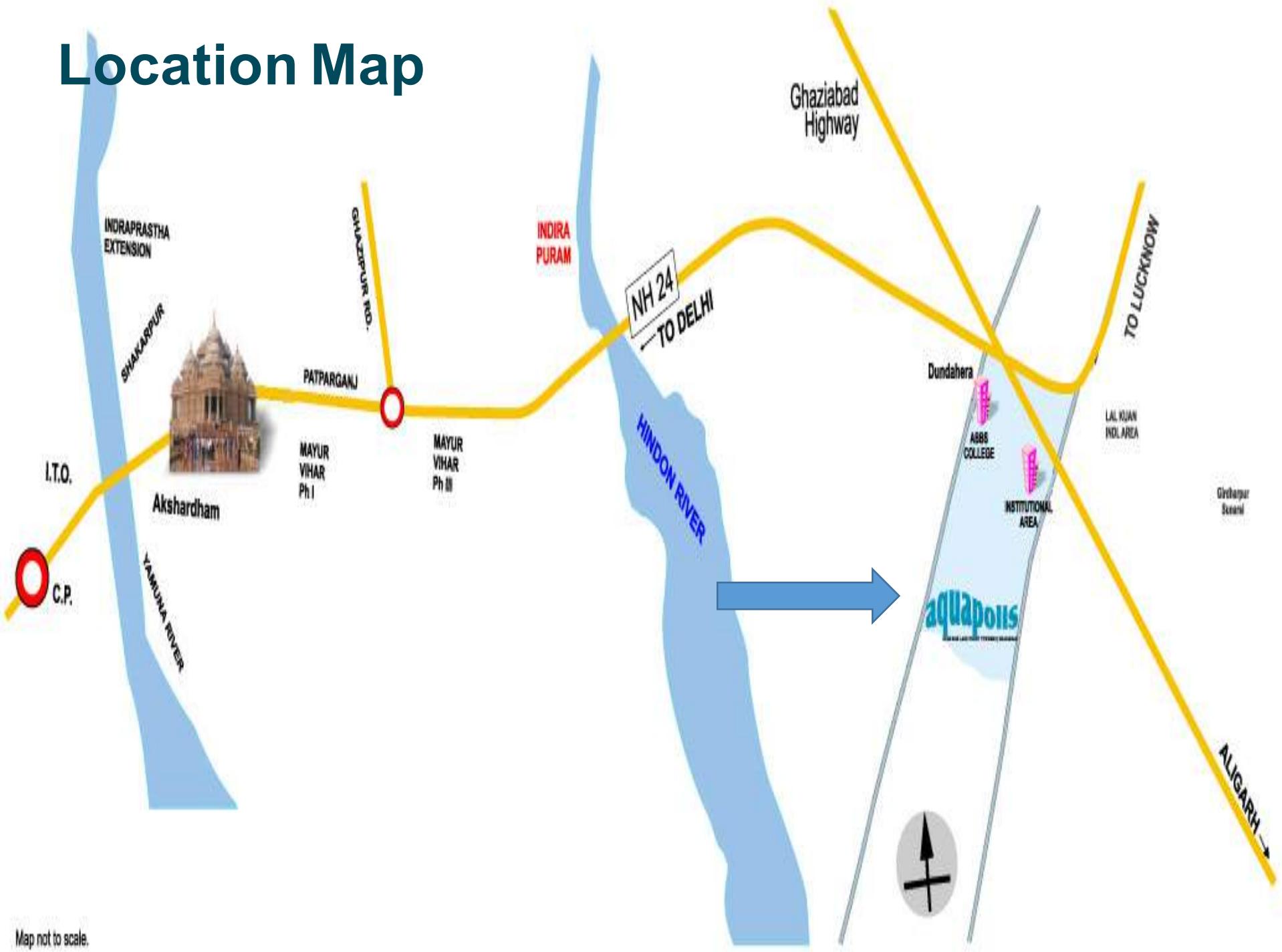
Project Salient Features

- ❖ East Facing Direction of Towers
- ❖ Two Towers
 - B1A - G+12
 - B1B - G+13
- ❖ 127 flats in 5022 Sq mtr area with low density of development per unit area
- ❖ Double basement parking
- ❖ Possession to be started from June'18 onwards

Additional Facilities

- ❖ Power back-up
- ❖ UPVC Windows
- ❖ CCTV security around the complex,
- ❖ Provision for Gas pipeline
- ❖ Water Treatment Plant (Individual R.O. System per house)

Location Map



UPDATES FROM THE SITE. . .

*Site Images
Township Vicinity Images
Major Landmarks - NH24 and ABES Engg. College*



Township Main Entrance





PLOT NO.
A1-A101

Township Shopping Complex

Actual Tower Image



Actual Tower Image



Actual Parking images – We have Double Basement Parking





Developed Green Area in Township

Occupied Villas in Township





Project's West Side View - ABES Engg. College & NH24



Project Vicinity



Delivered Tower



Amenities



Development plan of National Highway-24

WIDENING OF NH-24 (DELHI TO HAPUR)



STRETCH-I | Nizamuddin bridge to UP border

LENGTH | 8.7km

SCOPE | 6-lane expressway and 8-lane highway, including bridge on Yamuna

STRETCH-II | UP border to Dasna

LENGTH | 19.3km

SCOPE | 6-lane expressway and 8-lane highway

STRETCH-III | Dasna to Hapur bypass

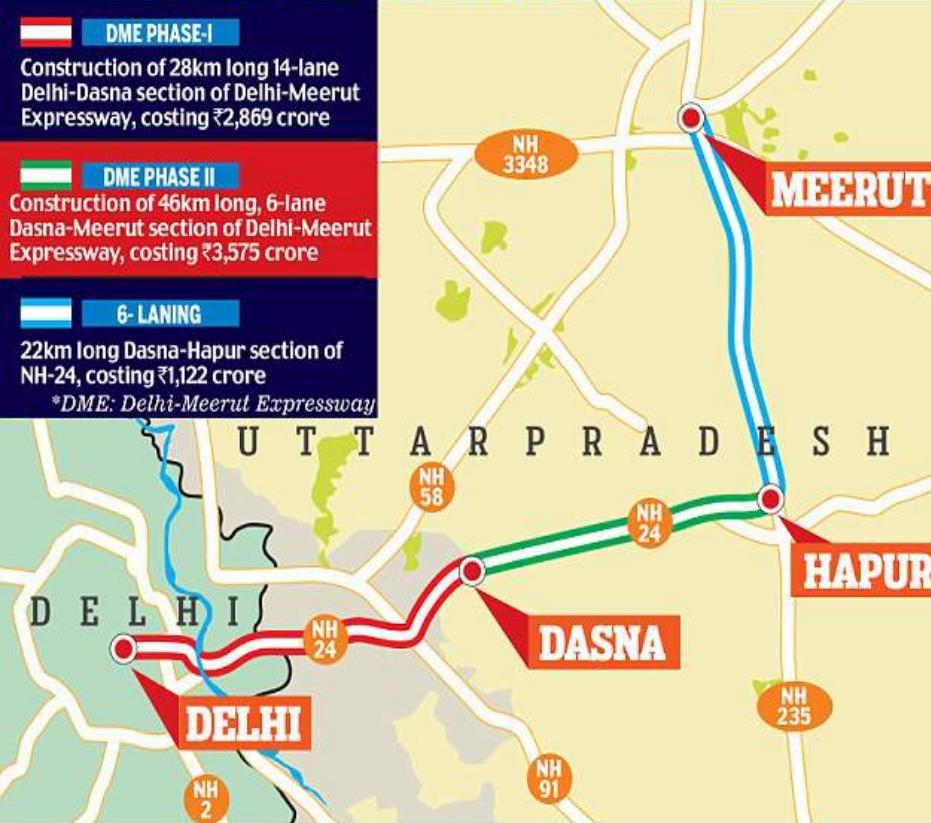
LENGTH | 22.3km

SCOPE | 6-lane highway

Route Plan of National Highway-24 – Upcoming 14 Lane Expressway

EXPRESSWAY ROADMAP

	DME PHASE-I
	DME PHASE II
	6-LANING



PACKAGE	DESCRIPTION
I	Nizamuddin Bridge to UP Border (0 to 8.360km)
II	UP border to Dasna (8.360 to 27.500km)
III	Dasna to Hapur (27.500 to 49.923km)
IV	New Alignment of Delhi-Meerut Expressway from Dasna to Meerut (27.500 to 64.552 = 37.052km) and six laning of connector (0.00 to 9.004 = 9.004km)



THE 14-LANE FREEWAY



MOVING IN THE FAST LANE

Delhi-Meerut Expressway (DME)	Stretch	Length	Cost (in ₹ crore)
Phase I	Delhi-Dasna section (14-lane)	28 km	2,869
Phase II	Dasna-Meerut (six-lane)	46 km	3,575

The six-laning of the 22-km long Dasna-Hapur section of NH 24 would cost ₹1,122 crore

The expressway will be awarded in three packages:

Package I: Nizamuddin-UP border (8.7 km)

Package II: UP border-Dasna (19.29 km)

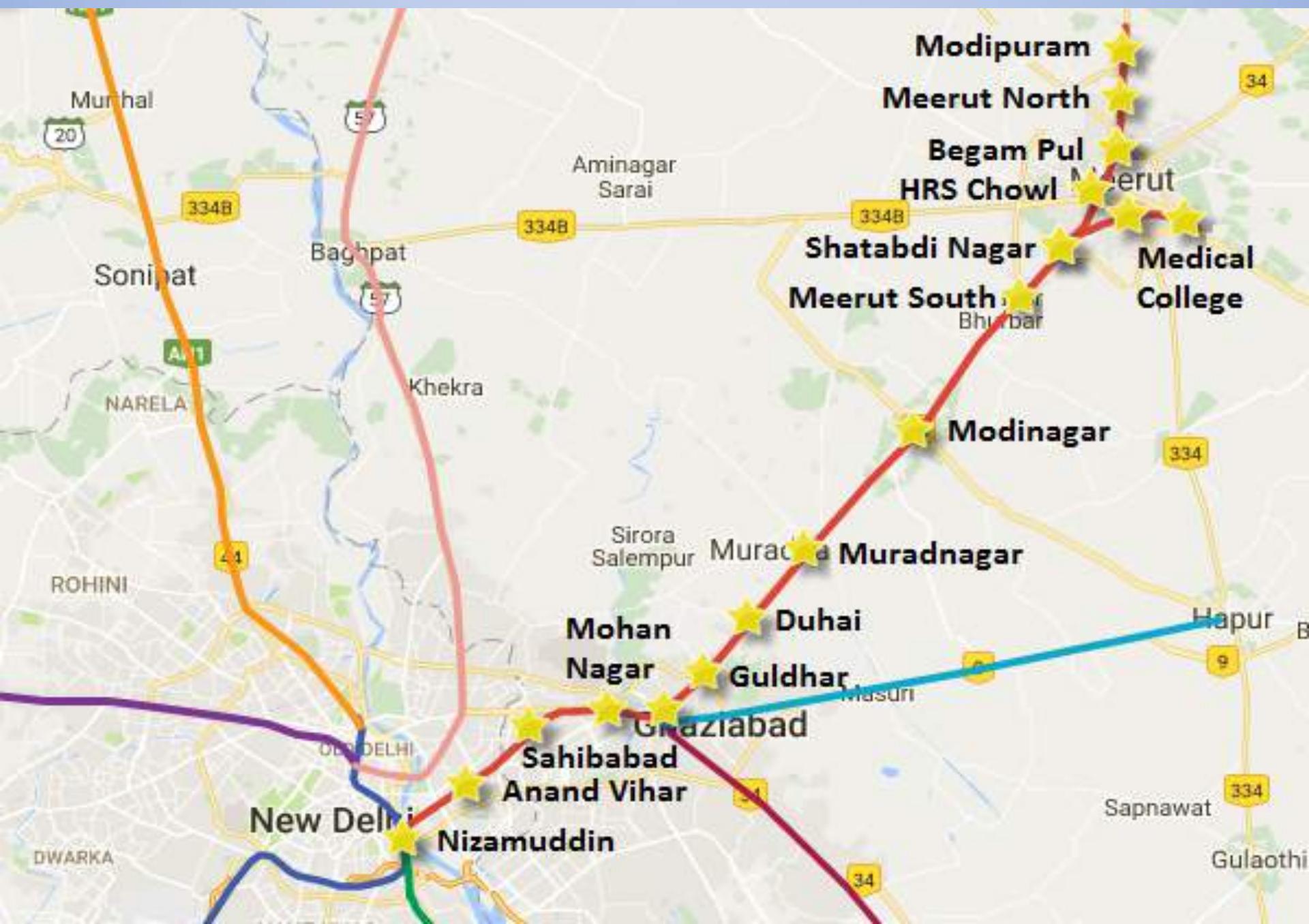
Package III: Dasna-Meerut (22.27 km)

The new alignment of DME from Dasna-Meerut (37 km), six-laning of connector (9 km) would be taken up after completion of 90% land acquisition

- This expressway is the first project under the new hybrid annuity model
- Systems will be put in place to give vital information on weather, traffic and accidents to commuters

- It will be developed as a smart expressway
- Basic amenities such as health care, petrol pump, restaurants, vehicle repair, rest rooms will be available

Upcoming Rapid Metro Plan – From Delhi to Meerut



RAPID CONNECT TO CAPITAL

Feasibility study of alignments from Delhi to Alwar, Meerut and Panipat already submitted

BENEFITS TO DELHI

Reduction in private vehicles	1 lakh
Increase in revenue (VAT)	₹1,968 Cr
Saving in road infrastructure	₹40,908 Cr
Fuel saving	₹18,224 Cr
Accident reduction	₹9,763 Cr
Saving in vehicle cost	₹7,843 Cr
Pollution reduction	₹4,959 Cr

HARYANA

Rajasthan-Haryana border

UP-Haryana border

RAJASTHAN

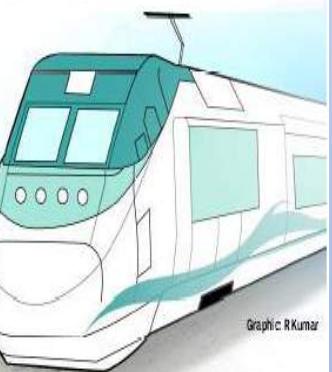


ALIGNMENTS

- DPR on Delhi-Panipat and Delhi-Meerut alignments done by DIMTS (Delhi Integrated Multi-modal Transit System)
- DPR for Delhi-Alwar by UMTC (Urban Mass Transit Company)

TRANSIT-ORIENTED DESIGN

- The alignments will have pockets of real estate where self-contained residential, commercial space will be developed with direct access to RRTS. Such areas include:
- Gannaur, Samalkha and Panipat depot on the Delhi-Panipat line
- Gulzar, Duhai, Meerut South and Modipuram on the Delhi-Meerut line



TRAIN SPECIFICATION

SPEED

High-speed trains to ply on the system with operational speed | **60 kmph**

Designed speed of train | **190 kmph**

EXPECTED FARE

Sarai Kale Khan to Meerut	Kashmere Gate to Panipat	Kashmere Gate to Alwar
₹90	₹100	₹193

- Train will be on broad gauge, making coaches wider (3.6m) than Delhi Metro coaches
- Coaches will be long (22m) with three doors along one side, and luggage space near doors
- Trains will have to start with, three coaches and go up in multiples of three depending on the demand

W DELHI
20.12.2017
ARKS

HINDUSTAN TIMES, NEW DELHI
WEDNESDAY, DECEMBER 20, 2017

Travel signal-free from Noida to Akshardham from next yr

DECONGESTION MOVE Govt plans to open much-delayed flyover near Mayur Vihar I Metro station in February

NEW DELHI: Commuters from Noida will soon have a signal-free ride to Akshardham and nearby east Delhi areas as the government plans to open the much-delayed flyover in front of the Mayur Vihar-I Metro station in February.

This flyover, which has already missed its target, will run parallel to an existing flyover on Noida Link road.

The 800-metre flyover was scheduled to open for traffic in September this year but it was delayed because the authorities could not get the forest department's nod to remove trees on the stretch.

At present, commuters from Noida have to wait at the traffic signal near Mayur Vihar-I before being able to turn right for Mayur Vihar-I.

Similarly, people from Mayur Vihar-I have to wait at the Mayur Vihar-I signal to turn right if they are travelling towards Akshardham.

After the flyover opens, the signal will be removed and Mayur Vihar-I bound traffic will be managed with the help of two loops.

The officials said these loops will be opened two months after the flyover opens.

At present, the stretch witnesses heavy traffic congestion during morning and evening peak hours because of a traffic signal at this point and the construction of the flyover.

The existing flyover near the Mayur Vihar-I Metro station facilitates Noida-bound traffic.

The new flyover will run parallel to the existing one.

This flyover is also part of Barapullah phase-III project and its construction began in May 2015.

Helping you commute better

This 800-metre flyover is a part of Barapullah phase-III project and will ultimately provide a signal-free travel from east Delhi to INA



A view of the under-construction flyover at Mayur Vihar phase-1 in east Delhi on Tuesday. Suresh Kumar

800m Length of the flyover

₹50cr Estimated cost

Feb 2018 Flyover to be opened

80% Work completed

Last deadline - September 2017
Work started - May 2015

- This flyover will make Noida-Akshardham-Mayur Vihar a signal-free stretch
- Loops for Mayur Vihar to be opened in April 2018
- The flyover is a part of Barapullah phase-III project which is running far behind its schedule
- The new flyover will also connect commuters directly to the Barapullah elevated corridor

Thieves cut bar cash, j

HT Correspondent
NEW DELHI: Burglars in cooperative bank in Mundka, east Delhi, stole cash and jewellery worth ₹50 lakh last night, said on Tuesday.

The crime took place Saturday night, though the bank was closed and no one was present.

The intruders, after drilling a hole, which has been sealed, cut through an iron gate and entered the building.

Though the main Mundka branch is in the process and an

The Mundka station is located on the Pataudi-Panipat route and is well connected to the national highway.

The Mundka station is located on the Pataudi-Panipat route and is well connected to the national highway.

6-LANE, 2-WAY

Road connects NH-24 with NH-58
(From Mahamaya Stadium)

Total length of elevated portion | **1 km**

Length of ROB | **118 metres**

Six-lane double carriageway



Approximate project cost
₹160 crore

Total length of the road
3.6 km

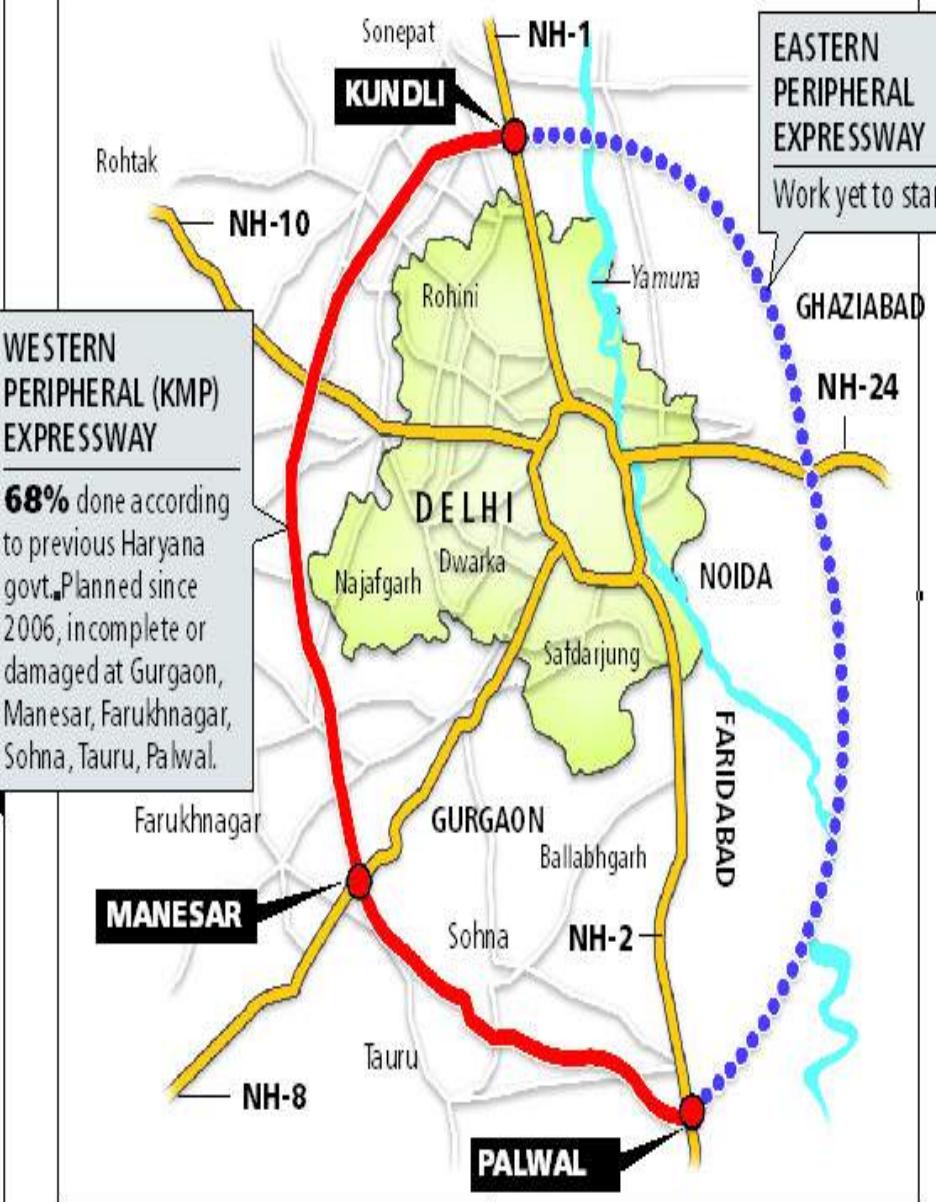
NEW LINK ROAD

NH-24
Bypass

Shipra Mall

NH-24

ALL ROUTES ACROSS, NONE AROUND



WESTERN
PERIPHERAL (KMP)
EXPRESSWAY

68% done according to previous Haryana govt. Planned since 2006, incomplete or damaged at Gurgaon, Manesar, Farukhnagar, Sohna, Taura, Palwal.

EASTERN
PERIPHERAL
EXPRESSWAY
Work yet to start

GHAZIABAD
NH-24

NOIDA

FARIDABAD

NH-2

PALWAL

GURGAON

Ballabhgarh

Sohna

Taura

MANESAR

Farukhnagar

Sohna

Taura

Palwal

NH-8

NH-10

Yamuna

Rohtak

Sonepat

KUNDLI

Hindon River

Shipra Mall

Mahamaya Stadium

NH-58

NH-24

कलोवर लीफ नहीं, एलीवेटेड सर्विस रोड

गाजियाबाद विकास प्राधिकरण ने तैयार किया प्रस्ताव, मंडलायुक्त ने दी सहमति

आदर्श त्रिपाठी

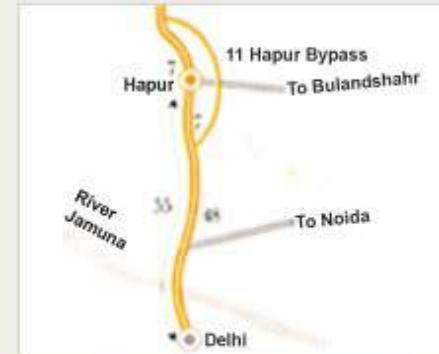
गाजियाबाद। मेरठ रोड तिरहे पर कलोवर लीफ की बजाए अब एलीवेटेड सर्विस रोड बनाई जाएगी। जगह की कारण जीडीए ने यह कैसला लिया है। मेरठ मंडलायुक्त पहले ही इसे हीरे छोड़ी दिखा चुके हैं। मेरठ तिरहे पर लगने वाला जाम सिरदर्द है। जीडीए ने एनएच-24 को एनएच-58 से जाह्ने वाली नई लिंक रोड और मेरठ तिरहे पर कलोवर लीफ का प्रस्ताव और डिजाइन भी बना लिया था। जीडीए अधिकारी अभियंता अजय सिंह ने बताया मेरठ तिरहे पर जमीन न मिलने के कारण कलोवर लीफ बनाना संभव नहीं है। कलोवर लीफ के तैयार डिजाइन में महानाया स्टेडियम के सामने भी जगह नहीं मिल रही। जगह की कमी के कारण यहाँ एलीवेटेड रोड के साथ एलीवेटेड सर्विस रोड बनाने का किसला किया है।

मेरठ तिरहे पर जीडीए का नया प्लान



NCR – Development News

3 FLYOVERS IN GZB NH 24- NH 58



STRETCH-I | Nizamuddin bridge to UP border

LENGTH | 8.7km

SCOPE | 6-lane expressway and 8-lane highway, including bridge on Yamuna



STRETCH-II | UP border to Dasna

LENGTH | 19.3km

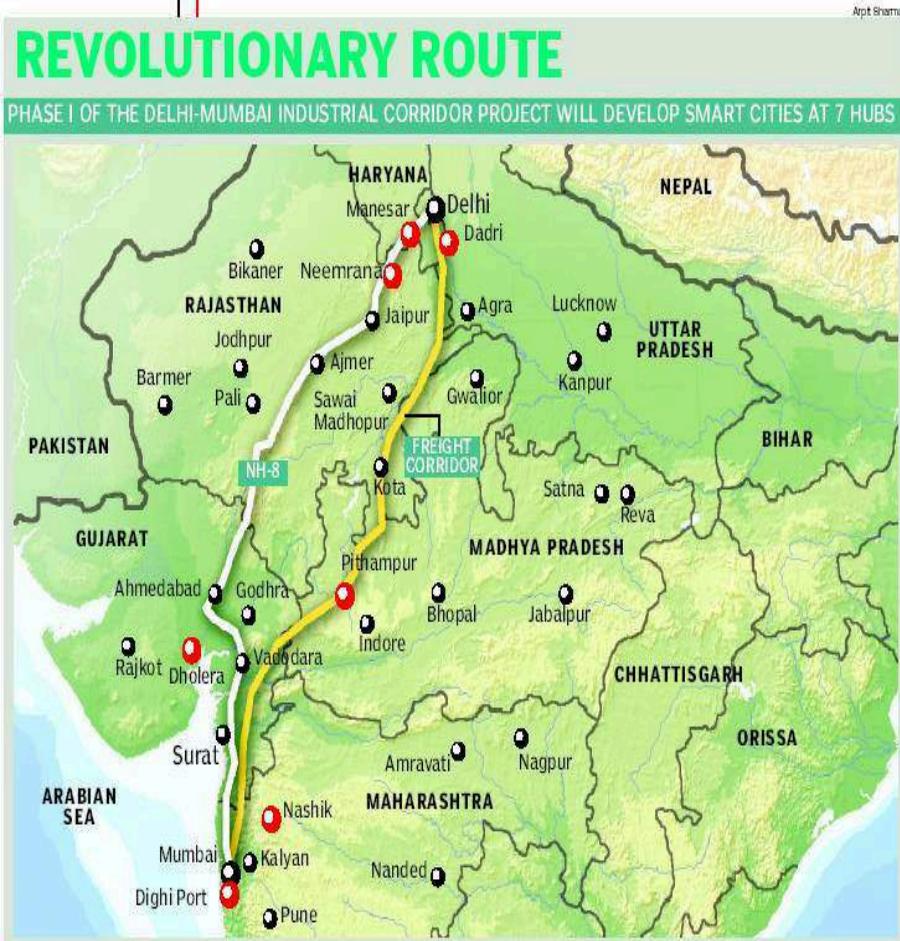
SCOPE | 6-lane expressway and 8-lane highway

STRETCH-III | Dasna to Hapur bypass

LENGTH | 22.3km

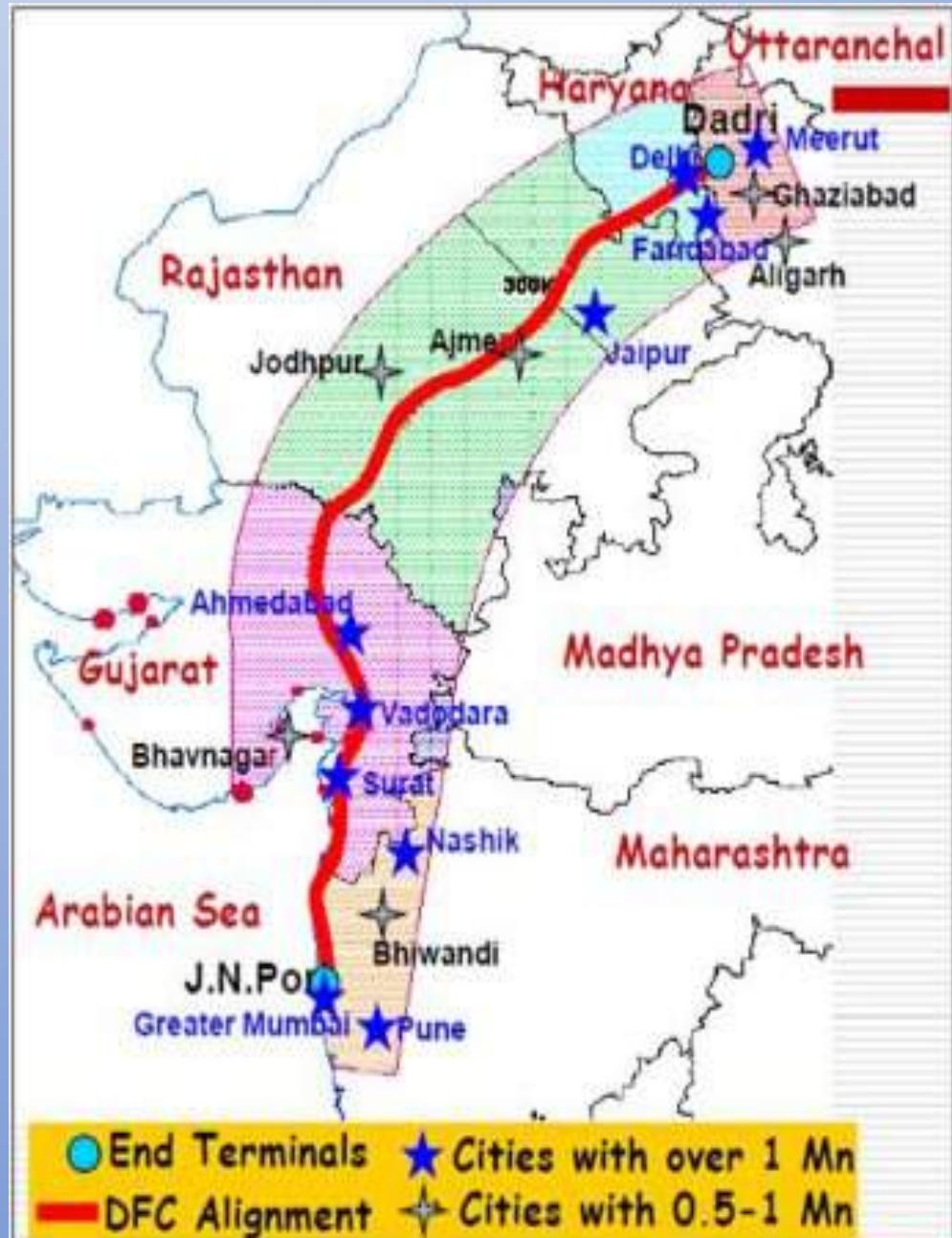
SCOPE | 6-lane highway

DMIC - Global Manufacturing and Trading Hub



State	Location of new city	Area (sq km)	Projected population	Deadline first phase*
Uttar Pradesh	Dadri-NOIDA-Ghaziabad Investment Region	300	2.5 million	2019
Haryana	Manesar-Bawali Investment Region	380	3.9 million	2019
Rajasthan	Khushkhera-Bhiwadi-Neemrana Investment Region	160	1.3 million	2019
Madhya Pradesh	Pithampur-Dhar-Mhow Investment Region	372	1.2 million	2018
Gujarat	Ahmedabad-Dholera Investment Region	903	2.0 million	2018
Maharashtra	Nashik-Sinnar-Igatpuri Investment Region	50	0.6 million	2018
Maharashtra	Dighi Port Industrial Area	253	1.6 million	2018

*Estimated completion date of first phase



Thank You....!!!!

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