



PRIYAM  
**SHAURYA**  
(PS) APARTMENT

A PROJECT OF



**TEAM SHAURYA**  
INFRAZONE PVT. LTD.

Your Home to  
*Prosperity*

**2.5 & 3 BHK PREMIUM FLATS**



UPRERAPRJ103248/10/2024  
UPAVP/BP/23-24/1031  
[www.up-rera.in](http://www.up-rera.in)  
[www.teamshaurya.com](http://www.teamshaurya.com)

## THE GROUP

### ABOUT US

FOUNDED BY A TEAM OF YOUNG AND DYNAMIC ENTREPRENEURS WITH OVER 20 YEARS OF COMBINED EXPERIENCE, OUR COMPANY IS BUILT ON A FOUNDATION OF QUALITY, TRUST, AND COMMITMENT. WE BRING A FRESH PERSPECTIVE TO THE REAL ESTATE INDUSTRY, COMBINING INNOVATIVE IDEAS WITH A DEEP UNDERSTANDING OF THE MARKET. OUR FOCUS IS ON DELIVERING HIGH-QUALITY RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL PROJECTS THAT MEET THE EVOLVING NEEDS OF MODERN BUYERS AND INVESTORS.

AT THE HEART OF OUR SUCCESS IS A DEDICATION TO CLIENT SATISFACTION. WE BELIEVE THAT TRUST IS EARNED THROUGH TRANSPARENCY, INTEGRITY, AND AN UNWAVERING COMMITMENT TO EXCELLENCE. EACH PROJECT WE UNDERTAKE IS CRAFTED WITH METICULOUS ATTENTION TO DETAIL, USING SUSTAINABLE PRACTICES AND THE LATEST TECHNOLOGY TO CREATE SPACES THAT ARE BOTH FUNCTIONAL AND AESTHETICALLY INSPIRING.

OUR MISSION IS TO REDEFINE THE REAL ESTATE EXPERIENCE, BUILDING LONG-TERM RELATIONSHIPS WITH CLIENTS AND CONTRIBUTING TO VIBRANT COMMUNITIES. WE ARE PROUD TO SET NEW STANDARDS IN THE INDUSTRY, DRIVEN BY PASSION, INNOVATION, AND A COMMITMENT TO QUALITY.



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# SITE PLAN



# CLUSTER PLAN



## UNIT PLAN



### UNIT TYPE A

2 BED ROOM + 2 TOILET  
+ LIVING + KITCHEN  
+ STORE

CARPET AREA 775 SQ. FT.  
BUILT UP AREA 960 SQ. FT.  
SELLABLE AREA 1275 SQ. FT.



# UNIT PLAN



## KEY PLAN TOWER - A

### UNIT TYPE A

2 BED ROOM + 2 TOILET  
+ LIVING + KITCHEN  
+ STORE

CARPET AREA 775 SQ. FT.  
BUILT UP AREA 960 SQ. FT.  
SELLABLE AREA 1275 SQ. FT.



## UNIT PLAN



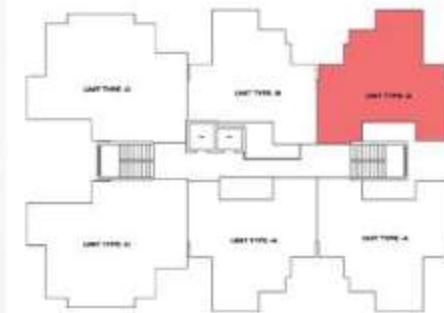
### UNIT TYPE B

2 BED ROOM + 2 TOILET  
+ KID'S ROOM + LIVING  
KITCHEN

CARPET AREA 820 SQ. FT.  
BUILT UP AREA 1010 SQ. FT.  
SELLABLE AREA 1330 SQ. FT.



# UNIT PLAN



## KEY PLAN TOWER - B

### UNIT TYPE B

2 BED ROOM + 2 TOILET  
+ KID'S ROOM + LIVING  
KITCHEN

CARPET AREA 820 SQ. FT.  
BUILT UP AREA 1010 SQ. FT.  
SELLABLE AREA 1330 SQ. FT.



## UNIT PLAN

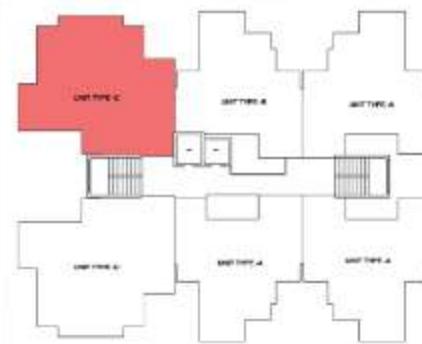


**UNIT TYPE C**  
3 BED ROOM + 3 TOILET  
+ LIVING + KITCHEN

CARPET AREA 1050 SQ. FT.  
BUILT UP AREA 1300 SQ. FT.  
SELLABLE AREA 1745 SQ. FT.



# UNIT PLAN



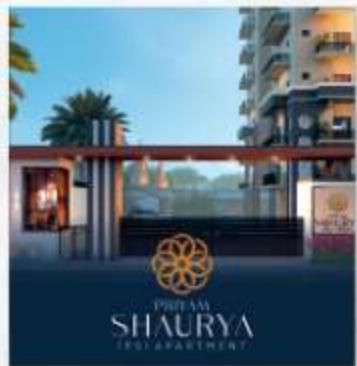
**KEY PLAN TOWER - C**

**UNIT TYPE C**  
3 BED ROOM + 3 TOILET  
+ LIVING + KITCHEN

CARPET AREA 1050 SQ. FT.  
BUILT UP AREA 1300 SQ. FT.  
SELLABLE AREA 1745 SQ. FT.



# AMENITIES



ENTRY GATE



GYM



KIDS' PLAYGROUND



GREEN AREA



SHOPPING CENTRE



CLUB



SMART HOME



POOL



WASTE MANAGEMENT



24X7 SECURITY



POWER BACKUP



EV CHARGING



# SPECIFICATIONS

## R.C.C. STRUCTURE

STRUCTURE EARTHQUAKE RESISTANT R.C.C. FRAMED STRUCTURE WITH EXTERIOR AND INTERNAL WALL OF RED BRICKS.

## BEDROOMS & LIVING/DINING

MASTER BEDROOM : WOODEN FLOORING  
LIVING/DINING : VITRIFIED DOUBLE CHARGED TILES  
WALL FINISHES : PLASTIC EMULSION / DBD  
CEILING : DIL BOUND DISTEMPER  
BALCONIES : NON-SKID CERAMIC TILES

## TOILETS

FLOORING : ANTI-SKID CERAMIC TILES  
WALL FINISHES : CERAMIC WALL TILES UPTO 7'  
CEILING FINISHES : DIL BOUND DISTEMPER WITH FALSE CEILING  
COUNTER : GRANITE  
SANITARY WARE : PREMIUM QUALITY RANGE

## DOORS AND WINDOWS

ENTRANCE DOORS - 8' X 3.6' OPENING WITH FRAME IN TIMBER AND LAMINATED FLUSH SHUTTER  
BEDROOM DOORS - 7' X 3' WITH WOODEN FRAMES AND LAMINATED FLUSH SHUTTERS  
BATHROOM DOORS - 7' X 2' 6" WITH UPVC/WOODEN FRAME, LAMINATED FLUSH SHUTTERS  
DOORS & WINDOWS - CLEAR GLASS, UPVC WINDOWS WITH MOSQUITO MESH AND SHUTTERS IN A TRACK SLIDING SYSTEM

## KITCHEN

FLOORING : VITRIFIED TILES  
DADO : CERAMIC TILES CLADDING ON WALLS AS PER ARCHITECTURAL DESIGN  
COUNTER : GRANITE  
FITTINGS : SINGLE LEVER CP FITTINGS WITH MIXERS  
SINK : STAINLESS SINK  
WALL FINISHES : DESIGNER CERAMIC TILES UPTO 2' HEIGHT ABOVE COUNTER AND DBD ABOVE IT  
CEILING FINISH : DBD

## STAIRCASE

FLOORING : GRANITE  
RAILINGS : PAINTED M.S RAILING  
WALL FINISHES : DIL BOUND DISTEMPER ON PLASTER

## FIRE SAFETY

FIRE FIGHTING SYSTEM IN EACH BLOCK, INCLUDING EXTERNAL YARD HYDRANTS  
MANUAL FIRE ALARM & TALK BACK SYSTEM

## EXTERNAL WALL FINISHES

WALL FINISH - CEMENT BASED PAINT

## SECURITY SYSTEM AND HOME AUTOMATION

CCTV CAMERAS WILL BE INSTALLED IN THE LOBBY  
24\*7 SECURITY  
POWER BACKUP

## BRAND LIST

TILES : KAJARIA/SDMANY OR EQUIVALENT.  
DOORS : GREEN/CENTURY/DURD/AUSTRIA OR EQUIVALENT.  
HARDWARE : DORSET/HARRISON/GODREJ OR EQUIVALENT.  
SANITARY : HIND WARE/CERA/JAQUAR OR EQUIVALENT.  
C.P. FITTING : JAQUAR/HIND WARE/CERA OR EQUIVALENT  
WIRES : HAVELLS/ANCHOR/SEIKO OR EQUIVALENT.  
SWITCHES : HAVELLS/ANCHOR/LGT OR EQUIVALENT.  
PLASTIC PAINTS : ASIAN/BERGER/NEROLAC OR EQUIVALENT.  
CEMENTS : ULTRA TECH/MYCEM/PRISM/J.K. LAXMI OR EQUIVALENT.

\*ALL THE BRANDS MENTIONED OR ANY OTHER BRAND EQUIVALENT IN QUALITY AND DESIGN SHALL BE USED CONFORMING TO SPACE & DESIGN.

## OTHER FEATURES

PROVISION OF TELEPHONE POINTS IN DRAWING & DINING ROOM AND ALL BEDROOMS.  
PROVISION OF TV AERIAL POINTS IN DRAWING ROOM/LDBY & ALL BEDROOMS.  
DEDICATED CENTRALIZED GARBAGE CHUTE.

# ROUTE MAP



## LOCATION ADVANTAGES

HAZARATGANJ	9 KMS
CHARBAGH RAILWAY STATION	12 KMS
GDMTI NAGAR RAILWAY STATION	7 KMS
SHAHEED PATH	1.5 KMS
S.G.P.G.I.	1.5 KMS
AMALSI AIRPORT	8 KMS
UTRATIA RAILWAY STATION	1 KM
EKANA INTERNATIONAL STADIUM	3 KMS
PHENIX PALASSID	3 KMS
LULU MALL	2 KMS





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SEC-14, VRINDAVAN YOJNA, RAE BARELI ROAD, LUCKNOW  
CALL : 9559854222, 9956259444



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COLLECTION ACCOUNT DETAILS

TEAM SHAURYA INFRAZONE PVT. LTD. - COLLECTION ACCOUNT - PS APARTMENT  
A/C : 52600290000019 (PNB, VRINDAVAN YOJNA, SECTOR-4, LUCKNOW)