

**Tulsiani** **LT**

A Commitment to the Future

# Golf View

## APARTMENTS

SUSHANT GOLF CITY, LUCKNOW



Luxury at your beck and call

And a **360°** view of an 18-hole golf course.

THAT'S LIFE !



## EXPERIENCE TRUST TAKING CONCRETE SHAPE



### Our Projects

#### TULSIANI ENCLAVE

(Multistoried Commercial cum Residential Complex) Lowther Road, Allahabad.

#### TULSIANI SHOPPEE

S.P. Marg, Civil Lines, Allahabad.

#### CHANDAN VIHAR

(Multistoried Commercial cum Residential Complex) Sardar Patel Marg, Civil Lines, Allahabad.

#### TULSIANI - DMS TOWER

(Four Storied Commercial Tower) Civil Lines, Allahabad.

#### TULSIANI PLAZA

(Multistoried Commercial Complex) Civil Lines, Allahabad.

#### BRIJ KISHORE VIHAR

(Multistoried Residential Flats) M. G. Marg, Civil Lines, Allahabad.

#### RIZVI PLAZA

(Multistoried Commercial Complex) Civil Lines, Allahabad.

For Tulsiani Constructions, there is simply one mantra that works at the foundation of every edifice we build – 'people first'. It is people, their environment, their needs and the quality of their lives that are vital inputs for our engineering, landscaping or choice of location. Our spectrum of residences and commercial buildings, institutions and government offices is recognized for excellence across the cityscape of Allahabad and Lucknow. Steered at the helm by the entrepreneurial zeal of Shri Mahesh Kumar Tulsiani and the dynamism of Shri Anil Kumar Tulsiani, we are unwaveringly focused on quality. Every department of the company is manned by professionals and experts, who make the vital difference to the products we deliver.



KNOWLEDGE & CONSULTING PARTNERS

### SUSHANT GOLF CITY

Welcome to Sushant Golf City, the Hi-Tech residential township sprawling across 3530 acres, strategically located on Lucknow - Sultanpur National Highway on Amar Shaheed Path, Ring Road. Coming up at this beautiful prime location is "Golf View Apartments" - a choice of classic lifestyle with uncompromising luxury.

**ANSAL API**  
Building lifestyles since 1987



## EXPERIENCE THE MILLION JOYS OF AN INTEGRATED WORLD

### Key Highlights of Sushant Golf City:

- Securitized Enclave Development with 24 X 7 Security with 18 Hole International Championship Golf Course & Golf Club designed by Dr. Martin Hawtree of U.K.
- Sports Complex with Mahesh Bhupathi Tennis Academy
- IT & Bio-Tech Park
- Schools & Professional Colleges
- Medicity with Super Specialty Hospitals
- Shopping Complex
- Dependable Power Supply
- Abundant Regulated Potable Water Supply
- A Green City with Ideal Ecological Balance
- Wide Metalled Roads & State-of-the-art Infrastructure
- Five Star and Budget Hotels
- Community Centres
- Commercial Complex
- Post Office/Bank/ATM

Nothing comes close to the pleasure of living in air conditioned Golf View Apartments – a premium cluster of 3 & 4 BHK AC Apartments that look as good as they feel. You'll find that every nuance matches your refined taste.

While the finest features and facilities make Golf View Apartments a cut above in lifestyle, it is equally impressive on the outside. The stunning glass facia and vastu-friendly architecture is all set to be a visual extravaganza.

It's bliss. And it's at your beck and call.

**Tulsiani** 

**Golf View**  
APARTMENTS  
SUSHANT GOLF CITY, LUCKNOW

EXPERIENCE LUXURY ATTACHED TO AN EXCLUSIVE 'GREEN' VIEW



An Artist's Impression

## EXPERIENCE BREATHTAKING FACILITIES

- High-end Club
- Italian Marble Flooring
- Multi-level Security Entry/Exit Points
- Provision for Car Wash
- Launderette
- High Speed Elevators
- Driver's Lounge with Toilet
- Mineral Water Plant in Kitchen & Ultra Modern Chimney & Hub
- Stunning Glass Facia and Vastu-friendly Architecture to boot
- All Apartments offer an unhindered view of the Golf Course, Swimming Pool & Central Park



## 3 BHK UNIT



3 BHK : 2345 Sq. Ft.

Also Available: 3BHK = 2441 Sq. Ft. / 3BHK = 2381 Sq. Ft.

1 sq. mtr. = 10.764 sq. ft.

# 4 BHK UNIT



4 BHK : 2967 Sq. Ft.

1 sq. mtr. = 10.764 sq. ft.



# Site Plan



An Artist's Impression

# STANDARD SPECIFICATIONS



## Structure External Finish

Earthquake Resistant RCC frame structure. Weather resistant Texture Paint/Aluminium Composite Panel/Glazing



## Dining & Passage

**Floor:** Italian / Imported Marble  
**Walls:** POP Punning on plastered surface and painted with pleasing shades of Plastic Emulsion Paint  
**Ceiling:** POP False Ceiling and painted with pleasing shades of Plastic Emulsion Paint



## Master Bed Room

**Floor:** Engineered Wood  
**Walls:** POP Punning on plastered surface and painted with pleasing shades of Plastic Emulsion Paint  
**Ceiling:** False Ceiling required for A.C ducting and balance to be done with POP Punning and Painted with Plastic Emulsion Paint



## Drawing Room

**Floor:** Italian / Imported Marble  
**Walls:** POP Punning on plastered surface and painted with pleasing shades of Plastic Emulsion Paint  
**Ceiling:** False Ceiling required for A.C ducting and balance to be done with POP Punning and Painted with Plastic Emulsion Paint



## Master Toilet

**Walls:** Vitrified Tile Cladding  
**Floor:** Antiskid Vitrified Tiles  
**Fittings/Fixtures:** Wash Basin, Wall hung W.C., Shower Cubical, Single Lever, C.P. Brass Fittings, Provision for Hot & Cold Water (Geyser), Mirror  
**Counter:** Imported Stone  
**Wardrobe:** Modular Wardrobe upto ceiling ht. & Mirror for Dressing



## Doors & Windows

**Entrance Door:** Seasoned hardwood frame & hardwood shutter with designer veneer or melamine polish and electronic lock  
**Internal Doors:** Seasoned hardwood frame & hardwood shutter with designer laminated & mortise lock  
**External Door/Windows:** UPVC / Aluminium single tinted glass



## Lift Lobby/Corridors

**Floor:** On ground floor & subsequent floors imported marble  
**Walls:** Plaster with POP punning & painted with pleasing shades of Plastic Emulsion Paint  
**Ceiling:** Plaster with POP punning & painted with pleasing shades of Plastic Emulsion Paint



## Electrical

**Light:** Modern design-CFL wall and ceiling mounted lights  
**Wire:** Copper Concealed Wiring  
**Plug:** Plug Point in each bedroom/drawing/dining & Lounge  
**Switches:** Modular switches  
**Air Conditioning:** Energy efficient air conditioning system (VRF) for individual flats suitable for higher ambient temperature  
**Fans:** Decorative Fans  
**Telephone/Data:** Telephone cable pre-wired in all rooms, Internet (Cat-6)



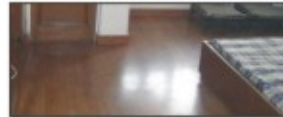
## Security

24 hrs. manned periphery security for the complex. Boom barrier for main gate  
Access control through CCTV at basement & at entrance of ground floor, Video door phone in each flat



## Other Bedrooms

**Floor:** Laminated Wooden  
**Walls:** Plaster with POP Punning and painted with pleasing shades of Plastic Emulsion Paint  
**Ceiling:** False Ceiling required for A.C. ducting and balance to be done with POP Punning and Painted with Plastic Emulsion Paint  
**Wardrobe:** Modular Wardrobe upto ceiling height.



## Servant Room

**Floor:** Antiskid Ceramic Tiles  
**Walls:** Water Repellent Paint  
**Ceiling:** Plaster with POP Punning and painted with pleasing shades of Plastic Emulsion Paint



## Kitchen

**Floor:** Antiskid Vitrified Tiles  
**Walls:** Vitrified Tiles upto 2'-0" ht. above the counter level rest POP punning and painted with pleasing shades of Plastic Emulsion Paint  
**Ceiling:** POP punning and painted with pleasing shades of Plastic Emulsion Paint  
**Platform:** Granite Counter with double bowl stainless steel sink  
**Cabinets:** Modular Kitchen with laminated shutters & S.S 304 grade accessories  
**Chimney & Hob:** S.S. Finish



## Balconies

**Floor:** Antiskid Vitrified Tiles  
**Walls:** External Grade Water Repellent Paint  
**Ceiling:** External Grade Water Repellent Paint  
**Railing:** Stainless Steel railing with / without toughened glass/M.S Railing with Duo Paint.



## Other Toilets

**Floor:** Antiskid Ceramic Tiles  
**Walls:** Ceramic Tiles upto 7'-0" ceiling ht  
**Fittings/Fixtures:** Wall hung W.C. wash basin of matching shades, single lever, C.P. brass fittings, provision for hot & cold water system (geyser), mirror, shower cubical/curtain  
**Counter:** Granite wherever required otherwise flat wash basin/artificial imported stone



## Technology

Energy efficient product. Lighting & fire fighting system. Rainwater harvesting system. Y-Max enabled campus



## Fire Protection

Heat / Gas Leak detector in kitchen



## Lift

2 nos. passenger lift in each tower & one additional service lift. Intercom & camera in lifts connected to the guard room



## Facilities

2 nos. car parking each apartment. Kids theme park. Swimming Pool. Indoor games room. Connection for satellite TV. Phone Connection-ready to move. Business Centre. Multipurpose Hall. Television Lounge. Provision for cafeteria / restaurant. Landscaped common areas to preserve & enhance the natural characteristic of the site. Provision for piped gas supply. Geyser in kitchen. Common launderette & car wash area. Outdoor music system in park



## Club Facilities

Swimming Pool, Sauna, Steam, Jacuzzi, Shower Cubical, Hi-tech Gymnasium, Indoor Games like Billiards, Snooker, Pool etc., Multipurpose Court, Cafeteria, Conference Room with all Business Facilities like Broadband Connectivity, Fax etc., Daily Convenience Shops, Spa Facilities



## Location Map

Not to Scale

