

ANSAL API

Building lifestyles since 1967

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

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



LAKSHYA AVENUE
Omaxe City, 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



AQUAPOLIS
DOONDAHERA, GHAZIABAD, INDIA

Site Plan





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

Floor Plan

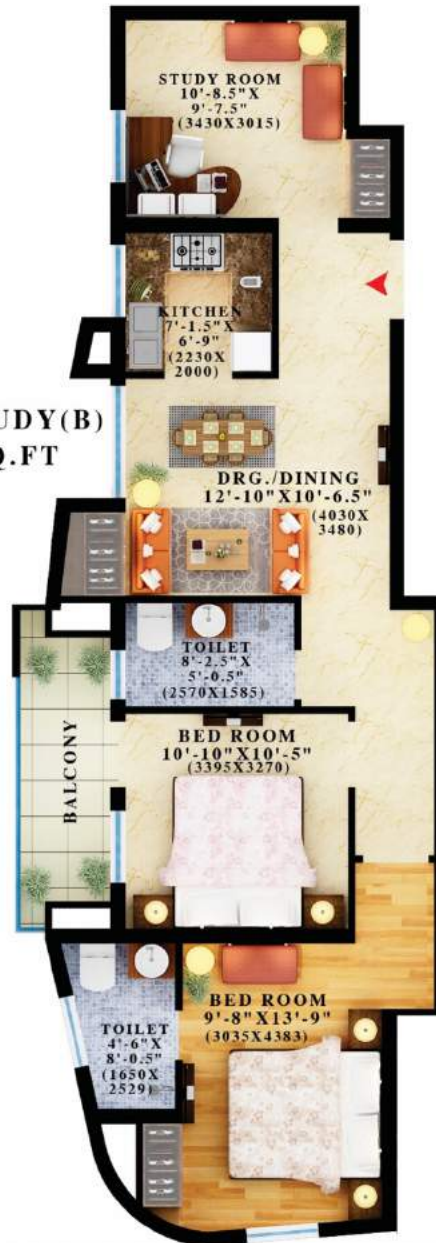


2BHK+STUDY(A)
1250 SQ.FT

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

Floor Plan

2BHK+STUDY(B)
1225 SQ.FT



- 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



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

3BHK (B)
1450 SQ. FT.

Floor Plan

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





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

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

ELEVATOR

Branded high speed lift

SECURITY SYSTEM

CCTV monitoring

EXTERNAL FINISH

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

DINING ROOM

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

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

MASTER BEDROOM

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

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

BEDROOM

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

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




- 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 Nizamuddin (Delhi) expanding to NH-24 till Dasna

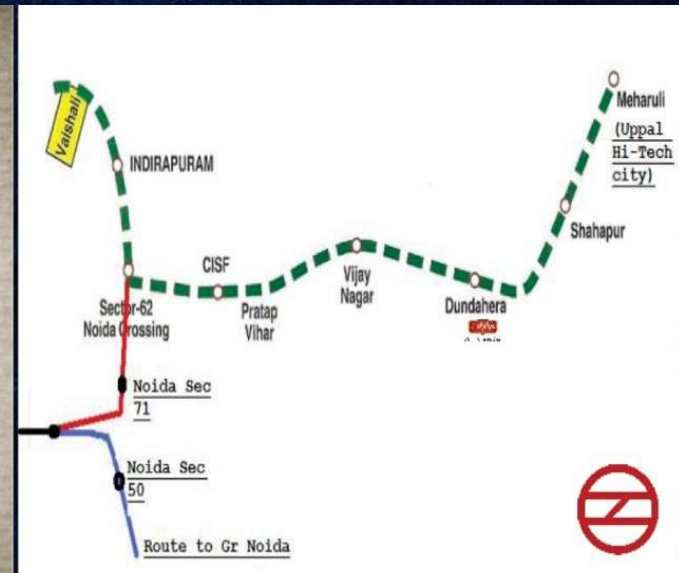


Another alignment will start from Dasna and will continue till Meerut

Main aim is to decongest traffic in Delhi-NCR



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

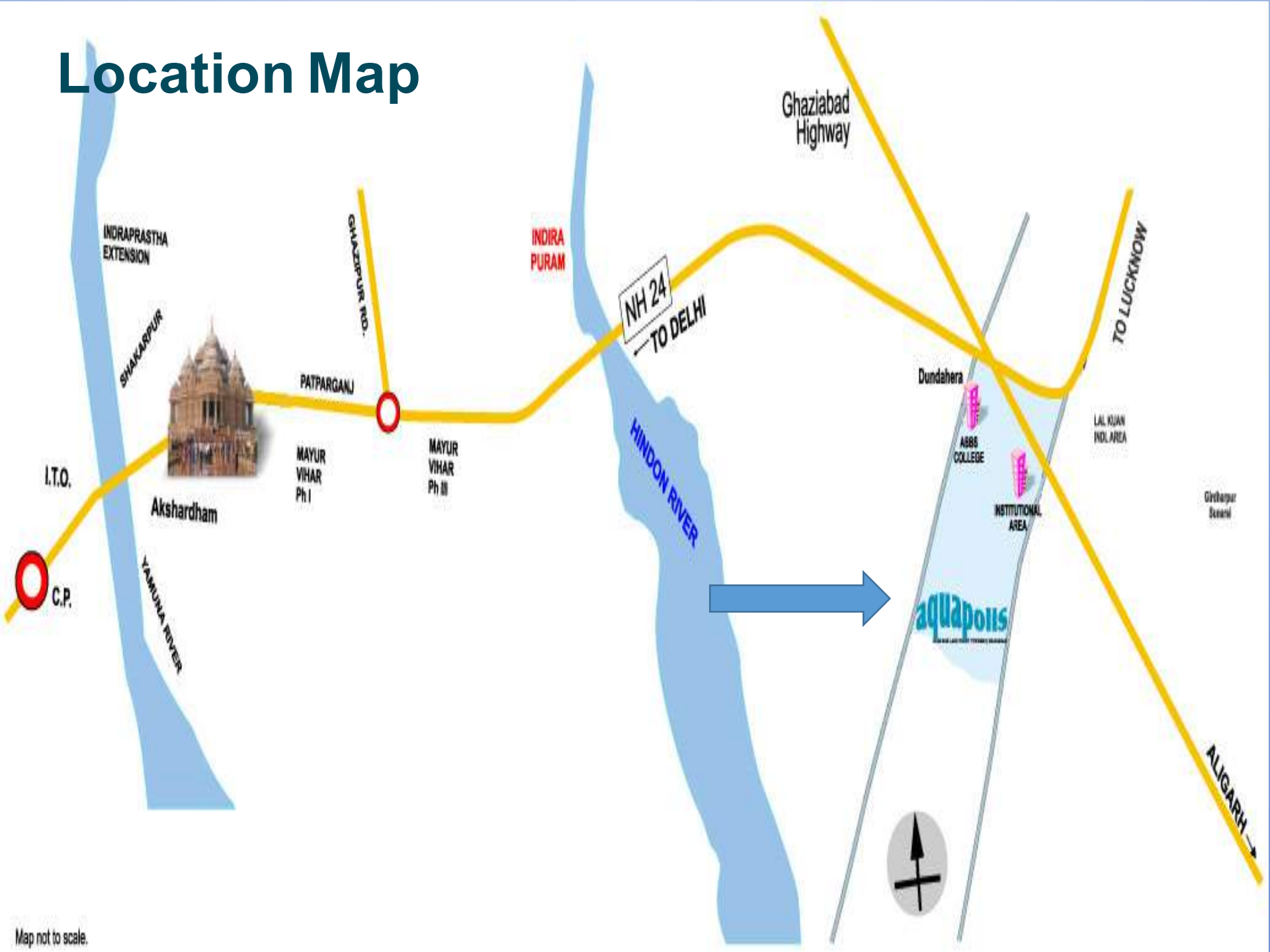
Project Salient Features

- ❖ 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





LOCAL SHOPPING CENTRE

ANSAL API
LUSHANT
aquapark

SHIKHAR PROPERTIES

Shri Hanu Krupa Departmental Store

SHIKHAR PROPERTIES
No. 9651294417

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



Developed Green Area in Township



Occupied Villas in Township



180° View of Township Park



Developed Green Area 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



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-Hapur (22.27 km)

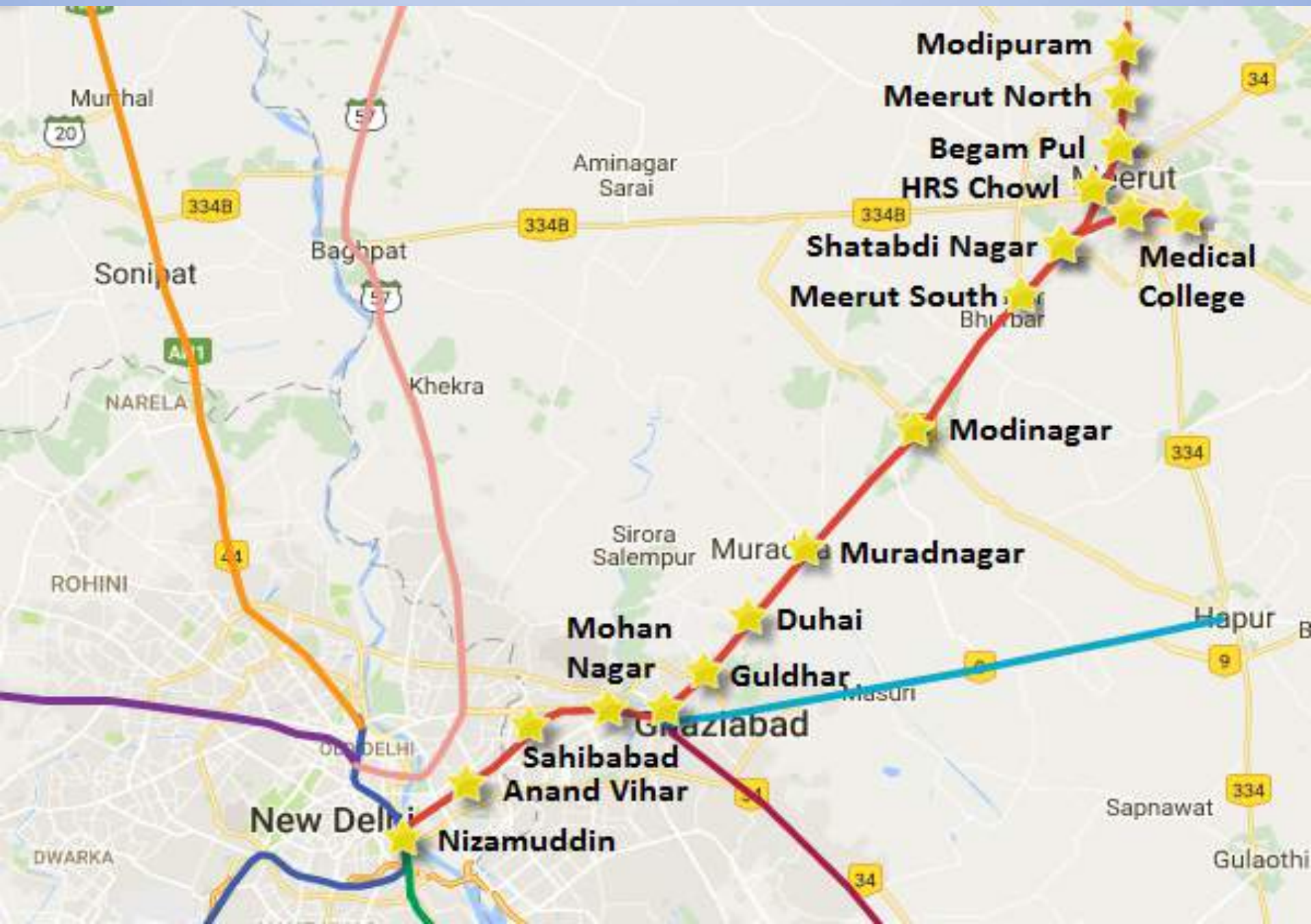
The new alignment of DME from Dasna-Meerut (37 km), six-laning of connector (9 km) would be taken up after completion of 90% land acquisition

- This expressway is the first project under the new hybrid annuity model
- It will be developed as a smart expressway
- Systems will be put in place to give vital information on weather, traffic and accidents to commuters
- Basic amenities such as health care, petrol pump, restaurants, vehicle repair, rest rooms will be available

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)



Upcoming Rapid Metro Plan – From Delhi to Meerut

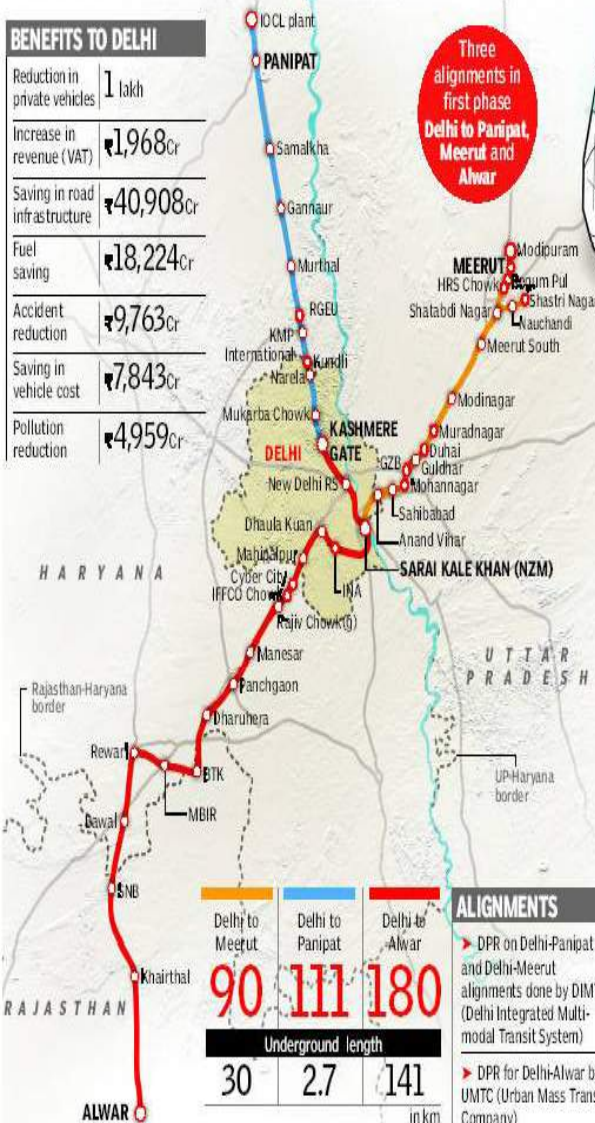


RAPID CONNECT TO CAPITAL

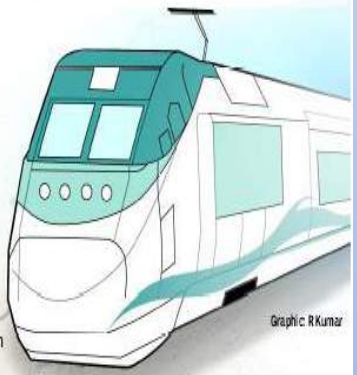
Feasibility study of alignments from Delhi to Alwar, Meerut and Panipat already submitted

BENEFITS TO DELHI

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



Three alignments in first phase
Delhi to Panipat, Meerut and Alwar



Graphic: RKumar

TRAIN SPECIFICATION

SPEED	High-speed trains to ply on the system with operational speed 60 kmph
	Designed speed of train 190 kmph
EXPECTED FARE	₹1 per km
Sarai Kale Khan to Meerut	₹90
Kashmere Gate to Panipat	₹100
Kashmere Gate to Alwar	₹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

ALIGNMENTS

▶ DPR on Delhi-Panipat and Delhi-Meerut alignments done by DIMTS (Delhi Integrated Multimodal 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

Guldhar, Duhai, Meerut South and Modipuram on the Delhi-Meerut line

Delhi to Meerut	Delhi to Panipat	Delhi to Alwar
90	111	180
Underground length		
30	2.7	141
in km		

W DELHI
20, 2017
ARKS

Travel signal-free from Noida to Akshardham from next yr

DECONGESTION MOVE Govt plans to open much-delayed flyover near Mayur Vihar 1 Metro station in February

Ashish Mishra
ashish.mishra@hindustan.com

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 1 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.

The public works department (PWD), which is constructing the flyover, expects to wrap up work by February—the month the AAP government completes three years in Delhi. "Nearly 90% work is done. Construction of only two spans and some finishing work is left, which will be completed in a couple of months," a PWD official told Hindustan Times.

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 1 Metro station facilitates Noida-bound traffic. The new flyover will run parallel to the existing one.

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

THE FLYOVER MISSED ITS SEPT DEADLINE AS THE AUTHORITIES COULD NOT GET THE FOREST DEPT'S NOD TO REMOVE TREES ON THE STRETCH

from the forest department to cut trees in the alignment of the flyover. A few months back, approval was granted. The trees have now been removed and work is in progress," the official said.

At present, commuters from Noida have to wait at the traffic signal near Mayur Vihar 1 before being able to turn right for Mayur Vihar 1.

Similarly, people from Mayur Vihar 1 have to wait at the Mayur Vihar 1 signal to turn right if they are travelling towards Akshardham.

After the flyover opens, the signal will be removed and Mayur Vihar 1-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.

Besides making the Noida-Akshardham road signal-free, the flyover will connect commuters directly to the Barapullah elevated corridor, which is under construction and is running behind its schedule.

The Barapullah elevated corridor (Phase-II) is expected to reduce travel time by an hour and decongest Ring Road and NH 44 by providing signal-free movement to commuters between Mayur Vihar and INA.

Helping you commute better

This 800-metre flyover is a part of Barapullah phase-II 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. (Siva Reddy/HT)

800m	₹50cr	Feb 2018
Length of the flyover	Estimated cost	Flyover to be opened
Last deadline - September 2017		
Work started - May 2015		
80% Work completed		

- ▶ 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-II project which is running far behind its schedule
- ▶ The new flyover will also connect commuters directly to the Barapullah elevated corridor



hindusta

Thieves cut bar cash, j

HT Correspondent

NEW DELHI Burglars in cooperative bank in...
...and sides using gas...
...over ₹30 lakh last...
...said on Tuesday.

The crime took Saturday night morning when...
...downtown...
...was not present.

The burglar after drilling wall which...
...Anil Sharma (owner), said...
...The plot garbage ation.

Though the main Mundka...
...break in the pipe and an...
...and an...
...The Monday...
...stiff...
...flyover...
...car...
...100...
...rto...
...and...
...br...

de

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

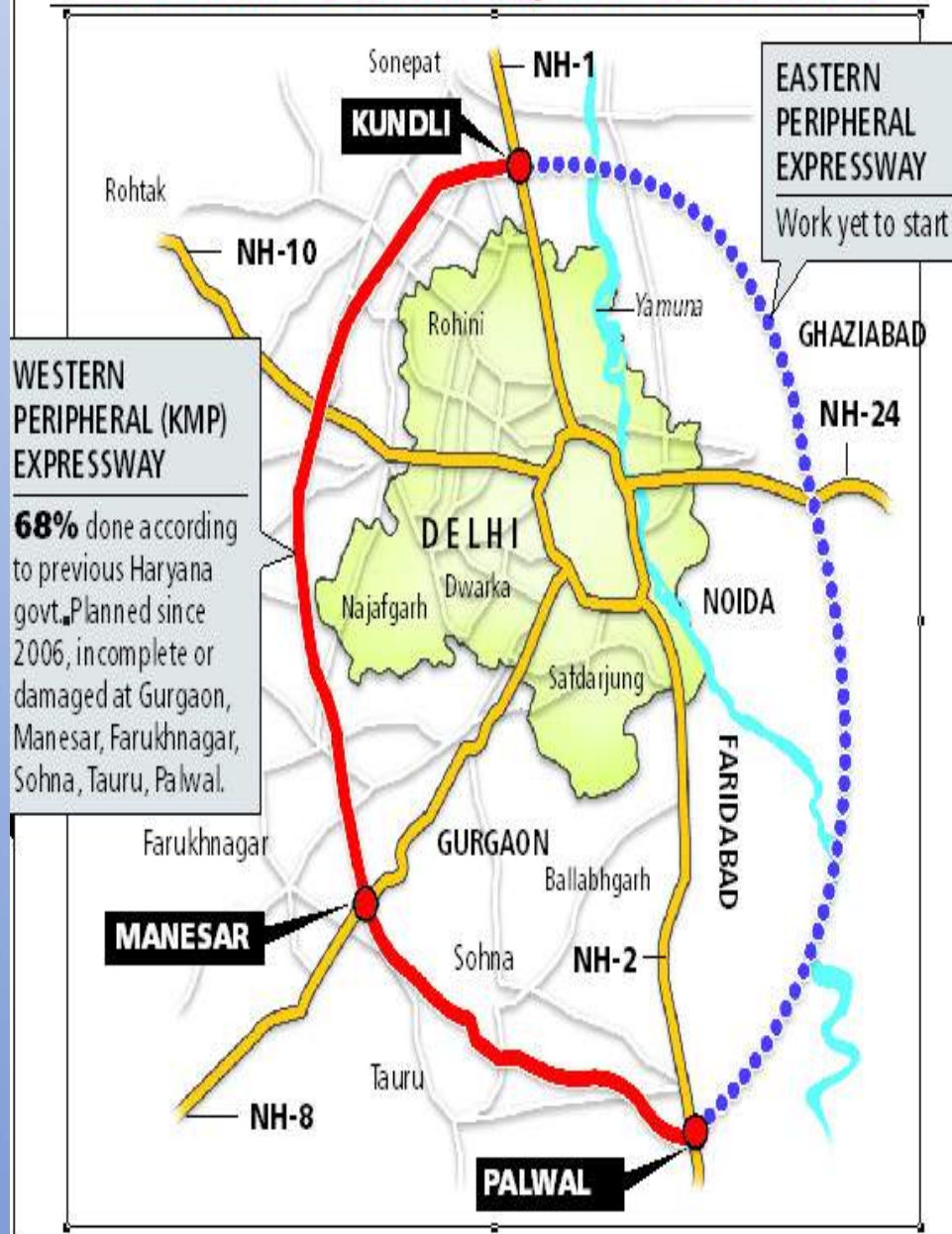
Hindon River

NH-58

Mahamaya
Stadium

NH-24

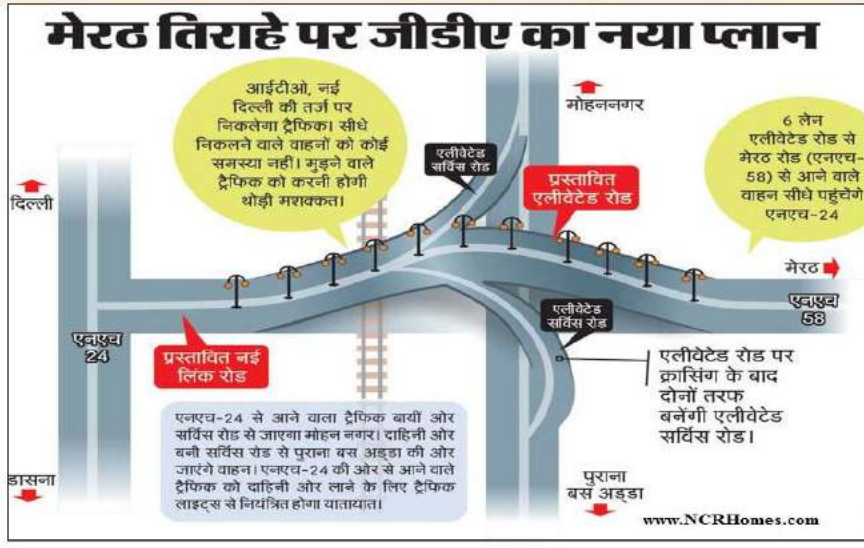
ALL ROUTES ACROSS, NONE AROUND



क्लोवर लीफ नहीं, एलीवेटेड सर्विस रोड

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

गाजियाबाद। मेरठ रोड तिराहे पर क्लोवर लीफ की बजाय अब एलीवेटेड सर्विस रोड बनाई जाएगी। जगह की कमी के कारण जीडीए ने यह फैसला लिया है। मेरठ मंडलायुक्त पहले ही इसे हरी झंडी दिखा चुके हैं। मेरठ तिराहे पर लगने वाला जाम सिरदर्द है। जीडीए ने एनएच-24 को एनएच-58 से जोड़ने वाली नई लिंक रोड और मेरठ तिराहे पर क्लोवर लीफ का प्रस्ताव और डिजाइन भी बना लिया था। जीडीए अधिशासी अभियंता अजय सिंह ने बताया मेरठ तिराहे पर जमीन न मिलने के कारण क्लोवर लीफ बनाना संभव नहीं है। क्लोवर लीफ के तैयार डिजाइन में महामाया स्टेडियम के सामने भी जगह नहीं मिल रही। जगह की कमी के कारण यहाँ एलीवेटेड रोड के साथ एलीवेटेड सर्विस रोड बनाने का फैसला किया है।



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
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DMIC - Global Manufacturing and Trading Hub

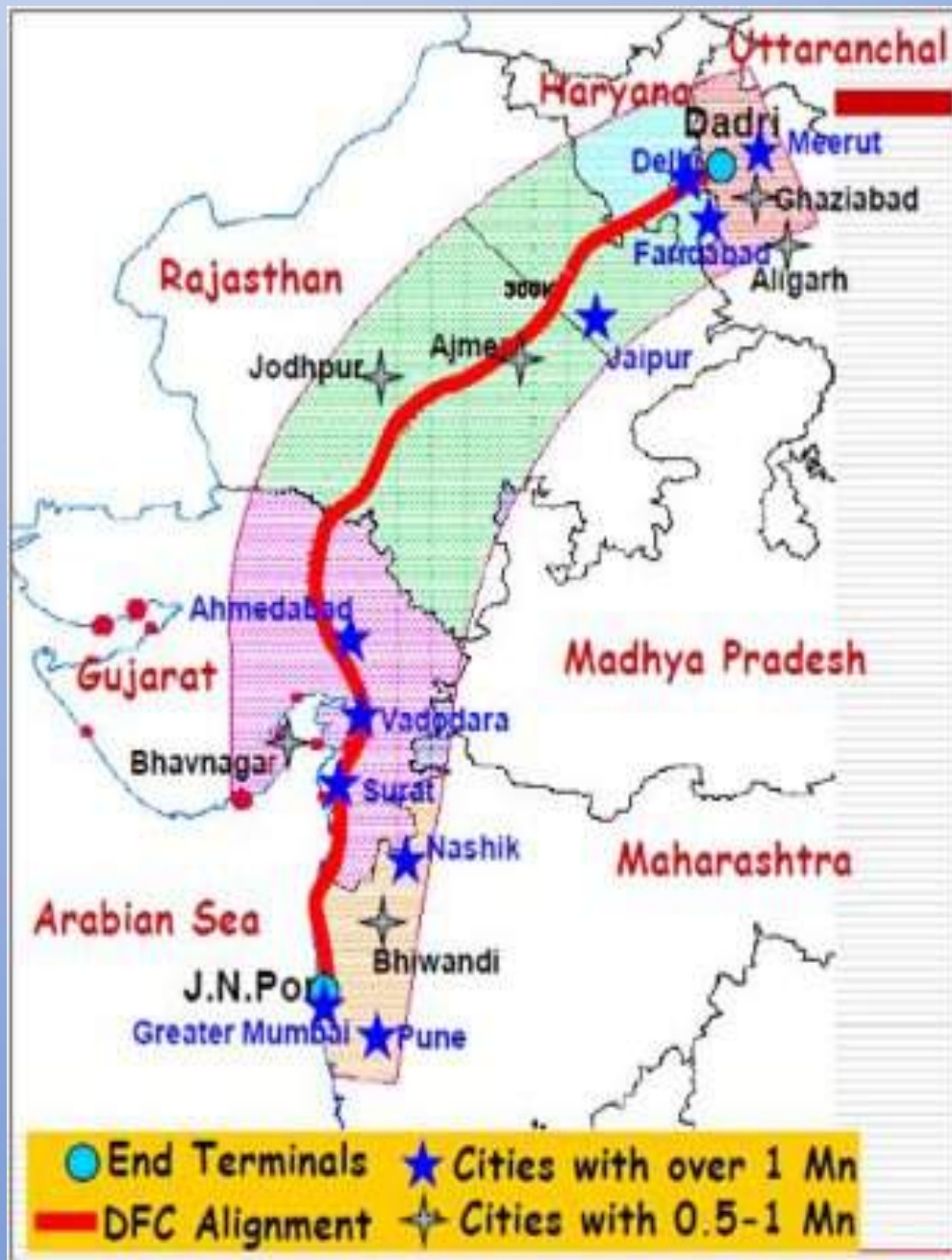
REVOLUTIONARY ROUTE

PHASE I OF THE DELHI-MUMBAI INDUSTRIAL CORRIDOR PROJECT WILL DEVELOP SMART CITIES AT 7 HUBS



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-Bawal 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



● End Terminals
 ★ Cities with over 1 Mn
 — DFC Alignment
 ★ Cities with 0.5-1 Mn

Thank You.....!!!!

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