



SOUTHCITY GARDENS





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Welcome to Southcity Gardens.

A patch of green, in which stand a handful of apartments.

Switch off from the monotony of city life and treat your senses to a delightful journey of

discovery and indulgence in this green paradise,

created as an ideal gateway for the mind, body and soul.

Unitech's corporate philosophy is built on trust and commitment. Expertly merged with a keen insight into how people aspire to live. Started in 1972, Unitech has since been perfecting the art of creating landmarks using empty spaces applying unparalleled town planning, construction, engineering skills and innovative design concepts.

Today Unitech is one of the Top 50 construction companies in the world and leader in property development and real estate in North India. It is also the first real estate company in north India to achieve the ISO 9002 certification for Planning, Construction and Marketing of Real Estate in the National Capital Region of Delhi. Our creations - Townships, Homes, Business & Technology Parks, Amusement Parks stand as testimony of our endeavour - To 'Dream, Believe, Create'.

Unrivalled expertise and experience in prestigious projects in India and abroad has given Unitech the advantage of an impressive track record of Commercial and Residential Complexes, Technology Parks, Retail and Theme Parks, Amusement Parks, Hospitality and Allied Technical Services, Transmission Lines and Schools.

**Residential Projects**

- Heritage City - Gurgaon
- West End - Mumbai
- Yellahanka - Bangalore
- The Close - Gurgaon
- Nirvana Country - Gurgaon
- The World Spa - Gurgaon
- Unitech Horizons - Greater Noida
- Unitech Karma Lakelands - Gurgaon

- Silver Arch - New Delhi
- SouthCity - Lucknow
- Uniworld City - Gurgaon
- Uniworld Gardens - Gurgaon
- Espace - Gurgaon
- Unitech Heights - Greater Noida
- Uniworld Resorts - Gurgaon
- Unitech Cascades - Greater Noida

**Business & Technology Parks**

- Signature Towers - Gurgaon
- Unitech Business Park - Gurgaon
- Millennium Plaza - Gurgaon
- Info City - Gurgaon

- Global Business Park - Gurgaon
- Unitech Trade Center - Gurgaon
- Uni Techworld - Gurgaon
- Infocentre - Gurgaon

Heights, Kolkata



Karma Lakeland, Gurgaon



Fresco, Gurgaon



The Close, Gurgaon



Global Business Park, Gurgaon



Millennium Plaza, Gurgaon



Unitech Business Park, Gurgaon

The architect

The Architect for this Project is SKA, New Delhi.

SKA specializes in the fields of Architecture & Urban Design. Established in 1997, the architectural practice has worked in various aspects of institutional, residential, offices & factories, historical conservation and interior space designs. The Urban Design practice works at township master planning, ports & corporate offices development. Collectively, the Design practice has a repertoire of built & ongoing projects that are innovative, efficient & contextualised.

The Residential experience of the practice includes high-end Private Housing, Plotted Villa Development, Group Housing for collective societies like the I.A.A.S & the M.E.A. The architectural output has been consistent in internal spatial organization, well-detailed architectonics & thoughtful collective spaces.

Sudhir Khandelwal, principal at SKA, is a graduate from University of Roorkee & with a postgraduate degree in Urban Design from S.P.A, New Delhi. He contributes to establishing & exploring the Design Processes at the Practice.





Southcity Gardens is an exclusive & limited enclave in the middle of the sprawling residential development around the City of Lucknow.

Housed on 2.3 acres of prime property, adjoining the airport road, the development is organized in two sets of linear blocks. The blocks are arranged around a central green space, landscaped to contemporary standards.

This development offers 52 three-bedroom units, 32 two-bedroom units & 8 Penthouses. The conclave is a self-sufficient residential block with its own clubhouse, community facilities & backup services.

All houses have two sides, the street side & the greens side, with visual transparency in between. The houses are designed to highest standards of market & contemporary designs

The enclave has state of the art servicing. The social infrastructure of the Club House etc. will provide the ambience for a well knit community - a secure place for peaceful living & inspirational social life.

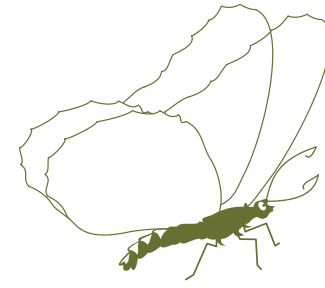
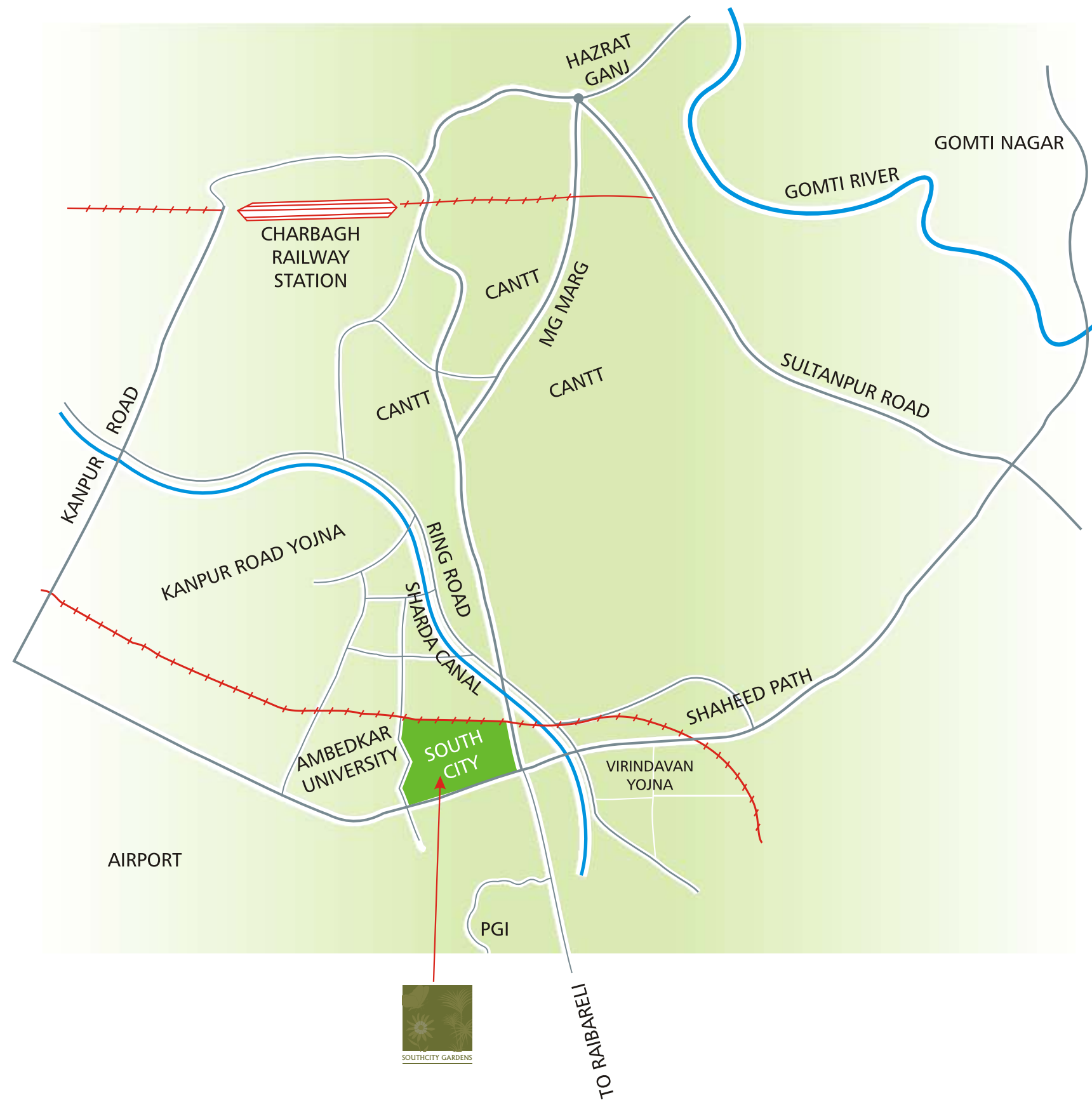


Southcity Gardens - Street Side View



Southcity Gardens - Greens Side View





## The Southcity Gardens

Set in 2.3 acres, Southcity Gardens is adjacent to the Amausi Airport in Lucknow. It is a part of an existing residential development and is hence already equipped with a local shopping center, club & community center, health center, petrol pump & parks. The site has developed roads, sewer, water line, drain and other basic infrastructure / services.

The site is approximately

- 3 Kms from PGI
- 5 Kms from the Amausi Airport.
- 8 Kms from Charbagh Railway Station.
- 9 Kms from Hazaratganj Bus Station.
- 12 Kms from Lucknow University

The site is connected by an express highway - Amar Shaheed Path.

In close proximity to the site are several housing projects, local shopping center, schools & shopping malls.

The Sardar Patel Dental College & LIDA proposed industrial area are also in the close vicinity.





## Key Plan

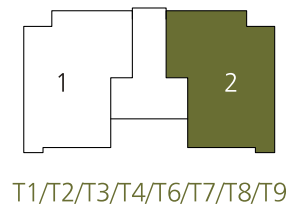
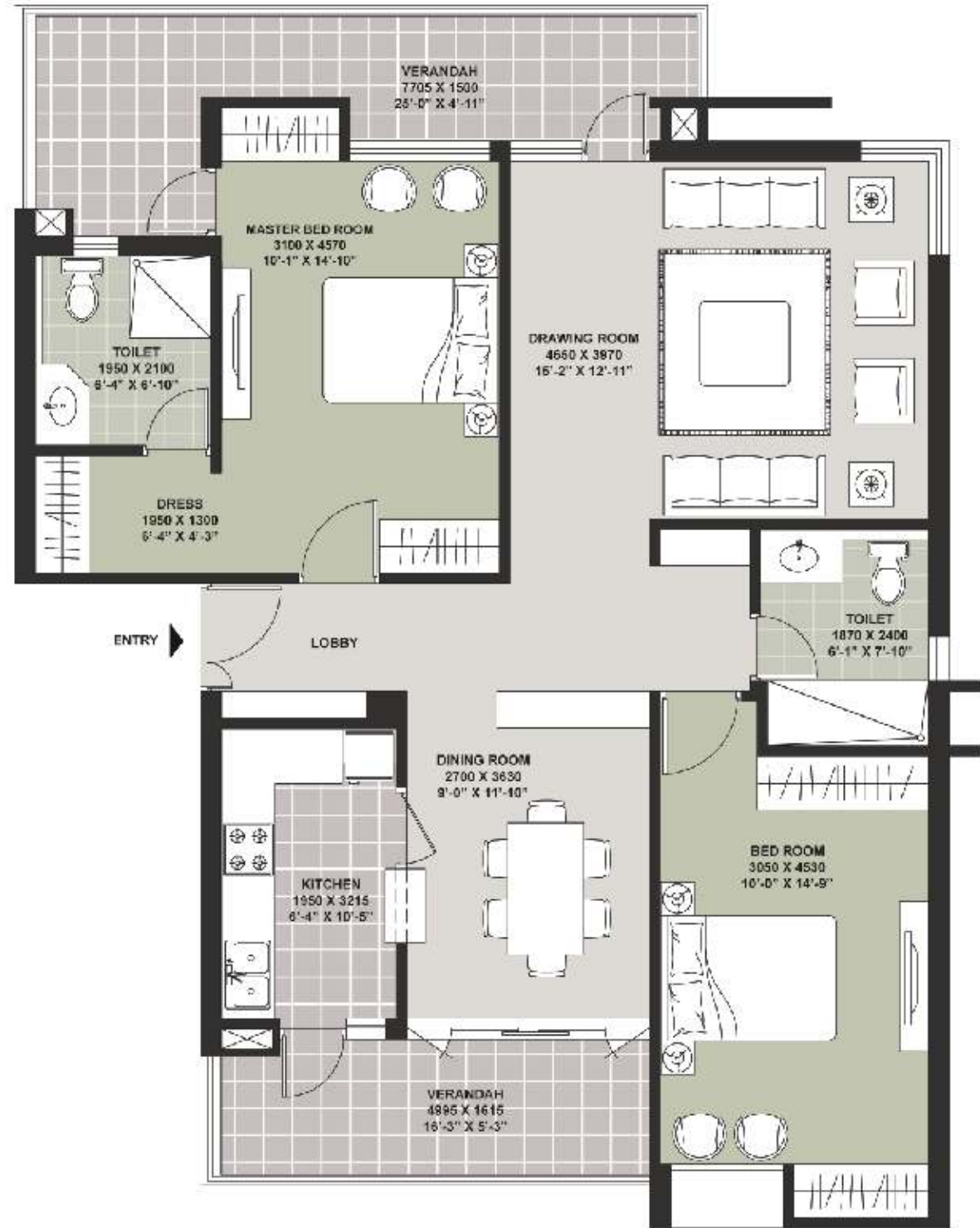
1. Main Entrance / Gatehouse
2. Club House
3. Badminton Court
4. Bar-Be-Que Area
5. Party Lawn
6. Wall Climbing
7. Swimming Pool
8. Splash Pool
9. Rose Garden
10. Sand Pit
11. Children's Play Area
12. Jogging Track
13. Yoga Pavilion
14. Skating Rink
15. Amphitheatre
16. Lotus Pond
17. Convenient Shops with Community Center

Tower 1	Ground +5	Tower 6	Ground +5
Tower 2	Ground +5	Tower 7	Ground +5
Tower 3	Ground +5	Tower 8	Ground +5
Tower 4	Ground +5	Tower 9	Ground +5
Tower 5	Ground +4		



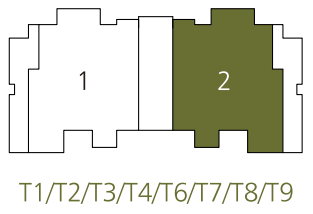
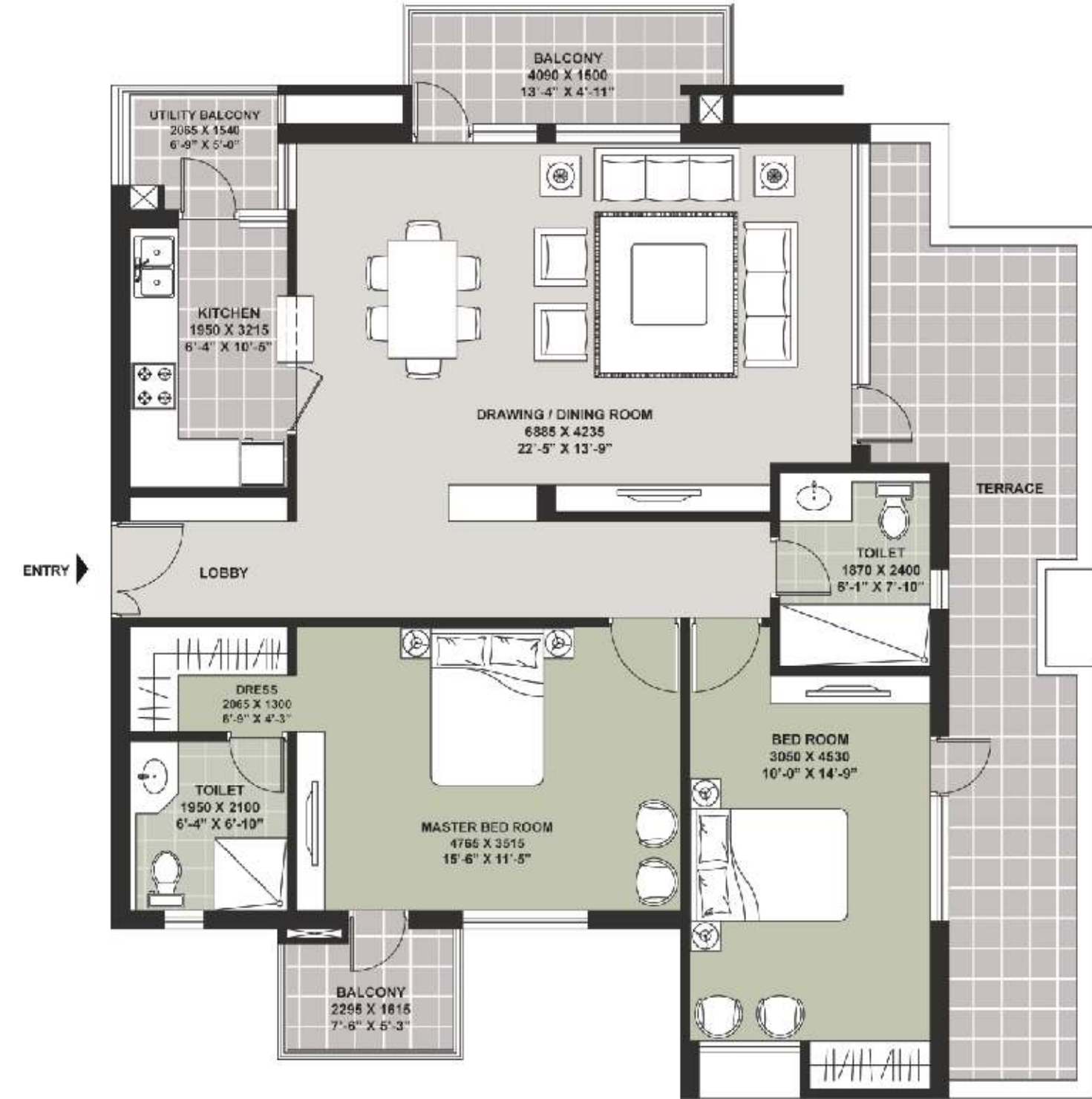
# Type A

## 2 Bedroom Unit



# Type B

## 2 Bedroom Unit

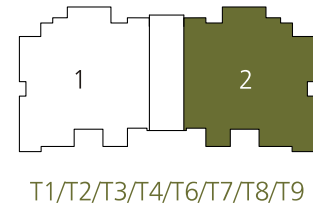
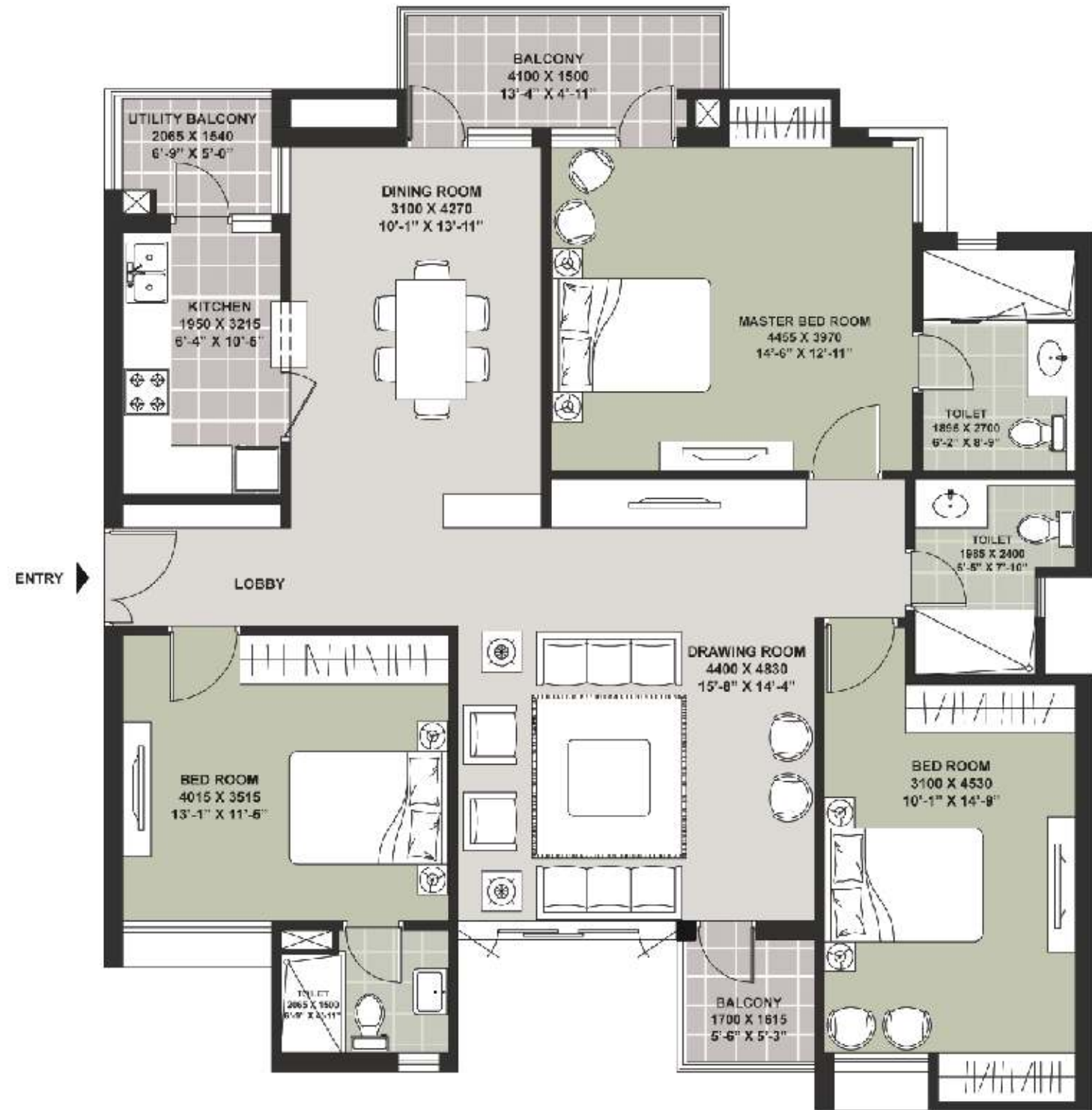


Towers	T1	T2	T3	T4	T6	T7	T8	T9
Location	001 - 002	001 - 002	001 - 002	001 - 002	001 - 002	001 - 002	001 - 002	001 - 002
Super Built-up Area (sq.mt.)	143.89	143.89	143.89	143.89	143.89	143.89	143.89	143.89
Super Built-up Area (sq.ft.)	1548	1548	1548	1548	1548	1548	1548	1548
Built-up Area = Super Built-up Area - 17.24% of Super Built-up Area								

Towers	T1	T2	T3	T4	T6	T7	T8	T9
Location	401 - 402	401 - 402	401 - 402	401 - 402	401 - 402	401 - 402	401 - 402	401 - 402
Super Built-up Area (sq.mt.)	141.75	141.75	141.75	141.75	141.75	141.75	141.75	141.75
Terrace	19.2	19.2	19.2	19.2	19.2	19.2	19.2	19.2
Super Built-up Area (sq.ft.)	1525.3	1525.3	1525.3	1525.3	1525.3	1525.3	1525.3	1525.3
Terrace	206.60	206.60	206.60	206.60	206.60	206.60	206.60	206.60
Built-up Area = Super Built-up Area - 17.24% of Super Built-up Area								

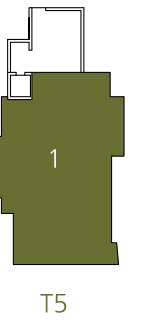
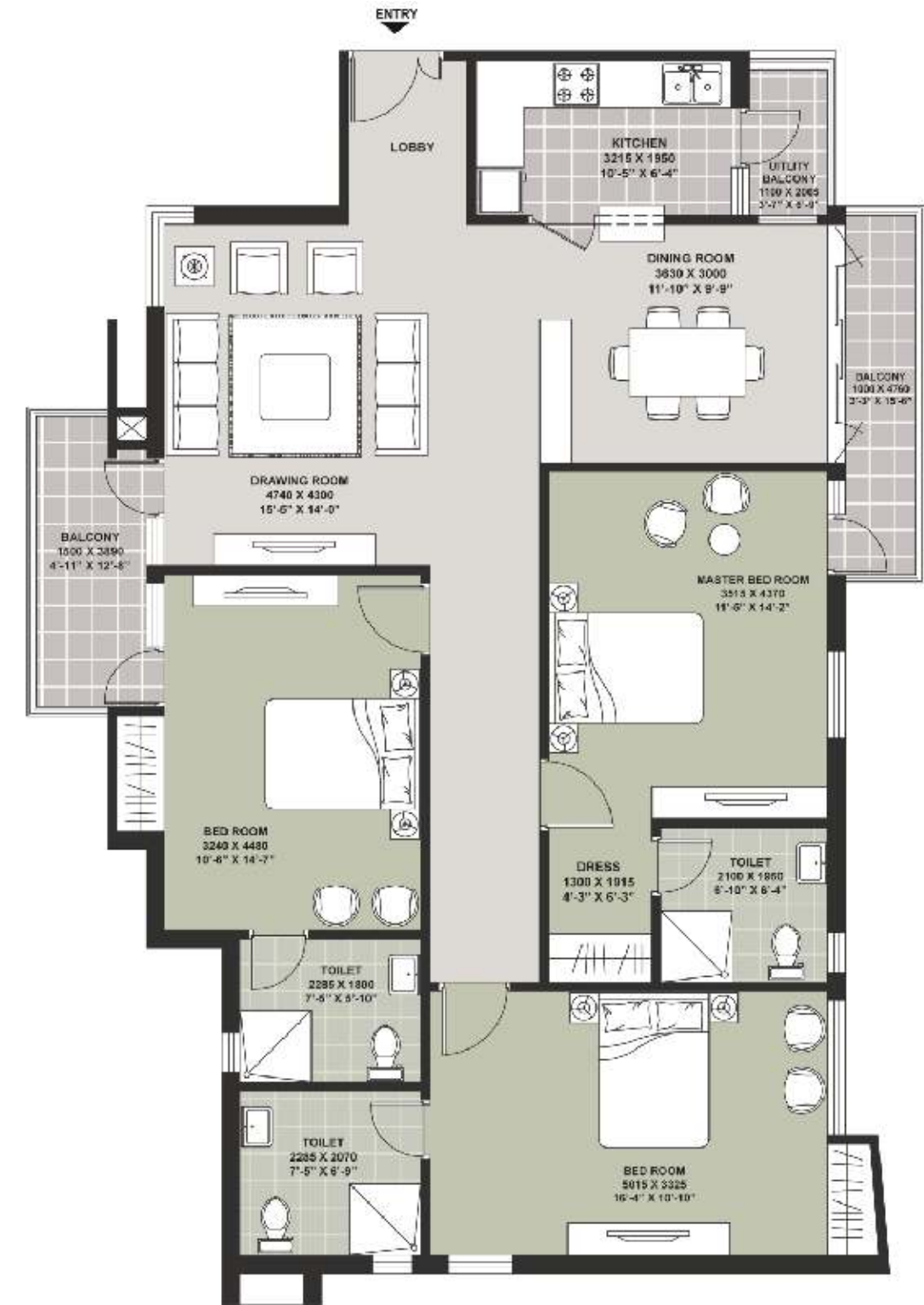
# Type C

## 3 Bedroom Unit



# Type D

## 3 Bedroom Unit

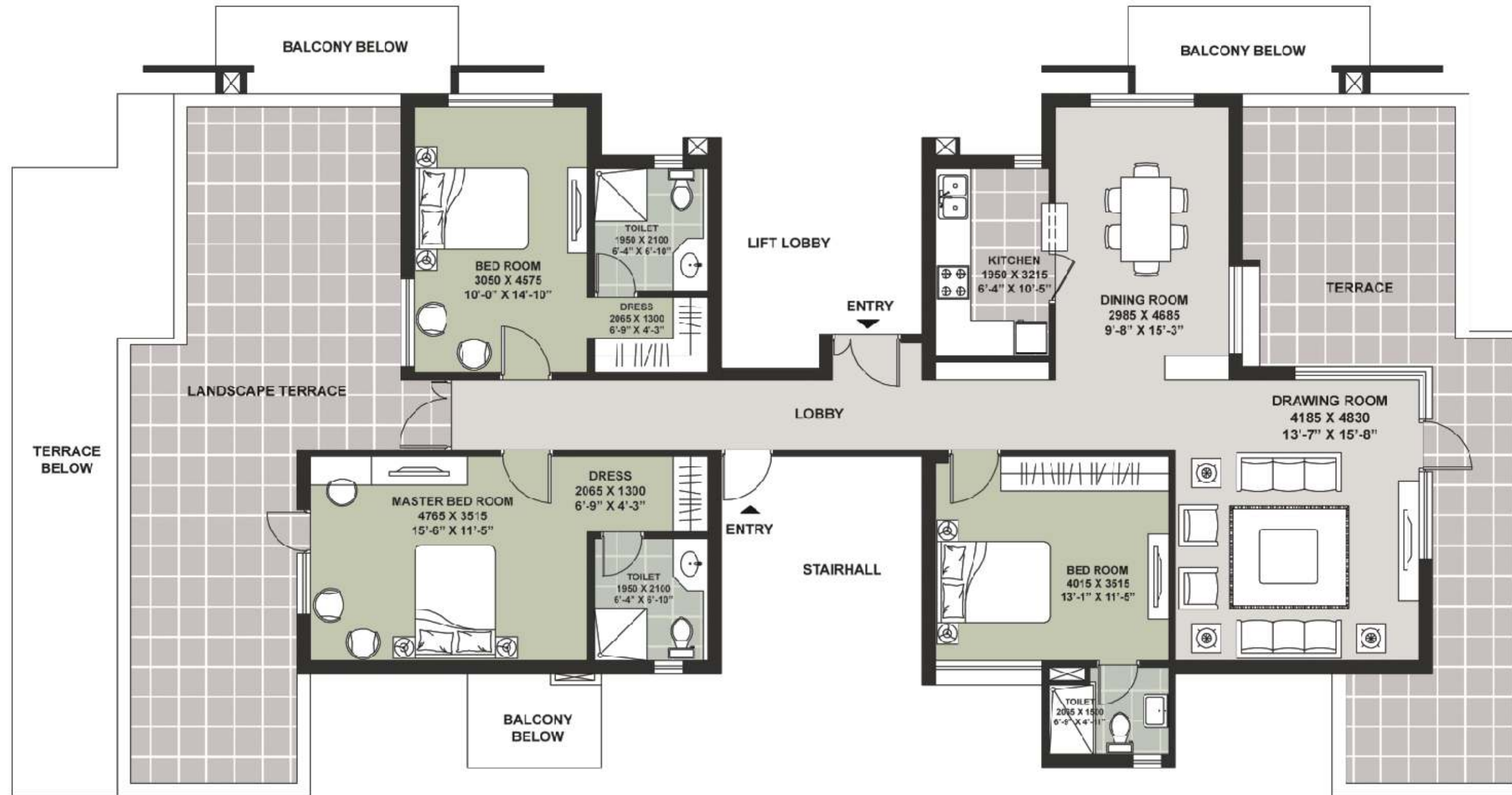
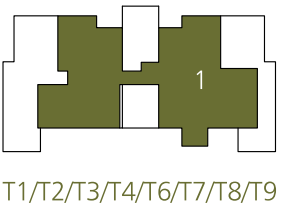


Towers	T1	T2	T3	T4	T6	T7	T8	T9
Location	101 to 301 102 to 302	101 to 301 102 to 302	101 to 301 102 to 302	101 to 301 102 to 302	101 to 301 102 to 302	101 to 301 102 to 302	101 to 301 102 to 302	101 to 301 102 to 302
Super Built-up Area (sq.mt.)	167.90	167.90	167.90	167.90	167.90	167.90	167.90	167.90
Super Built-up Area (sq.ft.)	1806.60	1806.60	1806.60	1806.60	1806.60	1806.60	1806.60	1806.60
Built-up Area = Super Built-up Area - 17.24% of Super Built-up Area								

Towers	T5
Location	101 to 401
Super Built-up Area (sq.mt.)	167.90
Super Built-up Area (sq.ft.)	1806.60
Built-up Area = Super Built-up Area - 17.24% of Super Built-up Area	

# Type E

## 3 Bedroom Penthouse



Towers	T1	T2	T3	T4	T6	T7	T8	T9
Location	501	501	501	501	501	501	501	501
Super Built-up Area (sq.mt.)	167.90	167.90	167.90	167.90	167.90	167.90	167.90	167.90
Terrace	70.23	70.23	70.23	70.23	70.23	70.23	70.23	70.23
Super Built-up Area (sq.ft.)	1806.6	1806.6	1806.6	1806.6	1806.6	1806.6	1806.6	1806.6
Terrace	755.67	755.67	755.67	755.67	755.67	755.67	755.67	755.67

Built-up Area = Super Built-up Area - 17.24% of Super Built-up Area

# Finishes

## 3 Bedroom Unit

ANTI SKID CERAMIC TILES

GRANITE COUNTER WITH STAINLESS  
STEEL SINK WITH DRAIN BOARD

ANTI SKID CERAMIC TILES

TEAK PANELLED MAIN DOOR

VITRIFIED TILES

VITRIFIED TILES WITH WOODEN SKIRTING

POWDER COATED / ANODISED  
ALUMINIUM GLAZING



PAINTED IN PLEASING SHADES OF  
OIL BOUND DISTEMPER

LAMINATED WOODEN FLOORING

GRANITE / MARBLE COUNTER







STONE FLOORING / ANTI SKID  
CERAMIC TILES

SEASONED HARDWOOD FRAMES WITH SHUTTERS

PAINTED IN PLEASING SHADES OF  
OIL BOUND DISTEMPER

VITRIFIED TILES

# Project Specifications

	Structure	Earth-quake resistant RCC framed construction	
	Wall finish	Internal	Living / Dining / Bed Rooms
		Lift Lobbies	<ul style="list-style-type: none"> <li>Painted in pleasing shades of Oil Bound Distemper</li> <li>Selected marble / vitrified tiles / granite cladding &amp; Oil Bound Distemper</li> </ul>
		External	Textured paint finish
	Flooring	Living / Dining	Vitrified tiles with wooden skirting
		Master Bedroom	Laminated wooden flooring
		Other Bedrooms	Vitrified Tiles
		Balconies	Anti Skid Ceramic Tiles
	Kitchen	Flooring	Anti Skid Ceramic Tiles
		Wall finishes	Ceramic tiles upto 2'0" above working platform, wall in Oil Bound Distemper
		Others	Granite counter with stainless steel sink with drain board
	Toilets	Walls	Ceramic tiles upto ceiling level
		Floorings	Anti Skid Ceramic Tiles/ Stone Flooring
		Fittings	Granite/ Marble counter, Ivory/ White/ China ware sanitary fixtures, single lever CP fittings
			
	Windows	Powder coated / anodised aluminium glazing including Wire-mesh Shutter	
	Doors	Teak Panelled main door. Seasoned hardwood frames. Commercial flush shutters for all other doors	
	Electrical	Copper electrical wiring in concealed conduit with provision for light points with standard Modular switches T.V. & Telephone sockets in all rooms	
	Provision for Split AC	Concealed Copper conduiting in Master Bed Room	
	Lift Lobbies	Selected granite/ stone/ vitrified tiles	

Note: All building layouts, specifications etc. are tentative and subject to variation and modification by the company or the competent authorities sanctioning such plans.



## Amenities

- Club House
- Jogging Track
- Swimming Pool
- Badminton Court
- Billiards Room
- Party Lawn
- Bar-Be-Que Pit
- Rose Garden
- Convenient Shops
- Yoga Pavillion
- Children's Play Area
- Gym
- Splash Pool
- Table Tennis
- Multi Purpose Hall
- Sand Pit
- Skating Rink
- Swings & Slides
- Wall Climbing

## Facilities

- 24 x 7 Security System
- Gated Complex
- Piped Gas Supply
- Club facilities
- Open Air Amphitheatre
- Basement Parking
- Convenient Shopping within the Complex
- 100% Power Backup for Common & Essential Services through Generator
- Power Backup in Apartments through Inverter (1 KVA)
- Individual RO System
- Copper conduiting Provision for Split AC in Master Bedroom



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