



**THE IMPERIAL**  
**GOLF ESTATE**  
LUDHIANA



The Imperial Residences  
Architectural Styles

## Ramesh Khosla

Ramesh Khosla's distinctive approach to architecture is the result of his deep passion for the relevance of context in the designs that he creates.

Recipient of the Aga Khan International award for designing the ITC Mughal, a five star hotel in Agra, Ramesh Khosla studied architecture at the University of Hannover, West Germany and earned his master's degree in Architecture and Urban Design from Washington University, St. Louis, USA.

Presently, he is a senior partner at the Montreal based, world renowned architecture firm, ARCOP.

Mr. Khosla is accredited with success of defining real estate projects such as the World Trade Center Concourse, New York City; Longueil New Town, Montreal; Holiday Inn (Dominion Square), Montreal; Hotel Intendance Bay, Seychelles; The Centrum, Los Angeles; Naperville Office Research Park, Chicago.

His unique approach to architecture is visible in many of Silverglades' premium projects, including the Classic Golf Resort, Laburnum, which Silverglades co-promoted with ITC Ltd, Tarudhan Valley Golf Resort and Ivy.

Mr. Khosla now brings his expertise and distinctive design sensibility to The Imperial Golf Estate.



Get a glimpse into the regal grandeur of The Imperial Golf Estate.

Detailed architectural drawings and artists' impressions of the lots allow you to see exactly how your home on this grand golf estate will look like.

From the dignified stateliness of the Oak homes to the rambling spread of the impressive Pine homes and the understated elegance of the Imperial Suites, your home comes alive in these pages, so that you are able to make the most carefully informed choice.

### ➔ The Imperial Golf Course

The golf course offers exciting challenges for players of every calibre – beginner, amateur or professional – with its well planned layout and finely crafted detailing.

18-hole, par-71, Nicklaus Design championship golf course

### ➔ The Imperial Residences

The residences at the Imperial have been conceived to express your distinct individuality. That's why the homes come in an exciting set of options – in style, finish and size so that your home is as special as you.

Sizes: 350, 500, 1000 and 2000 sq yd homes



**Silverglades**

The Address Makers

PROMOTERS

**BCRE**  
BRACK CAPITAL REAL ESTATE

**IIRFII**  
IL&FS India Realty Fund II

#### SILVERGLADES

##### *Premium Real-Estate Development*

Silverglades with ITC Limited were co-developers of the Classic Golf Resort that introduced South Asia's first signature Jack Nicklaus golf course. This was followed by Tarudhan Valley Golf Resort, just a kilometre away from CGR, India's first gated golf community. Silverglades is also known for premium Indian real estate developments like the high-end condominiums in Gurgaon, The Laburnum and The Ivy.

#### Brack Capital Real Estate

Brack Capital Real Estate (BCRE) is an international investment, development and management group. Over the past fourteen years, BCRE has acted as a principal in investments totaling over USD 8 billion and as a developer and investor has lead projects totaling over 40 million sq. ft. of office, retail, and residential space. The group has built a global presence with offices and teams in North America, Europe, and Asia.

#### IL&FS India Realty Fund II (IIRF II)

IIRF II is the second Real Estate vehicle of IL&FS Investment Managers Limited (IIML) for investing in FDI compliant real estate projects in India. IIML is one of the oldest and largest private equity fund managers in India, with over USD 2.8 billion under management with investments spanning General Purpose Private Equity, Infrastructure and Real Estate.

  
**THE IMPERIAL**  
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**NICKLAUS**  
DESIGN


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 **NICKLAUS**  
DESIGN

**ARCOP**

**SGDC**

 **TaylorMade**



STYLES OF IMPERIAL RESIDENCES

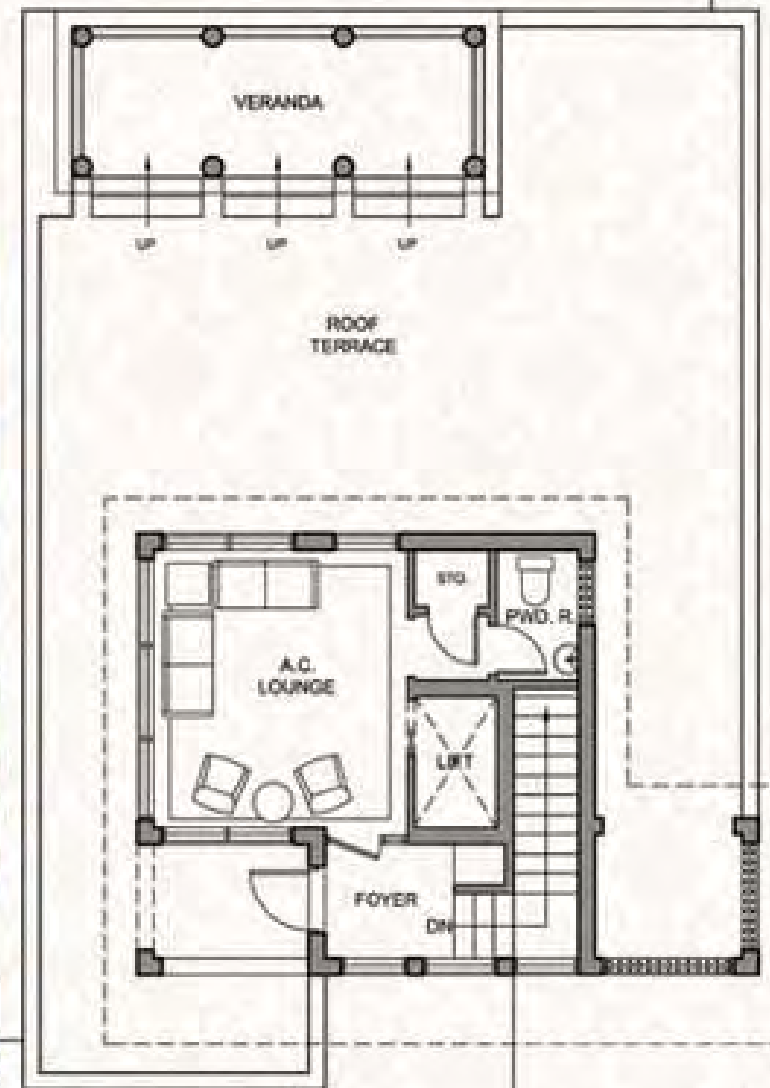
# Oak Manor

STREET SIDE VIEW

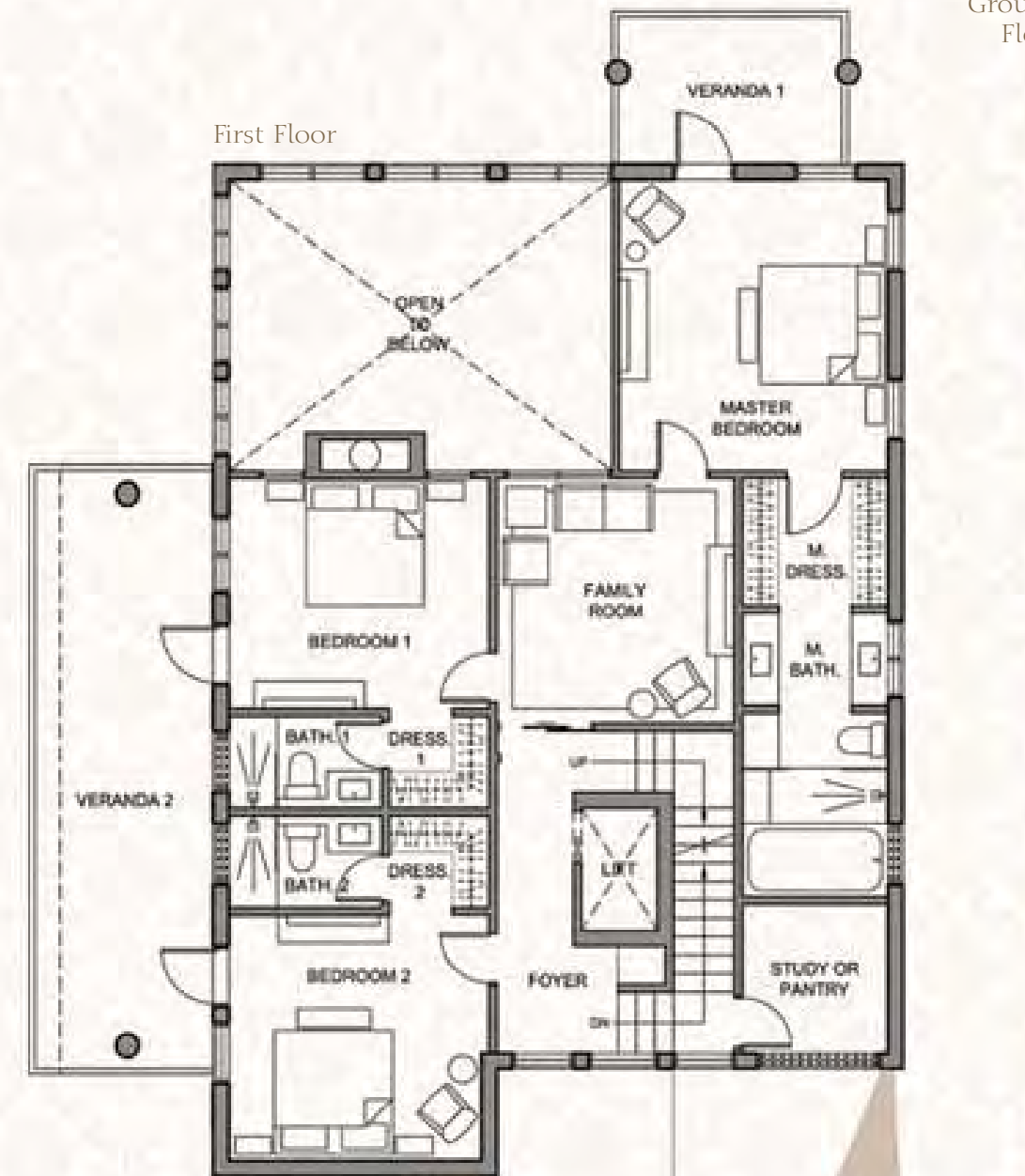


GOLF SIDE VIEW

Roof / Terrace Plan



First Floor



OAK

Ground Floor



## OAK MANOR

2000 SQYD PLOT  
5250 SQFT

- 4BR Villa
- Large Double Height Living Room
- Bar Lounge
- Generous Dining Area
- Guest Bedroom Suite on Ground Floor
- Master Bedroom Suite with Walk-in Closet
- Dual Sinks and Jacuzzi
- Study Room on 1st floor
- Large Family Room on 1st floor
- Domestic Workers' Room and Utilities Area
- Large Open Terrace on top floor
- Private Lift Option
- Swimming Pool Option

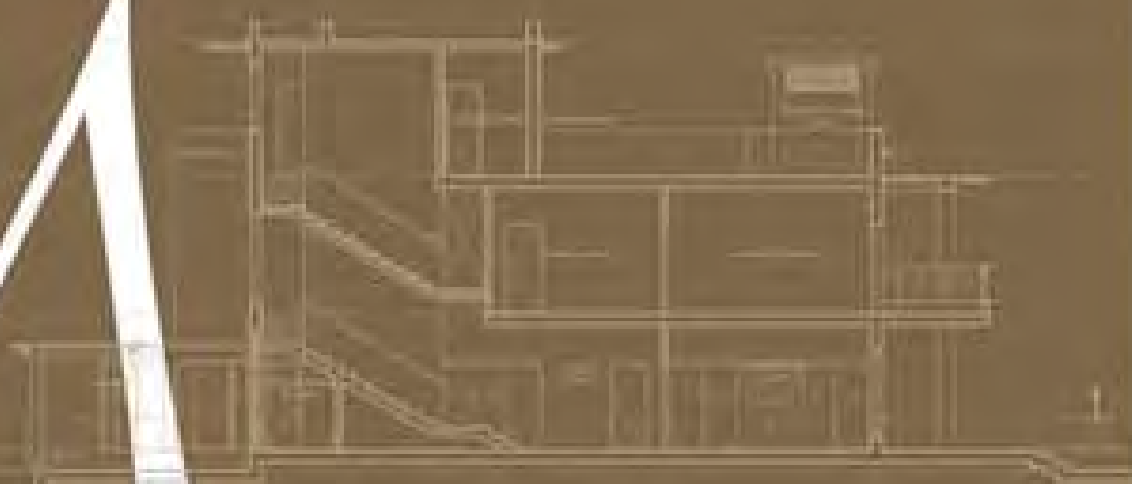


Marking to an old-world concept of stately living, Oak style residences echo the resplendence of the elegant colonial houses in New Delhi, with their generous interior spaces, soaring ceilings, delicately wrought screens and verandahs.

In the Oak style, you can choose between Oak Villas at 500 sq yards; Oak Bungalows 1000 sq yards; and Oak Manors at 2000 sq yards

MANOR

MANOR



STYLES OF IMPERIAL RESIDENCES

# Pine Manor

STREET SIDE VIEW



GOLF SIDE VIEW

First Floor



Ground Floor



PINE MANOR  
2000 SQYD PLOT  
7500 SQFT

- 5BR Villa
- Large Living Room
- Bar and Dining Area
- Home Theatre / Game Room
- Personal Gym with Steam and Sauna
- Guest Bedroom Suite on Ground Floor
- 2 Master Bedroom Suites with Walk-in Closets
- Dual Sinks and Jacuzzis
- Study / Family Room on 1st floor
- Large Kitchen and Utilities Area
- 2 Rooms for Domestic Workers'
- Swimming Pool Option

PINE



**P**ine style homes express a country-style rambling magnificence as they are more horizontally composed to offer generous indoor and outdoor environments for all types of family fun and activity.

Characterised by overhanging, pitched, tile-covered roofs, these homes express a relaxed, laid-back lifestyle encouraged by the indulgence of the setting.

In the Pine style, choose between Pine Villas at 500 sq yards; Pine Bungalows 1000 sq yards; and Pine Manors at 2000 sq yards.



STYLES OF IMPERIAL RESIDENCES

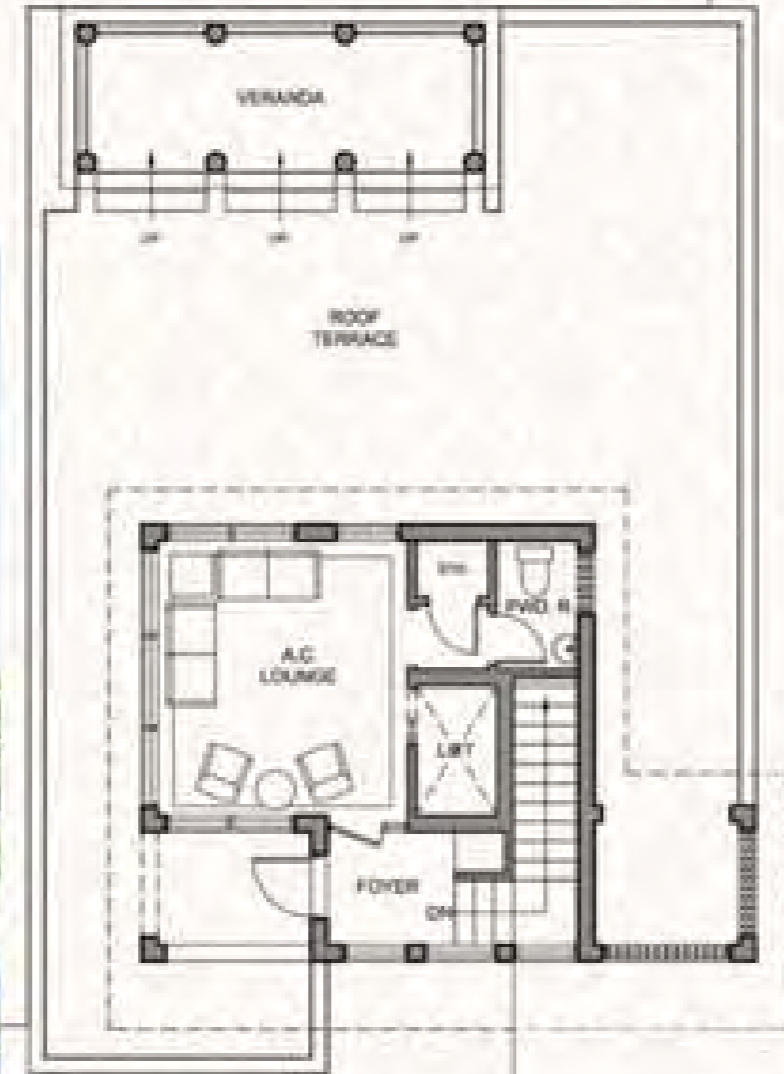
# Oak Bungalow

STREET SIDE VIEW

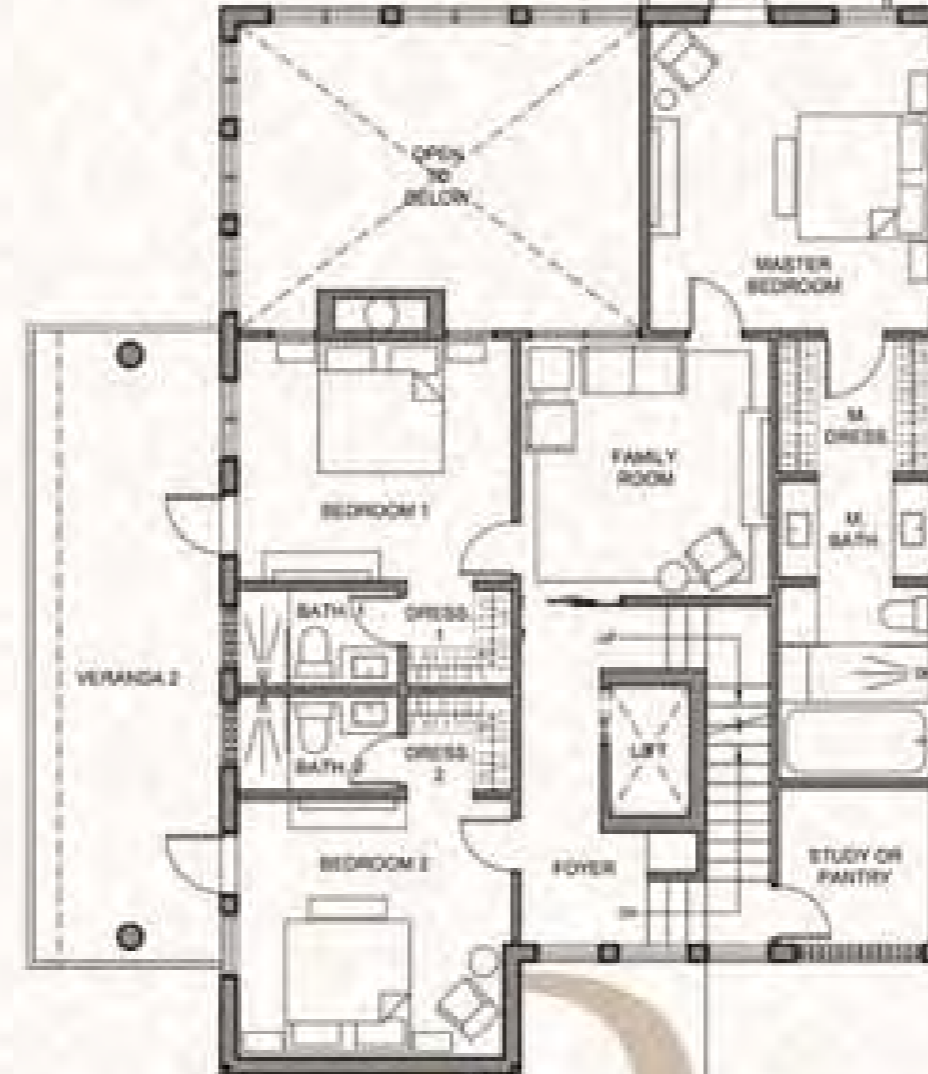


GOLF SIDE VIEW

Roof / Terrace Plan



First Floor



OAK

B

Ground Floor

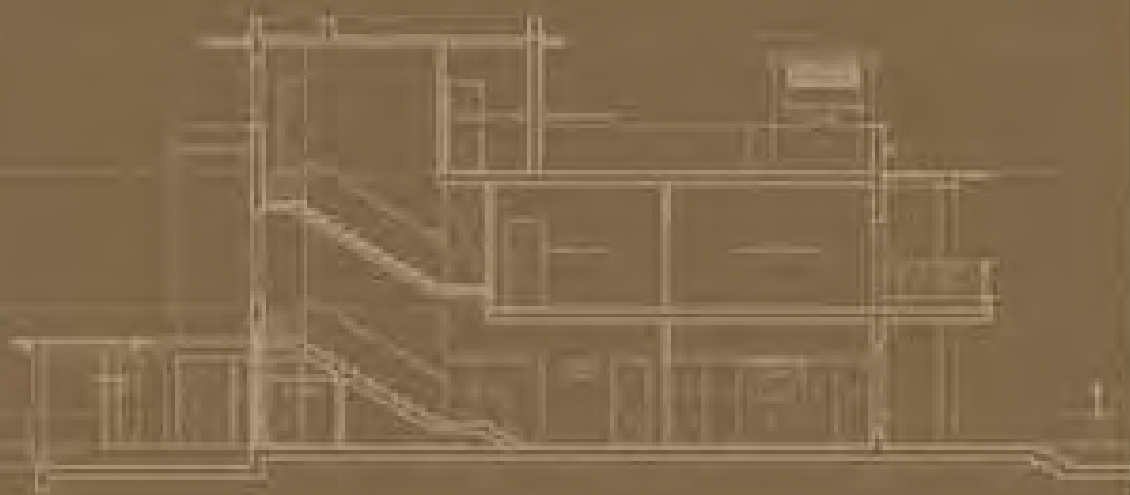


**OAK BUNGALOW**  
1000 SQYD PLOT  
5250 SQFT

- 4BR Villa
- Large Double Height Living Room
- Bar Lounge
- Generous Dining Area
- Guest Bedroom Suite on Ground Floor
- Master Bedroom Suite with Walk-in Closet
- Dual Sinks and Jacuzzi
- Study Room on 1st floor
- Large Family Room on 1st floor
- Domestic Workers' Room and Utilities Area
- Large Open Terrace on top floor
- Private Lift Option
- Swimming Pool Option



B



STYLES OF IMPERIAL RESIDENCES

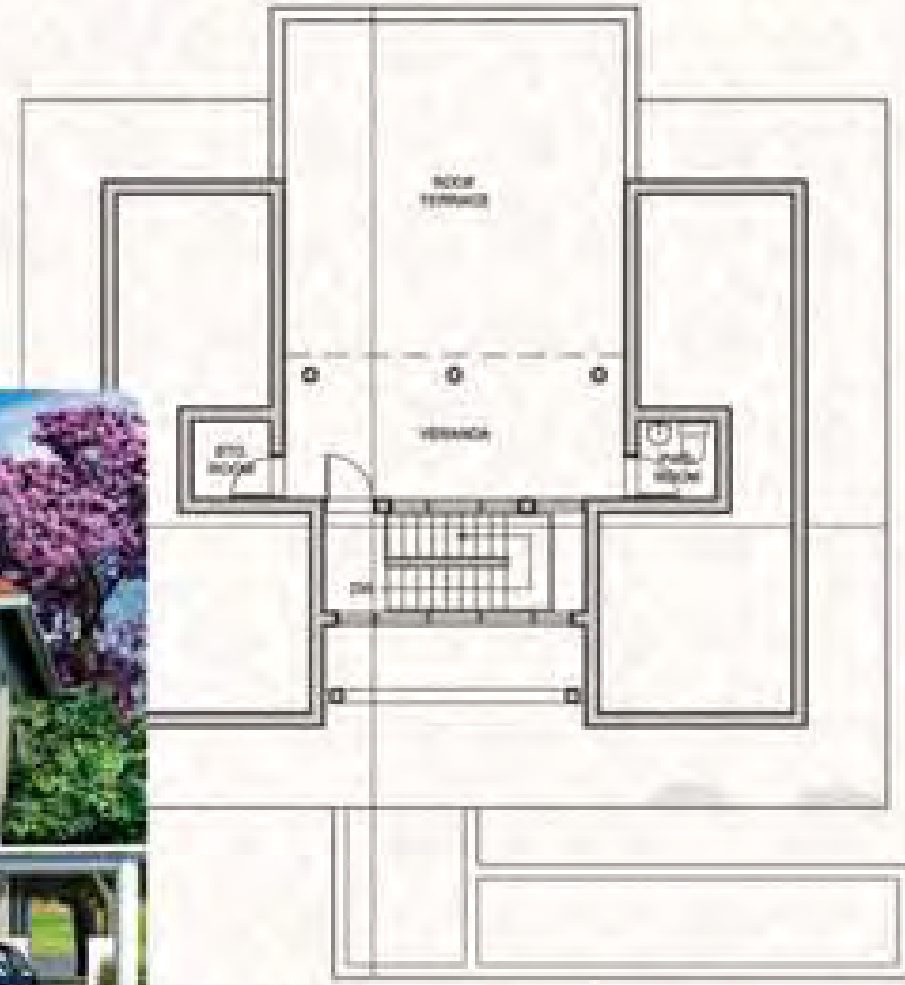
# Pine Bungalow

STREET SIDE VIEW



GOLF SIDE VIEW

Roof / Terrace Plan



First Floor



Ground Floor

PINE

B



**PINE BUNGALOW**  
1000 SQYD PLOT  
4200 SQFT

- 4BR Villa
- Generous Living & Dining Area
- Guest Bedroom on Ground Floor
- Master Bedroom Suite with Walk-in Closet
- Dual Sinks and Jacuzzi
- Study Room on 1st floor
- Large Family Room on 1st floor
- Domestic Workers' Room and Utilities Area
- Large Open Terrace on top floor with Lounge
- Powder Room and Additional Storage Room
- Swimming Pool Option



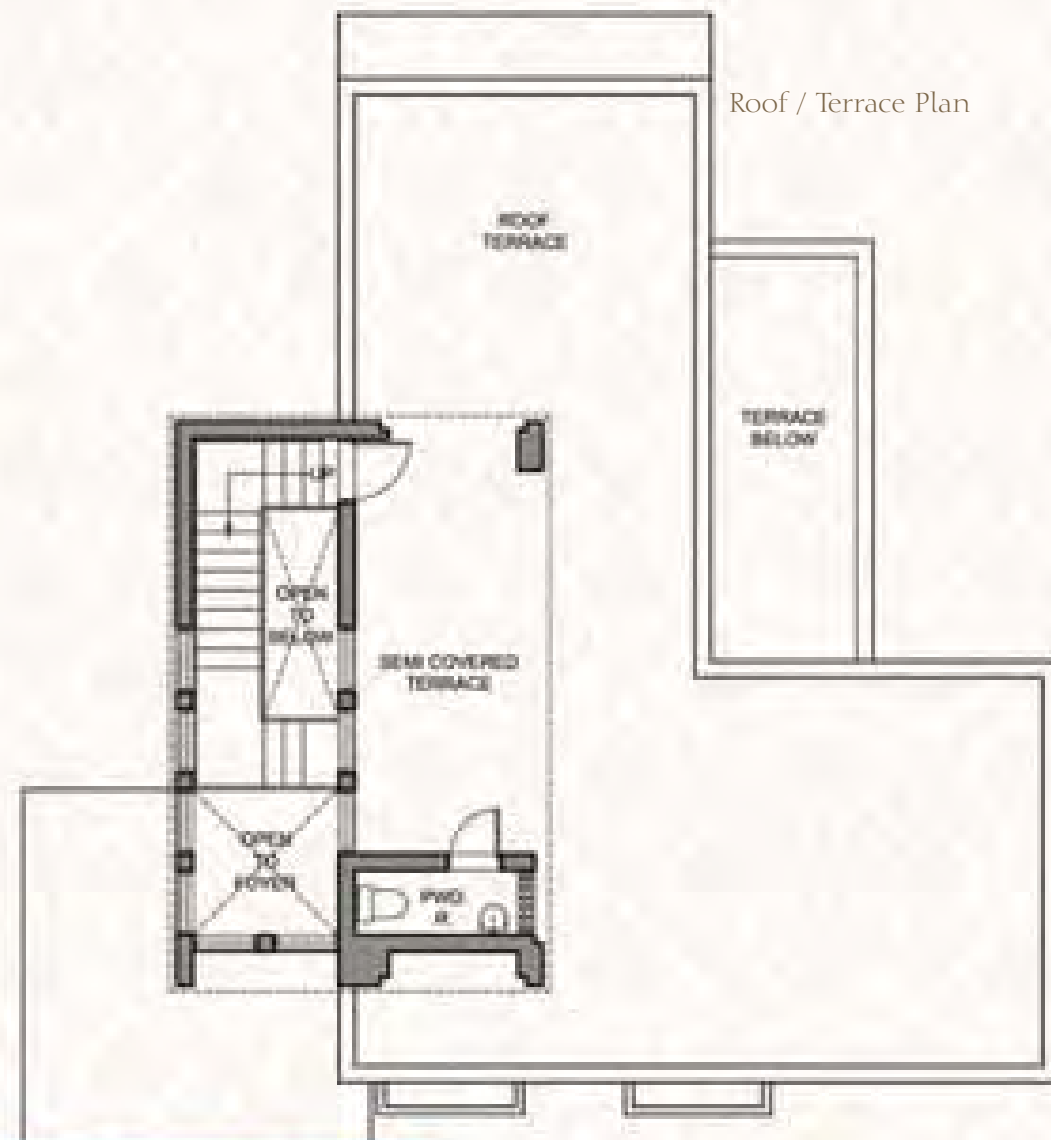
# B



STYLES OF IMPERIAL RESIDENCES

# Oak Villa

STREET SIDE VIEW



Ground Floor



**OAK VILLA**  
500 SQYD PLOT  
3700 SQFT

- 3BR Villa
- Generous Living and Bar Area with adjacent Outdoor Patio
- Master Bedroom Suite with Walk-in Closet
- Dual Sinks and Jacuzzi
- Large Family Room on 1st floor
- Domestic Workers' Room and Utilities Area
- Large Open Terrace on top floor with Powder Room



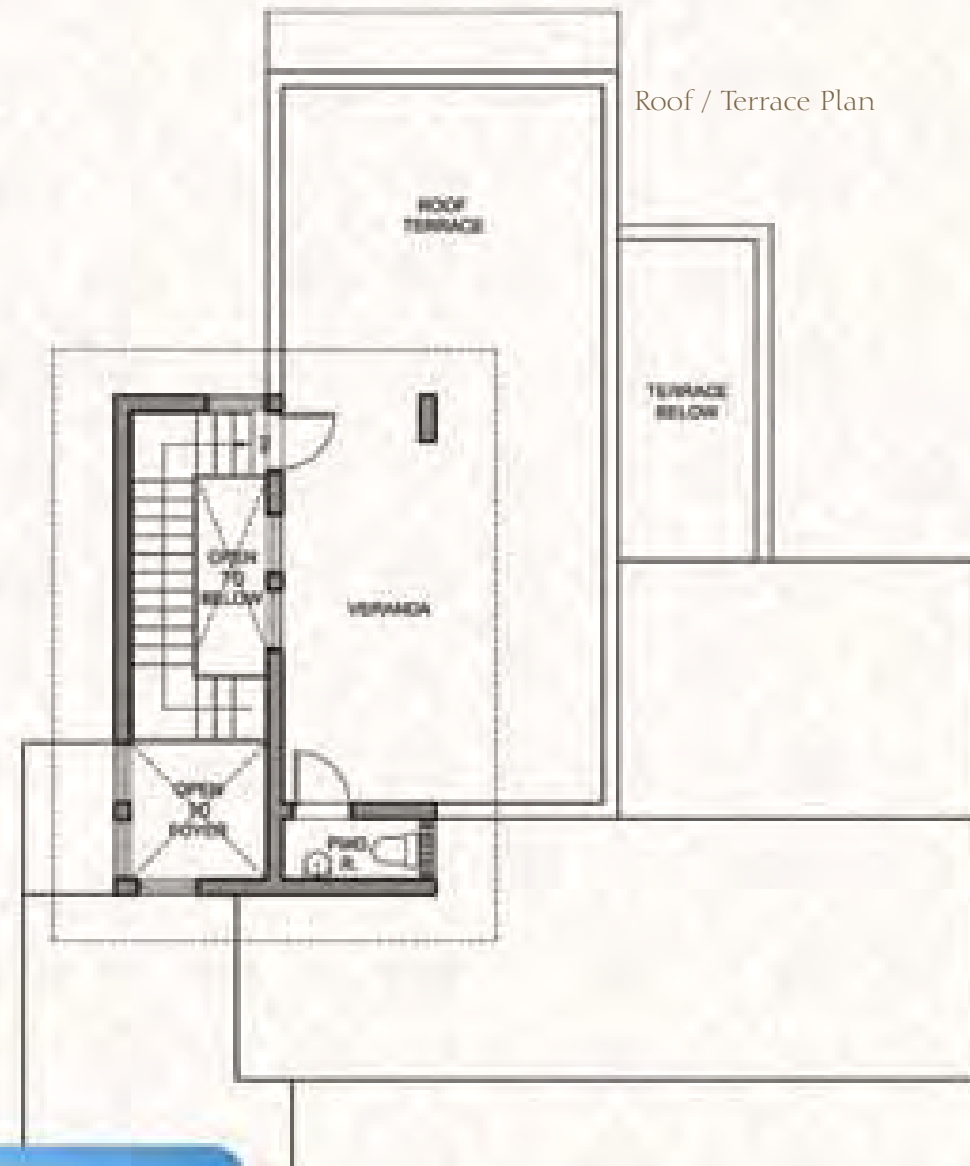
OAK

# W



STYLES OF IMPERIAL RESIDENCES  
**Pine Villa**

STREET SIDE VIEW



Ground Floor



**PINE VILLA**  
 500 SQYD PLOT  
 3650 SQFT

- 3BR Villa
- Generous Living and Bar Area with adjacent Outdoor Patio
- Master Bedroom Suite with Walk-in Closet
- Dual Sinks and Jacuzzi
- Large Family Room on 1st floor
- Domestic Workers' Room and Utilities Area
- Large Open Terrace on top floor with Powder Room



V



STYLES OF IMPERIAL RESIDENCES

# The Imperial Suites

STREET SIDE VIEW



GOLF SIDE VIEW



SUITES

Ground Floor



## THE IMPERIAL SUITES 1600 SQFT

- 2BR Independent Floor
- Large Living Room and Dining Area
- Powder Room
- Master Bedroom Suite with Walk-in Closet and Jacuzzi
- Views from both bedrooms and living area
- Patio and Garden Area for Ground Floor Units
- Verandah and Open Terrace for 1st Floor Units



These stylish and modern state-of-the-art homes owe their inspiration to the Bauhaus movement that expressed an elegant simplicity in form and design. Unadorned functionality and minimalism are defining characteristics in this style – making these homes the perfect retreat for the modern monarch.

# S



# Specifications

| SPACE               | FLOORING  | WALLS  | CEILING             | FIXTURES  | OPENINGS  | OTHERS                                       |
|---------------------|---|--|---------------------|---|---|--|
| LIVING              | Premium Quality Marble / Natural Stone  | Acrylic Emulsion on Gypsum Plaster / POP                     | Acrylic Emulsion    |   | UPVC / Premium Aluminium Anodized Windows                                 |  |
| DINING              | Premium Quality Marble / Natural Stone  | Acrylic Emulsion on Gypsum Plaster / POP                     | Acrylic Emulsion    |   | UPVC / Premium Aluminium Anodized Windows                                 |  |
| LOBBY               | Premium Quality Marble / Natural Stone  | Acrylic Emulsion on Gypsum Plaster / POP                     | Acrylic Emulsion    |   | Main Entrance Door- Panelled Wooden Doors with wooden frame - Teak finish |  |
| BED ROOM            | Premium Tiles / Quality Laminated Wood  | Acrylic Emulsion on Gypsum Plaster / POP                     | Acrylic Emulsion    |   | Wooden Door Frames with moulded door shutters                             |  |
| MASTER BED          | Premium Quality Marble / Engineered Wooden flooring   | Acrylic Emulsion on Gypsum Plaster / POP                     | Acrylic Emulsion    |   | Wooden Door Frames with moulded door shutters                             |  |
| KITCHEN             | High Quality Vitrified Tiles  | Acrylic Emulsion on Gypsum Plaster                           | Acrylic Emulsion    | Granite top with DBSD Sink with single lever CP Fixtures  |   | Modular Kitchen with Hob & Chimney           |
| TOILET              | Premium Tiles   | High Quality Tiles upto shower area / Acrylic emulsion paint | Acrylic Emulsion    | Granite counter top with hot and cold mixers and below / upper counter washbasin wall hung WC Single lever CP Fixtures                      | Wooden Door Frames with moulded door shutters                             | Shower Cubicle with Single Lever CP Fixtures |
| MASTER TOILET       | Premium Tiles   | High Quality Tiles upto shower area / Acrylic emulsion paint | Acrylic Emulsion    | Granite counter top with hot and cold mixers and below / upper counter wasbasins wall hung WC Imported Single lever CP Fixtures and Jacuzzi | Wooden Door Frames with moulded door shutters                             | Shower Cubicle with Single Lever CP Fixtures |
| MASTER DRESS        | Premium Tiles   | Acrylic Emulsion on Gypsum Plaster                           | Acrylic Emulsion    |   |   |  |
| DOMESTIC STAFF ROOM | Ceramic Tiles   | Ceramic Tiles  | Oil Bound distemper |   | Wall Hung WC Indian Made Pedestal Type WB - Indian Make                   |  |
| DOMESTIC STAFF ROOM | Ceramic Tiles   | Oil Bound Distemper  | Oil Bound distemper |   |   |  |
| BALCONY / VERANDAH  | Anti Skid Tile Flooring   |  |                     |   |   |  |
| TERRACE             | Anti Skid Tile Flooring   | Weatherproof texture paint                                   |                     |   |   |  |
| UTILITY SPACE       | Anti Skid Tile Flooring   | Weatherproof texture paint                                   |                     |   |   |  |
| POWDER ROOM         | Premium Marble / Tiles  | High Quality Tiles / Acrylic Emulsion                        | Acrylic Emulsion    | Granite counter top with hot and cold mixers and below / upper counter washbasin wall hung WC Single lever CP Fixtures                      |   |  |
| STRUCTURE           | RCC/ Composite Structure, Earthquake Resistant  |  |                     |   |   |  |
| OPTIONAL            | Private Lift wherever available • Swimming Pool wherever available • Intelligent Homes • Wardrobes in bedrooms • Color Video Door Phone |  |                     |   |   |  |

NOTE: All the building plans, layouts, site plans, specifications etc. are proposed and tentative and may be changed, altered, modified, revised, added, deleted, substituted or recast as the DEVELOPER/ARCHITECT may consider necessary or as directed by the Competent Authority.

# Services & Facilities

|  |
|--|
| <b>POWER BACK UP</b>   |
| 100% Power Back Up   |
| <b>ELECTRICAL SYSTEMS</b>  |
| <ul style="list-style-type: none"> <li>Copper wiring for all electrical points in concealed conduits</li> <li>High Quality Modular Switches</li> <li>High speed data &amp; voice connectivity</li> </ul>   |
| <b>AIR-CONDITIONING</b>  |
| Concealed Multi Split System   |
| <b>WATER MANAGEMENT</b>  |
| <ul style="list-style-type: none"> <li>24 hrs treated Potable water supply &amp; Recycled Water supply for Horticulture &amp; Utility Purposes</li> <li>Full site level storm water drainage system</li> <li>Rain Water Harvesting</li> <li>Dedicated Sewage treatment plant(s)</li> </ul>   |
| <b>VAASTU COMPLIANCE</b>   |
| The Project is Vaastu Compliant  |
| <b>SECURITY</b>  |
| <ul style="list-style-type: none"> <li>Restricted entry, boom barriers at various locations</li> <li>Peripheral Boundary Wall Protection</li> <li>24x7 Manned security, Patrolling Vigilance and perimeter protection</li> <li>Provision for Internal Intercom linked to central security</li> <li>CCTV Surveillance</li> <li>Efficient Street and common Area Lighting</li> </ul> |
| <b>SOLAR ENERGY SYSTEM</b>   |
| <ul style="list-style-type: none"> <li>Solar water heating systems in all villas</li> <li>Solar power lighting in some common areas</li> </ul>   |



OAK MANOR

2000 SQ YD: 5250 SQ FT (BUA)



PINE MANOR

2000 SQ YD: 7500 SQ FT (BUA)



OAK BUNGALOW

1000 SQ YD: 5250 SQ FT (BUA)



PINE BUNGALOW

1000 SQ YD: 4200 SQ FT (BUA)



OAK VILLA

500 SQ YD: 5700 SQ FT (BUA)



PINE VILLA

500 SQ YD: 3650 SQ FT (BUA)



IMPERIAL SUITES

1600 SQ FT (BUA)

These are all artist's impressions of the residences from the street side.



## The Imperial Residences

- Oak Manor
- Pine Manor
- Oak Bungalow
- Pine Bungalow
- Oak Villa
- Pine Villa
- Imperial Suites

PROMOTERS

**Silverglades**

The Address Makers

**BCRE**

BRACK CAPITAL REAL ESTATE

**IIRFII**

IL&FS India Realty Fund II

OUR ASSOCIATES / FACILITATORS

**NICKLAUS**

DESIGN

**ARCOP**

**SGDC**

TOWN AND COUNTRY

**TaylorMade**

CLUBS

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*Project developed by Silverglades, BCRE, and IL&FS – India Reality Fund II*

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Project Site:

Village Mullanpur & Talwandi Khurd, off Ferozepur Road, Distt. Ludhiana, Punjab