

उत्तर प्रदेश सरकार  
द्वारा स्वीकृत आवासीय योजना

  
**LandCraft**  
**METROHOMES**

NH-58, GHAZIABAD



“प्रधानमंत्री का सपना, सबका घर हो अपना”



Late Shri Dinesh Chand Garg  
5 Jan 1934 - 20 Jan 2013  
Founder of Garg Group

A LEGACY OF EIGHTY YEARS



GARGGROUP

SHRI D.C GARG was THE FIRST MAYOR OF GHAZIABAD AND SERVED

TWO TERMS FROM 1997 - 2007

HE WAS ALSO THE FIRST CHARTERED ACCOUNTANT OF GHAZIABAD AND AUTHOR

AND PUBLISHER OF MANY TAXATION BOOKS THAT ARE PUBLISHED TILL DATE.

HIS BELIEF IN BUSINESS AS INSTRUMENT OF NATIONAL SERVICE AND HIS VALUES OF SIMPLICITY, MORALITY, TRUST ADAPTABILITY ARE THE CORE ETHOS OF THE GROUP

AND ARE STILL BEING CARRIED OUT.

## Garg Group

### Real Estate Vertical—



Raj Nagar Extn, NH-58, Ghaziabad

Commencement of Landcraft River Heights, a 18.7-acre Group Housing located in Raj Nagar Extn, GHAZIABAD  
No. of Apartments: 1095  
Built-up Area: Approx 10 Lacs sq.ft.



Commencement of Landcraft GolfLinks, NH-24, GHAZIABAD—a 92-acre Lifestyle Township. When complete, GolfLinks will be home to more than 25,000 people.



DINESH NAGAR

Garg Group commences Dinesh Nagar, PILKHUWA. A landmark project with 1444 apartments in affordable housing segment. The Group launched the lowest priced Apartment in NCR at Rs. 4.5 lacs.



THE CENTER COURT  
SPORTS RESIDENCES

Launch of The Center Court, GURGAON, a first-of-its-kind concept of Sports Style Residences at Dwarka Expressway.



Under the Samajwadi Awas Yojna of UP Government and to benefit the Middle Income Group, Landcraft Developers has launched two affordable housing projects:  
•LandCraft Metro Homes  
•New Saket



Landcraft Metro Homes is a strategically located, affordable housing project in Ghaziabad. It is located on the main NH-58 and has many advantages like:  
– Eastern Peripheral highway, just 700 mtrs away  
– Metro Station, just 10 Km away  
– 24-hour Transportation facility available outside  
– Renowned colleges & schools located nearby



New Saket is first-of-its-kind, budget housing project located only 4 kms away from Saket—the posh locality of Meerut.

### Other Field Of Activites—

#### Institutions

- Krishna Institute of Engg. & Tech
- Krishna Engg. College
- Inderprastha Engg. College

#### Publications

- Law & Management House
- ReMadhav Publication

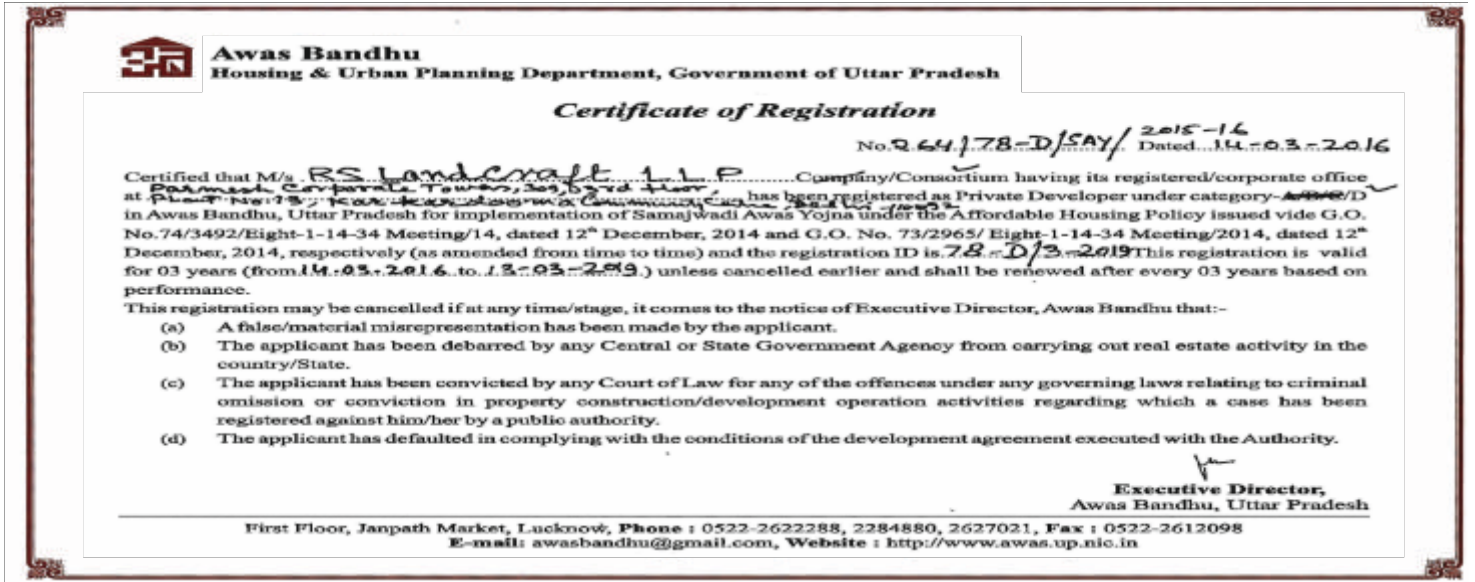
#### Social

- Dia Initiative
- Dia Skills
- My Parliament

#### Iron & Steel

- Ravi Iron Limited

# Awas Bandhu Certificate



## Features of Pradhan Mantri Awas Yojana - Housing for All, 2022



प्रधानमंत्री अवास योजना  
सबका निवास, सबका विकास

- For income up to 6 lacs p.a., interest subsidy @ 6.5% on loan amount of 6 lacs for maximum 15 years or actual term, whichever is lower.  
6 लाख रुपये वार्षिक आय तक, 6 लाख रुपये ऋण धनराशि पर ब्याज की सब्सिडी 6.5 प्रतिशत की दर पर अधिकतम 15 वर्षों की अवधि या ऋण अवधि इसमें जो भी कम हो।
- For income up to 12 lac p.a., interest subsidy @ 4% on loan amount of 9 lacs maximum 20 years or actual term, whichever is lower.  
12 लाख रुपये वार्षिक आय तक, 9 लाख रुपये ऋण धनराशि पर ब्याज की सब्सिडी 4 प्रतिशत की दर पर अधिकतम 20 वर्षों की अवधि या ऋण अवधि इसमें जो भी कम हो।
- For income up to 18 lac p.a., interest subsidy @3% on loan amount of 12 lacs maximum 20 years or actual team, whichever is lower.  
18 लाख रुपये वार्षिक आय तक, 12 लाख रुपये ऋण धनराशि पर बयाज की सब्सिडी 3 प्रतिशत की दर पर अधिकतम 20 वर्षों की अवधि या ऋण अवधि इसमें जो भी कम हो।
- Maximum subsidy amount Rs. 2.67 lakhs (approx.)  
अधिकतम सब्सिडी लगभग 2.67 लाख होगी

\* As per Pradhan Mantri Awas Yojna (Urban) Housing for all Credit Linked Subsidy Scheme for EWS/LIG/MIG operational guidelines January 2017 and amendment in guidelines G.O No. I-11016/15/2016-HFA-4, dated 11.03.2017 and G.O No. N-11027/19/2015-HFA-1/FTS 12985 d t d/27 6 2017

## LOCATION ADVANTAGES :



Eastern Peripheral Expressway Connecting Palwal-Ghaziabad-Delhi Just 700 Mtr.



Metro Station Just 10 km away



Rapid Rail Delhi to Meerut in Front of Project, NH-58  
(Work Started)



Hindon Domestic Airport in just 20 Minutes



Project Entry from Main NH-58

# SITE PLAN



APPROVED

OTHER 'S LAND









OTHER 'S LAND



ENTRY

20 M WIDE APPROACH ROAD

-  TYPE - 1 1 BHK + STUDY + BATH + W.C
-  TYPE - 2 2 BHK + BATH + W.C
-  TYPE - 3 2 BHK + 2 TOILET
-  TYPE - 4 2 BHK + STUDY + 2 TOILET
-  TYPE - 5 3 BHK + 2 TOILET
-  TYPE - 6 2 BHK + 2 TOILET

OTHER 'S LAND

PHASE - 1

PHASE - 2

PHASE - 1

PHASE - 2

PHASE - 2

The above is a picturcistic view of the group housing and the specifications, designs, layout, images and condition are only indicative and conceptual and do not constitute any legal offering.

# UNIT PLAN

## TYPE - 1

1 BHK + STUDY + BATH + W.C

CARPET AREA = 380 sq. ft.



# UNIT PLAN

**TYPE - 2**

**2 BHK + BATH + W.C.**

**CARPET AREA = 419 sq. ft.**

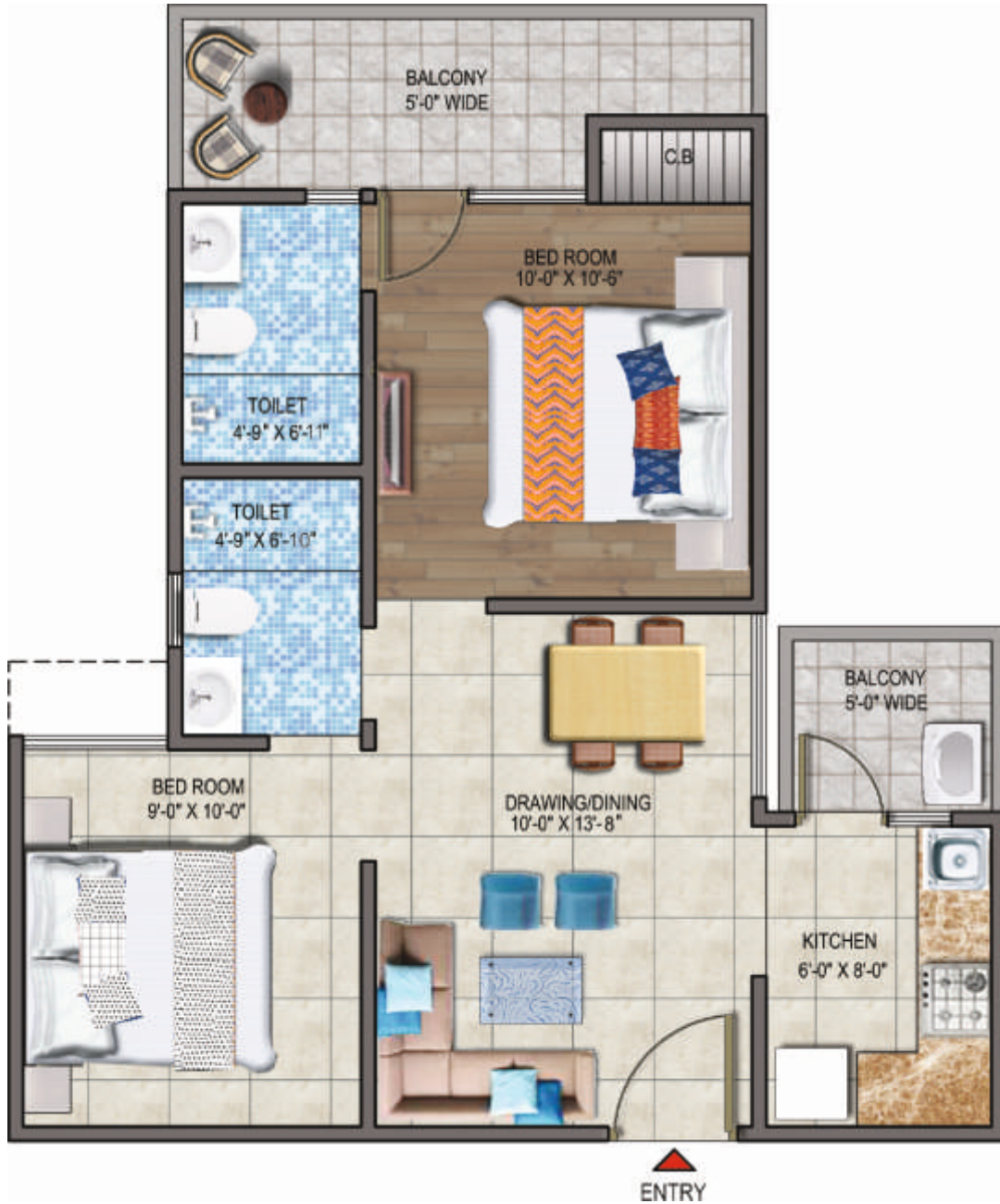


# UNIT PLAN

**TYPE - 3**

**2 BHK + 2 TOILET**

**CARPET AREA = 468 sq. ft.**



1sqm = 10.764 sq. ft.

# UNIT PLAN

**TYPE - 4**

**2 BHK + STUDY + 2 TOILET**

**CARPET AREA = 551 sq. ft.**



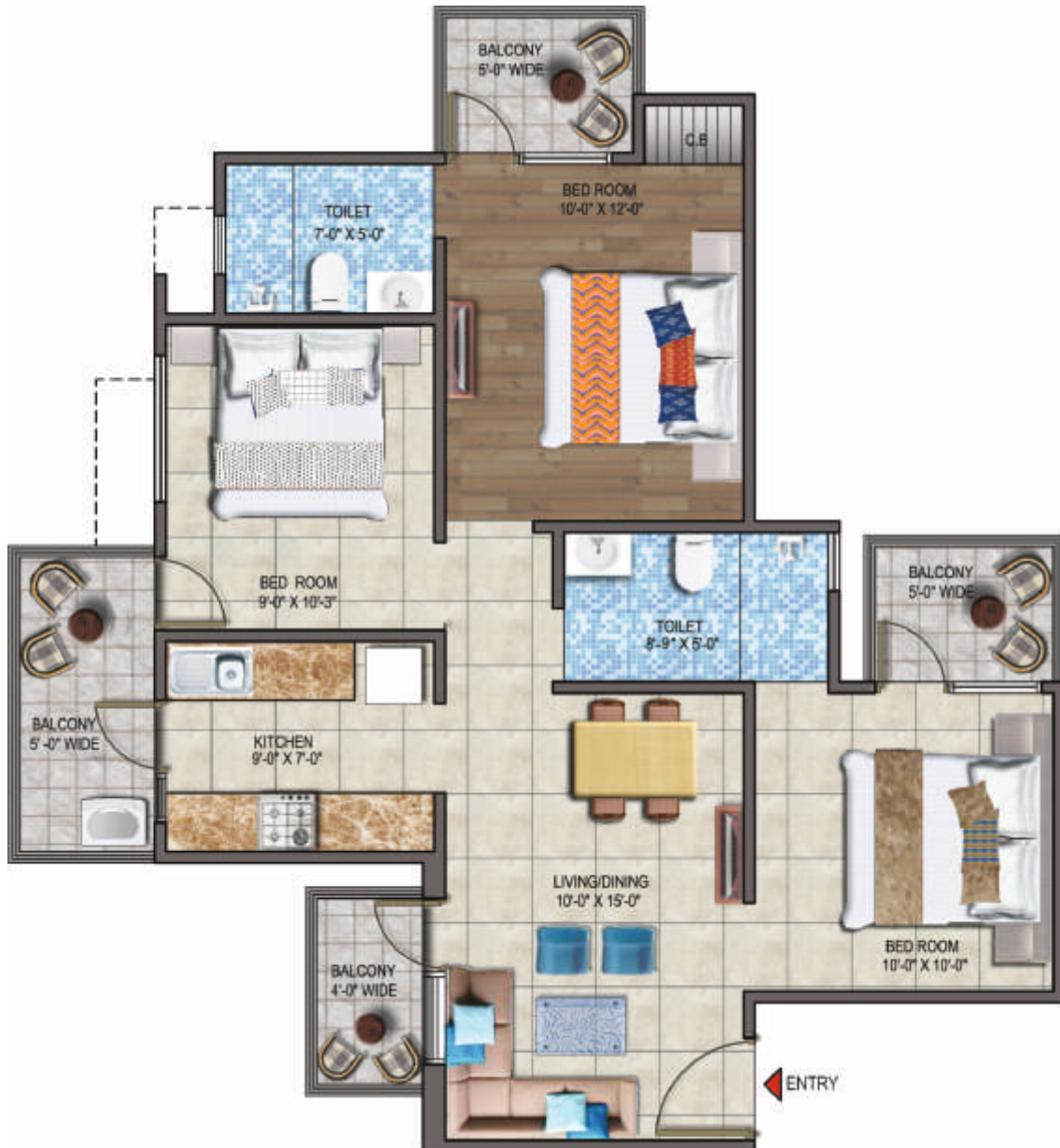


# UNIT PLAN

**TYPE - 5**

**3 BHK + 2 TOILET**

**CARPET AREA = 644 sq. ft.**



1sqm = 10.764 sq. ft.

# UNIT PLAN

**TYPE - 6**

**2 BHK + 2 TOILET**

**CARPET AREA = 528 sq.ft**



1sqm = 10.764 sq. ft.

Disclaimer: The images of furniture and fixtures including other finishing items in the unit plan are only indicative and conceptual and does not constitute any legal offering.

Disclaimer: All specifications, designs, layout, images, conditions are only indicative and some of these can be changed at the discretion of the builder/architect/authority. These are purely conceptual and constitute no legal offerings.

# Specification

ELITE				
Particulars	Flooring	Electrical	Wall & Ceiling Finish	Doors & Windows
Bed Rooms	Without tiles	PVC conduit pipe only	Without OBD paint	Internal doors only frames, outdoor aluminium doors and windows with glass
Drawing and Dining	Without tiles	PVC conduit pipe only	Without OBD paint	Main door with frame and lock will be provided, internal doors only frames, outdoor aluminium doors and windows with glass
Kitchen	Without tiles (On floors and Walls)	PVC conduit pipe only	Without OBD paint,	Outdoor aluminium windows with glass
			Working Counter slab only	
Toilets	Without tiles (On floors and Walls)	PVC conduit pipe only	Without OBD paint,	Outdoor aluminium windows with glass
			With Falseceiling	

PRIMUS				
Particulars	Flooring	Electrical	Wall & Ceiling Finish	Doors & Windows
Bed Rooms	Vitrified Tiles in all Bedrooms	Copper Wire in PVC conduit with MCB support	OBD paint	Internal doors & frames with good quality hardware fittings, Aluminium doors and windows with glass
Drawing and Dining	Vitrified Tiles	Copper Wire in PVC conduit with MCB support	OBD paint	Main doors & frames with good quality hardware fittings & Aluminium doors and windows with glass
Kitchen	Vitrified Tiles	Copper Wire in PVC conduit with MCB support	OBD paint	Aluminium doors and windows with glass
			Counter with Granite top + 2 feet tiles above kitchen counter with Kitchen sink and CP Fittings	
Toilets	Anti Skid floor Tiles on Floor and wall tiles	Copper Wire in PVC conduit with MCB support	OBD paint on walls	Aluminium Windows with Glass
	With all CP Fittings and Chinaware		With Falseceiling	UPVC Doors with frames

# LOCATION MAP



Map not to scale

➤ Eastern Peripheral Express Way	700 Mtrs
➤ DPS HRIT Campus	2 Km
➤ Drizzling Land	2 Km
➤ Manan Dham	3 Km
➤ Raj Nagar Extension	6 Km
➤ Nearest Metro Station	10 Km
Approximate	

## Home Loan:



RERA REGISTRATION No :- UPRERAPRJ4635 / UPRERAPRJ17395

AWAS BANDHU Licence No :- 264|78-D|SAY| 2015-16

**RS Landcraft LLP** (LLPIN : AAE-0741)

Metro Homes, NH-58, Opp.HLM College, Meerut Road, Ghaziabad, U.P.(201003)

Email: sales.lmh@landcraft.in Website: www.landcraftmetrohomes.com

