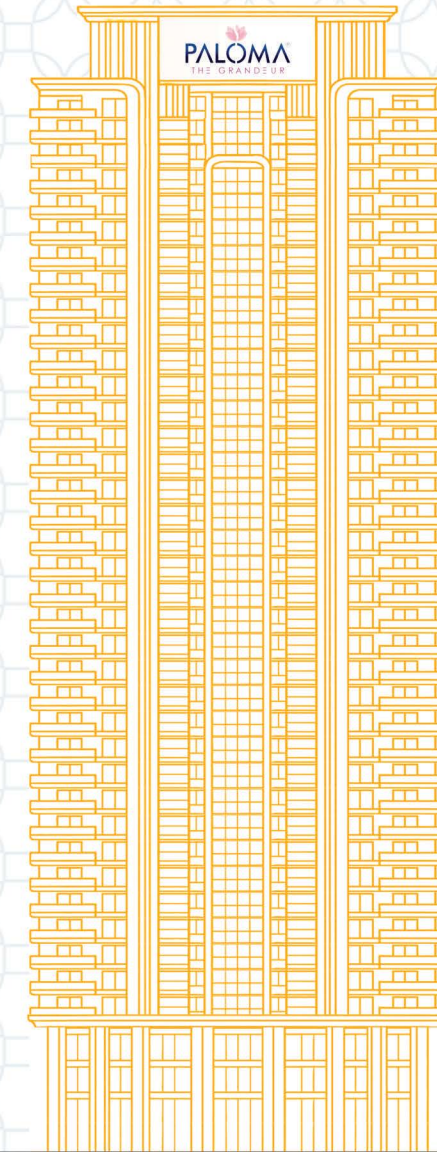




## **PALOMA REALTY LLP**

Regd. Office & Site Address : 7/98-7/99, Tilak Nagar, Kanpur 208002. (U.P.)  
Email ID : [sales@palomarealty.in](mailto:sales@palomarealty.in) | Web : [palomarealty.in](http://palomarealty.in) | Insta. : [palomarealty](https://www.instagram.com/palomarealty)





WELCOME TO  
**PALOMA THE GRANDEUR**

HAVE A QUESTION ABOUT PALOMA?

**STATE BANK OF INDIA**  
SME BR, CO-OP. INDUSTRIAL ESTATE, KANPUR - 208022  
KANPUR UTTAR PRADESH  
**Branch Code :** 1080  
**IFSC :** SBIN001080  
**MICR :** 208002034  
**Branch E-mail :** sbi.01080@sbi.co.in



RERA NO.:  
UPRERAPRJ646361/07/2024  
[www.up-rera.in](http://www.up-rera.in)  
RERA COLLECTION A/C NO.:  
42971326210



[ask.palomarealty.in](https://ask.palomarealty.in)

Disclaimer : The layout plans, building plans, specifications, carpet areas, elevations, and amenities depicted in this brochure are proposed and subject to change and approval by the competent authorities. They are intended for illustrative purposes only and do not constitute a legal offer or binding commitment. The project is currently under revision and in the process of obtaining requisite approvals. No rights, title, or interest shall accrue to any purchaser based solely on the information provided herein. The Promoter is delivering the project as a bare shell; therefore, all **internal works, including painting, sanitary installations, wooden work, interior fittings, false ceiling etc.**, are to be undertaken by the purchasers at their own cost. Prospective buyers are strongly advised to independently verify all details, specifications, and approvals prior to making any purchase decision.

Scan the code above and message the  
Paloma Concierge for an instant response.





## SHRI MAHESH CHANDRA JAIN

CHAIRMAN & MD - PALOMA REALTY LLP

### THE PROMOTERS

MR. MAHESH CHANDRA JAIN

CHAIRMAN

MR. PRASHANT JAIN

DIRECTOR

MR. ABHISHEK AGARWAL

DIRECTOR

MR. KUSHAGRA JAIN

DIRECTOR

### ABOUT PALOMA'S LEADERSHIP

The directors of Paloma are well-established businessmen from North India, particularly Kanpur, with a respected business legacy that spans over 120 years. With interests ranging from jewellery and bullion to edible oil, the group has built a reputation for trust and professionalism across diverse industries. In the real estate sector, the directors bring over 40 years of experience and have successfully completed six major projects, including Sukhdham Apartments, all of which were delivered on time and with a high standard of execution.

### ABOUT PALOMA THE GRANDEUR

Rising majestically to 161\* meters, Paloma The Grandeur is poised to become the most iconic address in Kanpur and a symbol of architectural excellence across Uttar Pradesh. We imagined a project that would redefine urban living in Kanpur, creating a timeless icon for generations. No detail was too small, and no ambition too great. Designed by the renowned architect Hafeez Contractor, this architectural marvel offers an exclusive blend of community living and villa-like luxury in a residential high-rise setting.

Paloma The Grandeur is more than just a residence - it's a testament to visionary thinking. Featuring a grand triple-height lobby, the building welcomes you into an atmosphere of elegance. The thoughtfully designed apartments provide the spaciousness and privacy akin to a villa, with each floor boasting a generous 3.6-meter floor-to-floor height. The elevator opens directly into your home, ensuring an unmatched sense of exclusivity. Each apartment has been meticulously designed to be 95% Vastu-compliant, ensuring harmony and positive energy flow throughout your living space. The expansive terrace garden at 161\* meters provides a breathtaking panoramic view of the city and the Ganges, making every sunrise and sunset a visual delight.

At Paloma The Grandeur, the future of urban living is here—combining the warmth of a close-knit community with the grandeur of luxurious, spacious living. Welcome home to a place where elegance and comfort reach new heights.

### IN COLLABORATION WITH INDIA'S BEST



(CHIEF ARCHITECT)

**ARCHITECT  
HAFEEZ CONTRACTOR**

(MEP CONSULTANT)



(RESIDENT ARCHITECT)



(STRUCTURAL VETTING &  
WILD TUNNEL TESTING INSTITUTE)



**IIT ROORKEE**

(GRAPHIC CONSULTANT)



(LANDSCAPE CONSULTANT)



(STRUCTURAL CONSULTANT)



**NNC DESIGN  
INTERNATIONAL**

(\*proposed height : subject to final approval)





## SKY-HIGH LIVING: ONE OF THE TALLEST TOWERS IN INDIA

At an awe-inspiring 161\* meters, Paloma The Grandeur isn't just a home—it's a skyline-defining landmark. Soaring above the city, it offers unmatched views and a statement of elevated living.



Artistic Impression  
(\*proposed height - subject to final approval)

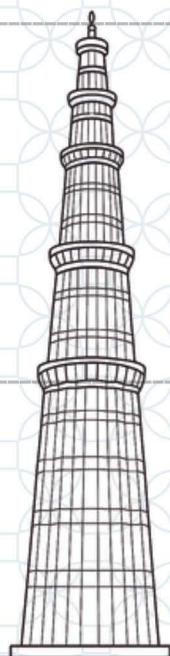


161\* MTRS.

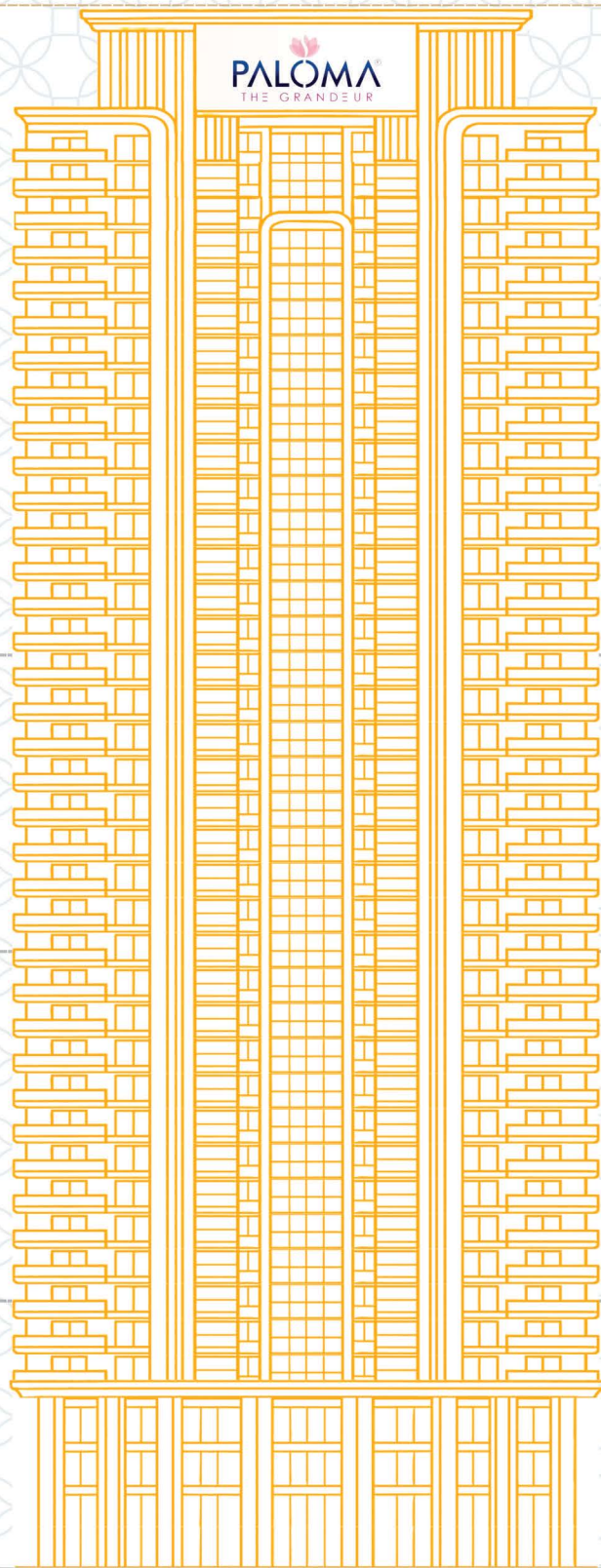
100 MTRS.

70 MTRS.

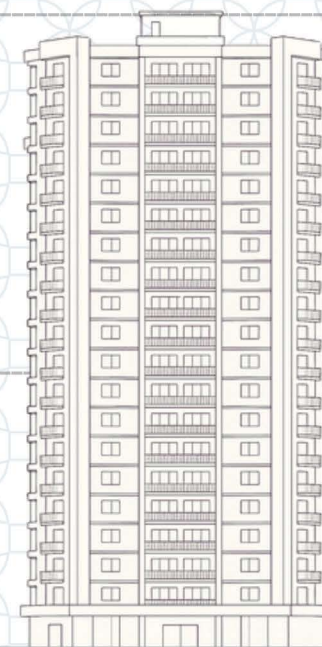
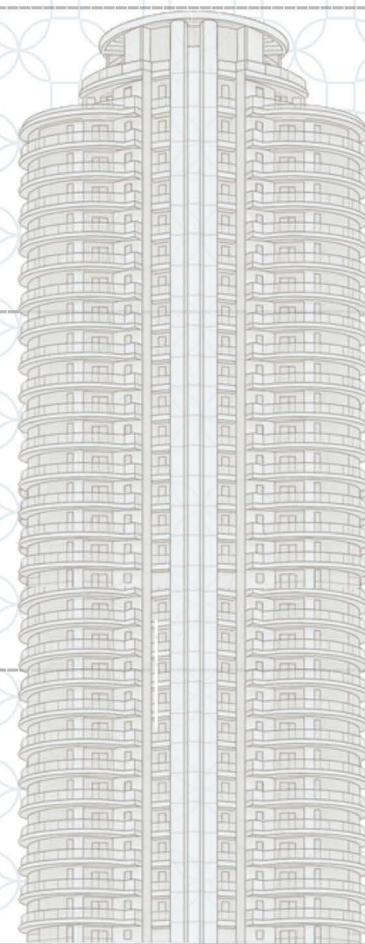
30 MTRS.



QUTUB MINAR



**PALOMA**  
THE GRANDEUR



SURROUNDING BUILDINGS

(\*proposed height : subject to final approval)



STRIKING MODERN FACADE  
DESIGNED TO IMPRESS

Paloma's stunning exterior, shaped by India's most renowned architect Hafeez Contractor, blends contemporary sophistication with timeless grandeur—an icon you'll be proud to call home.





## A GRAND WELCOME: TRIPLE-HEIGHT LOBBY

Step into opulence with a magnificent triple height lobby that sets the tone for the luxury within. Designed with premium finishes and elegant interiors, it redefines first impressions.



APPROX 30Ft

5 ft. 6 in.





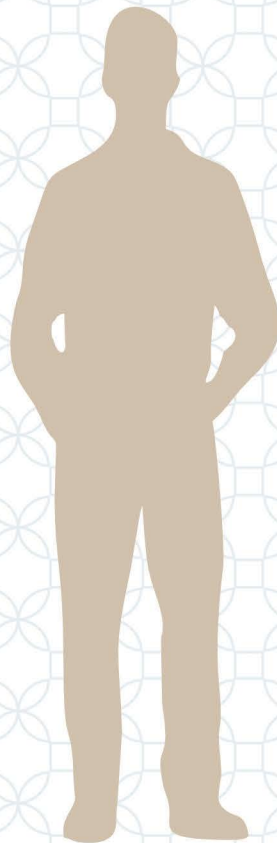
A VILLA IN THE SKY

Every apartment is designed to be a villa in the sky, with a grand 3.6m floor-to-floor height and expansive living, dining, and bedroom spaces for unmatched openness and elegance, stunning Ganga views, and lifts that open directly into the apartment.



3.6 Mtrs  
Floor to Floor

1.7 Mtrs

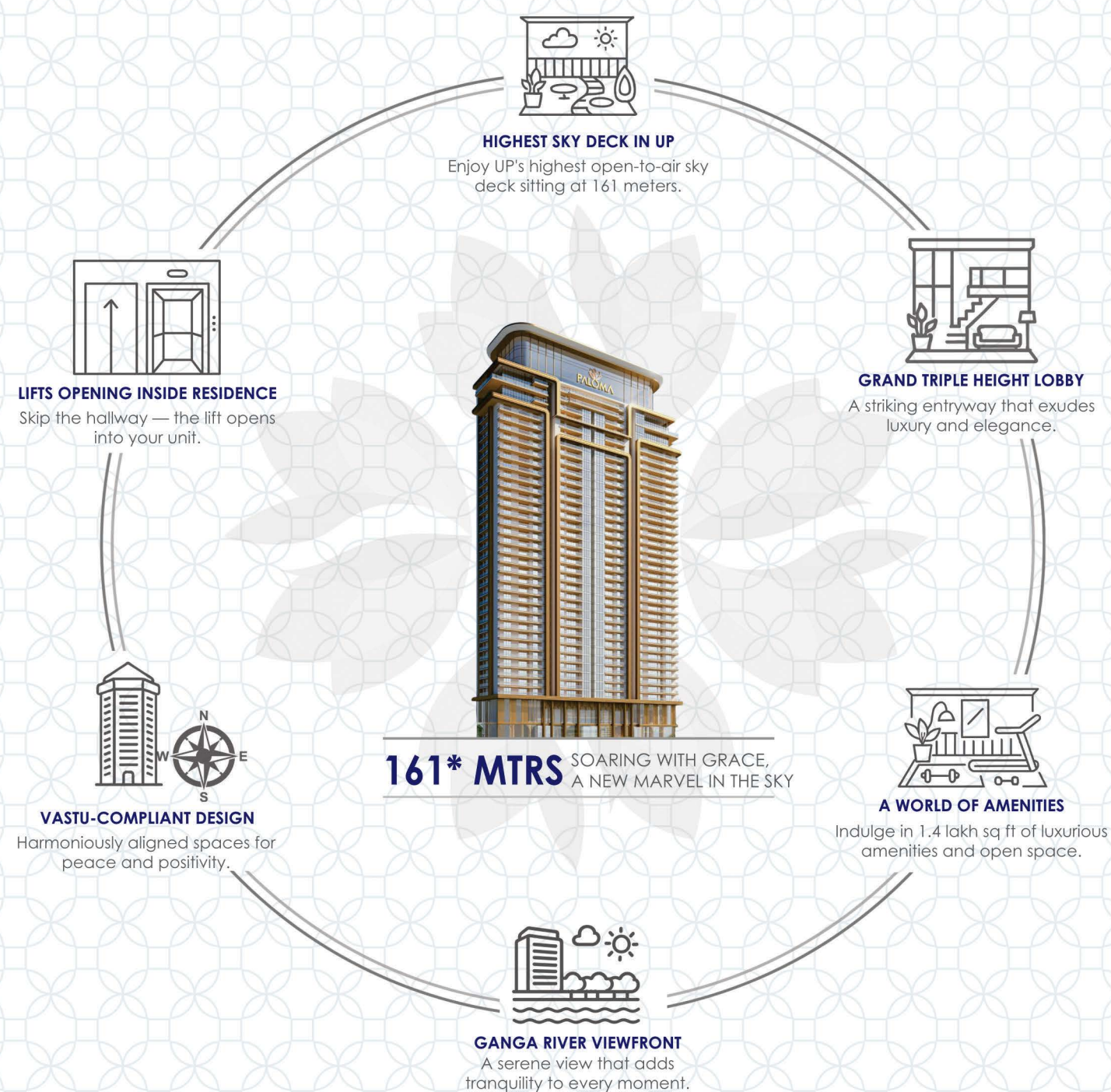






## PALOMA THE GRANDEUR A CLASS APART IN LUXURIOUS LIVING

Paloma isn't just another residential project-it's a masterpiece of elegance and exclusivity. With breathtaking views of the Ganga, a grand architectural entrance, and resort-style wellness amenities, Paloma offers a lifestyle that's truly one of a kind.



## TOP 9 LIST OF INDIA'S TALLEST BUILDINGS OUTSIDE MUMBAI



RANK	NAME	CITY	HEIGHT
1	The 42	Kolkata	249m / 817ft
2	Wave Livork	Noida	180m / 591ft
3	Supertech Nova East	Noida	180m / 591ft
4	Supertech Nova West	Noida	180m / 591ft
5	Wave One Noida	Noida	170m / 587ft
6	IREO Victory Valley Tower A	Gurgaon	178m / 587ft
7	Urbana Tower 2	Kolkata	165m / 541ft
8	Urbana Tower 3	Kolkata	165m / 541ft
9	<b>Paloma The Grandeur</b>	<b>Kanpur</b>	<b>*161m/ *527ft</b>
10	Latitude	Gurgaon	161m / 527ft

Data as per council on tall buildings, Urban Habitat on completed buildings  
(\*Under construction and Proposed height; Subject to final approval)



TEMPERATURE-CONTROLLED POOL



THE GRANDEST  
CLUBHOUSE IN KANPUR

Spanning multiple levels, the clubhouse at Paloma The Grandeur is the largest in the city—offering a spa, gym, indoor pool, banquet hall, games rooms, and countless luxurious amenities for a lifestyle beyond compare.

MOVIE THEATRE



GOLF SIMULATOR



Images are Artistic Impression



EXPLORE PALOMA'S STATE OF  
THE ART AMENITIES



GRAND BALLROOM



YOGA & PILATES STUDIO



GYMNASIUM



SAUNA & STEAM ROOM



Images are Artistic Impression



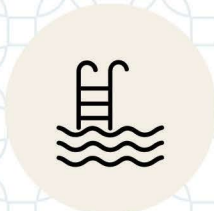
EXPLORE PALOMA'S STATE OF THE ART AMENITIES



CARDS ROOM



Walking Track



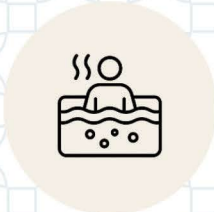
Outdoor Pool



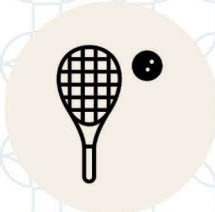
Badminton Court



Hair Salon



Jacuzzi



Squash Court



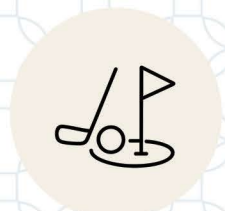
Business Center



Library



Table Tennis



Mini Golf



Double-Height Café



Conference Room



Indoor Kid's Area (Crèche)



Restaurant



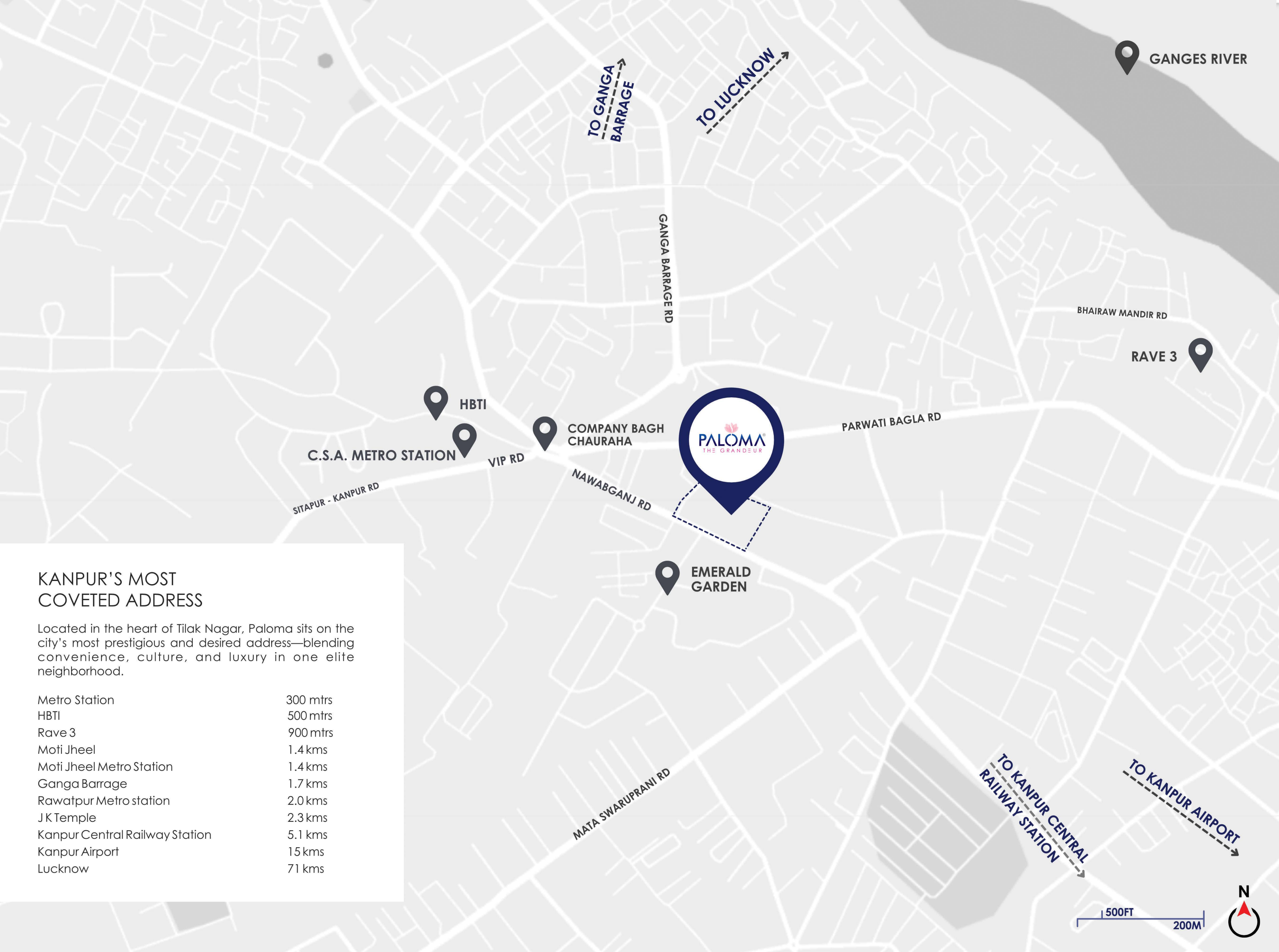
Billiards & Snooker Room

TENNIS/PICKLEBALL COURT



Images are Artistic Impression





## KANPUR'S MOST COVETED ADDRESS

Located in the heart of Tilak Nagar, Paloma sits on the city's most prestigious and desired address—blending convenience, culture, and luxury in one elite neighborhood.

Metro Station	300 mtrs
HBTI	500 mtrs
Rave 3	900 mtrs
Moti Jheel	1.4 kms
Moti Jheel Metro Station	1.4 kms
Ganga Barrage	1.7 kms
Rawatpur Metro station	2.0 kms
JK Temple	2.3 kms
Kanpur Central Railway Station	5.1 kms
Kanpur Airport	15 kms
Lucknow	71 kms





# PALOMA SPECIFICATIONS

## RESIDENCE AREA SPECIFICATIONS

### DOOR OPENINGS

- Main & Internal Door Frame : Teak (Sagwan) door frame with premium polish.
- Main Door Shutter : Teak (Sagwan) door with premium polish.

### FLOORING

- Drawing, Dining & Lobby : Italian Marble / Imported Marble.
- All Bedrooms : Italian Marble / Imported Marble.
- Kitchen, Dress Area & Office : Italian Marble / Imported Marble.
- Balcony/ Terrace : Wooden Finish Tiles / Deck Flooring.
- Utility : Sand-Blasted Stone / Marble.
- Toilets : High-Quality Tiles / Italian Marble / Imported Marble.

### BALCONY OPENINGS

- Balcony Sliders & Ventilators : Granite cladding on jams, premium branded aluminium 3-track sliding windows with mesh and toughened glass.

### WALL & CEILING FINISHES

- Wall Surface & Ceiling Finish : Plaster or Branded Gypsum Plaster.

### PLUMBING

- Water & Sewer Lines : Branded CPVC (water line), Branded UPVC/PVC (sewer line).

### BALCONY RAILING

- Glass Railing : 4'0" high with 304-grade stainless steel balustrade, SS handrail, and 10mm toughened glass.
- Coping : Granite coping on balcony upstand and below railing.

### ELECTRICAL

- Conduits & Modular Boxes : In wall electrical conduits with modular boxes as per drawings; DG backup provision included.

### AIR CONDITIONING

- Drainpipes : Drainpipe and provision for split AC installation (excluding copper piping).

## COMMON AREA SPECIFICATIONS

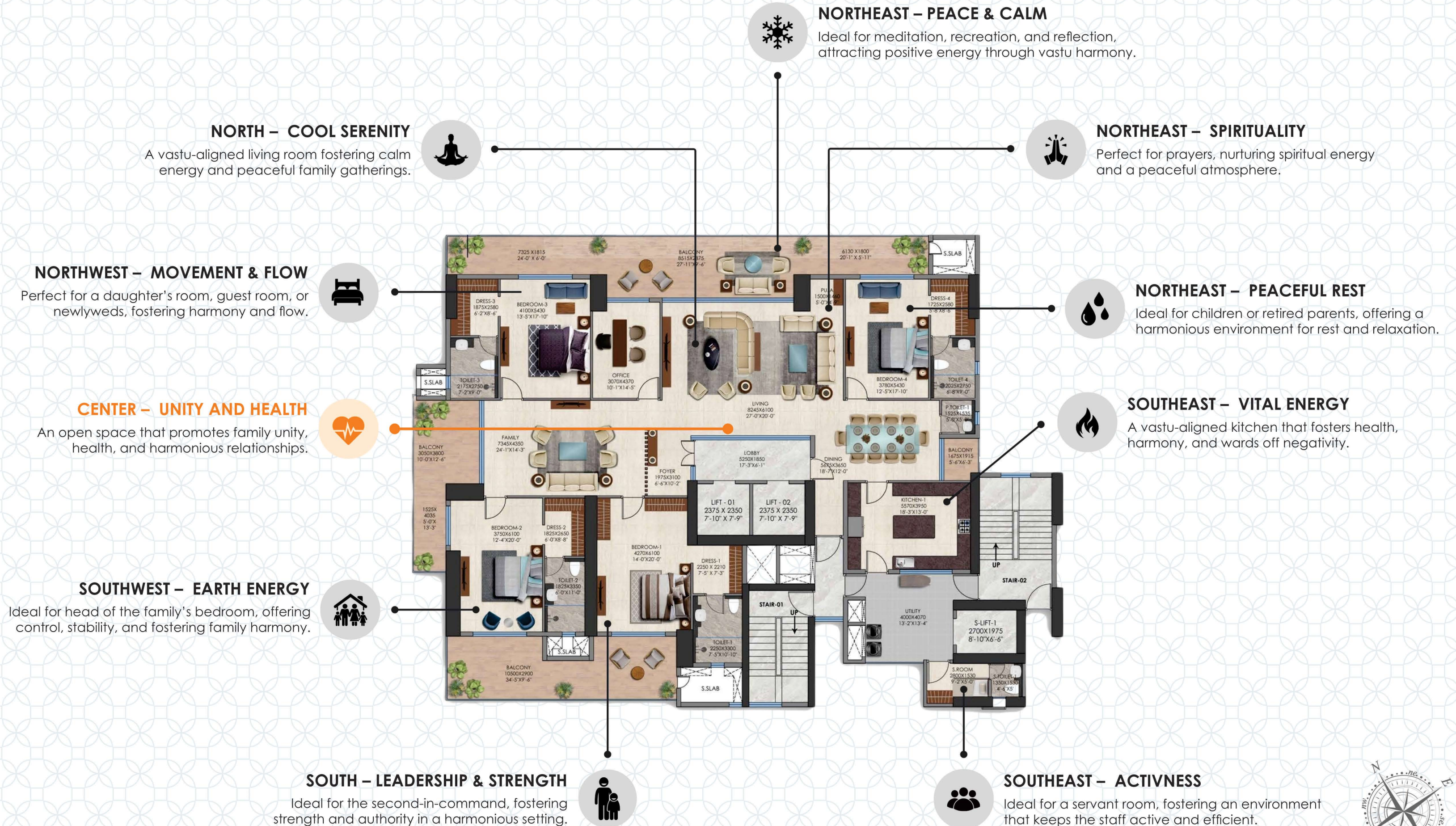
- Exterior Wall Finish : Weather-Resistant Exterior-Grade Paint / ACP / HPL / Structural Glazing / Jaalis / Louvers as per design.
- Staircase Floor Finish : Granite / Marble.
- Parking Floor Finish : Plain Trimix Concrete.
- Water Tank Construction : RCC water tank.
- Lobby & Clubhouse Flooring : Italian Marble / Imported Marble.
- Staircase Railing Finish : 304-grade Stainless Steel with Glass Inserts.

**DISCLAIMER :** The mentioned specifications are only indicative & some of these may be changed in consultation with the Architect or equivalent at the sole discretion of the Company.

## SEMI-FINISHED UNITS: THOUGHTFULLY DESIGNED, READY FOR PERSONALIZATION

At Paloma, we're intentionally delivering the residences with essential premium finishes—like Italian marble flooring, teak wood doors, and essential electrical and plumbing—while leaving the rest open for you to design. Rather than imposing a one-size-fits-all interior, Paloma offers the best of both worlds: a strong foundation of quality, and the freedom to complete your home exactly the way you envision it.







## NATURE TAKES THE LEAD 78% OPEN LANDSCAPE

With an exceptional 78% of the property dedicated to open landscaped areas and just 22% to building footprint, Paloma The Grandeur offers a rare abundance of green space. Enjoy lush gardens, serene walkways, and vibrant outdoor zones designed for wellness, leisure, and community living.



1. Foreground topiary landscape (1191 sqm)
2. Jogging loop (160 sqm)
3. Signage point
4. Driveway/Walkway (1812 sqm)
5. Stepped lawn (104 sqm)
6. Drop-off area
7. Sculpture
8. Kids' play area (135 sqm)
9. Party lawn (240 sqm)
10. Amphitheater seatings
11. Temple (72 sqm)
12. Shallow waterbody
13. Sunken seating (50 sqm)
14. Water fountain (62 sqm)
15. Seating lawn (355 sqm)
16. Layered green bed (420 sqm)
17. Waterbody (115 sqm)
18. Festive gathering area
19. Connecting green plaza (368 sqm)
20. Barbecue corner (100 sqm)
21. Party deck (249 sqm)
22. Water bubbler (12.5 sqm)
23. Lap pool (184 sqm)
24. Sunken lounge
25. Peripheral dense plantation (703 sqm)
26. Kids' pool (40 sqm)
27. Shower (21 sqm)
28. Interactive wall
29. Multi-play court (318 sqm)  
(For Tennis, Pickleball, Badminton & Volleyball)
30. Mini golf area (112 sqm)
31. Pet park (90 sqm)
32. Feature wall



## TYPICAL FLOOR LEVEL



CARPET AREA - 3350.70 SQ.FT.  
BUILT-UP AREA - 5092.30 SQ.FT.

CARPET AREA - 2717.22 SQ.FT.  
BUILT-UP AREA - 3610.67 SQ.FT.

CARPET AREA - 2632.78 SQ.FT.  
BUILT-UP AREA - 3459.75 SQ.FT.

CARPET AREA - 2891.10 SQ.FT.  
BUILT-UP AREA - 4576.56 SQ.FT.





Wing - A Floor Plan



CARPET AREA - 3350.70 SQ.FT.  
BUILT-UP AREA - 5092.30 SQ.FT.

(DISCLAIMER : Floor Plan, Measurements, Dimensions & Area are subject to Minor Change or Revised Approval)







CARPET AREA - 2717.22 SQ.FT.  
BUILT-UP AREA - 3610.67 SQ.FT.

CARPET AREA - 2632.78 SQ.FT.  
BUILT-UP AREA - 3459.75 SQ.FT.

(DISCLAIMER : Floor Plan, Measurements, Dimensions & Area are subject to Minor Change or Revised Approval)





Wing - C Floor Plan



CARPET AREA - 2891.10 SQ.FT.  
BUILT-UP AREA - 4576.56 SQ.FT.

(DISCLAIMER : Floor Plan, Measurements, Dimensions & Area are subject to Minor Change or Revised Approval)





PENTHOUSE - FLOOR PLAN

Wing - A



LOWER

UPPER

CARPET AREA - 5889.92 SQ. FT.  
BUILT-UP AREA - 9200.00 SQ. FT.

(DISCLAIMER : Floor Plan, Measurements, Dimensions & Area are subject to Minor Change or Revised Approval)





PENTHOUSE - FLOOR PLAN

Wing - C



LOWER

UPPER

CARPET AREA - 5717.21 SQ. FT.  
BUILT-UP AREA - 9034.90 SQ. FT.

(DISCLAIMER : Floor Plan, Measurements, Dimensions & Area are subject to Minor Change or Revised Approval)





# SIMPLEX UNIT PLAN



CARPET AREA - 5307.19 SQ. FT.  
BUILT-UP AREA - 7465.17 SQ. FT.

(DISCLAIMER : Floor Plan, Measurements, Dimensions & Area are subject to Minor Change or Revised Approval)





