



BABA INFRA
— DEVELOPERS LLP —



Kailasha

ENCLAVE
SULTANPUR ROAD, LUCKNOW

PREMIUM TOWNSHIP



Project RERA No.: UPRERAPRJ418011
Promoter RERA No.: UPRERAPRM150796
www.up-rera.in



BABA INFRA

—DEVELOPERS LLP—

ABOUT US

Baba Infra Developers is a young and premium real estate development company based out of Lucknow, with a perfect blend of youth and new age thinking. The vision is to create living spaces that delight customers with carefully thought-out features at prices that are equally delightful.

The promoters of Baba Infra Developers are 'A' Class registered contractor working under brand name of Baba Construction Pvt. Ltd.





VISION

“Our vision is to build a nation free from insecurities of housing problems. We believe that the parameters of a luxurious lifestyle can be redefined with the efforts to bring spacious premium quality land at the most reasonable prices.”





Kailasha

ENCLAVE

Kailasha Enclave is the flagship project of Baba Infra Developers with a range of upmarket amenities and extensive landscaping with the focus on creating a sustainable community. The residential layout has been approved by the Lucknow Development Authority (LDA) with all statutory approvals/NOCs obtained and has clear titles and full ownership of the developer. Finance facility from Nationalised and Private Sector banks are available for the project.

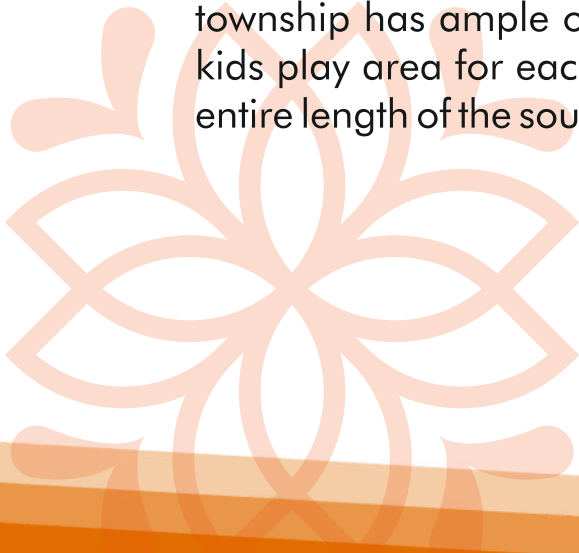
HOME LOAN AVAILABLE FROM



THE LAYOUT

Kailasha Enclave is an approx 24-acre enclosed residential township that has been conceived and designed with the purpose of creating an excellent living habitat. The residential township has four sectors (A, B, C & D) comprising of various residential plot sizes (1200 sqft., 1500 sqft. & 1800 sqft.).

Within its premises, Kailasha Enclave will have in addition to residential developments, a nursery school, well equipped modern club house, a multi-storey group housing, shopping facility for daily necessities, commercial development and garbage collection areas. Additionally, the township has ample open green spaces comprising of landscaped greens, theme parks and kids play area for each sector. A 50 mt. wide green belt with heavy plantation runs along the entire length of the south boundary of the township.



SULTANPUR

LUCKNOW-SULTANPUR ROAD

TOWARD FAIZABAD ROAD

KISAN P

SECTOR C

SECTOR B

SECTOR A

SECTOR D



LEGEND

- 49'-2" x 99'-3" (4863.25 FT²)
- 30' x 60' (1800.00 FT²)
- 30' x 50' (1500.00 FT²)
- 24' x 50' (1200.00 FT²)
- COMMERCIAL (25916.26 FT²)
- NURSERY SCHOOL (5939.52 FT²)
- GROUP HOUSING (25921.97 FT²)
- E.W.S./L.I.G. (26775.98 FT²)



ANSAL SHUSHANT GOLF CITY
LAND UNDER RAILWAY
LAND UNDER RAILWAY

PROVISION FOR EWS/ LIG
26775.98 FT²
NURSERY SCHOOL
5939.52 FT²

AMENITIES & SITE INFRASTRUCTURE



PARKS



COMMERCIAL



GYM



CLUB



PRIMARY SCHOOL

- Club House
- Banquet Hall
- Departmental Store
- Multi Purpose Cafeteria
- Unisex Gym
- Saloon/Beauty Parlour
- Swimming Pool
- Jogging Track
- Indoor Games
- Party Lawn
- Yoga/ Meditation Room
- Aerobic Centre
- Kids Play Zone
- Senior Citizen Area
- 24 Hours Power Backup
- Rainwater Harvesting
- Sewage Treatment Plant
- 24x7 CCTV Surveillance
- Internet Facility



Site infrastructure is the key to any successful township. In Kailasha Enclave we are committed to provide the user with the best infrastructure. Security systems are indispensable so the township is enclosed by boundary wall and a gate with guardroom. The township is self-sufficient and caters to almost all the daily requirements of its residents. We also facilitate within our township to undertake rainwater conservation initiatives by providing Rainwater harvesting system. Overall, the townships incorporate lot more features for the daily living such as commercial center, school and all the mentioned features.

UNIT A

PLOT AREA :
1800 FT²

PLOT DIMENSION :
30'X60'

GROUND FLOOR:
1334.63 FT²

FIRST FLOOR:
1197.37 FT²



GROUND FLOOR



FIRST FLOOR





FIRST FLOOR



GROUND FLOOR



UNIT A

UNIT B

PLOT AREA :
1500 FT²

PLOT DIMENSION :
30'X50'

GROUND FLOOR:
1151.20 FT²

FIRST FLOOR:
1001.80 FT²



GROUND FLOOR



FIRST FLOOR





FIRST FLOOR



GROUND FLOOR



UNIT B

UNIT C

PLOT AREA :
1200 FT²

PLOT DIMENSION :
24'X50'

GROUND FLOOR:
930.48 FT²

FIRST FLOOR:
795.52 FT²



GROUND FLOOR



FIRST FLOOR





FIRST FLOOR



GROUND FLOOR



UNIT C

LOCATION MAP



Distance from:

KISAN PATH	:0.1 KM
JALSA RESORT	:0.3 KM
PURVANCHAL EXPRESSWAY	:4.5 KM
AMAR SHAHEED PATH	:5.0 KM
PHOENIX PALASSIO MALL	:6.0 KM
EKANA STADIUM	:6.0 KM
MEDANTA HOSPITAL	:8.5 KM
CHARBAGH RLY STATION	:14.0 KM
CCS AIRPORT	:20.0 KM

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