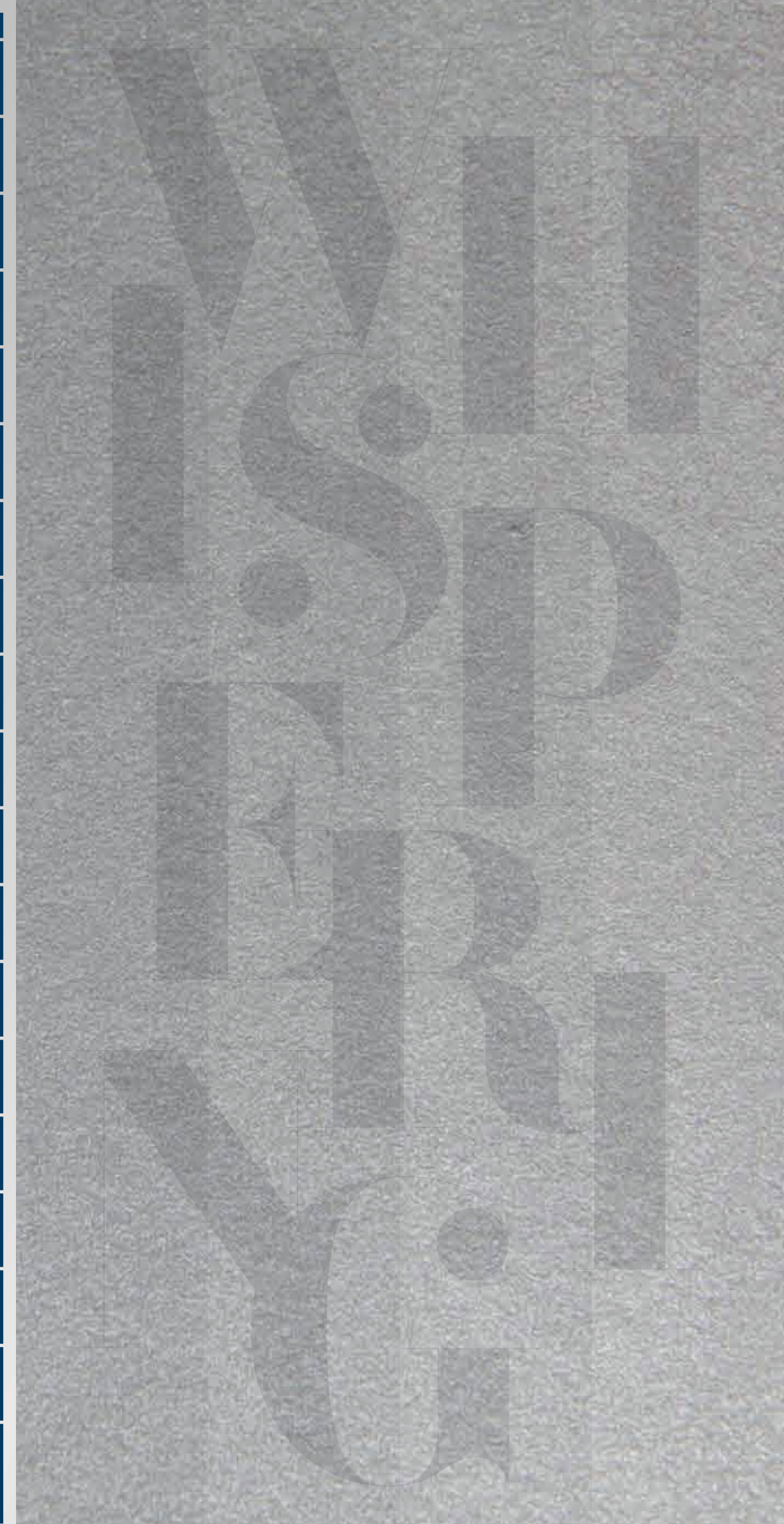
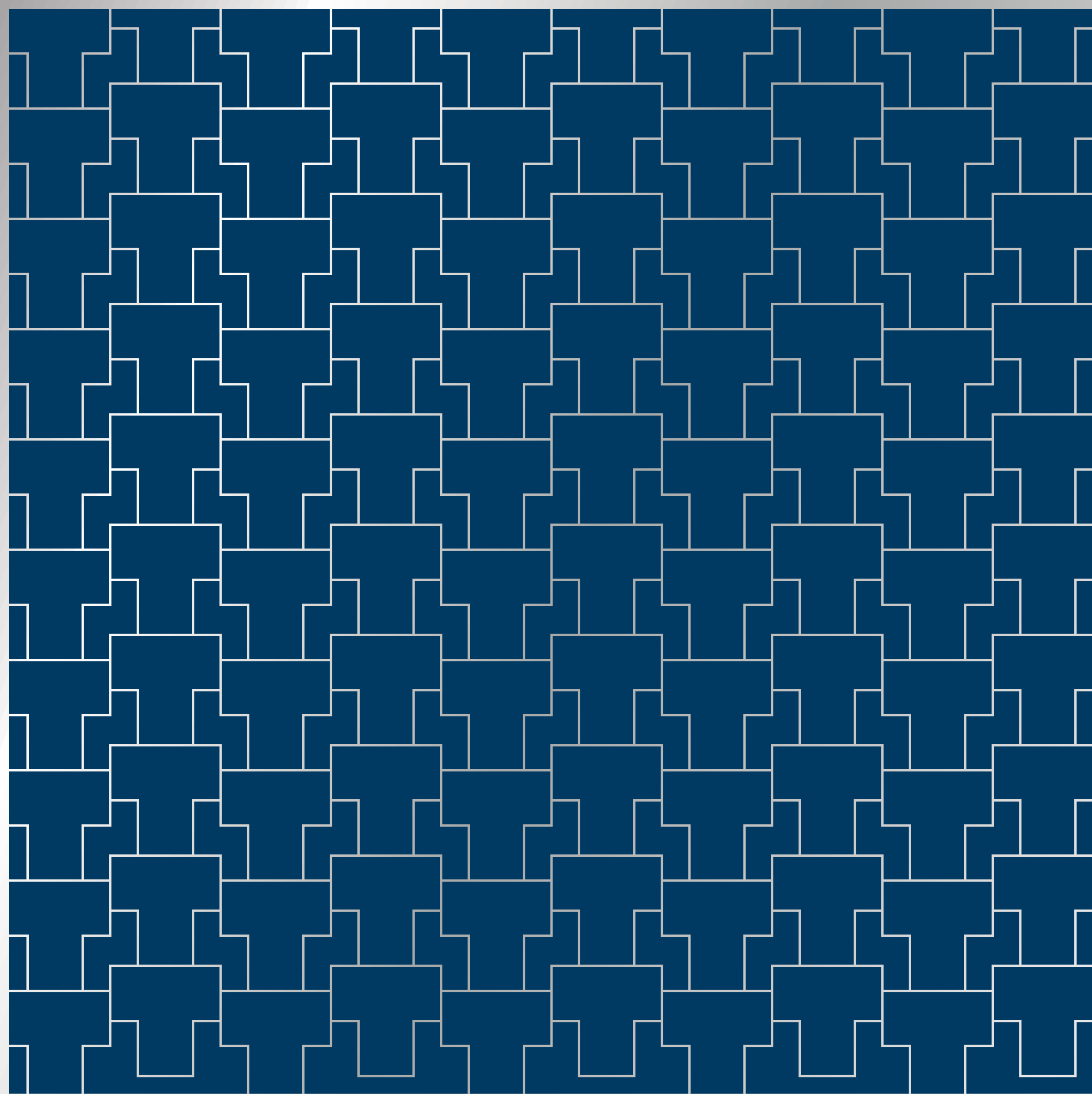


SHALIMAR  
ONEWORLD

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WHISPERING  
WOODS



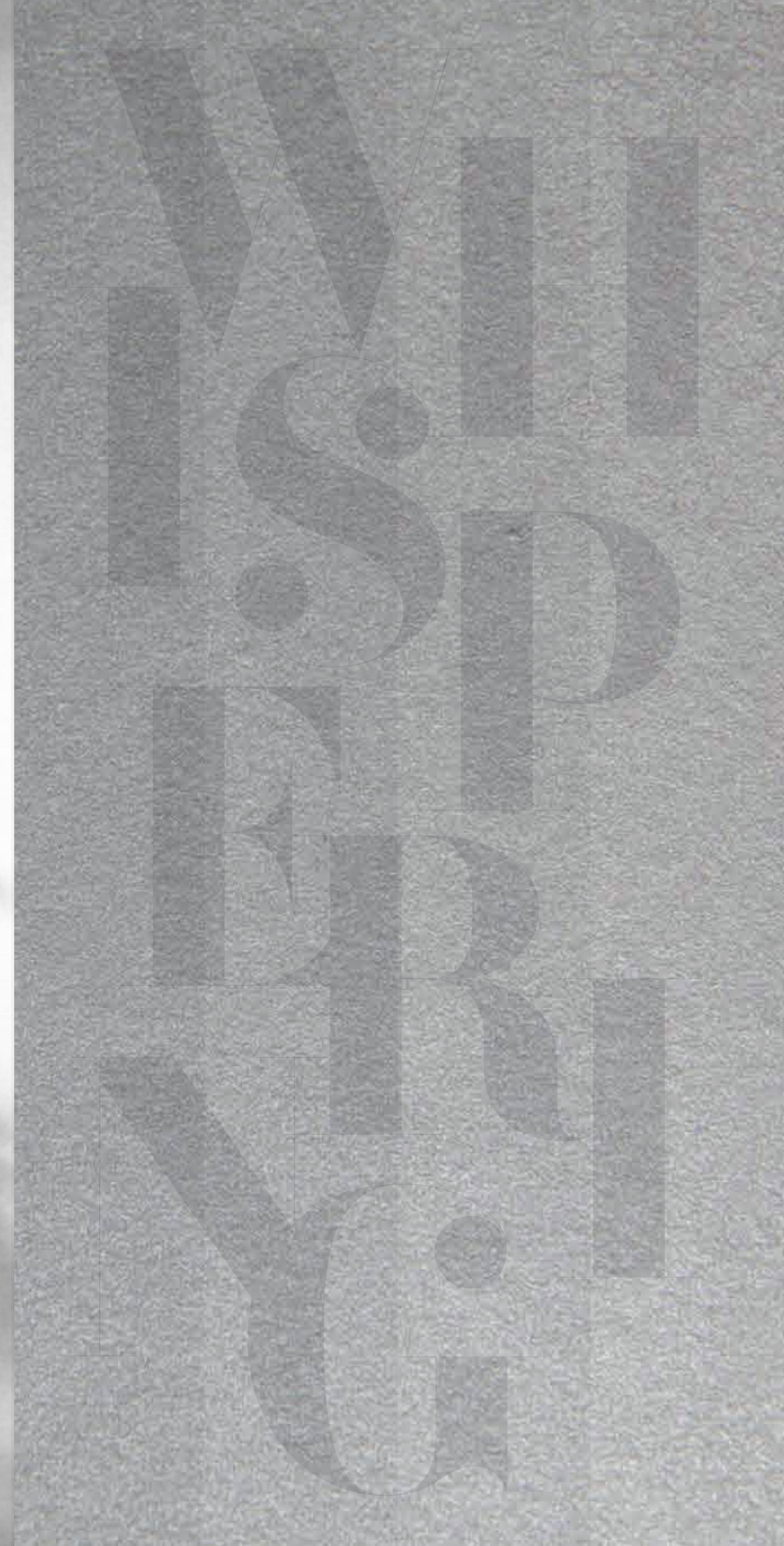




**a**

**walk across the woods  
As the birds take flight**

**A light summer breeze  
A dance of green & light**

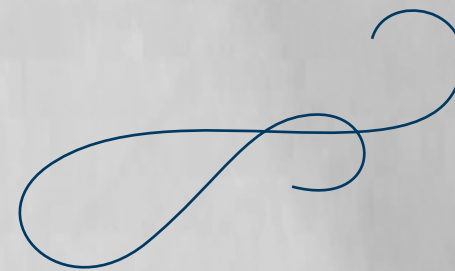




# Discover

a place where you can feel the warm earth beneath your feet

A magical place called home where life feels complete



A place where

S

ounds

of laughter ring through the air

Where you can rest easy and  
live freely without a care



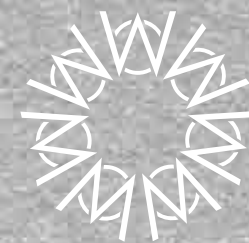


This is the place you've longed for  
a place you'll never want to leave

Where everything feels

**Magical**

a place that will make you believe



SHALIMAR  
ONEWORLD

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WHISPERING  
WOODS

where every  
**MOMENT IS MAGIC**



Artist impression.

SHALIMAR  
**ONEWORLD**  
WHISPERING  
WOODS



Artist impression.





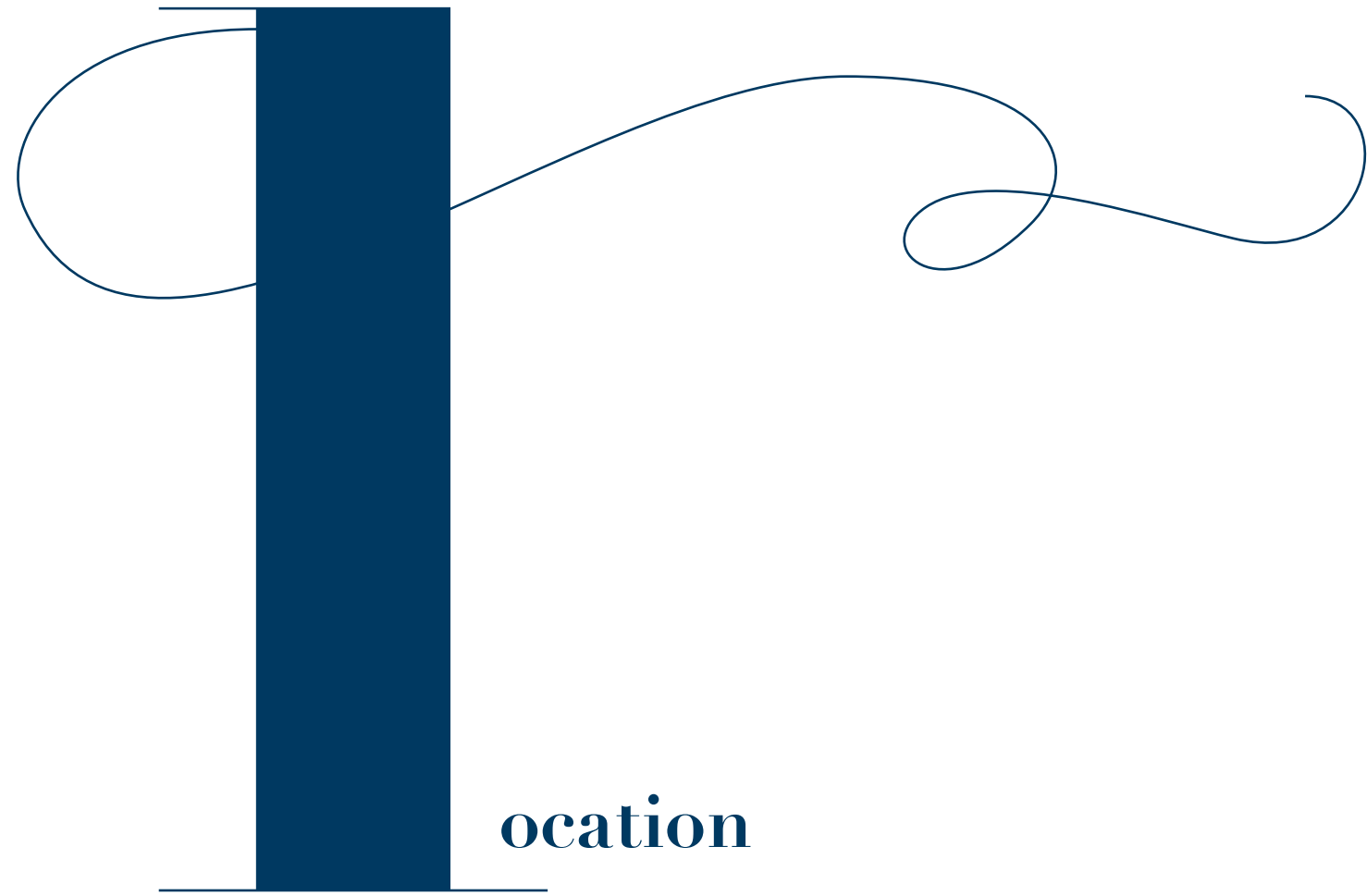
## Director's Note

Whispering Woods will quietly usher you into the boutique life in the midst of the urban whirlwind of Lucknow. Nestled within the celebrated Shalimar OneWorld Township, these elevated apartments invite you to a world of privileges and nuances that are carefully designed to delight every member of your family.

Located on the east side of OneWorld, Whispering Woods is close to everything important, from education to entertainment, everything is just a few minutes away. And while you're in the midst of it all, you are also surrounded on all sides by lush greenery that makes this place feel truly enchanted.

Finally, the core of Whispering Woods is inspired by family living, and the design philosophy aims to enhance that with a careful rendition of features, materials and facilities to create an environment that is truly magical and unparalleled. We welcome you to come, witness the magic that is Whispering Woods.

**KHALID MASOOD,**  
Whole Time Director, Shalimar Group.



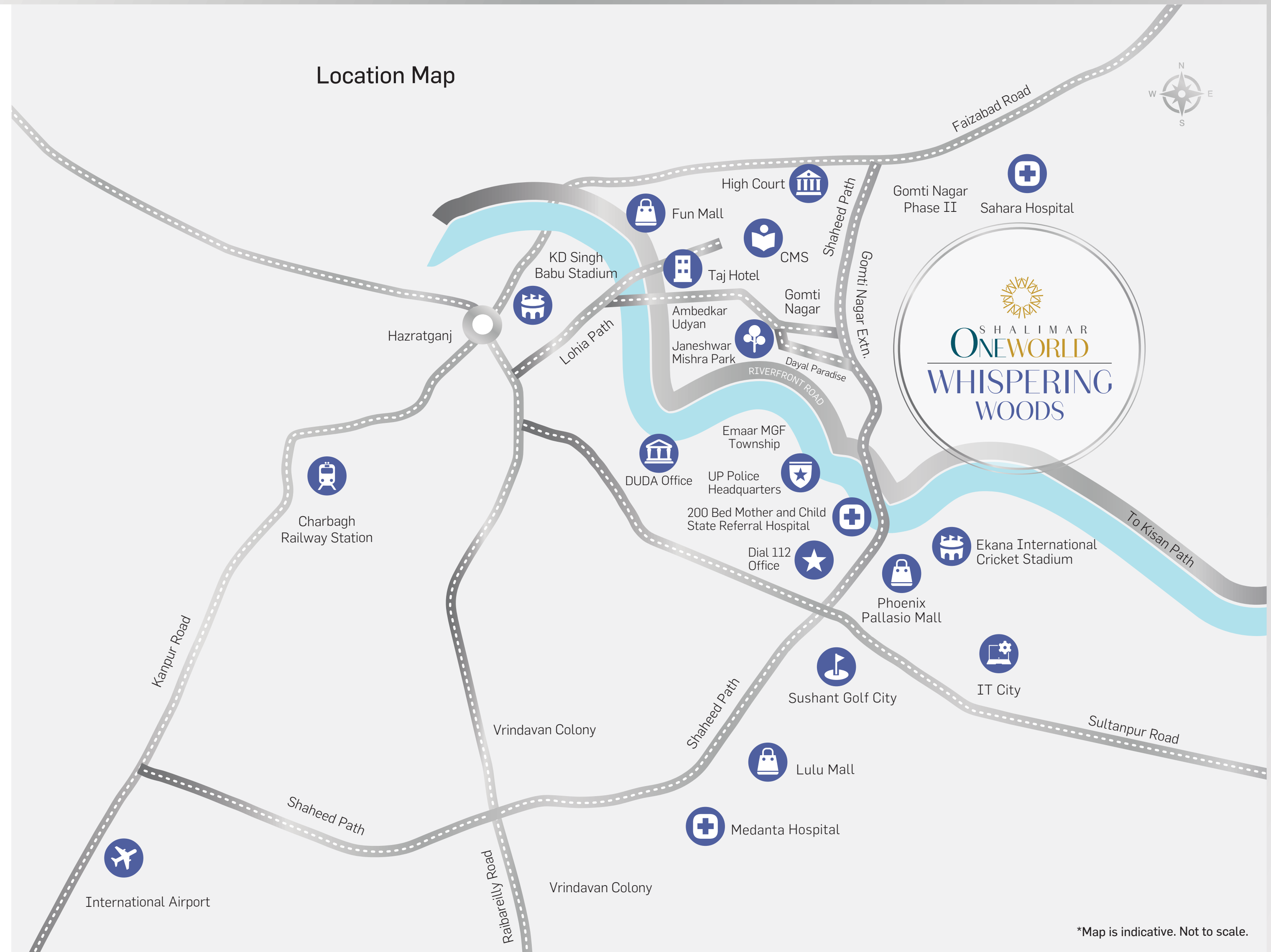
## Location

Where you are close to everything yet far from it all

Shalimar OneWorld is nestled within Lucknow's prestigious Gomti Nagar Extension.

The township is strategically located amongst the city's most premier townships, with easy access to the airport and other essential locations within the city.

It is situated on Amar Shaheed Path, Lucknow's pivotal peripheral ring road and overlooks a riverfront stretch of over 1.5 km.



**W**ell-connected  
to everything important

Whispering Woods is strategically located on the east end of the OneWorld precinct amid scenic & lush greenery.



World-class healthcare and education options are just a minute's walk away from the elevated living precinct.



OneWorld also offers innumerable shopping and entertainment options for you & your family. Another perk is the end-user community that will help you live an active, social life.



Representative images only.

# S

ite map

Located just off the connecting main road, this strategic location on the east end of OneWorld has easy access to all the other living & entertainment zones within the township.

With all-round scenic views, proximity to schools, as well as shopping and recreation centers, Whispering Woods offers you one of the best locations to make the most of your life.



**Disclaimer:** Visual representations shown in the brochure are purely conceptual. Elevations, specifications, site plans, etc. of the township are tentative and subject to variation and modification by the company at its sole discretion.

\*Map is indicative. Not to scale.

**Designed to delight**



Artist impression.

The architecture of the three towers resembles a T-shape that allows for fully cross-ventilated residences so that residents can enjoy copious amounts of light and fresh air in their living spaces.

The apartments offer incredible & unhindered views of the scenic surroundings that encompass the development. The elevated pedestal that Whispering Woods is built upon, offers traffic-free corridors amongst a host of other advantages.

Every aspect within the living spaces has been carefully designed keeping family living in mind, so that there is something special for all members of the family to come home to.



Artist impression.

An **e**levated layer  
of comfort

Whispering Woods rises from an elevated podium detailed with an urban forest and manicured greens, that lead into common play and relaxation zones for every member of the family.

An **a** bundance  
of space

Make the most of all the space you will have to park, walk or just relax. Whispering Woods has been designed to help you make the most of the space you're in.





Artist impression.

An **e**levated  
safe zone

The elevated podium is also a vehicle-free zone, so your children can play without having to worry about any oncoming traffic. All vehicular movement is restricted to the lower level.





## incredible all-round landscapes

Even your parking areas are surrounded by lush landscaping so that your guests feel like they've entered a sea of green as they drive in to visit you.



Where

S

paces

are designed  
to flow into each other





Artist impression.



The perfect place to enjoy quality family time while you relax and catch up on the highlights of the day.

# **e**xpansive bedrooms

Wake up to incredible views of the lush greenery in your spacious bed suite every morning.



Artist impression.



Where you can

W

Work up a sweat or  
wind down for the day



# World-class amenities

The elevated clubhouse on the podium houses state-of-the-art facilities including a fully functional gymnasium, banquet hall, swimming pool, jogging track, play court and more.



You can choose to get in some exercise or relax and recharge at the end of a long day at work. Here, there's something for every member of the family.



The elevated podium also allows your children to enjoy a worry-free & safe childhood as vehicle movement will not hinder any pedestrian activity.





Representative image only.

# jogging track

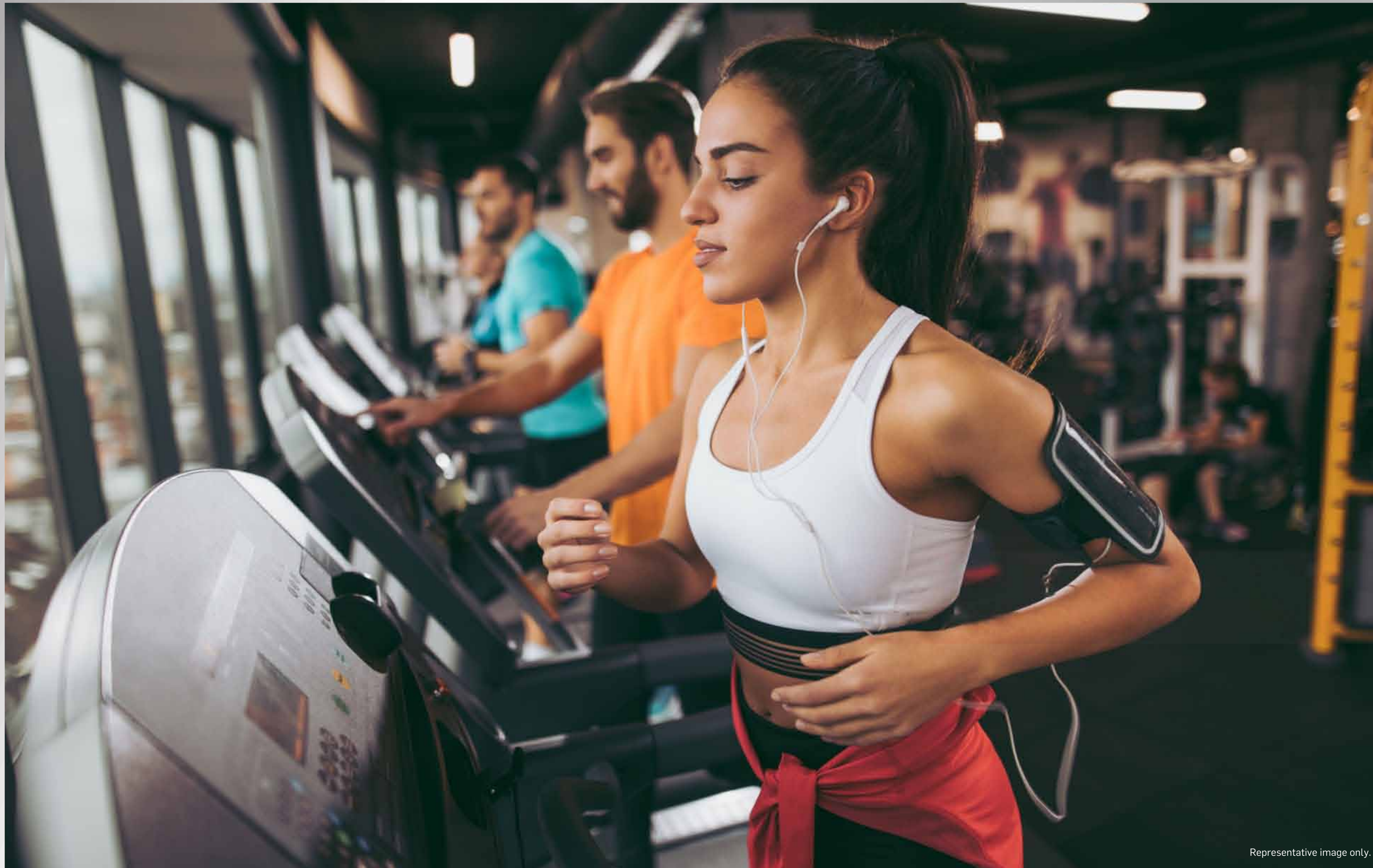
Work up a sweat as you keep up with your step count by making the most of the paved jogging track.

# P lay court

The perfect spot to groom next budding superstar, the play court can be used to play the sport of your choice.







Representative image only.

# S

tate-of-the-art  
gymnasium

Tone your muscles and smash your fitness goals in the ultra-modern gymnasium, replete with world-class equipment.

# Unparalleled privacy

The elevated podium also houses a swimming pool that is hidden away from the lower level so you can enjoy your swim while also maintaining your privacy.



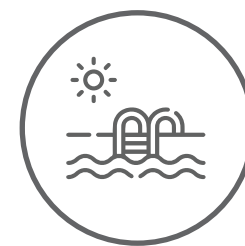


Artist impression.

# b anquet Hall

Whether you're celebrating a birthday or an anniversary, the Banquet Hall at Whispering Woods is the perfect venue for you to host an event that will be remembered forever.

# a menities



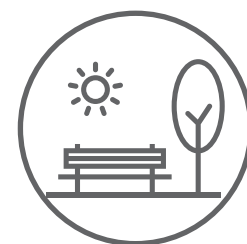
**Swimming pool  
for Adults & Kids**



**Outdoor BBQ**



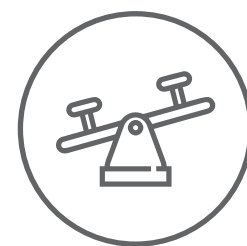
**Changing  
Rooms**



**Senior Citizen Park  
& Yoga Lawn**



**Multipurpose  
Lawn**



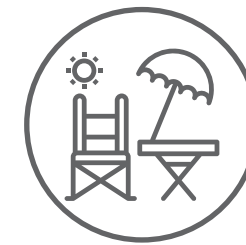
**Kids' Play Area**



**Interactive  
Seating Spaces**



**Pet Park**



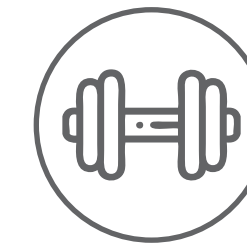
**Deck Area  
with Seating**



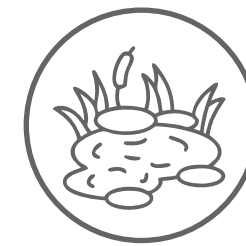
**Seating Court**



**Hammock  
Court**



**Gym at podium level**



**Lily Pond  
with Pavilion**



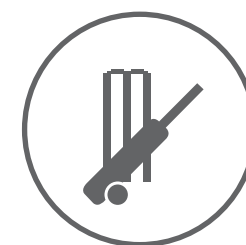
**Indoor games  
and library**



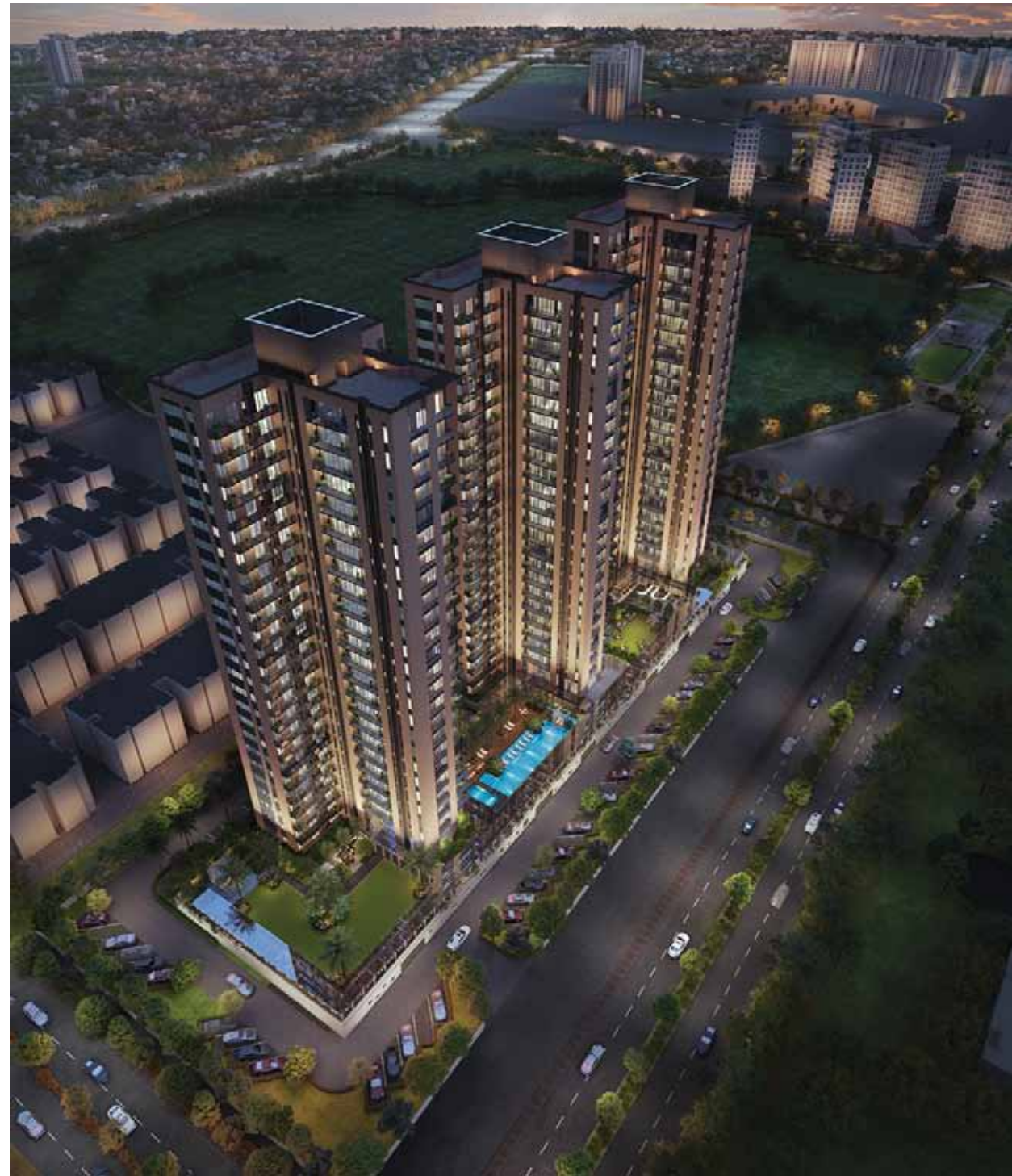
**Jogging Track**



**Party Hall**



**Cricket  
Practice Nets**

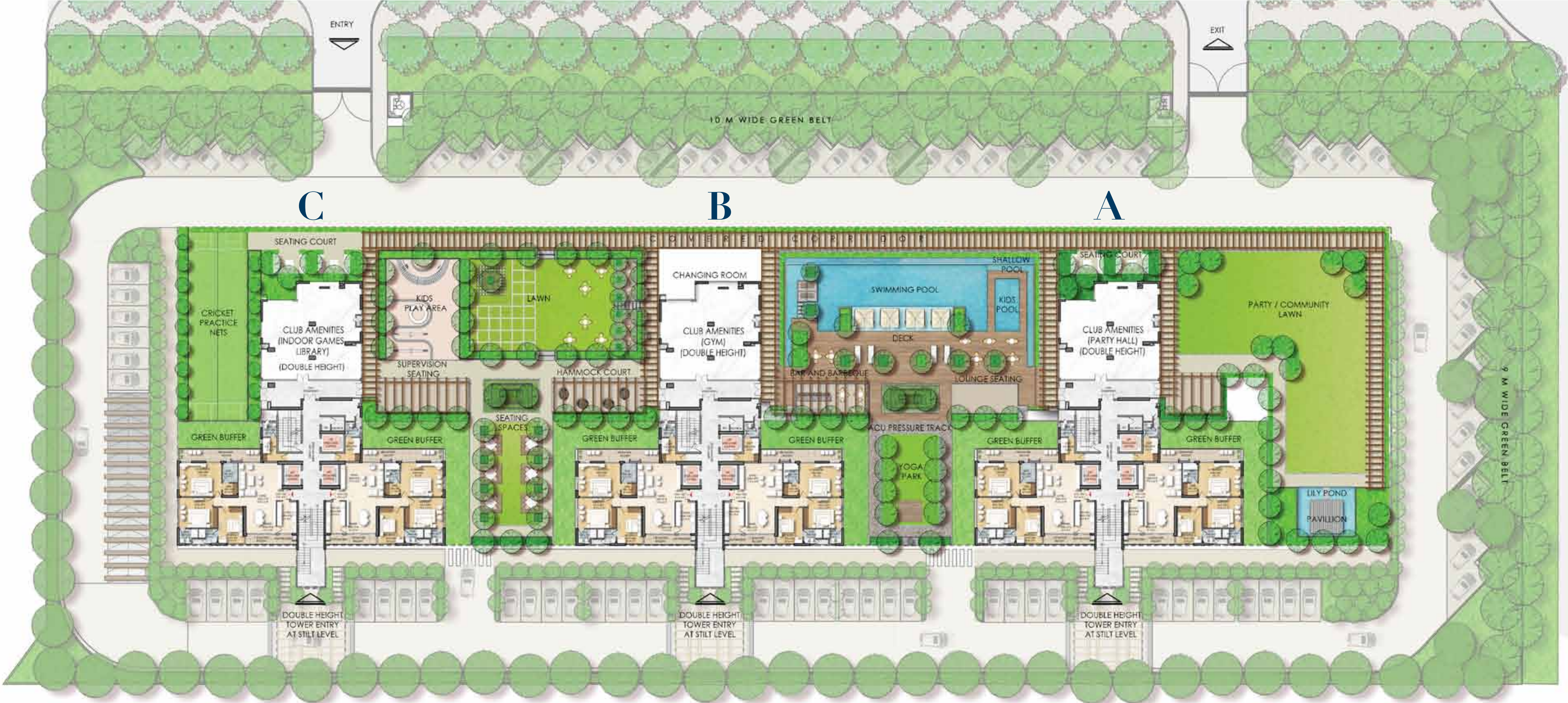


# f

loor plans

Every home here has been designed keeping you and your family in mind, making Whispering Woods the perfect place to enjoy family life to the fullest.

# Podium Level Site Plan



Disclaimer: The project comprises of Apartments and is being developed in accordance with the sanctioned plans. The Apartments may be sold as per the standard design and the company may make changes/alterations/improvements.

# Podium Level Plan



**UNIT - 1**  
(3 BHK)

**UNIT - 2**  
(3 BHK)

# First Floor Plan



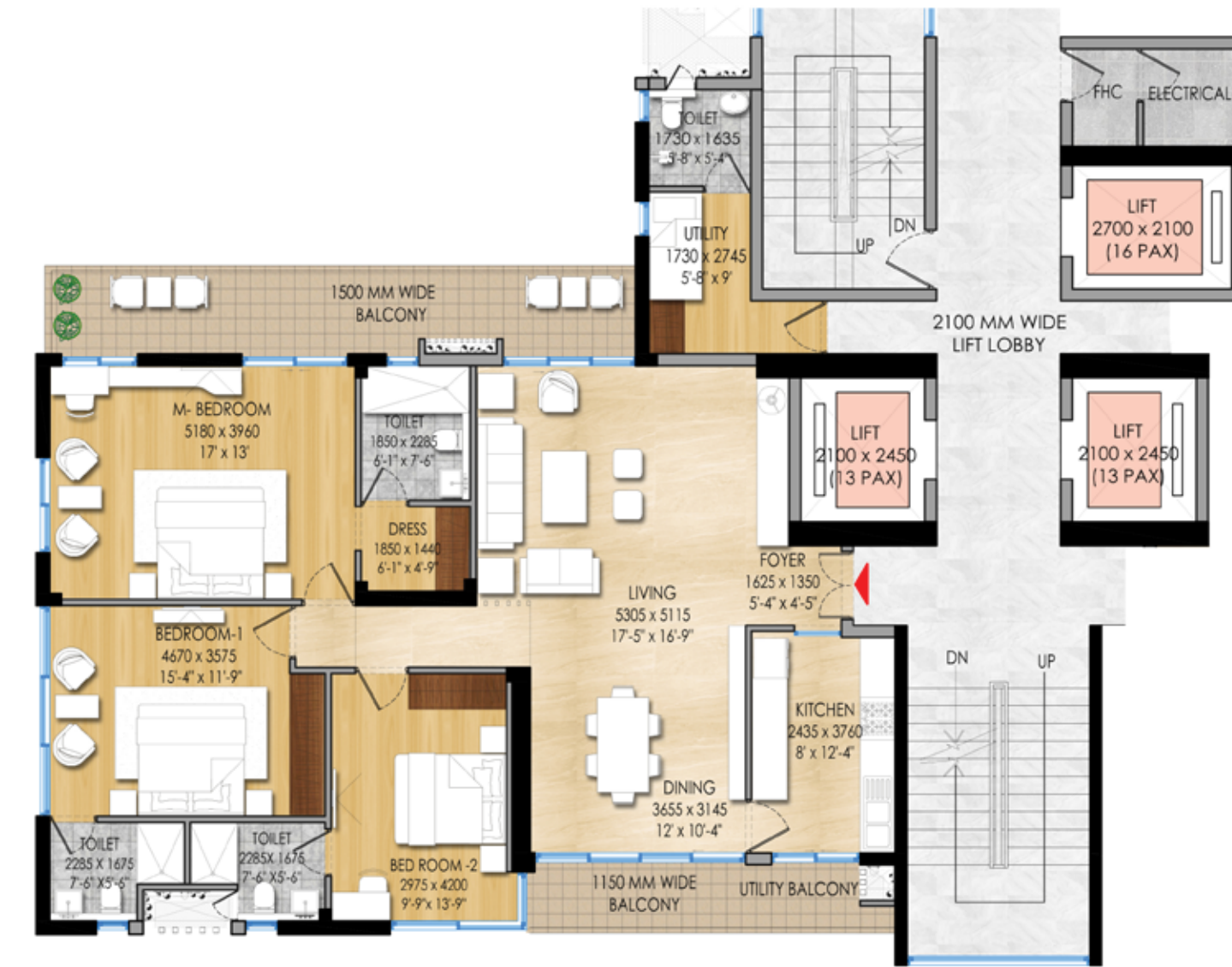
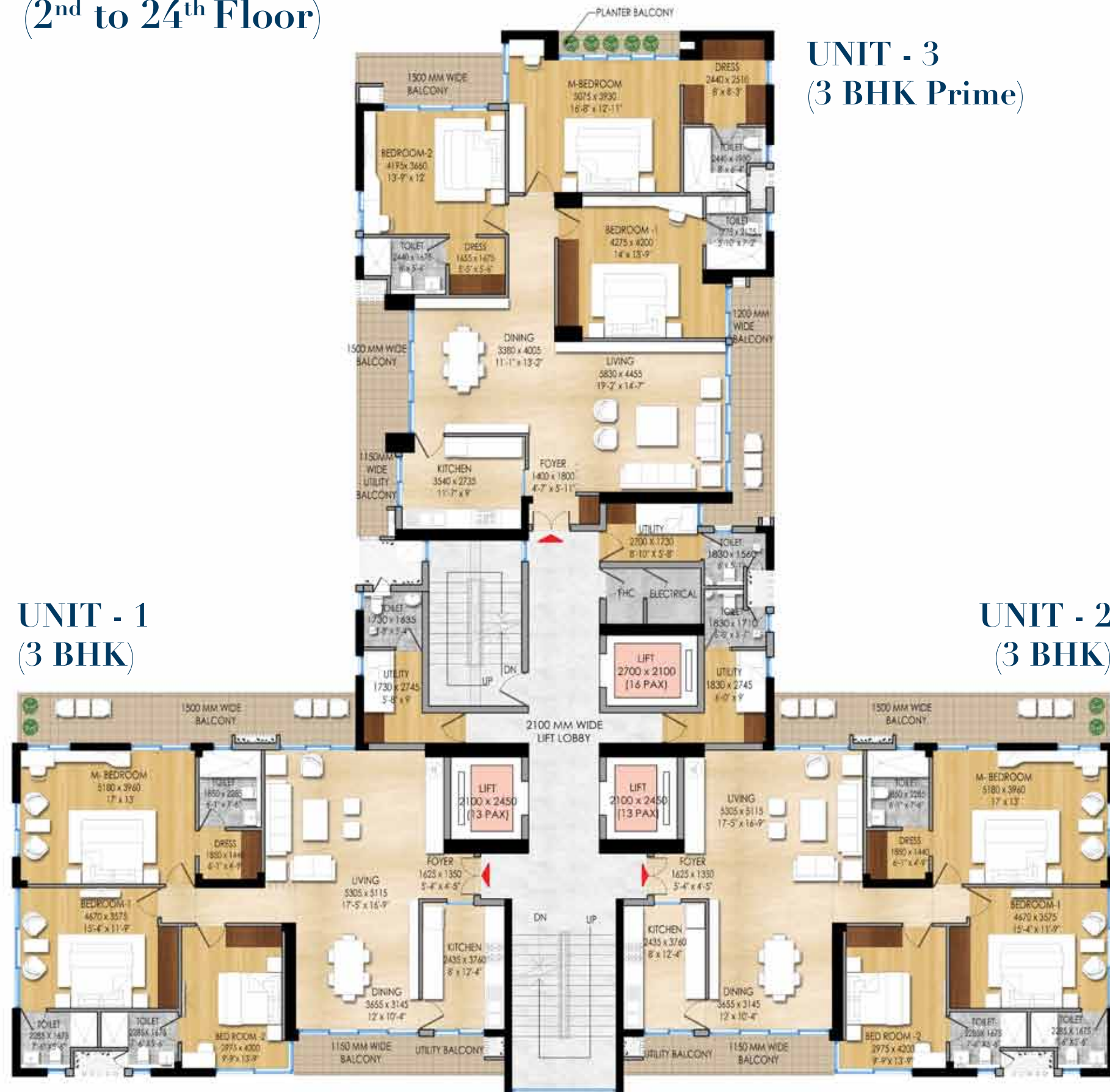
**UNIT - 1**  
(3 BHK)

**UNIT - 2**  
(3 BHK)

# Typical Floor Plan Tower A, B & C (2<sup>nd</sup> to 24<sup>th</sup> Floor)



# Typical Floor Unit - 1 (Podium to 24<sup>th</sup> Floor)



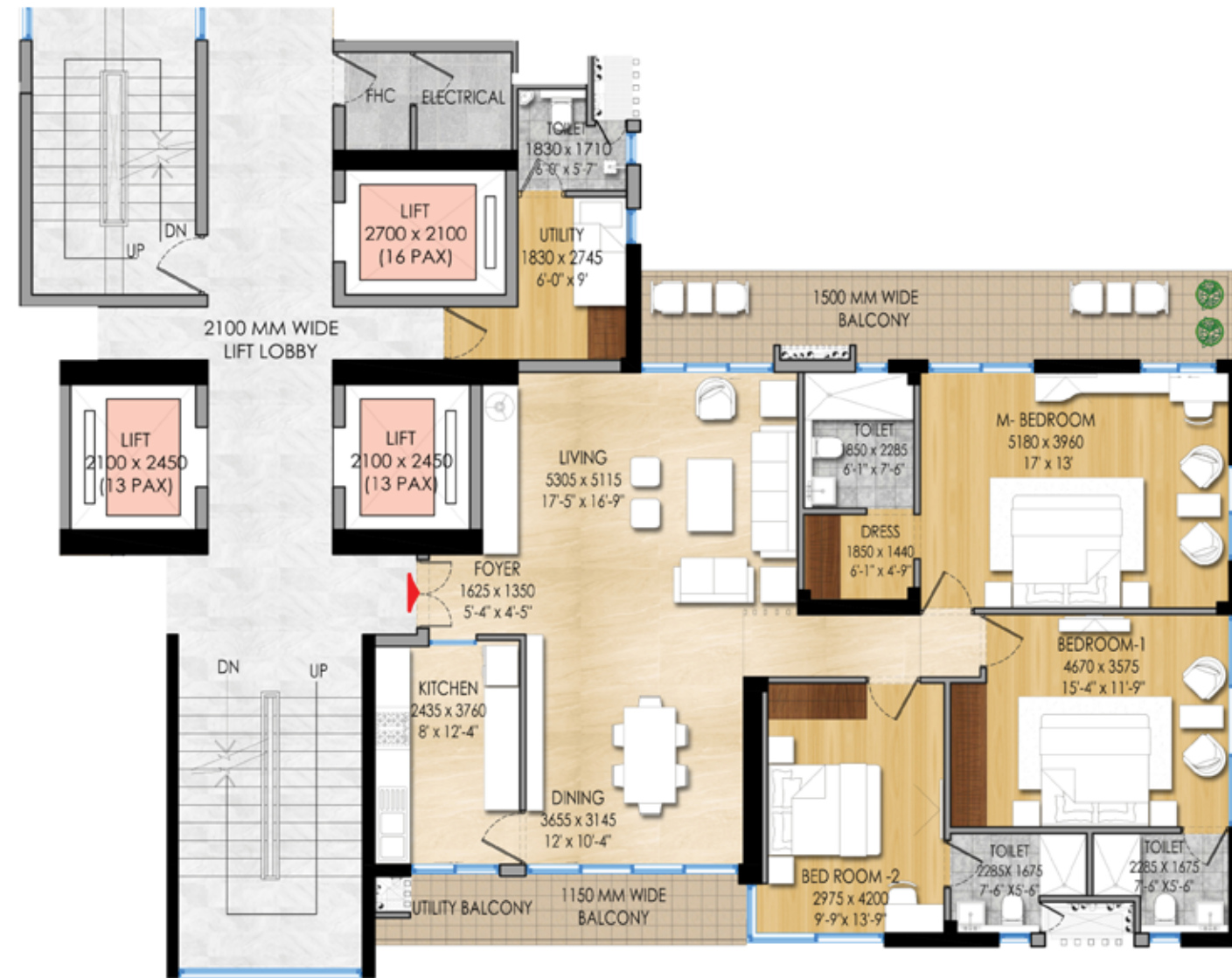
Units	Carpet Area		Built Up Area + Balcony		Super Area	
	sq.mt.	sq.ft.	sq.mt.	sq.ft.	sq.mt.	sq.ft.
Unit 1 (3BHK)	129.21	1,390.82	161.37	1,736.99	190.45	2,050.00

Disclaimer: The project comprises of Apartments and is being developed in accordance with the sanctioned plans. The Apartments may be sold as per the standard design and the company may make changes/alterations/improvements.



# Typical Floor Unit - 2

(Podium to 24<sup>th</sup> Floor)



Units	Carpet Area		Built Up Area + Balcony		Super Area	
	sq.mt.	sq.ft.	sq.mt.	sq.ft.	sq.mt.	sq.ft.
Unit 2 (3BHK)	129.35	1,392.32	161.17	1,734.83	190.45	2,050.00

# Typical Floor Unit - 3

(2<sup>nd</sup> to 24<sup>th</sup> Floor)



Units	Carpet Area		Built Up Area + Balcony		Super Area	
	sq.mt.	sq.ft.	sq.mt.	sq.ft.	sq.mt.	sq.ft.
Unit 3 (3BHK Prime)	136.64	1,470.79	185.11	1,992.52	217.86	2,345.00

Disclaimer: The project comprises of Apartments and is being developed in accordance with the sanctioned plans. The Apartments may be sold as per the standard design and the company may make changes/alterations/improvements.



SHALIMAR ONEWORLD TOWNSHIP

Artist impression.

# S

## caling New Heights

Established in 1985, with the vision to transform the Indian real estate landscape, Shalimar Group today is one of the fastest growing self-reliant real estate players in the country. Primarily focused on residential and contractual projects, over the years, the company has led multiple projects from conceptualization to completion. The Lucknow-headquartered conglomerate has diversified business ventures across sectors including residential & commercial real estate, property management, national highway projects, various allied services, civil construction, imports, exports and glass processing.

The Group's residential projects include high-end apartments, villas, row houses, luxury and uber-luxury apartments, plotted developments and aspirational homes. On the contractual side, the company has constructed a variety of structures for conglomerates including offices, five-star hotels, IT buildings, shopping centres with multiplexes, and club houses. With strong emphasis on environment, social and governance (ESG), water harvesting and the highest safety standards, the Group has completed over 7.67 mil sq. ft. across both commercial and residential spaces and is ready to develop an additional 12.67 mil sq. ft. in the coming years.

# SPECIFICATIONS



## STRUCTURE

Structure designed with the highest seismic considerations for the zone as stipulated by the BIS code and for better safety.



## LIVING / DINING ROOM

- Flooring / Skirting: Superior quality vitrified tiles of minimum 600x600 mm size
- Wall Finishes: Acrylic emulsion on POP punning
- Ceiling: Oil bound distemper



## FOUNDATION

Reinforced concrete footings & columns.



## TOILETS

- Flooring: Antiskid ceramic tiles
- Wall Finishes: Ceramic wall tiles upto dado level (approx. 2400 mm)
- Ceiling Finishes: Oil bound distemper with false ceiling
- Counter: Granite/Tiles/Marble
- Sanitary Ware: Premium quality range



## ALL BEDROOMS

- Flooring / Skirting: Wooden Laminated Flooring / Tiles in Master Bed Room. Other Bed Rooms Vitrified tiles of minimum 600X600mm size
- Wall Finishes: Acrylic emulsion on POP punning
- Ceiling: Oil bound distemper



## KITCHEN:

- Flooring / Skirting: Antiskid ceramic tiles
- Wall Finishes: Acrylic emulsion paint on walls
- Ceiling: Oil bound distemper with part false ceiling



## CP. FITTING AND ACCESSORIES:

- Grohe / Jaquar / Roca or equivalent Toilet fittings / single lever fitting in all toilets.
- Provision for geyser installation.



## LIFT LOBBY:

### TYPICAL FLOOR

- Flooring: Tiles / granite / marble.
- Wall Finishes: Acrylic Emulsion paint
- Ceiling: Gypsum false ceiling with Acrylic Emulsion paint.
- Skirting/dado: same as flooring

### PODIUM FLOOR, ENTRANCE LOBBY & AT STILT FLOOR

- Flooring: Tiles / granite / marble
- Wall Finishes: Acrylic Emulsion paint
- Ceiling: Gypsum false ceiling with Acrylic Emulsion paint.
- Skirting/dado: same as flooring

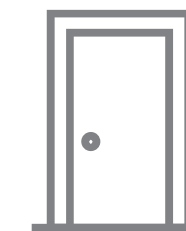
## STAIRCASE MAIN

- Flooring: Granite / marble.
- Wall Finishes: Acrylic Emulsion paint
- Ceiling: OBD paint.
- Skirting/dado: Granite / marble.
- Railing: MS railing

## STAIRCASE FIRE

- Flooring: Granite / marble
- Wall Finishes: Acrylic Emulsion paint
- Ceiling: OBD paint.
- Skirting/dado: Granite /marble
- Railing: MS railing

LIFTS- center opening 2 passenger lift & 1 service lift



## DOORS:

- Main Entrance Door: Engineered laminated frame with laminated door shutters
- Internal Doors: Engineered laminated frame with laminated door shutters
- Hardware: Locks, Handles and knobs (Mortise and Cylindrical locks) from reputed makes and brands. High quality steel/brass hardware



## WINDOWS AND EXTERNAL GLAZING:

- Powder coated aluminium frame or UPVC frame windows with clear glass



## EXTERNAL WALL FINISH:

- Exterior grade paint from reputed makes and brands.



## ELECTRICAL WIRING AND INSTALLATIONS:

- Fixtures & Fittings: ISI mark switches / sockets, distribution boxes and circuit breakers from standard makes and brands
- Wiring: ISI mark concealed conduits with copper wire
- Plumbing: ISI mark CPVC water supply pipes with standard valves and accessories
- Security System for Project: CCTV and electronic surveillance would be provided,
- The internal communication system.



## EV CHARGING:

- Provision for EV Charging

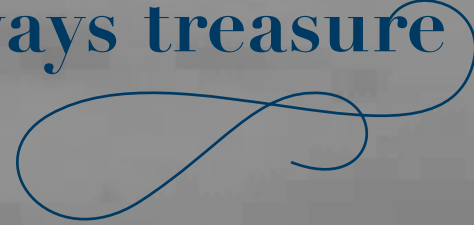
## Disclaimer :

The above specifications are only indicative & some of these may be changed in consultation with the architect or equivalent may be provided at the sole discretion of the company.

As the sun sets on another day  
the scenic trails will help you find your way  
To a place where you can



Enjoy life's little pleasures  
A place called home  
a place you'll always treasure



The views shown in the brochure may vary in accordance with the final approved map and does not guarantee the same. All intending purchaser/s are bound to inspect all plans and approvals and visit project sites and apprise themselves of all plans and approvals and other relevant information and nothing in this brochure is intended to substitute to the intending purchaser the actual plans and approvals obtained from time to time. The relationship between the Developer and the actual customers will be governed strictly by the agreements to be executed from time to time and not on the terms of this Brochure. All designs are indicative only.

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U.P. RERA WEBSITE ADDRESS - [www.up-rera.in](http://www.up-rera.in) | CIN No. : U70109DL2006PTC389838