



OFFICERS ENCLAVE

Sultanpur Road Lucknow

PREMIUM TOWNSHIP





ABOUT US

Vikas Vihar 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 Vikas Vihar Developers are 'A' Class registered contractor working under brand name of Vikas Vihar Developers & 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.”




VIKAS VIHAR

OFFICERS ENCLAVE

Officers Enclave is the flagship project of Vikas Vihar 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

Officers 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, Officers 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.

We, the VIKAS VIHAR, a well designed and centrally located commercial & residential project, on the Sultanpur Road Kishan Path adjacent to life line of Lucknow- New Jail approved by **Lucknow Development Authority...**

Welcome you
and offering you to fulfil your business and professional ideas
in a very cozy and strategic atmosphere

FEATURES & AMENITIES



Residential & Commercial Plots



Club



Parking



Swimming Pool



E.W.S. Flat



School



Shopping Complex



Street Light



Kids Playing Area



Foot Ball Court



Road & Path Way



Herbal Park

Site infrastructure is the key to any successful township. In Officers 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 township incorporate lot more features for the daily living such as commercial center, school and all the mentioned features.



PROJECT SITE VIEW



PROJECT SITE VIEW



E.W.S. Flat

Buildup Area-450 Sqft
Carpet Area-400 SqFT

Unit-A



Plan



View

VIKAS VIHAR DEVELOPERS & CONSTRUCTION PVT. LTD.

H.NO. 5/224, VIDARBH KHAND -5, GOMTI NAGAR EXT. LUCKNOW

PRESENTS

LDA APPROVED PROJECT

VIKAS VIHAR GREEN CITY COMMERCIAL PLOTS

At Siddhapura, Kisan Path Sultanpur Road, Lucknow

Plot Sizes & Payment Plan

FIX-FIX

Price : @

Rs.3000/-Per SQ. Feet

Plot Dimensions	Plot Sizes
40*55	2200sqft
44*55	2420sqft
55*82	4510sqft
60*82	4920sqft

PLC (Preferential Location Charges)

Corner plot	10%
Park facing	10%
Park+ Corner OR Corner+40Fit Road	15%
Main Road 40 FIT AND ABOVE	10%

Payment Plan

Option 1: 100% Down Payment Plan TURANT RAGISTRY TURANT KABZA	
Booking Amount	25% of BSP (As Applicable)
Balance Amount	75% of BSP within 01 month Without any An Interest
Option 3: BANK FINANCE	
DOWN PAYMENT	25% of BSP (As Applicable) LOAN PLOT+CONSTRUCTION
FINANCE AMOUNT	75% of BSP within 10 yrs to 20 yrs with 7.50% to 10.00% interest per anum. All Nationalized Banks- SBI, PNB, UCO Etc.

PLC (Preferential Location Charges)

Corner plot	10%
Park facing	10%
Park+ Corner OR Corner+40Fit Road	15%
Main Road 40 FIT AND ABOVE	10%

VIKAS VIHAR GREEN CITY RESIDENTIAL PLOTS

At Siddhapura, Kisan Path Sultanpur Road, Lucknow

FIX-FIX Price : @ 2500/- Rs. Per SQ. Feet

Plot Sizes & Payment Plan

Plot Dimensions	Plot Sizes
30*60	1800 sqft
30*50	1500 sqft
25*50	1250 sqft
25*40	1000 sqft

Payment Plan

Option 1: 100% Down Payment Plan TURANT RAGISTRY TURANT KABZA	
Option 2: 25% Down payment Plan TURANT RAGISTRY TURANT KABZA	
Booking Amount	25% of BSP (As Applicable)
Balance Amount	75% of BSP within 01month Without any An Interest
Option 3: BANK FINANCE	
DOWN PAYMENT	25% of BSP (As Applicable) LOAN PLOT+CONSTRUCTION
FINANCE AMOUNT	75% of BSP within 10 yrs to 20 yrs with 7.50% to 10.00% interest per anum. All Nationalized Banks- SBI, PNB, UCO Etc.

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Park+ Corner OR Corner+Road 40fit	15%
Main Road 40 FITAND ABOVE	10%

Property Highlights

1. On Main Sultanpur Road Kishan Path Path
2. More Than 60% Area of the Property Open & Green
3. Commercial & Residential Plot
4. E.W.S. Flat, School
5. Ground Floor Parking
6. Earthquake Resistant Framed Structure
7. Iconic Architecture & Elevation on Modern Pattern
8. Street Light & Landscaping

Community Options

1. Well Designed Swimming Pool, Club Restaurant With Water Body on Terrace
2. Dedicated Space for Visitor Parking
3. Sit Back in Open Area

Building Character

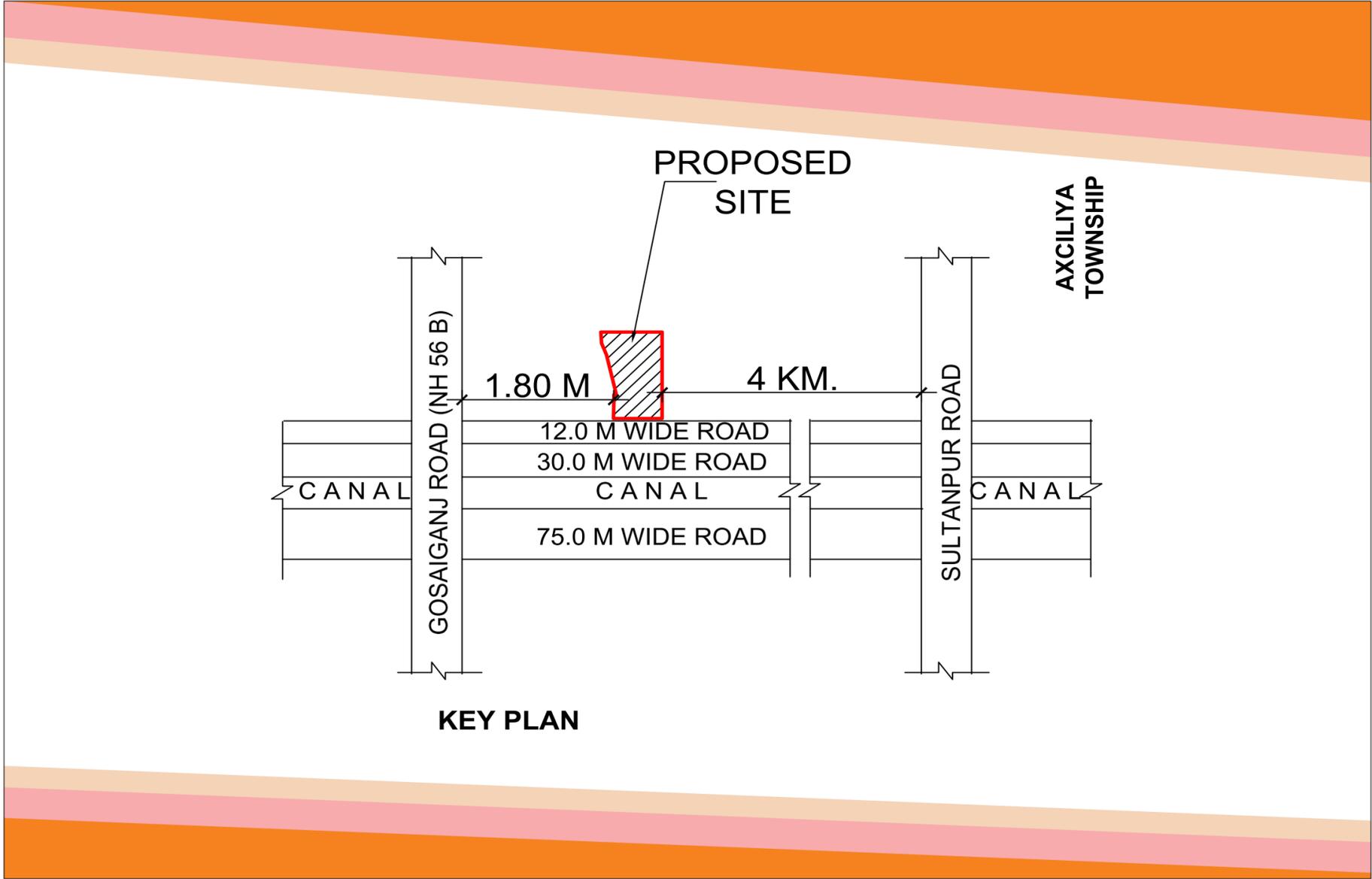
1. Green Building Concept as per IGBC Norms
2. Project is 3 Side Open
3. Best Specification with Economy & Premium Options

Life Style & Activities

1. Palm Avenue with Sit Outs for Visitors
2. Fountain & Water Body
3. Visible Barricading
4. Solar Lights in Pathway
5. Beautifully designed Row Plantation
6. Kids Play Zone.

Safety & Security

1. 3 Tier Manual & Electronic Security
 2. 100% Power Back Up in Common Areas
 3. Access Control on CCTV Surveillance
 4. Ultra Advanced Fire Fighting System
1. Well Designed Drop off Zone



KEY PLAN