

Ultra Luxury Homes



IMPERIAL
RESIDENCIA

Majestic Traditions , Modern Triumphs



welcome to

IMPERIAL RESIDENCIA

Standing with a quiet confidence, in the heart of modern Lucknow, made for those seeking peace & privacy, infused with a leisurely vibe.

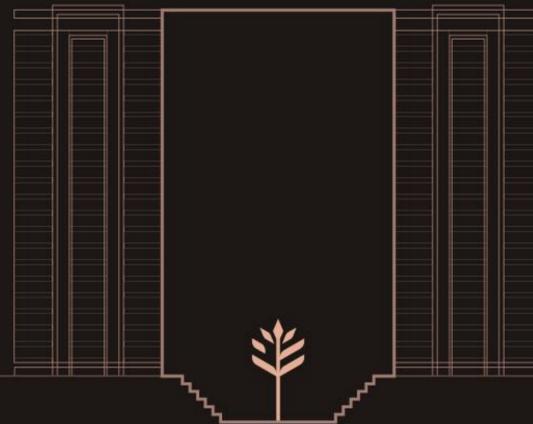
Grandeur, with a bit of edge. It's places to connect and spaces to retreat, That's what makes our residences, imperial.

let us take you to

THE IMPERIAL LIFE

Tradition & innovation come together to give rise to an ultra premium lifestyle, at the centre of convenience and facilities.

Come, be a part of elite 140 homes, where everyday turns extraordinary.



140

Exclusive residential units.

2+

Acres of premium development.

5★

Amenities fit for modern royalty, inclusive of leisure, health & peace of mind.

10

Minute drive to prestigious education, healthcare and entertainment venues.

01 INTRODUCTION

02 LOCATION

03 ARCHITECTURE

04 AMENITIES

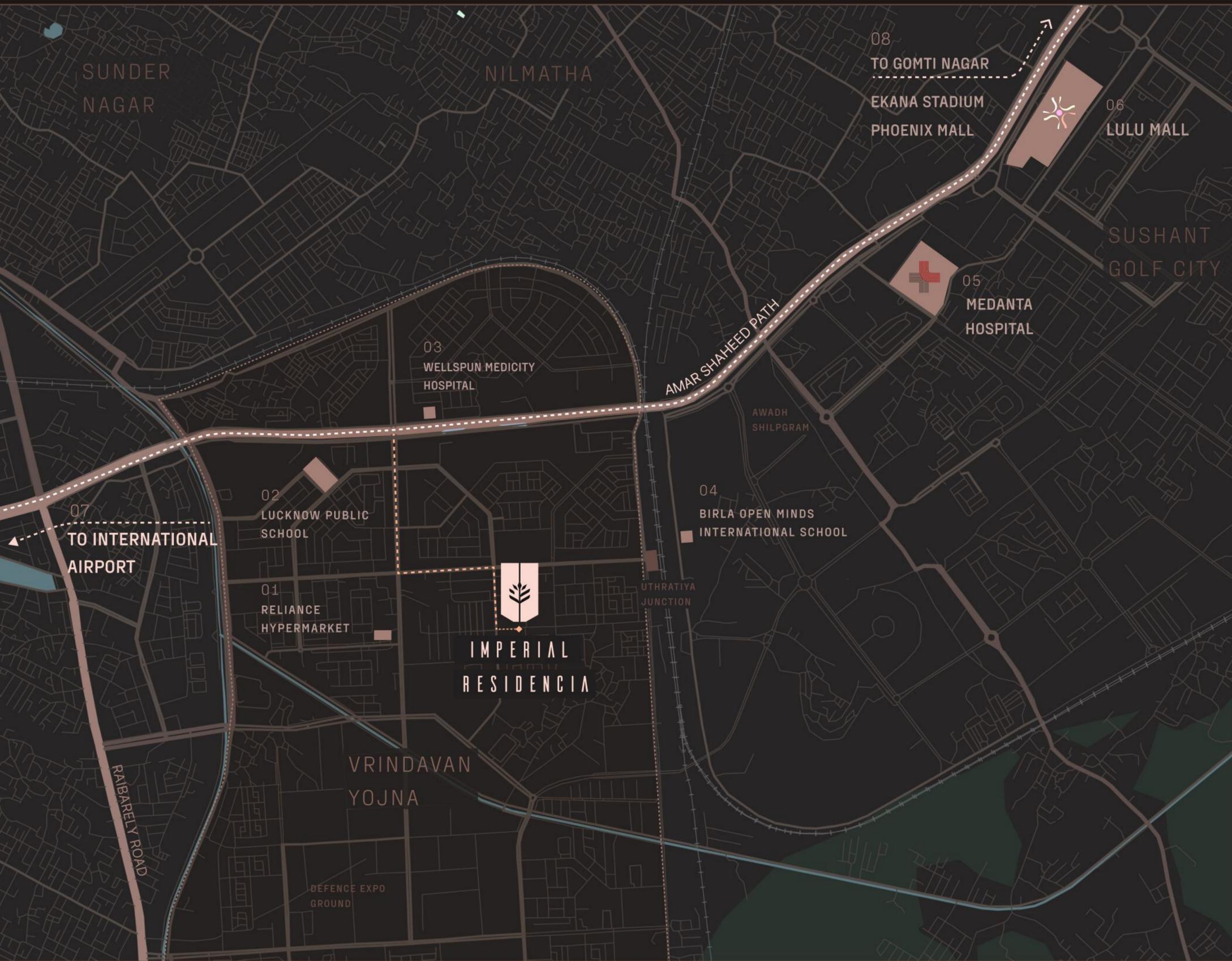
05 THE LIFESTYLE

06 RESIDENCES

07 COMPLIANCES

08 ABOUT US





PLOT GH-03, SECTOR 12,
VRINDAVAN YOJNA,

At the heart of modern Lucknow.

Everything you need is at your doorstep – from schools and hospitals to supermarkets and major banks, all within easy reach. Oh and, did we tell you Lucknow's largest mall is just a 10 min drive away?



5 min

- 01 RELIANCE HYPERMARKET
- 02 LUCKNOW PUBLIC SCHOOL
- 03 WELLSUN MEDICITY SUPER SPECIALTY HOSPITAL



10 min

- 04 BIRLA INTERNATIONAL SCHOOL
- 05 MEDANTA HOSPITAL
- 06 SGPGI HOSPITAL, LUCKNOW
- 07 LULU MALL



20 min

- 08 INTERNATIONAL AIRPORT
- 09 GOMTI NAGAR



IMPERIAL
RESIDENCIA



EVERYDAY
A LIFE OF
TRIUMPH

Spread across **2+ acres**, Imperial Residencia packs high grandeur in **2 towers of 14 levels**, connected by an iconic courtyard that is bound to become your favourite spot to unwind.

Located in Lucknow's new heart, Vrindavan Yojna provides a neighbourhood sprawling with modern planning and latest infrastructure.



An Elevation Elite

The façade exudes richness, combining sleek lines with refined detailing. A bold door like frame creates a welcoming visual presence, embodying sophistication and style.



A Robust Structure

Meticulously designed to top seismic standards, the structure ensures superior safety with reinforced concrete footings, columns, and shear walls for lasting stability.



Spacious Units, Multi View Layout

Spacious apartments offer expansive layouts, allowing for stunning views in multiple directions. Experience open, airy living with vistas that bring the outdoors into every room.



No Shared Walls, Absolute Privacy

With no shared walls, all units offer an equally unmatched privacy and exclusivity. Enjoy a serene, personal retreat where peace and comfort are paramount.



A Courtyard, An Angan, A Heart

At the heart of the complex lies a serene courtyard, reminiscent of a traditional Indian aangan. A view that fills your heart with warmth and familiarity.



A Balcony, An Odyssey to Light

The spacious balcony, is your private getaway to light, air, and life. A peaceful escape, where the beauty of fresh breaths and the warmth of bustling community come together.



A Tree, An Oasis In Urban Clutter

A central tree pulls your eyes in, offering a peaceful view that feels like home. A private oasis to retreat in the urban desert the city life often is.



Conversations & Celebrations

This open, shared space brings warmth and connection. Have a chit chat, take a jab at pickle ball session or just roam around, humming to your favourite tune.



ENTER YOUR OWN PRIVATE RESORT

At Imperial Residencia, every day feels extraordinary with amenities that rival a premium hotel.

Enjoy world-class facilities like an **all-weather pool**, **private theatre**, **state-of-the-art gym**, all designed to elevate daily life to a resort-like experience.

Whether hosting events in the **expansive multipurpose hall** or unwinding at the **stylish café**, the lifestyle here transforms the ordinary into the exceptional.

Amenities To Rejuvenate

Rejuvenate by the pool near a serene courtyard or relax by the central tree—designed for peace and relaxation.



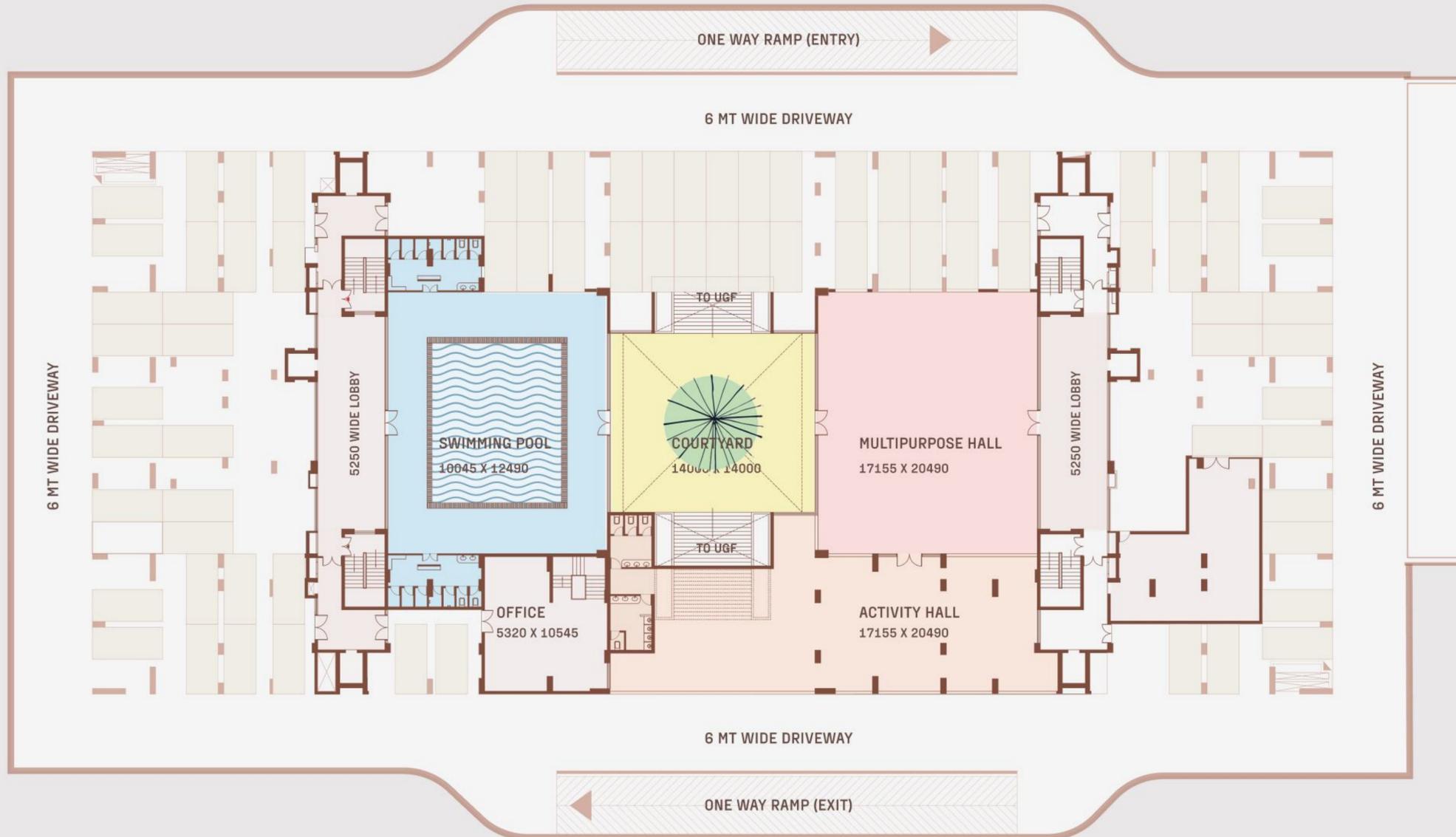
INDOOR POOL
Temperature controlled—All weather



ICONIC COURTYARD
2100 sq.ft. of tranquillity space



TREE OF HERITAGE
A symbol of our tradition, our legacy



Amenities To Accomodate

Have an occasion to celebrate, or an activity that requires people to go leisure around? Ample parking and spaces to accommodate everything.



AMPLE PARKING
Individual parking spots across two levels



ACTIVITY HALL
Play work attend, make it your own



MULTIPURPOSE HALL
3500+ sqft of open celebration space



LANDSCAPED GARDEN

Lush sanctuary for relaxation and beauty



KIDS PLAY AREA

Vibrant space for fun and adventure



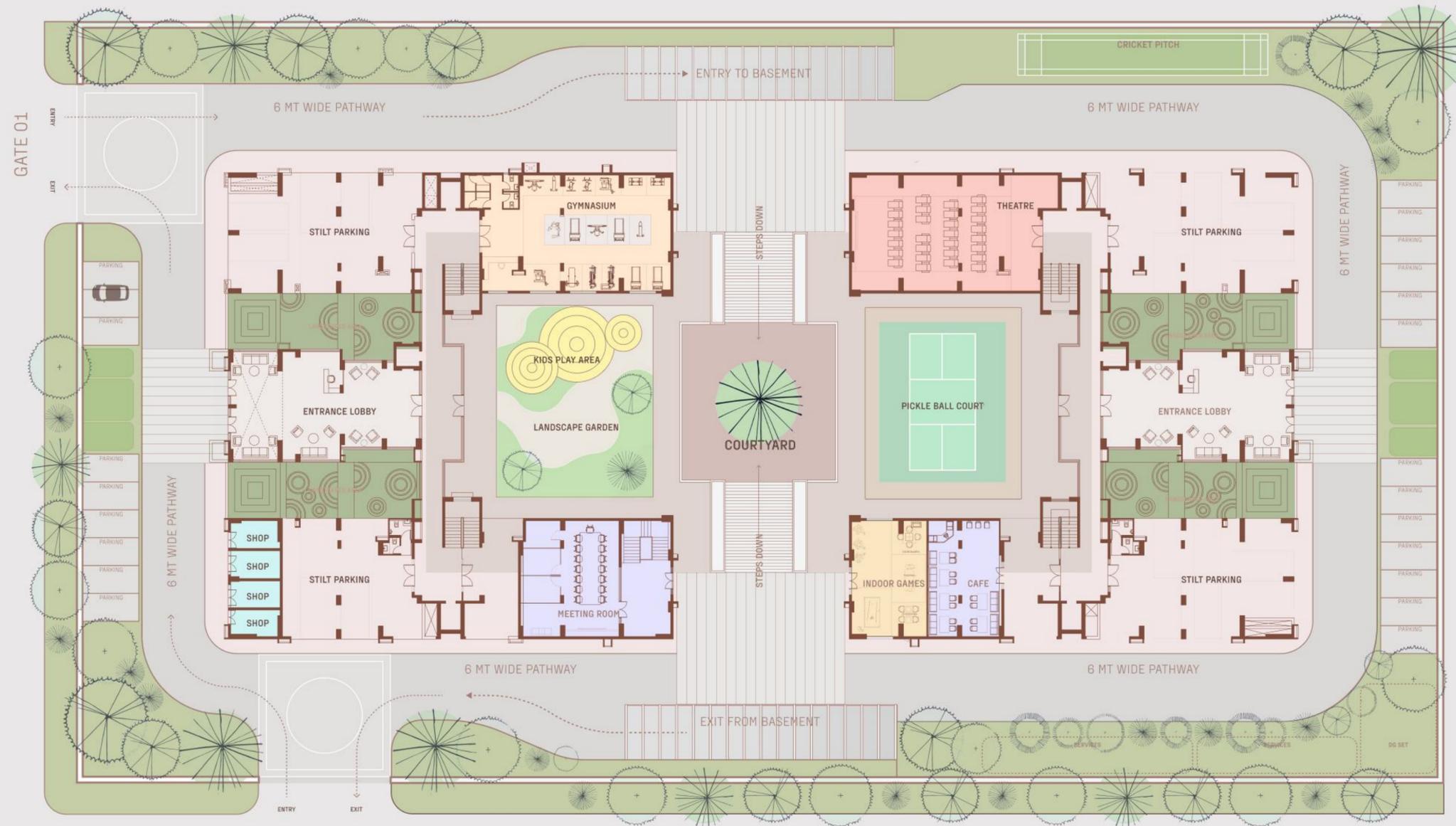
INDOOR PLAY AREA

Safe haven for imaginative play



PICKLE BALL COURT

Dynamic court for active play.



GYMNASIUM

Modern space for fitness and wellness



THEATRE

Private, grand, fit for the kings



CONNECT WORK SAVOR

Cozy spots to meet, co-work, enjoy great food & coffee.



ESSENTIAL SHOPS

Convenient on-site shops for all your daily needs.



Wake up to fresh air, a lush green view at the balcony

Epic space, Majestic views

Enjoy airy, spacious rooms & balconies that offer refreshing green views for a tranquil start to your day.



Start your mornings, hit the gym, seize the day

Vitalis—The Gymnasium

Elevate your wellness with cutting-edge equipment. A serene, refined fitness experience without leaving your sanctuary.

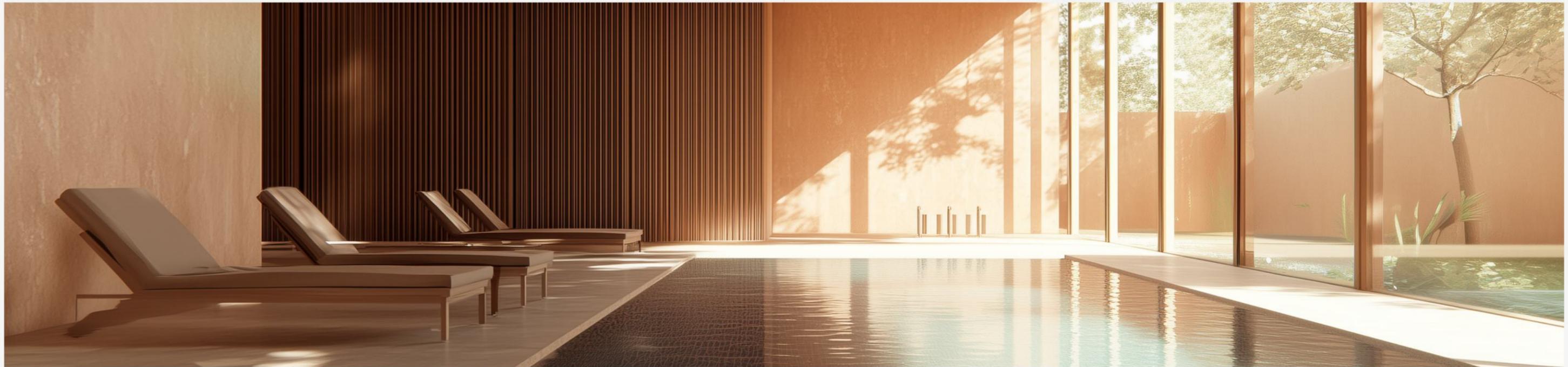
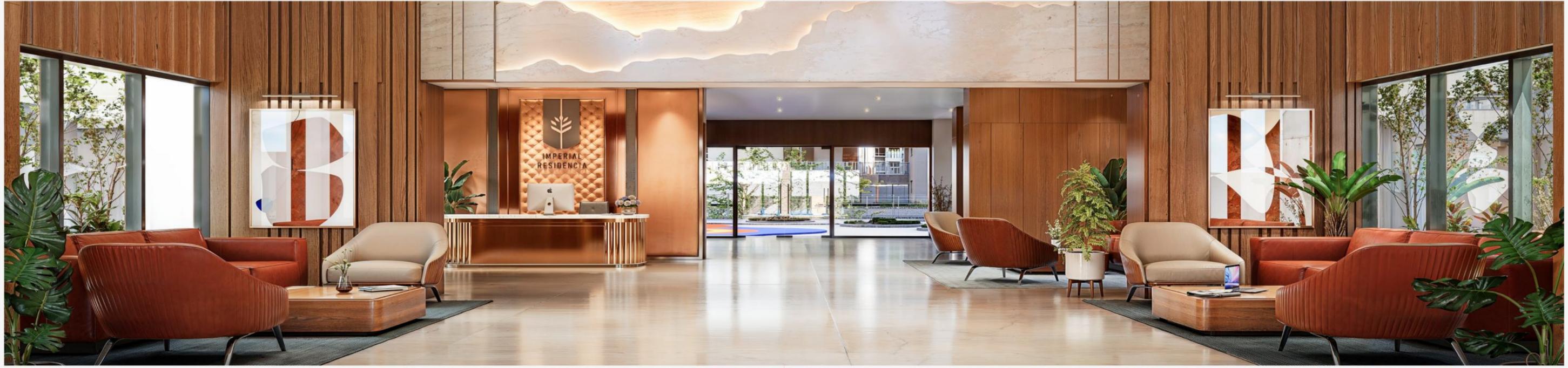
Greet your loved ones at the lobby, walk to the cafe for a snack, play a match or two

Velvet Brew—The Cafe

A luxurious café offering artisanal coffee & gourmet treats in a refined, intimate setting.

Aktive—Pickle Ball Court

Play in style on our premium pickleball court, designed for both casual and competitive games in a luxurious, well-appointed setting.



Soothing aqua therapy, rejuvenate your body after a long day

Azure—The Swimming Pool

Dive into a tranquil indoor pool that harmonizes elegance and nature, offering a refreshing retreat with serene views of a lush tree.

Cold in Summers, Warm in Winters

Enjoy taking a refreshing dip in the pool all year long, water maintained at the perfect temp for you.



Experience 24/7 peace of mind with five-tier security

Top tier security, our priority

Ensuring peace of mind from the main gate to your home entrance, your own fortress.



You & your family sleeps in absolute safety of a home

All That Matters

Day in day out, knowing that your loved ones thrive in peace and security, simply priceless.

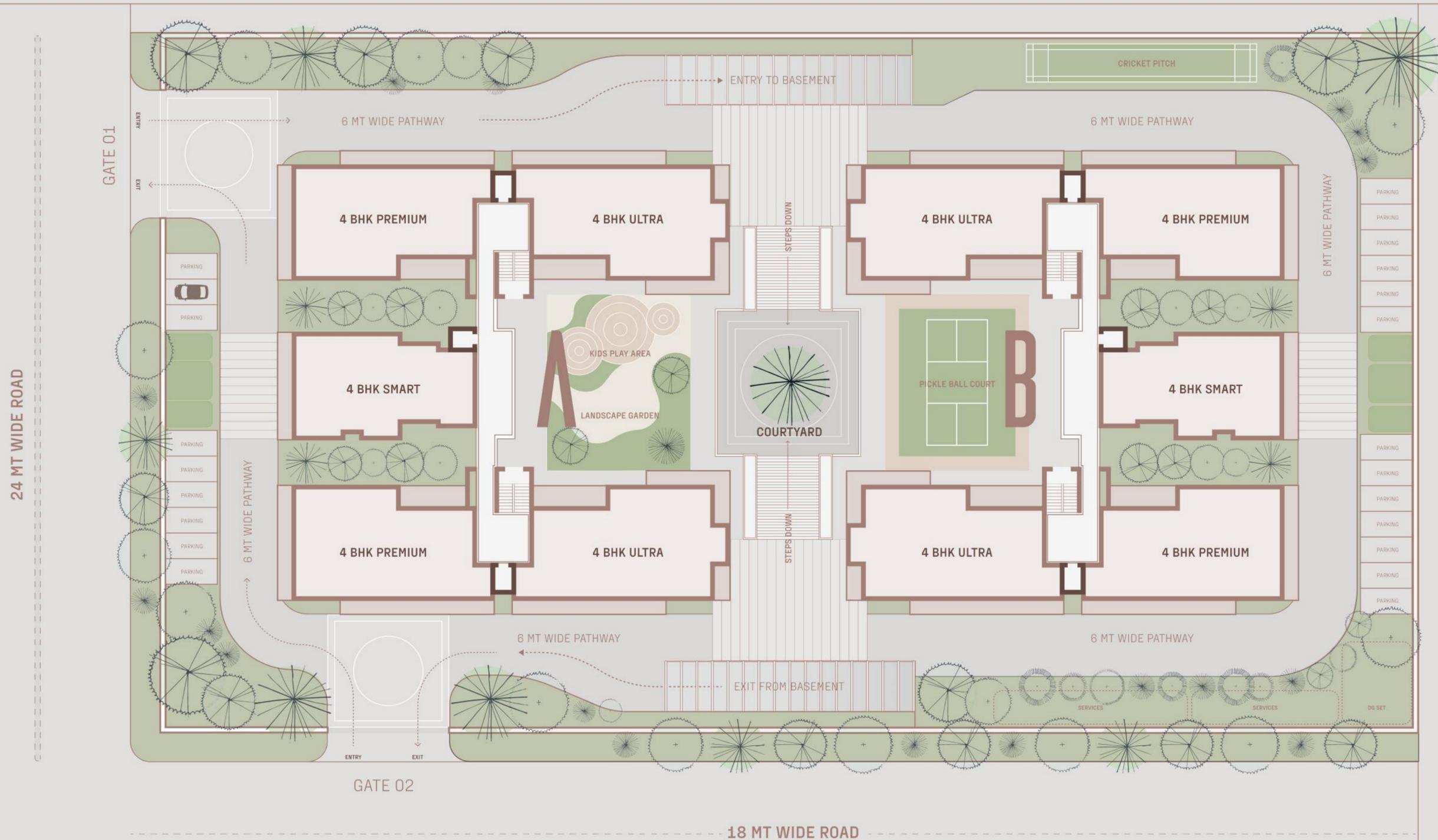


NOT AN APARTMENT THIS IS YOUR RESIDENCE

These ultra-premium apartments masterfully **blend Indian cultural elements with modern luxury**. Inspired by the *five elements—air, water, fire, earth, and sky*, the design features **large windows and spacious balconies on three sides**, filling the space with natural light and fresh air.

The layout balances **opulence and practicality**. A central living room acts as both a gathering space and a buffer, separating guest areas from private bedrooms for enhanced privacy. Each area serves a clear purpose while exuding elegance.

The apartment invites residents to fully embrace daily life, offering a true sense of home - a place to live, thrive, and enjoy each day.



A BLOCK
ASPIRE
WESTSIDE

B BLOCK
BLISS
EASTSIDE

S+14
LEVELS

140
UNITS

Start your day with the blissful warmth of the rising sun in *the Bliss*, symbolizing new beginnings. As the day progresses, the sun embraces *the Aspire* filling you with serenity of the evening sun, reflecting ambition & peace.

These two blocks perfectly capture the balance of energy, growth, & tranquility.

2 UNOBSTRUCTED SIDES

The site has wide roads on two sides, keeping the views, air and sunlight unobstructed for the times to come.

A GREEN BELT AROUND

The perimeter of the site is laden with trees, plants and greenery creating a necessary separation from the road.

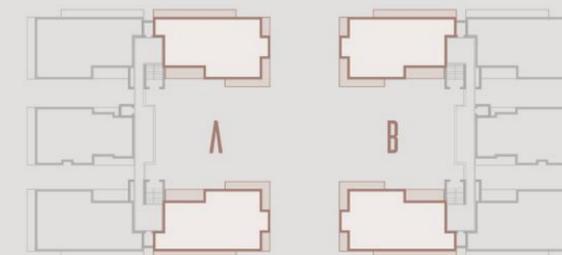
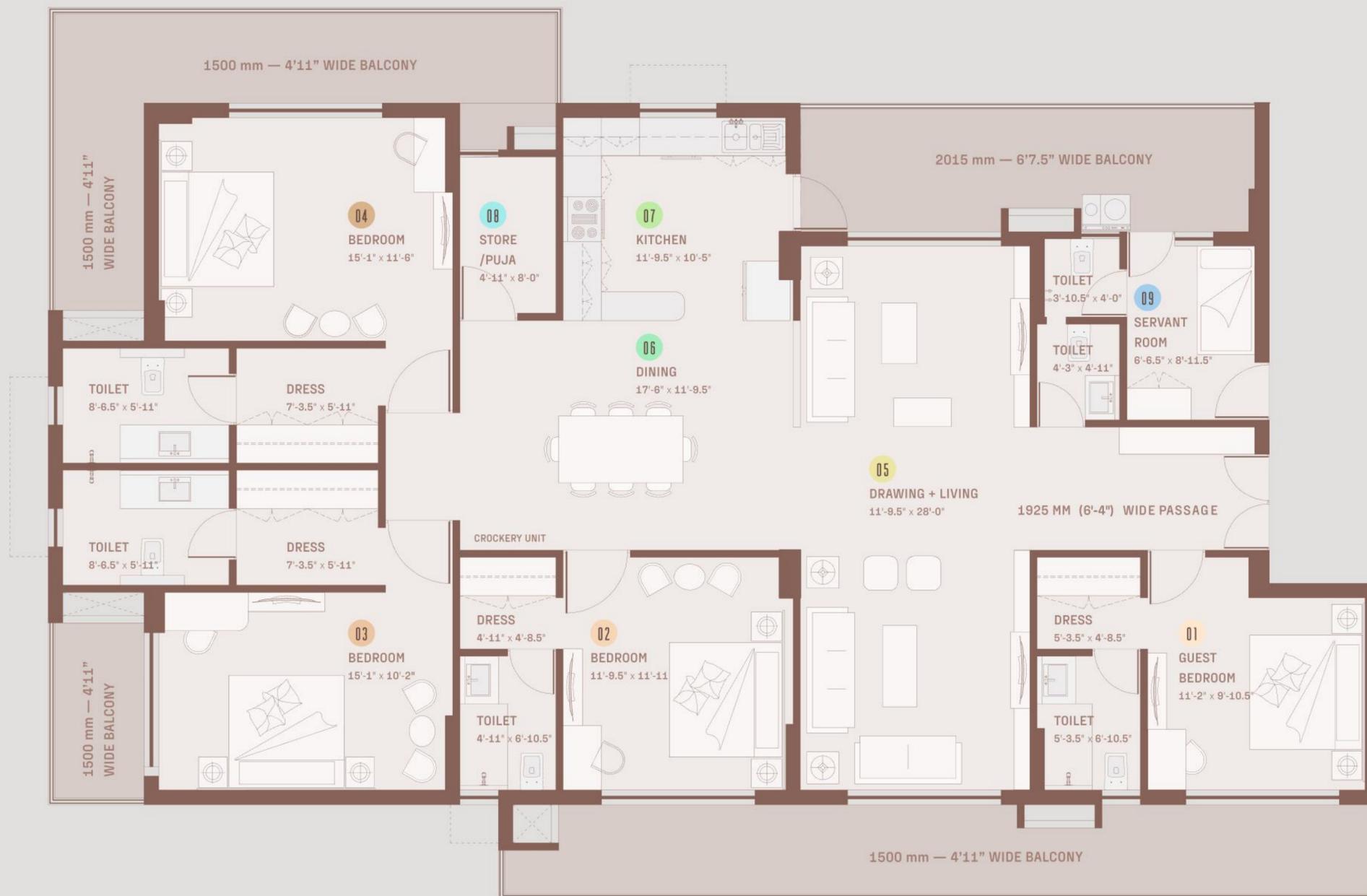
EAST WEST AXIS DESIGN

The whole site is East-West oriented, and the blocks follow the axis too, leading to ample sunlight for every unit.



SITE LAYOUT

FIRST FLOOR AND UP



SPACE	MM	FEET—INCHES	AREA SQ. FT.
01 BEDROOM (G)	3400 X 3015	11'-2" X 9'-10.5"	110.27 SQ. FT.
02 BEDROOM	3600 X 3650	11'-9.5" X 11'-11"	140.56 SQ. FT.
03 BEDROOM (M)	4600 X 3100	15'-1" X 10'-2"	153.42 SQ. FT.
04 BEDROOM (M)	4600 X 3500	15'-1" X 11'-6"	173.46 SQ. FT.
05 DRAWING + LIVING	3590 X 8530	11'-9.5" X 28'-0"	330.12 SQ. FT.
06 DINING	5330 X 3600	17'-6" X 11'-9.5"	206.33 SQ. FT.
07 KITCHEN	3600 X 3180	11'-9.5" X 10'-5"	122.9 SQ. FT.
08 STORE/PUJA	1500 X 2450	4'-11" X 8'-0"	39.33 SQ. FT.
09 SERVANT ROOM	2000 X 2725	6'-6.5" X 8'-11.5"	58.59 SQ. FT.

4 BEDROOMS + BATHROOMS

and there is an attached walk in wardrobe with each

4 BALCONIES—3 VIEWS

some of them are as big as whole rooms

330+ SQ FT LIVING ROOM

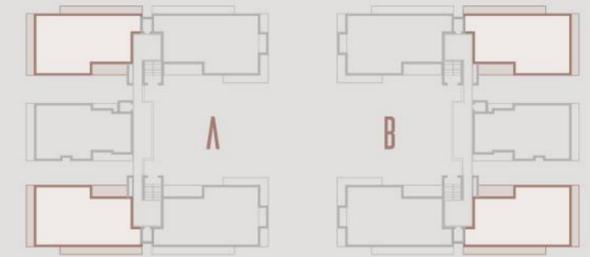
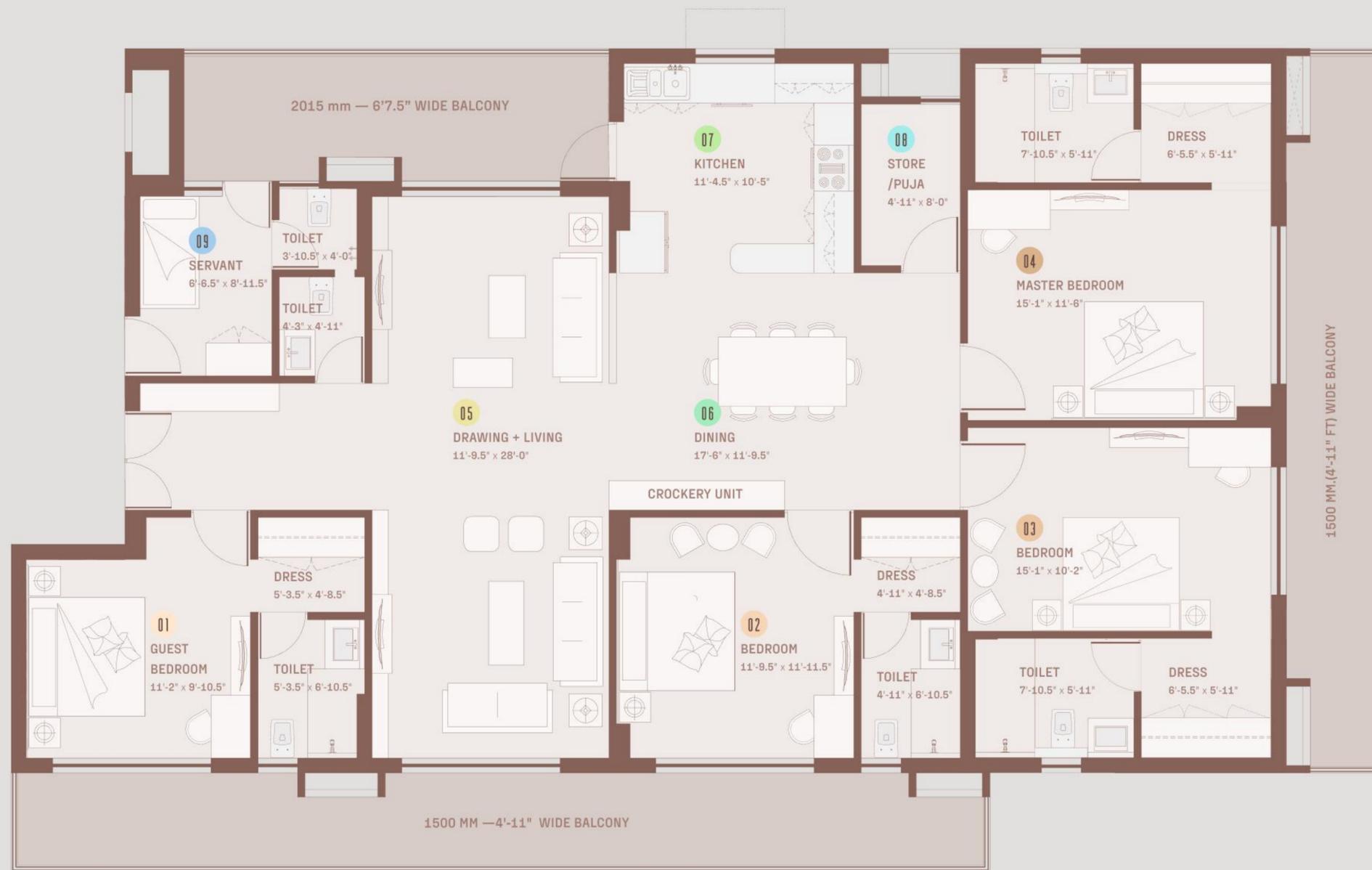
large enough that you can take a mini stroll here

RESIDENCE TYPE 01

ULTRA

CARPET AREA* 1896.40 SQ. FT.
 BALCONY AREA 632.60 SQ. FT.
 BUILT UP AREA 2676.36 SQ. FT.

* AS PER RERA



SPACE	MM	FEET—INCHES	AREA SQ. FT.
01 BEDROOM (G)	3400 X 3015	11'-2" X 9'-10.5"	110.27 SQ. FT.
02 BEDROOM	3600 X 3650	11'-9.5" X 11'-11"	140.56 SQ. FT.
03 BEDROOM	4600 X 3100	15'-1" X 10'-2"	153.42 SQ. FT.
04 BEDROOM (M)	4600 X 3500	15'-1" X 11'-6"	173.46 SQ. FT.
05 DRAWING + LIVING	3590 X 8530	11'-9.5" X 28'-0"	330.12 SQ. FT.
06 DINING	5330 X 3600	17'-6" X 11'-9.5"	206.33 SQ. FT.
07 KITCHEN	3600 X 3180	11'-4.5" X 10'-5"	118.57 SQ. FT.
08 STORE/PUJA	1500 X 2450	4'-11" X 8'-0"	39.33 SQ. FT.
09 SERVANT ROOM	2000 X 2700	6'-6.5" X 8'-11.5"	58.59 SQ. FT.

4 BEDROOMS + BATHROOMS

and there is an attached walk in wardrobe with each

3 BALCONIES—3 VIEWS

laid out smartly to accommodate a view for every room

330+ SQ FT LIVING ROOM

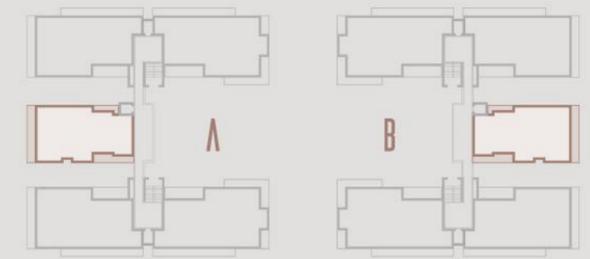
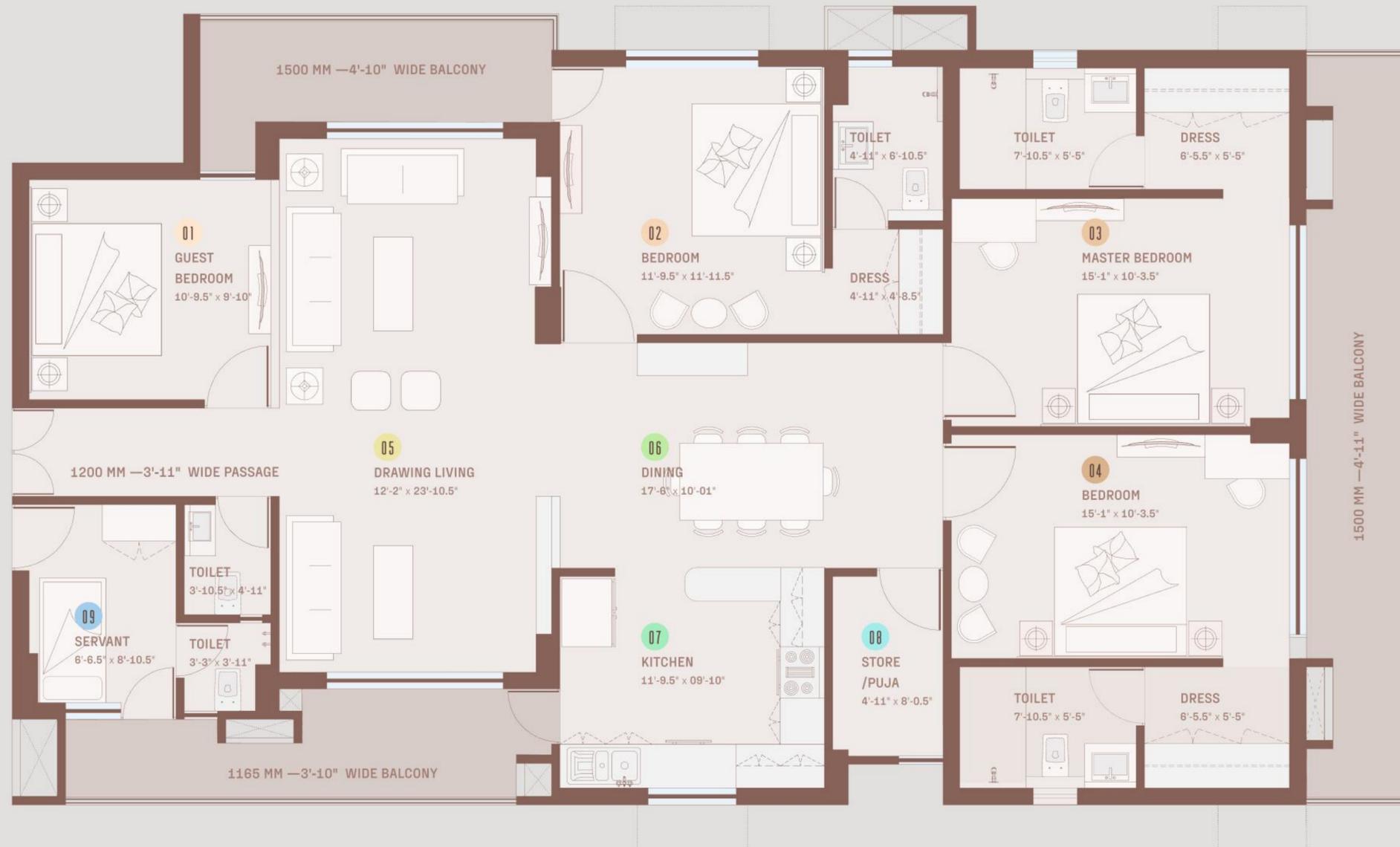
large enough that you can take a mini stroll here

RESIDENCE TYPE 02

PREMIUM

CARPET AREA*	1836.55 ^{sq. ft.}
BALCONY AREA	632.60 ^{sq. ft.}
BUILT UP AREA	2537.07 ^{sq. ft.}

* AS PER RERA



SPACE	MM	FEET—INCHES	AREA SQ. FT.
01 BEDROOM (G)	3290 X 3000	10'-9.5" X 9'-10"	106.06 SQ. FT.
02 BEDROOM	3600 X 3650	11'-9.5" X 11'-11.5"	140.97 SQ. FT.
03 BEDROOM (M)	4600 X 3140	15'-1" X 10'-3.5"	155.26 SQ. FT.
04 BEDROOM	4600 X 3050	15'-1" X 10'-3.5"	155.26 SQ. FT.
05 DRAWING +LIVING	3590 X 8530	12'-2" X 23'-10.5"	290.62 SQ. FT.
06 DINING	5330 X 3600	17'-6" X 10'-01"	176.45 SQ. FT.
07 KITCHEN	3600 X 3180	11'-9.5" X 09'-10"	115.88 SQ. FT.
08 STORE/PUJA	1500 X 2450	4'-11" X 8'-0.5"	39.55 SQ. FT.
09 SERVANT ROOM	2000 X 2700	6'-6.5" X 8'-10.5"	58.02 SQ. FT.

4 BEDROOMS + BATHROOMS

and there is an attached walk in wardrobe with each

3 BALCONIES—3 VIEWS

laid out smartly to accommodate a view for every room

290+ SQ FT LIVING ROOM

large enough that you can take a mini stroll here

RESIDENCE TYPE 03

SMART

CARPET AREA*	1604.27 SQ. FT.
BALCONY AREA	347.57 SQ. FT.
BUILT UP AREA	2083.48 SQ. FT.

* AS PER RERA

VASTU & COMPLIANCES

MATERIALS & SPECIFICATIONS

RERA APPROVED — UPRERAPRJ486522/09/2024

The project is approved by UP RERA and its details can be checked on www.up-rera.in or just scan the QR code next to directly go to the project registration details.



VASTU COMPLIANT

Planning has been done as per principles of Vastu



Drawing & Dining

The drawing and dining areas are graced with exquisite Italian marble or its equivalent, imparting a sense of luxury and sophistication to the space. The walls are finished with high-quality plastic emulsion paint, enhancing the ambiance with a smooth, refined texture that complements the opulence of the marble flooring.



Bedrooms

Each bedroom is adorned with premium vitrified tiles and beautifully coated with high-quality plastic emulsion paint, offering a sleek and polished finish that elevates the overall aesthetic.



Kitchen

Experience luxury in your kitchen with Italian marble flooring, complemented by a sophisticated quartz countertop. Enjoy the convenience of strategically placed hot and cold water points, double-bowl sink, and stylish dado tiles—all meticulously provided to customize your culinary experience, as per your vision.



Bathrooms

Indulge in luxury with premium anti-skid floor tiles, elegant wall tiles, and a crafted toughened glass wet-dry partition exclusively installed in the master bath. Enjoy Kohler, Grohe, or equivalent CP fittings and modern mixers for added convenience.



Balconies

Enjoy premium anti-skid tiles and stylish false ceilings in the balconies, with spacious glass railings offering views of the courtyard and main road. Plus, a separate utility balcony adds convenience.



Staircase & common passage

Immerse in natural light as elegantly finished granite passages and staircases shine, complemented by refined emulsion-painted walls and thoughtfully installed supportive handrails.



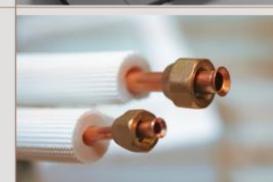
Doors & windows

The main entrance features an crafted 8-foot designer wooden door with a video door phone for security. Inside, each room and balcony has matching 8-foot premium flush doors and UPVC windows, combining elegance, durability, and style throughout the space.



Electricals

All rooms feature high quality concealed copper wiring from trusted brands like Havells or RR Kabel for safety and durability. Each space has ample light, fan points, AC provisions, and sleek modular switches ensuring both functionality and modern design.



Air conditioning

Each flat includes VRV copper piping and two outdoor units for efficient climate control, offering precise temperature regulation and enhanced comfort for a superior living experience.



External Spaces

- ENTRANCE PASSAGE
- ENTRANCE TO UNIT
- GREEN AREA

Internal Spaces

- BEDROOMS
- DRAWING LIVING & DINING
- KITCHEN
- BALCONY
- PUJA/STORE

Sun's Path (indicative)

Winds & Air

East—West Entry

The entry to each apartment is from east and west, no entry from south.

Vastu Furniture Layout

Bed & furniture facing inside each apartment is as per Vastu.

Sunlight & Airflow For Every Unit

Spacious balconies and windows on either side of the living area ensure ample light and ventilation, embodying the core principles of Vastu.

A Central Aangan

Inspired by Vastu principles, both blocks are designed around a central courtyard, where a tree stands as a symbol of harmony.

Quality With Commitment

THE GROUP

Gandharva Infratech is led by a team of seasoned professionals with over 30 years of excellence in the real estate and construction sectors.

The top management comprises highly skilled engineers, architects, and chartered accountants, ensuring that every project is executed with precision, innovation, and financial expertise, all of this delivered with our utmost commitment to time.

30+

years of making beautiful infra

50+

acres of quality development

1000+

happy home owners

10+

premium projects delivered

connect with us over a call or come visit us at

+91-011-41531397

305, Mercantile House, 15, Kasturba Gandhi Marg,
Connaught Place, New Delhi - 110001

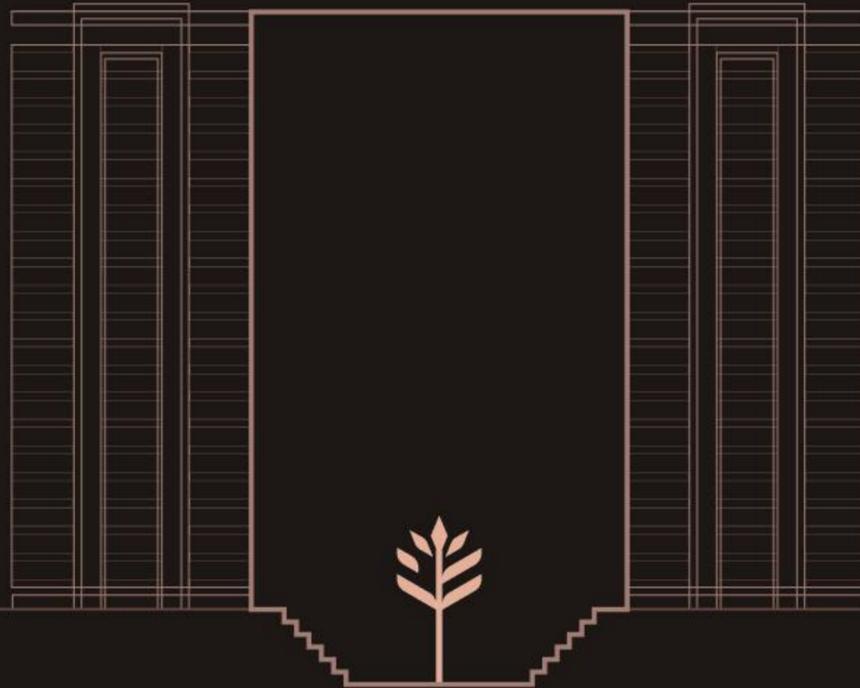
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IMPERIAL RESIDENCIA



Plot GH—03, Sector 12
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UPRERAPRJ486522/09/2024

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