

RERA REGN. NO.  
**UPRERAPRJ195850/08/2024**  
Rera Website: [www.up-rera.in/projects](http://www.up-rera.in/projects)



Scan QR for  
RERA Details

SCAN QR FOR



3D  
Walkthrough



Virtual Tour of  
Sample Apartment



Site  
Location



Project  
Video

HOME LOAN APPROVED BY



**Jashn** | Realty

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**Corporate Office:** B-106, South City-1, Gurugram, Haryana - 122001

**Lucknow Office:** 106, Felix Square, Sushant Golf City, Lucknow - 226030

**Branch Office:** 503, Felix Square, Sushant Golf City, Lucknow - 226030

**Site Address:** GH1A, Sec-G, Pocket-5, Sushant Golf City, Lucknow - 226030

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RERA Details

Bank Account Details:

Account Name: Privue Builders Pvt. Ltd. - Coll A/c - Jashn Elevate Phase - 2 | Account No.: 42905543006

Bank Name: State Bank Of India | Branch: Commercial Branch | IFSC Code: SBIN0004166

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# Jashn Elevate

## CLUB TOWERS

### PHASE - 2

A Project By:

**Jashn** | Realty



JASHN REALTY  
WELCOMES YOU  
TO UNRIVALLED  
LIVING

A REVELATION  
THAT INSPIRES  
THE EMERGENCE  
OF JASHN ELEVATE



# LIVE ELEVATED





## CRAFTING THE EXTRAORDINARY

Jashn Elevate by Jashn Realty is the pinnacle of upscale city living. Crafted for individuals who cherish opulence and refinement, it exudes an aura of regality and distinction. It's the ultimate symbol of timeless elegance and luxury, tailored for those who value the finer aspects of life.



ARTISTIC IMPRESSION

  
**Jashn Elevate**  
GRAND WAY OF LIFE

ENTER THE WORLD  
OF ELEVATED EXPERIENCE

Jashn Elevate offers a unique approach to luxury living, where spaces become lifelong companions. Nestled within a sprawling 10-acre landscape, Jashn Elevate will feature 12 towers carefully orchestrated in a harmonious blend of 5 blocks. The development will unfold in a phased manner, with 1st Phase unveiling a single block and 3 towers.




## SEAMLESSLY CONNECTED

Nestled in Lucknow's renowned Sushant Golf City, Jashn Elevate offers a wealth of attractions right at your fingertips. Positioned for convenience, it provides quick access to Amar Shaheed Path, Sultanpur Road & Outer Ring Road ensuring seamless connectivity to the city's key landmarks.



# LOCATION ADVANTAGE

 Sultanpur Road/ HCL IT City  
**01 Min. Drive**

 Iskcon Temple  
**03 Min. Drive**

 CMS, School  
**08 Min. Drive**

 Centrum Hotel  
**03 Min. Drive**


 Shaheed Path  
**05 Min. Drive**


 GD Goenka, School  
**08 Min. Drive**


 Ekana Cricket Stadium  
**08 Min. Drive**

 Golf Course  
**05 Min. Drive**

 Jaipuria, School  
**08 Min. Drive**

 Phoenix Palassio Mall  
**08 Min. Drive**

 Lulu Mall  
**05 Min. Drive**

 Gomti Nagar  
**15 Min. Drive**

 Hazratganj  
**20 Min. Drive**

 Airport  
**20 Min. Drive**

 Medanta Hospital  
**08 Min. Drive**





## REVEL IN THE VIBRANCY OF MODERN LIVING LIFESTYLE

Jashn Elevate is a celebration of contemporary lifestyle, where every moment is infused with energy and excitement. With its modern aesthetics and luxurious amenities, it promises an unparalleled experience of urban living.



SPACIOUS BALCONIES





TOWER DROP OFF WITH  
DOUBLE HEIGHT ENTRANCE



ARTISTIC IMPRESSION



TRIPLE  
HEIGHT  
THE  
WESTFIELD  
CLUB



## THE WESTFIELD CLUB

Discover The Westfield Club by Jashn Elevate, spanning approximately 22,000 Sq.Ft. Enter our Triple-Height Clubhouse and immerse yourself in a world of luxury, where exquisite dining, curated entertainment and refined ambience awaits promising an extraordinary escape from the ordinary.

OFFERING 56+ AMENITIES



ARTISTIC IMPRESSION



CLUB  
TERRACE

## AMENITIES GROUND FLOOR



CLUB LOUNGE



MULTIPURPOSE HALL



PRIVATE PARTY LOUNGE



CAFÉ



CO-WORKING SPACE



GUEST ROOMS



CRECHE



DEPARTMENTAL STORES



GUEST CAR PARKING

## AMENITIES FIRST FLOOR



ENTERTAINMENT AREA



MINI HOME THEATRE



SPA



BANQUET



SALOON



YOGA SPACE



BILLIARDS



MULTIPURPOSE HALL



GYMNASIUM





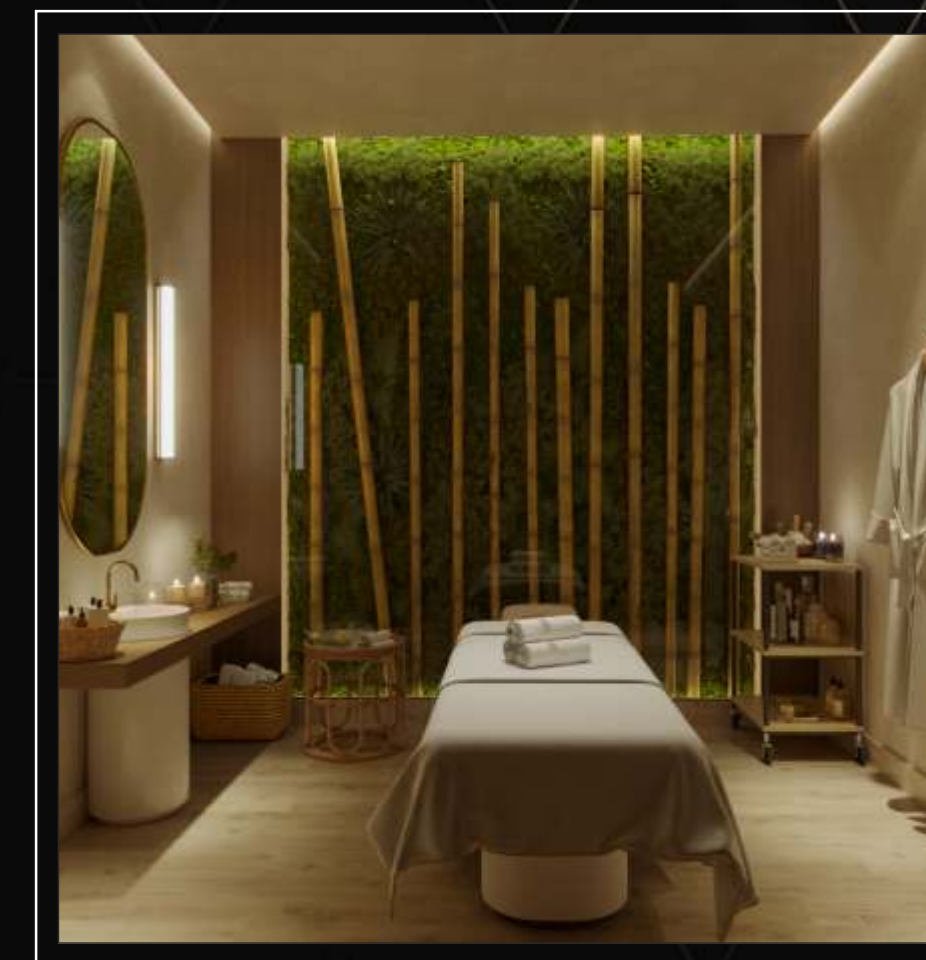
CLUB BAR



SPA ROOM



Your nightlife destination for signature cocktails, live music, and an electric atmosphere. Unwind and dance the night away!



Jashn Elevate Spa Room  
your sanctuary for relaxation and rejuvenation.  
escape and elevate your well-being.



## DOUBLE HEIGHT ENTRANCE LOBBY



Step into our waiting lounge, a serene oasis where time slows and anticipation dances in the air.



## GUEST ROOMS



Step into our guest rooms where luxury meets comfort for an unforgettable stay.



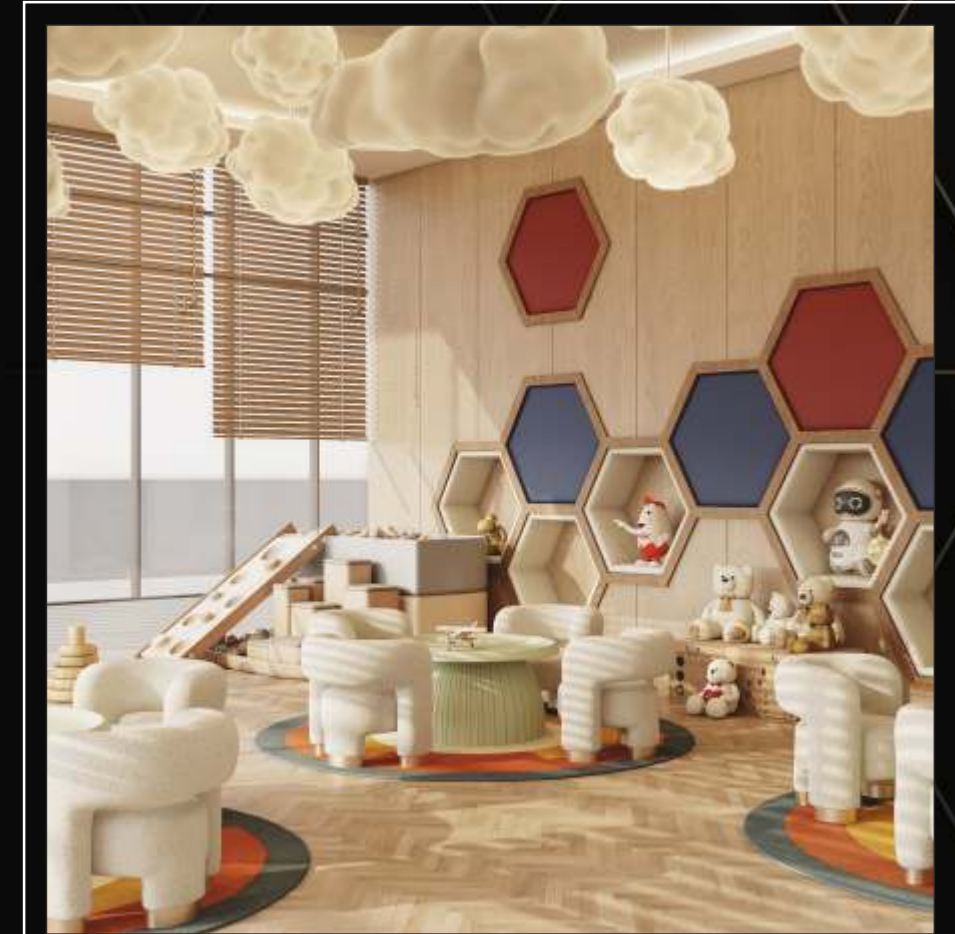
## CO-WORKING SPACE



In our dynamic working space, creativity flourishes amidst an atmosphere designed for optimal productivity.



## CRECHE



Discover our crèche a nurturing haven where little ones play, learn and grow in a safe and stimulating environment.





AC WAITING  
AREA



BANQUET  
HALL



MULTIPURPOSE  
HALL



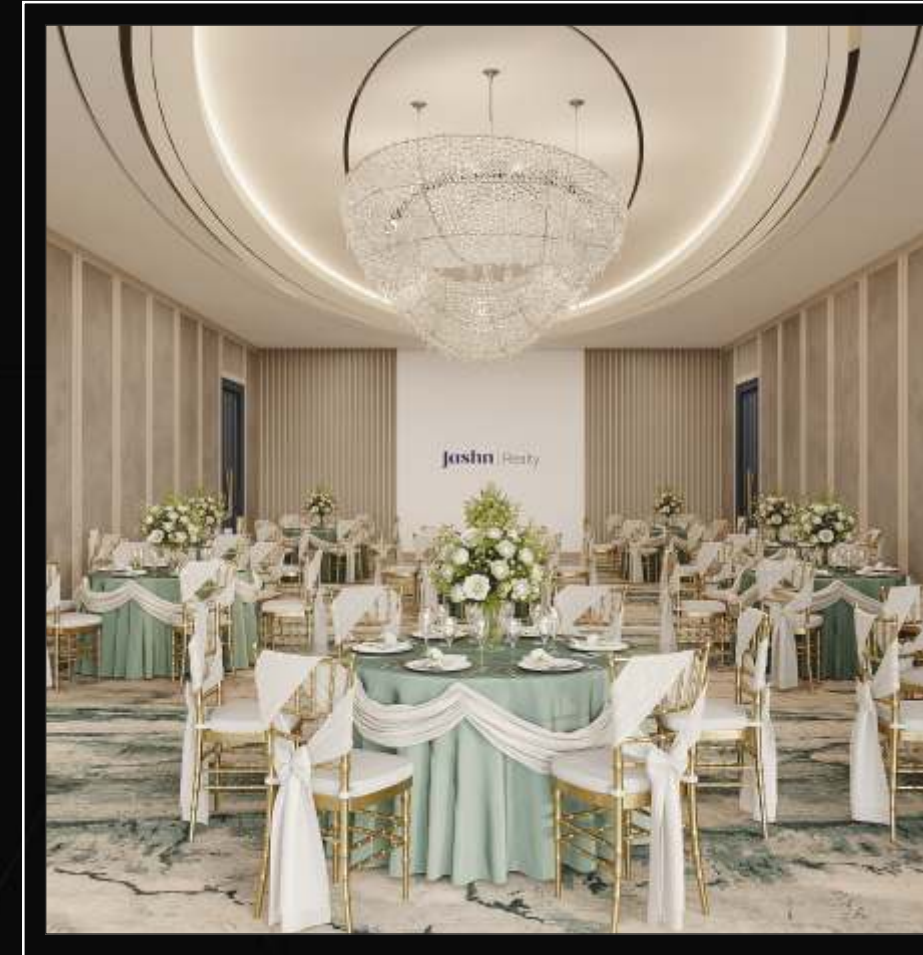
TRIPLE  
HEIGHT CAFÉ



A sheltered waiting area for kids and adults,  
shielding from sun and rain.



Introducing our banquet hall a versatile space  
where events come to life and memories are made.



Introducing our multipurpose hall a versatile space for  
unforgettable events and cherished memories.



Step into our triple height café, where every sip tells a story  
and every bite is a moment of bliss.



DEPARTMENTAL  
STORES



Step into our departmental store where convenience meets variety in a shopper's paradise.



MINI HOME  
THEATRE



Welcome to our mini home theatre where sights and sounds come alive in immersive experiences crafted for your enjoyment.



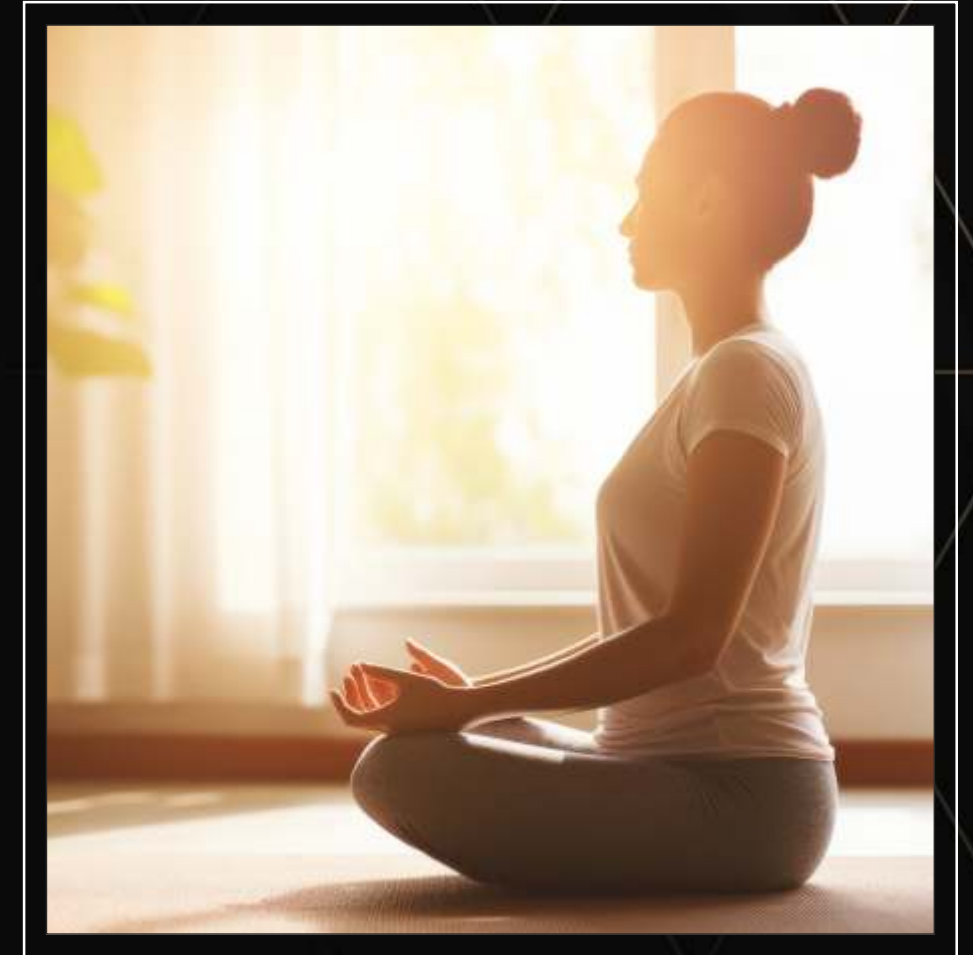
SPA



Indulge in tranquility at our spa, where relaxation and rejuvenation await amidst serene surroundings.



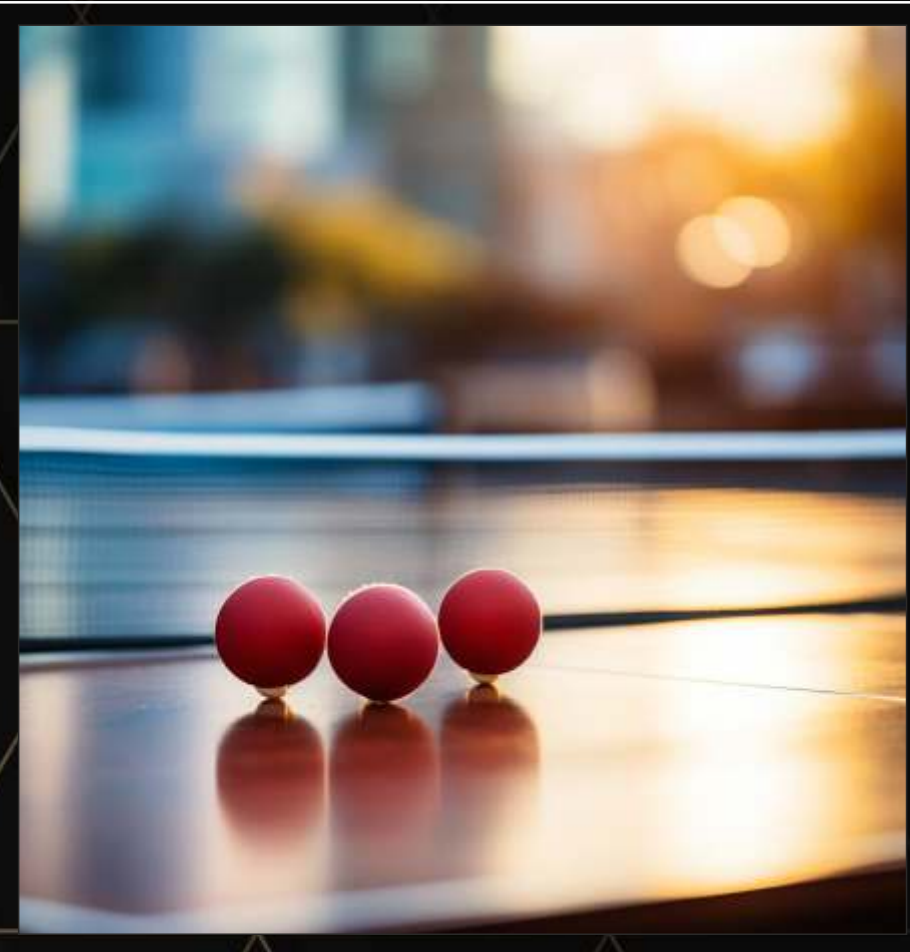
YOGA



Discover serenity and peace with yoga, where tranquility and revitalization await amidst a calming atmosphere.



TABLE  
TENNIS



Where every rally is a burst of energy and every match is a thrill.



ENTERTAINMENT  
AREA



Step into our Entertainment Area  
Where every shot is a moment of skill  
And every game is a chance for fun.



EV CHARGING POINT



While you're at Jashn Elevate, your electric vehicle is getting charged at our EV charging point.



## SALES EXPERIENCE CENTRE

Step into our sales experience centre at GH-1A, Sec-G, Pocket-5, Sushant Golf City, Lucknow. Discover our sample flat detailed models and floor plans while immersing yourself in captivating visual representations to truly grasp the essence of Jashn Elevate.





## SAMPLE FLATS

Immerse yourself in the ambience of our sample flat, meticulously designed to showcase the finest aspects of Jashn Elevate's interior design. From the layout to the decor, explore every detail to envision your future home.





## SWIMMING POOL

Swim, Relax, Repeat: Experience  
the ultimate in leisure living



ARTISTIC IMPRESSION



## KIDS PLAY AREA WITH AMPHITHEATRE

Explore endless fun at the Kids' Play Area in Jashn Elevate  
Where laughter and adventure await your little ones.



ARTISTIC IMPRESSION



## BASKET BALL COURT

Score big at the Basketball Court shoot hoops, dribble, and enjoy some friendly competition in this exciting space!



ARTISTIC IMPRESSION



## TENNIS COURT

Serve up some fun at the Tennis Court! Whether you're a seasoned player or just starting out, enjoy the game.



ARTISTIC IMPRESSION



## JOGGING TRACK

Hit the ground running on the Jogging Track! Lace up your shoes and enjoy a refreshing run or leisurely stroll along the scenic pathway.



ARTISTIC IMPRESSION



## BADMINTON COURT

Get ready to rally and smash your way to victory in this exciting space at Jashn Elevate.



ARTISTIC IMPRESSION





FLOATING  
WATER/SUNKEN  
SITTING



POOL  
DECK /BAR



WATER  
FEATURE



CLUB  
PARTY LAWN



MISTING  
MOUNDS



SENIOR  
CITIZEN'S GARDEN





SITTING  
PAVILION



TOPIARY  
GARDEN



KIDS  
ZONE



VISUAL  
GARDEN



MODERN  
LOUNGERS



PRIVATE  
LAWNS





## ELEVATION EXALTED

The elevation is modern, distinctive and a design expression to marvel. Rising above 10 acres of manicured lawns, landscaped gardens and inviting walkways.



## LIVING ROOM

Step into luxury in the living rooms at Jashn Elevate! Designed with elegance and comfort in mind these spaces are perfect for relaxing, entertaining and making memories with loved ones.



ARTISTIC IMPRESSION



## BED ROOMS

Discover blissful comfort in the bedrooms. Designed for relaxation and rejuvenation, these spaces offer a perfect sanctuary for peaceful nights and tranquil mornings.



ARTISTIC IMPRESSION



## KITCHEN

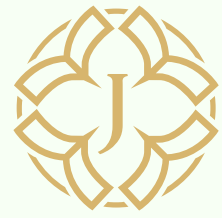
Enjoy cooking in style at Jashn Elevate's kitchen.  
Designed for both beauty and efficiency they  
make meal preparation a joy.



ARTISTIC IMPRESSION



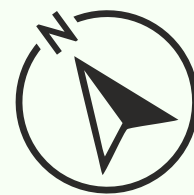
ARTISTIC IMPRESSION



# SITE LAYOUT PLAN

## LEGENDS

1. Main Gate
2. Guard Room with Parcel Collection & Separate Waiting Area
3. Welcome Water Feature/Signage
4. Entry Boulevard
5. Club Recreational Zone
6. Main Swimming Pool
7. Kids Pool
8. Shallow Water Lounger
9. Floating Water / Sunken Seating
10. Club Entrance
11. Club Drop-Off
12. Water Feature
13. Club Party Lawns
14. Recreational Garden
15. Gathering Lawn
16. Kids Play Area
17. Amphitheatre
18. Meandering Walking Trails with Logging Track
19. Club
20. Outdoor Barbeque
21. Restaurant Outdoor Sitting
22. Sports Plaza/Seating Court
23. Basket Court
24. Tennis Court
25. Terminalia Court
26. Open Gym
27. Forest Trail
28. Healing Garden (Yoga/Meditation)
29. Senior Citizen Garden
30. Misting Mounds
31. Chess Court
32. Badminton Court
33. Table Tennis Deck
34. Sitting Pavilion
35. Herbs Garden
36. Visual Garden
37. Metal Canopy
38. Kids Lawn
39. Private Lawn
40. Plumeria Court
41. Tree Court
42. Visual Lawns
43. Tower Drop-Off
44. Tower Lobby



# CLUSTER PLAN BLOCK - B

3BHK- Large Type 1

3

3BHK- Large+  
4T+Puja/Store+ S.Q.

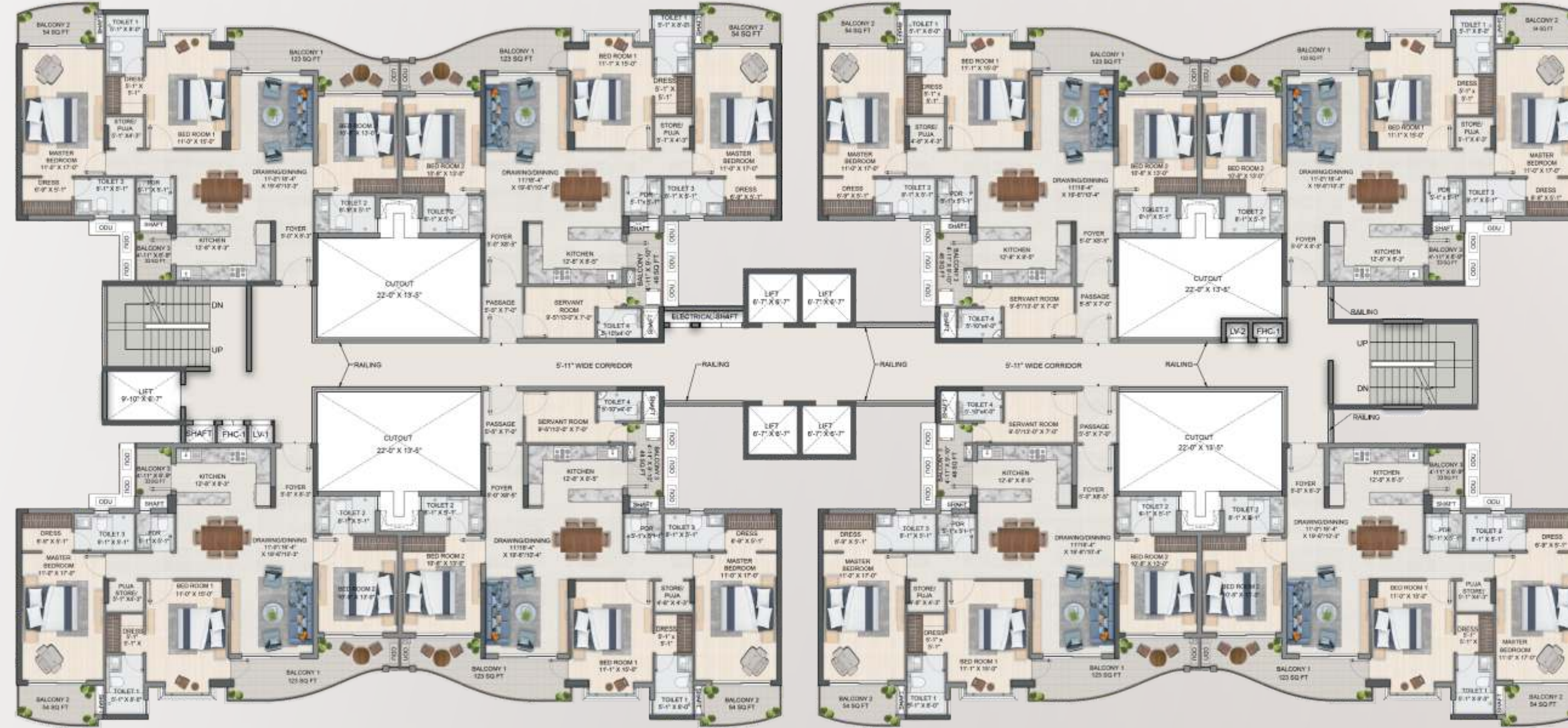
4

3BHK- Large+  
4T+Puja/Store+ S.Q.

3

3BHK- Large Type 1

4



3BHK- Large Type 1

2

3BHK- Large+  
4T+Puja/Store+ S.Q.

1

3BHK- Large+  
4T+Puja/Store+ S.Q.

2

3BHK- Large Type 1

1

TOWER-4

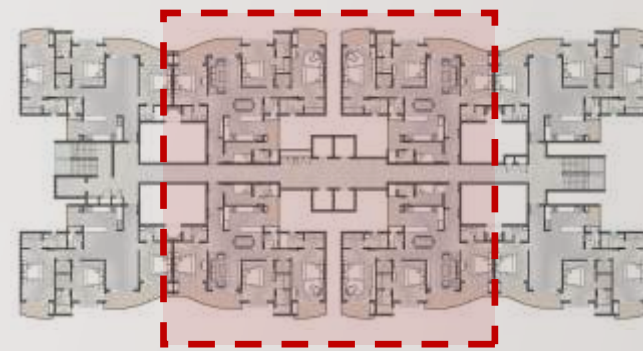
TOWER-3



UNIT PLAN  
3BHK-Large + 4T+Puja/Store + SQ



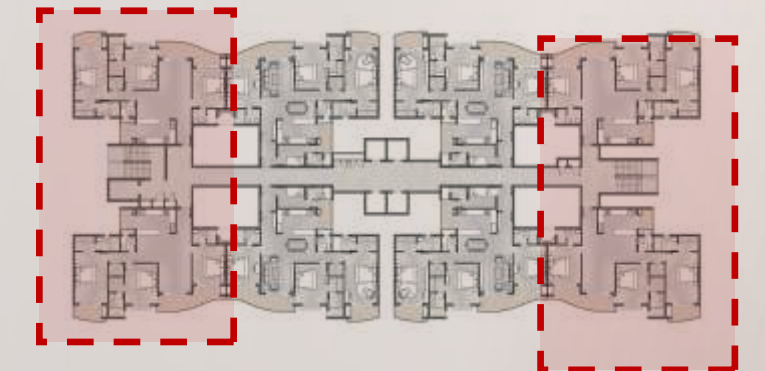
RERA Carpet Area:  
1391 Sq.Ft. (129.22 Sq.Mtr.)  
Balcony Area:  
212 Sq.Ft. (19.69 Sq.Mtr.)



UNIT PLAN  
3BHK-Large Type - 1



RERA Carpet Area:  
1236 Sq.Ft. (114.82 Sq.Mtr.)  
Balcony Area:  
197 Sq.Ft. (18.30 Sq.Mtr.)







# SPECIFICATION

## STRUCTURE

RCC framed structure designed with the seismic consideration for the zone as specified by the BIS code, with RCC monolithic shear wall construction.

## FOUNDATION

Reinforced concrete foundation

## EXTERIOR FINISH

Exterior grade paint of make Asian/ Dulux/Berger or equivalent over cement based putty

## LIVING ROOM/DINING/FOYER

Flooring/Skirting: 1200mmX600mm vitrified tiles as per design  
Walls: Plastic emulsion paint of make Asian/ Dulux/Berger or equivalent over cement based putty  
Ceiling: Oil Bound Distemper of make Asian/ Dulux/Berger or equivalent over cement based putty

## MASTER BEDROOM

Flooring/Skirting: Wooden texture tile as per design  
Walls: Plastic emulsion paint of make Asian/ Dulux/Berger or equivalent over cement based putty  
Ceiling: Oil Bound Distemper of make Asian/ Dulux/Berger or equivalent over cement based putty

## OTHER BEDROOMS

Flooring/Skirting: 1200mmX600mm vitrified tiles as per design  
Walls: Plastic emulsion paint of make Asian/ Dulux/Berger or equivalent over cement based putty  
Ceiling: Oil Bound Distemper of make Asian/ Dulux/Berger or equivalent over cement based putty

## KITCHEN

Flooring/Skirting: Anti skid ceramic/vitrified tiles as per design  
Walls: Plastic emulsion paint of make Asian/ Dulux/Berger or equivalent over cement based putty  
Ceiling: Oil Bound Distemper of make Asian/ Dulux/Berger or equivalent over cement based putty  
Counter: Granite counter as per design  
Fittings & Fixtures: Single bowl sink with drain board and CP fitting

## CORRIDORS/LOBBY/STAIRCASE

Lift Lobby : Flooring - Granite/ Tiles as per design  
: Walls - Granite/Tiles as per design/ Paint  
: Ceiling - Oil Bound Distemper of make Asian/ Dulux/Berger or equivalent over cement based putty  
Staircase : Flooring - Granite/stone as per design  
: Walls - Oil Bound Distemper of make Asian/ Dulux/Berger or equivalent over cement based putty  
: Railings - MS Railings with enamel paint  
Common : Flooring - Vitrified tiles as per design  
Passage : Walls - Plastic emulsion paint of make Asian/ Dulux/Berger or equivalent over cement based putty  
: Ceiling - Oil Bound Distemper of make Asian/ Dulux/Berger or equivalent over cement based putty

## DOORS & WINDOWS

Main Door: 2600 mm ht Doors Painted/polished with hardwood frame and laminated door shutters  
Internal Doors: 2400 mm ht Doors Painted/polished with hardwood frame and laminated door shutters  
External Windows: Glazed UPVC/Alumimium  
Hardware: Good quality hardwares and fittings (IPSA/DORSET or equivalent)

## TOILETS

Flooring: Anti-skid ceramic tiles/vitrified tiles as per design  
Walls: Ceramic tiles/vitrified tiles as per design upto Dado level (approx. 2400 mm)  
Ceiling: Grid false ceiling of make Everest/Armstrong or equivalent standard make  
Others: Granite counter as per design

## BALCONIES

Flooring: Anti-skid ceramic tiles/vitrified tiles as per design  
Walls: Exterior grade paint of make Asian/ Dulux/Berger or equivalent over cement based putty  
Ceiling: Oil Bound Distemper of make Asian/ Dulux/Berger or equivalent over cement based putty  
Railing: MS Railing

## PLUMBING & SANITARY FIXTURES

Sanitary Ware: White chinaware of make Jaquar/Kohler/Roca or equivalent  
CP Fittings: CP fitting of make Jaquar/Kohler/Roca or equivalent  
Plumbing: CPVC /UPVC pipes of Supreme /Prince/Astral or equivalent with the provision of hot & cold water supply

## ELECTRICAL FITTINGS & FIXTURES

Electrical Points & Wiring: ISI Mark concealed conduits with FRLS grade copper wire of make Havells/ Polycab/Anchor or equivalent  
Switches: ISI Mark Good quality modular switches & sockets of make Anchor/Legrand or equivalent  
Air Condition Provision: Concealed Copper wiring with drainage line for Air condition  
TV & Telephone: FTTH provision  
DG Power Backup: For 2.5 BHK - 2KVA & for 3BHK & above Maximum 3KVA per flat

## LIFTS, FIRE FIGHTING & SECURITY SYSTEM

Life: Schindler / OTIS / Kone or equivalent  
Fire Fighting System: Fire fighting equipments as per NBC  
Security System: Gated community, Multi-tier security & CCTV surveillance  
EV Charging: As per Norms at designated location on chargeable basis

## EXTRA BENEFITS

MODULAR KITCHEN

VANITY | WARDROBES

VIDEO DOOR PHONE



**Jashn** | Realty

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## THE WORLD OF JASHN REALTY

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Cities are not defined by buildings, but by experiences. It is the warmth of homes, the buzz of commercial activities, and the excitement of malls that help to create a vibrant city.

At Jashn Realty, we enrich lives with our premium developments in residential, commercial, retail, hospitality and social infrastructure verticals.

Through world-class design, quality finishes, fine aesthetics, world class amenities and a commitment to increasing our green footprint, we strive to create developments that are sustainable and elevate lifestyles.

Our mix of innovative design, expansive landscape layouts, planning initiatives, and use of cutting-edge technology has resulted in 1 completed project in Lucknow.



### **GREENBOX DESIGNS**

Transforming Spaces, Enriching Lives: Greenbox Designs - Your Premier Landscape Consultancy Since 2002. From Premier Hotels to Urban Renewal, We Craft Inspirational Environments for Every Setting. Let's Create Your Perfect Outdoor Oasis Together.



### **OOLENA STUDIO**

Welcome to Oolenna Studio, Where Luxury Meets Functionality. Elevate your space with our bespoke interior design solutions crafted with precision and elegance. From residential sanctuaries to commercial marvels, let us bring your vision to life with our meticulous attention to detail. Experience the difference with Oolenna Studio and step into a world of timeless sophistication.



### **OPTIMUM DESIGN**

Optimum Design Pvt. Ltd. pioneers earthquake-resistant structural solutions for diverse projects across India. With over 500 successful projects and 20 crore sq. ft. of constructed area, our team of 40+ passionate engineers delivers excellence in structural engineering consultancy.



### **CESPL**

A leading MEP (Mechanical, Electrical, and Plumbing) firm based in Delhi NCR, providing innovative and sustainable engineering solutions for construction projects. With over 35 years of design experience, our LEED Platinum office headquarters houses 60 design professionals. We have successfully completed over 1000 projects across diverse markets and served 100+ prominent national clients.



### **DESIGN FORUM INTERNATIONAL**

Where Architecture Meets Innovation. Founded by visionary IIT'ians, we blend talent, integrity, and sustainability to create iconic spaces. With a dynamic team of over 150 professionals, we craft legacies for future generations across residential, commercial, and institutional sectors. From Delhi to Gurugram, our projects redefine the Indian-built environment. Join us in shaping the future of architecture.