PALM CITY

LUXURY RESIDENCES

This draft copy of plans is intended solely for discussion and feedback purposes.

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*Artistic impression for representation purpose only

WHERE LIFE FINDS A

GRAND NEW ADDRESS

A distinguished **165-Acre (approx.) township** poised on the Outer Ring Road, thoughtfully crafted for those who aspire to live beyond the ordinary.

From elegant Independent Floors and Villas to Group Housing, Plots and Commercial Built-ups, Palm City brings an exceptional spectrum of possibilities together.

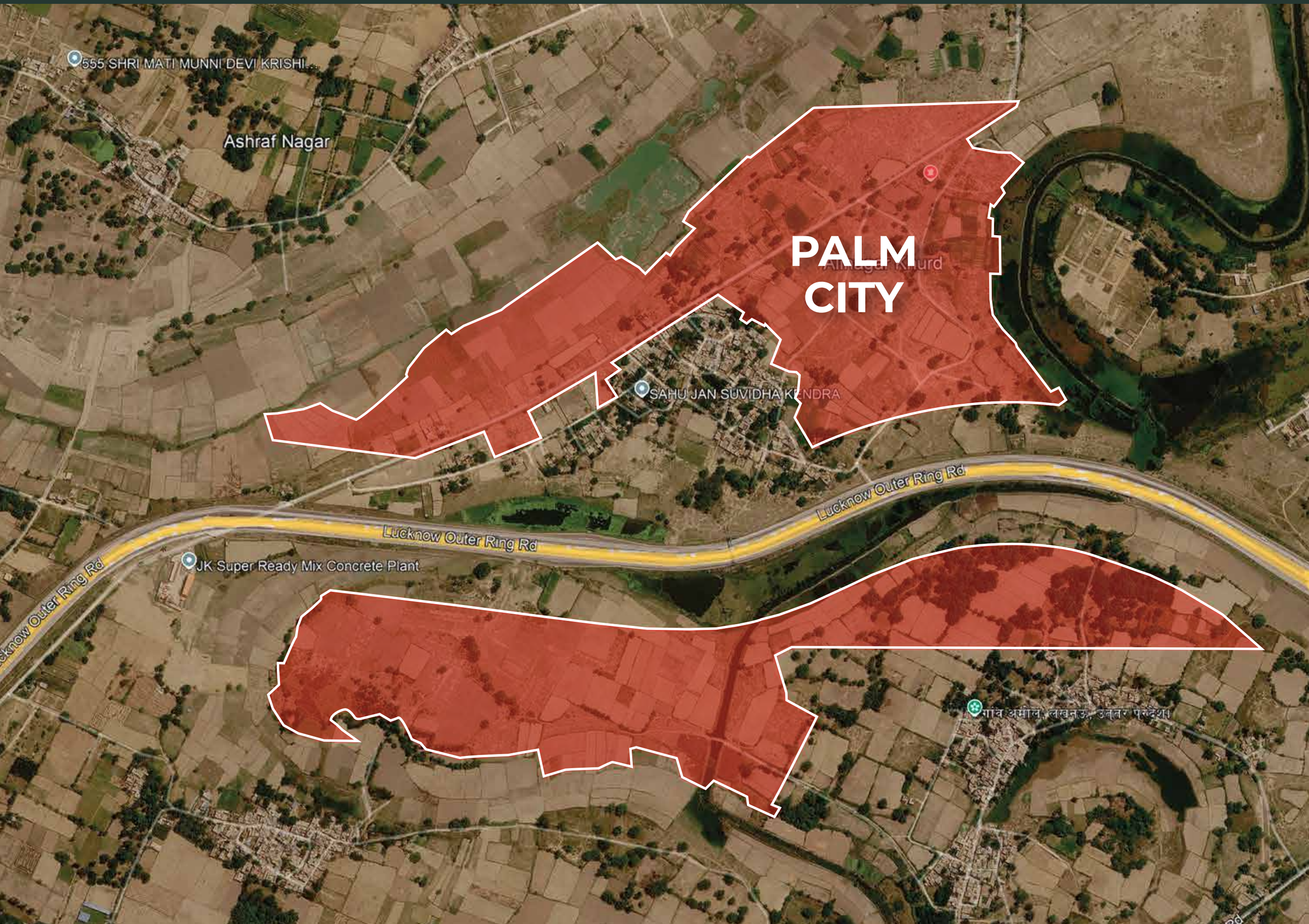
Expansive avenues, seamless connectivity and thoughtfully envisioned spaces create an environment where contemporary living meets timeless aspirations.

A destination designed not just to reside, but to belong, prosper, and elevate your everyday life.

Google Location

***Important Note**

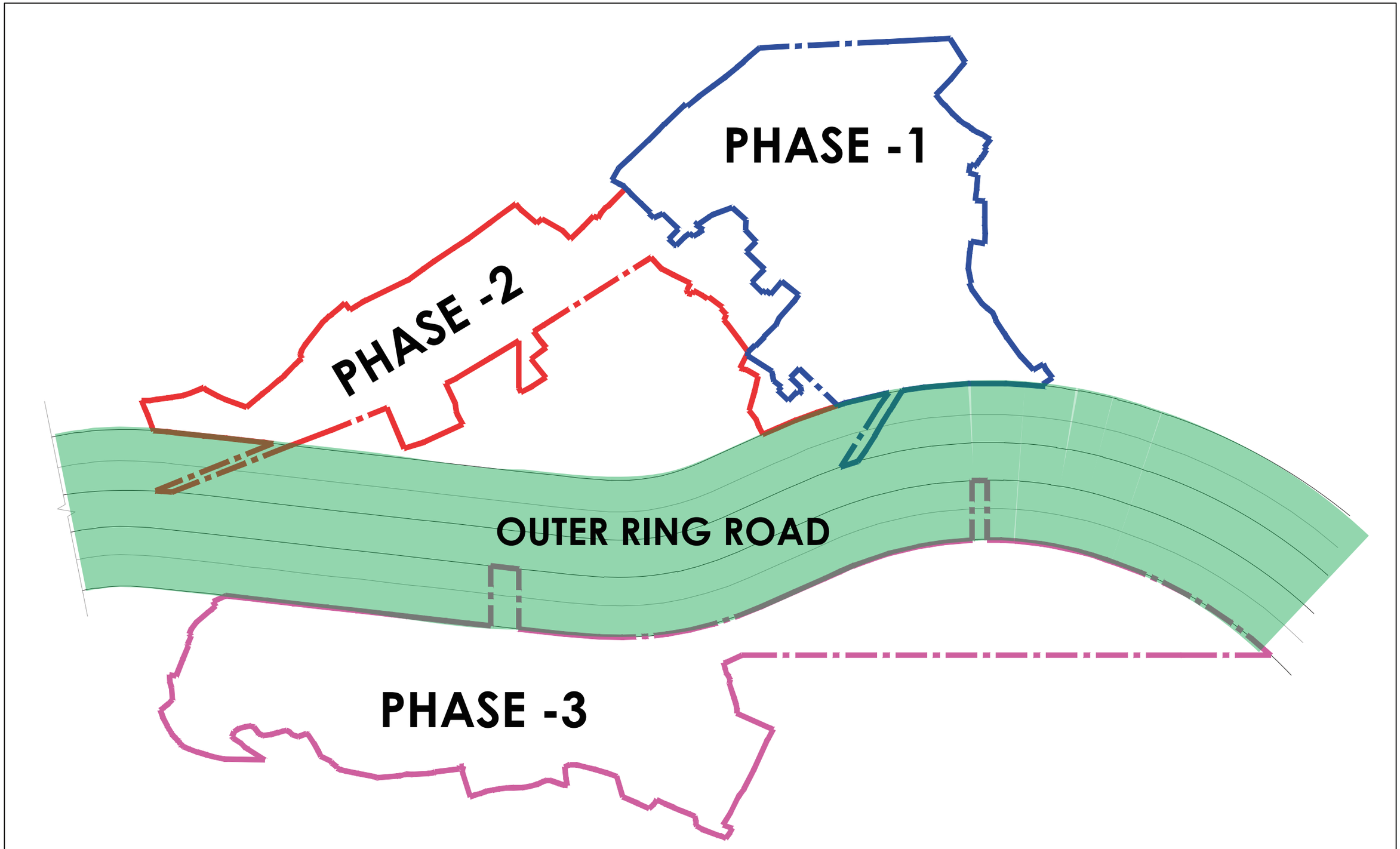
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Key Plan

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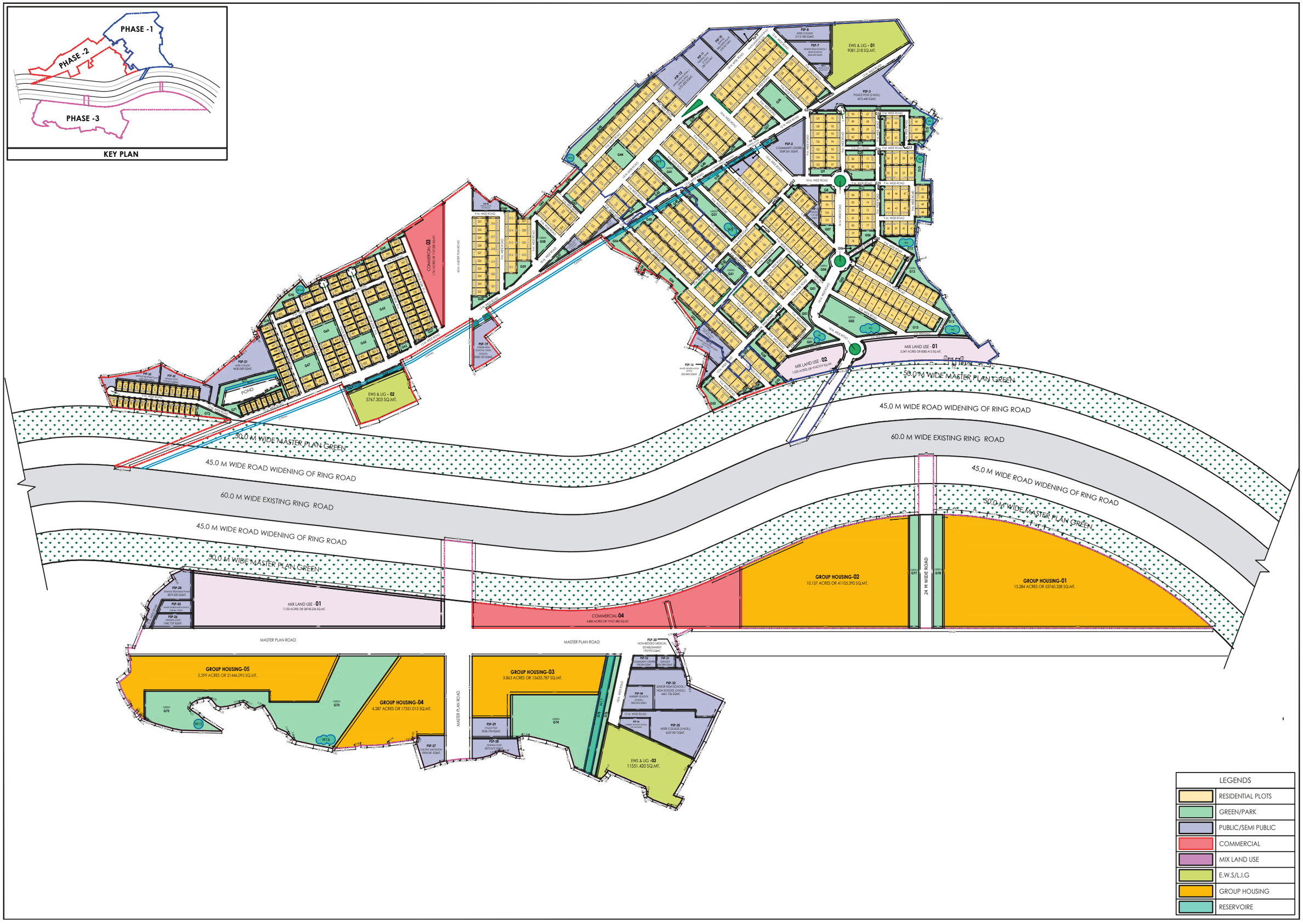


KEY PLAN

Proposed Master Plan

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EXPERIENCE

Elevated Living

Beautifully crafted home, landscaped parks & thoughtfully curated lifestyle amenities - where every generation finds its perfect place.

*

Aurelia & Grandeur

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TOWNSHIP *Amenities*

Everything you require is already planned.







- Club House
- Lush Green Parks & Reflexology Paths
- Open Gym & Jogging Track
- Swimming Pool
- Well-Equipped Pet Stead
- Fresh Water Supply & Power Backup
- Convenience Store
- Banquet Hall
- Farm-to-Fork Experience
- Well-Looped Road Network
- Storm water & Sewage Systems
- Skating Rink
- Pickle Ball Court
- Yoga & Meditation Zone
- Kids Play Area & Outdoor Seating
- Scent Lounge
- Badminton, Volleyball & Basketball Courts
- Box Cricket (Turf)
- Gated Community
- 24x7 Security

Connectivity

Lucknow International Airport
20 Minutes

S.G.P.G.I
10 Minutes

Medanta Medicity Hospital
15 Minutes

Bang On Outer Ring Road
1 Minute

Raibareli Road
5 Minutes

Central University
15 Minutes

G. D. Goenka Public School
15 Minutes

Birla Open Minds International School
15 Minutes

State Civil Services Training Institute
15 Minutes

Shaheed Path
10 Minutes



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Precision Engineered. Monolithically Built. Designed to Endure.

At Palm City, our Independent Floors are being constructed using Mivan Aluminium Framework Technology – a modern construction methodology designed to deliver superior structural consistency, precision and efficiency.

Mivan uses precision-engineered aluminium formwork to cast the walls and slabs together, creating a monolithic reinforced-concrete structure. The result is a more uniform building system with excellent dimensional accuracy and a refined surface finish.

WHY MIVAN?

1. Monolithic Strength
2. Precision & Consistency
3. Superior Finish
4. Faster Construction
5. Reduced Dependence on Traditional Masonry
6. Built For Long-Term Performance

MODERN TECHNOLOGY. SUPERIOR CRAFTSMANSHIP. LASTING VALUE.

With Mivan Technology, every Independent Floor at Palm City is built with a focus on precision, consistency and contemporary construction standards - bringing together modern engineering and thoughtful design to create homes made for generations.

Bird House











DEDICATED CAR PARKING

LIFT ACCESS TO ALL FLOORS

EXCLUSIVE CLUB HOUSE

MULTI LEVEL SECURITY

OPEN LIVING SPACES

SMART KITCHEN DESIGN

SPACIOUS BEDROOMS

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Specifications

- Earthquake Resistant RCC Structure
- Pre-Polished Granite Kitchen Platform
- Modular Kitchen with Cabinet
- Vitrified & Marble Flooring
- Branded Bathroom Fittings

- AC Provision with Concealed Copper Piping
- MS Balcony Railing
- Concealed Hot & Cold Water Supply
- UPVC/Aluminium Glazed Windows & Doors
- Hardwood Entrance Door

- Concealed Electrical Wiring
- Modular Electrical Switches
- Branded Lift
- Fans in Bedrooms & Living/Dining
- Exhaust Fans in Kitchen & Toilets

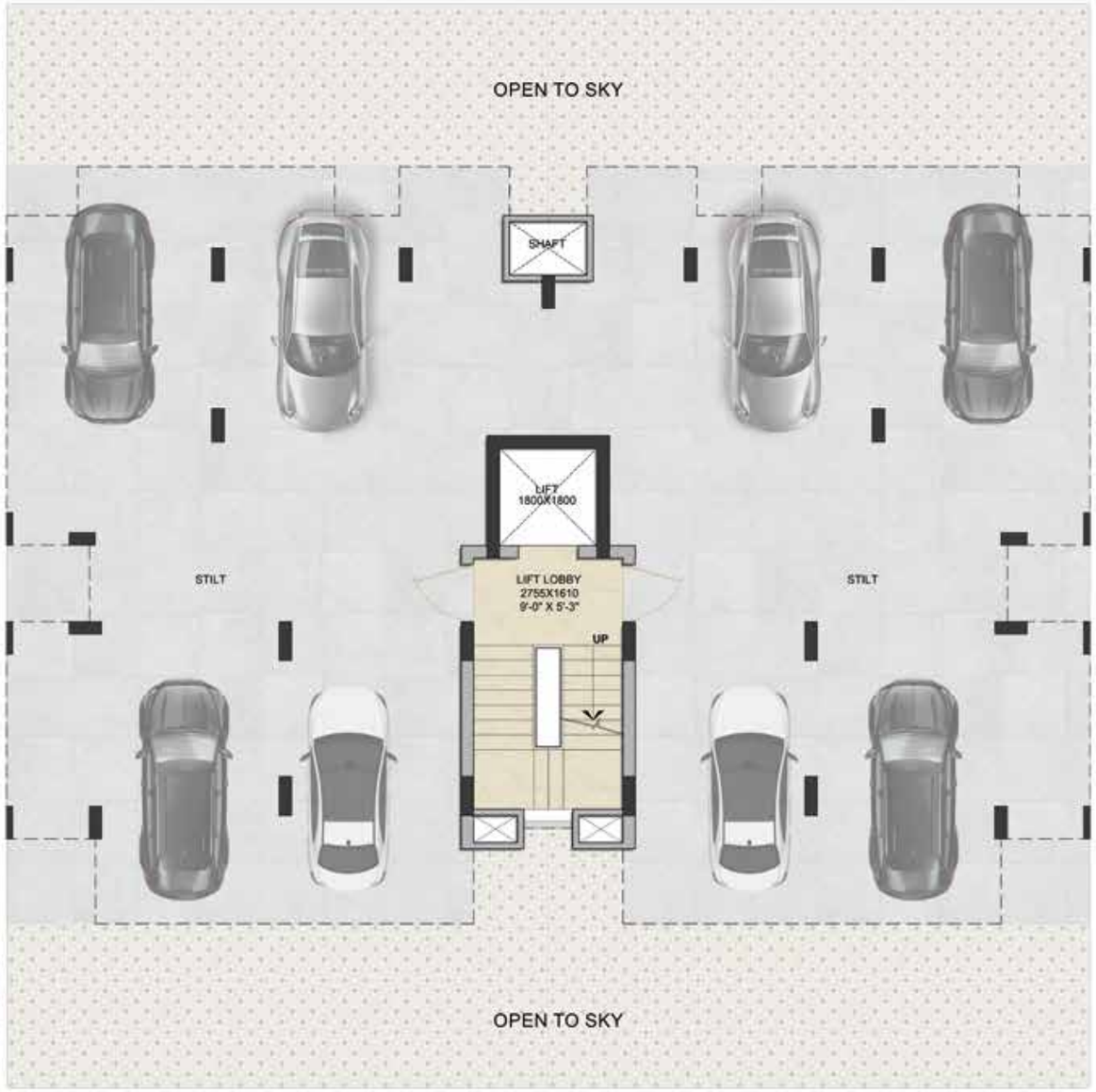
Floor Plan

Aurelia Type 1

*

1,500 sq. ft. – 3 BHK UNIT

Stilt Floor Plan



STILT FLOOR PLAN

Floor Plan

Aurelia Type 1

*

1,500 sq. ft. – 3 BHK UNIT

3D Layout Plan

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3D FLOOR PLAN

Floor Plan

Aurelia Type 1

*

1,500 sq. ft. – 3 BHK UNIT

Typical Floor Plan

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TYPICAL FLOOR PLAN
(S+4 | 3 BHK UNIT)

AREA DETAIL	
PLOT SIZE	10M X 20M
UNIT BUILTUP AREA	1302 SQ.FT.
CARPET AREA	962 SQ.FT.
SALEABLE AREA	1500 SQ.FT.

Floor Plan

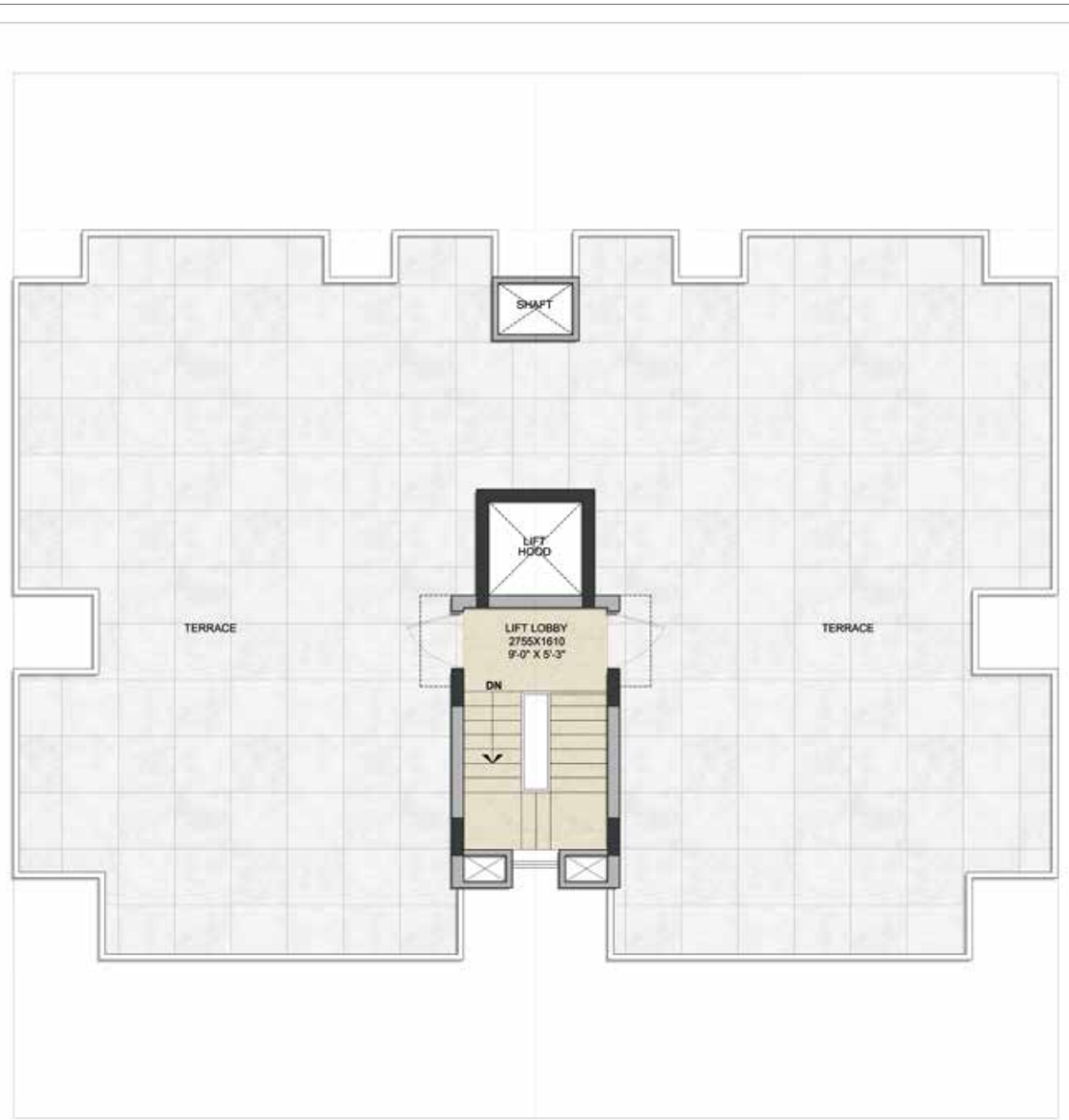
Aurelia Type 1

*

1,500 sq. ft. – 3 BHK UNIT

Terrace Plan

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Terrace Plan (for 3rd floor)

Floor Plan

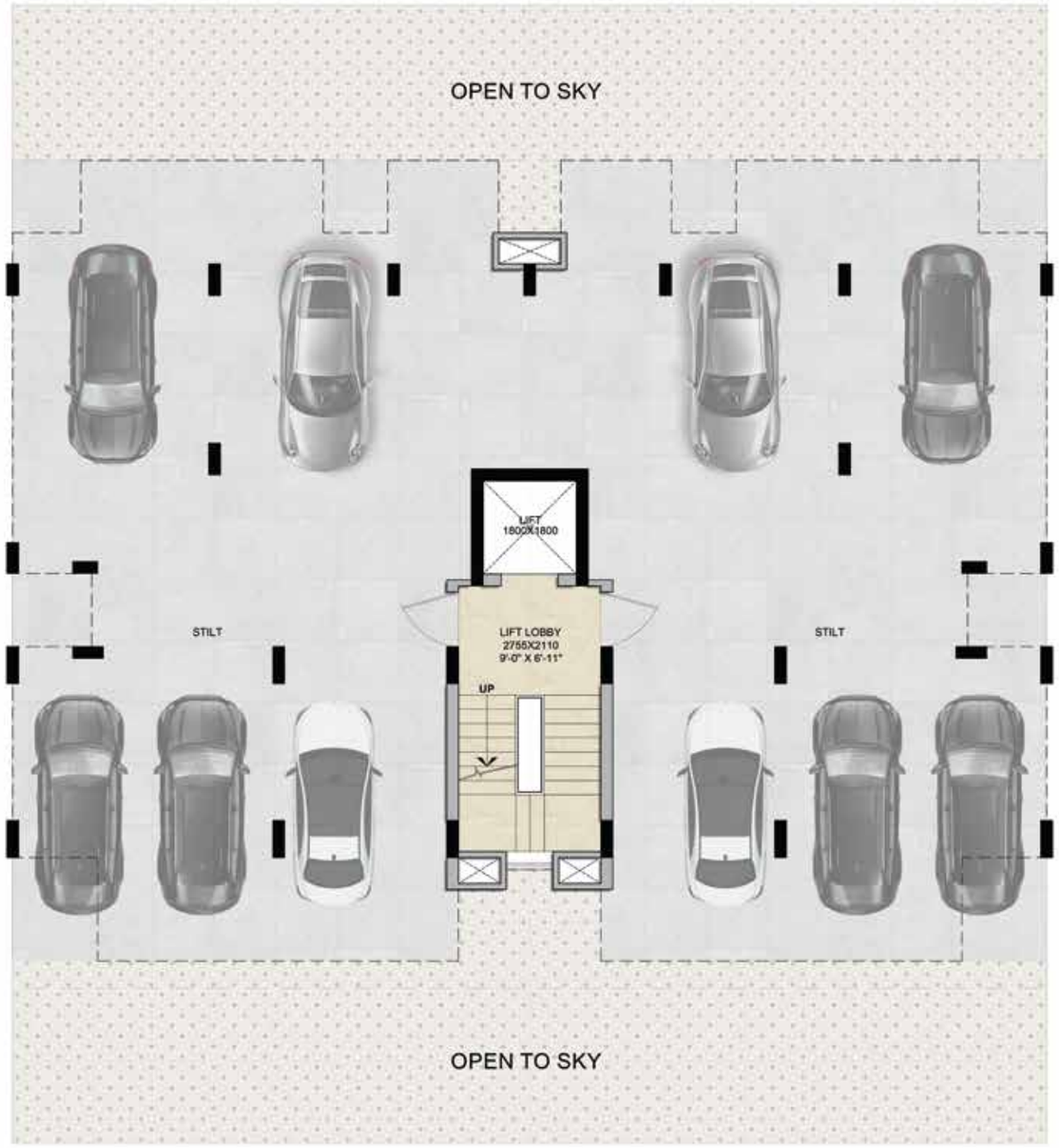
Aurelia Type 2

*

1,650 sq. ft. – 3 BHK UNIT

Stilt Floor Plan

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STILT FLOOR PLAN

Floor Plan

Aurelia Type 2

*

1,650 sq. ft. – 3 BHK UNIT

3D Layout Plan



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Floor Plan

Aurelia Type 2

*

1,650 sq. ft. – 3 BHK UNIT

Typical Floor Plan

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TYPICAL FLOOR PLAN
(S+4 | 3 BHK UNIT)

AREA DETAIL	
PLOT SIZE	10M X 22M
UNIT BUILTUP AREA	1432 SQ.FT.
CARPET AREA	1073 SQ.FT.
SALEABLE AREA	1650 SQ.FT.

Floor Plan

Aurelia Type 2

*

1,650 sq. ft. – 3 BHK UNIT

Terrace Plan



TERRACE PLAN (WITH NO TERRACE RIGHTS)

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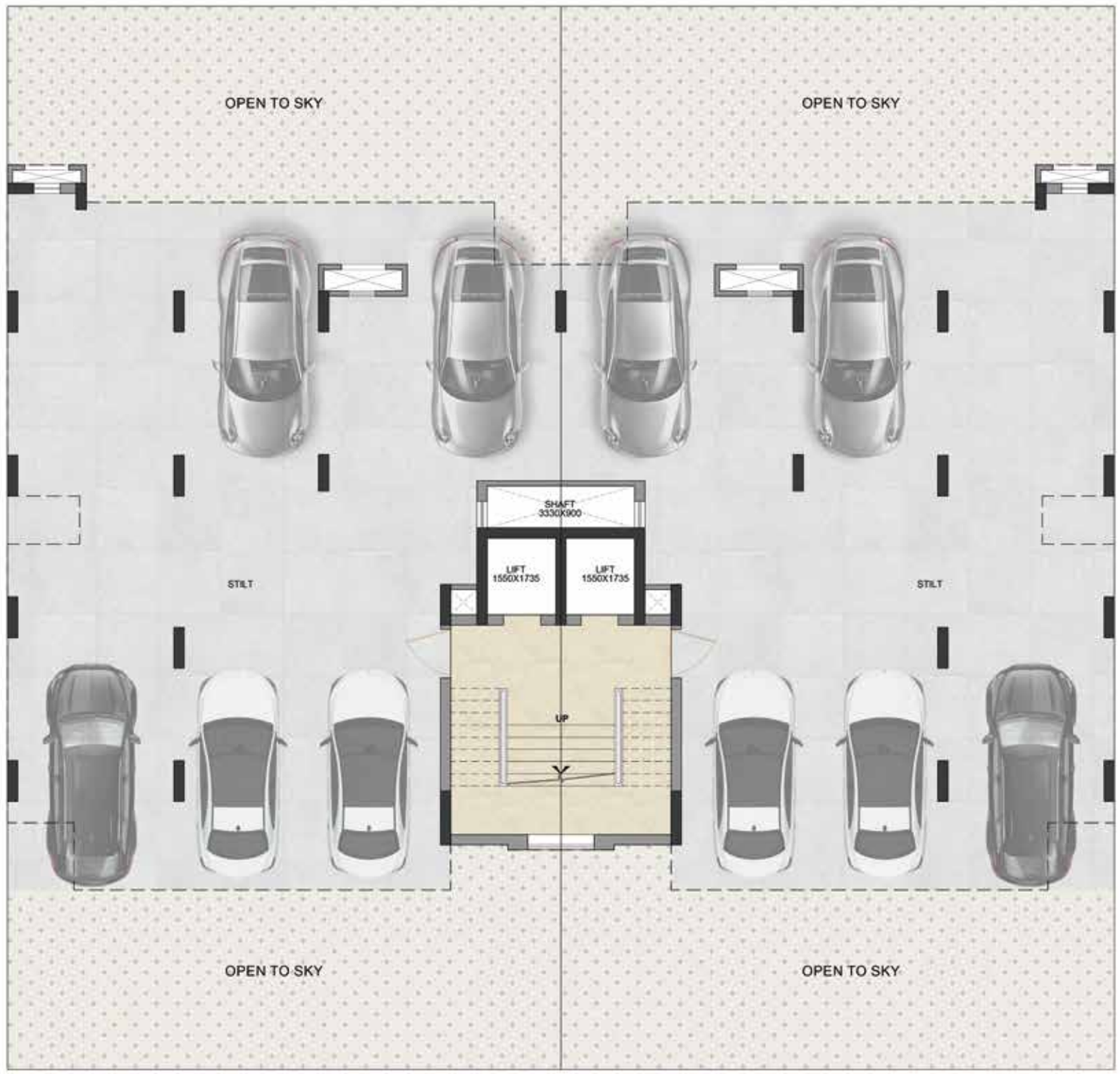
Floor Plan

GRANDEUR

*

2,170 sq. ft. – 4 BHK UNIT

Stilt Floor Plan



STILT FLOOR PLAN

Floor Plan

Grandeur

*

2,170 sq. ft. – 4 BHK UNIT

3D Layout Plan

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Floor Plan

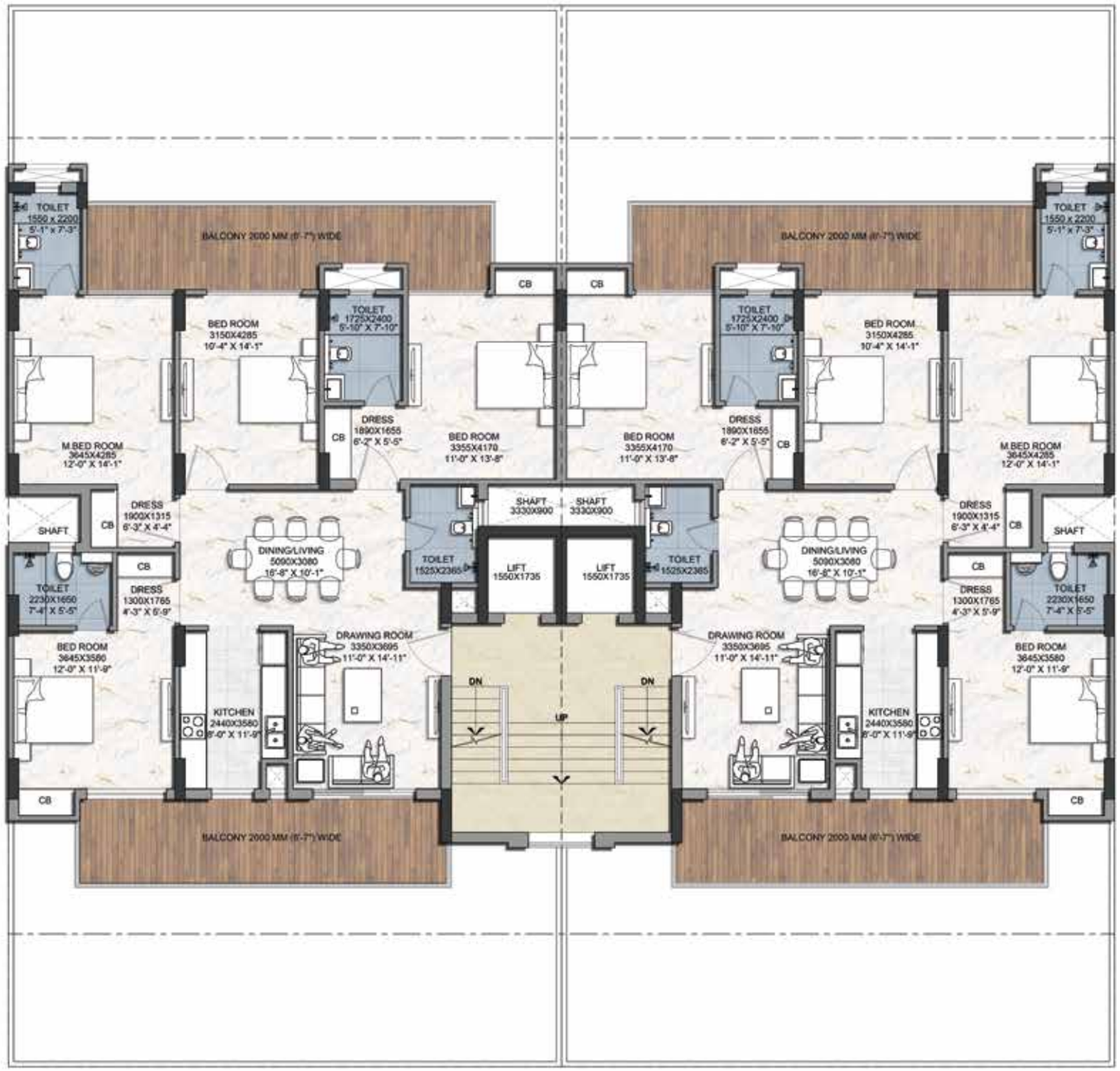
Grandeur

*

2,170 sq. ft. – 4 BHK UNIT

Typical Floor Plan

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TYPICAL FLOOR PLAN
(S+4 | 4 BHK UNIT)

AREA DETAIL	
PLOT SIZE	12.5M X 24M
UNIT BUILTUP AREA	1815 SQ.FT.
CARPET AREA	1336 SQ.FT.
SALEABLE AREA	2170 SQ.FT.

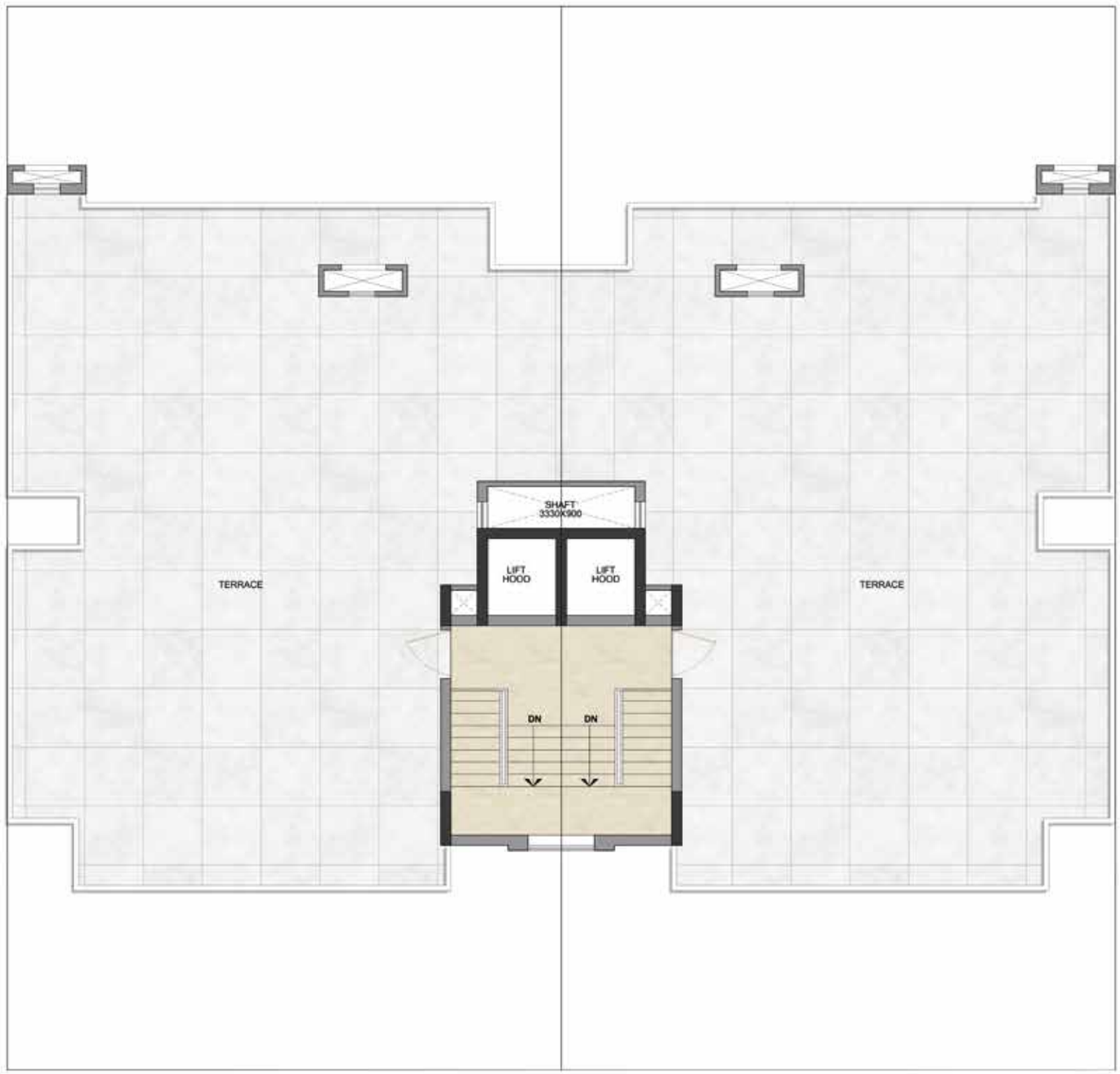
Floor Plan

Grandeur

*

2,170 sq. ft. – 4 BHK UNIT

Terrace Plan



TERRACE PLAN

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Floor Specification

*

Applicable

For all units

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Specifications of Floors		
Drawing & Dining		
1	Flooring	Vitrified tiles - AGL/Varmora/Somany/Kajaria/ Equivalent
2	Wall Finishing	Acrylic emulsion paint (Dulux/Asian/Equivalent)
3	Ceiling	Cove ceiling as per requirement
4	AC	Provision only with Copper wiring & piping
Kitchen		
5	Furnishing	Modular Kitchen
6	Flooring	Anti Skid tiles - AGL/Varmora/Somany/Kajaria/ Equivalent
7	Wall Tiles	2ft tiles over counter
8	Ceiling	OBD paint only
9	Counter	Granite
10	Sink	SS sink with Double bowl
11	Geyser & RO	Provision only
Bedroom		
12	Flooring	Vitrified tiles - AGL/Varmora/Somany/Kajaria/Equivalent
13	Wall Finishing	Acrylic emulsion paint
14	Ceiling	Cove ceiling as per requirement
15	AC	Provision only with Copper wiring & piping
Toilets		
17	Flooring	Anti Skid Flooring Tiles
18	Wall Tile	Tiles up to 08ft
19	Ceiling	Grid Ceiling
20	WC	Wall hung WC
21	Panic Button	In Master Toilet only
22	Geyser	Concealed hot & cold water supply system through geyser in each bathroom
23	CP Fitting/Sanitaryware	Hindware/Jaquar/Cera/Equivalent
Door-Window		
24	Main Door (Height 8 ft)	Teakwood finish modular door with Magic eye
25	Internal Door (Height 8 ft)	Laminated Doors
26	External Doors & Windows	Aluminium powder coated frames/UPVC with toughened glass
27	Flooring	Anti Skid Flooring Tiles
28	Wall Finishing	Exterior Grade Paint
29	Ceiling	Exterior Grade Paint
30	Power Point	Only in Utility Balcony
31	Water Tap	Only in Utility Balcony
32	Railing	MS Railing as per design
Staircase		
33	Treads & Risers	Granite / Vitrified Tiles
34	Wall Finishing	Acrylic Emulsion Paint
35	Ceiling	OBD
36	Railing	MS Railing as per design
Electrical Fittings		
37	Copper Wiring in All Rooms with Modular Switch & Socket	
38	Lights & Fans in All Rooms	
39	Exhaust Fan in All Toilets & Kitchens	
40	Provision of TV in All Bedroom & Drawing Room	

PALM CITY

LUXURY RESIDENCES

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