

FELIX
IMPERIAL
AN OPPORTUNITY OF A LIFETIME

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Building Dreams, Creating Spaces

Established 40 years ago, Ved Shree Group stands as a stalwart in the realm of construction, embodying a legacy marked by quality construction and timely project delivery. With a rich history of excellence, our commitment to crafting dreams into reality has been the driving force behind our success.

Under the adept leadership of technically efficient visionaries, Ved Shree Group has evolved into a trusted name synonymous with innovation and precision. Our track record speaks volumes, showcasing a consistent dedication to creating spaces that not only inspire but also endure the test of time.

Our expertise extends beyond the residential and commercial domains, as we proudly undertake construction projects for government entities, including railways, medical colleges, and more. This diversification underscores our versatility and the trust bestowed upon us by various sectors.

As we continue to lead and shape the construction landscape, Ved Shree Group remains dedicated to upholding the values that have defined us for four decades. Building dreams and creating spaces isn't just a tagline for us; it's a commitment woven into the very fabric of our company's identity.

Some of our delivered Projects :

- Felix square
- Tulip Residency
- Zodiac Apartment
- Beverly Park Apartment

VED SHREE GROUP



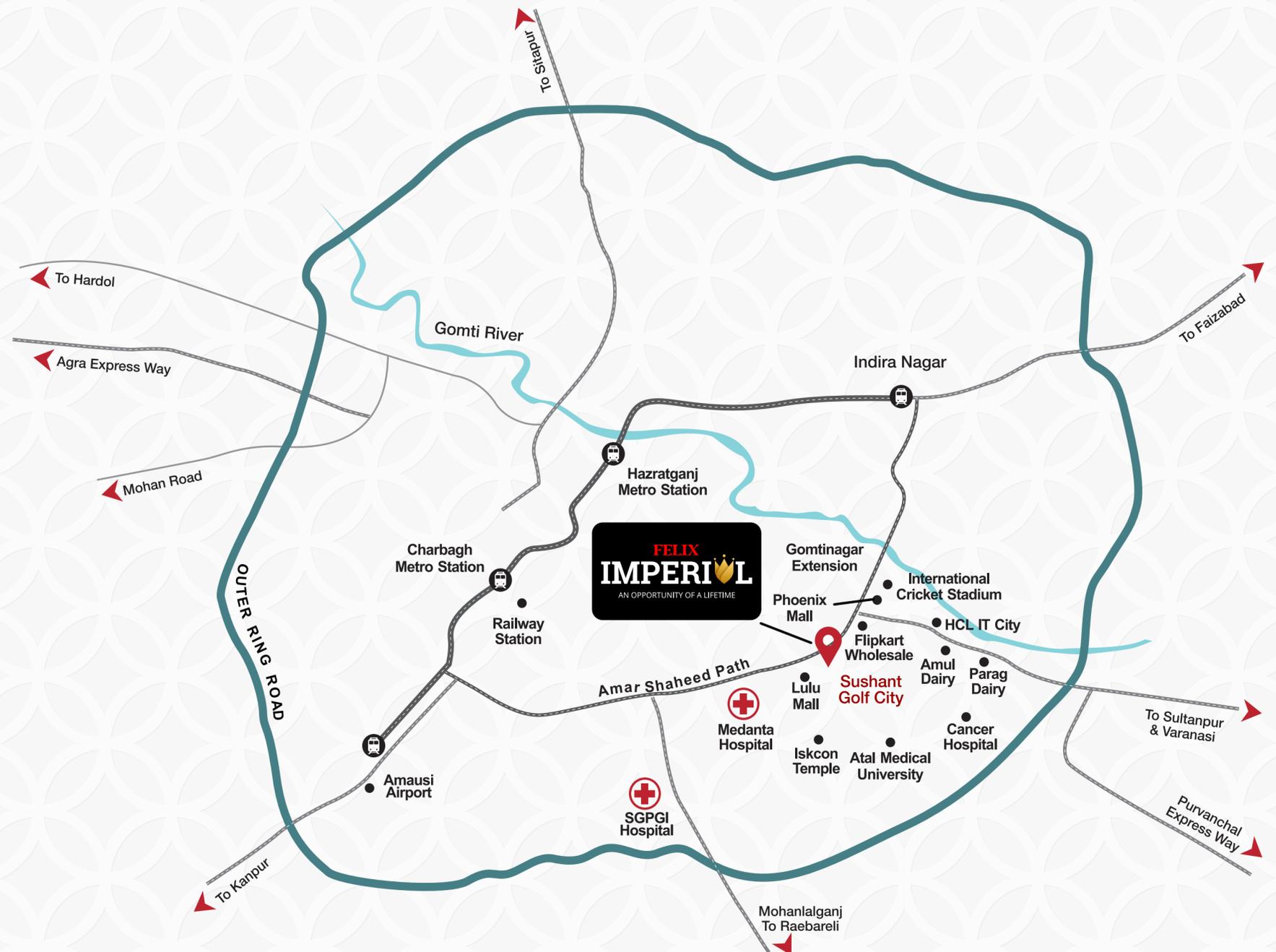
SUSHANT GOLF CITY

Key Landmarks in and around Sushant Golf City



Connecting You to Key Destinations

- Flipkart /Best Price Wholesale: 2 minutes
- ISKCON Temple: 3 minutes
- G.D. Goenka Public School: 3 minutes
- Lulu Mall : 3 minutes
- Airport :15 minutes
- Sultanpur Road: 2 minutes
- Medanta Hospital: 4 minutes
- HCL IT City: 4 minutes
- Cancer Hospital: 2 minutes
- Phoenix Palassio Mall: 5 minutes
- Atal Medical University: 2 minutes
- International Cricket Stadium: 5 minutes



DISCOVER THE DIFFERENCE OF CONVENIENCES WITHIN YOUR REACH.



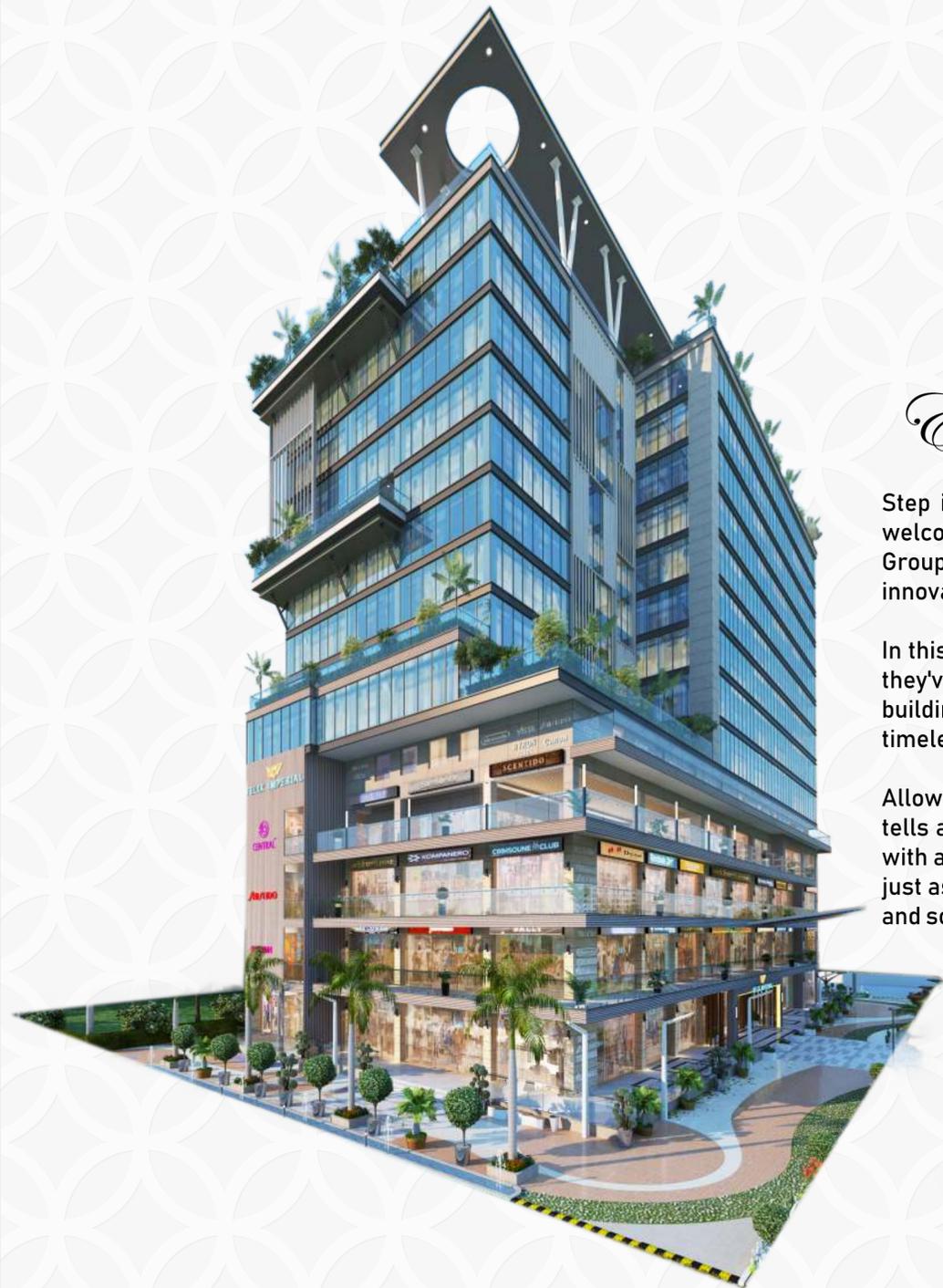
Where
elegance meets
opportunity,
your business
flourishes.

*“Redefining Commercial
Excellence at Felix Imperial”*

Step into a realm where architectural brilliance takes center stage – welcome to Felix Imperial, an extraordinary creation by Ved Shree Group. Every corner of the project is weaving a narrative of elegance and innovation in the pulsating heart of Sushant Golf City, Lucknow.

In this enchanting space, Ved Shree Group has not just built a structure; they've crafted a commercial masterpiece. Felix Imperial is more than a building; it's an experience, an ode to the seamless integration of timeless heritage and the dynamic pulse of modern living.

Allow yourself to be transported into a world where the architecture tells a story of vision and precision. Wander through the halls that echo with a rich history of delivering excellence. Felix Imperial stands tall, not just as a physical entity, but as a living, breathing embodiment of artistry and sophistication.





Innovation Flourishes in the Elegance of Space.

In the visuals of Felix Imperial, the elegance of spacious office interiors unfolds. It's not just about the physical expanse; it's a story of collaborative workspaces, where innovation and productivity converge. The images showcase not only sophistication in design but an ambiance that inspires creativity and forward-thinking.

Salient Features of the Project :

- Futuristic design for maximum functionality
- All mega brands under one roof
- Earthquake resistant building
- Unique Architecture
- Fabulous Facade
- Easy Accesibility
- Parking to accommodate large number of vehicles

Special Features of Felix Imperial

- Retail, Premium office spaces & Restaurant
- Street level Entrance for retail outlet
- Both Road side Entry and Exit
- Certified Green Building Connectivity With All means of Transport
- Breathtaking Landscape Scapes
- Use of High Performance glass
- Double height entrance foyer and elegant lift lobbies
- Rainwater reclamation System
- Co working Spaces
- 24x7 gate security and camera surveillance
- Ample natural light to all Offices
- Common toilets on all Floors
- Efficient water consumption using high efficiency low flow fixtures.
- Provision for EV Charging at Basement
- There are a total of 7 lifts available, with one service lift for your daily needs.



Your Space, Your Way

Discover the essence of "Your Space, Your Way" at Felix Imperial, where each meticulously crafted floor plan is a canvas of possibilities. Seamlessly blending functionality with modern aesthetics, these dynamic commercial spaces cater to diverse needs. Whether it's the vibrant energy of bustling workspaces or the serene comfort of stress buster zones, Felix Imperial offers tailored layouts, ensuring a perfect fit for your unique requirements. Explore a realm where innovation meets individuality, shaping a space that resonates with your vision.

-  High Speed Lifts
-  Well lit common Area
-  Power Backup
-  Washrooms on all floors
-  Fire Fighting System
-  Wi-fi enabled zone
-  Surface & Basement Parking
-  Directional signages on each floor
-  Wide Stairways
-  Provision for voice and data connectivity
-  Round the clock CCTV
-  Balcony on front facing units

Elevate Your Commercial Experience

- Basement Parking for Stress-free Arrival
- Lively Plaza for Connection and Relaxation
- Diverse Commercial Shops on First and Second Floors
- Open Terrace Food Court with Panoramic Views
- Dedicated Service Area for Smooth Functioning
- Spacious and Modern Office Spaces on Fifth and Sixth Floors
- Versatile Commercial Halls on Seventh to Fourteenth Floors
- There are a total of 7 lifts available, with one service lift for your daily needs.



Why Felix Imperial ?

-  Augmented return on investment.
-  Where all brands converge.
-  Ideal platform for any business to flourish.
-  Opportunity for investors.
-  Expansion potential for business houses.
-  Ease of commutation.

Shops Ideal For :

-  Jewellery
-  Lifestyle
-  Electronics
-  FMCG Products
-  Beauty Products/Salon
-  High end Boutique
- & much more

Offices Ideal For :

-  Corporate
-  Consulting Firm
-  Law Firm
-  Accounting Firm
-  Travel Agency
-  IT Firm
- & much more







2nd Floor Plan



3rd Floor Plan





5th Floor Plan



6th Floor Plan

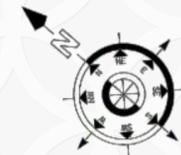


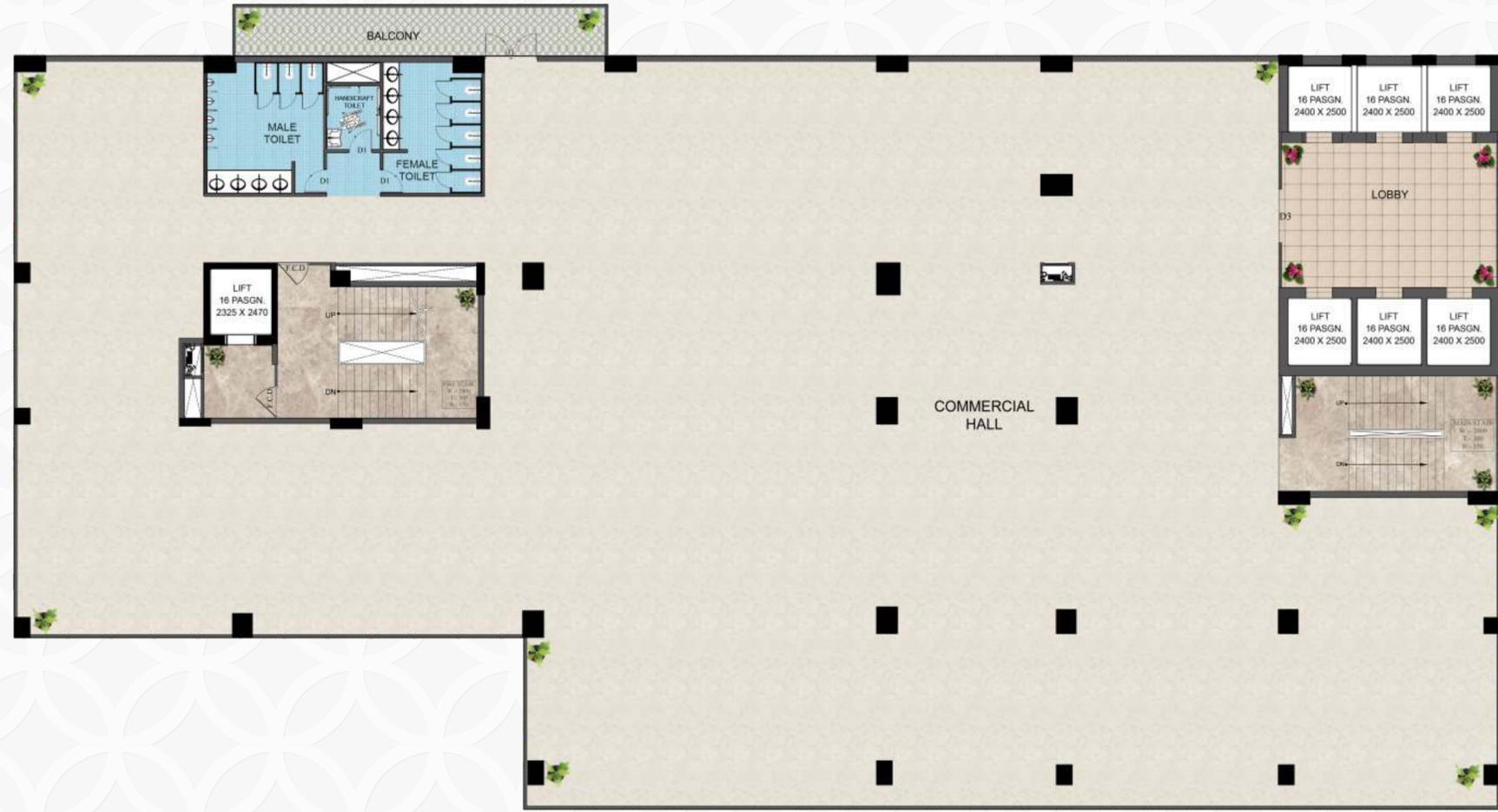


7th & 8th Floor Plan



9th & 13th Floor Plan





10th,11th & 13th Floor Plan



14th Floor Plan





Extra Ordinary Specifications

STRUCTURE

Structure Designed with highest Seismic consideration for the zone as stipulated by the BIS Code and for Better safety

External Facade

Structural/Curtain Wall Glazing with High Performance glass.

Flooring

Entrance & Ground Floor Lift Lobby Italian Marble/Granite/ Superior Quality Tiles

Typical Floor Lift Lobby

Granite/ Superior Quality Tiles

Typical Floor Corridor

Granite/ Tiles

Common Lobby/area

Wall Finishes Lift Fascia with Granite/Tile Dado & Acrylic Emulsion Paint on Walls

Ceiling Finishes

Gypsum false ceiling and Acrylic Emulsion Paint

Electrical

-Power Back Up- 100% Power backup or as requirement .
-Critical/Emergency lighting in Common area .

Common Toilet

-Floor & Walls in Granite/Superior Quality Tiles
-Pre-Laminated Board Partition Greenlam/Marino Or Equivalent
-Grohe/Jaquar/Roca or equivalent toilet Fitting in all common toilets with low flush rates as per Green Building norms.

Elevators/lifts

-Total 7 Elevators
-Occupants 6 Nos
-Guest : 1 Nos.

Hvac System

-Provision for high Efficiency independent VRV based Air-Conditioning
-Demand based basement ventilation
-Treated Fresh Air supply in Common Areas & All Offices creating healthy environment for Occupants.
-Advanced Smoke Extraction system at every floor & 100% Fire and Life Safety Compliant Design

Security

-State of the art security systems with high resolution IP cameras
-Automatic visitor verification and Management system

Fire Fighting

Staircase

-One Main Staircase and one fire staircase at each level

Sprinklers

-Fully Provided in all part of the building

Fire Safety features

-Fire Code Compliant & as per National Building Code of India-2016

Fire Doors

-2 Hrs. Fire Rated Doors

Water Supply

Water Supply would be available through overhead tanks to each floor level.

Parking

Ample parking space available in two levels of basement with provision of stack parking system

Communication System

Infrastructure for World class data & Wi-Fi Services.

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A Project by:
VED SHREE
GROUP

Registered Address: 3rd Floor, B-1/5, AG tower, Sector F, Kapurthala, Aliganj, Lucknow -226024
Site Address: Block-5 in IT Park-2 at Sector-D, Sushant Golf City, Sultanpur Road, Lucknow, (U.P.)

Contact No. **92364 79009**

www.vedshreegroup.com

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RERA NO-UPRERAPRJ938888

Account Name: Kanak Bihari Builder Pvt. Ltd. Collection Account Felix Imperial
Account No: 1854002900000018,
Bank Name: PNB Bank Ltd. **Branch Name :** Aliganj, Lucknow