

**rishita**  
DEVELOPERS



A BIG CELEBRATION  
**CALLED LIFE**

Rera Registration No.  
PHASE-1  
**UPRERAPRJ357829**

Rera Registration No.  
PHASE-2  
**UPRERAPRJ323529**

Rera Registration No.  
PHASE-3  
**UPRERAPRJ308470**

Rera Registration No.  
PHASE-4  
**UPRERAPRJ192087**

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**MULBERRY**  
**HEIGHTS**

Disclaimer: Visual representation shown in this brochure is purely conceptual and not a legal offering. All building plans, specifications, site plan, layout plans etc. are tentative and subject to variation & modification by the company or the competent authorities sanctioning plans.



# LUCKNOW'S **BIG** LIFESTYLE, JUST FOR YOU

Mulberry Heights offers the most open and refined lifestyle that one can wish for. At Mulberry Heights, we have created a luxurious haven giving you the choice of 2, 3 and 4 BHK apartments, bedecked with the most modern and handpicked features. Spread over an area of 21.45 acres, comprising enigmatic towers with state-of-the-art facilities and amenities that meet global standards, Mulberry Heights presents the perfect picture of your life amidst a vast green landscape, with 80% open spaces, this Golf view facing project has everything that a holistic lifestyle requires.

A peaceful experience of a habitat to security that lets you live without any worry. Mulberry Heights is a perfect sanctum for those who are looking for a wholesome life experience.



## **MAKING A BIG DIFFERENCE** TO YOUR LIFESTYLE





**RECREATION**  
THAT SETS YOU FREE



- MULTI-CUISINE RESTAURANT
- WELL-EQUIPPED GYM
- INDOOR THEATRE
- DOUBLE HEIGHT ENTRANCE LOBBY
- POOL & BILLIARDS
- AEROBIC & YOGA CENTER
- MULTI-PURPOSE HALL
- SPA & SALOON
- BAR
- INDOOR GAMES



**CLUBHOUSE WITH**  
MORE THAN 60,000 SQFT OF ENTERTAINMENT

The Clubhouse at Mulberry Heights is just what the new age working professional needs. With facilities and amenities designed to add more value to life, the clubhouse is all set to become a fulfilling part of your life. Aesthetically designed, this elite zone is the epitome of luxury offering you exclusive and most privileged services like clubbing, gaming, fitness, dining, reading and other exclusive services to make you feel very special.



STAY ON YOUR FEET  
**FOR FITNESS**



- JOGGING TRACK
- CYCLING TRACK
- TENNIS COURT
- CRICKET PITCH
- SKATING RINK
- M.U.G.A. PLAY COURT
- HALF BASKET BALL COURT
- KIDS' PLAY AREA
- AMPHITHEATRE
- MEDITATION
- CHESS COURT
- OUTDOOR GYM

Fitness has become a very big part of our lives, today with many of us in desk bound jobs and long hours in office puts relentless pressure on our fitness and health.

Mulberry Heights is conceptualized keeping a healthy lifestyle at the prime. With ample fitness and sporting features and amenities, you will never find yourself out of options when it comes to choosing your favourite daily sport.





## A WORLD OF OPEN SPACES



When it comes to today's holistic living experience, green is the word. Every one of us is looking for an ideal life experience where we can breathe free and life to the fullest. With 80% green area and open spaces, Mulberry Heights becomes an essential life supporting environment where happiness and good life blossoms.



LARGE CENTRAL LAWN  
BEAUTIFUL WATER FEATURES  
PRETTY WALKWAYS  
VARIETY OF PLANTATION  
DECORATIVE LIGHTING  
AMPLE SEATING



## BEAUTIFUL FROM INSIDE



The interiors of your home say a lot about your personality, that's the idea on which the designs at Mulberry Heights are conceptualized. Every interior space at Mulberry Heights is designed keeping in mind modernity, aesthetics, beauty, serenity and openness.

Awe-inspiring lines, colours, shapes and texture define the architecture of Mulberry Heights. From playfulness to abundant emotions, the design of Mulberry Heights convey meaning in every brick and zone. We have created an architectural masterpiece just for you.



PLUSH BEDROOMS  
SPACIOUS AND AIRY ENVIRONS  
WELL-VENTILATED ROOMS  
MODERN KITCHEN  
LUXURIOUS BATHROOMS



**FLOOR**  
PLAN  
TOWER - E1



**2BHK**  
**UNIT**

**E1- 2BHK (3)**

CARPET AREA	BALCONY AREA	BUILT-UP AREA	SALEABLE AREA
833 Sq.ft.	116 Sq.ft.	1040 Sq.ft.	1323 Sq.ft.
77.36 Sq.Mt.	10.85 Sq.Mt.	96.66 Sq.Mt.	122.91 Sq.Mt.

**E1- 2BHK (7&8)**

CARPET AREA	BALCONY AREA	BUILT-UP AREA	SALEABLE AREA
841 Sq.ft.	116 Sq.ft.	1049 Sq.ft.	1336 Sq.ft.
78.13 Sq.Mt.	10.85 Sq.Mt.	97.48 Sq.Mt.	124.12 Sq.Mt.

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**FLOOR**  
PLAN  
TOWER - E1



**3BHK**  
**UNIT**

**E1- 3BHK**

CARPET AREA	BALCONY AREA	BUILT-UP AREA	SALEABLE AREA
1200 Sq.ft.	210 Sq.ft.	1508 Sq.ft.	1893 Sq.ft.
111.44 Sq.Mt.	19.58 Sq.Mt.	140.14 Sq.Mt.	175.88 Sq.Mt.



# SITE PLAN



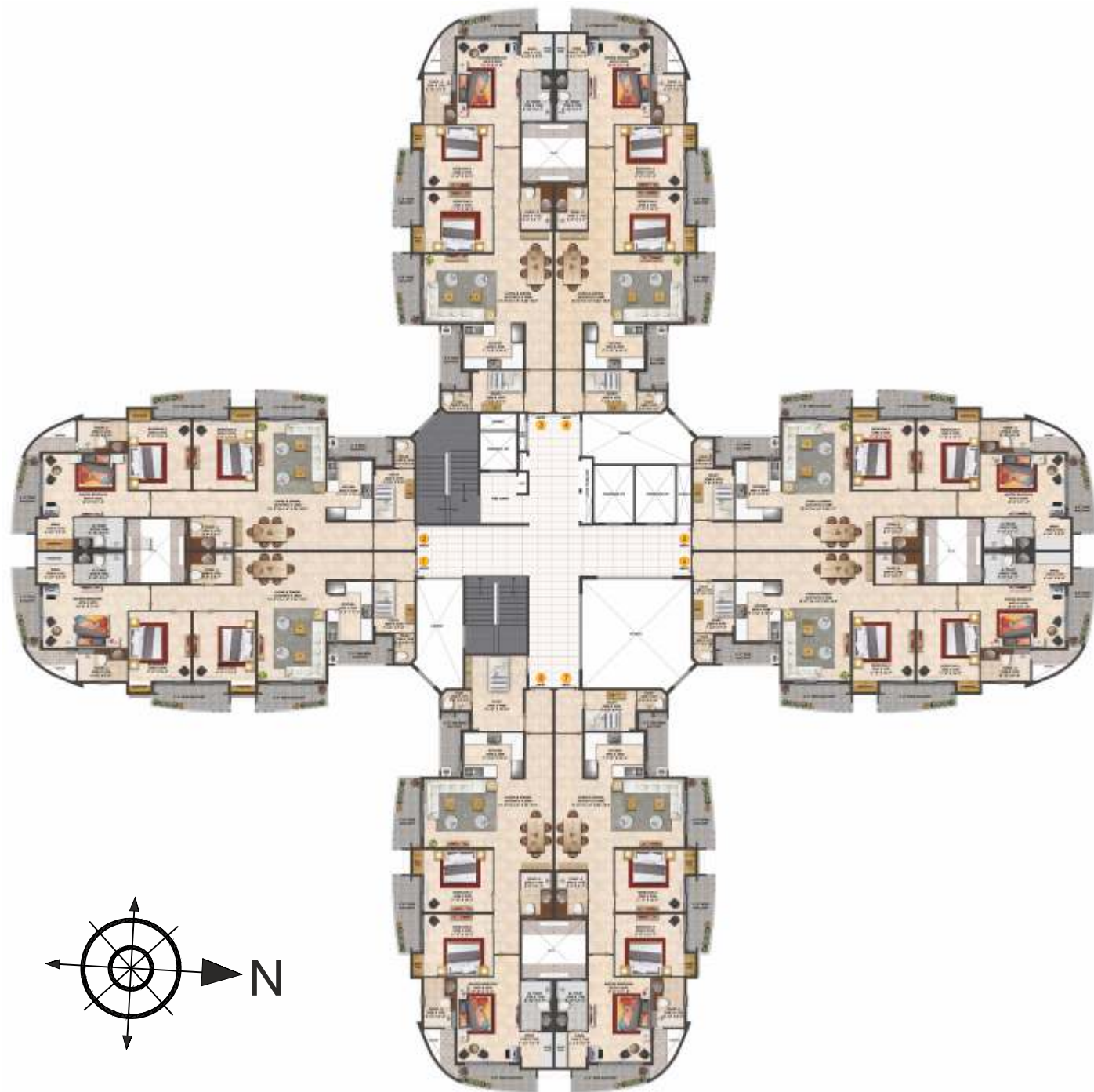
# LEGEND

1. ENTRY/EXIT
2. DRIVEWAY (6M WIDE)
3. DROP OFF
4. MOUNDS
5. ENTRANCE WATER BODY
6. PATHWAY
7. PARTY LAWN
8. SWIMMING POOL AREA
9. SEATING NEAR INFINITY EDGE
10. WATER BODY WITH BUBBLERS
11. KIDS PLAY AREA
12. FOOD KIOSK
13. OUTDOOR SEATINGS
14. M.U.G.A. PLAY COURT
15. SKATING RINK
16. LAWN TENNIS
17. CRICKET PITCH
18. OUTDOOR GYM
19. AMPHITHEATRE
20. LAWN
21. COURTYARDS WITH SEATING
22. MEDITATION AND CHESS COURT
23. RAMP
24. SCREENING AROUND FIRE STAIRCASE
25. LIGHT SHAFTS
26. GREEN SLOPE ROOF
27. SUNKEN COURTYARD TOWARDS SUPERMART IN BASEMENT



# CLUSTER PLAN

TOWER - C1 & C2



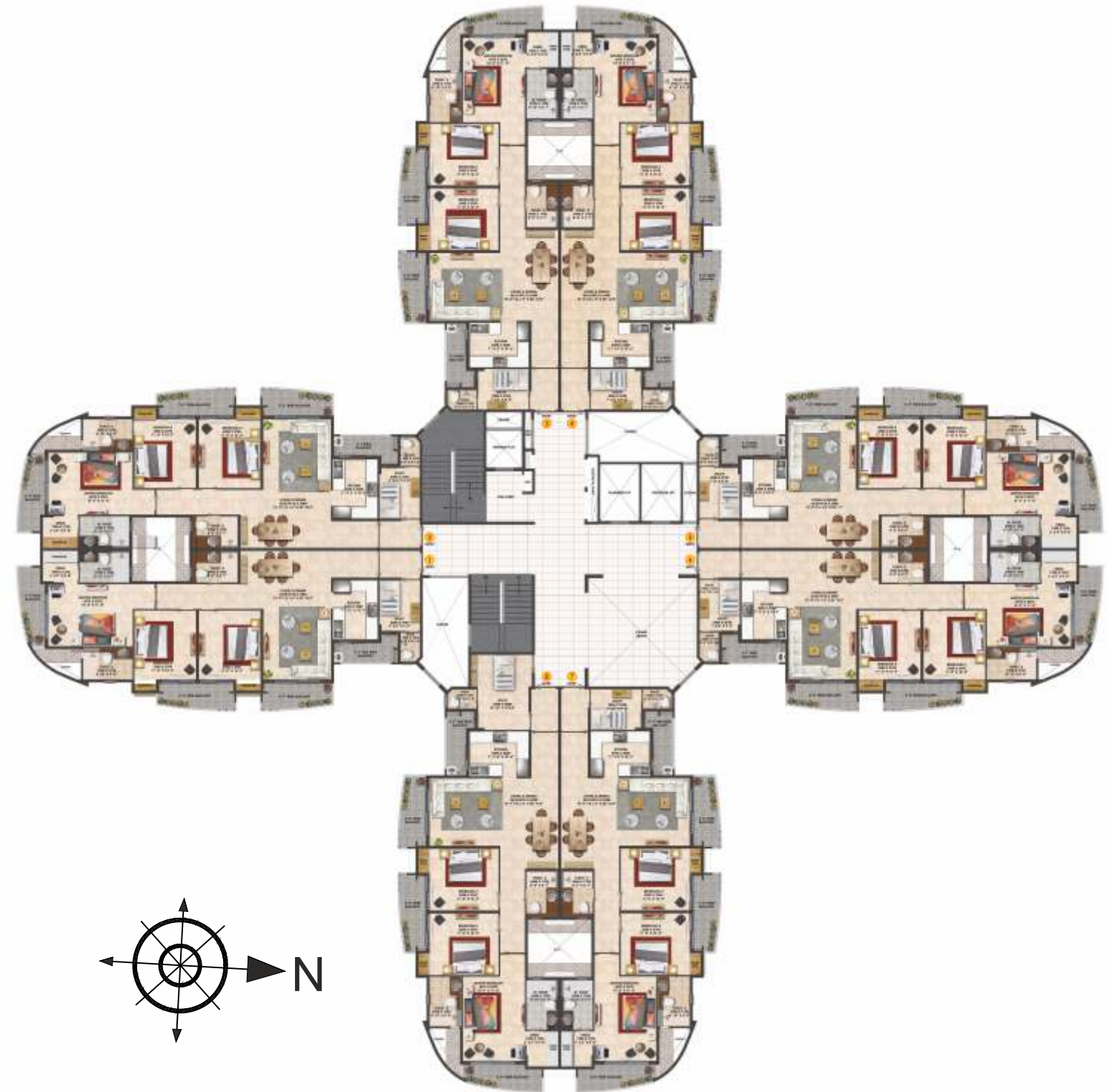
Typical Floor Plan



# CLUSTER PLAN

TOWER - C1 & C2

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**HEIGHTS**



For 3rd, 6th, 9th and 12th Floor

  
**FLOOR**  
PLAN  
TOWER - C1 & C2



**3BHK**  
**UNIT**

**C1 & C2 - 3BHK + SQ - B**

CARPET AREA	BALCONY AREA	BUILT-UP AREA	SALEABLE AREA
1325 Sq.ft.	227 Sq.ft.	1662 Sq.ft.	1964 Sq.ft.
123.06 Sq.Mt.	21.10 Sq.Mt.	154.39 Sq.Mt.	182.42 Sq.Mt.

**C1 & C2 - 3BHK + SQ-A (1 Unit on all Floor)**

CARPET AREA	BALCONY AREA	BUILT-UP AREA	SALEABLE AREA
1387 Sq.ft.	227 Sq.ft.	1731 Sq.ft.	2045 Sq.ft.
128.90 Sq.Mt.	21.10 Sq.Mt.	160.81 Sq.Mt.	190.00 Sq.Mt.

  
**FLOOR**  
PLAN  
TOWER - D1



**2BHK**  
**UNIT**

**D1 - 2BHK**

CARPET AREA	BALCONY AREA	BUILT-UP AREA	SALEABLE AREA
803 Sq.ft.	168 Sq.ft.	1051 Sq.ft.	1328 Sq.ft.
74.62 Sq.Mt.	15.65 Sq.Mt.	97.62 Sq.Mt.	123.37 Sq.Mt.





# CLUSTER PLAN

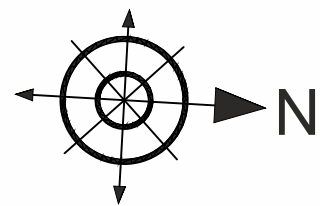
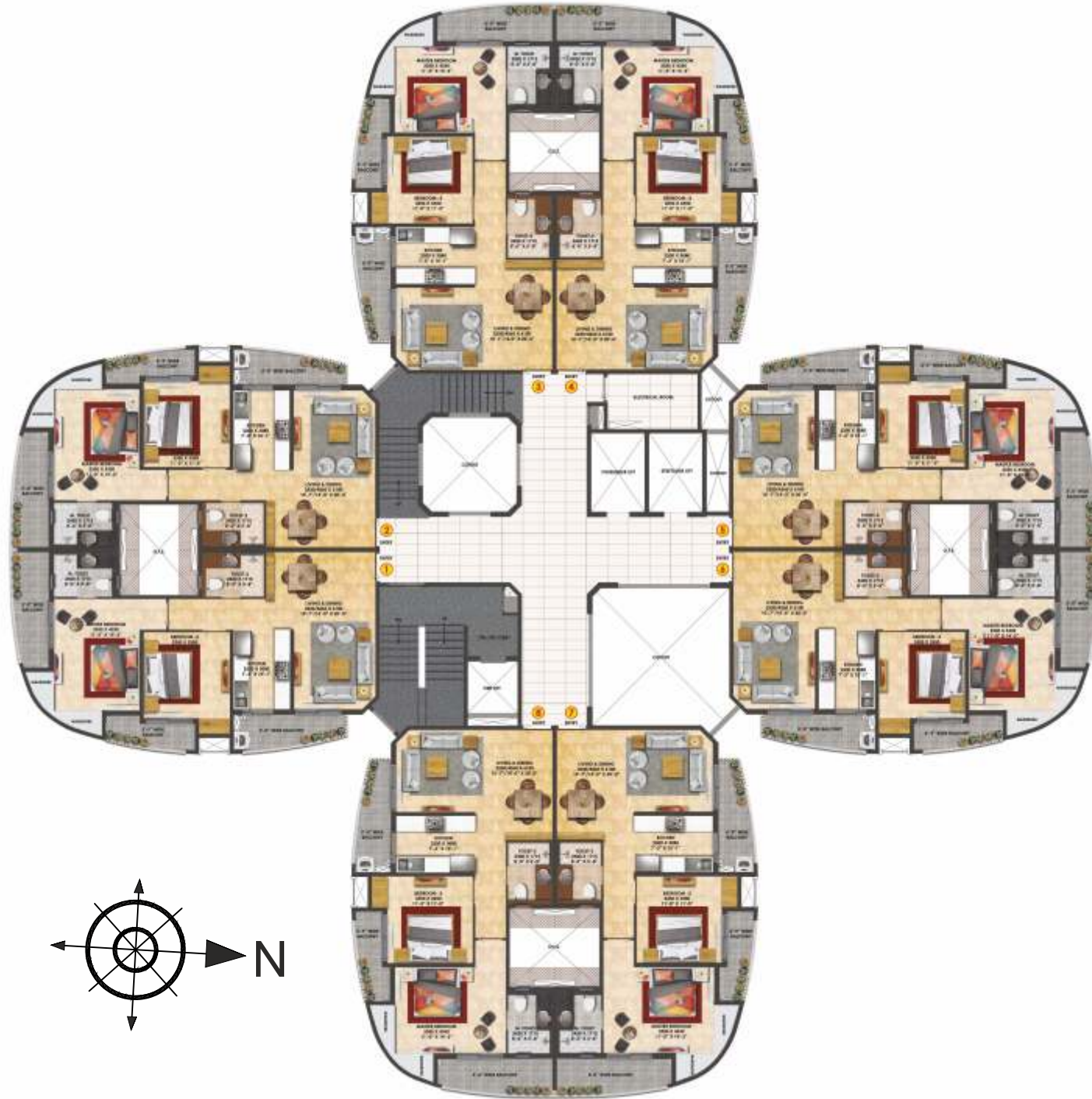
TOWER - D1

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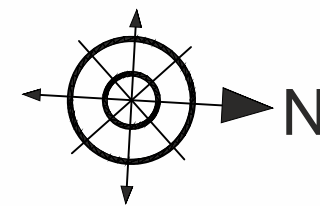
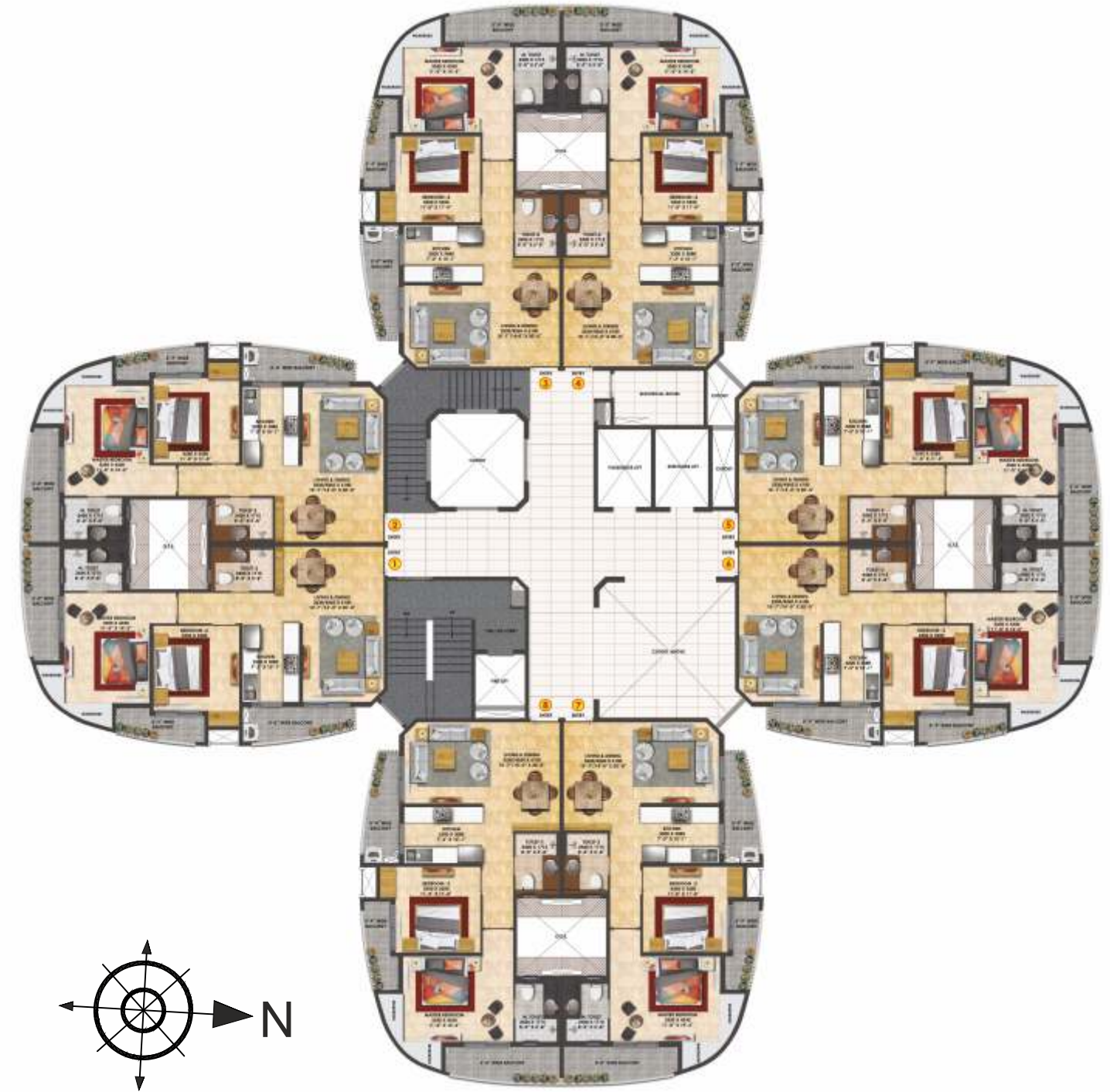


# CLUSTER PLAN

TOWER - D1



Typical Floor Plan



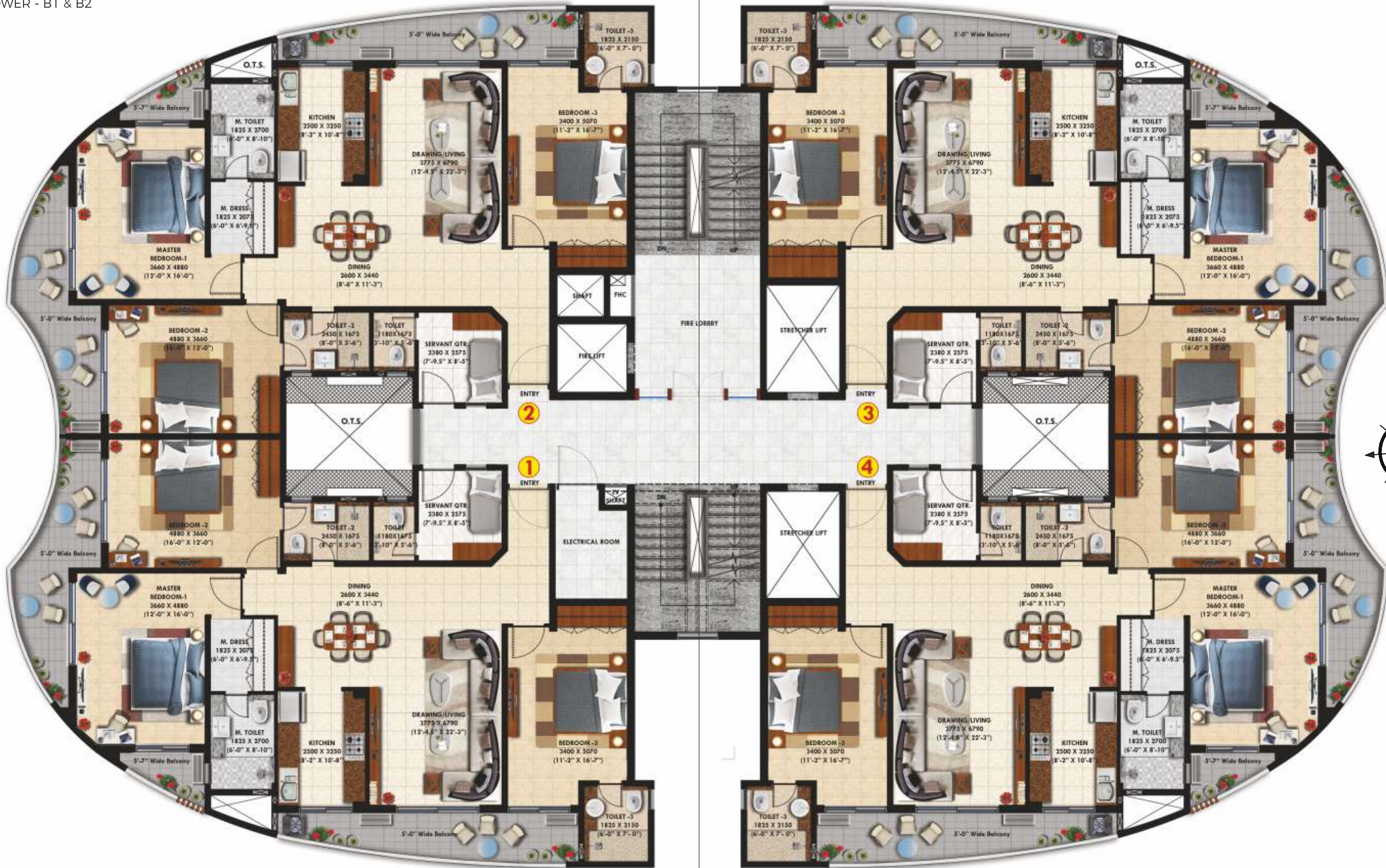
For 3rd, 6th, 9th and 12th Floor



# CLUSTER PLAN

TOWER - B1 & B2

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**HEIGHTS**



Typical Floor Plan

  
**FLOOR**  
**PLAN**  
 TOWER - B1 & B2



**3BHK + SQ**  
**UNIT**

(Ground Floor To 11th Floor)

CARPET AREA	BALCONY AREA	BUILT-UP AREA	SALEABLE AREA
1440 Sq.ft.	271 Sq.ft.	1827 Sq.ft.	2230 Sq.ft.
133.77 Sq.Mt.	25.19 Sq.Mt.	169.77 Sq.Mt.	207.17 Sq.Mt.

**3BHK + SQ**  
**UNIT**

(12th To 14th Floor)

CARPET AREA	BALCONY AREA	BUILT-UP AREA	SALEABLE AREA
1473 Sq.ft.	202 Sq.ft.	1846 Sq.ft.	2250 Sq.ft.
136.89 Sq.Mt.	18.78 Sq.Mt.	171.47 Sq.Mt.	209.03 Sq.Mt.

  
**SPECIFICATIONS**

APARTMENT DETAILS	MATERIAL DESCRIPTION	
Structure design	Earthquake Resistant Monolithic RCC Framed Structure as stipulated by Indian Standard	
External Finish	Weather Proof Paint / Texture Paint	
Living/Dinning/Foyer	Flooring	Vitrified Tiles
	Walls	Plastic Emulsion Paint
	Ceiling	Plastic Emulsion Paint
Master Bed Room	Flooring	Vitrified Tiles
	Walls	Plastic Emulsion Paint
	Ceiling	Plastic Emulsion Paint
Other Bed Rooms	Flooring	Vitrified Tiles
	Walls	Plastic Emulsion Paint
	Ceiling	Plastic Emulsion Paint
Kitchen	Flooring	Anti-Skid Tiles
	Walls	Plastic Emulsion Paint/ 2 feet high Dedo
	Ceiling	Plastic Emulsion Paint
	Counter	Polished Granite Counter Top
Toilets	Flooring	Anti-Skid Tiles
	Walls	Vitrified Tiles
	Ceiling	Plastic Emulsion Paint
Sanitary/ CP Fittings	Single Lever CP Fittings, Wash Basin, Wall Hung W.C. , Health Faucet of Premium Brand	
	Flooring	Anti-Skid Tiles
Balconies/ Utility Area	Walls	Exterior Grade Weather Proof Paint
	Ceiling	Exterior Grade Weather Proof Paint
	Railing	MS Railing
Doors	Main Door	Teak Wood finish Modular Door with Magic Eye and Premium Quality Hardwares
	Internal Doors	Laminated Flush Doors with Premium Quality Hardwares
Windows	External	UPVC /Aluminium windows
Lift Lobby	Lift	High Speed Elevators of Premium Brand
	Flooring	Granite Stone / Tiles
	Walls	Plastic Emulsion Paint/Granite Lift wall cladding
StairCase	Flooring	Granite/Kota stone
	Walls	Plastic Emulsion Paint
	Ceiling	Plastic Emulsion Paint
Electrical	Fixtures and Fittings	Modular Switches of Premium brand with FR Wires
Plumbing & Sanitary System		CPVC & UPVC fittings for water supply (Hot & Cold) & Sanitary system
Fire Fighting		Fire Fighting Equipments as per NBC

**SPECIAL FEATURES & AMENITIES**

Club House	High End Club house with modern facilities
Security System	Gated Community, Access Control at entrance, CCTV surveillance
Power Back-up	Power Back-up (For Common Areas)
Ample Parking	Basement / Open Car Parking
Landscape	Lush Green Parks with Jogging Tracks / Fountains / Water Bodies
Connectivity	Wi-Fi enabled Campus
Green Building	IGBC Green Homes Gold Rated precertification



# UNPARALLELED LOCATION



GOLF VIEW FROM MULBERRY HEIGHTS



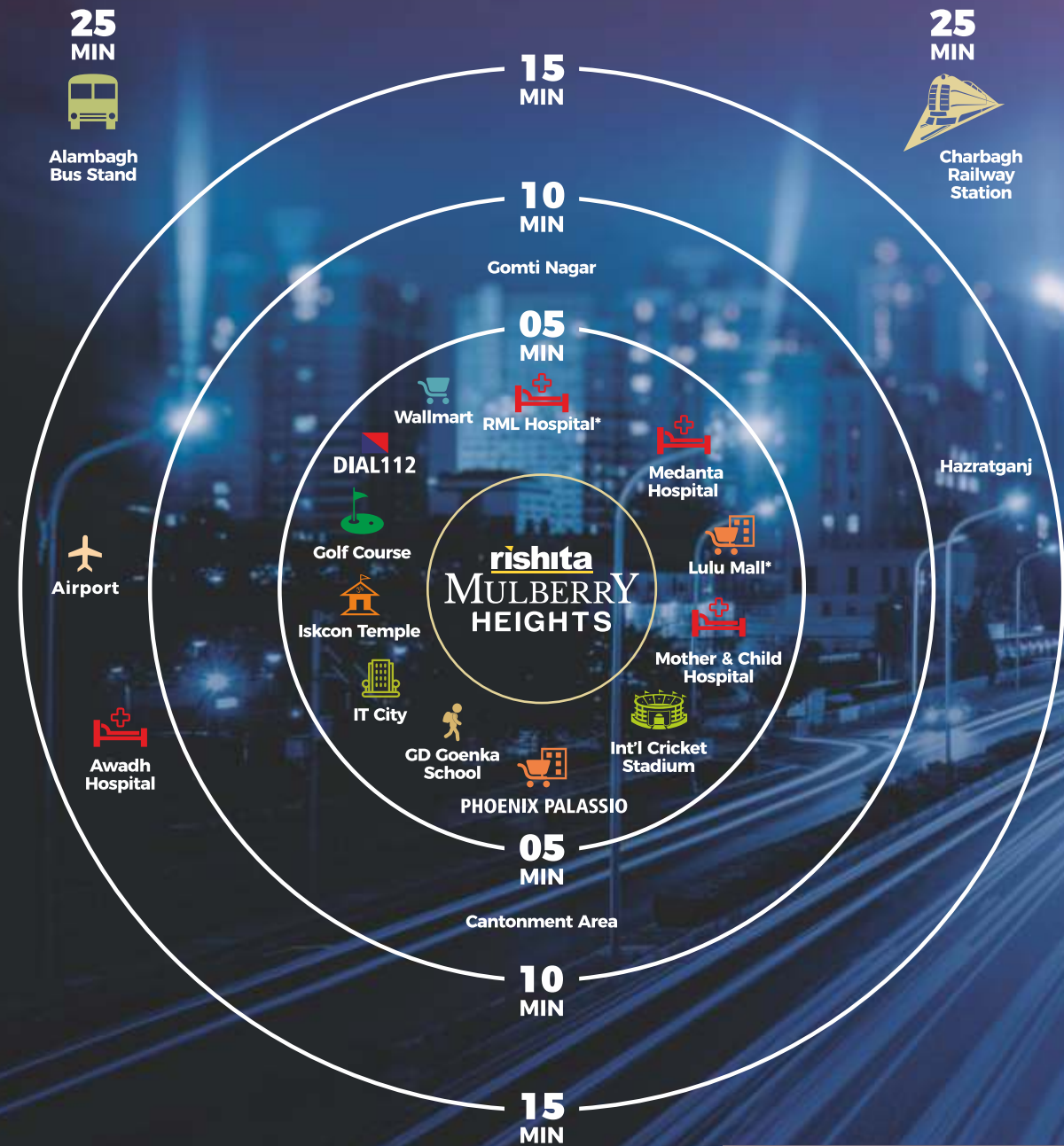
# LOCATION MAP



Map not to scale



# THE BIG LANDMARK THE BIG ADDRESS



Here's something, if your location speaks of your lifestyle, that's what makes all the difference. Mulberry Heights boasts of location advantages that take it several notches up as a project. To say the least if you choose Mulberry Heights, the world will be your oyster.

- EXCELLENT** CONNECTIVITY
- LANDMARK** LOCATION
- CONVENIENCE** ALL AROUND
- EXCLUSIVITY** WITHIN THE REACH

## MAJOR DISTANCES

Hazratganj	15 min
Airport	15 min
Charbagh Railway Station	25 min
Alambagh Bus Stand	25 min
Gomti Nagar	10 min

\*Construction in progress