

Perfecting the art of building ...

The Eldeco Group

The Eldeco Group has been at the forefront of real estate development in North India since 1975. The

Group is synonymous with timely and quality delivery in a number of towns like Lucknow, Kanpur, Agra, Noida, Greater Noida and the NCR of Delhi. More than 120 projects spanning Townships, High-rise Condominiums, Townhouses, Malls and Office Complexes have been delivered. The cumulative constructed area stands at a staggering 16 million sq. ft. Currently, apart from the towns mentioned above, Eldeco is developing integrated township in Panipat, Sonapat, Ludhiana and Jalandhar. The unique 1200-acre state-of-art Eldeco Sidcul Industrial Park at Sitarganj, Uttaranchal is also under implementation.



Eldeco Mansionz
Sohna Road, Gurgaon



Eldeco Elegance
Gomti Nagar, Lucknow



Eldeco Garden Estate
Raipurva, Kanpur



Eldeco Park View
Sitapur Road, Lucknow



Eldeco Estate One
G.T. Karnal Road, Panipat



Eldeco County
G.T. Karnal Road, Sonapat



INFRASTRUCTURE & PROPERTIES LTD.

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*Freedom To Soak Yourself,
In The Lifestyle Of Your Dreams*





WELCOME TO :



Soothing atmosphere and rejuvenating surroundings, Eldeco County is a relief from the chaotic and congested world. Spread across acres of Prime land, its open spaces greet you with freshness. Surround yourself with freshness at Eldeco County

Joint Venture of:

ELDECO & Deep Jai Vijay
CONTRACTOR & PROMOTERS
Builders & Real Estate Pvt. Ltd.

We've designed it more flexible to suit your needs !!



A TRULY MODULAR CONCEPT IN LIVING

Sketched with our sensitivities and constructed with our knowledge and expertise, we cater to every individual's needs and moods. By listening carefully to our customers aesthetic preferences and with an expertise in construction field over the years we are able to design a home that is uniquely yours in the manner you wanted it. For the largest ever Row Housing Project in Jhansi to soar with flawless design and immaculate planning nothing short of the finest, most seasoned expertise has been summoned.



EXPANDABLE PRIVATE VILLAS

Each of the private villas has been designed to be truly expandable. Which means you could opt for a villa based on your family's current needs and budget. You can choose from different options of plot sizes, each offering further options of built up areas to perfectly match your needs.



PURE BLISS

Fill up your lungs with fresh, pure air or play a teasing game of hide 'n' seek with the rays of sun, flirting with your room's window.

Have a date with the stars from the terrace of your home or keep a daily appointment with better health by having a refreshing walk in the beautifully landscaped garden.

Come home to 'Eldeco County' where lavish living is in perfect harmony with nature, making your stay pure bliss, 365 days a year. For life.





ELDECO CLUB

WHERE LIFESTYLE IS PAMPERED

REJUVINATE FEEL RELAXED EVERYDAY



● Swimming Pool



● Gymnasium



● Pool Table



● Banquet Hall



● Table Tennis



● Children Corner

The exclusive club at Eldeco County offers relaxed ambience where you can pamper yourself and enjoy the delight of various leisure facilities. It is a place that is in complete harmony with your outlook and preference, where all facilities are fine tuned with perfection to take you on a journey of cajoling happiness.

LOCATION : Smart real estate investors invest in the right location, at the right time. Jhansi being the focal point connecting Central and Southern India with the Northern part, is going to witness a real estate & infrastructure boom in next five years. Jhansi is poised to become a major destination for real estate investors and 'Eldco County' will be the jewel in Jhansi's crown.



PROXIMITY :

- ★ 6 km from Elite crossing & BHEL
- ★ 7 km from Railway Station
- ★ 8 km from Bus Stand
- ★ 9 km from University
- ★ 10 km from Medical College



LAYOUT:



LEGEND:-

1. Main Entry
2. Commercial Complex
3. Club/Pool
4. Park
5. Primary School
6. Children Park
7. Senior Citizen Park
8. Fragrance Park

- Teak
- Sapphire
- Emerald
- Coral
- Pearl
- Opal
- Jasper



WITH LATEST AMENITIES:
Bringing State-of-the Art Facilities



24hrs. Water Supply



Security & Intercom



Power Backup



Eldeco Club



Shopping



GROUND FLOOR PLAN

CONSTRUCTED AREA - 2699 Sq. Ft.

Topaz



Plot Size 299.92sq.m (358.70 sq. yrd.)



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

* Note: All areas and plans shown on this page are subject to change. 10.764 sq. ft. = 1 sq. mt., = 1.366 sq. yd. and 3.28 ft. = 1 mt. All dimensions shown in feet/inches are close approximation to metric dimensions. Only space shall be provided for lawn and splash pool.

Plot Size 154.4sq. mtr. (184.6sq. yrd.)



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

MOD.1		1451 sq. ft.
MOD.2		1708 sq. ft.
MOD.3		2018 sq. ft.

Sapphire



Plot Size: 140.25 sq. mtr
(167.7 sq.yrd.)



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

MOD. 1		1348 sq. ft.
MOD. 2		1568 sq. ft.
MOD. 3		1940 sq. ft.



Emerald

Plot Size: 138.4 sq.mtr.
(165.5 sq.yrd.)



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

MOD.1		1434 sq. ft.
MOD.2		1654 sq. ft.
MOD.3		1925 sq. ft.



Coral

Plot Size: 122.83 sq.mtr.
(146.9 sq.yrd.)



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

MOD.1		1141 sq. ft.
MOD.2		1437 sq. ft.
MOD.3		1719 sq. ft.



Pearl

Plot Size: 113.6 sq. mtr.
(135.8 sq. yrd.)



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

MOD.1		1175 sq. ft.
MOD.2		1441 sq. ft.
MOD.3		1697 sq. ft.



Opal

Plot Size: 108.63 sq.mtr.
(129.9 sq. yrd.)



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

MOD.1		1164 sq. ft.
MOD.2		1396 sq. ft.
MOD.3		1617 sq. ft.

SPECIFICATIONS:

STRUCTURE

Earthquake resistant structure	:	Combination of RCC frame and load bearing brick structure.
External Finish	:	Superior maintenance free finish.
Internal Finish	:	Oil bound distemper on walls and ceiling with POP.
Flooring	:	Vitrified tiles flooring in drawing/dining. Laminated wooden flooring/vitrified tiles in bedrooms. Ceramic tiles in study/stone/servant rooms.
Doors/Windows	:	Polished/painted hard wood frames with polish/painted moulded skin/flush door.
External Doors/Windows Hardware	:	Powder Coated Composite Aluminium glazing.
	:	Designer handles and fittings except for servant room & servant toilet.

KITCHEN

Walls	:	Combination of ceramic tiles up to 2 feet above the counter and oil bound distemper in balance area.
Flooring	:	Designer ceramic/marble/vitrified tiles.
Counter	:	Granite.
Fittings and Fixtures	:	Superior quality C.P. Fittings, Single bowl S.S. kitchen sink with drain board.

TOILETS

Walls	:	Combination of designer ceramic tiles up to 7 feet, oil bound distemper.
Flooring	:	Ceramic/vitrified tiles.
Counter	:	Granite/marble/stone/tiles/designer wash basin.
Fittings & Fixtures	:	Superior quality C.P. Fittings, E/WC, wash basin, towel rod, soap dish.

ELECTRICAL

:	:	Concealed PVC conduit with copper conductor, modular switches & sockets, without any fixtures.
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BALCONIES & SIDE TERRACE

Flooring	:	Designer tiles/stone.
Ceiling	:	Exterior paint.
Drive Way	:	Kota stone/tile/paver blocks/combination of stone.



Jesper

* All washbasin niches in Bathrooms, Drawing/Dining, Kitchen to be provided without any wood work.
* This booklet is purely conceptual and not a legal offering. In view of the interest of maintaining high standards, the company / architect reserves the right to modify any details / specifications / decisions / fixtures mentioned herein.