IG INFRAVENTURES

OWN

# YOUR SPACE

BUILD

# YOUR DREAMS

IG INFRAVENTURES

**Corporate Address:**
534/27/1 Ka, Tatarpur, Aliganj, Lucknow Lucknow - 226024

**Site Address:**
The Industrial Gases Limited, 148, Talkatora Road,
Sanjay Nagar, Pandey Ka Talab Colony, Moti Jheel, Colony
aishbagh, Lucknow

[redacted]

SCAN FOR
**LOCATION**

Disclaimer: The contents of this brochure are purely conceptual and no legal binding on the developer. The developer reserves the right to amend the plans and specifications without prior notice.

AISHBAGH
GARDENS

IG INFRAVENTURES

YOUR OWN
EARTH
YOUR OWN
SKY

IG INFRAVENTURES

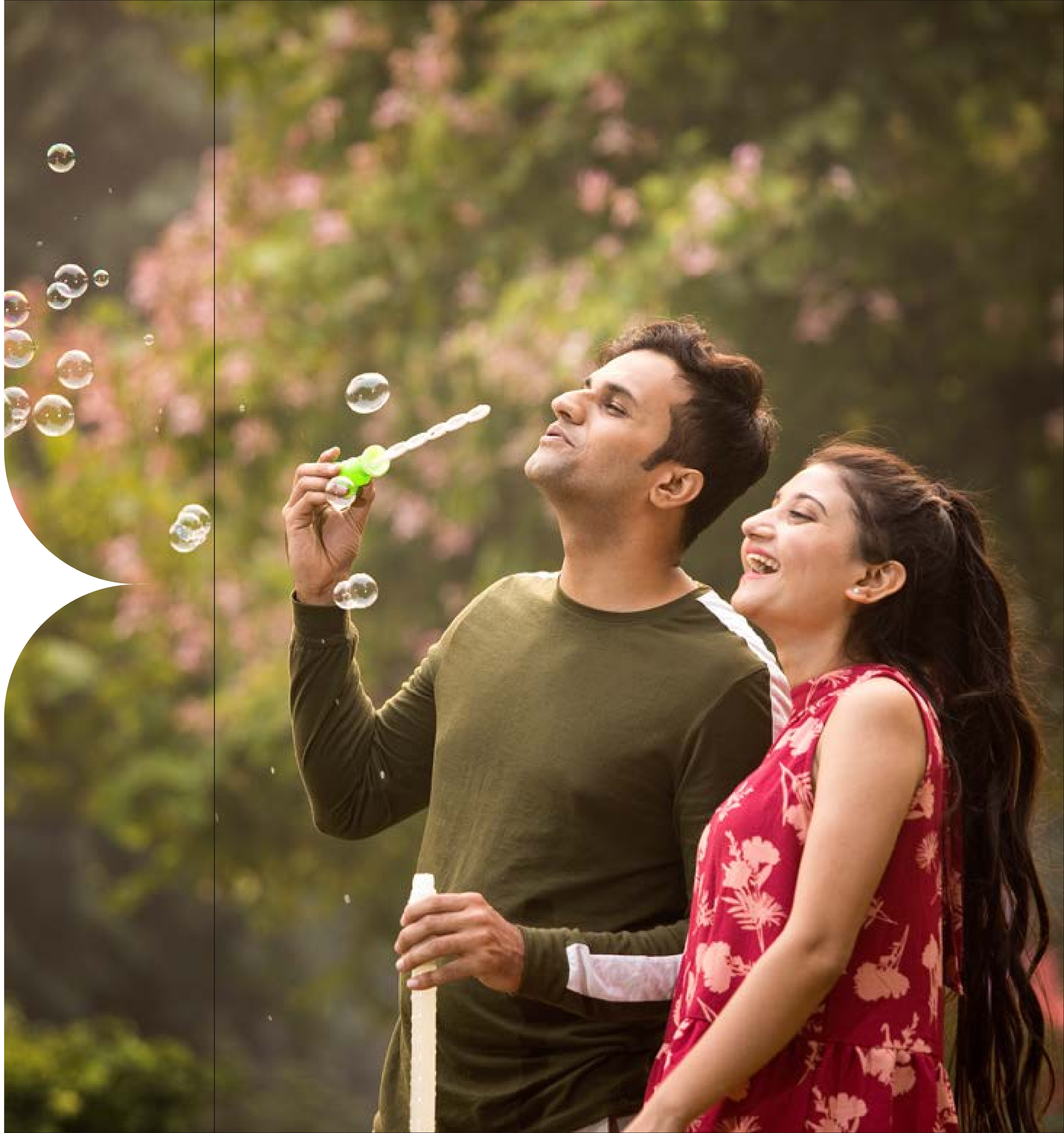
OWN A

# HOME

YOU ALWAYS WANTED

Welcome to a place where nature refreshes the soul and gets the heart ready for new adventures.

Refresh, Recharge, and Discover.



AISHBAGH
GARDENS

# OWN SPACE OWN PEACE

Experience ultimate serenity and tranquility at Aishbagh Gardens, where every element is crafted to support a wonderful and nature-friendly lifestyle.

*Peaceful Living, Nature's Touch.*

AISHBAGH
GARDENS

# BUILD

## AN INVESTMENT IN A MODERN GATED COMMUNITY

Invest in Aishbagh Gardens, a modern gated community offering contemporary living, top-notch amenities, and secure, upscale comfort.



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# LIVE THE GOOD LIFE

A comfortable home, a happy family, and plenty of space to grow and play—life is truly wonderful when all these elements are harmoniously in place, especially when they're part of your home at Aishbagh Gardens.

Comfort, Joy, and Space Await.

AISHBAGH
GARDENS

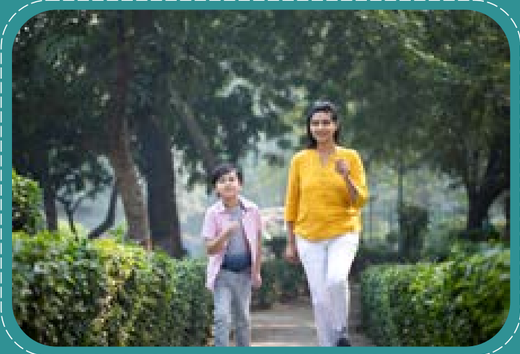
# WELL PLANNED COMMUNITY LIVING

Surrounded by beautiful greenery, every aspect of life is carefully looked after. The community offers lots of natural green space, wide roads, smooth traffic flow, good street lighting, and safe walking paths.

- Expansive panoramic gardens and lush exotic foliage
- Stunning themed landscapes
- Mesmerizing water features
- Exclusive children's play area
- A safe and welcoming environment
- Dedicated yoga and meditation lawn













AISHBAGH
GARDENS

# DISCOVER
## THE JOY OF
## A BALANCED LIFE

Find joy in a balanced life, where every aspect of your daily routine contributes to peace, satisfaction, and a sense of purpose."

## AMENITIES:

- Gated Community
- CCTV-enabled security system at the entrance gate
- Paved Roads
- Park
- Sewage Treatment Plant (STP)
- Underground Electricity System

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GARDENS

| Plot No. | Dimension in Feet | Sq.Ft. |
|---|---|---|
| 1 | 27.88 X 38.61 | 1076.40 |
| 2 | 22.96 X 38.61 | 886.42 |
| 3 | 22.96 X 38.61 | 886.42 |
| 4 | 22.96 X 38.61 | 886.42 |
| 5 | (18.24 + 30.44)/2 X (40.48+38.61)/2 | 939.91 |
| 6 | 27.88 X 39.37 | 1097.93 |
| 7 | 22.96 X 39.37 | 904.18 |
| 8 | 22.96 X 39.37 | 904.18 |
| 9 | 27.88 X 39.37 | 1097.93 |
| 10 | 27.88 X 39.37 | 1097.93 |
| 11 | 22.96 X 39.37 | 904.18 |
| 12 | 27.88 X 39.37 | 904.18 |
| 12A | 27.88 X 39.37 | 1097.93 |
| 14 | 27.88 X 38.61 | 1076.40 |
| 15 | 22.96 X 38.61 | 886.42 |
| 16 | 22.96 X 38.61 | 886.42 |
| 17 | 22.96 X 38.61 | 886.42 |
| 18 | 29.52 X 38.61 | 1139.69 |

| EXTRA CHARGES (ONE TIME) | |
|---|---|
| PREFERENTIAL LOCATION CHARGES (PLC) - CORNER | 5% of BSP |
| PREFERENTIAL LOCATION CHARGES (PLC) - PARK FACING | 10% of BSP |
| EXTERNAL DEVELOPMENT CHARGES (EDC) | Rs. 50 / Sq. Ft. |
| INTEREST FREE MAINTENANCE SECURITY - IFMS | Rs. 10,000 |
| EXTERNAL ELECTRICAL CHARGES (EEC) | Rs. 55,000 |

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# LOCATION AND CONNECTIVITY TO AISHBAGH GARDENS




