

# rishita Manhattan

2,3 & 4 BHK APARTMENTS

MANHATTAN'S LIFESTYLE FOR YOU



Rishita Developers Private Limited  
 Coronation Anand Tower, 1st Floor, 116-117,  
 Vibhuti Khand, Gomti Nagar, Faizabad Road, Lucknow-226010  
 Web: www.rishita.in

RERA Registration Number:  
**Phase - 1 - UPRERAPRJ6682**  
**Phase - 2 - UPRERAPRJ544612**  
 www.uprera.in



An architectural rendering of the Rishita Manhattan apartment complex at dusk. The image shows several tall, modern high-rise buildings with balconies and large windows, illuminated from within. In the foreground, there is a lower-rise building with a prominent white geometric lattice facade. People are seen walking and sitting in a landscaped area with trees and a small pool. The sky is a deep blue with a few stars visible.

LIVE UPTO A LAVISH  
*Lifestyle*

**rishita**  
**Manhattan**  
2,3 & 4 BHK APARTMENTS

## The Inspiration Behind the Project

Rishita Developers are the brains behind Rishita Manhattan, which is all set to become the Landmark of Lucknow. Lucknow exudes graciously elegant charm, setting it apart from all other cities. Rishita distills this essence of Lucknow and crystallizes it in its projects of which Rishita Manhattan is slated to become the best ever in terms of luxurious style, elegance and modernity.

Rishita Developers has created a unique brand image in Lucknow as a construction company known for its excellence and passion for perfection with a 360 degree perspective and tops down, bottoms up approach. Excellence towers over our thought process, meticulous down to the minutest detail in everything we conceive.

It is there over and above the horizon when we execute a project using the finest materials, processes and methods with no compromises. It is a part of our dealing with people at any level. It is part of our life. Rishita Developers wanted to carve out a unique niche and create a signature brand. It has succeeded with a perfectionist attitude to breaking new frontiers in luxurious elegance.

Excellence has earned us trust and a name for reliability. We jealously guard these as priceless accolades and strive to do even better in each forthcoming project. Rishita Manhattan is one such flagship project of the company that will set new standards in lifestyles and become a landmark for all time.

Rishita Manhattan embodies inspirations from Manhattan's towering skyline for its architectural design and lifestyle. The towering skyline was conceived to be grounded solidly on lush green landscaped acreage with all amenities and facilities one can expect. With our reputation for perfection and inspired creativity, we plan to make this project our pride and your joy.



## FEATURES

- CLUBHOUSE
- RESTAURANT
- SWIMMING POOL
- FULLY-EQUIPPED GYMNASIUM
- AEROBIC & YOGA CENTRE
- KIDS' PLAY AREA | JOGGING TRACK
- INDOOR THEATRE | CENTRAL GREEN
- BARBEQUE AREA | BAMBOO GARDEN





## AMENITIES

### Entrance

Double Height Entrance Lobby  
(on Selected Tower Clusters)

### Club Facilities

Restaurant, Well Equipped Gym,  
Aerobic & Yoga Center,  
Swimming Pool With Changing Room,  
Multi-purpose Hall, Spa, Indoor Games

### Entertainment

Indoor Theatre with Recliner Chairs

### Security System

Gated Community, Access Control at Entrance  
CCTV Surveillance

### Fitness /Sports facilities

Jogging Track  
Tennis Court,  
Half Basket Ball Court



## AMENITIES

**Landscape**  
Lush Green Central Open Space  
with Fountains & Water Bodies

**Power Back-up**  
Power Back-up for Common Areas

**Ample Parking**  
Basement /Stilt / Open Car Parking

**KEY FEATURES**  
Connectivity  
Wi-Fi Enabled Campus

### SPECIAL FEATURES

- Site**
- a) Site Serviced by Road from 3 sides
  - b) Vastu Compliant Master Planning

- Block & Units**
- a) Individual drop off zone for all blocks
  - b) Utility balcony with Kitchen
  - c) Balcony with all bedrooms in premium flats.



# "LIVE GREEN, LOVE GREEN, THINK GREEN"



Stay connected with basic house-hold amenities like Grocery Store, Salon, Bank, Community Centre, Medical Shop etc within a walking distance of 1 km from the building entrance.



Feel of nature every time with healthy green surroundings and open area.



Use of drip irrigation & moisture sensor for efficient management of water for horticulture.



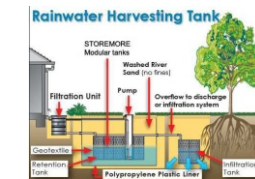
Braille and audio assistance in the lifts for the visually impaired people.



Generation of Hot water through Solar Water heaters.



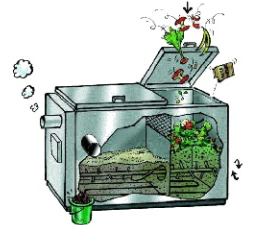
Installation of low flow water fixtures thus to conserve water.



Save water with rainwater harvesting system to capture rainwater.



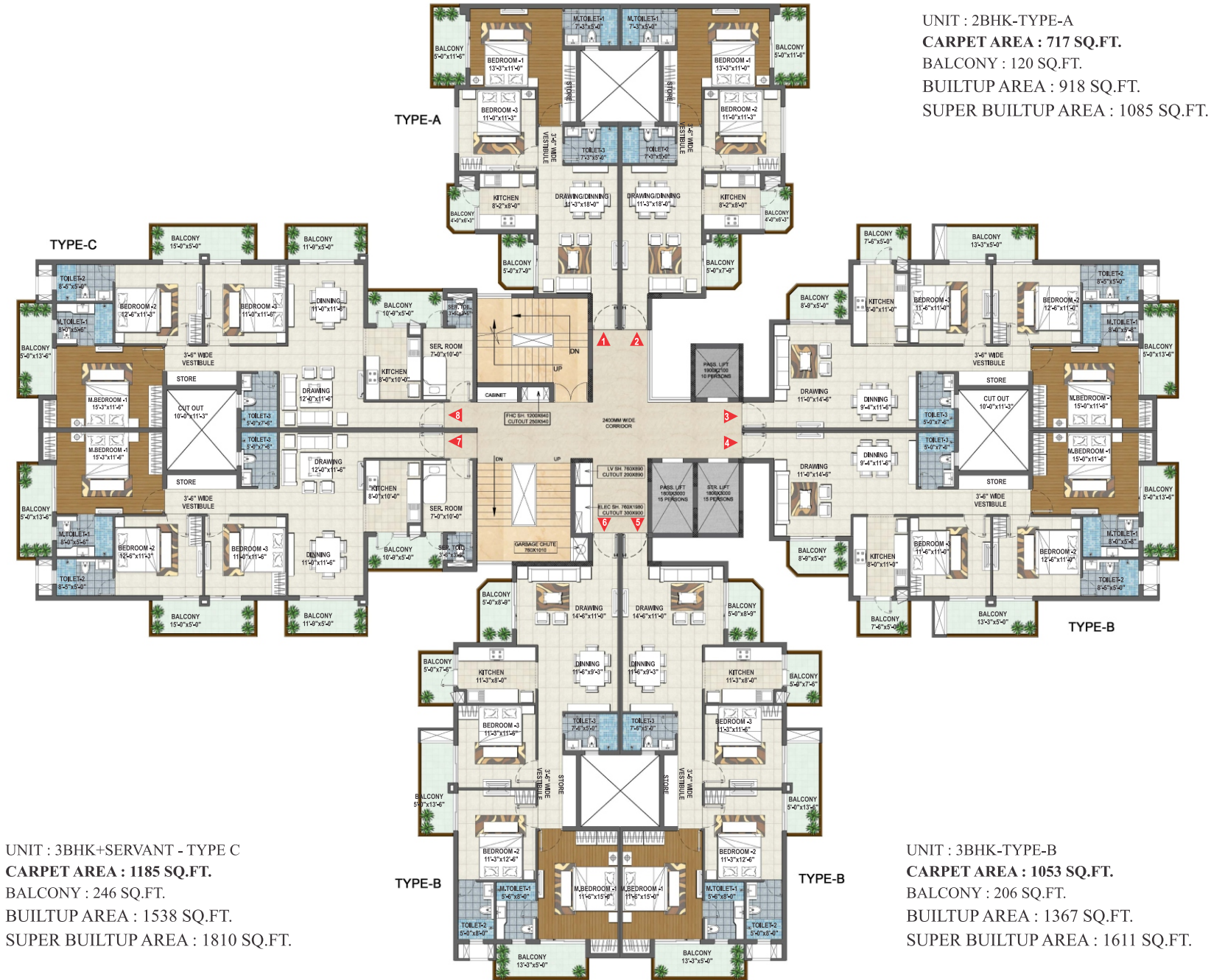
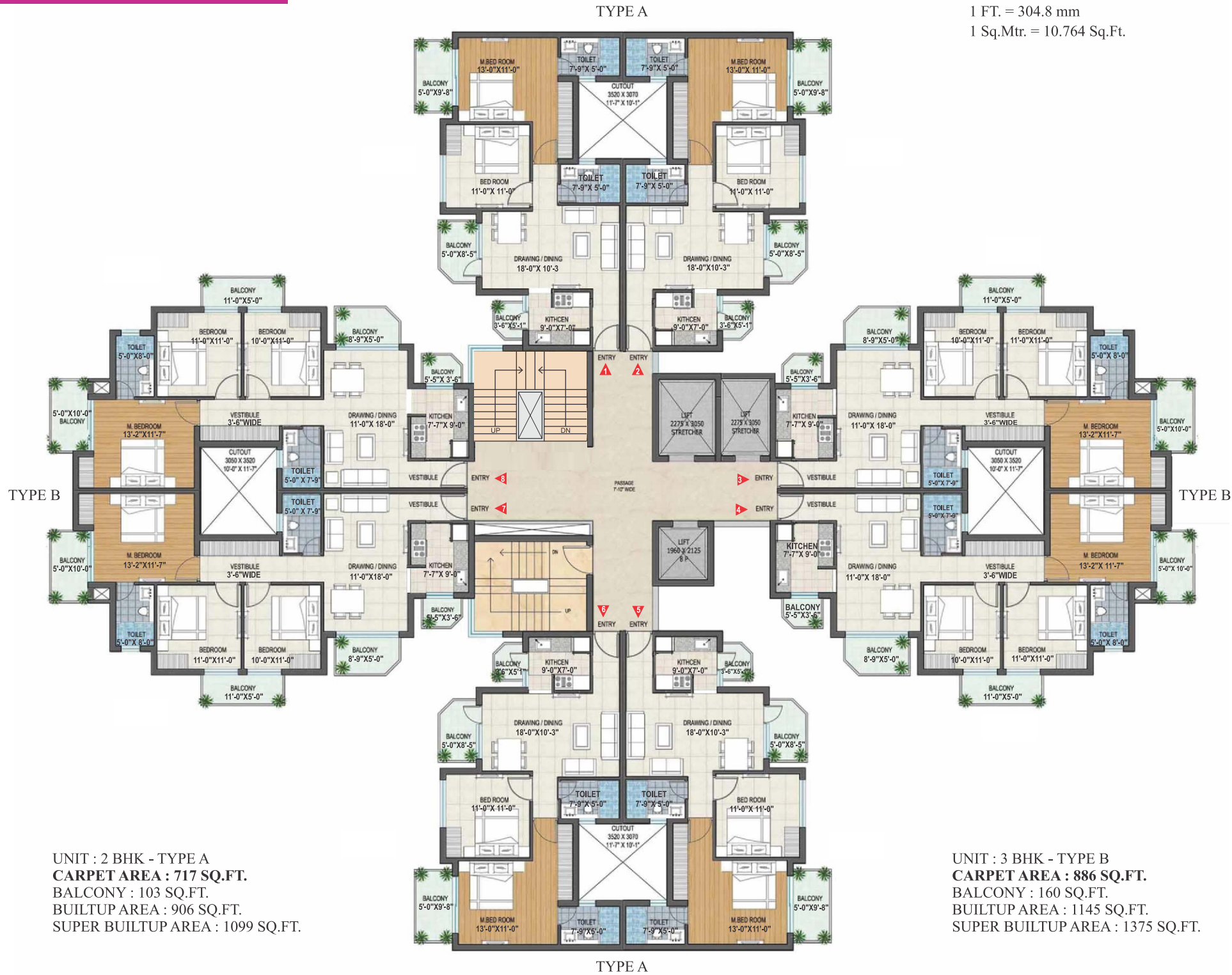
Sewage Treatment Plant to recycle the waste water and reuse it for landscaping and flushing purposes.



Efficient waste management by organic waste treatment.



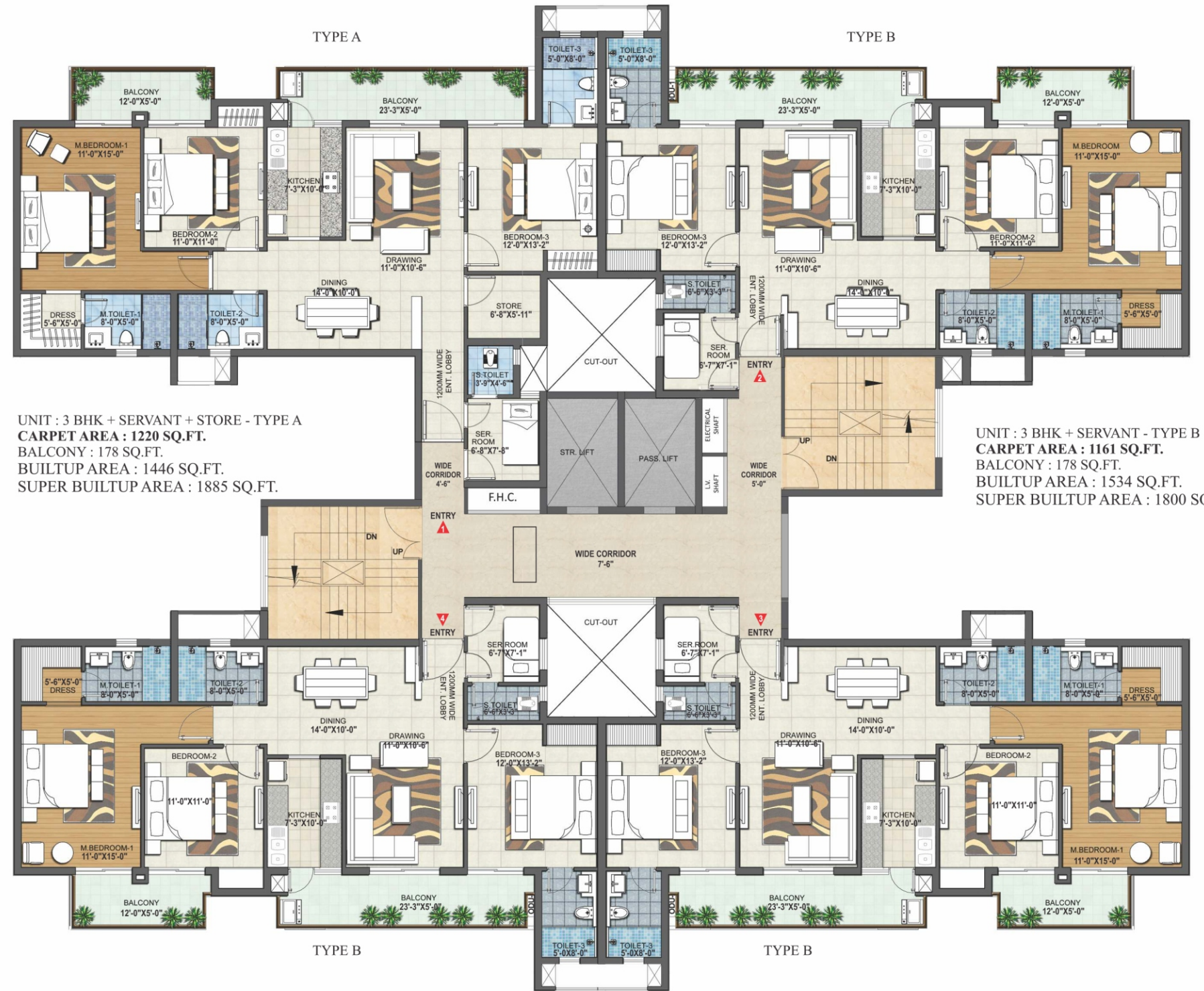
Parking areas equipped with charging facility for electrical vehicles.





UNIT : 3 BHK + STORE - TYPE A  
 CARPET AREA : 1075 SQ.FT.  
 BALCONY : 178 SQ.FT.  
 BUILTUP AREA : 1376 SQ.FT.  
 SUPER BUILTUP AREA : 1680 SQ.FT.

UNIT : 3 BHK + SERVANT - TYPE B  
 CARPET AREA : 1152 SQ.FT.  
 BALCONY : 178 SQ.FT.  
 BUILTUP AREA : 1446 SQ.FT.  
 SUPER BUILTUP AREA : 1765 SQ.FT.



UNIT : 3 BHK + SERVANT + STORE - TYPE A  
 CARPET AREA : 1220 SQ.FT.  
 BALCONY : 178 SQ.FT.  
 BUILTUP AREA : 1446 SQ.FT.  
 SUPER BUILTUP AREA : 1885 SQ.FT.

UNIT : 3 BHK + SERVANT - TYPE B  
 CARPET AREA : 1161 SQ.FT.  
 BALCONY : 178 SQ.FT.  
 BUILTUP AREA : 1534 SQ.FT.  
 SUPER BUILTUP AREA : 1800 SQ.FT.

# SPECIFICATIONS (2 & 3 BHK)

APARTMENT SPECIFICATION	LOCATION	MATERIAL DESCRIPTION
<b>Structure Design</b>		Earthquake Resistant Framed Structure as stipulated by IS Code for Better safety.
<b>Building Design</b>		Based on Green Building Concept for better and healthy environment as per IGBC norms.
<b>External Finish</b>		Weather Proof Paint / Texture Paint
<b>Living/Dinning Foyer</b>	Flooring	Vitrified Tiles
	Walls	Oil Bound Distemper
	Ceiling	Oil Bound Distemper
<b>Master Bed Room</b>	Flooring	Vitrified Tiles
	Walls	Oil Bound Distemper
	Ceiling	Oil Bound Distemper
<b>Other Bed Rooms</b>	Flooring	Vitrified Tiles
	Walls	Oil Bound Distemper
	Ceiling	Oil Bound Distemper
<b>Kitchen</b>	Flooring	Anit-Skid Ceramic Tiles
	Walls	Oil Bound Distemper / 2 feet high Ceramic Dedo above Counter
	Ceiling	Oil Bound Distemper
	Counter	Polished Granite Counter Top
	Fitting / Fixture	S.S. Sink, Hot & Cold Water Supply
<b>Toilets</b>	Flooring	Anti - Skid Ceramic Tiles
	Walls	Combination of One or more Ceramic tiles up to door height / Oil Bound Distemper
	Ceiling	False Ceiling with High Quality Fibre Cement Board
	Fixtures/Accessories	Exhaust Fan, Towel Rail, Toilet Paper holder, Coat Hook, Soap dish, Looking Mirror, etc.
	Sanitary / CP Fittings	Single Lever CP Fittings (For Hot & Cold Water Supply), Wash Basin, EWC., Health Faucet of Premium Brand
<b>Balconies / Utility Area</b>	Flooring	Anti-Skid Ceramic Tiles
	Walls	Exterior Grade Paint
	Ceiling	Exterior Grade Paint
	Railling	1200mm High MS Railing with Synthetic Emulsion Paint
<b>Doors</b>	Main Door	Teak Wood Finish Modular Door with Seasonal Hard Wood Frame & Magic
	Internal Doors	Modular Doors with Seasonal Hard Wood Frames
	External Door / Windows	UPVC with clear glass
<b>Lift Lobby</b>	Lift	High Speed Elevator of Premium Brand
	Flooring	Granite/Marble Stone/Vitrified Tiles
	Walls	Oil Bound Distemper / Granite Wall Cladding
<b>Staircase</b>	Flooring	Marble Steps / Kota Stone
	Walls	Oil Bound Distemper
	Ceiling	Oil Bound Distemper
<b>Railing</b>		MS Railing with Synthetic Enamel Paint
<b>Electrical</b>	Fixtures and Fittings	Modular Switches of Premium Brand
<b>Plumbing &amp; Sanitary System</b>		CPVC & PVC Fittings for water supply (Hot & Cold)
<b>Fire Fighting</b>		Fire Sprinklers , Smoke detectors etc. as per NBC

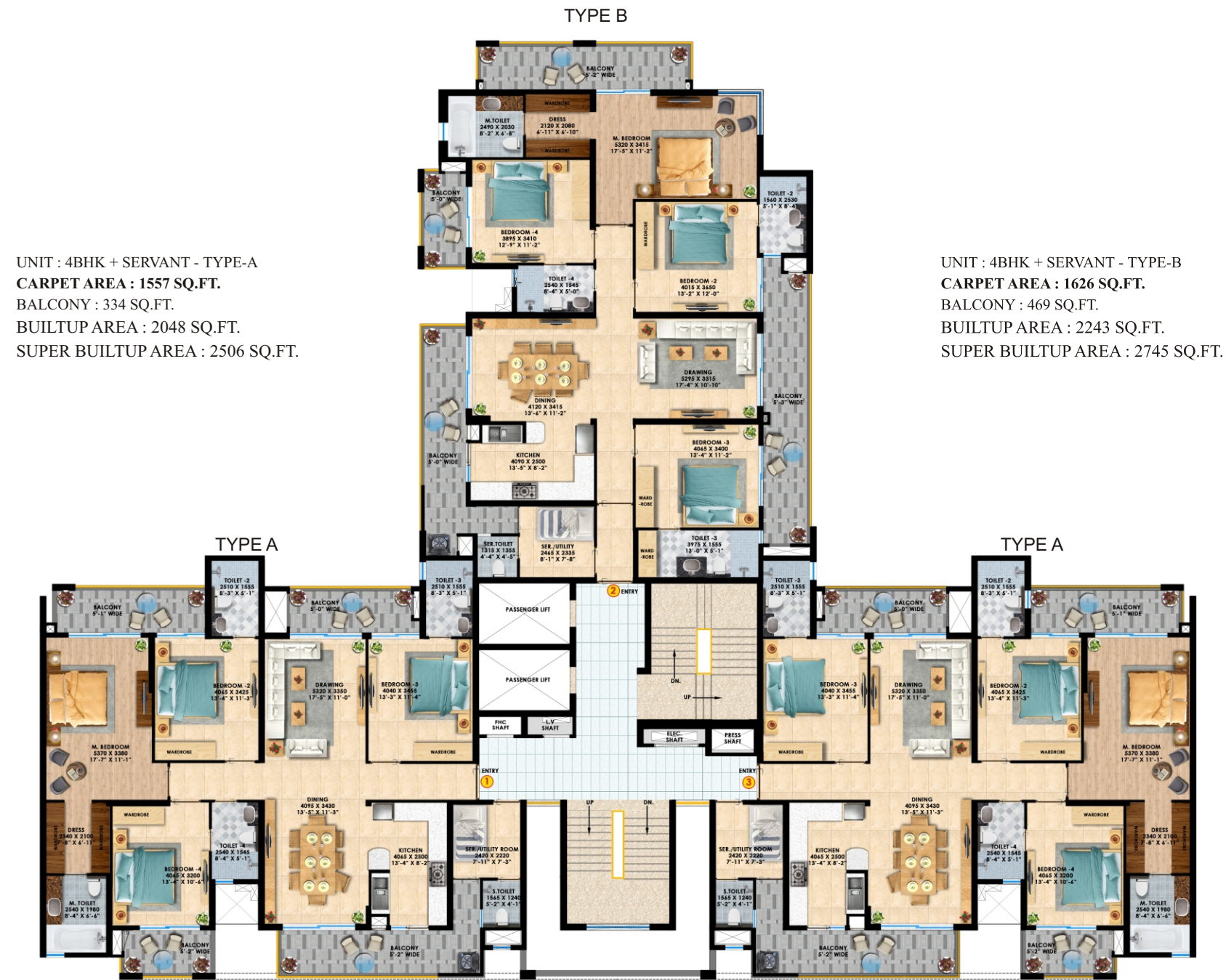
## Cluster Plan : Tower C3 & C4

UNIT : 4BHK + SERVANT -TYPE A  
**CARPET AREA : 1551 SQ.FT.**  
 BALCONY : 300 SQ.FT.  
 BUILTUP AREA : 2008 SQ.FT.  
 SUPER BUILTUP AREA : 2460 SQ.FT.



UNIT : 4BHK + SERVANT -TYPE B  
**CARPET AREA : 1636 SQ.FT.**  
 BALCONY : 402 SQ.FT.  
 BUILTUP AREA : 2174 SQ.FT.  
 SUPER BUILTUP AREA : 2650 SQ.FT.

UNIT : 4BHK + SERVANT - TYPE-A  
 CARPET AREA : 1557 SQ.FT.  
 BALCONY : 334 SQ.FT.  
 BUILTUP AREA : 2048 SQ.FT.  
 SUPER BUILTUP AREA : 2506 SQ.FT.





UNIT : 4BHK + SERVANT - TYPE-B  
 CARPET AREA : 1626 SQ.FT.  
 BALCONY : 469 SQ.FT.  
 BUILTUP AREA : 2243 SQ.FT.  
 SUPER BUILTUP AREA : 2745 SQ.FT.

**STRUCTURE WORK COMPLETE AT**  
 Tower A1, A2, A3, A4, B1, B2, B3 & B4

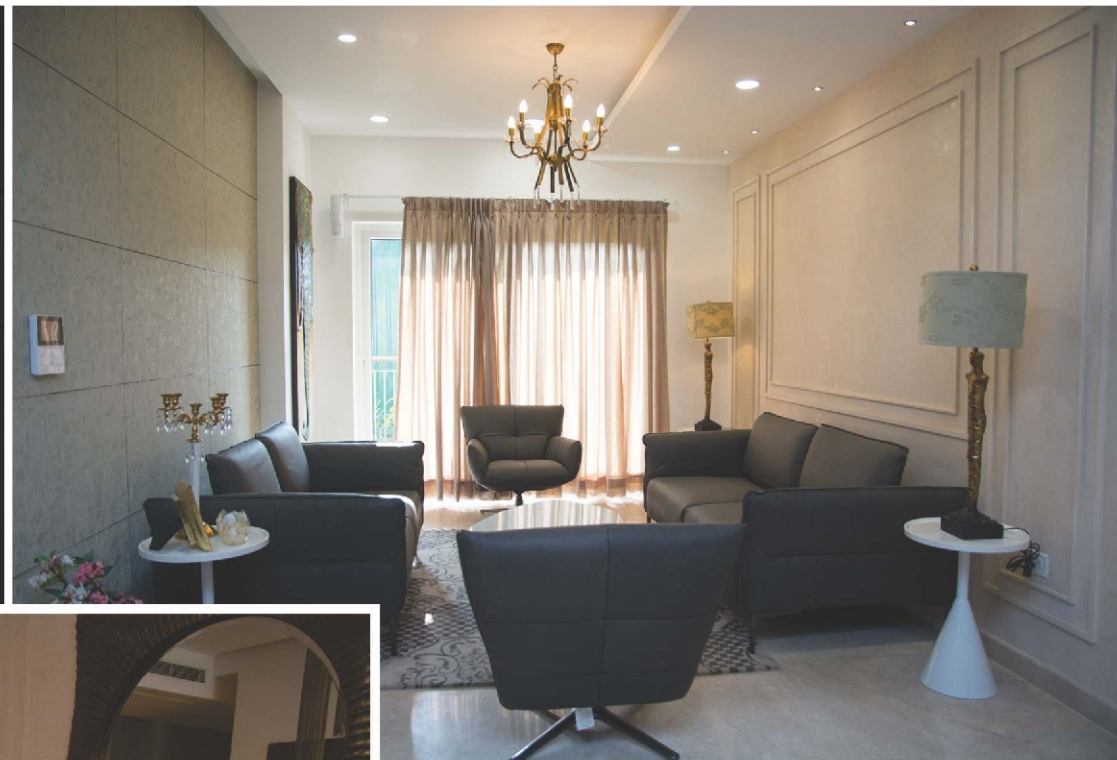
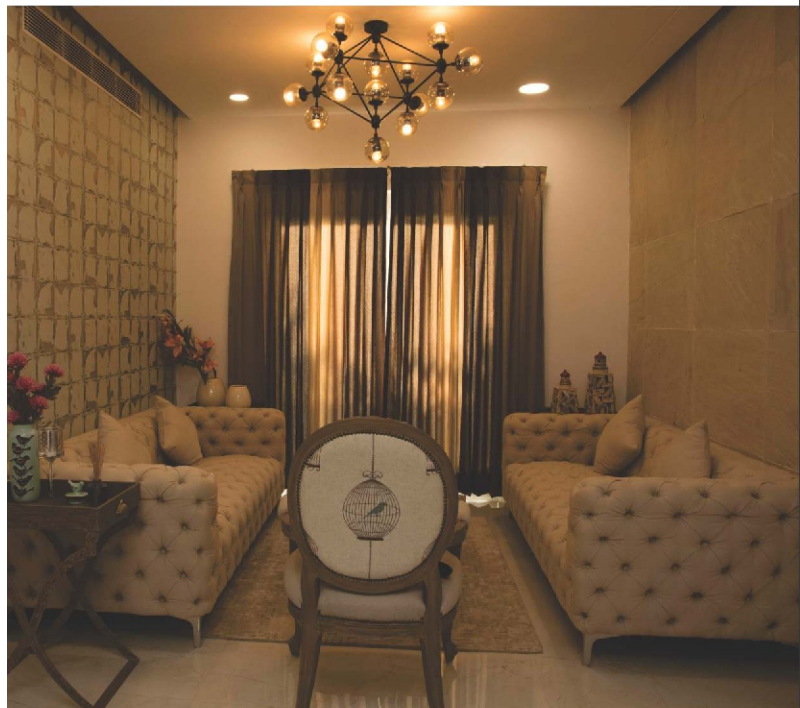


**FINISHING WORK IN PROGRESS**

B = Basement  
 G = Ground

## SPECIFICATIONS (4 BHK)

AREA	LOCATION	MATERIAL DESCRIPTION
<b>Structure design</b>	Earthquake Resistant Framed Structure as stipulated by IS Code for Better safety.	
<b>Building Design</b>	Based on Green Building Concept for better and healthy environment as per IGBC norms	
<b>External Finish</b>	Weather Proof Paint/ Texture Paint	
<b>Living/Dinning/Foyer</b>	Flooring	Vitrified Tiles
	Walls	Plastic Emulsion Paint
	Ceiling	Plastic Emulsion Paint
<b>Master Bed Room</b>	Flooring	Vitrified Tiles
	Walls	Plastic Emulsion Paint
	Ceiling	Plastic Emulsion Paint
<b>Other Bed Rooms</b>	Flooring	Vitrified Tiles
	Walls	Plastic Emulsion Paint
	Ceiling	Plastic Emulsion Paint
<b>Kitchen</b>	Flooring	Anti-Skid Ceramic Tiles
	Walls	Plastic Emulsion Paint/ 2 feet high Ceramic Dedo above Counter
	Ceiling	Plastic Emulsion Paint
	Counter	Polished Granite Counter Top
	Fittings /Fixtures	Stainless Steel Sink, Hot & Cold water supply with Sink Mixer
<b>Toilets</b>	Flooring	Anti-Skid Ceramic Tiles
	Walls	Combination of One or more Ceramic tiles up to door height /Plastic Emulsion Paint
	Ceiling	False Ceiling with High Quality Fibre Cement Board
	Fixtures/ Accessories	Exhaust Fan, Towel Rail, Toilet Paper holder, Coat Hook, Soap dish etc.
	Sanitary/ CP Fittings	Bath Tub (In Master Toilet) , Single Lever CP Fittings (Hot & Cold Water Supply) , Wash Basin, E.W.C. , Health Faucet of Premium Brand,Geyser, Looking Mirror
	Counter	Italian Marble Counter(In Master Toilet) , Polished Granite Counter Top (Other Toilets)
<b>Balconies/Utility Area</b>	Flooring	Anti-Skid Ceramic Tiles
	Walls	Exterior Grade Paint
	Ceiling	Exterior Grade Paint
	Railing	1200mm High MS Railing with Synthetic Enamel Paint
<b>Doors/Windows</b>	Main Door	Teak Wood finish Modular Door with Seasoned Hardwood Frame & Magic Eye
	Internal Doors	Modular Doors with Seasoned Hardwood Frames
	Windows	UPVC Windows with clear glass
<b>Lift Lobby &amp; Common Passage</b>	Lift	High Speed Elevator of Premium Brand
	Flooring	Granite/Marble Stone/ Vitrified Tiles
	Walls	Plastic Emulsion Paint /Granite wall cladding
<b>Staircase</b>	Flooring	Marble Steps/Kota stone
	Walls	Plastic Emulsion Paint
	Ceiling	Plastic Emulsion Paint
	Railing	MS Railing with Synthetic Enamel Paint
<b>Electrical</b>	Fixtures and Fittings	Modular Switches of Premium brand
<b>Plumbing &amp; Sanitary System</b>		CPVC & UPVC fittings for water supply (Hot & Cold)
<b>Fire Fighting</b>		Fire Sprinklers , Smoke detectors etc. as per NBC



Sample Flat Pictures



**DISCLAIMER:**  
Please Note: These fixtures, fittings and furniture displayed in the present sample flat is only for decorative purpose and is not a part of standard unit offered by the company.