



THE LUTYENS

LUXURY RESIDENCES



An Oasis of Elegance
& Sophistication

“

Royalty comes not from being the heir
to an emperor's domain. It is evoked
from the hues of noble living, majestic
interiors, grand extols, impeccable
luxury, and timeless opulence.

”



The Inspiration

Lutyens, New Delhi The Embodiment Of Stately Magnificence

Envisioned by the proponents of Victorian England and ultimately built for Indian administration, legislators, and other luminaries, the word Lutyens is synonymous with sprawling greenery, pristine air, wide roads, regality, diplomacy, and grand residences.

Sir Edwin Lutyens, the ingenious architect and town planner behind New Delhi, played a pivotal role in shaping the architectural identity and affluent design of the area identified as the Lutyens Bungalow Zone, where homes sell for upwards of INR 300 Crores.

Inspired by the affluence and prestige of the National Capital's seat of power along with the celebrated vision of Sir Edwin Lutyens, The Lutyens is a visionary residential real estate development in Punjab for families and homeowners seeking a life without compromise.



Sir Edwin Lutyens



Visionary Architect & Designer

The architectural brilliance & artistic vision of Sir Edwin Lutyens helped shape New Delhi into one of the greatest cities in the world. His work is consistently recognised and is relevant even in today's era.

Iconic landmarks such as the Rashtrapati Bhavan, India Gate, Hyderabad House, Bikaner House, Patiala House Courts Complex, and the grand layout of the central administrative region including Janpath and Rajpath epitomise his work by blending classical European styles with a touch of traditional regional Indian elements.

The design of wide, tree-lined avenues and monumental buildings set within lush landscapes fosters a sense of grandeur and order that is essential in contemporary urban planning. His work underlines the importance of open spaces along with the need to build a perpetually harmonious relationship between nature and architecture.

With challenges like overcrowding and environmental degradations plaguing urban areas today, the work of Sir Edwin Lutyens personifies sustainable, human-centric design that represents a coveted stature in contemporary real estate that is synonymous with luxury and aesthetic value.



Unravelling The Lutyens Marquee

The Lutyens logo is homage to the esteemed vision of Sir Edwin Lutyens and his spirited works in New Delhi. The alphabets T and L take center stage in the logo as the foundational pillars. These are a personification of minarets - an element of traditional Indian architecture that Sir Edwin Lutyens fell in love with. The blossoming Lily flower on top of the two pillars represents a blossoming future full of love, joy, and prosperity for our residents at The Lutyens. The golden hue personifies the luxurious and opulent lifestyle residents can experience at The Lutyens. The logo concludes with the extruding edge from all four corners to symbolise exclusivity and symmetry.

Hues of an ever
evolving vicinity

Offering a living experience where tradition
harmonises with modernity, The Lutyens
perfectly captures the essence of a dynamic
address - steeped in timeless charm yet
constantly rejuvenated by progressive energy.

Delhi-Chandigarh-Manali
Bharatmala Expressway

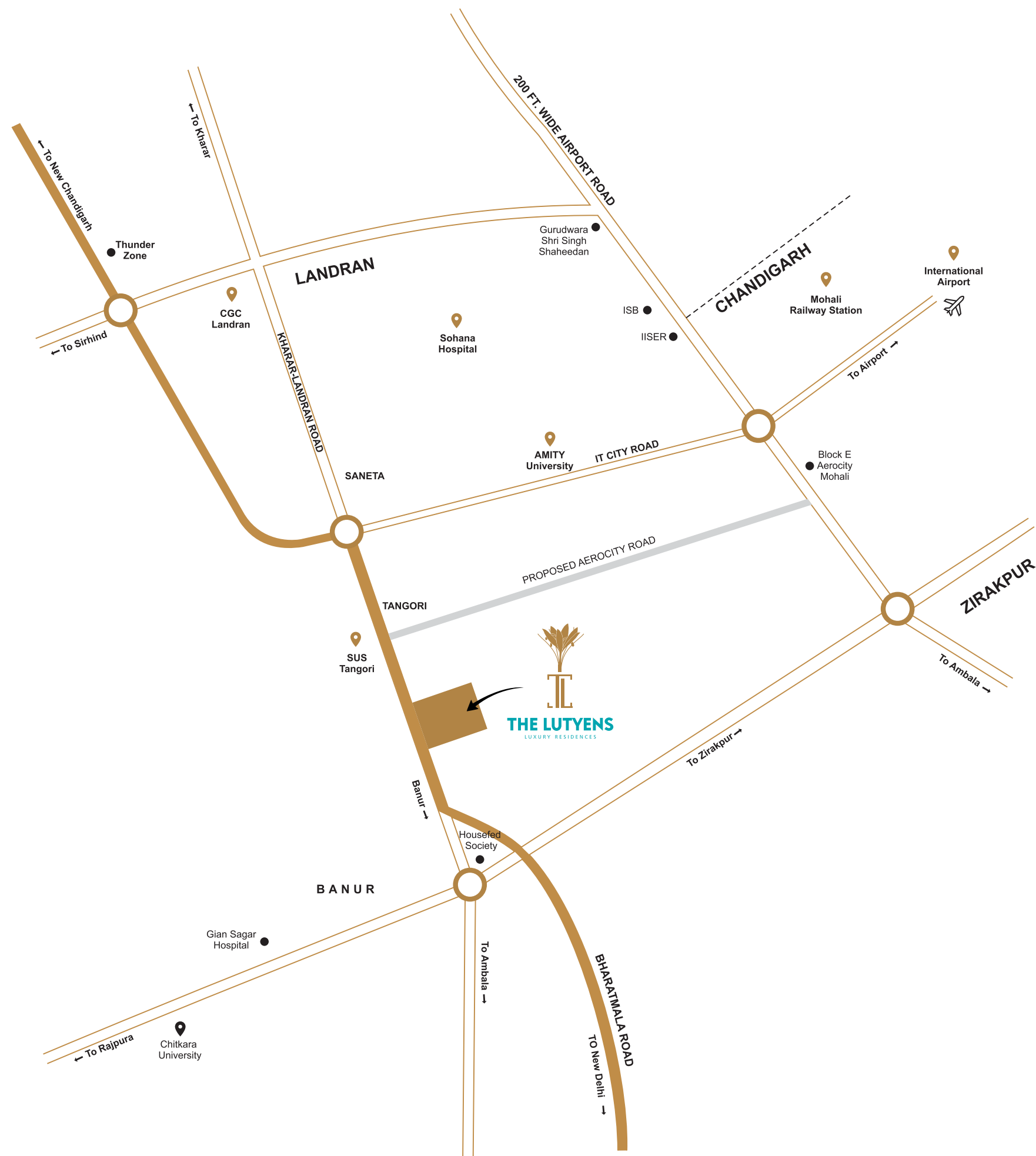
Escape into the wonders of picturesque, progressive, & practical suburb of the Tricity.

Situated right upon the 200 feet wide expressway, The Lutyens is surrounded by a landscape of lush green fields, wide motorways, and rising urban advances.

The progressive path of developments in the region provides it with dynamic vibrancy and is driven by the esteemed Government Of India's Bharatmala Pariyojana.

The location personifies a perfect balance of tranquillity and exuberance at The Lutyens, flanked by reputed educational institutions, renowned healthcare facilities, expansive malls, and neighbourhood markets, along with other infrastructural developments that are steadily growing.





Seamless Address

ELANTE MALL
40 MINS.

CHITKARA
UNIVERSITY
18 MINS.

MANAV RACHNA
SCHOOL
15 MINS.

BOLLYWOOD
GULLY
8 MINS.

ALLIANCE SCHOOL
17 MINS.

GIAN SAGAR HOSPITAL
20 MINS.

NEELAM HOSPITAL
20 MINS.

INFOSYS
15 MINS.

IT CITY
19 MINS.

AIRPORT
22 MINS.

ISBT
36 MINS.

ISB / IISER
24 MINS.

PARK HOSPITAL
25 MINS.

CP 67 MALL
25 MINS.

MOHALI RAILWAY
STATION
26 MINS.

AMITY UNIVERSITY
20 MINS.

PLAKSHA UNIVERSITY
14 MINS.

BESTECH SQUARE
MALL
25 MINS.

FORTIS HOSPITAL
28 MINS.

ELANTE MALL
40 MINS.

CHANDIGARH
UNIVERSITY
47 MINS.

Situated in the Mohali Extension with close proximity to the Rajpura Industrial Corridor on the Bharatmala Pariyojana's Delhi-Chandigarh-Manali Expressway, The Lutyens is built on a significant and thriving location. As a matter of fact, no other region has transformed as rapidly as Banur. The area has rapidly undergone a grand evolution with its strategic location.

Vibrancy that makes
you distinct



Each detail has been meticulously crafted to
elevate your status, reflecting the supremacy
of The Lutyens as a residential development.
Discover unparalleled sophistication in an
environment that radiates prestige by
blending regal opulence.

Welcome to the gateway of
Victorian Grandeur &
Contemporary Elegance





Our surroundings define us in many ways. They indicate who we are, what we like, and the things we believe in. When the exterior of our home is chic and classy, coupled with natural elements - we portray a harmony that is essential for upscale living.

Set foot inside the majestic gates of The Lutyens to come across a view that captures your heart instantly. The entrance is breathtakingly huge. However, it is the surroundings that win your heart. Lush greenery with professionally landscaped gardens create an environment that you will cherish. The wide roads make each area easily accessible, giving you a much-needed break from the chaos of traffic jammed roads.

Exemplifying Architectural Brilliance

A single glance will suffice, to make you deeply appreciative of the poetic beauty of The Lutyens. The architecture is an amalgamation of postmodernism and neo-classicism. At The Lutyens, timeless exquisiteness meets contemporary pragmatism.

The Lutyens pledges to delight even the most hard to please aesthetes, and at the same time strives to provide unparalleled suitability to each resident and guest.

- 3 / 3+1 BHK Luxury Residences, Penthouses & Skyvillas
- Project Area - 6.25 Acres
- Landscaped Green Area - 2 Acres
- Club Area - 12000 sq.ft.
- 6 Towers, S+20 Floors, 331 Units
- 2 Car Parking per unit





An environ that evokes
blissful emotions

The Lutyens fosters a profound sense of community through expansive green spaces and thoughtfully designed social areas that are perfectly suited to nurture the tranquillity and connections that residents get to experience on a daily basis.



An eminent domain
for distinguished
patrons

An era of class
& comfort

A masterpiece of architectural excellence,
The Lutyens flaunts high-quality finishes
and opulent materials to create residences
where every corner exudes elegance and
endures luxury.



An entrance
worthy of royalty



An exemplary abode for the discerning individuals

Palatial indulgences are no longer a distant dream at The Lutyens. Discover the most pleasant gratifications of home ownership within the grasp of your palms at The Lutyens. The sprawling floor plans will serve as the basis of a gracious lifestyle for families. The baroque detailings within each home will exhibit a strong foundation for the memories of a joyous life with your loved ones.





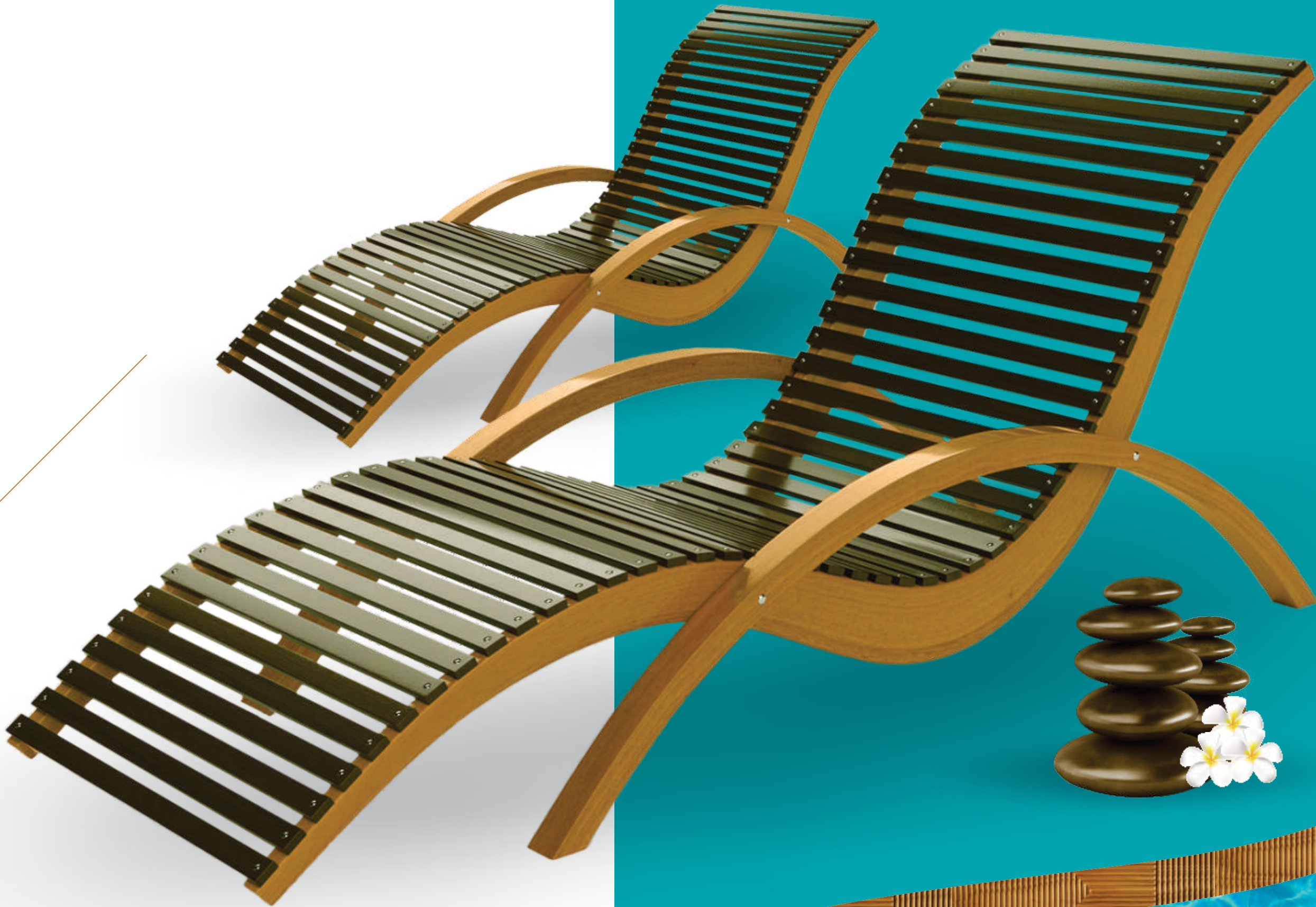
A lavish lifestyle and comfort that everybody envies. Your home at The Lutyens will be a pure delight that you would love to hold on to for a very long time.

Beauty is not found indoors,
but is discovered when
you step out and
lose yourself in
charismatic views.

Your home at The Lutyens will provide the spaces and the moments for you to make the most of. The balcony is an area that you would love to be in. Enjoy a charming sunrise in the morning, and toast the city's skyline in the evening. From the late-night talks to a morning yoga class, every indulgence will be a delight.



Electrify your
senses with endless
amusement



Designed with amenities to invigorate your spirit, The Lutyens is an embodiment of delightful luxuries for you to discover in the spa, the sauna, the swimming pool, and other areas where leisure and luxury intertwine seamlessly.

The captivating edifice of The Lutyens Clubhouse

With a façade inspired by the official residences of Viceroy,
The Lutyens Clubhouse is a spectacle of allure in the physical form.



Infinity Pool for peak pleasures

The pinnacle of refined living, The Lutyens Clubhouse boasts of exceptional features and amenities to offer residents an unmatched destination within the premises. The infinity edge swimming pool for example - where exclusivity meets relaxation, amidst a setting of timeless grandeur.



Featuring a curated selection of amenities and features, the clubhouse will serve as a dynamic destination for residents and their guests to come together and lounge, brainstorm, or rollick in the midst of an enchanting environment.





Retail experiences at your
doorstep, because royalty
never steps out

EARTHQUAKE RESISTANT STRUCTURE

Built using reinforced cement concrete, The Lutyens is designed with a strong structural foundation, so your home is unharmed in an unpredictable disaster.

100% SELF OWNED & MORTGAGE FREE

Built on a land parcel free from any liabilities or mortgage obligations, your dream investment at The Lutyens is completely safe and secure.

PREMIUM ELEVATORS

Enrich your lifestyle with premium elevators and embrace the life of comfort & ease. With these elevators, your life will become much more simplified and your daily routines become easier.

EV CHARGING STATIONS

The Lutyens offers convenience for EV owners in tandem with the Smart Cities Mission project by the honourable Government Of India.

PREMIUM LOCATION

A key location in the Mohali extension on the 200 Feet Wide Delhi-Chandigarh-Manali Bharatmala Expressway, The Lutyens is close to the Airport and the Rajpura Industrial Smart City.

IGBC GOLD CERTIFIED

With a pre-certified Gold rating by the Indian Green Building Council, The Lutyens is a beacon of sustainability in luxury residential real estate.

INTERCOM CONNECTIVITY

Connectivity of intercom will make your life stress-free whenever in need or facing any issue with this Intercom facility we will be available at your service.

AMPLE PARKING SPACES

Parking spaces are meticulously designed keeping in mind comfort & ease with the allotment of individual car parking areas and cover parking for each flat.

GATED COMMUNITY

A safe & secure community with access control at the main gate, basements, tower entrance lobbies and lifts.

ABUNDANT GREEN AREA

Breathe in the fresh air with a vast expanse of lush greenery away from a polluted environment by residing in The Lutyens with approx. 2 acres green area that is highest in Tricity.

24*7 POWER BACKUP

Opening the way to an upgraded lifestyle with 24*7 power backup facilities, so now you need not worry about electricity cuts or shortages. We aim at illuminating your hearts with evergreen light.

FIRE SAFETY

Protection and safety of your loved ones we take utmost seriousness & care with a synchronized fire fighting system equipped with fire alarms.

MAGNIFICENT ENTRANCE LOBBIES & RECEPTIONS

Each tower at The Lutyens is adorned with a grand triple height entrance lobby with a sophisticated reception area for a luxurious welcome home.

LAVISH CLUBHOUSE

Immerse into life indulgences with lavish 12,000 Sq.Ft. Club House and bounce with happiness by creating beautiful memories with countless amenities.

CCTV SURVEILLANCE

Safety & Security is our foremost priority with centrally- monitored CCTV Surveillance in the entire complex, we ensure you are living in a guarded environment without any fear.

RETAIL SPACES

Elevate your lifestyle with all the necessary items present in your vicinity at high street retail shops & invest in these commercial shops where you are sure of higher returns.



The Master Plan

- 1 — 5 Layered Secured Township
- 2 — Golf Carts within the Premises
- 3 — Grand Entrance Lobbies
- 4 — Pet Park
- 5 — Basketball Court
- 6 — Tennis Court
- 7 — Badminton Court
- 8 — Open Air Theatre
- 9 — Herbal Garden
- 10 — Yoga Garden
- 11 — Synthetic Jogging Track
- 12 — EV Charging Stations
- 13 — Open Air Gymnasium
- 14 — Kids Play Area
- 15 — Club Lutyens
- 16 — Rooftop Infinity Pool
- 17 — Daily Convenience Shops

Layout Plan - 3 BHK+1

Tower-A | Single Unit

Super Built-up Area - 2380 Sq. Ft. | Built-up Area - 1967 Sq. ft. | RERA Carpet Area - 1425 Sq. ft.



Layout Plan - Plan 3 BHK

Tower-B | Single Unit

Super Built-up Area - 2121 Sq.Ft. | Builtup Area - 1749 Sq. Ft. | RERA Carpet Area - 1209 Sq. Ft.



Layout Plan - Skyvilla 3 BHK+1

Tower-A | Single Unit | 18th Floor
Super Built-up Area - 4760 Sq. Ft. | Builtup Area - 1991 Sq. ft. | RERA Carpet Area - 1425 Sq. ft.



Layout Plan - Skyvilla

Tower-B | Single Unit | 18th Floor
Super Built-up Area - 4242 Sq. Ft. | Builtup Area - 1804 Sq. Ft. | RERA Carpet Area - 1209 Sq. Ft.



Layout Plan - Lower Penthouse

Tower-A | Single Unit | 19th Floor
Super Built-up Area - 4760 Sq. Ft. | Builtup Area - 3090 Sq. ft. | RERA Carpet Area - 2145 Sq. ft.



Layout Plan - Upper Penthouse

Tower-A | Single Unit | 20th Floor
Super Built-up Area - 4760 Sq. Ft. | Builtup Area - 3090 Sq. ft. | RERA Carpet Area - 2145 Sq. ft.



Layout Plan - Lower Penthouse

Tower-B | Single Unit | 19th Floor

Super Built-up Area - 3981 Sq. Ft. | Builtup Area - 3000 Sq. Ft. | RERA Carpet Area - 1956 Sq. Ft.



Layout Plan - Upper Penthouse

Tower-B | Single Unit | 20th Floor

Super Built-up Area - 3981 Sq. Ft. | Builtup Area - 3000 Sq. Ft. | RERA Carpet Area - 1956 Sq. Ft.



With stunning clean lines, rich materials and well considered lighting, each apartment is a true example of expert craftsmanship.

Specifications

STRUCTURE

Earthquake resistant RCC framed structure

EXTERNAL FINISH

Textured Paint of exterior grade and Glass on specific sections

ENTRANCE LOBBY

Flooring would be of appropriate Mix of Marble/Granite, walls and ceiling would be of Premium emulsion paint and use of other products for decor as per architect views.

LIVING / DINING ROOM / FAMILY ROOM

Flooring - Premium / Vitrified Tiles
Walls - Premium Emulsion Paint
Ceiling - Premium Emulsion & POP

BEDROOMS

Wardrobe - Wardrobe in Bedrooms
Flooring - Laminated wooden flooring in Master Bedroom & Premium / Vitrified Tiles in other Bedrooms
Wall Finishes - Premium Emulsion Paint
Ceiling - Premium Emulsion Paint, POP

KITCHEN

Cabinets - Premium Modular Kitchen Cabinets of Appropriate Finish
Flooring - Anti Skid Vitrified Tiles
Dado - Premium Vitrified Tiles up to 2ft. above counter
Wall Finishes - Vitrified Tiles / Plastic Emulsion Paint
Ceiling - Premium Emulsion Paint
Counter - Pre Polish Premium Granite

TOILETS

Flooring - Premium Anti Skid Vitrified Tiles
Wall - Premium Vitrified Tiles
Ceiling - Premium Emulsion
Fittings - Premium Sanitary fixtures of Jaquar/Grohe/Kohler or equivalent, Other CP Fittings of Jaquar/Grohe/Kohler or equivalent including Showers

BALCONY

Flooring - Anti Skid Vitrified Tiles
Wall - Finishes Water proofing external paint
Ceiling - Water proofing external paint
Handrail - MS Railing

DOORS & WINDOWS

Doors - Flush Door Painted/Polished
Windows - UPVC Sections

LIFTS

One Service Lift (6 ft. x 10 ft.) and one regular Lift (6 ft. x 6 ft.) of Otis / Kone or equivalent brand to be provided in each tower.

STAIRCASES

Risers & treads - Granite Stone
Wall Finishes - Premium Emulsion Paint
Ceiling - Premium Emulsion Paint I OBD
Handrail - MS Railing

ELECTRICAL FITTINGS

All electrical wiring in concealed conduits, provision of adequate light and power points. Telephone and TV outlets in Drawing, Dining and all Bedrooms, Moulded Modular Plastic Switches & protective MCB's. Electrical Points for Kitchen Chimney, Hob of ISI Mark.



Since 2010, the Metro Developers & Builders Group has participated as an active stakeholder in the exponential growth and development of real estate in North India. Based out of Punjab, MDB Group has successfully developed over 150 acres of land. The company has built and delivered over 2,000 residential and commercial properties including hotels, villas, apartments, plots, corporate offices, retail stores, showrooms, and malls.

COMMERCIAL PROJECTS

METRO PLAZA CITY MARKET
Zirakpur
DELIVERED

THE LONDON STREET
Patiala
ON GOING

METRO TRADE CENTER
Zirakpur
ON GOING

TIMES SQUARE
Patran
ON GOING

LONDON SQUARE
Mohali
ON GOING

THE LONDON STREET
Patiala
ON GOING

THE MARINA SUITES
Mohali
UPCOMING

YORK'S SQUARE
Sangrur
UPCOMING

RESIDENTIAL PROJECTS

ARISTO 56
Zirakpur
DELIVERED

METRO TOWER
Panchkula
DELIVERED

METRO KINGSCOURT VILLAS
Zirakpur
DELIVERED

VICTORIA ENCLAVE
Dirba
DELIVERED

VICTORIA ENCLAVE
Patran
DELIVERED

VICTORIA ENCLAVE
Moonak
DELIVERED

THE CALIFORNIA ESTATE
Patiala
ON GOING

THE ELYSIUM
Mohali
UPCOMING

NH-205A, Banur-Landran Road
Near IT City, Mohali, Punjab - 140601
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