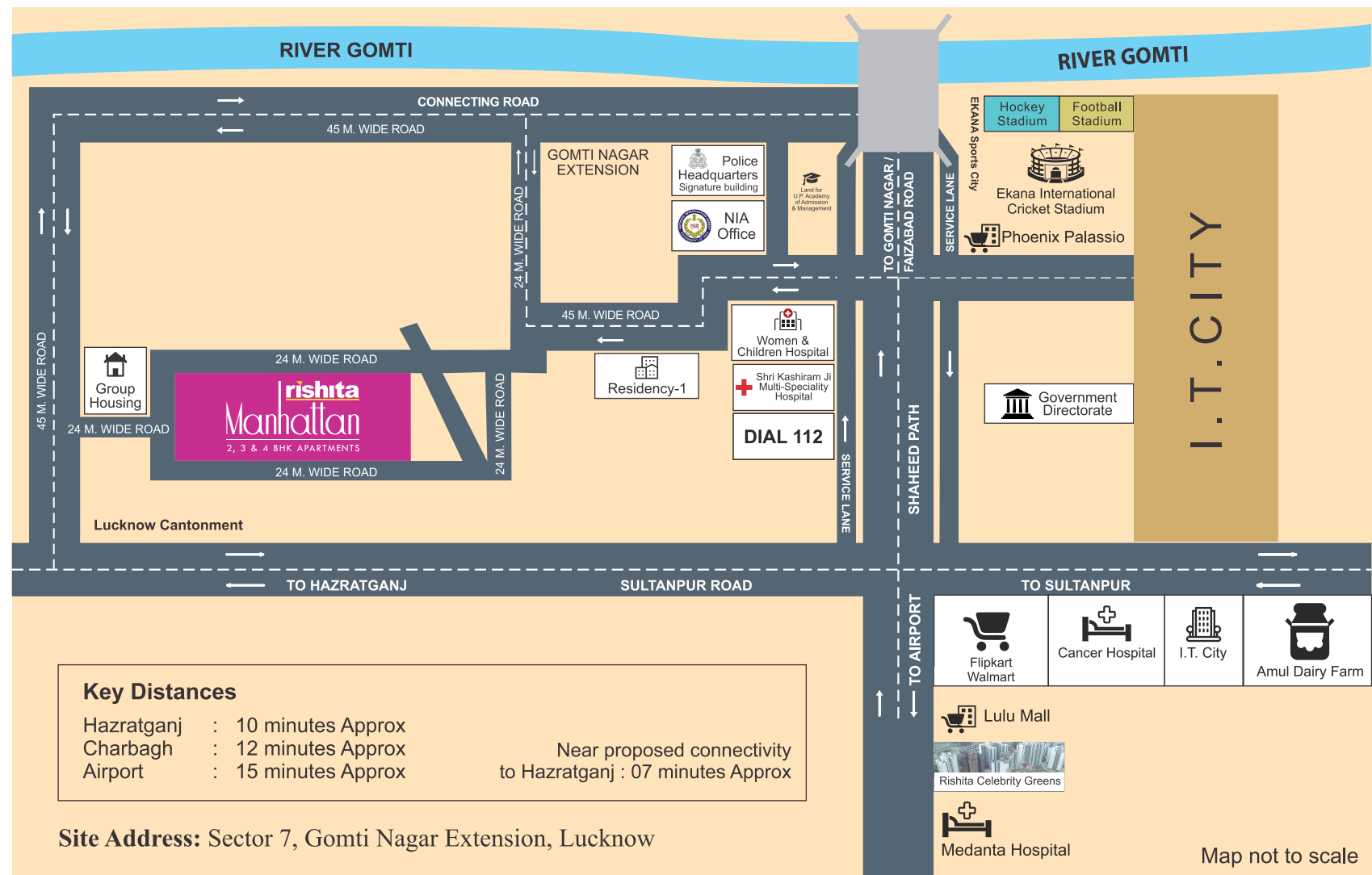




rishita Manhattan

2,3 & 4 BHK APARTMENTS

MANHATTAN'S LIFESTYLE FOR YOU

rishita
DEVELOPERS

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

Strategic Partner: **ANAROCK** RESIDENTIAL

Partner: **DFI** Internationally Renowned Principal Architect
Godrej Green Building Consultant

Member: **WELLER** Indian Green Building Council Gold Rated (Proposed)
CREDAI Confederation of Real Estate Developers Associations of India

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 a mix of grey and orange-brown facades. The balconies are illuminated from within, and the windows show warm interior lights. In the foreground, there is a lower, more modern structure with large glass panels and decorative metal screens. 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.

Disclaimer: An Artistic Image



FEATURES

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





Disclaimer: An Artistic Image

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



Disclaimer: An Artistic Image

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"



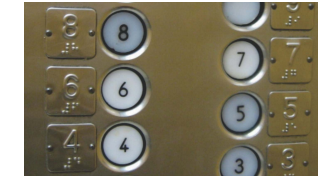
Stay connected with basic house-hold amenities like Grocery Store, Salon, Bank, Community Centre, Medical Shop etc within a walking distance of 1 km from the building entrance.



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.



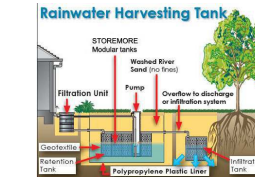
Braille and audio assistance in the lifts for the visually impaired people.



Generation of Hot water through Solar Water heaters.



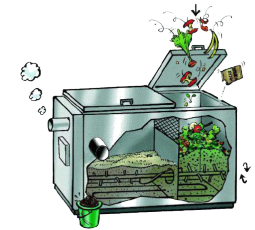
Installation of low flow water fixtures thus to conserve water.



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.

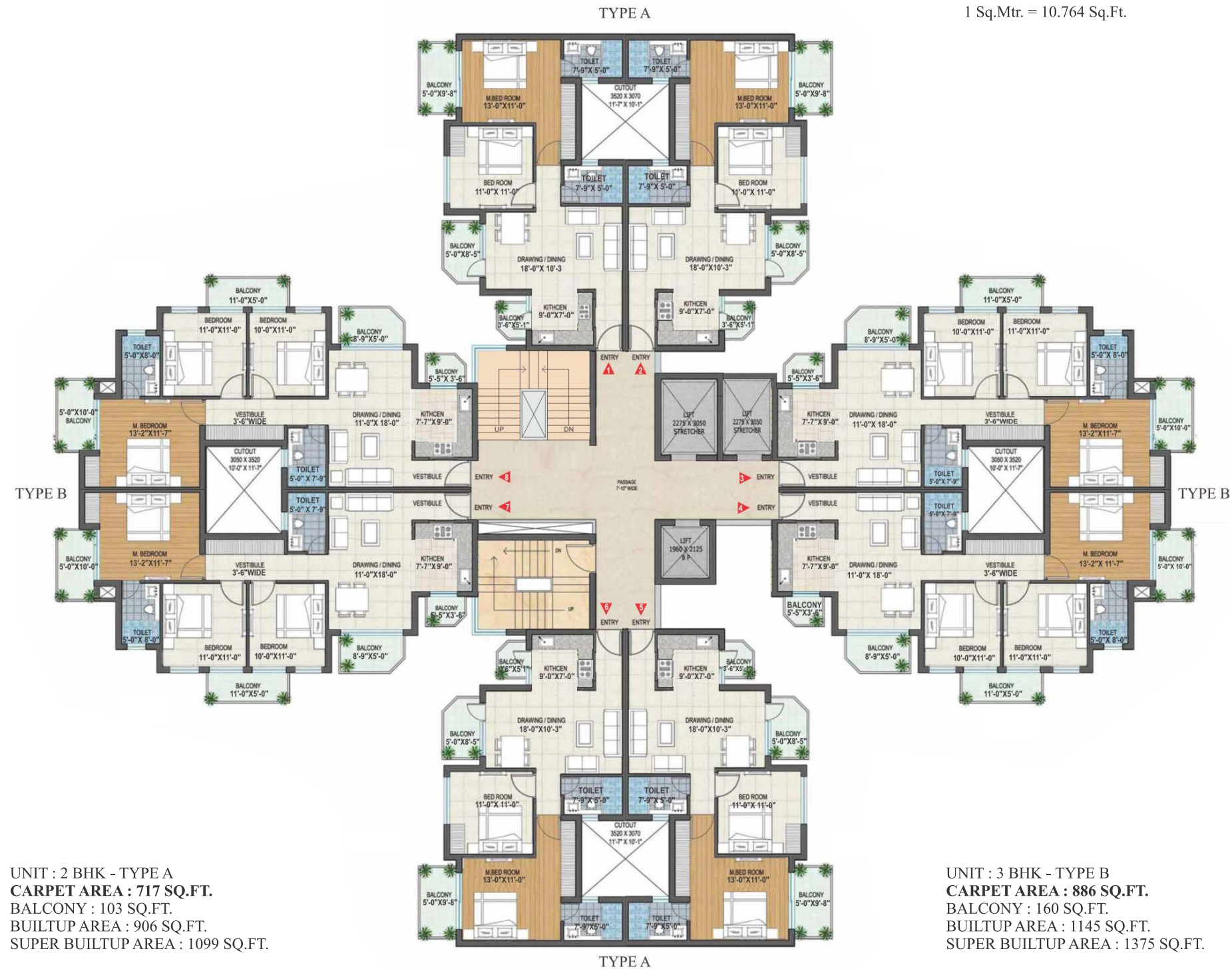


Efficient waste management by organic waste treatment.



Parking areas equipped with charging facility for electrical vehicles.

Cluster Plan : Tower A1, A2 & A3

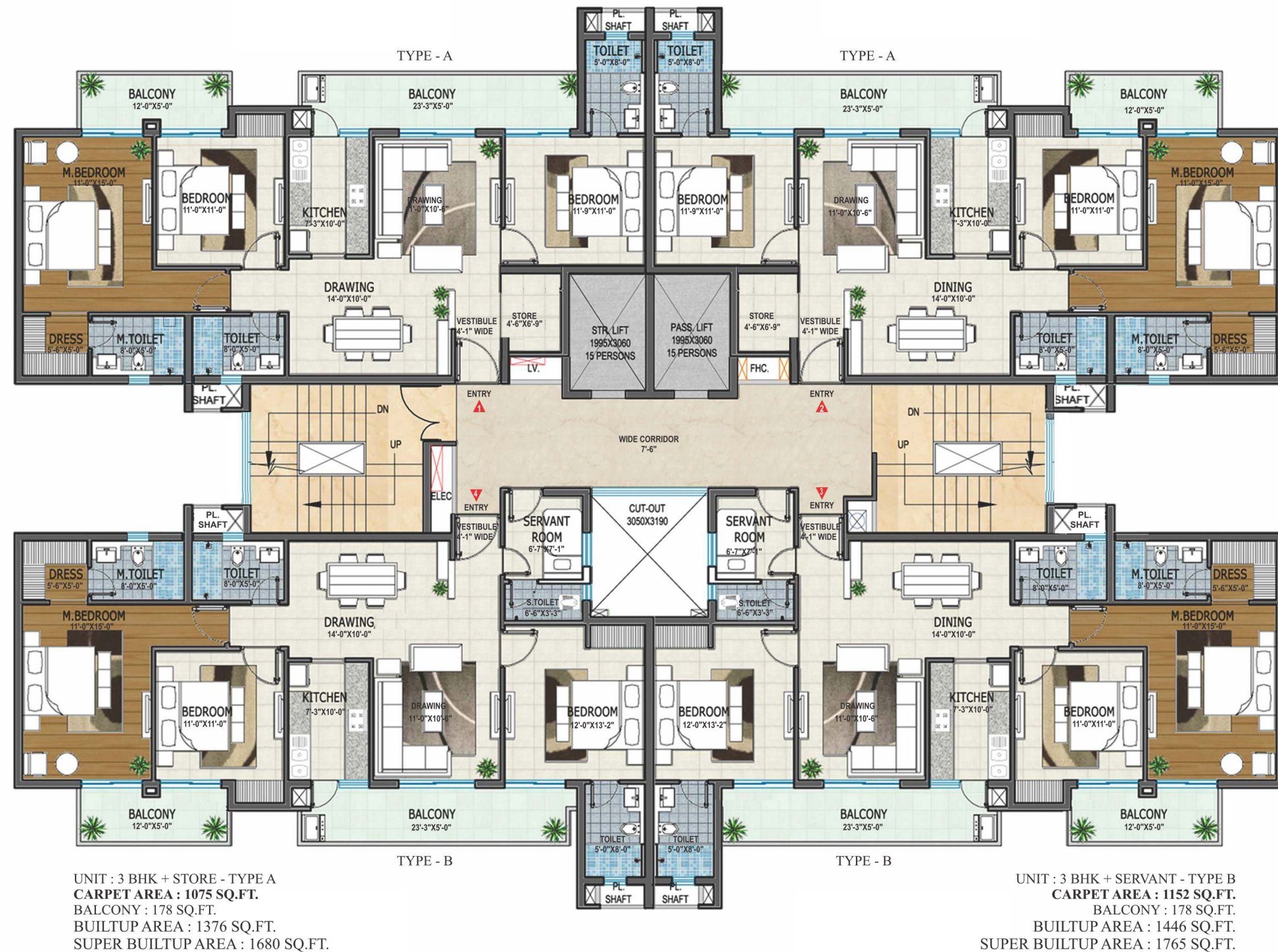


1 FT. = 304.8 mm
1 Sq.Mtr. = 10.764 Sq.Ft.

Cluster Plan : A4



UNIT : 3BHK+SERVANT - TYPE C
CARPET AREA : 1185 SQ.FT.
BALCONY : 246 SQ.FT.
BUILTUP AREA : 1538 SQ.FT.
SUPER BUILTUP AREA : 1810 SQ.FT.



SPECIFICATIONS (2 & 3 BHK)

Apartment Specification	Location	Material Description
Structure Design	Earthquake Resistant Framed Structure as stipulated by IS Code for Better safety.	
Building Design	Based on Green Building Concept for better and healthy environment as per IGBC norms.	
External Finish	Weather Proof Paint / Texture Paint	
Living/Dinning Foyer	Flooring	Vitrified Tiles
	Walls	Oil Bound Distemper
	Ceiling	Oil Bound Distemper
Master Bed Room	Flooring	Vitrified Tiles
	Walls	Oil Bound Distemper
	Ceiling	Oil Bound Distemper
Other Bed Rooms	Flooring	Vitrified Tiles
	Walls	Oil Bound Distemper
	Ceiling	Oil Bound Distemper
Kitchen	Flooring	Anit-Skid Ceramic Tiles
	Walls	Oil Bound Distemper / 2 feet hight Ceramic Dedo above Counter
	Ceiling	Oil Bound Distemper
	Counter	Polished Granite Counter Top
	Fitting / Fixture	S.S. Sink, Hot & Cold Water Supply
Toilets	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
Balconies / Utility Area	Flooring	Anti-Skid Ceramic Tiles
	Walls	Exterior Grade Paint
	Ceiling	Exterior Grade Paint
	Railling	1200mm High MS Railing with Synthetic Emulsion Paint
Doors	Main Door	Teak Wood Finish Modular Door with Seasonal Hard Wood Frame & Magic Eye
	Internal Doors	Modular Doors with Seasonal Hard Wood Frames
	External Door / Windows	UPVC with clear glass
Lift Lobby	Lift	High Speed Elevator of Premium Brand
	Flooring	Granite/Marble Stone/Vitrified Tiles
	Walls	Oil Bound Distemper / Granite Wall Cladding
Staircase	Flooring	Marble Steps / Kota Stone
	Walls	Oil Bound Distemper
	Ceiling	Oil Bound Distemper
Railing	MS Railing with Synthetic Enamel Paint	
Electrical	Fixtures and Fittings	Modular Switches of Premium Brand
Plumbing & Sanitary System	CPVC & PVC Fittings for water supply (Hot & Cold)	
Fire Fighting	Fire Sprinklers , Smoke detectors etc. as per NBC	

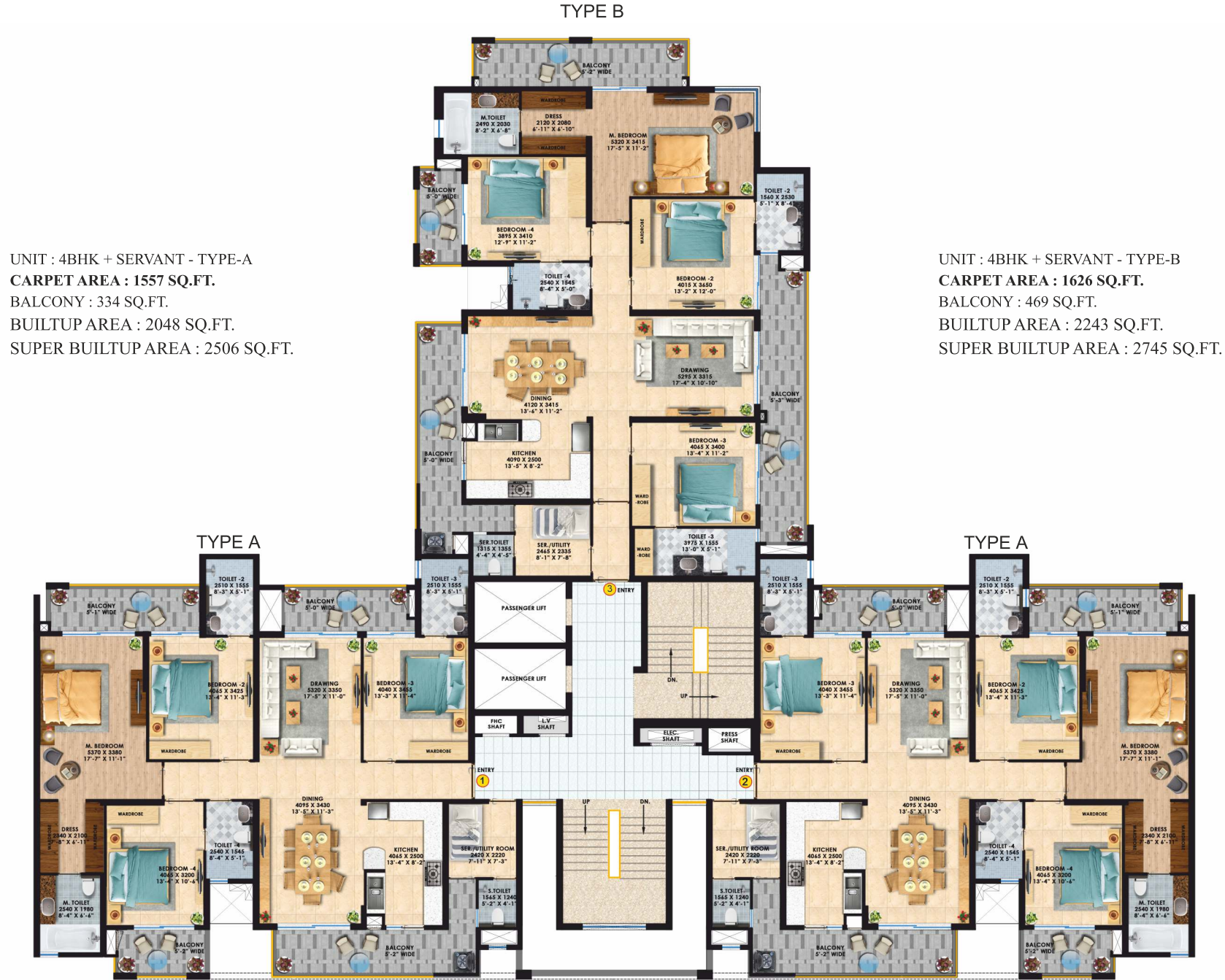
Cluster Plan : Tower C3 & C4

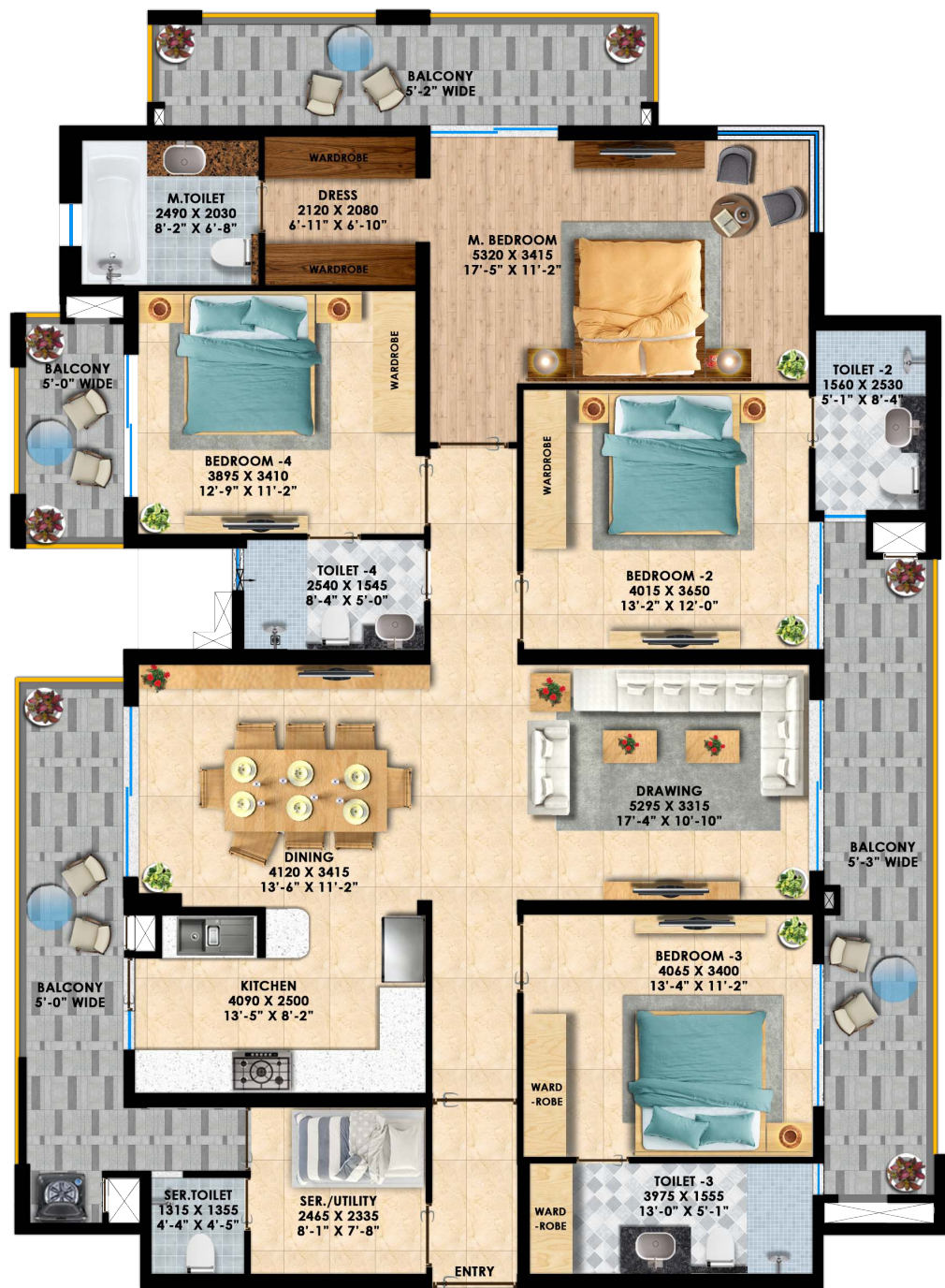
UNIT : 4BHK + SERVANT -TYPE A
CARPET AREA : 1551 SQ.FT.
 BALCONY : 300 SQ.FT.
 BUILTUP AREA : 2008 SQ.FT.
 SUPER BUILTUP AREA : 2460 SQ.FT.



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.

POSSESSION STARTED
FOR SELECTED TOWER



FINISHING WORK IN PROGRESS

B = Basement
G = Ground

SPECIFICATIONS (4 BHK)

AREA	LOCATION	MATERIAL DESCRIPTION
Structure design	Earthquake Resistant Framed Structure as stipulated by IS Code for Better safety.	
Building Design	Based on Green Building Concept for better and healthy environment as per IGBC norms	
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	Anit-Skid Ceramic Tiles
	Walls	Plastic Emulsion Paint / 2 feet hight Ceramic Dedo above Counter
	Ceiling	Plastic Emulsion Paint
	Counter	Polished Granite Counter Top
	Fittings /Fixtures	S.S. Sink, Hot & Cold Water Supply with Sink Mixer
Toilets	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 (For Hot & Cold Water Supply) Wash Basin EWC., Health Faucet of Premium Brand Geyser, Looking Mirror Italian Marble Counter (in Master Toilet), Polished Granite Counter Top (other Toilets)
Balconies/Utility Area	Counter	
	Flooring	Anti-Skid Ceramic Tiles
	Walls	Exterior Grade Paint
	Ceiling	Exterior Grade Paint
Doors/Windows	Railing	1200mm High MS Railing with Synthetic Emulsion Paint
	Main Door	Teak Wood Finish Modular Door with Seasonal Hard Wood Frame & Magic
	Internal Doors	Modular Doors with Seasonal Hard Wood Frames
	Windows	UPVC with clear glass
Lift Lobby & Common Passage	Lift	High Speed Elevator of Premium Brand
	Flooring	Granite/Marble Stone/Vitrified Tiles
	Walls	Plastic Emulsion Paint / Granite Wall Cladding
Staircase	Flooring	Marble Steps / Kota Stone
	Walls	Plastic Emulsion Paint
	Ceiling	Plastic Emulsion Paint
	Railing	MS Railing with Synthetic Enamel Paint
Electrical	Fixtures and Fittings	
Plumbing & Sanitary System		
Fire Fighting		
		Modular Switches of Premium Brand
		CPVC & PVC Fittings for water supply (Hot & Cold)
		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.