



# LIFE & JOY

**YTT**  
- GROUP -  
YESTERDAY • TODAY • TOMORROW

Formerly  
**TOP CHAINS**  
Building Unity...  
SATISH GOYAL GROUP



WHERE EXUBERANCE  
AND JOY BECOMES  
THE VERY WAY OF

# LIFE

Enjoy the perks of living a  
life loaded with amenities in the  
first residential housing of  
Lucknow's best  
Integrated township.





Life & Joy

**YTT**  
- GROUP -  
LIFESTYLE • TRUST • TRANSPARENT  
**Life & Joy**

YTT Group

# ABOUT YTT GROUP



In the year 1963, at the place of Taj Nagri Agra in Uttar Pradesh, The story of YTT Group (Formerly OP Chains Group) began, as the only one who manufactured silver chains in Northern India and it has completed more than 59 years of its glorious existence, the company is renowned for its quality and performance. The company has diversified its business since the year 1993 continuously, which includes the Cold Storage on Hathras Road established in 1993, Bullion (Silver & Gold Trading) in 2000, Power sector 2009 in Rajasthan & Real Estate Sector (Commercial & Residential) in 2010.

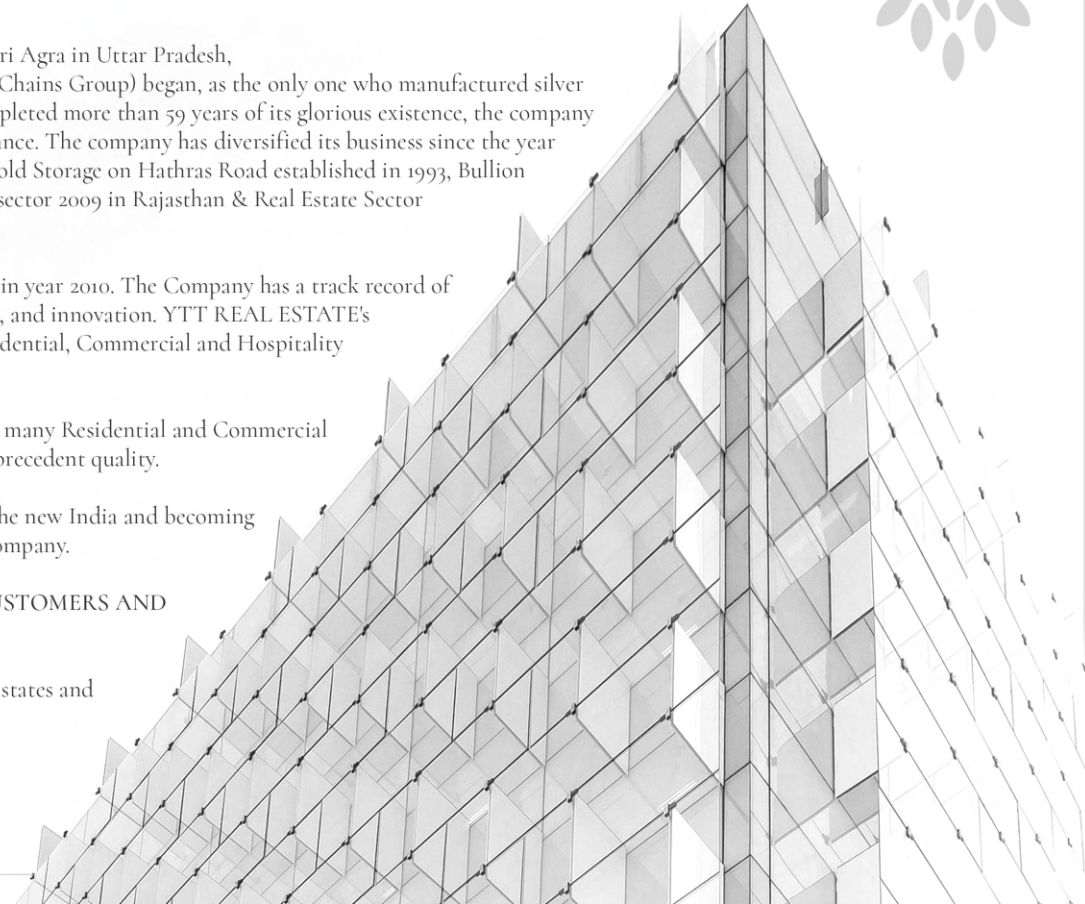
YTT REAL ESTATE took its first steps in year 2010. The Company has a track record of sustained growth, customer satisfaction, and innovation. YTT REAL ESTATE's primary business is development of Residential, Commercial and Hospitality Properties.

The Company has successfully delivered many Residential and Commercial Projects, that too before time and with precedent quality.

To contribute significantly in building the new India and becoming the world's most valuable Real Estate Company.

WE HAVE OVER 5000 SATISFIED CUSTOMERS AND FAMILIES.

We are an established group in multiple states and doing projects beyond our locality.





# WHY MAKE LIFE AND JOY YOUR HOME?



2 BHK & 3BHK  
Apartments.



Equipped with  
3 tier security.



Lush  
Green Parks.



Big  
balconies



Spectacular lush green  
views from the apartment.



Located strategically inside an integrated  
township with major landmarks just minutes away.



In close proximity to International Airport,  
International Cricket Stadium, Palassio Mall,  
Medanta Hospital, Lulu mall & IT city.





Envisioning the  
**dreams**  
in reality.



# REVEL IN LIFE'S DELIGHTS

- Gated complex
- 24 X 7 Security
- 24 Hrs Water Supply
- Earthquake resistant Structure
- Eco Friendly and Energy Efficient Building
- Power Backup for common areas
- Modular Rainwater harvesting
- Strategic Location
- Sewage Treatment Plant
- Wide Roads
- Club House
- Shopping center
- Kids Play Area
- Swimming Pool
- Wardrobe provision in all the bedrooms
- Free ample car parking spaces
- Theatre
- Nursery School
- Convenience Store
- Basket Ball Court
- Tennis Court
- Fortune 500 Company Walmart and very near to HCL
- In close proximity to IT City
- Tree court
- Cards/Carrom/Pool
- Walkway
- Senior Citizen's Plaza
- Parterre garden
- Pergola with seating area
- Vaastu friendly layout
- Gym
- Landscape garden park



Redoing,  
**the way**  
of living!



A wide-angle photograph of a lush green lawn under a bright blue sky filled with fluffy white clouds. In the background, a dense line of green trees stretches across the horizon. The scene is bright and sunny, suggesting a pleasant day. The text is centered over the lawn.

HOME TO EXPERIENCE  
THE JOY OF LIFE.

# SITE LAYOUT



30M Wide Road

# CLUSTER LAYOUT



TOWER A & B

# CLUSTER LAYOUT

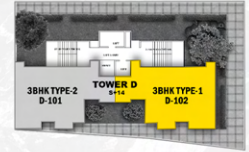


TOWER C

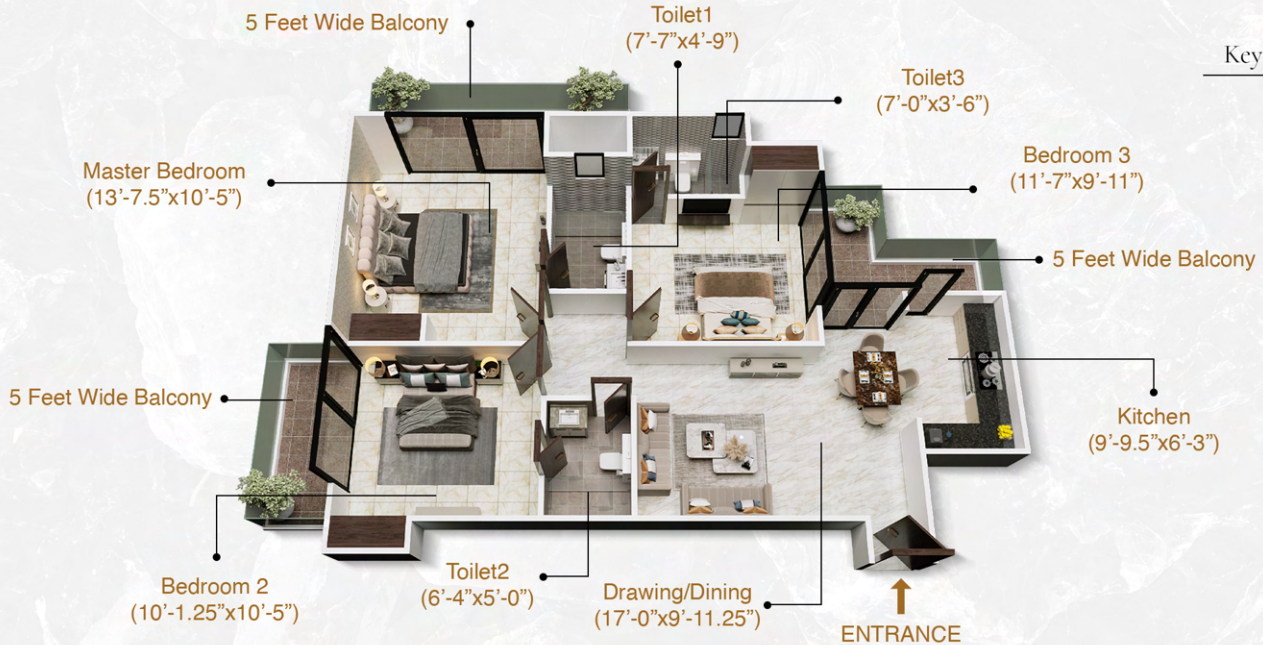


TOWER D

# 3BHK TYPE-1

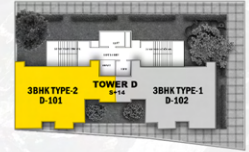


Key plan

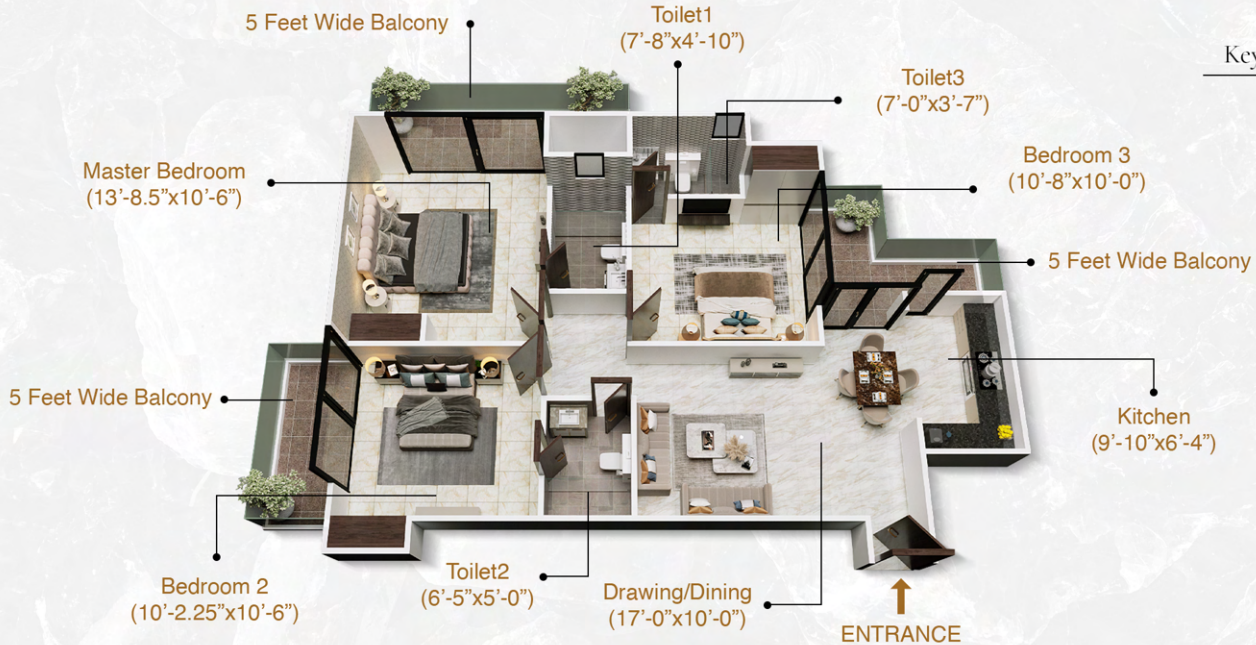


Description	3BHK TYPE-1
Carpet area (in Sq mtr)	74.49
Carpet area (in Sq ft)	801.81
Super Built up area (in Sq ft)	1266.00

# 3BHK TYPE-2

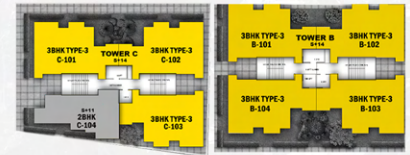


Key plan

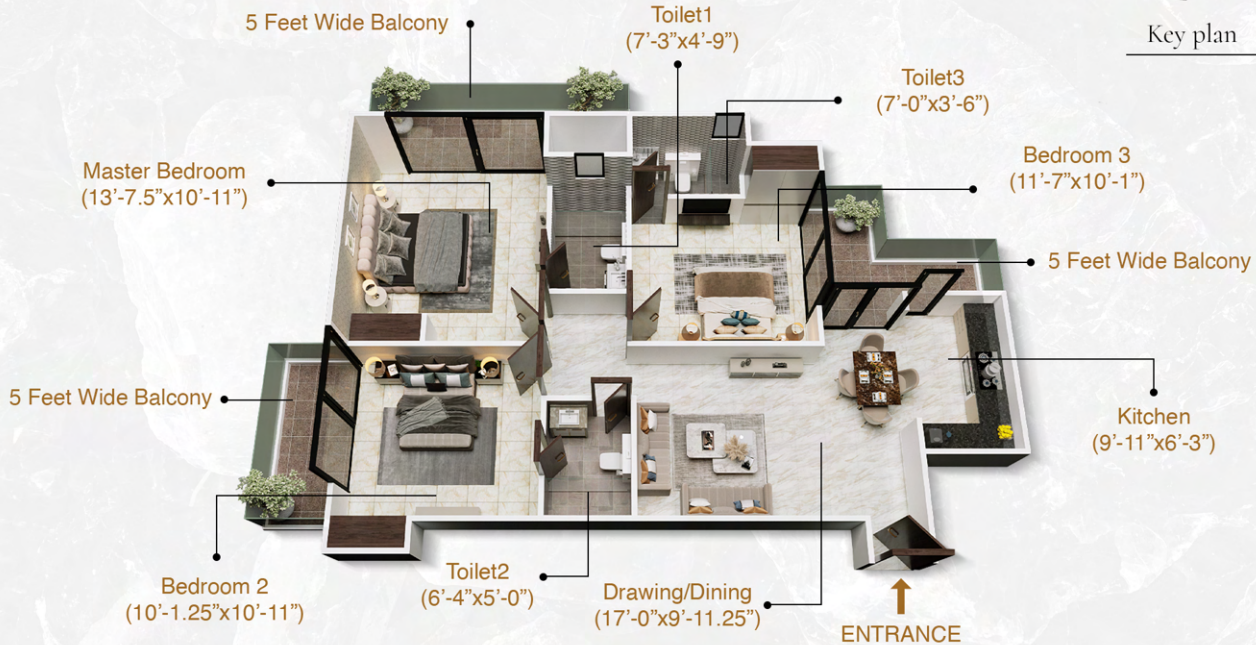


Description	3BHK TYPE-2
Carpet area (in Sq mtr)	75.65
Carpet area (in Sq ft)	814.30
Super Built up area (in Sq ft)	1280.00

# 3BHK TYPE-3

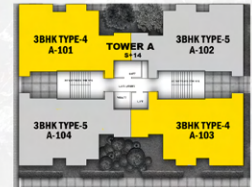


Key plan

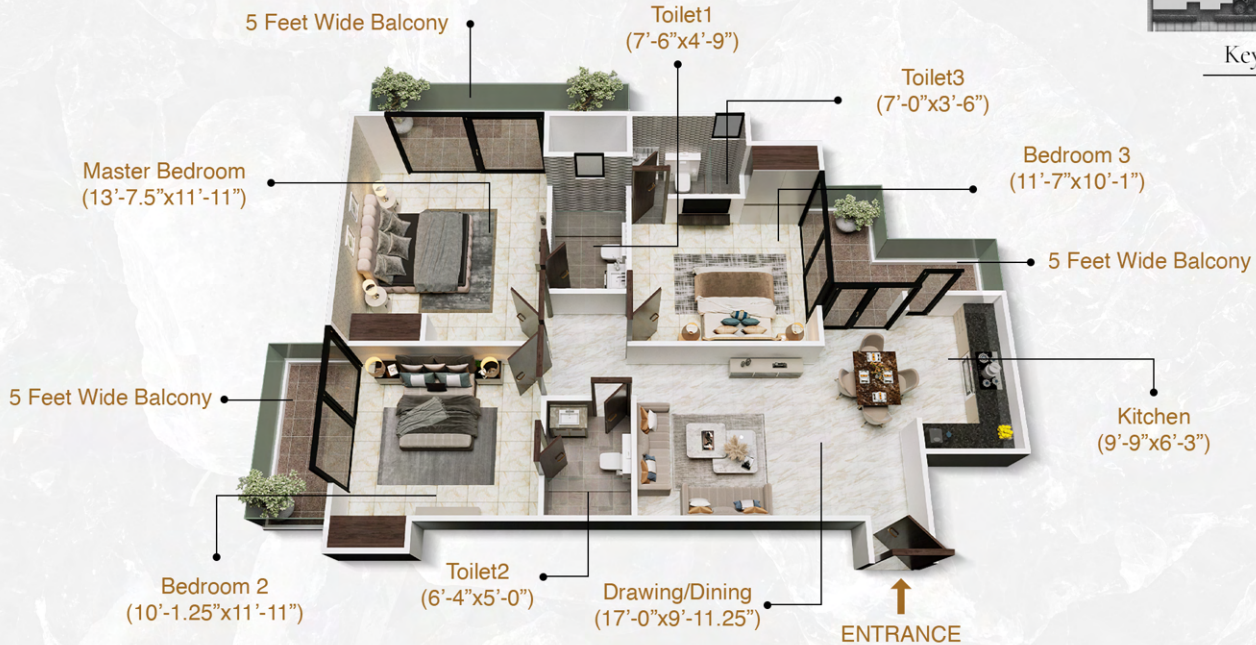


Description	3BHK TYPE-3
Carpet area (in Sq mtr)	75.75
Carpet area (in Sq ft)	815.37
Super Built up area (in Sq ft)	1282.00

# 3BHK TYPE-4

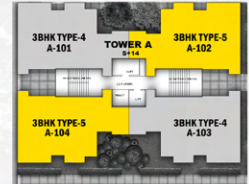


Key plan

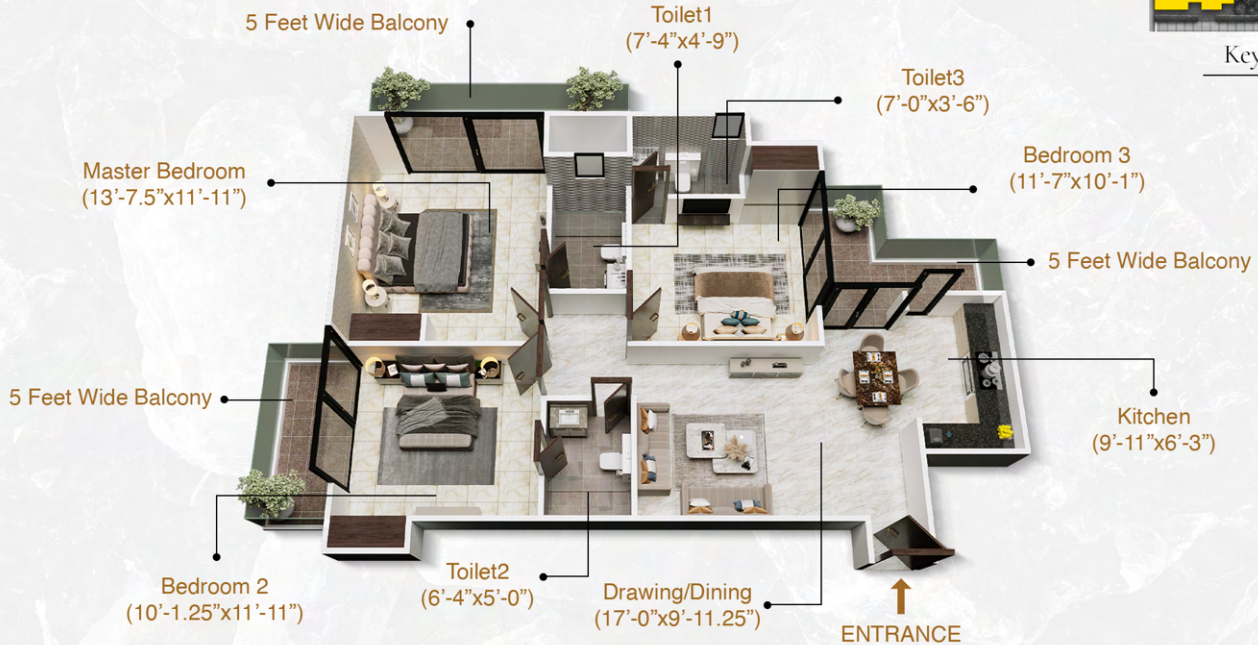


Description	3BHK TYPE-4
Carpet area (in Sq mtr)	77.93
Carpet area (in Sq ft)	838.84
Super Built up area (in Sq ft)	1309.00

# 3BHK TYPE-5

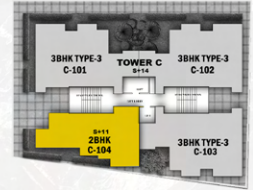


Key plan



Description	3BHK TYPE-5
Carpet area (in Sq mtr)	78.19
Carpet area (in Sq ft)	841.64
Super Built up area (in Sq ft)	1313.00

# 2BHK



Key plan



Description	2BHK
Carpet area (in Sq mtr)	61.28
Carpet area (in Sq ft)	659.62
Super Built up area (in Sq ft)	1036.00



Joy is living  
in an airy home  
filled with  
**sunlight.**

Providing UPVC door and windows across the flat.

## BEDROOM 1



## BEDROOM 2



For visual representation only.



Joy is having  
equipment free  
**bathrooms.**

Providing geyser free bathrooms with provision for geyser outside bathroom.



# SPECIFICATIONS



## EXTERNAL GLAZING'S

WINDOWS / EXTERNAL	Energy efficient, glass units with plain glass glazing UPVC window.
EXTERNAL ELEVATION	Texture paint of Asian Paints / Berger / Nerolac or equivalent.
ELECTRICAL FIXTURES	Modular switches with copper wiring.

## LIVING / DINING / PASSAGE / LOBBY

FLOOR	Large size 600x600 Double Charged Vitrified Tiles.
WALLS	Acrylic emulsion paint / OBD.
CEILING	Acrylic emulsion paint / OBD.

## DOORS

DOORS	30 mm thick Laminated Flush doors with painted Stone Frame.
-------	---

## BEDROOMS

FLOORING BEDROOMS	Large size 600x600 Double Charged Vitrified Tiles.
WALLS	Acrylic emulsion paint / OBD.
CEILING	Acrylic emulsion paint / OBD.

## BALCONY

FLOORING	Anti-Skid Tiles.
CEILING	Exterior Paint.
RAILINGS	Glass with MS Frame Railings.

## STRUCTURE

Earthquake Resistant RCC Framed Structure Designed by Qualified Structural Engineers.
---

## STAIRCASES

FLOOR	Granite / Marble / Tile with combination of MS railings.
WALLS	Acrylic emulsion paint / OBD.

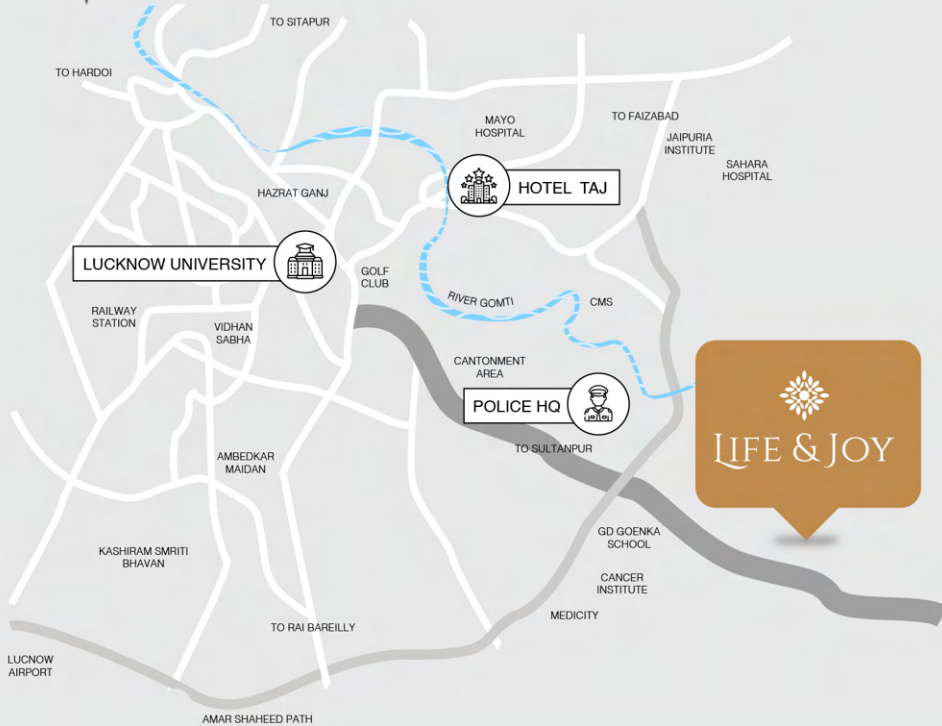
## KITCHEN

WALLS	Tiles up to 2ft above counter and Acrylic Emulsion paint / OBD in the balance area.
FLOORING	Double Charged Vitrified Tiles.
CEILING	Acrylic Emulsion paint / OBD.
COUNTER	Granite Working Top or equivalent.
FITTINGS / FIXTURES	CP fittings with CPVC pipes and Single bowl SS Sink.

## TOILETS

WALLS	Combination of Tiles up to ceiling level.
FLOORING	Anti-skid Ceramic Tiles.
CEILING	Acrylic Emulsion paint / OBD.
SANITARY WARE / CP	CP fittings, Wash Basin, WC Floor Mounted.
FITTINGS	Faucet / Jet.
PLUMBING	CPVC piping for hot and cold water supply inside the toilets.

# LOCATION MAP



## NEARBY PLACES

- School: 1 Min
- HCL IT Park: 2 Mins
- Purvanchal Expressway: 4 Mins
- International Cricket Stadium: 5 Mins
- Pallasio Mall: 5 Mins
- Police Headquarters (Signature Building): 5 Mins
- Dial 100: 5 Mins
- Lulu Mall: 6 Mins
- Medanta Hospital: 7 Mins
- SGPGI: 9 Mins
- Gomti Nagar: 10 Mins
- Janeshwar Mishra Park (Asia's largest park): 10 Mins
- Faizabad Road: 12 Mins
- Kanpur Road: 13 Mins
- High court: 15 Mins
- Hazratganj: 15 Mins
- International Airport: 20 Mins
- Agra-Lucknow Expressway: 25 Mins

# OUR PROJECTS



## Completed Projects

### Residential



### Commercial



## Ongoing Projects

### Residential



### Commercial





LUCKNOW

Life & Joy Sales Centre | Life & Joy, Pintail Park City, Lucknow  
9:30 AM to 8:00 PM, All days open

AAKANSHA INFRATECH

Life and Joy, Plot no. GH-01, Sec-1, Pocket-2, Pintail Park City, Lucknow



+91 9555900300 [www.yttgroup.co.in](http://www.yttgroup.co.in) [info@yttgroup.co.in](mailto:info@yttgroup.co.in)

**RERA REGISTRATION NO.**

**UPRERAPRJ726971**

**[www.up-rera.in](http://www.up-rera.in)**

APPROVED BUILDING PLAN/PERMIT NO.  
GROUP HOUSING/03808/LDA/BP/21-22/0176/17122021

DISCLAIMER: This document is conceptual and not a legal offering by the firm and is to be used for general information only. Any interested party should verify all the information including designs, plans, specifications, facilities, features, payment schedules, terms of sales, etc. independently with the firm prior to concluding any decision for buying in any of the project. The user of the brochure confirms that he/she has not solely relied on this information for making any booking/purchase in any project of the firm. The visuals and information contained herein marked as "artist's impression" are artistic impressions being indicative in nature and are for general information purposes only. The visuals contained marked as "concept image" and other visuals/images/photographs are general images and do not have any correlation with the project. The imagery used in the brochure may not represent actuals or may be indicative of style only. Photographs of interiors, surrounding views and location may not represent actuals or may have been digitally enhanced or altered. No information given in this brochure creates a warranty or expand the scope of any warranty that cannot be disclaimed under the applicable laws. While enough care is taken by the firm to ensure that information in the brochure are up to date, accurate and correct, the readers/users are requested to make an independent enquiry with the firm before relying upon the same. The firm is not responsible for the consequences of any action taken by the viewer relying on such material/information in this brochure without independently verifying with the firm.