



Simply Reliable

# Experience

## The Extraordinary



*Ganti*

**RIVER VIEW RESORT  
— & FARM HOUSES —**

*The colour of life*



## NILANSH GROUP OF COMPANIES

NILANSH BUILDERS PVT. LTD.

NILANSH PROPERTIES PVT. LTD.

NILANSH HOTELS & RESORT PVT. LTD.



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## About Us

The bounties of Nature are boundless meant for all living beings- human beings above everything else-to share and enjoy but it is only those having an eye for beauty and a mind that seeks calm, who really partake of them in full measure. A bird singing in the tree, plants and flowers nodding in a gentle breeze, green patches of grass, shimmering river waters, and the vast blue above, all away from the madding crowd. No flight of fancy this : it could be a breathing reality, only if you were a part of the Nilansh Group and their 'Unique Concept' of fields and houses mixed together. You look up, you look down and you look around but you are always in the company of Nature with the additional advantage of a city life at an arm's length.

To make this and your dreams come true, Nilansh Group have designed Gomti River View Resorts & Farm Houses which will meet your long cherished desire to have a dream house of your own. You will be living with Nature, without the nagging distractions of noise, pollution and crowds. To make the best possible use of your farm land, Nilansh Group bring to you 1 BHK, 2BHK and 3BHK on your farm land. The cottages will have all modern amenities with a blend of Nature.

So, what are you waiting for? Now is the time. Come and live with Nature..... Far From The Madding Crowd!







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## Concept

The concept of Gomti River View Resort and Farm Houses is to provide a place easily located far from madding crowd of the city, free from pollution. Since time immemorial humanity has worshipped and revered the 5 elements of nature such as Prithvi or Earth, Jal or Water, Agni or Fire, Vayu or Air and Akash or Space (Ether). At Gomti River View Resort we have envisioned futuristic spaces for modern community based on the time-tested fundamentals of life and of Vastu, Inspired by these 5 elements. We welcome you to the place of your choice amidst natural environment a unique and once in lifetime experience and affordable as well.



## — OUR PROJECTS —

### GOMTI RIVER VIEW FARM HOUSES

Located beside the river Gomti, the Gomti River View Resort and Farm Houses is a Mega Project of 200 acres. The concept of the Project is based on the five elements of Nature – Earth, Air, Water, Fire and Space. Tough security facilities, along with other modern facilities are always at the beck and call of our esteemed customers.

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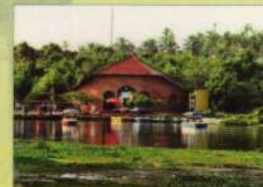


### GOMTI BEACH RESORT

Gomti Beach Resort is being developed on 22 acres of land from which one can see Gomti with its natural beach along with a lake in one hectare. Several exciting facilities like Boating, Fishing, Party Lawn and Garden, Spa, Indoor & Outdoor Games, Pool, Gymnasium, Yoga Centre, Conference Hall, Restaurant and Bar, Forest, Mini Zoo, Kitty Party Area in a natural environment full of greenery, make the project attractive and life most zestful.

### LAKE VIEW COTTAGES

A huge lake, apart from a walking track, will greet the front of the Lake View Cottages, being developed by the side of the Gomti. Fully furnished cottages with all modern facilities, will also be available.



### EDUCATIONAL PARK

All kinds of trees including medicinal herbs will be planted in the Educational Park, besides a Green House, Agriculture, Floriculture, Horticulture and a Science Park. Detailed information on all aquatic creatures as well as terrestrial and amphibian animals will be provided, which will play a great role in educating the children. To add to entertainment, Swings and Paddle Boats will also be there.

### NILANSH WATER PARK

We are designing a very Modern Water Park near Gomti Beach Resort which will be started, most likely, in a year's time.



### SENIOR CITIZENS' HOME

We are also planning a Senior Citizens' Home on 5 acre of land near Gomti River View Farm Houses in which facilities for entertainment and relaxation like – Yoga Centre, Pool, Meditation Point, Canteen, Individual Rooms and Dormitories, Hospital, etc, will be available within the campus full of greenery, now your abode for life.



# GOMTI RIVER VIEW FARM HOUSES

## PHASE - I

### SPECIAL FEATURES [FARM HOUSE PROJECT]

- > Farm House Land Sizes are - 697 Sq. Mts. ( 7,500 Sq.Ft.), 929 Sq. Mts. ( 10,000 Sq.Ft.) and 1,858 Sq. Mts. (20,000 Sq.Ft.).
- > Every Farm House Land is protected by 4 Ft. High Chain-Link Fencing.
- > Every Farm House Land has a 10 To 12 Ft. Wide Steel Gate.
- > Every Farm House Land has 100mm dia Boring
- > Open Round Hut in every Farm House Land with Four Cemented Chairs and One Cemented Table.
- > Every Farm House Land has 5 To 10 Fruit Plants.
- > Own Transformer of adequate capacity.
- > Provision for ground water recharge through Storm Water Drainage and Rain Water Harvesting System with modern technology.
- > Completely Fertile Agricultural Land.
- > Vastu-friendly Farm House Land.
- > 60, 45, 30 Ft. Wide Roads.
- > The Entire Project is surrounded by a 7 Ft. High Boundary Wall.
- > Round the Clock Security Arrangement. Security through Watch Towers with C.C. Cameras
- > All Project Streets are lighted by Solar System and Sodium Lights.
- > Popular Trees and Flower Plantation on both sides of the road.
- > Beautiful and Wide space with Greenery and Pollution-Free Environment.
- > Natural Habitat for Birds [ Perfect Location For Bird Lovers ].





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## AERIAL VIEW OF GOMTI RIVERVIEW RESORT & FARM HOUSES







**GOMTI BEACH  
RESORT**



**GOMTI RIVER VIEW  
FARM HOUSES  
PHASE - I**



**LAKE VIEW  
COTTAGES**



**GOMTI RIVER VIEW  
FARM HOUSES  
PHASE - II**



**EDUCATIONAL  
PARK**





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## Security

- ✍ Round the clock security arrangement.
- ✍ We will also provide 4 number of watching security towers.

## Silent Features

We offer to take your land on lease for agriculture purposes, we have 3 drawings for Farm Houses which are in 1 Bed Room Set, 2 Bed Room Set and 3 Bed Room Set (Every allottee can make their Farm House Building) from us according to our drawing / their own.



# Cottage Zone

Nilansh Builders brings you 1 BHK, 2 BHK and 3 BHK cottages in your farm land. The cottages will be surrounded by all the modern amenities with the blend of nature.

So what are you waiting for, its your time, come and live with nature.....

## Silverbell Cottage

1 BHK (Area : 777 Sq. Ft.)



## Silverlily Cottage

2 BHK (Area : 1244 Sq. Ft.)



## Rosewood Cottage

3 BHK (Area : 1622 Sq. Ft.)



## Bluebell Cottage

1 BHK (Area : 666 Sq. Ft.)



## Goldenlily Cottage

2 BHK (Area : 1500 Sq. Ft.)

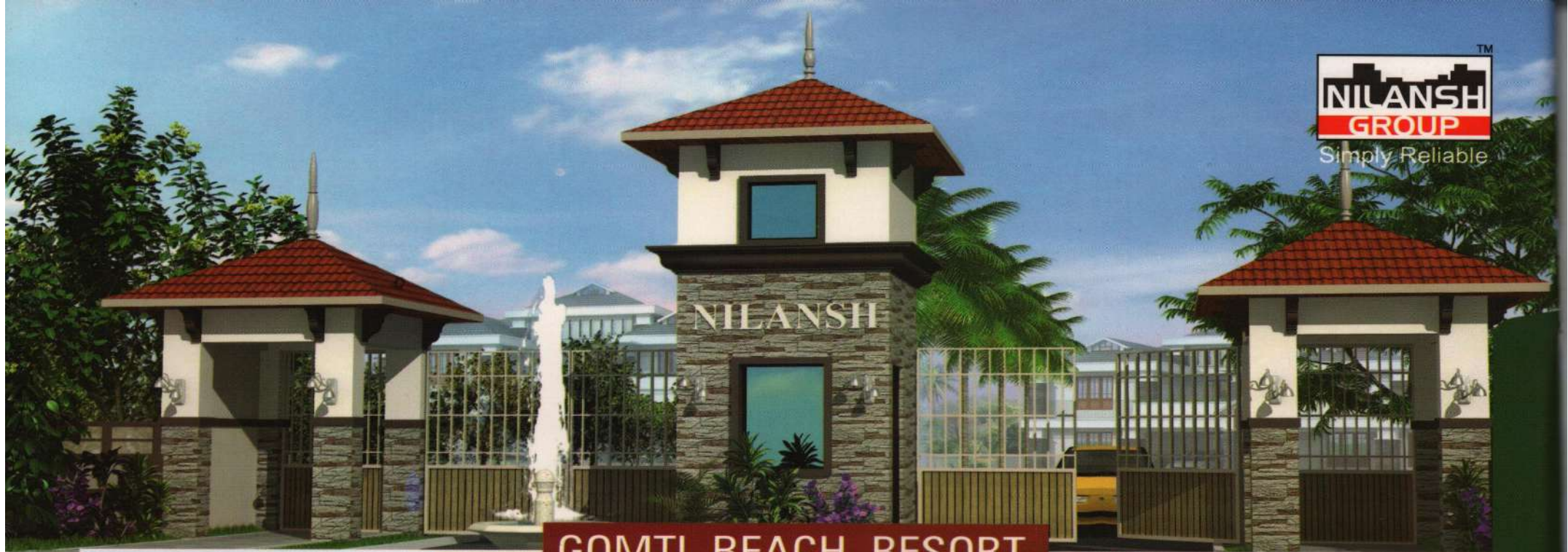


## Pinewood Cottage

3 BHK (Area : 1330 Sq. Ft.)







## GOMTI BEACH RESORT

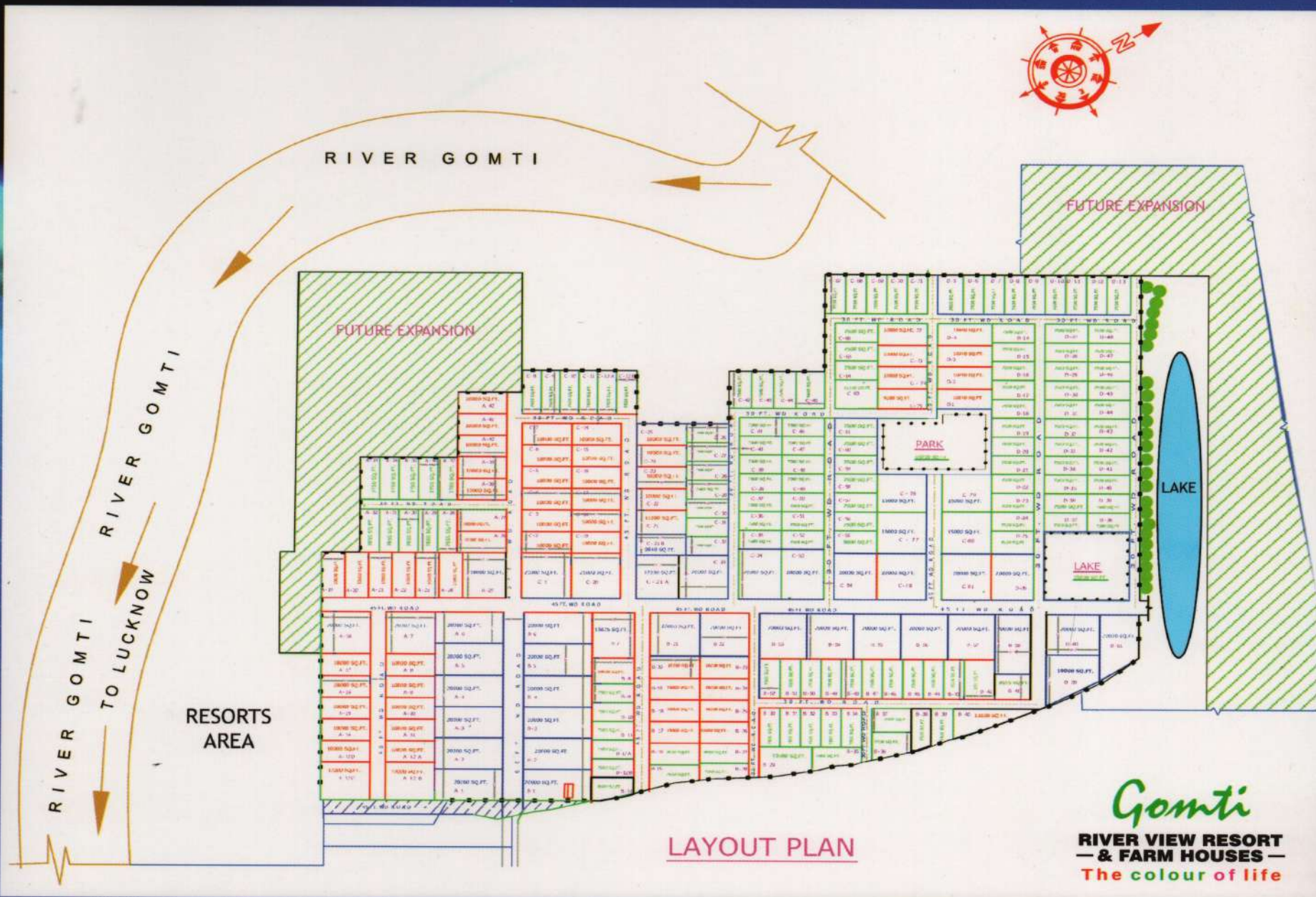


## Resort's Attractions

- ✍ Rooms & Cottages
- ✍ Restaurant
- ✍ Swimming Pool
- ✍ Party Lawn/Garden
- ✍ Gymnasium
- ✍ Yoga Center
- ✍ Departmental Store
- ✍ Kids Arena
- ✍ Board Games
- ✍ River Beach Area
- ✍ Forest
- ✍ Boating
- ✍ Horse Riding
- ✍ Fishing
- ✍ Indoor Games
- ✍ Mini Zoo
- ✍ Outdoor Games
- ✍ Dairy Farm

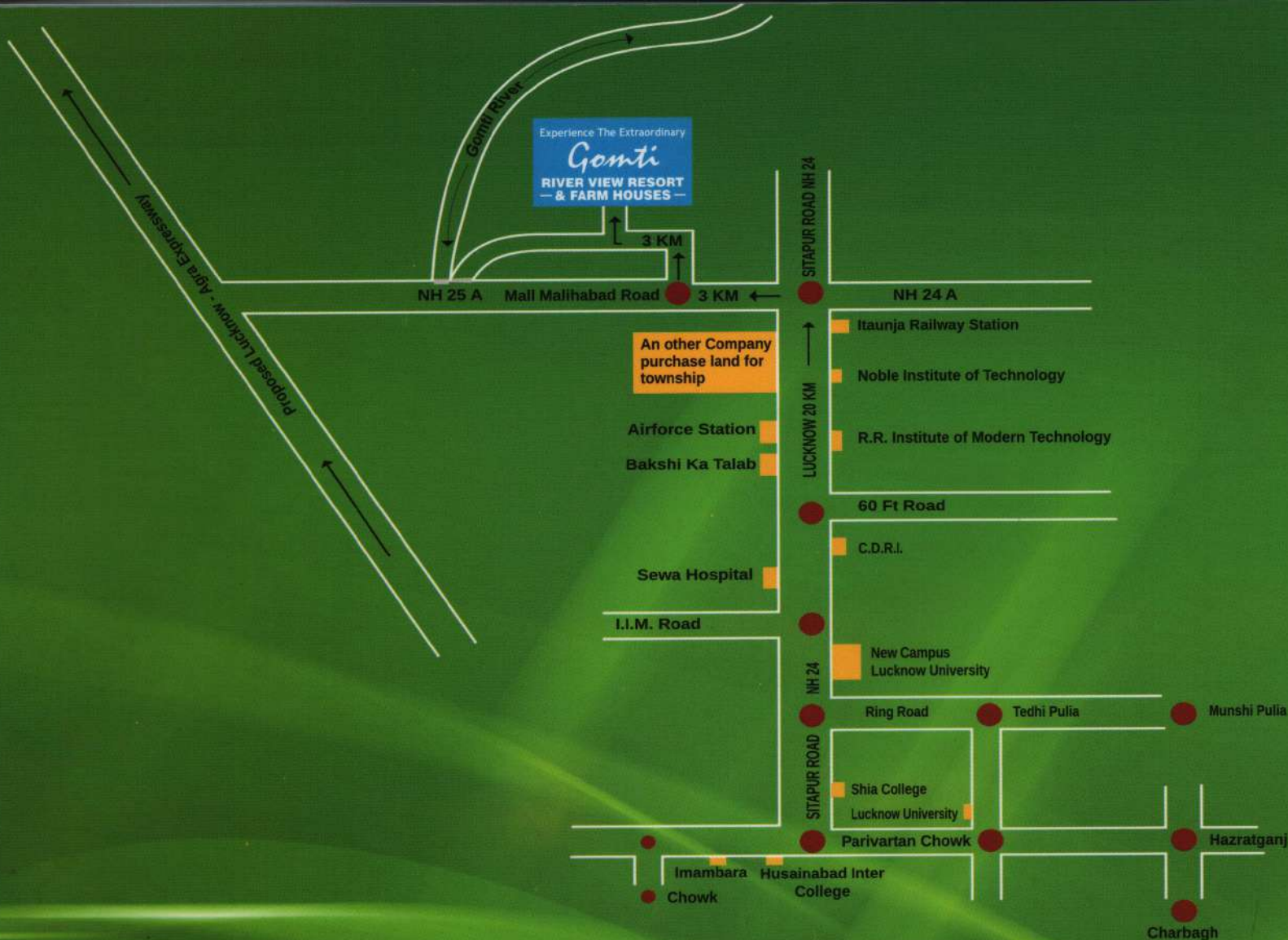


# LAYOUT PLAN FOR "GOMTI RIVER VIEW RESORT & FARM HOUSES"



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## NILANSH BUILDERS PVT. LTD.

(AN ISO 9001 : 2008 CERTIFIED COMPANY • AN ISO 14001 : 2004 CERTIFIED COMPANY)



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