JINDAL FARM HOUSES & RESORT

The villa, explained

VILLA LAYOUT GUIDE · MEMAURA, LUCKNOW

ARCHITECTURE · AR. VIBHOR JAIN, STUDIO WE DOT D

REPRESENTATIVE IMAGE

A garden with a house inside it.

Most homes fill the plot and leave a strip of lawn. This one does the opposite.



GARDEN, LAWNS AND WATER BUILT

5,000
SQ FT PLOT · 50 FT × 100 FT, EAST-FACING

70%
LEFT OPEN: GARDEN, LAWNS AND WATER

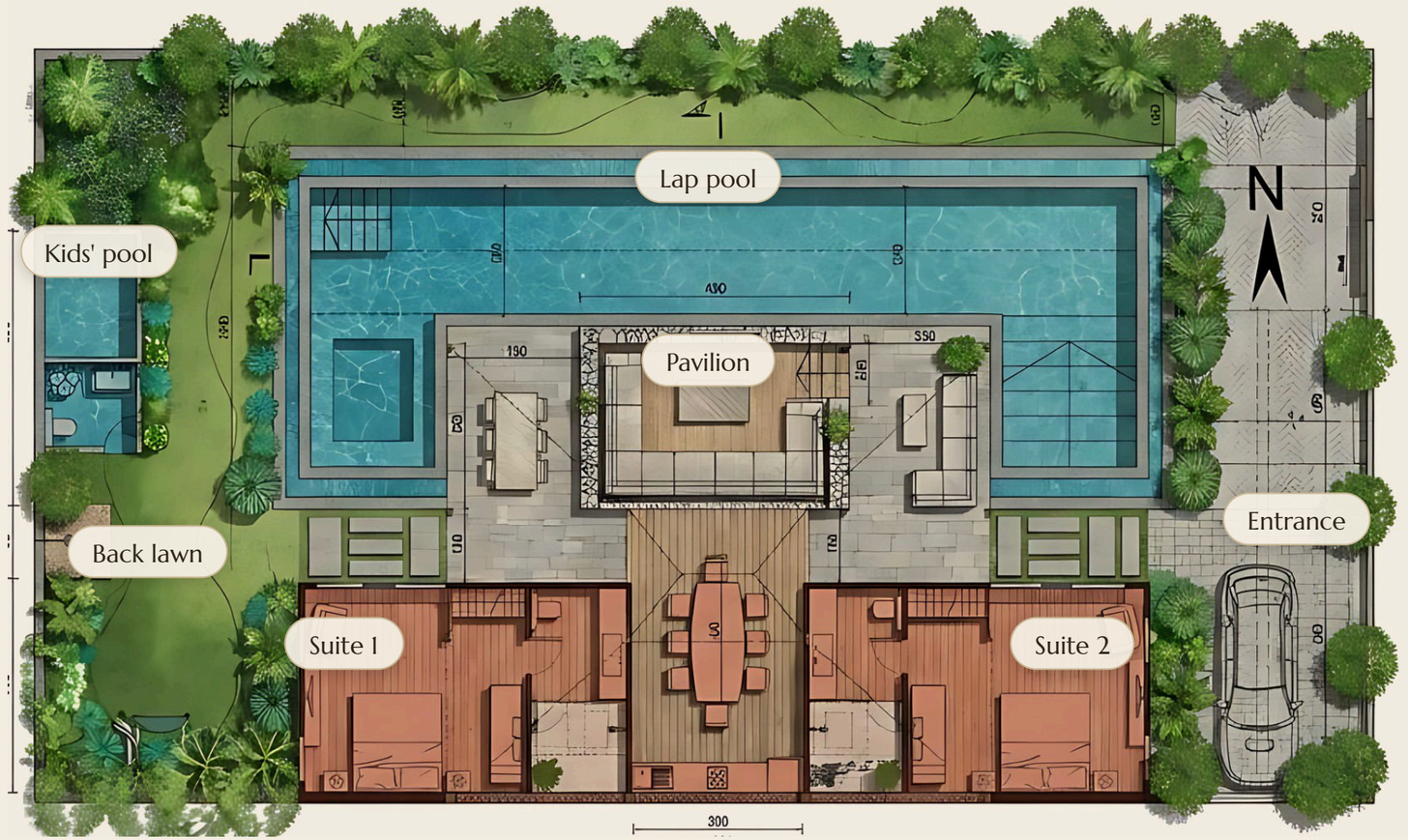
30%
BUILT: SUITES, KITCHEN AND PAVILION



INDICATIVE CONCEPT SKETCH BY THE ARCHITECT.

The whole plot, at a glance.

50 × 100 ft	East-facing plot
61 ft	Lap pool along the north side
2 suites	One on each side of the pavilion
2 lawns	One at the front, one at the back



ARCHITECT'S PLAN. NORTH IS AT THE TOP. DIMENSIONS ARE APPROXIMATE AND MAY CHANGE.

Every room is a few steps from garden or water.

~750 sq ft

Built-up footprint

Kept narrow, along the south edge

~820 sq ft

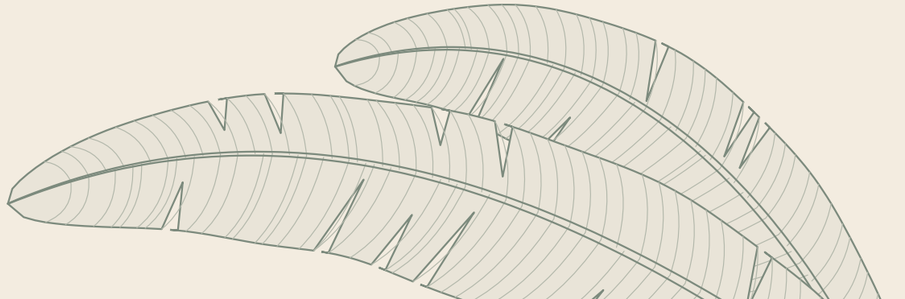
Semi-covered pavilion

Kitchen, dining, lounge and conversation pit

3,500 sq ft

Open garden and water

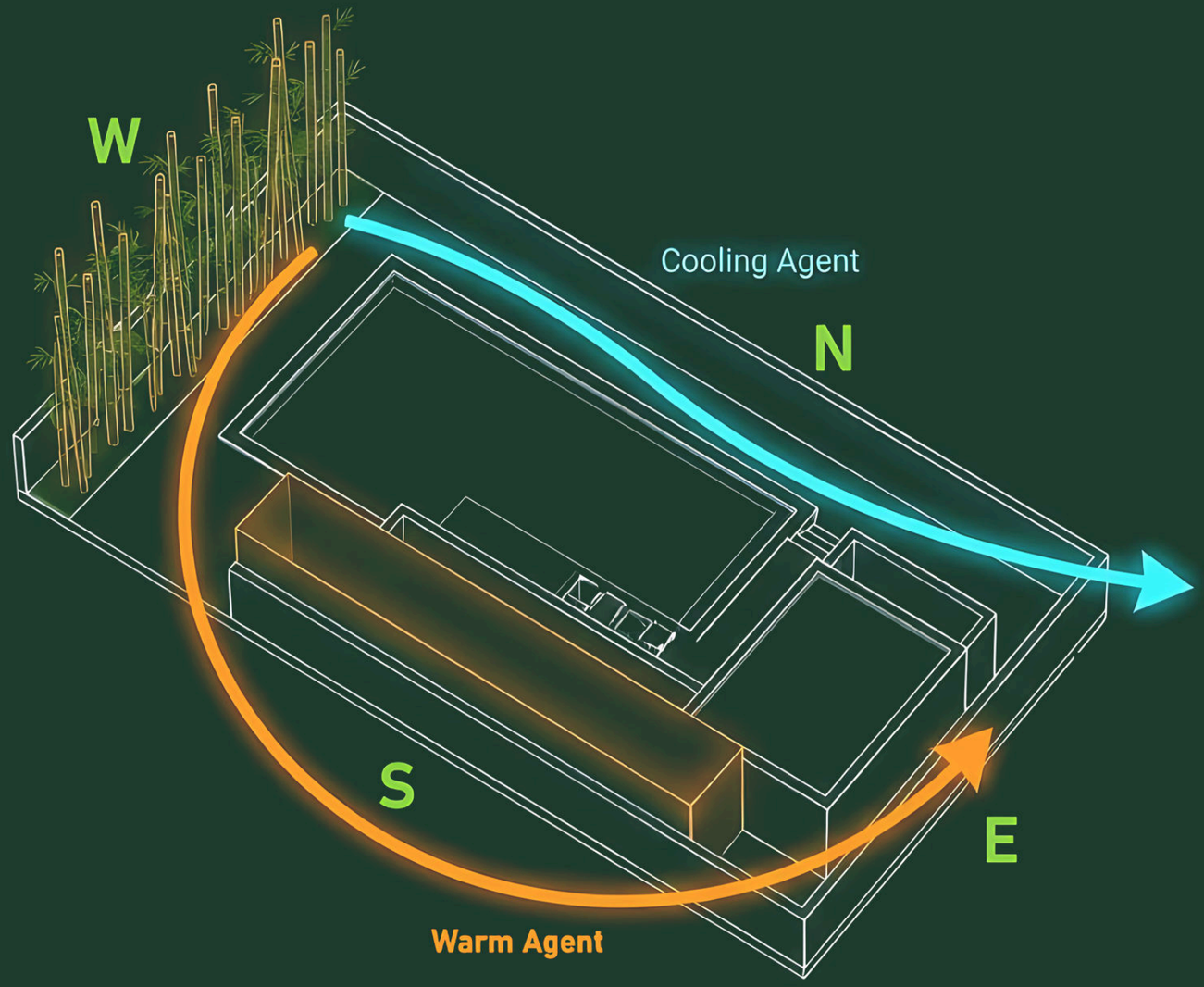
Two lawns, the pool and the cooling lane



Areas from the architect's concept; approximate and subject to change.

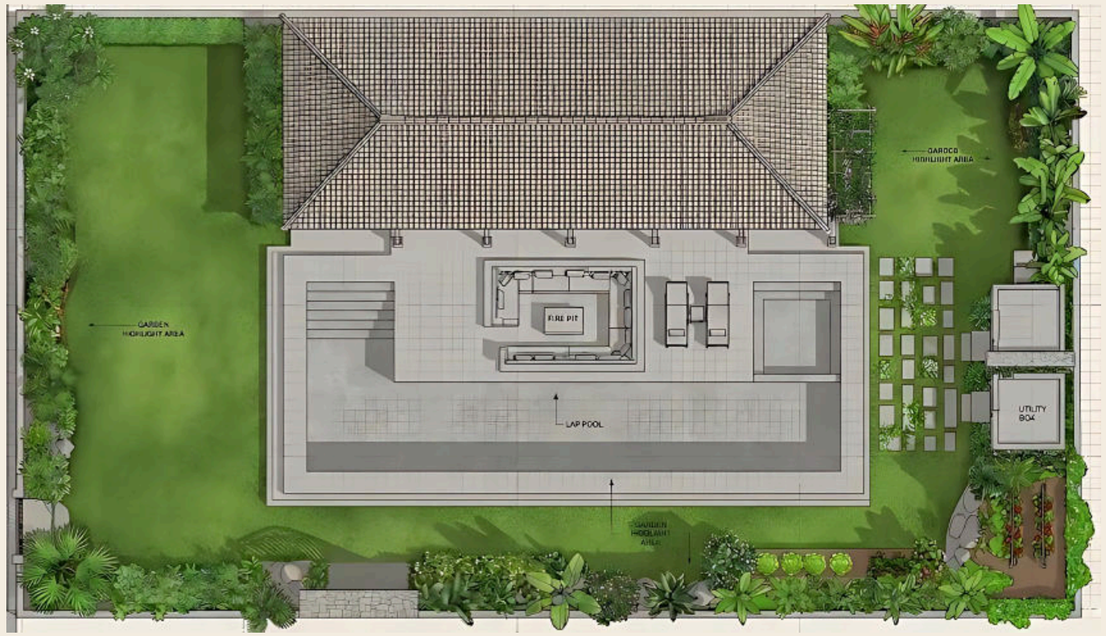
Placed for sun and breeze.

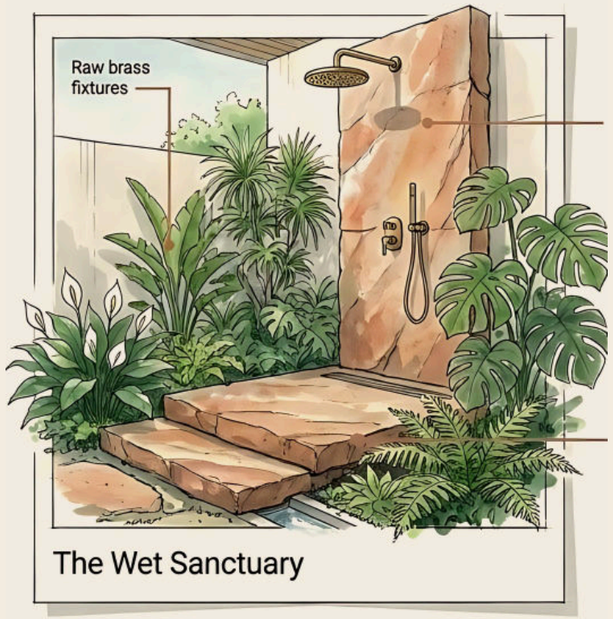
South	The house sits on the south edge and blocks the harsh sun
East	The plot faces east, for soft morning light
West	A wall of tall bamboo shades the afternoon
North	The breeze crosses the pool and cools the pavilion



ARCHITECT'S CONCEPT DRAWING. DIMENSIONS ARE APPROXIMATE AND MAY CHANGE.

Two lawns, front and back.





17 × 50 ft

Front lawn. Opens the view to the gate and takes cars on event days

20 × 50 ft

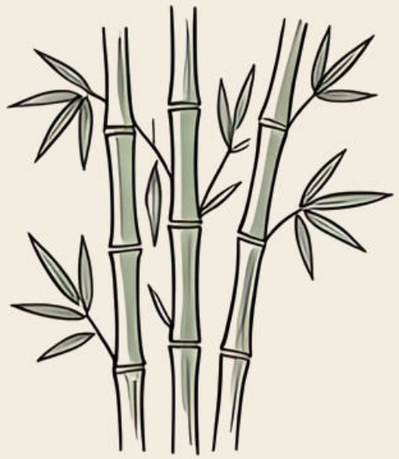
Back lawn. Private, away from the gate, for evening gatherings

Open-air shower

Stone steps, brass fittings and planting

ARCHITECT'S CONCEPT DRAWING. DIMENSIONS ARE APPROXIMATE AND MAY CHANGE.

Planted for shade and privacy.



Shade

Tall bamboo, mango and neem



Tropical

Frangipani and bird of paradise



Indoors

Monstera, peace lily and Boston fern



Slit windows

Narrow openings pull the breeze through and frame the garden

ARCHITECT'S CONCEPT DRAWING. DIMENSIONS ARE APPROXIMATE AND MAY CHANGE.

The heart of the house.

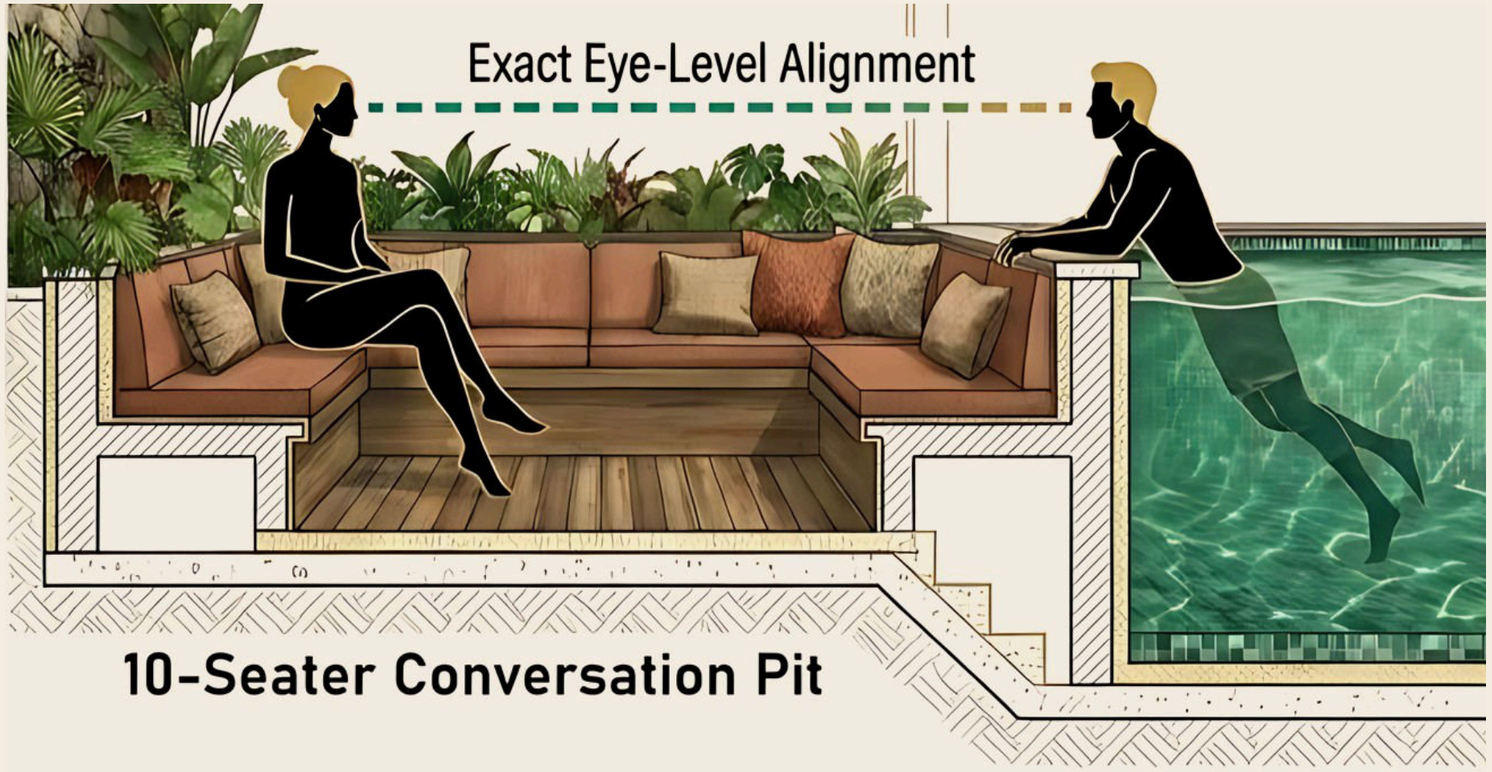
~820 sq ft	Semi-covered pavilion between the two suites
6 seats	Island bar at the one-wall kitchen
6 seats	Wooden dining table beside the pool
10 seats	Sunken conversation pit



ARCHITECT'S CONCEPT DRAWING. DIMENSIONS ARE APPROXIMATE AND MAY CHANGE.

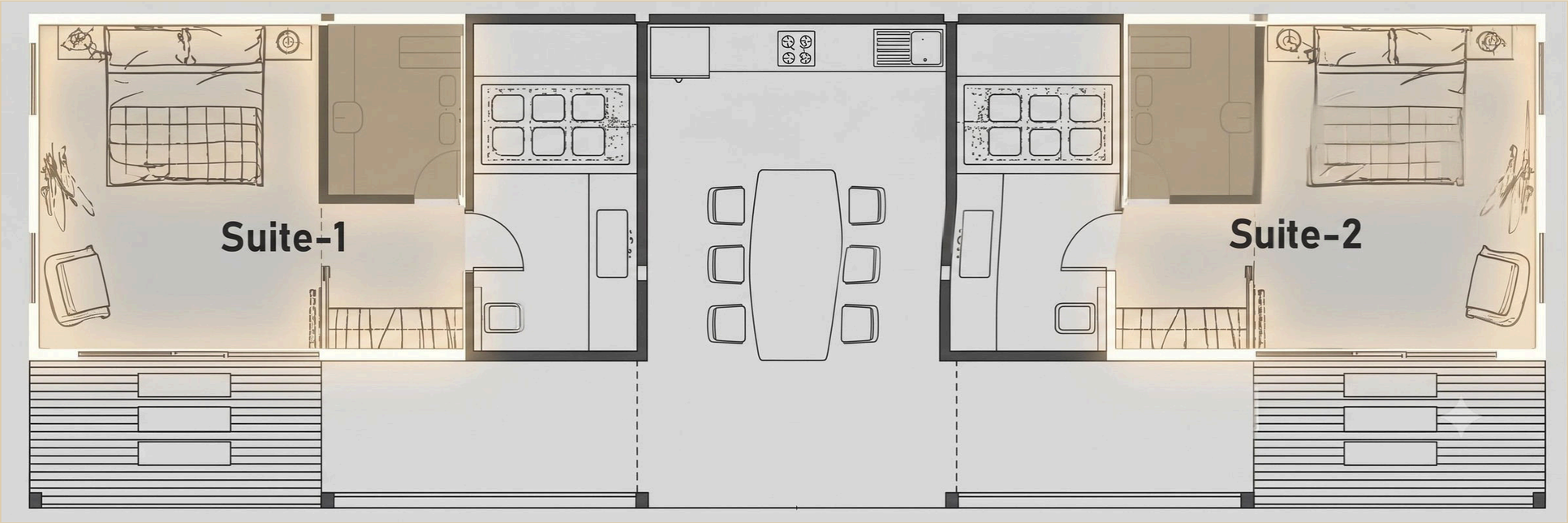
Sit level
with the water.

10 seats	A sunken lounge at the centre of the pavilion
Eye level	Seated guests and swimmers meet eye to eye
Pool edge	Doubles as a swim-up bar
Sheltered	Below floor level, out of the wind



ARCHITECT'S CONCEPT DRAWING. DIMENSIONS ARE APPROXIMATE AND MAY CHANGE.

Two suites, one on each side.



17′6″ × 13′7″
Each suite

King bed
76 in × 80 in, plus a sofa-cum-bed: each suite sleeps three

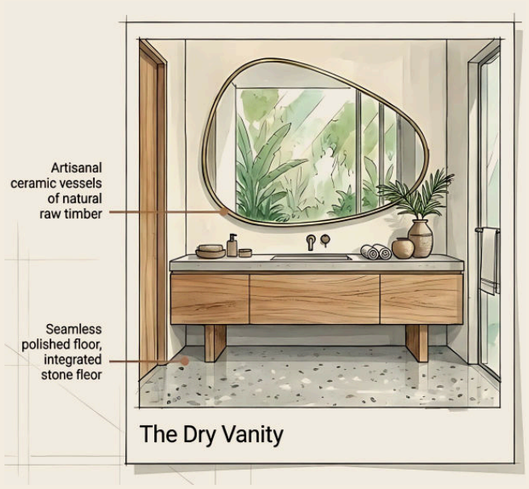
Glass doors
Slide open to the deck and the garden

Wardrobe
Separate, kept out of the room

ARCHITECT'S CONCEPT DRAWING. DIMENSIONS ARE APPROXIMATE AND MAY CHANGE.

A shower in the garden.







7 ft × 13'7"
Each bathroom

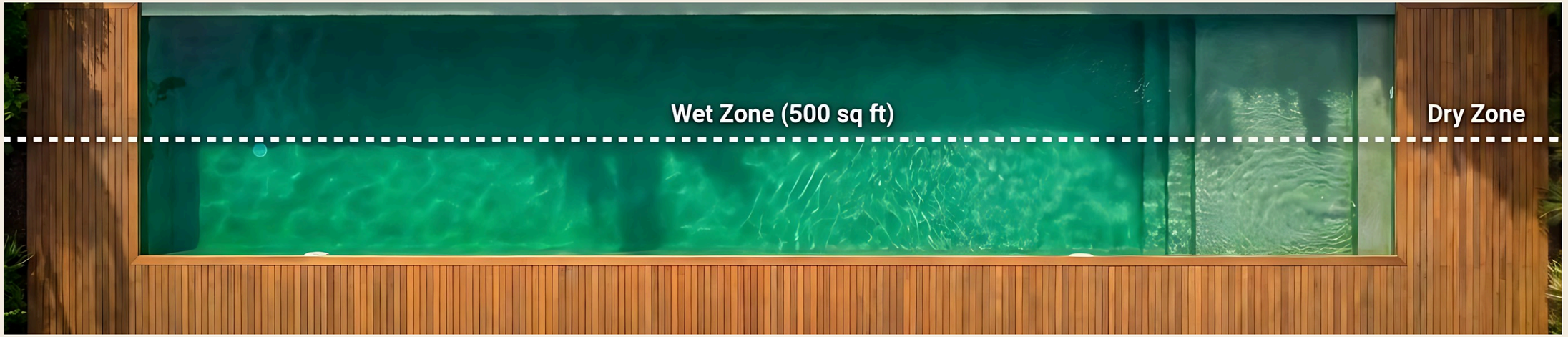
Open-air
Shower zone with its own planting

Brass
Fittings throughout

Timber and stone
Timber vanity, ceramic basin, stone floor

ARCHITECT'S CONCEPT DRAWING. DIMENSIONS ARE APPROXIMATE AND MAY CHANGE.

Sixty-one feet of water.



61 × 10 ft
Lap pool along the north boundary

4 ft deep
The same depth from end to end

100 sq ft
Kids' pool, 1 to 2 ft deep

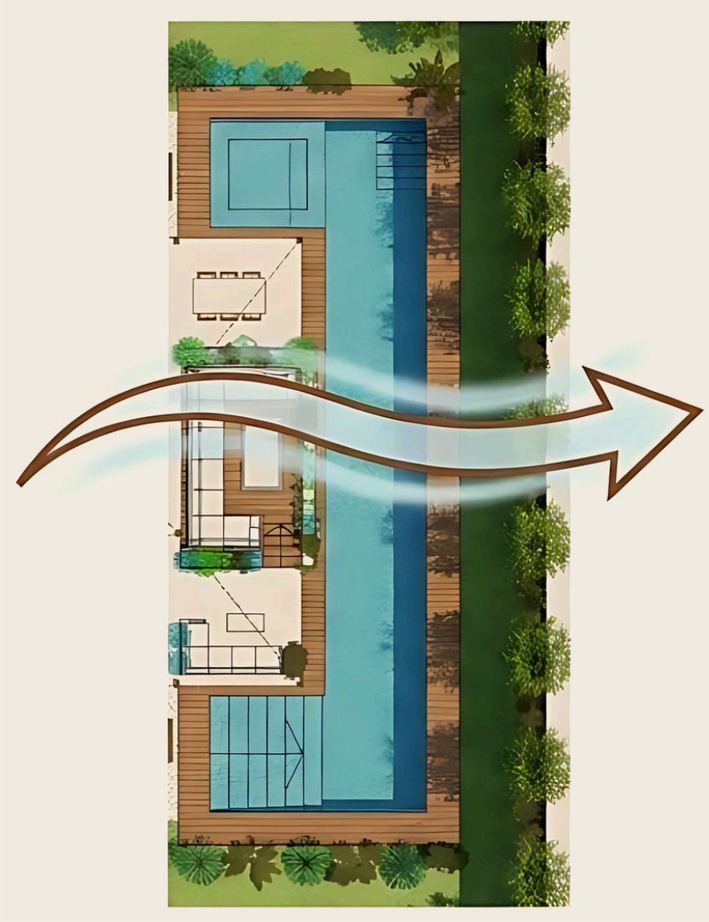
~100 sq ft
Sun shelf, to sit in shallow water

Timber deck
All the way round

ARCHITECT'S CONCEPT DRAWING. DIMENSIONS ARE APPROXIMATE AND MAY CHANGE.

A breeze beside the pool.

60 × 6 ft	Garden lane along the pool
Air path	Pulls a breeze through the plot
Bamboo wall	Tall, green and private





ARCHITECT'S CONCEPT DRAWING. DIMENSIONS ARE APPROXIMATE AND MAY CHANGE.

A cinema over the water.

The pavilion is laid out so a projector can throw a film across the pool.

The screen	The boundary wall across the pool
The seats	The conversation pit and the garden lane



INDICATIVE CONCEPT SKETCH BY THE ARCHITECT. PROJECTION EQUIPMENT IS A DESIGN PROVISION; ASK WHAT IS INCLUDED.

Honest materials, chosen to stay cool.



Exposed brick
Feature walls



Steel and timber
Exposed roof trusses



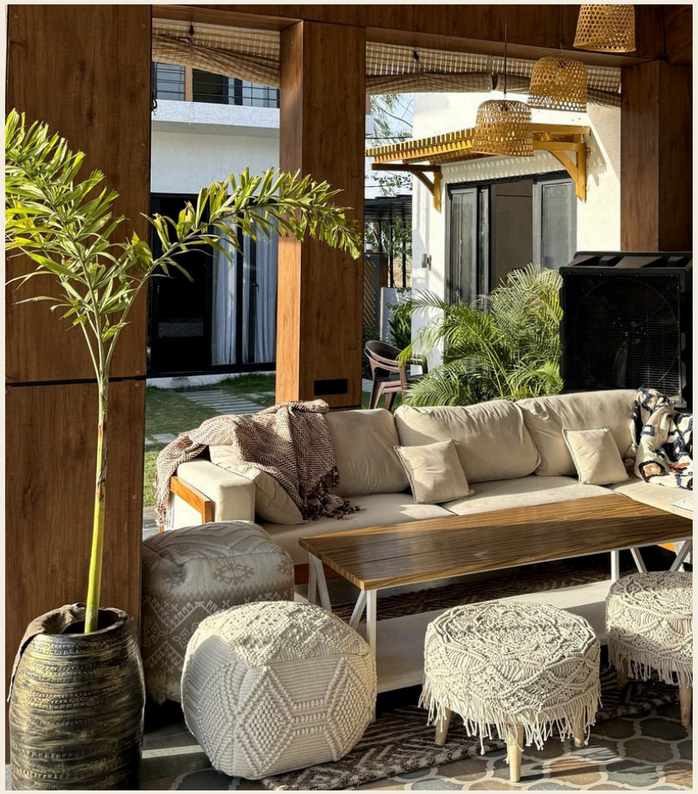
Terracotta tiles
A roof that holds off the heat



Terrazzo
Seamless, naturally cool floors

INDICATIVE MATERIAL REFERENCES FROM THE ARCHITECT.

Ready on day one, down to the teaspoons.



The pavilion lounge



A bedroom suite



The kitchen

ACTUAL PHOTOGRAPHS · THE BALI RESORT, FURNISHED BY THE SAME TEAM

Everything inside, included.

Bedrooms
King beds, 55-inch TVs, 2-ton ACs

Kitchen
Island, fridge, RO, full crockery

Bathrooms
Glass showers, lit mirrors, geysers

Pavilion
Sunken lounge, 10-seat dining

Pool & garden
Open-air shower, barbecue, hammock

Safety
Power back-up, CCTV, smart lock

Arrive with a suitcase
Everything else is already there

All of it, in the price.

Come and see it for yourself.

1

Visit the resort

Walk the villas and stay for lunch

2

Choose your villa

One of three, on a token amount

3

Sign and register

Sale deed, lease and buyback, together

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THE BALI RESORT · ACTUAL PHOTOGRAPH



THE BALI RESORT AT SUNSET

JINDAL FARM HOUSES & RESORT

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THE ESTATE

Next to Air Force Station Memaura
Between Kanpur Road & Raebareli Road, Lucknow

SALES OFFICE

1D, 1st Floor, Creation Square
Rana Pratap Marg, Hazratganj, Lucknow

Villa architecture by Ar. Vibhor Jain, Studio We Dot D. Drawings in this guide are concept drawings; dimensions are approximate. Images marked "Artist's impression" or "Representative image" are illustrative; actual villas may differ. Lease and buyback are optional and governed solely by the Lease Agreement and the Buyback Agreement, which prevail over this brochure. This brochure is not an offer, a contract, or an offer of investment or returns. Specifications may change.