



DOMINANT LUXURY
AT MORADABAD



Gulshan, an approach that is focused on wellness, an experience with exceptional quality of life, luxury that is scalable yet sustainable, design led yet very comfortable, an aura that is expansive yet responsive, a space that is bespoke yet cohesive, a thought which is grand yet honest, a brand that delivers beyond the expected.

EXPERIENCE EXCELLENCE,
EXPERIENCE 'The G Life'

YOUR DOMINANT SPACE,
WITHIN A SPACE

12.3

ACRES
SITE

90

UNITS

8542

SQ. FT.
SALEABLE
AREA

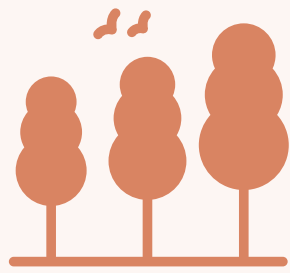
60%

OPEN TO
SKY PROJECT

LANDSCAPE AMENITIES



ENTRANCE PLAZA



TREE COURT



EXERCISE STATION



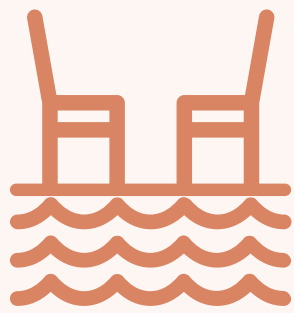
YOGA & MEDITATION



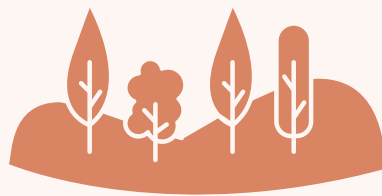
AROMA GARDEN



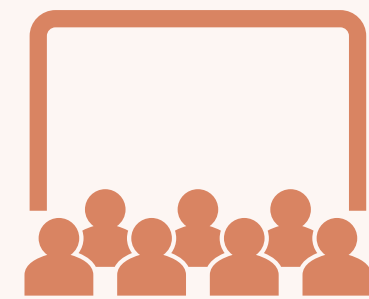
READING AREA



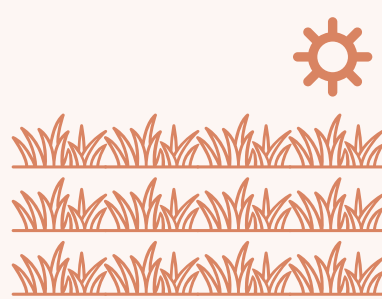
FLOATING PAVILLION



MINI FOREST TRAIL

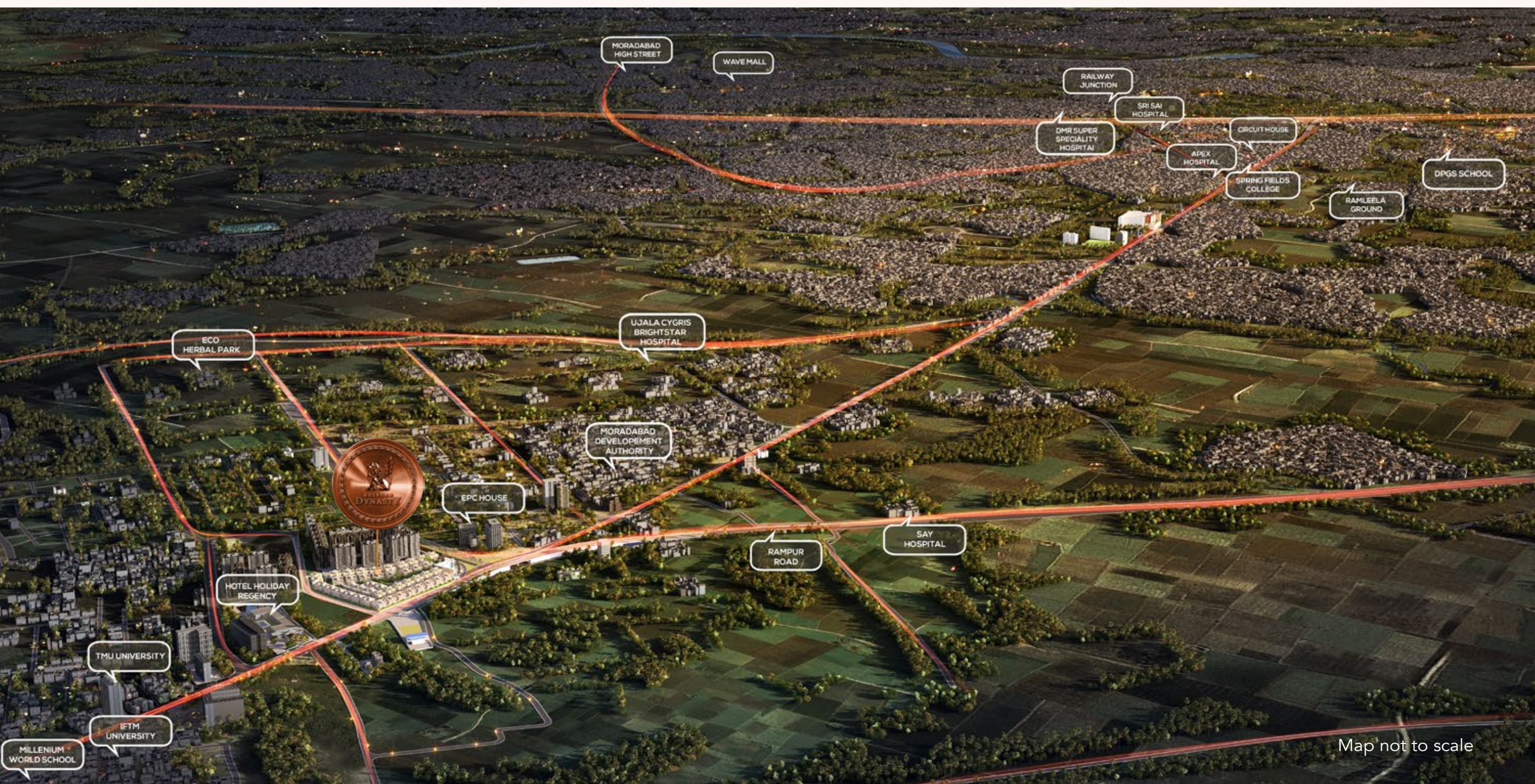


OPEN AIR THEATRE



LAWN

LOCATION MAP



SITE PLAN



TYPICAL UNIT (PLOT SIZE)	TOTAL CARPET AREA TYPICAL UNIT (ALL FLOORS)	TOTAL BUILT-UP AREA TYPICAL UNIT (ALL FLOORS)
13.275X27.15 M (360.40 SQM)	554.56 SQM (5969 SQ.FT.)	793.56 SQM (8542 SQ.FT.)

LEGEND

- | | |
|---|----------------------------------|
| 01. ENTRANCE PLAZA | 08. MINI FOREST TRAIL |
| 02. TREE COURT & SITOUTS | 09. OPEN AIR THEATRE |
| 03. YOGA & MEDITATION LAWN | 10. LAWN |
| 04. EXERCISE STATIONS &
REFLEXOLOGY PATH | 11. COMMERCIAL ENTRANCE
PLAZA |
| 05. AROMA GARDEN | 12. PALM COURT |
| 06. FLOATING PAVILION | 13. KIDS PLAY AREA |
| 07. SENIOR CITIZEN GARDEN | 14. CRICKET NET PRACTICE |

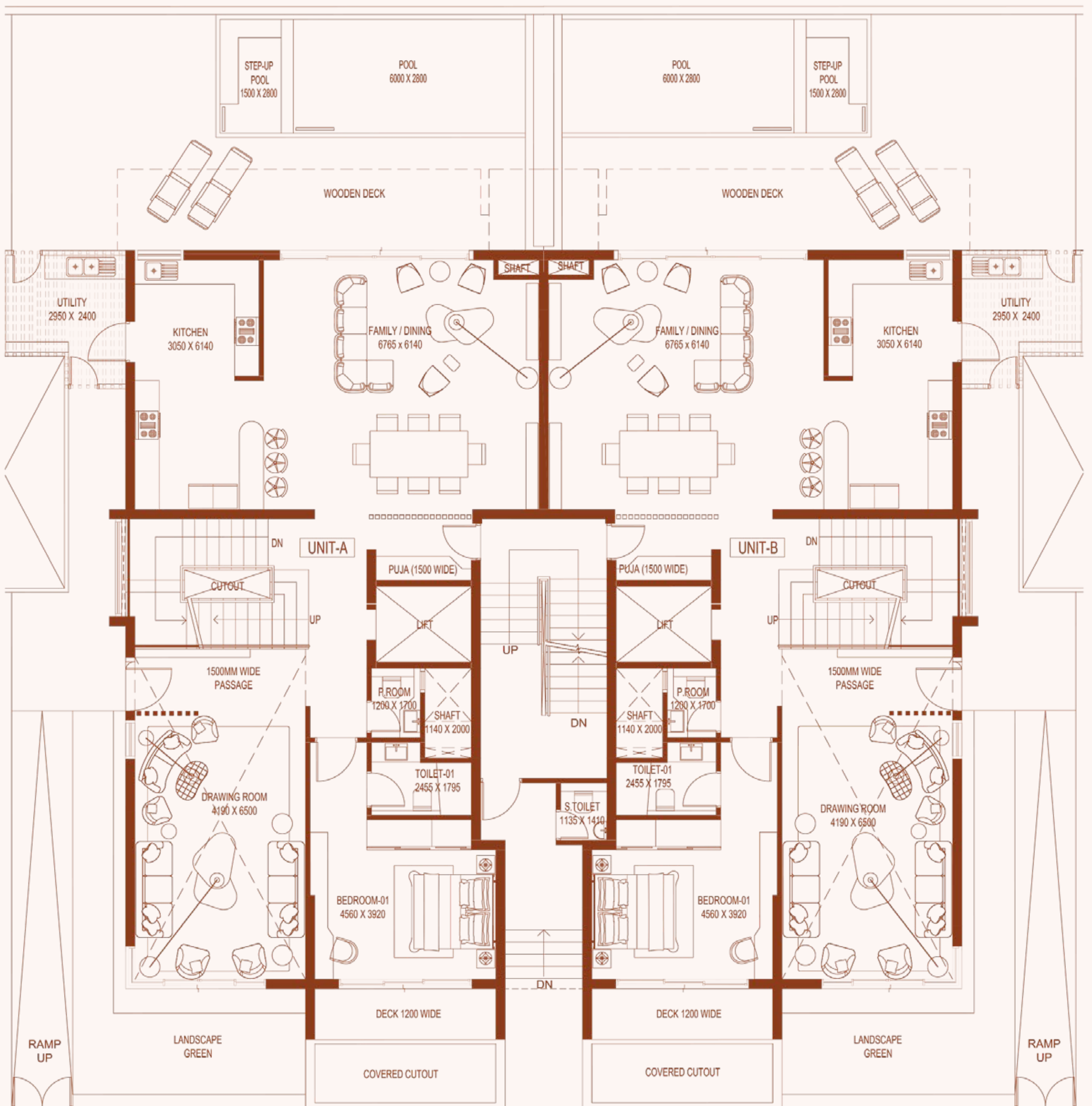
Disclaimer:

*All plan, images (other than actual images), details etc. given in brochure and/or marketing material are indicative of the envisaged developments. The Company reserves the right to change/withdraw it without any prior notice, Nothing contained in brochure and/or marketing material constitutes a legal offering on the Company's Part and any buyer of apartment in the project shall be governed solely by the terms of the Allotment/Agreement for sale or Sub-lease to be executed between the Buyer and the Company. Conversion factor : 1 Sq. Mtr. = 10.764 Sq. Ft. | 1000 mm = 3.28 Ft

TYPICAL LAYOUT: GROUND FLOOR

CARPET AREA: 150 SQM (1614.60 SQ. FT.)

BUILT-UP AREA: 181.50 SQM (1953 SQ. FT.)



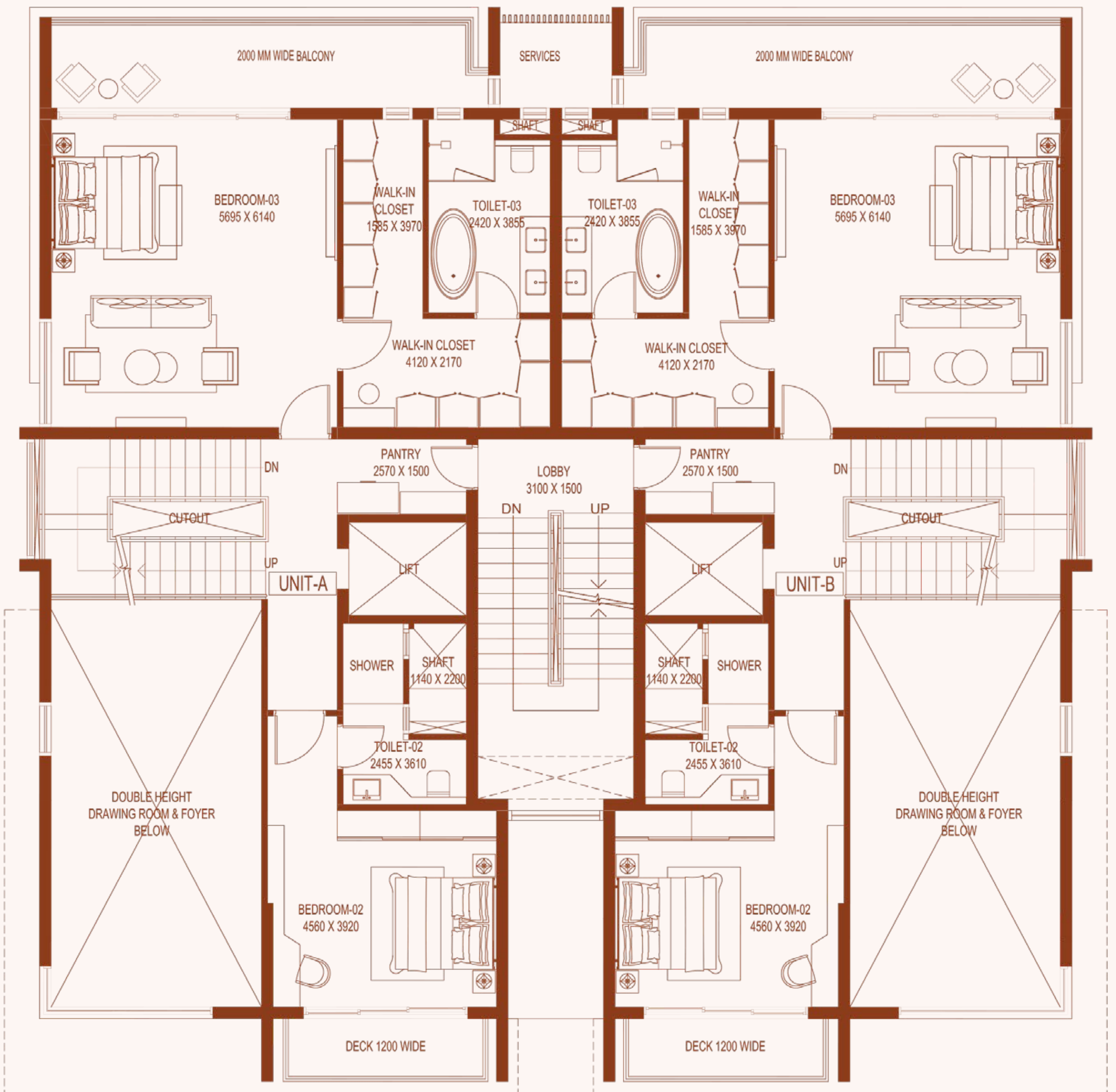
Disclaimer:

- 1) All rooms dimensions are in millimeters, 1 SQM = 10.764 SQ. FT. | 1000 MM. = 3.28 FT.
- 2) The given measurements are brick to brick dimensions where the thickness of finishes are not considered.
- 3) Loose furniture, woodwork & appliances are shown for better understanding of the layout and are not part of the standard offering.

TYPICAL LAYOUT: FIRST FLOOR

CARPET AREA: 114 SQM (1227.10 SQ. FT.)

BUILT-UP AREA: 165.76 SQM (1784 SQ. FT.)



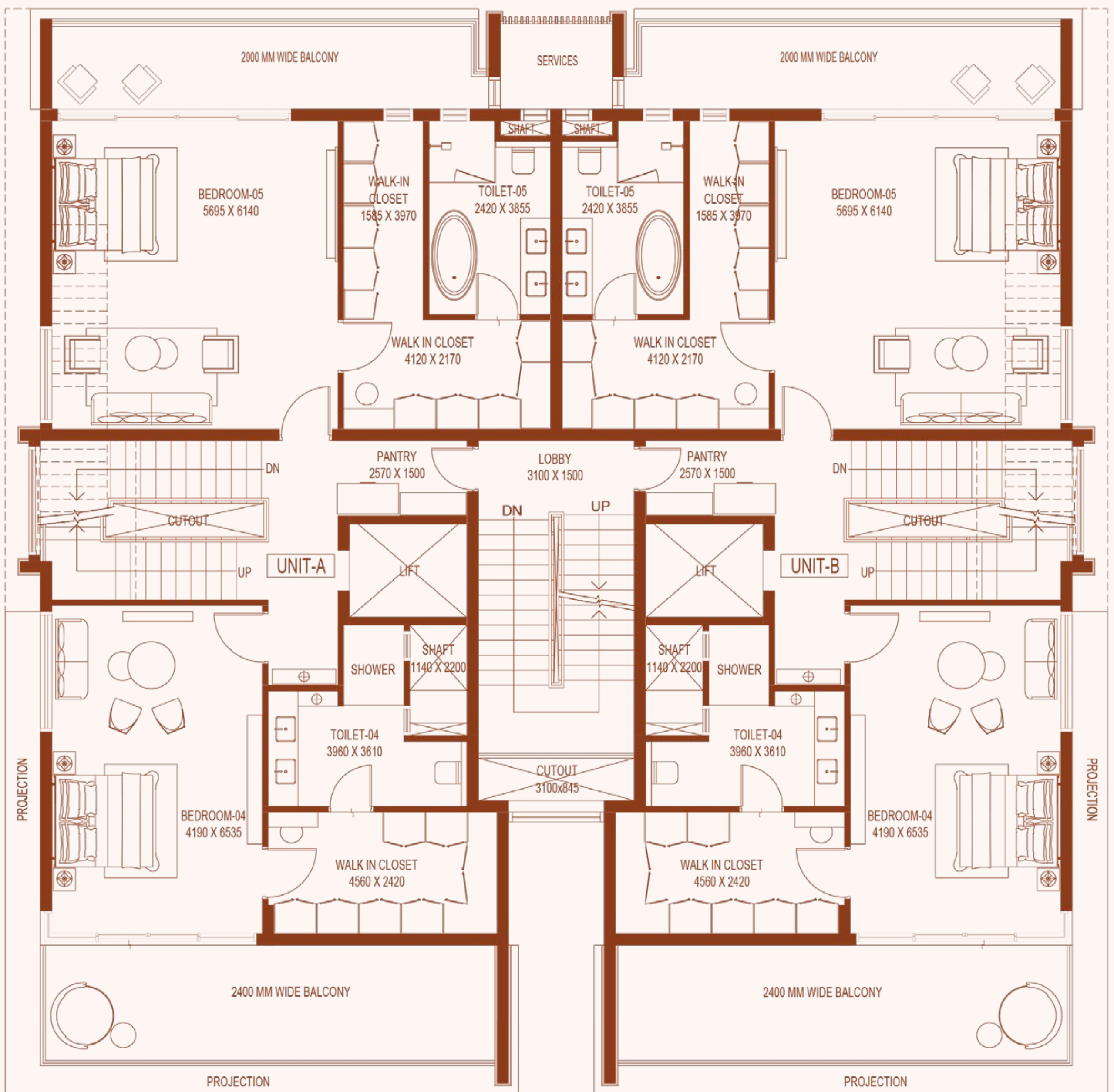
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TYPICAL LAYOUT: SECOND FLOOR

CARPET AREA: 137 SQM (1475 SQ. FT.)

BUILT-UP AREA: 215.23 SQM (2317 SQ. FT.)



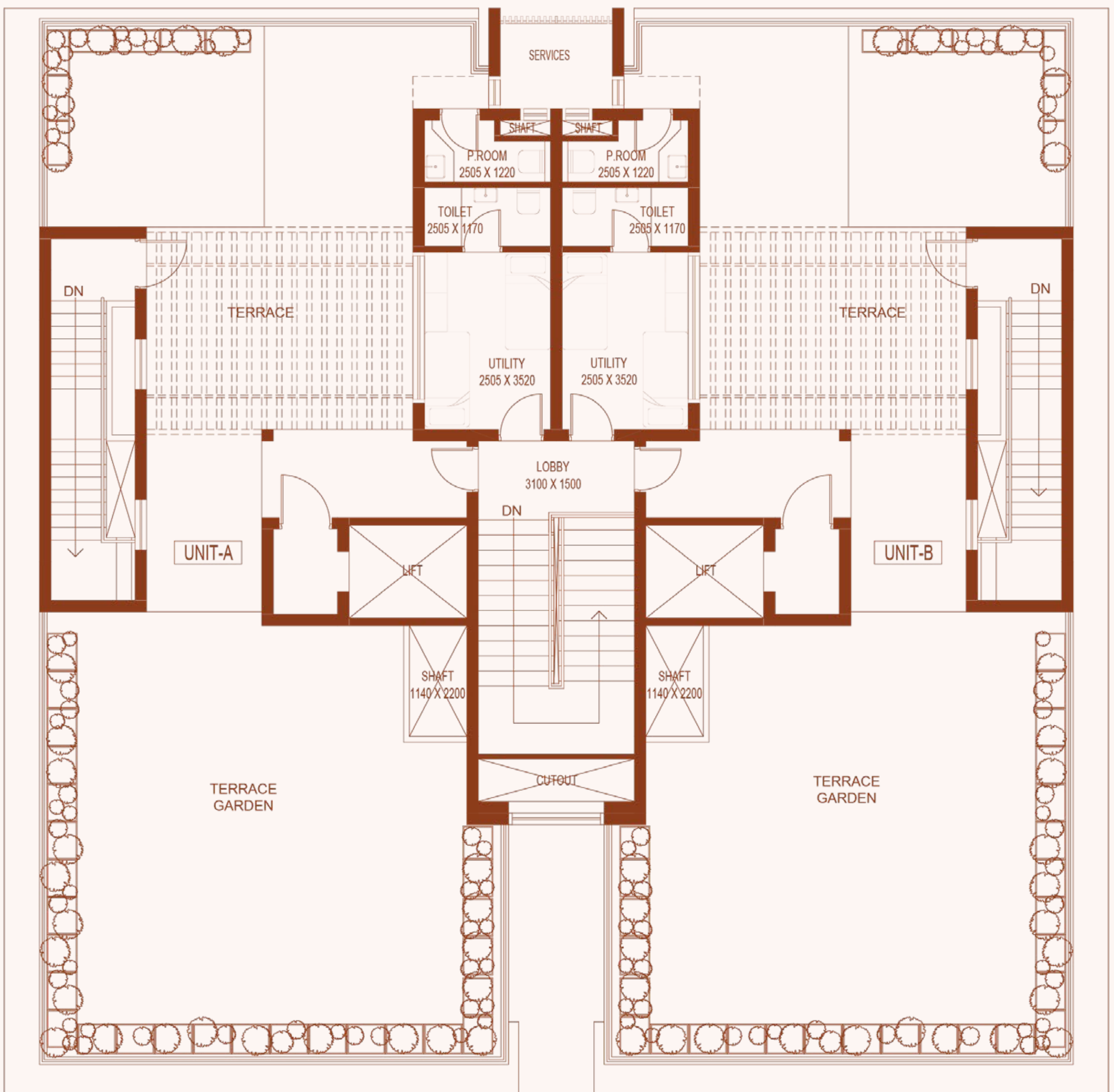
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TYPICAL LAYOUT: TERRACE

CARPET AREA: 15.10 SQM (162.5 SQ. FT.)

BUILT-UP AREA: 61.80 SQM (665 SQ. FT.)



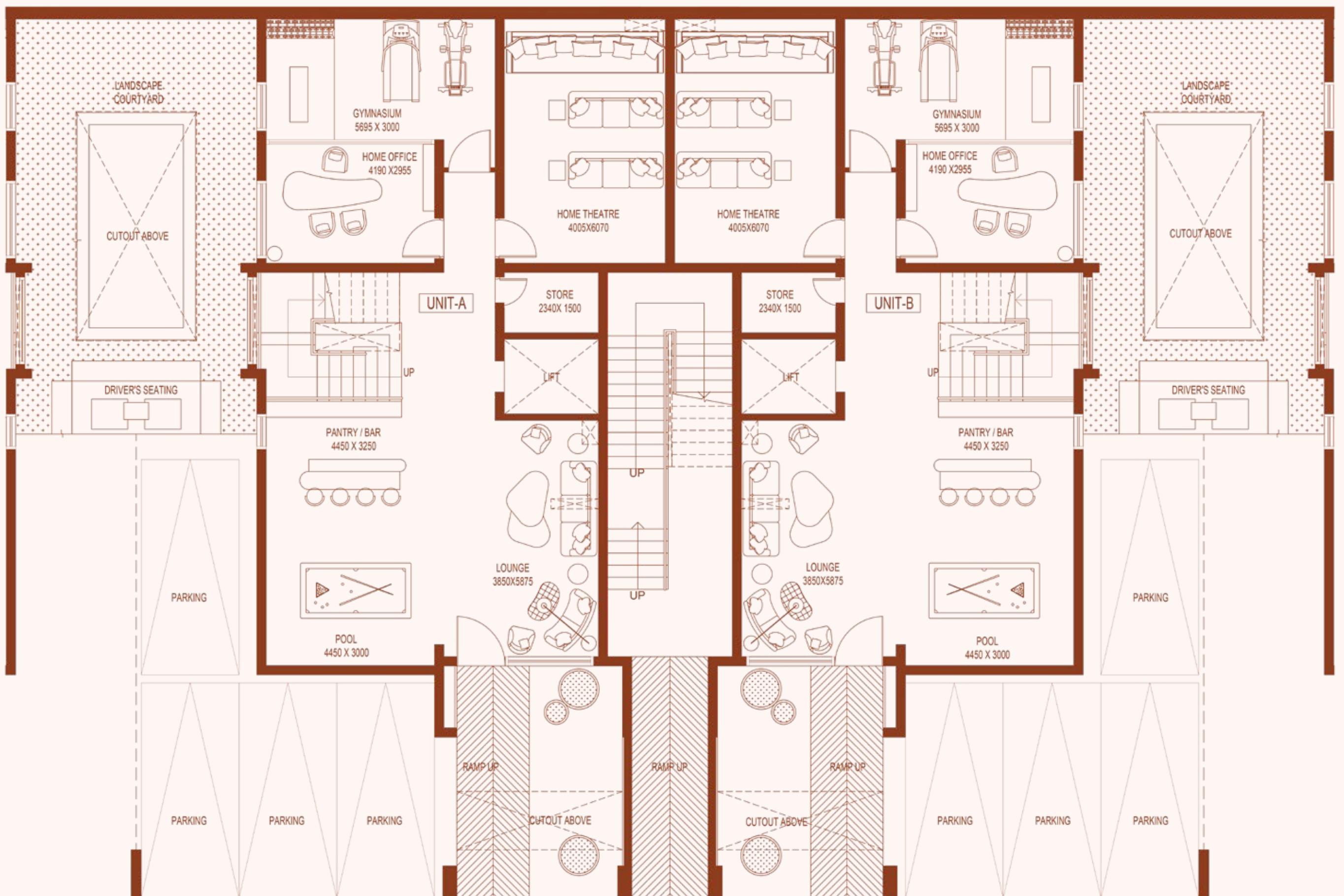
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TYPICAL LAYOUT: BASEMENT

CARPET AREA: 169.37 SQM (1823 SQ. FT.)

BUILT-UP AREA: 138.40 SQM (1489.80 SQ. FT.)



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AERIAL VIEW



Artistic Impression

PROJECT ENTRANCE



Artistic Impression

GOLF CART STREET



FRONT LAWN



FRONT VIEW, UNIT



BACKSIDE VIEW, UNIT



CLUB AMENITIES



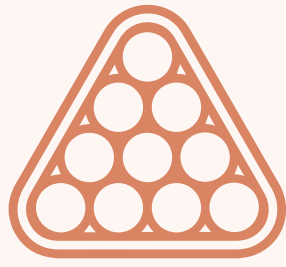
SALON/SPA



BANQUET HALL



YOGA ROOM



INDOOR
GAMES



RESTAURANT



KIDS PLAY ZONE



PET CARE



BUSINESS CENTER



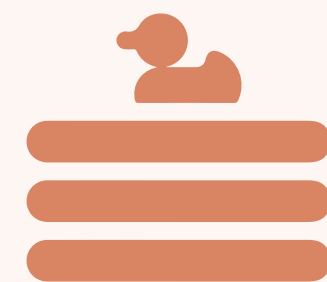
SWIMMING POOL



GYMNASIUM



SENIOR CITIZENS
LOUNGE



KIDS POOL

DISTANCES OF IMPORTANT LANDMARK

Hotel Holiday Regency	0.1 km, 1min
Moradabad Development Authority	2.9 km, 2min
Circuit House	5.3 km, 9min
Railway Station	9.6 km, 19min
Roadways Bus Stand	10.3 km, 20min
Airport (upcoming)	27 km, 30min
IFTM University	6.2 km, 9min
TMU University	4.9 km, 7min
DPGS School	14 km, 20min
Spring Field School	6.3 km, 11min
Apex Hospital	6.3 km, 8min
Sri Sai Hospital	9.7 km, 18min
Cosmos Hospital	14 km, 30min
SIDDH Hospital	11.9 km, 25min
Moradabad High Street	12 km, 25min
Wave Mall	11.9 km, 25min

COLD SHELL - UNIT SPECIFICATIONS

FLOORING

All internal spaces in the unit with bare concrete/IPS.

WALL/CEILING

All internal walls and ceilings within the units would be rough plastered/finished and unpainted.

EXTERIOR

Appropriate finish of exterior grade Texture paint/Tile/Stone Cladding as per design.

DOORS & WINDOWS

Main door (laminated) and external doors and windows will be provided.

PLUMBING

Vertical stacks for water supply and drainage will be provided in the shafts with connecting points provided in the toilets/kitchen. Internal distribution of water supply and drainage will be done by the customer according to the internal layouts at his own cost.

ELECTRICAL

Only PVC conduits will be provided in the ceiling slabs up to drop points. No light points, Fixtures/switches will be provided.

WARM SHELL- UNIT SPECIFICATIONS

DRAWING ROOM/ CORRIDOR

Floor

Imported marble flooring.

Walls

Finished with premium plastic emulsion paint of appropriate colour.

Ceiling

Ceiling as per design with concealed LED Lights in ceiling.

DINING / FAMILY LOUNGE

Floor

Imported marble flooring.

Walls

Finished with premium plastic emulsion paint of appropriate colour.

Ceiling

Ceiling as per design with concealed LED Lights in ceiling.

KITCHEN / PANTRY / BAR

Floor

Imported marble flooring.

Counter Top & Dado

Stain Resistant Engineered stone of appropriate height finished along with premium plastic emulsion paint of appropriate colour.

Ceiling

Ceiling as per design with concealed LED Lights in ceiling.

Hardware

Hettich or equivalent.

Sink

SS Chrome Finished.

Flick Mixer

SS Chrome Finished.

Drawers and Cabinets

Soft closing bank/ soft close shutters.

Miscellaneous

Chimney, Hob, Microwave, OTG, Waste Crusher of approved make.

INTERNAL STAIRCASE

Floor

Imported marble flooring.

Walls

Finished with premium plastic emulsion paint of appropriate colour.

Ceiling

Ceiling as per design with concealed LED Lights in ceiling.

Railing

Glass/Designer SS Railing as per design.

BEDROOM-01 (Ground Floor)

Floor

Imported marble flooring.

Walls

Finished with premium plastic emulsion paint of appropriate colour.

Ceiling

Ceiling as per design with concealed LED Lights in ceiling.

BEDROOM-2 (First Floor)

Floor

Imported marble flooring.

Walls

Finished with premium plastic emulsion paint of appropriate colour.

Ceiling

Ceiling as per design with concealed LED Lights in ceiling.

BEDROOM-3 (First Floor)

Floor

Imported marble flooring.

Walls

Finished with premium plastic emulsion paint of appropriate colour.

Ceiling

Ceiling as per design with concealed LED Lights in ceiling.

BEDROOM-4 (Second Floor)

Floor

Laminated Wooden Flooring.

Walls

Finished with premium plastic emulsion paint of appropriate colour.

Ceiling

Ceiling as per design with concealed LED Lights in ceiling.

BEDROOM-5 (Second Floor)

Floor

Laminated Wooden Flooring.

Walls

Finished with premium plastic emulsion paint of appropriate colour.

Ceiling

Ceiling as per design with concealed LED Lights in ceiling.

GYMNASIUM/HOME OFFICE/HOME THEATRE (Basement)

Floor

Laminated Wooden Flooring.

Walls

Finished with premium plastic emulsion paint of appropriate colour.

Ceiling

Ceiling as per design with concealed LED Lights in ceiling.

LOUNGE/PANTRY/BAR/POOL TABLE AREA (Basement)

Floor

Designer Tiles.

Walls

Finished with premium plastic emulsion paint of appropriate colour.

Ceiling

Ceiling as per design with concealed LED Lights in ceiling.

TOILETS

Floor

Designer Ceramic tiles/Imported Marble or equivalent.

Walls

Designer Ceramic tiles or equivalent.

Ceiling

Premium quality acrylic emulsion paint on false ceiling.

Counters

Exclusive granite/imported marble or equivalent.

Sanitary Ware & C.P fittings

Premium sanitary fixtures of American Standard/Kohler or equivalent, all chrome plated fittings to be of Grohe/Kohler or equivalent. Bath Tub in Bedroom-03 (1st floor) & Bedroom-05(Second Floor). Glass partitions in shower area of all toilets.

HELPER'S ROOM/UTILITY

Floor

Premium vitrified tiles.

Walls & Ceiling

Finished with premium plastic emulsion paint of appropriate colour.

BALCONY / DECK (FRONT SIDE)

Floor

Anti-Skid Ceramic tiles.

Walls & Ceiling

Appropriate finish of exterior grade texture paint.

Railing

Glass railing as per design.

BALCONIES (REAR SIDE)

Floor

Anti-Skid Ceramic tiles.

Walls & Ceiling

Appropriate finish of exterior grade texture paint.

Railing

Glass railing as per design.

TERRACE

Floor

Designer Tiles.

DOORS, WINDOWS AND FRAMES

Main Door and Frame

Laminated Designer Door.

Internal Doors and Frames

Laminated Designer Door.

Exterior Doors & Windows

Aluminium/UPVC Section with DGU Glass.

Utility/Helper's Room Toilet Door & Frame

Aluminium/UPVC door & frame.

WOODWORK

Stylish pre laminated modular Wardrobe with highest standard hardware of Blum, Hettich or equivalent.

STRUCTURE

Earthquake resistant RCC Structure.

HVAC

Centralized VRV system in Living room, Dining, Family room and all Bedrooms.

HEAT PUMPS

Hot Water Supply through Heat Pumps.

ELECTRICAL

All electrical wiring in concealed conduits, provision for adequate light and power points. Telephone and T.V. outlets in living, dining and bedrooms, moulded modular plastic switches and protective MCBs.

PLUMBING

All internal plumbing in CPVC/UPVC/GI. All external in UPVC/PVC/CI/RCC Pipes as per application.

ELEVATORS

Elevator to be provided for access to all floors.

COMMON AREA SPECIFICATIONS

STAIRCASE & LANDING

Floor

Granite Flooring.

Walls & Ceiling

Finished with premium plastic emulsion paint of appropriate colour.

Railing

MS Railing as per design.

POWER BACKUP

Generator to be provided for 100% backup of emergency and safety facilities, elevator and common areas with suitable diversity.

STRUCTURE

Earthquake resistant RCC Structure.

SECURITY AND FTTH

Provision for optical fibre network, video surveillance system, perimeter security with CCTV cameras, fire prevention, suppression, detection and alarm system as per fire norms.

UNIT EXTERIOR

Appropriate finish of exterior grade Texture paint/Tile/Stone Cladding as per design.

FIRE FIGHTING SYSTEM

A synchronized firefighting system with fire sprinklers, hydrant, hose reel, smoke detector, heat detection and fire curtain system as per norms.