

GULSHAN DYNASTY APARTMENT SPECIFICATIONS (COLD SHELL)

FLOORING

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

WALL/CEILING

All internal walls and ceilings within the apartments would be rough plastered and unpainted.

EXTERIOR

Appropriate finish of exterior grade texture paint.

DOORS AND WINDOWS

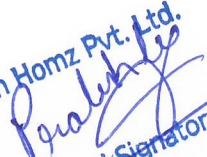
Main door (veneer polished) and external doors and windows will be provided.

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.

For Gulshan Homz Pvt. Ltd.

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GULSHAN DYNASTY APARTMENT SPECIFICATIONS (WARM SHELL)

LIVING/ FAMILY LOUNGE/ CORRIDOR

Floor

Imported marble flooring Burberry Beige/Perlato Sicilia/William Grey or equivalent.

Walls

Finished with premium plastic emulsion paint of appropriate colour.

Ceiling

Ceiling as per design with concealed LED Lights in ceiling and coves.

DINNING

Floor

Imported marble flooring Burberry Beige/Perlato Sicilia/William Grey or equivalent.

Walls

Finished with premium plastic emulsion paint of appropriate colour.

Ceiling

Ceiling as per design with concealed LED Lights in ceiling and coves.

KITCHEN – Stylish Modular Kitchen

Floor

Imported marble flooring Burberry Beige/Perlato Sicilia/William Grey or equivalent.

Walls and 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 and coves.

Hardware

Blum/Hettich or equivalent.

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Sink

SS/Powder Coated Finished.

Flick Mixer

Chrome/Powder Coated.

Drawers and Cabinets

Soft closing bank/ soft close shutters.

Counter Top

Exclusive stain resistant engineered stone or equivalent.

Miscellaneous

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

MASTER BEDROOM**Floor**

Premium laminated wooden flooring.

Walls

Finished with premium plastic emulsion paint of appropriate colour.

Ceiling

Ceiling as per design with concealed LED Lights in ceiling and coves.

BEDROOM-1**Floor**

Premium laminated wooden flooring.

Walls

Finished with premium plastic emulsion paint of appropriate colour.

Ceiling

Ceiling as per design with concealed LED Lights in ceiling and coves.

BEDROOM-2**Floor**

Imported marble flooring Burberry Beige/Perlato Sicilia/William Grey or equivalent.

Walls

Finished with premium plastic emulsion paint of appropriate colour.

Ceiling

Ceiling as per design with concealed LED Lights in ceiling and coves.

GUEST BEDROOM

Floor

Imported marble flooring Burberry Beige/Perlato Sicilia/William Grey or equivalent.

Walls

Finished with premium plastic emulsion paint of appropriate colour.

Ceiling

Ceiling as per design with concealed LED Lights in ceiling and coves.

TOILETS

Floor

Designer Ceramic tiles/imported marble or equivalent.

Walls

Designer Ceramic tiles/Imported Marble 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/Toto** or equivalent, all chrome plated fittings to be of **Grohe/Kohler** or equivalent. **Jacuzzi in master toilet. Glass cubicles in all toilets with Steam in Bedroom 1 toilet.**

SERVANT ROOM

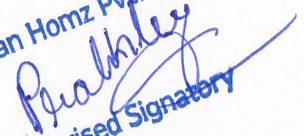
Floor

Premium vitrified tiles.

Walls & Ceiling

Finished with premium plastic emulsion paint of appropriate colour

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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

MS railing as per design.

DOORS, WINDOWS AND FRAMES

Main Door and Frame

Designer Flush doors finished with polished wood veneer and solid teak wood/timber/engineered door frames.

Internal Doors and Frames

Flush doors finished with polished wood veneer and solid teak wood/timber/engineered door frames.

Hardware and Locks

Stainless steel/brass finished hardware fittings for doors and locks of branded makes.

Exterior Doors & Windows

Premium Aluminium Section with DGU Glass.

Servant Toilet Door & Frame

Aluminium door & frame.

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WOODWORK

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

CENTRALISED HEAT PUMPS

Heat pump of approved makes provided in each unit for hot water supply to toilets and kitchen.

HVAC

VRV/VRF AC system in living room, dining, family room and bedrooms.

Treated fresh air unit in all the Apartments.

AUTOMATION

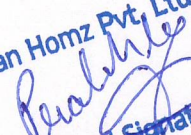
Wireless automation of approved make for lights, curtains and AC operated with electronic pad. Biometric lock.

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

As per standard practice, all internal plumbing in CPVC/Composite. All external in UPVC. Automated irrigation system.

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GULSHAN DYNASTY COMMON AREAS SPECIFICATIONS:

ENTRANCE LOBBIES

Floor

Imported marble flooring or equivalent.

Walls

Combination of Imported marble cladding or equivalent finished along with premium plastic emulsion paint of appropriate colour.

Ceiling

Ceiling as per design with concealed LED Lights in ceiling and coves.

APARTMENT FLOOR LOBBIES

Floor

Imported marble flooring or equivalent.

Walls

Combination of Imported marble cladding or equivalent finished along with premium plastic emulsion paint of appropriate colour.

Ceiling

Ceiling as per design with concealed LED Lights in ceiling and coves.

ELEVATORS

High-speed elevators to be provided for access to all floors with separate service elevator and lobby.

GENERATORS

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 and entrance lobby security with CCTV cameras; fire prevention, suppression, detection and alarm system as per fire norms.

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EXTERIOR

Appropriate finish of exterior grade texture paint.

FIRE FIGHTING SYSTEM

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

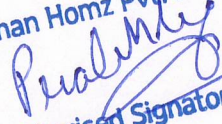
STAIRCASE & LANDING

Floor

Marble/ Granite.

Railing

MS as per design

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