

Gulshan Dynasty Moradabad- 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.

Gulshan Dynasty Moradabad- 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.

<u>INTERNAL STAIRCASE</u>
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.
<u>BEDROOM-1 (Ground Floor)</u>
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.
<u>BEDROOM-2 (First Floor)</u>
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.
<u>BEDROOM-3 (First Floor)</u>
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.
<u>BEDROOM-4 (Second Floor)</u>
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.
<u>BEDROOM-5 (Second Floor)</u>
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.
<u>GYMNASIUM/HOME OFFICE/HOME THEATRE (Basement)</u>
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.
<u>LOUNGE/PANTRY /BAR/POOL TABLE AREA (Basement)</u>
Floor
Designer Tiles.
Walls
Finished with premium plastic emulsion paint of appropriate colour.
Ceiling
Ceiling as per design with concealed LED Lights in ceiling.
<u>TOILETS</u>
Floor
Designer Ceramic tiles 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.
<u>HELPER'S ROOM/UTILITY</u>
Floor
Premium vitrified tiles.
Walls & Ceiling
Finished with premium plastic emulsion paint of appropriate colour.
<u>BALCONY/ DECK (FRONT SIDE)</u>
Floor
Anti-Skid Ceramic tiles.
Walls & Ceiling
Appropriate finish of exterior grade texture paint.
Railing
Glass railing as per design.
<u>BALCONIES (REAR SIDE)</u>
Floor
Anti-Skid Ceramic tiles.
Walls & Ceiling
Appropriate finish of exterior grade texture paint.
Railing
Glass railing as per design.
<u>TERRACE</u>
Floor
Designer Tiles.
<u>DOORS, WINDOWS AND FRAMES</u>
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.
<u>STRUCTURE</u>
Earthquake resistant RCC Structure.
<u>HVAC</u>
Centralized VRV system in Living room, Dining, Family room and all Bedrooms.
<u>HEAT PUMPS</u>
Hot Water Supply through Heat Pumps.
<u>ELECTRICAL</u>
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.
<u>PLUMBING</u>
All internal plumbing in CPVC/UPVC/GI. All external in UPVC/PVC/CI/RCC Pipes as per application
<u>ELEVATOR</u>
Elevator to be provided for access to all floors.
<i>Gulshan Developers reserves its right to change the area and specifications without prior notice.</i>
Gulshan Dynasty Moradabad-Common Area Specifications
<u>STAIRCASE & LANDING</u>
Floor
Granite Flooring.
Walls & Ceiling
Finished with premium plastic emulsion paint of appropriate colour.
Railing
MS Railing as per design.
<u>GENERATORS</u>
Generator to be provided for 100% backup of emergency and safety facilities, elevator and common areas with suitable diversity.
<u>STRUCTURE</u>
Earthquake resistant RCC Structure.
<u>SECURITY AND FTTH</u>
Provision for optical fibre network, video surveillance system, perimeter security with CCTV cameras, fire prevention, suppression, detection and alarm system as per fire norms.
<u>UNIT EXTERIOR</u>
Appropriate finish of exterior grade Texture paint/Tile/Stone Cladding as per design.
<u>FIRE FIGHTING SYSTEM</u>
A synchronized firefighting system with fire sprinklers, hydrant, hose reel, smoke detector, heat detection and fire curtain system as per norms.
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