

GULSHAN
Botnia
LIVING MADE BEAUTIFUL

— 2&3 BHK LUXURY APARTMENTS —

A PROJECT BY GULSHAN

WHY SECTOR 144 NOIDA

UNIVERSITIES

AMITY UNIVERSITY
SECTOR 125 | 15 MIN

BIMTECH
KNOWLEDGE PARK 2
GREATER NOIDA | 15 MIN

GAUTAM BUDDHA UNIVERSITY
YAMUNA EXPRESSWAY | 20 MIN

SHARDA UNIVERSITY
KNOWLEDGE PARK 3
GREATER NOIDA | 20 MIN

NOIDA INTERNATIONAL UNIVERSITY
SECTOR 17 A,
YAMUNA EXPRESSWAY | 25 MIN

HOSPITALS

JAYPEE HOSPITAL
SECTOR 128 | 15 MIN

FORTIS HOSPITAL
SECTOR 62 | 35 MIN

APOLLO HOSPITAL
SECTOR 26 | 30 MIN

SCHOOLS

SHIV NADAR SCHOOL
SECTOR 168 | 13 MIN

THE SHRIRAM MILLENNIUM SCHOOL
SECTOR 135 | 14 MIN

GENESIS GLOBAL SCHOOL
SECTOR 132 | 14 MIN

DPE NOIDA
SECTOR 132 | 15 MIN

JBM INTERNATIONAL SCHOOL
SECTOR 132 | 15 MIN

LOTUS VALLEY SCHOOL
SECTOR 126 | 20 MIN

PATHWAYS SCHOOLS
SECTOR 100 | 22 MIN



CONNECTIVITY

METRO STATION
SECTOR 144 | 05 MIN
SECTOR 143 | 05 MIN
SECTOR 137 | 10 MIN
DND FLYWAY | 15 MIN

SHOPPING

MALL OF INDIA
SECTOR 18 NOIDA | 20 MIN

GREAT INDIA PLACE
SECTOR 18 NOIDA | 20 MIN

GARDENS GALLERIA
SECTOR 38 | 20 MIN

GRAND VENICE
GREATER NOIDA | 25 MIN

LOGIX CITY CENTRE MALL
SECTOR 32 NOIDA | 25 MIN

MULTIPLEXES

PVR
MALL OF INDIA
SECTOR 18 NOIDA | 20 MIN

PVR SUPERPLEX
LOGIX CITY MALL
SECTOR 32, NOIDA | 25 MIN

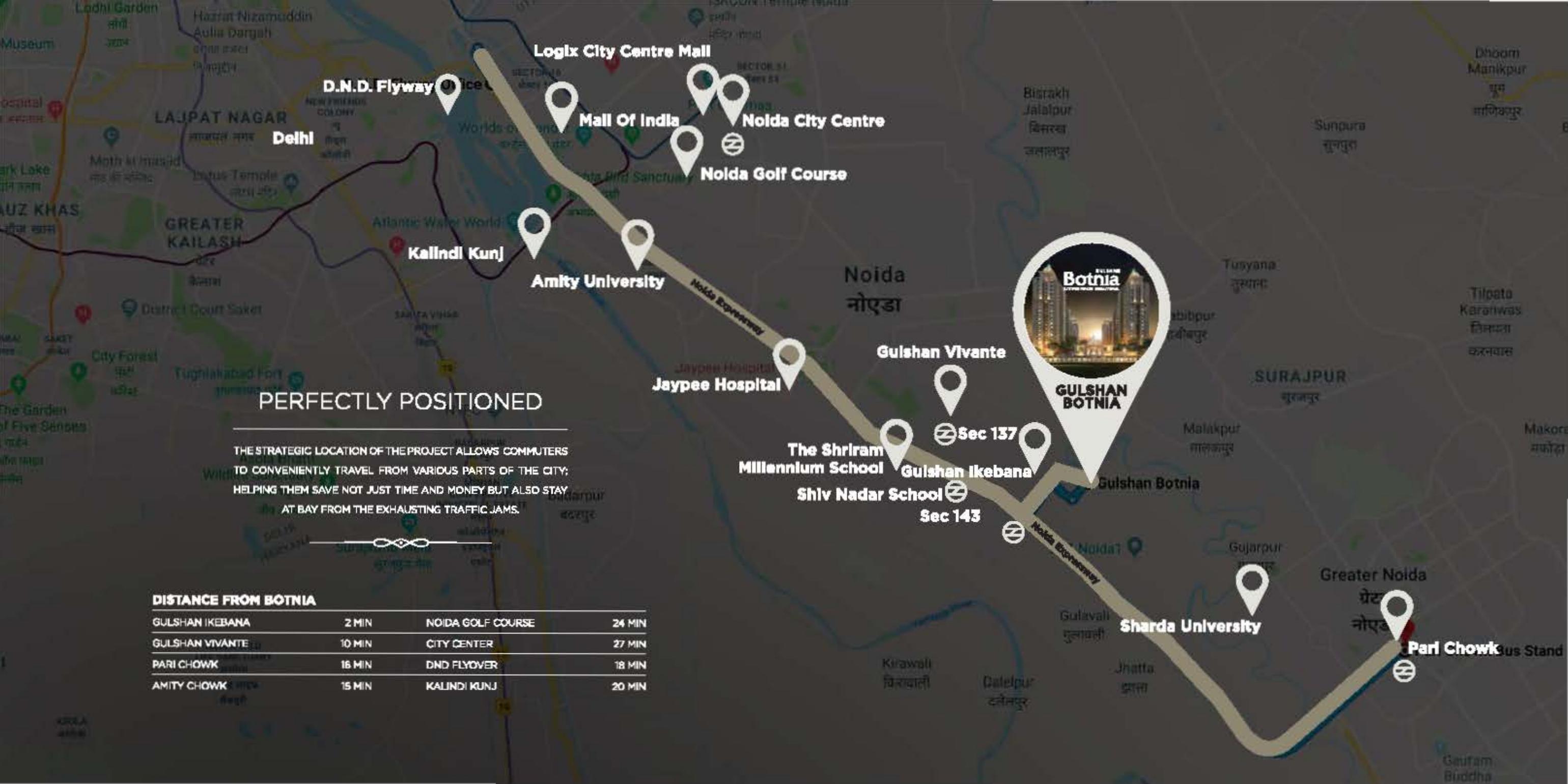
CARNIVAL CINEMAS
GREAT INDIA PLACE
SECTOR 18, NOIDA | 20 MIN

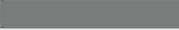
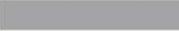
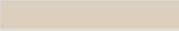
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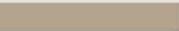
THE STRATEGIC LOCATION OF THE PROJECT ALLOWS COMMUTERS TO CONVENIENTLY TRAVEL FROM VARIOUS PARTS OF THE CITY; HELPING THEM SAVE NOT JUST TIME AND MONEY BUT ALSO STAY AT BAY FROM THE EXHAUSTING TRAFFIC JAMS.

DISTANCE FROM BOTNIA

GULSHAN IKEBANA	2 MIN	NOIDA GOLF COURSE	24 MIN
GULSHAN VIVANTE	10 MIN	CITY CENTER	27 MIN
PARI CHOWK	16 MIN	DND FLYOVER	18 MIN
AMITY CHOWK	15 MIN	KALINDI KUNJ	20 MIN



APARTMENT CATEGORY	ACCOMMODATION	CARPET AREA	BALCONY AREA	TOTAL AREA	COLOUR CODE
TYPE A	2 BED + 2 TOILET	54.92 Sq.M / 591.17 Sq.Ft.	14.40 Sq.M / 155.04 Sq.Ft.	95.23 Sq.M / 1025 Sq.Ft.	
TYPE B	2 BED + 2 TOILET + STUDY	63.95 Sq.M / 688.39 Sq.Ft.	14.83 Sq.M / 159.66 Sq.Ft.	107.77 Sq.M / 1160 Sq.Ft.	
TYPE C	3 BED + 2 TOILET	76.07 Sq.M / 818.82 Sq.Ft.	16.61 Sq.M / 178.79 Sq.Ft.	125.88 Sq.M / 1355 Sq.Ft.	

APARTMENT CATEGORY	ACCOMMODATION	CARPET AREA	BALCONY AREA	TOTAL AREA	COLOUR CODE
TYPE D	3 BED + 2 TOILET	74.35 Sq.M / 800.27 Sq.Ft.	19.81 Sq.M / 213.23 Sq.Ft.	127.28 Sq.M / 1370 Sq.Ft.	
TYPE E	3 BED + 2 TOILET (BIG)	81.39 Sq.M / 876.11 Sq.Ft.	20.10 Sq.M / 216.35 Sq.Ft.	137.03 Sq.M / 1475 Sq.Ft.	



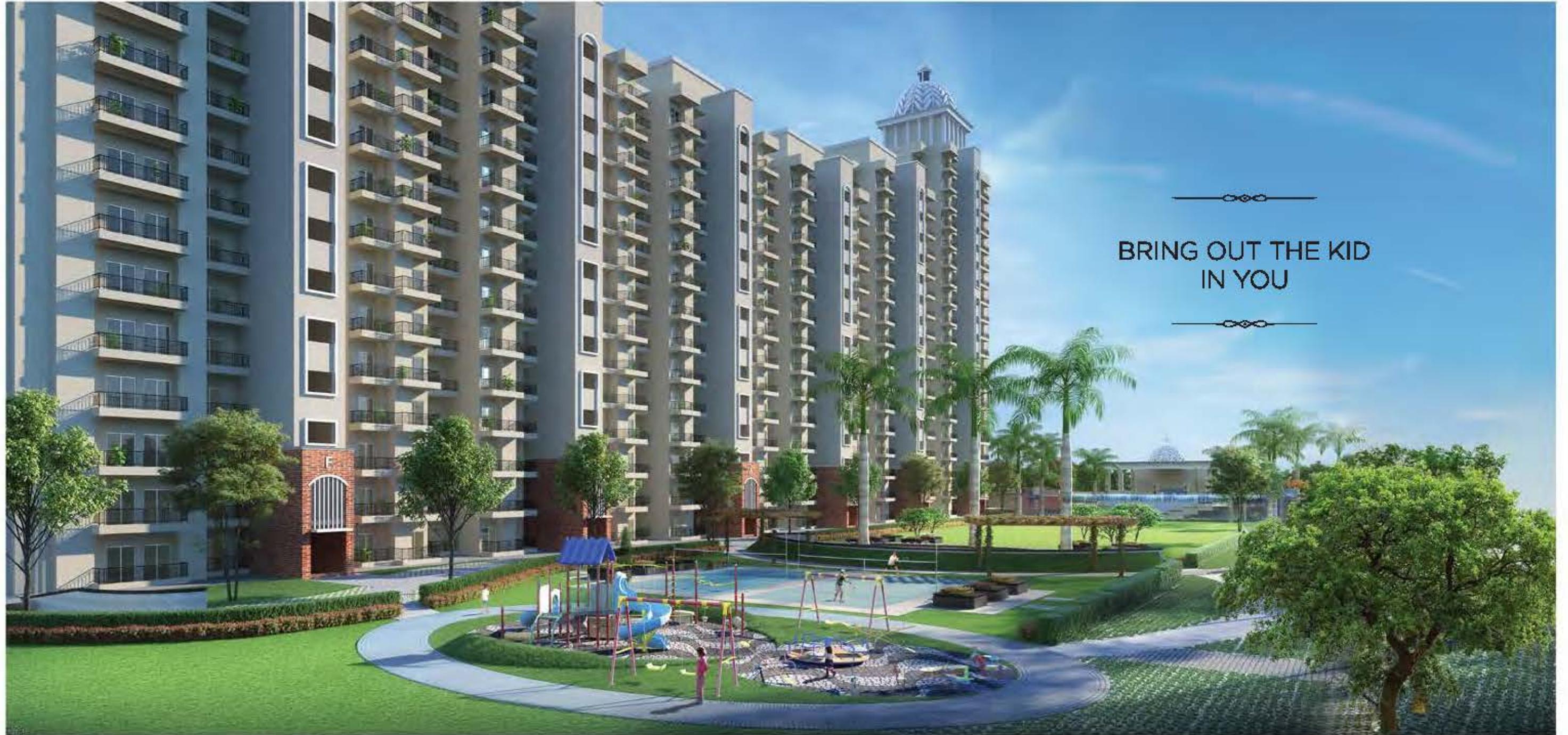
SITE LAYOUT

LEGEND

- | | |
|--|-------------------------------|
| 1 ENTRY/EXIT GATE | 9 JOGGING TRACK/PATHWAY |
| 2 ENTRANCE PLAZA | 10 OPEN AIR THEATRE |
| 3 RESIDENTIAL GATE | 11 PATHWAY THROUGH PORTALS |
| 4 TOWER DROP-OFF | 12 KIDS PLAY AREA |
| 5 SWIMMING POOL AT TERRACE
(ONE LEVEL ABOVE PODIUM) | 13 BADMINTON COURT (2 NOS.) |
| 6 POOL DECK | 14 PERIPHERAL SCREEN PLANTING |
| 7 COMMERCIAL APARTMENT PLAZA | 15 ORGANIC WASTE COMPOSTER |
| 8 COMMUNITY GREEN | 16 OPEN PARKING |

Disclaimer:

- 1) If required, minor additions or alterations can be done in the project satisfying RERA act.
- 2) These are purely conceptual and constitute, not legal offerings.
- 3) Conversion factor : 1 Sq m =10.764 Sq. Ft. 1000 mm=3.28 Ft



— — — — —
BRING OUT THE KID
IN YOU
— — — — —

Gulshan

QUALITY MEETS
ARCHITECTURAL EXCELLENCE

AN EPITOME OF QUALITY, COMMITMENT, AND PROFESSIONALISM, GULSHAN LEADS THE REALTY DOMAIN WITH LIVING LANDMARKS OF ARCHITECTURAL EXCELLENCE. WITH AN ETERNAL CREED TO FULFILL OUR COMMITMENT, WE AT GULSHAN CAN HELP YOU

Experience Excellence



————— GULSHAN IS KNOWN FOR —————

STAGE PASSING OF EVERY ACTIVITY
CROSS-CHECKED WITH A CHECKLIST.

MAKING PERFECT AND STURDY
STRUCTURES IN LINE WITH THE DESIRED LEVELS.

FOLLOWING PROPER CONSTRUCTION
MANUALS AND DEFINED PROCESSES.

UNCOMPROMISED FINISHING
ENSURED BY PROPER SUPERVISION.

USING LATEST TECHNOLOGIES, EQUIPMENT AND
PROCESSES FOR FLAWLESS CONSTRUCTION.

VISIT OUR CONSTRUCTION MUSEUM, AND
EXPERIENCE THE QUALITY THAT GOES INTO
BUILDING EACH LAYER OF THE PROCESS.

AWARDS

Gulshan

Experience Excellence

**MAGPIE ESTATE AWARD
FOR PROJECT OF
THE YEAR - NORTH,
PROJECT - GULSHAN
IKEBANA,
2018**

**REALTY PLUS AWARD
FOR EXCELLENCE IN
DELIVERY, PROJECT
- GULSHAN IKEBANA,
2018**

**REALTY & MORE
AWARD
FOR CSR DEVELOPER
OF THE YEAR,
2018**

**INDIA INTERNATIONAL
PROPERTY AWARDS
REALTY PLUS CONCLAVE
& EXCELLENCE AWARDS,
2018**

**REALTY PLUS EXCELLENCE
AWARDS
FOR GULSHAN VIVANTE AS
THE LUXURY PROJECT
OF THE YEAR,
2014**

**ESTATE AVENUE AWARD
FOR GULSHAN IKEBANA
AS MOST PROMISING
PROJECTS OF
NORTH INDIA,
2014**

**CNBC AWAAZ REAL
ESTATE AWARDS,
PROJECT - GRAND,
INDRAPURAM UNDER
LUXURY SEGMENT,
2013**

**ESTATE WORLD AWARD
FOR "BEST LUXURY
PREMIUM HOUSING
DEVELOPER - NORTH,
2013**

DELIVERED PROJECTS

GULSHAN VIVANTE
Sector 137, Noida

GULSHAN IKEBANA
Sector 143, Noida

HOMES 121
Sector 121, Noida

GRAND
Vaibhav Khand, Indrapuram,
Ghaziabad

GRANDSTREET
Vaibhav Khand, Indrapuram,
Ghaziabad

SHOPICK
Ahinsa Khand-2, Indrapuram,
Ghaziabad

EMERALD HEIGHTS
Ramprestha Greens, Vaishali,
Ghaziabad

CENTRUM
Ahinsa Khand 2, Indrapuram,
Ghaziabad

ONGOING PROJECTS

GULSHAN BOTNIA
Sector 144, Noida

GULSHAN BELLINA
Sector 16, Greater Noida West

GULSHAN ONE29
Sector 129, Noida

GULSHAN DYNASTY
Sector 144, Noida

SPECIFICATIONS AT GULSHAN BOTNIA

FLOORING

Vitrified tiles in living, dining, bedroom, & kitchen.
Ceramic tiles in toilets & balconies.

DOORS & WINDOWS

External doors & windows made of UPVC.
Internal hardwood frames with flush doors.
Additional MS Steel Safety Door with wire mesh on entrance.
Grand Entrance of 8 feet high door.

TOILET

Ceramic floor tiles.
Ceramic tiles upto door height on walls.

KITCHEN

Granite top working platform.
Double bowl stainless steel sink.
Ceramic glazed tiles 600mm above working platform.

INSIDE WALL FINISH

Inside wall finish with OBD.

EXTERNAL FACADE

Exterior in Texture / Superior Paint Finish.

ELECTRICAL

One tube light in each room.
Copper wiring in concealed P.V.C conduits.
Sufficient lights & power points.
Provision for T.V. points in living room & all bedrooms.
Provision for video door phone.



BRINGING CULTURES TOGETHER AND COMMUNITIES CLOSER

IN THE TRUE SENSE OF 'VASUDHAIVA KUTUMBAKAM' WHICH MEANS "THE WORLD IS ONE FAMILY", HOME KONNECT IS OUR PURSUIT TO BRING FORWARD LIKE-MINDED RESIDENTS AND CREATE A LIFETIME OF BONDING AMONGST THE CO-HABITANTS. ALONG WITH NUMEROUS ACTIVITIES AND INITIATIVES WE AIM TO REIGNITE THE ZEAL FOR LIFE WITH REGULAR INTERACTIONS AND CHANCED RENDEZVOUS FOR ALL MEMBERS.

THE PROGRAMS ARE MEANT FOR PEOPLE FROM ALL AGE GROUPS AND GENDERS AND ARE CONDUCTED ON A FREQUENT BASIS. THIS INSPIRES THE RESIDENTS TO SOCIALIZE AND GET TO KNOW EACH OTHER BETTER; A SIMPLE YET EFFECTIVE WAY OF TURNING NEIGHBORS INTO LONG TIME FRIENDS. ADDITIONALLY, THE INITIATIVE ALSO INSPIRES RESIDENTS TO COME FORWARD AND BUILD A BETTER TOMORROW BY BEING ECO FRIENDLY AND ENVIRONMENT SAVVY, THUS DOING THEIR BIT FOR MOTHER EARTH.

HOME KONNECT, A FLAGSHIP PROGRAM BY GULSHAN IS AIMED AT MAKING AN ALL-ENCOMPASSING CIRCLE OF SOCIETY WITH COMPASSION AND HARMONY AS THE BASIS OF CO-EXISTENCE. GULSHAN HOME KONNECT OFFERS ITS INHABITANTS A WONDERFUL CHANCE TO GROW TOGETHER AS A COMMUNITY.

Home Konnect - The Power of a Happy Greeting in a Smile and a Hello.

FLOOR PLAN TYPE A

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	54.92	591.17
Balcony Area	14.40	155.04
Total Area	95.22	1025

FLAT NO:- 1 (Tower- D, E, H & J), Except D 011 & E 011

2 Bed + 2 Toilet



Disclaimer:

- 1) All rooms dimensions are in millimeters, 1 Sqm= 10.764Sq.Ft. | 1000 mm=3.28 Ft.
- 2) Any minor additions or alterations if required in the project shall be done keeping in mind the provision of RERA.
- 3) The given measurements are brick to brick dimensions where the thickness of finishes are not considered.
- 4) Loose furniture, woodwork & appliances are shown for better understanding of the layout and are not part of the standard offering.

FLOOR PLAN TYPE B

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	63.95	688.39
Balcony Area	14.83	159.66
Total Area	107.77	1160

FLAT NO:- 1 (Tower- B, C, K & L), Except B 011 & C 011

2 Bed + 2 Toilet + Study



Disclaimer:

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FLOOR PLAN TYPE C

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	76.07	818.82
Balcony Area	16.61	178.79
Total Area	125.88	1355

FLAT NO:- 1 (Tower- F & G), Except F 011

3 Bed + 2 Toilet



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FLOOR PLAN TYPE D

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	74.35	800.27
Balcony Area	19.81	213.23
Total Area	127.28	1370

FLAT NO:- 4 (Tower- F & G), Except F 014

3 Bed + 2 Toilet



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- 4) Loose furniture, woodwork & appliances are shown for better understanding of the layout and are not part of the standard offering.

FLOOR PLAN TYPE E

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	81.39	876.11
Balcony Area	20.10	216.35
Total Area	137.03	1475

FLAT NO:- 1 (Tower- A & M), Except A 011, M 011 & M 021

3 Bed + 2 Toilet (Big)



Disclaimer:

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- 3) The given measurements are brick to brick dimensions where the thickness of finishes are not considered.
- 4) Loose furniture, woodwork & appliances are shown for better understanding of the layout and are not part of the standard offering.