



BUILDING THE FOUNDATION OF TRUST

# Gulmohur GARDEN

— RAJ NAGAR EXT. —

Corporate Office  
17, Kiran Enclave, Main G.T. Road, Ghaziabad  
Pin Code : 201001 (INDIA)

Regd. Office  
A3, 2nd Floor, South Extension, Part - I, New Delhi  
Pin Code : 110049 (INDIA)

Site Office  
Gulmohur Garden, Raj Nagar Extn.  
NH-58, Ghaziabad

For Booking & Enquiries Call | **8448959595**

Website  
[www.gulmohur-garden.com](http://www.gulmohur-garden.com)

# Gulmohur GARDEN

— RAJ NAGAR EXT. —

**PREMIUM  
1,2&3 BHK  
APARTMENTS**



A BREATHTAKINGLY  
FABULOUS  
*Lifestyle*

# Specification

## FLOORING

- Vitrified tiles flooring in living, dining & lobby.
- Wooden finish/ Vitrified tiles flooring in bedrooms, kitchen.
- Balconies will be in anti skid tiles.

## PAINTING

- Emulsion / Plastic paint on interior walls & ceilings.
- POP punning on walls & ceilings.

## EXTERIOR

- Appropriate finish of exterior grade water proof paint.

## KITCHEN

- All kitchen counters in polish granite top.
- Premium CP fittings & modular kitchen cupboards\*\* in first class finish.

## TOILETS

- Anti skid tiles on floor and ceramic tiles on walls.
- All internal plumbing in UPVC/CPVC or equivalent.
- CP fitting & chinaware of Parryware/Hindware or equivalent.
- All external in UPVC/PVC or equivalent.

## ELECTRICALS

- All Electrical wiring in concealed conduits.
- Provision of adequate light & power points.
- Telephone & T.V outlets in drawings dining, in all bedrooms with moulded modular plastic switches.
- Protective MCBs. of Legrand /Anchor or equivalent.
- Light fittings

## DOOR & WINDOW

- Doorframe & windows panels of UPVC or equivalent.
- Entrance door solid flush Door.
- All internal doors are moulded panel doors with branded locks & hardware fitting.
- Stainless steel/brass finished or equivalent hardware fittings for main door & all hardware fitting in powder coated aluminium.

## SECURITY

- Provision for optical fiber network
- Fire prevention, suppression, detection & alarm system as per fire norms.

## COMMERCIAL

- Separate elevators and rest rooms for commercial shops.



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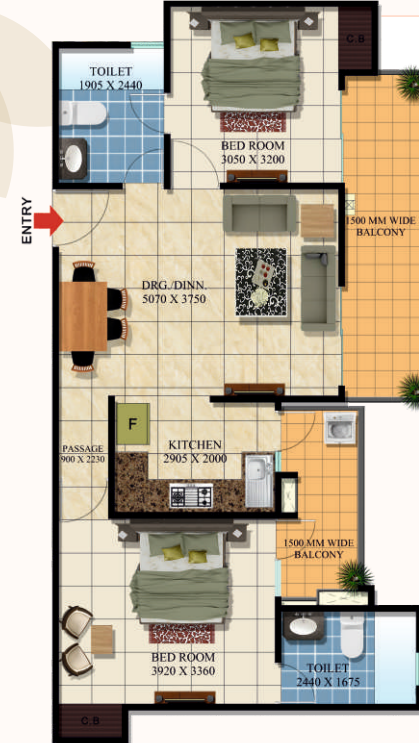
- Separate elevators and rest rooms for commercial shops.



**TYPE-1A  
(1BHK + 1 Toilet)**  
Carpet Area  
(Sq.Mtr| Sq.Ft| Sq.Yard)  
38.08 | 409.89 | 45.54  
  
Super Area  
750 Sq.Ft



**TYPE-1B  
(1BHK + 1 Toilet)**  
Carpet Area  
(Sq.Mtr| Sq.Ft| Sq.Yard)  
45.5 | 489.76 | 54.42  
  
Super Area  
790 Sq.Ft



**TYPE-2  
(2BHK + 2 Toilet)**  
Carpet Area  
(Sq.Mtr| Sq.Ft| Sq.Yard)  
60.67 | 653.05 | 72.56  
  
Super Area  
1090 Sq.Ft



**TYPE-1  
(3BHK + 2 Toilet)**  
Carpet Area  
(Sq.Mtr| Sq.Ft| Sq.Yard)  
73.67 | 792.98 | 88.11  
  
Super Area  
1240 Sq.Ft



**TYPE-1B''  
(1BHK + 1 Toilet)**  
Carpet Area  
(Sq.Mtr| Sq.Ft| Sq.Yard)  
45.5 | 489.76 | 54.42  
  
Super Area  
805 Sq.Ft



**TYPE-1  
(2BHK + 2 Toilet)**  
Carpet Area  
(Sq.Mtr| Sq.Ft| Sq.Yard)  
60.80 | 654.45 | 72.72  
  
Super Area  
1090 Sq.Ft



**TYPE-1''  
(3BHK + 2 Toilet)**  
Carpet Area  
(Sq.Mtr| Sq.Ft| Sq.Yard)  
73.67 | 792.98 | 88.11  
  
Super Area  
1260\* Sq.Ft



**TYPE-1A  
(3BHK + 2 Toilet)**  
Carpet Area  
(Sq.Mtr| Sq.Ft| Sq.Yard)  
73.67 | 792.98 | 88.11  
  
Super Area  
1290 Sq.Ft

Note : 1 Sq. Mt. = 10.764 sq. Ft. Approximately  
Visual representations in this brochure are purely conceptual, all building plans, specifications, layout plans etc. are tentative and subject to variation and modification by the competent authority



### FEATURES

- Club house, Gymnasium, Recreational lounge, Indoor games and Multipurpose Hall for Events
- Shopping complex-entry from outside only
- Basement parking
- 24 hrs. security with CCTV monitoring
- Adequate power backup
- Round the clock maintenance support
- Luxurious entrance lobby
- Green area development with cover of trees & plants
- Decorative street lights
- Seperate terraces areas as per design (charged extra)



### FEATURES

- Club house with Swimming Pool, Gymnasium, Recreational lounge, Indoor games and Multipurpose Hall for Events
- Shopping complex-entry from outside only
- Basement parking
- 24 hrs. security with CCTV monitoring
- Adequate power backup
- Round the clock maintenance support
- Luxurious entrance lobby
- Green area development with cover of trees & plants
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# Site Plan



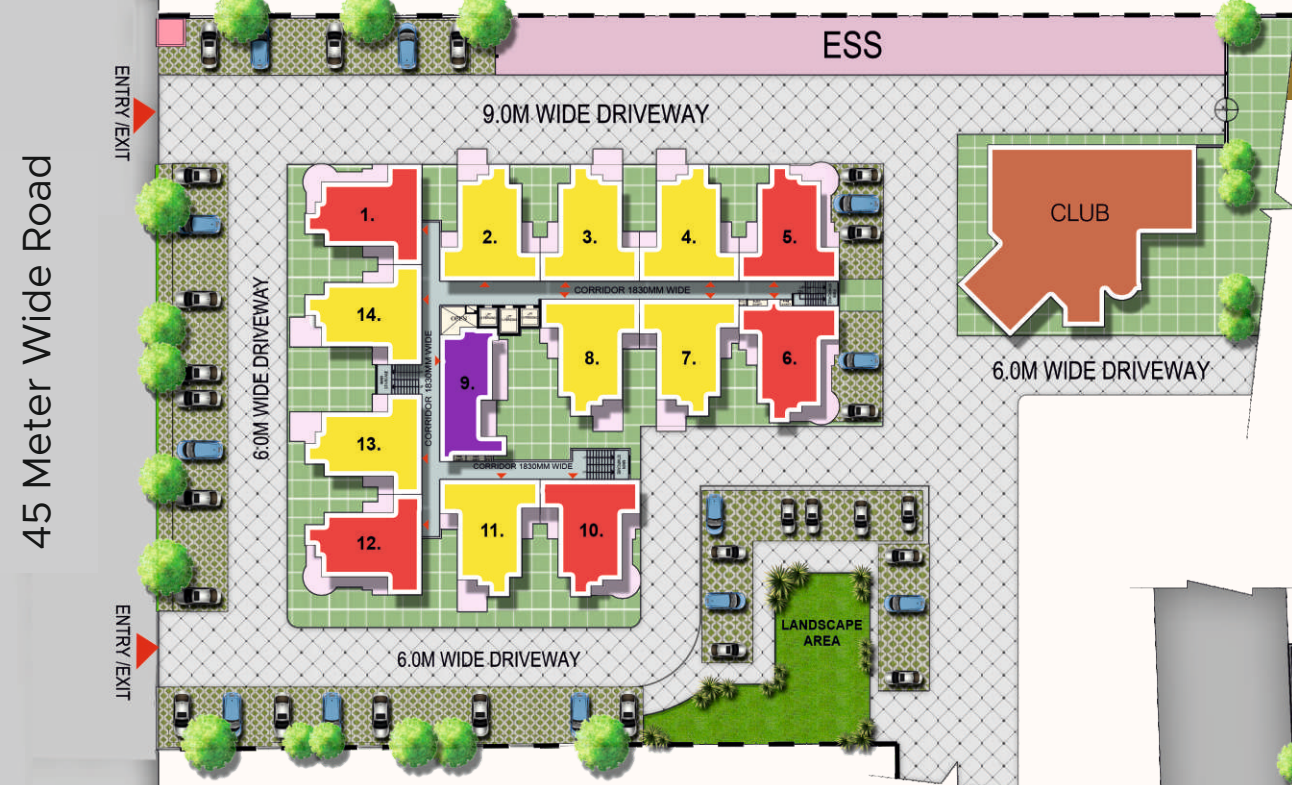
The above site plan is an approximate representation of the sanctioned plan by the competent authority.



Part Site Plan

Utopia - Typical Floor Plan

- TYPE - 1A (1290 Sq.ft.)  
3 Bedroom Apartments
- TYPE - 1" (1260 Sq.ft.)  
3 Bedroom Apartments
- TYPE - 2 (1090 Sq.ft.)  
2 Bedroom Apartments



The Nest - Typical Floor Plan

- TYPE - 1 (1090 Sq.ft.)  
2 Bedroom Apartments
- TYPE - 1B (790 Sq.ft.)  
1 Bedroom Apartments



Part Site Plan

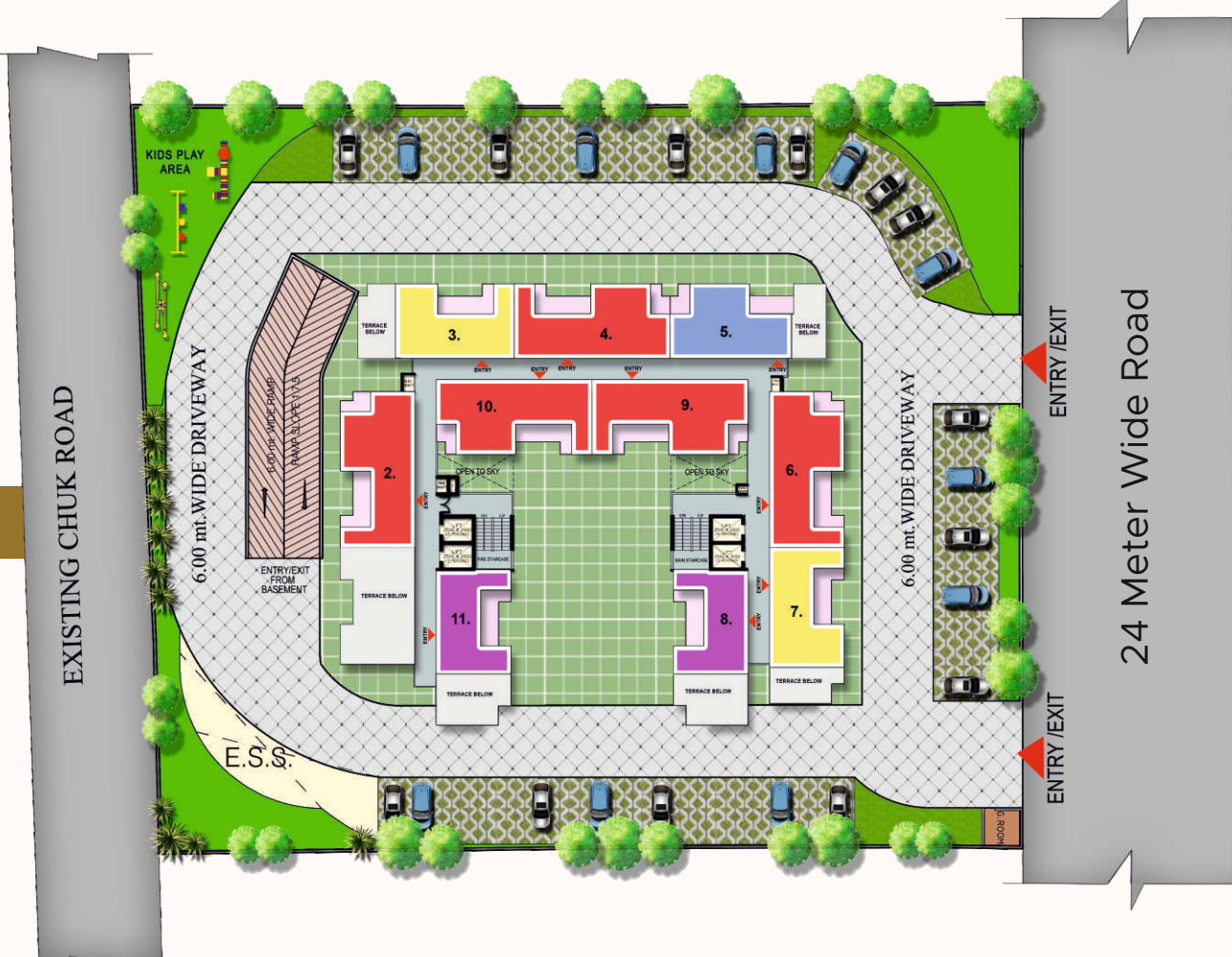
The Nest 12<sup>A</sup> Floor Plan

- TYPE - 1 (1090 Sq.ft.)  
2 Bedroom Apartments
- TYPE - 1B" (805 Sq.ft.)  
1 Bedroom Apartments
- TYPE - 1B (790 Sq.ft.)  
1 Bedroom Apartments
- TYPE - 1A (750 Sq.ft.)  
1 Bedroom Apartments



The Nest 14<sup>th</sup>-17<sup>th</sup> Floor Plan

- TYPE - 1 (1090 Sq.ft.)  
2 Bedroom Apartments
- TYPE - 1B" (805 Sq.ft.)  
1 Bedroom Apartments
- TYPE - 1B (790 Sq.ft.)  
1 Bedroom Apartments
- TYPE - 1A (750 Sq.ft.)  
1 Bedroom Apartments



### Utopia Commercial Floor Plan



GROUND /STILT FLOOR PLAN

### Utopia Commercial Floor Plan

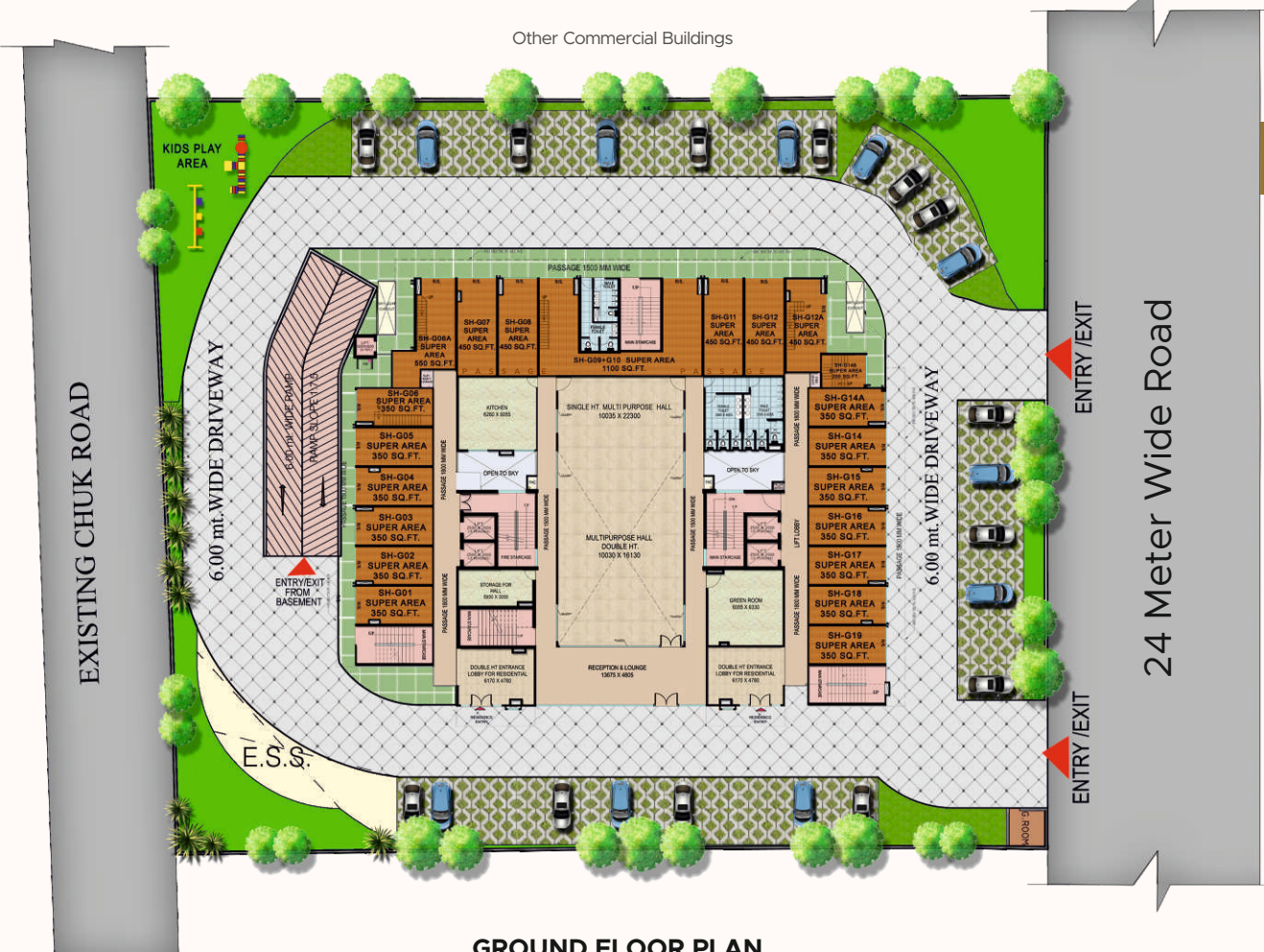
- **TYPE - 1A (1290 Sq.ft.)**  
3 Bedroom Apartments
- **TYPE - 1 (1240 Sq.ft.)**  
3 Bedroom Apartments
- **TYPE - 2 (1090 Sq.ft.)**  
2 Bedroom Apartments

SH-001 SUPER AREA 300 SQ.FT.
SH-002 SUPER AREA 300 SQ.FT.
SH-003 SUPER AREA 350 SQ.FT.
SH-004 SUPER AREA 300 SQ.FT.
SH-005 SUPER AREA 300 SQ.FT.
SH-006 SUPER AREA 300 SQ.FT.
SH-007 SUPER AREA 350 SQ.FT.
SH-008 SUPER AREA 300 SQ.FT.
SH-009 SUPER AREA 300 SQ.FT.

### Part Site Plan



FIRST FLOOR PLAN



GROUND FLOOR PLAN

### Part Site Plan

### The Nest Commercial Floor Plan



FIRST FLOOR PLAN

Plans and sizes are subject to change as per GDA norms.

## LOCATION



5 min. drive from National Highway - 58.  
Exclusive elevated road straight from UP Gate to rajnagar extension



5 min. walking distance to shopping complexes & mall



18 min. drive from Anand Vihar ISBT.



Next to posh locality of Raj Nagar, Kavi Nagar, Sanjay Nagar, Ghaziabad.



5 min. from Raj Nagar District center.



Prominent colleges and schools like DPS, INGRAM, G.D. Goenka Public School, Parivartan, A.K. Children Public School R.K Engineering College, IMT Ghaziabad & more is in the vicinity.



7 min. drive from Hindon Metro Station.



10 min. drive from Delhi.

## Building the Foundation of Trust

SVP Group is a company that searches for soul in every project it develops. Because it believes, a humanly touch to structures brings calm, joy and contentment to the owners. The group ventured into real estate with a mission - to provide world-class residential and commercial structures to the Ghaziabad city. Today, its presence is visible in Indrapuram, Raj Nagar Extension, Mohan Nagar, Kaushambi and NH 24 but in near future its' going to explore more areas.

SVP Group's every project revolves around better planning, innovative designs and latest technology to stay abreast with the current market scenario. Backed by a team of over 700 trained employees, the group upholds its business vision while maintaining a transparent track record. The group understands the value of every single penny that an investor risks, thus always emphasizes on the project's location and the price tag. The group ensures that there's enough for everybody in the palate and earns good returns.

## Some of our prestigious projects

