



GSR HEIGHTS

2,3 BHK APARTMENT
Bijnor, near Omaxe City, Shaheed Path, Lucknow

Lifestyle Upgraded



Address: 273, 5th Floor, New Janpath Complex , Ashok Marg ,
Hazratganj, Lucknow, Uttar Pradesh 226001

Website: www.gsrbuilders.co.in |

RERA No.: UPRERAPRJ140409



IF YOU EVER BELIEVED IN THE

Beauty OF YOUR
Dreams...

HERE'S A *Reality*
MORE *Beautiful*
THAN YOUR DREAMS.

Dreams are fragile. Dreams are fleeting. Dreams are unreal. But if your dreams are beautiful, and if you have a steadfast belief in the beauty of your dreams; a beautiful reality is never far away.

Presenting GSR HEIGHTS. Indeed a refined manifestation of your delightful dreams, this stunning work of art fulfils your aspirations which you thought were ever so elusive. You are invited to reach for the stars on the wings of your dreams.



UNIT : 3 BHK (TYPE-1)

Carpet Area : 1130 sq.ft.
Built-Up Area : 1292 sq.ft.

Super Area : 1938 sq.ft.
Balcony Area : 97 sq.ft.



B-01



UNIT : 3 BHK (TYPE-2)

Carpet Area : 1173 sq.ft.
Built-Up Area : 1367 sq.ft.

Super Area : 2050.5 sq.ft.
Balcony Area : 161 sq.ft.



A-02

← ENTRY



UNIT : 2 BHK (TYPE-1)

Carpet Area : 700 sq.ft.
Built-Up Area : 797 sq.ft.

Super Area : 1195 sq.ft.
Balcony Area : 65 sq.ft.



B-07,C-05



UNIT : 2 BHK (TYPE-2)

Carpet Area : 549 sq.ft.
Built-Up Area : 721 sq.ft.

Super Area : 1081.8 sq.ft.
Balcony Area : 129 sq.ft.



A-03



SPECIFICATIONS OF PROJECT

DETAILS	GSR HEIGHTS
LOBBY AND COMMON AREAS	
FLOORING	Combination of Tiles & Granite Flooring (Shivakashi Gold / Sadarali / Black /Steel Grey / Equivalent)
CEILING	POP Ceiling over RCC Slab with running Service Area
PAINTING	OBD Paints (make: ICI dulux / Asian / Berger or equivalent quality) and Exposed Services.
RAILING	MS Railing
WALLS	Plastered Walls with OBD
ELECTRICITY	Common Area and Corridor Lighting
FIRE FIGHTING	As Per Fire NOC
STAIRCASE	Tile/ Granite Flooring
LIGHTING	Ceiling Mounted LED Light Fixture
COMMON TOILETS	
FLOORING	Tile Flooring
PAINTING	OBD Paints (make: ICI dulux / Asian / Berger or equivalent quality) and Exposed Services.
WALL CLADDING	Tile Dado
W.C	European WC Floor Mounted
CP FITTING	Chrome Plated
BASEMENT AREA	
ROAD AND PARKING	VDF Trimix Concrete Flooring
LIGHTING	Tube light / Ceiling Mounted LED Light Fixture
COMMON PARKING	As per Drawings
RAMP	Chequered Tiles / Trimix Concrete Flooring
APARTMENTS	
FLOORING	RCC Slab, 600X600 Vetrified Tile Flooring
WALLS	75~100 mm thick Dry Wall / Brickwork (Fly ash brick) finished with plaster and POP punning.
CEILING	POP False ceiling
KITCHEN	Semi Modular Kitchen with Granite Counter , SS Sink, 2'0 High Ceramic tile Dado abve counter with provision for Hob and Chimney.
PAINTING	OBD Paints and Exposed Services.
W.C	European WC Floor Mounted
CP FITTING	Chrome Plated
DOOR AND WINDOWS	UPVC two/three tracks channel, both side sliding door with 5 mm thick toughened plain glass with one SS Jali net Door.
ELECTRICAL	One DB as per required load will be provided. Separate meter for Power Backup. Main Electrical connection from UPPCL.
ELECTRICAL FITTINGS	Modular switches, sockets and MCBs, TV / Telephone point in living and bedroom
ELECTRIC WIRES	ISI mark copper wiring

SPECIFICATIONS OF PROJECT

DETAILS	GSR HEIGHTS
FIRE FIGHTING	As Per Fire NOC
LANDSCAPING	
HARD LANDSCAPE	Tiles / Trimix Concrete /Pavers /Kerb Stone/Chequered Tiles
SOFT LANDSCAPE	Natural Grass / Artificial Grass pad /Shrubs /Plants /Trees
LIGHTIN	As per Design
ESS AND DG (MAX. CAPACITY)	
DG SET	As Per Load Requirement
TRANSFORMER	As Per Load Requirement
CAPACITY (IN BASEMENT)	As per Design
ELECTRICITY PANEL (IN BASEMENT)	As per Design
FLOORING	IPS Flooring
WALLS	IPS Flooring
LIFTS	
LIFTS	As per Plan

DISCLAIMER:-

- 1 sqmt = 10.764 sqft = 1.196 sqyd and 1 mt = 3.28 feet
- All dimensions shown in feet/inches are close approximation to meter dimensions.
- RERA carpet area include area between the inner face of the outer wall of the unit.
- Built-up area of unit includes RERA carpet area, balcony area & external wall area.
- Internal dimension may vary after finishing plaster/tiles etc.
- Some units may have different area including additional lawn, terrace area, please check the area with marketing at the time of purchase.
- All Payment's in favour of GSR Builder's & Developer's Pvt. Ltd.

OTHER'S PROPERTY

TO SHARDA NAGAR VISTAR YOJNA

TO BINOR



INTERIOR





TOWER A	DWELLING UNIT	CARPET AREA (SQ.FT)	BUILT-UP AREA (SQ.FT)	SUPER AREA (SQ.FT)	BALCONY AREA (SQ.FT)
A-01	STUDIO	334	409	614	43
A-02	3BHK	1173	1367	2050.5	161
A-03	2BHK	549	721	1081.8	129
A-04	2BHK	549	646	969	54



TOWER B	DWELLING UNIT	CARPET AREA (SQ.FT)	BUILT-UP AREA (SQ.FT)	SUPER AREA (SQ.FT)	BALCONY AREA (SQ.FT)
B-01	3BHK	1130	1292	1938	97
B-02	3BHK	1087	1281	1921.4	140
B-03	2BHK	710	818	1227	65
B-04	2BHK	710	818	1227	65
B-05	STUDIO	280	323	484	22
B-06	STUDIO	269	312	468.2	22
B-07	2BHK	700	797	1195	65
B-08	2BHK	689	775	1163	43

ADD-ON'S



"Seeking solance in the divine beauty of the mandir"



"Fitness is not a destination it's a way of life"

TOWER C	DWELLING UNIT	CARPET AREA (SQ.FT)	BUILT-UP AREA (SQ.FT)	SUPER AREA (SQ.FT)	BALCONY AREA (SQ.FT)
C-01	2BHK	700	818	1227	65
C-02	2BHK	710	818	1227	65
C-03	2BHK	678	850	1275.5	129
C-04	2BHK	646	829	1243.2	129
C-05	2BHK	700	797	1195	65
C-06	2BHK	700	807	1211.0	65

