



GULSHAN  
DYNASTY

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LUXURY MEETS EXCELLENCE

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A ONE-WAY STREET  
to just about everything

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# PAVE YOUR OWN PATH to perfection

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- Only the choicest selection of shops befitting the most premium development.
- Dynasty Arcade modelled on the European concept of Retail character with an Art deco style of detailing.
- Façade with curated signages.
- Theme lightning to engage sit-outs, cafes, baristas and eateries in Noida.
- Complementing deck flooring and mood lighting. Services catered for a versatile set of retail outlets including exhaust and water supply to all shops.

LAY-OUT  
the foundation of your  
success per sqmt



# THE specifications of the SPECTACULAR

## Dynasty Commercial Area Shop Details (Sqft)

SHOP NUMBER	SHOP TYPE	INTERNAL DIMENSION (feet & inches)		CARPET AREA (Sqft)	COVID AREA DIM. (feet & inches)		COVERED AREA (Sqft)
		Length (X)	Width (Y)		Length (X)	Width (Y)	
101	A	44'-10"	16'-5"	<b>737.46</b>	45'-2"	17'-1"	<b>772.51</b>
102	A	44'-10"	16'-5"	<b>737.46</b>	45'-2"	17'-1"	<b>772.51</b>
103	A	44'-10"	16'-5"	<b>737.46</b>	45'-2"	17'-1"	<b>772.51</b>
104	A	44'-10"	16'-5"	<b>737.46</b>	45'-2"	17'-1"	<b>772.51</b>
105	A	44'-10"	16'-5"	<b>737.46</b>	45'-2"	17'-1"	<b>772.51</b>
106	A	44'-10"	16'-5"	<b>737.46</b>	45'-2"	17'-1"	<b>772.51</b>
107	A	44'-10"	16'-5"	<b>737.46</b>	45'-2"	17'-1"	<b>772.51</b>
108	A	44'-10"	16'-5"	<b>737.46</b>	45'-2"	17'-1"	<b>772.51</b>
109	A	44'-10"	16'-5"	<b>737.46</b>	45'-2"	17'-1"	<b>772.51</b>



## Dynasty Commercial Area Shop Details (Sqmt)

SHOP NUMBER	SHOP TYPE	INTERNAL DIMENSION (mm)		CARPET AREA (Sqmt)	COVD AREA DIM. (mm)		COVERED AREA (Sqmt)
		Length (X)	Width (Y)		Length (X)	Width (Y)	
101	A	13675	5010	<b>68.51</b>	13775	5210	<b>71.77</b>
102	A	13675	5010	<b>68.51</b>	13775	5210	<b>71.77</b>
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107	A	13675	5010	<b>68.51</b>	13775	5210	<b>71.77</b>
108	A	13675	5010	<b>68.51</b>	13775	5210	<b>71.77</b>
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## A WIDE ARRAY of opportunities

A line-up of only the choicest shops to cater to the distinguished lifestyle choices of 9600+ residential units of sec 144 and 143



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## MAKE SPACE for more

Take a walk in the wide boulevards and enjoy flawless connectivity.  
A well-planned commercial street with ample space for parking.





## LOCATED AT THE HEART

The commercial street is nestled in the next growth corridor. Strategically located on Noida Expressway with excellent connectivity and public transportation.



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WONDERING WHAT'S MORE  
on the list?

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## ELECTRICAL

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- Individual power connection to every shop as per UPPCL norms on commercial tariff.
- Provision of Power back up through pre-paid metering at an additional cost.
- Provision of power supply will be made at one point in every shop.
- Further power distribution, wiring, fittings etc. will be under scope of the property owner.

## PLUMBING

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- Water supply arrangement at one point
- Drainage arrangement at one point
- Common toilet

# FIREFIGHTING

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- Upright fire sprinkler system in every shop.
- Provision of pendant type sprinkler through flexible pipe will be left for mounting of sprinkler over false ceiling. This execution will be under scope of the property owner.

# VENTILATION & AIR CONDITION

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- Design support and provision for air conditioning systems.
- Air Washer and Air Scrubber to be installed in the backside of the unit wherever required. Duct of the same will route through ceiling.
- All customers will be required to install VRV-based air conditioning system comprising of 1 ODU with all IDU's.

## NOTE:

High finish well maintained common toilet with proper ventilation and exhaust system will be provided for Commercial Street.

## A PERKY STREET to perks and more

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- Strategically located on Noida Expressway with excellent connectivity and public transport.
- Commercials will cater to 9600+ residential units of sec 144 and 143.
- Surrounded by IT parks with a population of more than 30000 current employees and more IT parks like DLF and Microsoft are coming up in the vicinity.
- The SEZ Ministry of Commerce and Industry is also located in the vicinity.
- Commercial Street surrounded by lush green environment - Very limited inventory of Luxury Shops.
- Each shop has a front 13 + ft wide , height 14 ft - Open plaza in the front (172 ft. Length and 22 ft. Width).

SITE OFFICE:

GH - 03D, Sector 144, Noida, Uttar Pradesh - 201306

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