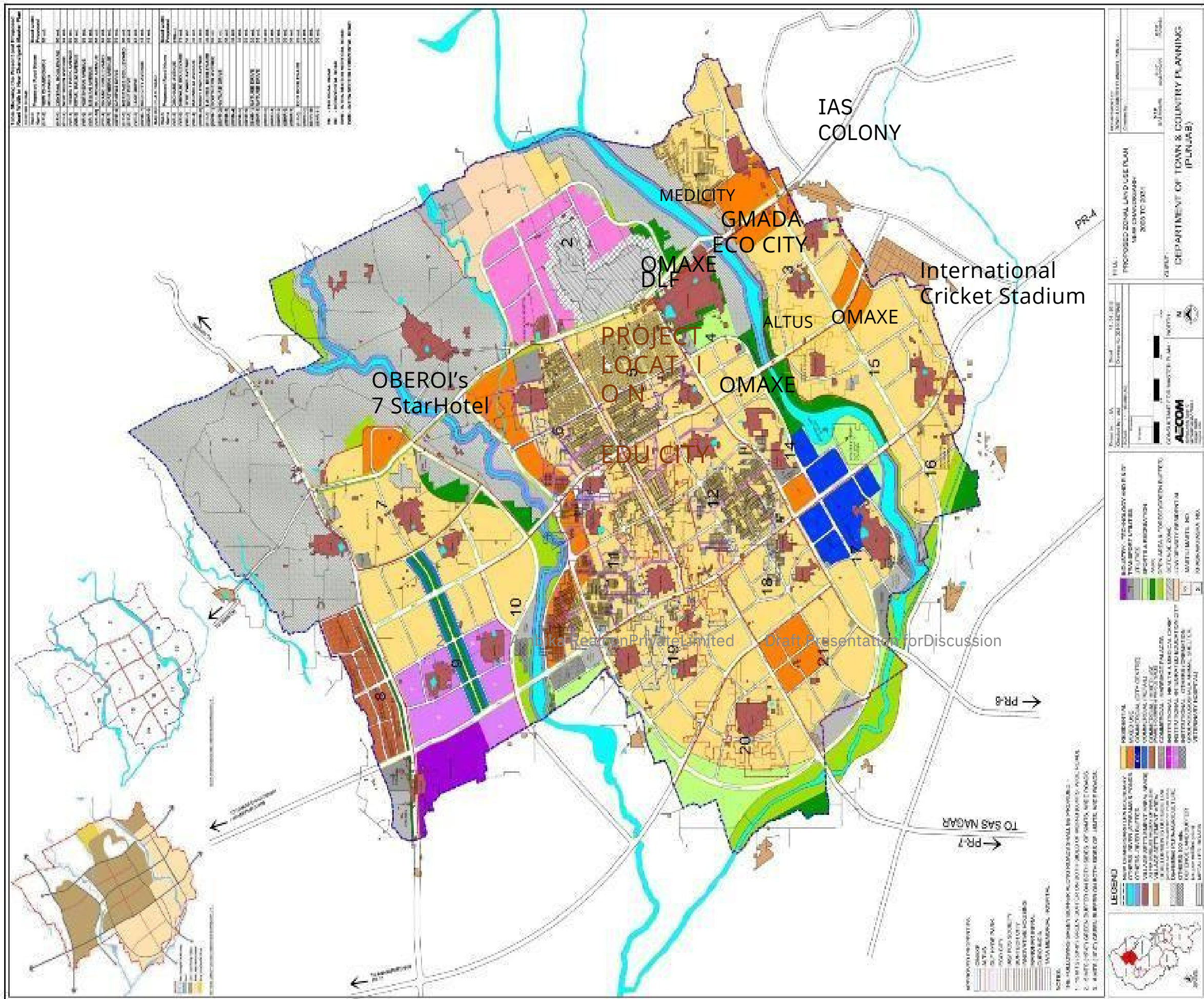




*Florence Park*

New Chandigarh



# NEWCHANDIGARH MASTERPLAN

# Florence Park





# PROJECT LAYOUT

## CLUB –IRIS(Approx. 15000Sq.ft.)



# CLUB –IRIS (Approx. 15000 Sq.ft.)

Indoor GamingFacilites



Banquet Hall



Restaurant



Play School CumCreche



## Central Green Park –BaboliGardens



## Yoga & MeditationLawn



## 4 –Theme Based ChildrensPark



**PHASE II**

**ORCHID A&B**

# ORCHID TOWER A & B



## UNIT PLAN 1 & 4

AREA BREAKUP (APP.)					
UNIT TYPE	CARPET AREA	UNIT BUILTUP AREA (Excluding Balconies) (in Sft.)	BALCONY AREA (in Sft.)	COMMON AREA AND SERVICES (in Sft.)	TOTAL SUPER AREA (in Sft.)
1 & 4	1419	1585	234	336	2155

1 sq. mtr. = 10.764sq.ft.

# ORCHID TOWER A & B



## UNIT PLAN 2 & 3

AREA BREAKUP (APP.)					
UNIT TYPE	CARPET AREA	UNIT BUILTUP AREA (Excluding Balconies) (in Sft.)	BALCONY AREA (in Sft.)	COMMON AREA AND SERVICES (in Sft.)	TOTAL SUPER AREA (in Sft.)
2 & 3	1667	1847	317	401	2565

1 sq. mtr. = 10.764sq.ft.

**PHASE III**

**ASTER A,B&C**

# ASTER C



AREA BREAKUP (APP.)					
UNIT TYPE	CARPET AREA	UNIT BUILTUP AREA (Excluding Balconies) (in Sft.)	BALCONY AREA (in Sft.)	COMMON AREA AND SERVICES (in Sft.)	TOTAL SUPER AREA (in Sft.)
UNIT 3-4 (3BHK+UTILITY)	1375	1503	233	329	2065

**3BHK+SERVANT**

## PROPOSED SPECIFICATIONS

Structure	Earthquake Resistant RCC framed Structure
External Finish	Appropriate finish of Texture Paint of Exterior grade.
<b>Living / Dining Room</b>	
Flooring	Premium Vitrified Tiles
Walls	Plastic Emulsion Paint
Ceiling	Plastic Emulsion Paint. False Ceiling with Cove as per design.
<b>Bedrooms</b>	
Wardrobe	Wardrobe in Master Bedroom
Flooring	Laminated wooden flooring in Master and Premium Vitrified Tiles in other Bedrooms
Wall Finishes	Plastic Emulsion Paint
Ceiling	Plastic Emulsion Paint
<b>Toilets</b>	
Flooring	Premium Anti Skid Vitrified Tiles
Wall DADO	Complete Wall - Premium Vitrified Tiles
Ceiling	Plastic Emulsion Paint
Fittings	Premium sanitary fixtures of Jaguar/Duravit/Toto or equivalent. Mirror, other CP fitting incl. Showers of Grohe/Jaguar or equivalent
<b>Kitchen</b>	
Cabinet	Premium/Italian Design Modular Kitchen Cabinets of Hettich/Similar with appropriate finish.
Flooring	Premium Anti Skid Vitrified Tiles
DADO	Premium Vitrified Tiles upto 2ft. Above counter
Wall Finishes	Vitrified Tiles/Plastic Emulsion Paint + Commercial Tile behind cabinet for Protection
Ceiling	Plastic Emulsion Paint
Counter	Pre Polish Premium Granite
<b>Balcony</b>	
Flooring	Anti Skid Vitrified Tiles
Wall Finishes	Appropriate finish of Exterior grade Paint.
Ceiling	Appropriate finish of Exterior grade Paint.
Handrails	Designer MS Railing
<b>Doors &amp; Windows</b>	
Doors	First Class seasoned hardwood frame with flush shutter having teak finish laminated doors
Windows/Ventilators	UPVC Sections
<b>Staircases</b>	
Riser & Treads	Granite Upto 3rd Floor and Rest - Indian Marble/Stone.
Wall Finishes	OBD
Ceiling	OBD
Handrails	MS Railing
<b>Lifts</b>	Three lifts including One Service Lift of Premium Brand to be provided in each tower to access all the floors
<b>Entrance Lobby</b>	Double Height entrance lobby Lobby Flooring with patterned Italian Marble/granite.
<b>Electrical Fittings</b>	PVC Concealed with Conduit i/c copper wiring, TV outlets in Living & all Bedrooms with modular switches & Sockets. Telephone Outlet in Living room. Electrical point for Split type Airconditioners in every room. Protective MCB's. Electrical points for Kitchen Chimney & HOB.
<b>Power Backup</b>	Power back-up as per Size of the apts (Minimum 3 KVA per unit). 100% backup for Lifts & Common Areas, Emergency and safety facilities.
<b>Plumbing</b>	All internal plumbing in GI/CPVC/Composite. Underground water tanks with pump house & tubewell uninterrupted supply of water Drain Points for Split type Air conditioners in every room.



THANK YOU

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