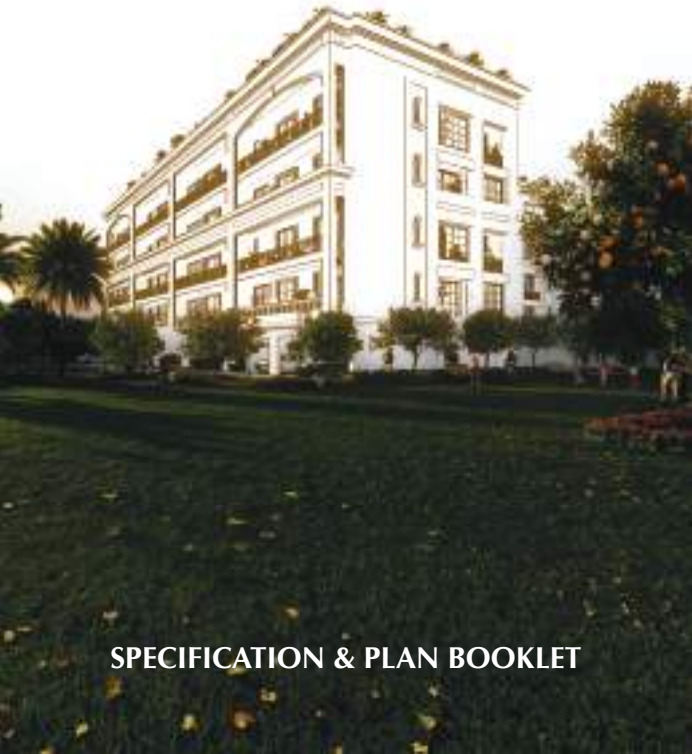




## THE ORCHARD



## SPECIFICATION & PLAN BOOKLET



# CENTRAL PARK FLOWER VALLEY - LEGEND

## PRODUCTS:

- A. THE TOWN
- B. FLAT TOWERS
- C. FLAT VILAS



THE ORCHARD

PROPOSED SOHNA - GURUGRAM ROAD

SOHNA ELEVATED HIGHWAY

GURUGRAM

SOHNA



NOTTO SCALE

## AMENITIES

1. FLOWER VALLEY GOLFING
2. GOLF PUTTING & CHIPPING GREENS
3. TENNIS COURT
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0.00 - OTHER DEVELOPMENTS





Artistic Impression



Artistic Impression

## TYPE - 1 STANDARD

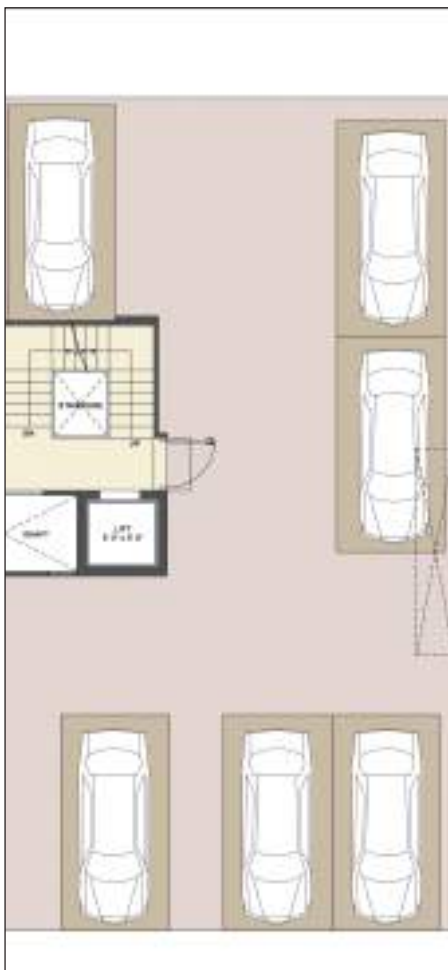
**Carpet Area - 1351.00 sq.ft.  
125.51 sq.m.**



## Basement Floor

TYPE - 1  
STANDARD

Carpet Area - 1351.00 sq.ft.  
125.51 sq.m.



Stilt Floor

## TYPE - 1 STANDARD

**Carpet Area - 1351.00 sq.ft.  
125.51 sq.m.**



## Typical Floor



TYPE - 1  
STANDARD

Carpet Area - 1351.00 sq.ft.  
125.51 sq.m.



Terrace Floor

TYPE - 1  
MIRROR

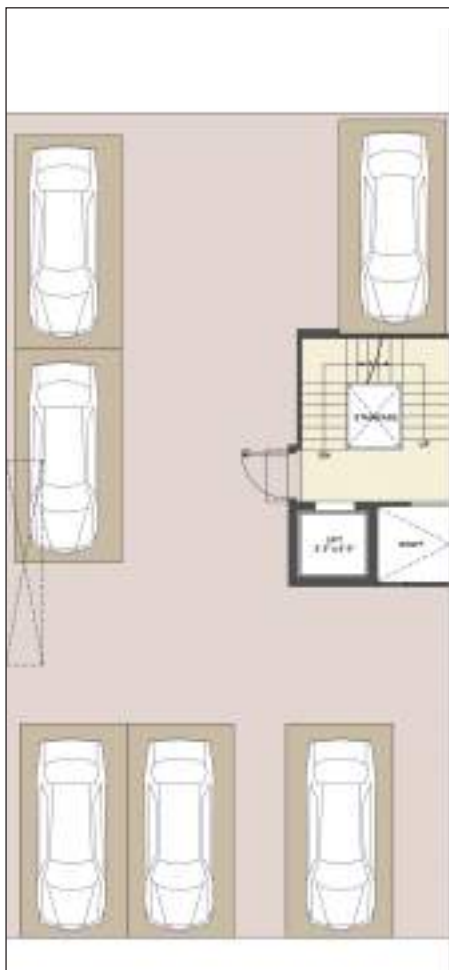
Carpet Area - 1351.00 sq.ft.  
125.51 sq.m.



Basement Floor

TYPE - 1  
MIRROR

Carpet Area - 1351.00 sq.ft.  
125.51 sq.m.



Stilt Floor

## TYPE - 1 MIRROR

**Carpet Area - 1351.00 sq.ft.  
125.51 sq.m.**



## Typical Floor

TYPE - 1  
MIRROR

Carpet Area - 1351.00 sq.ft.  
125.51 sq.m.



Terrace Floor

TYPE - 1A  
STANDARD CORNER

Carpet Area - 1340.00 sq.ft.  
124.49 sq.m.



Basement Floor

TYPE - 1A  
STANDARD CORNER

Carpet Area - 1340.00 sq.ft.  
124.49 sq.m.



Stilt Floor

## STANDARD CORNER

**124.49 sq.m.**

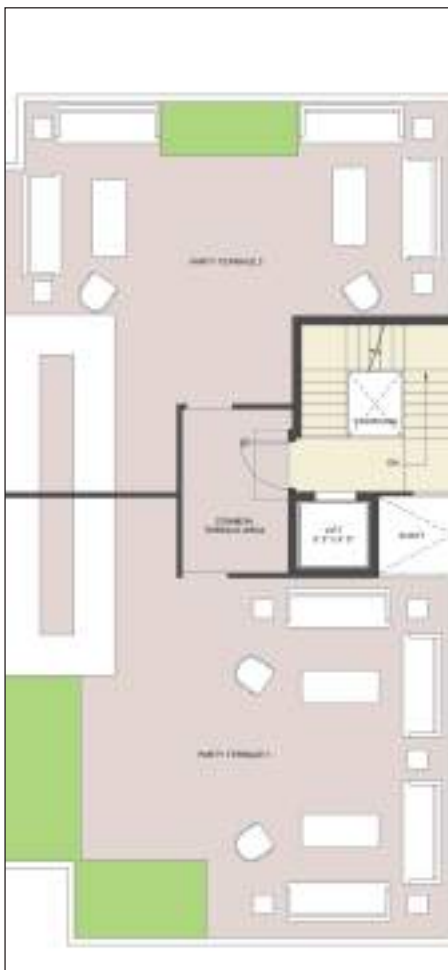


## Typical Floor



TYPE - 1A  
STANDARD CORNER

Carpet Area - 1340.00 sq.ft.  
124.49 sq.m.



Terrace Floor

TYPE - 1A  
MIRROR CORNER

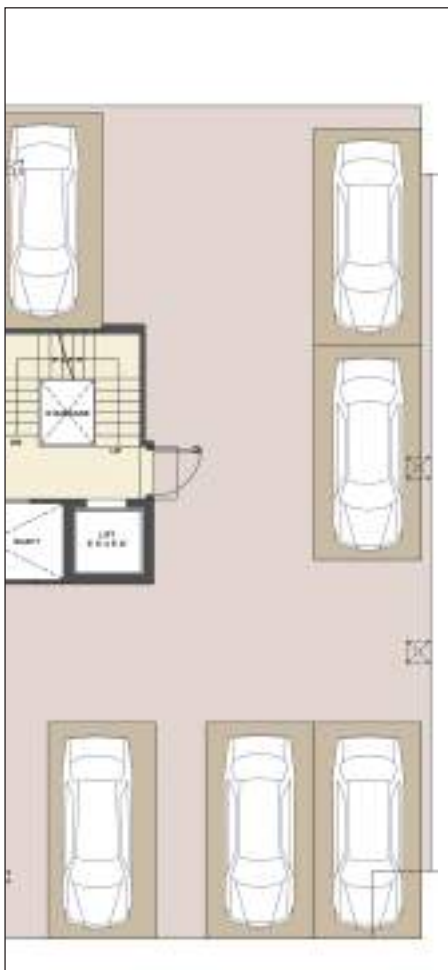
Carpet Area - 1340.00 sq.ft.  
124.49 sq.m.



Basement Floor

TYPE - 1A  
MIRROR CORNER

Carpet Area - 1340.00 sq.ft.  
124.49 sq.m.



Stilt Floor

**TYPE - 1A**  
**MIRROR CORNER**

**Carpet Area - 1340.00 sq.ft.  
124.49 sq.m.**



## Typical Floor

TYPE - 1A  
MIRROR CORNER

Carpet Area - 1340.00 sq.ft.  
124.49 sq.m.



Terrace Floor

TYPE - 1B  
DUPLEX STANDARD CORNER

Carpet Area - 2671.00 sq.ft.  
248.14 sq.m.



Basement Floor

**TYPE - 1B**  
**DUPLEX STANDARD CORNER**

Carpet Area - 2671.00 sq.ft.  
248.14 sq.m.



Stilt Floor

TYPE - 1B  
DUPLEX STANDARD CORNER

Carpet Area - 2671.00 sq.ft.  
248.14 sq.m.



1st & 3rd Floor



TYPE - 1B  
DUPLEX STANDARD CORNER

Carpet Area - 2671.00 sq.ft.  
248.14 sq.m.



2nd & 4th Floor

TYPE - 1B  
DUPLEX STANDARD CORNER

Carpet Area - 2671.00 sq.ft.  
248.14 sq.m.



Terrace Floor

TYPE - 1B  
DUPLEX MIRROR CORNER

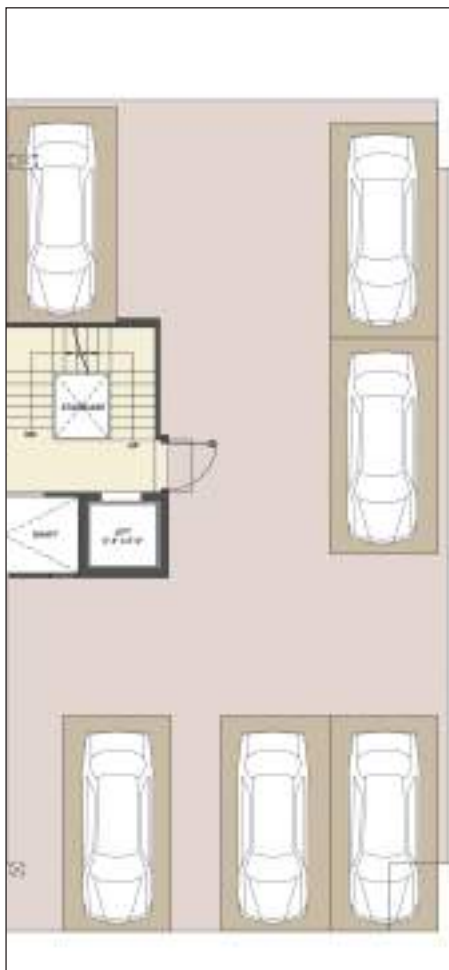
Carpet Area - 2671.00 sq.ft.  
248.14 sq.m.



Basement Floor

TYPE - 1B  
DUPLEX MIRROR CORNER

Carpet Area - 2671.00 sq.ft.  
248.14 sq.m.



Stilt Floor

TYPE - 1B  
DUPLEX MIRROR CORNER

Carpet Area - 2671.00 sq.ft.  
248.14 sq.m.



1st & 3rd Floor

TYPE - 1B  
DUPLEX MIRROR CORNER

Carpet Area - 2671.00 sq.ft.  
248.14 sq.m.



2nd & 4th Floor

TYPE - 1B  
DUPLEX MIRROR CORNER

Carpet Area - 2671.00 sq.ft.  
248.14 sq.m.



Terrace Floor

TYPE -2  
STANDARD CORNER

Carpet Area - 1455.00 sq.ft.  
135.17 sq.m.



Basement Floor



TYPE -2  
STANDARD CORNER

Carpet Area - 1455.00 sq.ft.  
135.17 sq.m.



Stilt Floor

TYPE -2  
STANDARD CORNER

Carpet Area - 1455.00 sq.ft.  
135.17 sq.m.



Typical Floor

TYPE -2  
STANDARD CORNER

Carpet Area - 1455.00 sq.ft.  
135.17 sq.m.



Terrace Floor

TYPE - 2  
MIRROR CORNER

Carpet Area - 1455.00 sq.ft.  
135.17 sq.m.



Basement Floor

TYPE - 2  
MIRROR CORNER

Carpet Area - 1455.00 sq.ft.  
135.17 sq.m.



Stilt Floor

TYPE - 2  
MIRROR CORNER

Carpet Area - 1455.00 sq.ft.  
135.17 sq.m.



Typical Floor



Terrace Floor



## LOCATION

### advantages

- Located in Sector - 32/33, Sohna
- On Gurgaon - Sohna Elevated Corridor
- Close to Delhi - Mumbai Expressway
- 5 minutes driving distance from the KMP Expressway
- 12 minutes driving distance from Rajiv Chowk, Gurugram
- 40 minutes from Indira Gandhi International Airport
- International Schools, Universities & Hospitals in proximity
- Best-in-class Hotels in the vicinity



Time mentioned is approximate under normal traffic conditions.



# ULTRA LUXURY SPECIFICATIONS

Entrance Lobby	Walls/Ceiling	Plastic Emulsion Paint
	False Ceiling	POP False Ceiling
	Floors	Italian Marble Flooring
	Doors	Hardwood Door Frame & Door Shutter
Living	Walls/Ceiling	Plastic Emulsion Paint
	False Ceiling	POP False Ceiling
	Floors	Italian Marble Flooring
	Windows	UPVC/Aluminium Double Glass Unit (DGU)/Door/Window with Toughened Glass
Kitchen	Walls	2'-0" high marble/quartz/tiles above counter/Plastic Emulsion Paint/Cabients
	Ceilings	Plastic Emulsion Paint
	False Ceiling	POP False Ceiling
	Cabinetry	Washing Machine, Refrigerator, Dishwasher, Microwave, Chimney & Hob, Geyser and Exhaust Fan
	Floors	Italian Marble Flooring
Bedroom	Walls	Plastic Emulsion Paint
	False Ceiling	POP False Ceiling
	Floors	Italian Marble Flooring
	Doors	Hardwood Door Frame Shutter
	Windows	UPVC/Aluminium Double Glass Unit (DGU)/Door/Window with Toughened Glass
	Wardrobe	In all Bedrooms
Toilet	Walls	7'-3" high Marble Dado with Plastic Emulsion Paint
	Ceilings	Plastic Emulsion Paint
	False Ceiling	POP False Ceiling
	Floors	Italian Marble Flooring
	Door	Door Shutter
	Others	<ol style="list-style-type: none"><li>1. Vanity with Counter</li><li>2. CP and Sanitary Fittings</li><li>3. Pre-heated Flooring in all Washrooms</li><li>4. Shower Cubicles</li></ol>
Balcony	Walls	Texture Paint
	Ceilings	Oil Bound Distemper
	Floors	Anti-skid Vitrified Tiles
	Others	Glass Railing with Toughened Glass and SS/Woden Handrail/Designer Railing (Classic) as per building elevation
External Facade	Walls	Texture Paint

# OTHER SPECIFICATIONS

Electrical	Modular switches and sockets copper wiring, an exhaust system in kitchen and toilets
Air Conditioning System	Air conditioning units of adequate capacities with air purification systems/VRV/VRFT/with purification system
Security	Multi-tiers Security System I/C CCTV brands like Panasonic/Honeywell/Hikvision/CP plus in Lift Lobby
Door Hardware	Premium locks with handles
Elevators	Elevator of brands like Mitsubishi/Fuji/Hitachi or equivalent
General	<ul style="list-style-type: none"><li>• Panic button in the master bedroom</li><li>• Front door 8' height door (teakwood) with brass handle</li><li>• One digital lock at the entrance, a video door phone</li><li>• Air conditioning in washrooms</li><li>• Fully done-up kitchen with equipments (premium brands) Siemens, Miele or equivalent</li><li>• Jaquar, TOTO, Grohe or equivalent with wall mounted 4 fixtures in master BR toilet</li><li>• NERI lights in the Central Park area</li><li>• Club has lawn tennis, covered badminton court, squash court, SPA, saloon, restaurant, gym, swimming pool</li><li>• Lift - Mitsubishi or equivalent</li><li>• Electric vehicle charging points in the stilt area</li><li>• Door windows height would be floor to ceiling (BOB) as per structure, Windows height are taken till the bottom of ceiling/beam &amp; Cill level as per building elevation</li><li>• Servant rooms with AC</li><li>• Balcony doors would be slider with slider net at both balconies/double glazed doors</li><li>• Centralized music system with smart home concept and hidden speakers (premium brands)</li><li>• Front balconies have company fitted lights to have symmetry</li><li>• Legrand, GM or equivalent switches</li><li>• Louvers (sun curtain in all balconies)</li><li>• Home Automation</li><li>• Duplex - Jacuzzi &amp; Michael Angelo Marble</li></ul>



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#### Site Office:

Central Park Flower Valley, Sector - 32/33, Sohna, Gurugram, Haryana - 122 102

#### Corporate & Registered Office:

The Median, Central Park Resorts, Off Sohna Road, Sector-48, Gurugram, Haryana - 122 018

Phone: 0124 6895000 | Website: [www.centralpark.in](http://www.centralpark.in)

Central Park Flower Valley (CPFV) is an integrated development of land parcels developed under different licenses bearing no. 54 of 2014, 28 of 2016, 7 of 2020 and 104 of 2021 situated in villages Dhunela and Berka, Tehsil Sohna and Dist. Gurugram and duly registered under RERA vide registration no. 95 of 2017, 11 of 2020, 37 of 2022 and 16 of 2023. Central Park The Orchard are Independent Residential Floors comprised in buildings (Stilt + 4 Floors) to be constructed on separate designated plots in the Residential Plotted Colony. Images shown are pictorial conceptualization and an attempt to replicate the project, however actual may differ. The Hospitality Services are indicative and at the sole discretion of the Company. The provision of social infrastructure and other amenities will be as per approved plans and all designated areas and community facilities are owned and managed by the Company/nominated agency. CIN: U45200HR2008PTC037964. <https://haryanarera.gov.in>. The layout, building plans, and specifications of buildings and floors are tentative and subject to variation / deletion as deemed appropriate by the Company or as directed by any competent authority. Furniture is not being provided. Furniture layout shown in the Brochure is only indicative of how the Unit can be used. Dimensions given in the unit plans are masonry dimensions (excluding the plaster thickness). All dimensions are rounded off and marginal variations may occur in the process of construction as per Architects advice.