RC/REP/HARERA/GGM/672/404/2023/16 DATE: 23.01.23 https://haryanarera.gov.in

CENTRAL PARK®
FLOWER VALLEY

CENTRAL PARK
THE ORCHARD



SPECIFICATION & PLAN BOOKLET

This is an artist's rendition & may undergo modifications.



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CENTRAL PARK
FLOWER VALLEY - LEGEND

PRODUCTS:

- A THE ROOM
- B AQUA FRONT TOWERS
- C FLEUR VILLAS
  - a. 250 SQ.YDS.
  - b. 300 SQ.YDS.
- D CLOVER FLOORS
  - a. 400 SQ.YDS.
- E FLAMINGO FLOORS
  - a. 180 SQ.YDS.
  - b. 193 SQ.YDS.
- F CERISE FLOORS
  - a. 180 SQ.YDS.
- G MIKASA PLOTS
  - a. 1000 SQ.YDS
  - b. 966 SQ.YDS.
  - c. 830 SQ.YDS.
  - d. 700 SQ.YDS.
  - e. 500 SQ.YDS.
  - f. 400 SQ.YDS.
  - g. 375 SQ.YDS.
  - h. 300 SQ.YDS.
  - i. 280 SQ.YDS.
  - j. 250 SQ.YDS.
  - k. 193 SQ.YDS.
  - l. 180 SQ.YDS.
- H THE ORCHARD

AMENITIES

1. FLORA FOUNTAIN
2. FLORA FOUNTAIN GREENS
3. GOLF PUTTING & CHIPPING GREENS
4. VOLLEYBALL COURT
5. BASKETBALL COURT
6. TENNIS COURT
7. BADMINTON COURT
8. CRICKET NET PRACTICE ZONE
9. MINI FOOTBALL
10. STEP GARDEN
11. ROCK CLIMBING ZONE
12. PARK WITH KID'S PLAY AREA
13. CRECHE
14. NURSERY SCHOOL
15. PRIMARY SCHOOL
16. HIGH SCHOOL
17. VEGETABLE & MILK BOOTH
18. CHEMIST & ATM BOOTH
19. GAZEBOS WITH RETAIL SHOPS
20. NURSING HOME
21. HEALTH FACILITIES WITH DISPENSARY
22. RELIGIOUS BUILDING
23. PET PLAY AREA
24. PET PARK
25. TWO WHEELER PARKING
26. BICYCLE PARKING
27. TAXI STAND
28. PROPOSED COMMERCIAL COMPLEX
29. FLOWER VALLEY CLUB
    - a. SPECIALITY RESTAURANT
    - b. JUICE BAR
    - c. BAKERY SHOP
    - d. FLORIST SHOP
    - e. DANCE & ACTING
    - f. YOGA
    - g. GYMNASIUM
    - h. BEAUTY SALON
    - i. SPA
    - j. STEAM & SAUNA
    - k. MASSAGE ROOM
    - l. BILLIARDS/SNOOKER
    - m. SQUASH COURT
    - n. TABLE TENNIS
    - o. SWIMMING POOL
    - p. TODDLER'S POOL
    - q. LIBRARY/READING ROOM
    - r. CARDS ROOM
    - s. BANQUET HALL
    - t. BUSINESS CENTRE
    - u. LOBBY LOUNGE

SCO COMMERCIAL PLOTTED
4.387 ACRE

OD - OTHER DEVELOPMENTS

Master plan, site map, specifications, amenities, facilities and perspective views are tentative in nature and are subject to revision.



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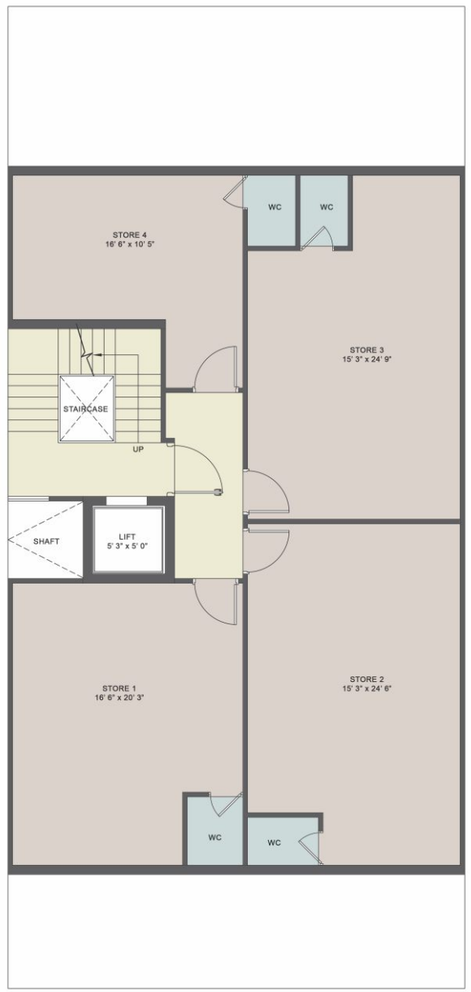
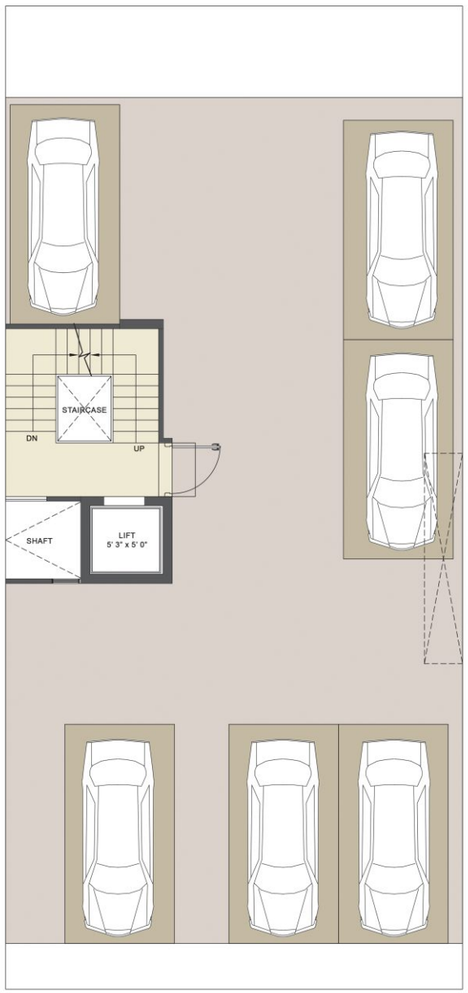
TYPE - 1
STANDARD

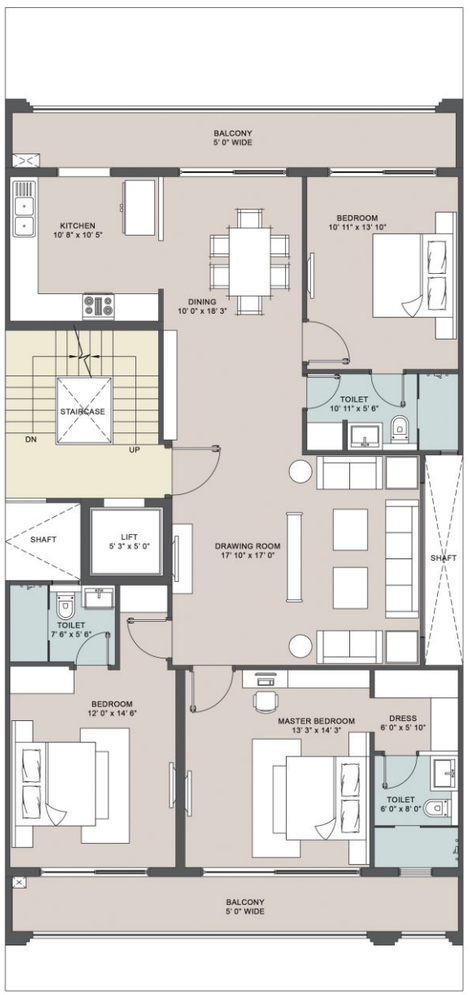
Carpet Area - 1351.00 sq.ft.
125.51 sq.m.



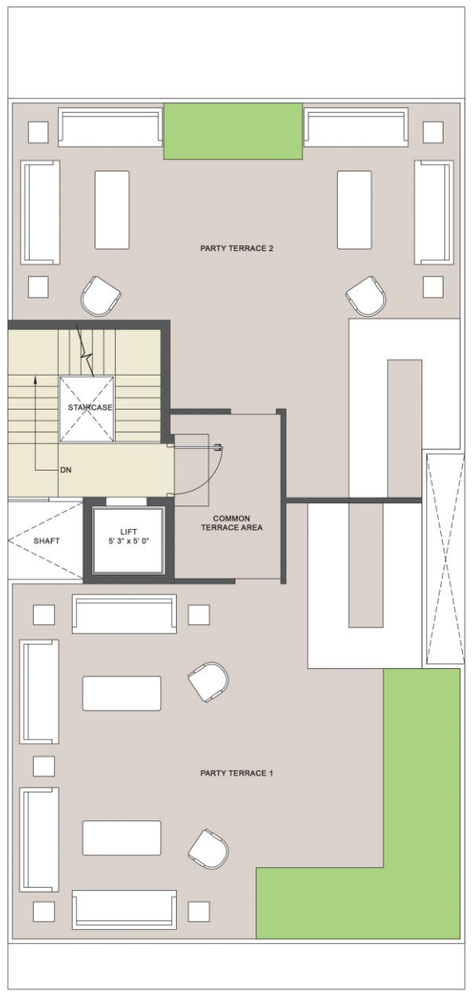
Basement Floor



Stilt Floor



Typical Floor



Terrace Floor

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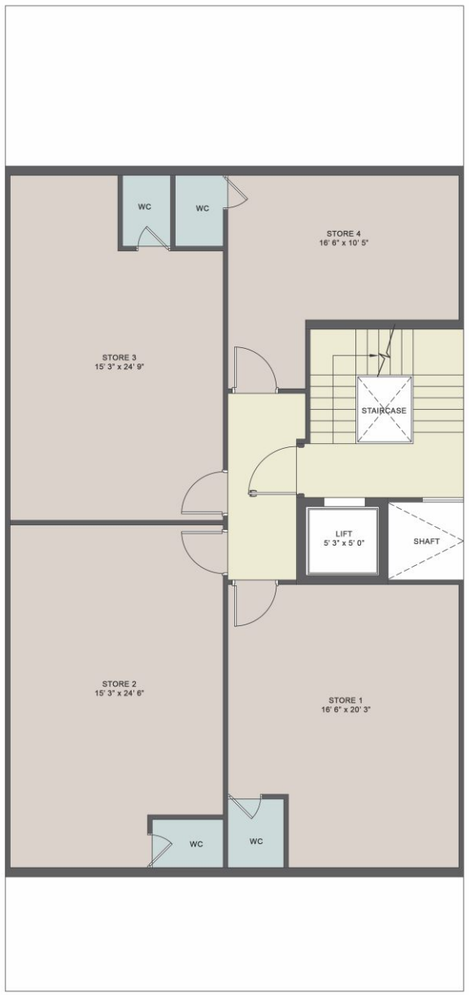
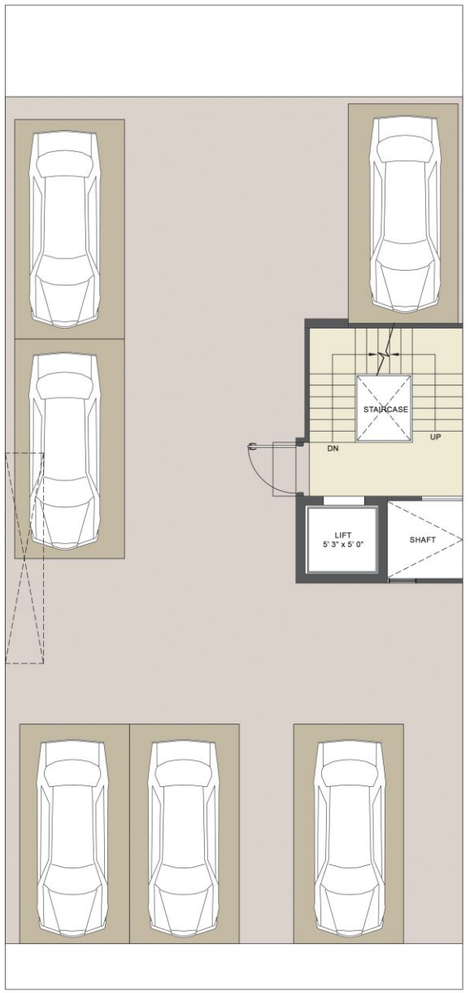
TYPE - 1
MIRROR

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



Basement Floor



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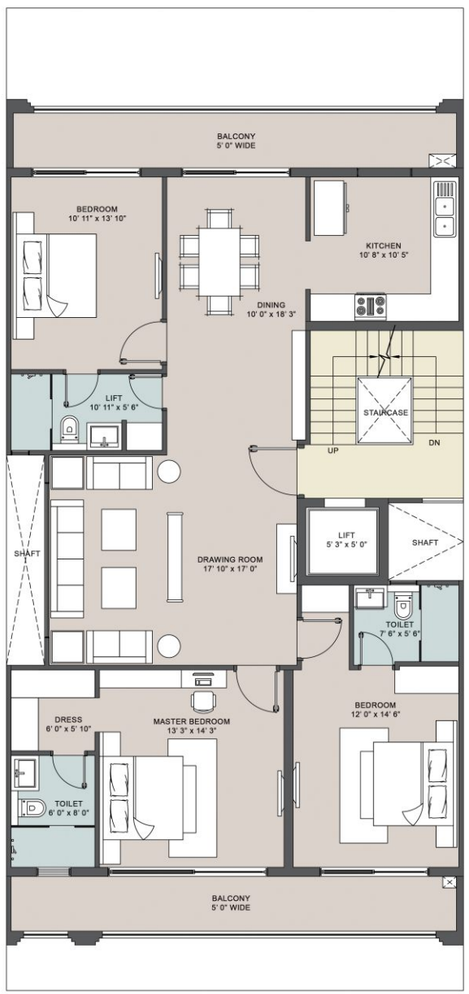
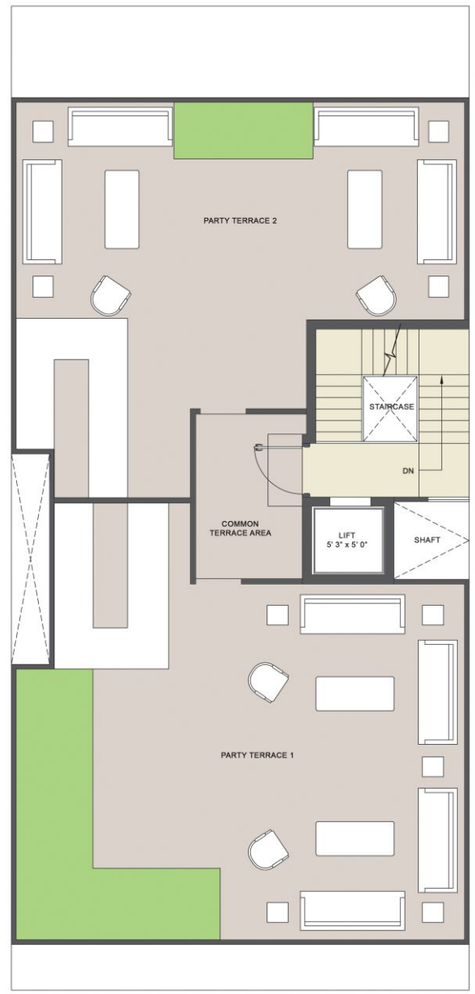


Typical Floor



Terrace Floor

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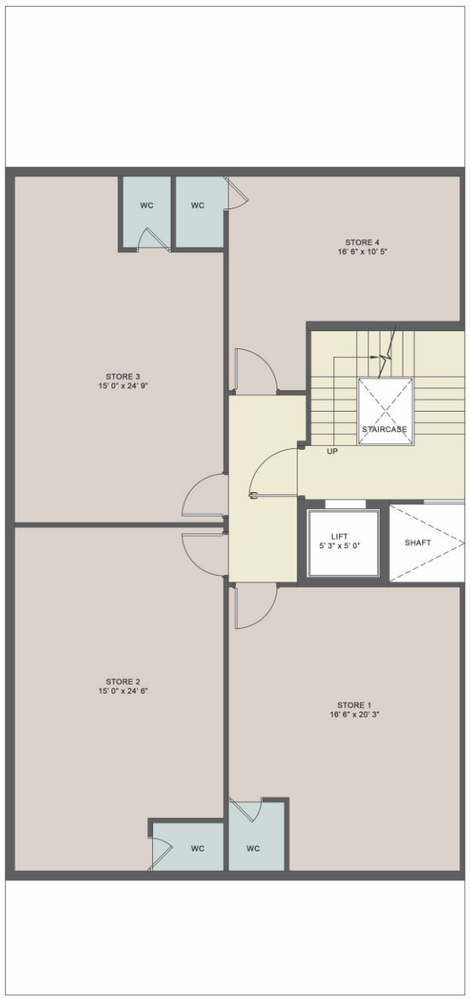
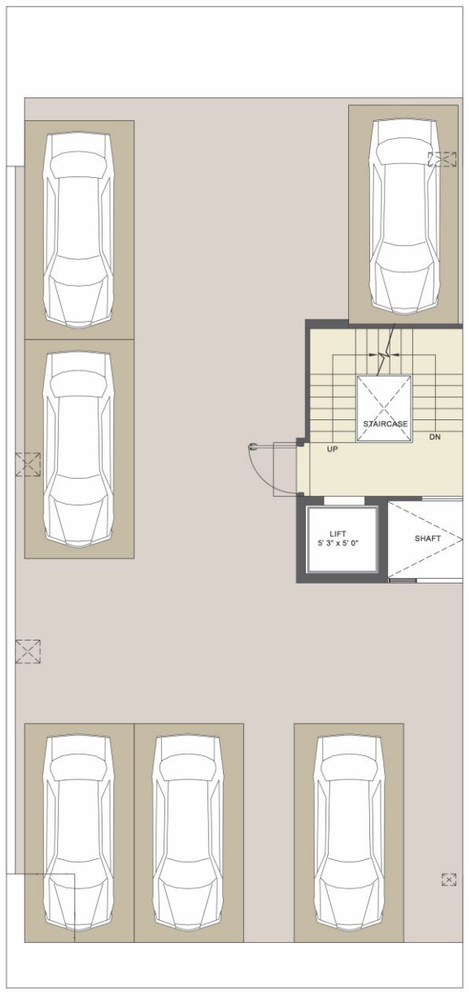
TYPE - 1A
STANDARD CORNER

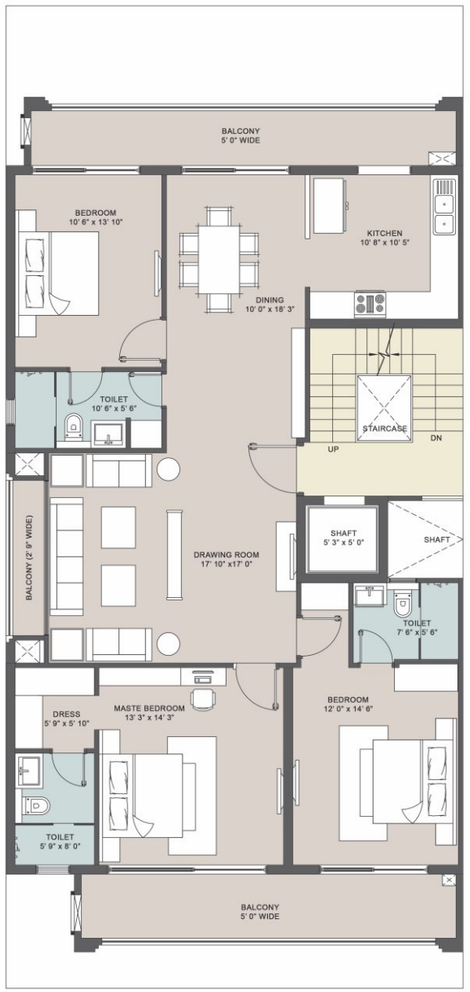
Carpet Area - 1340.00 sq.ft.
124.49 sq.m.



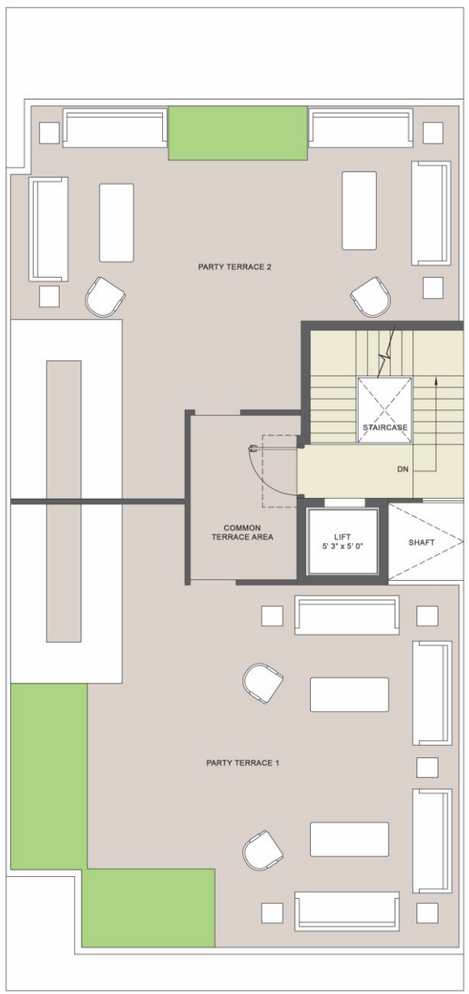
Basement Floor



Stilt Floor



Typical Floor



Terrace Floor

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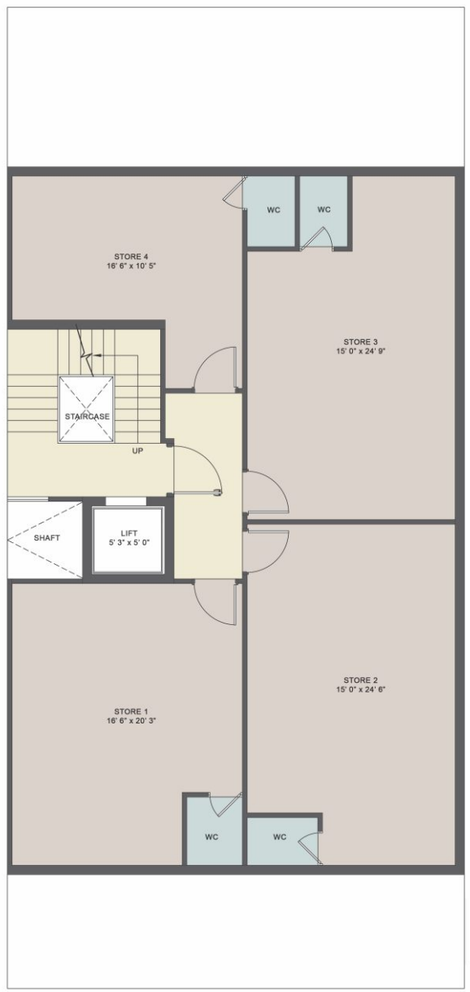
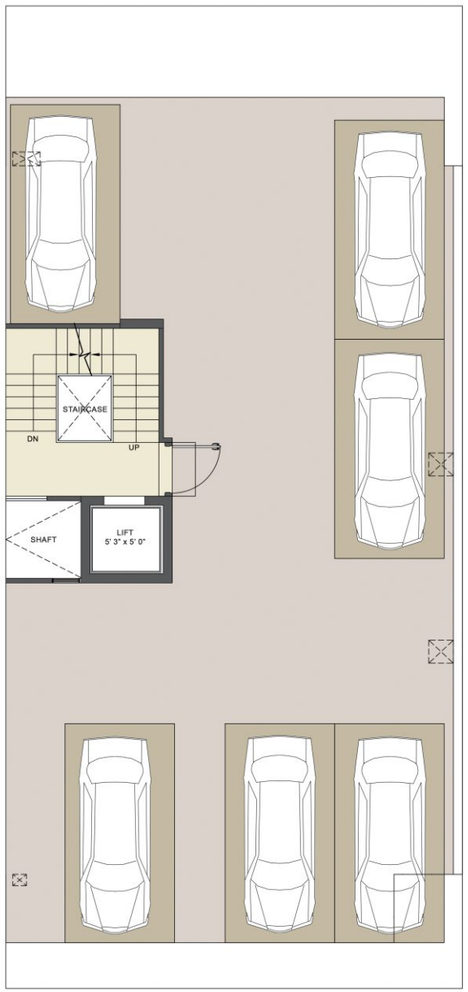
TYPE - 1A
MIRROR CORNER

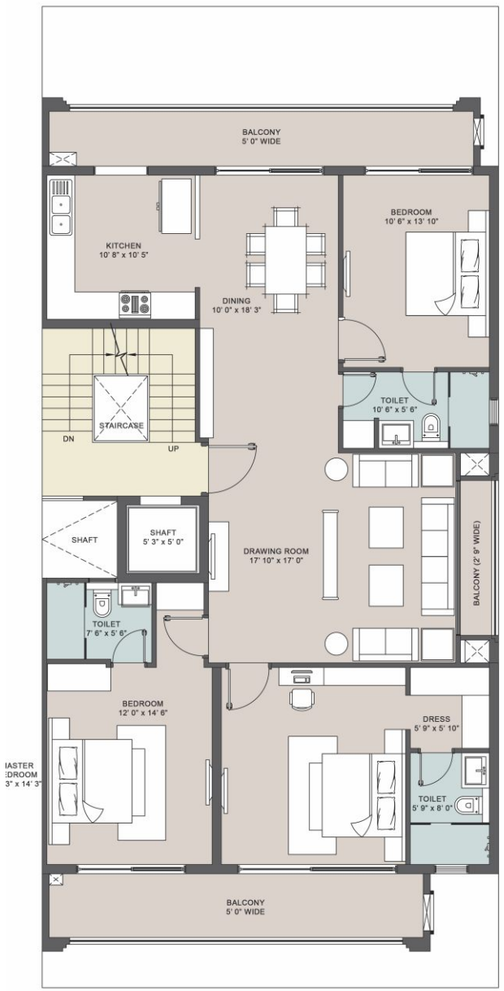
Carpet Area - 1340.00 sq.ft.
124.49 sq.m.



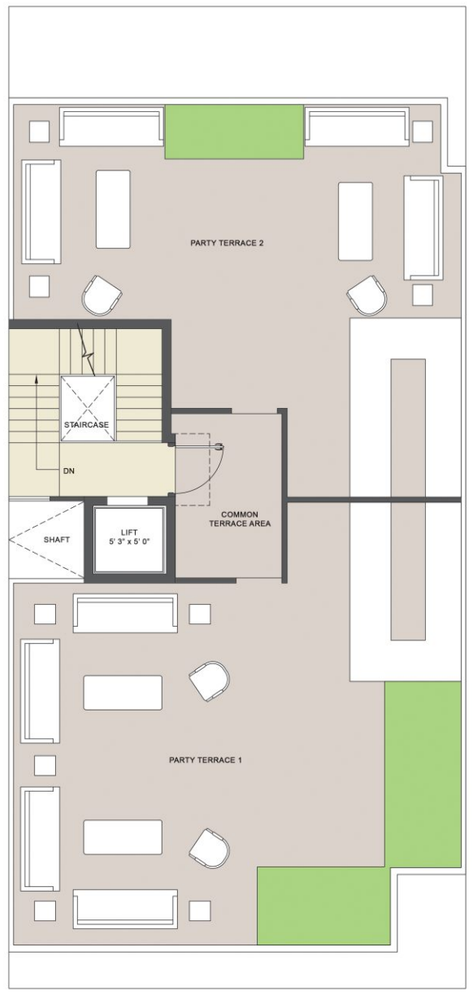
Basement Floor



Stilt Floor



Typical Floor



Terrace Floor

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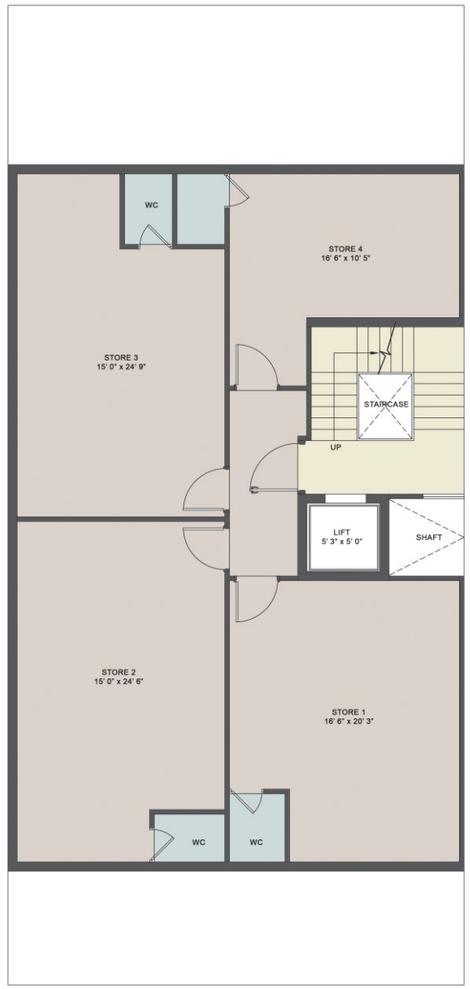
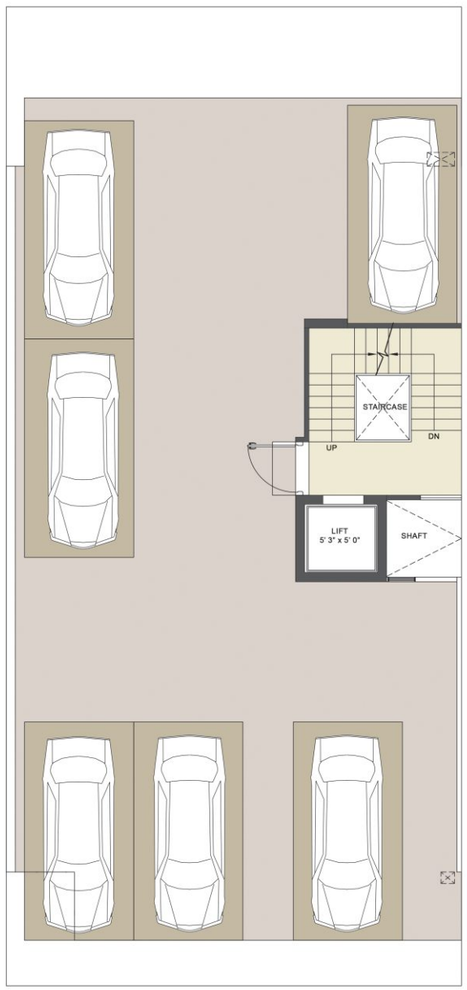
TYPE - 1B
DUPLEX STANDARD CORNER

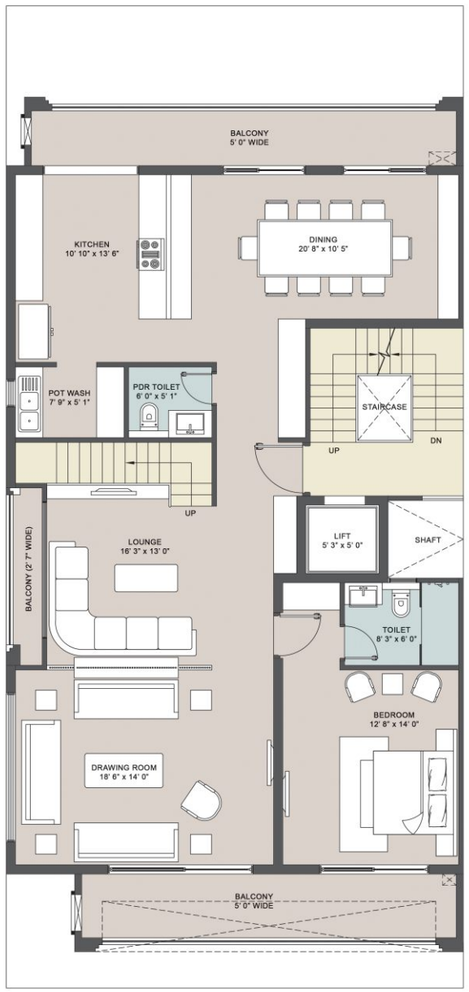
Carpet Area - 2671.00 sq.ft.
248.14 sq.m.



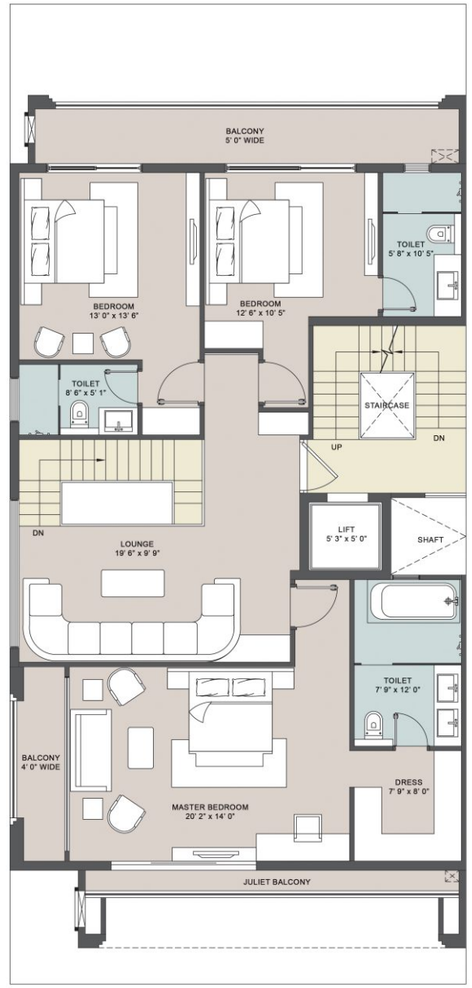
Basement Floor



Stilt Floor



1st & 3rd Floor



2nd & 4th Floor

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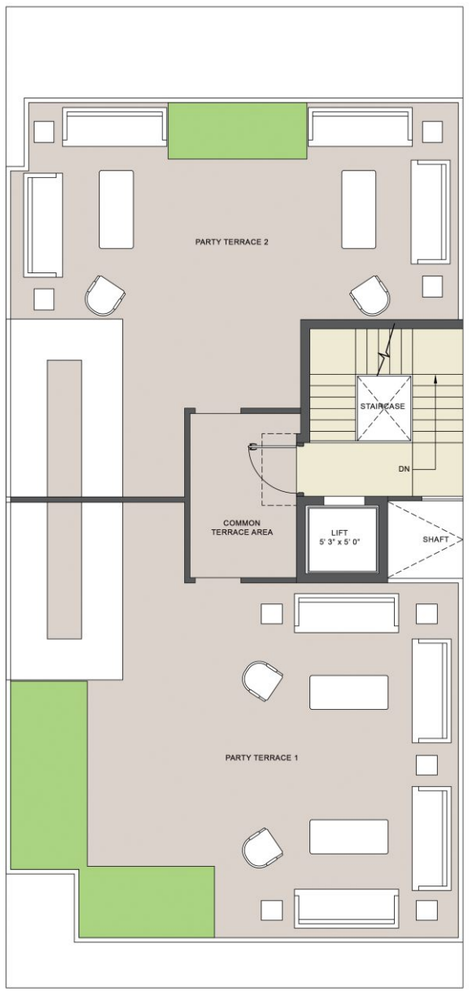
TYPE - 1B
DUPLEX STANDARD CORNER

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



Terrace Floor



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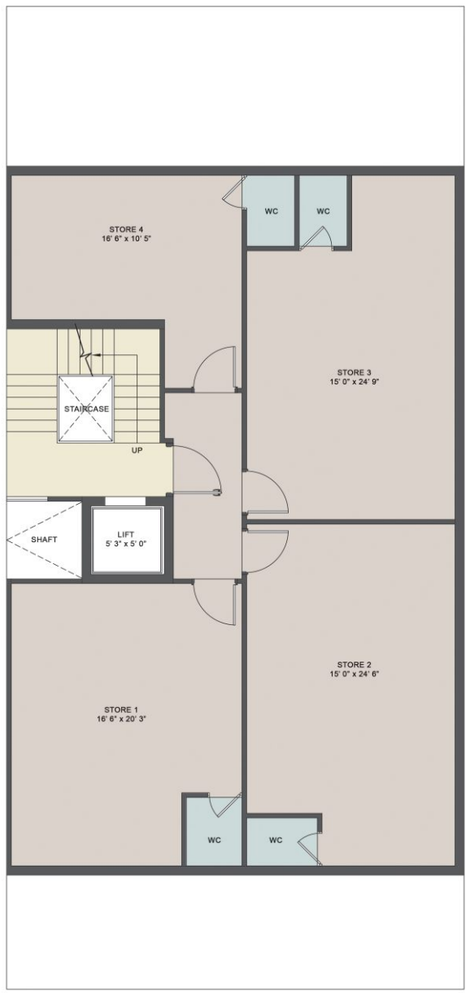
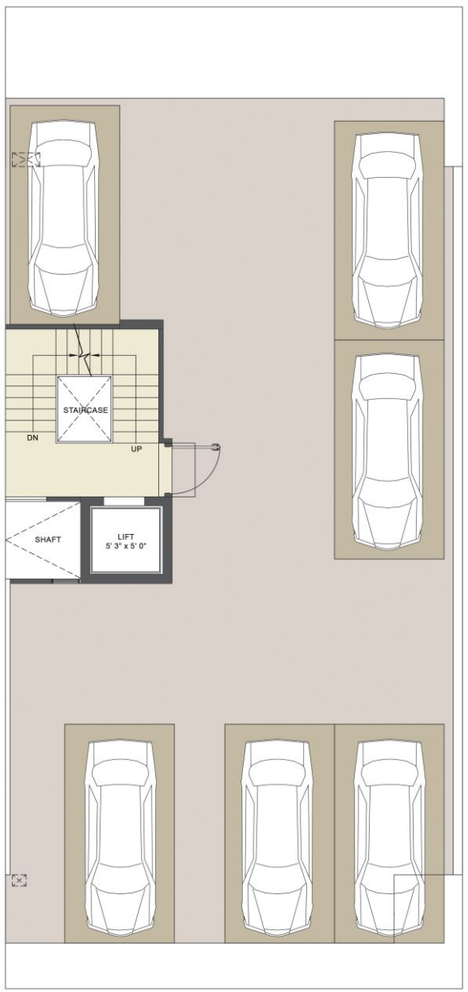
Artistic Impression

TYPE - 1B
DUPLEX MIRROR CORNER

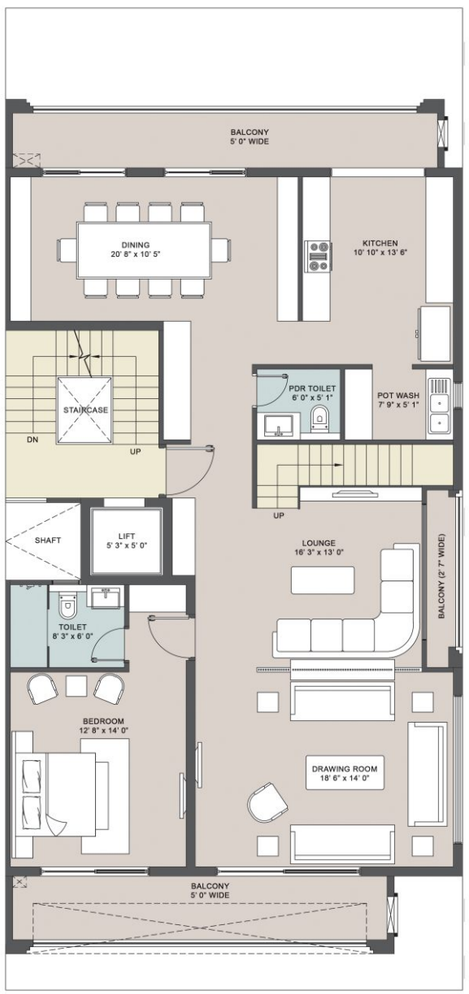
Carpet Area - 2671.00 sq.ft.
248.14 sq.m.



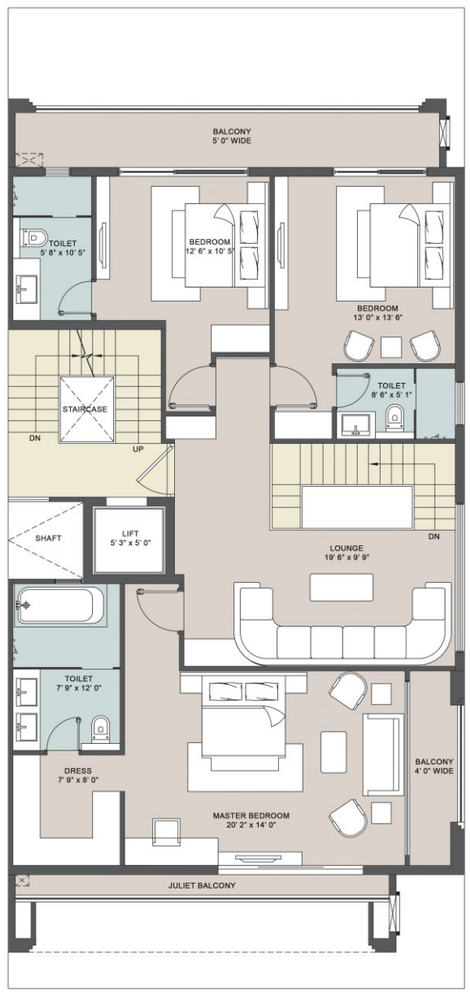
Basement Floor



Stilt Floor



1st & 3rd Floor



2nd & 4th Floor

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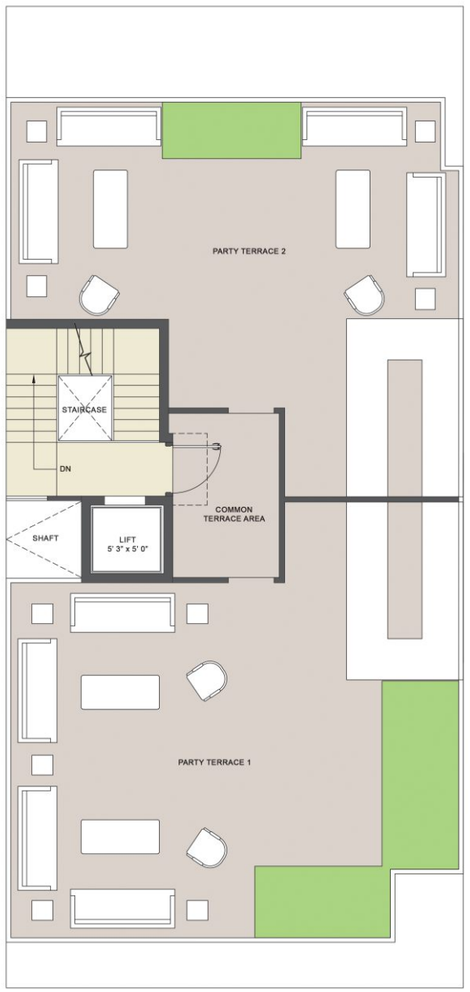
TYPE - 1B
DUPLEX MIRROR CORNER

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



Terrace Floor



Artistic Impression

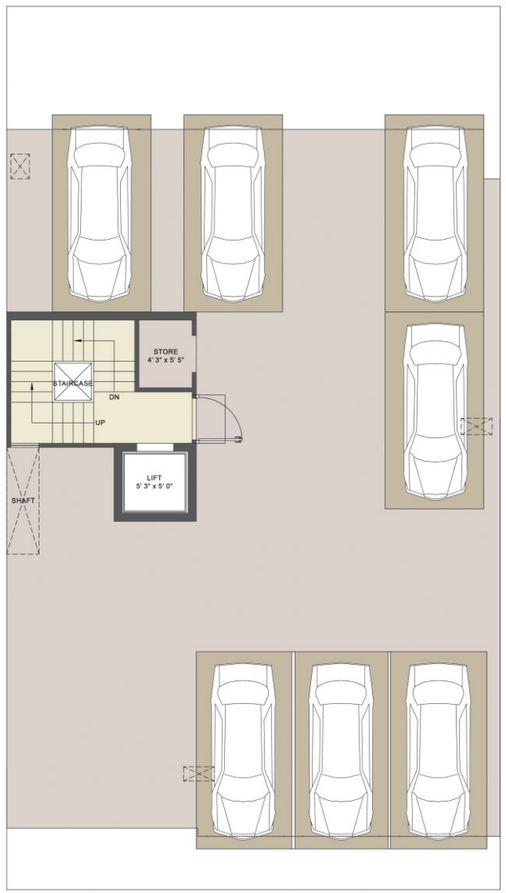
Site map, floor plans, specifications, amenities, facilities and perspective views are tentative in nature and are subject to revision.

TYPE - 2
STANDARD CORNER

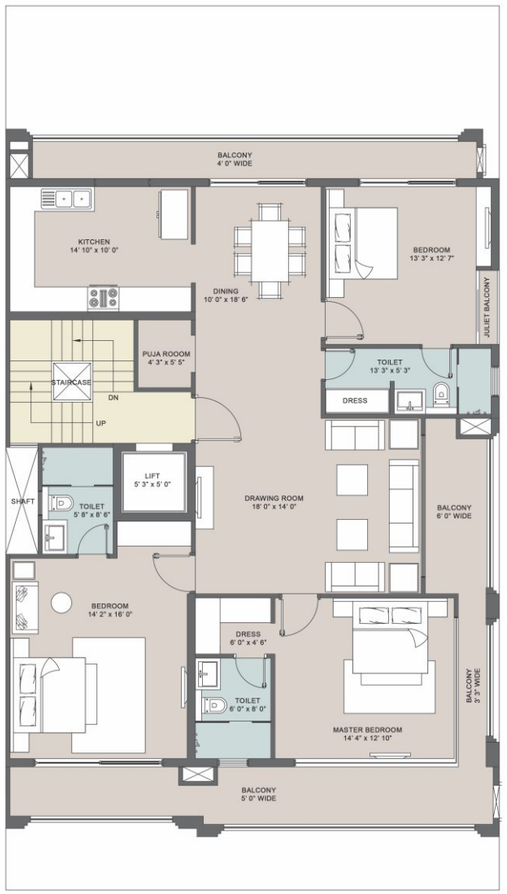
Carpet Area - 1455.00 sq.ft.
135.17 sq.m.



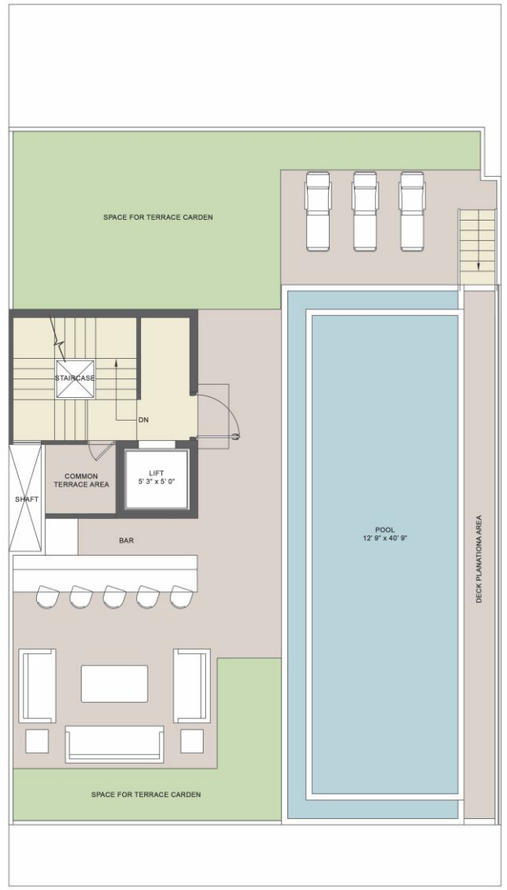
Basement Floor



Stilt Floor



Typical Floor



Terrace Floor

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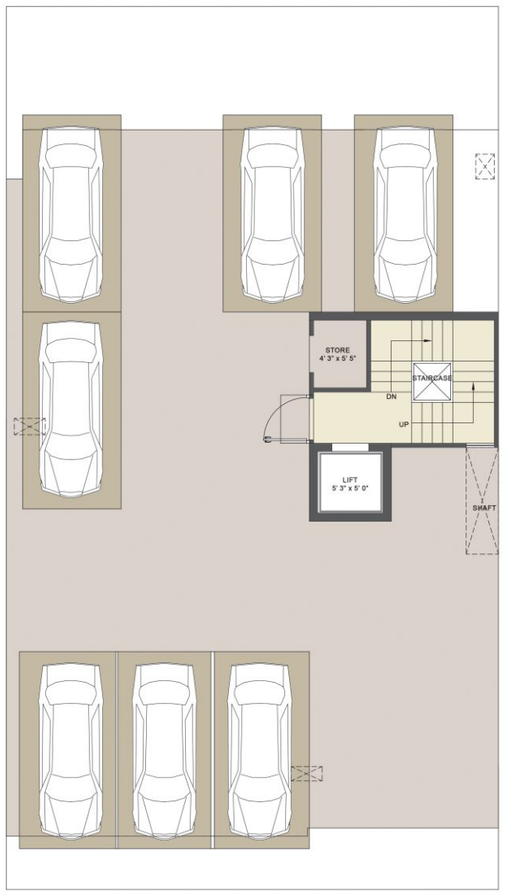
TYPE - 2
MIRROR CORNER

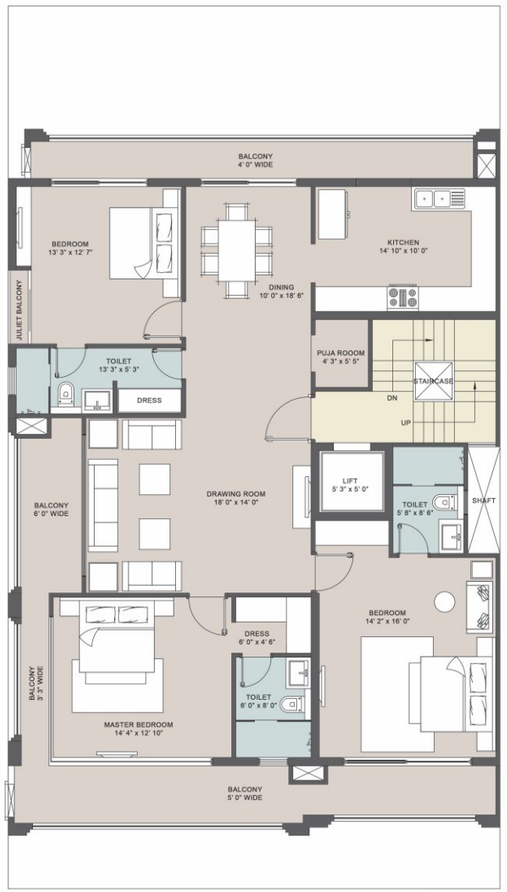
Carpet Area - 1455.00 sq.ft.
135.17 sq.m.



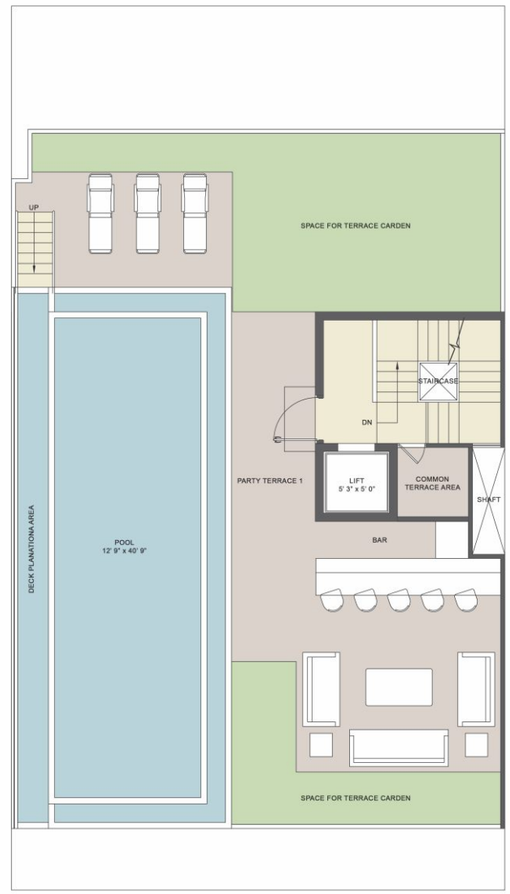
Basement Floor



Stilt Floor



Typical Floor



Terrace Floor

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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 (DGI)/door/windowwith 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 & hub, geyser and exhaust fax
	Floors	Italian marble flooring
Bedroom	Walls	Plastic emulsion paint
	False Ceiling	POP false ceiling
	Floors	Italian marble flooring
	Doors	Hard wood door frame shutter
	Windows	UPVC/Aluminium double glass unit (DGU)/Door/Window with toughened glass
Toilet	Walls	Full hight marble upto false ceiling
	Ceilings	Plastic emulsion paint
	False Ceiling	POP false ceiling
	Floors	Italian marble flooring
	Door	Door shutter
	Others	1. Vanity with counter 2. CP and sanitary fittings 3. Pre heated flooring in all washroom (only on request) 4. Shower cubicles
Balcony	Walls	Texture paint
	Ceilings	Oil bound distemper
	Floors	Anti skid vitrified tiles
	Others	MS railing with wooden handrail
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 or equivalent in Lift Lobby
Door Hardware	Premium locks with handles
Elevators	High speed elevators of brands like Mitsubishi/Fuji/Hitachi or equivalent
General	• Panic button in the master bedroom • Front door 8' height door (teakwood) with brass handle, wardrobes in all bedrooms • One digital lock at the entrance, a video door phone • Fully done-up kitchen with equipments (premium brands) Siemens, Miele or equivalent • Jaquar, TOTO, Grohe or equivalent with wall mounted 4 fixtures in master toilet • NERI lights in the Central Park area • Club has lawn tennis, covered badminton court, squash court, SPA, saloon, restaurant, gym, swimming pool • Lift - Mitsubishi or equivalent • Electric vehicle charging points in the stilt area • Full height window • Servant rooms with AC • Balcony doors would be slider with slider net at both balconies/double glazed doors • Centralized music system with smart home concept and hidden speakers (premium brands) • Front balconies have company fitted lights to have symmetry • Legrand, GM or equivalent switches • Home Automation • Duplex - Jacuzzi & Michael Angelo Marble



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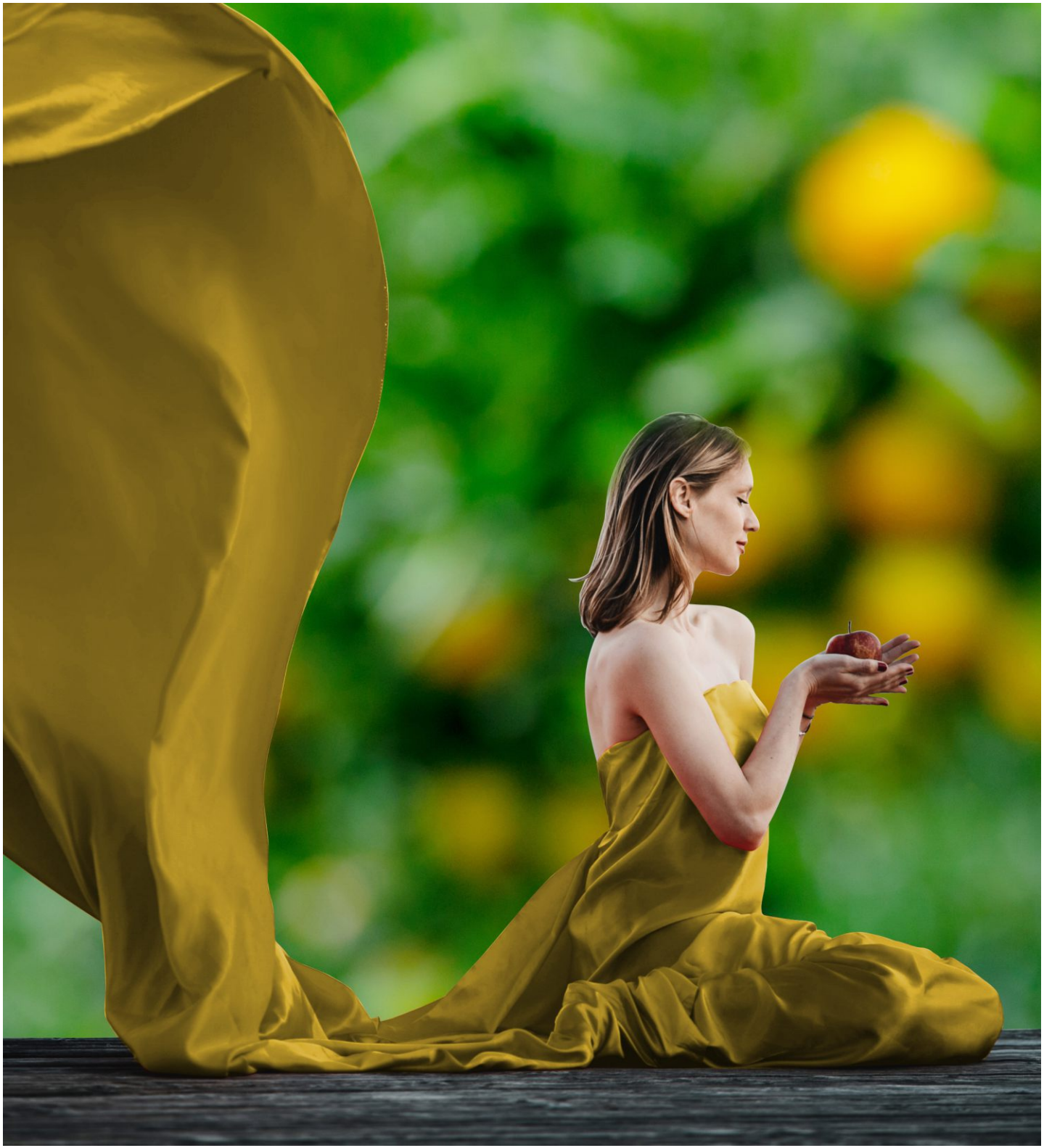

Artistic Impression

CENTRAL PARK®

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 - 122018
Phone: 0124 6895000 | Website: 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 plastic thickness). All dimensions are rounded off and marginal variations may occur in the process of construction as per Architects advice.