

Comfort Flora

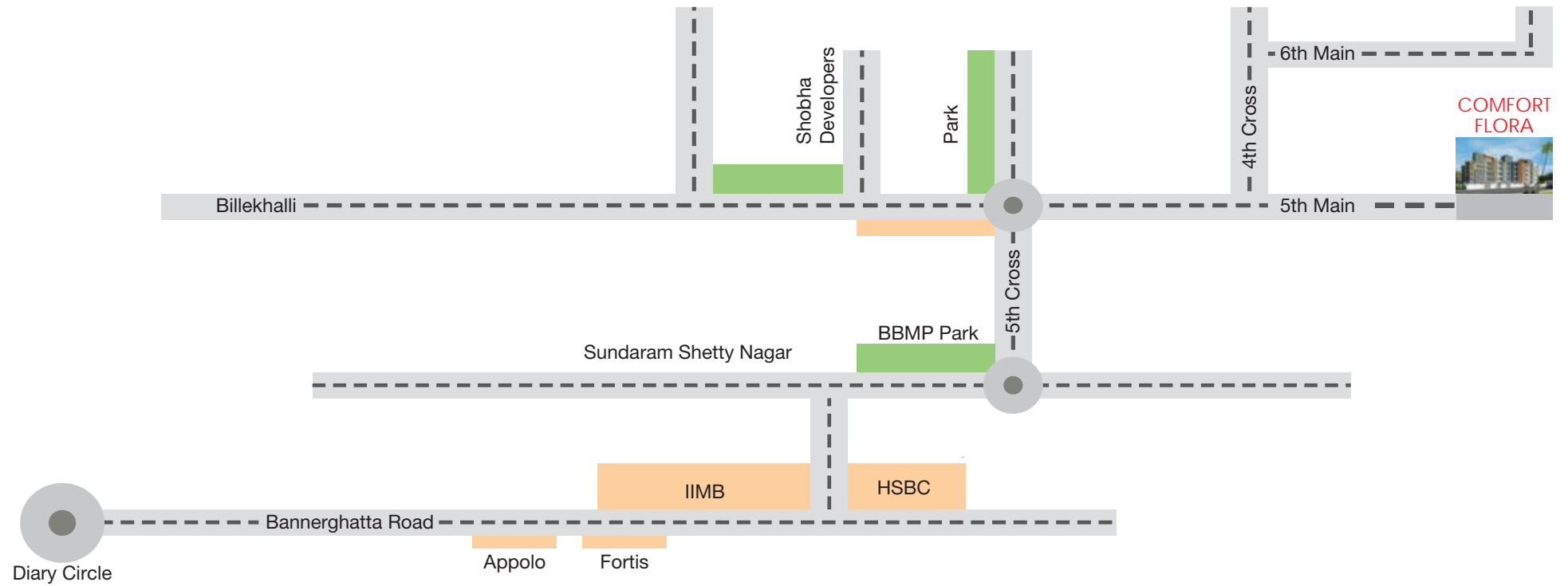
feel the difference



Comfort Flora with Luxurious 2 & 3 BHK Flats



Route map to reach Comfort Flora



Specifications

Structure

- R.C.C Framed Seismic 11 Compliant Structure
- Solid Concrete block masonry (internal/External)

Security System

- 24/7 security with the CCTV camera in the security room
- Security will screen the visitors by camera and confirm the resident by forwarding the image of the visitor through dedicated channel

Plastering

- All internal walls are plastered with smooth lime rendering
- External walls plastered with sponge finish

Painting

- Internal: Oil Bound Distemper
- External: Acrylic Emulsion

Back-up- Generator

- Stand by generator for lights in common areas, lifts and pumps
- Provision for one light in all flats withstand by generator

Elevator

- Passenger elevator of ISI Make

Kitchen

- Black Shaped granite kitchen platform with stainless steel with drain board
- Dado in glazed tiles above "I"
- Shaped granite kitchen platform
- Provision for Aqua-guard point
- Provision for washing machine in utility area
- One TV point in the living room and in the master bedroom
- Anchor\Finolex are the electrical wires used
- Modular electrical switches of Anchor\Manikchand make or similar
- One Miniature circuit Breaker [MCB] for every individual Flat
- Distribution box provided within each flat
- Telephone points in living room and master
- Bedroom with adjacent power point

Toilet: Fittings & Accessories

- Ceramic glazed tiles dado upto 7' Height
- White sanitary ware of Hindustan Paryware or equivalent make in all toilets
- Hot and Cold water mixer in toilets

- Make or equivalent for shower area
- Concealed master control cock for toilets from inside provision for exhaust fan

Group EP ABX System

- An exclusive group EPABX will be installed with Cabling in each flats
- This will be operated by a franchisee intercom facility to receive direct incoming calls as dial Outside Local/STD/ISD calls from group EPABX

Doors & Windows

- Teak wood door frame with threshold, for main Door flush type teak veneered from both side and finished with melamine polish
- All other door frames in sal/hone wood in bedrooms
- Balcony door shutters shall be commercial with enamel paint
- Brass hardware for main door and all other doors
- Aluminium powder coated mortise
- Locks used for toilets doors, baby mortise handle and baby latch from inside
- Aluminium type windows in Translucent glass with mild steel grills from outside toilets ventilators of mild steel [Enamel painted with translucent glass]

Structural Payments

- Initial Payment : 20%
- Ground Floor : 10%
- 1st Floor : 10%
- 2nd Floor : 10%
- 3rd Floor : 10%
- 4th Floor : 10%
- Masonry Work : 10%
- Flooring : 10%
- Electrical & Plumbing : 5%
- Finishing/Handling over : 5%

Additional Costs to Borne

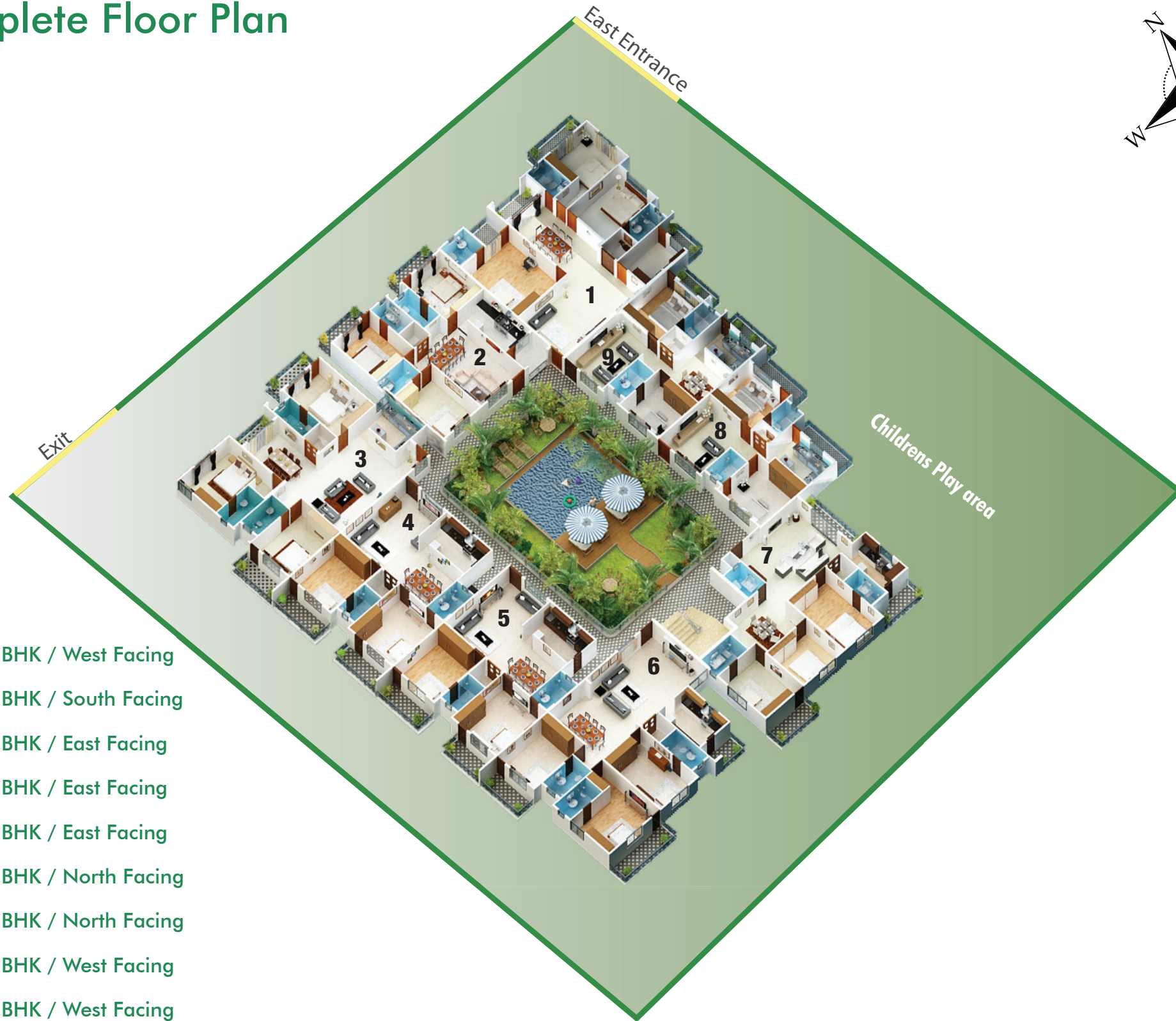
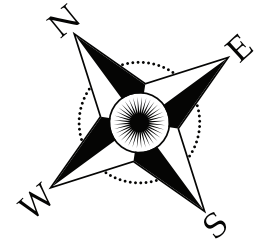
- Car Parking
- Sales Tax
- Registration
- BESCOM & BWSSB
- Extra alteration if required apart from the specification



Amenities of Comfort Flora

- Swimming Pool
- Fully-Equipped Gym
- Land-Scaped Garden
- Children's Play Area
- One Carparking for Each flat
- Separate Toilets for Labours/Servants/drivers
- Rock Garden Elder's Sitting Area
- Round the Clock Security
- Intercom Facility
- Standby Generator for Common Areas
- Partial Power Backup for Every Individual Apartment
- CCTV Camera

Complete Floor Plan



Flat 1 – 3BHK / West Facing

Flat 2 – 3BHK / South Facing

Flat 3 – 3BHK / East Facing

Flat 4 – 2BHK / East Facing

Flat 5 – 2BHK / East Facing

Flat 6 – 3BHK / North Facing

Flat 7 – 3BHK / North Facing

Flat 8 – 2BHK / West Facing

Flat 9 – 2BHK / West Facing



2095 SFT

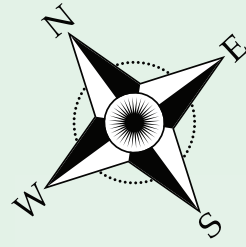
1	- Living Room	13'6" X 26'0"
2	- Dining Hall	18'6" X 11'0"
3	- Balcony	12'0" X 5'0"
4	- Toilet Room	6'0" X 7'0"
5	- Bed Room	17'0" X 14'5"
6	- Toilet Room	8'3" X 5'0"
7	- Bed Room	12'0" X 12'9"
8	- Balcony	3'6" X 13'6"
9	- Bedroom	11'0" X 16'0"
10	- Toilet	5'0" X 8'5"
11	- Kitchen	8'3" X 12'0"
12	- Utility	8'6" X 4'10"
13	- Balcony	6'6" X 7'0"
14	- Pooja Room	11'8" X 12'0"

Elevation of Flat Nos:

101, 201, 301, 401

1510 SFT

1	- Living Room	20'0" X 12'9"
2	- Kitchen Room	14'5" X 7'9"
3	- Utility	5'0" X 7'9"
4	- Bed Room	14'8" X 11'0"
5	- Toilet Room	5'0" X 7'9"
6	- Bed Room	13'0" X 11'0"
7	- Balcony	3'6" X 12'0"
8	- Toilet Room	8'3" X 4'6"
9	- Pooja	4'7" X 4'7"
10	- Toilet	9'3" X 4'6"
11	- Bed Room	13'0" X 11'0"
12	- Balcony	3'6" X 12'0"



Elevation of Flat Nos:
102, 202, 302, 402



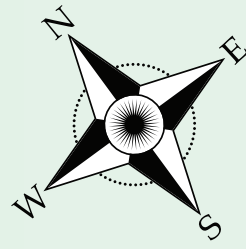
2037 SFT

1	- Living Room	16'8" X 22'0"
2	- Dining	12'9" X 10'6"
3	- Kitchen	11'0" X 9'0"
4	- Bed Room	11'0" X 16'4"
5	- Toilet Room	8'8 X 5'0"
6	- Balcony	3'6" X 12'0"
7	- Bed Room	11'0" X 15'0"
8	- Toilet Room	5'0 X 9'6"
9	- Bed Room	11'3" X 15'0"
10	- Toilet	5'0" X 9'3"
11	- Balcony	12'9" X 3'6"
12	- Pooja Room	5'0" X 5'0"

Elevation of Flat Nos:
103, 203, 303, 403

1522 SFT

1	- Living Room	12'9" X 19'4"
2	- Dining	13'6" X 11'0"
3	- Pooja Room	5'0" X 5'0"
4	- Kitchen	13'0" X 8'0"
5	- Bed Room	12'9" X 15'0"
6	- Balcony	12'9" X 3'6"
7	- Toilet Room	5'0" X 8'0"
8	- Bed Room	13'0" X 15'0"
9	- Balcony	12'9" X 3'6"
10	- Toilet	5'0" X 8'3"



Elevation of Flat Nos:

104, 204, 304, 404



1526 SFT

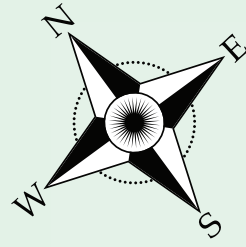
1	- Living Room	12'0" X 19'4"
2	- Dining	13'6" X 11'0"
3	- Pooja Room	5'0" X 5'0"
4	- Kitchen	13'3" X 8'0"
5	- Bed Room	12'0" X 15'0"
6	- Balcony	12'9" X 3'6"
7	- Toilet Room	5'0" X 8'0"
8	- Bed Room	13'0" X 15'0"
9	- Balcony	11'3" X 3'6"
10	- Toilet	5'0" X 9'3"

Elevation of Flat Nos:

105, 205, 305, 405

2050 SFT

1	- Living Room	16'5" X 20'0"
2	- Dining Room	16'5" X 11'0"
3	- Pooja Room	5'0" X 5'0"
4	- Kitchen	11'6" X 8'9"
5	- Utility	5'0" X 7'9"
6	- Bed Room	17'0" X 11'0"
7	- Toilet Room	9'3" X 5'0"
8	- Bed Room	11'5" X 15'0"
9	- Balcony	5'0" X 16'0"
10	- Toilet Room	5'0" X 9'6"
11	- Bed Room	11'0" X 15'0"
12	- Toilet Room	5'0" X 9'3"
13	- Balcony	11'3" X 3'6"



Elevation of Flat Nos:

106, 206, 306, 406



1800 SFT

1	- Living Room	16'6" X 19'6"
2	- Dining Room	11'0" X 11'9"
3	- Pooja Room	5'0" X 4'6"
4	- Kitchen	12'2" X 7'0"
5	- Utility	5'0" X 12'2"
6	- Bed Room	17'0" X 11'5"
7	- Toilet Room	8'3" X 4'6"
8	- Bed Room	11'0" X 11'9"
9	- Bed Room	14'3" X 11'0"
10	- Balcony	12'0" X 5'0"
11	- Toilet	5'5" X 9'0"
12	- Toilet Room	7'6" X 5'0"
13	- Balcony	16'6" X 4'0"

Elevation of Flat Nos:

107, 207, 307, 407

1150 SFT

- | | | |
|---|---------------|----------------|
| 1 | - Living Room | 12'3" X 15'4" |
| 2 | - Pooja Room | 5'0" X 3'0" |
| 3 | - Kitchen | 12'10" X 8'0" |
| 4 | - Utility | 13'0" X 5'0" |
| 5 | - Bed Room | 12'3" X 11'6" |
| 6 | - Balcony | 12'6" X 3'6" |
| 7 | - Toilet Room | 5'0" X 7'0" |
| 8 | - Bed Room | 12'10" X 14'0" |
| 9 | - Toilet Room | 5'0" X 8'3" |



Elevation of Flat Nos:
108, 208, 308, 408



1241 SFT

1	- Living Room	11'10" X 16'9"
2	- Dining Room	11'4" X 10'3"
3	- Pooja Room	5'0" X 5'0"
4	- Kitchen	11'4" X 7'6"
5	- Utility	13'0" X 3'6"
6	- Bed Room	10'9" X 13'5"
7	- Toilet Room	5'0" X 8'3"
8	- Balcony	12'0" X 3'6"
9	- Bed Room	11'4" X 11'5"
10	- Toilet Room	5'0" X 8'8"

Elevation of Flat Nos:

109, 209, 309, 409



Comfort Shelters Private Limited

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