

 CENTRAL PARK  
THE ORCHARD

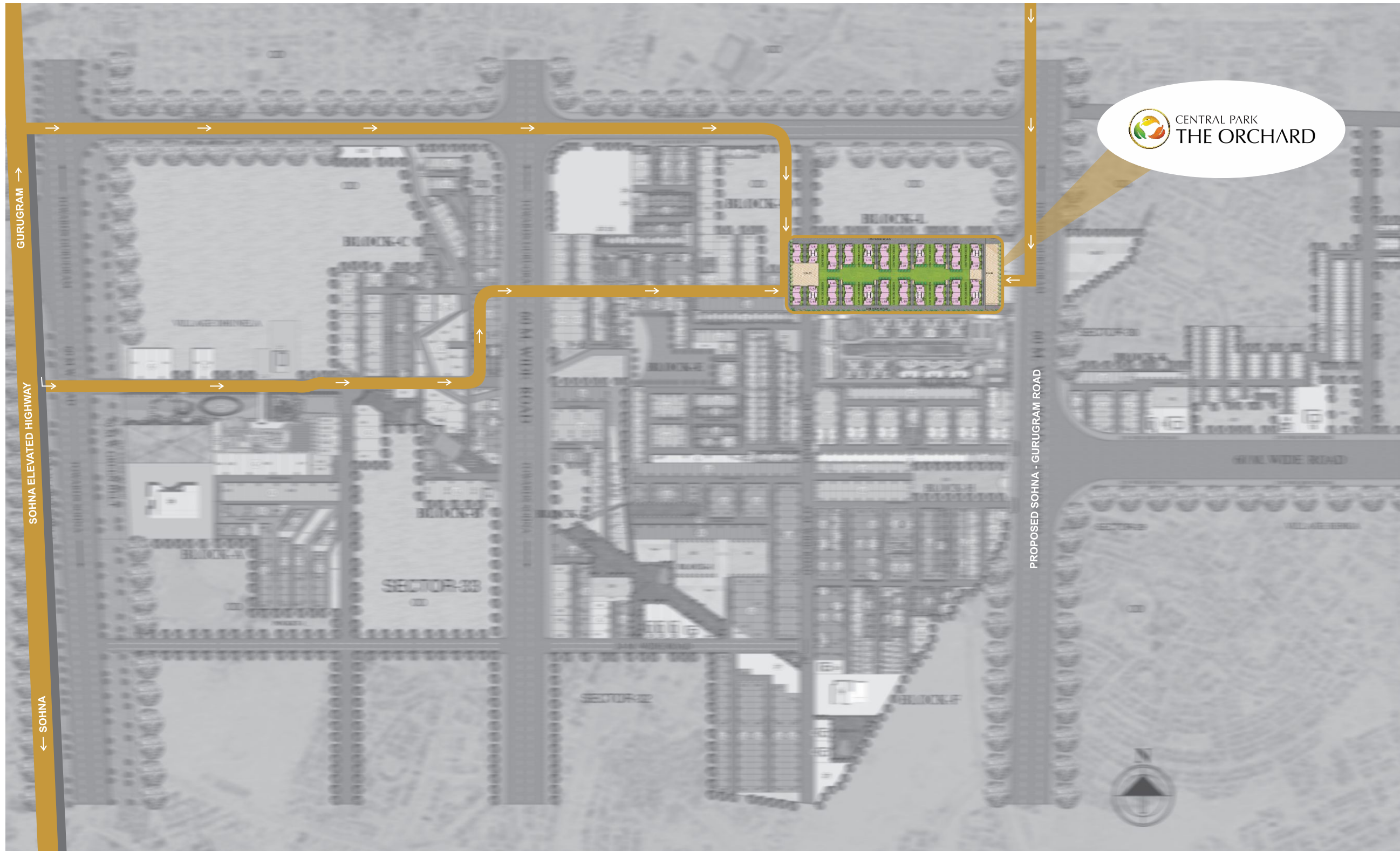


SPECIFICATION & PLAN BOOKLET



PROJECT: CENTRAL PARK, THE ORCHARD  
PROMOTER 1: ST. PATRICKS REALTY PVT. LTD., SH. SHER JANG-SHER MOHAMMAD-WAHID KHAN-AKBAR AND OTHERS  
PROMOTER 2: ST. PATRICKS REALTY PVT. LTD.

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



### 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

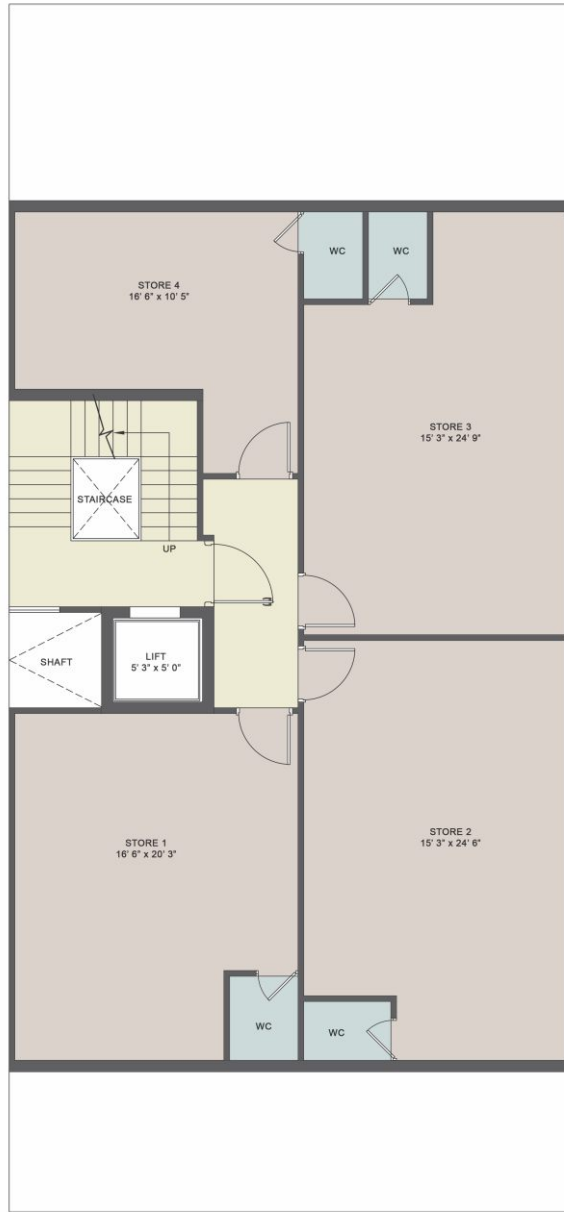
#### AMENITIES

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

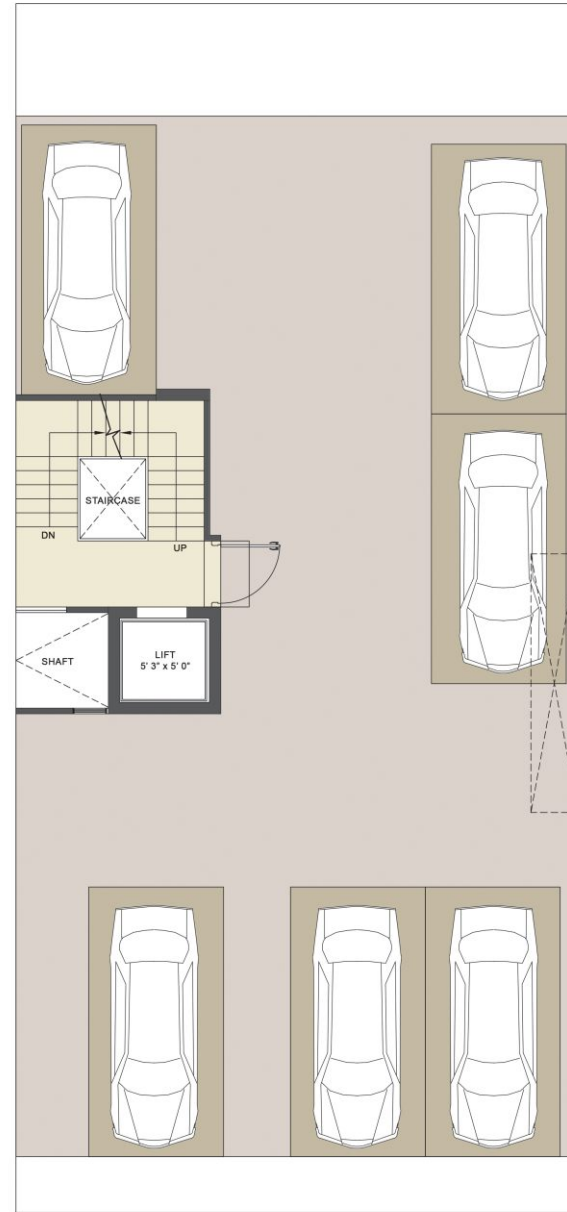
# BLOCK - L



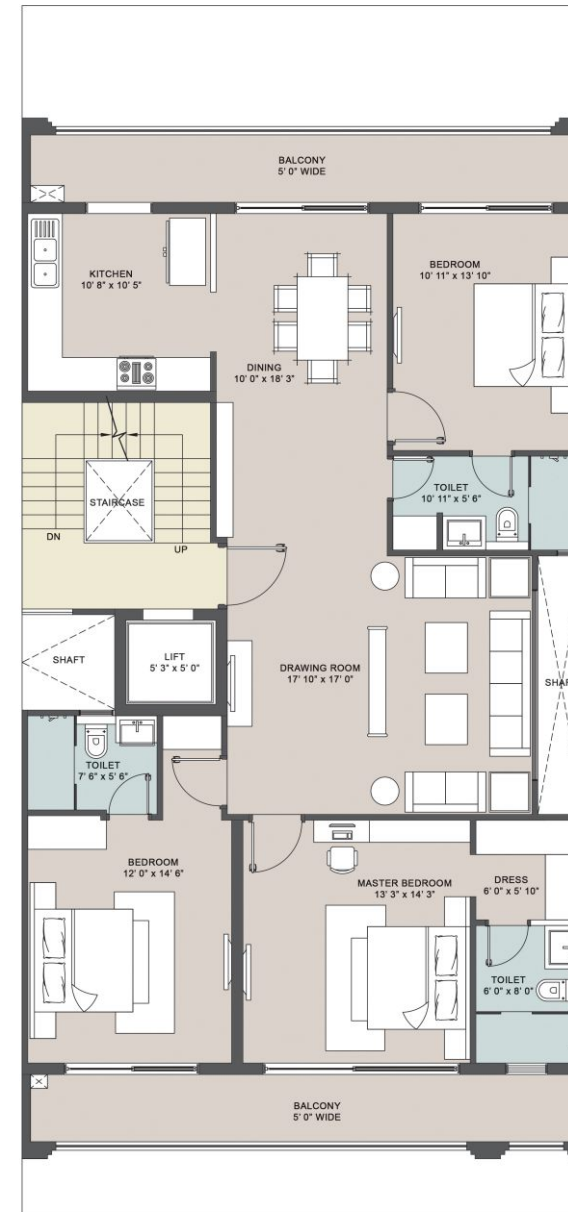




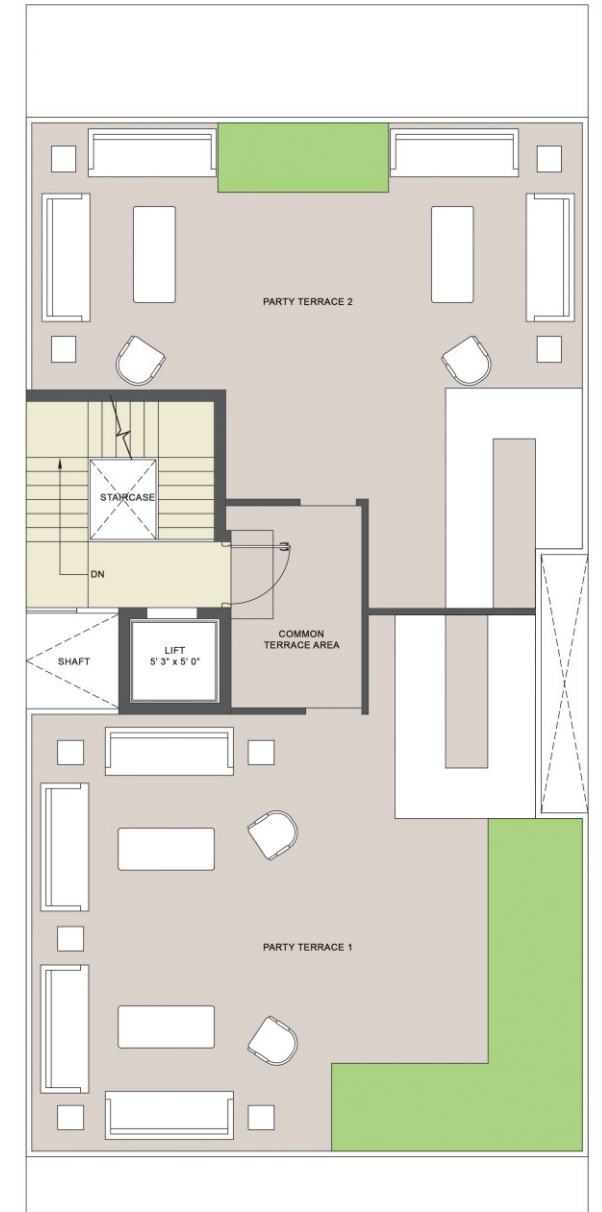
Basement Floor



Stilt Floor



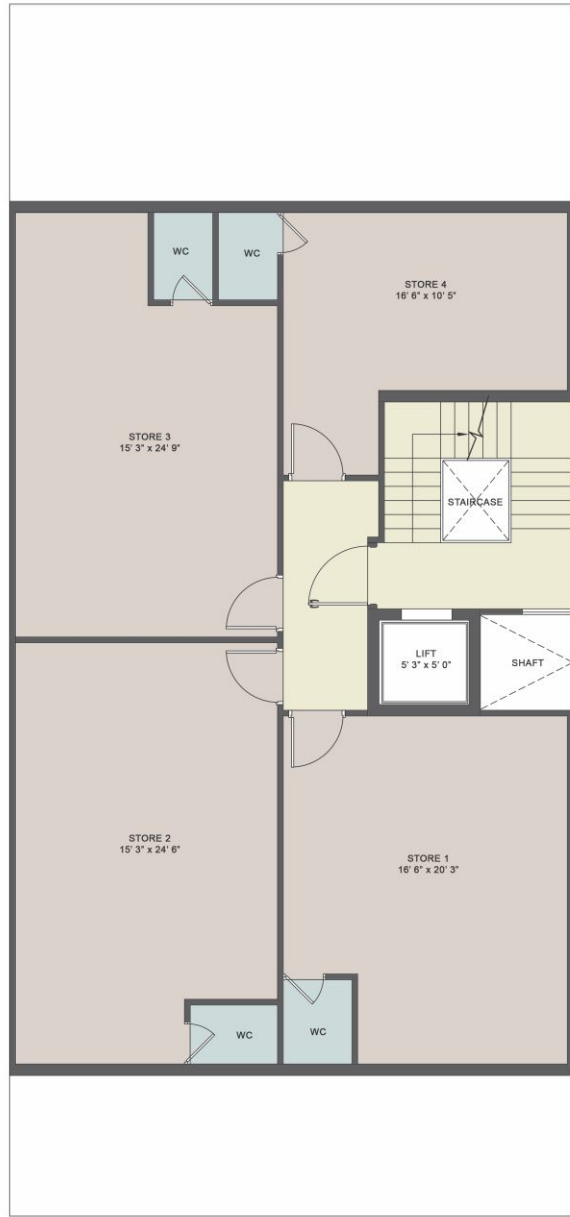
Typical Floor



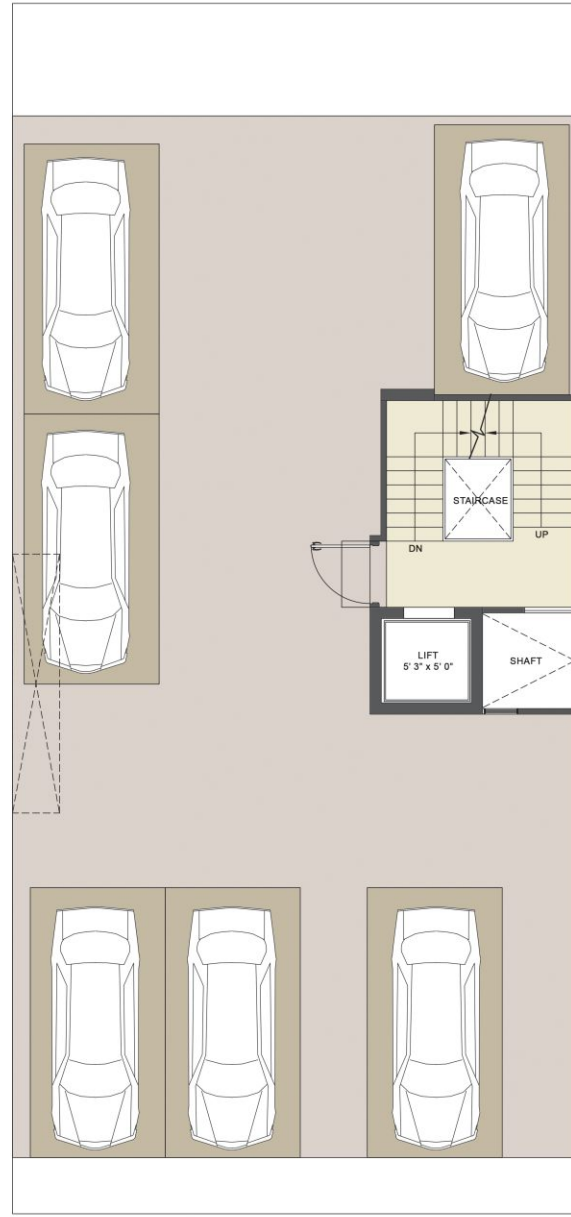
Terrace Floor

# TYPE - 1 MIRROR

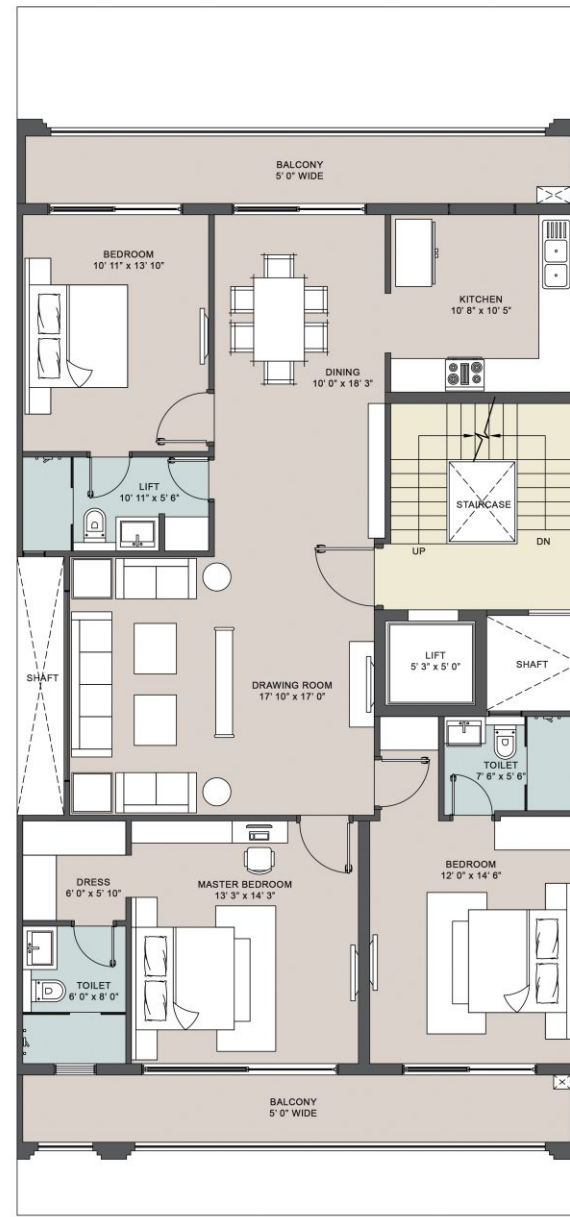
Carpet Area - 1351.00 sq.ft.  
125.51 sq.m.



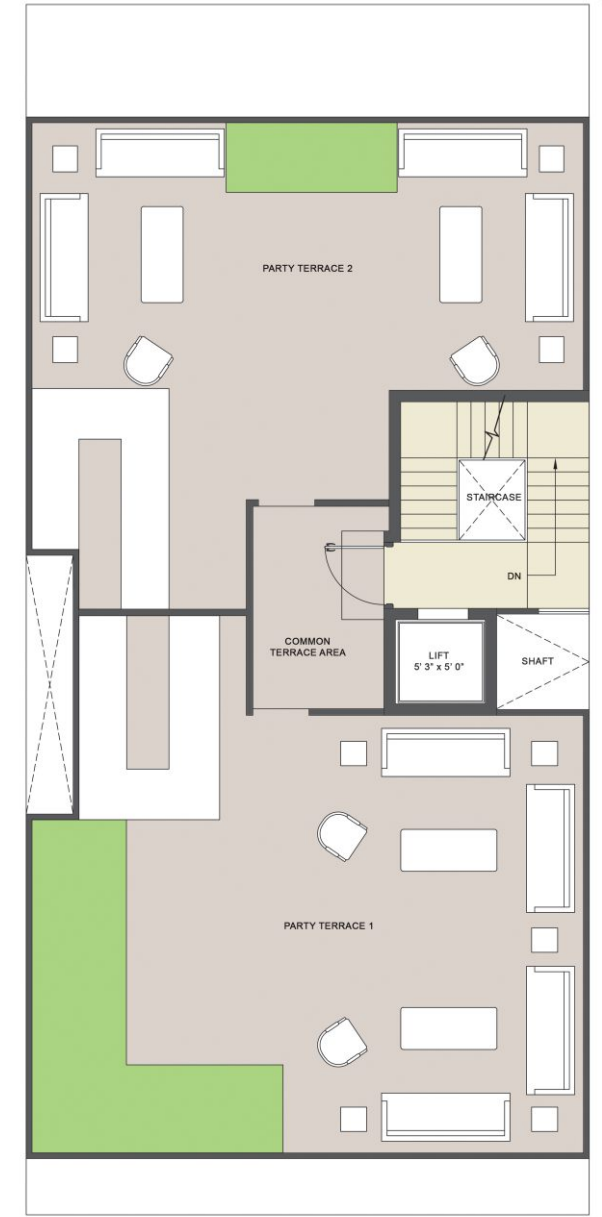
Basement Floor



Stilt Floor



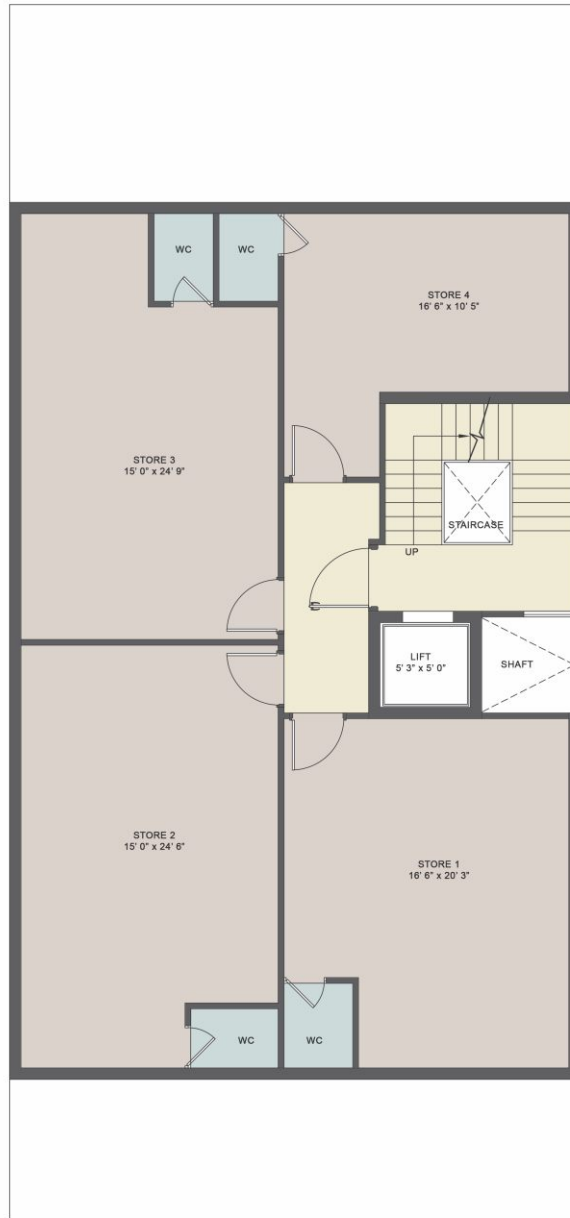
Typical Floor



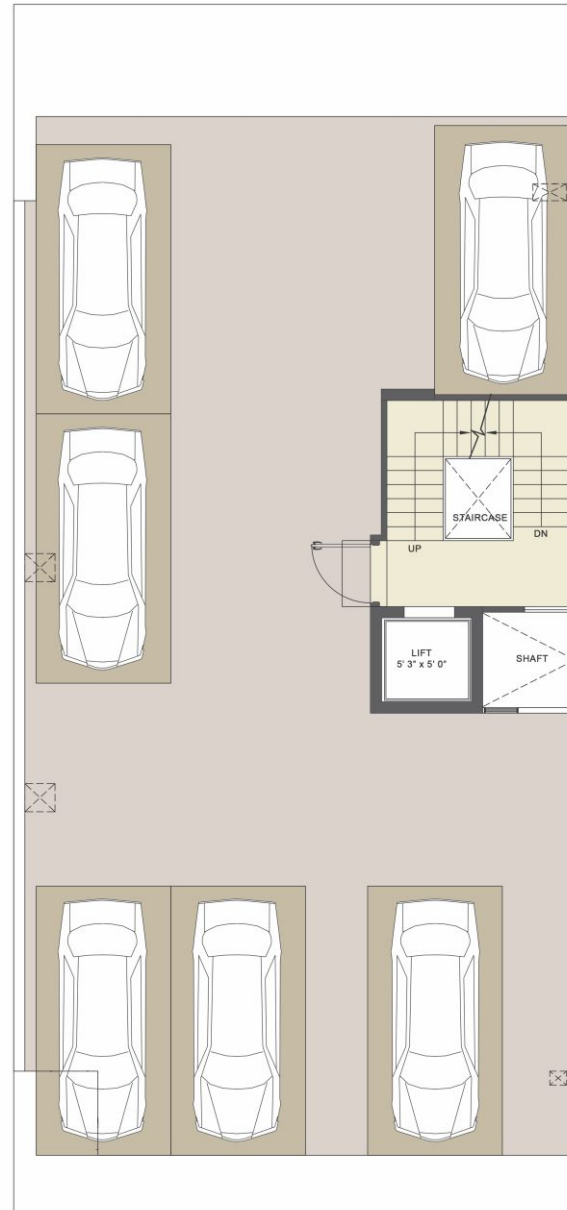
Terrace Floor

# TYPE - 1A STANDARD CORNER

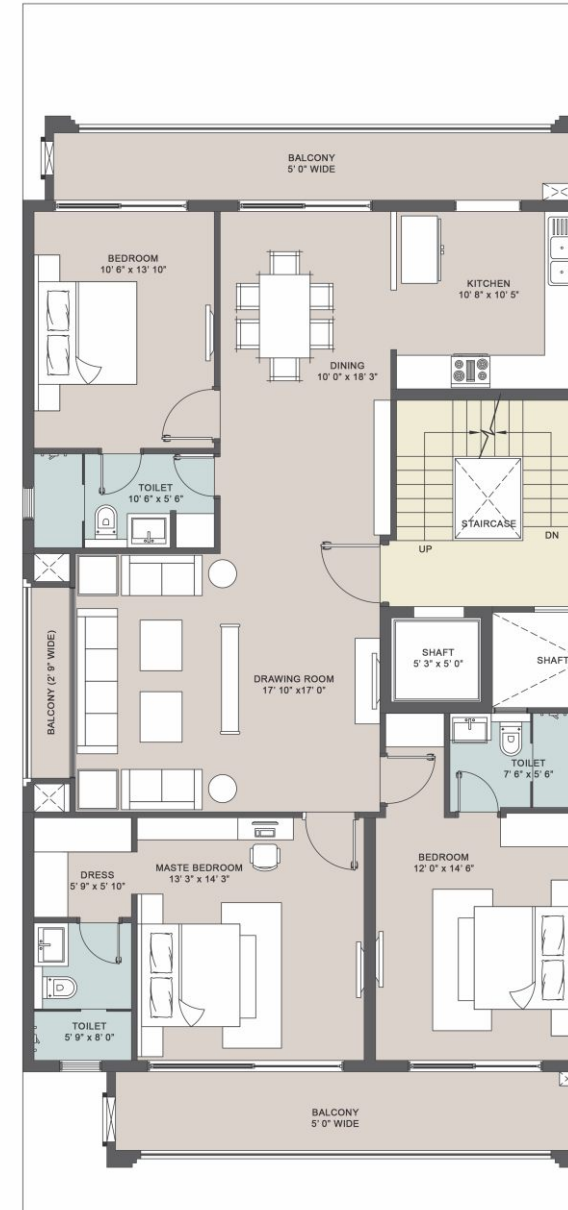
Carpet Area - 1340.00 sq.ft.  
124.49 sq.m.



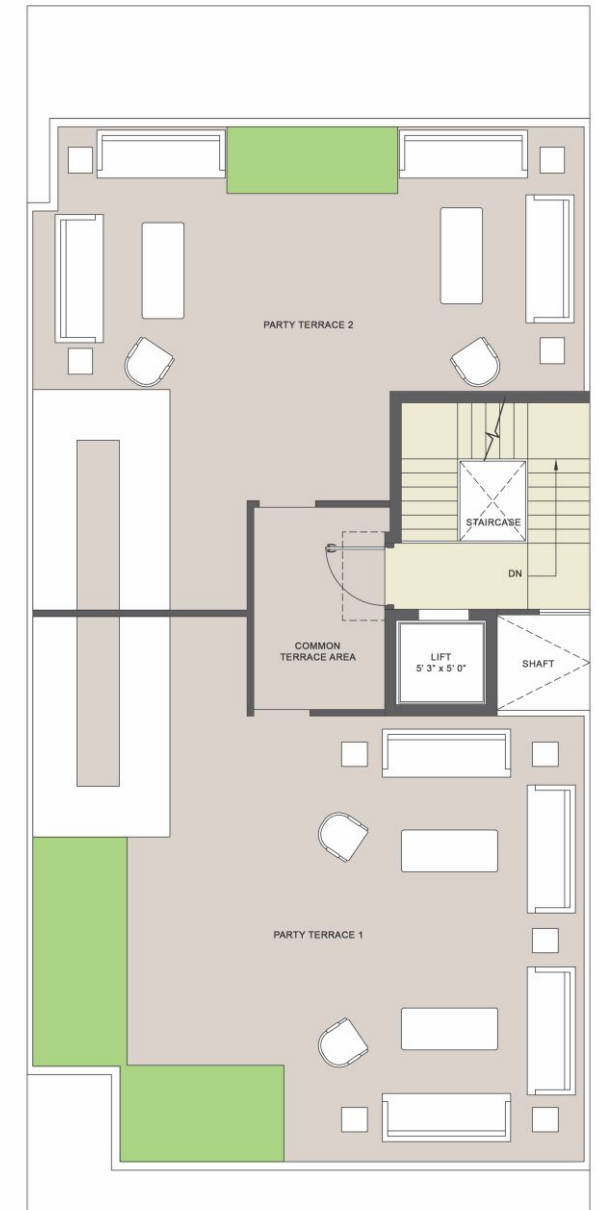
Basement Floor



Stilt Floor



Typical Floor

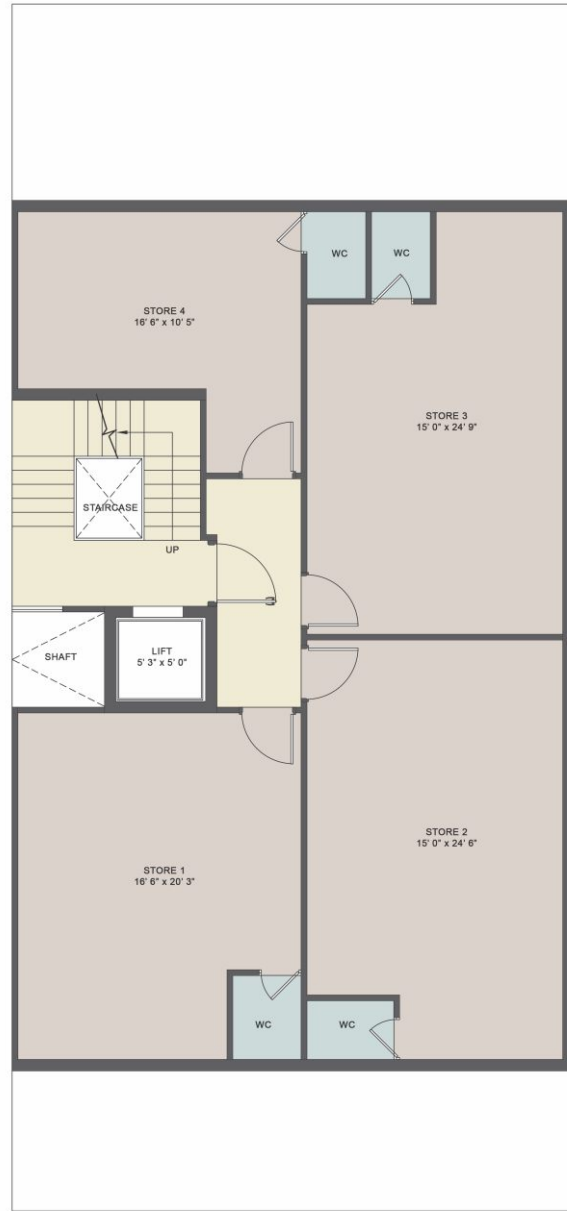


Terrace Floor

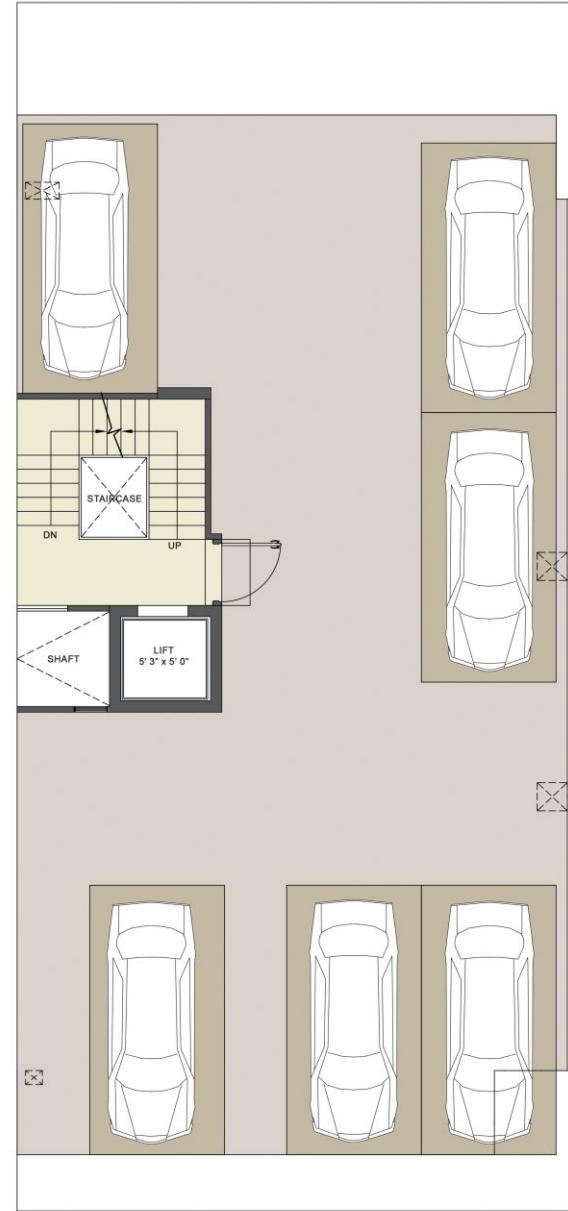


# TYPE - 1A MIRROR CORNER

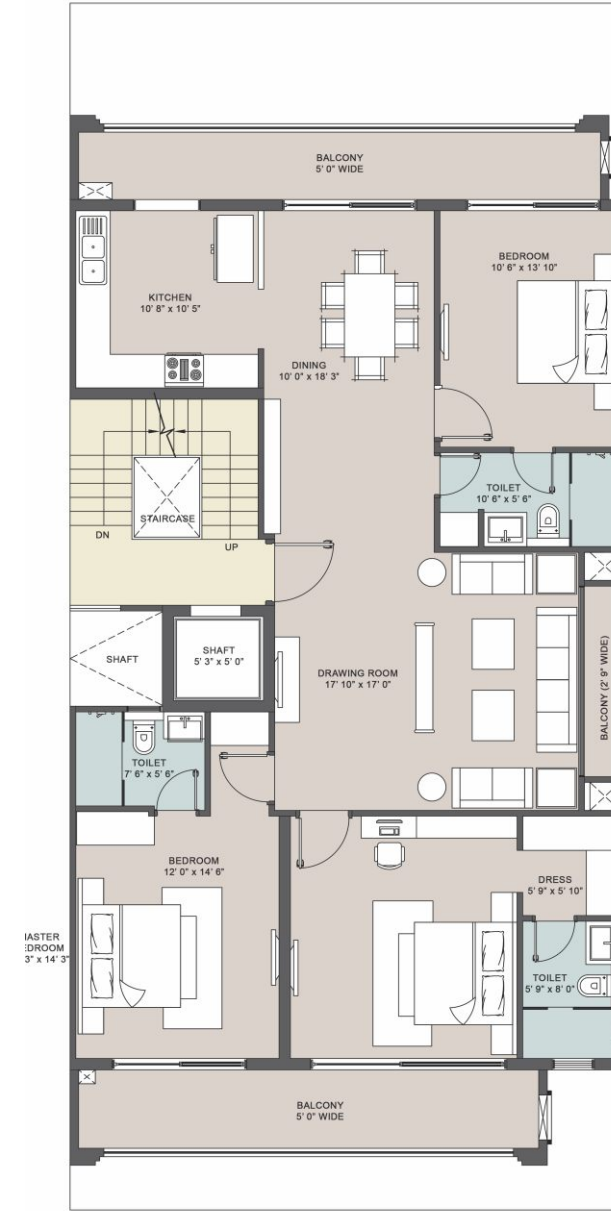
Carpet Area - 1340.00 sq.ft.  
124.49 sq.m.



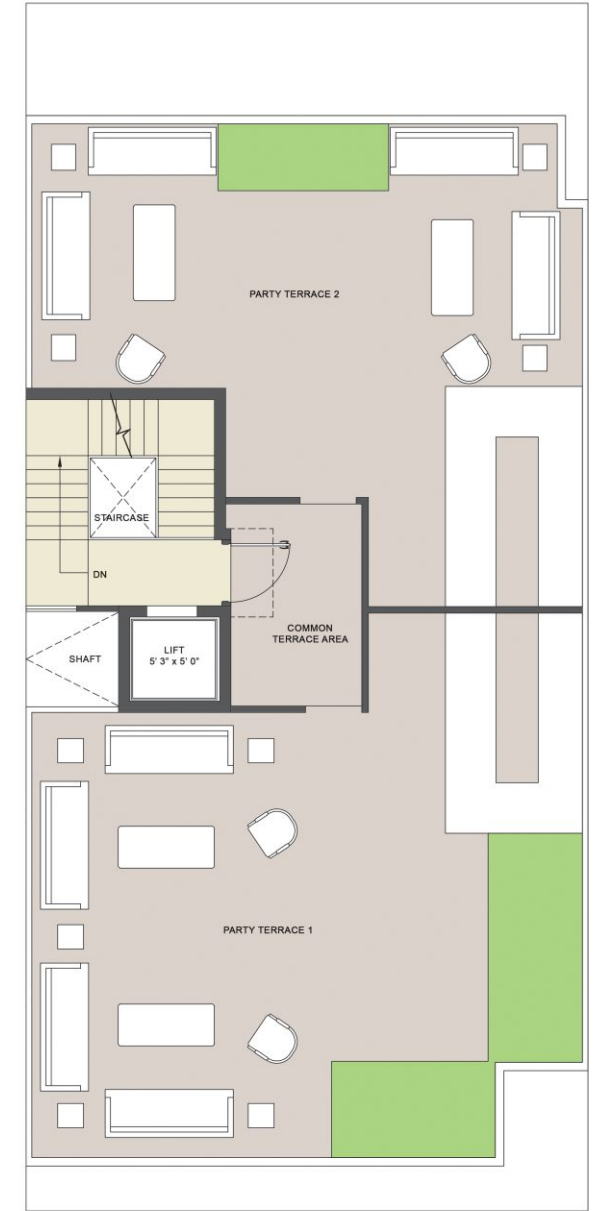
Basement Floor



Stilt Floor



Typical Floor

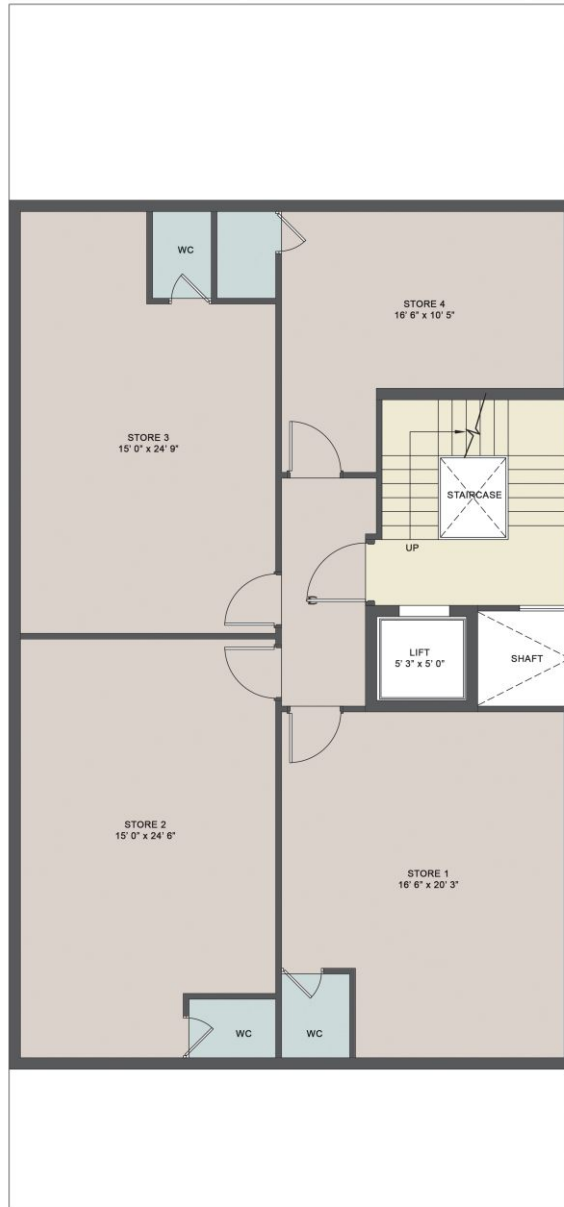


Terrace Floor

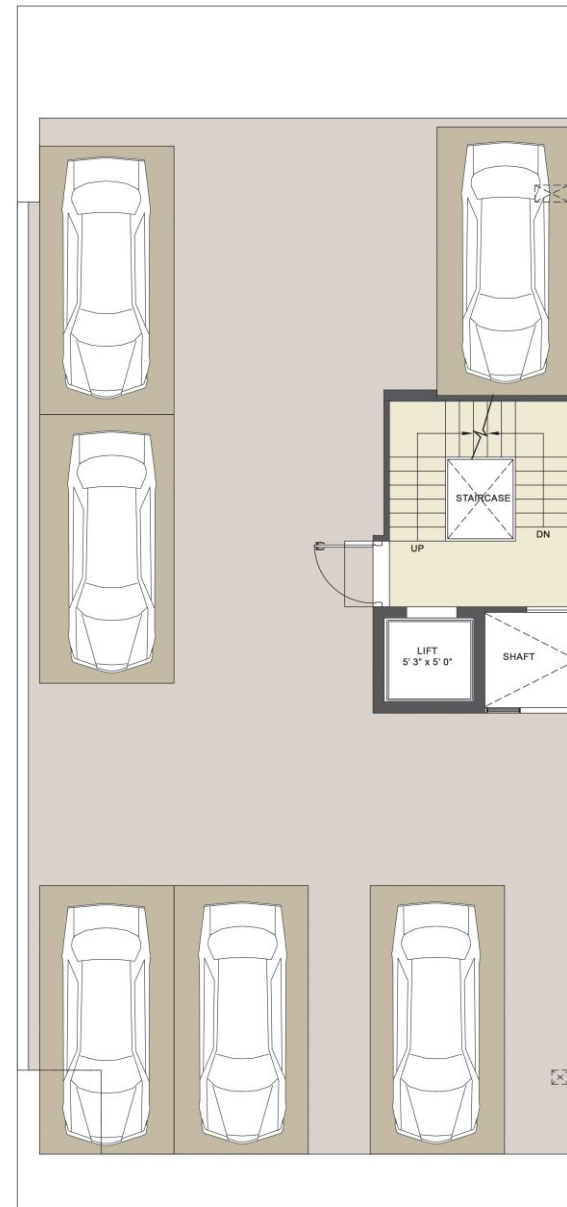
# TYPE - 1B

## DUPLEX STANDARD CORNER

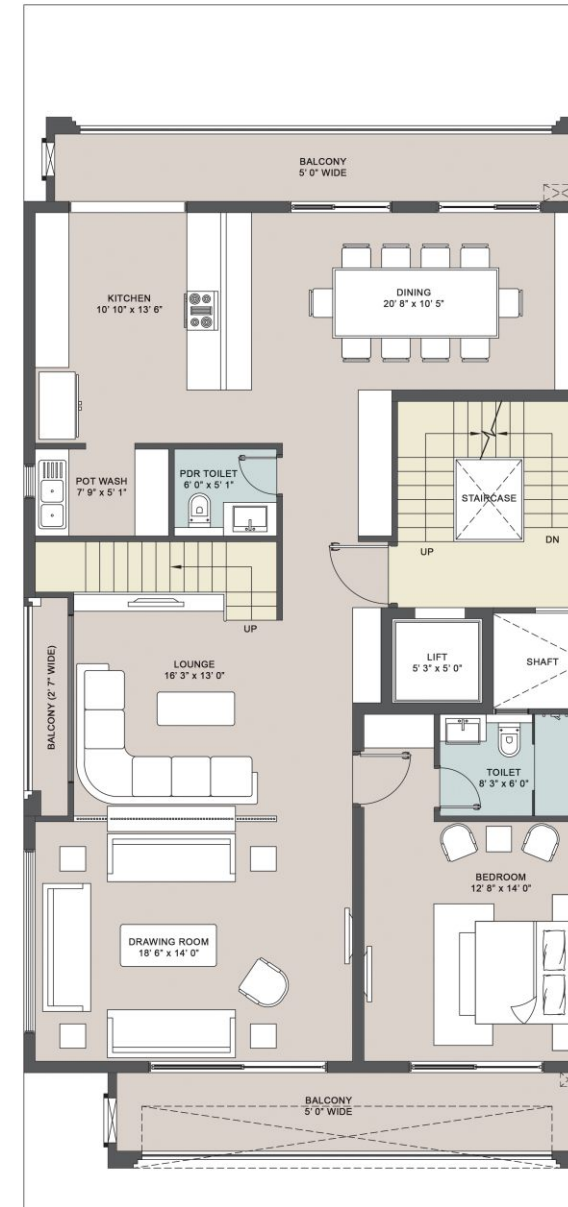
Carpet Area - 2671.00 sq.ft.  
248.14 sq.m.



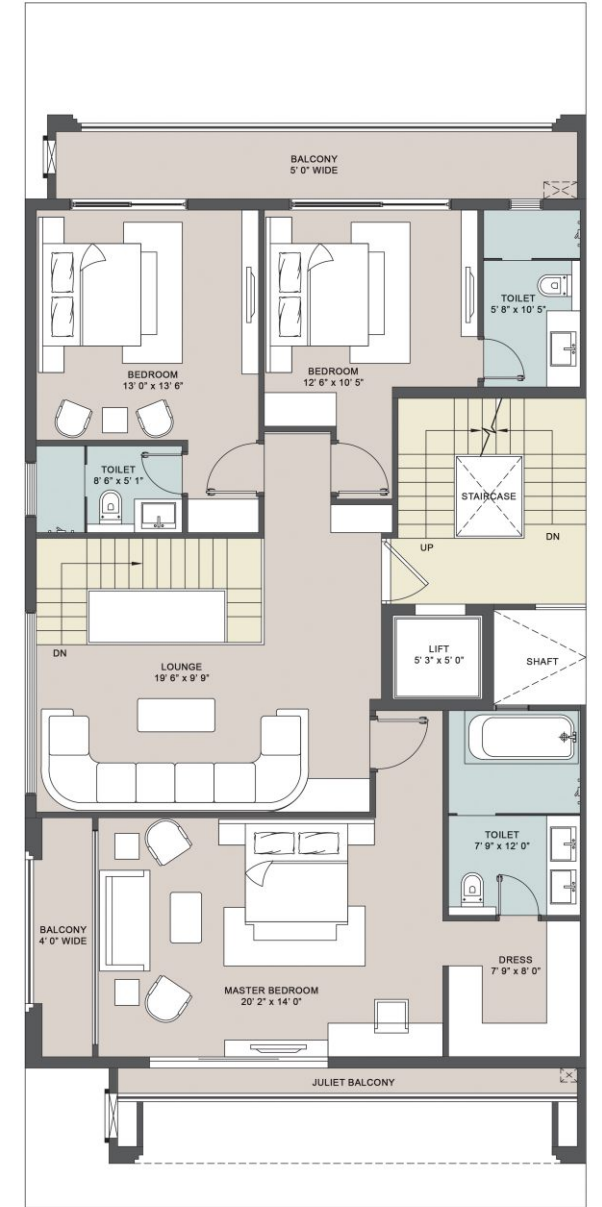
Basement Floor



Stilt Floor



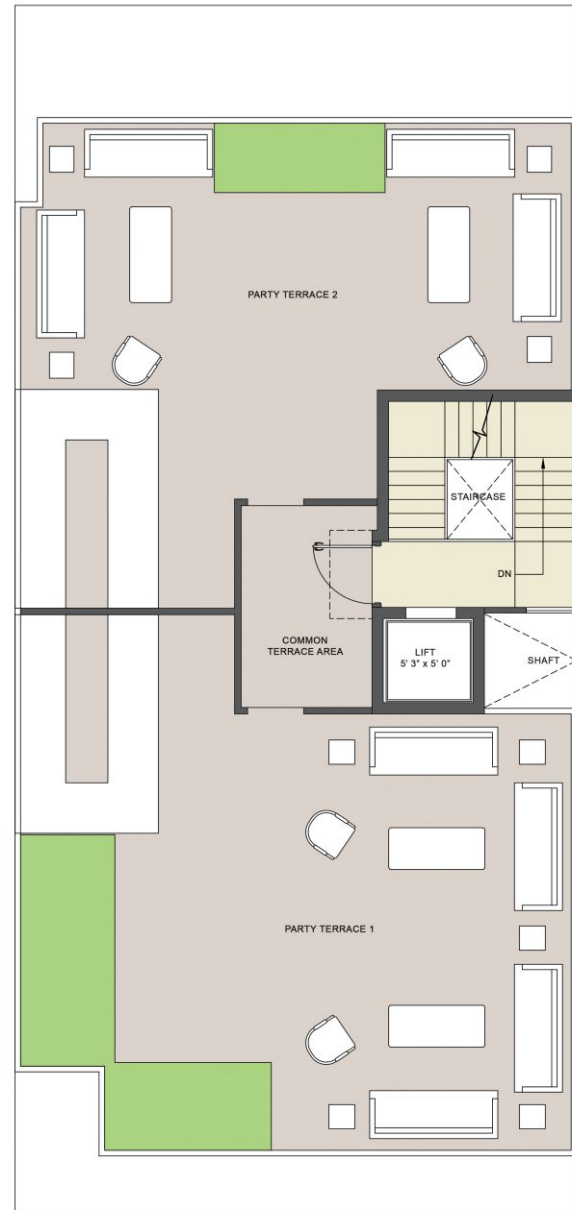
1st & 3rd Floor



2nd & 4th Floor

# TYPE - 1B DUPLEX STANDARD CORNER

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



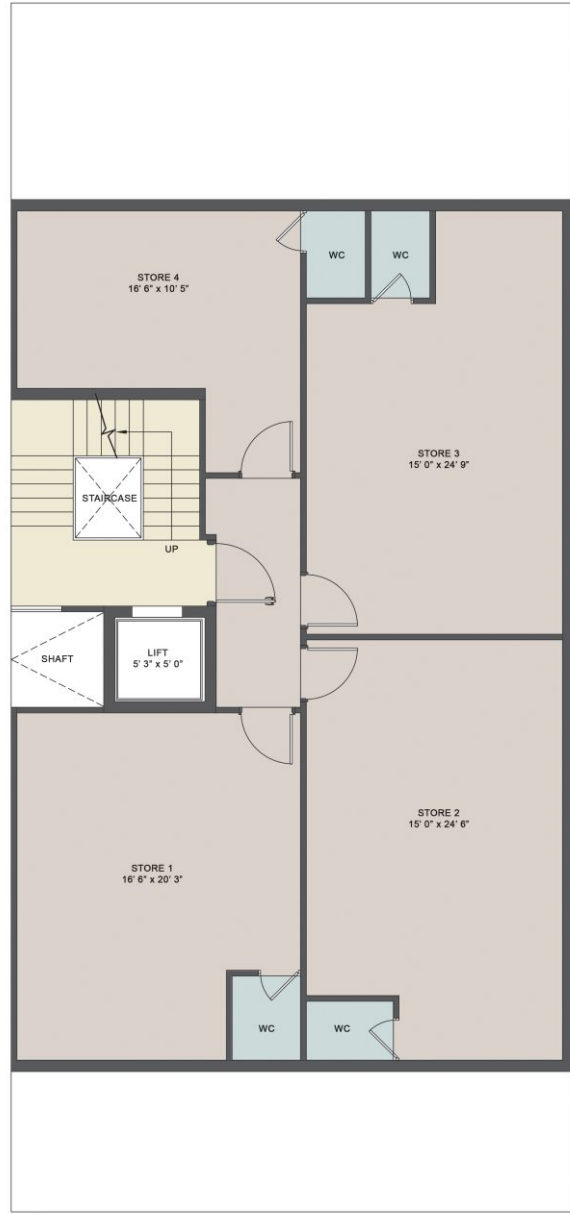
Terrace Floor



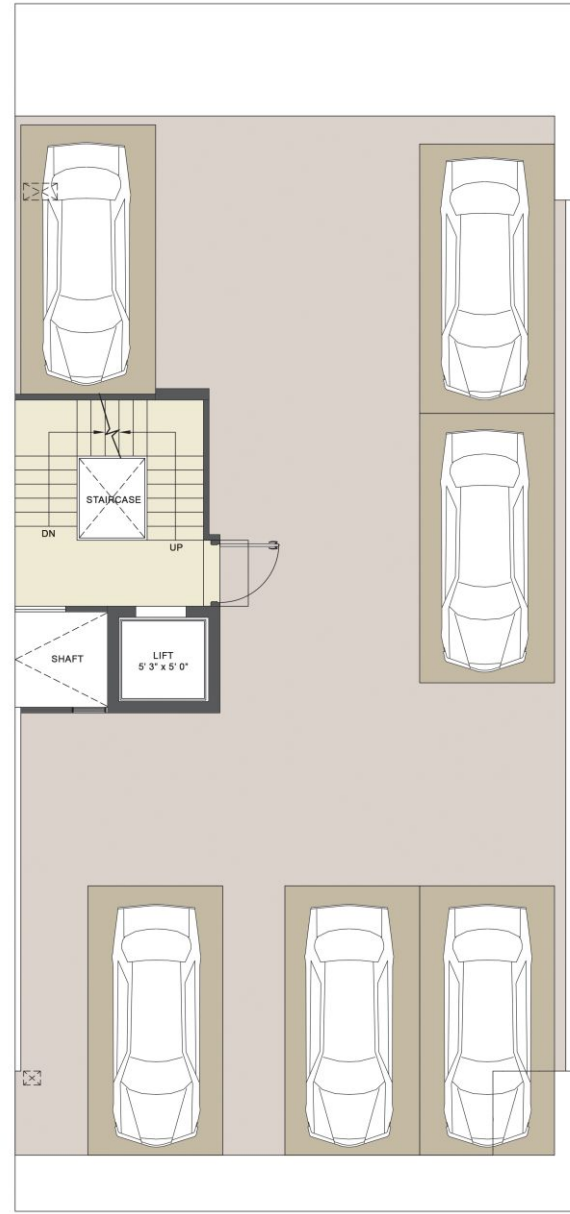
# TYPE - 1B

## DUPLEX MIRROR CORNER

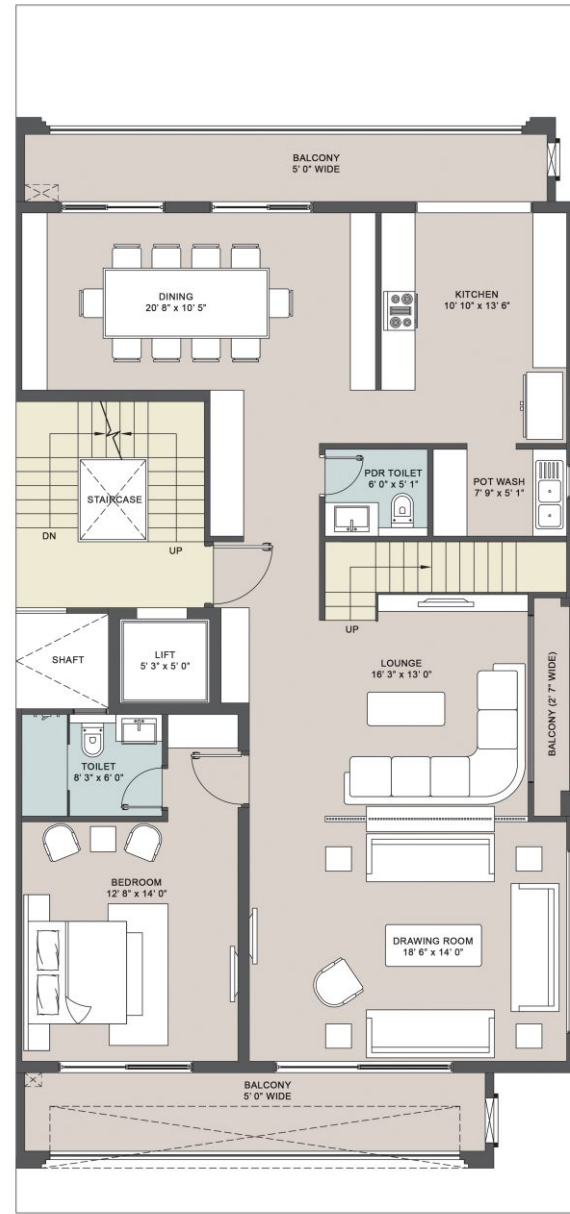
Carpet Area - 2671.00 sq.ft.  
248.14 sq.m.



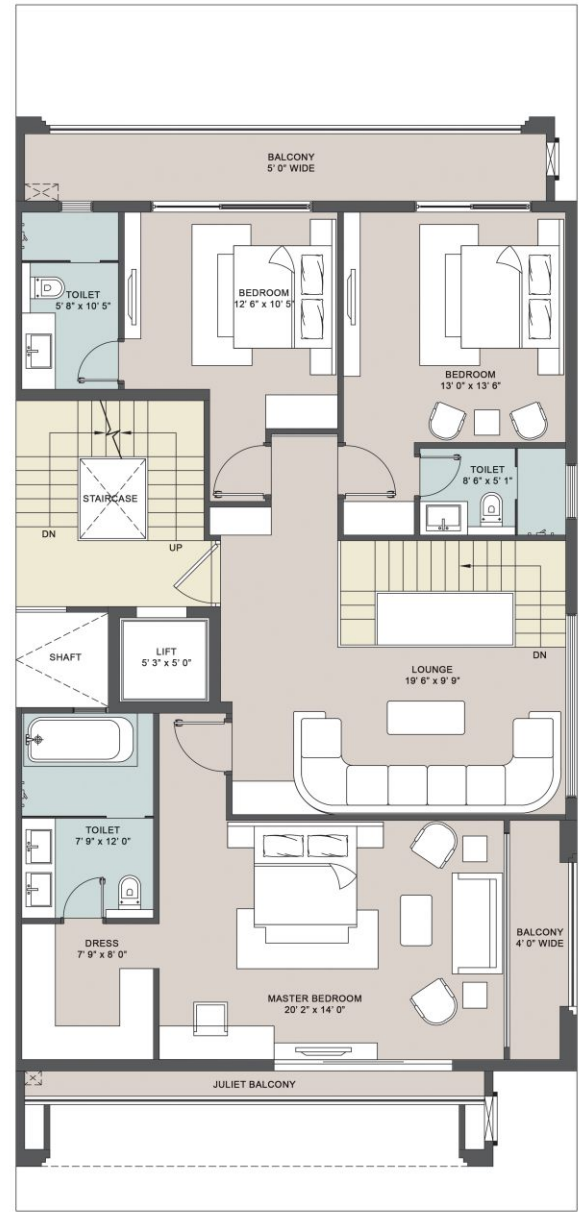
Basement Floor



Stilt Floor



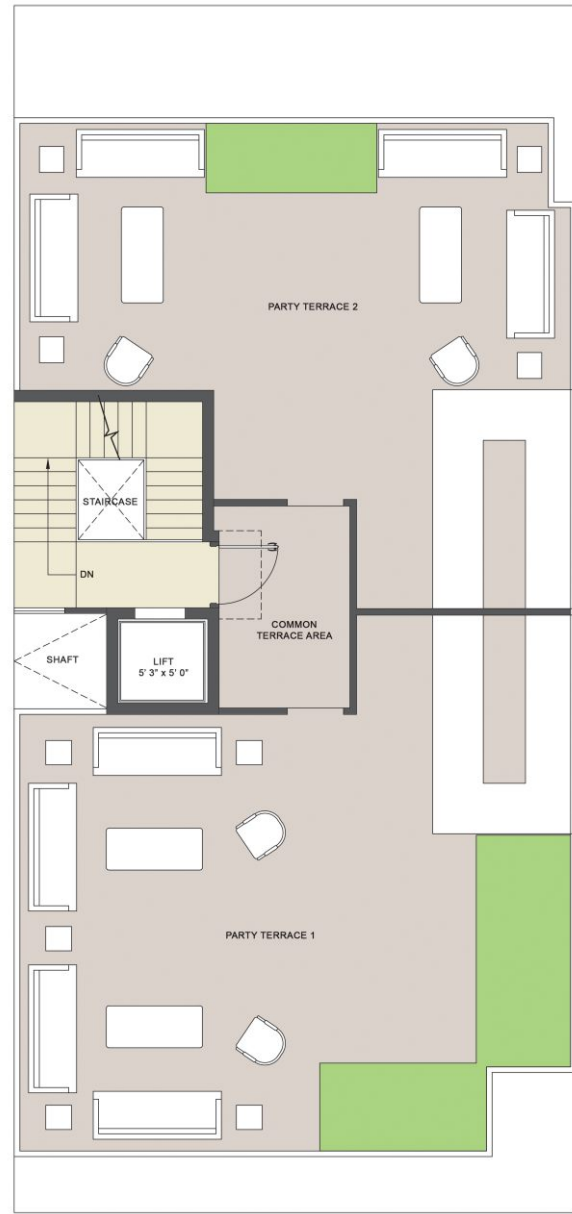
1st & 3rd Floor



2nd & 4th Floor

# TYPE - 1B DUPLEX MIRROR CORNER

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



Terrace Floor

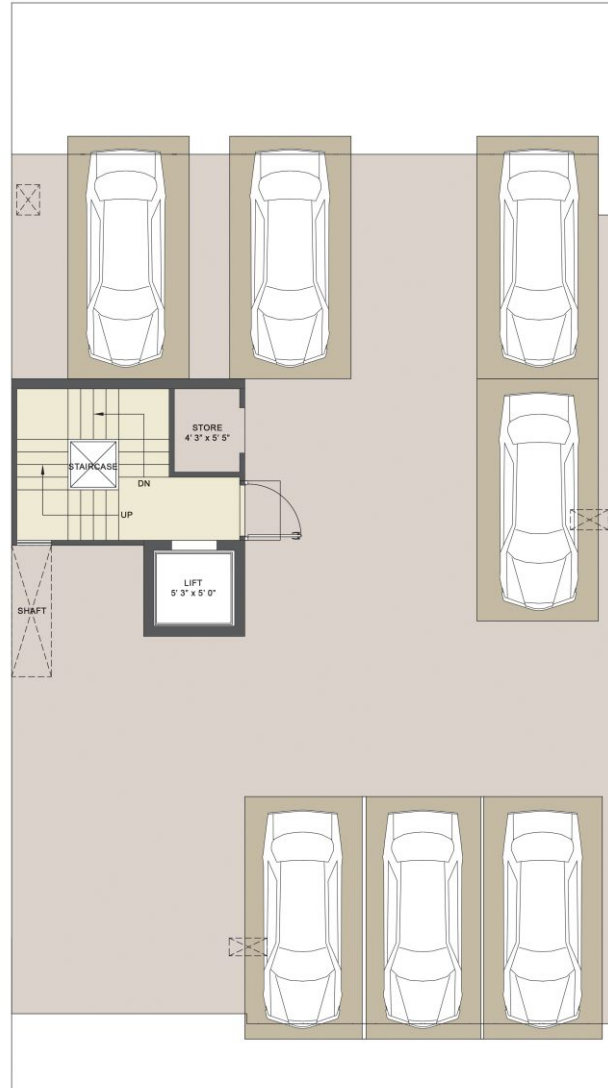


# TYPE - 2 STANDARD CORNER

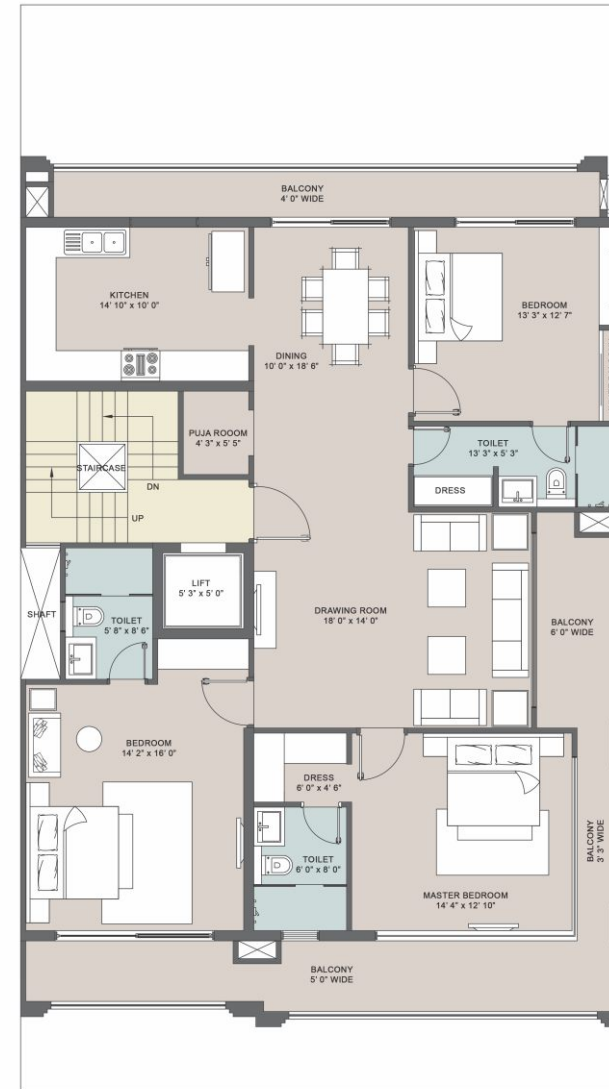
Carpet Area - 1455.00 sq.ft.  
135.17 sq.m.



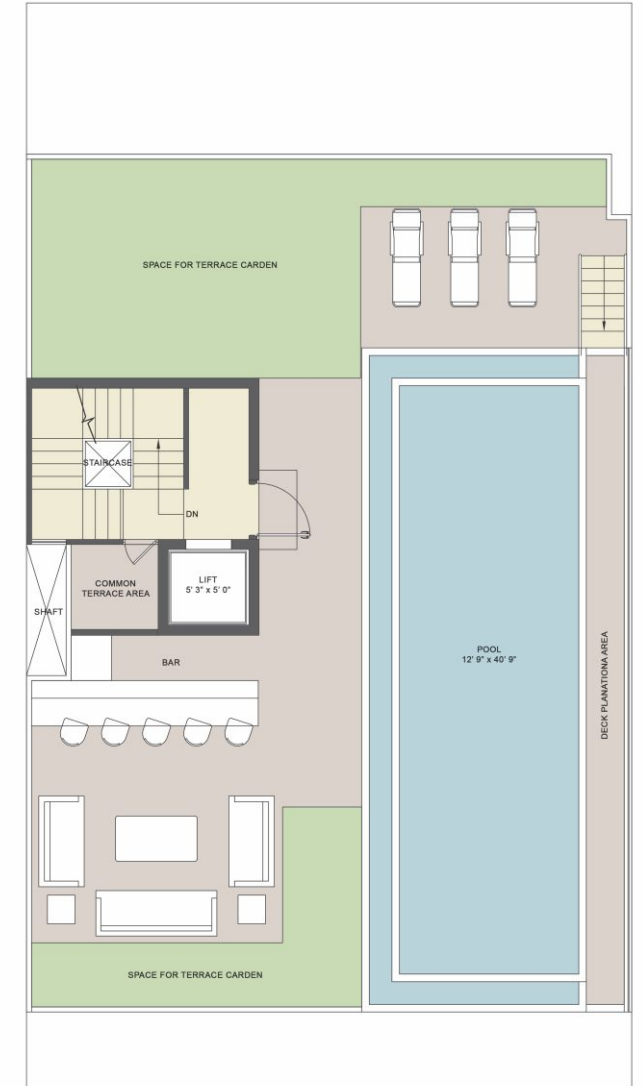
Basement Floor



Stilt Floor



Typical Floor



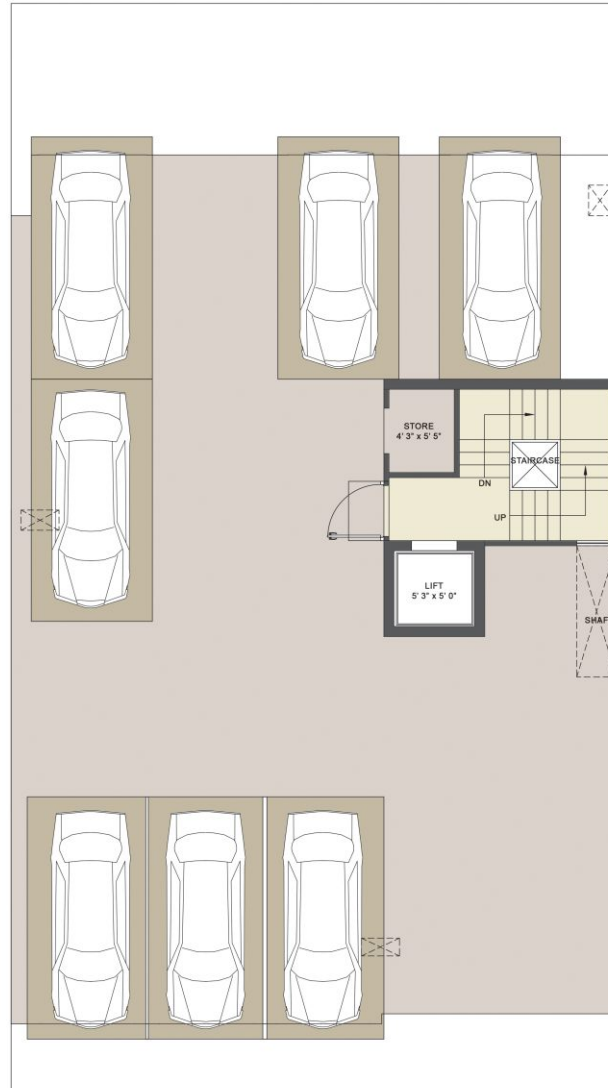
Terrace Floor

# TYPE - 2 MIRROR CORNER

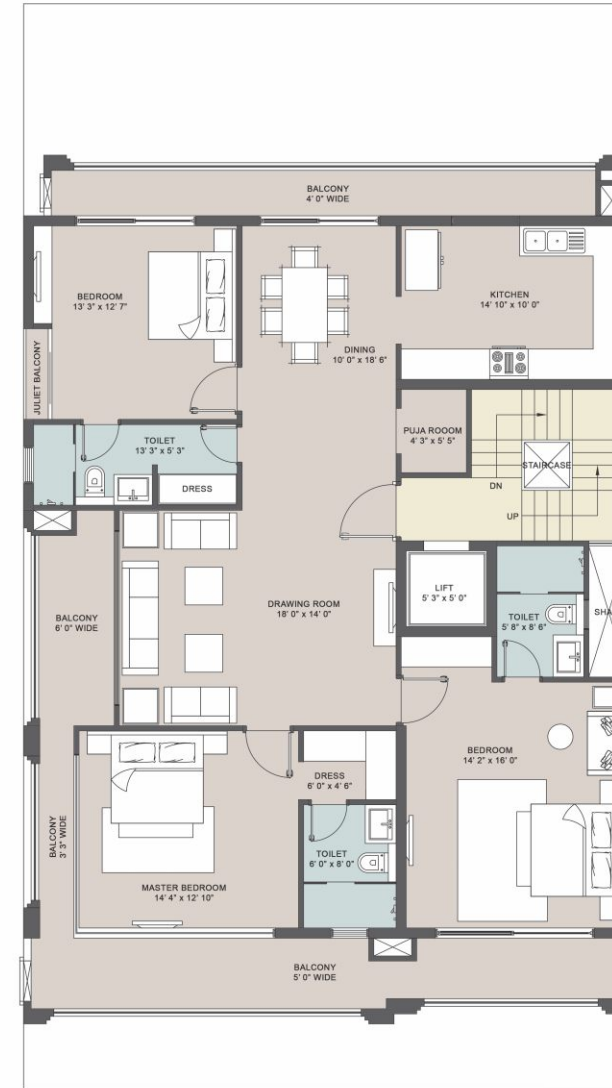
Carpet Area - 1455.00 sq.ft.  
135.17 sq.m.



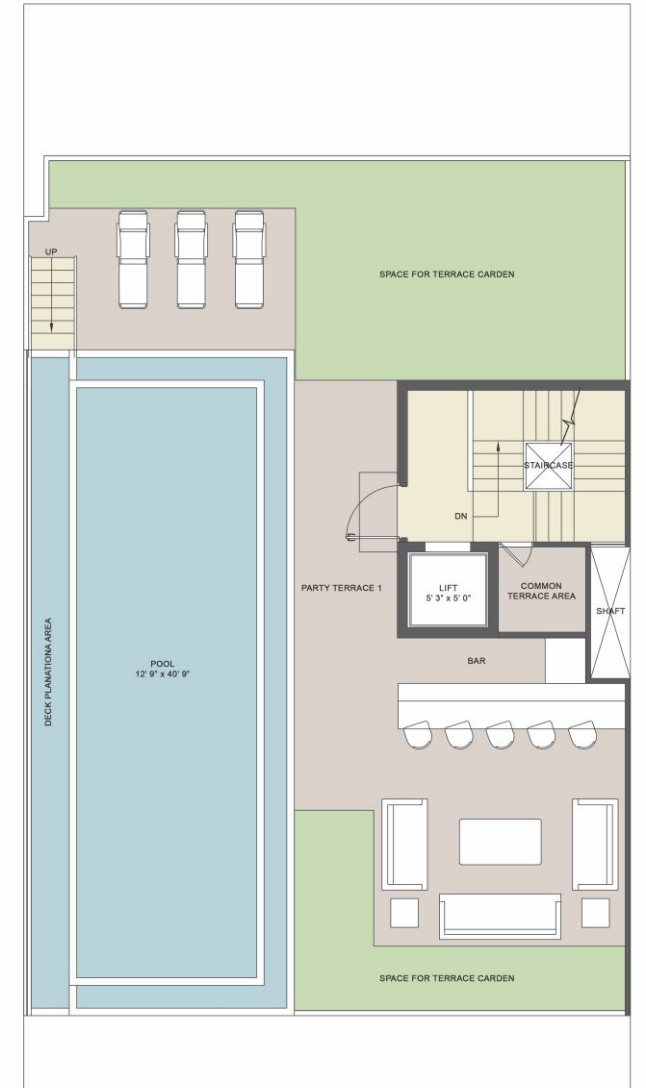
Basement Floor



Stilt Floor



Typical Floor



Terrace Floor



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



# ULTRA LUXURY SPECIFICATIONS

Entrance Lobby	Walls / Ceiling False Ceiling Floors Doors	Plastic emulsion paint POP false ceiling Italian marble flooring Hardwood door frame & door shutter
Living	Walls/Ceiling False Ceiling Floors Windows	Plastic emulsion paint POP false ceiling Italian marble flooring UPVC/Aluminium double glass unit (DGI)/door/window with toughened glass
Kitchen	Walls Ceilings False Ceiling Cabinetry  Floors	2'-0" high marble/quartz/tiles above counter/plastic emulsion paint/cabinets Plastic emulsion paint POP false ceiling Washing machine, refrigerator, dishwasher, microwave, chimney & hub, geyser and exhaust fan Italian marble flooring
Bedroom	Walls False Ceiling Floors Doors Windows	Plastic emulsion paint POP false ceiling Italian marble flooring Hard wood door frame shutter UPVC/Aluminium double glass unit (DGU)/Door/Window with toughened glass
Toilet	Walls Ceilings False Ceiling Floors Door Others	Full height marble upto false ceiling Plastic emulsion paint POP false ceiling Italian marble flooring Door shutter 1. Vanity with counter 2. CP and sanitary fittings 3. Pre heated flooring in all washroom (only on request) 4. Shower cubicles
Balcony	Walls Ceilings Floors Others	Texture paint Oil bound distemper Anti skid vitrified tiles 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	<ul style="list-style-type: none"><li>• Panic button in the master bedroom</li><li>• Front door 8' height door (teakwood) with brass handle, wardrobes in all bedrooms</li><li>• One digital lock at the entrance, a video door phone</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 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>• Full height window</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>• Home Automation</li><li>• Duplex - Jacuzzi &amp; Michael Angelo Marble</li></ul>





Artistic Impression