

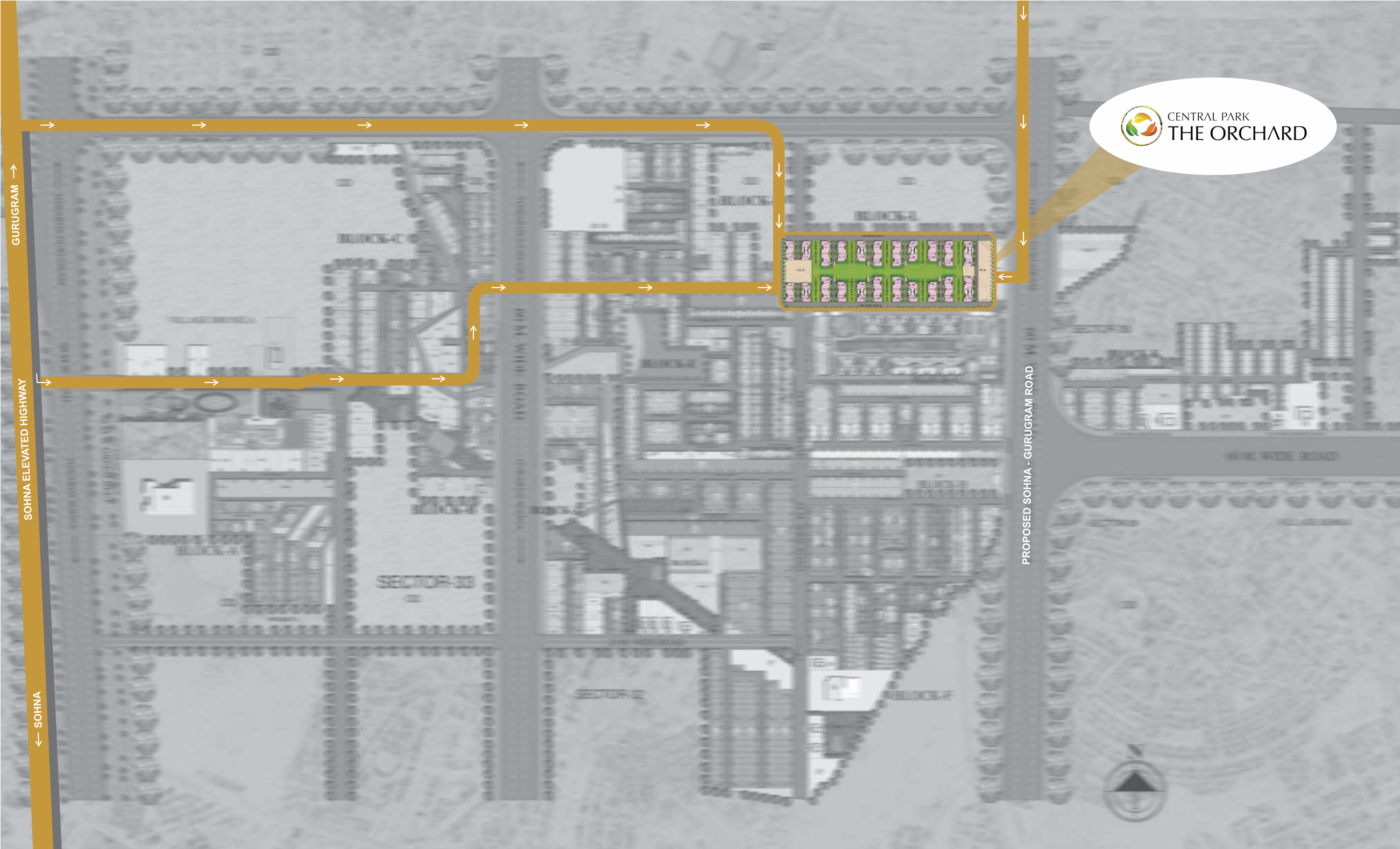
 CENTRAL PARK
THE ORCHARD



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.



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.

BLOCK - L

CENTRAL PARK
THE ORCHARD

12M WIDE ROAD

12M WIDE GREEN

L-1 L-6 L-7 L-12A L-14 L-20 L-21 L-27 L-28 L-34 L-35

L-3 L-4 L-11 L-16 L-17 L-24 L-25 L-30 L-31 L-38

UD-25

UD-38

L-41 L-42 L-48 L-49 L-54 L-55 L-62 L-63 L-68 L-69 L-76

L-39 L-44 L-45 L-51 L-52 L-58 L-59 L-65 L-66 L-72 L-73

12M WIDE GREEN

12M WIDE ROAD



CENTRAL PARK
THE ORCHARD

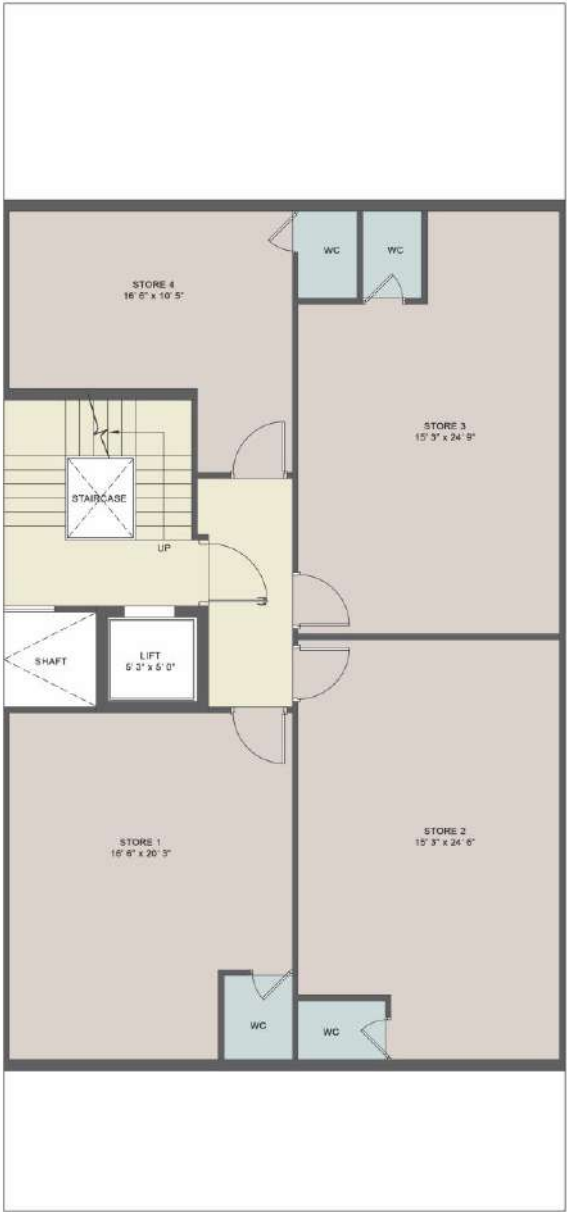
12M WIDE ROAD

12M WIDE ROAD

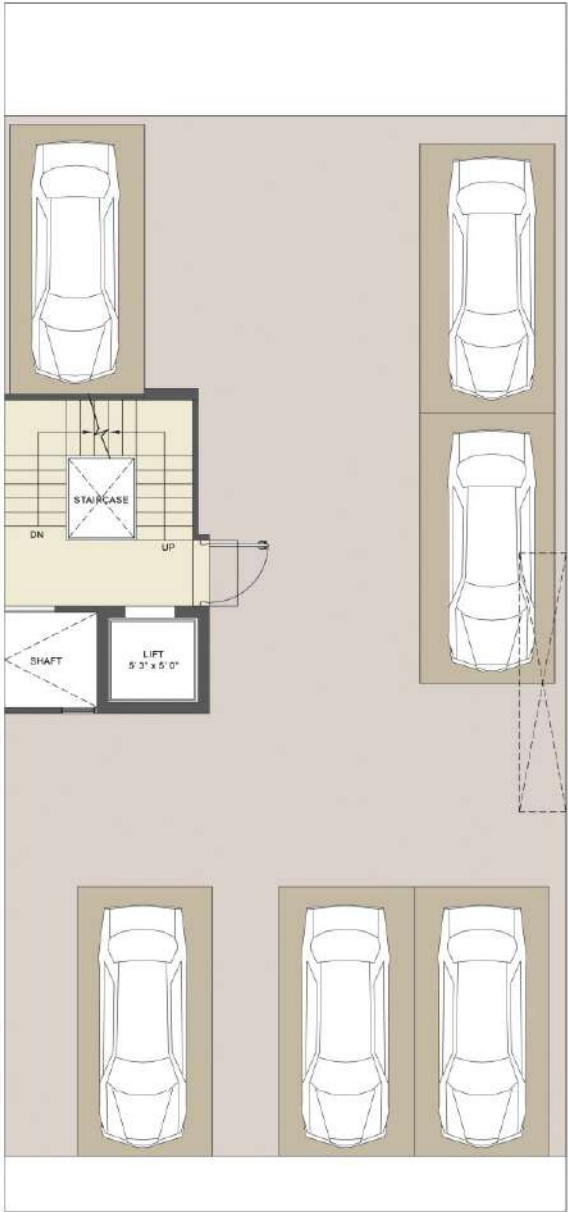
UD-25

UD-38

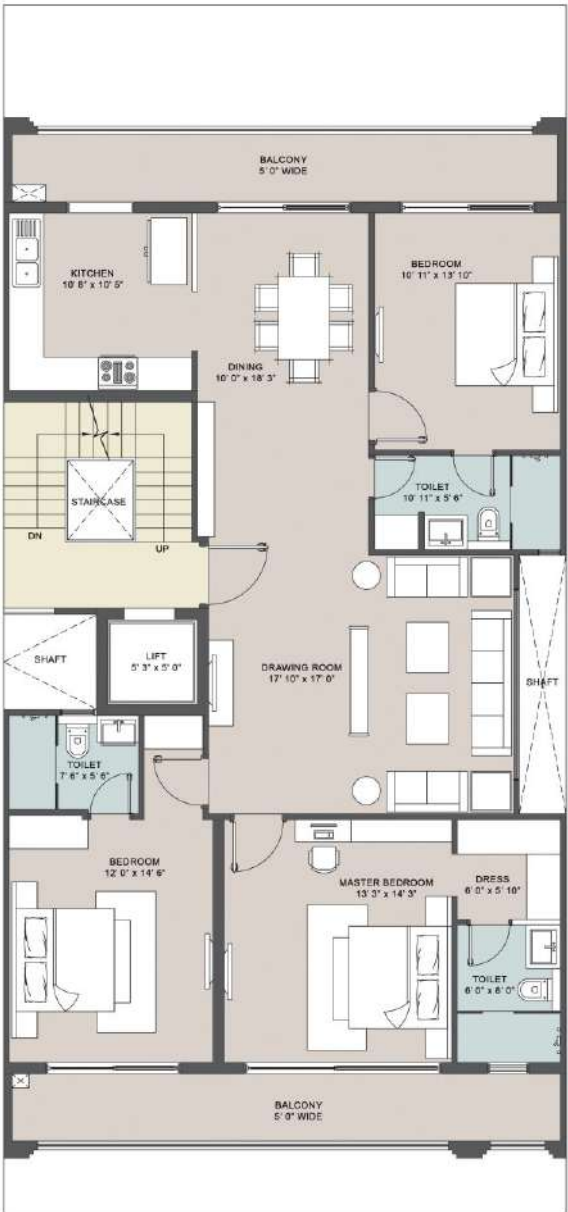




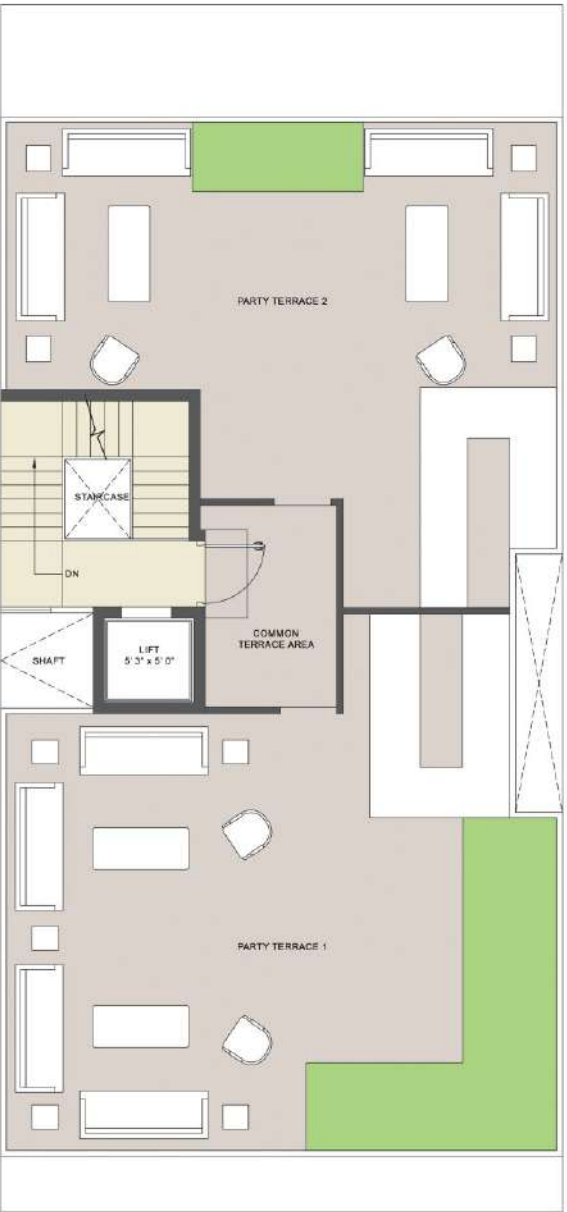
Basement Floor



Stilt Floor



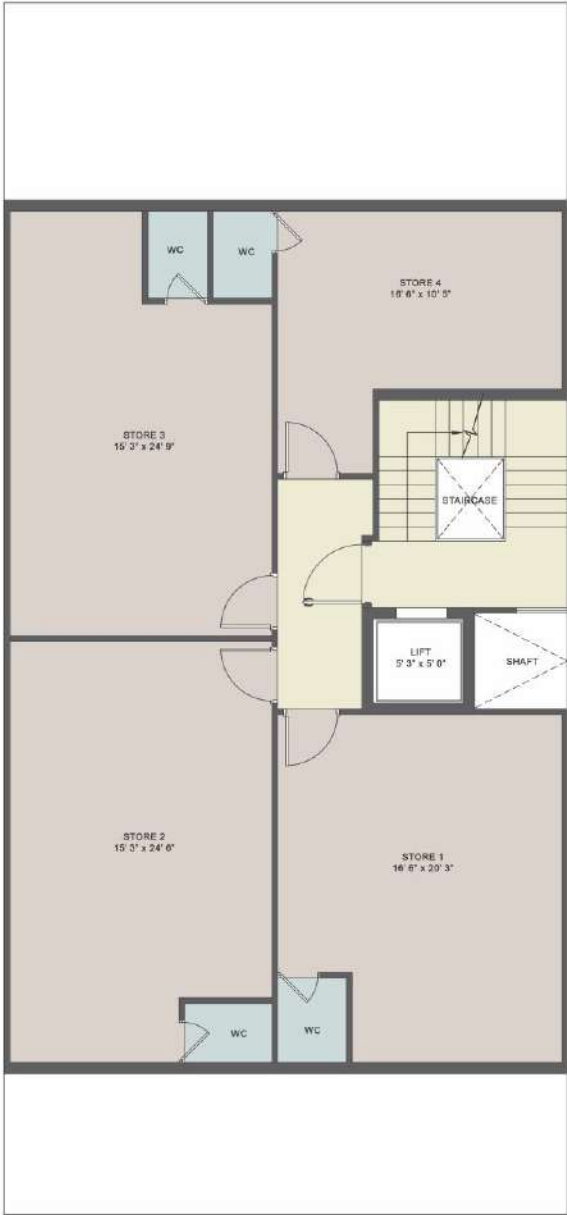
Typical Floor



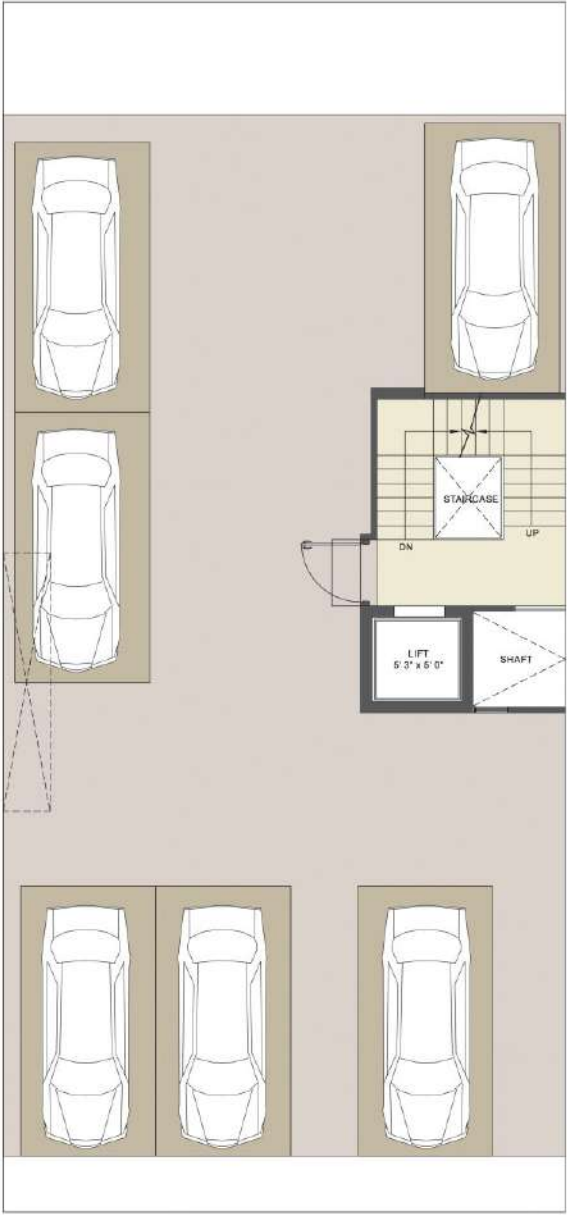
Terrace Floor

TYPE - 1
MIRROR

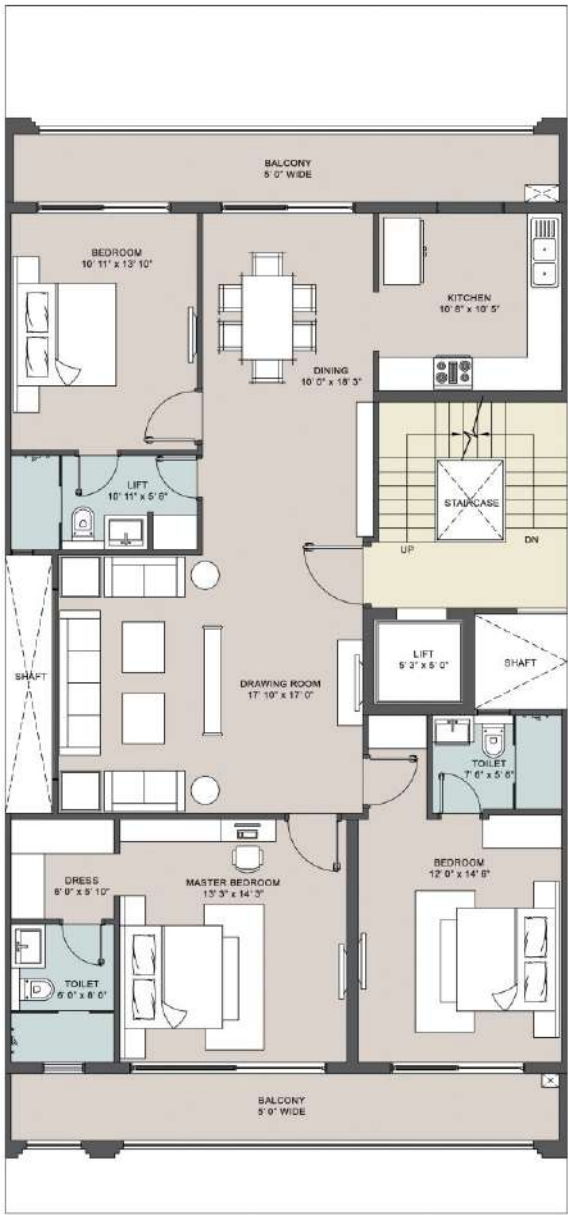
Carpet Area - 1351.00 sq.ft.
125.51 sq.m.



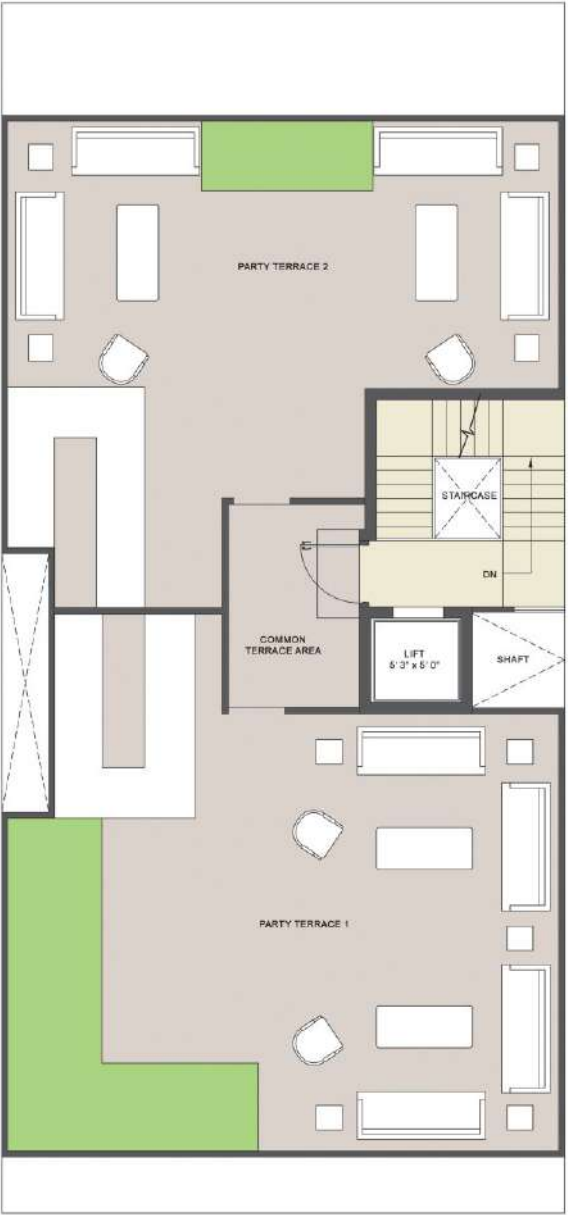
Basement Floor



Stilt Floor



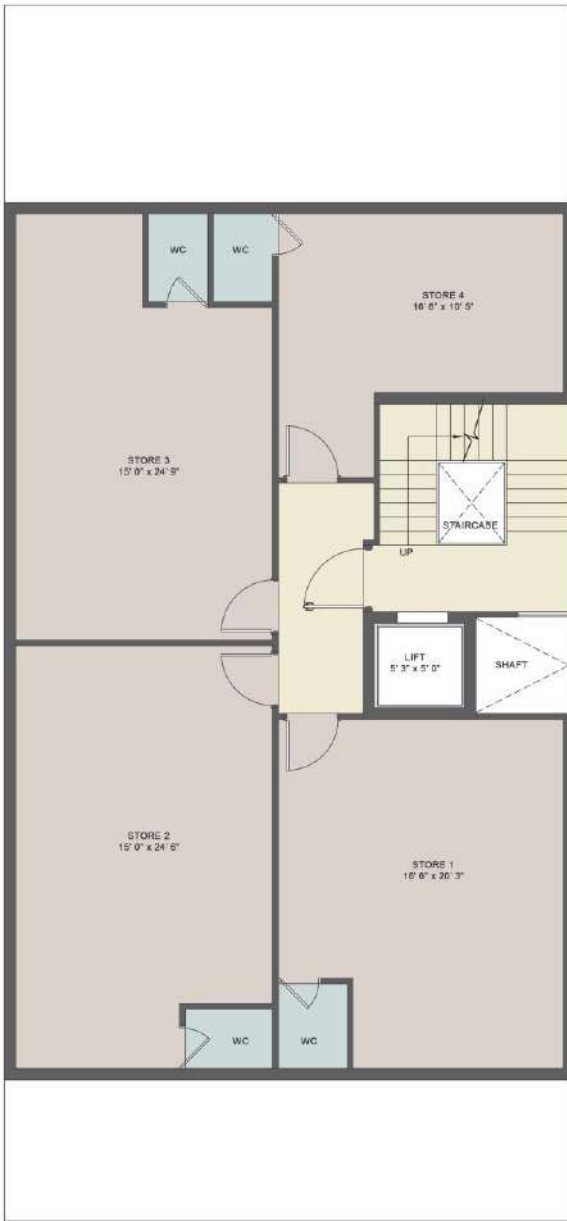
Typical Floor



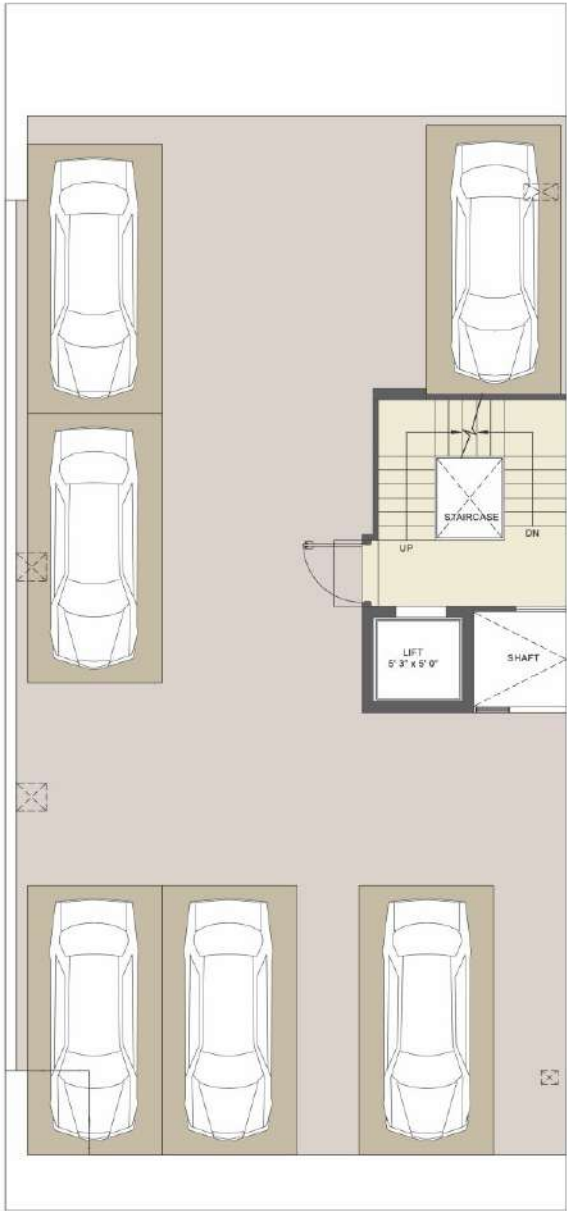
Terrace Floor

TYPE - 1A
STANDARD CORNER

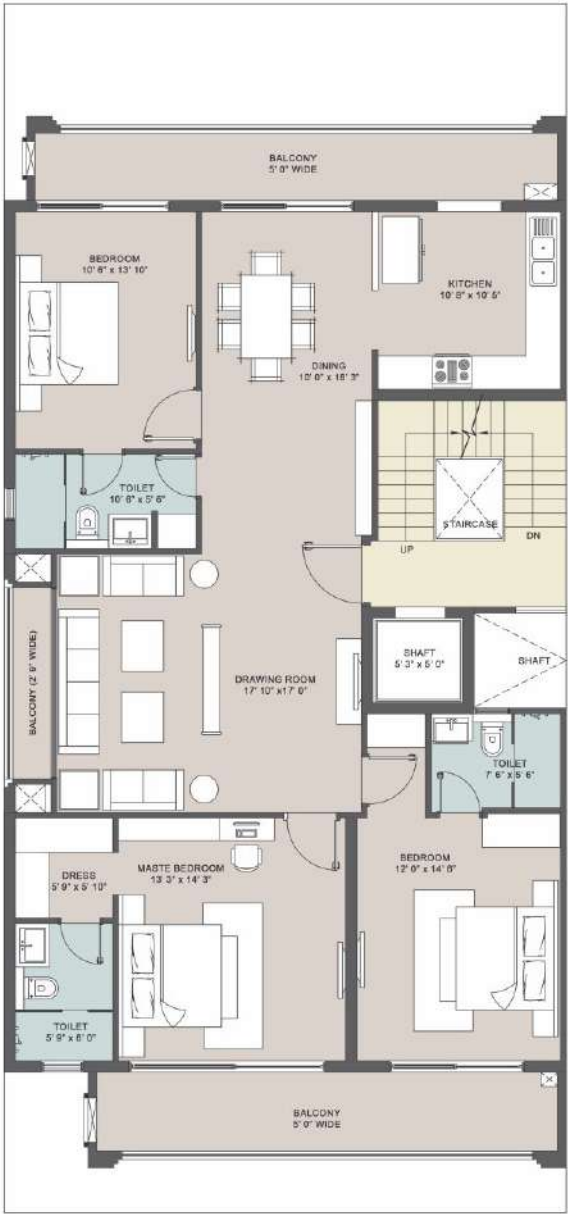
Carpet Area - 1340.00 sq.ft.
124.49 sq.m.



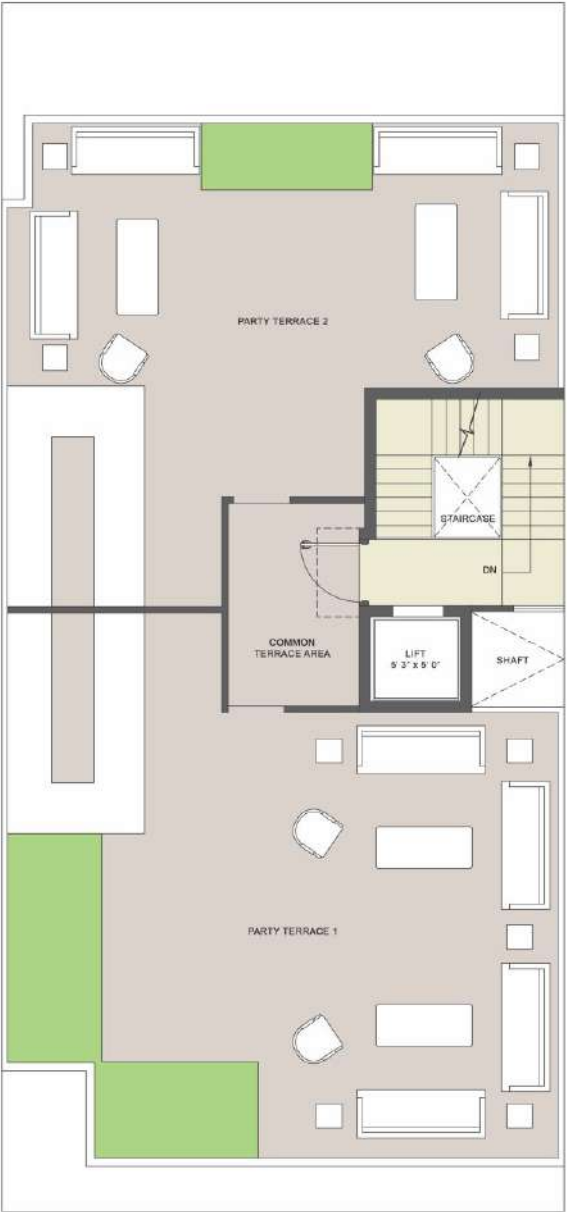
Basement Floor



Stilt Floor



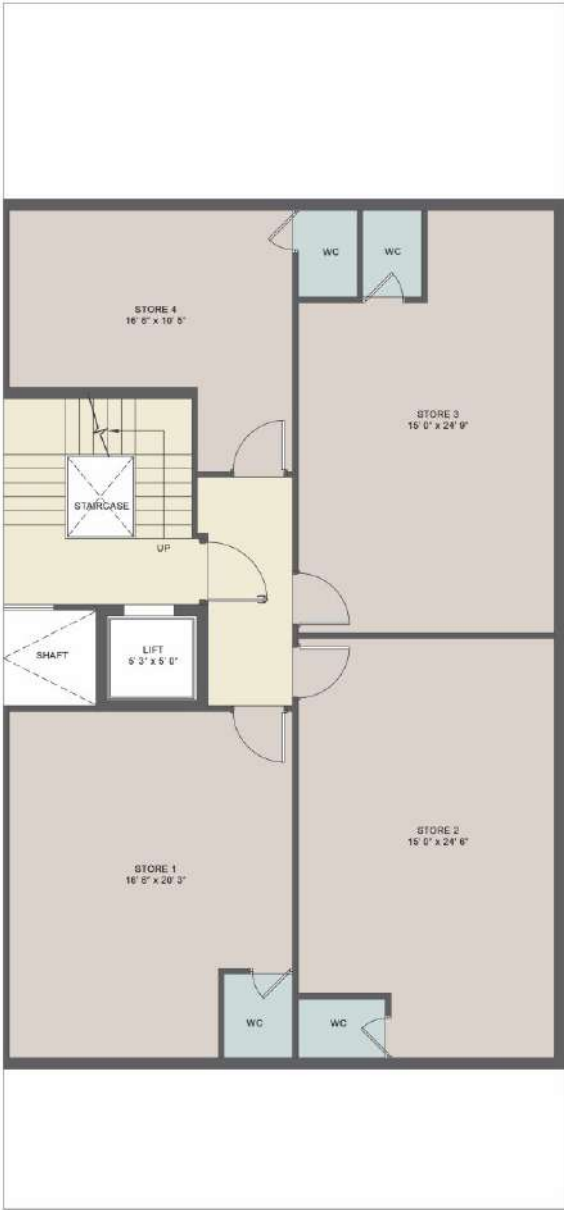
Typical Floor



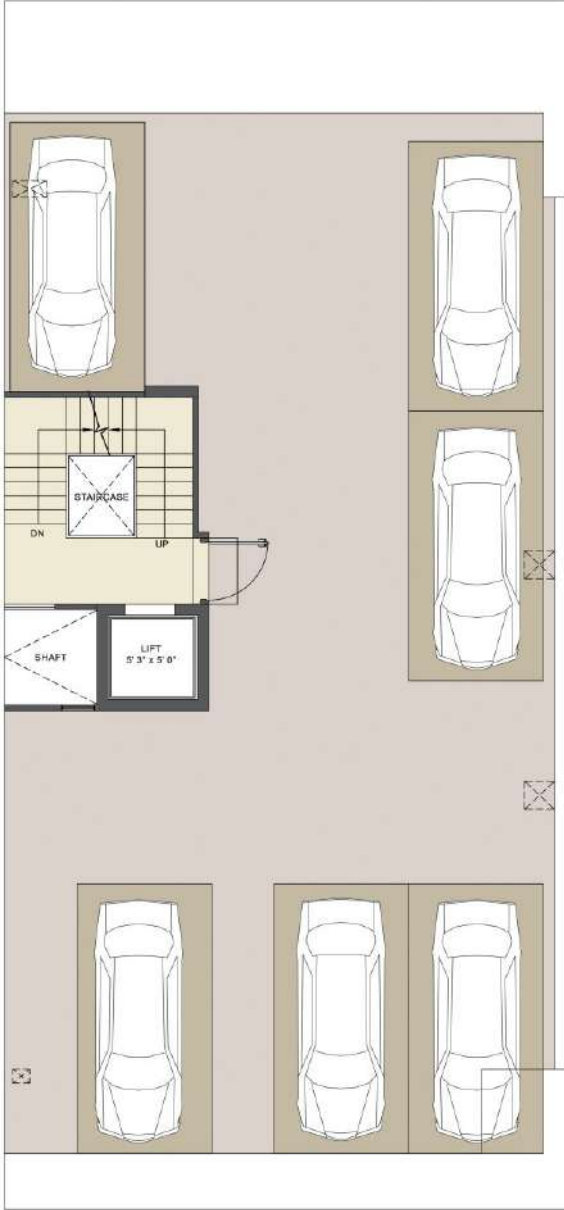
Terrace Floor

TYPE - 1A
MIRROR CORNER

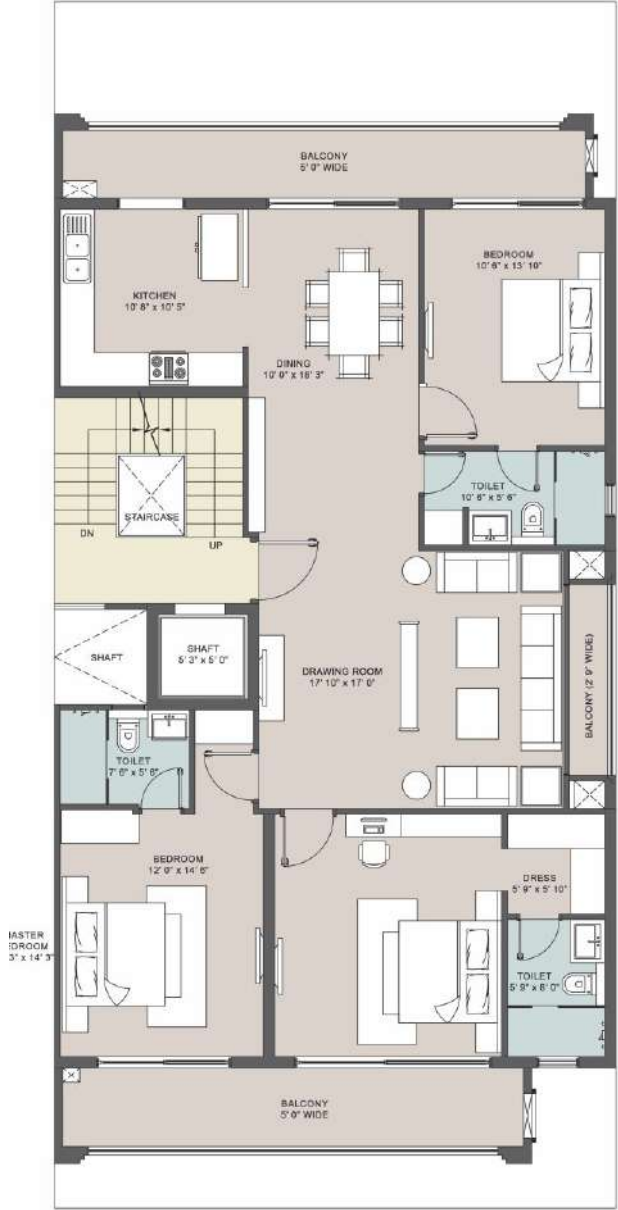
Carpet Area - 1340.00 sq.ft.
124.49 sq.m.



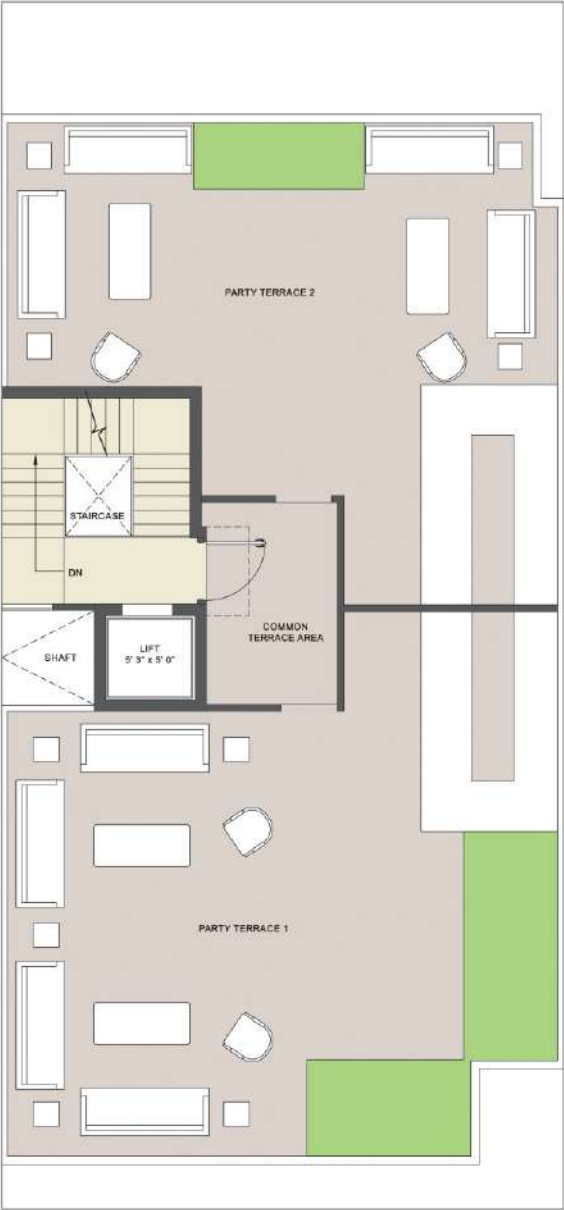
Basement Floor



Stilt Floor



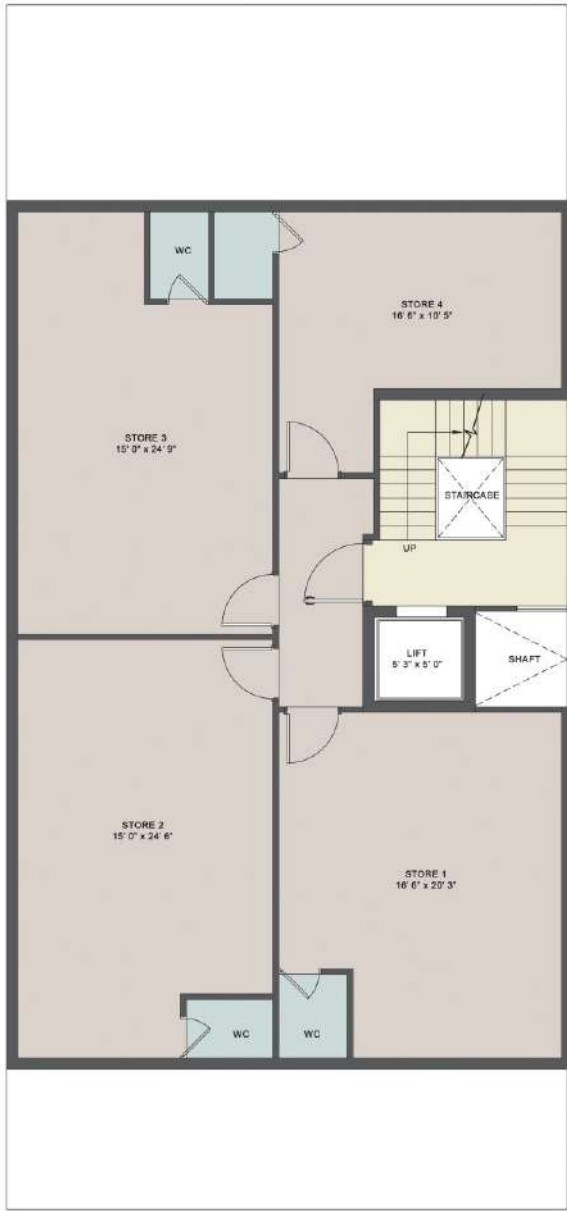
Typical Floor



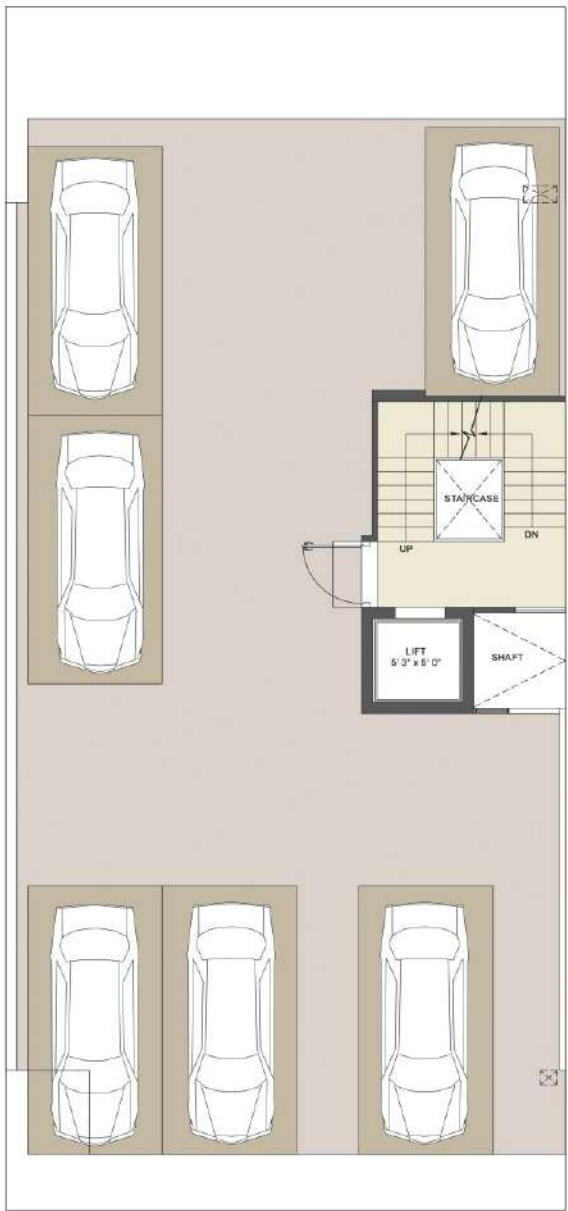
Terrace Floor

TYPE - 1B
DUPLEX STANDARD CORNER

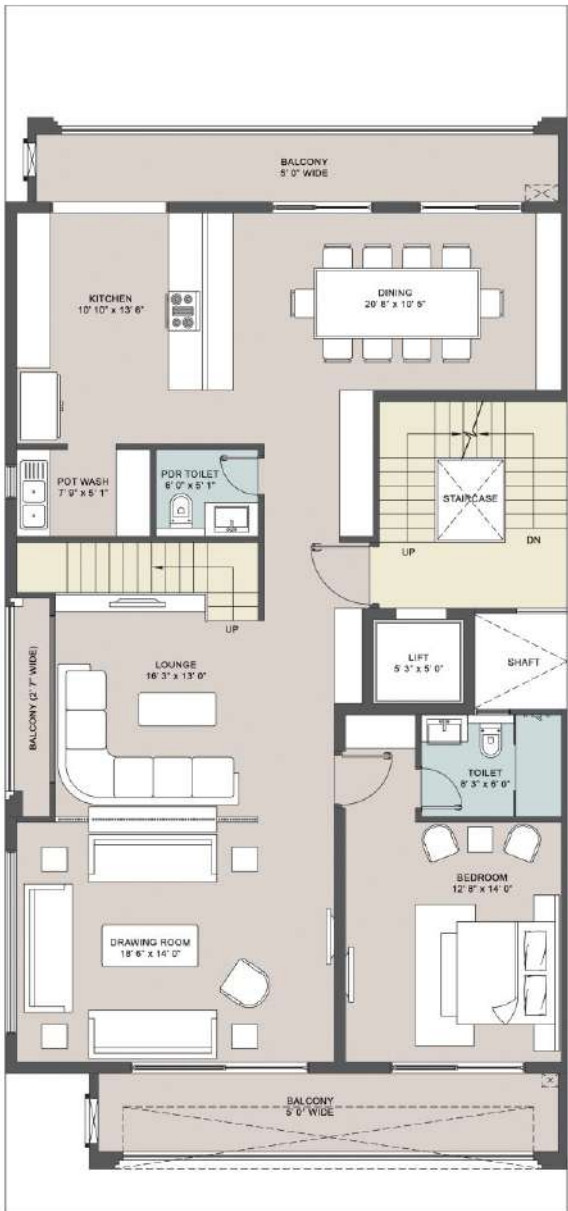
Carpet Area - 2671.00 sq.ft.
248.14 sq.m.



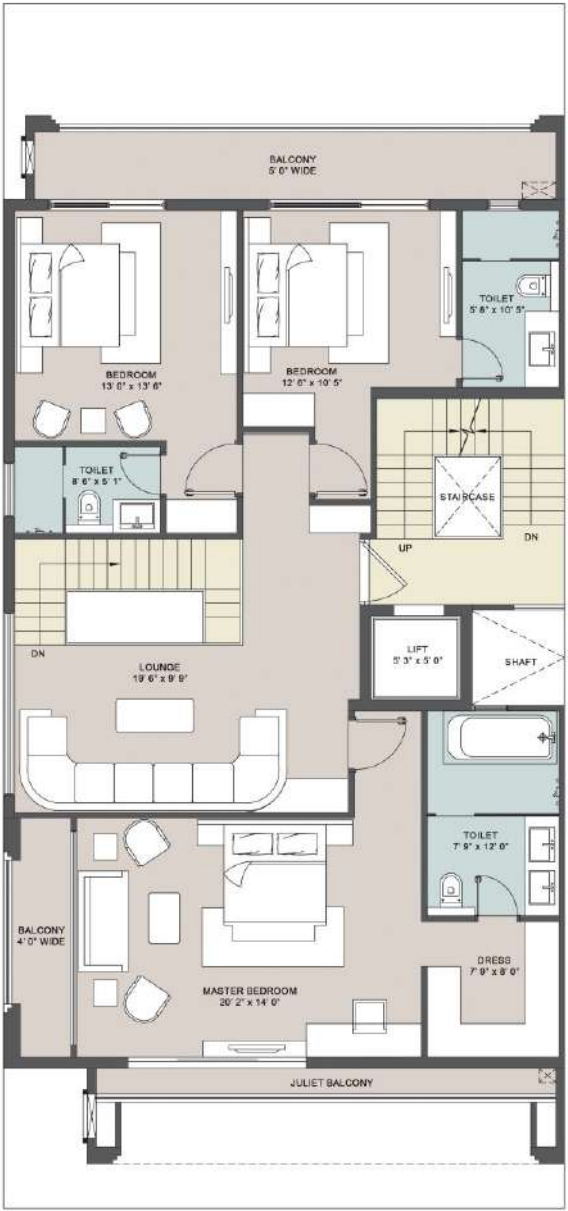
Basement Floor



Stilt Floor



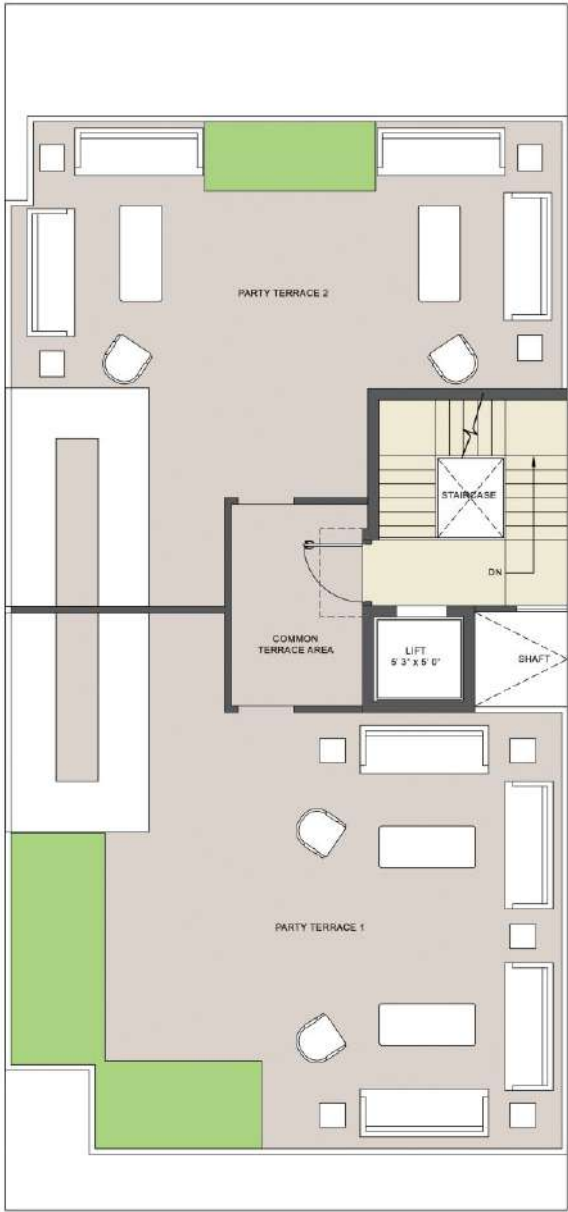
1st & 3rd Floor



2nd & 4th Floor

TYPE - 1B
DUPLEX STANDARD CORNER

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



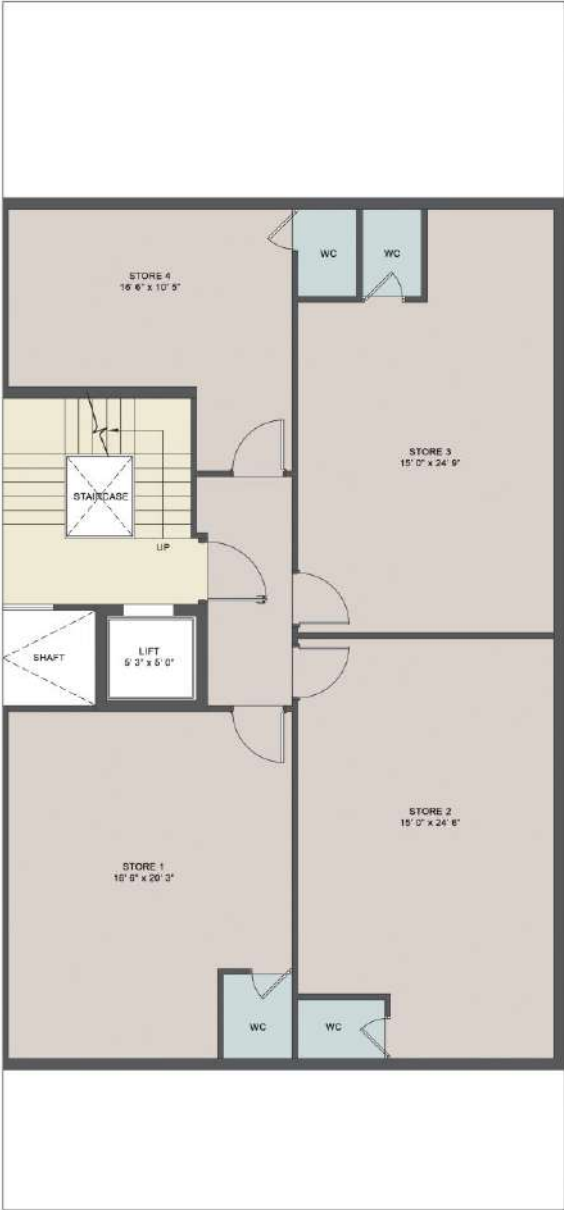
Terrace Floor

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

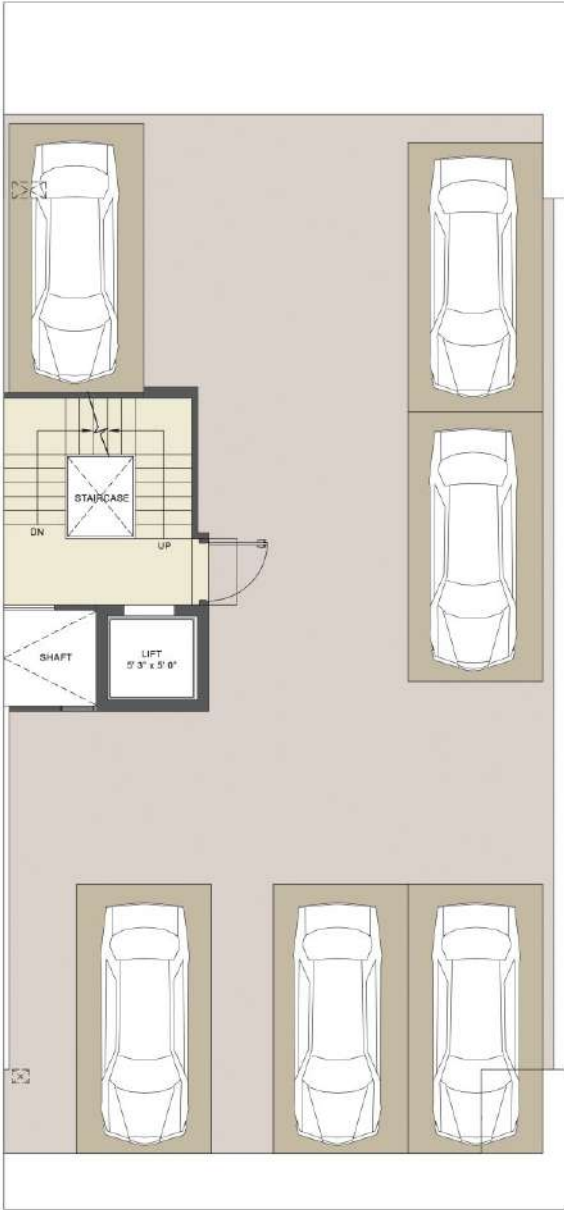


TYPE - 1B
DUPLEX MIRROR CORNER

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



Basement Floor



Stilt Floor



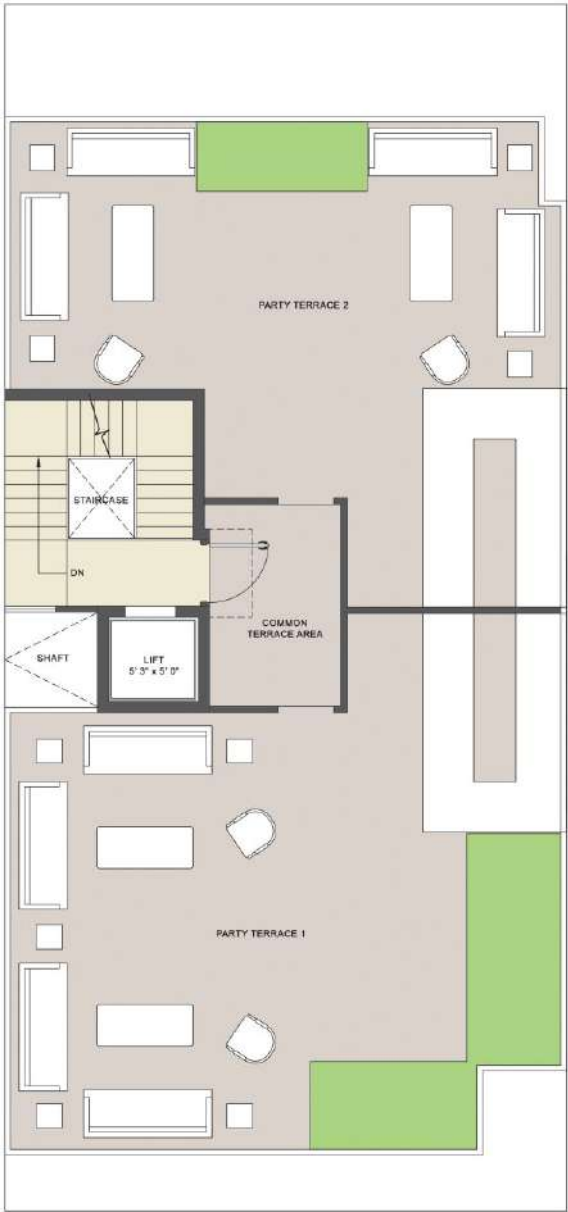
1st & 3rd Floor



2nd & 4th Floor

TYPE - 1B
DUPLEX MIRROR CORNER

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



Terrace Floor

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TYPE - 2
STANDARD CORNER

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



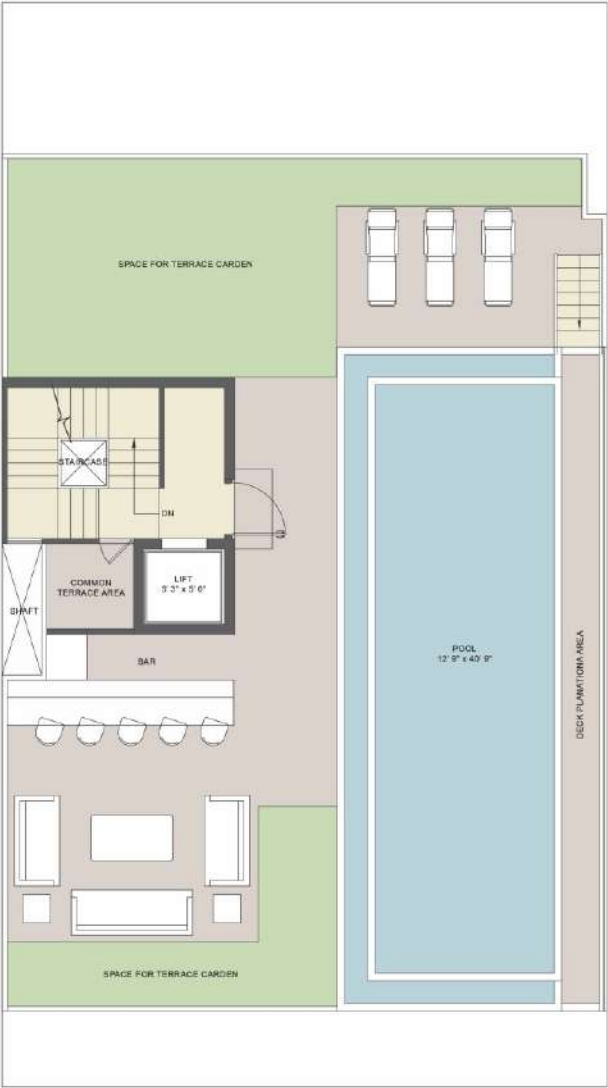
Basement Floor



Stilt Floor



Typical Floor



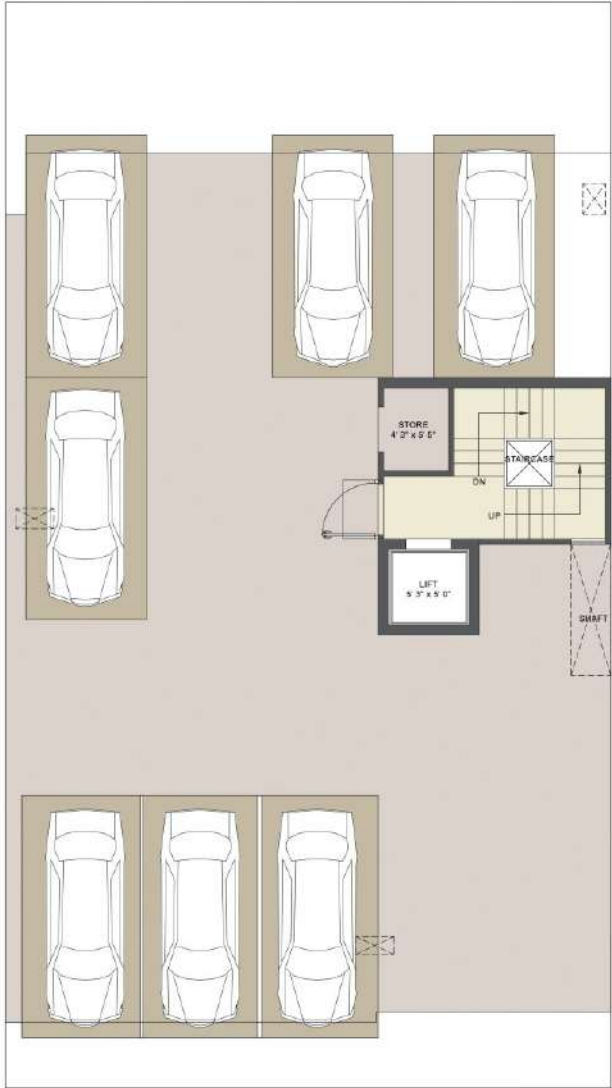
Terrace Floor

TYPE - 2
MIRROR CORNER

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



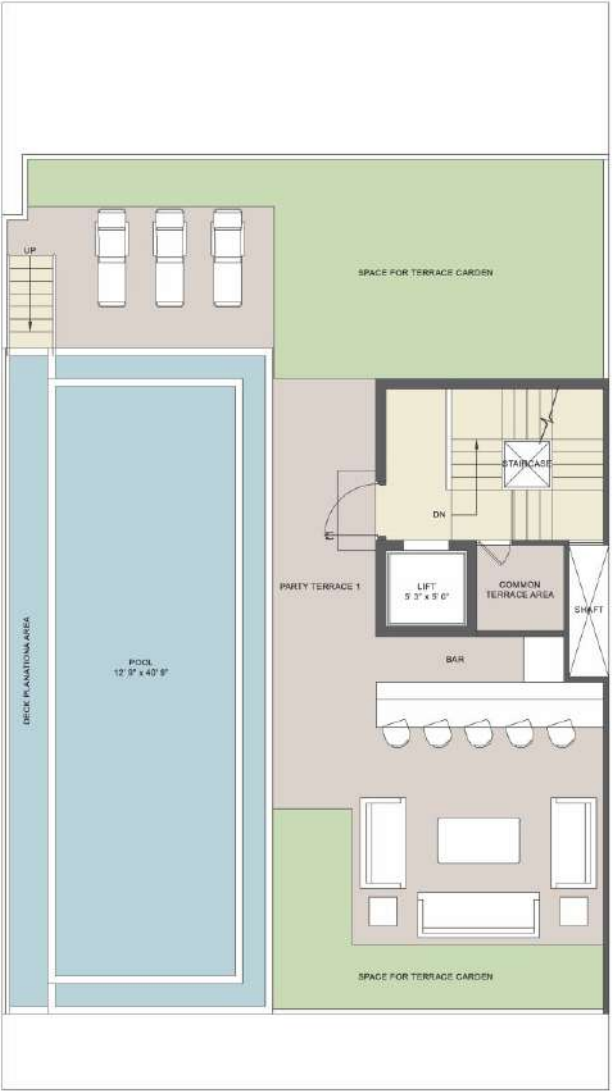
Basement Floor



Stilt Floor



Typical Floor



Terrace Floor



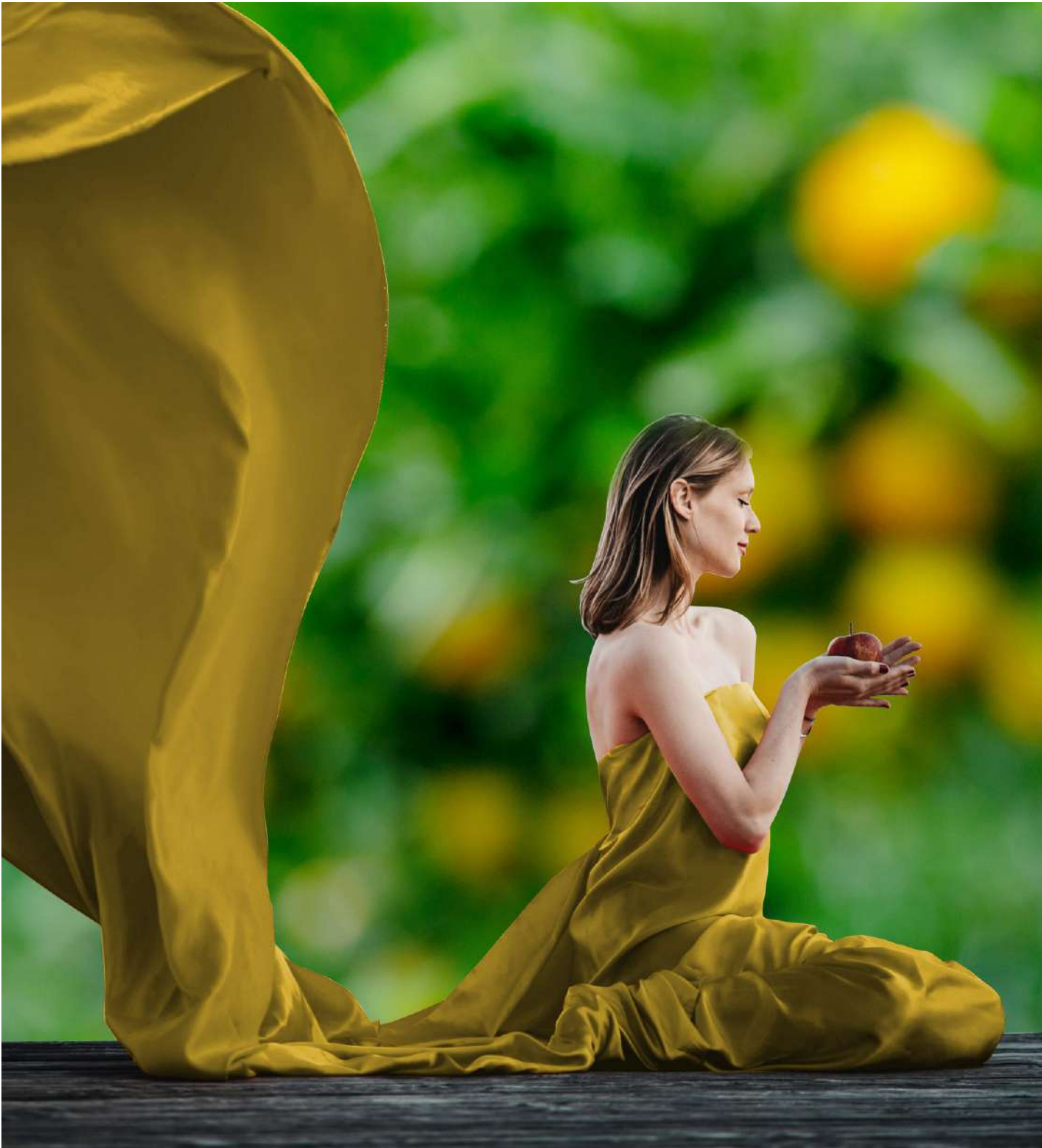
ULTRA LUXURY SPECIFICATIONS

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/windowwith toughened glass
Kitchen	Walls Ceilings False Ceiling Cabinetry Floors	2'-0" high marble/quartz/tiles above counter/plastic emulsion paint/cabients Plastic emulsion paint POP false ceiling Washing machine, refrigerator, dishwasher, microwave, chimney & hub, geyser and exhaust fax 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 hight 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	• 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





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 (CPEV) 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.