









**A1 (3 BHK.)**  
1805 Sq.ft

**A2 (3 BHK.)**  
1805 Sq.ft

**B1 (3 BHK. + SER.)**  
2430 Sq.ft

**B2 (3 BHK. + SER.)**  
2430 Sq.ft

**D2 (4 BHK. + SER.)**  
2980 Sq.ft

**D1 (4 BHK. + SER.)**  
2980 Sq.ft

**C1 (3 BHK. + SER.)**  
2385 Sq.ft

**C2 (4 BHK. + SER.)**  
2970 Sq.ft

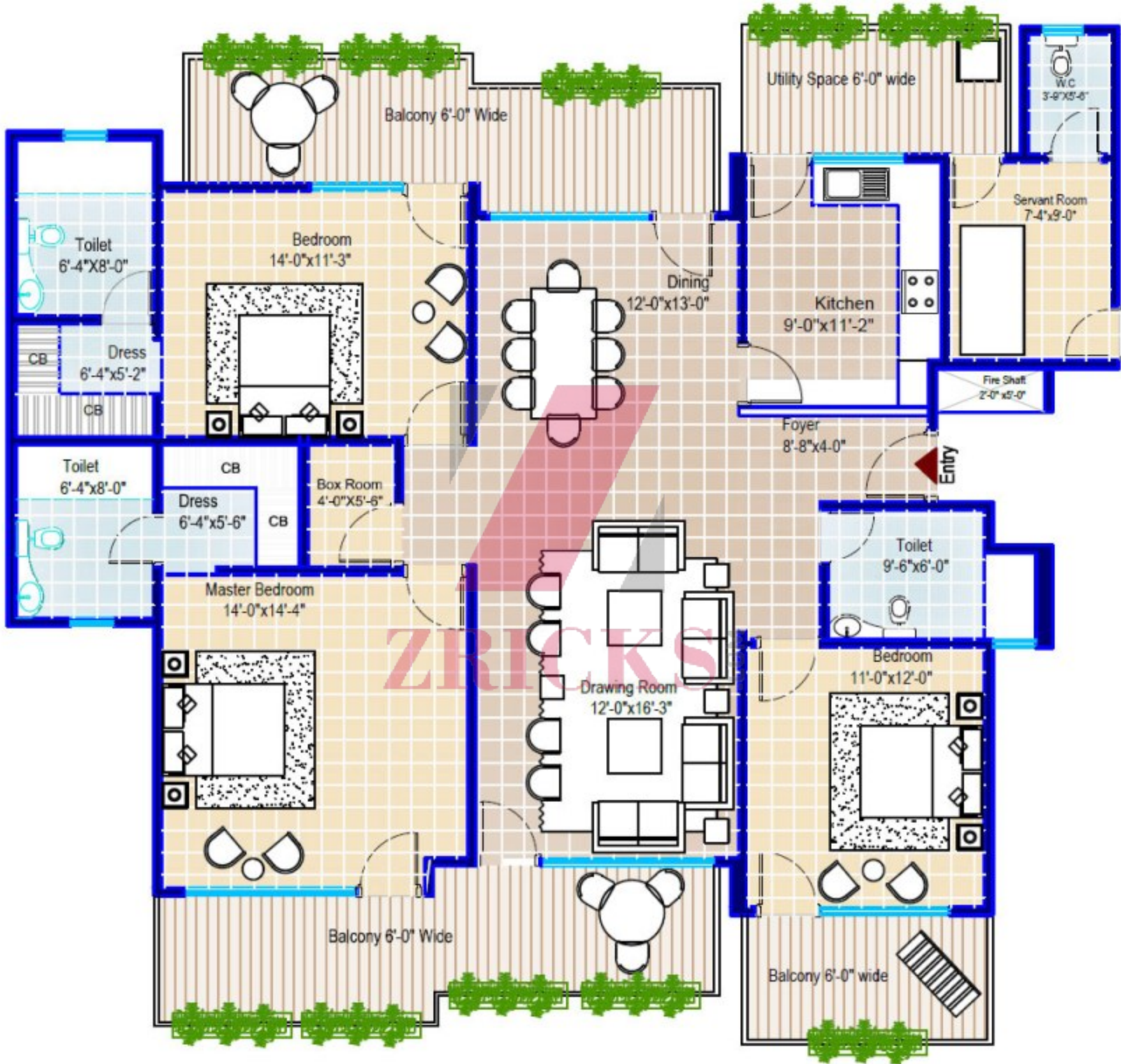


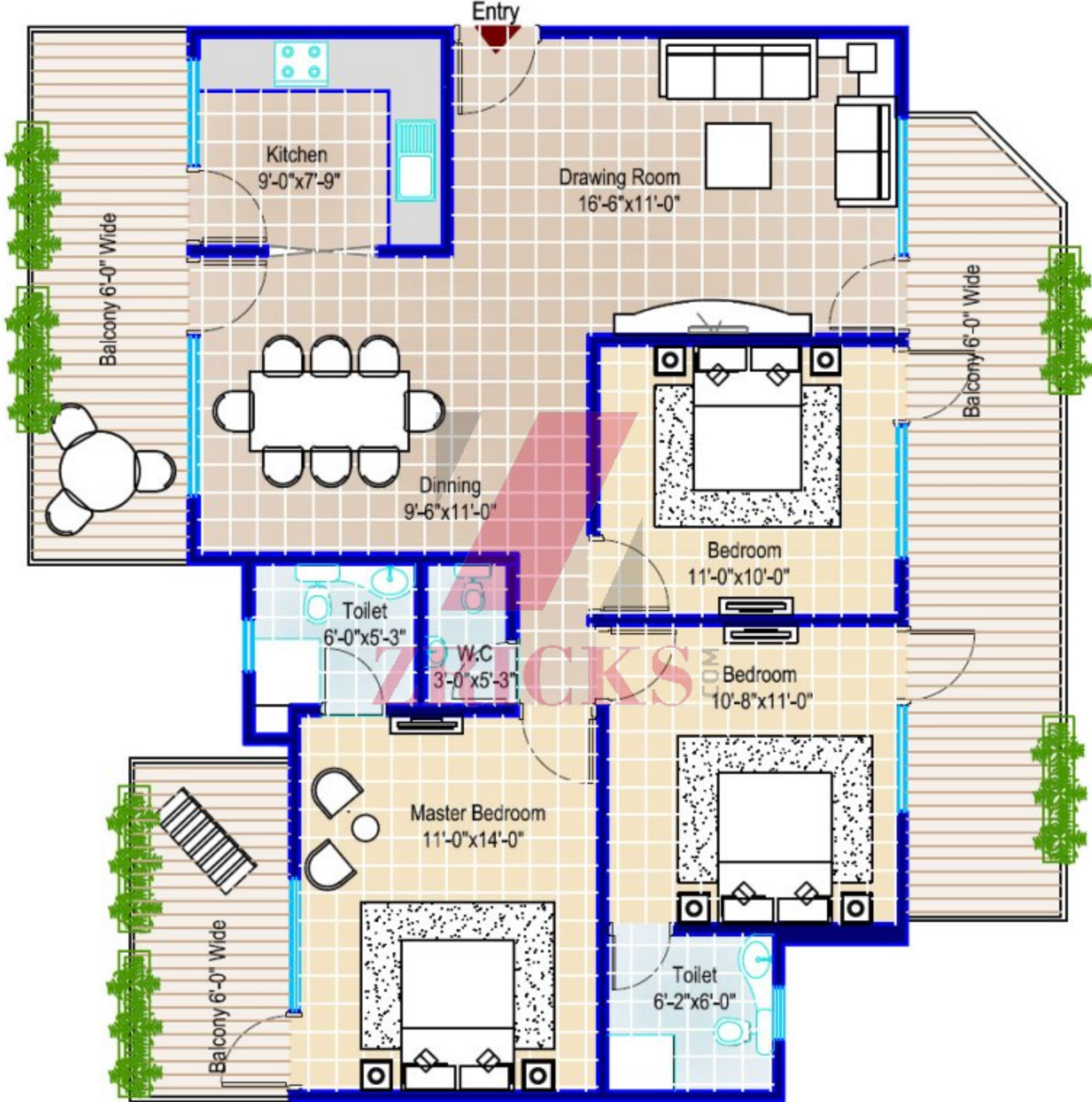
**LAYOUT PLAN**

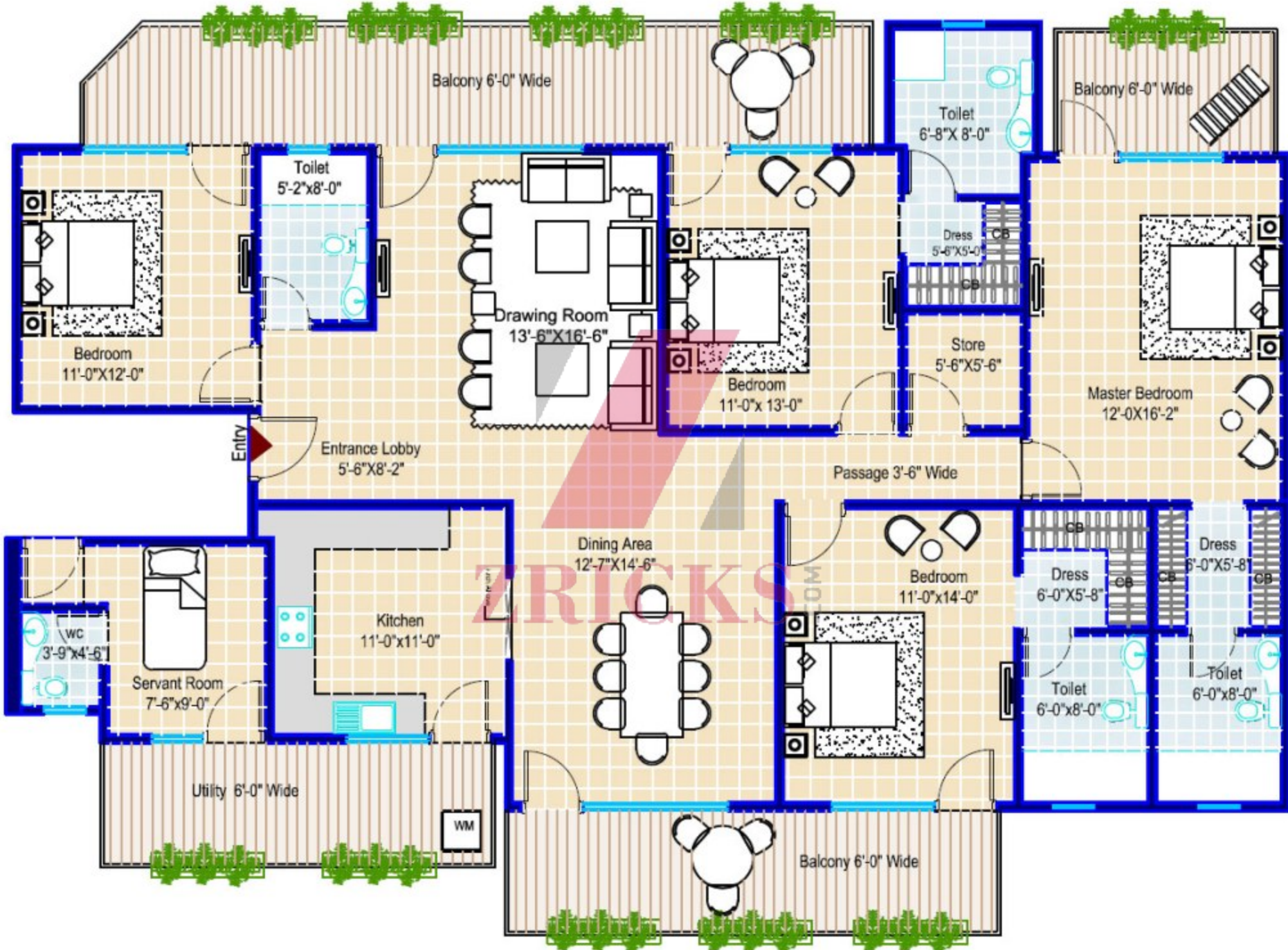


The plan is subject to change till final completion of the project

SECTOR-109







Balcony 6'-0" Wide

Balcony 6'-0" Wide

Toilet  
5'-2"x8'-0"

Toilet  
6'-8"x8'-0"

Bedroom  
11'-0"x12'-0"

Drawing Room  
13'-6"x16'-6"

Dress  
5'-6"x5'-0"

Store  
5'-6"x5'-6"

Bedroom  
11'-0"x13'-0"

Master Bedroom  
12'-0"x16'-2"

Entry

Entrance Lobby  
5'-6"x8'-2"

Passage 3'-6" Wide

Dining Area  
12'-7"x14'-6"

Bedroom  
11'-0"x14'-0"

WC  
3'-9"x4'-6"

Kitchen  
11'-0"x11'-0"

Dress  
6'-0"x5'-8"

Dress  
6'-0"x5'-8"

Servant Room  
7'-6"x9'-0"

Toilet  
6'-0"x8'-0"

Toilet  
6'-0"x8'-0"

Utility 6'-0" Wide

WM

Balcony 6'-0" Wide



# Location Map of Caladium Sector 109, Gurgaon

Located right next to Dwarka  
and Sectors 106, 110 and 112 of Gurgaon

Road: Adjacent to upcoming  
150 m Dwarka-Manesar Expressway

Just 3 km from the Airport Express  
Metro Station of Dwarka

Airport: 6 km from International Airport



# Specifications

## **NORMAL SPECIFICATIONS**

Structure designed for the highest seismic considerations of Zone IV as stipulated by the BIS Codes, for better safety.

## **AREAS**

### **LIVING ROOM/DINING/FAMILY LOUNGE**

Walls	: Putty with acrylic emulsion paint
Floor	: Vitrified Tiles with Granite Border
Ceiling	: Oil Bound Distemper/with POP Cornice
Doors	: Entrance Door, Veneered Flush Door
Doors/Windows/Glazing	: Powder coated aluminum window frames & louvers with clear/frosted/tinted glass
Others	: Modular Switches and Sockets, Copper Wiring

### **MASTER BEDROOM**

Walls	: Putty with acrylic emulsion paint
Floor	: Vitrified Tiles/Laminated <del>Wooden</del> flooring 600*600 mm
Ceiling	: Oil Bound Distemper/with POP Cornice
Doors	: Internal Door. Flush Door
Doors/Windows/Glazing	: Powder coated aluminum window frames & louvers with clear/frosted/tinted glass
Others	: Modular Switches and Sockets, Copper Wiring

### **OTHER BED ROOMS**

Walls	: Putty with acrylic emulsion paint
Floor	: Vitrified Tiles
Ceiling	: Oil Bound Distemper/with POP Cornice
Doors	: Internal Door. Flush Door
Doors/Windows/Glazing	: Powder coated aluminum window frames & louvers with clear/frosted/tinted glass
Others	: Modular Switches and Sockets, Copper Wiring

### **KITCHEN**

Walls	: Combination of tiles to 2 feet above the counter and acrylic emulsion in the balance areas
Floor	: Stone Flooring
Ceiling	: Oil Bound Distemper/with POP Cornice
Doors	: Internal Door. Flush Door
Doors/Windows/Glazing	: Powder coated aluminum window frames & louvers with clear/frosted/tinted glass
Others	: Modular Switches and Sockets, Copper Wiring

### **BALCONIES/TERRACES**

Walls	: M.S railing with handrail
Floor	: Anti-Skid Tiles Group V Series
Ceiling	: Oil Bound Distemper/with POP Cornice
Doors	: Powder coated aluminum doors
Doors/Windows/Glazing	: Powder coated aluminum window frames & louvers with clear/frosted/tinted

Others : glass  
: Modular Switches and Sockets, Copper Wiring

#### **MASTER TOILET**

Walls : Ceramic designer Tiles with border  
Floor : Anti-Skid Tiles Flooring  
Ceiling : Oil Bound Distemper/with POP Cornice  
Doors : Internal Door: Flush door shutters  
Doors/Windows/Glazing : Powder coated aluminum window frames & louvers with clear/frosted/tinted glass  
Others : Chinaware, Single lever CP fittings, natural stone counter, wash basin

#### **OTHER TOILET**

Walls : Ceramic Tiles  
Floor : Vitrified Tiles  
Ceiling : Oil Bound Distemper/with POP Cornice  
Doors : Internal Door: Flush door shutters  
Doors/Windows/Glazing : Powder coated aluminum window frames & louvers with clear/frosted/tinted glass  
Others : Chinaware, CP fittings, natural stone counter, wash basin

#### **SERVANT ROOM/UTILITY**

Walls : Oil-bound distemper paint  
Floor : Ceramic tiles  
Ceiling : Oil-bound distemper paint  
Doors : Internal Door: Flush door shutters  
Doors/Windows/Glazing : Powder coated aluminum window frames & louvers with clear/frosted tinted glass  
Others : Chinaware, CP fittings, natural stone counter, wash basin

## **FACILITIES**

High speed elevators with SS finish; 100% power back-up for lights and treated water supply; Adequate basement and surface parking; landscaped courts with sit out spaces; Tot Lots; Party Lawns; Pedestrian paths; jogging trail;

Club: Multi-purpose/party room with all facilities; Lounge; Gymnasium; Indoor lounge for reading / relaxation;

Swimming pool and changing rooms; TV room; Kids Indoor and outdoor play area with seesaws, baby slides, sand pits & climbing frames; Community space for elderly citizens.

## **SECURITY**

CCTV for ground floor lobbies and entry & exit; Communication system linked to each unit