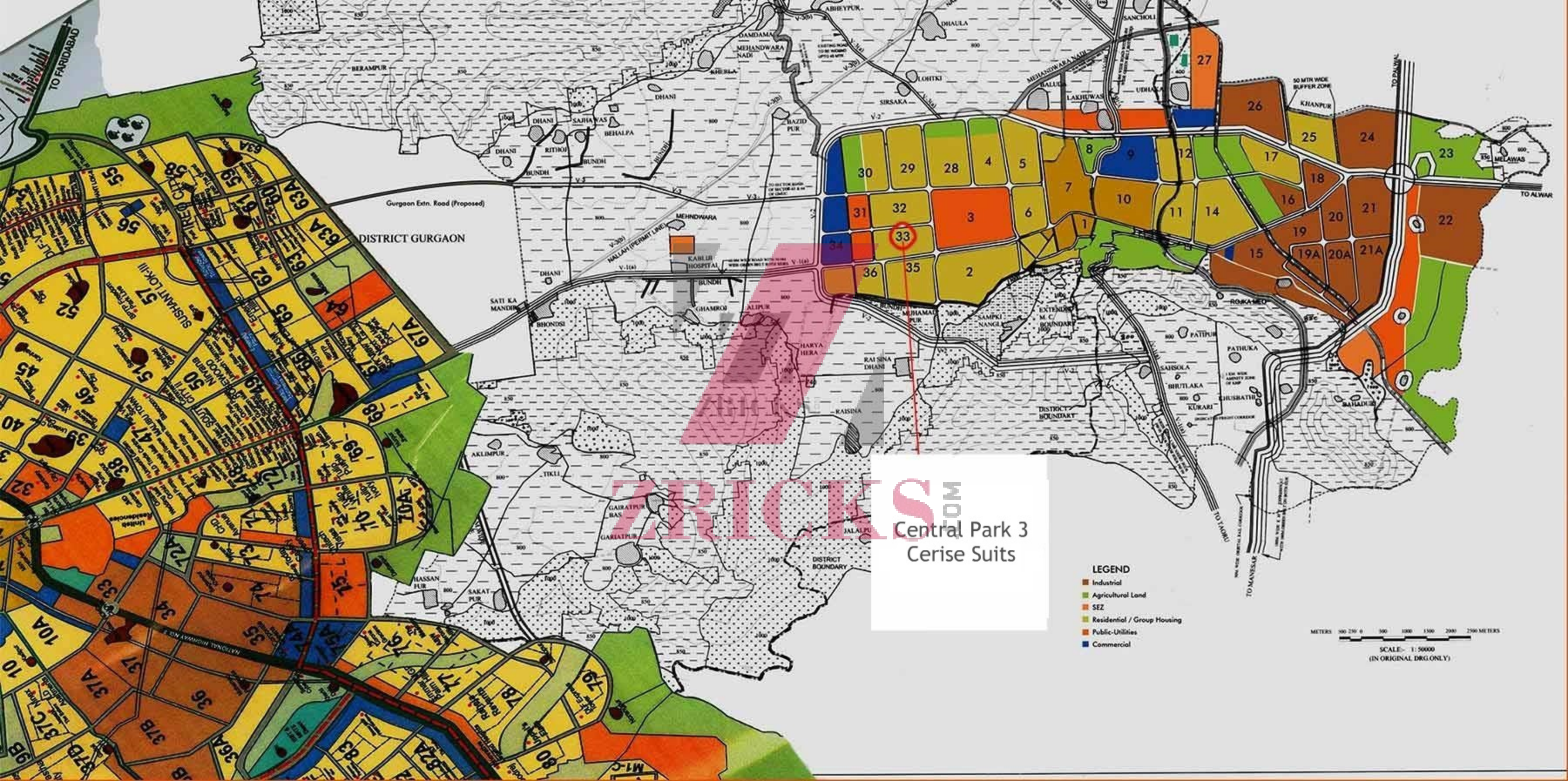




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SOM
 Central Park 3
 Cerise Suits

LEGEND

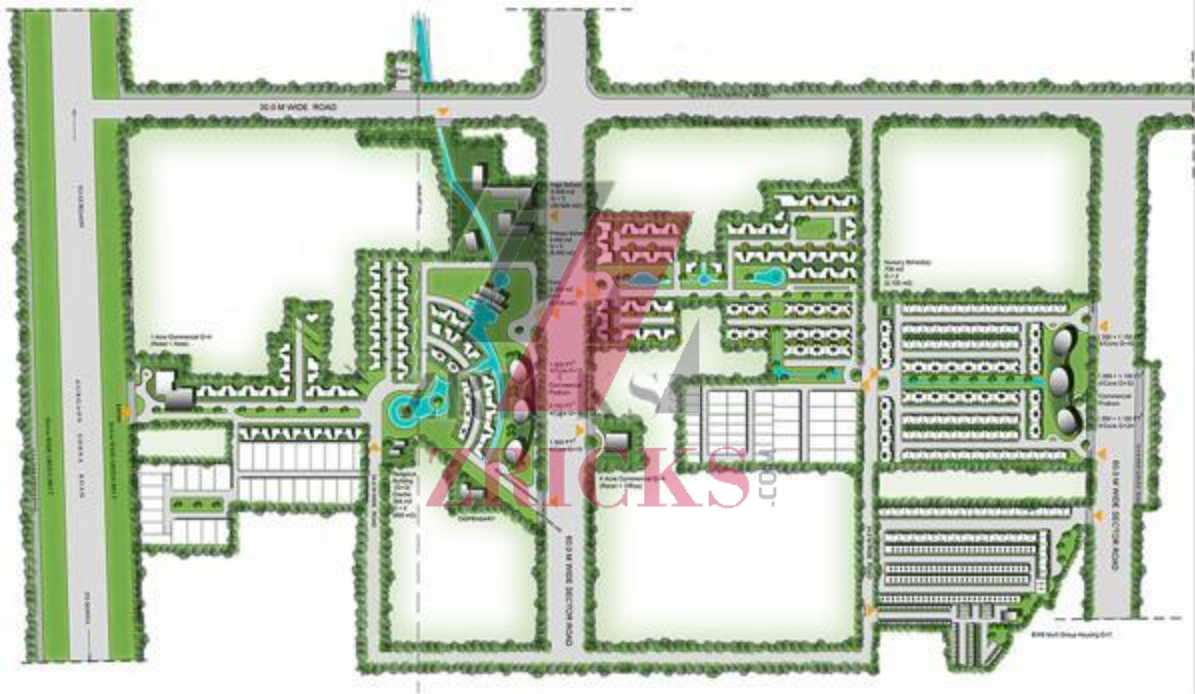
- Industrial
- Agricultural Land
- SEZ
- Residential / Group Housing
- Public-Utilities
- Commercial

METERS 0 250 500 1000 1500 2000 2500 METERS
 SCALE: 1:50000
 (IN ORIGINAL DRG. ONLY)





S+4 Independent Floors - NPNL
 Second Floor Plan
 Saleable Area= 1255 sft





**S+4 Independent Floors - NPNL
Fourth Floor Plan**

Saleable Area = 1165 sft + Terrace = 1565



S+4 Independent Floors - NPNL

Third Floor Plan

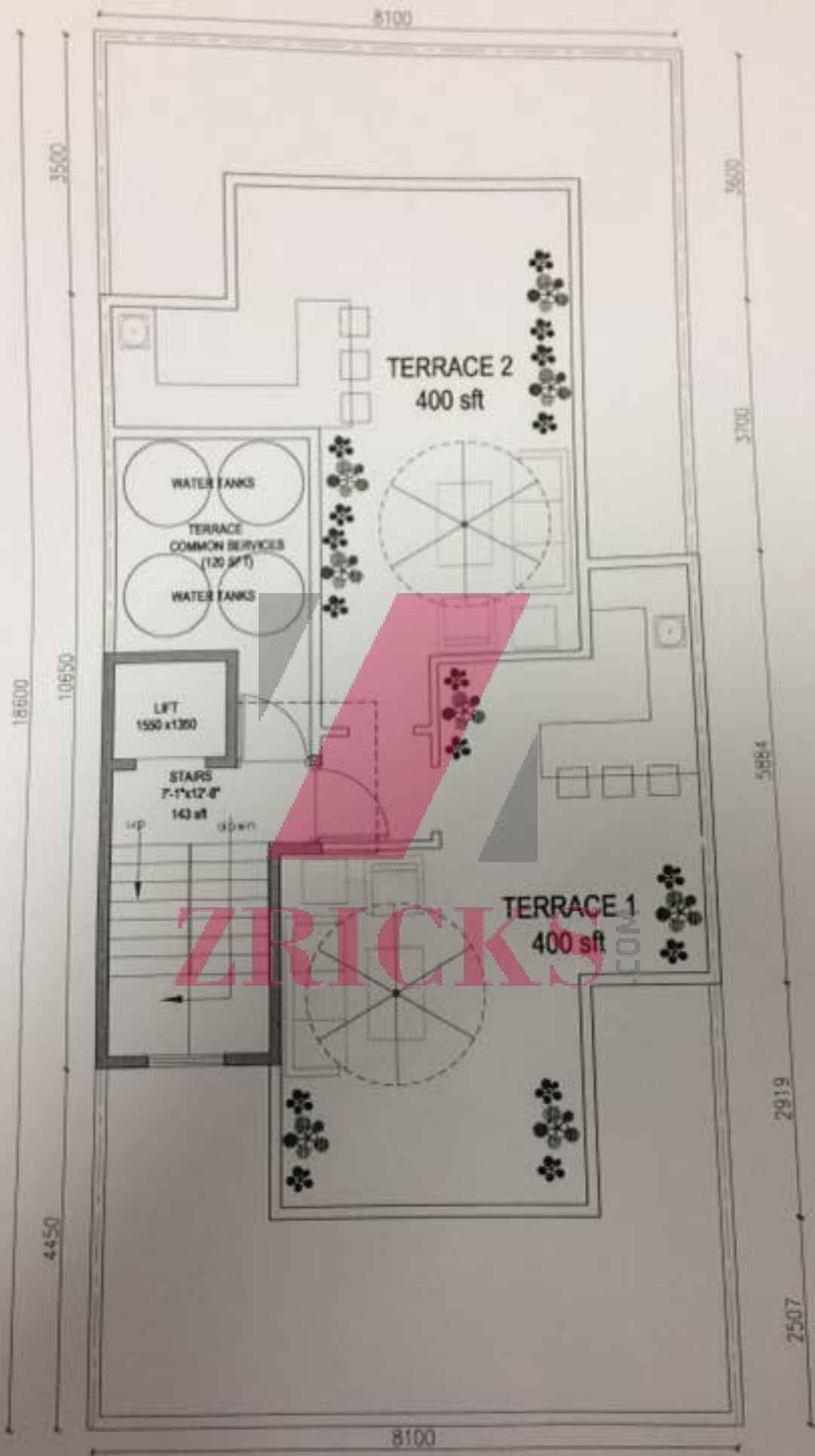
Saleable Area = 1210 sft + Terrace = 1610



S+4 Independent Floors - NPPL
 First Floor Plan
 Saleable Area= 1210 sft



S+4 Independent Floors - NPNL
 Second Floor Plan
 Saleable Area= 1255 sft



S+4 Independent Floors - NPNL
Terrace Floor Plan

15) What is the size of terrace? Is the Party Terrace saleable?

The terrace will be shared by 2 floors. Each floor gets a 400 sqft of terrace area for use. The entry for both the terrace areas will be separate. Yes, party terrace is saleable.

16) Will there be any building rights on terrace?

It is a party terrace with exclusive features. Hence, there will not be any building rights on terrace.

17) What are the floor size and options for each floor?

1st Floor	1210sq ft.	2bhk+study/kids area+2 Bathrooms
2nd floor	1255sq ft.	2bhk+study/kids area+2 Bathrooms
3rd floor	1210sq ft.	2bhk +balcony +deck+2 Bathrooms
4th floor	1165sq ft.	2bhk +balcony+2 Bathrooms

18) Is it possible to make any changes in the layout?

Yes. Only on the first floor, if required the customer can remove the wall between the kids area and living area

19) What is the size of balcony on each floor?

All the balconies are 6ft wide on each floor. Length is different as per different layout.

20) How many passengers can a lift accommodate and till what floor lift will go?

A lift can accommodate 4 passengers at one time and will have 6 stops, i.e. still till Party Terrace.

21) Is there any separate clubhouse being built up?

No, there will not be any separate club house. The mega clubhouse at the entry of township will be used by the Low Rise Air Conditioned Suites with Party Terrace and Elevator residents too.

8) What is the advantage of Low Rise Air Conditioned Suites with Party Terrace and Elevator?

The main advantage of launching stilts + 4 is of covered parking facility, not one but more. Additionally, there is a Lift from stilt to terrace which adds as another major convenience.

9) Are all the floors of same size?

All the floors have different USP's. Hence, different layout and different sizes.

10) What are the different sizes of different floors?

1st & 3rd Floor – 1210 sq. ft

2nd Floor – 1255 sq. ft.

4th Floor – 1165 sq. ft

11) What are the different Variants available?

Low Rise Air Conditioned Suites with Party Terrace and Elevator are Coming soon in two variants. One being Classic variant and other being Luxury

12) Will luxury and classic coexist in same block?

We are planning for individual blocks for Luxury and Classic respectively because they have different specifications

13) What are the USPs of different floors?

1st & 2nd floor - kids area/study and picturesque balcony

3rd Floor - picturesque balcony and deck in luxury variant

4th Floor - picturesque balcony

14) What are the exclusive features of Low Rise Air Conditioned Suites with Party Terrace and Elevator?

The exclusivity of the new asset class is defined with an extraordinary Party Terrace with barbeque, mist fans and cane furniture in luxury variant.

22) What is the methodology for construction Low Rise Air Conditioned Suites with Party Terrace and Elevator?

Quality being our prime focus in all our projects, for the Low Rise Air Conditioned Suites with Party Terrace and Elevator also we are using pre-cast constructions. This is the best technology because of 100% quality results, less wastage, dependence of onsite labor is reduced and also the maintenance cost is cut down. Besides, this technology is approved by IIT Delhi

23) What is the floor to floor height in each unit?

The floor to floor height in each unit is 3 mt.

24) Why there is no basement?

The government regulations as of now have 50metre height specs. Hence, to ensure that the Low Rise Air Conditioned Suites with Party Terrace and Elevator meet the criteria and due to the stilt height, no basement is planned yet. However, we might introduce basement in future and the usage rights will be shared by 4 floors.

25) What kind of flooring are we using in stairs, terrace and stilt?

The flooring in stairs will be of granite, on terrace will be reflective tiles (luxury variant), ceramic tiles (classic variant) and on stilt will be Kota stone.

26) How many parking are allotted to each floor?

There are total of 7 parking designed in the slots of 2. 3 floors will get 2 parking each, and one floor will get 1 parking slot. However, Parking will be allotted only at the time of possession

27) Do we have any dedicated space for visitor parking?

The visitors can park their cars on and alongside the 3mt footpath.

28) Are we giving any quality certificate

Yes, we are giving 6 quality certificates for the Low Rise Air Conditioned Suites with Party Terrace and Elevator. 5 certificates remain the same, and 6th certificate is for No Seepage Warranty.

29) What are the payment plans for Low Rise Air Conditioned Suites with Party Terrace and Elevator?

We have very convenient payment plans for Low Rise Air Conditioned Suites with Party Terrace and Elevator. Subvention with EMI starting at the offer of possession and PLP.

Frequently Asked Questions

1) What is the New 'Coming Soon' Asset Class at Central Park Flower Valley?

After the stupendous success of Flamingo Floors at Flower Valley, Central Park is Coming Soon with Low Rise Air Conditioned Suites with Party Terrace and Elevator. In 2 terrific options of Classic & Luxury, these unique Suites offer views, comfort and lifestyle just the way you want. Set in the picturesque Flower Valley, which has 10 World Class Academies and global amenities, some ready to experience already, the Low-Rise Air Conditioned Suites are a gated asset class to keep you secure and feel good.

2) What is S+4?

S+4 means Stilt with 4 floors (Low Rise), and it is introduced because new government regulations now include that there is a stilt in low rise.

3) What is the plot area for Low Rise Air Conditioned Suites with Party Terrace and Elevator?

The total plot area is approximately 10 acres.

4) What is the dimension of each plot?

The dimensions for each plot are 8.1*18.6 metres. The plot size is 180 sq. yd

5) Will this be a gated complex?

Yes, this will be a gated complex.

6) Is the approach convenient to this complex?

Definitely, there are 2 approach roads to S+4. One road is 24 mt wide and the other road is 60 mt wide.

7) How many units are there of Low Rise Air Conditioned Suites with Party Terrace and Elevator to clients?

Currently we are coming with 250 units in the 1st phase
