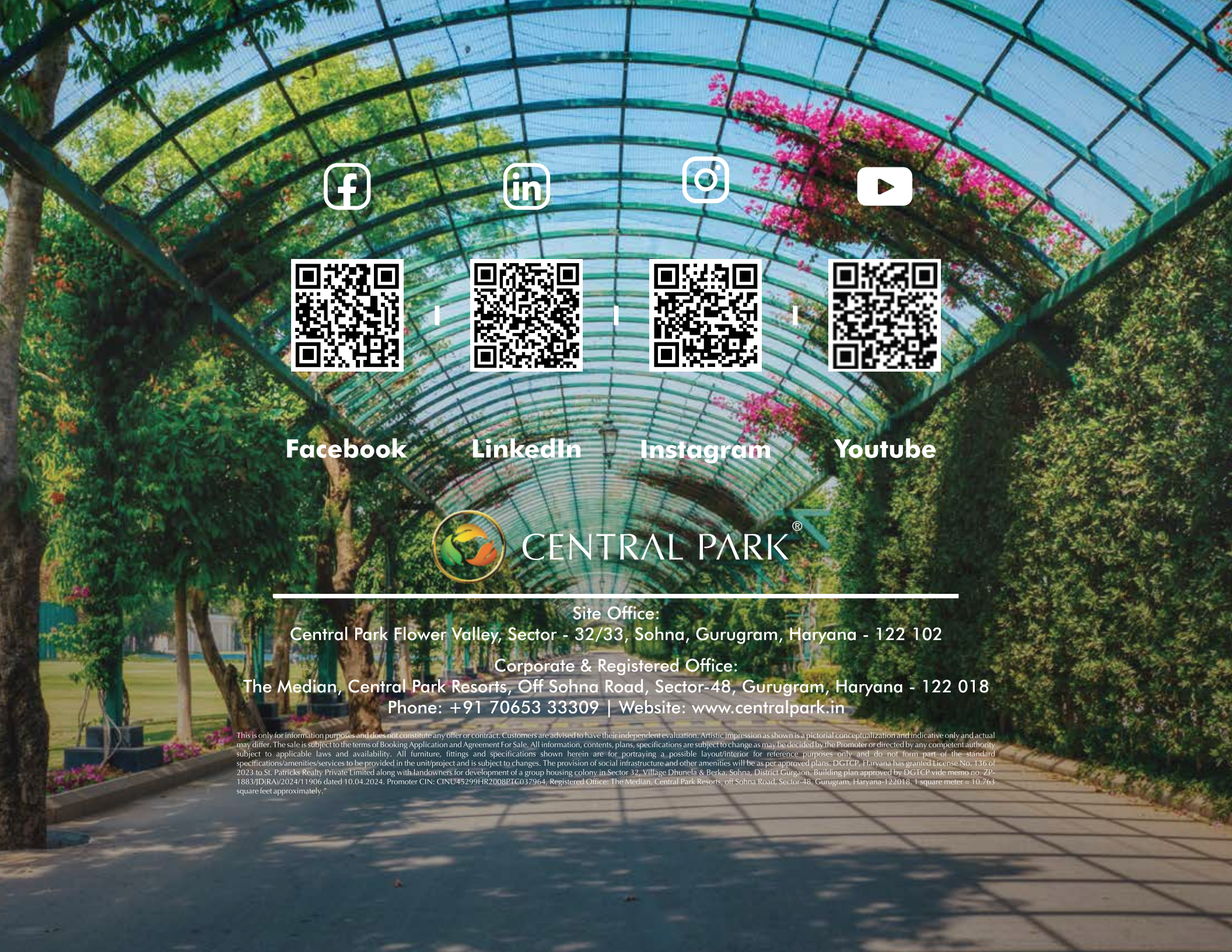




Facebook



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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 - 122 018

Phone: +91 70653 33309 | Website: www.centralpark.in

This is only for information purposes and does not constitute any offer or contract. Customers are advised to have their independent evaluation. Artistic impression as shown is a pictorial conceptualization and indicative only and actual may differ. The sale is subject to the terms of Booking Application and Agreement For Sale. All information, contents, plans, specifications are subject to change as may be decided by the Promoter or directed by any competent authority subject to applicable laws and availability. All furniture, fittings and specifications shown herein are for portraying a possible layout/interior for reference purposes only and do not form part of the standard specifications/amenities/services to be provided in the unit/project and is subject to changes. The provision of social infrastructure and other amenities will be as per approved plans. DCTCP, Haryana has granted License No. 136 of 2023 to St. Patrick's Realty Private Limited along with landowners for development of a group housing colony in Sector 32, Village Dhunela & Berka, Sohna, District Gurgaon. Building plan approved by DGICP vide memo no. ZP-1883/DIRA/2024/11906 dated 10.04.2024. Promoter CIN: CINU45299HR2008PTG037964, Registered Office: The Median, Central Park Resorts, off Sohna Road, Sector-48, Gurugram, Haryana-122018, 1 square meter = 10.763 square feet approximately."

RC/REP/HARERA/GGM/826/558/2024/53
DATE: 24.05.24 <https://haryanarera.gov.in>



CENTRAL PARK®

BIGNONIA TOWERS

TECHNICAL BOOK

EXPERIENCE THE QUINTESSENTIAL GLOBAL TOWNSHIP

A vibrant place with year-round blooms, nestled beside the Aravali range, offering concept living residences.



ACTUAL IMAGE

EXPLORE MORE THAN JUST A RESIDENCE

A sanctuary of tranquillity and luxury, where comfort and quality reign supreme.



ARTISTIC IMPRESSION

UNVEILING EXCELLENCE
Your guide to unparalleled design and quality.

The floor plan illustrates a residential building layout with two main units, Unit-1 and Unit-2, separated by a central corridor and a fire tower. The plan includes detailed room layouts, dimensions, and common areas.

Unit-1 (Top Right):

- 1800 MM WIDE BALCONY**
- DRAWING/DINING:** 9290X5190
- FOYER:** 2215X2495
- KITCHEN:** 4445X3775
- POOLA**
- TOILET:** 1915X2490
- DRESS:** 1915X1610
- BEDROOM:** 3650X4125
- UTILITY:** 1925X1770
- WC:** 900X1525
- TOILET:** 1210X2685
- BEDROOM:** 3870X3970
- DRESS:** 1455X2360
- TOILET:** 1700X2360
- M.BEDROOM:** 5485X3975

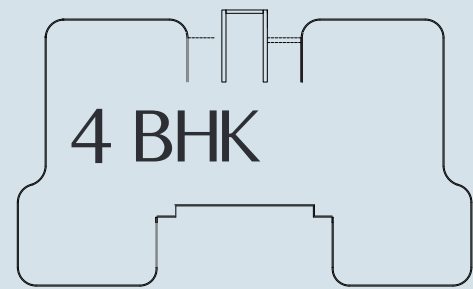
Unit-2 (Bottom Left):

- 1250 WIDE PASSAGE**
- DRAWING/DINING:** 9290X5190
- FOYER:** 2215X2495
- KITCHEN:** 4445X3775
- POOLA**
- TOILET:** 1915X2490
- DRESS:** 1915X1610
- BEDROOM:** 3650X4125
- UTILITY:** 1925X1770
- WC:** 900X1525
- TOILET:** 1210X2685
- BEDROOM:** 3870X3970
- DRESS:** 1455X2360
- TOILET:** 1700X2360
- M.BEDROOM:** 5485X3975

Common Areas and Corridors:

- 2700 MM WIDE LIFT LOBBY**
- 1350 MM WIDE BALCONY**
- 2400MM WIDE LIFT LOBBY**
- STREACHER LIFT:** 2600X2650
- LIFT:** 2600X2650
- SERVICE LIFT:** 2090X3000
- ELECTRICAL ROOM**
- GREEN**
- FL SHAFT**
- DN** (Down)
- UP** (Up)

Fire Tower: A central vertical structure labeled "FIRE TOWER" with a "FIRE LIFT" and "STREACHER LIFT" for emergency access.



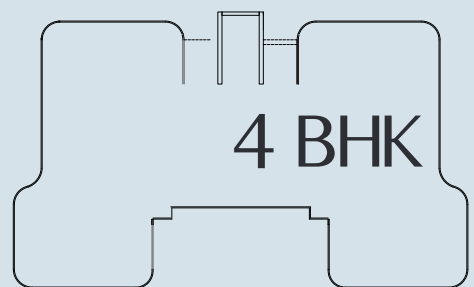
FLOOR PLAN

4 BHK

Super Area = 5581 SFT
Carpet Area = 2195 SFT
Balcony Area = 1030 SFT

Tower - A (4BHK + S Unit plan)		
Unit - 1	Size - MM	Size - FT
Master Bedroom	5485 * 3975	18 * 13
Washroom	2640 * 2360	9 * 8
Dressing Room	1455 * 2360	5 * 8
Bedroom - 1	3870 * 3970	13 * 13
Washroom	1700 * 2685	6 * 9
Bedroom - 2	3650 * 4125	12 * 14
Washroom	1915 * 2250	6 * 7
Dressing Room	1915 * 1610	6 * 5
Bedroom - 3	3670 * 3380	12 * 11
Washroom	2300 * 1515	8 * 5
Dressing Room	1255 * 1515	4 * 5
Drawing / Dining Room	9290 * 5190	30 * 17
Kitchen	4445 * 3775	15 * 12
Foyer	2215 * 2495	7 * 8
Balcony	1800	6
Utility Room	1925 * 1770	6.3 * 5.8
Store / Servant Room	2080 * 1770	7 * 5.8
Servant Washroom	900 * 1525	3 * 5
Powder Room	1490 * 1780	5 * 6

*The sizes mentioned in square feet are approximate calculations.



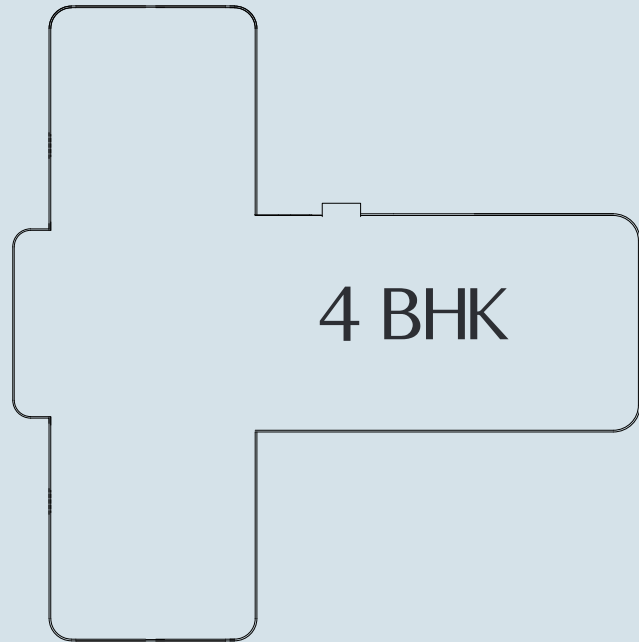
FLOOR PLAN

4 BHK

Super Area = 5581 SFT
Carpet Area = 2195 SFT
Balcony Area = 1030 SFT

Tower - A (4BHK + S Unit plan)		
Unit - 1	Size - MM	Size - FT
Master Bedroom	5485 * 3975	18 * 13
Washroom	2640 * 2360	9 * 8
Dressing Room	1455 * 2360	5 * 8
Bedroom - 1	3870 * 3970	13 * 13
Washroom	1700 * 2685	6 * 9
Bedroom - 2	3650 * 4125	12 * 14
Washroom	1915 * 2250	6 * 7
Dressing Room	1915 * 1610	6 * 5
Bedroom - 3	3670 * 3380	12 * 11
Washroom	2300 * 1515	8 * 5
Dressing Room	1255 * 1515	4 * 5
Drawing / Dining Room	9290 * 5190	30 * 17
Kitchen	4445 * 3775	15 * 12
Foyer	2215 * 2495	7 * 8
Balcony	1800	6
Utility Room	1925 * 1770	6.3 * 5.8
Store / Servant Room	2080 * 1770	7 * 5.8
Servant Washroom	900 * 1525	3 * 5
Powder Room	1490 * 1780	5 * 6

*The sizes mentioned in square feet are approximate calculations.



4 BHK



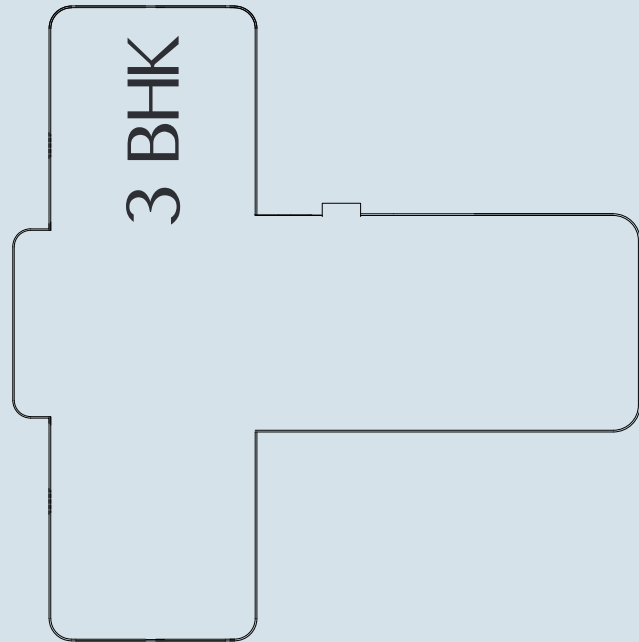
FLOOR PLAN

4 BHK

Super Area = 5518 SFT
Carpet Area = 2274 SFT
Balcony Area = 967 SFT

Tower - B (4BHK + S Unit plan)		
Unit - 3	Size - MM	Size - FT
Master Bedroom	5695 * 3900	19 * 13
Washroom	2595 * 3215	10 * 05
Dressing Room	2595 * 1965	9 * 6.5
Bedroom - 1	3675 * 4350	12 * 14
Washroom	2700 * 1650	9 * 5.5
Dressing Room	1510 * 1650	5 * 5.5
Bedroom - 2	3960 * 3350	13 * 11
Washroom	2280 * 1675	7.5 * 5.5
Dressing Room	1230 * 1560	4 * 5
Bedroom - 3	4580 * 3750	15 * 12
Washroom	2440 * 1600	8 * 5
Dressing Room	1720 * 2900	6 * 10
Drawing / Dining Room	9255 * 6855	30 * 22
Kitchen	2770 * 3450	9 * 11
Foyer	2205 * 2045	7 * 7
Balcony	1800	6
Servant Room	1825 * 2000	6 * 6.5
Servant Washroom	1630 * 975	5.3 * 3.2
Puja Room	1525 * 950	5 * 3.1
Powder Room	1350 * 1800	4.4 * 5.9

*The sizes mentioned in square feet are approximate calculations.



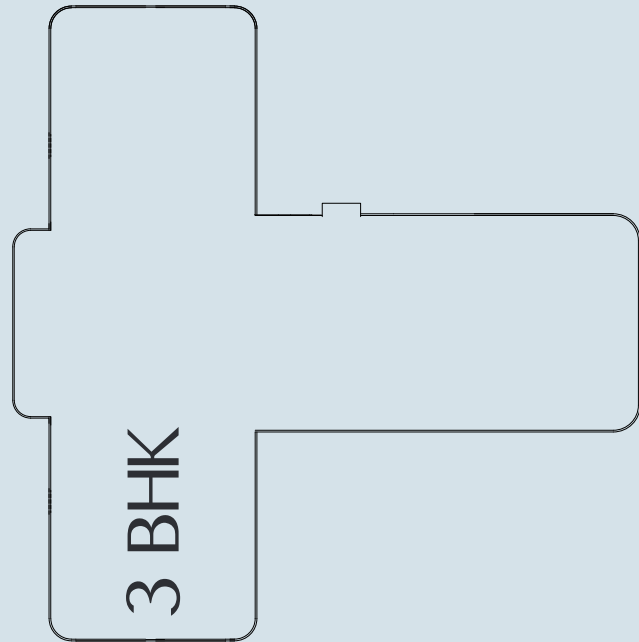
FLOOR PLAN

3 BHK

Super Area = 3805 SFT
Carpet Area = 1695 SFT
Balcony Area = 576 SFT

Tower - B (3BHK + S Unit plan)		
Unit - 2	Size - MM	Size - FT
Master Bedroom	5330 * 3805	17.5 * 12.5
Washroom	2510 * 3050	8 * 10
Dressing Room	1650 * 2600	5.5 * 8.5
Bedroom - 1	3965 * 3355	13 * 11
Washroom	2350 * 1550	8 * 5
Dressing Room	1515 * 1550	5 * 5
Bedroom - 2	4265 * 3735	14 * 12
Washroom	2510 * 1825	8 * 6
Dressing Room	1650 * 2500	5.5 * 8
Drawing / Dining Room	5410 * 7140	18 * 23
Kitchen	4450 * 3050	15 * 10
Foyer	2190 * 2525	7 * 8
Balcony	1800	6
Puja Room	1235 * 1050	4 * 3.4
Powder Room	1225 * 1600	4 * 5.2
Servant Room	2075 * 1975	6.8 * 6.5
Servant Washroom	1075 * 1500	3.5 * 4.9

*The sizes mentioned in square feet are approximate calculations.



FLOOR PLAN

3 BHK

Super Area = 3805 SFT
Carpet Area = 1695 SFT
Balcony Area = 576 SFT

Tower - B (3BHK + S Unit plan)		
Unit - 2	Size - MM	Size - FT
Master Bedroom	5330 * 3805	17.5 * 12.5
Washroom	2510 * 3050	8 * 10
Dressing Room	1650 * 2600	5.5 * 8.5
Bedroom - 1	3965 * 3355	13 * 11
Washroom	2350 * 1550	8 * 5
Dressing Room	1515 * 1550	5 * 5
Bedroom - 2	4265 * 3735	14 * 12
Washroom	2510 * 1825	8 * 6
Dressing Room	1650 * 2500	5.5 * 8
Drawing / Dining Room	5410 * 7140	18 * 23
Kitchen	4450 * 3050	15 * 10
Foyer	2190 * 2525	7 * 8
Balcony	1800	6
Puja Room	1235 * 1050	4 * 3.4
Powder Room	1225 * 1600	4 * 5.2
Servant Room	2075 * 1975	6.8 * 6.5
Servant Washroom	1075 * 1500	3.5 * 4.9

*The sizes mentioned in square feet are approximate calculations.

EXQUISITE SPECIFICATIONS

ENTRANCE LOBBY	Wall/ Ceiling False Ceiling Floor Door	Plastic emulsion paint or equivalent POP false ceiling Italian marble flooring or equivalent Polished door frame & door shutter
LIVING	Wall/ Ceiling False Ceiling Floor Window	Plastic emulsion paint or equivalent POP false ceiling Italian marble flooring or equivalent UPVC/aluminum double glass unit (DGU)/door/ window with toughened glass
KITCHEN	Wall Ceiling False Ceiling Equipment Floor Counter Cabinetry	2'-0" high marble/quartz/tiles above counter & plastic emulsion paint in the balance area Plastic emulsion paint or equivalent POP False Ceiling Washing machine, refrigerator, dishwasher, microwave, chimney & hob and geyser Italian marble flooring or equivalent Premium counter top finish Premium modular kitchen with under and over counter cabinets
BEDROOM	Wall False Ceiling Floor Door Window Wardrobe	Plastic emulsion paint or equivalent POP false ceiling Italian marble flooring or equivalent Polished door frame & door shutter or equivalent UPVC/aluminium double glass unit (DGU)/door/ window with toughened glass In all bedroom
TOILET	Wall Ceiling False Ceiling Floor Door	Marble dado or premium tiles up to ceiling height Plastic emulsion paint or equivalent POP false ceiling Italian marble flooring / premium tiles or equivalent Polished door frame & door shutter or equivalent
	Others	1. Vanity with counter 2. CP and sanitary fittings 3. Shower cubicle 4. Bath tub in master bed room
BALCONY	Wall Ceiling Floor	Texture paint or equivalent Plastic emulsion paint or equivalent Anti-skid tiles or equivalent
	Others	Glass railing with toughened glass and handrail/ railing as per building elevation
EXTERNAL FACADE	Wall	Texture paint or equivalent

OTHER SPECIFICATIONS

ELECTRICAL	Modular switches sockets, led lights, copper wiring, and exhaust system in toilets
AIR CONDITIONING SYSTEM	Air conditioning units of adequate capacities with VRV/VRF
SECURITY	Multi-tier security system I/C CCTV (brands like Panasonic/Honeywell /Hikvision/CP) plus in lift lobby
DOOR HARDWARE	Premium digital locks in main door
ELEVATOR	High speed elevator of brands like Mitsubishi/Fujitec/ Hitachi/OTIS/KONE or equivalent
GENERAL	Panic button in the master bedroom, impressive entrance door, video door phone, premium sanitary fittings, premium lights in the Central Park green area, club has café, gym, swimming pool, kid's play area, covered badminton courts, servant rooms with ac, balcony doors with mosquito mesh, centralised music system in common areas, balconies have fitted lights for symmetry, premium switch sockets, home automation with Alexa integration

Note:

*Kitchen, wardrobes and all equipments shall be installed within 30 days after taking possession

CENTRAL PARK FLOWER VALLEY

An environment where every detail
epitomises superior aesthetic craftsmanship.



Multiple
Clubhouses



Multiple
Gymnasium



Swimming
Pools



Acres of
Greenery



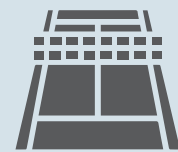
Multi-cuisine
Restaurants



Multi-tier
Security



Kids Play Area



Tennis Courts



Badminton
Courts



Vedanya
School



Salon



Golf



Cricket Stadium



Football



Concierge



Spiritual Haven



Horse Riding



Gazebo



Upcoming
Commercial

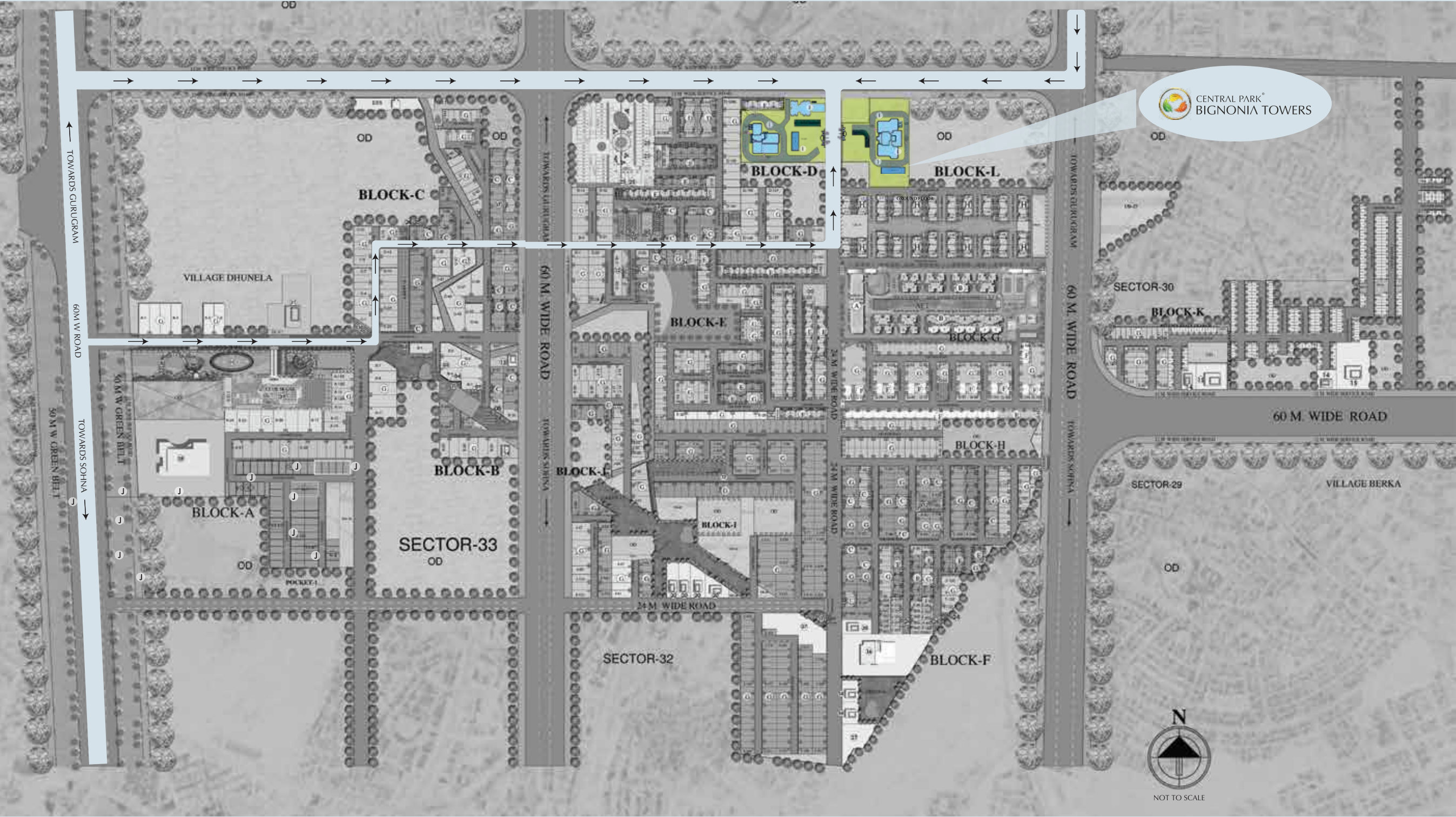


Upcoming
Hospital

DISCOVER
Your exclusive haven.



MASTER PLAN





PART OF BAKSHI GROUP, A LARGE CONGLOMERATE WITH BUSINESSES ACROSS MULTIPLE SECTORS:

Le MERIDIEN

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| 
VEDANYA

REAL ESTATE | HOSPITALITY | INFRASTRUCTURE | AUTOMOTIVE | INFORMATION TECHNOLOGY | EDUCATION