



ADDOWN REALTY

— Connecting You To Your Perfect Property —

3 B H K L A V I S H H O M E S

ELEVATION



THE CREATION

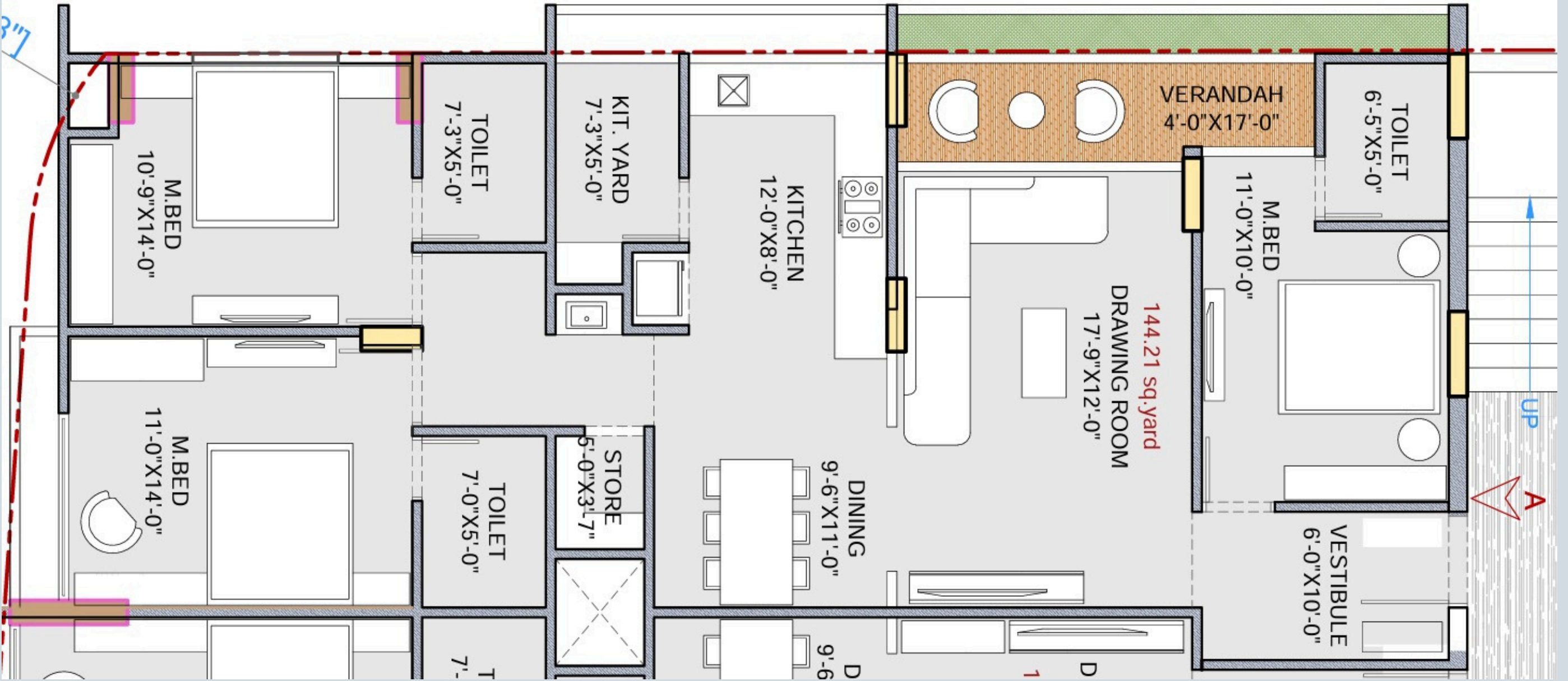


GOKUL FLORA is more than just a residence; it's a statement. It's an opportunity to embrace a lifestyle of unparalleled comfort, convenience, and sophistication. Come, discover your dream

THE GAZEBO



SERIES A

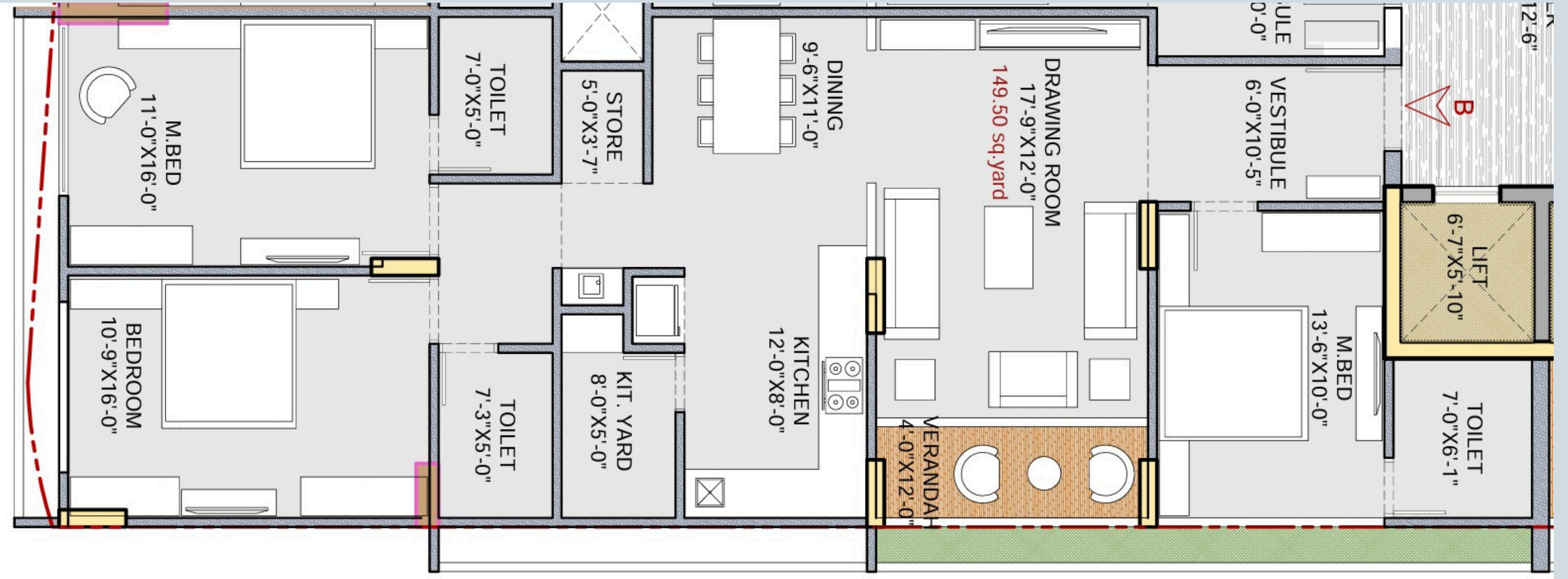


2358.98 SQ.FT.



101 - 701

SERIES B



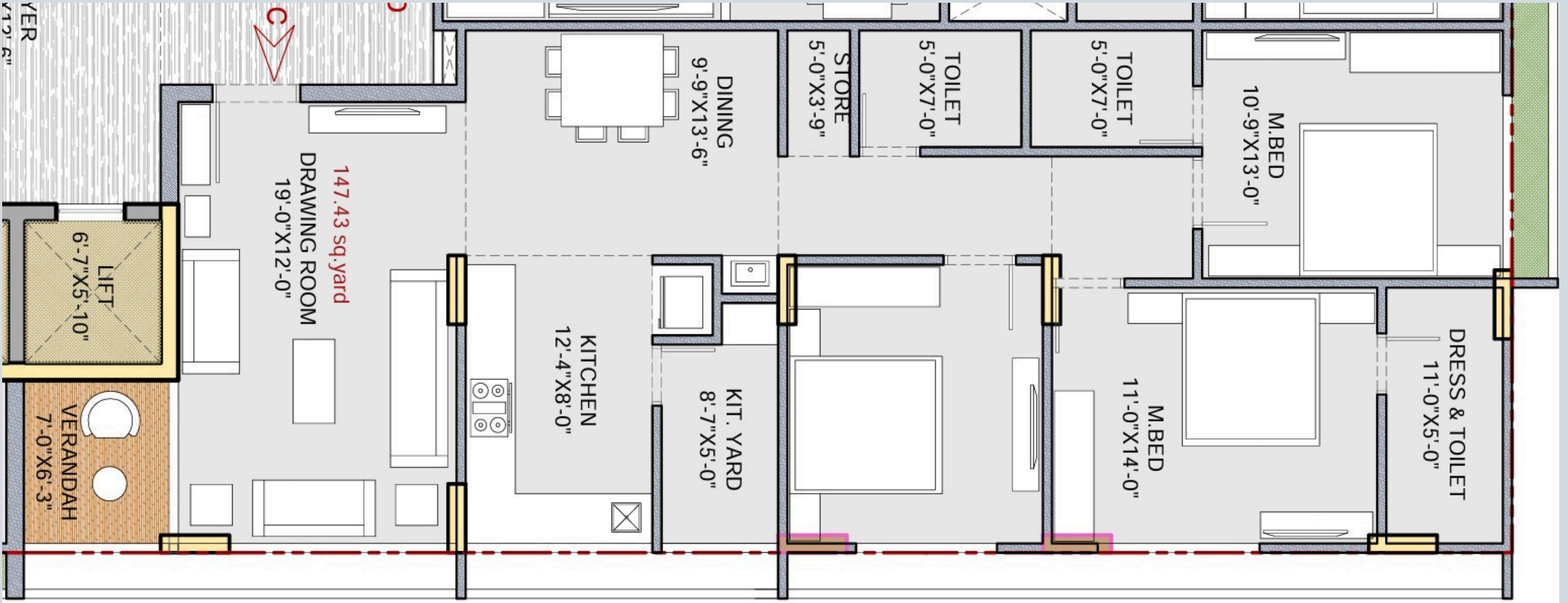
2445.45 SQ.FT.



102 - 702



SERIES C



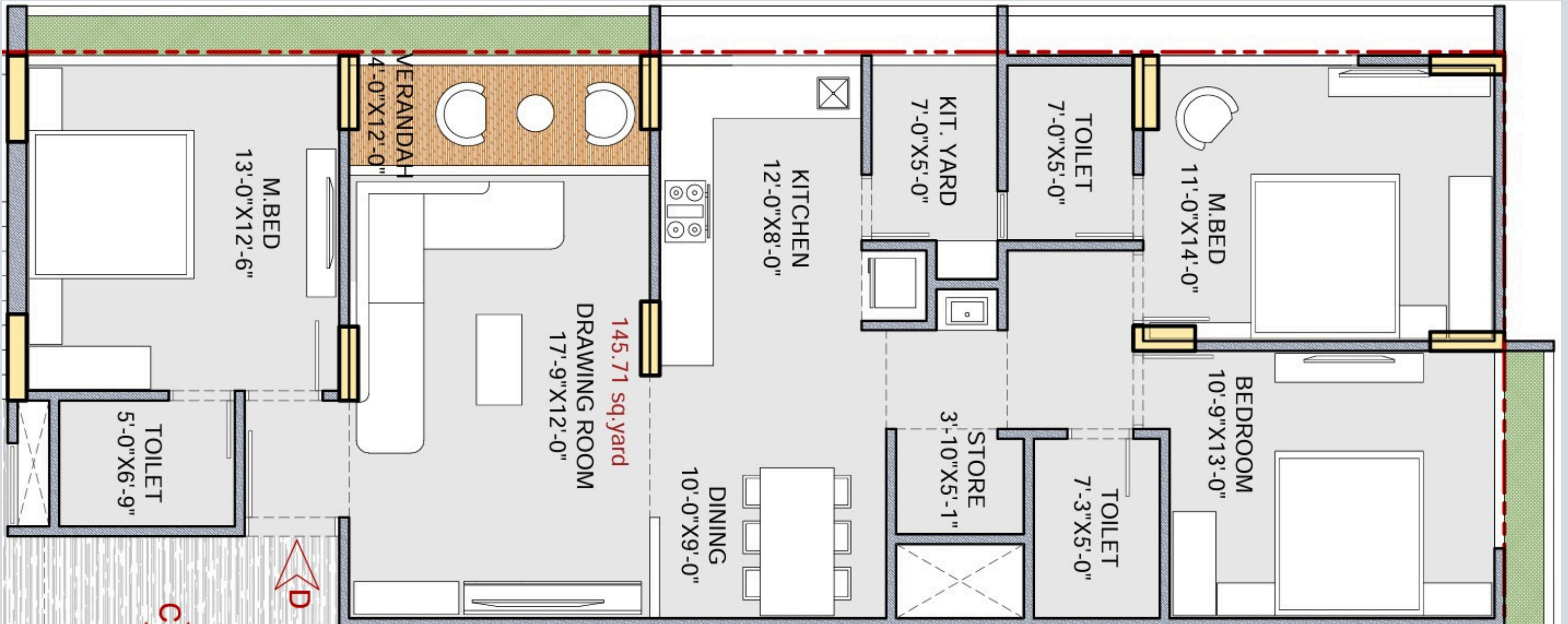
2411.61 SQ.FT.



103 - 703



SERIES D



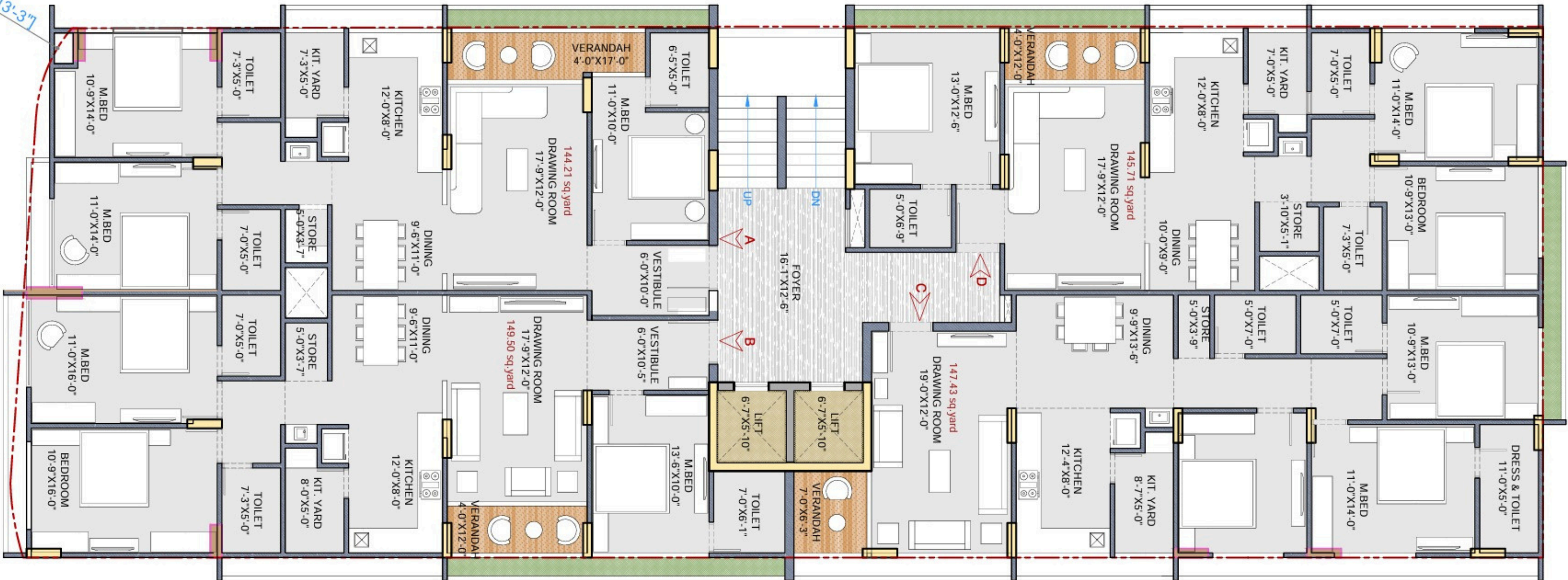
2383.44 SQ.FT.



104 - 704



TYPICAL LAYOUT



PROPOSED RESIDENCE		HIGH RISE (G+7)		
APARTMENT SCHEME		OPT-04		
SPECIFICATION	UNIT	SQ.MT.	SQ.YD.	SQ.FT.
PLOT AREA- AS PER SURVEY		1035.01	1237.87	11136.71
PER. MAX. F.S.I.	400	4140.04	4951.49	44546.83
REQ. C.P. AREA (%)	0	0.00	0.00	0.00
CONSUMED RESIDENTIAL FSI	3.33	3434.76	4107.97	36959.02

A - 3 BHK			
UNIT	SQ.MTS.	SQ.YDS.	SQ.FTS.
BUILT-UP	120.58	144.21	1297.44
SUPER BUILT-UP (%)	45.00	219.24	2359.98

B - 3 BHK			
UNIT	SQ.MTS.	SQ.YDS.	SQ.FTS.
BUILT-UP	125.00	149.50	1345.00
SUPER BUILT-UP (%)	45.00	227.27	2445.45

C - 3 BHK			
UNIT	SQ.MTS.	SQ.YDS.	SQ.FTS.
BUILT-UP	123.27	147.43	1326.39
SUPER BUILT-UP (%)	45.00	224.13	2411.61

D - 3 BHK			
UNIT	SQ.MTS.	SQ.YDS.	SQ.FTS.
BUILT-UP	121.83	145.71	1310.89
SUPER BUILT-UP (%)	45.00	221.51	2383.44

TYPE	NOS. OF FLAT
3 BHK	28
TOTAL NOS. OF FLAT	28

- 3 BHK
- 28 EXCLUSIVE UNITS
- B+G+7 STORIES

SPECIFICATIONS



STRUCTURE

- Safe & Sound quality controlled R.C.C. Frame structure with best material component.
- Earthquake resistant design



WALL FINISH

- INTERNAL : Single coat smooth finished mala plaster with putty.
- EXTERNAL : Double coat sand face plaster / texture with Long lasting & weather resistant acrylic paint



FLOORING & WALL TILING

- Standard Vitrified tiles for entire flooring in all apartments



KITCHEN

- Granite platform in kitchen with S.S. sink & ceramic / glazed tiles up to lintel level - Kota Stone in Kitchen wash area



DOORS & WINDOWS

- Decorative Main door with wooden frame & Veneer Finish with safety locks
- Internal doors with wooden frame, flush shutter & safety locks
- Superior quality hardware fittings Anodized Powder coated single Glazed Aluminum sliding glass Windows
- Anodized / Powder coated single Glazed Aluminum sliding glass Windows
- Natural granite stone frames on windows jambs



ELECTRIFICATION

- 3-Phases concealed ISI copper wire - Distribution board with separate MCB & ELCB -ISI marked standard modular switches - Sufficient electrical points in all areas



PLUMBING & SANITATION

- ISI CPVC Or UPVC pipes for water supply PVC or SWR pipes for solid waste and drainage
- Standard CP fittings



TOILETS

- Glazed / Ceramic tiles up to lintel level
- Waterproofing treatment in all toilet & wash area
- Standard CP brass fittings & other sanitary ware



TERRACE

- Brick-bat concrete with china mosaic for heat reflection and thermal insulation



LIFT & FOYER

- Well designed foyer with 2 automatic lifts



FIRE SAFETY

- Entire design comprises of the internal Building Code (IBC)
- Automatic Fire sprinklers installed in the Hollow Plinth
- Manual Fire Hydrant system provided in each floor as per AMC rule



