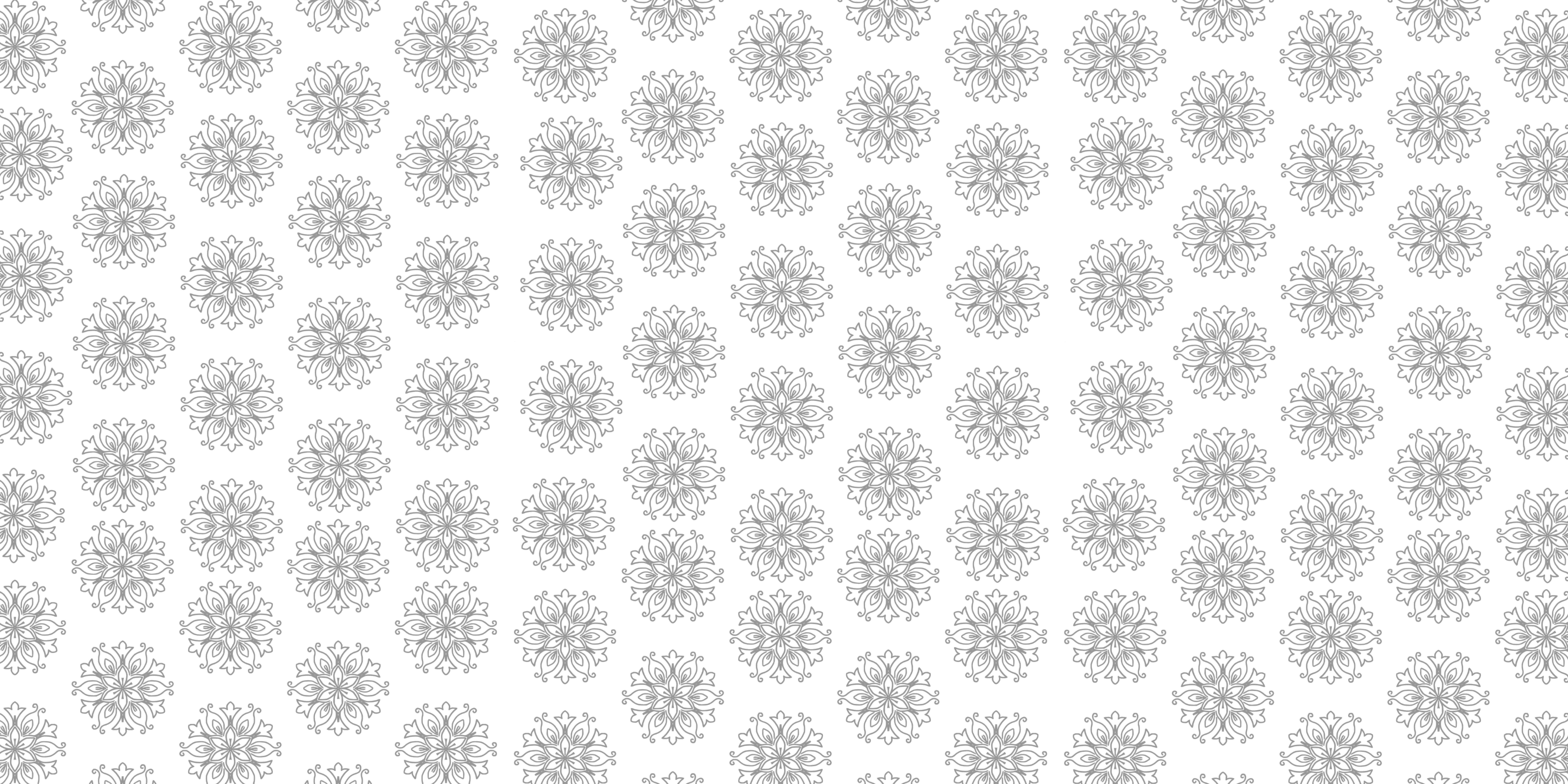




COMING SOON.....









*A Vision  
from Above,  
A Legacy on  
the Ground.*

Artist's Impression





## **ABOUT US**

*Floret Town, a landmark project by F.B Group, is an exclusive township classical architectural theme, with a unique focus on the harmonious blend of fragrances and lush greenery. Located on the prestigious Lucknow Outer Ring road this township redefines luxury living by seamlessly integrating timeless design's beauty. Floret Town is not just a place to live it's a celebration of life, inspired by nature's beauty and classical elegance. The township's unique focus on floral themes, spacious layouts, and timeless architecture makes it a distinguished address for those who value luxury, serenity, and harmony.*







Floret Town is a lush and verdant oasis, where the abundance of greenery and fragrant blooms serve as a constant reminder of the beauty of nature.



Our township is situated in a prime location, offering unrivaled convenience and accessibility to all of the best amenities and attractions the city has to offer.



On Outer Ring Road Lucknow's main ring Road.



Ayodhya Road of 3 Km



Situated in the heart of Lucknow, our township offers unparalleled convenience and accessibility to some of the city's most sought-after destinations. From the iconic International Cricket Stadium and the airport, our residents enjoy easy access to various facilities that cater to diverse needs. Additionally, the township is home to several reputed schools, Lucknow's most premium brands of hotels, Goel Hospital, BBD University, Golden Blossom Resort. With such a prime location, our residents can indulge in the best that the city has to offer, without having to venture too far from home.

Our township enjoys excellent connectivity to major highways, making it easily accessible from various parts of Uttar Pradesh. The Gorakhpur, Varanasi, Raibareilly, and Kanpur highways are all within easy reach, providing our residents with seamless connectivity for both business and leisure travel. Whether it's a weekend getaway or a business trip, our residents can enjoy a stress-free journey to their desired destination. Moreover, the well-planned highways ensure that residents can quickly and easily access essential facilities like hospitals, schools, and shopping centers. With such excellent connectivity, our township is an ideal destination for those who value accessibility and convenience.





*A  
Majestic  
Gateway  
to Luxury  
Living.*







Artist's Impression

## ***The Gateway to Elegance***

*Welcome to Floret Town, where grandeur meets nature at its finest! The township's entrance is a masterpiece of classical architecture, seamlessly blending intricate carvings with lush greenery. A grand boulevard lined with flowering trees and artistic sculptures leads you into an oasis of luxury and tranquility. The majestic entrance gate, adorned with elegant arches and floral murals, sets the tone for an exquisite living experience. Every element, from the classical pavilions to the ornamental street lighting, reflects sophistication and charm. The fusion of classical design with vibrant landscaping ensures an inviting and picturesque arrival every time. The fragrance of blooming flowers, coupled with serene water features, creates an ambiance of peace and exclusivity. As you step through the gates, you are welcomed into a world where architecture and nature exist in perfect harmony.*







Artist's Impression





*A  
Grand  
Park with  
Nature's  
Perfect  
Harmony*





All images are Artist's Impression



A woman with brown hair pulled back, wearing dark sunglasses and bright red lipstick, is looking upwards and to the left. She is wearing a red jacket with a patterned scarf. In her left hand, which is wearing a black leather glove, she holds several shopping bags, including a white one, a brown one, and a red one. The background is a bright, slightly blurred outdoor setting.

*Elegance  
in Every  
Arch,  
Excellence  
in Every  
Space*



*A  
Commercial  
Marvel  
Inspired  
by  
Classical  
Heritage.*



Artist's Impression



*A  
Masterpiece  
in the Sky  
with  
Classical  
Soul.*



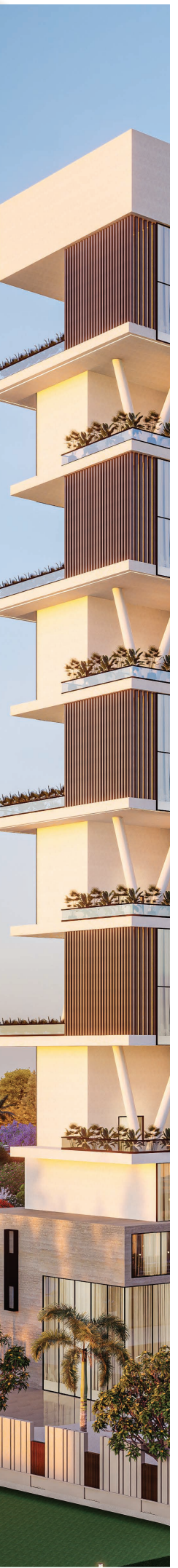




Artist's Impression

## ***A New Era of Luxury Living***

*Rising majestically above the skyline, the highrises of Floret Town redefine modern luxury with a touch of timeless elegance. These architectural marvels seamlessly blend classical grandeur with contemporary sophistication, offering a lifestyle of unparalleled comfort. Designed with meticulous attention to detail, the façades feature intricate moldings, expansive balconies, and floor-to-ceiling windows that frame breathtaking city views. The residences boast world-class amenities, including lush landscaped terraces, infinity pools, and exclusive sky lounges. Each tower is a symbol of prestige, surrounded by tree-lined avenues and vibrant gardens that create an oasis of serenity. The fusion of neoclassical charm with modern innovation ensures a refined yet cutting-edge living experience. With smart home technology, high-speed elevators, and premium finishes, these highrises cater to the most discerning residents.*








All images are Artist's Impression



A man and a woman are standing on opposite sides of a pool table in a dimly lit room. The man, on the left, is wearing a red and black plaid shirt over a white t-shirt and is smiling. The woman, on the right, is wearing a yellow patterned sweater and jeans, holding a pool cue. The room is illuminated by large, conical pendant lights hanging over the pool table. In the background, there are more pool tables and a dark interior. A small circular sign with the number '4' is visible on the wall behind the pool table.

*Where  
Relaxation  
and  
Recreation  
Come  
Together.*





Artist's Impression

## ***A Haven of Luxury and Leisure***

*The Floret Town Clubhouse stands as a magnificent symbol of elegance, offering an unparalleled experience of luxury and recreation. Designed with neoclassical influences, its grand arched entrances, intricate detailing, and timeless aesthetics create an ambiance of refined sophistication. The clubhouse is a sanctuary for relaxation and social engagement, featuring exquisitely designed lounges, a world-class fitness center, and a lavish spa.*

*Residents can indulge in fine dining at the exclusive restaurant or unwind by the infinity pool. The lush landscaped surroundings, adorned with sculpted gardens and serene water features, enhance the sense of tranquility and exclusivity. From elite social gatherings to personal moments of rejuvenation, the Floret Town Clubhouse is a destination where luxury meets lifestyle, redefining the standards of high-end living.*

Disclaimer:- The ownership of this club in the project shall remain with the Developer and same may be transferred to any person(s) / agency for its maintenance & operation thereof. Allottee(s) would have an option to become the member of the club and to pay the Membership fees as well as monthly subscription charges as may be determined by the Developer / nominated person(s) / operator.



All images are Artist's Impression



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*Live the  
Legacy of  
Classical  
Luxury in  
Every  
Detail.*





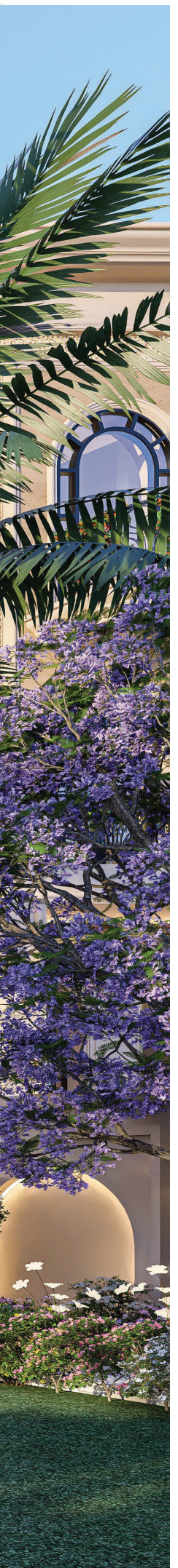


Artist's Impression

## 80' X 140' VILLA

*This villa is designed in the classical architectural style, featuring grand proportions, symmetrical facades, and timeless details that reflect elegance and sophistication. The villa's roof is adorned with striking red-colored tiles, adding a regal charm to its exterior while ensuring durability and climate resilience. Spanning across a well-planned 80' x 140' layout, the villa comprises five spacious rooms, a grand living area, and a modern kitchen all designed to offer luxury and comfort. A private swimming pool enhances the leisure experience, creating a perfect blend of relaxation and recreation. Each villa is thoughtfully enveloped by lush, landscaped gardens, allowing residents to connect with nature.*

*The carefully curated green spaces enhance the visual appeal and provide a serene and tranquil living experience.*











GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

**Area In Sq. Ft.**  
Plot Area- 11,200 sq. ft.  
Carpet Area- 6100 sq. ft.  
Builtup Area- 7450 sq. ft.  
Saleble Area- 13550 sq. ft.

**Area In Sq. Mt.**  
Plot Area- 1040.51 sq. mt.  
Carpet Area- 566.7 sq. mt.  
Builtup Area- 692.13 sq. mt.  
Saleble Area- 1258.84 sq. mt.



*Where  
Symmetry,  
Elegance,  
and Luxury  
Redefine  
Living.*







Artist's Impression

## 55' X 80' VILLA

*This villa boasts a unique architectural design, harmonizing timeless classical elements with modern-day luxury. Thoughtfully planned, it offers an elegant yet functional living experience. One of its standout features is the exclusive individual park, designed to provide residents with a personal green retreat, enhancing both aesthetics and quality of life. Built in accordance with classical architectural principles, the villa exudes grandeur with symmetrical facades, elegant columns, and intricate detailing that define its timeless charm. The roof is adorned with red-colored tiles, adding a striking contrast to the classical architecture while ensuring longevity and weather resistance. The villa spans an efficient 55' x 80' layout, featuring five well-appointed rooms, a grand living area, and a contemporary kitchen all designed to offer an unmatched living experience.*







All images are Artist's Impression





**Area In Sq. Ft.**  
Plot Area- 4400 sq. ft.  
Carpet Area-5400 sq. ft.  
Builtup Area-8125 sq. ft.  
Saleble Area-13,525 sq. ft.



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN

**Area In Sq. Mt.**  
Plot Area- 408.77 sq. mt.  
Carpet Area- 501.68 sq. mt.  
Builtup Area- 754.84 sq. mt.  
Saleble Area- 1256.52 sq. mt.



FIRST FLOOR PLAN



SECOND FLOOR PLAN





*Timeless  
Italian  
Grandeur  
with a Touch  
of  
Mediterra-  
nean Charm.*







Artist's Impression

## 45' X 80' VILLA

*Inspired by the grandeur of classical Italian architecture, this villa embodies elegance, symmetry, and refined detailing, creating a sophisticated and luxurious living experience. A defining feature of this villa is its blue-colored tiled roof, adding a distinctive Mediterranean charm while enhancing durability and aesthetic appeal. Thoughtfully designed within a 45' x 80' layout, the villa offers five spacious rooms, a grand living area, and a modern kitchen, seamlessly blending classical design with contemporary functionality. A private swimming pool serves as the centerpiece of relaxation, complementing the luxurious ambiance and enhancing the villa's resort like feel. Each villa is enveloped by meticulously landscaped gardens, creating a serene and immersive environment where residents can experience tranquility and a deep connection with nature.*







Artist's Impression





**Area In Sq. Ft.**

Plot Area- 3600 sq. ft.  
Carpet Area-3830 sq. ft.  
Builtup Area-5650 sq. ft.  
Saleble Area- 9480 sq. ft.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

**Area In Sq. Mt.**

Plot Area- 334.45 sq. mt.  
Carpet Area- 355.82 sq. mt.  
Builtup Area- 524.9 sq. mt.  
Saleble Area- 880.72 sq. mt.



SECOND FLOOR PLAN





*Where Every  
Breeze  
Carries the  
Fragrance  
of Luxury  
and  
Nature.*







Artist's Impression

## 35' X 70' VILLA

*Designed with an emphasis on grandeur and sophistication, this 35' x 70' villa embodies classical architecture, seamlessly blending luxury with comfort to create a serene living experience. This villa is fully equipped with modern amenities while maintaining its traditional charm, ensuring that every guest enjoys a perfect balance of elegance and convenience. A beautifully designed swimming pool serves as the villa's focal point, offering an inviting space to relax and cool off, especially on warm summer days. The villa is designed around the concept of "Flower Fragrance Green," with lush gardens, floral arrangements, and aromatic landscapes enhancing the sensory experience. The presence of vibrant flowers and greenery creates an atmosphere of tranquility and rejuvenation. Surrounded by picturesque landscapes, this villa offers a peaceful escape from the hustle and bustle of city life.*

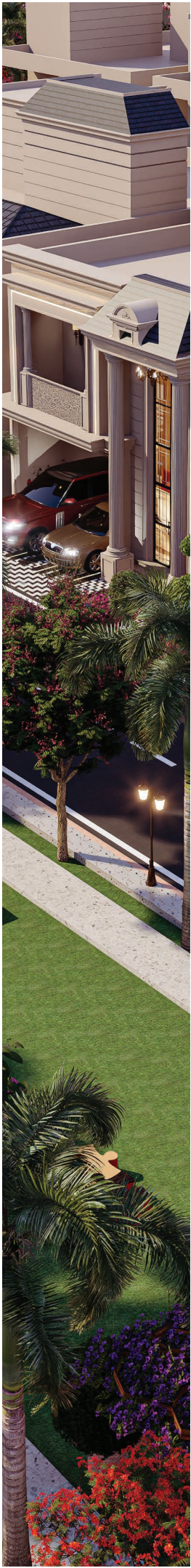






All images are Artist's Impression





**Area In Sq. Ft.**  
Plot Area- 2450 sq. ft.  
Carpet Area-2965 sq. ft.  
Builtup Area- 4150 sq. ft.  
Saleble Area- 7115 sq. ft.



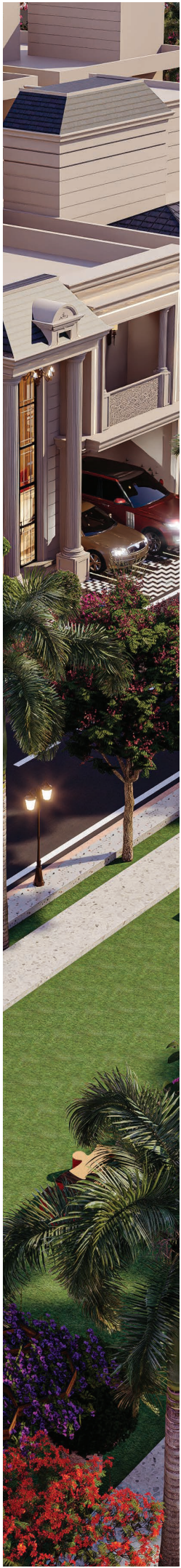
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN





***Classic  
Architecture,  
Modern  
Indulgence.***







Artist's Impression

# 30' X 60' VILLA

*This exquisite 30' x 60' villa is a perfect embodiment of classical architecture, featuring refined aesthetics, intricate details, and a harmonious blend of tradition and modern comfort. Designed for a luxurious lifestyle, the villa offers spacious bedrooms, a fully equipped kitchen, a comfortable living room, and modern bathrooms, ensuring convenience and sophistication in every corner. A beautiful swimming pool sits at the heart of the villa's outdoor space, providing the perfect retreat for relaxation. It is surrounded by lush green gardens filled with fragrant flowers, enhancing the ambiance with natural beauty and soothing aromas.*







All images are Artist's Impression





**Area In Sq. Ft.**  
Plot Area- 1800 sq. ft.  
Carpet Area-2350 sq. ft.  
BUILTUP AREA- 2750 sq. ft.  
Saleble Area- 5100 sq. ft.



GROUND FLOOR PLAN

**Area In Sq. Mt.**  
Plot Area- 167.23 sq. mt.  
Carpet Area- 218.23 sq. mt.  
BUILTUP AREA- 255.48 sq. mt.  
Saleble Area- 473.61 sq. mt.



FIRST FLOOR PLAN





*Where  
Every  
Corner  
Echoes  
Grandeur.*

he courage to start all over again.

- F Scott Fitzgerald





## 30' X 50' VILLA

*This exquisite 30' x 50' villa is designed to offer a serene and luxurious lifestyle, where timeless classical architecture meets modern comfort. The villa features spacious bedrooms, a fully equipped kitchen, and modern bathrooms, ensuring a seamless blend of functionality and elegance. Every space is meticulously crafted to provide comfort while maintaining an air of sophistication. Embracing the theme of "Flower Fragrance Green," the villa is surrounded by lush landscaped gardens filled with a variety of fragrant flowers, creating a peaceful and refreshing atmosphere that enhances the living experience.*







Artist's Impression





**Area In Sq. Ft.**

Plot Area- 1500 sq. ft.  
Carpet Area-1560 sq. ft.  
Builtup Area- 1950 sq. ft.  
Saleble Area- 3510 sq. ft.



GROUND FLOOR PLAN

**Area In Sq. Mt.**

Plot Area- 139.35 sq. mt.  
Carpet Area- 144.93 sq. mt.  
Builtup Area- 181.16 sq. mt.  
Saleble Area- 326.09 sq. mt.



FIRST FLOOR PLAN





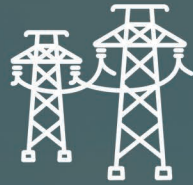




# AMENITIES



CCTV SURVEILLANCE



24 HOUR ELECTRIC  
SUPPLY



24 HOUR WATER  
SUPPLY



STP



YOGA & MEDITATION



CLUB HOUSE



SWIMMING POOL



24 HOUR SECURITY



BEAUTIFULLY  
LANDSCAPED



FOUNTAINS &  
WATER BODIES



KID'S PLAY AREA



CONVENIENCE  
SHOPS





# Specifications

## Proposed specifications for all units of Floret Town.

### STRUCTURE

Structure designed with the highest seismic considerations for the zone as stipulated by the BIS code and for better safety.

### FOUNDATION

Reinforced concrete footings & columns.

### ALL BEDROOMS

- Flooring / Skirting:       Vitrified tiles 600x600 mm
- Wall Finishes:           Acrylic emulsion on POP punning
- Ceiling:                   Oil bound distemper

### LIVING / DINING ROOM

- Flooring / Skirting:       Superior quality vitrified tiles tiles 800x800 mm
- Wall Finishes:           Acrylic emulsion on POP punning
- Ceiling:                   Oil bound distemper

### TOILETS

- Flooring:                   Antiskid ceramic tiles
- Wall Finishes:           Ceramic wall tiles upto dado level (approx. 2400 mm)
- Ceiling Finishes:       Oil bound distemper with false ceiling
- Counter:                  Granite
- Sanitary Ware:          Premium quality range
- Partition:                Glass cubical
- Lights:                    Sensor Lights

### STAIRCASE

- Flooring:                   Kota Stone / Indian Stone
- Railings:                  Painted M.S. railings
- Wall Finishes:           Oil bound distemper on plaster

### KITCHEN

- Flooring / Skirting:       Antiskid ceramic tiles
- Wall Finishes:           Tiles up to 600 mm above counter and acrylic emulsion paint in the balance area
- Ceiling:                   Oil bound distemper with part false ceiling

### CP. FITTING AND ACCESSORIES

Grohe/Kohler/Roca or equivalent Toilet fittings / single lever fitting in all toilets. Provision for geyser installation. Rain shower in master toilet.

### LIFT LOBBY

- Flooring:                   Granite / Marble
- Wall Finishes:           Granite / Marble upto 2100 mm on lift side wall and acrylic emulsion paint in balance area
- Ceiling:                   Acrylic emulsion paint

### COMMON PASSAGE

- Flooring:                   Granite /Indian Marble Wall
- Wall Finishes:           Acrylic emulsion paint ceiling
- Ceiling Finishes:       Acrylic emulsion paint

### DOORS

- Main Entrance Door:     Painted/Polished hardwood frame with skin moulded door shutters
- Internal Doors:           Painted/Polished hardwood frame with skin moulded door shutters
- Hardware:                Locks, Handles and knobs (Mortise and Cylindrical locks) from reputed makes and brands. High quality steel/brass hardware.

### WINDOWS AND EXTERNAL GLAZING

Powder coated aluminium frame or UPVC frame windows with clear glass.

### EXTERNAL WALL FINISH

Exterior grade paint from reputed makes and brands.

### ELECTRICAL WIRING AND INSTALLATIONS

- Fixtures & Fittings:       ISI mark switches / sockets, distribution boxes and circuit breakers from standard makes and brands
- Wiring:                    ISI mark concealed conduits with copper wire
- Plumbing:                ISI mark CPVC water supply pipes with standard valves and accessories
- Security System:         CCTV surveillance, EPABX, Video Door Phones, Burglar Alert System.

**Note:**  
The above specifications are only indicative & some of these may be changed in consultation with the architect or equivalent, may be at the discretion of the company.





F.B. GROUP

Designed By:-



V-TRIMS DESIGN  
INTERIOR & ARCHITECTURE

Project Address:-

Mati At Outer Ring Road SCR Lucknow, U.P

Office Address-Infront Of Mercedes Benz Showroom Tiwariganj, Uttardhauna  
Lucknow, Uttar Pradesh