



Project Location:-
Mati At Outer Ring Road SCR Lucknow, U.P
Office Address- Infront Of Mercedes Benz Showroom Tiwariganj, Uttardhauna
Lucknow, Uttar Pradesh.

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AA
F B GROUP

A Majestic Gateway To Luxury Living.

FLORET
TOWN
FLOWER / FRAGRANCE / GREEN



ACTUAL IMAGE



The Gateway to Elegance

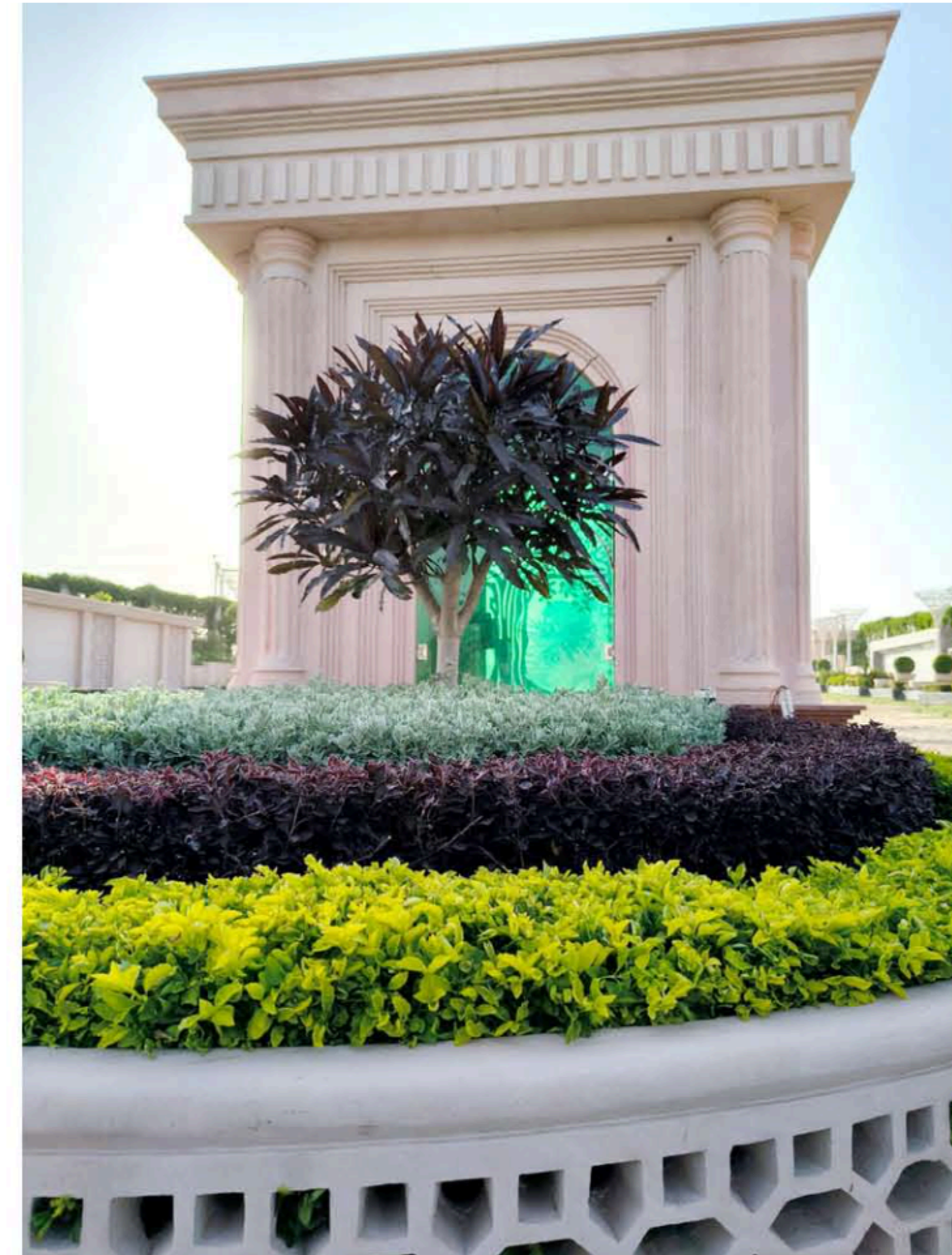
Welcome to Floret Town, where grandeur meets nature at its finest! The township's entrance is a masterpiece of classical architecture, seamlessly blending intricate carvings with lush greenery. A grand boulevard lined with flowering trees and artistic sculptures leads you into an oasis of luxury and 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.




*Commercial
Marvel
Inspired by
Classical
Heritage.*



ARTISTIC IMPRESSION



ACTUAL IMAGE



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. The villa's interiors reflect classical refinement, with traditional elements and luxurious furnishings that add a sense of timeless charm to the space.



Area In Sq. Ft.

Plot Area- 1500 sq. ft.
 Carpet Area-1726 sq. ft.
 Builtup Area- 2216 sq. ft.
 Saleble Area- 2406 sq. ft.



GROUND FLOOR PLAN

Area In Sq. Mt.

Plot Area- 139.35 sq. mt.
 Carpet Area- 160.35 sq. mt.
 Builtup Area- 205.87 sq. mt.
 Saleble Area- 223.52 sq. mt.

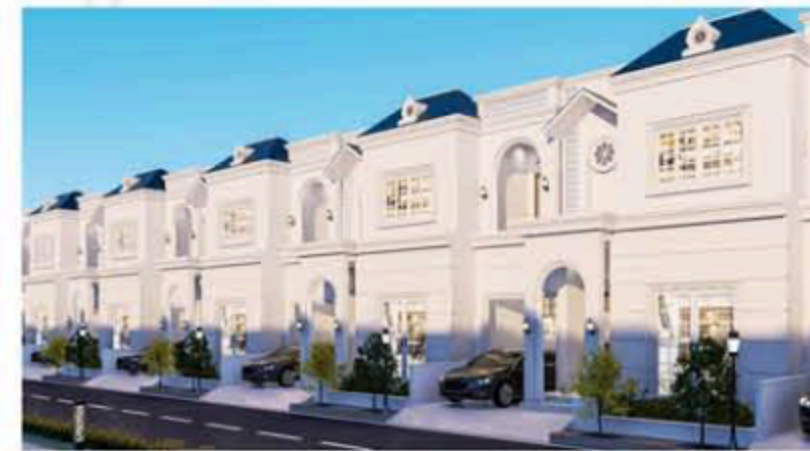


FIRST FLOOR PLAN



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, this 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. The villa's interior exudes timeless charm, with luxurious furnishings, elegant décor, and traditional design elements that elevate its grandeur while maintaining a warm and inviting atmosphere.



Area In Sq. Ft.

Plot Area- 1800 sq. ft.
 Carpet Area-1841 sq. ft.
 Builtup Area- 2428 sq. ft.
 Saleable Area- 2717 sq. ft.



GROUND FLOOR PLAN

Area In Sq. Mt.

Plot Area- 167.23 sq. mt.
 Carpet Area- 171.03 sq. mt.
 Builtup Area- 225.56 sq. mt.
 Saleable Area- 252.41 sq. mt.



FIRST FLOOR PLAN





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.



Area In Sq. Ft.

Plot Area- 2450 sq. ft.
 Carpet Area-2965 sq. ft.
 Builtup Area- 4150 sq. ft.
 Saleble Area- 4837 sq. ft.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Area In Sq. Mt.

Plot Area- 227.61 sq. mt.
 Carpet Area- 275.46 sq. mt.
 Builtup Area- 385.55 sq. mt.
 Saleble Area- 449.37 sq. mt.



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.



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



SECOND 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.



'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.



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.



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.





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.



A Haven of Luxury and Leisure

The Floret Town Clubhouse stands as a magnificent symbol of elegance, offering an unparalleled experience of luxury and 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.



LIVE THE LEGACY OF CLASSICAL LUXURY IN EVERY DETAIL.





AMENITIES



CCTV SURVEILLANCE



24 HOUR ELECTRIC SUPPLY



24 HOUR WATER SUPPLY



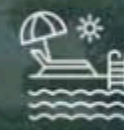
STP



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:
- Wall Finishes:
- Ceiling:

Vitrified tiles 600x600 mm
Acrylic emulsion on POP punning
Oil bound distemper

LIVING / DINING ROOM

- Flooring / Skirting:
- Wall Finishes:
- Ceiling:

Superior quality vitrified tiles 800x800 mm
Acrylic emulsion on POP punning
Oil bound distemper

TOILETS

- Flooring:
- Wall Finishes:
- Ceiling Finishes:
- Counter:
- Sanitary Ware:
- Partition:
- Lights:

Antiskid ceramic tiles
Ceramic wall tiles upto dado level (approx. 2400 mm)
Oil bound distemper with false ceiling
Granite
Premium quality range
Glass cubical
Sensor Lights

STAIRCASE

- Flooring:
- Railings:
- Wall Finishes:

Kota Stone / Indian Stone
Painted M.S. railings
Oil bound distemper on plaster

KITCHEN

- Flooring / Skirting:
- Wall Finishes:

Antiskid ceramic tiles
Tiles up to 600 mm above counter and acrylic emulsion paint in the balance area
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:
- Wall Finishes:

Granite / Marble
Granite / Marble upto 2100 mm on lift side wall and acrylic emulsion paint in balance area
Acrylic emulsion paint

- Ceiling:

COMMON PASSAGE

- Flooring:
- Wall Finishes:
- Ceiling Finishes:

Granite / Indian Marble Wall
Acrylic emulsion paint ceiling
Acrylic emulsion paint

DOORS

- Main Entrance Door:
- Internal Doors:
- Hardware:

Painted/Polished hardwood frame with skin moulded door shutters
Painted/Polished hardwood frame with skin moulded door shutters
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:
- Wiring:
- Plumbing:
- Security System:

ISI mark switches / sockets, distribution boxes and circuit breakers from standard makes and brands
ISI mark concealed conduits with copper wire
ISI mark CPVC water supply pipes with standard valves and accessories
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.

