ORIZON

LIVE LIMITLESSLY

TOWER 5

PLAN BOOK

MASTER
PLAN





LEGENDS

GROUND FLOOR LEVEL

1. ENTRY / EXIT
2. SECURITY ROOM
3. SEATING GROVE
4. CAR PARKING
5. PATHWAY
6. WATER FEATURE
7. SCULPTURE COURT
8. PET PARK
9. MULTIPURPOSE COURT
10. SEATING CLOVE
11. OPEN STAGE
12. MEDITATION ZONE
13. FOREST TRAIL
14. PICKLEBALL COURT
15. STARGAZING MOUND
16. BOOMERANG SEATING
17. CENTRAL LAWN
18. AMPHITHEATRE
19. FAIRY LIGHT GARDEN
20. BUTTERFLY GARDEN
21. WATER FEATURE
22. DECK
23. PAVILION
24. SENIOR CITIZEN'S CORNER
25. KID'S PLAY
26. TODDLER ZONE
27. TOT LOT
28. BADMINTON COURT
29. RELAXATION CABANA
30. HERBAL GARDEN
31. FEATURE WALL
32. WALKING TRACK

PODIUM 3RD FLOOR LEVEL

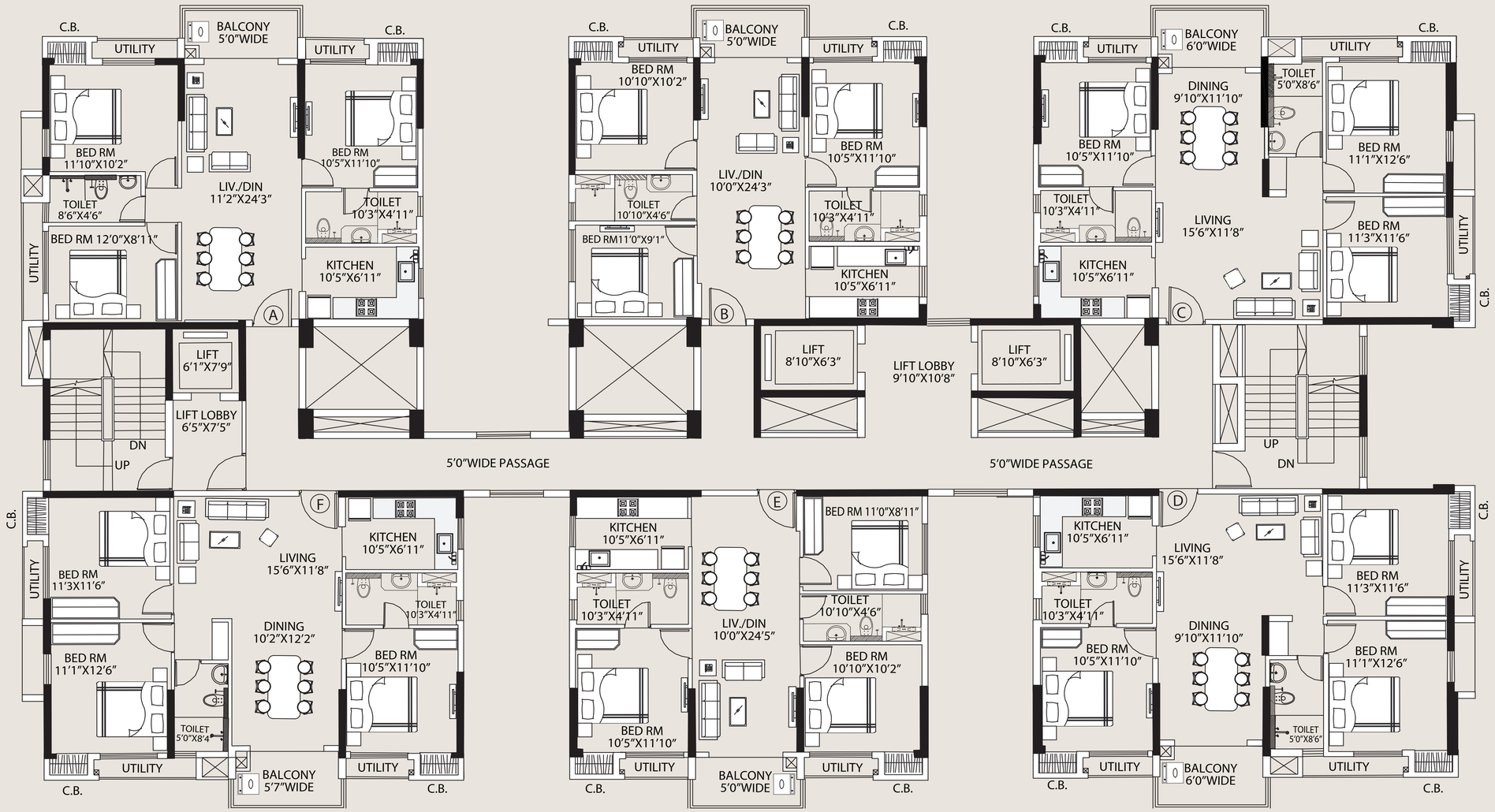
1. TENNIS
2. OUTDOOR FITNESS AREA
3. HALF BASKET BALL COURT
4. LOOK - OUT DECK
5. MINI GOLF
6. BARBEQUE ZONE

PODIUM 2ND FLOOR LEVEL

7. INFINITY EDGE SWIMMING POOL
8. KID'S POOL
9. JACUZZI
10. DECK

DROP-OFF

PHASE I

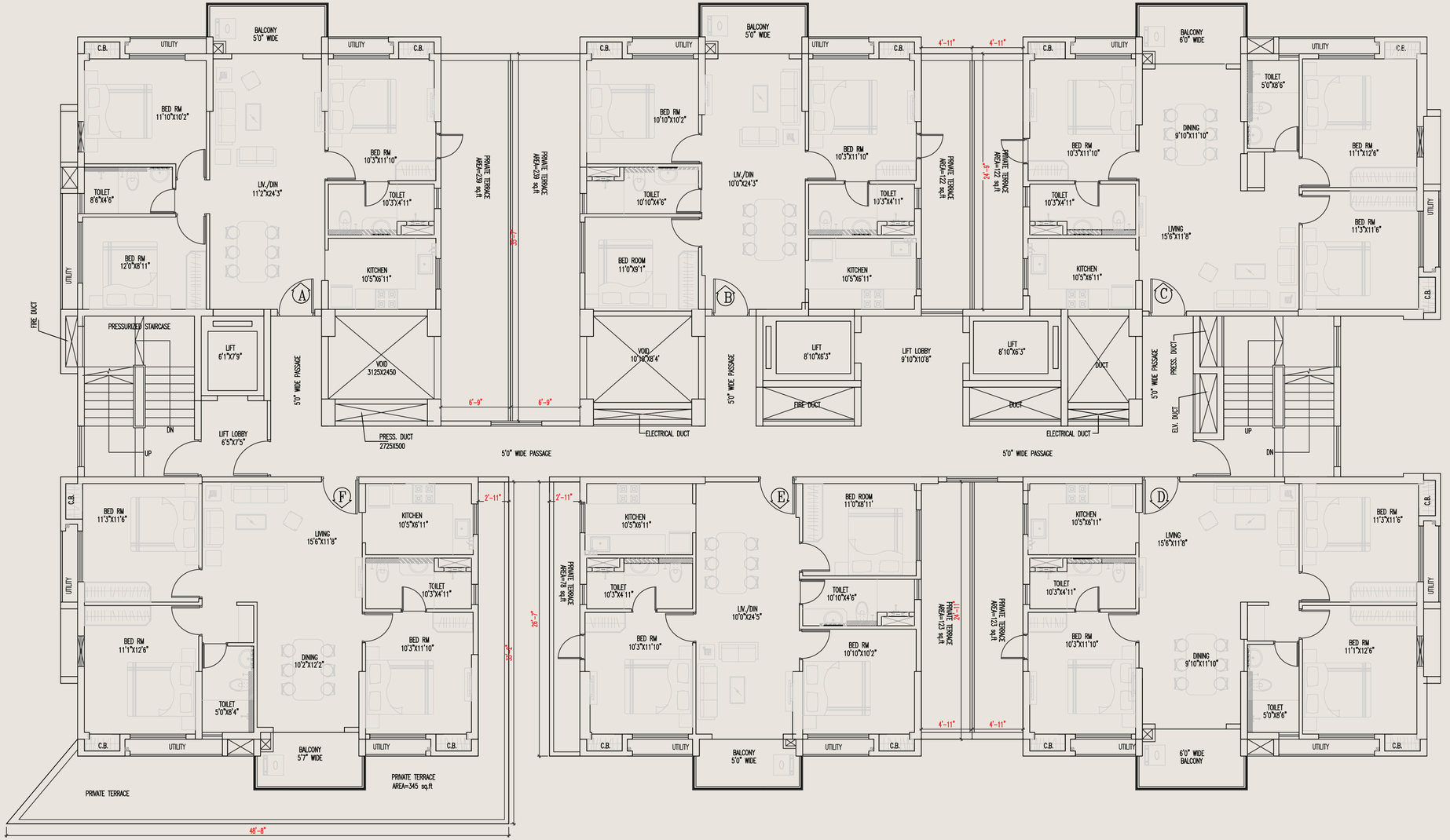


TOWER 5

TYPICAL PLAN

FLOOR	FLAT NO & TYPE		CARPET AREA (WITHOUT BALCONY BUT INCLUDE C.B. AS PER RERA) (SQ.FT.)	TOTAL CARPET AREA WITH C.B. & BALCONY (SQ.FT.)	BUA WITH BALCONY AND C.B AREA (SQ.FT.)	SBUA OF FLAT (SQ.FT.) (+33%)	TERRACE (SQ.FT.)	SBUA OF FLAT+50% OF TERRACE (SQ.FT.)	FINAL SBUA (SQ.FT.)
3RD	A	3 BHK	817.73	917.73	1009.55	1342.70	239.42	1462.41	1462
	B	3 BHK	765.83	839.94	929.68	1236.47	361.32	1417.13	1417
	C	3 BHK	899.90	1001.90	1104.27	1468.68	121.90	1529.63	1530
	D	3 BHK	899.80	1001.80	1104.27	1468.68	122.71	1530.03	1530
	E	3 BHK	766.15	840.15	929.68	1236.47	200.87	1336.91	1337
	F	3 BHK	903.49	1001.49	1100.50	1463.67	345.08	1636.21	1636
4TH-22ND	A	3 BHK	817.73	917.73	1009.55	1342.70	0	1342.70	1343
	B	3 BHK	765.83	839.94	929.68	1236.47	0	1236.47	1236
	C	3 BHK	899.90	1001.90	1104.27	1468.68	0	1468.68	1469
	D	3 BHK	899.80	1001.80	1104.27	1468.68	0	1468.68	1469
	E	3 BHK	766.15	840.15	929.68	1236.47	0	1236.47	1236
	F	3 BHK	903.49	1001.49	1100.50	1463.67	0	1463.67	1464

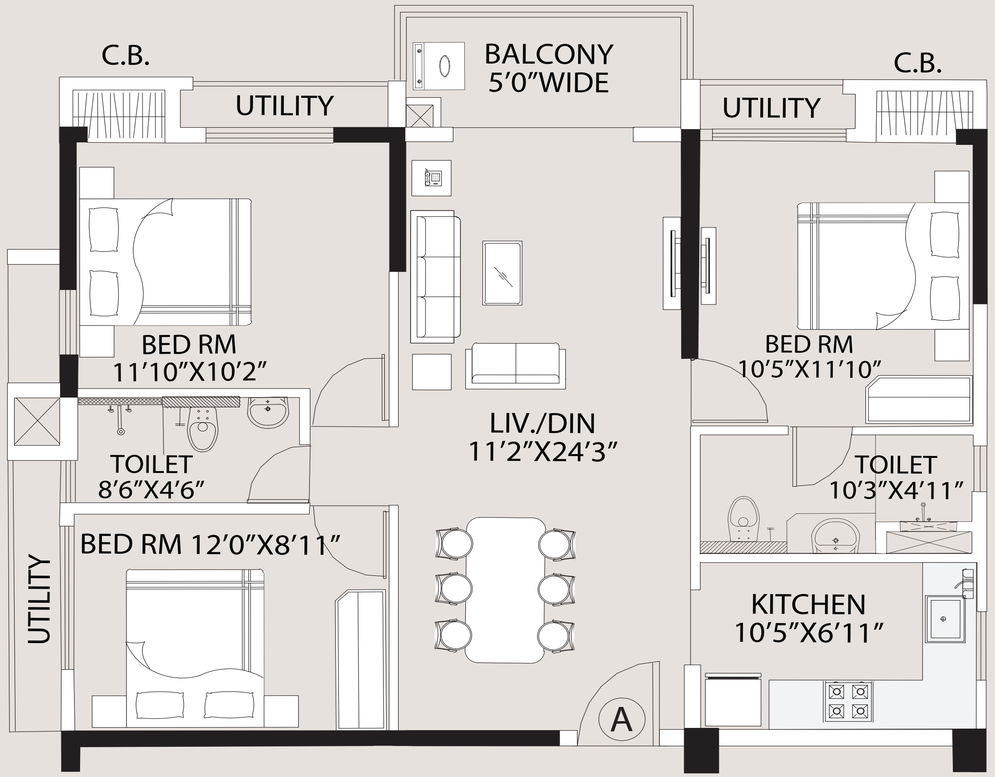
AREA CHART
TOWER 5



TOWER 5

3RD FLOOR PLAN WITH PRIVATE TERRACE

FLOOR	FLAT NO & TYPE		CARPET AREA (WITHOUT BALCONY BUT INCLUDE C.B. AS PER RERA) (SQ.FT.)	TOTAL CARPET AREA WITH C.B. & BALCONY (SQ.FT.)	BUA WITH BALCONY AND C.B AREA (SQ.FT.)	SBUA OF FLAT (SQ.FT.)(+33%)	TERRACE (SQ.FT.)	SBUA OF FLAT+50% OF TERRACE (SQ.FT.)	FINAL SBUA (SQ.FT.)
3RD	A	3 BHK	817.73	917.73	1009.55	1342.70	239.42	1462.41	1462
4TH-22ND	A	3 BHK	817.73	917.73	1009.55	1342.70	0	1342.70	1343

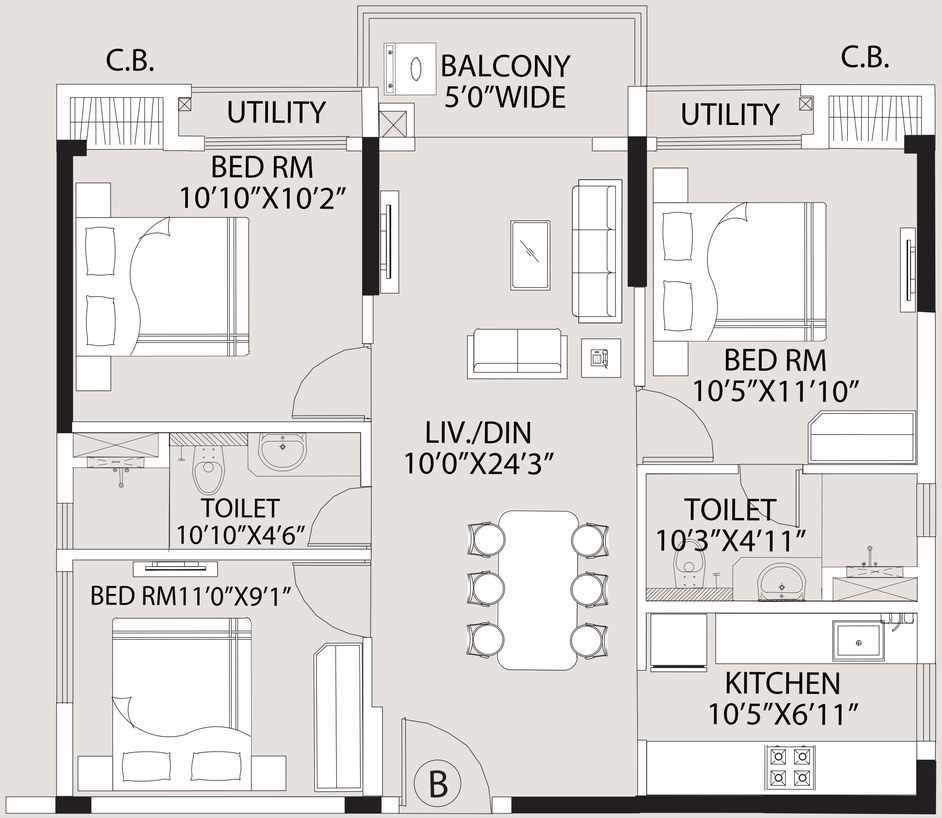




TYPE A



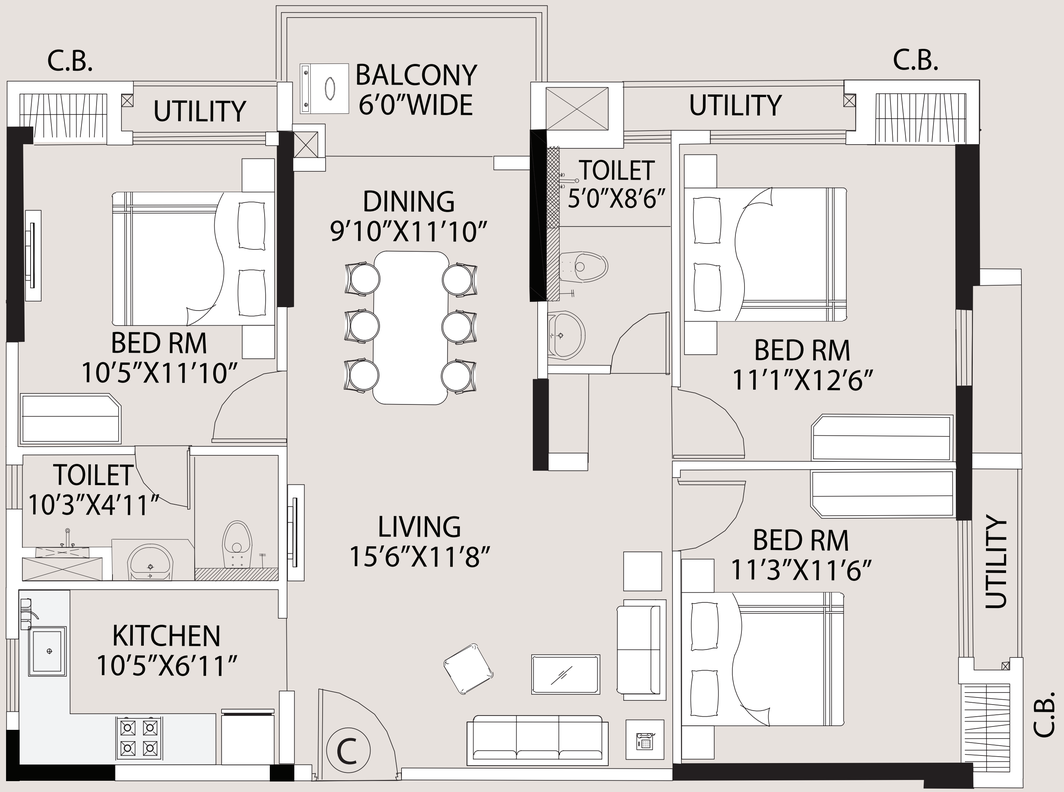
FLOOR	FLAT NO & TYPE		CARPET AREA (WITHOUT BALCONY BUT INCLUDE C.B. AS PER RERA) (SQ.FT.)	TOTAL CARPET AREA WITH C.B. & BALCONY (SQ.FT.)	BUA WITH BALCONY AND C.B AREA (SQ.FT.)	SBUA OF FLAT (SQ.FT.) (+33%)	TERRACE (SQ.FT.)	SBUA OF FLAT+50% OF TERRACE (SQ.FT.)	FINAL SBUA (SQ.FT.)
3RD	B	3 BHK	765.83	839.94	929.68	1236.47	361.32	1417.13	1417
4TH-22ND	B	3 BHK	765.83	839.94	929.68	1236.47	0	1236.47	1236





TYPE B

FLOOR	FLAT NO & TYPE		CARPET AREA (WITHOUT BALCONY BUT INCLUDE C.B. AS PER RERA) (SQ.FT.)	TOTAL CARPET AREA WITH C.B. & BALCONY (SQ.FT.)	BUA WITH BALCONY AND C.B AREA (SQ.FT.)	SBUA OF FLAT (SQ.FT.) (+33%)	TERRACE (SQ.FT.)	SBUA OF FLAT+50% OF TERRACE (SQ.FT.)	FINAL SBUA (SQ.FT.)
3RD	C	3 BHK	899.90	1001.90	1104.27	1468.68	121.90	1529.63	1530
4TH-22ND	C	3 BHK	899.90	1001.90	1104.27	1468.68	0	1468.68	1469

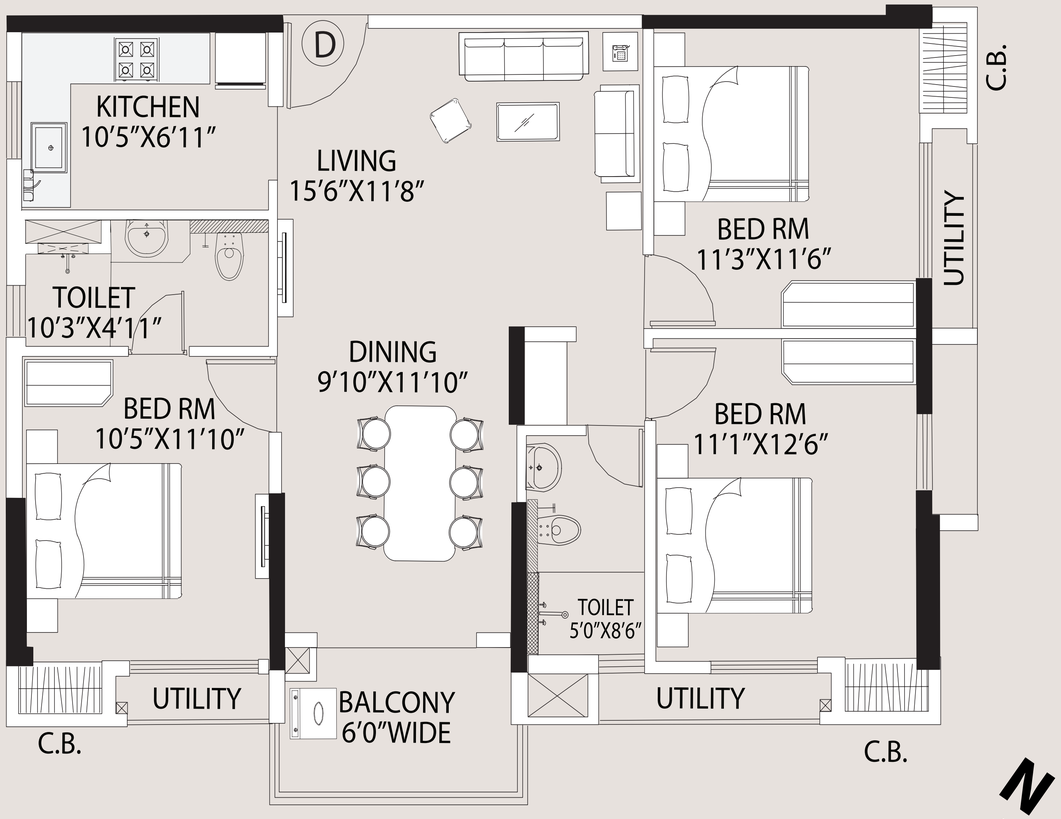




N

TYPE C

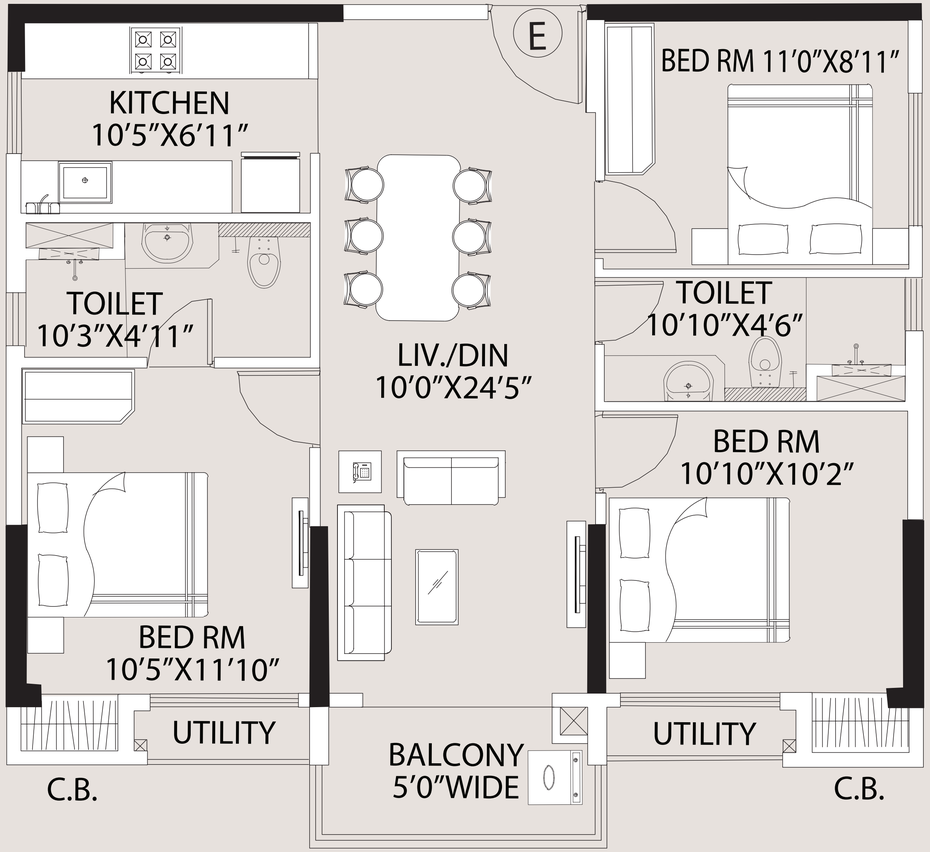
FLOOR	FLAT NO & TYPE		CARPET AREA (WITHOUT BALCONY BUT INCLUDE C.B. AS PER RERA) (SQ.FT.)	TOTAL CARPET AREA WITH C.B. & BALCONY (SQ.FT.)	BUA WITH BALCONY AND C.B AREA (SQ.FT.)	SBUA OF FLAT (SQ.FT.) (+33%)	TERRACE (SQ.FT.)	SBUA OF FLAT+50% OF TERRACE (SQ.FT.)	FINAL SBUA (SQ.FT.)
3RD	D	3 BHK	899.80	1001.80	1104.27	1468.68	122.71	1530.03	1530
4TH-22ND	D	3 BHK	899.80	1001.80	1104.27	1468.68	0	1468.68	1469





TYPE D

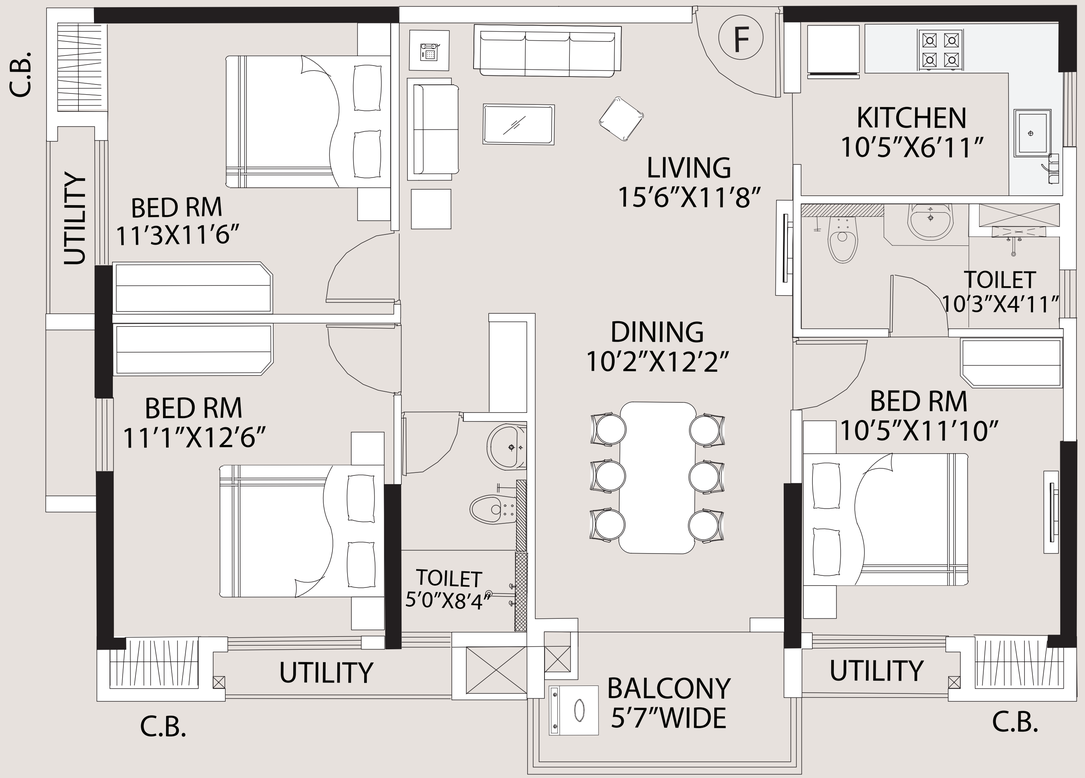
FLOOR	FLAT NO & TYPE		CARPET AREA (WITHOUT BALCONY BUT INCLUDE C.B. AS PER RERA) (SQ.FT.)	TOTAL CARPET AREA WITH C.B. & BALCONY (SQ.FT.)	BUA WITH BALCONY AND C.B AREA (SQ.FT.)	SBUA OF FLAT (SQ.FT.) (+33)	TERRACE (SQ.FT.)	SBUA OF FLAT+50% OF TERRACE (SQ.FT.)	FINAL SBUA (SQ.FT.)
3RD	E	3 BHK	766.15	840.15	929.68	1236.47	200.87	1336.91	1337
4TH-22ND	E	3 BHK	766.15	840.15	929.68	1236.47	0	1236.47	1236





TYPE E

FLOOR	FLAT NO & TYPE		CARPET AREA (WITHOUT BALCONY BUT INCLUDE C.B. AS PER RERA) (SQ.FT.)	TOTAL CARPET AREA WITH C.B. & BALCONY (SQ.FT.)	BUA WITH BALCONY AND C.B AREA (SQ.FT.)	SBUA OF FLAT (SQ.FT.) (+33%)	TERRACE (SQ.FT.)	SBUA OF FLAT+50% OF TERRACE (SQ.FT.)	FINAL SBUA (SQ.FT.)
3RD	F	3 BHK	903.49	1001.49	1100.50	1463.67	345.08	1636.21	1636
4TH-22ND	F	3 BHK	903.49	1001.49	1100.50	1463.67	0	1463.67	1464







TYPE F

SPECIFICATIONS

- Structure-RCC frame structure
- Outdoor finish-weather coat exterior paint
- Interior finish – wall and ceiling pop finish
- Doors and windows
- Flush doors | nwfc
- Doorframe – engineered wood frame|nwfc
- Windows- aluminium openable/sliding
- Balcony Door- aluminium sliding.
- Kitchen fittings-stainless steel sink, electrical point for water filler point.
- Provision for chimney or exhaust point.
- Provision for hot and cold line in shower area only.
- Electrical fittings-concealed wiring with modular switches.
- ACS- provision for ACS in all bedrooms and living areas.
- Provision for generator power in flats for partial emergency backup for flat (light, fan & One refrigerator usage)

*1KVA for 3bhk

PREMIUM

- Room (Flooring) - Vitrified Tiles
- Living/Dining Room (Flooring) - Vitrified Tiles
- Kitchen(Flooring) - Vitrified Tiles
- Kitchen (Wall) - Vitrified Tiles
- Toilet (Flooring & Wall)- Vitrified Tiles
- Toilet Counter Basin - Varmora or Equivalent
- Toilet Commode - Varmora or Equivalent
- Toilet CP Fittings - Jaquar or Equivalent
- Master Toilet Flooring - Vitrified Tiles
- Master Toilet Wall - Vitrified Tiles
- Electric Switches - Anchor/Kolors or Equivalent
- 2100mm High glass cubicle in shower area will be provided

GENERAL

- Room - Vitrified Tiles
- Living/Dining Room (Flooring) - Vitrified Tiles
- Kitchen Flooring - Vitrified Tiles
- Kitchen Wall - Vitrified Tiles
- Toilet Flooring - Ceramic Tiles
- Toilet Wall - Ceramic Tiles
- Toilet -Basin - Varmora or Equivalent
- Toilet - Commode - Varmora or Equivalent
- Toilet - CP Fittings - Hindware or Equivalent
- Electric Switches - Kolors or Equivalent

OTHER FEATURES

- Rooftop treatment - waterproofing
- Water source - borewell
- Lifts - 3 in each block with one dedicated for fire exit.
- Refrigerator usage)*1KVA for 3bhk

FACILITIES

OUTDOOR AMENITIES

- Multipurpose Court, Cricket & football
- Badminton Court
- Pickle Ball
- Half Basketball Court
- Mini Tennis court
- Mini golf
- Kids’ play area
- Senior Citizens’ corner
- Outdoor Fitness area
- Flower Garden
- Aromatic Garden
- Lawn
- Entry Plaza
- Drop-off
- Water feature for landscape
- Fountain
- Stage
- Amphitheatre
- Pet Park
- Seating Corner

OUTDOOR AMENITIES

- Viewing Deck/lookout deck
- Walkways, Jogging & Cycle Track
- Boomerang Seating
- Vertical Garden
- Herbal Garden
- Relaxation Cabana
- Butterfly Garden
- Forest Trail
- Willow Den
- Topiaries
- Fairy Light Garden
- Fish feeding
- Sculpture court
- Barbeque zone
- Star Gazing
- Graffiti wall
- Feature wall
- Pavillion
- TotLot
- Outdoor Yoga/aerobics/meditation area
- Toddler zone
- Beautified Gravel Pathway
- Adda zone
- Stage for Puja

CLUB INDOOR FACILITIES

- Club Entrance lobby
- Reception
- Banquet Hall
- Lounge
- Gym
- Yoga / meditation Room
- Board Game
- Spa
- Indoor Games room
- Indoor senior citizen room/games
- Squash Court
- Virtual Games Room
- Home Theatre
- Library
- Co-Working Room
- Guest Room
- Swimming Pool
- Kids Pool
- Café/Bar lounge
- Deck
- Jacuzzi
- Pottery, Cards, Art & Craft Room
- Indoor Kids’ playroom
- Smoking room
- Kids Learning

INFRASTRUCTURE

SAFETY & SECURITY

- CCTV surveillance in common areas
- Fire fighting system — as per fire safety norms
- Emergency evacuation system — as per fire norms
- Barrier-free design throughout (ramps, wide doors, barrier-free washrooms, slip-resistant surfaces, braille signage & audio in lifts)

POWER & UTILITIES

- Power backup — generator with 1 KVA per unit for emergency lighting, fans & refrigerator
- Drinking Water Facility: 24 Hrs Filtered Water Supply with Water Treatment Plant 24 Hrs. Filtered Water Supply with Water Treatment Plant.
- Use of Renewable Energy : Solar Energy System.
- Borewell water source

VERTICAL TRANSPORT

- 3 lifts per tower — including one dedicated fire-exit lift

PARKING

- Ground floor — open independent single parking
- Ground floor — covered independent single parking
- Ground floor — covered dependent single parking
- Multi-level independent parking
- Mechanical dependent parking

ARCHITECTS & OTHERS

ARCHITECTS
Raj Agarwal & Associates

LANDSCAPE DESIGNER
Design Accord

STRUCTURAL ENGINEER
MNV Consultants

DEVELOPER
Srijan Realty Pvt. Ltd.

Pre- certified for Design
Platinum
IGBC

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