



ORIZON

LIVE LIMITLESSLY

TOWER 4
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

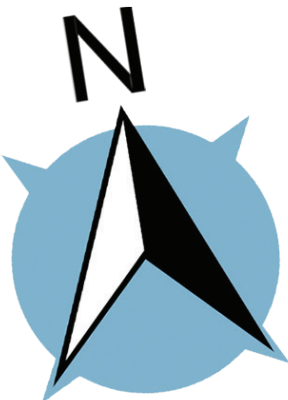
PODIUM 3RD FLOOR LEVEL ●

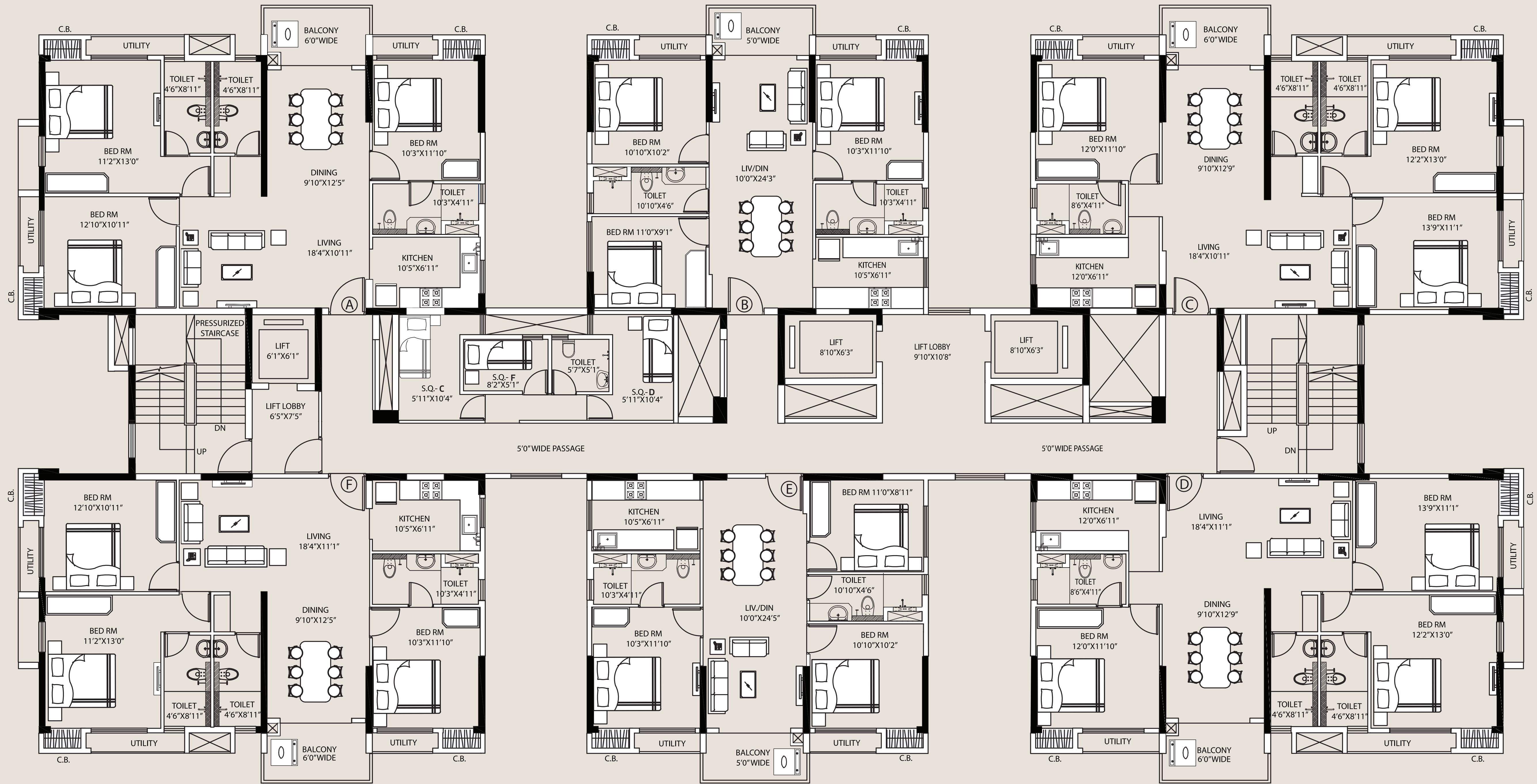
- 1. TENNIS
- 2. OUTDOOR FITNESS AREA
- 3. HALF BASKET BALL COURT
- 4. LOOK - OUT DECK
- 5. MINI GOLF
- 6. BARBEQUE ZONE

PODIUM 2ND FLOOR LEVEL ●

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

-  DROP-OFF
-  PHASE I





TOWER 4
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 & C.B. AREA (SQ.FT.)	SBUA (SQ.FT.) (+33%)	S.Q. CARPET AREA (SQ.FT.)	S.Q. BUA (SQ.FT.)	SBUA OF S.Q. ONLY (SQ.FT.)	SBUA OF FLAT + S.Q. (SQ.FT.) (+33%)	TERRACE (SQ.FT.)	SBUA OF FLAT + 50% OF TERRACE (SQ.FT.)	FINAL SBUA (SQ.FT.)
2ND	A	3 BHK	1002.33	1103.19	1214.17	1614.84	69.32	102.26	136.00	1750.85	0	1750.85	1751
	B	3 BHK	765.20	839.36	929.68	1236.47	0.00	0.00	0.00	1236.47	0	1236.47	1236
	E	3 BHK	765.62	839.78	929.68	1236.47	41.76	69.97	93.05	1329.53	0	1329.53	1330
	F	3 BHK	1004.12	1104.98	1214.17	1614.84	70.18	104.95	139.58	1754.42	0	1754.42	1754
3RD	A	3 BHK	1002.33	1103.19	1214.17	1614.84	0	0	0	1614.84	0	1614.84	1615
	B	3 BHK	765.20	839.36	929.68	1236.47	0	0	0	1236.47	0	1236.47	1236
	C	3 BHK	1062.67	1167.19	1282.41	1705.61	69.32	102.26	136.00	1841.61	302.04	1992.63	1993
	D	3 BHK	1066.36	1170.88	1282.41	1705.61	70.18	104.95	139.58	1845.19	261.19	1975.78	1976
	E	3 BHK	765.62	839.78	929.68	1236.47	0	0	0	1236.47	0	1236.47	1236
	F	3 BHK	1004.12	1104.98	1214.17	1614.84	41.76	69.97	93.05	1707.90	0	1707.90	1708
4TH-23RD	A	3 BHK	1002.33	1103.19	1214.17	1614.84	0	0	0	1614.84	0	1614.84	1615
	B	3 BHK	765.20	839.36	929.68	1236.47	0	0	0	1236.47	0	1236.47	1236
	C	3 BHK	1062.67	1167.19	1282.41	1705.61	69.32	102.26	136.00	1841.61	0	1841.61	1842
	D	3 BHK	1066.36	1170.88	1282.41	1705.61	70.18	104.95	139.58	1845.19	0	1845.19	1845
	E	3 BHK	765.62	839.78	929.68	1236.47	0	0	0	1236.47	0	1236.47	1236
	F	3 BHK	1004.12	1104.98	1214.17	1614.84	41.76	69.97	93.05	1707.90	0	1707.90	1708

AREA CHART

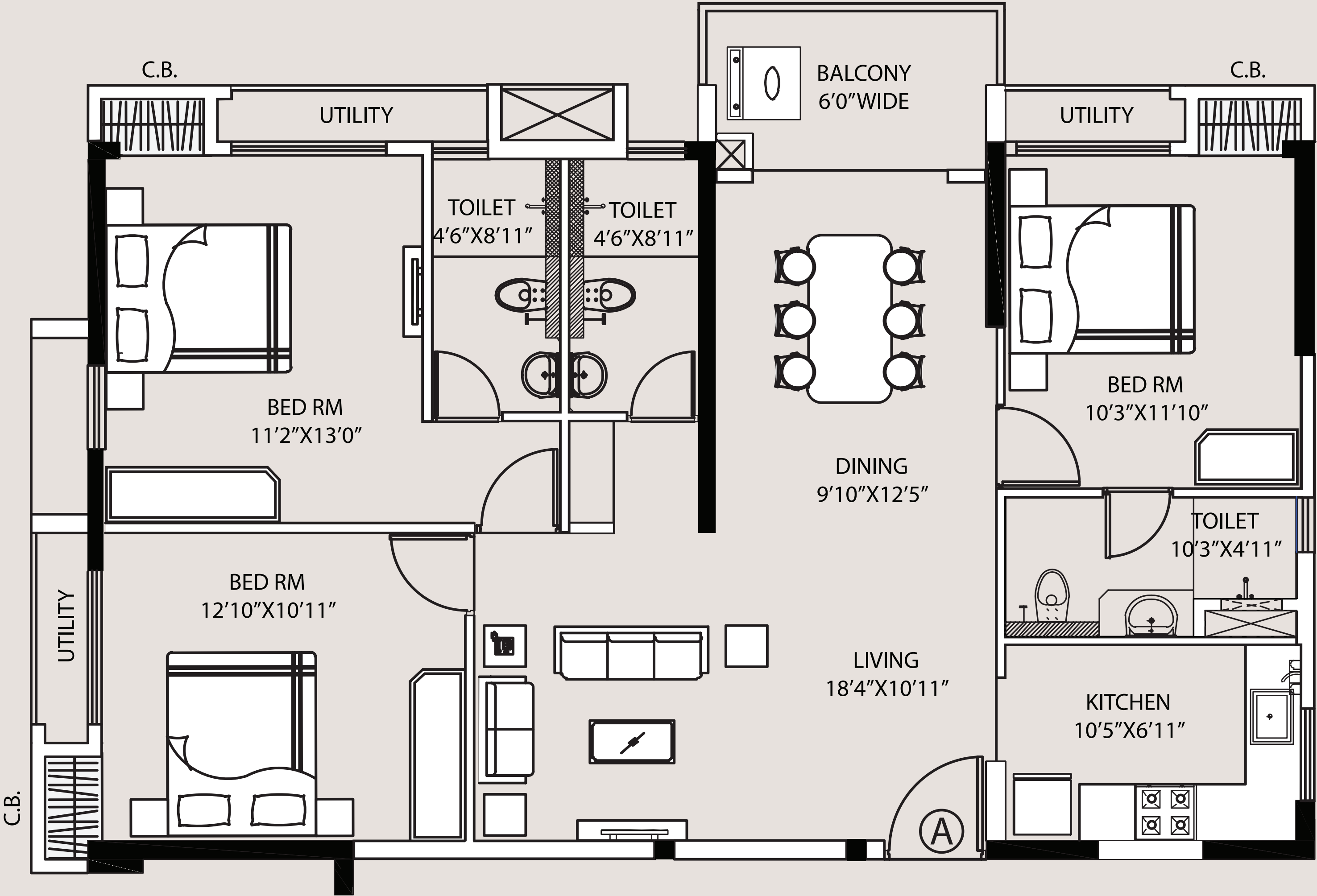
TOWER 4



TOWER 4
3RD FLOOR PLAN WITH PRIVATE TERRACE

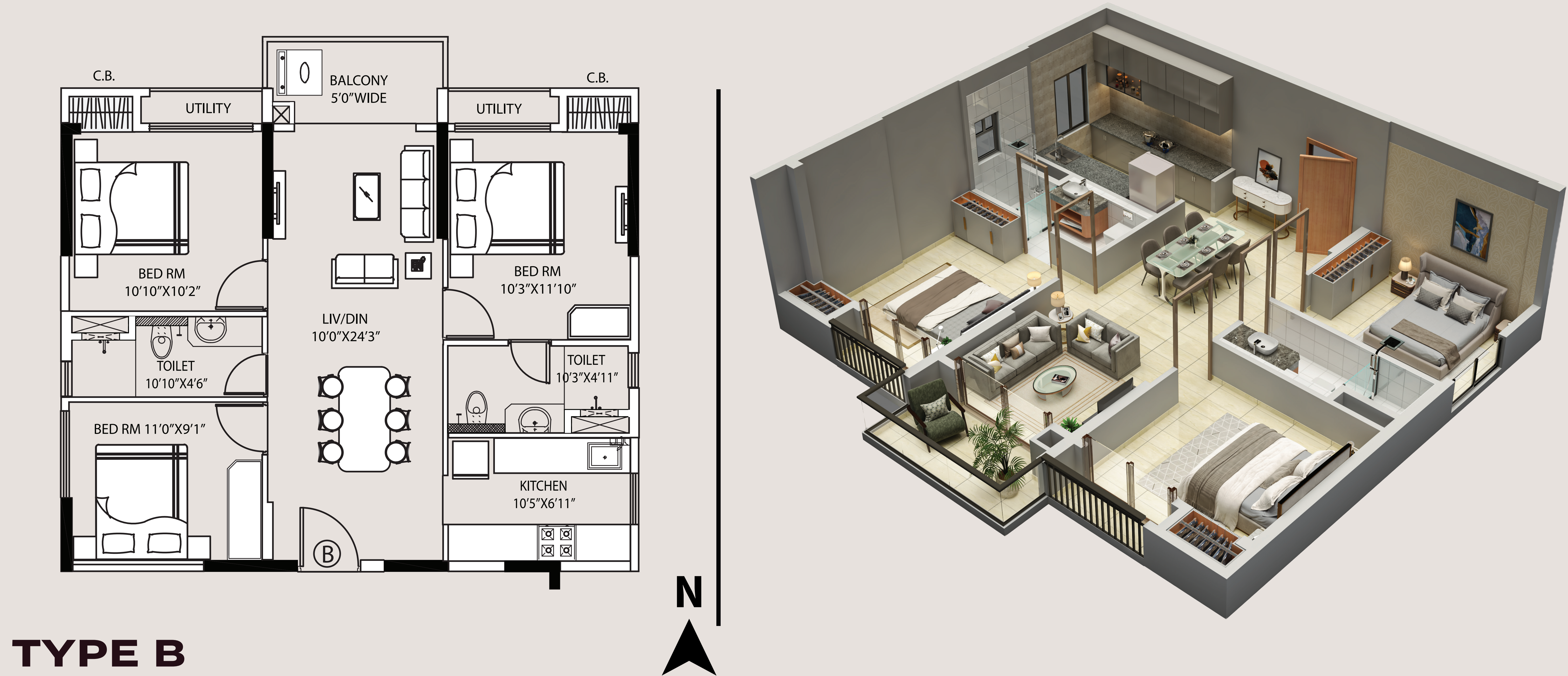


FLOOR	FLAT NO & TYPE		CARPET AREA (WITHOUT BALCONY BUT INCLUDE C.B. AS PER RERA) (SQ.FT.)	TOTAL CARPET AREA WITH C.B. & BALCONY (SQ.FT.)	BUA WITH BALCONY & C.B. AREA (SQ.FT.)	SBU AREA (SQ.FT.) (+33%)	S.Q. CARPET AREA (SQ.FT.)	S.Q. BUILT UP AREA (SQ.FT.)	SBUA OF S.Q. ONLY (SQ.FT.)	SBUA OF FLAT + S.Q. (SQ.FT.) (+33%)	TERRACE (SQ.FT.)	SBUA OF FLAT + 50% OF TERRACE (SQ.FT.)	FINAL SBUA (SQ.FT.)
2ND	A	3 BHK	1002.33	1103.19	1214.17	1614.84	69.32	102.26	136.00	1750.85	0	1750.85	1751
3RD - 23RD	A	3 BHK	1002.33	1103.19	1214.17	1614.84	0	0	0	1614.84	0	1614.84	1615



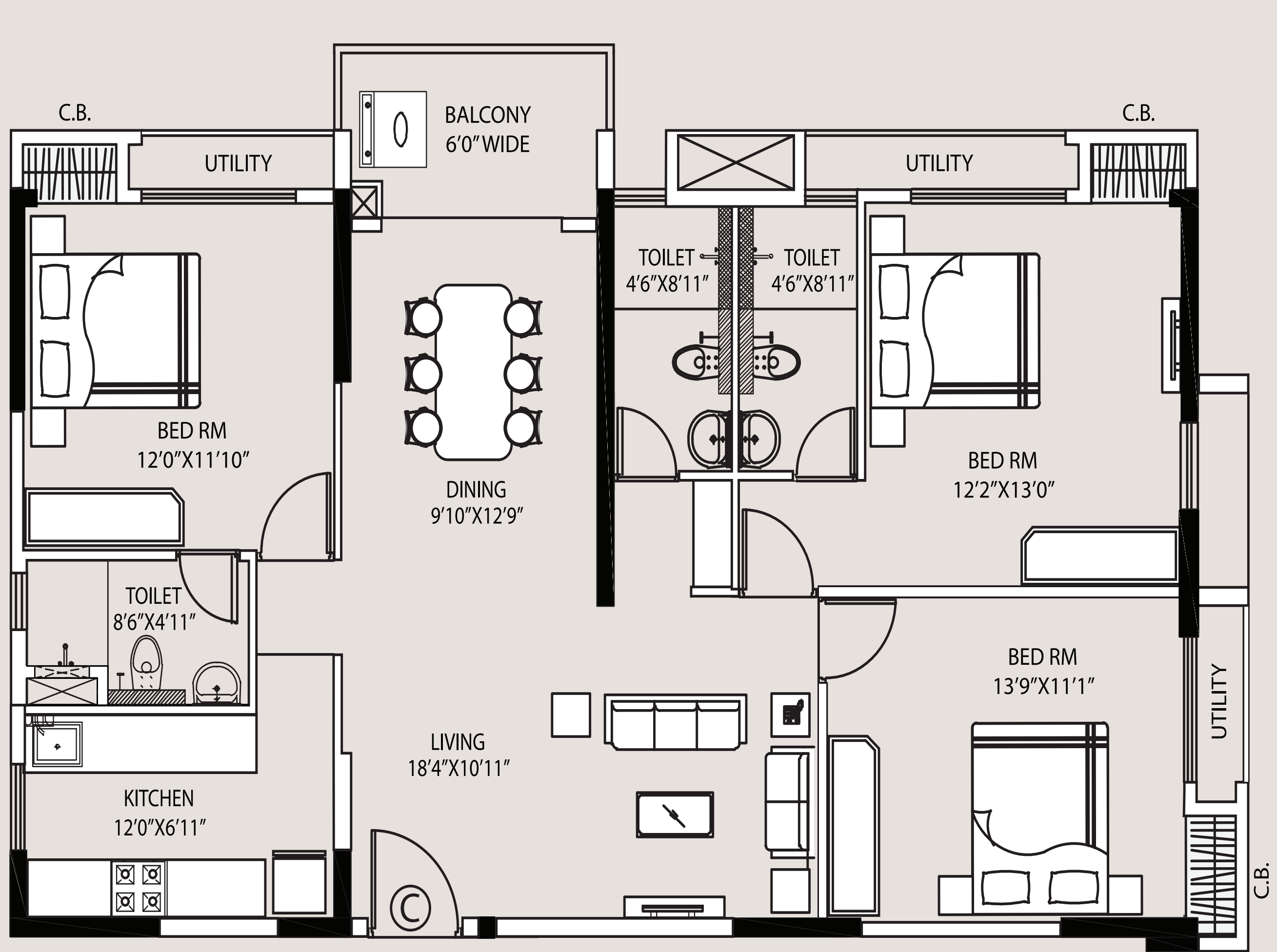
TYPE A

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 & C.B. AREA (SQ.FT.)	SBUA (SQ.FT.) (+33%)	S.Q. CARPET AREA (SQ.FT.)	S.Q. BUA (SQ.FT.)	SUPER BUILT UP AREA OF S.Q. ONLY (SQ.FT.)	SBUA OF FLAT + S.Q. (SQ.FT.) (+33%)	TERRACE (SQ.FT.)	SBUA OF FLAT + 50% OF TERRACE (SQ.FT.)	FINAL SBUA (SQ.FT.)
2ND - 23RD	B	3 BHK	765.20	839.36	929.68	1236.47	0	0	0	1236.47	0	1236.47	1236

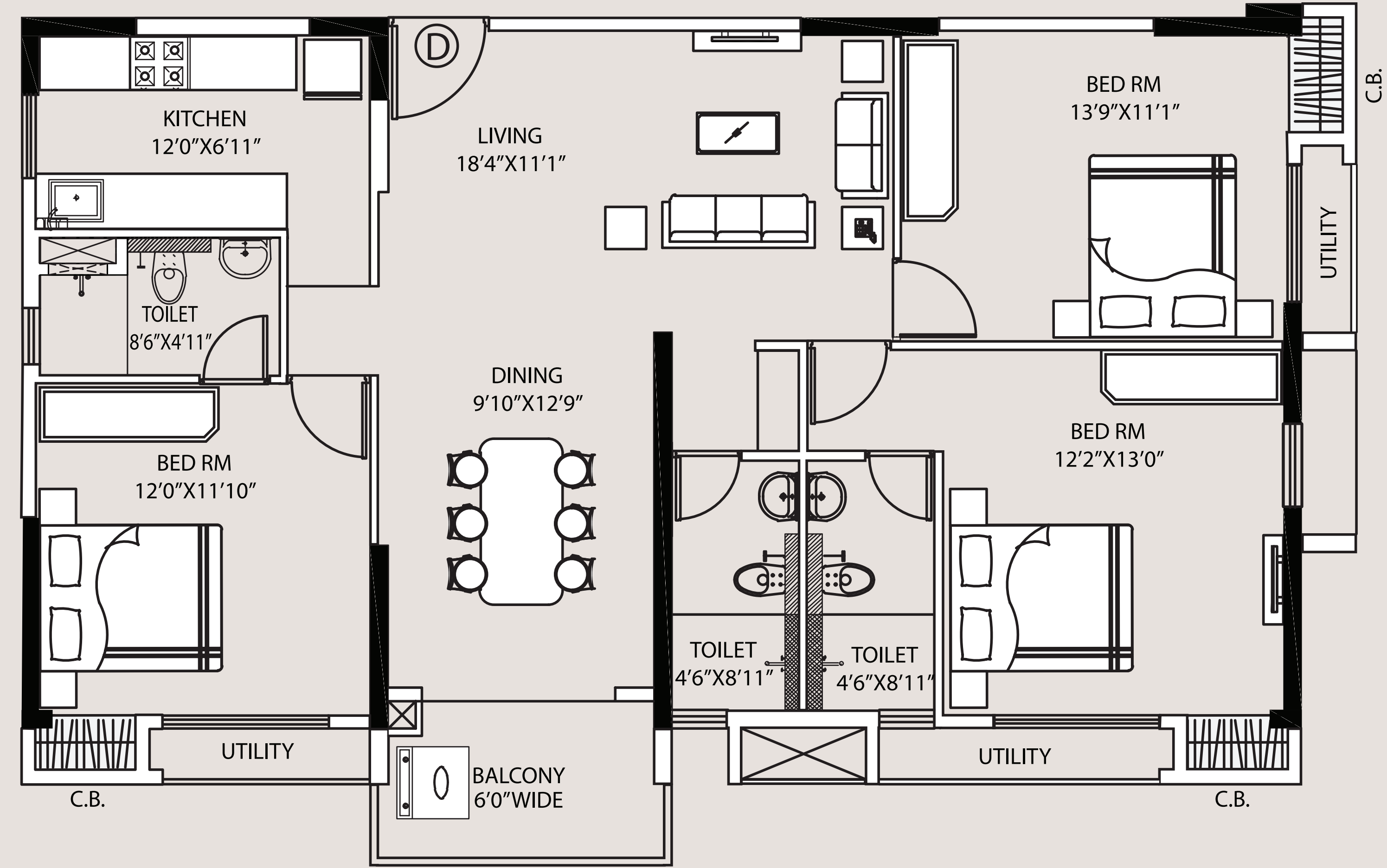


FLOOR	FLAT NO & TYPE		CARPET AREA (WITHOUT BALCONY BUT INCLUDE C.B. AS PER RERA) (SQ.FT.)	TOTAL CARPET AREA WITH C.B. & BALCONY (SQ.FT.)	BUA WITH BALCONY & C.B. AREA (SQ.FT.)	SBUA (SQ.FT.) (+33%)	S.Q. CARPET AREA (SQ.FT.)	S.Q. BUA (SQ.FT.)	SUPER BUILT UP AREA OF S.Q. ONLY (SQ.FT.)	SBUA OF FLAT + S.Q. (SQ.FT.) (+33%)	TERRACE (SQ.FT.)	SBUA OF FLAT + 50% OF TERRACE (SQ.FT.)	FINAL SBUA (SQ.FT.)
3RD	C	3 BHK	1062.67	1167.19	1282.41	1705.61	69.32	102.26	136.00	1841.61	302.04	1992.63	1993
4TH - 23RD	C	3 BHK	1062.67	1167.19	1282.41	1705.61	69.32	102.26	136.00	1841.61	0	1841.61	1842

TYPE C



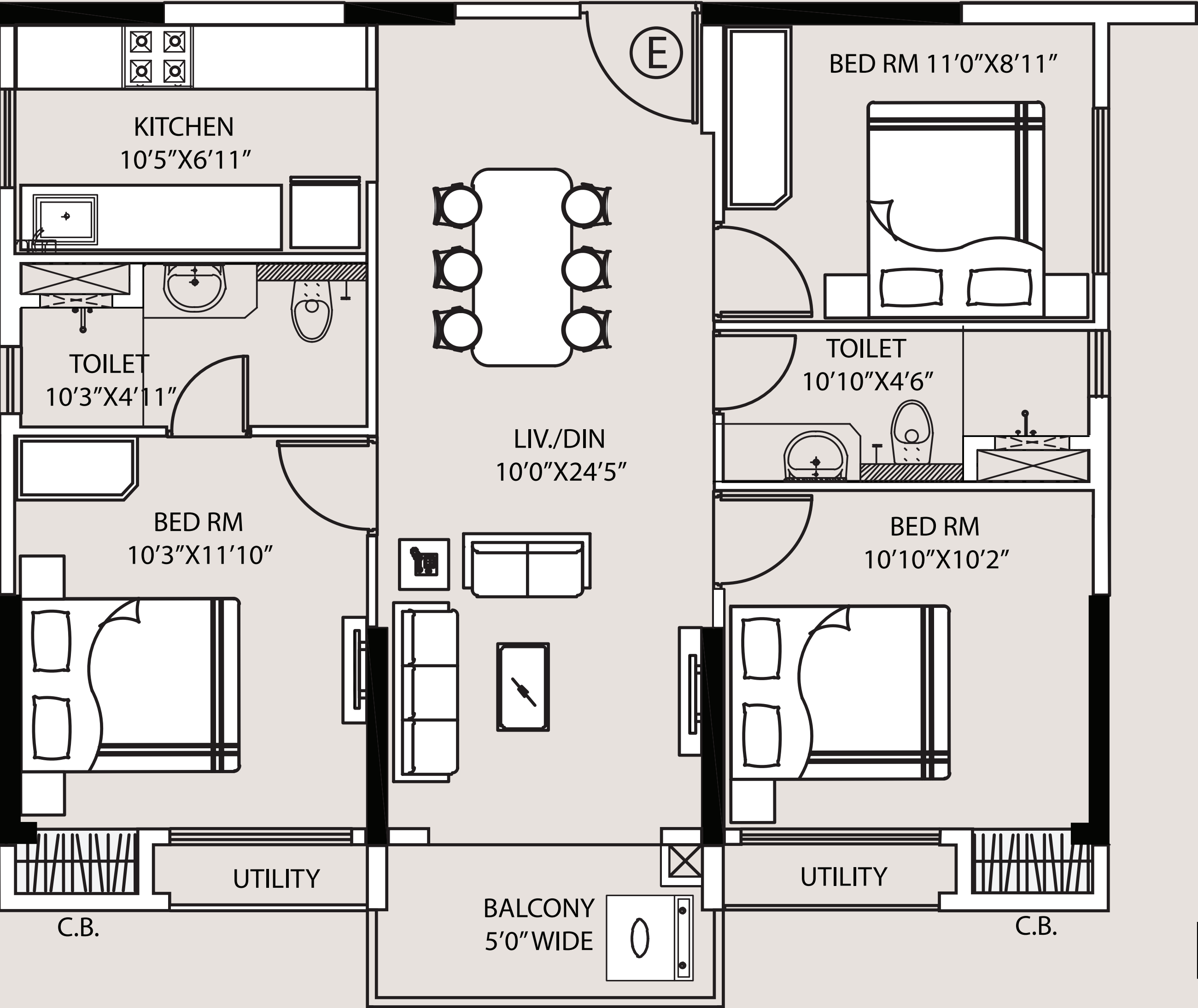
FLOOR	FLAT NO & TYPE		CARPET AREA (WITHOUT BALCONY BUT INCLUDE C.B. AS PER RERA) (SQ.FT.)	TOTAL CARPET AREA WITH C.B. & BALCONY (SQ.FT.)	BUA WITH BALCONY & C.B. AREA (SQ.FT.)	SBUA (SQ.FT.) (+33%)	S.Q. CARPET AREA (SQ.FT.)	S.Q. BUA (SQ.FT.)	SUPER BUILT UP AREA OF S.Q. ONLY (SQ.FT.)	SBUA OF FLAT + S.Q. (SQ.FT.) (+33%)	TERRACE (SQ.FT.)	SBUA OF FLAT + 50% OF TERRACE (SQ.FT.)	FINAL SBUA (SQ.FT.)
3RD	D	3 BHK	1066.36	1170.88	1282.41	1705.61	70.18	104.95	139.58	1845.19	261.19	1975.78	1976
4TH - 23RD	D	3 BHK	1066.36	1170.88	1282.41	1705.61	70.18	104.95	139.58	1845.19	0	1845.19	1845



FLAT D



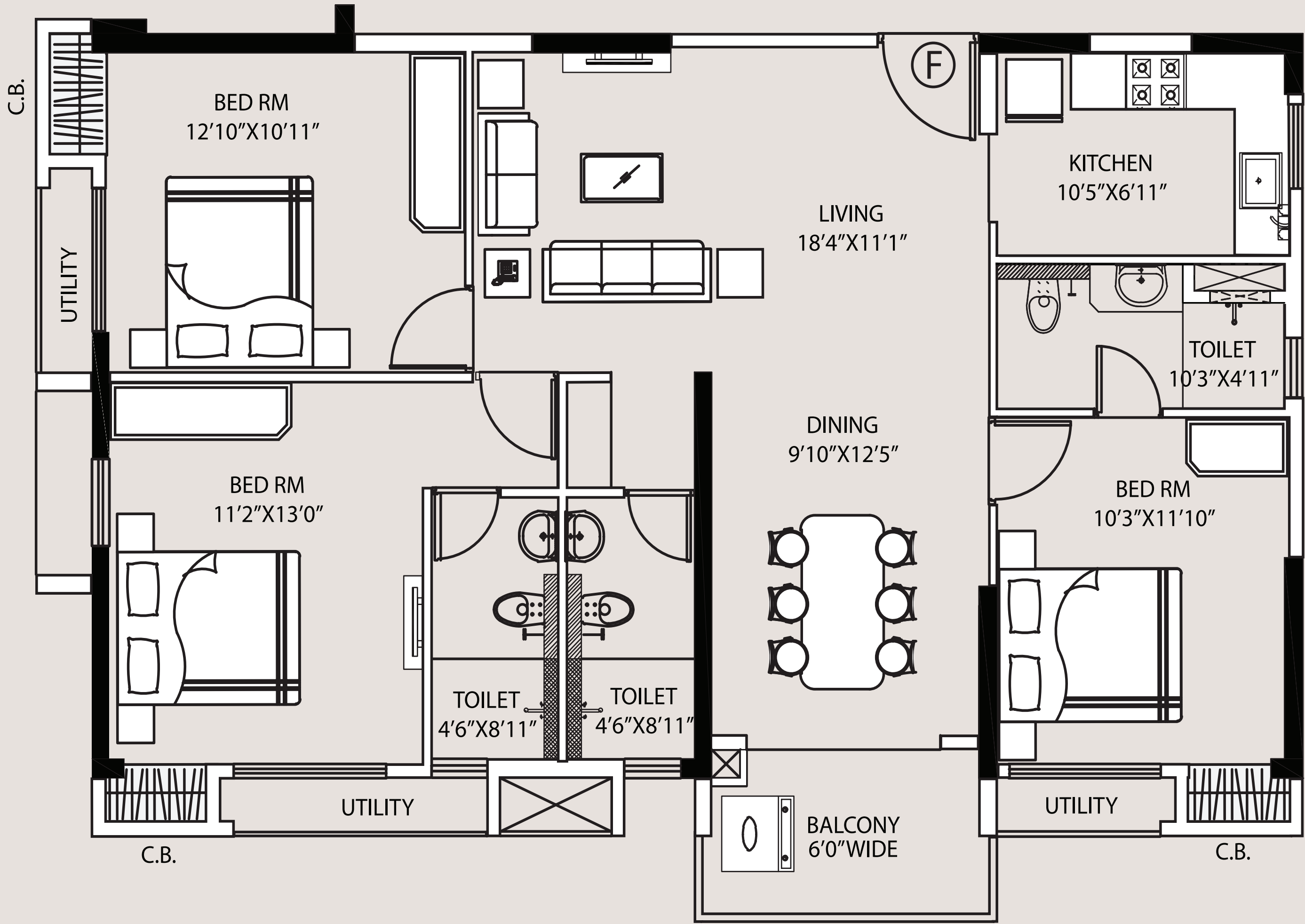
FLOOR	FLAT NO & TYPE		CARPET AREA (WITHOUT BALCONY BUT INCLUDE C.B. AS PER RERA) (SQ.FT.)	TOTAL CARPET AREA WITH C.B. & BALCONY (SQ.FT.)	BUA WITH BALCONY & C.B. AREA (SQ.FT.)	SBUA (SQ.FT.) (+33%)	S.Q. CARPET AREA (SQ.FT.)	S.Q. BUA (SQ.FT.)	SUPER BUILT UP AREA OF S.Q. ONLY (SQ.FT.)	SBUA OF FLAT + S.Q. (SQ.FT.) (+33%)	TERRACE (SQ.FT.)	SBUA OF FLAT + 50% OF TERRACE (SQ.FT.)	FINAL SBUA (SQ.FT.)
2ND	E	3 BHK	765.62	839.78	929.68	1236.47	41.76	69.97	93.05	1329.53	0	1329.53	1330
3RD-23RD	E	3 BHK	765.62	839.78	929.68	1236.47	0	0	0	1236.47	0	1236.47	1236



FLAT 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 & C.B. AREA (SQ.FT.)	SBUA (SQ.FT.) (+33%)	S.Q. CARPET AREA (SQ.FT.)	S.Q. BUA (SQ.FT.)	SUPER BUILT UP AREA OF S.Q. ONLY (SQ.FT.)	SBUA OF FLAT + S.Q. (SQ.FT.) (+33%)	TERRACE (SQ.FT.)	SBUA OF FLAT + 50% OF TERRACE (SQ.FT.)	FINAL SBUA (SQ.FT.)
2ND	F	3 BHK	1004.12	1104.98	1214.17	1614.84	70.18	104.95	139.58	1754.42	0	1754.42	1754
3RD-23RD	F	3 BHK	1004.12	1104.98	1214.17	1614.84	41.76	69.97	93.05	1707.90	0	1707.90	1708



FLAT 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

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STRUCTURAL ENGINEER

MNV Consultants

DEVELOPER

Srijan Realty Pvt. Ltd.

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Contact details:

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