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RERA REG NO. UPRERAPRJ13277 | Website of UP RERA : [www.up-rera.in](http://www.up-rera.in)

Note : Visual representations shown in this brochure are purely conceptual. Building Plan, Specifications, Layout plan etc. are tentative and subject to variation and modification by the company or the competent authorities sanctioning plans

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LET'S CONNECT YOU  
WITH THE ULTIMATE HAPPINESS





**FLORA**  
HERITAGE  
*14 carat lifestyle*

A SPECIAL PLACE  
DESIGNED FOR YOU

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## A PARADISE IS JUST NEXT TO YOU

Moving away from the city's rush is something that everyone wishes for, but only a few gets the opportunity. Be a part of this league and settle yourself amidst the green. Flora Heritage is the ultimate destination where you'll find ample of living space with tranquil exteriors. It's a privilege to invest in a better world surrounded by benevolent nature.

**FLORA**  
HERITAGE  
*24 carat lifestyle*





## GET READY FOR THE GRAND RED CARPET

Flora Heritage is a series of rich crafted homes, designed to ooze charm, class, and elegance. The development is designed by the finest architectural guidelines to ensure that there is a fusion of aesthetics and functionality. Every detail is in accordance to gothic elevation with ornamented facade & glass GRC patterns.

- Neo-rich specifications
- Newfangled fittings & Fixtures

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*24 carat lifestyle*





WE'VE MADE LUXURY  
YOUR LIFETIME COMPANION  
LUXURIOUS PENTHOUSE

4500-5000 Sq. Ft. Personalised Area  
Equipped with personal swimming pool  
Duplex with Roof Rights

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## GIVE YOUR FAMILY A LIFETIME OF HAPPINESS AND FORTUNE

For a truly elevated living, Flora Heritage is confidently crowned with sun-drenched Apartments & Penthouse providing impressively generous square footage and one-of-a-kind views of the neighborhood.





WELCOME TO  
THE WORLD OF  
ENTERTAINMENT

**FLORA**  
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## GRAB THE ROYAL TREATMENT

With a setting that is nestled with ample facilities, Flora Heritage is serving its best with-

- State- of-the-art clubhouse with swimming pool (Kid's+ Adults)
- Well- equipped fitness centre
- A fine selection of games
- Rejuvenation centre
- Full service cafeteria
- Delightful spa with steam, sauna & Jacuzzi
- Total Area 50,000 Sq. Ft.

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# Location Map

not to scale



# DISTANCE CHART

## SCHOOLS

1. DPS	4 MIN
2. DWPS	3 MIN
3. LOTUS VALLEY	3 MIN
4. RYAN	4 MIN
5. ASTER	4 MIN
6. BALAK INTER COLLEGE	2 MIN

## COLLEGE

7. NILM MANAGEMENT COLLEGE	3-4 MIN
8. BIMTECH	15 MIN
9. GALGOTIAS COLLEGE OF ENGG. & TECHNOLOGY	15 MIN
10. SHARDA UNIVERSITY	15 MIN
11. GAUTAM BUDDHA UNIVERSITY	25 MIN
12. SARVOTTAM INSTITUTE OF TECHNOLOGY & MANAGEMENT	5 MIN

## HOSPITALS

13. YATHARTH	5 MIN
14. GOVT. HOSPITAL	4 MIN
15. AAROGAYA HOSPITAL	8-9 MIN
16. PROPOSED MULTI SPECIALITY HOSPITAL	3-4 MIN
17. FORTIS	20 MIN

## METRO STATIONS

18. SEC 78 (EXISTING)	7-8 MIN
19. KP- (V) (PROPOSED)	3-4 MIN
20. BISRAKH POLICE STATION	4-5 MIN
21. SHOPPING MALLS	5 MIN
22. BOTANICAL GARDEN	17-18 MIN
23. PARI CHOWK	20-22 MIN



# LOCATION IS MERGED WITH YOUR DREAM DESTINATION

Flora Heritage, situated at Greater Noida (West) is your idyllic abode. Flora heritage has plush homes, Comprise vastu compliant 2, 3 BHK & Penthouses. Being just a kilometer ride from famous Mulberry farms and Expressway, the location is ideal for a walk to work culture as well as a fabulous investment destination.





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GREEN BELT

OTHERS PROPERTY

Orange	987 Sq. Ft. (C1)
Purple	987 Sq. Ft. (C3)
Red	1009 Sq. Ft. (C)
Yellow	1009 Sq. Ft. (C2)
Light Purple	1292 Sq. Ft. (B1)
Light Blue	1396 Sq. Ft. (A1)
Pink	1530 Sq. Ft. (A2)

60 METER WIDE ROAD

2.5 Acres of Lush Green Area

24 METER WIDE ROAD



LEGEND

- |                            |                            |                        |
|----------------------------|----------------------------|------------------------|
| 1. ENTRANCE GATE           | 9. HALF BASKETBALL COURT   | 17. PARTY LAWN         |
| 2. DROP OFF POINT          | 10. CRICKET PITCH          | 18. RAMP FROM BASEMENT |
| 3. PATHWAY / JOGGING TRACK | 11. SWIMMING POOL          | 19. CLUB BUILDING      |
| 4. AMPHITHEATER            | 12. KIDS SWIMMING POOL     | 20. E.S.S              |
| 5. MULTIPURPOSE LAWN       | 13. OPEN SHOWER AREA       | 21. RAMP TO BASEMENT   |
| 6. TENNIS COURT            | 14. SWIMMING POOLDECK      | 22. RAMP TO PODIUM     |
| 7. TREE COURT              | 15. PERGOLA                | 23. GREEN AREA         |
| 8. KIDS PLAY AREA          | 16. COMMERCIAL PLAZA BELOW | 24. PRIVATE LAWN       |

SITE PLAN

GREEN BELT







**FLOOR PLAN**  
Type A1 : 3BHK + 3Toilets  
Super Area : 1396 Sq. Ft.  
Built-up Area : 1218 Sq. Ft.  
Carpet Area : 1086 Sq. Ft.

Master Bedroom : 10' x 13'9"  
Bedroom 1 : 12' x 10'6"  
Bedroom 2 : 10'.5" x 11'  
Balcony 1, 2, 3, 4 & 5 : 1500 wide  
Drawing/ Dinning : 18'11 x 13'10"

Kitchen : 7'4 x 10'3"  
Toilet 1 : 5'5" x 7'10"  
Toilet 2 : 5'5" x 7'10"  
Toilet 3 : 5'5" x 7'10"



**FLOOR PLAN**  
Type B1 : 3BHK + 2Toilets  
Super Area : 1292 Sq. Ft.  
Built-up Area : 1134 Sq. Ft.  
Carpet Area : 1016 Sq. Ft.

Master Bedroom : 10' x 13'3"  
Bedroom 1 : 12' x 10'4"  
Bedroom 2 : 10'.5" x 10'  
Balcony 1, 2, 3, 4 & 5 : 1500 wide  
Drawing/ Dinning : 18'11 x 13'11"

Kitchen : 7'4 x 9'11"  
Toilet 1 : 5' x 7'6"  
Toilet 2 : 5'5" x 7'1"





**FLOOR PLAN**

Type C : 2BHK + 2Toilets  
 Super Area : 1009 Sq. Ft.  
 Built-up Area : 854 Sq. Ft.  
 Carpet Area : 773 Sq. Ft.

Master Bedroom : 10'3" x 11'10"  
 Bedroom 1 : 10'5" x 11'10"  
 Balcony 1, 2 & 3 : 1500 wide  
 Drawing/ Dinning : 17'6 x 11'9"

Kitchen : 5'10 x 11'9"  
 Toilet 1 : 5' x 7'6"  
 Toilet 2 : 7'1" x 5'



**FLOOR PLAN**

Type C1 : 2BHK + 2Toilets  
 Super Area : 987 Sq. Ft.  
 Built-up Area : 828 Sq. Ft.  
 Carpet Area : 730 Sq. Ft.

Master Bedroom : 10' x 13'1"  
 Bedroom 1 : 10' x 10'  
 Balcony 1, 2 & 3 : 1500 wide  
 Drawing/ Dinning : 17'6 x 11'4"

Kitchen : 5'6 x 8'9"  
 Toilet 1 : 5' x 7'1"  
 Toilet 2 : 7'6" x 5'





## SPECIFICATION

### Standard Apartment Features

- Electric copper wiring, modular range of switches/ sockets/ MCBs (philips)
- Water supply through CPVC/ G.I. Pipes, painted with anti- corrosion paint
- Sufficient light, power, TV and telephone points in all rooms
- UPVC / aluminum anodized / powder coated external door & window system
- Fittings in door/ window of high quality Indian makes
- Water resistant textured paint finishes on the exterior surface

### Living & Dining

- Emulsion/ oil bound distemper of appropriate color
- POP in wall
- Modular false ceiling
- Elegantly designed entrance door of veneered and polished flush shutter/ molded skin door

### Bedroom

- Emulsion / oil bound distemper of appropriate color
- Flooring either of vitrified tile or wooden flooring
- Flush doors with veneered polished finish

### Kitchen

- Granite kitchen counter
- Provision for chimney fittings
- Stainless steel sink
- Dado of glazed/ ceramic tiles up to 2' height above kitchen counter in appropriate color & paints
- Vitrified tiles / ceramic tiles flooring

### Toilets

- Fittings of **Jaquar/Mark/Hindware or equivalent** brand
- Standard C.P. fitting
- Dado of glazed/ ceramic tiles up to door height in appropriate color & design, ceramic tiles flooring, Flush door

### Balconies

- Flooring of ceramic tiles
- M.S. railing

### Other Salient Specification

- ACC Cement
- Rathni TMT Steel



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# FLORA HERITAGE IS SECURED WITH HELLO RESIDENTS A 3-TIER SECURITY MANAGEMENT APPLICATION

In the era of increasing crimes, how about getting a place where you find serenity and security together? Flora heritage gives you both as it is secured with Hello Residents, a complete society management application which allows peaceful nights.



A TRUE COMPANION OF RESIDENTS



The future for smarter residents



**Socialize**  
Create your social arena here; Private social network for your society



**Society happenings**  
Update yourself with instant notices and event alerts



**Online Bill payments**  
Unfurl the magic of digital sphere; pay society bills on a click



**Visitors & Staff Management**  
Efface the unwanted face with auto monitoring



**Polls & Elections**  
Cast your opinion and outcast the unwanted discrimination



**Complaint**  
Raise your support ticket and maintain a regular follow up before closing it



**Facility Booking**  
Book common society facilities with ease like banquet hall, snooker table, etc



**Panic Alert**  
Get immediate help from security executives, neighbours on a button press during emergency situations



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WE CREATE HAPPINESS  
WE CREATE HOMES

**SERVING REAL ESTATE  
FROM LAST 2 DECADES!**

SRPL is a benchmark of creativity and security. We have done several numbers of real estate projects and received the same amount of appreciation. We always strive for perfection and our journey is guided by a strong vision, unshakable foundation, and excellence.

