



# *Floreal Towers*

Pioneering  
Green Building

Sector-83, NH-8  
New Gurgaon



Together we can  
all make a big  
difference  
in preserving and  
protecting the  
environment and  
its precious  
resources.



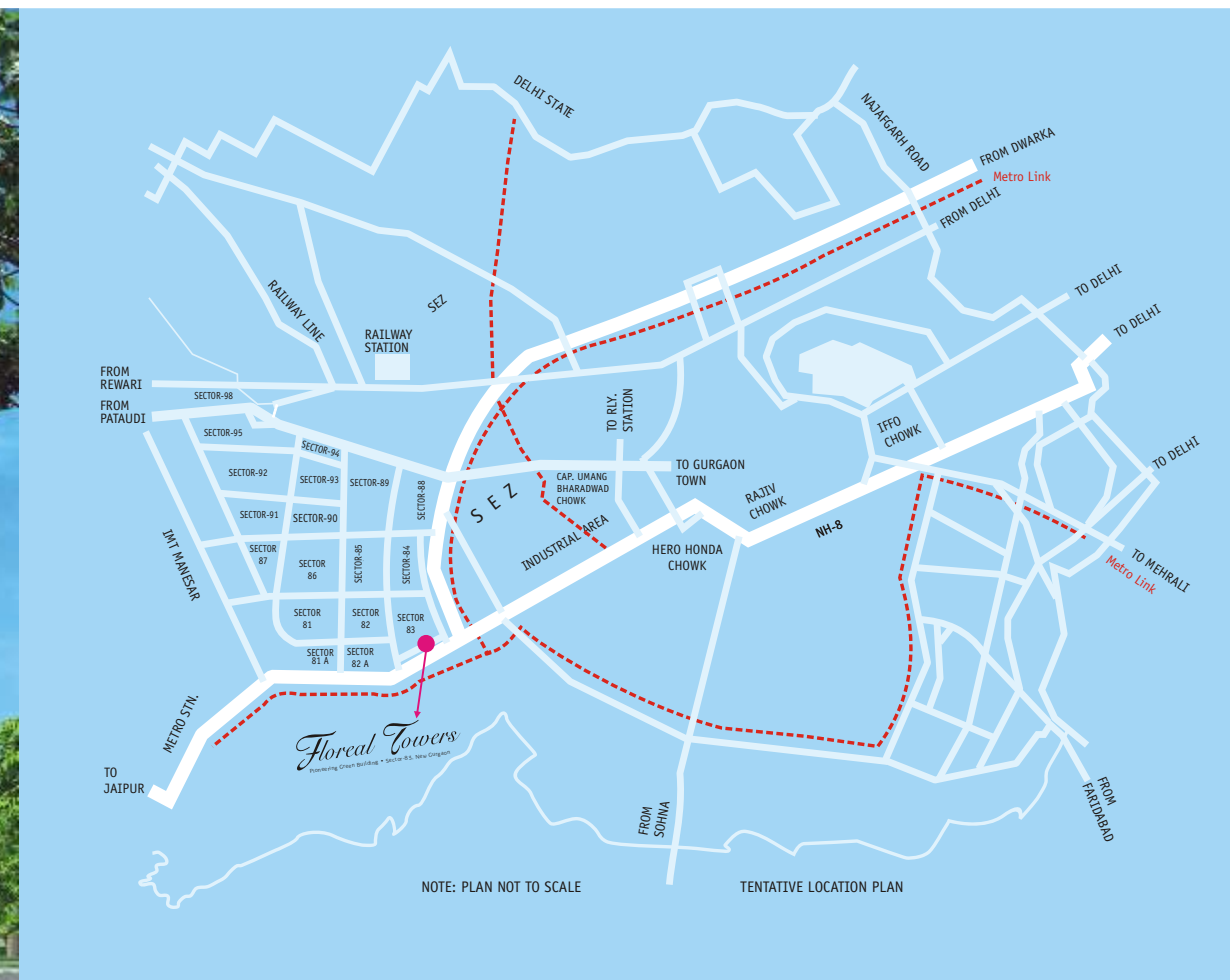
# India Needs to be Green.

The world is recognizing India as a technological and economical superpower. India more than ever needs to understand and anticipate the global change towards efficient energy and environment friendly work places.

Floreal Towers, from the house of Orris, will offer corporate visionaries an environment which is efficient and effective. The state of the art architecture, the technology and the facilities will be best in class.

Floreal Towers is a pioneering green project in New Gurgaon and will set benchmarks for others to follow.





## Awesome Location

Floreal Towers located right on the Delhi-Jaipur expressway offers unbeatable connectivity.

- Strategically located on NH-8 ensuring easy accessibility
- Closely located to the proposed Metro station and ISBT
- Close proximity to IMT Manesar
- Approx 17 mins drive from the IGI Airport
- Approx. 22 mins drive from Domestic Airport
- Approx. 32 mins drive from Dhaula Kuan
- Two-way accessibility: one from NH-8 and another from Dwarka



# Floreal Towers: The pioneering green building of new Gurgaon

Floreal Towers is being built according to the guidelines of Leadership in Energy and Environmental Design (LEED).

- **Climate- responsive architecture**
  - Climate responsive architecture with exterior shading systems
  - Maximum area receives natural daylight
  - Well insulated walls and roof to minimize heat gain
  - Over 50 percent area left as green open spaces
- **Energy efficient building**
  - Substantial energy savings vis-a-vis conventional building in India
  - Courtyard as microclimate generator reducing energy consumption
  - High efficiency lighting with electronic ballasts
  - Motion sensor lighting
  - Minimum night sky pollution
- **Health work environment**
  - Healthy air quality with Co<sub>2</sub> sensors to add fresh air on demand
  - Sensitive air-conditioning: airflow variation linked to occupancy and temperature
  - Interior materials with low volatile organic compound (VOC) emissions
  - 3M mats for indoor pollutant source control
- **Water management**
  - Zero discharge building
  - Less consumption of water
  - Recycling of sewage waste
  - Solar water heating
  - Drip irrigation
  - Storm water management
- **Eco friendly material**
  - Use of recyclable products, gypsum ceiling, glass, MDF
  - Use of reclaimed wood and bamboo flooring
  - Maximum use of regional materials
  - Eco friendly construction practices





# Excellent blend of work and pleasure

- Spread across 7 acres approx.
- 5 lacs sq. ft.(approx.) of retail and office space
- New Gurgaon's first 'Green' business & shopping destination
- State-of-the-art offices cum retail complex spread over 2 towers
- Landscaped park & paved pathways designed by renowned architect ACPL
- Separate entrances for offices & retail block
- Well furnished lobbies, elegant washrooms and massive central atrium showered with natural light
- All 2 towers have the following salient features
  - Central air conditioning
  - 100% power back-up
  - 24X7 security under surveillance cameras
  - Hi-speed elevators
  - Quality facility management system
  - Multi-level Basement parking facility
  - De-stress health zones like club/Spa
  - Gym & open terrace restaurant
  - Provisioning of V-sat



## The Floreal Towers: Retail

Designed for a memorable day-out

- Separate tower of approx 1.3 lacs sq. ft. dedicated for retail space
- Spacious foodcourt spread across 60,000 sq. ft. approx.
- With more than a dozen integrated residential projects within a few kms., Floreal Towers is all set to attract a substantial high net worth of individuals
- With India's leading corporate houses within 2 km radius, it will be an attraction for a huge number of highly paid executives
- The quality footfall makes it the ideal complex for supermarkets, banks, lifestyle products, multi cuisine and open-air restaurants, etc

## The Floreal Towers: Office

Designed for extra space  
& performance

- Separate towers of approx 3.4 lac sq. ft.dedicated for office space
- Three level basement parking
- Optimum space utilisation with central corridor and futuristic fittings & fixtures









# Acclaimed Architect: ACPL Design Ltd.

ACPL, an ISO 9001-2000 Company based in New Delhi & Gurgaon is a complete design organization.

Established in 1973 having professional practice in Architecture and Interior Designing and offering Project Management Consultancy Services all over India for the last 35 years.

The Firm has a prestigious clientele including Aerens, Assotech, Jindal Steel & Power Limited, Silver City Ltd, Paras Call-Buildtech Ltd, MG Square, DD Townships Ltd, Spirit Global Const Ltd, Tivoli Gardens, Orris, ABW Ltd, Bank of America, etc. The projects at ACPL have received awards & credits from various bodies. The firm recently got accreditation for design & development of best commercial project, year 2007.

Spectral Consultant Pvt. Ltd. is associated with ACPL to provide service consultancy for the project.

EXPECT  
THE  
BEST



## Trustworthy Credentials

- Orris Infrastructure Pvt. Ltd, is promoted by the real-estate veteran, Mr. Vijay Gupta, who has more than three decades of experience
- With an asset of more than 1200 acres, Orris is one of the leading land consolidator in and around gurgaon
- Carnation Residency, a high quality group housing project is being crafted with a lot of attention to detail in the upcoming sector 85 in Gurgaon.
- With wide ranging projects ranging from inspiring commercial complexes & new-age housing solutions to state-of-the-art IT parks and 5-star hotels, Orris is the name to aspire for in the years to come.
- Orris is proud to be associated with DLF for its next project of a substantial size and nature. It is located in Sector-88, Gurgaon and is spread across 50 acres (approx.).





## SPECIFICATIONS

### STRUCTURE

NUMBER OF FLOORS			
BLOCK - A	SHOPPING	GROUND + THREE FLOORS	
BLOCK - B	OFFICES	GROUND + EIGHTEEN FLOORS	
PARKING		THREE LEVEL BASEMENT	
BUILDING HEIGHT			
BLOCK A	SHOPPING	GROUND FLOOR	5.0 M
		TYPICAL FLOOR	4.5M
BLOCK B	OFFICE SPACE	GROUND FLOOR	5.0 M
		FIRST FLOOR	4.5 M
		TYPICAL FLOOR	4.0M
TOTAL HEIGHT			
BLOCK - A			23 M
BLOCK - B			79 M
ELEVATORS/ESCALATORS			
BLOCK - A	TWO NOS. X 20 PASSENGERS - SPEED OF 2.5M/ SEC + ONE SERVICE ELEVATOR PAIR OF ESCALATORS CONNECTING EACH FLOOR		
BLOCK - B	FIVE NOS. X 20 PASSENGERS - SPEED OF 2.5M/ SEC + TWO SERVICE ELEVATORS		
OTHER FEATURES	RETAIL OUTLETS/ ATMS AND SECOND & THIRD FLOOR FOR LEISURE ACTIVITIES 6000 SQ. FT. OF LANDSCAPED PARK		
STRUCTURAL SYSTEM	AS PER STRUCTURAL DESIGN – SEISMIC ZONE IV – FLAT SLAB DESIGN		

### FINISHES

EXTERNAL FACADE:	COMBINATION OF GLASS CURTAIN WALL, ALUMINUM PANEL AND STONE CLADDING.
ATRIUM	FLOORING: GRANITE/ ITALIAN MARBLE
ENTRANCE LOBBY	FLOORING: GRANITE/ ITALIAN MARBLE, GRANITE CLADDING/ VENEER ON WALLS WITH RECEPTION/SECURITY DESK
BASEMENT	CONCRETE WITH NON-METALLIC FLOOR HARDENER
TENANT FLOOR FINISH	75MM CLEARANCE LEFT
TOILET	WITH MODERN FITTINGS AND FIXTURES, FLOORS AND WALLS TILES

### LIFE SAFELY

WET RISER/ HOSE REEL/ SPRINKLER/ FIRE HYDRANTS/ FIRE EXTINGUISHERS AND DETECTION SYSTEM

### GREEN BUILDING

IGBC – GOLD CERTIFICATION

### HVAC

CENTRAL CHILLER WITH SEPARATE AHU'S FOR EACH FLOOR

### ELECTRICAL

RISERS/ DB'S/LIGHT PROTECTION/ EAR THING PITS/ FIRE ALARM SYSTEM/ EMERGENCY LIGHTING/AVR/ PLC SYSTEM

### DISEL GENERATORS

100%FULLY AUTOMATIC POWER BACK UP

### SIGNAGES

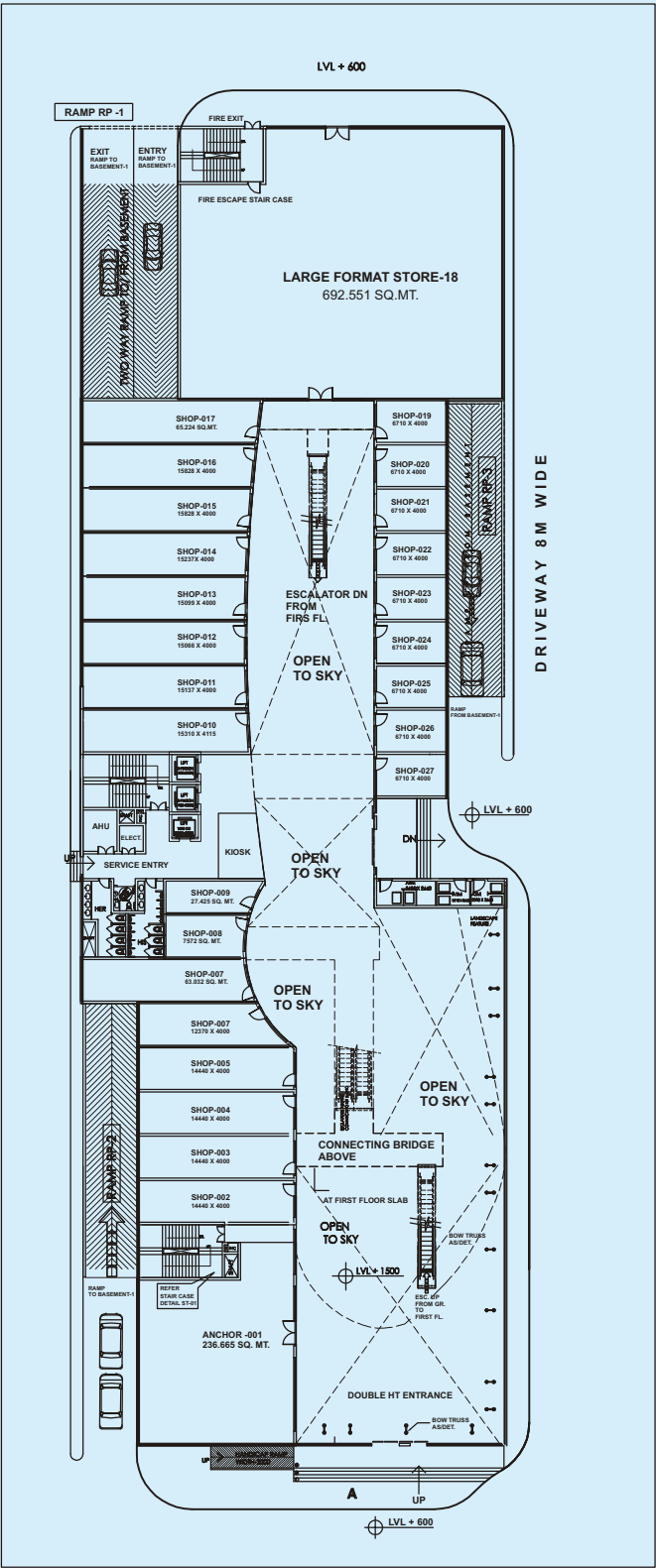
ENTRANCE LOBBY DIRECTORY FOR ALL TENANTS AND DIRECTIONAL SIGNAGE, UTILITY AND EMERGENCY SIGNAGE

### SECURITY

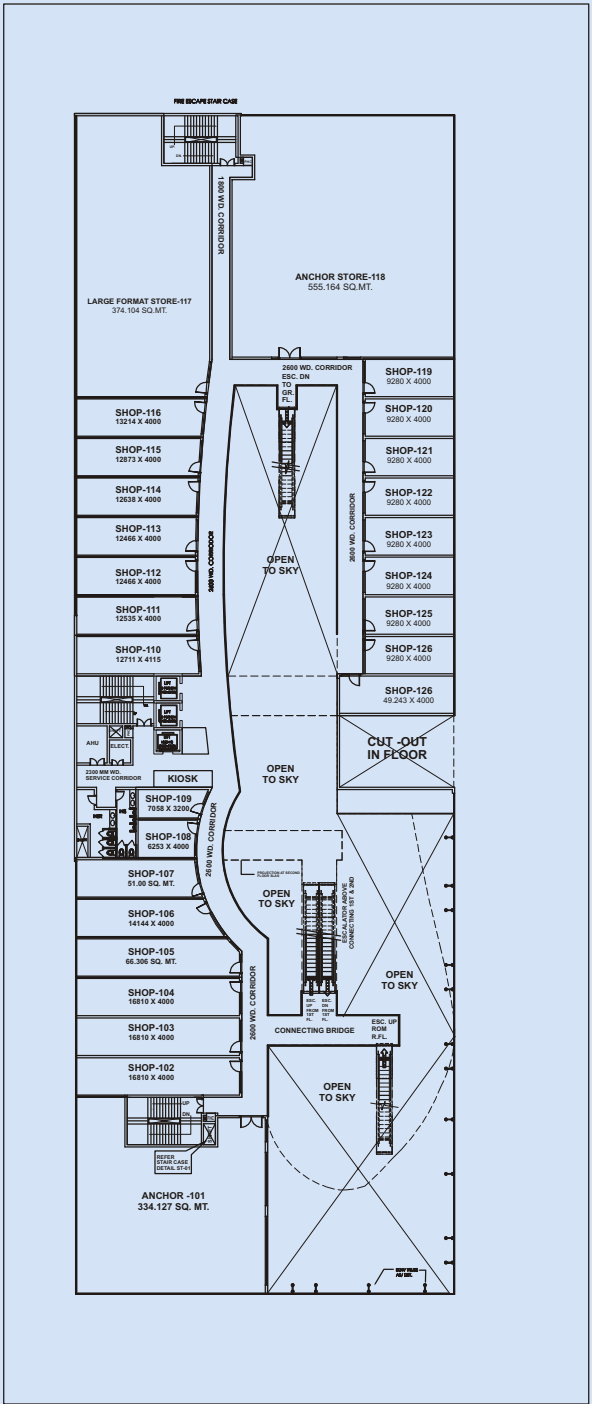
ACCESS CONTROL	CONTROL BARRIER WITH ELECTRONIC CARD SWIPE AT RAMP ENTRANCE
CCTV CAMERAS	MAIN ENTRANCE, MAIN LIFT LOBBY, SERVICE ENTRANCE



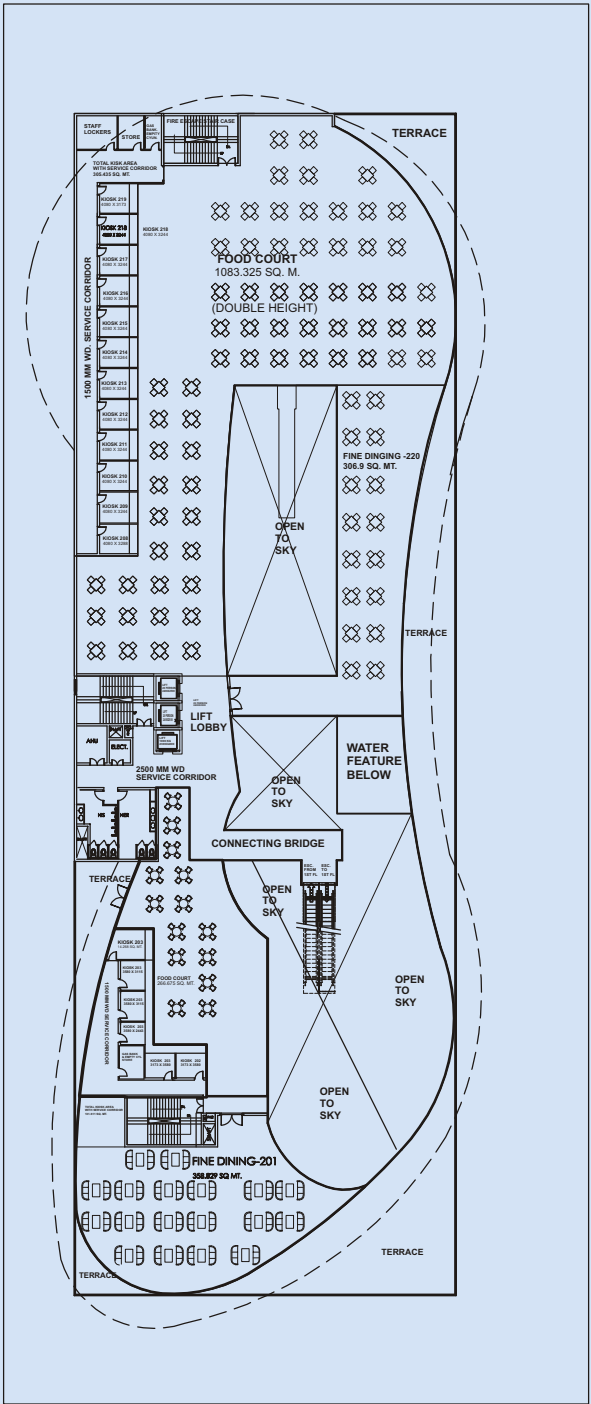
GROUND FLOOR PLAN



FIRST FLOOR PLAN

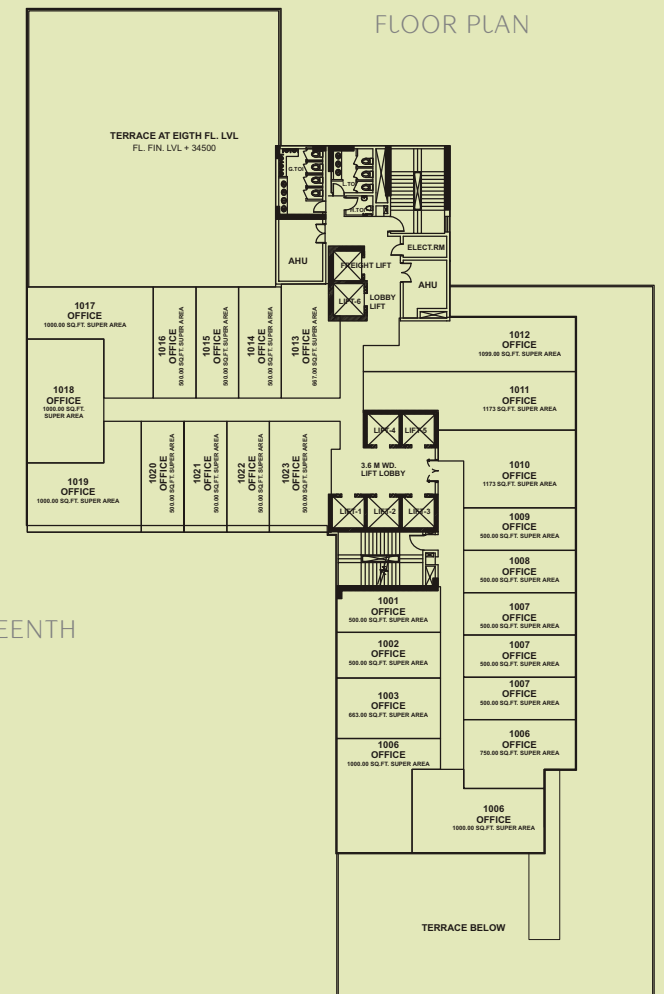


SECOND FLOOR PLAN





ELEVENTH TO NINETEENTH  
FLOOR PLAN







*Floreal Towers*





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Orris Gallery

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