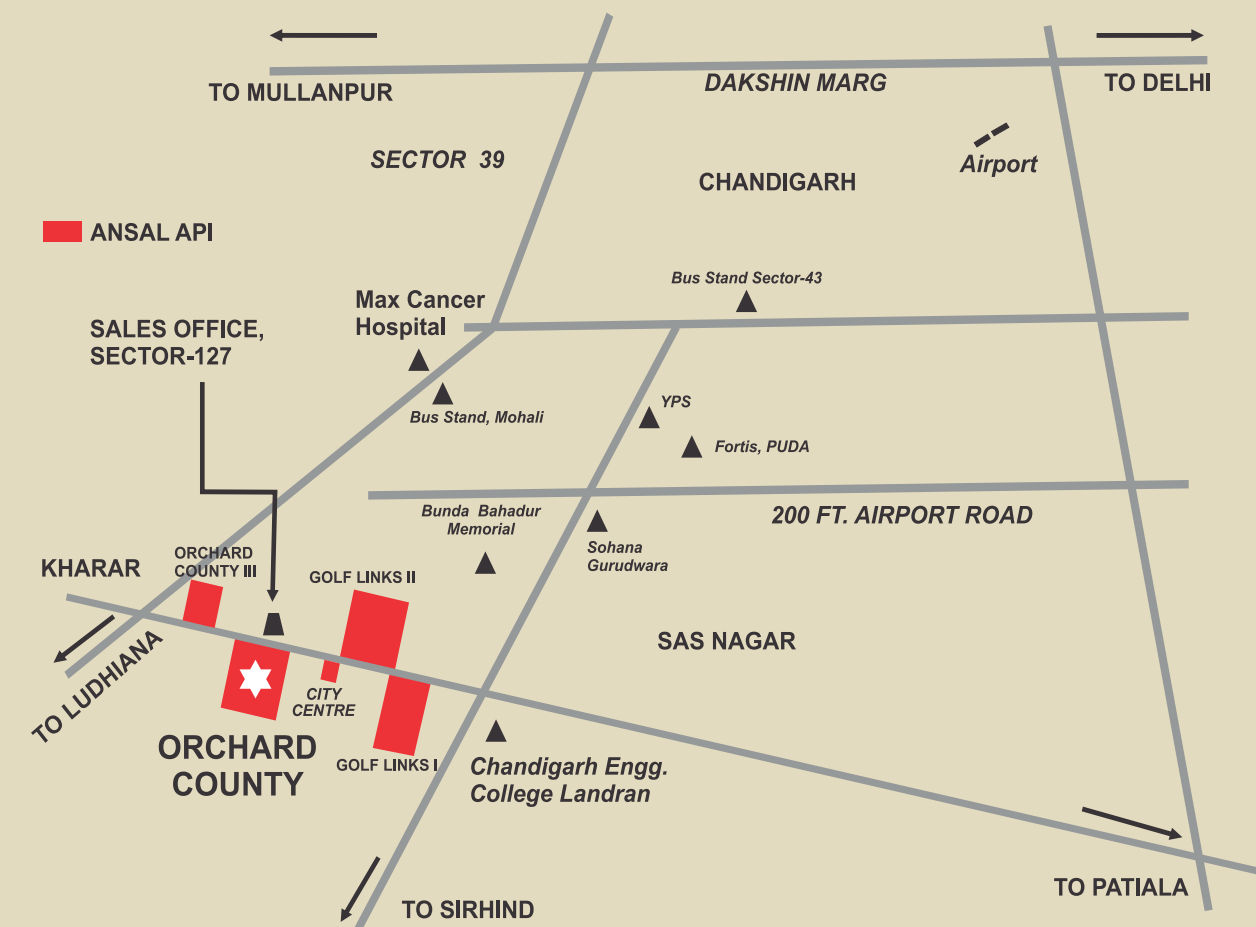


ORCHARD COUNTY LOCATION MAP



ANSAL LOTUS MELANGE PROJECTS PVT. LTD.

Site Sales Office: Shashikant 9501682939 | Ansal Sample Flat, Sector 127, Kharar Landran Road, Mohali
Regional Office: Jayant 9501099973 | SCO-183-184, Sector-9C, Madhya Marg, Above British Library, Chandigarh
Dealership Enquiry: Dheeraj 9914403310 | Subhash 9814828146 | Tarun 9815592434
 • www.ansalapi.com • Toll Free No. 1800 266 5565 • e-mail: deepakmakhija@ansalapi.com



Life
Like you have always aspired

TULIP & Carnation
 TOWER TOWER

at Orchard County
 Group Housing Scheme, Sec-115, SAS Nagar

Introduction

Orchard County elevates life to a whole new altitude with its exclusive and luxurious features. The location is exclusive central to all everyday conveniences. The quality of life on offer is superlative – all pervading serenity, greenery and privacy. As an abode for your family, the comforts are unmatched – large homes,

yet cosy and intimate when you want them, thoughtful floor plans to accommodate even your large wishes. Coupled with world-class facilities like the swimming pool, clubhouse, gym and the myriad parks and orchards, Orchard County is where your deepest aspirations reside.

Amenities

Apartment Features:

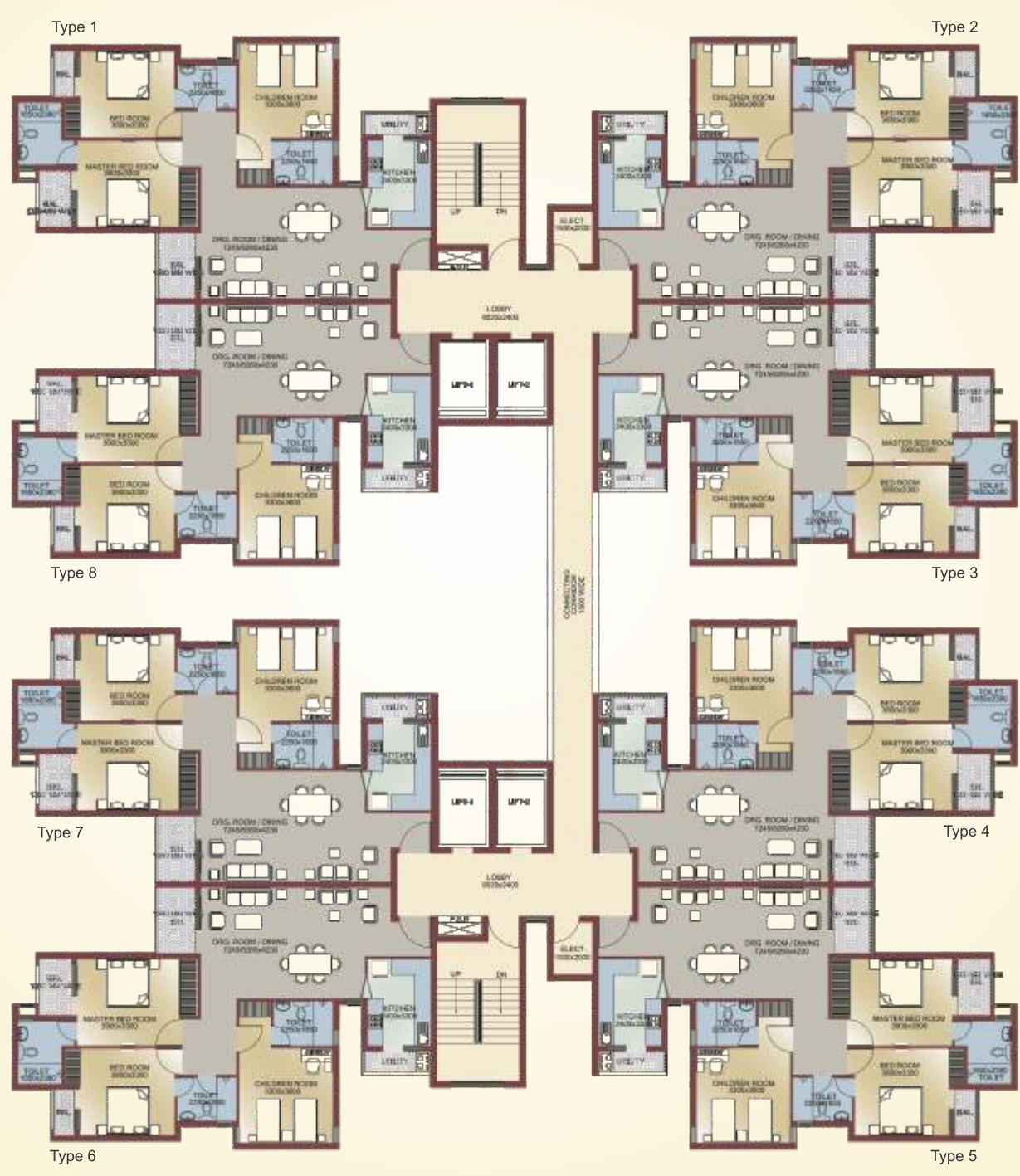
- Laminated wooden flooring in all bedrooms
- Modular Kitchen & individual RO system
- Intercom facility
- Ample basement & surface parking
- Direct elevators to basement parking
- 100% power back up

Community Features:

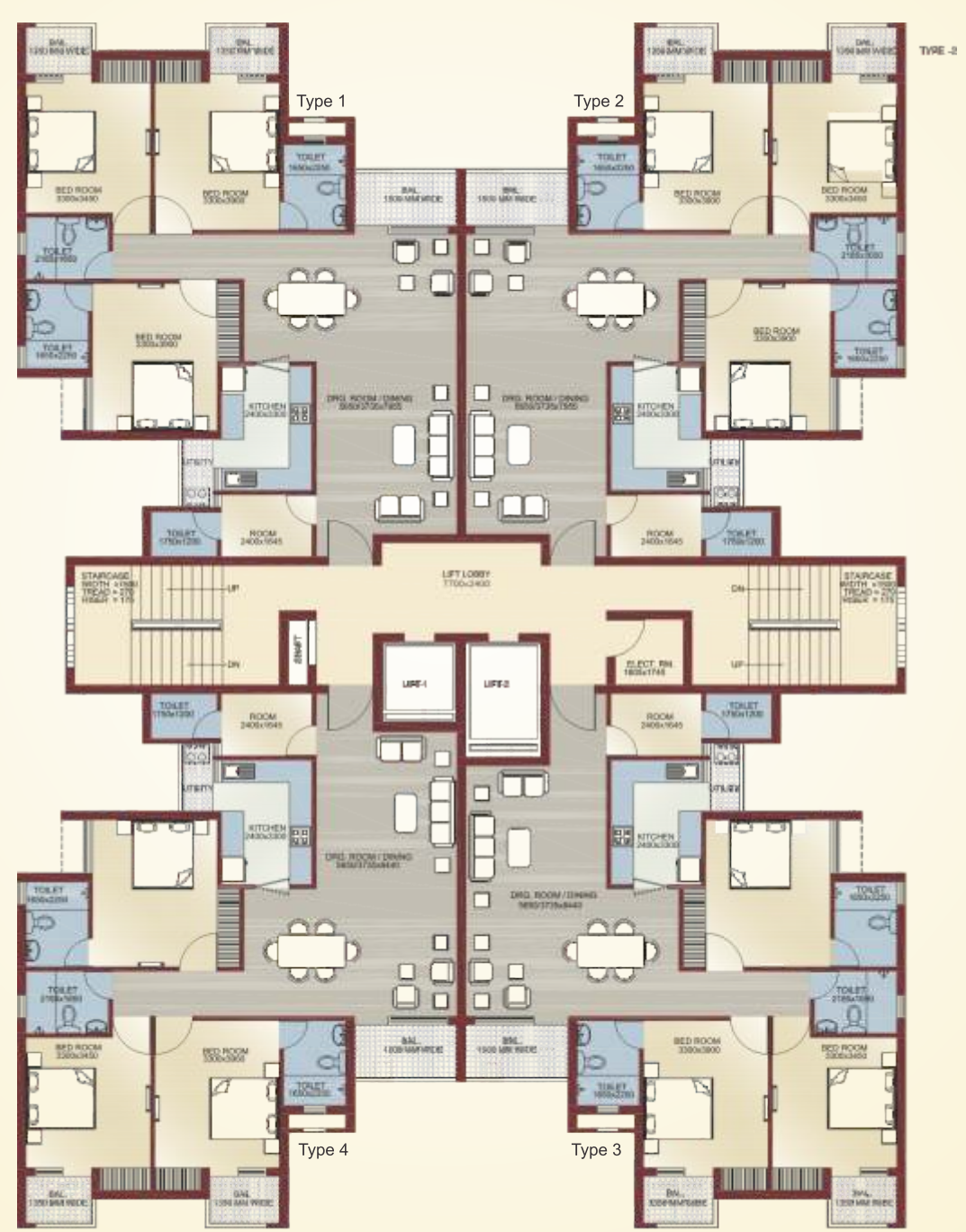
- 82% greenery with aesthetic landscaping
- Gated complex with 24x7 security through CCTV
- 4 acres (approx.) central park
- Club with swimming pool and gymnasium
- Segregated children's play area
- Tennis, Basketball court and Skating ring



Floor Plan



Floor Plan



Specifications

Structure		Earthquake resistant RCC framed construction as per Zone IV specifications
Living/Dining/Lobby		
Floor	:	Vitrified/ Ceramic Tiles
Walls	:	Plastered with POP punning & Oil bond distemper paint
Ceiling	:	Plastered with POP Punning & Cornice with oil bond distemper paint.
Bedroom		
Floor	:	Laminated Wooden Flooring in all Bedrooms.
Walls	:	Plastered with POP Punning & Oil bond distemper paint
Ceiling	:	Plastered with POP Punning & Cornice with oil bond distemper paint.
Doors		
Internal door	:	Hardwood Frame with Flush Doors shutters
Entrance doors	:	Hardwood Frame with Moulded skin door shutters
Hardware	:	All doors (except those in toilets & Kitchen) to be provided with a mortice lock.
Windows		Aluminum powder coated windows with glass shutter
Toilets		
Walls	:	Ceramic Tiles uptill 7 ft. height & oil bond distemper paint in the balance area
Floor	:	Anti Skid Ceramic Tiles
Counters	:	Black Granite with oval basin & single lever CP fitting.
Fittings / Fixtures	:	Single lever C.P. fitting & European WC.
Kitchen		
Modular Kitchen with Hob & Chimney		
Walls	:	Ceramic tiles upto 2ft. height above counter & oil bond distemper in the balance area.
Floor	:	Anti skid ceramic tiles.

Counter	:	Black Granite Counter.
Fitting/Fixtures	:	Single bowl single basin stainless steel sink with single lever CP fitting.

Balcony		
Floor	:	Anti skid Ceramic Tiles
Walls & Ceiling	:	Oil Bond Distemper

Electrical Work
Provision for Electrical fitting Lights, & Fans in all rooms
Fire Resistant Electrical copper wires in concealed PVC conduits for sufficient lighting & power points, Modular electrical switches & sockets. Telephone & TV points in each bedroom, Drawing / Dining Room.

Security System
• 24 hours manned perimeter security for the complex.
• CCTV on main entrance for surveillance linked to main security control Room.
• Emergency call switches in each Apartment.
• Intercom facility with link to complex main gate

Technology
• Wi-Fi enabled complex
• Intercom facility with telecom
• Cable TV wiring in each bedroom.

Facilities
• Extensive Landscaped gardens with water bodies & plantations.
• Club and Recreation facilities:
- Gymnasium
- Swimming Pool
- Children's Play Area
- Badminton Court
- Tennis court
- Pool Tables
- Party Lawns
• Power Back-up (5 KW for 3B/R & 3 KW for 2B/R)
• Individual RO Water System.
• Direct Elevator access to basement parking
• Water Harvesting and other Eco-friendly features
• Night Lit central Lawns with :-
a. Basketball Court
b. Children's Play area

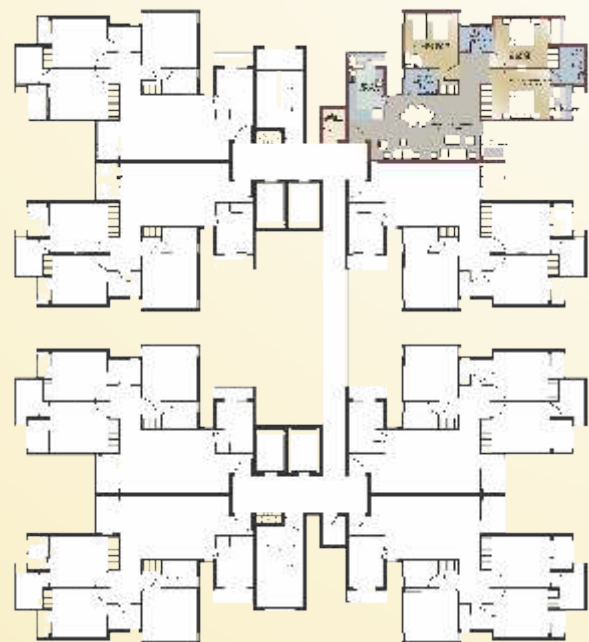
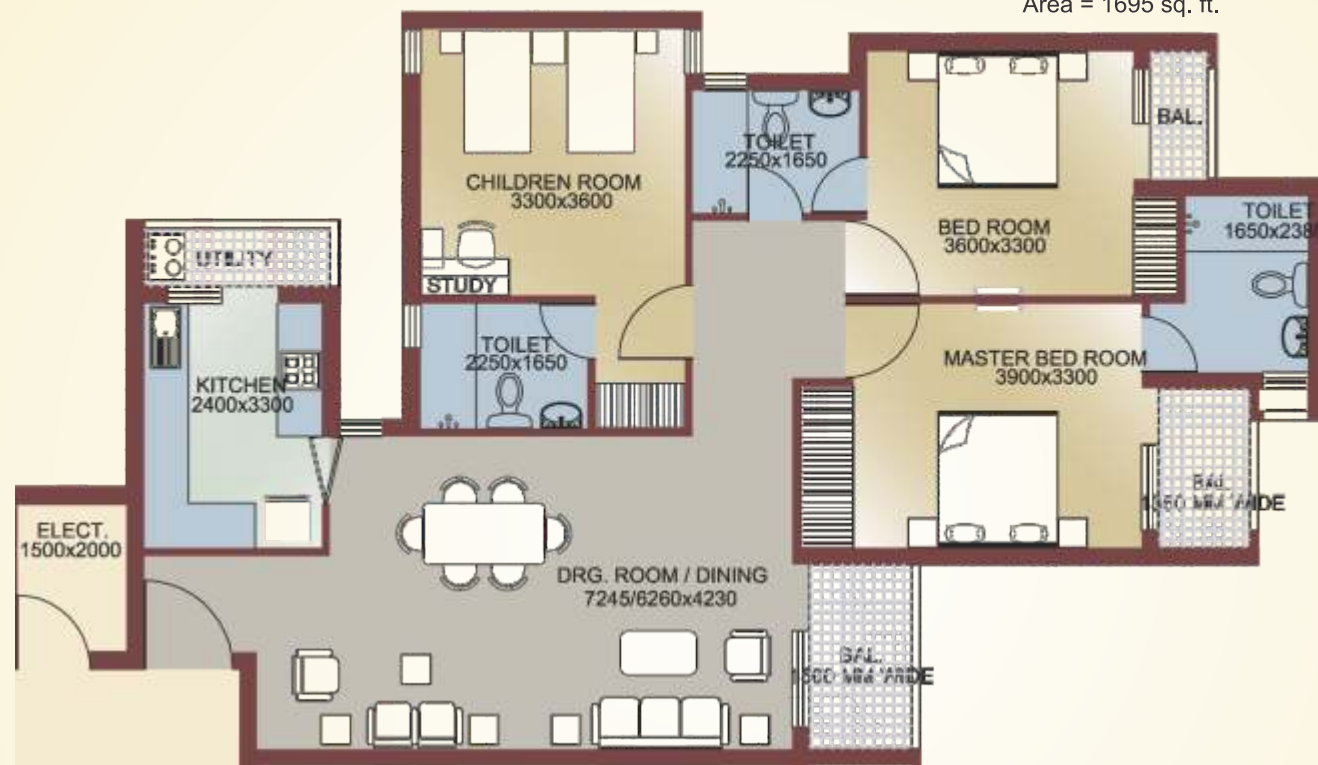
NOTE: This is only a conceptual presentation of project & not a legal offering. The promoter reserves the right to alter & make changes in elevation, specifications, elevation & other detail as deemed fit.



Floor Plan



Area = 1695 sq. ft.



Floor Plan



Floor Plan

Carnation
TOWER

Type 1 & 2
Area= 1806 sq. ft.



Floor Plan

Carnation
TOWER



Floor Plan

Carnation
TOWER



Type 3
Area= 1770 sq. ft.



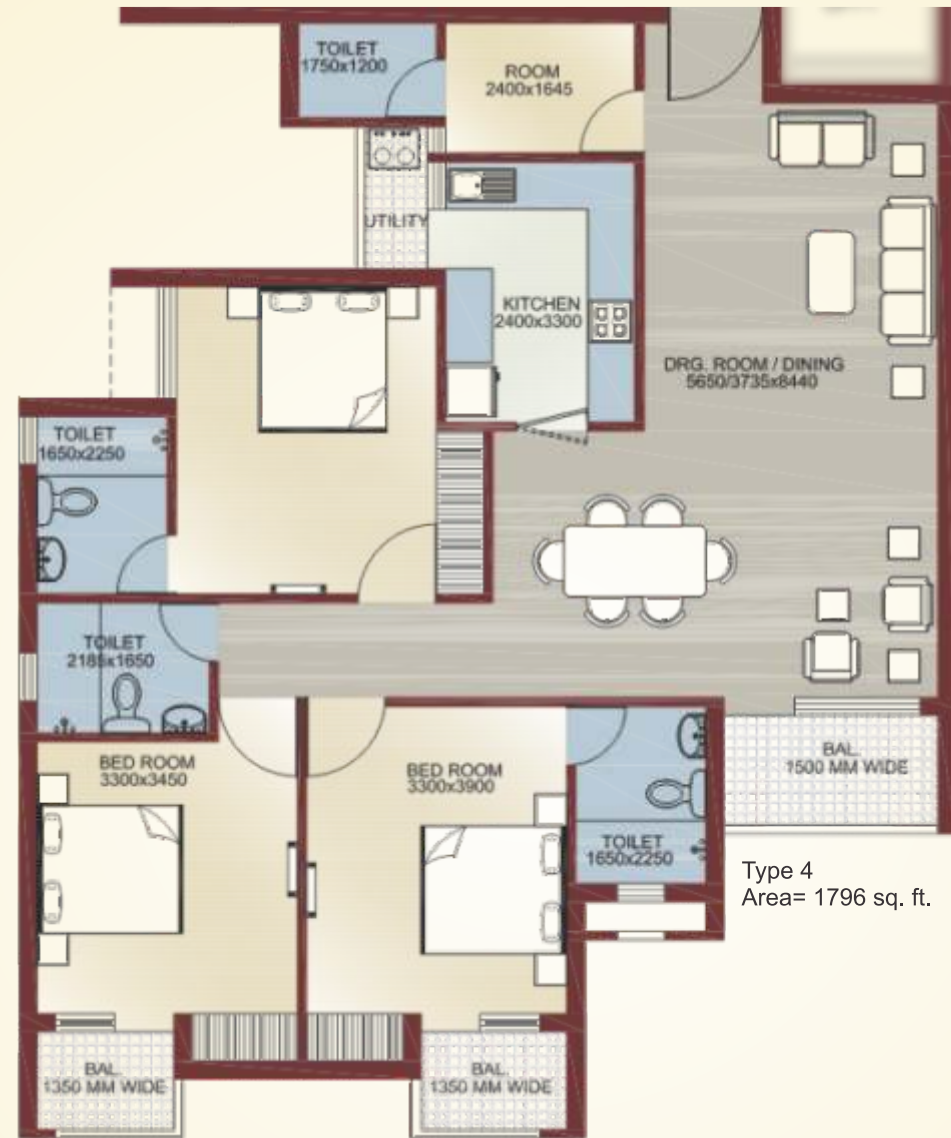
Floor Plan

Carnation
TOWER



Floor Plan

Carnation
TOWER



Type 4
Area= 1796 sq. ft.



Floor Plan

Carnation
TOWER

