

# INFO-PACK

**Location of Project:**

**GH-2, Sector 119, Noida, U.P.**

**FOR BOOKING CALL**

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Director : +91-9958653388

## THE ARANYA NATURES ABODE

Welcome to a modern city life style amidst verdant greens that you will proudly call your old home. Unnati Fortune Group has brought for you The Aranya, a plush green integrated complex for those who are looking for a quiet & serene place to call a home.

### **Integrated community**

THE ARANYA at sector 119, Noida, offers residential homes in a world of peace and tranquility. The project offers excellent connectivity to Delhi and surrounding areas.

Unnati Fortune Group offers the highest standards of living to all the residents. The Aranya would be place where families would grow and memories would be shared.

The integrated community shall contain housing units, service suits, playing areas, villas, club, chit & put golf course and commercial places.

## Specification

### **THE ARANYA SPECIFICATION**

#### **BEDROOMS**

#### **FLOORING**

Laminated Wooden Flooring

#### **WALLS**

Elegently Finished With Pop Punning And Sponge Finish Plaster

#### **INTERNAL DOORS**

Teak Wood Frame & Shutter With Melamine Polishing & Designed Hardware Of Reputed Make

#### **EXTERNAL DOORS & WINDOWS**

Teak Wood Frame With Flush Shutter With Standard Hardware & Upvc/Powder Coated Aluminium Windows

## Specification

### THE ARANYA SPECIFICATION

#### MASTER BEDROOM

##### FLOORING

Laminated Wooden Flooring

##### WALLS

Plastering: Single Coat With Sponge Finish Plaster; Painting: Putty Finish With Acrylic Emulsion Paint

##### INTERNAL DOORS

Teak Wood Frame & Shutter With Melamine Polishing & Designed Hardware Of Reputed Make

##### EXTERNAL DOORS & WINDOWS

Teak Wood Frame With Flush Shutter With Standard Hardware & Upvc/Powder Coated Aluminium Windows

#### TOILET

##### FLOORING

Anti Skid Ceramic Tiles

##### WALLS

Glazed Tiles Dado Upto Door Height

##### INTERNAL DOORS

Teak Wood Frame & Shutter With Melamine Polishing & Designed Hardware Of Reputed Make

#### LIVING/DINING

##### FLOORING

vitriified tiles

##### WALLS

Plastering: Single Coat With Sponge Finish Plaster; Painting: Putty Finish With Acrylic Emulsion Paint

##### INTERNAL DOORS

teak wood frame & shutter with melamine polishing & designed hardware of reputed make

##### EXTERNAL DOORS & WINDOWS

teak wood frame with flush shutter with standard hardware & upvc/powder coated aluminium windows

## Specification

### **KITCHEN**

FLOORING

ANTI SKID CERAMIC TILES

WALLS

Elegently Finished With Pop Punning And OBD

INTERNAL DOORS

Factory Made Panel Door With Hardwood Frames

EXTERNAL DOORS & WINDOWS

Powder Coated Aluminium / UPVC Doors & Windows

### **EXTERNAL FINISH**

SUPERIOR PAINT FINISH

BALCONY

FLOORING

Anti Skid Ceramic Tiles

SUPER STRUCTURE

Earthquake-Resistant RCC Framed Structure

CORRIDOR/ LOBBY

FLOORING

Vertified Tiles

WALLS

Granite Cladding & OBD

### **ELECTRICAL**

Copper wiring of finolex/anchor or equivalent make in concealed P.V.C. Conduits.

Switches are of anchor roma/toyoma or equivalent

Sufficient light and power points in all rooms & toilets

Provision for T.V., telephone points in living room and bedrooms

Site Layout Plan



1. Shops
2. Outdoor Games
3. Water Body
4. Amphitheater
5. Sand Pit
6. Mound Garden
7. Kids Play Area
8. Lawn
9. Sculpture
10. Skating Rink
11. Bridge
12. Club
13. Mini Golf Putt
14. Pool
15. Decking
16. Service Apartments
17. Ent. Gate
18. 20 Mt. Green Belt
19. Cricket Practice Ground
20. Jogging Track
21. Hard Landscape
22. Villa/Town Houses



Floor Plan.

Floor Plan

2 BHK  
SUPER AREA  
1190 SQFT



- 1. Living/ Dining = 15'.0" x 18'.6"
- 2. Kitchen = 11'.0" x 07'.0"
- 3. Bed Room = 11'.6" x 10'.0"
- 4. Bed Room = 14'.6" x 10'.0"
- 5. Toilet = 07'.6" x 05'.6"
- 6. Toilet = 08'.0" x 05'.6"

- 7. Balcony = 09'.4" x 05'.0"
- 8. Balcony = 13'.7" x 05'.0"
- 9. Balcony = 06'.0" x 04'.0"
- 10. Passage = 04'.10" x 03'.6"
- 11. Passage = 07'.10" x 03'.6"

Floor Plan.

Floor Plan

2 BHK  
SUPER AREA  
1190 SQFT



1. Living/ Dining	= 15'.0" x 18'.6"	6. Toilet	= 08'.0" x 05'.6"
2. Kitchen	= 11'.0" x 07'.0"	7. Balcony	= 09'.10" x 05'.0"
3. Bed Room	= 11'.6" x 10'.0"	8. Balcony	= 05'.9" x 05'.4"
4. Bed Room	= 14'.6" x 10'.0"	9. Balcony	= 12'.7" x 03'.10"
5. Toilet	= 07'.6" x 05'.6"	10. Passage	= 11'.2" x 03'.3"

Floor Plan.

Floor Plan

3 B H K

SUPER AREA  
1425 SQFT



1. Living/ Dining	= 13'.9" x 15'.0"	8. Toilet	= 07'.6" x 05'.0"
2. Kitchen	= 07'.0" x 10'.0"	9. Balcony	= 09'.0" x 04'.0"
3. Bed Room	= 11'.0" x 14'.0"	10. Balcony	= 12'.9" x 04'.6"
4. Bed Room	= 10'.0" x 11'.6"	11. Balcony	= 06'.0" x 04'.0"
5. Bed Room	= 10'.0" x 10'.0"	12. Passage	= 08'.0" x 03'.6"
6. Toilet	= 05'.0" x 08'.0"	13. Passage	= 04'.7" x 03'.6"
7. Toilet	= 07'.9" x 05'.6"	14. Foyer	= 05'.9" x 04'.9"

Floor Plan.

Floor Plan

3 BHK +  
SERVANT

SUPER AREA  
1760 SQFT



- |                   |                   |
|-------------------|-------------------|
| 1. Living/ Dining | = 14'.9" x 17'.0" |
| 2. Kitchen        | = 07'.6" x 10'.6" |
| 3. Bed Room       | = 12'.6" x 10'.6" |
| 4. Bed Room       | = 12'.0" x 10'.6" |
| 5. Bed Room       | = 15'.0" x 11'.6" |
| 6. Toilet         | = 08'.0" x 05'.6" |

- |                   |                    |
|-------------------|--------------------|
| 7. Toilet         | = 05'.0" x 08'.0"  |
| 8. Toilet         | = 05'.0" x 08'.0"  |
| 9. Servant Toilet | = 04'.6" x 04'.10" |
| 10. Servant Room  | = 07'.10" x 06'.0" |
| 11. Balcony       | = 14'.6" x 05'.0"  |
| 12. Balcony       | = 14'.0" x 04'.9"  |

- |             |                    |
|-------------|--------------------|
| 13. Balcony | = 06'.6" x 04'.0"  |
| 14. Passage | = 08'.4" x 03'.6"  |
| 15. Passage | = 04'.10" x 03'.6" |
| 16. Foyer   | = 04'.6" x 04'.10" |

Floor Plan.



Floor Plan.

Floor Plan

4 BHK +  
SERVANT

SUPER AREA  
2810 SQFT



Architects

- CAC ARCHITECTS (P) LTD. NOIDA, PRINCIPLE DESIGN CONSULTANTS.
- VISION DESIGN, DUBAI (UAE) DESIGN CONSULTANTS.
- NNC DESIGN INTERNATIONAL, STRUCTURAL CONSULTANTS.
- TECH RESOURCES INTERNATIONAL, USA, SERVICES CONSULTANTS.

1. Living/ Dining	= 20'.9" x 17'.0"	8. Toilet	= 07'.0" x 08'.3"	15. Balcony	= 29'.0" x 06'.0"
2. Kitchen	= 10'.0" x 13'.10"	9. Toilet	= 05'.6" x 08'.0"	16. Balcony	= 10'.0" x 05'.0"
3. Bed Room	= 11'.0" x 13'.0"	10. Toilet	= 07'.0" x 07'.0"	17. Passage	= 14'.3" x 04'.0"
4. Bed Room	= 15'.0" x 14'.0"	11. Servant Room	= 07'.0" x 09'.0"	18. Dress	= 05'.6" x 05'.03"
5. Bed Room	= 11'.0" x 13'.0"	12. Servant Toilet	= 04'.6" x 05'.0"	19. Dress	= 04'.6" x 07'.0"
6. Bed Room	= 15'.0" x 11'.6"	13. Puja / Store Room	= 05'.6" x 05'.0"	20. Foyer	= 05'.6" x 09'.6"
7. Toilet	= 05'.6" x 09'.0"	14. Balcony	= 10'.4" x 04'.5"	21. Wash	= 05'.6" x 04'.3"

# PRICE LIST

Basic Price (BSP)	₹ 3450 /-
Preferential Location Charge (PLC)	
1 <sup>st</sup> , 28 <sup>th</sup> Floor	₹ 200 per sq ft
2 <sup>nd</sup> 27 <sup>th</sup> Floor	₹ 175 per sq ft
3 <sup>rd</sup> , 25 <sup>th</sup> , 27 <sup>th</sup> Floor	₹ 150 per sq ft
4 <sup>th</sup> , 23 <sup>rd</sup> , 24 <sup>th</sup> Floor	₹ 125 per sq ft
5 <sup>th</sup> , 21 <sup>st</sup> , 22 <sup>nd</sup> Floor	₹ 100 per sq ft
6 <sup>th</sup> Floor	₹ 75 per sq ft
7 <sup>th</sup> floor	₹ 50 per sq ft
8 <sup>th</sup> Floor	₹ 25 per sq ft

## Preferential Location Charge (PLC)

Landscape Facing	₹ 60 per sq ft
Back Green & Road facing	₹ 30 per sq ft
Corner Facing	₹ 35 per sq ft
Lease Rent (One Time)	₹ 80 per sq ft
Car Parking Charge (Covered)	₹ 2,50,000 per Parking
Power Backup Charge Minium 5KVA Per Apartment	₹ 20,000 per KVA
Club Member Ship Charge	₹ 1,25,000/-
Other Charge (Including ESC, FSC, IFMS)	₹ 125 per sq ft

**FSI MARKETING PVT.LTD.**

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