



## ORRIS INFRASTRUCTURE PVT. LTD.

REAL ESTATE | ENERGY | HOSPITALITY | GOLF | EDUCATION | MANUFACTURING

Corporate Office: Orris HQ, M.G. Road, Gurgaon

Marketing Office: Orris Gallery, Central Peripheral Road, Sec-89, Gurgaon | CIN U70109DL2006PTC151295  
[www.oris.in](http://www.oris.in)



## *Floreal Towers*

Pioneering Green Building



*Floreal Towers*  
Pioneering Green Building



Energy Efficient  
LEED Certified  
Gold Rated  
Complex

# Pioneering Green Building of New Gurgaon



RIGHT ON NH-8 ON  
DELHI-JAIPUR EXPRESSWAY



RIGHT NEXT TO  
HOTEL HYATT REGENCY



ENERGY EFFICIENT LEED  
GOLD CERTIFIED COMPLEX



CORPORATE BLOCK  
OF 3.34 LAC SQ.FT.



RETAIL BLOCK OF 1.5 LAC SQ.FT.  
WITH MULTITUDE OF F&B AND LEISURE  
ENTERTAINMENT SPACES



24X7 SECURITY  
AND  
SURVEILLANCE CAMERAS



100%  
POWER BACKUP



AMPLE PARKING  
ACROSS THREE BASEMENT LEVELS

ACTUAL IMAGE





FLOREAL TOWERS HAS ACHIEVED A GOLD LEED CERTIFICATION AND WILL BE THE EPITOME OF GREEN CONSTRUCTION. GREEN DESIGN HAS BEEN IMPLEMENTED TO ENSURE THAT THERE IS MINIMAL WASTAGE OF ENERGY WITH OPTIMUM UTILIZATION OF NATURAL RESOURCES.



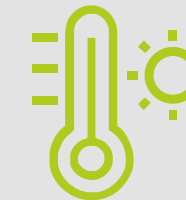
### Energy Efficient Building

- Climate responsive architecture
- Well insulated walls and roofs to minimize heat gain
- High efficiency lighting with electronic ballasts
- Use of recyclable products, gypsum ceiling, glass, MDF
- Solar Photovoltaic System



### Healthy Work Environment

- Optimum space utilization with central corridor
- Optimum air-conditioning : airflow variation linked to occupancy & temperature
- Interior materials with low volatile organic compound (VOC) emissions



### Climate Responsive Architect

- Efficient area utilized for green open spaces
- Maximum area with natural sunlight
- Well insulated walls and roofs to minimize heat gain



### Water Management

- Low discharge building
- Less consumption of water
- Recycling of sewage waste
- Storm water management



### Eco-friendly Materials

- Use of recyclable products, gypsum ceiling, glass, MDF
- Maximum use of regional materials
- Eco-friendly construction practices









# Floreal Towers Retail: Entertainment is the next big thing!



MULTI-USE RETAIL AND  
ENTERTAINMENT HUB



OVER 1.5 LAC SQ.FT.  
SPREAD OVER GROUND + 2 FLOORS



SPACIOUS FOOD COURT



MASSIVE CENTRAL ATRIUM  
WITH NATURAL LIGHT



LEADING CORPORATE HOUSES  
WITHIN 2 KM RADIUS



SIZES WITH FLEXIBILITY  
TO COMBINE TWO OR MORE





ACTUAL IMAGES

# Specifications - Retail Block

Retail Gross Leasable Area 1,54,770 (Total area in sq. ft.)

## STRUCTURE

BLOCK A	GROUND + TWO FLOORS
PARKING	3 LEVEL BASEMENT

## BUILDING HEIGHT

TOTAL HEIGHT	23 M
GROUND FLOOR	5.0 M
TYPICAL FLOOR	4.5 M
ELEVATORS	TWO NOS. X 20 PASSENGERS-SPEED OF 2.5M/SEC., 1 + 1 SERVICE OF ELEVATOR PAIR ESCALATORS CONNECTING EACH FLOOR
OTHER FEATURES ACTIVITIES	RETAIL OUTLETS /ATMS AND SECOND & THIRD FLOOR FOR LEISURE 6000SQ.FT. OF LANDSCAPED PARK.
STRUCTURAL SYSTEM	AS PER STRUCTURAL DESIGN- SEISMIC ZONE IV- FLAT SLAB DESIGN

## FINISHES

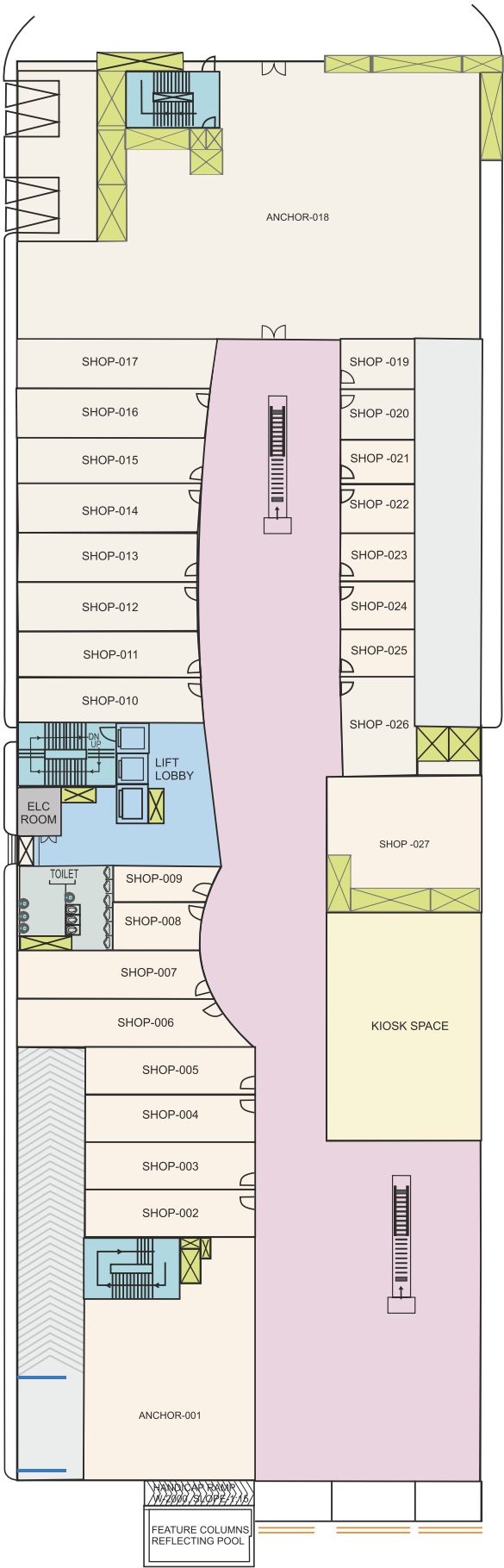
EXTERNAL FACADE	COMBINATION OF GLASS CURTAIN WALL, ALUMINIUM PANEL AND STONE CLADDING
ATRIUM	GRANITE/ITALIAN MARBLE ENTRANCE LOBBY GRANITE CLADDING/VENEER ON WALLS WITH RECEPTION/SECURITY DESK
BASEMENT	CONCRETE WITH NON-METALLIC FLOOR HARDENER
FLOOR FINISH	75MM CLEARANCE LEFT
TOILET	MODERN FITTINGS AND FIXTURES. FLOORS AND WALLS TILES
LIFE SAFETY	WET RISER/HOSEREEL/SPRINKLER/FIRE HYDRANTS/FIRE EXTINGUISHERS AND DETECTION SYSTEM
GREEN BUILDING	LEED-GOLD CERTIFIED
HVAC	CENTRAL CHILLER WITH SEPARATE AHU'S FOR EACH FLOOR
ELECTRICAL	RISERS/DB'S/LIGHT PROTECTION/EARTHING PITS/FIRE ALARM SYSTEM/ EMERGENCY LIGHTING/AVR/PLC SYSTEM
DIESEL GENERATORS	100% FULLY AUTOMATIC POWER BACK-UP
SIGNAGES	ENTRANCE LOBBY DIRECTION FOR ALL TENANTS AND SIGNAGES FOR DIRECTION, UTILITY & EMERGENCY

## SECURITY

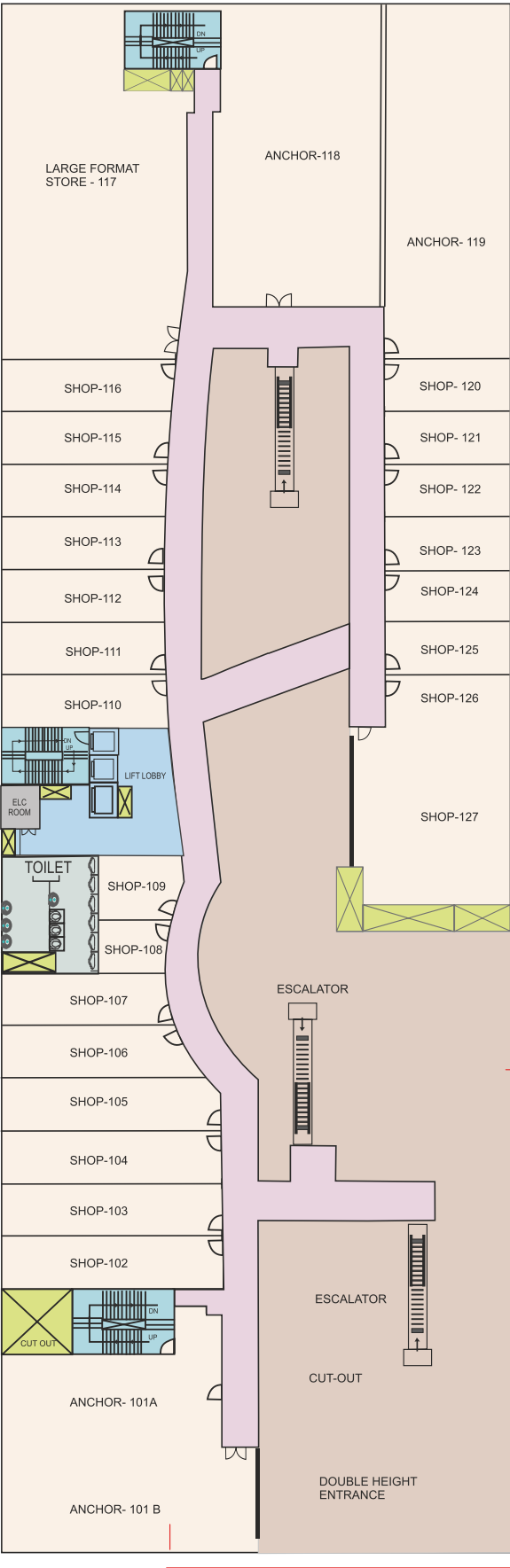
ACCESS	CONTROL BARRIER WITH ELECTRIC CARD SWIPE AT RAMP ENTRANCE
CCTV CAMERAS	MAIN ENTRANCE, MAIN LIFT LOBBY, SERVICE ENTRANCE

Floor Plans - Retail Block

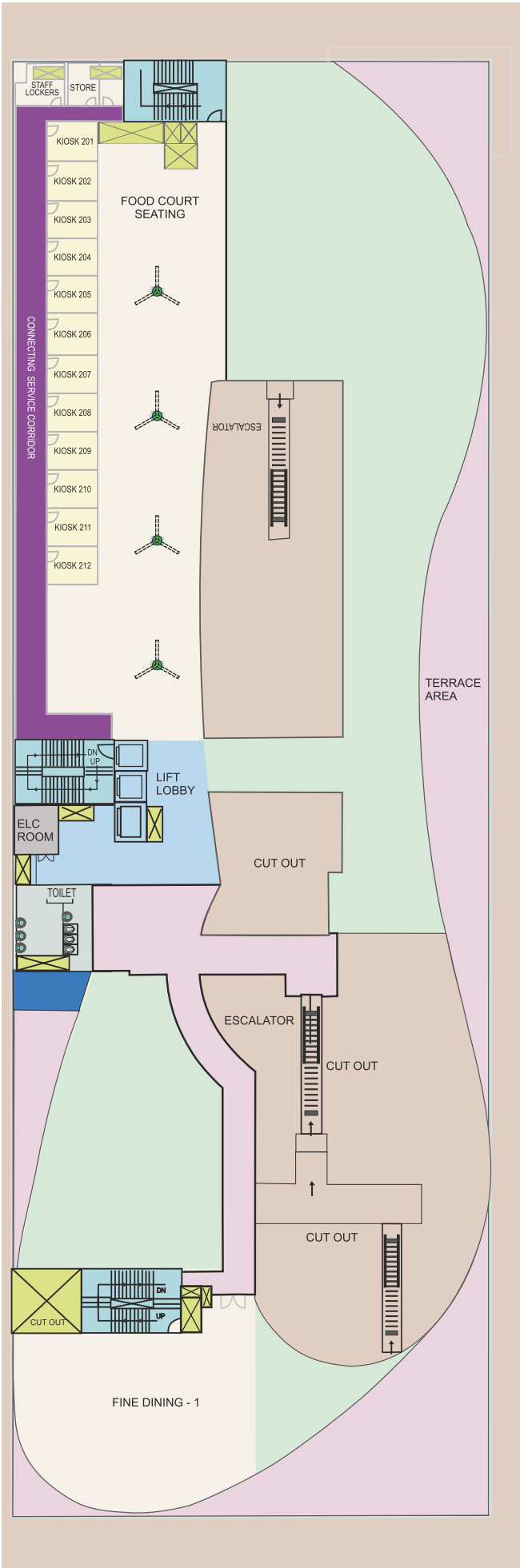
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR







Corporate block





# Floreal Towers Office: Smart efficiency is the new business mantra!



APPROX. 3.34 LAC. SQ.FT.  
OF OFFICE SPACE



HIGH FLOOR  
EFFICIENCY



WELL-FURNISHED  
LOBBIES



MODERN SAFETY  
& SECURITY MEASURES



UNIFIED  
COMMUNICATION SYSTEM



CENTRAL  
AIR-CONDITIONING



PREMIUM FITTINGS  
& FIXTURES



QUALITY FACILITY  
MANAGEMENT SYSTEM





ACTUAL IMAGES

# Specifications - Corporate Block

Offices Gross Leasable Area - 3,34,811 (Total area in sq. ft.)

## STRUCTURE

BLOCK B	GROUND + EIGHTEEN FLOORS
PARKING	3 LEVEL BASEMENT

## BUILDING HEIGHT

TOTAL HEIGHT	79M
GROUND FLOOR	5.0M
FIRST FLOOR	4.5M
TYPICAL FLOOR	4.0M
ELEVATORS	FIVE NOS. X 20 PASSENGERS-SPEED OF 2.5M/SEC + TWO SERVICE ELEVATORS
STRUCTURAL SYSTEM	AS PER STRUCTURAL DESIGN- SEISMIC ZONE IV- FLAT SLAB DESIGN

## FINISHES

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FLOOR FINISH	75MM CLEARANCE LEFT
TOILET	MODERN FITTINGS AND FIXTURES FLOORS AND WALL TILES
LIFE SAFETY	WET RISER/HOSEREEL/SPRINKLER/FIRE HYDRANTS/FIRE EXTINGUISHERS AND DETECTION SYSTEM
GREEN BUILDING	LEED-GOLD CERTIFIED
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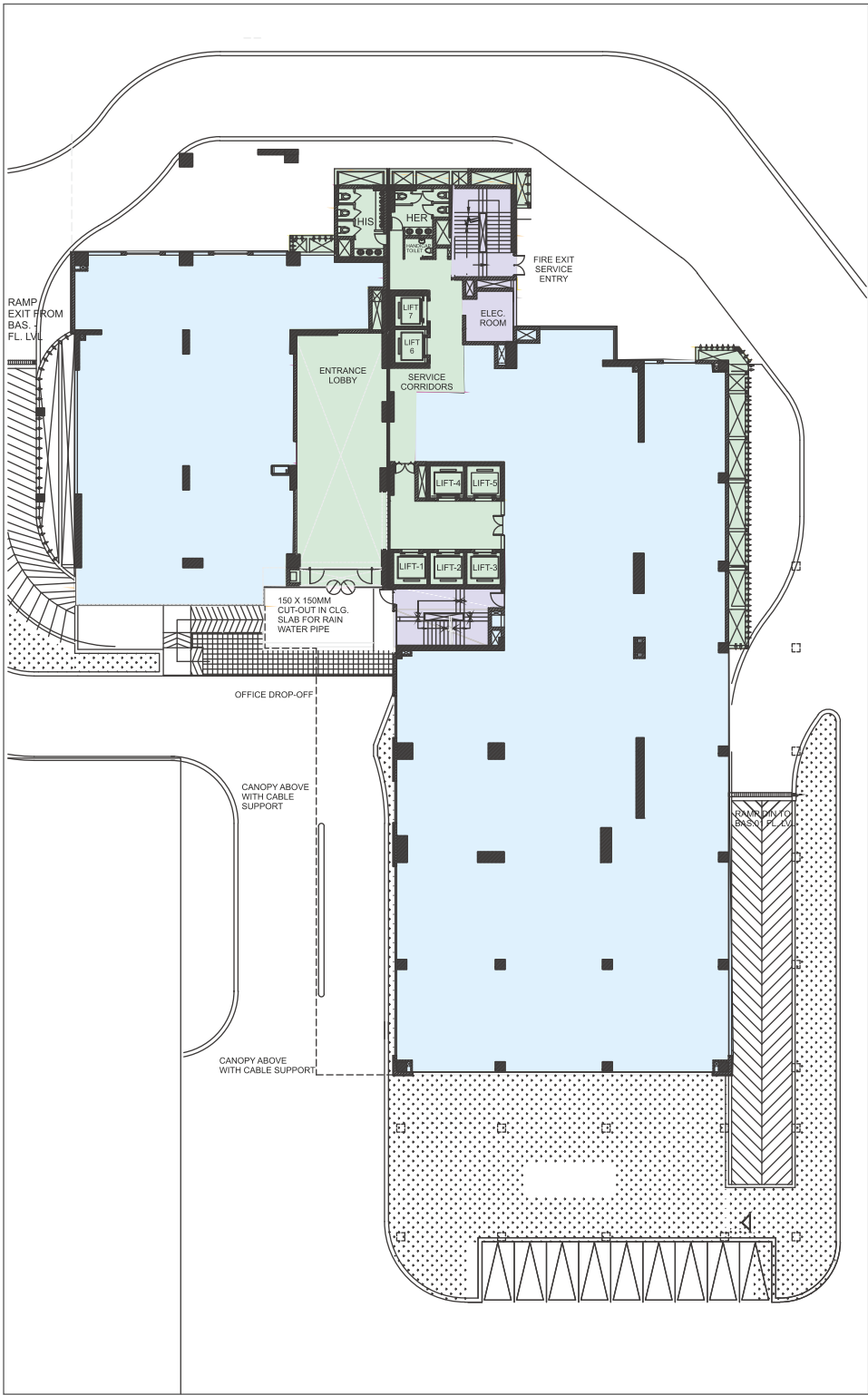
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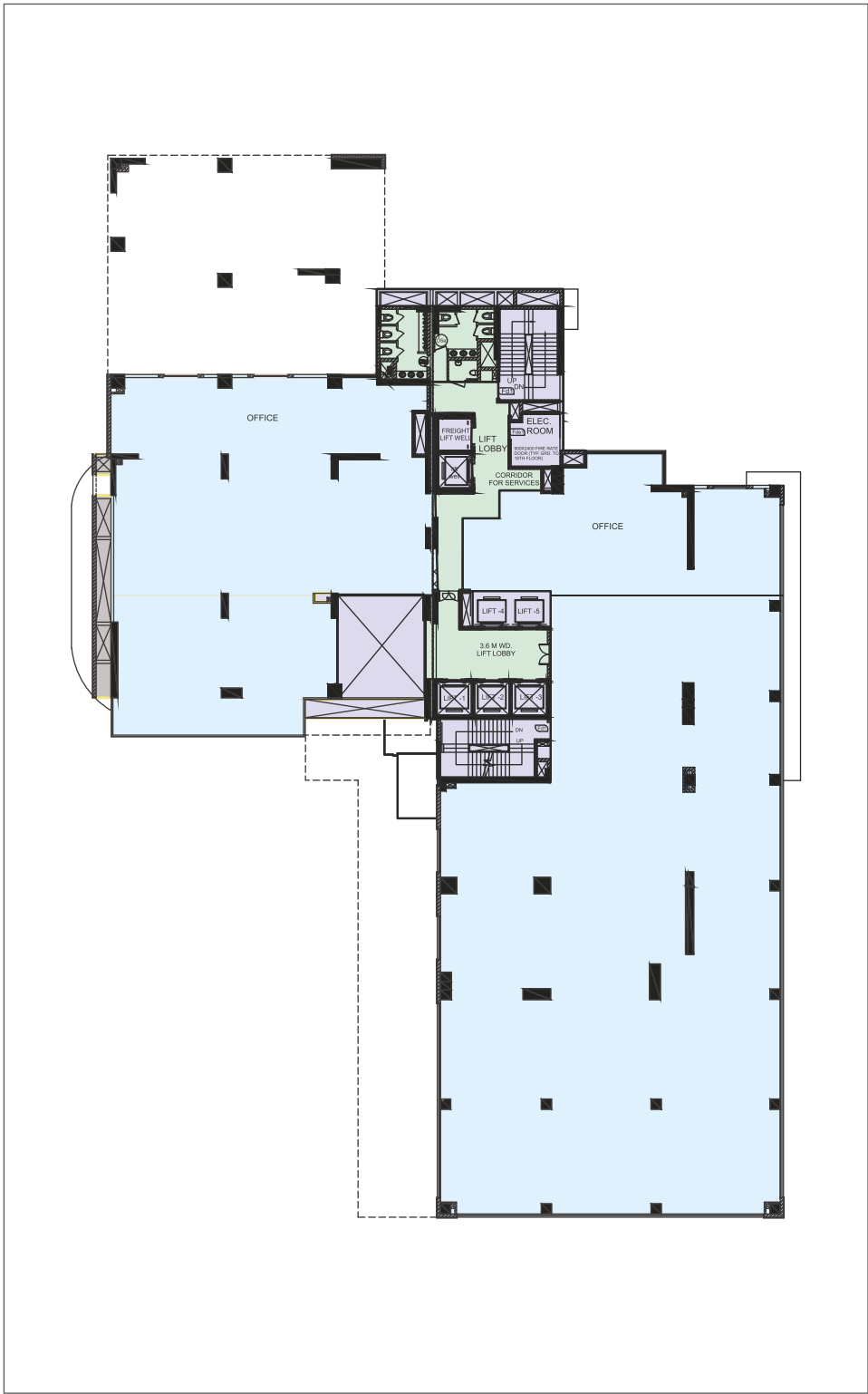


Floor Plans - Corporate Block

GROUND FLOOR



FIRST FLOOR

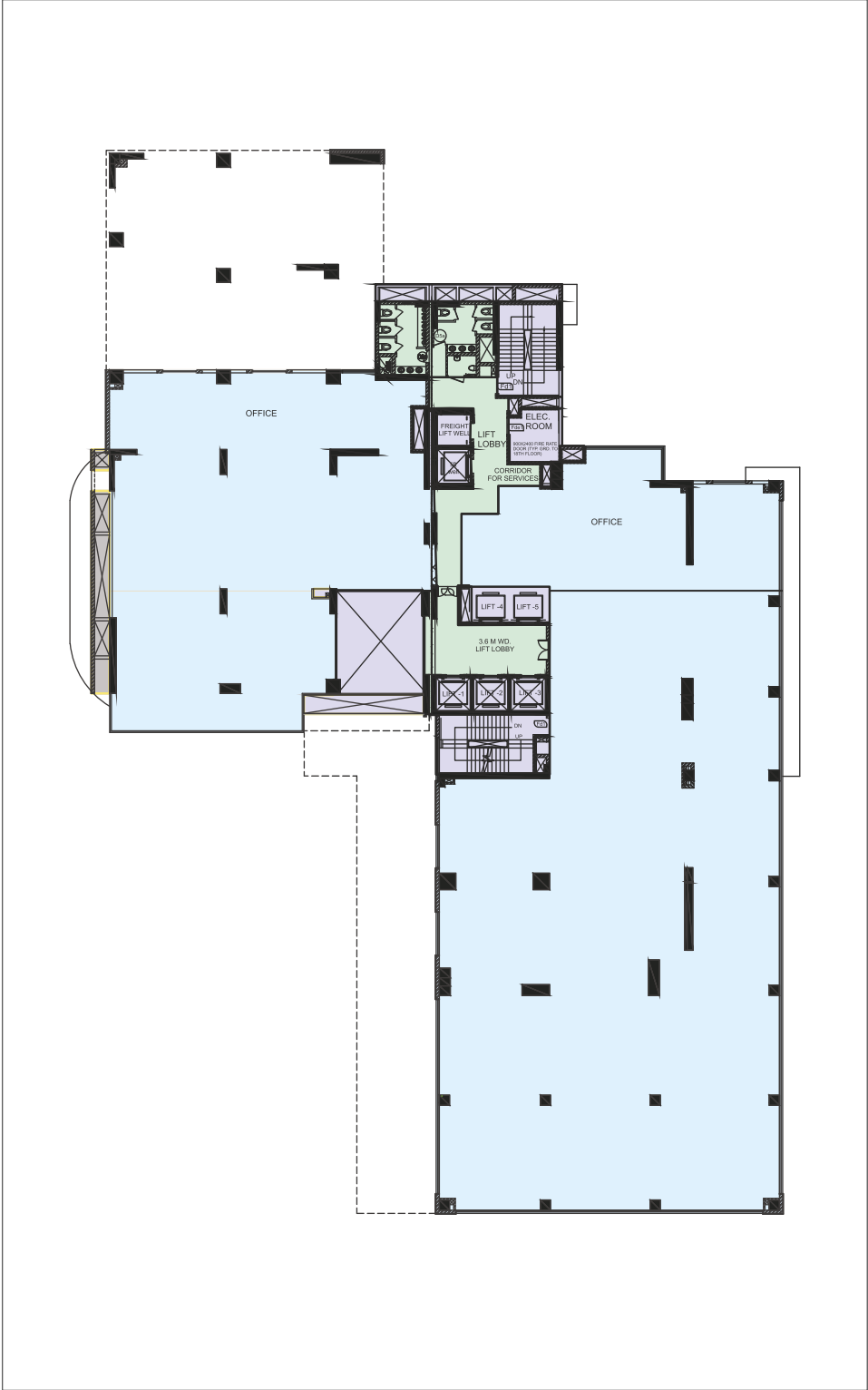


- LEASABLE AREA
- COMMON AREA
- SERVICES AREA

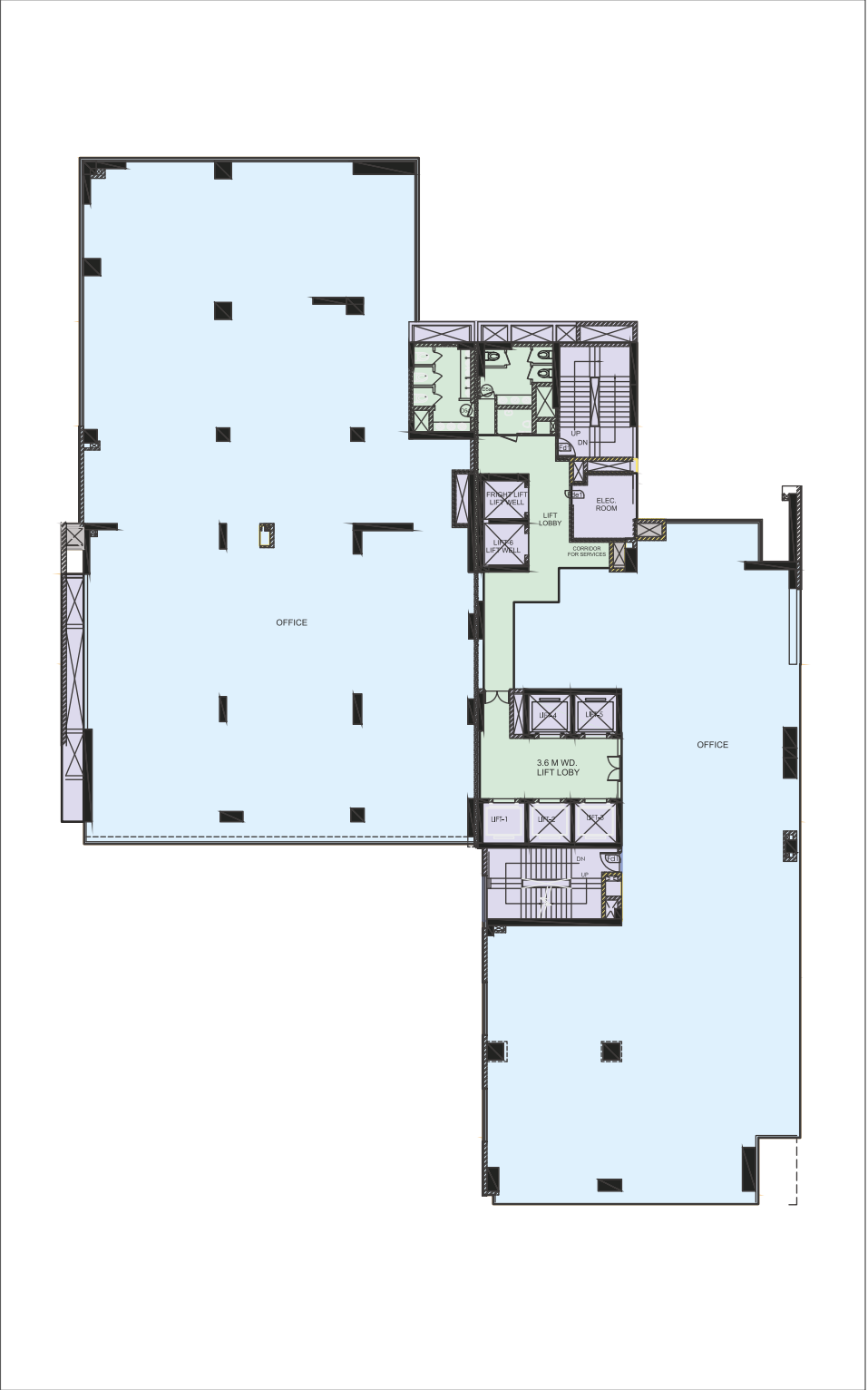


Floor Plans - Corporate Block

SECOND FLOOR



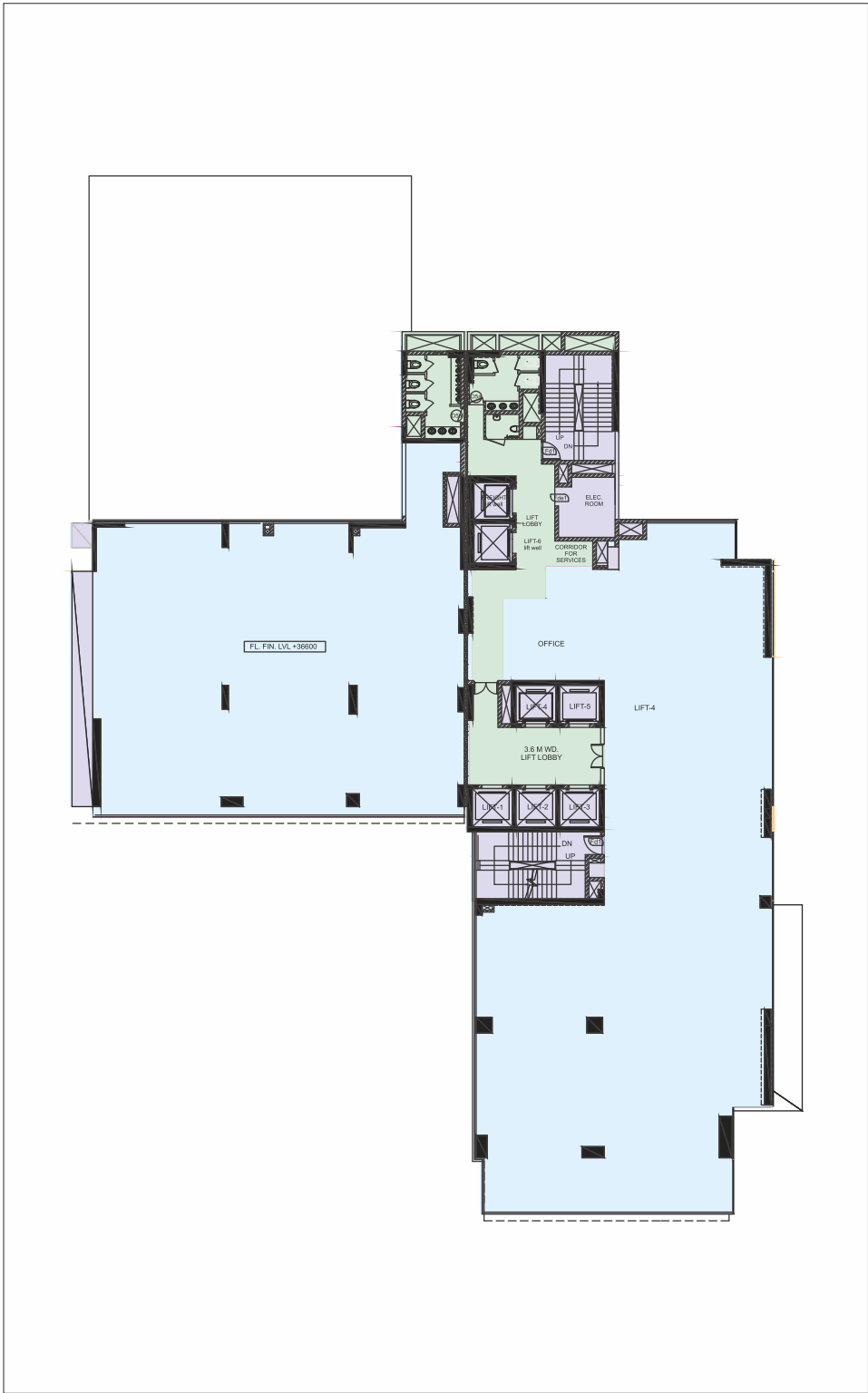
THIRD TO SEVENTH FLOOR



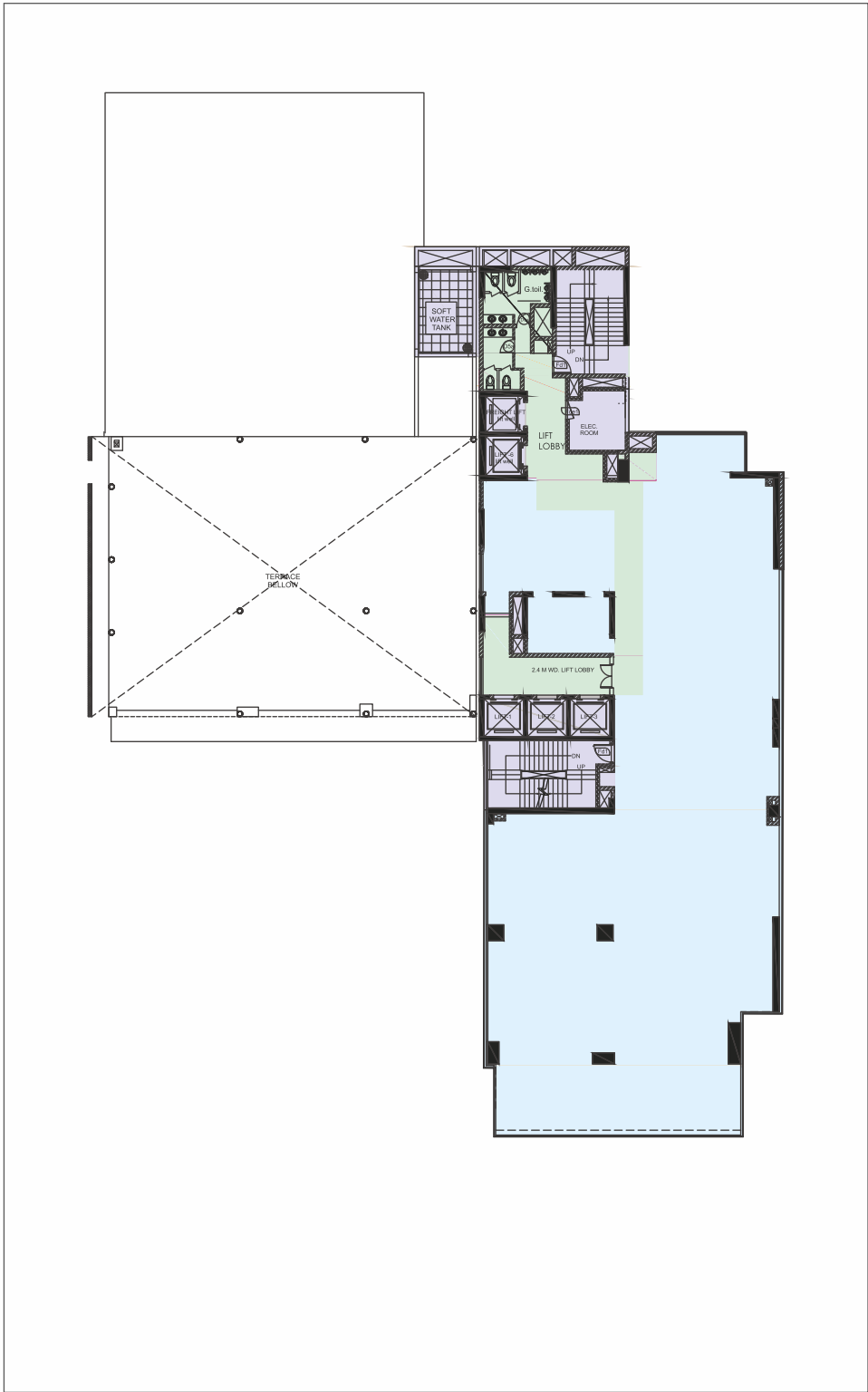


Floor Plans - Corporate Block

EIGHTH TO TENTH FLOOR



ELEVENTH TO EIGHTEENTH FLOOR

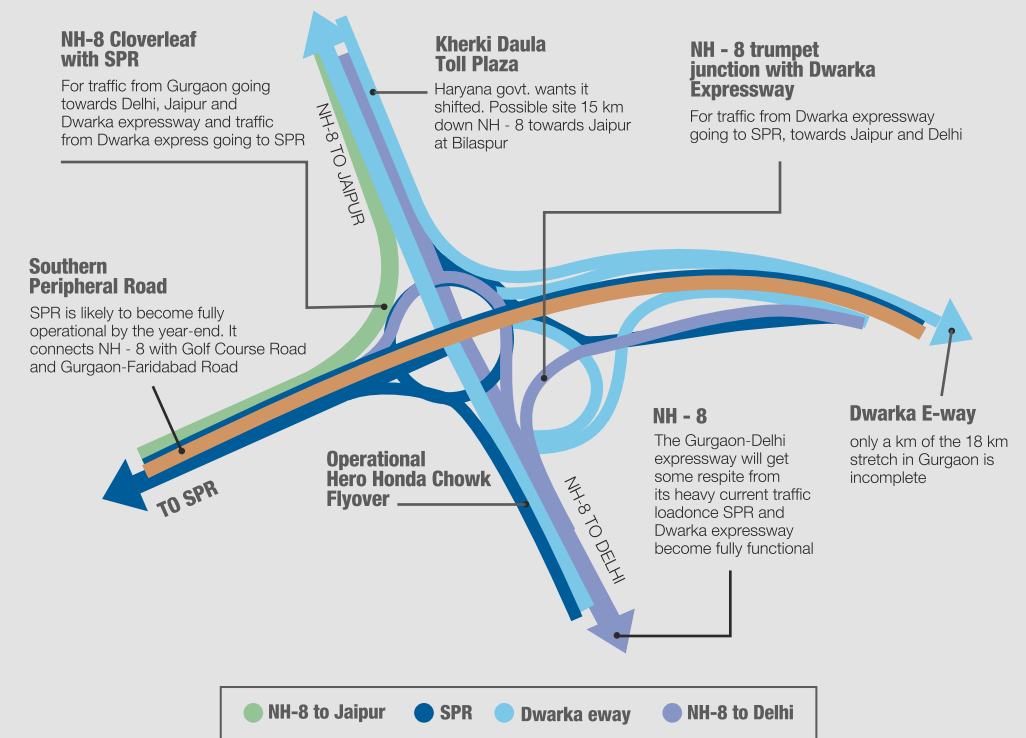




# Right on the expressway of success



ACTUAL IMAGE



NEXT TO FULLY OPERATIONAL  
HYATT REGENCY



TWO WAY ACCESSIBILITY FROM  
NH8 & DWARKA EXPRESSWAY



10 MINUTES DRIVE  
FROM IMT MANESAR



30 MINUTES DRIVE  
FROM THE IGI AIRPORT



MINUTES AWAY FROM  
CYBER GREENS AND MG ROAD.



WELL CONNECTED TO GOLF COURSE ROAD  
& KMP EXPRESSWAY



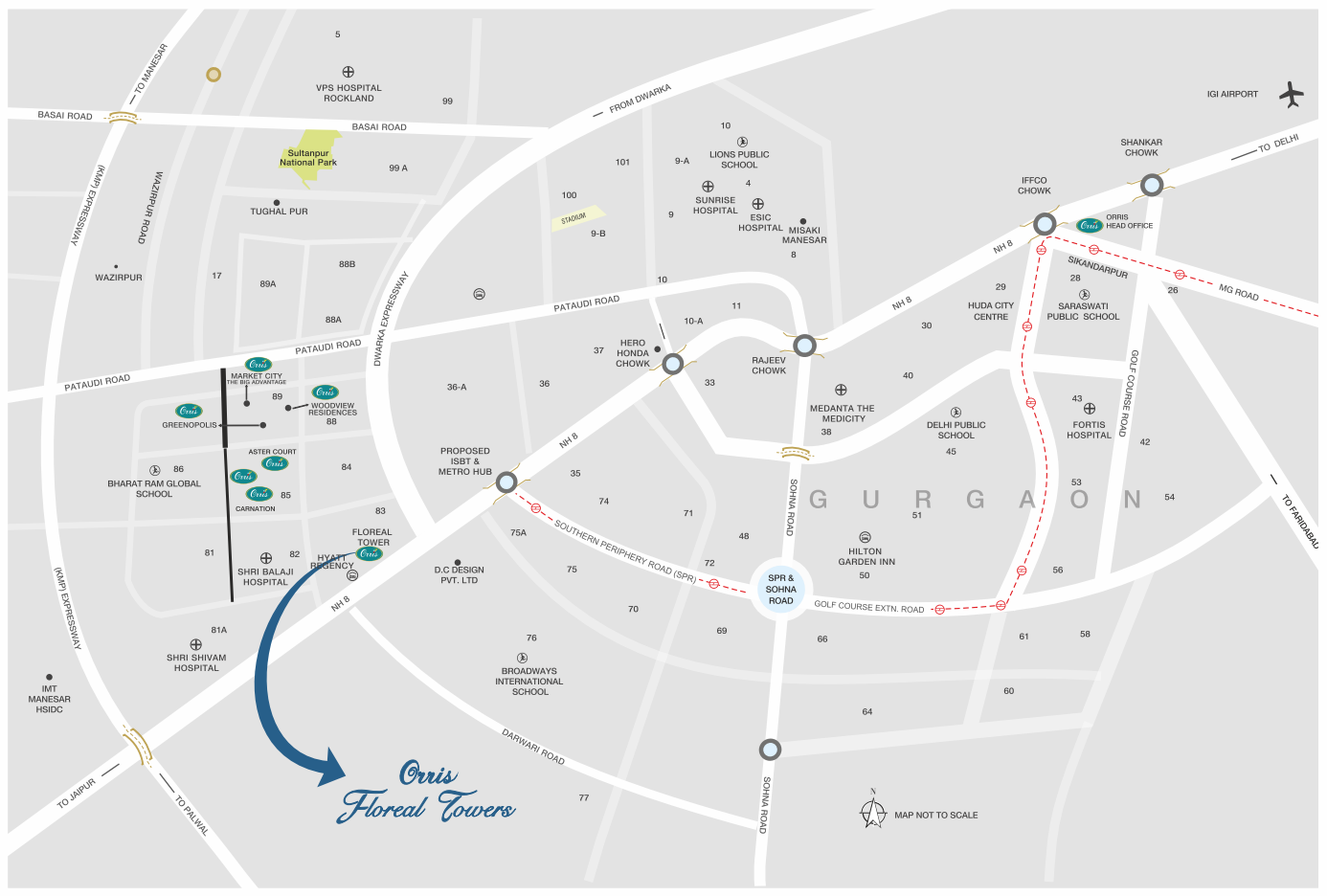
CLOSE PROXIMITY TO PROPOSED  
METRO STATION AND ISBT



TRAVELLING TIME REDUCED BY  
HALF TO CONNECTING AREAS



LOCATION MAP



METRO LINE

Key distances from Floreal Towers

<u>HYATT REGENCY</u> Walking Distance	<u>SOHNA ROAD</u> 10 Minutes	<u>HUDA CITY METRO STATION</u> 15 Minutes
<u>IGI AIRPORT</u> 30 Minutes	<u>RESIDENTIAL SECTORS</u> 5 Minutes	<u>IMT MANESAR</u> 10 Minutes
<u>GOLF COURSE ROAD</u> 20 Minutes	<u>DIPLOMATIC ENCLAVE - 2</u> 30 Minutes	

SITE PLAN





Our valued  
associates  
& acclaimed  
service providers.

Facility Management



High speed elevators



Power back up



Solar panels



LT panel



## Architects: ACPL Design Ltd.

ACPL, an ISO 9001-2000 Company based in New Delhi & Gurgaon is a complete design organization. Established in 1973, the company has 35 years of professional experience in Architecture, Interior Designing offering Project Management Consultancy Services all over India. The firm has a prestigious list of clientele including Ch Ltd., MG Square, DD Townships Ltd., Spirit Global Const Ltd., Tivoli Gardens, Orris Infrastructures, 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 for the Best Commercial Project, 2007. Spectral Consultant Pvt. Ltd. is associated with ACPL to provide service consultancy for the project.

# Rock Solid Trust

10 Years

OVER 1 DECADE  
OF REAL ESTATE EXPERIENCE

3 Million

OVER 3 MILLION SQ.FT.  
OF COMPLETED PROJECTS

4000+

MORE THAN  
4000 HAPPY CUSTOMERS

10 Million

MORE THAN 10 MILLION SQ.FT.  
UNDER CONSTRUCTION

1000 Acres

LAND BANK OF  
APPROX. 1000 ACRE IN DELHI/NCR

## Expect The Best

Incorporated in the year 2006, Orris is driven by passion, commitment, quality and a relentless pursuit of perfection. In its endeavor to offer quality life, Orris has diversified into Real Estate, Energy, Hospitality, Golf, Education and Manufacturing. Guided by a strong vision and the competencies to achieve excellence beyond expectations, the Group is poised to bring about a paradigm shift in the way quality is perceived and setting high standards in every sphere.





Carnation Residency

Sector - 85, Gurgaon

Delivered



ACTUAL IMAGE

Orris Greenbay

Yamuna Expressway, Noida

Delivered



ACTUAL IMAGE

Greenopolis

Sector - 89, New Gurgaon

Ongoing



ACTUAL IMAGE

Aster Court

Sector - 85, Gurgaon

Delivered



ACTUAL IMAGE

Aster Court Premier

Sector - 85, New Gurgaon

Ongoing



ACTUAL IMAGE

Woodview Residences

Sector - 89, New Gurgaon

Ongoing



ARTISTIC IMPRESSION

Market City

Sector - 89, New Gurgaon

Ongoing



ARTISTIC IMPRESSION



Visit Orris gallery and know more about  
the commitment and credentials of Orris



ACTUAL IMAGES

Disclaimer: Part of License No. 260 of 2007 dated 14-11-2007 • Developed by Orris Infrastructure Pvt. Ltd. Building plan approved vide: Memo No.- ZP-328/AD(RA)/2017/1103 dtd. 24-01-2017. Occupation certificate received vide Memo No. ZP-328/SD(BS)/2017/20018 dt. 16-08-2017. All approvals can be checked in the office of M/s. Orris Infrastructure Pvt. Ltd. Orris Floreal Tower is an IGBC LEED GOLD certified building under IGBC's Leadership in Energy and Environment Design (LEED) India Green Building Rating System. All the pictures are only indicative of the projects executed by M/s Orris Infrastructure Pvt. Ltd. and not a legal offering. 1 Sq. Mtr. = 0.0001 Sq. Hectares