

Shelcon flora

Booking Open



AN INITIATIVE TOWARDS *Green Building!*



A project of
**SHELCON
GROUP**
A CLASS OF ITS OWN



Shelcon
flora

ENTRANCE VIEW



SHELCON FLORA

is located a little far from the hustle and bustle of city life but close enough to give you all amenities. So, come Relax, Rediscover and Reconnect with Mother Nature while relishing the benefits and amenities of city life close by. Let's make life a treat everyday !

Greet Life *Everyday*



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DRIVE WAY





Rejoice *Everyday*

Let the lush green landscapes at Shelcon Flora rejuvenate your body, mind and soul. Feel the sheer joy of living amidst fresh nature and open spaces and let it make your life a celebration everyday!



Amenities



CHILDREN PLAY AREA



ROOFTOP YOGA /
WORKOUT ZONE



GYM



PERGOLA SITTING AREA



E-LIBRARY



SMALL OPEN AIR THEATER



ROOFTOP ARTIFICIAL
LAWN WITH SIT OUT AREA



INDOOR GAMES AREA



SWIMMING POOL



INTERCOM FACILITY



SOLAR LIGHT FOR
OUTDOOR



COMMUNITY HALL



POWER BACKUP FOR
COMMON AREA



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GARDEN VIEW

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flora
GARDEN VIEW



STRUCTURE

Earthquake Resistant RCC Framed Structure as per IS Code 2016 with Anti-Termite Treatment in Foundation.

WALLS

Internal Walls Finished with Putty.
Exterior Walls Finished with Superior Quality Water Proof Paint.

KITCHEN

Wall Tiles Dado up to 2 ft above Granite Counter Slab, Stainless Steel Sink.
Provision for Exhaust Fan Outlet, Water Heater Outlet and RO Water Purifier.

WINDOWS

Sliding Windows with Aluminium Frame.

DOORS

Main Door - Decorative Membrane Flush Door (Height 7'- 0")
Others Doors - Solid Core Flush Door (Height 7'- 0") in
Internal Rooms and Balcony.
Bathrooms - PVC Door.

ELECTRICAL

Concealed Copper Wiring with MCB, DB & Modular Switches of ISI - standard.
Ac Points in all Bed & Living Room and TV Points in Living Room.
Telephone Outlet & intercom Facility in Living Room.
Geyser Provision in all Bathrooms.

LIFTS

Automatic Lift will be Provided.



Specifications

FLOORING

Vitrified Tiles (600 x 600) in Drawing, Dining and Common Area.
Granite in Lobby Area and Stair Case with SS Railings.

TOILET

Premium Ceramic Tiles Dado 8'ft Height with matching Anti-Skid Tiles in Toilet.

TOILET FITTING

WC & BASIN - White Glazed Porcelain
CP Fittings of ISI standard.

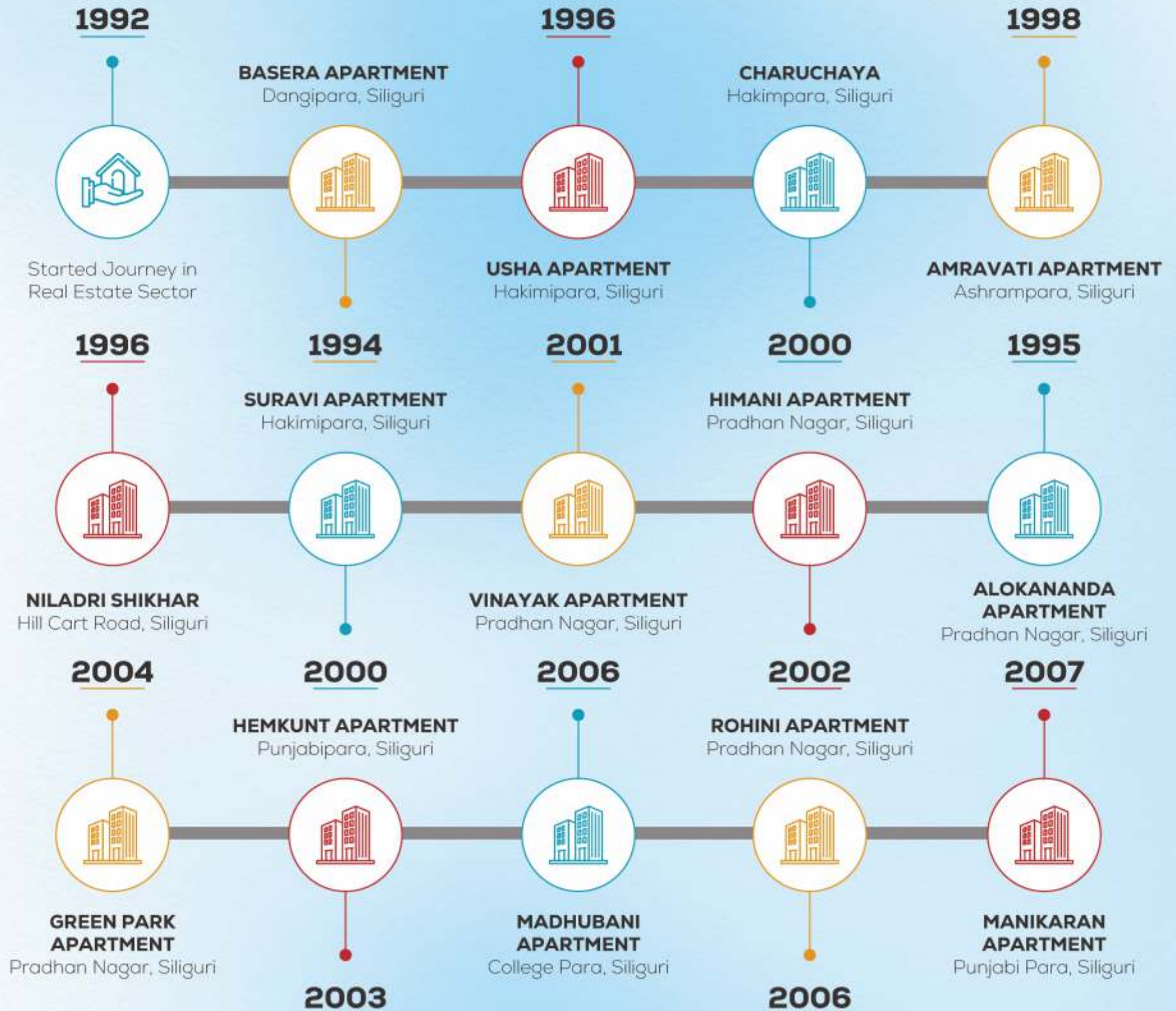
FIRE SAFETY

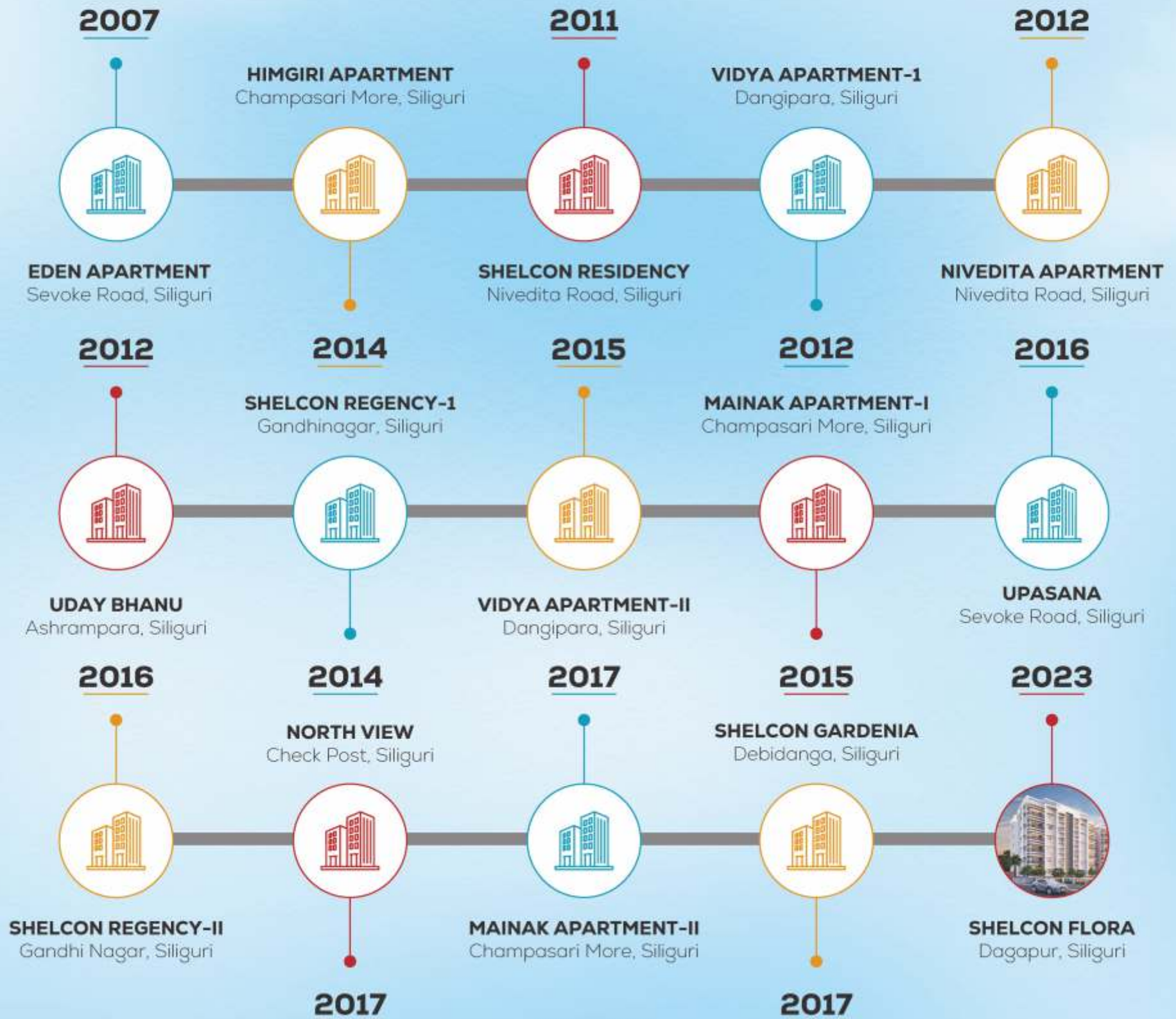
Modern Fire Fighting Systems Equipped with Fire Fighting Devices Extinguisher & Fire Alarm System in Common Area. Underground Water Storage Tank.

SECURITY

CCTV Camera at all Entry Points along with Intercom Facility. 24 Hours Security Maintained by the Society.







31
YEARS
OF EXPERTISE

about *Developers*

Founded in the year 1992, Shelcon Properties or commonly known as the "Shelcon Group" is a brand in real estate sector in North Bengal. The group is into both construction of residential and commercial complexes and has successfully completed more than 30 projects till date. At Shelcon, we take pride in our legacy of the past 31 years in customer satisfaction and quality assurance. The group believes that every home, office or space is special and everyone deserves just the best.

We understand customer requirements and try to match their expectation through our vast experience, dedication and effort. The group is thankful to all its patrons and loyal customers who keep coming back to us for purchasing new homes or referring to their friends and families. Every success story has a team working behind the scenes and here too the strongest pillars of strength are the directors who come from different fields and perfectly synergize with each other to form the best team with experience, care and trust.

The project , Shelcon Flora, is a representation of our vision of creating affordable homes with finest quality and amenities. We are sure of receiving the same affection from our customers that we have received over the years. There will be ample open spaces for our users to enjoy and relish the beauty of nature.



LOCATION MAP

Live Within Radius of Convenience!

Shelcon Flora has been strategically located to keep you close to not just the key locations across the city, but also the daily necessities and conveniences. Enjoy the perks of a central location with a home at Shelcon Flora !

Shelcon
flora

KEY DISTANCES

- ♦ Law & Other Professional Colleges - 300 Mtrs.
- ♦ DPS, Mahbert, G.D. Goenka Schools - 500 Mtrs.
- ♦ Siliguri Gymkhana Club - 500 Mtrs.
- ♦ Entertainment Park (Savin Kingdom) - 2 Kms.
- ♦ Hotel Courtyard by Marriot - 3.5 Kms.
- ♦ Engineering College - 4 Kms.

- ♦ City Centre - 5 Kms.
- ♦ Neotia Getwell Hospital - 5 Kms.
- ♦ Mayfair Hotel & Resort - 7 Kms.
- ♦ NJP Railway Station - 9 Kms.
- ♦ Bagdogra Airport - 10 Kms.





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SYLVIA

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JINIA

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SITE PLAN



LEGENDS

- 1. ENTRY
- 2. EXIT
- 3. DRIVE WAY
- 4. CHILDRENS PLAY AREA
- 5. PERGOLA SITTING AREA
- 6. SITTING AREA
- 7. SMALL OPEN AIR THEATER
- 8. SWIMMING POOL
- 9. KIDS SWIMMING POOL
- 10. YOGA AREA
- 11. ARTIFICIAL LAWN WITH SIT OUT AREA
- 12. SERVICE AREA
- 13. SENIOR CITIZEN SITTING AREA AND GARDEN



**TOTAL UNITS
164 NOS**

**3 BHK - 127 NOS
2 BHK - 37 NOS**

INTRODUCING THE RESIDENTIAL TOWERS OF

Shelcon
flora



Magnolia



Lysia



Zinnia



FLOOR PLAN



Magnolia



FLAT NO	TYPE	CARPET AREA (RERA ACT)	BUA	SBUA
101/201/301/401/501	3BHK	1019 sqft.	1147 sqft.	1526 sqft.
102/202/302/402/502	3BHK	932 sqft.	1058 sqft.	1407 sqft.
103/203/303/403/503	3BHK	932 sqft.	1058 sqft.	1407 sqft.
104/204/304/404/504	3BHK	932 sqft.	1058 sqft.	1407 sqft.
105/205/305/405/505	3BHK	932 sqft.	1058 sqft.	1407 sqft.
106/206/306/406/506	3BHK	884 sqft.	1007 sqft.	1339 sqft.
107/207/307/407/507	3BHK	932 sqft.	1058 sqft.	1407 sqft.
108/208/308/408/508	3BHK	932 sqft.	1058 sqft.	1407 sqft.

Magnolia

FLAT NO	TYPE	CARPET AREA (RERA ACT)	BUA	SBUA
109/209/309/409/509	3BHK	932 sqft.	1058 sqft.	1407 sqft.
110/210/310/410/510	3BHK	932 sqft.	1058 sqft.	1407 sqft.
111/211/311/411/511	3BHK	932 sqft.	1058 sqft.	1407 sqft.
112/212/312/412/512	3BHK	884 sqft.	1007 sqft.	1339 sqft.
113/213/313/413/513	3BHK	933 sqft.	1058 sqft.	1407 sqft.
114/214/314/414/514	3BHK	932 sqft.	1058 sqft.	1407 sqft.
115/215/315/415/515	3BHK	1019 sqft.	1147 sqft.	1526 sqft.
116/216/316/416/516	3BHK	932 sqft.	1058 sqft.	1407 sqft.



FLOOR PLAN



Magnolia

FLAT NO	TYPE	CARPET AREA (RERA ACT)	BUA	SBUA	PRIVATE TERRACE AREA
603	3BHK	932 sqft.	1058 sqft.	1407 sqft.	1311 sqft.
604	3BHK	932 sqft.	1058 sqft.	1407 sqft.	1128 sqft.
605	3BHK	932 sqft.	1058 sqft.	1407 sqft.	1128 sqft.
606	3BHK	884 sqft.	1007 sqft.	1339 sqft.	—
608	3BHK	932 sqft.	1058 sqft.	1407 sqft.	—



FIFTH FLOOR



Magnolia

FLAT NO	TYPE	CARPET AREA (RERA ACT)	BUA	SBUA	PRIVATE TERRACE AREA
610	3BHK	932 sqft.	1058 sqft.	1407 sqft.	—
611	3BHK	932 sqft.	1058 sqft.	1407 sqft.	1128 sqft.
612	3BHK	884 sqft.	1007 sqft.	1339 sqft.	—
613	3BHK	932 sqft.	1058 sqft.	1407 sqft.	1311 sqft.
614	3BHK	932 sqft.	1058 sqft.	1407 sqft.	1128 sqft.



FLOOR PLAN



Sylvia

FLAT NO	TYPE	CARPET AREA (RERA ACT)	BUA	SBUA
101/201/301/401/501	3BHK	838 sqft.	1023 sqft.	1361 sqft.
102/202/302/402/502	2BHK	621 sqft.	693 sqft.	922 sqft.
103/203/303/403/503	3BHK	838 sqft.	1023 sqft.	1361 sqft.
104/204/304/404/504	2BHK	594 sqft.	662 sqft.	880 sqft.
105/205/305/405/505	3BHK	838 sqft.	1023 sqft.	1361 sqft.
106/206/306/406/506	2BHK	594 sqft.	662 sqft.	880 sqft.

GROUND TO FOURTH FLOOR



Sylvia



FLAT NO	TYPE	CARPET AREA (RERA ACT)	BUA	SBUA
107/207/307/407/507	3BHK	838 sqft.	1023 sqft.	1361 sqft.
108/208/308/408/508	2BHK	594 sqft.	662 sqft.	880 sqft.
109/209/309/409/509	3BHK	838 sqft.	1023 sqft.	1361 sqft.
110/220/310/410/510	2BHK	594 sqft.	662 sqft.	880 sqft.
111/211/311/411/511	3BHK	838 sqft.	1023 sqft.	1361 sqft.
112/212/312/412/512	2BHK	621 sqft.	693 sqft.	922 sqft.



FLOOR PLAN



Sylvia

FLAT NO	TYPE	CARPET AREA (RERA ACT)	BUA	SBUA	PRIVATE TERRACE AREA
603	3BHK	838 sqft.	1023 sqft.	1361 sqft.	1072 sqft.
604	2BHK	594 sqft.	662 sqft.	880 sqft.	759 sqft.
607	3BHK	838 sqft.	1023 sqft.	1361 sqft.	1072 sqft.

FIFTH FLOOR



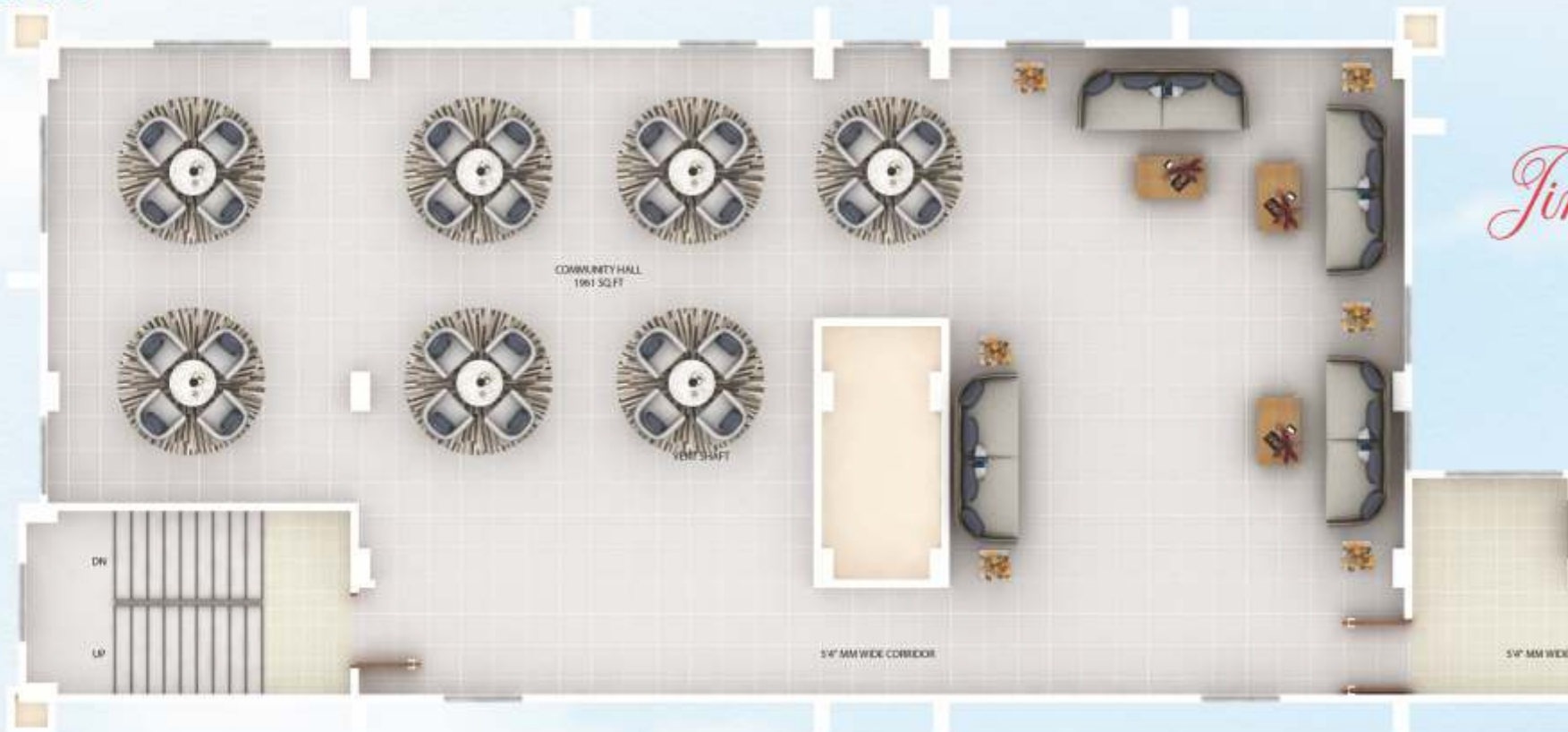
Sylvia



FLAT NO	TYPE	CARPET AREA (RERA ACT)	BUA	SBUA	PRIVATE TERRACE AREA
608	2BHK	594 sqft.	662 sqft.	880 sqft.	759 sqft.
609	3BHK	838 sqft.	1023 sqft.	1361 sqft.	1072 sqft.
610	2BHK	594 sqft.	662 sqft.	880 sqft.	759 sqft.



FLOOR PLAN



FLAT NO	TYPE	CARPET AREA (RERA ACT)	BUA	SBUA
201/301	3BHK	921 sqft.	1117 sqft.	1486 sqft.

FLAT NO	TYPE	CARPET AREA (RERA ACT)	BUA	SBUA
202/302	2BHK	606 sqft.	724 sqft.	963 sqft.

GROUND FLOOR



FLAT NO	TYPE	CARPET AREA (RERA ACT)	BUA	SBUA	FLAT NO	TYPE	CARPET AREA (RERA ACT)	BUA	SBUA
203/303	2BHK	606 sqft.	724 sqft.	963 sqft.	204/304	3BHK	921 sqft.	1117 sqft.	1486 sqft.



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ROAD VIEW





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DEVELOPER



ARCHITECT
UNITECH
DESIGN CODE ARCHITECTS

MARKETED BY



+91 90382 10101

HOUSING LOAN APPROVALS

LEADING BANKS & FINANCIAL INSTITUTIONS

MEMBER
CREDAI

SITE ADDRESS

DAGAPUR, NEAR GYAN JYOTI COLLEGE & BASUNDHARA ECO PARK

DISCLAIMER

This brochure is not a legal document. It describes the conceptual plan to convey the intent and purpose of SHELCON FLORA. The images are imaginary and the details mentioned in this brochure are tentative and subject to change at the sole discretion of the developer and /or architects.