

*Find a Perfect*  
**MODERN VILLA**



# WELCOME TO FLOWER CITY

BAREILLY'S PREMIER RERA APPROVED TOWNSHIP

A PROJECT BY ACCORD DEVELOPER

A LIFESTYLE CRAFTED FOR ELEGANCE, COMFORT, AND LUXURY.

## PROJECT OVERVIEW:

FLOWER CITY BY ACCORD DEVELOPER ISN'T JUST A PLOTTED TOWNSHIP—IT'S A GROWING COMMUNITY WHERE DREAMS, FAMILY, AND FUTURE COME TOGETHER. THOUGHTFULLY LOCATED ON NH-730B (BISALPUR ROAD), THIS ECO-SMART AND PEACEFUL DEVELOPMENT IS DESIGNED FOR THOSE WHO SEEK BOTH GROWTH AND GROUNDED LIVING.

WHETHER YOU'RE A FIRST-TIME PLOT BUYER, A FUTURE HOMEOWNER, OR A LONG-TERM INVESTOR, FLOWER CITY OFFERS THE PERFECT FOUNDATION FOR YOUR ASPIRATIONS

### PRIME LOCATION. PERSONAL PEACE. POWERFUL RETURNS.



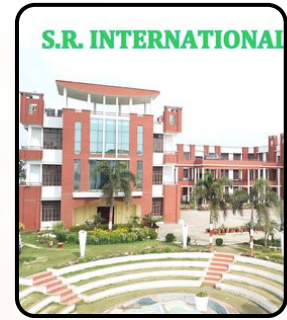
Close to  
Ganga Sheel Ayurvedic College



Close to  
Narayana World School



Close to  
Delhi Lucknow Highway



Close to  
SR International School

## Location Benefits of Flower City

### Prime Location

Near Bareilly Bypass & Delhi–Lucknow Highway with easy access to Delhi, Lucknow & Bareilly.

### Residential Boom

Surrounded by 30+ developed societies in a fast-growing area.

### Rising Infrastructure

Ashrams, schools, colleges, hospitals & more coming up nearby.

### Future-Ready Zone

Located on NH 730B — officially marked for rapid future development.

# KEY LANDMARKS



Universal of  
Pharmacy College

**1 min**



**SBI Bank**

**1 min**



**Petrol Pump**

**1 min**



**Gurudwara  
Sahib**

**1 min**



Lal Bahadur Shastri  
Management Col.

**2 min**



Gangasheel  
Ayurvedic College

**3 min**



**Jail Road**

**4 min**



**Bharat ITI  
College**

**6 min**



**Bada Bypass**

**8 min**



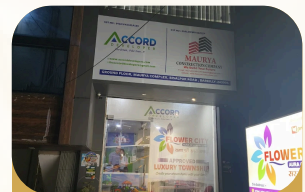
**S.R. International  
College**

**9 min**



**Radha Madhav  
Public School**

**10 min**



**Accord  
Developer Office**

**12 min**



**Satellite Bus  
Stand**

**15 min**



**Bareilly Airport**

**20 min**

## ADVANCED SECURITY THAT PUTS YOUR FAMILY FIRST

At Flower City, your safety is not just a feature — it's our commitment.

### App-Based Entry System

Now access your gated community with a secure mobile app! Track entries & approve visitors from your phone – anytime, anywhere.

### Boom Barrier at Main Gate

Our automatic boom barriers ensure only authorized vehicles enter the township — giving you full control and peace of mind.

### 24×7 CCTV Surveillance

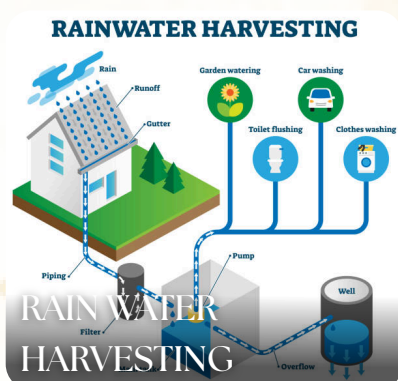
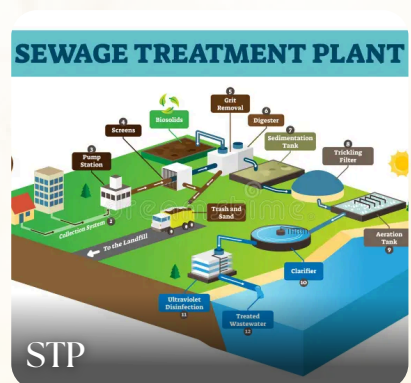
High-definition cameras monitor all streets, parks, and common areas round the clock, ensuring a secure environment for your loved ones.

### Trained Security Guards

Professional guards are stationed across the premises – ensuring human vigilance along with smart technology.



## ✦ SMART AMENITIES FOR A SMARTER LIFE



# Plot Details & Layout USP

## AREA CHART

### ROSE BLOCK

Plot No.	Area (SQMT)	Area (GAJ)
1	135.27	161.78
2	136.06	162.73
3	137.17	164.05
4	137.82	164.83
5	138.65	165.82
6	139.81	167.21
7	140.89	168.5
8	142.06	169.9
9	143.31	171.4
10	144.87	173.26
11	146.26	174.93
12	147.66	176.6
13	149.24	178.49
14	148.55	177.66
15	149.93	179.32

### DAISY BLOCK

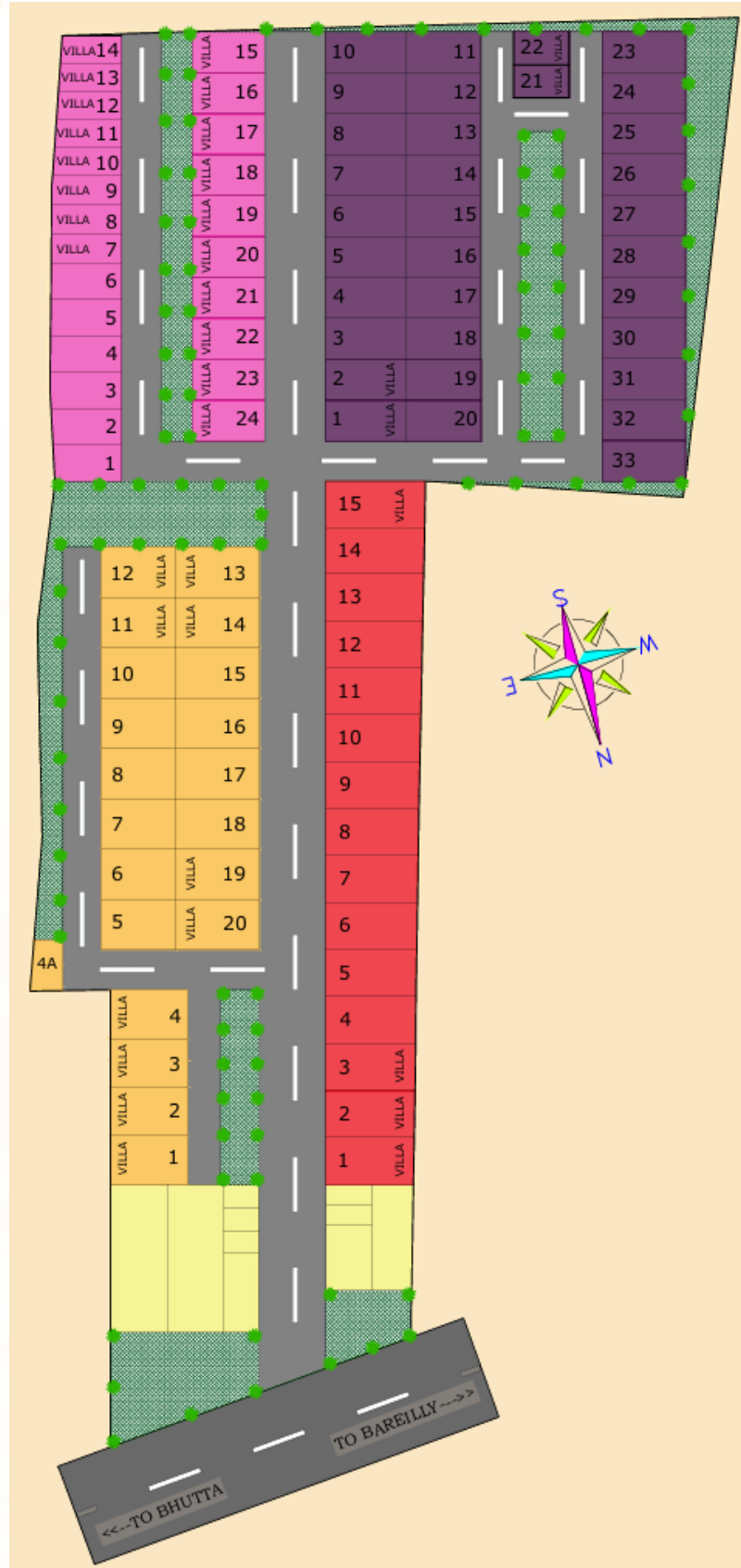
Plot No.	Area (SQMT)	Area (GAJ)
01-04	122.04	145.96
4A	50.08	59.89
05-12	122.43	146.43
13-16	136.03	162.69
17	144.75	173.12
18-20	109.87	131.4

### LILLY BLOCK

Plot No.	Area (SQMT)	Area (GAJ)
1	79.98	95.65
2	82.2	98.31
3	84.17	100.66
4	84.15	100.64
5	83.7	100.1
6	83.3	99.62
7	66.53	79.57
8	66.32	79.32
9	66	78.93
10	64.36	76.97
11	59.53	71.19
12	57.81	69.14
13	56.09	67.08
14	54.36	65.01
15-24	95.91	114.71

### ORCHID BLOCK

Plot No.	Area (SQMT)	Area (GAJ)
01-10	106.46	127.33
11-20	99.58	119.09
21-22	59.68	71.38
23-33	110.49	132.15





YOUR DREAM

VILLA

AWAITS

Experience the lavish lifestyle with modern amenities at the luxurious township of bareilly

# Quality Features & Amenities

## MODULAR KITCHEN

- Granite top with sink
- Ceramic tiles above counter till 24" height
- Telescopic Channel with soft closure
- Grain Trolley & Bottle Trolley
- Cuttlery
- Pantry Unit
- Overhead Cabinets

## WALLS & FALSE CEILING

- Birla White Putty on internal walls
- Weather coat on external walls
- Paint on internal walls
- POP False Ceiling

## WASHROOMS

- All washrooms will have ceramic floor & wall tiles up to 8' height
- Standard quality sanitary ware (Cera, Parryware or equivalent)
- Wash basin in matching color
- Exhaust fan, towel rail, towel ring & soap dish hold included

## ELECTRICAL FITTINGS

- Modular switches (Marc / Wonder / Havells or equivalent)
- Copper wiring (RR / Poly cab / Havells or equivalent)
- Inverter line in each room

## FLOORING

- Designer 24"x48" vitrified tiles in living cum dining room, kitchen & bedrooms

## PLUMBING

- Pressurized water supply system with dedicated submersible pump

## STRUCTURE

- Earthquake resistant R.C.C framed structure
- Water treatment
- Anti-termite treatment
- Quality construction

## DOORS & WINDOWS

- 8' high entrance door
- Aluminium / UPVC windows
- INDIAN SAAL hardwood frame
- Main Door will have Smart Lock

## COMMUNICATION

- T.V. & Telephone points
- 4 CCTV Cameras
- Air Fiber Connection

## AIR CONDITIONING

- Provision for AC point only in bedroom and drawing/dining

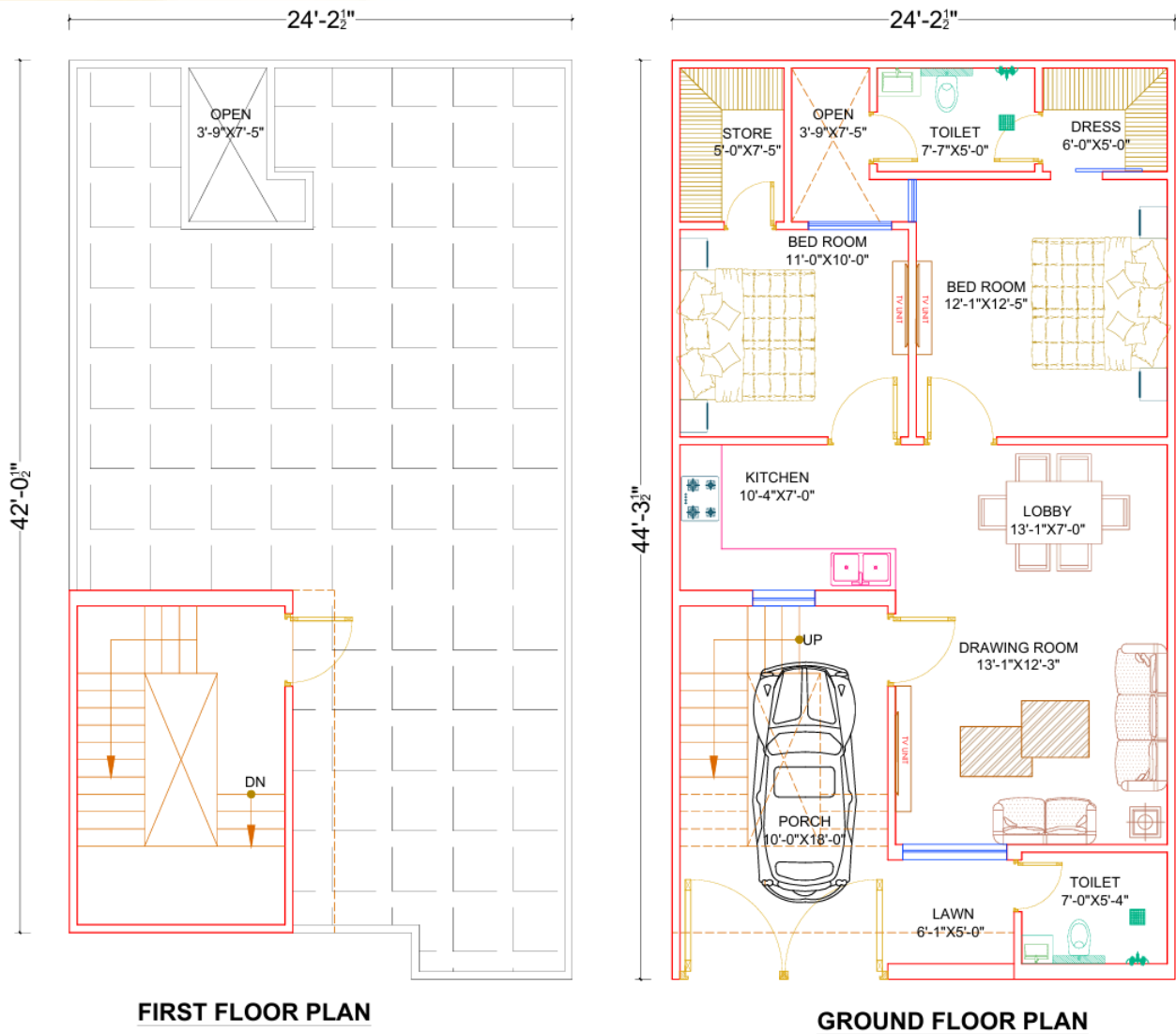
# 2 BHK VILLA

Compact Luxury, Complete Comfort

Perfect for small families and couples who desire elegance with smart space utilization.



# 2 BHK PLAN



## ORCHID BLOCK

TOTAL PLOT AREA= (1072.22 SQ.FT)

GROUND FLOOR COVERED AREA= (1035.20 SQ.FT)

FIRST FLOOR COVERED AREA= (210.37 SQ.FT)

TOTAL COVDRED.AREA= (1245.57 SQ.FT)

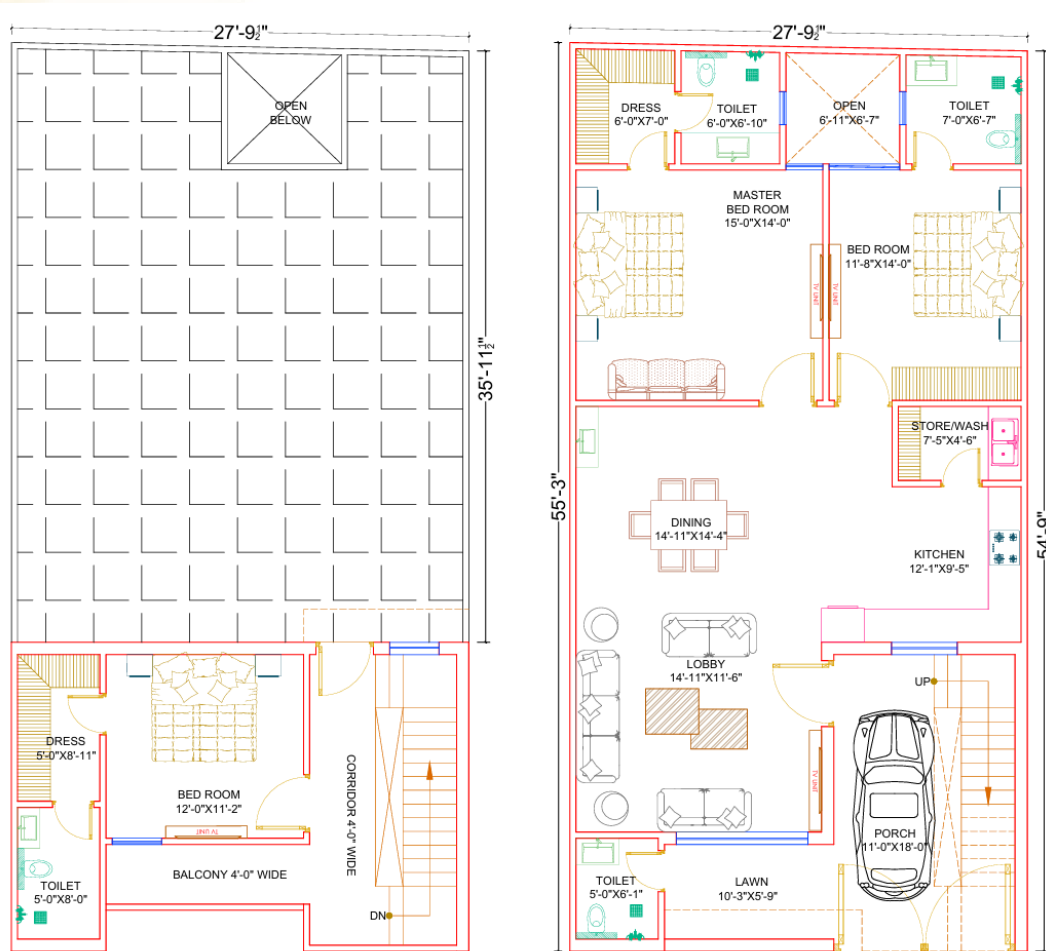
# 3 BHK VILLA

Spacious Living, Modern Lifestyle

Designed for growing families, blending comfort, privacy, and luxury in every corner.



# 3 BHK PLAN



FIRST FLOOR PLAN

GROUND FLOOR PLAN

**ROSE -8- (3 BED ROOM)(169.90 SQ YARDS)**

## ROSE BLOCK

GROUND FLOOR COVERED AREA=(1498.45 SQ.FT)

FIRST FLOOR COVERED AREA= (512.28 SQ.FT)

TOTAL PLOT AREA=(1528.23 SQ.FT)

TOTAL COVDRED.AREA= (2010.73 SQ.FT)

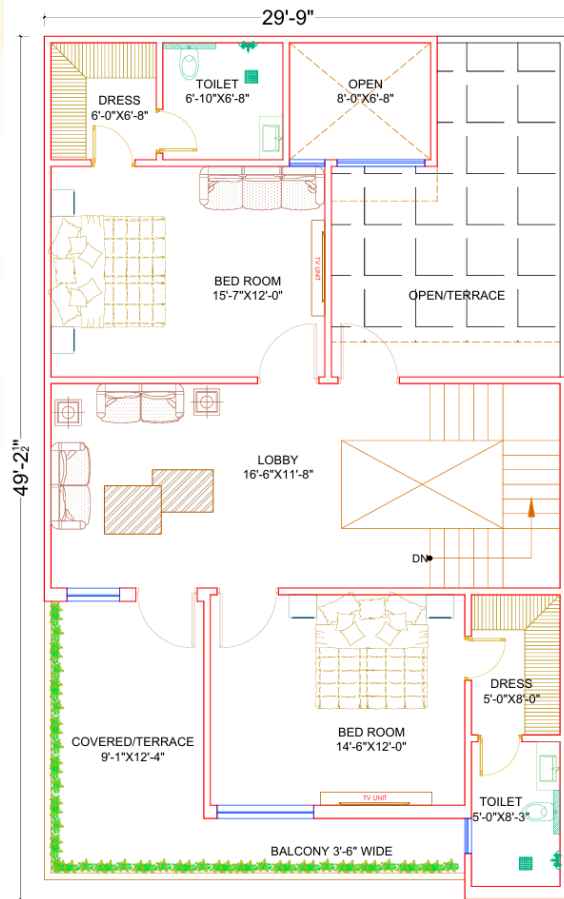
# 4 BHK VILLA

## Grandeur Beyond Imagination

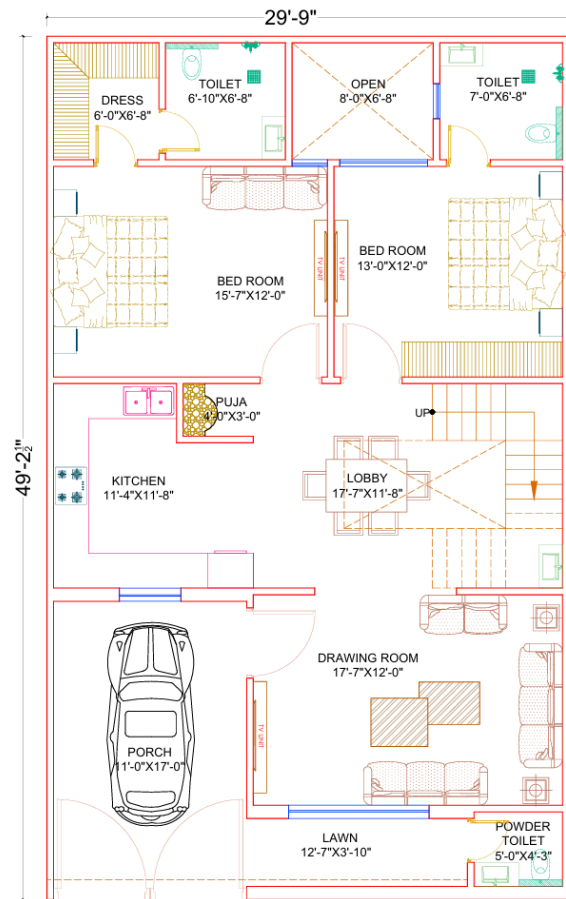
Experience ultimate luxury, vast spaces, and a lifestyle crafted for those who dream big.



# 4 BHK PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

**DAISY -16- (4 BED ROOM)(162.69 SQ YARDS)**

## DAISY BLOCK

TOTAL PLOT AREA=(1463.20 SQ.FT)

GROUND FLOOR COVERED AREA=(1448.31 SQ.FT)

FIRST FLOOR COVERED AREA= (564.23 SQ.FT)TOTAL

COVDRED.AREA= (2012.54 SQ.FT)



Apne Ghar Ki Kahani Yahi Se Shuru Hoti Hai...

Yeh sirf ek plot nahi,  
yeh hai maa ke mandir ka kona,  
bache ki pehli muskaan,  
aur papa ka sapna — ghar ho apna. 🏠🌟



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**CONTACT US :**



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**Office Address :-**

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BISALPUR ROAD, HARUNAGLA, BAREILLY

