COCOA COUNTY PHASE 02 : RC/REP/HARERA/GGM/1086/818/2026/58
COCOA COUNTY PHASE 03 : RC/REP/HARERA/GGM/1087/819/2026/59
COCOA COUNTY PHASE 04 : RC/REP/HARERA/GGM/1088/820/2026/60
HARERA Website : https://haryanarera.gov.in



24M WIDE ROAD

COCOA COUNTY

LEGEND

1. ENTRY / EXIT
2. TOWER DROP-OFF
3. SHALLOW WATER BODY
4A. CRICKET PITCH
4B. PADEL COURT
4C. PICKLEBALL COURT
4D. GOLF PUTTING GREENS
4E. VOLLEYBALL COURT
4F. TENNIS COURT
4G. MULTI PURPOSE COURT
5. PERCUSSION PLAZA
6. CLUB ELIXIR
7. SWIMMING POOL
8. WATER RIVULET
9. KIDS PLAY AREA
10. TOT-LOT AREA
11. SENIOR CITIZEN AREA
12. HAMMOCK GARDEN
13. SCULPTURE COURT
14. FLOATING CAFE
15. NATURE TRAIL
16. WATER CASCADE WALK
17. COMMERCIAL
18. PLACE OF WORSHIP
19. PET PARK
20. SCHOOL



84 M WIDE ROAD

24M WIDE ROAD

Disclaimer: The Master Plan including concerning landscape features and plans are subjected to change. Please be aware that this layout is not a standard offering. The Master Plan and layout referenced in your Agreement to Sale will be finalised and determined after necessary changes or modifications. The final plan will be communicated to you accordingly. It is important to note that the company does not accept responsibility for any errors, omissions, misstatements, or misuse of the data presented. Moreover, the company retains the right to make alterations to the plans, specifications, dimensions, and elevations without any prior notice.

COCOA COUNTY

TYPE - A

4BHK + 4T + LOUNGE + UTILITY WITH TOI + PWD.ROOM

SUPER AREA

4671 Sq. Ft.

443.95 Sq. Mt.

BUILT UP AREA

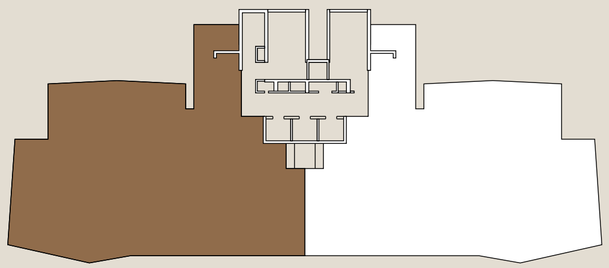
4144 Sq. Ft. (385.02 Sq. Mt.)

CARPET AREA

2688 Sq. Ft. (249.747 Sq. Mt.)

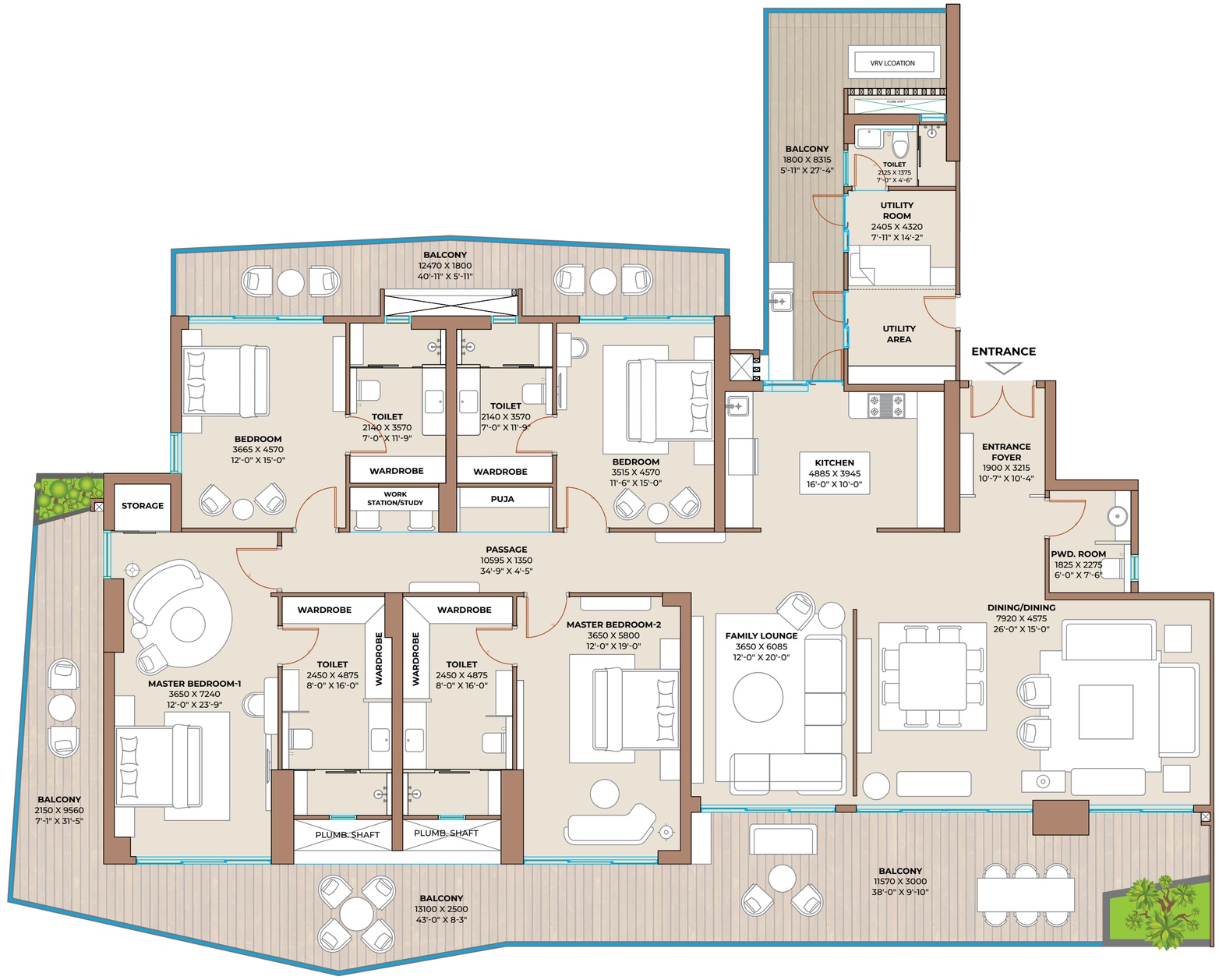
BALCONY AREA

1241 Sq. Ft. (115.31 Sq. Mt.)



TYPICAL FLOOR PLAN

4 Lifts per Core



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COCOA COUNTY

TYPE - B

4BHK + 4T + LOUNGE + PUJA + UTILITY WITH TOI + PWD.ROOM

SUPER AREA

3825 Sq. Ft.

355.35 Sq. Mt.

BUILT UP AREA

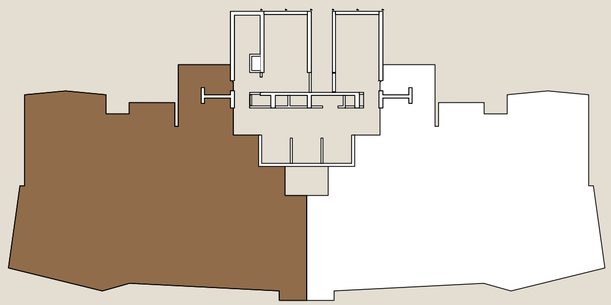
3336 Sq. Ft. (309.95 Sq. Mt.)

CARPET AREA

2242 Sq. Ft. (208.24) Sq. Mt.

BALCONY AREA

934 Sq. Ft. (86.74 Sq. Mt.)



TYPICAL FLOOR PLAN

4 Lifts per Core



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SPECIFICATIONS A & B

FLOORING

Drawing/Dining/Kitchen	Premium Quality Imported Marble Flooring
All Bedrooms	Laminated Wooden Flooring
Balconies	Designer Anti-Skid Tiles
Toilets	Granite Stone
Common Lobby Area & Stairs	Stone

DOORS & WINDOWS

Internal	Designer Flush Doors in Polish/Duco Paint Fixed in Hardwood
External	UPVC Sliding Doors & Windows

WALL FINISH

External Finish	Most Modern & Elegant Permanent Finish with High Quality Texture Paint
Internal Finish	All Internal Walls of the Rooms & Drawing Dining will be Painted Using O.B.D.

CEILING

False Ceiling	Good Quality Designer Finish in All Rooms, Drawing & Dining Room

RAILING

Balcony	Stainless Steel /Glass Railing/ RCC/Brickwork/ Blockwork/Mild Steel
Staircase	Mild Steel

ELECTRICAL

Internal	Fire Resistant Copper Wiring in Concealed PVC Conduits
	Modular Switches & Sockets in Adequate Numbers
T.V. & Telephone Points	In All Rooms
Exhaust Fan	In Kitchen
VRV ACs	In Bedrooms, Drawing, Dining Room & Kitchen
Geysers	In Toilets & Kitchen
Light Fixtures	Chandelier/ Hanging Light in Drawing Room & Master Bedroom
Fans	In Drawing Room & Bedrooms
External	Adequate Lighting in Common Areas, Staircases, Lobby, Parking Space, Garden Etc.

SANITARY WORK

For Internal Piping	Corrosion Free PPR/UPVC Pipes & Fittings
	All Taps and Fittings of Reputed Brands in C.P.
Bath Fittings & Ware	Wash Basins, Wall Mounted W/C of Reputed Brands in Appropriate Shades Matching with Ceramic Tiles
	WC Floor Mounted & Corner Wash Basin in Utility Toilet

KITCHEN

Working Counter	Granite Counter with Stainless Steel Sink fitted with R.O.
Woodwork	Modular Cabinets
Wall Tile	Designer Ceramic Tiles/Granite Upto 2 Ft. above Working Counter

Disclaimer: The unit plan and layout described above are for representational purposes and are specific to a single unit. The same should not be considered as a standard offering. The size, layout, and features may vary based on the unit, floor, and location. The unit plan and layout provided along with the Agreement to Sale will be the final version. It is important to note that all measurements, positioning, fixtures, fittings, and other data depicted are approximate and for illustrative purposes only, and they are not drawn to scale. The company does not take responsibility for any errors, omissions, misstatements, or the use of the information shown. Additionally, the company reserves the right to make changes in the plans, specifications, dimensions, and elevations without any prior notice.

COCOA COUNTY

TYPE - C

4BHK + 4T + STUDY + UTILITY

SUPER AREA

2997 Sq. Ft.

278.43 Sq. Mt.

BUILT UP AREA

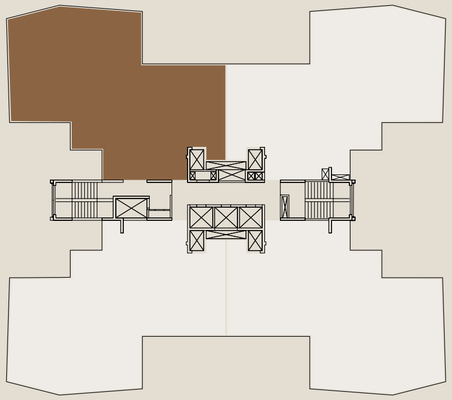
2609 Sq. Ft. (242.36 Sq. Mt.)

CARPET AREA

1785 Sq. Ft. (165.84 Sq. Mt.)

BALCONY AREA

633 Sq. Ft. (58.79 Sq. Mt.)



TYPICAL FLOOR PLAN

4 Lifts per Core



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COCOA COUNTY

TYPE - D

3BHK + 3T +

MULTI PURPOSE ROOM

+ UTILITY

SUPER AREA

2592 Sq. Ft.

240.80 Sq. Mt.

BUILT UP AREA

2279 Sq. Ft. (211.70 Sq. Mt.)

CARPET AREA

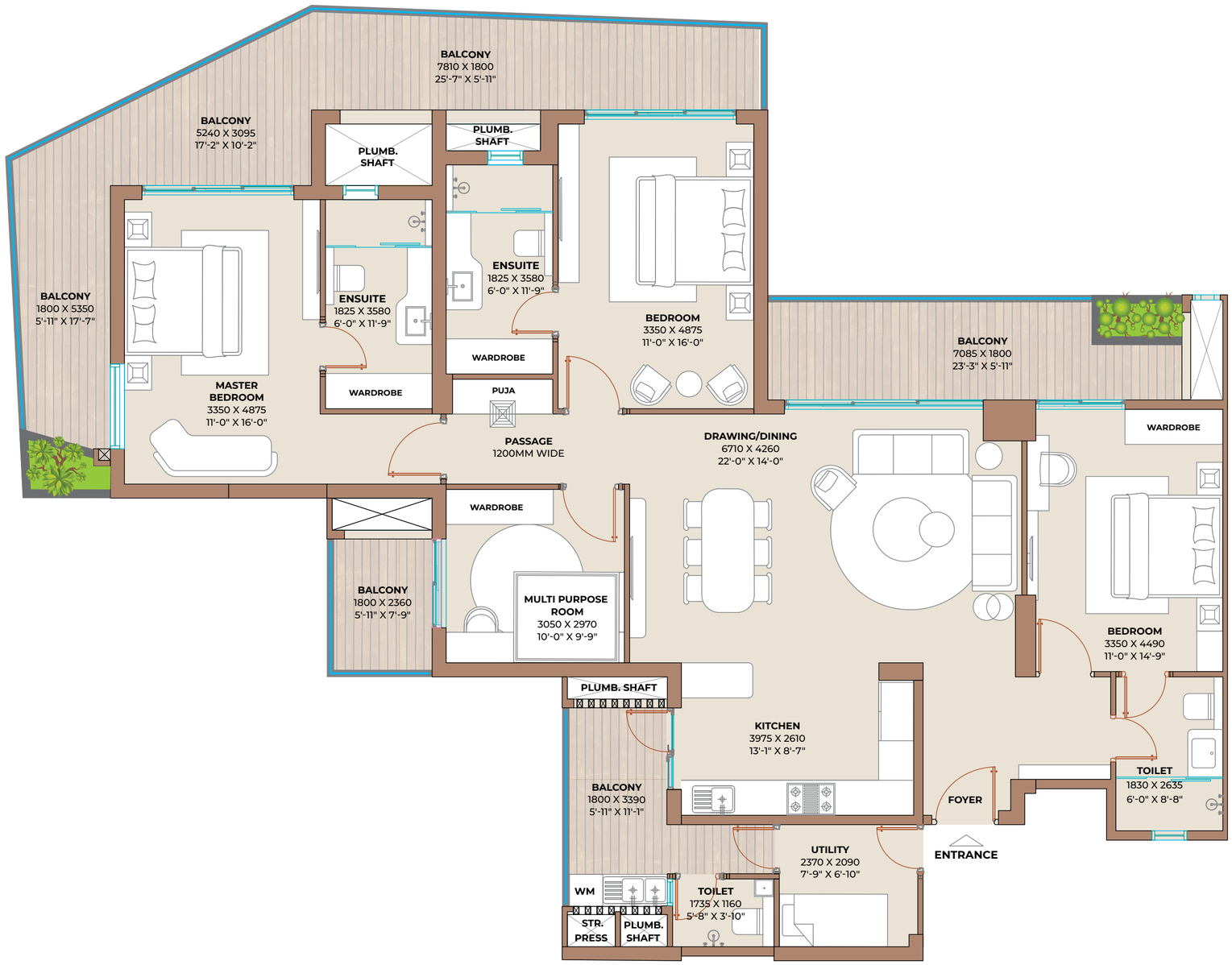
1498 Sq. Ft. (139.12 Sq. Mt.)

BALCONY AREA

582 Sq. Ft. (54.07 Sq. Mt.)

TYPICAL FLOOR PLAN

4 Lifts per Core



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SPECIFICATIONS C & D

FLOORING

Drawing/Dining/Kitchen	Premium Quality Imported Marble Flooring
All Bedrooms	Laminated Wooden Flooring
Balconies	Designer Anti-Skid Tiles
Toilets	Granite Stone
Common Lobby Area & Stairs	Stone

DOORS & WINDOWS

Internal	Designer Flush Doors in Polish/Duco Paint Fixed in Hardwood
External	UPVC Sliding Doors & Windows

WALL FINISH

External Finish	Most Modern & Elegant Permanent Finish with High Quality Texture Paint
Internal Finish	All Internal Walls of the Rooms & Drawing Dining will be Painted Using O.B.D.

RAILING

Balcony	Stainless Steel /Glass Railing/ RCC/Brickwork/ Blockwork/Mild Steel
Staircase	Mild Steel

ELECTRICAL

Internal	Fire Resistant Copper Wiring in Concealed PVC Conduits
	Modular Switches & Sockets in Adequate Numbers
T.V. & Telephone Points	In All Rooms
Exhaust Fan	In Kitchen
Split Air Conditioner	In All Bedrooms, Drawing Room & Dining Room
Geysers	In Toilets & Kitchen
Light Fixtures	In Drawing Room & Bedrooms
Fans	In Drawing Room & Bedrooms
External	Adequate Lighting in Common Areas, Staircases, Lobby, Parking Space, Garden Etc.

SANITARY WORK

For Internal Piping	Corrosion Free PPR/UPVC Pipes & Fittings
	All Taps and Fittings of Reputed Brands in C.P.
Bath Fittings & Ware	Wash Basins, Wall Mounted W/C of Reputed Brands in Appropriate Shades Matching with Ceramic Tiles
	WC Floor Mounted & Corner Wash Basin in Utility Toilet

KITCHEN

Working Counter	Granite Counter with Stainless Steel Sink fitted with R.O.
Woodwork	Modular Cabinets
Wall Tile	Designer Ceramic Tiles/Granite Upto 2 Ft. above Working Counter

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COUNTY®
GROUP

IT'S ALL ABOUT U

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IGBC PRE-CERTIFIED GOLD RATED PROJECT
COCOA COUNTY
Indian Green Building Council
CII

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