



*Perfect Living*  
*Delightful Experience*

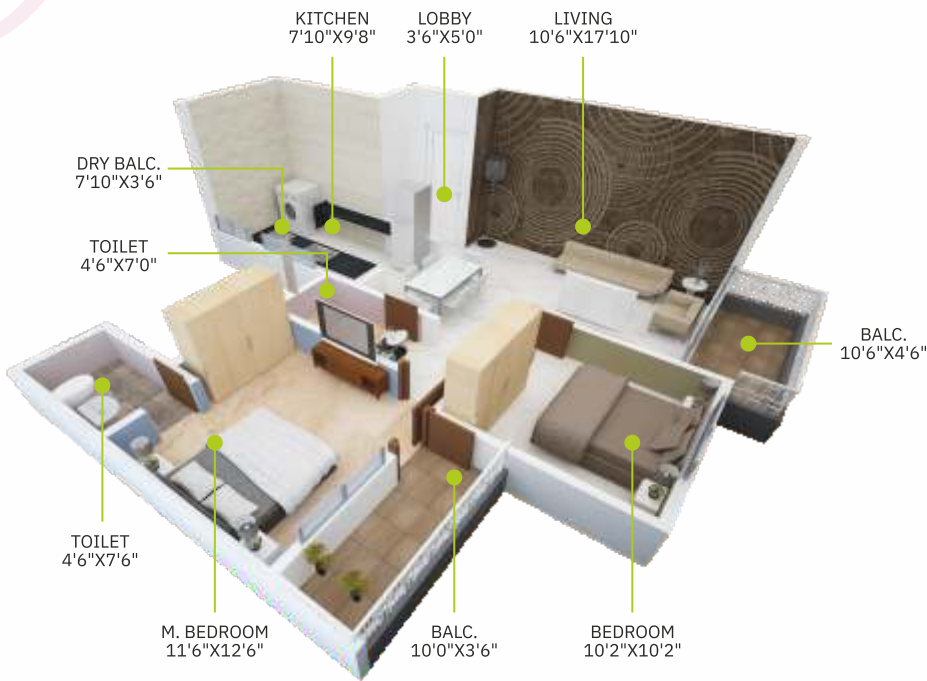
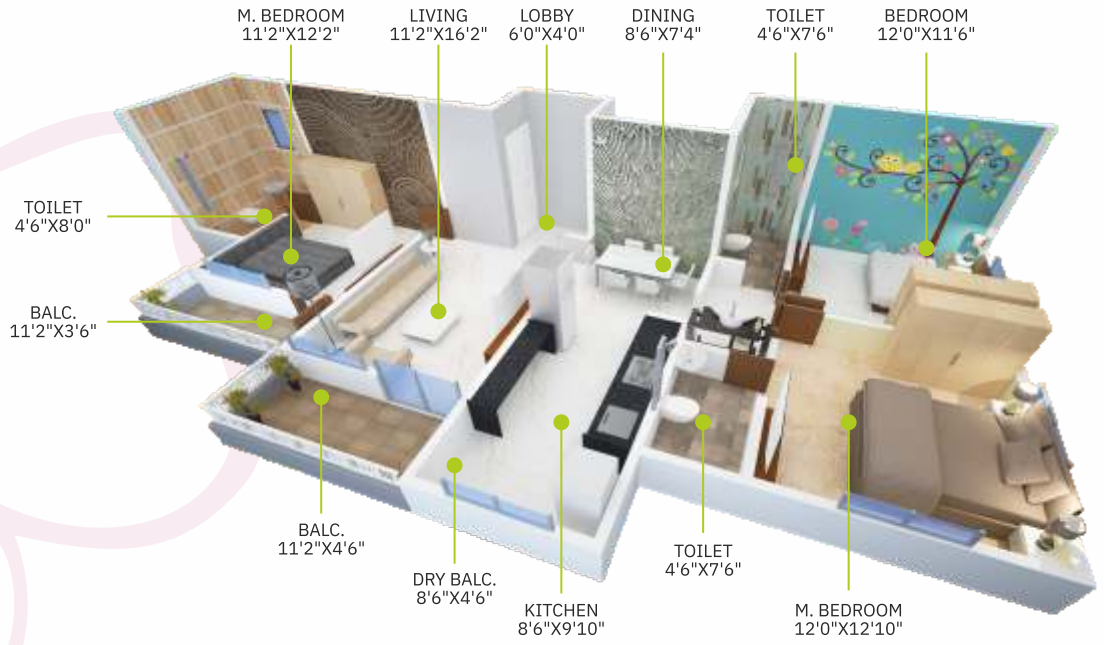


*Orchid*  
*Homes*

2 & 3 BHK **Delightful** Apartments



A PROJECT BY - **ARADHYA DEVELOPERS**



**3 BHK**

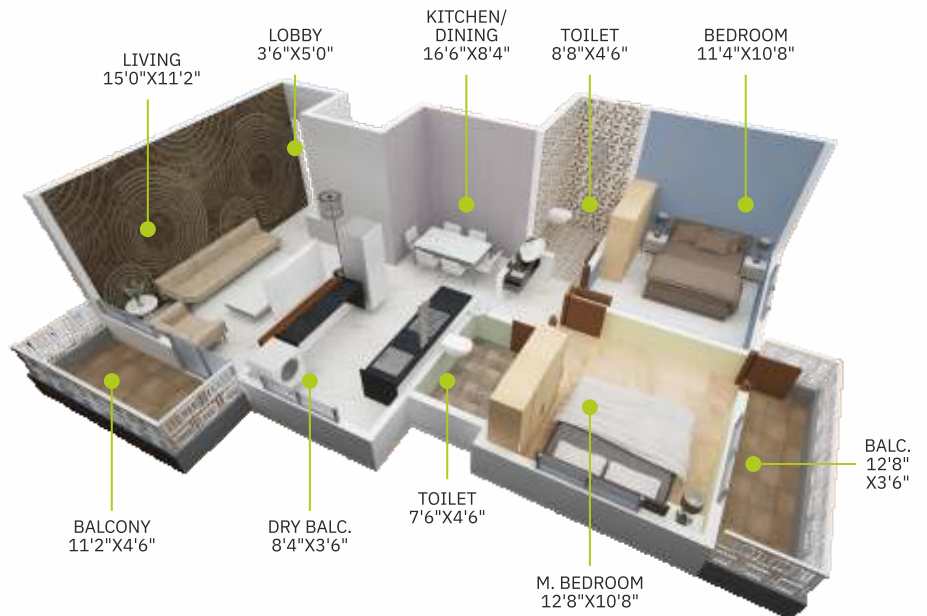
Carpet Area : 93.33 sq.m.  
 Balcony Area : 8.04 sq.m.  
 Total Area : 101.37 sq.m.  
 Total Area : 1091 sq.ft.

**2 BHK - TYPE B**

Carpet Area : 65.12 sq.m.  
 Balcony Area : 7.37 sq.m.  
 Total Area : 72.49 sq.m.  
 Total Area : 780 sq.ft.

**2 BHK - TYPE A**

Carpet Area : 69.12 sq.m.  
 Balcony Area : 8.51 sq.m.  
 Total Area : 77.63 sq.m.  
 Total Area : 835 sq.ft.



Classic craftsmanship  
inside as well as outside



### Roof Top Amenities



Kids  
Play Area



Party  
Lawn Area



Zumba  
Aerobics Area



Garden  
Sit-Out



Solar  
Panels



Terrace  
Gazebo

## Specifications

### **Structure:**

- Earthquake resistant IS code complied RCC structure.

### **Brick work:**

- 6" thick AAC block masonry for external and internal walls. Lintel free brickwork for all windows and doors.

### **Plaster:**

- Internal: Sand finish plaster in flat along with gypsum finish for smooth feel. Gypsum finish on bottom surface of all slab area.
- External: Sand finish plaster in all external sides including ducts.

### **Flooring:**

- 600x600 mm vitrified tile flooring in all the rooms (Asian/Kajaria or equivalent).
- Anti-skid ceramic tiles for toilet, balconies, and terraces.

### **Kitchen:**

- Granite kitchen platform with SS sink.
- Branded ceramic wall tiles up to ceiling level.
- Provision for drinking and domestic water, aqua guard and water purifier.
- Provision for refrigerator, mixer, oven and exhaust fan.

### **Toilet:**

- Branded ceramic wall tiles up to ceiling.
- Branded CP fittings and sanitary ware (Jaguar/Hindware/Parryware or equivalent).
- Diverter mixer unit with overhead shower.
- Provision for geyser, exhaust fan and solar water.

### **Windows:**

- Standard sized windows for better air circulation and ventilation.
- Powder coated 3 track aluminum sliding windows with mosquito mesh with MS Grills for safety and security.
- Granite window sill.

### **Doors:**

- Branded main entrance door with wooden laminated frames and prime quality fittings.
- Standard laminated doors for bedrooms with plywood laminated frames.
- Laminated flush doors with FRP coating for bath and WC with granite door frames.
- Full opening MS powder coated french doors for terraces.

### **Electrification:**

- Well designed electrical layout of flats with maximum provision of electrical points designed by consultant.
- Concealed fire resistant high quality copper wiring.
- Ample light points with branded modular switches.
- TV, telephone and internet points in living.
- TV and telephone points in master bedroom.
- Provision for washing machine in dry terrace.
- AC point in master bedroom.

### **Lift:**

- Lift with generator back up (Otis/Schinder or equivalent)

### **Parking:**

- Adequate parking space.

## Amenities

### **Elegant Ambience**

- Grand entrance gate
- Decorative compound wall
- Attractive building elevation
- Decorative entrance lobby

### **Environmental Care:**

- Solar water system
- Rain water harvesting

### **Your Comfort**

- Generator back up for common area
- Well paved concrete parking
- Additional source of water as bore well
- Kids play area
- Senior citizen sit-out
- Open gym / Yoga space

### **Safety and Health:**

- Video door camera
- Separate water tank for drinking and domestic use
- 24x7 security with security cabin
- CCTV monitoring
- Three layers security



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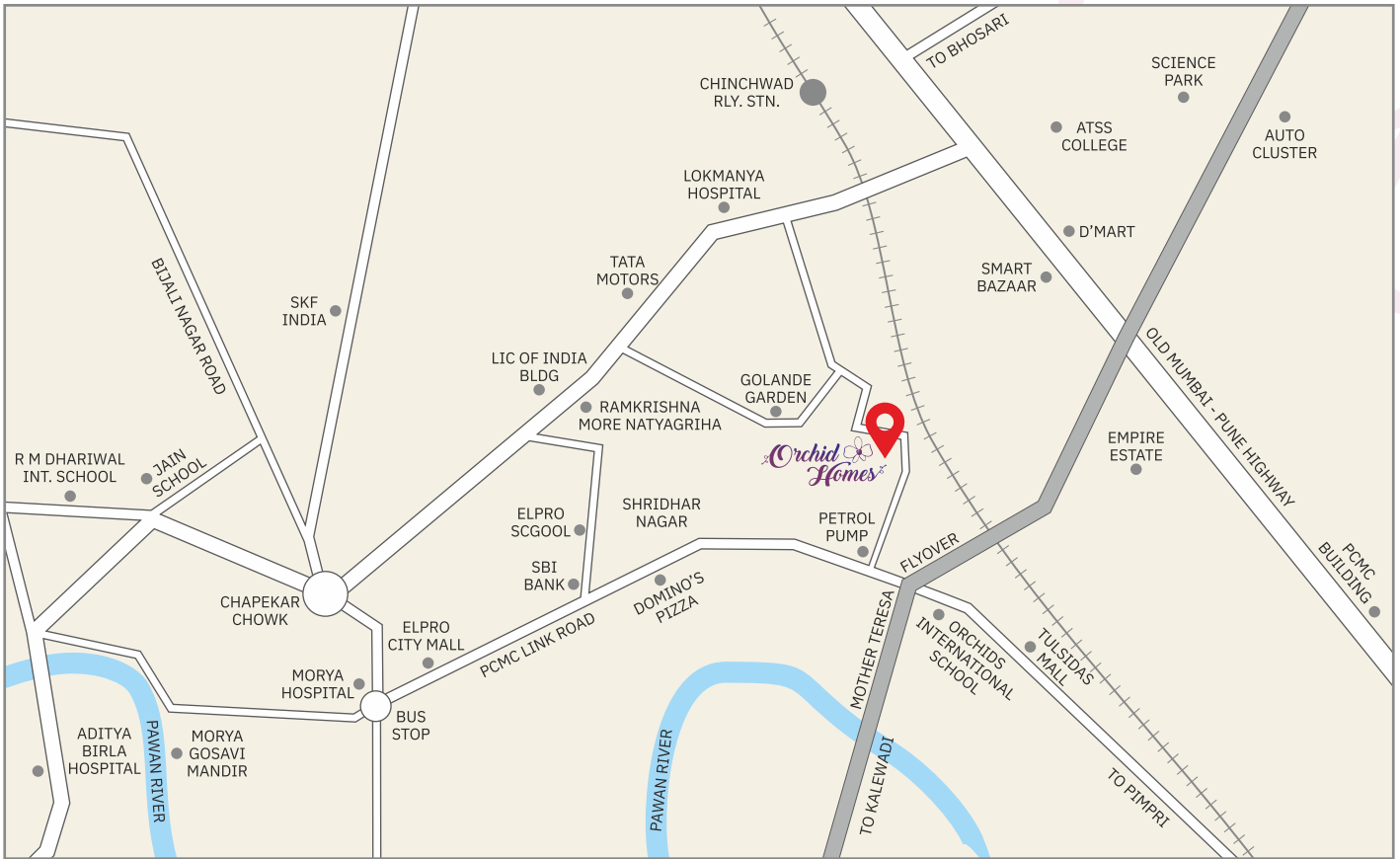


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**Typical Floor Plan**

## Location Map



## Key Distances

### Schools / Colleges

Stepping Stone School	: W.D.
Elpro Int. School	: 1 km
ATSS College	: 1 km

### Shopping Malls

Tulsidas Mall	: W.D.
Elpro City Mall	: 1 km
D' Mart	: 1.5 km
Smart Bazaar	: 1.5 km

### Banks

SBI Bank	: 1 km
Saraswat Bank	: 1 km
Bank of Baroda	: 1 km

### Hospitals

Lokmanya Hospital	: 500 mtr
Morya Hospital	: 1 km
Niramaya Hospital	: 1 km
Aditya Birla Hospital	: 2 km

## Site Address

S. No. 249, Behind  
Gawade Petrol Pump,  
Chinchwad,  
Pune - 411033.

### Strategic Partner



## Legal Credits

### Architect

Ar. Sanjeev Bhosale  
Spot Consultants

### Legal Advisor

Adv. Janak Lunkad  
Legal Realty

### RCC Consultant

G A Bhilare  
Consultant Pvt. Ltd.



Office Address :  
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Pune - 411057.

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