



ORION VALLEY

Apartments Tailored to Your Highest Standards. At Last, This Is What You've Been Searching For. Everything You Need - All Right Here. Luxury, Modern Amenities, Greenery, Style, Convenience and safety - All in One Place

"Orion Valley"



About ORION VALLEY

All that you would expect from a luxury apartment

Well - designed homes with abundance of natural light , accompanied with resort-like amenities , in a 1.4-acre gated community with 65% landscape area, stunning view , excellent connectivity to all parts of the city , 24x7 smart security and last but not least , superior construction quality .





ORION VALLEY

Residential Cum Commercial Complex

Live like you Dreamt ! That's our
Anthem. Stellar amenities within
your budget. Convenience,
Safety, Greenery,
posh location....





Commercial

Commercial (Block -A)



COMMERCIAL FLOOR PLAN



TYPE	SALABLE AREA
HALL-1	3419.00 sq.ft.
HALL-2	2279.00 sq.ft.



Residential

BLOCK-B



BLOCK-B TYPICAL FLOOR PLAN

FLAT NO:	TYPE	SALABLE AREA
6	3BHK	1400.00 sq.ft.

FLAT NO:	TYPE	SALABLE AREA
5	3BHK	1235.00 sq.ft.

FLAT NO:	TYPE	SALABLE AREA
3	3BHK	1235.00 sq.ft.

FLAT NO:	TYPE	SALABLE AREA
1	3BHK	1486.00 sq.ft.



FLAT NO:	TYPE	SALABLE AREA
2	3BHK	1380.00 sq.ft.

FLAT NO:	TYPE	SALABLE AREA
4	3BHK	1242.00 sq.ft.

FLAT NO:	TYPE	SALABLE AREA
7	3BHK	1302.00 sq.ft.



Isometric View



FLAT NO:	TYPE	SALABLE AREA
1	3BHK	1486.00 sq.ft.



FLAT NO:	TYPE	SALABLE AREA
2	3BHK	1380.00 sq.ft.

Isometric View

FLAT NO:	TYPE	SALABLE AREA
3	3BHK	1235.00 sq.ft.



FLAT NO:	TYPE	SALABLE AREA
4	3BHK	1242.00 sq.ft.

Isometric View

FLAT NO:	TYPE	SALABLE AREA
5.	3BHK	1235.00 sq.ft.



FLAT NO:	TYPE	SALABLE AREA
6	3BHK	1400.00 sq.ft.

Isometric View



FLAT NO:	TYPE	SALABLE AREA
7	3BHK	1302.00 sq.ft.



BLOCK-C



BLOCK-C TYPICAL FLOOR PLAN



FLAT NO:	TYPE	SALABLE AREA
1	2BHK	791.00 sq.ft.
2	2BHK	791.00 sq.ft.
3	1BHK	435.00 sq.ft.
4	1BHK	450.00 sq.ft.



Isometric View



FLAT NO:	TYPE	SALABLE AREA
1/2	2BHK	791.00 sq.ft.



FLAT NO:	TYPE	SALABLE AREA
3	1BHK	435.00 sq.ft.
4	1BHK	450.00 sq.ft.

Swimming Pool



Fire Fighting System



Two Level Parking For Flats



Multi Gym



Campus with Security Camera



AMENITIES



Garden Area



Club House



Rain Water Harvesting



Kids Play Area



9 No of Lifts in the campus

SPECIFICATION



STRUCTURE

Termite proof , RCC framed earthquake resistant structure.



BRICK WORK

5"/10" as per requirement.



INTERNAL PLASTER

1:4 & 1:6 cement sand ratio plaster as per requirement.



EXTERNAL PLASTER

1:4 cement sand ratio plaster.



FLOORING

2x2 vitrified flooring of standard make. (Johnson / RAK / kajaria or equivalent)



ROOF

10" parapet wall with plaster upto 3'6" height with waterproofing on roof slab.



BALCONY

2x2 Vetrified flooring with steel grill upto 3'6" height.



BATHROOM

Wall tiles of standard make upto 7' height with Concealed hot & cold wiring and bathroom fittings of standard make (Hindware , Cera , Jaquar etc.)



KITCHEN

Granite top cooking slab & Dado upto 2' on cooking slab & (2x2) vetrified flooring.



DOOR

32mm Flush door with standard fitting.



WINDOW

2 Track aluminium window with steel grills.



ELECTRICITY

Concealed wiring with modular swiches and wiring. AC points in all bedrooms.
(Wire- Anchor , Polycab , Havells , GM or equivalent)

Provision of 500 wt power backup for each flat from Common of Generator.



COMMON SPECIFICATIONS

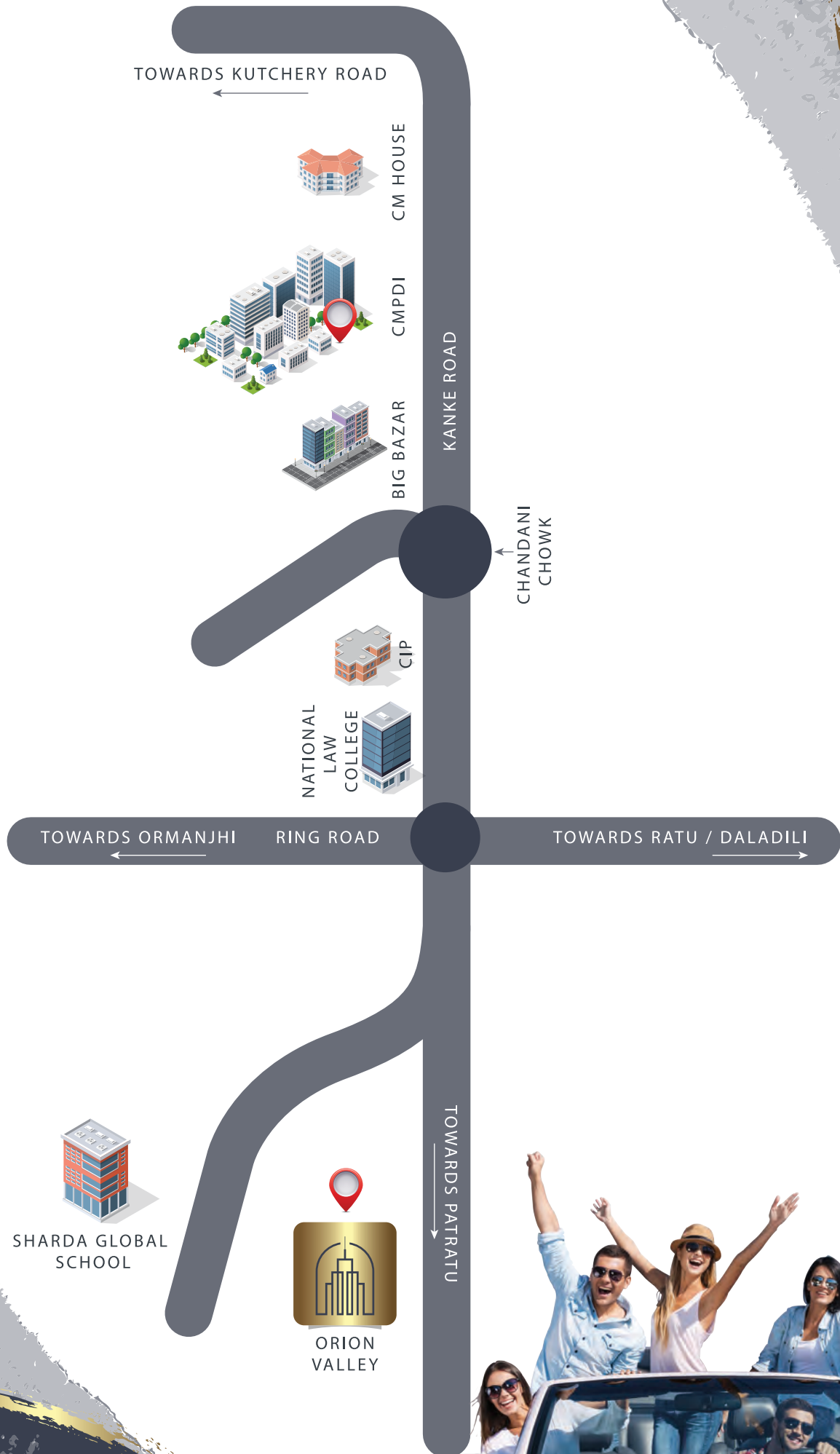
1 Stilt car parking for each unit.

1 Lift with 100% generator back up in each block- Otis/Kone/Johnson or equivalent.

Overhead tank of adequate capacity from bore well 24* 7.



LOCATION MAP



PAYMENT SCHEDULE

At the time of Booking	20%
15 Days before basement roof casting	10%
15 Days before ground roof casting	5%
15 Days before 1st roof casting	5%
15 Days before 2nd roof casting	5%
15 Days before 3rd roof casting	5%
15 Days before 4th roof casting	5%
15 Days before 5th roof casting	5%
15 Days before 6th roof casting	5%
15 Days before 7th roof casting	5%
15 Days before 8th roof casting	5%
15 Days before 9th roof casting	5%
15 Days before 10th roof casting	5%
15 Days before 11th roof casting	5%
15 Days before 12th roof casting	5%
At the time of possession and registration	5%





PROJECT BY
Singh & Sons

OFFICE : Shanti Kutir, Gulmohar Park Road, Lower Burdwan Compound
Lalpur , Ranchi
SITE OFFICE : Bukru Chowk , Kanke (Ranchi)



ARCHITECT



2E, 2nd Floor , Gopal Market Complex
Opp. PNB. Bank
Ashok Nagar Road
Ranchi -834001, Jharkhand

Disclaimer

Disclaimer: The contents of this brochure are purely conceptual and have no legal bindings on us. The developer reserves all the right to add, delete, alter, any details, specifications, plans, elevations, mentioned in the brochure.

DESIGN BY : PHOENIX DESIGN (6202288195 /9304366467)