



Vallabh Orchid

Developer :
Vallabh Enterprise, Opp. Earthicon - 2
Behind Earth Icon, Opp - Venice Villa,
Khodiyar Nagar Cross Road,
New VIP - Road. Vadodara

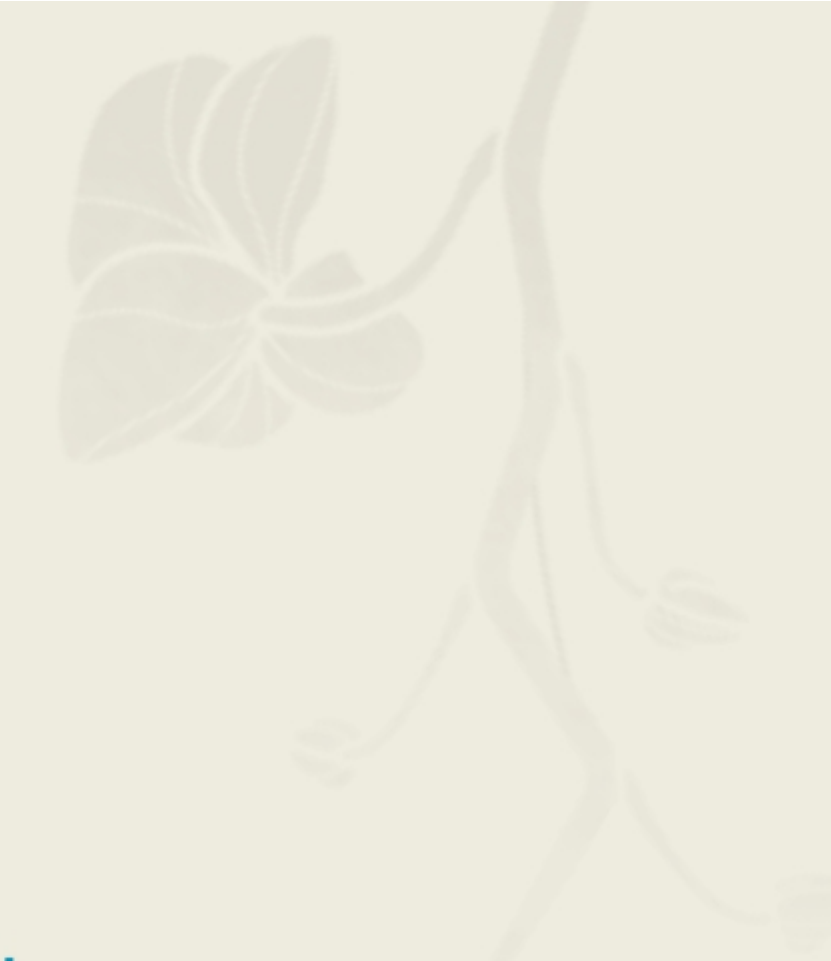
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Architect :
Nitesh Thakkar
Structural :
Adstruct Consulting Eng.



Vallabh Orchid

5BHK LUXURIOUS BUNGLOWS





first step of journey....

An Enormous **5 BHK** Residential Project with Abundant Space and Best in Class Amenities, is what **Vallabh Orchid** made up of.

It's an address that marks Luxurious Lifestyle. Lavish Entrance, **Vallabh Orchid** is taking Luxury to its Pinnacle !



Layout plan



NO.	PLOT AREA
01	1701.00 SQ.FT.
02	1322.00 SQ.FT.
03	1306.00 SQ.FT.
04	1306.00 SQ.FT.
05	1306.00 SQ.FT.
06	1306.00 SQ.FT.
07	1306.00 SQ.FT.
08	1400.00 SQ.FT.
09	1034.00 SQ.FT.
10	1027.00 SQ.FT.
11	1027.00 SQ.FT.
12	1027.00 SQ.FT.
13	1027.00 SQ.FT.
14	1145.00 SQ.FT.
15	1142.00 SQ.FT.
16	984.00 SQ.FT.
17	992.00 SQ.FT.
18	1003.00 SQ.FT.
19	1013.00 SQ.FT.
20	1023.00 SQ.FT.
21	1212.00 SQ.FT.



yourself to make every day
a glorious!

Amenities

- Common Plot with Landscape Garden and Senior Citizen Seating.
- Club House.
- Gymnasium • Indoor Game
- Exquisite (Banquet Hall).
- Jogger's Track
- Designer Entrance Gate with 24 x 7 security with CCTV Camera.
- Compound Wall surrounding the community.
- Internal RCC road with side paving with designer street lights poll.
- Water Proofing treatment for all units.
- Number Plates on each Units to maintain uniformity with layout sign board.
- Each Bungalow with individual Boundary Wall.
- Anti termite treatments in each bungalow.
- Water Solar heater to all units.



a perfect
home leads to a
perfect specifications...



Structure:

- Earthquake resistant frame structure as per structural consultant's design.

Wall Finish:

- Exterior grade weather resistant paint. Mala cement plaster with putty for interior surface.

Flooring:

- Vitrified tiles in flooring in all rooms & interior area.

Staircase:

- Furnished with decorative railing & finish with natural stone.

Kitchen:

- Granite stone counter top kitchen platform with full tiles. And RO point in Kitchen.

Doors & Windows:

- Decorative both side laminated flush doors with stainless steel accessories. Color anodized aluminum windows frames with safety grills and granite seals.

Electrification:

- Concealed ISI marked Copper electrical wiring with premium quality modular switches Provision of A.C. plug point in all Bedroom and adequate light points and plug points in all rooms. M.C.B. protected electrification.

Bath & Toilet :

- Glazed ceramic full tiles in all bathroom upto lintel level. Concealed plumbing with Jaquar or equivalents CP fittings and sanitary vessels, Chowkdi area in back margin. Electrical point and plumbing provision for washing machine in utility area.

Water Facility :

- Over head & Underground water tank for each unit. with Underground Submersible Pump.

Terrace:

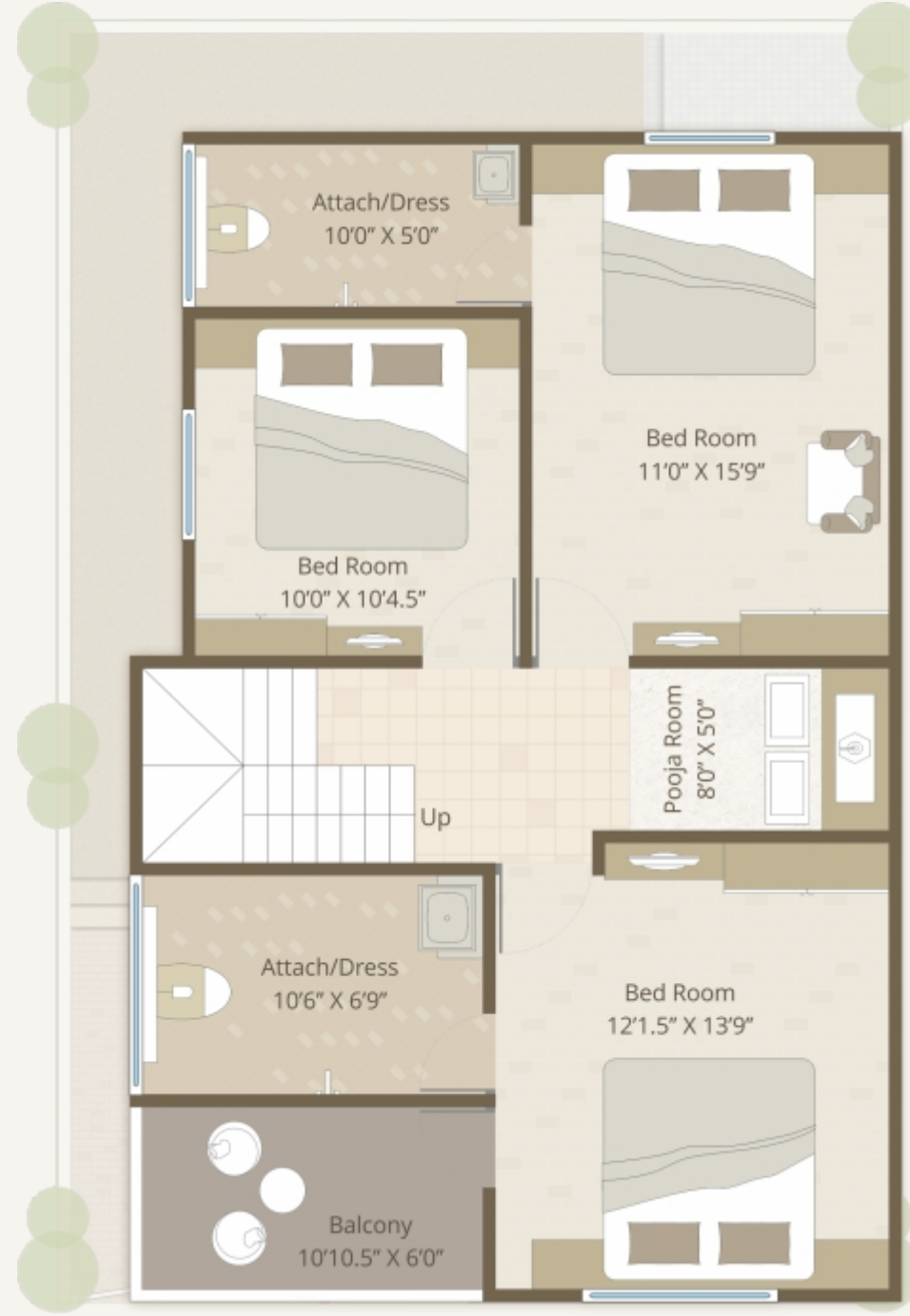
- China mosaic flooring in terrace for heat reduction & brick bed treatment with waterproofing.



Ground Floor Plan



First Floor Plan



Second Floor Plan



TYPE A PLAN
(1 to 8)

Ground Floor Plan



First Floor Plan

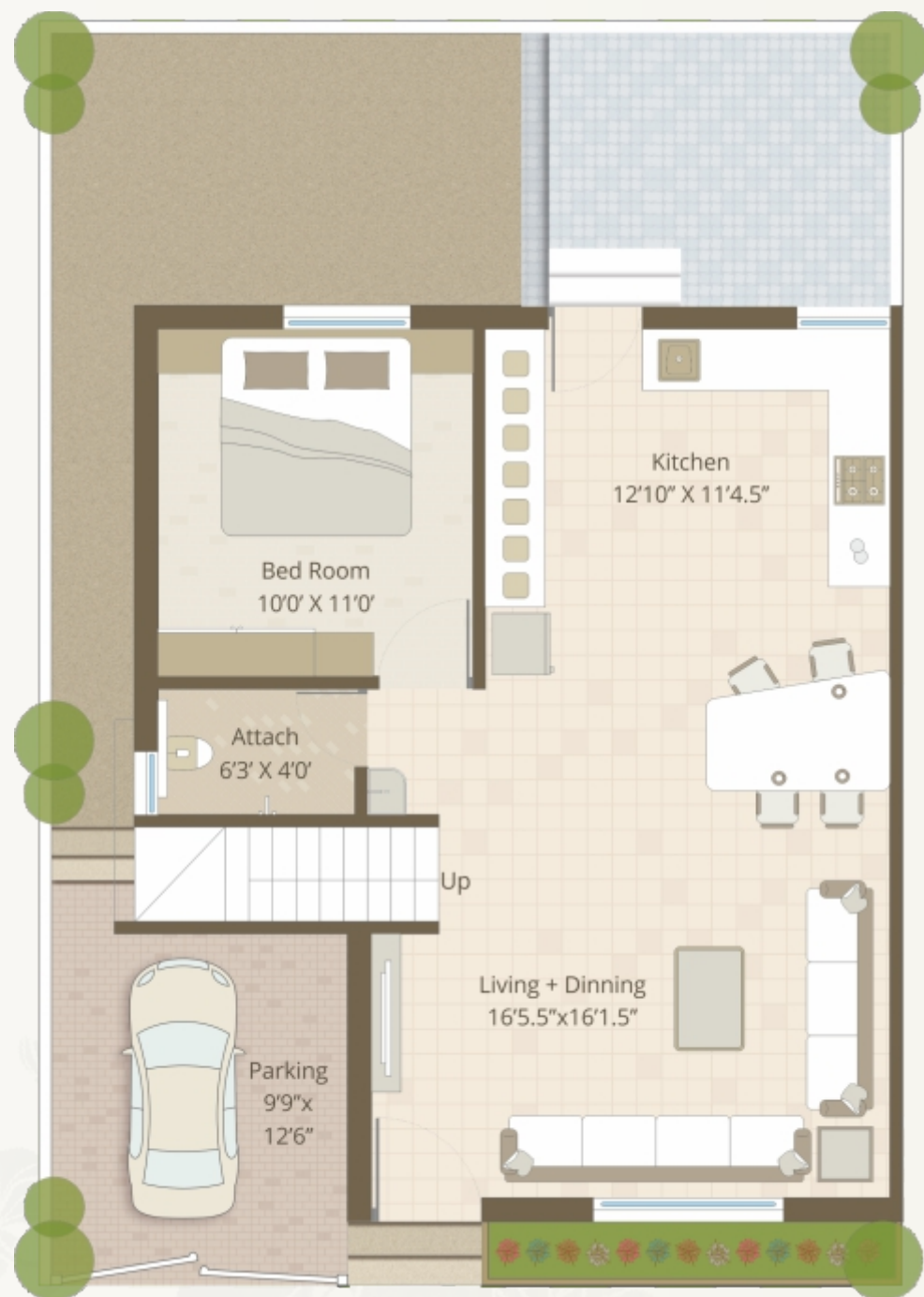


Second Floor Plan



TYPE B PLAN
(9 to 14)

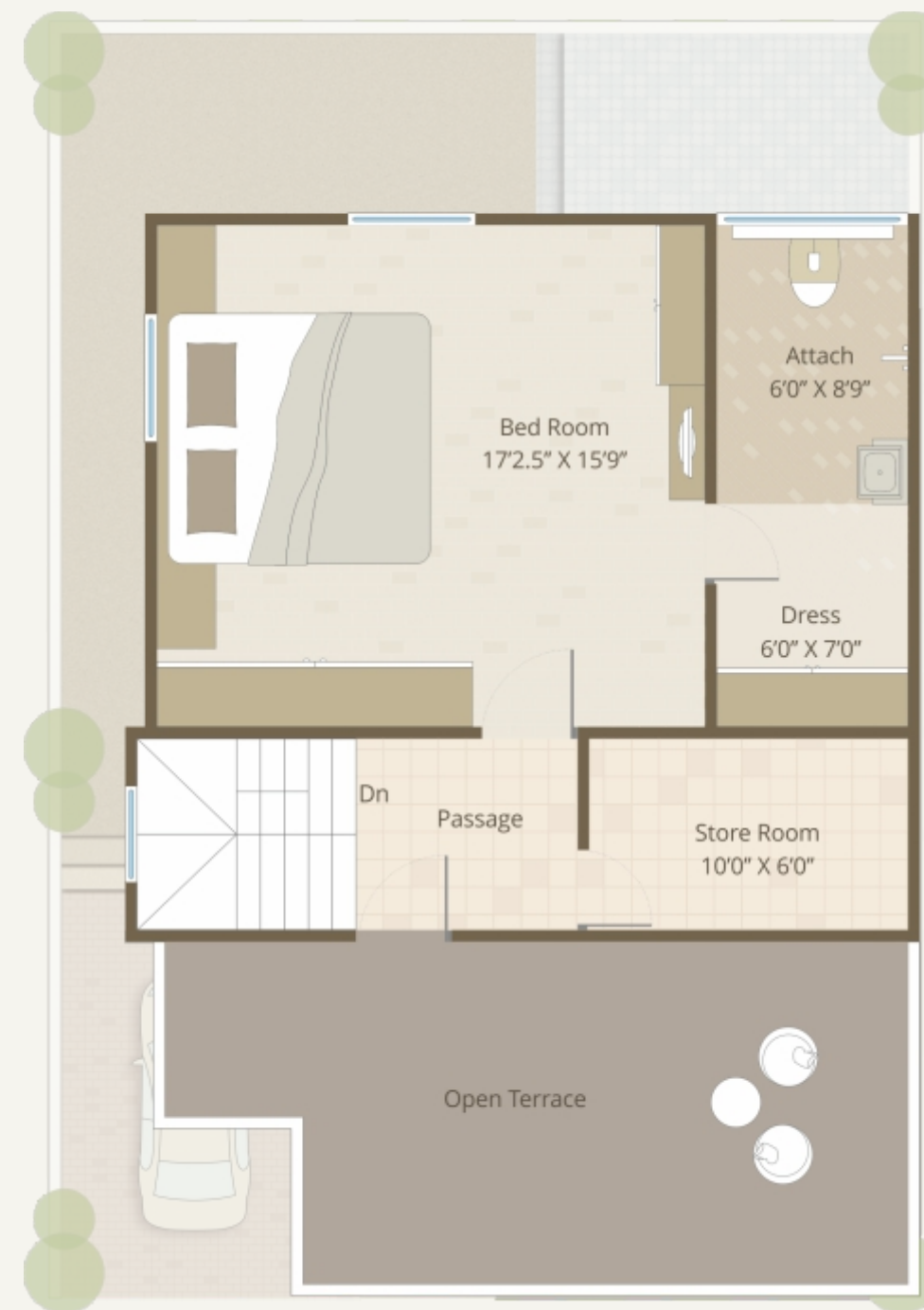
Ground Floor Plan



First Floor Plan



Second Floor Plan



TYPE C PLAN
(15 to 21)



Payment Modes :

- 30% At the time of Booking • 20% Plinth Level • 20% Ground Floor Slab Level • 20% First Floor Slab Level • 05% Flooring Level • 05% Finishing level

Notes

• Rights regarding building plans, specifications and information are reserved with developers and are subject to change without any notice. Civil work changes regarding exterior elevation and finishes are strictly prohibited and shall be controlled by developers and building association in future. • Extra work shall be allowed with prior permission, with extra cost and full payment in advance. • All features and finish where purchaser is given the option to select the style and / or colour shall be from the Developers predetermined standard selection. • Location of finishes are as per applicable plan or at the Developers sole discretion. • All visuals shown in the brochure are indicative. They are artist/architect's representations and are subject to change. • Possession of the unit will be given after 30 days of the receipt of the full & final payment. • Extra expense shall be charged to purchaser for following services : 1) Stamp duty and registration fees of sale deed. 2) Development / Municipal charges (power, water & drainage) 3) Maintenance Deposit & society formation charges. 4) GST as applicable. 5) Any plans, specification or information in this brochure can not from part of an offer, contract or agreement. (5) This Brochure does not contain any legal Part as per RERA agreement.

