

PROJECT BY

सात्वत
GROUP
&
**FLYING
BIRD**
INFRASTRUCTURE

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INFRASTRUCTURE

NO BIG PROMISES,
JUST DELIVERING EXCELLENCE

Gujarat Real Estate Regulatory Authority (RERA) No.
PR/GJ/SURAT/CHORASI/SUDA/RAA06320/A1R/241121





ARCHITECT'S OVERVIEW

WHY ORCHID FANTASIA?

Situated in a sociable area of Jahangirabad, Orchid Fantasia is an imposing architecture that is impeccably planned and brilliantly designed. The spacious layout at Orchid Fantasia maintains a premium feel, which allows pure relaxation and comfort of your dream house in compact space. Orchid Fantasia features minimalistic living, drawing, dining areas and sizeable western kitchens with bedroom which blend with beautiful vistas of the surrounding nature all day long.

"Sometimes life stops seeing excellent human initiatives."

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सात्वत & FLYING BIRD
GROUP INFRASTRUCTURE

what we are?

सात्वत GROUP is fastest growing group in real estate sector primary located in one of fastest growing city of india , Surat. since inception group primarily focused on affordable housing to cater huge demand for younistan generation.

Guided by its founding values – values of delivering quality and excellent real estate space with coetaneous innovation, ensuring customer satisfaction and re define lifestyle. orchid group foray in real estate sector in 2013 and within short span having delivered renowned and highly appreciated projects.

Our Mission

"NO BIG PROMISES, DELIVERING EXCELLENCE..."

Real estate sector facing lack of trust, transparency and honesty. Our aim is to provide everyone dream house at affordable rate without compromise on amenities and quality. In future we want to diversify in luxurious segment too by balancing our portfolio. We believe more space per sq ft concept in our every project.

Our Values

To be a trusted leader in real estate sector with aim for dream home for everyone and commercial space at affordable price.



WELCOME

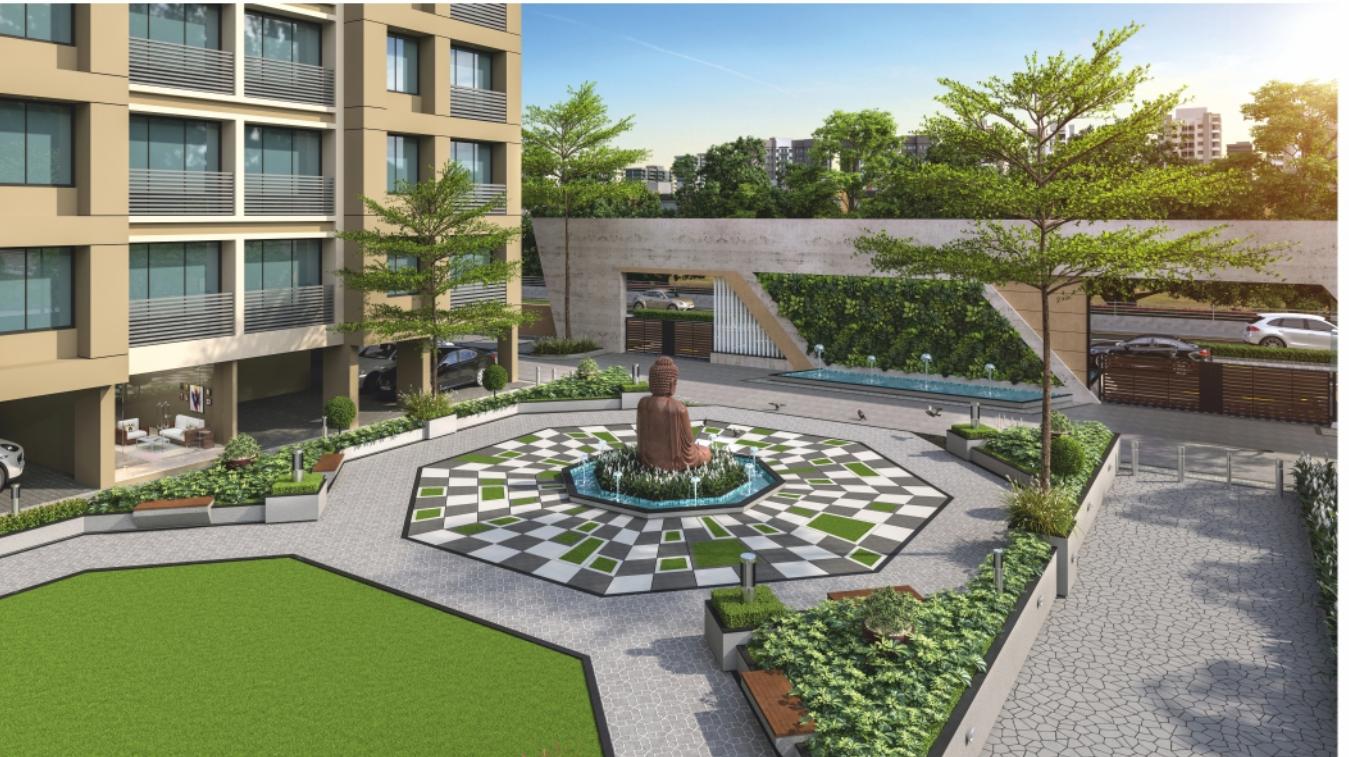
The base of all the happiness and aspirations,
is the house where you live, where you are alive.



ORCHID
FANTASIA
2 & 3 BHK LUXURIOUS LIVING



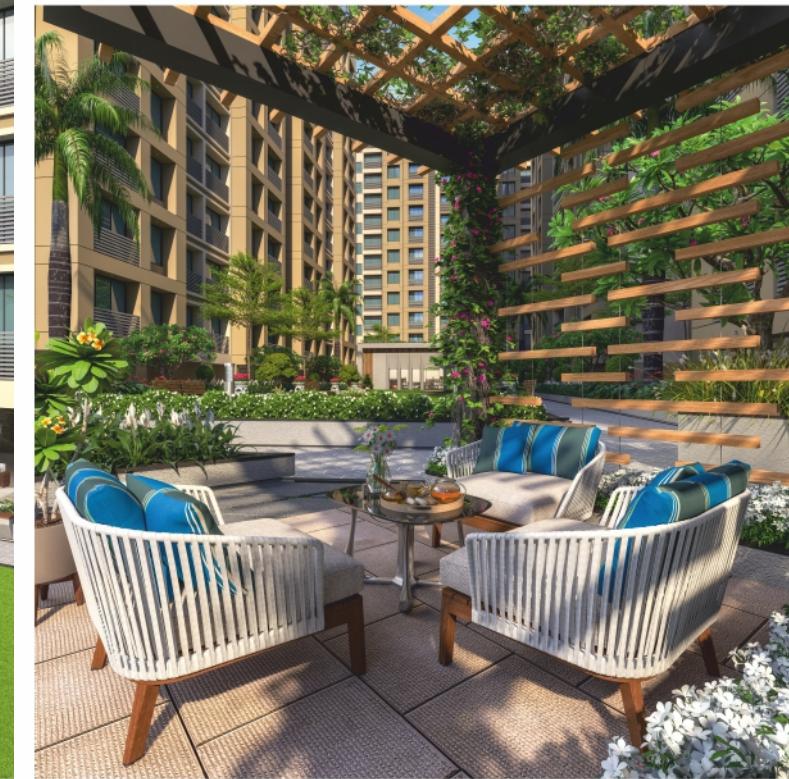
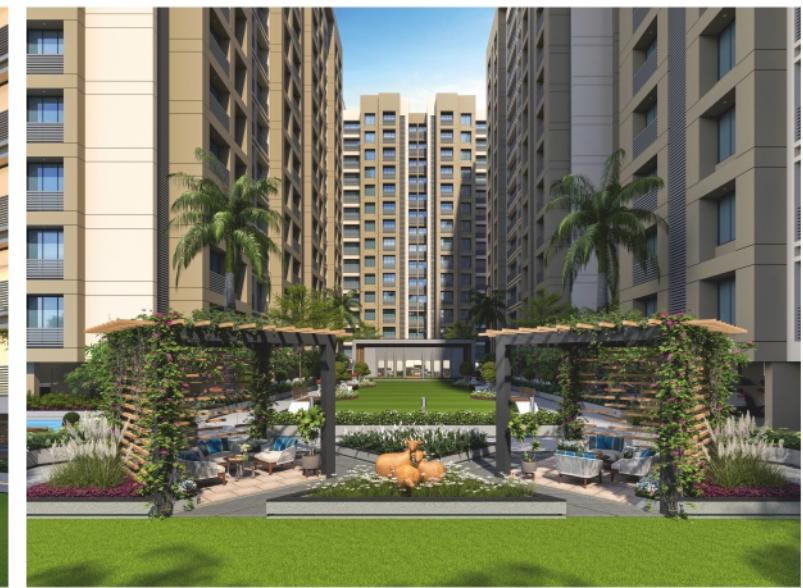
LANDSCAPED GARDEN



GAZEBO SITTING



Orchid Fantasia has so many textures and colours.
The gardens are very beautiful, full of colorful tropical flowers
and with many glowing flowering shrubs.



PLAYING AREA

Orchid Fantasia cares the fun and frolics of the 'child' of all age.
High quality play-tools for children and misty air





AMENITIES

- 10 FT FLOOR HEIGHT
- GASLINE WITH GEYSER POINT
- WINDOW SAFETY GRILL
- GENERATOR BACK UP FACILITY
- BASEMENT PARKING
- 1 CAR ALLOTTED PARKING
- MAIN DOOR WITH SMART LOCK (FINGER PRINT, PASSWORD & KEY OPERATED)

-
- GYM
 - TODDLER AREA
 - CAR WASH AREA
 - LANDSCAPING
 - GAZEBO
 - JOGGING TRACK
 - NET CRICKET

-
- SKATING RINK
 - VOLLEYBALL COURT
 - BADMINTON COURT
 - WATER BODY
 - CHILDREN PLAY AREA
 - C.C.T.V. CAMERA
 - 24" X 24" DOUBLE CHARGE FLOORING

-
- ALL SAFETY MEASUREMENT ACCORDING TO GOVERNMENT GUIDELINE
 - EXTERIOR WEATHER SHIELD MAX PAINT WITH TEXTURE
 - GORGEOUS ENTRANCE GATE & ATTRACTIVE ENTRANCE FOYER
 - ANODIZE DOMAL ALUMINIUM SECTION
 - AUTOMATIC AUTO DOOR ELEVATORS
 - 3 LAYER WATER PROOFING TERRACE & BATH TOILET
 - 3 FIRE SAFETY RESCUE SLAB IN EACH BUILDING



TYPICAL FLOOR PLAN

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 TYPE | G | J
3 BHK



 TYPE | A1 | A2 | B | C | D | H | I
2 BHK





TYPE | E | F
3 BHK



SPECIFICATION

PROJECT FEATURES

Designated use: Residential 2 & 3 BHK high rise building.

No. of buildings: 7 unit in campus.

No. of floors: Basement, ground + 14 floor & terrace floor.

Type of foundation: Isolated slope or pad foundation.

CAMPUS FEATURE

- Modern entrance gate with elegant compound wall & security cabin.
- Gorgeous entrance foyer.
- 1 allotted car parking with basement.
- Security system with CCTV camera in common areas including lift.
- Children play area with latest equipment.
- Bore well for rain water harvesting.
- Lush green modern designed landscape garden.
- Tree plantation in campus.
- Internally R.C.C. trimix finished road with block paving.
- Installed dustbins in campus to keep campus clean.

BUILDING INTERNAL

Flooring

- Vitrified tiles flooring 24' X 24' in hall, kitchen and all bedroom.

Internal Wall

- Mala plaster with birla white finish.

Electrification

- ISI standard concealed copper wiring with sufficient point in all rooms.
- 24 hour auto-generator of 1.5 AMP backup for each flat.
- A.C., T.V., internet & telephone point.
- Standard make modular switches & accessories.
- Gas & water supply.
- Piping in living & all bedroom.
- Municipal water supply.
- Gujarat gas connection point for kitchen and geyser use.

Kitchen & Storage

- Granite kitchen platform with standard company sink and decorative glazed tiles on wall up to ceiling level.
- Common wash basin.
- Vitrified flooring and glazed tiles dado with granite sill tip in wash area.
- 2 gas line points, one for kitchen & second for gas geyser in wash area.

Toilet & Plumbing

- Anti-skid tiles flooring and well-designed wall tiles up to ceiling level.
- Single level concealed diverter with shower.
- Standard quality sanitary fitting.
- Western W.C. in all bathroom.
- CPVC / UPVC piping for plumbing.
- Centrally geyser point provision in wash area.
- Hot & cold water line in all bathrooms of flat.

Door & Windows

- Attractive main door with salwood frame.
- Well-designed internal flush door with granite frame.
- Standard hardware fitting.
- Standard anodized coated sliding aluminium section windows with single vision reflective glass.
- Windows with granite sill inside with marble stone sill outside.
- Main door smart lock with finger print, password & key operated.



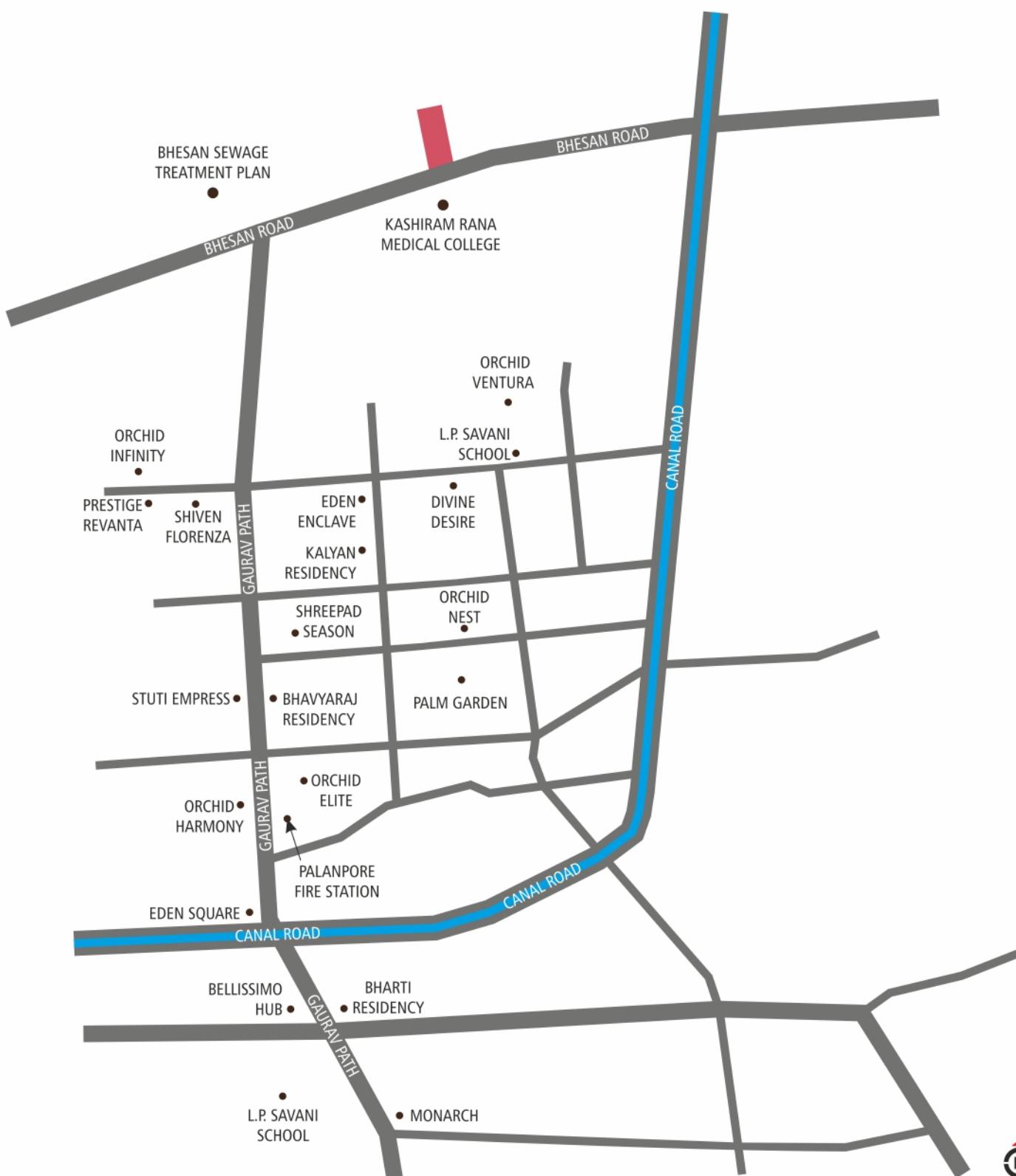
AAPKA APNA
CHAHITA
aashiyaha...



LOCATION MAP

CONNECTIVITY

DOMESTIC AIRPORT	= 15.00 KM.
RAILWAY STATION	= 10.00 KM.
SCHOOL	= 0.5 KM.
PETROL PUMP	= 1.00 KM.
CNG PUMP	= 1.00 KM.
HOSPITAL	= 1.00 KM.
TEMPLE	= 2.00 KM.



Site Address: T.P. 43, F.P. 14, Opp. Kashiram Rana Medical College, Palanpore - Ugat Road, Surat.
Contact: +91 90994 22900

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सात्वत & FLYING BIRD
 GROUP INFRASTRUCTURE

ARCHITECT
DESIGN ROOT
 ARCHITECT

STRUCTURE
 Keyur Shah

Note: This brochure is for marketing purpose, not for booking purpose.

WE REQUEST

- Stamp duty, registration charges, legal charges, society maintenance charges (from the date of BUC) etc. shall be borne by the purchaser.
- GST, TDS & all other Taxes levied in future will be borne by the purchaser.
- Any Additional charges or Duties levied by the government / local authorities during or after the completion of the scheme like SMC Tax, will be borne by the purchaser.
- In the interest continual developments in design & quality of construction, the developer reserves all rights to make any changes in the scheme including technical specification, designs, planning, layout & all purchaser shall abide by such changes.
- Changes / Alteration of any Nature including elevation, exterior color scheme, balcony Grill or any other changes affecting the overall design concept & lookout of the scheme are strictly not permitted during or after the completion of the scheme.
- Any RCC member (beam, column & slab) must not be damaged during your interior work.
- Low-voltage cables such as telephone, TV and Internet cables shall be strictly laid as per consultant's service drawings with prior consent of developer / builder office.
- No wire / cables / conduits shall be laid or installed such that they from hanging formation on the building exterior face.
- Common passage / landscaped area not allowed to be used for personal purpose.
- This brochure is intended only for easy display & information of the scheme and does not form part of legal documents.

LEGAL DISCLAIMER

- * All furniture / objects shown in the plan are for presentation & understanding purpose only. By no means, it will form a part of final deliverable product.
- # All the elements, objects, treatments, materials, equipment & color scheme shown are artisan's impression and purely for presentation purpose. By no means, it will form a part of the amenities, features or specification of our final products.