

ORCHARD

126

The Address of Life !

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Website - www.hira.wb.gov.in



Artistic Impression

An artistic rendering of a modern high-rise apartment complex named Orchard 126. The image shows two tall, white towers with brown vertical accents and blue-tinted glass windows. The towers are set against a bright blue sky with scattered white clouds. In the foreground, there is a landscaped area with palm trees, flowering bushes, and a white car parked on a road. A family of four (father, mother, and two children) is shown in the bottom right corner, smiling and embracing each other. The overall scene is bright and sunny, suggesting a high-quality, modern living environment.

126 [ELEVATION OF EXCELLENCE]

Founded by the Oswal Group, at **Orchard 126** - life in all its goodness, simply transforms! Health & fitness, leisure, family bonding, social circle, peace and more - evolve like never before!

Each aspiration of your family comes alive here; and how! The joy of living multiplies dramatically! 126, to be precise. No surprise - Your address is 126 F, B.T. Road!

2 Towers of G+21-Grandeur and Myriad

161 Apartments, 1007 - 1372 SQFT



Everyday is a Bundle of Gifts. Choose Yours.

Leaves of happiness, flowers of cheer. Isn't it amazing how mother nature works like a doctor! Surrounded by greens, you feel healthier. You become energised. Workout at the gym in the mornings. Refresh with a dip in the swimming pool. Come back home after a charming day to a fulfilled party... in the community-hall.

At **Orchard 126**, luxury is luxurious and pocket friendly too!



A.C. Community Hall



3 Side Open



A.C. Games Room



A.C. Gymnasium



Yoga / Meditation /
Multipurpose Room



Landscaped Garden



Children's Play Area



Ample Open Space



Swimming Pool



All images used are artistic impression





Swimming Pool View

Artistic Impression

SPECIFICATIONS



Building

Earthquake-resistant RCC structure.

Internal & Exterior Walls

Internal walls with putty finish.

Exterior walls with texture / high quality paint.

Flooring

Wooden finished tiles in master bed room.

Vitrified tiles in all floor area of the flats.

Marble / Granite / Designer tiles in staircases, lobby and common areas.



Elevators

Two (2) automatic elevators (Kone / Otis / Schindler or equivalent) in each block.

Kitchen

Granite kitchen platform with stainless steel sink.

Vitrified / Ceramic tiles on floor.

Ceramic glazed tiles upto 2 ft height above platform.

Electrical points for water filter, exhaust fan, microwave.



Electrical

Fire-resistant copper wires with MCB (Havells or equivalent) and modular switches (Havells or equivalent).

A.C. points in living / dining & all rooms for split air-conditioners only.

Geyser points in all bathrooms.

Cable / DTH, Telephone, Intercom connection in living / dining & master bed room.

Adequate 16 Amp and 6 Amp points.

Toilets

Anti-skid ceramic / vitrified tiles on floor.

Designer ceramic tiles upto (door height) 7 ft height on walls.

Sanitaryware of Hindware / Parryware or equivalent.

CP fittings of Jaquar / Ess Ess or equivalent.

Electrical points for geyser and exhaust fan.



Doors

Imported malaysian sal wood frame with flush doors

Main doors with night latch and handles with eye-piece

Windows

Anodized / powder-coated aluminium windows.

All images used are artistic impression



BLOCK & FLOORS	FLAT NO	TYPE (BHK)	CARPET AREA	BALCONY	OT AREA
Block 1 1st Floor	C	3	887 SQFT	53 SQFT	288 SQFT
	D	3	854 SQFT	49 SQFT	-
Block 2 1st Floor	F	2	642 SQFT	46 SQFT	181 SQFT
Block 1 2nd Floor	A	2	639 SQFT	47 SQFT	437 SQFT
	B	2	650 SQFT	46 SQFT	606 SQFT
	C	3	894 SQFT	53 SQFT	-
	D	3	865 SQFT	49 SQFT	-
Block 2 2nd Floor	A & E	2	639 SQFT	47 SQFT	-
	B & F	2	650 SQFT	46 SQFT	-

BLOCK & FLOORS	FLAT NO	TYPE (BHK)	CARPET AREA	BALCONY	OT AREA
Block 2 2nd Floor	C	3	894 SQFT	53 SQFT	-
	D	3	865 SQFT	49 SQFT	-
	G	3	894 SQFT	53 SQFT	309 SQFT
	H	3	865 SQFT	49 SQFT	341 SQFT
Block 2 21st Floor	E	2	639 SQFT	47 SQFT	-
	F	2	650 SQFT	46 SQFT	-
Block 1 & Block 2 3rd To 21st Floor	A & E	2	639 SQFT	47 SQFT	-
	B & F	2	650 SQFT	46 SQFT	-
	C & G	3	894 SQFT	53 SQFT	-
	D & H	3	865 SQFT	49 SQFT	-



Club House



Artistic Impression



Sky Garden

Artistic Impression

Where You Spend More Time With The Loved Ones.

The address of peace. The location of buzz. How do you get the best of both worlds together? Located at B.T. Road, **Orchard 126** combines the easiness of a residential zone and vibrancy of versatile convenience - all in one neighbourhood. All major education institutes, banks, railway station & malls are in the vicinity. You reach home early, everyday. Cherish the moments.



Agarpara Station - 1.1 Km.
Belgharia Station - 4.0 Kms.



Bank - 0.0 km.



Aryan School - 1.2 Kms.
Adamas International
School - 2.2 Kms.
DPS Dunlop - 4.5 Kms.



Sagar Dutta Hospital - 1.9 Kms.
Mid Land Nursing Home - 2.2 Kms.
Zenith Nursing Home - 3.2 Kms.



Rathtala Crossing - 3.2 Kms.
Dunlop Crossing - 4 Kms.
Shyambazar 5 Point - 10.5 Kms.



Dakhineswar Temple - 5.5 Kms.



Spencer's - 2.3 Kms.



Not To Scale



Site Address



126F, B. T. Road, Agarpara, Kolkata

Member of



Developed By



159, Rabindra Sarani : Onkar Mansion
2nd Floor, Room No - 2C ; Kolkata - 700007
Email : info@oswalgroup.net, C

Marketed by



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Kolkata - 700091
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DISCLAIMER

*This brochure is not a legal document. It describes the conceptual plan to convey the intent and purpose of Orchard126. The images are imaginary and the details mentioned in this brochure are tentative and subject to change at the sole discretion of the developer and /or architects.