



SAROJ'S
orchid
apartments @ bengaluru



A PROJECT FROM SAROJ GROUP
Live. Lively.



the dynamics of space as a whole for significant flow

SAROJ'S
orchid
apartments @ bengaluru



Envisioning the dynamics of space as a whole, and not mere rooms as divided entities, nurtures that significant flow in a home. Acknowledging this fact, the concept of Saroj's Orchid began with a thorough understanding of how its residents will make use of the apartments and live individual lifestyles. Based on this foundation, the project has been painstakingly planned and deftly defined to provide a sublime living experience. The serene location near Kadugodi Bridge close to ITPB, varying sizes of the apartments, modern comforts, and contemporary amenities have been exquisitely crafted to keep pace with the changing demands of metropolitan life of the calibre of Bengaluru.

luxury :::: sophistication



SAROJ'S
orchid
apartments @ bengaluru



neatly stacked uneven squares
that create a sense of order

In architecture, it is generally in the finer details where the character and charm can be enhanced. A case in point is the uneven but neatly stacked racks of squares at Saroj's Orchid that create a surprisingly pleasant sense of order. While the clean, straight lines emphasise professionalism, the varying hues give an artistic appeal. Softening the hectic pace of life outside is the inspiring ambience and soothing aura of apartment interiors.



smooth space flow,
the focal point of
the floor plan

Undisturbed space flow is the focal point of the floor plan at Saroj's Orchid. Spacious bedrooms are uniformly connected to living/dining area. The modern kitchen is designed to be the hub of the home. While the sit out enables a private space to gaze at the world outside, the utility area in every apartment facilitates better management of kitchen affairs.

area statement (areas in sft)

1	2	3	4	5	6	7	8	9	10	11	12
1240	1225	1315	1275	1270	1550	1575	1263	1163	1255	1095	1160



SAROJ'S
orchid
 apartments @ bengaluru



crafted to substantiate all aspects of life

There is room for every aspect of life at Saroj's Orchid. The contemporary kitchen setting is any housewife's dream come true. The warmth of the bedroom is ideal for sound sleep in the night or lazing around in the day with reveries in the eyes. The dining space nurtures a place where the family can come together and bond with each other, while the living area makes guests feel at home.

specifications

STRUCTURE	: R.C.C Framed Structure with M-25 grade concrete and Fe 500 grade TMT steel designed as per relevant BIS codes for Earth quake Resistance (Seismic Zone-11), structurally efficient systems implemented.
WALLS	: Exterior walls with 6" solid concrete blocks and interior walls with 4" solid concrete blocks.
PLASTERING	: Double coat sponge finish for exterior walls and Neeru finish for interior walls.
DOORS	: Teak wood frame Main Door, Sal wood frames interior doors with Designer Moulded Skin shutters.
WINDOWS	: Sal wood window frames and shutters with safety grills.
SIT OUT AND UTILITY	: <ul style="list-style-type: none"> ● 12" x 12" Anti-skid ceramic tiles for flooring. ● Sal wood frame and shutter.
FLOORING	: <ul style="list-style-type: none"> ● 24" X 24" Kajaria or equivalent polished vitrified tiles with 4" skirting all around. ● Marble or Granite flooring in common area
KITCHEN	: Kitchen with 20 mm granite counter top, stainless steel sink with "Jaguar" long body tap, glazed ceramic tile dado up to 2' height above kitchen counter top.
BATHROOMS	: Jaguar or equivalent Florentine bath fittings in each bathroom, Hindware or equivalent sanitary fittings, 12" x 12" matt finished "anti-skid" ceramic tiles for flooring and ceramic tile dado with edge profiles up to 7' ft height.
ELECTRICAL	: <ul style="list-style-type: none"> ● Finolex or Anchor concealed copper wiring, Siemens or equivalent modular switches and sockets. ● Cable T.V point in Living & Master Bedroom, Telephone point in Living and bedrooms. ● Provision of AC compressor point in bedrooms. ● 24/7 power back-up for TV and lighting. ● 24/7 power back-up for lift and common areas.
PAINTING	: <ul style="list-style-type: none"> ● Asian paint or equivalent premium emulsion over two coats of cement base wall putty for all interior walls. ● Texture finish with external emulsion (Apex Ultima) for exterior walls. ● Enamel paint for all interior doors, polish for main door.
WATER	: Adequate water supply through bore well.
LIFT	: 8 passengers automatic lift: KONE or equivalent.



glimpses of graciousness

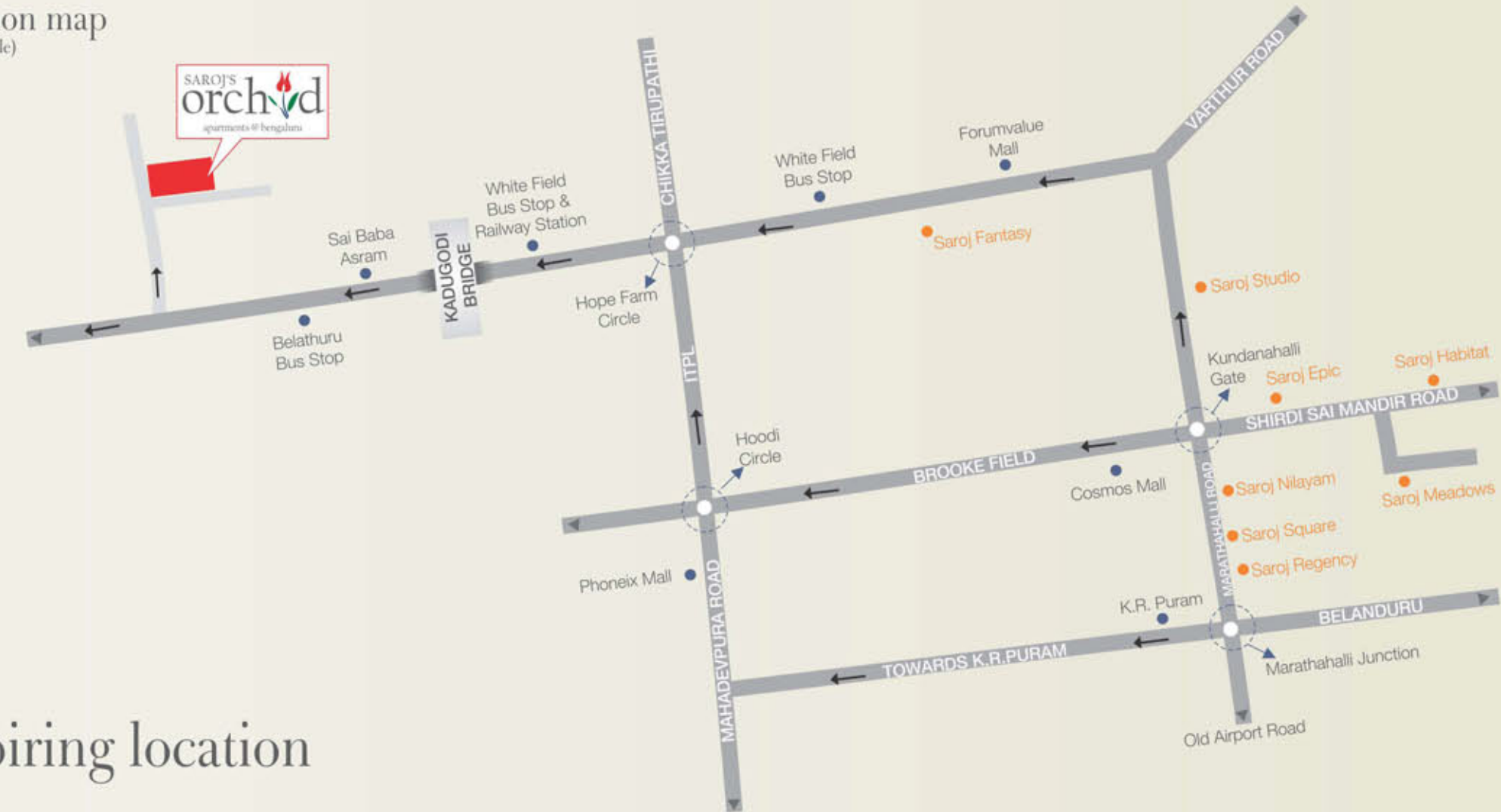
- Children's play area rimmed with lush landscaping
- Elegantly designed swimming pool
- Well-equipped modern gym for keeping fit
- Multi-purpose Hall to celebrate life's special moments
- Intercom facility to keep in touch with entire neighbourhood
- Lustre of Marble/Granite flooring in common area
- Acoustically enclosed generator-based power backup for lift and common facilities
- Ample car parking space for all flat owners



parking floor plan



location map (not to scale)



inspiring location

Located in a serene suburb near Kadugodi Bridge and close to ITPB, Saroj's Orchid is situated amidst an oasis of IT conglomerates of Bengaluru. The swanky neighbourhood includes Whitefield, the IT hub of the city. Classy residential colonies and vast stretches of greenery envelop the site. While the top-notch IT companies are within 10 minute drive, the best of leisure facilities are within 3 to 5 km distance too. Many educational institutions and healthcare services are accessible within the vicinity. What's more, the Whitefield Railway Station/MMTS is very close to the site while Belathuru Bus Stop is just about walking distance.

location advantages

- International Technology Park Bangalore (ITPB) within 10 minute drive
- Whitefield, the IT hub of the city, in the immediate neighbourhood
- Whitefield Railway Station & Bus Stop within walking distance
- Malls such as Big Bazaar, Cosmos Mall, Forum Value Mall and Phoneix Mall are close by
- For leisure - multiplex, family restaurants, pubs, clubs and star hotels within walking distance or 10 minute drive
- Educational institutions such as Deens Academy, White field Global School, Sri Satya Sai Institute of Higher Learning, Delhi Public School, Pragathi School, Hoody High School and so on nearby
- For healthcare, many hospitals including Satya Sai General Hospital about 5-10 minute drive

builders & developers



Saroj Builders & Developers

Saroj Square, 1st Floor, No. 1,
Silver Spring Road, Marathahalli,
BENGALURU - 560 037.

Tel. : +91 80 49 111 999

E-mail : salesorchid@sarojgroup.in

Website : www.sarojgroup.in

site address

Sy No. 27/5A & B, Belathuru Village,
Near Kadugodi Railway Station,
Bengaluru

architects

Satheesh

+91 9986030139

bsatheesh_babu@yahoo.co.in

structural engineers

VenugopalRao

+91 9948031680

builders & developers



Saroj Builders & Developers

Saroj Square, 1st Floor, No. 1, Silver Spring Road,
Marathahalli, BENGALURU-560 037.

Tel.: +91 80 49 111 999

E-mail : salesorchid@sarojgroup.in | Website : www.sarojgroup.in

a concept of | 03 | 98491 92657

embracing the essence
of metropolitan living

