

There are many who build houses.  
Only a few build homes.

Project by:



ISO 9001 : 2008  
ISO 14001 : 2004

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Happy Home's

# NESA ORCHID

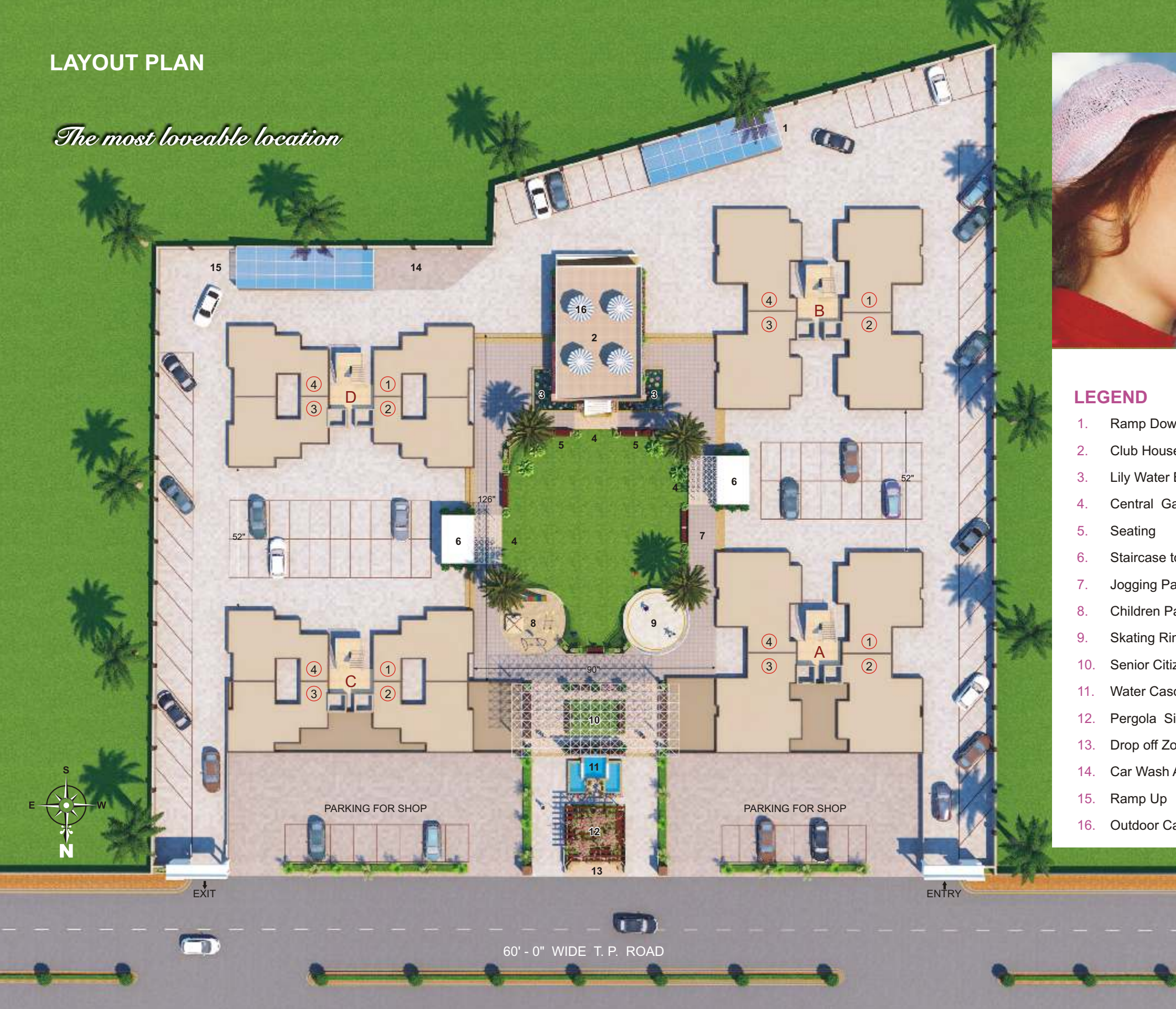
*The flowering heights*



*A fresh new flower has blossomed.*

# LAYOUT PLAN

*The most loveable location*



## GO GREEN

- Inspiring Landscaped Garden
- Water Cascade
- Lily Water Body
- Senior Citizen Hangout
- Pergola Sitting
- Refreshing Group Sitting Areas
- Jogging Path

## CHILDREN PARK

- Creative Children's Play Area with Sand pit
- Skating Ring
- Arch Swing, Wave slide, Roller Slide, See Saw
- Drop Off Zone for school Bus/Van

## NATURAL ENVIRONMENT

- Percolating Bore Well for Water Recharge
- 70 % area kept open for natural sunlight & air circulation
- Tree Plantation

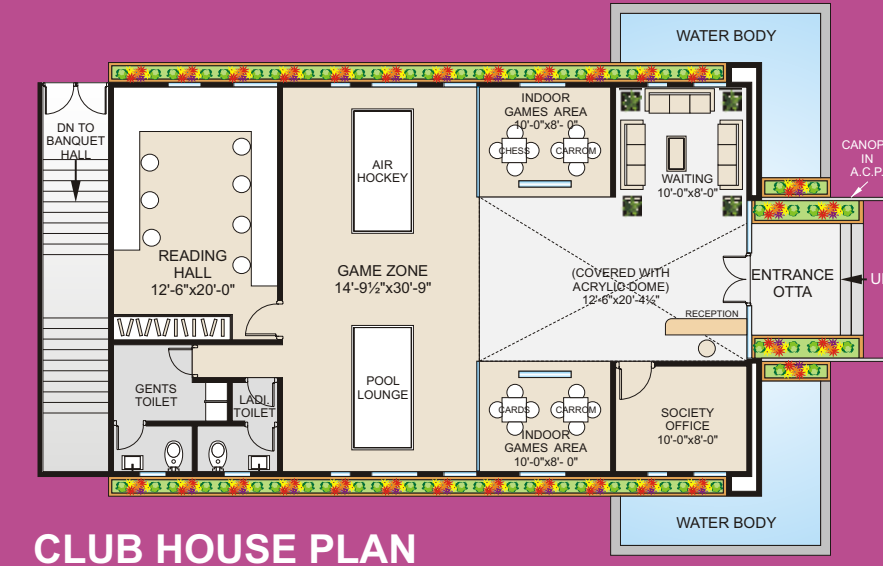
## LEGEND

1. Ramp Down
2. Club House
3. Lily Water Body
4. Central Garden Entry
5. Seating
6. Staircase to Basement
7. Jogging Path
8. Children Park
9. Skating Ring
10. Senior Citizen Hangout
11. Water Cascade
12. Pergola Sitting
13. Drop off Zone
14. Car Wash Area
15. Ramp Up
16. Outdoor Cafeteria at Terrace



## The most desirable destination

Considered to be one of the most cleanest cities of the Country - Surat (rather Khubsurat) has captured a top gear speed in development. Far from the crowd and near to the nature yet in very elite neighborhood, the another project "Nest Orchid" is shaping up in the class of its own. "Nest Orchid" is fully loaded with ultra modern amenities and sophisticated recreation facilities.



**CLUB HOUSE PLAN**

# NEERA ORCHID

The flowering heights

## ULTRA MODERN LIFE

- A.C. Multipurpose Hall (Banquet, Yoga, Aerobics)
- A.C. Furnished Library / Reading Hall
- Multi functional Stage for Parties & Social Function With Kitchen
- Outdoor Cafeteria at Terrace
- A.C. Game Zone with Air Hockey ,Pool, Card, Carom & Chess
- Car Wash Area
- Surround Music System for Cultural Activities

## LAVISH ATRIUM

- Double Height Reception Canopy
- Vivid A.C. Furnished Reception
- Toughened Laminated Glass Section
- Comfy Lounge
- Stylish Name Plate
- Shoe Polish m/c
- Notice Board

## CONTEMPORARY INFRASTRUCTURE

- Aesthetic Building Elevation
- Society Office
- Modern Entrance Gate with Security Cabin
- Minimum 52' distance between buildings
- Tri Mixed finish RCC Roads with Street Lights
- Convenient Layout for Cozy Living
- Decorative Compound Wall
- Round the clock Security
- Modern Fire Fighting System
- Bore well with Submersible Pump in each building



## SECURED PARKING

- 1 Car allotted Covered parking for Flat
- 2 Car allotted Covered parking for Pent House

## VERTICAL PATH

- 2 Lift for each Buildings
- Auto Door Lift of Standard Company
- S.S. Cabin
- Digital System

## SMART INTERCOM CONNECTIVITY

- Lift to Flat & Main Gate
- Flat to Flat
- Reception, Club house & Security gate

## SECURE HOME

- RCC framed Structure designed by approved Structural Engineer Considering last Earth Quake
- Loanable Titles
- Individual Registered Sale Deed
- B.U.C. Certificate
- Lift License
- Air Port N.O.C.
- Fire N.O.C.
- N.A. Land
- Aviation Light



## GRAND SPECIFICATION

<b>FLOORING</b>	24" x 24" Granamite in All rooms
<b>KITCHEN</b>	Granite L-shaped Platform, Granamite Dado up to lintel level
<b>SINK</b>	Quartz
<b>STORE</b>	Granite Rack with Granamite Dado for easy cleaning
<b>WASH</b>	Granamite flooring, Granamite tiles with Granite Sill top
<b>MAIN DOOR</b>	Decorative with Wooden frame
<b>INTERNAL DOOR</b>	Flush doors with San-mica pattern with Granite frames
<b>HARDWARE</b>	S.S. Hardware fittings
<b>WINDOWS</b>	Anodized Coated Sliding Aluminum Section with Granite frames
<b>WINDOW GLASS</b>	Single Vision Reflective Glass
<b>TOILET</b>	Vitrified / Porcelaino Wall & Flooring, Single -lever concealed mixture, Wall- Hung Closet, Exhaust Fan in each toilet, Branded Sanitary Ware, Folding Gypsum board Ceiling, Mirror in each toilet.
<b>CP FITTINGS</b>	Jaguar or equivalent brand
<b>CERAMICS</b>	Simpolo / CERA equivalent brand
<b>PLUMBING</b>	Under Ceiling Concealed Modern Plumbing System, ISI brand CPVC / UPVC Plumbing & Drainage System, Central Plumbing System for Hot Water
<b>SWITCHES</b>	Modular ISI Brand
<b>ELECTRIFICATION</b>	Concealed Copper Wiring with adequate number of points
<b>SPECIAL ELECTRIC POINTS</b>	Freeze, Micro-wave, Blender ,Mixture, Water purifier , LCD T.V., Telephone, Internet & A.C. points in Master bed room.
<b>POWER BACK-UP</b>	Branded Silent Generator for Lift & Common Areas, 6 points in 2BHK flat, 8 points in 3BHK flat, 10 points in 3BHK Pent House & 12 points in 4BHK Pent House
<b>TERRACE</b>	China Mosaic flooring with double coat Water Proofing
<b>BALCONY RAILING</b>	M.S. Railing
<b>WATER TANK</b>	Overhead & Underground Water Tanks with Glazed tiles of adequate Capacity
<b>INSIDE FINISH</b>	Smooth Plaster with Lapi
<b>OUTSIDE FINISH</b>	Double coat sand faced Mala Plaster with Texture & two Coat Colour
<b>EXTERIOR PAINT</b>	Weather -Sealed Paints of Standard Brands

## NOTES

- Legal Documentary charges, G.E.B., I.C. Charges, S.M.C. Tax, Service Tax /GST,VAT, Society maintenance, Gas line, Grill & any additional taxes levied by the government/Local authorities during or after completion of the project shall be borne by the member-purchaser.
- External & Internal changes shall not be allowed & Super built-up area are 42% for flats & 45% for Shops.
- Register Sale deed is must before Key possession & Irregular payment may cause cancellation of booking.
- Developers reserve all rights to make any changes in the scheme including technical specifications, designs ,planning, layout & all purchasers/members shall abide by such changes & this brochure is intended only for easy display & information of the scheme & does not form part of the legal document.

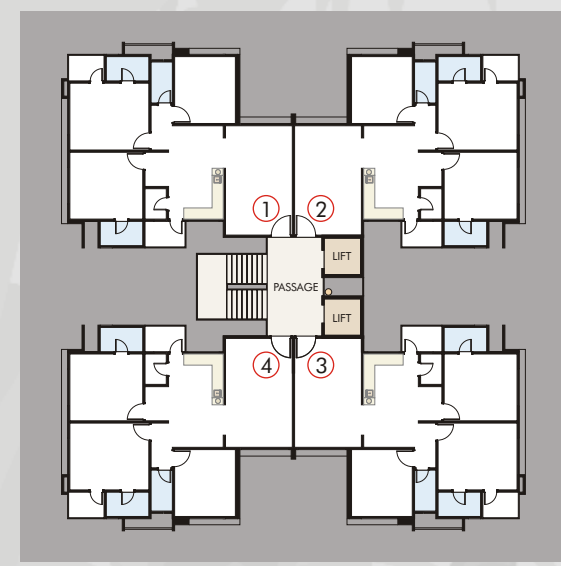


*Destination of your Dreams*

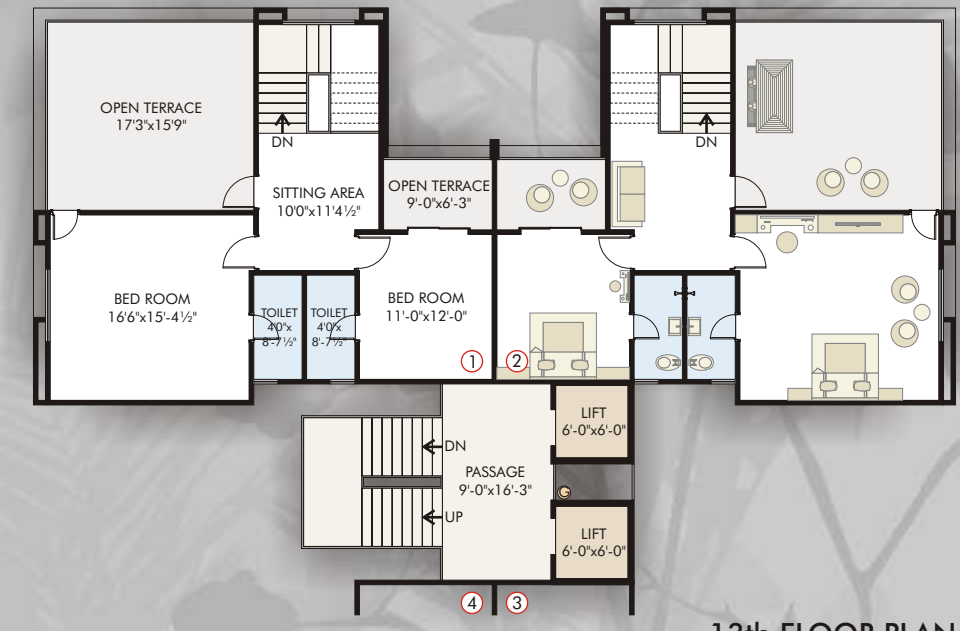
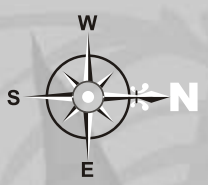


**"A" & "B" TOWER**  
 TYPICAL FLOOR PLAN  
 1st To 11th FLOOR  
**3BHK Flat : 1611 sq.ft.**

**4BHK Pent House : 3032 sq.ft**  
 2745 sq.ft. +574 sq.ft. Open Terrace



12th FLOOR PLAN



13th FLOOR PLAN

**"C" & "D" TOWER**

TYPICAL FLOOR PLAN

1st To 11th FLOOR

**2BHK Flat : 1215 sq.ft.**

**3BHK Pent House : 2390 sq.ft.**

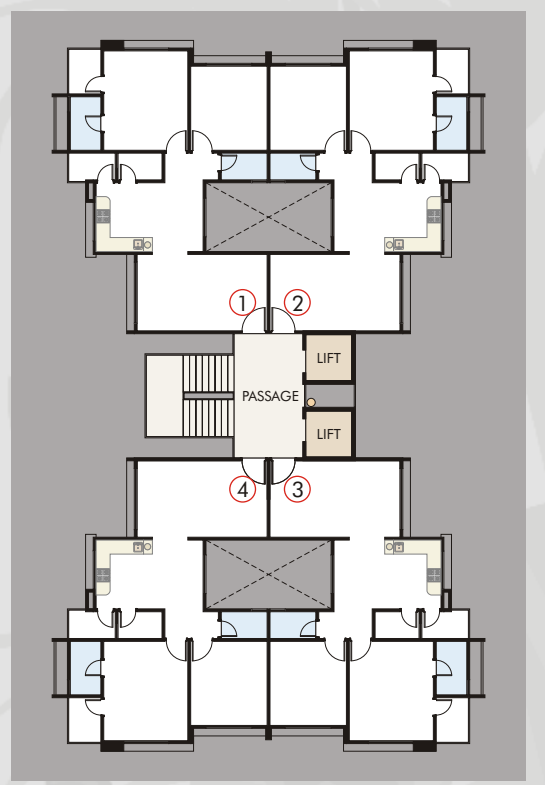
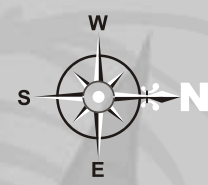
2204 sq.ft. +372 sq.ft. Open Terrace



13th FLOOR PLAN



12th FLOOR PLAN



*A fantasy translated into reality*

**Tower C/D**



### SHOPPING

- Galvanized Shutter
- Elegant Facade
- Granamite Flooring of size 24" x 24"
- Individual Toilet in each Shop
- Sufficient Electric Points in each shop
- Separate Parking for shopping

*The promising premises for prosperous merchandise*

### SHOPPING PLAN

