

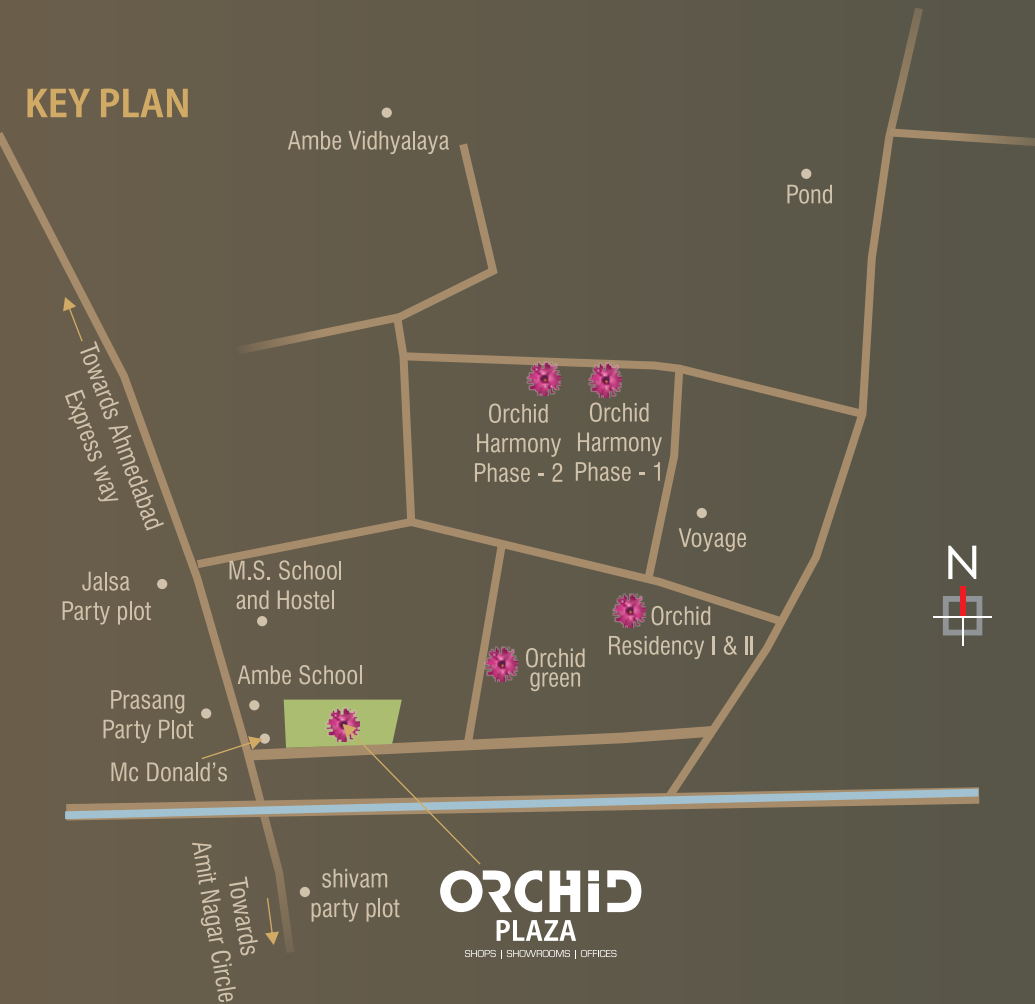


A project by:

Developers: **Rachana Enterprise**  
 Architect: Space Plus  
 Structural Consultant: Ashok Shah & Associates

Site: **'Orchid Plaza'**, Behind Mc Donald's,  
 Sama Savli Road, Vadodara.  
 Ph.: 0265-6564020

For Enquiries Call: **+91 96871 92323, 96876 72323**  
 Email: orchidplaza15@gmail.com  
[www.orchidrealty.in](http://www.orchidrealty.in)



**Payment Schedule:** 10% Booking | 20% Withing 30 days of Booking | 10% On Casting of Basement Slab (Plinth) | 10% On Casting of G.F. Slab | 10% On Casting of 1st Floor Slab | 10% On Casting of 2nd Floor Slab | 10% On Casting of 3rd Floor Slab | 10% On Casting of 4th Floor Slab | 5% Masonry & Plaster | 5% One Month Before Possession

**Terms & Conditions:** 1. The following will be charged extra in advance/ as per government norms: (a) Stamp Duty & Registration Charges. (b) Service Tax (as actual). VAT or any such additional government taxes if applicable in future. (c) Maintenance Deposit, (d) Electrical infrastructure charge and Deposit for New Electric Connection. 2. If any new tax applicable by Central or State Government in future, it will be borne by the buyers/ members. 3. Possession will be given only after one month of settlement of all accounts. 4. Continuous default in payments leads to cancellation. The developers reserve all the rights to change the plan, elevation, specification or any details will be binding to all. 5. In case of delay in water supply, light connection, drainage work by the concerned authority, developers will not be responsible. 6. Changes in any structural design & changes in any external facade will not be permitted under any circumstances. 7. Internal changes will only be permitted with prior permission. 8. Outdoor AC units will be fitted as per provision provided in the designated place by the architect. 9. Terrace rights will be exclusively lies with the developer & balance FSI at present or in future shall be solely lies with the developers. 10. This brochure is for information purpose only. It does not form a part of the agreement or any legal document. The developer retains the right to alter the specification without any consent of the member.

design: strobe&arrow@08.2.09.2010

# ORCHID PLAZA

SHOPS | SHOWROOMS | OFFICES



Orchid Plaza is set to add to the charm of the already developed Sama Savli Main Road. With its modern styling, cutting edge design and excellent finish, it shall create a world-class retail and office infrastructure, right in the heart of the city.

Orchid Plaza offers prime business spaces that shall immense value to your brand and business. With an ace location and strikingly attractive elevation, your brand shall be highlighted to the maximum to the right target audience.

Upscale Retailing & Prime Corporate Spaces gets redefined !

Retail Showrooms  
Fast Food Chain  
Restaurants | Banks  
Hospital/ Clinic  
Entertainment & Event Zone  
Home Decor  
Corporate Offices  
Super Store  
Consulting Firms...  
& a lot more!



## SPECIAL FEATURES & FACILITIES

Tastefully done facade, incorporating artistic configurations

Well planned venting requirements, thermal performance & weather resistance

100% power backup for common illumination

Standard Quality Lifts for easy vertical movement

Swanky front lit panels for uniform display & Better visibility

Wide corridors & passages for easier mobility  
Sufficient parking



# BASEMENT



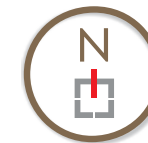
30.00 MT. WIDE ROAD



# GROUND FLOOR



| Shop No. | SBA  |
|----------|------|
| 1A,1B    | 1020 |
| 2/3/4/5  | 410  |
| 6        | 295  |
| 7-10     | 350  |
| 11/12    | 345  |
| 13A,13B  | 975  |
| 14A,14B  | 975  |
| 15/16    | 345  |
| 17-21    | 350  |
| 22       | 295  |
| 23-26    | 410  |
| 27A,27B  | 1130 |



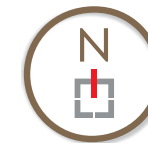
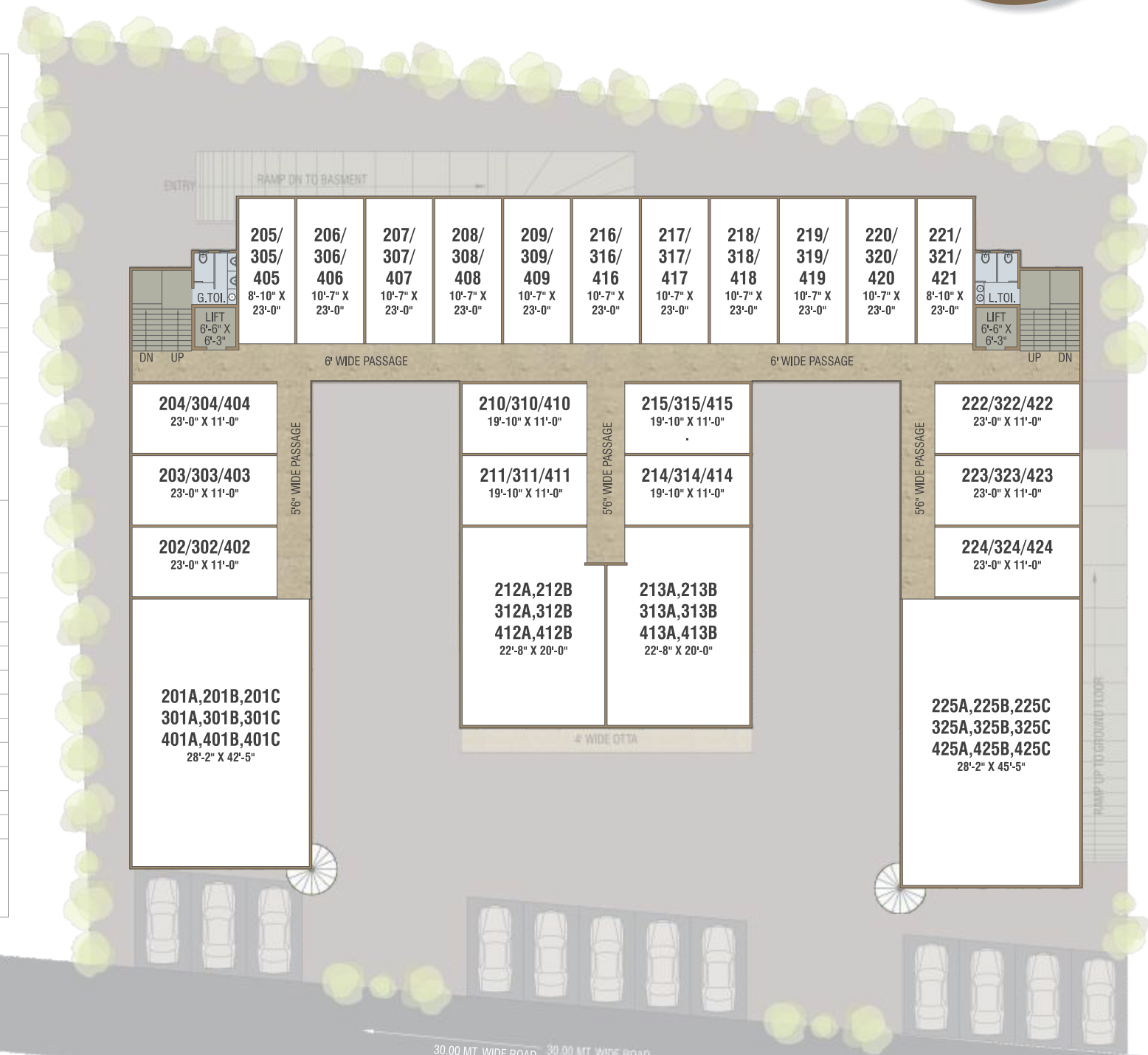
# FIRST FLOOR

| Shop No.  | SBA  |
|-----------|------|
| 101A,101B | 1200 |
| 102-105   | 420  |
| 106       | 335  |
| 107-110   | 400  |
| 111-112   | 325  |
| 113A/B    | 940  |
| 114A/B    | 940  |
| 115       | 325  |
| 116       | 325  |
| 117-121   | 400  |
| 122       | 335  |
| 123/126   | 420  |
| 127A/B    | 1290 |



# SECOND THIRD FOURTH FLOOR

| Shop No.   | SBA  |
|--|------|
| 201(ABC)   | 1970 |
| 301(ABC)   | 1970 |
| 401(ABC)   | 1970 |
| 202/302/402  | 420  |
| 203/303/403  | 420  |
| 204/304/404  | 420  |
| 205/305/405  | 335  |
| 206/306/406  | 400  |
| 207/307/407  | 400  |
| 208/308/408  | 400  |
| 209/309/409  | 400  |
| 210/310/410  | 360  |
| 211/311/411  | 360  |
| 212A,212B<br>312A,312B<br>412A,412B                | 1145 |
| 213A,213B<br>313A,313B<br>413A,413B                | 1145 |
| 214/314/414  | 360  |
| 215/315/415  | 360  |
| 216/316/416  | 400  |
| 217/317/417  | 400  |
| 218/318/418  | 400  |
| 219/319/419  | 400  |
| 220/320/420  | 400  |
| 221/321/421  | 335  |
| 222/322/422  | 420  |
| 223/323/423  | 420  |
| 224/324/424  | 420  |
| 225A/225B/225C<br>325A/325B/325C<br>425A/425B/425C | 2105 |





# SPECIFICATION

The facilities at Orchid Plaza are designed to enhance the business environment, with great attention to detail. Be it the smart layout, pre-arranged communication connections or adherence

### Structure & Wall Construction

- Earthquake resistance RCC framed structure design, Internal & External masonry work with brick.
- Internal wall with laphi & primer and external wall with weather proof paint over double coat plaster.

### Doors & Windows

- Flush door with both side laminate & safety locks / M.S
- Rolling shutter with color.
- Powder coated aluminum sliding / glazing openable

### Flooring & wall cladding

- Vitrified tile flooring with skirting in all units.
- Natural stone / Vitrified tile flooring in common area.

### Electrification

- Sufficient electric point with concealed wiring along with modular switches of branded quality with AC/Internet Point in each unit.
- Provision for three Phase meter on demand.

### Exterior glazing & ACP Work as per architect's design

