



ORMON

SMART LIVING, SMART CHOICE





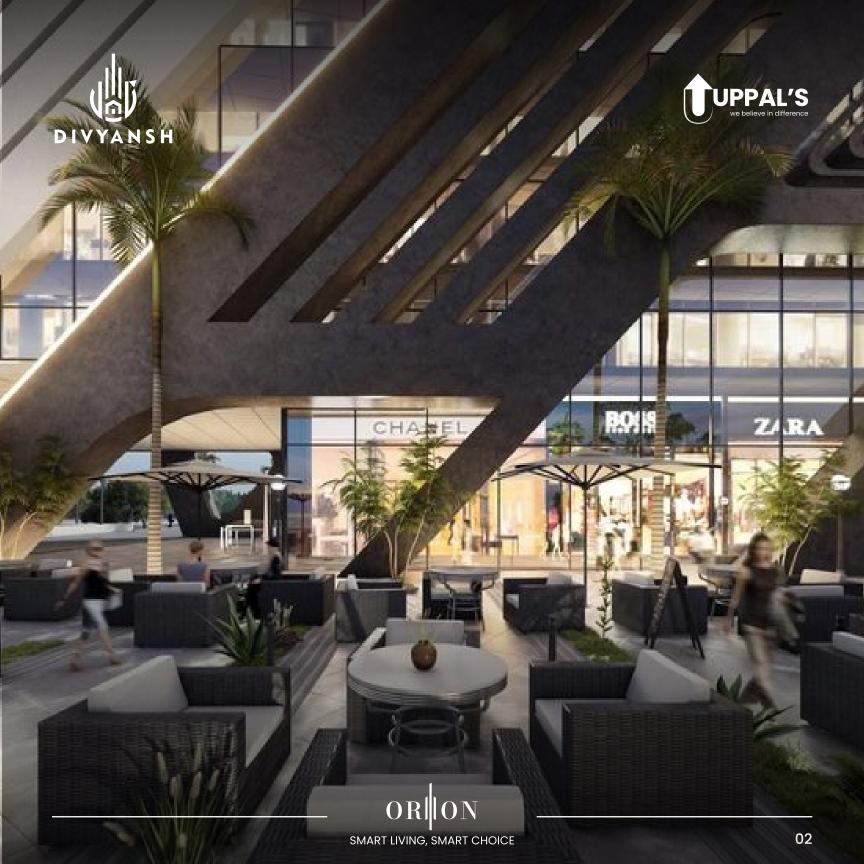
A Trusted Legacy

A trusted name in the Indian real estate sector, Divyansh & Uppal Group excelled into prominence over three decades in the real estate infra and hospitality.

The group has been thriving since its inception under the inspiring leadership of Mr. Kanwal Sain Uppal & Mr. Chanderjeet Pathak and the dynamic vision of their sons Mr. Himanshu Uppal and Mr. Aakash Pathak, Mr. Kshitiz Pathak, Mr. Shivansh Pathak, the group possesses expertise in the execution and construction of infrastructure projects, primarily real estate & hospitality more than 4000 flats delivered till today.

We have achieved several great milestones, and the trust of our customers is on the way.













SMART LIVING, SMART CHOICE

DELHI MEERUT EXPRESSWAY

3 & 4 BHK LUXURIOUS APARTMENTS

Blissful Modern Living







Prime Location



Efficient Construction



Modern Amenities



Planned Residences



SMART LIVING, SMART CHOICE





Where Your Dream of a Connecte Lifestyle Meets Frehitectural Brilliance

ORION HOMES: WHERE NATURE MEETS MODERN LUXURY LIVING.

Modern Architectural design adopted by renowned architectural firm space designers international. The clean and sophisticated layout of this theme is a perfect match for your interior designing and architecture Unwind and reconnect in a haven that seamlessly blends modern living with the tranquility of nature.

ORION HOMES

Where E-Homz living meets modern luxury. Find your perfect blend of nature and technology. Discover your oasis today.

DIGITIZED HOMES FEELS AS IT IS DIGITAL ENVIRONMENT

Feel positive vibes and start great as you enter the perfect amalgamation of sustainable & user friendly yet modern living. Welcome to a perfect blend of spiritual beliefs and modern values.

LUXURIOUS LIVING REDEFINED

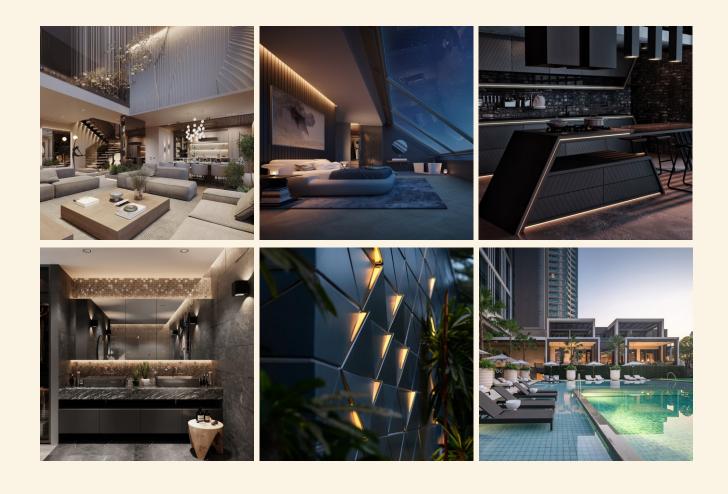
Step into a world of unparalleled luxury. Spacious 3 & 4 BHK apartments boast modern design elements and high-end finishes, creating an ambiance of comfort and sophistication.

YOUR TRANQUIL ESCAPE

Located on the Delhi Meerut Expressway, Orion Homes offers a perfect blend of serenity and connectivity. Escape the hustle and bustle of the city while remaining conveniently close to all it has to offer.











Features	Living Room	Fully ventilated grandeur meets nature views for an inspiring everyday.
	Dinning	Dine under the sun's warm embrace! Our stylish dining offers a perfect spot for enjoying meals bathed in natural sunlight.
	Bedroom	Your sanctuary of relaxation, designed for royal comfort and rejuvenation.
	Kitchen	A technologically equipped haven for creating memories and culinary masterpieces.
	Washroom	A spa-inspired retreat with contemporary elegance to refresh your mind and body.
	Balcony	Enhance your living space with an extended balcony and transform your home into an oasis of comfort and style.

TERRACE PLAN



Disclaimer: The depiction of image of layout and features as mentioned above are based on artistic impression. The customers are advised to check and verify the layout and features as mentioned from the website of RERA and /or from the office of the developers.



RAISED PLANTERS

LIFT LOBBY







- Lawn
- Open gym
- Haven of serenity
- Rose garden
- Bar-beque
- Seating decks
- Refreshment bar

- Seating pavilions
- Raised planters
- Metal tree court
- Reflexology path
- Palm court
- Yoga Platform

SITE LAYOUT PLAN



Disclaimer: The depiction of image of layout and features as mentioned above are based on artistic impression. The customers are advised to check and verify the layout and features as mentioned from the website of RERA and /or from the office of the developers.







- Three side corner plot
- Arrival Plaza
- Double height modern lift lobbies
- 2800 sqft Infinity edge swimming pool with kid's pool and change Rooms
- OPEN Air Theater
- Aquatic garden
- Kids Play Area
- Badminton Court
- Refreshment AREA
- Entertainment Area

- Lawn
- Fountains/water Bodies
- Tower Entry
- Vertical transportation through elevators
- Half basketball court
- Elder man garden
- Skating Area
- Volleyball Court
- Reflexology Garden
- Sensory Garden and Lawn
- Diamond Plaza









Our modern club is a testament to refined living, designed to cater to your desires. Socialize with fellow residents in stylish gathering spaces, or simply enjoy a moment of solitude amidst the joyful surroundings.









PREMIUM CLUB OFFERINGS

- Double Height ENTRY Of Club House with World Class Amenities
- 1700 sqft party hall
- 575 sq ft kid's zone
- 450 sq ft meeting hall
- 2300 sq ft gym
- 1100 sq ft indoor sport area

- Thrilling Table Tennis
- Exciting Pool Table
- Fun Football Table
- Fun Air Hockey
- Well-lit Corridor

- State-of-the-art Gym
- Wide Passage
- Spacious Lounge Space
- Cozy Cards/ Carom Room
- **Exciting Kids Zone**
- Modern Lobby



UNIT NO. 3

UNIT NO. 4

Sale Area: 1730 Sq. Ft.

Sale Area: 1730 Sq. Ft.

Sale Area: 1730 Sq. Ft.



Sale Area: 2715 Sq. Ft.

WING C



WING A

UNIT NO. 10

Sale Area: 2875 Sq. Ft.



UNIT NO. 9

Sale Area: 2875 Sq. Ft.

TYPICAL FLOOR PLAN

2B+G+19 Floor

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Carpet Area: 104.00 Sq. Mt. (1119.46 Sq. Ft.) Balcony Area: 25.73 Sq. Mt. (276.96 Sq. Ft.) External Wall Area: 7.57 Sq. Mt. (81.48 Sq. Ft.) Common Area: 57.795 Sq. Mt. (622.11 Sq. Ft.) Total Area: 195.10 Sq. Mt. (2100 Sq. Ft.)



UNIT NO. 10

Carpet Area: 150.95 Sq. Mt. (150.95 Sq. Ft.)

Balcony Area: 31.73 Sq. Mt. (341.54 Sq. Ft.)

External Wall Area: 8.13 Sq. Mt. (87.51 Sq. Ft.)

Common Area: 76.284 Sq. Mt. (821.12 Sq. Ft.)

Total Area: 267.09 Sq. Mt. (2875 Sq. Ft.)

UNIT NO. 9

UNIT NO. 8

Carpet Area: 85.29 Sq. Mt. (918.06 Sq. Ft.)

Carpet Area: 150.95 Sq. Mt. (1624.83 Sq. Ft.)
Balcony Area: 31.73 Sq. Mt. (341.54 Sq. Ft.)
External Wall Area: 8.13 Sq. Mt. (87.51 Sq. Ft.)
Common Area: 76.284 Sq. Mt. (821.12 Sq. Ft.)
Total Area: 267.09 Sq. Mt. (2875 Sq. Ft.)

WINGA

TYPICAL FLOOR PLAN 2B+G+19 FLOOR

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Carpet Area: 85.90 Sq. Mt. (924.63 Sq. Ft.)

Balcony Area: 21.20 Sq. Mt. (228.20 Sq. Ft.)

External wall Area: 6.90 Sq. Mt. (74.27 Sq. Ft.)

Common Area: 46.721 Sq. Mt. (502.90 Sq. Ft.)

Total Area: 160.72 Sq. Mt. (1730 Sq. Ft.)

UNIT NO. 4

Carpet Area: 85.90 Sq. Mt. (924.63 Sq. Ft.)

Balcony Area: 21.20 Sq. Mt. (228.20 Sq. Ft.)

External wall Area: 6.90 Sq. Mt. (74.27 Sq. Ft.)

Common Area: 46.721 Sq. Mt. (502.90 Sq. Ft.)

Total Area: 160.72 Sq. Mt. (1730 Sq. Ft.)



UNIT NO. 5

Carpet Area: 100.17 Sq. Mt. (1078.23 Sq. Ft.)

Balcony Area: 25.06 Sq. Mt. (269.75 Sq. Ft.)

External wall Area: 9.86 Sq. Mt. (106.13 Sq. Ft.)

Common Area: 53.966 Sq. Mt. (580.89 Sq. Ft.)

Total Area: 189.06 Sq. Mt. (2035 Sq. Ft.)

UNIT NO. 6

Carpet Area: 104.03 Sq. Mt. (1119.78 Sq. Ft.)

Balcony Area: 23.47 Sq. Mt. (252.63 Sq. Ft.)

External Wall Area: 7.82 Sq. Mt. (84.17 Sq. Ft.)

Common Area: 59.775 Sq. Mt. (643.42 Sq. Ft.)

Total Area: 195.10 Sq. Mt. (2100 Sq. Ft.)

UNIT NO. 7

Carpet Area: 85.66 Sq. Mt. (922.04 Sq. Ft.)

Balcony Area: 22.11 Sq. Mt. (237.99 Sq. Ft.)

External wall Area: 6.49 Sq. Mt. (69.86 Sq. Ft.)

Common Area: 46.461 Sq. Mt. (500.11 Sq. Ft.)

Total Area: 160.72 Sq. Mt. (1730 Sq. Ft.)

WING B

TYPICAL FLOOR PLAN 2B+G+19 FLOOR

Carpet Area: 100.26 Sq. Mt. (1079.20 Sq. Ft.)

Balcony Area: 19.27 Sq. Mt. (207.42 Sq. Ft.)

Total Area: 184.88 Sq. Mt. (1990 Sq. Ft.)

External Wall Area: 6.02 Sq. Mt. (64.80 Sq. Ft.)
Common Area: 59.325 Sq. Mt. (638.58 Sq. Ft.)

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Carpet Area: 140.34 Sq. Mt. (1510.62 Sq. Ft.) Balcony Area: 32.00 Sq. Mt. (344.45 Sq. Ft.) External Wall Area: 7.70 Sq. Mt. (82.88 Sq. Ft.) Common Area: 72.190 Sq. Mt. (777.05 Sq. Ft.)

Total Area: 252.23 Sq. Mt. (2715 Sq. Ft.)



UNIT NO. 14

Carpet Area: 132.23 Sq. Mt. (1423.32 Sq. Ft.) Balcony Area: 25.41 Sq. Mt. (273.51 Sq. Ft.) External Wall Area: 6.25 Sq. Mt. (67.28 Sq. Ft.) Common Area: 66.508 Sq. Mt. (715.89 Sq. Ft.) Total Area: 230.40 Sq. Mt. (2480 Sq. Ft.)

UNIT NO. 13

UNIT NO. 2

Carpet Area: 85.90 Sq. Mt. (924.63 Sq. Ft.)

Balcony Area: 21.32 Sq. Mt. (229.49 Sq. Ft.)

External Wall Area: 7.37 Sq. Mt. (79.33 Sq. Ft.)

Common Area: 46.131 Sq. Mt. (496.55 Sq. Ft.)

Carpet Area: 119.60 Sq. Mt. (1287.37 Sq. Ft.) Balcony Area: 31.57 Sq. Mt. (339.82 Sq. Ft.) External Wall Area: 8.85 Sq. Mt. (95.26 Sq. Ft.) Common Area: 68.055 Sq. Mt. (732.54 Sq. Ft.) Total Area: 228.08 Sq. Mt. (2455 Sq. Ft.)

WING C

TYPICAL FLOOR PLAN 2B+G+19 FLOOR

reary, misself, misself, and the cases are under columns, cupboards, window projections and elevations without any prior notice. "Super Area: (i) the entire area of the said fill enclosed by its periphery walls, including half of the area under common walls between two flats, and full area of walls in other cases, area under columns, cupboards, window projections and abscories; and (ii) proportionate share of service areas to be utilized for common use and facilities, including but not limited to lobbles, statistics, excluding areas lifts, after a service areas to be utilized for common use and facilities, including but not limited to lobbles, statistics, excluding areas lifts, after a service areas to be utilized for common use and facilities, including but not limited to lobbles, statistics, excluding areas lifts, after a service areas lift, started, are a service as per CREDAI definition, shall mean the too lobe Polying(PLI) area measured on the outer limit of the outer walls which are shared with another unit shall be computed at 50% Remaining Outer walls are computed at 100%. • Carpet Area: Carpet Area is the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment." • 1 sq. ft. = 0.0929 sq. mt., 1 sq. mt. = 10.764 sq. ft, 1 ft. = 0.305 mt and 1 mt = 3.281 ft.



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Common Area: 72.190 Sq. Mt. (777.05 Sq. Ft.)
Total Area: 252.23 Sq. Mt. (2715 Sq. Ft.)





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BALCONY 6'-0" WIDE C.B. TOILET BED ROOM 5'-0"X7'-0" 10'-9'X13'-0" **BED ROOM** 10'-3"X11'-7" BALCONY 5'-0 TOILET W.D. 7'-0"X5'-5" BALCONY BEDROOM 5'-0" WIDE 13'-0"x11'-0" DRAWING/DINING 11'-0"x20'-5" C.B. KITCHEN TOILET 8'-5"x13'-0' 7'-7"x5'-5"

ENTRY TO FLAT

UNIT NO. 2

Carpet Area: 85.90 Sq. Mt. (924.63 Sq. Ft.)
Balcony Area: 21.32 Sq. Mt. (229.49 Sq. Ft.)
External Wall Area: 7.37 Sq. Mt. (79.33 Sq. Ft.)
Common Area: 46.131 Sq. Mt. (496.55 Sq. Ft.)
Total Area: 160.72 Sq. Mt. (1730 Sq. Ft.)



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Common Area: 46.721 Sq. Mt. (502.90 Sq. Ft.)

Total Area: 160.72 Sq. Mt. (1730 Sq. Ft.)



FLAT



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Carpet Area: 100.17 Sq. Mt. (1078.23 Sq. Ft.)

Balcony Area: 25.06 Sq. Mt. (269.75 Sq. Ft.)

External Wall Area: 9.86 Sq. Mt. (106.13 Sq. Ft.)

Common Area: 53.966 Sq. Mt. (580.89 Sq. Ft.)

Total Area: 189.06 Sq. Mt. (2035 Sq. Ft.)





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unit no. 6

Carpet Area: 104.03 Sq. Mt. (1119.78 Sq. Ft.)

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External Wall Area: 7.82 Sq. Mt. (84.17 Sq. Ft.)

Common Area: 59.775 Sq. Mt. (643.42 Sq. Ft.)

Total Area: 195.10 Sq. Mt. (2100 Sq. Ft.)





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TO FLAT



Carpet Area: 85.66 Sq. Mt. (922.04 Sq. Ft.)

Balcony Area: 22.11 Sq. Mt. (237.99 Sq. Ft.)

External Wall Area: 6.49 Sq. Mt. (69.86 Sq. Ft.)

Common Area: 46.461 Sq. Mt. (500.11 Sq. Ft.)

Total Area: 160.72 Sq. Mt. (1730 Sq. Ft.)





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unit no. 8

Carpet Area: 85.29 Sq. Mt. (918.06 Sq. Ft.)
Balcony Area: 22.12 Sq. Mt. (238.10 Sq. Ft.)
External wall Area: 6.85 Sq. Mt. (73.73 Sq. Ft.)
Common Area: 46.461 Sq. Mt. (500.11 Sq. Ft.)
Total Area: 160.72 Sq. Mt. (1730 Sq. Ft.)





WINGA

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FLAT



Carpet Area: 150.95 Sq. Mt. (1624.83 Sq. Ft.)
Balcony Area: 31.73 Sq. Mt. (341.54 Sq. Ft.)
External wall Area: 8.13 Sq. Mt. (87.51 Sq. Ft.)
Common Area: 76.284 Sq. Mt. (821.12 Sq. Ft.)
Total Area: 267.09 Sq. Mt. (2875 Sq. Ft.)







WING A

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Carpet Area: 150.95 Sq. Mt. (1624.83 Sq. Ft.)
Balcony Area: 31.73 Sq. Mt. (341.54 Sq. Ft.)
External wall Area: 8.13 Sq. Mt. (87.51 Sq. Ft.)
Common Area: 76.284 Sq. Mt. (821.12 Sq. Ft.)
Total Area: 267.09 Sq. Mt. (2875 Sq. Ft.)





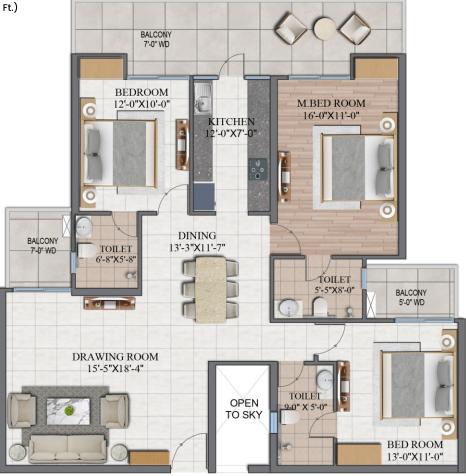
WINGA

ENT. TO

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Carpet Area: 104.00 Sq. Mt. (1119.46 Sq. Ft.)
Balcony Area: 25.73 Sq. Mt. (276.96 Sq. Ft.)
External Wall Area: 7.57 Sq. Mt. (81.48 Sq. Ft.)
Common Area: 57.795 Sq. Mt. (622.11 Sq. Ft.)
Total Area: 195.10 Sq. Mt. (2100 Sq. Ft.)







WINGA





Carpet Area: 100.26 Sq. Mt. (1079.20 Sq. Ft.)
Balcony Area: 19.27 Sq. Mt. (207.42 Sq. Ft.)
External wall Area: 6.02 Sq. Mt. (64.80 Sq. Ft.)
Common Area: 59.325 Sq. Mt. (638.58 Sq. Ft.)
Total Area: 184.88 Sq. Mt. (1990 Sq. Ft.)





WING B

blackimer. While every attempt has been made to ensure the accuracy of the plans shown, all measurements, positioning, future, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsability is taken for any error, omission, insistatement or use of data shown. The company reserves the right to make changes in the plans, sepecifications, dimensions and elevations without any prior routice. Super Area; (i) the entire area of the sea diff at endosed by the perither whilst by the pricine years, including half of the area under common waits between two flats, and full area of waits in other case; area under columns, cupboards, window projections and adactions; and (ii) proportionate share of service areas to be utilized for common use and facilities, including but not limited to lobbies, statiscase, circulating areas, lifts, sharks, passage, controls, usils, lift machine room, rear for varies report parameters supply arrangement, maintenance offices, scurling/fire collations and so the service area of a super CREADI definition, shall meen the lotal Poly/ine/CPLing area measured on the outer in ord their including balconies and for terrace with or without root. The outer waits which are shared with another unit shall be computed at 50% Remaining Outer waits are computed at 100%. *Carpet Area: Carpet Area is the net usable floor area of an apartment, excluding the area covered by the certainal substance of the control of the control of the cover of the control of the control of the control of the cover of the control of the control of the cover of the control of the cover of



Carpet Area: 119.60 Sq. Mt. (1287.37 Sq. Ft.)
Balcony Area: 31.57 Sq. Mt. (339.82 Sq. Ft.)
External Wall Area: 8.85 Sq. Mt. (95.26 Sq. Ft.)
Common Area: 68.055 Sq. Mt. (732.54 Sq. Ft.)
Total Area: 228.08 Sq. Mt. (2455 Sq. Ft.)





WING C

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Carpet Area: 132.23 Sq. Mt. (1423.32 Sq. Ft.)
Balcony Area: 25.41 Sq. Mt. (273.51 Sq. Ft.)
External Wall Area: 6.25 Sq. Mt. (67.28 Sq. Ft.)
Common Area: 66.508 Sq. Mt. (715.89 Sq. Ft.)
Total Area: 230.40 Sq. Mt. (2480 Sq. Ft.)





WING C

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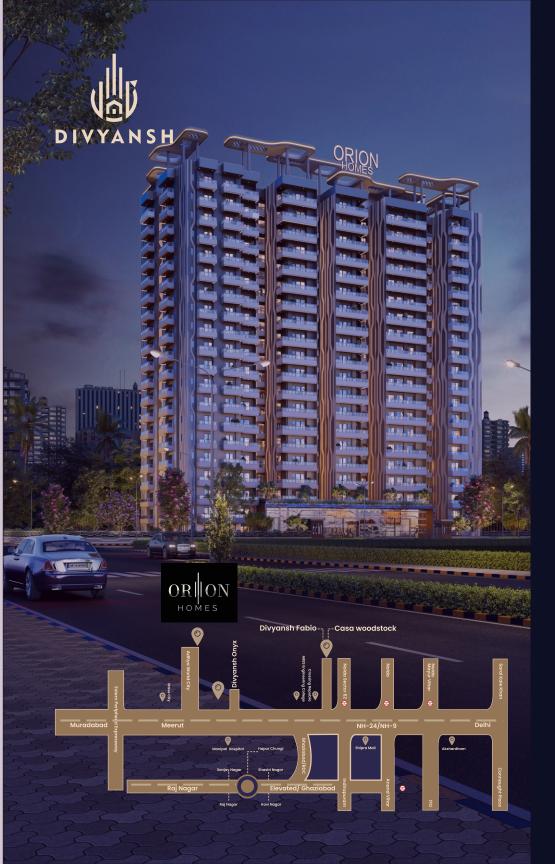
Specifications

	STRUCTURE	Earthquake RCC Framed structure certified by IIT
\$	FLOOR HEIGHT	3150 mm Height
4 111 ,	Lift	Mitsubishi/ Schindler/ Otis or equivalent
,, 3 =	Main Door	2450 MM (8') High Flush door with Laminate
	INTERNAL DOOR	Flush door with solid wooden Frame
	External door & Wi	NDOW UPVC/Aluminium Powder coated sliding Doors.
43	WATER SUPPLY	Concealed water lines with standard quality fittings CP fitting & chinaware
	ELECTRICAL	Concealed copper wiring with standard quality fittings, Boards & Switches.
	Painting	External wall finished with weatherproof paint, Internal wall with acrylic Emulsion (Plastic Paint), steel work finished with enamel paint.





\$	FLOORING	Vitrified tiles on floor
	TOILET	Glazed tiles 8' Height on the wall. Wall mounted W.C. Anti-skid floor tiles.
	Designer Light Fixtu	RES IN Porch, Entrance Gate and Common Areas.
	Kitchen	Granite Platform with steel sink, Glazed tile in Dado up to 2 feet from platform
	BALCONY	Glass Railing
	Civil Work	(Shuttering) Aluminium shuttering for Monolithic Structure work
rj.	WATER SUPPLY	Underground and overhead water tank with pumps for 24 hours uninterrupted water supply
	security & intercom	24/7 CCRV surveillance ,video door phone & wiring for intercom in each flat , CCTV surveillance
<u>.</u>	Boundary Gated	boundary wall Complex.





LOCATION MAP

- 5 Minutes from Ghaziabad RDC
- 15 Minutes from Hindon Airport
- 15 Minutes from Anand Vihar
- 25 Minutes from Nizamuddin Railway Station
- 55 Minutes from IGI Airport
- 30 Minutes from Meerut
- 10 Minutes from Ghaziabad Railway Station
- 10 Minutes from Sector 62 Noida
- 20 Minutes from Akshardham
- 40 Minutes from Cannought Place
- 50 Minutes from Jewar Airport
- 30 Minutes from Hapur

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Call: +91 9873086099 | +91 9873086363 E:divyanshanduppal@gmail.com

PROJECT RERA NO.: UPRERAPRJ265536

Project is Mortgaged with and Construction Funded by Bajaj Housing Finance Limited.

No objection certificate/ permission to mortgage from Bajaj Housing Finance Limited will be provided for sale of flats.