

orchid nirvana

ZRICKS



an infusion of value

a desirable asset, a financial asset and a sustainable asset.

For over 37 years we have focused on creating the most ideal living experience. This experience is not just restricted to your home, but your environment as well. For the city of Bangalore; Orchid Nirvana presents us with the first opportunity to share our definition of what a residential enclave should truly embody.

Turning a piece of land into a sustainable community cannot be achieved through a cookie-cutter approach. We have focused our attention on every variable component, with the intent of creating an infusion of

Value. Value that transforms a property at Orchid Nirvana into a desirable asset, a financial asset and most importantly a sustainable asset.

There are four components specifically engineered to address the unique requirements of this project; **Location, Planning, Infrastructure and Amenities.** Collectively they bring about this infusion of value.

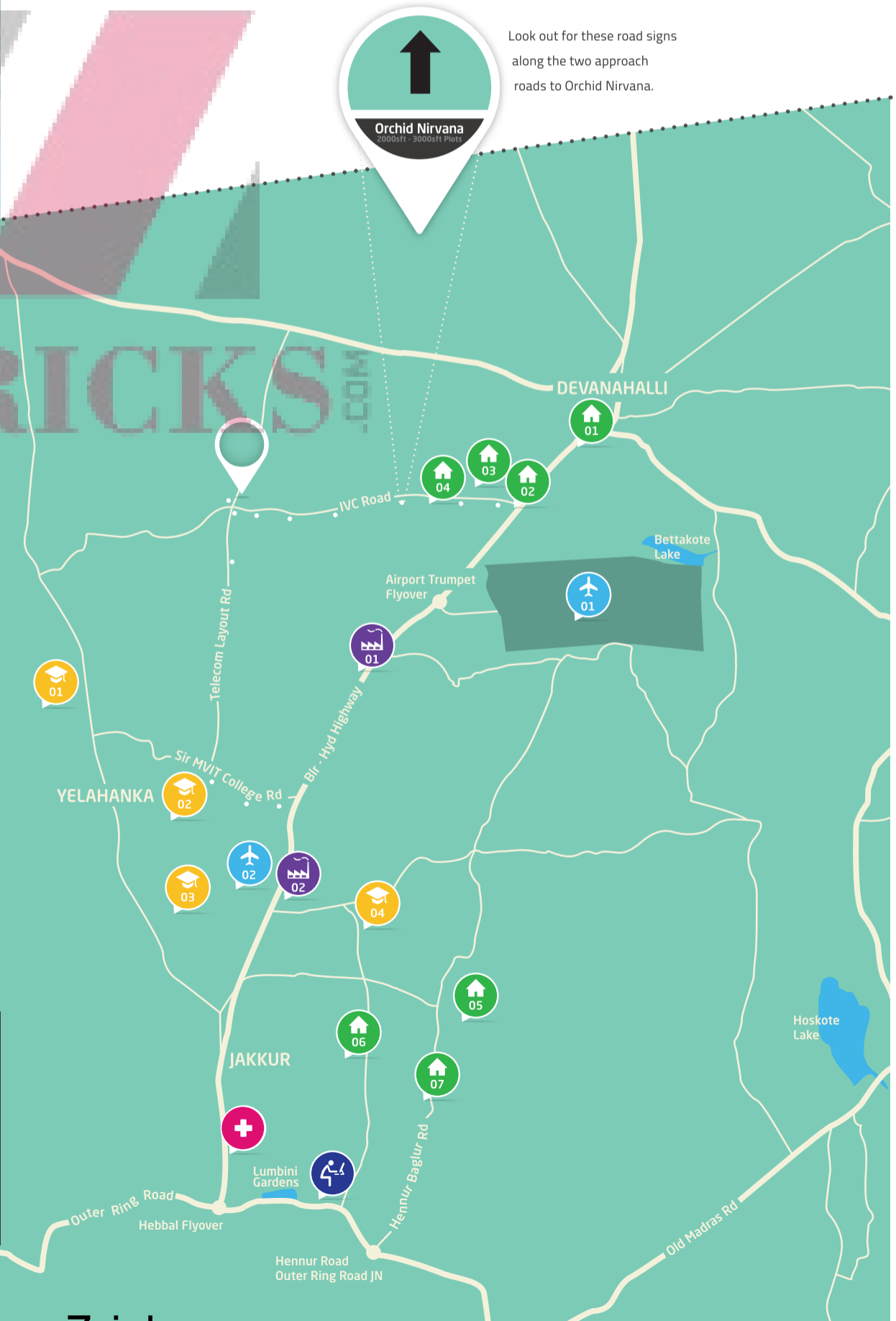
location

Orchid Nirvana is located on the IVC road in Devanahalli, one of the most rapidly developing sectors of real estate in the city. This region is poised for a significant spurt of economic and developmental growth in the near future.

The drive to Orchid Nirvana from the city centre is smooth and fast thanks to the excellent road connectivity that the airport has induced.

The IVC Road is proposed to be widened to a 300 ft road, creating an arterial link between the new airport and three of the main highways that connect to Bangalore; Bellary Road (towards Hyderabad), NH 207 (towards Hoskote) and Tumkur Road (towards Mumbai).

Ripe with potential and exponentially growing in terms of financial evaluation; Orchid Nirvana's geographic location is one of the strongest components in the mix.



Look out for these road signs along the two approach roads to Orchid Nirvana.

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LOCATION KEY

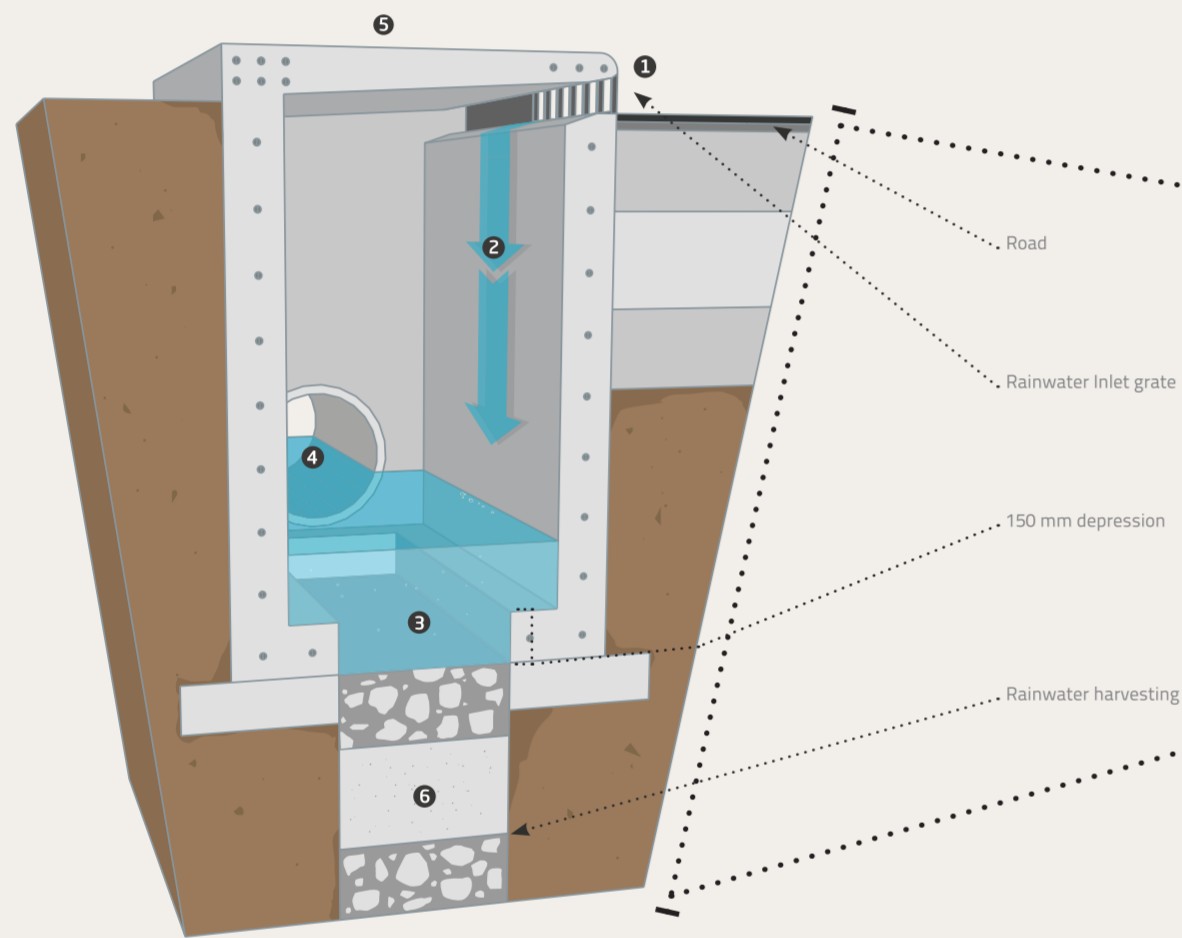
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|--|---|---|---|
| Hospitals
01 Columbia Asia Hospital | Factories
01 ITC Factory
02 AstraZeneca | Schools & Colleges
01 Embassy Intl Riding Sch.
02 Canadian Intl
03 MVIT Edu. Institute
04 Reva Institute of Tech. | Housing Projects
01 Nitesh Long Island
02 Century Istana
03 Sobha Lifestyle
04 Sobha Canvas
05 Orchid Parkville
06 Orchid North View
07 Orchid Woods |
| IT Firms
01 Manyata Tech Park | Airports
01 BIAL
02 Yelahanka Airforce Base | ORCHID NIRVANA | |

Infrastructure

Good Infrastructure drastically increases the value of property

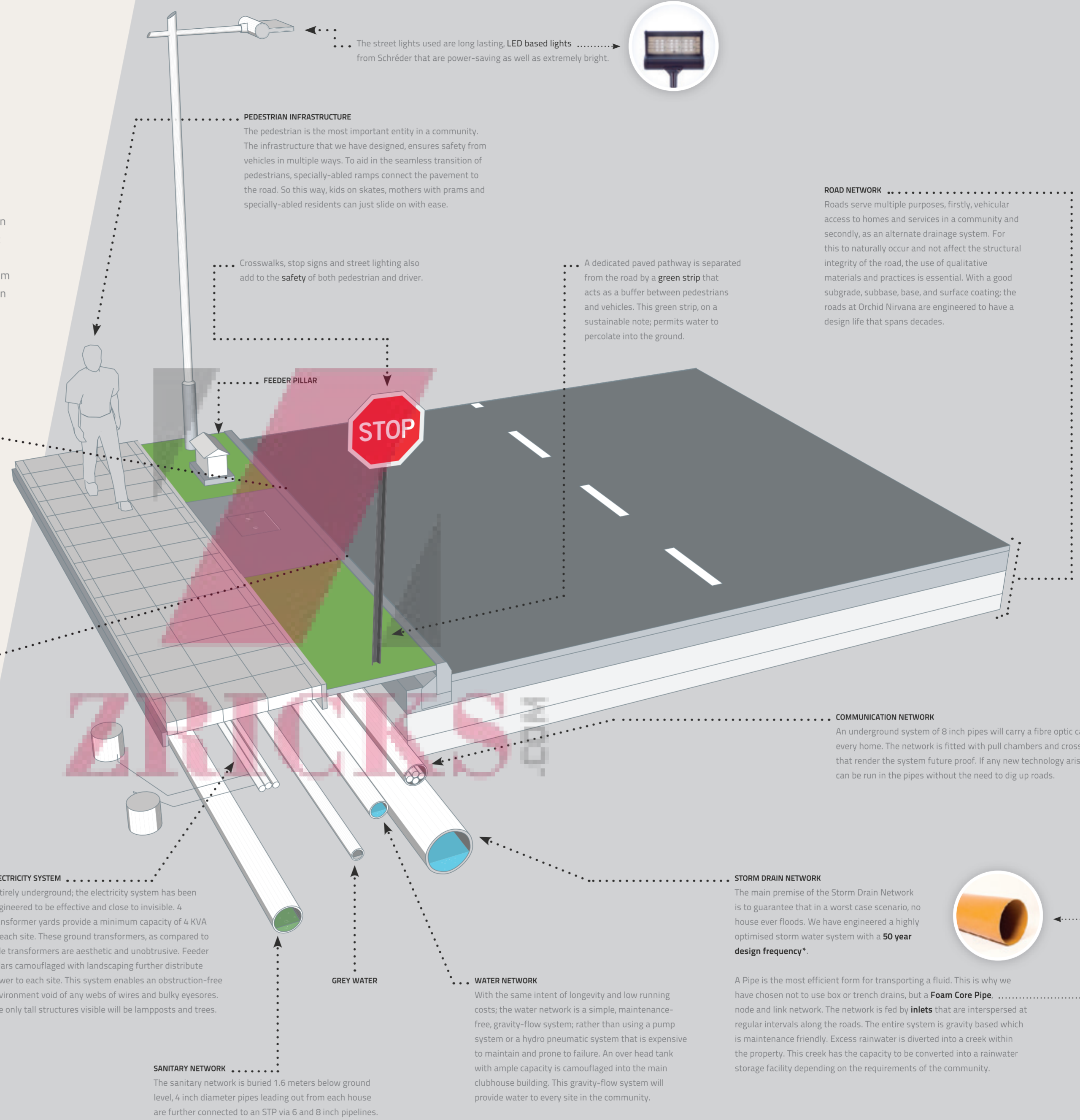
Good Urban Infrastructure brings about a stress-free living experience that is convenient, aesthetic and practical. It also drastically increases the value of property. A stringent level of detail has been followed in the selection of materials and the design of pathways, roads, civic facilities and gardens that will transcend homeowners into a league similar to what is experienced in some of the most elite residential areas around the world.

As an owner you will benefit from a plug and play system in which each site will have a sanitary, water, electrical and a communication connection capped and ready to be connected to a home when needed. As a resident, there is so much more that you will benefit from that is hidden from plain sight. We have envisioned a comprehensive system that is optimised and value-engineered to function efficiently and stand the test of time.



INLETS

- 1 Every inlet has a grate that blocks out large objects like cans and bottles from entering the drain.
- 2 During a downpour, water along with any debris will fall into the chamber.
- 3 The chamber has a rainwater harvesting pit. This pit is depressed by 150 mm, so the flow line of the pipe is 150 mm above the bottom of the chamber.
- 4 Residue will settle at the bottom and the water will rise and enter the pipe, leaving the debris behind.
- 5 The chamber can be opened to remove debris whenever necessary.
- 6 Since the chamber is a harvesting pit, the remaining water in the chamber will percolate into the earth.



PEDESTRIAN INFRASTRUCTURE

The pedestrian is the most important entity in a community. The infrastructure that we have designed, ensures safety from vehicles in multiple ways. To aid in the seamless transition of pedestrians, specially-abled ramps connect the pavement to the road. So this way, kids on skates, mothers with prams and specially-abled residents can just slide on with ease.

Crosswalks, stop signs and street lighting also add to the **safety** of both pedestrian and driver.

The street lights used are long lasting, LED based lights from Schröder that are power-saving as well as extremely bright.

A dedicated paved pathway is separated from the road by a **green strip** that acts as a buffer between pedestrians and vehicles. This green strip, on a sustainable note, permits water to percolate into the ground.

ROAD NETWORK

Roads serve multiple purposes, firstly, vehicular access to homes and services in a community and secondly, as an alternate drainage system. For this to naturally occur and not affect the structural integrity of the road, the use of qualitative materials and practices is essential. With a good subgrade, subbase, base, and surface coating, the roads at Orchid Nirvana are engineered to have a design life that spans decades.

COMMUNICATION NETWORK

An underground system of 8 inch pipes will carry a fibre optic cable to every home. The network is fitted with pull chambers and cross ducts that render the system future proof. If any new technology arises, cables can be run in the pipes without the need to dig up roads.

ELECTRICITY SYSTEM

Entirely underground; the electricity system has been engineered to be effective and close to invisible. 4 transformer yards provide a minimum capacity of 4 KVA to each site. These ground transformers, as compared to pole transformers are aesthetic and unobtrusive. Feeder pillars camouflaged with landscaping further distribute power to each site. This system enables an obstruction-free environment void of any webs of wires and bulky eyesores. The only tall structures visible will be lampposts and trees.

GREY WATER

WATER NETWORK

With the same intent of longevity and low running costs; the water network is a simple, maintenance-free, gravity-flow system; rather than using a pump system or a hydro pneumatic system that is expensive to maintain and prone to failure. An over head tank with ample capacity is camouflaged into the main clubhouse building. This gravity-flow system will provide water to every site in the community.

SANITARY NETWORK

The sanitary network is buried 1.6 meters below ground level, 4 inch diameter pipes leading out from each house are further connected to an STP via 6 and 8 inch pipelines.

STORM DRAIN NETWORK

The main premise of the Storm Drain Network is to guarantee that in a worst case scenario, no house ever floods. We have engineered a highly optimised storm water system with a **50 year design frequency***

A Pipe is the most efficient form for transporting a fluid. This is why we have chosen not to use box or trench drains, but a **Foam Core Pipe**, The network is fed by **inlets** that are interspersed at regular intervals along the roads. The entire system is gravity based which is maintenance friendly. Excess rainwater is diverted into a creek within the property. This creek has the capacity to be converted into a rainwater storage facility depending on the requirements of the community.

* A 50 year design frequency refers to a system designed with the capacity to effectively handle a natural rainfall event with a degree of severity that occurs only once in 50 years.

planning



No matter where a resident stays, distances are easily bridged.

Urban Planning plays an imperative role in the efficient functioning of a community. Orchid Nirvana has been planned around the natural topography of the land. Encompassing a total of 44.3 acres, the community will consist of 384 sites. At an average density of 8.5 sites per acre, the community will be spacious and airy.

A hierarchy of open spaces helps distinguish between spaces of strategic, local and neighbourhood importance, increasing the common understanding of the functions they perform. With a mix of plot sizes ranging from 2067 sft to 3789 sft, the community will cater to varying market

needs. Facilities have been strategically located and spread out across the community to ensure that no matter where a resident stays, distances are easily bridged. Following the covenants of New Urbanism, our planning has yielded a pedestrian friendly neighbourhood that also address aspects of vehicular safety.

Aesthetic guidelines have been put in place for street furniture, bicycle racks, trash cans and other such communal infrastructure to ensure a synergous living experience. Internal by-laws and guidelines will be set to maintain aesthetic harmony across the homes that are finally built.

The placement of the driveway for every plot is predetermined. This ensures visual and functional uniformity in the community.



SITE PLAN LEGEND

Plot Size : 2,067 SFT	Plot Size : 2,390 SFT	Plot Size : 3,789 SFT	Plot Size : ODD SIZES <small>A table of odd sized plots are provided as a leaflet within this package</small>
157 Units Available	86 Units Available	10 Units Available	131 Units Available

CLUBHOUSE FACILITIES

The clubhouse design albeit being contemporary is inspired by the old clubs of Bangalore. A large communal section of the structure bears a semi-indoor, verandah feel that encourages the circulation of fresh air and sunlight. We have focused on the use of natural and earthen materials and avoided the use of cold aluminium and steel.

Table Tennis Room, Snooker Room, Cards/Chess/Carrom Room, Multi-purpose Gym, Aerobics Room, Party Hall, Sauna/Steam Room, Badminton Court, Squash Court, Tennis Court, Swimming Pool, Party Lawns.

Corner plots will not be allowed to open onto a main road, thus reducing the risk of a car backing out on a main road with fast moving traffic.



A distinct entrance gate will welcome you into the community.



amenities

A range of upmarket amenities and extensive landscaping.

Orchid Nirvana is kitted out with a range of upmarket amenities, such as an extensive clubhouse equipped with indoor and outdoor sports facilities including a swimming pool, a series of gardens, children's play zones spread across the property, an amphitheatre and an eco-pond.

With the focus on creating a sustainable community. The land that Orchid Nirvana will soon embody will be given a boost in terms of green coverage. A host of landscaping zones have been planned across the community. On completion, the number of trees in the community will increase to around 700.

The one thing that keeps us going

The word 'develop' refers to the act of turning something with potential into something bigger, more pertinent, and inherently better than what it used to be. Unfortunately, the word 'developer' has not received a similar status. We are committed to changing this perception. We are committed to be a developer associated with betterment, sustainability and progress. Not just any kind of progress; but the kind that benefits us all, our planet and every living being we share it with.

ZRICKS

Project
Partner



VALUE AND ASSETS
Holdings Private Limited



creating
landmarks
since 1971

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