

FUN

HAPPINESS

WELLNESS

ORCHARD

126

The Address of Life !

CONNECTIVITY

COSY

JOY



The Address of Life !

ORCHARD  
**126**  
The Address of Life |



126  
ELEVATION OF  
**JOY**

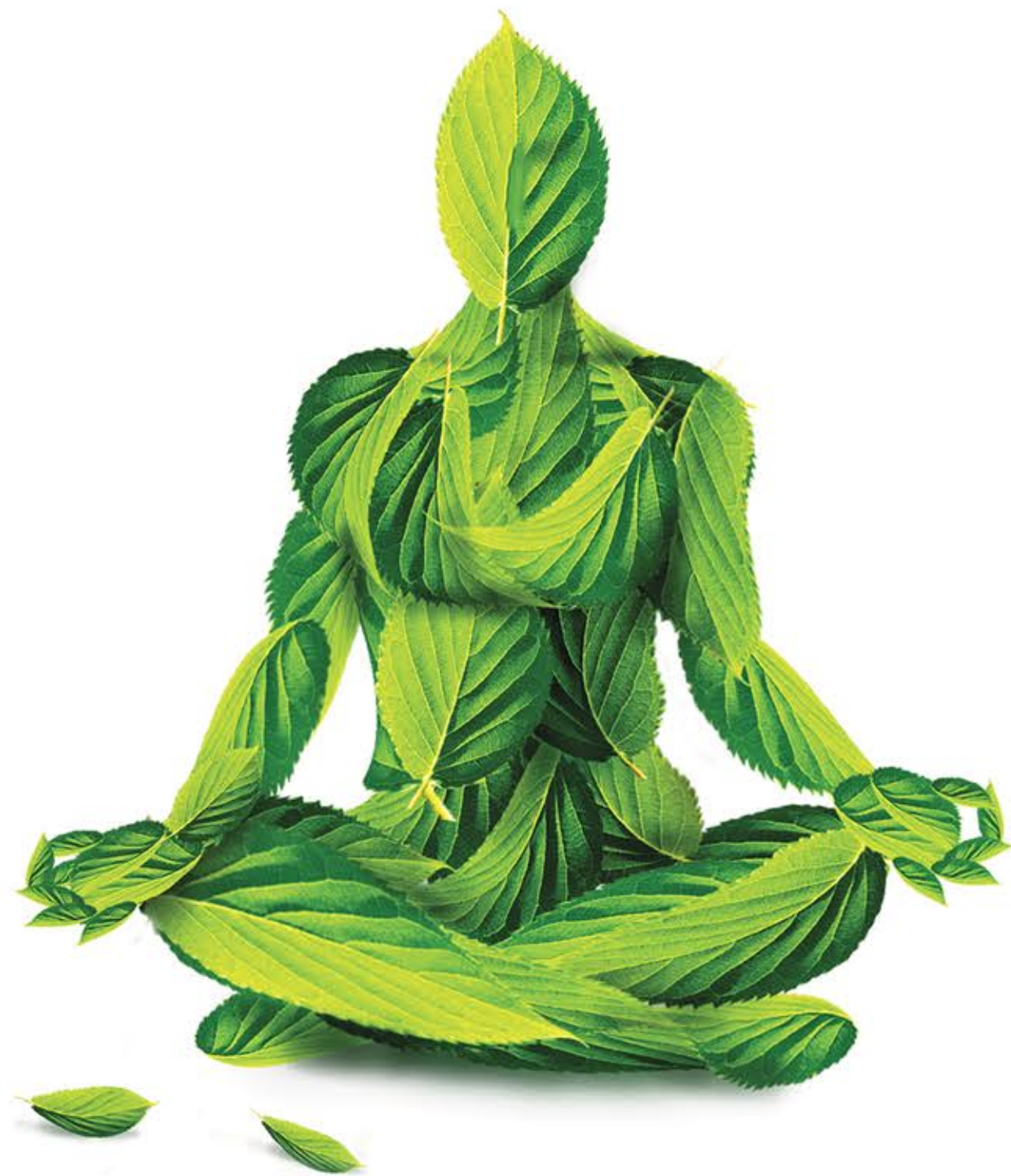
Founded by the Oswal Group, at Orchard 126 - life in all its goodness, simply transforms! Health & fitness, leisure, family bonding, social circle, peace and more - evolve like never before!

Each aspiration of your family comes alive here; and how! The joy of living multiplies dramatically! 126, to be precise. No surprise - Your address is 126 F, B.T. Road!

2 Towers of G + 21 - Grandeur & Myriad

161 Apartments, 1007 - 1372 SQFT





**WELLNESS**





126

# WELLNESS

Where Greens Become a Part of the Family, Wellness Spreads.

Leaves of happiness, flowers of cheer. Isn't it amazing how mother nature works like a doctor! Surrounded by greens, you feel healthier. You become active and jovial. And thankfully, it takes your child away from the television towards sports. Don't just watch, join the game.



Vastu Compliant Apartments



3 Side Open



Landscaped Garden



Children's Play Area



Ample Open Space





**PAMPERING**



126

# { PAMPERING }

Everyday is a Bundle of Gifts. Choose Yours.

Experience a lifestyle that is both active and soothing. Workout at the gym in the mornings. Come back home after charming day to a fulfilled party... Every occasion is celebrated in the community hall. Visualise your day, the way you seek it to be. Find it all, below your feet.

At Orchard 126, luxury is luxurious and pocket friendly too!



Yoga / Meditation / Multipurpose Room



A.C. Community Hall



A.C. Games Room



A.C. Gymnasium





COSY





126

# { COSY }

Where The Senses Comes Alive.

A swimming pool washes off your sleep in the morning. Splash the stress. Dive into peace. Let the heat and water cajole your being. Enjoy the refreshed view of the world.



Swimming Pool



Jacuzzi



Steam





**CONNECTIVITY**

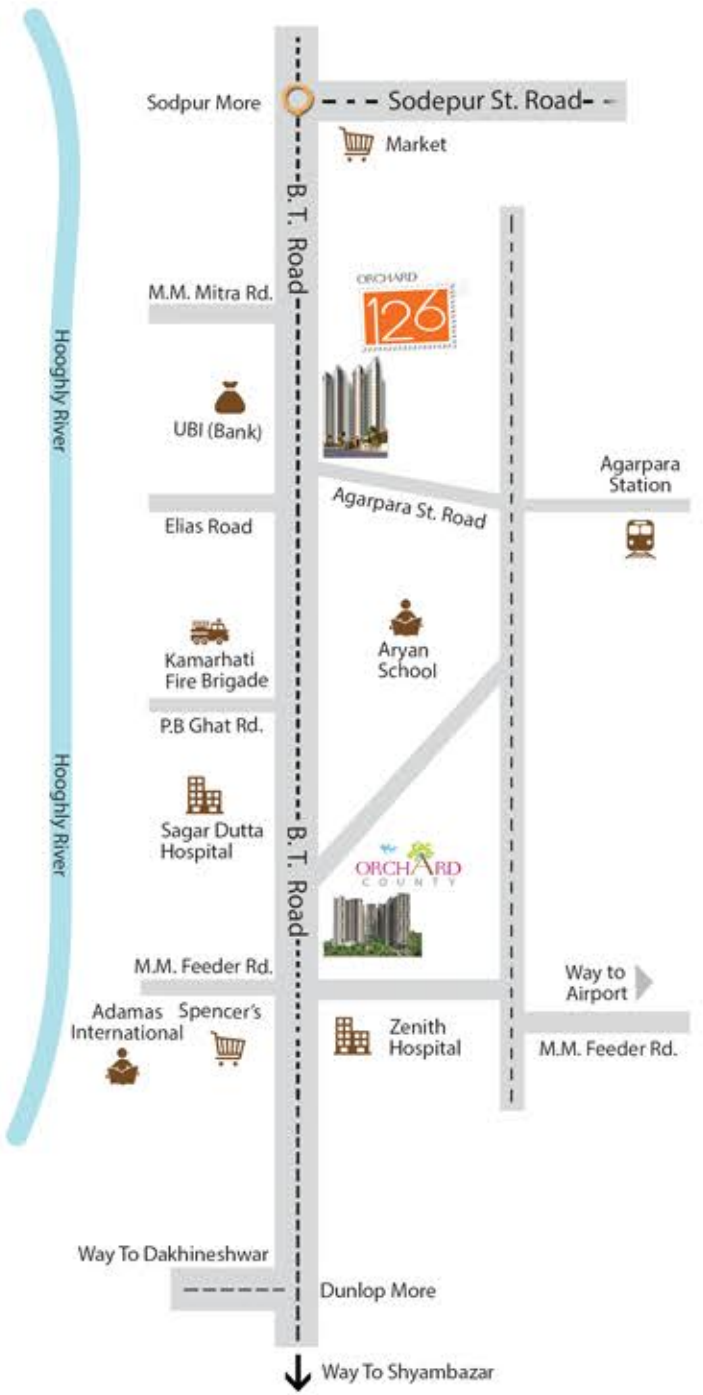


# CONNECTIVITY

### Where You Spend More Time With The Loved Ones.

The address of peace. The location of buzz. How do you get the best of both worlds together? Located at B.T. Road, Orchard 126 combines the easiness of a residential zone and vibrancy of versatile convenience - all in one neighbourhood. All major education institutes, banks, railway station & malls are in the vicinity. You reach home early, everyday. Cherish the moments.

- |  |  |
|--|--|
| <br>Proposed Metro Agarpara<br>(Acharya Prafulya Chandra) - 0.0 Km.                                       | <br>Aryan School - 1.5 Kms.<br>Adamas International School. - 2.5 Kms.<br>DPS Dunlop - 4.1 Kms. |
| <br>Sagar Dutta Hospital - 0.5 Kms.<br>Mid Land Nursing Home - 2.0 Kms.<br>Zenith Nursing Home - 2.1 Kms. | <br>Rathtala Crossing - 2.3 Kms.<br>Dunlop Crossing - 3.2 Kms.<br>Shyambazar 5 Point - 8.3 Kms. |
| <br>Agarpara Station - 0.7 Km.<br>Belgharia Station - 4.0 Kms.  | <br>Dakhineswar Temple - 5.5 Kms.   |
| <br>Spencer's - 2.3 Kms.  | <br>Bank - 0.0 Km.  |





Elevation of Joy!

A.C.  
COMMUNITY  
HALL



CARE



AMPLE  
OPEN SPACE



GYMNASIUM

LANDSCAPED  
GARDEN



# { SITE PLAN }



# { FLOOR PLAN }

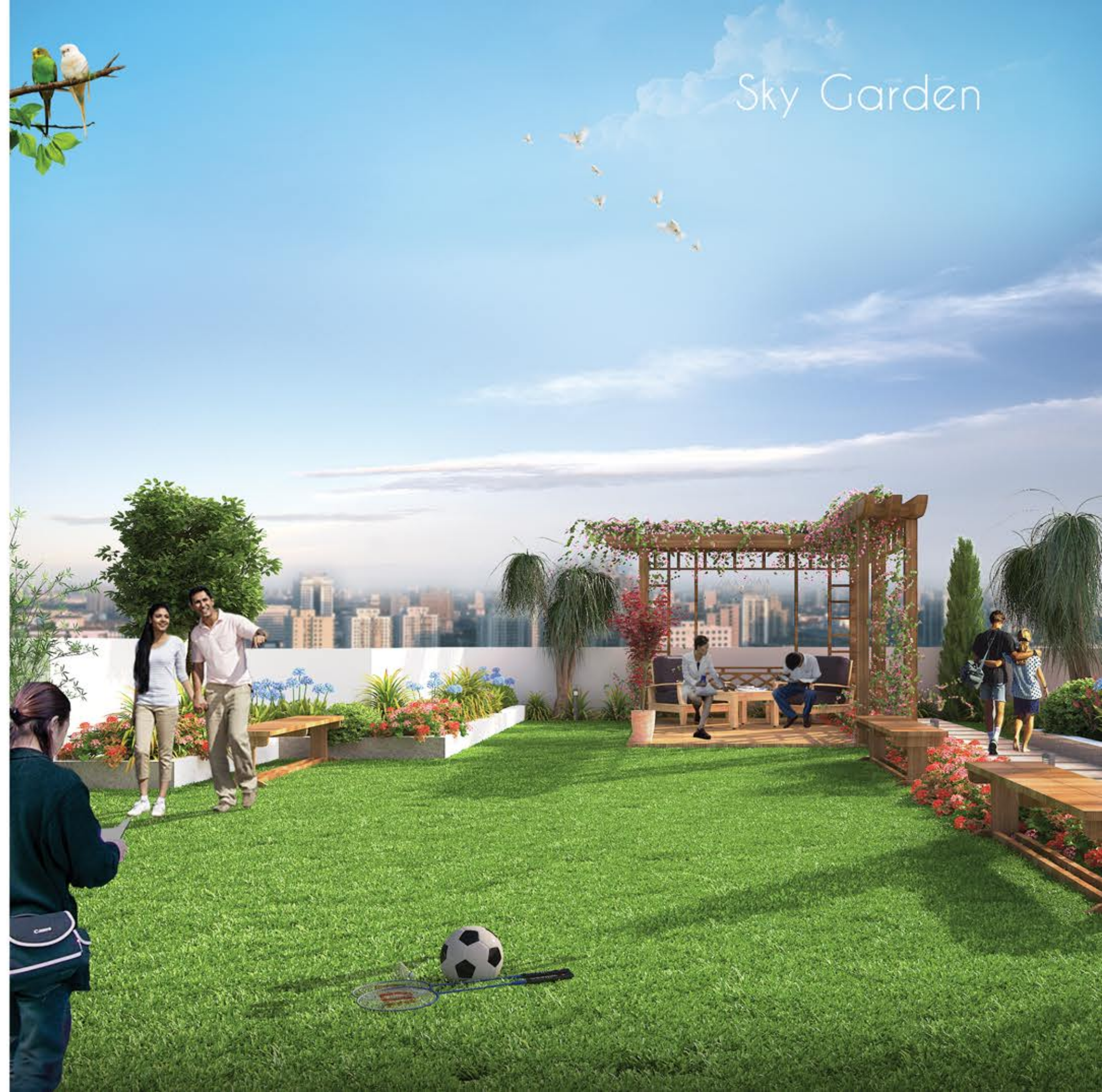


Grandeur & Myriad Typical 2nd to 21st Floor

FLAT	A & E	B & F	C & G	D & H
B.H.K	2	2	3	3
B.U.A	751 SQFT	753 SQFT	1024 SQFT	977 SQFT
Saleable Area*	1007 SQFT	1010 SQFT	1372 SQFT	1309 SQFT

Saleable Area\* = 5BUA.

# { CLUB HOUSE }



# ISOMETRIC VIEWS



Grandeur - Flat A  
Myriad - Flat E  
2 BHK SBUA 1007 Sq. Ft.  
BUA 751 Sq. Ft.



Grandeur - Flat C  
Myriad - Flat G  
3 BHK SBUA 1372 Sq. Ft.  
BUA 1024 Sq. Ft.



Grandeur - Flat B  
Myriad - Flat F  
2 BHK SBUA 1010 Sq. Ft.  
BUA 753 Sq. Ft.



Grandeur - Flat D  
Myriad - Flat H  
3 BHK SBUA 1309 Sq. Ft.  
BUA 977 Sq. Ft.



# Elevation of Life!



## SPECIFICATIONS

### BUILDING

Earthquake-resistant RCC structure.



### DOORS

Imported Malaysian sal wood frame with flush doors.

Main doors with night latch & handles with eye-piece.



### FLOORING

Wooden finished tiles in master bed room.

Vitrified tiles in all floor area of the flats.

Marble / Granite / Designer tiles in staircases, lobby & common areas.



### WINDOWS

Anodized/powder-coated aluminium windows.

### KITCHEN

Granite kitchen platform with stainless steel sink.

Vitrified / Ceramic tiles on floor.

Ceramic glazed tiles upto 2 ft height above platform.

Electrical points for water filter, exhaust fan, microwave.



### ELEVATORS

Two (2) automatic elevators (Kone / Otis / Schindler or equivalent) in each block.

### CEILING

Clear ceiling height 10 ft. (approx.)

### ELECTRICAL

Fire-resistant copper wires with MCB (Havells or equivalent) and modular switches (Havells or equivalent).

A.C. points in living / dining and all rooms for split air-conditioners only.

Geyser points in all bathrooms.

Cable / DTH, Telephone, Intercom connection in living / dining & master bedroom.

Adequate 16 Amp and 6 Amp points.



### TOILETS

Anti-skid ceramic / vitrified tiles on floor.

Designer ceramic tiles upto (door height) 7 ft height on walls.

Sanitaryware of Hindware / Parryware or equivalent.

CP fittings of Jaquar / Ess Ess or equivalent.

Electrical points for geyser and exhaust fan.

### INTERNAL & EXTERIOR WALLS

Internal walls with putty finish.

Exterior walls with texture / high quality paint.





Elevation of Warmth!

G+21  
(2 BLOCKS)



3 SIDE  
OPEN FLAT



161  
FLATS



228 FEET FRONTAGE  
ON B.T. ROAD



FROM THE  
MAKERS OF  
ORCHARD  
COUNTY



FAITH

126

# { FAITH }

## Time-Bound Projects. Timeless Values.

For three decades, Oswal Group has been a leader in the printing industry. In 1990, real estate marked the group's commitment to shape the lifestyle of India with pioneering initiatives; cemented by robust framework of values and practices. The finest architects and engineers share our vision. Landmark Projects - Prasad Nagar (Part) - B.T. Road; Belvedere - VIP Road; Orchard County - B.T. Road among others have set benchmarks of credible, on-time deliveries. Orchard 126 is mandated to not just elevate life but simply redefine it.

### Vision

To create infrastructure that would help in placing ourselves on a global platform.

### Mission

To create & develop landmark properties with five basic principles :

Trust

Time (On Time Projects)

Superior Quality

Fair Business

Creating Value for Stakeholders and Investors

Other Project : ORCHARD COUNTY, 141 Contemporary Apartments on B.T. Road, Kolkata.





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Room No. - 38B, 1st Floor, Kolkata - 700 007  
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Member



Marketers



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Kolkata - 700 020  
Tel : 033 40401010 / 66201010  
Email : sales@nkrealtors.com

Site Address



126F, B. T. Road, Agarpara, Kolkata - 700109

Structural Dsigners



Sai Radhe, Office No 201  
2nd Floor, 100 Kennedy Rd.  
Behind Hotel Le Meridien, Pune - 411 001

Architects



Worship House  
2/5 Sevak Baidya Street  
Kolkata - 700 029

concept, design & 3d rendering : www.peninsular.asia / 098309 40401

**DISCLAIMER**

\*This brochure is not a legal document. It describes the conceptual plan to convey the intent and purpose of Orchard 126. The images are imaginary and the details mentioned in this brochure are tentative and subject to change at the sole discretion of the developer and / or architects.

