



# ORION HOMES

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.







ORION

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# ORION HOMES

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DELHI MEERUT EXPRESSWAY  
3 & 4 BHK LUXURIOUS APARTMENTS

## Blissful Modern Living



DELHI MEERUT EXPRESSWAY  
3 & 4 BHK LUXURIOUS APARTMENTS



Prime Location



Modern Amenities



Efficient Construction



Planned Residences

ORION

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## Where Your Dream of a Connected Lifestyle Meets *Architectural 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

*Queen Lounge*

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.







# Terrace plan

- 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





# Club

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

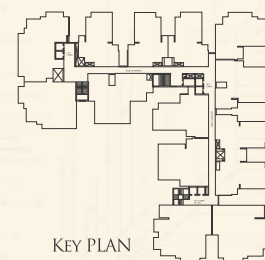
- Double Height ENTRY Of Club House with World Class Amenities
- 1700 sqft party hall
- 575 sq ft kid's zone
- 450 sq ft meeting hall
- 2300 sq ft gym
- 1100 sq ft indoor sport area
- Thrilling Table Tennis
- Exciting Pool Table
- Fun Football Table
- Fun Air Hockey
- Well-lit Corridor
- State-of-the-art Gym
- Wide Passage
- Spacious Lounge Space
- Cozy Cards/ Carom Room
- Exciting Kids Zone
- Modern Lobby



## TYPICAL FLOOR PLAN

2B+G+19 Floor

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## UNIT NO. 11

**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. 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.)



## 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.)

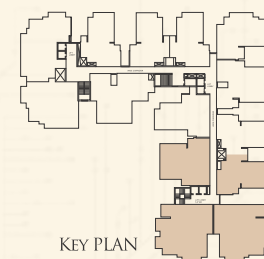
## UNIT NO. 9

**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

## TYPICAL FLOOR PLAN 2B+G+19 FLOOR

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KEY PLAN

### UNIT NO. 3

**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. 12

**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.)

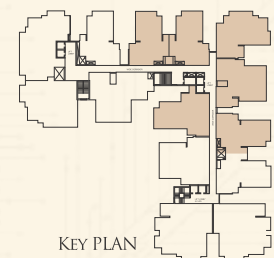
### UNIT NO. 7

**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

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## UNIT NO. 1

**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. 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.)



## 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.)

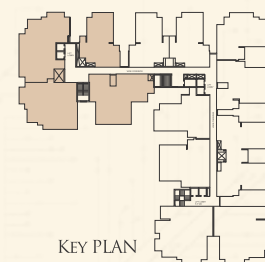
## UNIT NO. 13

**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

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KEY PLAN

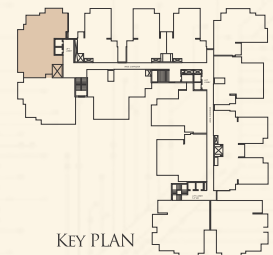
## UNIT NO. 1

**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.)



## WING C

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KEY PLAN



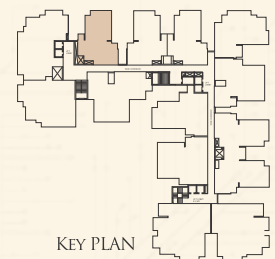
## UNIT NO. 2

**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.)



## WING C

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KEY PLAN

## UNIT NO. 3

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.)

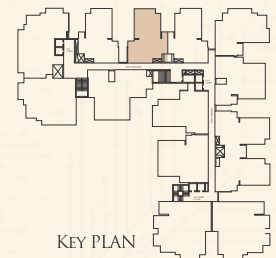
Common Area: 46.721 Sq. Mt. (502.90 Sq. Ft.)

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



## WING B

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KEY PLAN



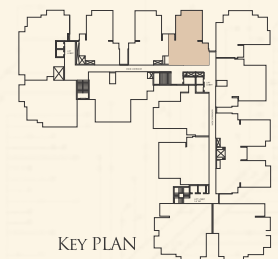
## UNIT NO. 4

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.)



## WING B

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## 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.)

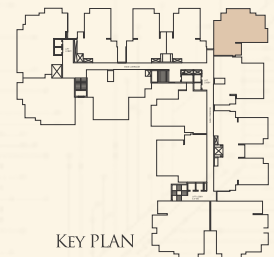
**Common Area :** 53.966 Sq. Mt. (580.89 Sq. Ft.)

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



## WING B

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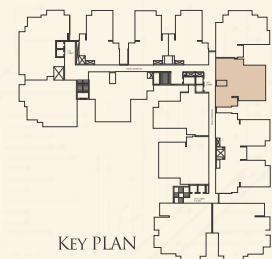
## UNIT NO. 6

**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.)**



## WING B

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## 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.)

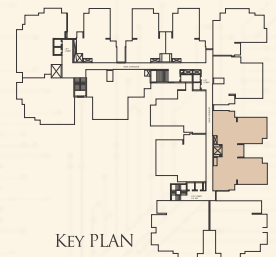
**Common Area :** 46.461 Sq. Mt. (500.11 Sq. Ft.)

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



## WING B

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KEY PLAN



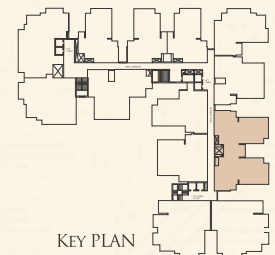
## UNIT NO. 8

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.)



## WING A

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KEY PLAN

## UNIT NO. 9

**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.)

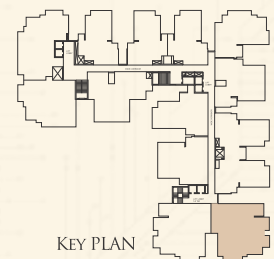
**Common Area :** 76.284 Sq. Mt. (821.12 Sq. Ft.)

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



## WING A

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KEY PLAN



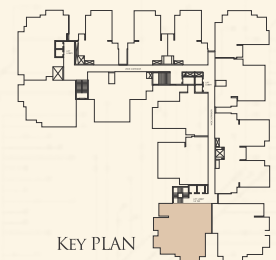
## UNIT NO. 10

**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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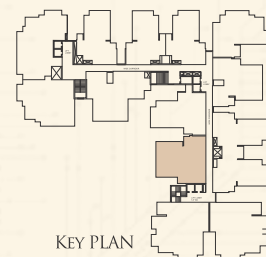
## UNIT NO. 11

**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.)



## WING A

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## UNIT NO. 12

**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.)

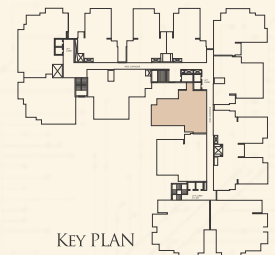
**Common Area :** 59.325 Sq. Mt. (638.58 Sq. Ft.)

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



## WING B

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KEY PLAN



## UNIT NO. 13

**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.)

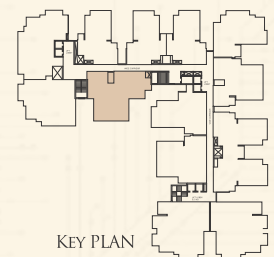
**Common Area :** 68.055 Sq. Mt. (732.54 Sq. Ft.)

**Total Area :** 228.08 Sq. Mt. (2455 Sq. Ft.)



## WING C

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KEY PLAN

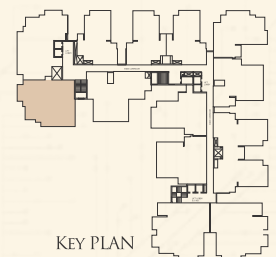
## UNIT NO. 14

**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.)



## WING C

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# Specifications



## STRUCTURE

Earthquake RCC Framed structure certified by IIT



## FLOOR HEIGHT

3150 mm Height



## LIFT

Mitsubishi/ Schindler/ Otis or equivalent..



## MAIN DOOR

2450 MM (8') High Flush door with Laminate



## INTERNAL DOOR

Flush door with solid wooden Frame



## EXTERNAL DOOR & WINDOW

UPVC/Aluminium Powder coated sliding Doors.



## 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 FIXTURES	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
	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
	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

## M/S DIVYANSH AND UPPAL LLP

Plot No. GH-03 Sector-06, Aditya World City,  
NH 24, Ghaziabad (UP)- 201002

Call : +91 9873086099 | +91 9873086363  
E : divyanshanduppall@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.

