



**ORCHID**  
VILLAS

A LUXURY GATED COMMUNITY



Location:- Thindiyur vilakku, Kalikappan Road, Tamil Nadu 625020.





Korpadan Homes and Developers

ORCHID  
VILEAS

ORCHID'S ENTRANCE



## ORCHID'S FACADE







Karagodin Homes and Developers

ORCHID'S CLUB HOUSE



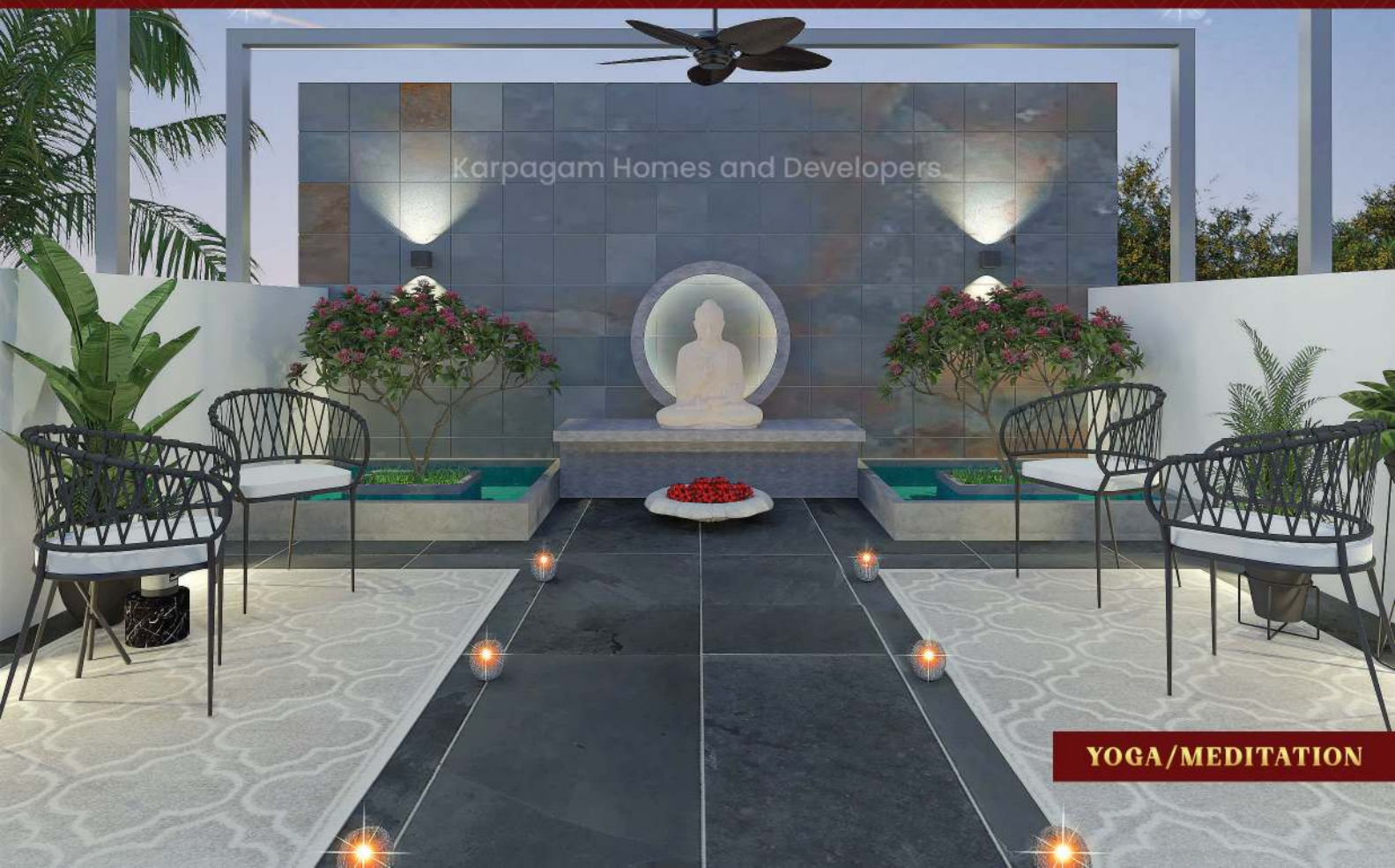
# Superior Lifestyle Amenities & Features

## Orchid's Clubhouse Amenities:-

- ♦ Swimming pool
- ♦ Gym
- ♦ Indoor Games Room
- ♦ Kids Play area
- ♦ Dartboard wall

## Outdoor Amenities

- ♦ Entrance Gateway
- ♦ Paver block roads
- ♦ Solar street lights
- ♦ Guest car parking
- ♦ Walking track
- ♦ Landscape amenities
- ♦ Security Cabin
- ♦ Outdoor CCTV Surveillance



**YOGA/MEDITATION**



# SOUTH FACING 3 BHK VILLA PLANS



37'-0"

South Facing Ground Floor



37'-0"

South Facing First Floor

| Villa No | Plot (Sqft) | Ground Floor (Sqft) | First Floor (Sqft) |
|----------|-------------|---------------------|--------------------|
| 11 Nos   | 1905 Sqft   | 1073 Sqft           | 829 Sqft           |



# NORTH FACING 4 BHK VILLA PLANS



**North Facing Ground Floor**



**North Facing First Floor**

| Villa No      | Plot (Sqft)      | Ground Floor (Sqft) | First Floor (Sqft) | Second Floor (Sqft) |
|---------------|------------------|---------------------|--------------------|---------------------|
| <b>11 Nos</b> | <b>1905 Sqft</b> | <b>1073 Sqft</b>    | <b>1012 Sqft</b>   | <b>140 Sqft</b>     |





**LIVING ROOM**





**LIVING ROOM**





**COURTYARD**





**DINING**



ORCHID'S AERIAL VIEW







**KITCHEN**





**BED ROOM**





Karpagam Homes and Developers

**HOME THEATER**





**TT ROOM**





**SWIMMING POOL**





**GYM**



# SPECIFICATIONS

## STRUCTURE

|                     |   |
|---------------------|---|
| Structural System   | : RCC Framed Structure  |
| Masonry             | : 230mm wire cut Red Bricks for external walls & 115mm for internal walls |
| Floor- Floor Height | : Will be maintained at 3050mm  |
| ATT                 | : Anti-termite treatment will be done                                     |

## WALL FINISH

|                |   |
|----------------|---|
| Internal Walls | : All internal walls will be finished with 2 coats of putty, 1 coat of primer & 2 coats of emulsion                                     |
| Ceiling        | : Finished with 2 coats of putty, 1 coat of primer & 2 coats of emulsion  |
| Exterior walls | : Exterior faces of the building finished with 1 coat of primer & 2 coats of exterior emulsion paint with color as per architect design |
| Bathroom       | : Glazed Vitrified tile up to 3050mm height of size 300x600mm   |
| Kitchen        | : Vitrified wall tile of size 300mm x 600mm for a height of 600mm above the counter top finished level                                  |

## FLOOR FINISH WITH SKIRTING

|                                      |  |
|--------------------------------------|--|
| Foyer, living, dining, & kitchen     | : Vitrified tiles of size 600mm x 1200mm                     |
| Bathroom                             | : Anti-skid ceramic tiles of size 300mm x 300mm              |
| Home theater / Bed Room/ Coverd Deck | : Wooden Pattern Vitrified tiles (matt) of size 90mm x 600mm |
| Terrace                              | : Pressed tiles finish                                       |
| Private open terrace                 | : Vitrified tiles (matt) of size 600mm x 600mm               |
| Car Parking                          | : Exterior vitrified Tiles 300mm x 300mm                     |

## KITCHEN & DINING

|                  |  |
|------------------|--|
| Kitchen          | : Platform will be finished with granite slab of 550mm - 600mm wide at height of 800mm from the finished floor level |
| Electrical point | : For chimney & water purifier   |
| CP Fitting       | : Parryware / kerovit / Equivalent   |
| Sink             | : Stainless steel sink with drain board  |
| Dining           | : Granite counter-top washbasin wherever applicable  |
| Utility          | : Tap provided   |





## BALCONY/PRIVATE OPEN TERRACE

**Handrail** : Glass railing as per architect's design



## STAIRCASE

**Flooring** : Granite flooring for staircase

**Handrail** : Glass railing as per architect's design



## BATHROOMS

**Sanitary / CP fittings** : Parryware / kerovit Brand

**Plumbing** : All internal pipes 25mm CPVC concealed & 30mm UPVC Pipes

**Water tank** : 2000 liter – 3 core sintex tank

**Bathrooms** : wall mounted WC, health faucet, single lever diverter with overhead shower & Wall hung wash basin



## JOINERY

### DOORS

**Main door** : Teak door of size 1143mm x 2134 mm frame with teak shutter

: Ironmongeries like lock of Dorma/ equivalent, tower bolts, door viewer, safety latch, door stopper

**Bedroom doors** : Teak door frame with double side laminated shutter of size 900mm x 2100mm

: Ironmongeries like door lock of Godrej/ equivalent, door stopper, door bush, tower bolt

: Walnut finish fiber doors

### WINDOWS

**Windows** : UPVC windows with sliding shutter with see through plain glass and MS grill on inner side wherever applicable

**French Doors** : UPVC frame and doors with glass without grills

**Ventilators** : UPVC frame of fixed/ adjustable louvered





## ELECTRICAL POINTS

|                        |  |
|------------------------|--|
| Power Supply           | : 3 phase power supply connection  |
| Safety Device          | : MCB & ELCB<br>(Earth leakage Circuit breaker)  |
| Switches & Sockets     | : Modular box & modular switches<br>& sockets of Wipro / equivalent                            |
| Wires                  | : Fire Retardant Low Smoke<br>(FRLS) copper wire of a quality<br>IS brand Finolex / equivalent |
| TV                     | : Point in living & bedrooms   |
| Mobile charging dock   | : Mobile charging dock<br>provided in living & beds  |
| Induction point        | : Point provided in the kitchen  |
| Video doorbell         | : Provided in the entrance main door   |
| Data                   | : Point in living and provision in<br>first floor  |
| Split- air conditioner | : Point will be provided all bedrooms  |
| Exhaust fan            | : Point will be given in all bathrooms   |
| Geyser                 | : Geyser point will be provided in<br>all toilets  |



## OUTDOOR FEATURES

|                |  |
|----------------|--|
| Intercom       | : Intercom will be provided  |
| Common Back-up | : Inverter power backup for<br>common amenities such as<br>clubhouse & selective<br>common area lighting                     |
| Security       | : Security booth will be<br>provided at the entrance   |
| Compound Wall  | : Site perimeter fenced by<br>compound wall with entry<br>gates for a height of<br>1800mm/ as per landscape<br>design intent |
| Landscape      | : Suitable landscape at<br>appropriate places in the<br>project  |
| Internal Roads | : Paver block as per architect<br>intent   |
| Driveway       | : Convex mirror for safe<br>turning in driveway in/ out  |

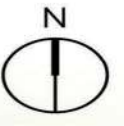


## INTERIOR

|                         |  |         |  |
|-------------------------|--|---------|--|
| Wardrobe/T.V Unit/Pooja | : 19mm thick 710 BWP Century<br>Plywood finished with 1mm<br>thick laminate outside and<br>0.8mm thick laminate inside with<br>soft closer hinge | Lights  | : Wipro surface lights   |
| False ceiling           | : At Living, Bedrooms and Home<br>theatre  | Kitchen | : 19mm thick 710 BWP century<br>plywood finished with 1mm thick<br>laminate outside and 0.8mm<br>thick laminate inside with Olive<br>tandem box, chimney |
| Curtains/Wallpaper      | : Bedrooms and Living  |         |  |



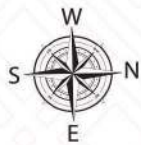
## ORCHID'S SITE PLAN - PHASE 1



### Salient Features:-

- ◆ Elegantly Crafted 36 Villas spread across a 2.5-acre expanse
- ◆ Ground Floor + 1st Floor + Terrace design structure
- ◆ Madurai's first elegant luxurious styled Villas
- ◆ Thoughtfully designed boutique community with exclusive 3 BHK & 4 BHK Villas
- ◆ Offers 30+ lifestyle amenities & features that include swimming pool, party hall, gym, Home theatre, children play area & many more
- ◆ 100% Vaastu compliant homes with zero dead space design
- ◆ Surrounded by prominent Companies, educational institutions & Other hubs





#### WORKPLACES

- Hcl Technologies - 6.3 Km
- ELCOT IT Park - 6.4 Km
- Aruna Alloys Steels - 3.8 Km
- Honeywell Technology Solutions - 6.8 Km

#### EDUCATION

- TVS Lakshmi School - 2.2 Km
- Mahatma Global Gateway - 2.2 Km
- The Indian Public School - 3.4 Km
- Aknu S.Sundar matriculation School - 600m
- vellamal Global school - 3.3 Km

#### HEALTHCARE

- Meenakshi Mission Hospital - 6.2 Km
- Vikram Multispecialty Hospital - 3.7 Km
- Preethi Multi speciality Hospital - 6.7 Km
- Appolo Hospital - 6.3 Km
- Auro Lab - 2.1 Km
- Rio Hospital - 4.1 Km

#### BEST IN LOCAL

- Madurai Airport - 21 Km
- Mattuthavani Bus Stand - 6.7 Km
- High Court-Madurai Bench - 3.8 Km
- Yoga Narasinga Perumal Thiru Kovil - 4.3 Km
- Thirumohoor Shri Kalamegha perumal Temple - 4.3 Km

**ARCHITECT:- WHITE EDGE ARCHITECTS**

[www.whiteedgearchitects.com](http://www.whiteedgearchitects.com)

**Builders & Developers**



**Karpagam**  
Homes & Developers

**Site Address:-**



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Kalikappan Road, madurai  
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**PROMOTORS**



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