

ORION
HOMES

LIVING AMONG THE STARS



Embrace the essence of Urban Elegance,
where homes radiate timeless charm and vibrance.

Experience the pinnacle of modern living amidst the tranquility
of lush landscapes and starry magic.

A lifestyle destination where luxury meets convenience
at every turn.

Divyansh Orion Homes
your new address to opulence

Project Specification



Captivating Vista

Ensconced in the lushness of nature, explore distinctive amenities that makes you transcend into a world of bliss. Enjoy mesmerising experiences at our star gazing deck, lavish swimming pool, grand open air theatre, expansive verdure, dynamic sports facilities, global retail space along with high-tech security.

STRUCTURE

Earthquake resistant RCC Framed structure certified by IIT.

EXTERNAL FINISH

Excellent Weather Proof finish in pleasant shades.

FLOORING

Vitrified tiles in Drawing Room, Kitchen & Bedroom, Ceramic tiles in balconies and bathroom.

WALL & CEILING FINISH

Finished walls & ceiling with OBD in pleasing shades.

KITCHEN

Granite working top with stainless steel sink & C.P fitting, Ceramic tiles up to 2' ft above the working top.

TOILETS

Provision for hot water and cold water system, Ceramic tiles on wall up to door level, White sanitary ware with EWC, Washbasin and CP Fitting in all toilets.

DOOR & WINDOW

Outer doors & window aluminum powder coated/UPVC, Internal door-frames of maranti or equivalent wood, Internal door made of painted flush shutters or skin molded door shutter, Good Quality hardware fitting.

ELECTRICAL

Copper wire in PVC conduits with MCB Supported Circuits and adequate number of points and light points in ceiling.

WATER SUPPLY

Underground and overhead water tanks with pumps for 24 hours uninterrupted water supply.

SECURITY & INTERCOM

Wiring for intercom in each flat.

Club Orion

Discover Extravagance

Step into a realm of pure luxury and fascination in our Clubhouse with double height entrance, where every moment is a celebration of life's finest pleasures. Discover a haven of opulence, complete with a grand Party Hall, global Meeting Hall, and enchanting Kid's Zone. **Embrace elegance and joy in every detail of your extraordinary experience.**

ORION

SMART LIVING, SMART CHOICE

ORION

SMART LIVING, SMART CHOICE



DIVYANSH

ORION
HOMES

UPPAL'S
we believe in difference



Terrace Plan

- Lawn
- Seating pavilions
- Open gym
- Raised planters
- Haven of serenity
- Metal tree court
- Rose garden
- Reflexology path
- Bar-beque
- Palm court
- Seating decks
- Yoga Platform
- Refreshment bar



Amenities

Open Landscape

2800 sq. ft. Infinity Edge Swimming Pool
with Kid's Pool and Changing Rooms

Outdoor Gym

Open Air Theater

Skating Area

Volleyball Court

Half Basketball Court

Badminton Court

Reflexology Garden

Elderly garden

Aquatic Garden

Sensory Garden and Lawn

Diamond Plaza

Star Gazing Deck

Explore Every Shade Of Life

Club Orion

Smash Your Fitness

2300 sq. ft. fully equipped gym
Outdoor Gym

Blissful Gatherings

1700 sq. ft. Party Hall

Connect To Growth

The 450 sq. ft. Meeting Hall

Kid's Wonderland

575 sq. ft. Kid's Zone

Escape with Gamescape

1100 sq. ft. indoor sports area with
Pool Table | Table Tennis
Card games

Site Layout Plan

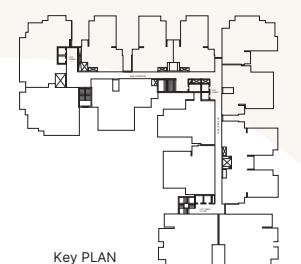




TYPICAL FLOOR PLAN

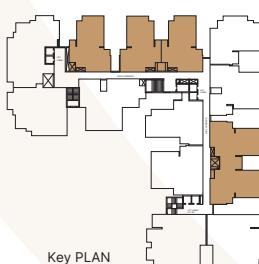
2B+G+19 Floor

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WING C

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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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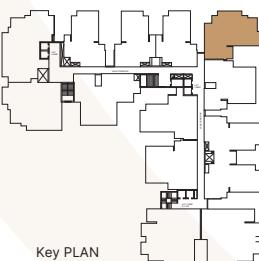
UNIT NO. 5

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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Key PLAN

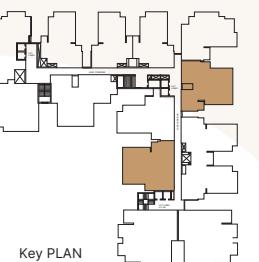
UNIT NO. 6 & 11

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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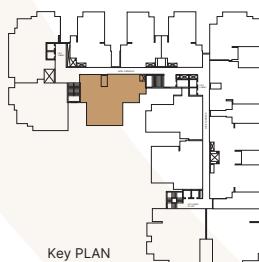
UNIT NO. 13

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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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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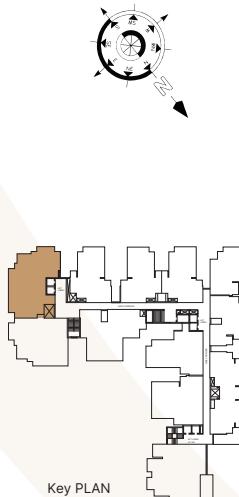
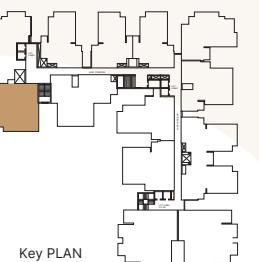
UNIT NO. 1

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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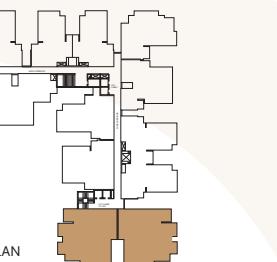
UNIT NO. 9 & 10

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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Key PLAN



Location Map



Our Delivered Projects



DIVYANSH
fabio

Plot No. GH5A, Crossings Republik Ghaziabad, U.P.



DIVYANSH
flora

GAUR CITY II, NOIDA EXTN. 2/3 BR HOMES



**Arc
Angels**

Rajnagar Extension, Gzb.

SKARDI
greens
at GOLF LINKS
NH-24, Ghaziabad



DIVYANSH
Onyx

SKA DIVYA
TOWERS
H-BLOCK, JAIPURIA TOWNSHIP, NH-24, GZB.
2/3/4 BHK HOMES
Sector-16, Greater Noida



CASA
woodstock

Gaur City 2, Greater Noida

	Hospitals	Manipal Hospital Sarvodaya Hospital	05 mins 10 mins
	Colleges	NECST ABES AKG HI TECH	02 Km 10 Km 05 Km 4.5 Km
	Schools	St. Xaviers Silverline Prestige DPS Ryan	05 mins 10 mins 20 mins 25 mins

	Connectivity
SKA Arcadia AU Family hub ATS Khyber Range Karyan	01 Km 01 Km 02 Km 1.5 Km

Delhi - Meerut Expressway	02 Km
Ghaziabad Railway Station	10 Km
SKA Arcadia AU Family hub	01 Km
ATS Khyber Range	02 Km
Karyan	1.5 Km

Plot No. GH5A, Crossings Republik Ghaziabad, U.P.

GAUR CITY II, NOIDA EXTN. 2/3 BR HOMES

Rajnagar Extension, Gzb.

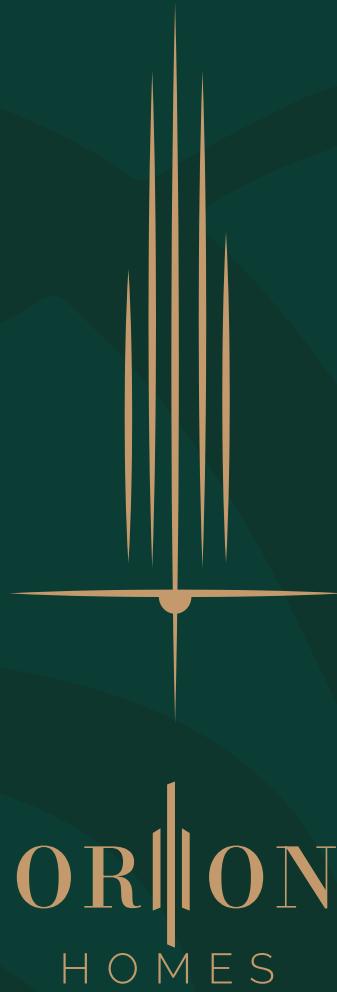
NH-24, Ghaziabad

H-BLOCK, JAIPURIA TOWNSHIP, NH-24, GZB.
2/3/4 BHK HOMES
Sector-16, Greater Noida

Gaur City 2, Greater Noida



we believe in difference



M/S DIVYANSH AND UPPAL LLP

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

Call : +91 8130320462 | E : divyanshanduppal@gmail.com | PROJECT RERA NO. : UPRERAPRJ265536/04/2024

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.

Disclaimer: The advertisement / marketing materials are purely conceptual and constitutes no legal offering. The prospective buyer shall seek all information including sanctioned approvals, Development schedule, time of delivery, specifications, facilities, amenities & scheme details before booking. The said land of project is purchased on instalment payment plan and promoter will Pay instalments as per scheduled payment plan of Sale deed, Project's details are available on website of UPRERA , Regn No UPRERAPRJ265536 (www.up-rera.in) (1 sq.mtr.= 10.764 sq. ft.) *Terms & Conditions Apply