

Step into a world
that's truly endless.

ACTUAL YAMUNA VIEW FROM LOCATION.



**PIOUS
ORCHARDS**
SECTOR 150, NOIDA

Endless is everything.

Everlasting joy. Boundless serenity. Infinite abundance. Wouldn't it be wonderful if everything in life was endless?

If we could spend countless hours of quality time with our loved ones, surrounded by lush, limitless beauty?

This is the world we've created, at Pious Orchards. Where scenic, unending views of the Yamuna complement vast acres of greenery and state-of-the-art amenities that offer unparalleled luxury. Come, enter a world where everything is endless, and endless is everything.

ACTUAL YAMUNA VIEW FROM LOCATION.



An endless experience, starts here.

With 10 stunning towers that house premium 3 and 5 BHK homes, overlooking the breathtaking Yamuna, Pious Orchards is here to give you an endlessly immersive experience. The project is the 2nd phase of the development, with Pious Hideaways being the first. Spread across 9.3 acres of rich, abundant greenery and verdant orchards, these 2350 sq. ft. and 3200 sq. ft. homes - just two on each floor - offer unlimited peace and privacy. Add to this our state-of-the-art amenities, and you'll be opening your doors to a life of immeasurable ease and enjoyment.

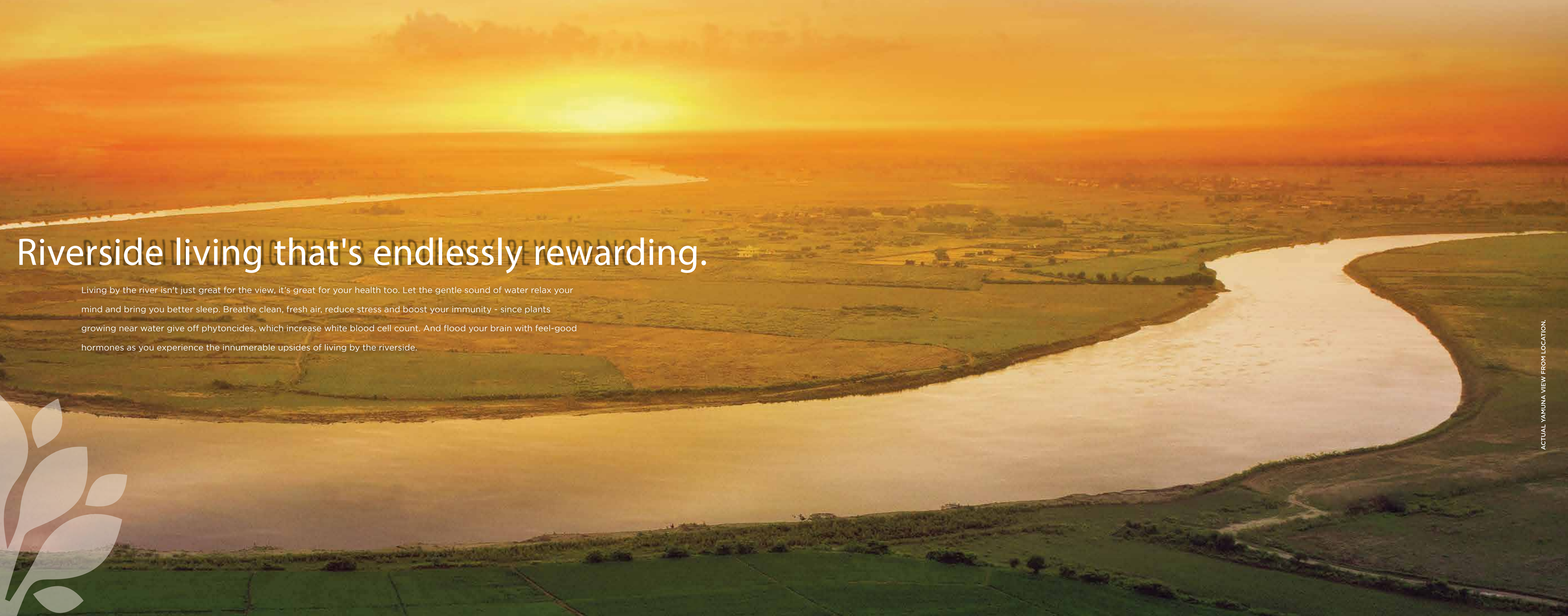




Where life flows endlessly, just like the pristine river beside it.

There is infinite beauty to be found, when the gorgeous Yamuna flows right beside your home. So take a stroll along the river, or simply sit back in your balcony, to take in the view. And let endless calm and serenity wash over you.





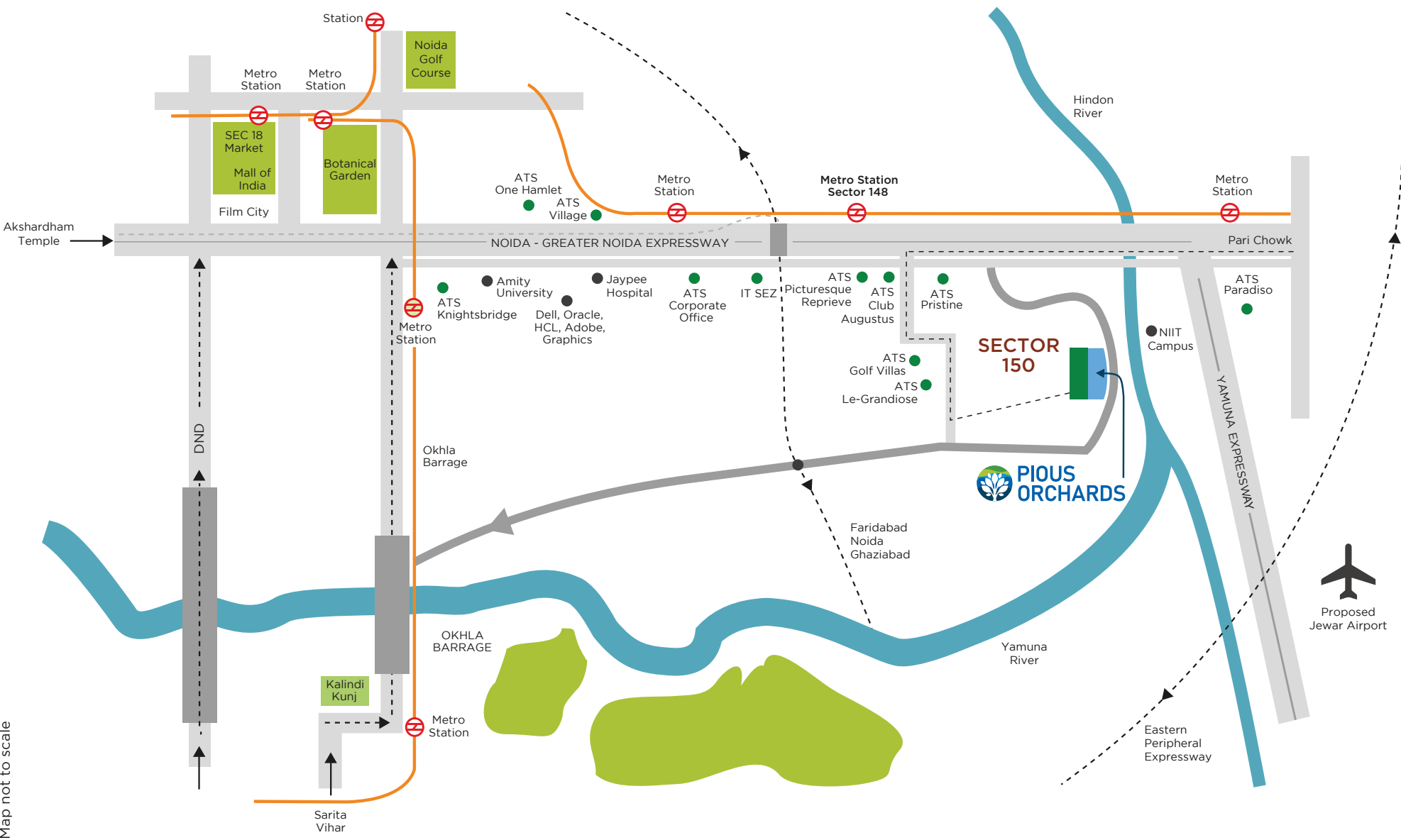
Riverside living that's endlessly rewarding.

Living by the river isn't just great for the view, it's great for your health too. Let the gentle sound of water relax your mind and bring you better sleep. Breathe clean, fresh air, reduce stress and boost your immunity - since plants growing near water give off phytoncides, which increase white blood cell count. And flood your brain with feel-good hormones as you experience the innumerable upsides of living by the riverside.



ACTUAL YAMUNA VIEW FROM LOCATION.

Endless joy gets an unbeatable location.



- It is one of the greenest sectors of Noida
- Shaheed Bhagat Singh Park, spread over 40 acres, one of the biggest in Noida, is at a walking distance
- The low density of this sector means more open spaces per family
- Easily accessible location through 6-lane Noida-Greater Noida expressway
- Easy connectivity to rest of the NCR via Noida-Greater Noida metro

Reflexology Path

Enjoy the innumerable health benefits of this ancient technique.



Forest Trail

Explore countless paths full of adventure.



Yoga Garden

Connect with the body and stay eternally fit.



Herb Garden

Taste the never-ending goodness of life.



Aromatic Garden

Express unlimited creativity, every day.

Apart from our special amenities, residents can access all these essential facilities, right on the premises, and experience unparalleled ease.

Clubhouse | Swimming Pool | Kids Play Area & Sand Pit | Senior Citizens Area | Cricket Pitch | Basketball Court | Tennis Court | Pet Park

Presenting, a master plan for never-ending happiness.



Endless ways to enjoy life's pleasures.

Thoughtfully designed, Pious Orchards gives you unlimited options for entertainment.

So enjoy life's infinite joys, with these special amenities, unique to the complex.

Lush Orchards

Take in nature's boundless bounty and beauty.



Outdoor Grill & Barbecue Garden

Experience the immeasurable joy of unwinding with friends and family.



Amphitheatre

Add endless entertainment to your daily schedule.



Cocoon Reading

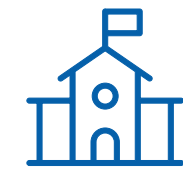
Escape into limitless comfort with your favourite companion - a good book.



Cabana Sitting

Relax and soak up infinite calm and serenity.

Endless options to explore life, around your new home.



SCHOOL

- DPS Noida
- JBM International School
- Shiv Nadar School
- Pathways School
- The Shriram Millennium School
- Lotus Valley School
- Genesis Global School



UNIVERSITY

- Amity University
- Gautam Buddha University
- Sharda University
- Noida International University
- BIMTECH, Knowledge Park



MULTIPLEX

- PVR Mall of India
- PVR Superplex, Logix City Center Mall
- Carnival Cinemas, Great India Place
- Inox, Connaught Place Mall
- Cinepolis, Grand Venice Mall
- Movie Mime, Omaxe NRI Mall



SHOPPING

- Mall of India
- Logix City Center Mall
- Great India Place Mall
- Gardens Galleria
- Grand Venice Mall
- ATS Kinghood Drive (upcoming)



HOSPITAL

- Yatharth Super Speciality Hospital
- Kailash Hospital
- Jaypee Hospital
- Felix Hospital



METRO CONNECTIVITY

- Metro Station, Sector 148

Endless space for life's joys.

LEGENDS

1. Entrance Gate House Complex with Security Cabin

2. Entry Plaza

3. Parking

4. Landscape Plaza

5. Sculpture Court

6. Herb Garden

7. Landscape Seating

8. Breakout Lawns

9. Kids' Play Area

10. Hedge Maze

11. Multi-purpose Basketball & Volleyball Court

12. Badminton Court

13. Multi-purpose Futsal & Tennis Court

14. Cricket Practice Pitch

15. Cabana
16. Pavilion

17. Tree Plaza

18. Forest-orchard Experience

19. Cocoon Reading

20. Skating Rink cum Stage

21. Amphitheatre

22. Lantern Garden

23. Yoga Lawn

24. Reflexology Walkway

25. Aromatic Garden

26. Fitness Area

27. Club Plaza

28. Hedge Beds

29. Barbeque Counter Deck

30. Party Lawn
31. Pool Deck

32. Swimming Pool

33. Shower

34. Kids' Pool

35. Jacuzzi

36. Pool Loungers

37. Deck Cabana

38. Think Tank

39. Tot-Lot

40. Climbing Wall - Sand Pit

41. Forest Trail

42. Jogging Track

43. Landscape Island

44. Petting Dog Park

45. Electrical Services





BADMINTON COURT



JOGGING TRACK



SWIMMING POOL



Endless room for life's special moments.



Not only are our apartments aesthetically appealing, they're also intelligently planned. Every part of the house allows maximum utilisation of space, and plenty of fresh air, natural light and warm sunshine. So you can open your doors to eternal serenity.





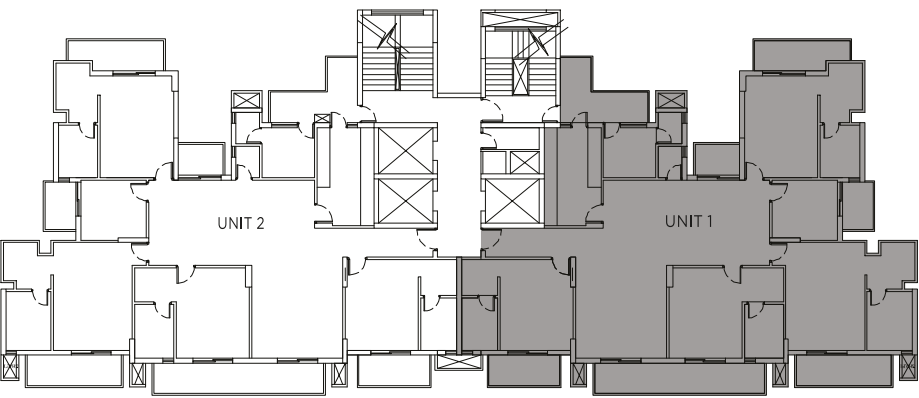
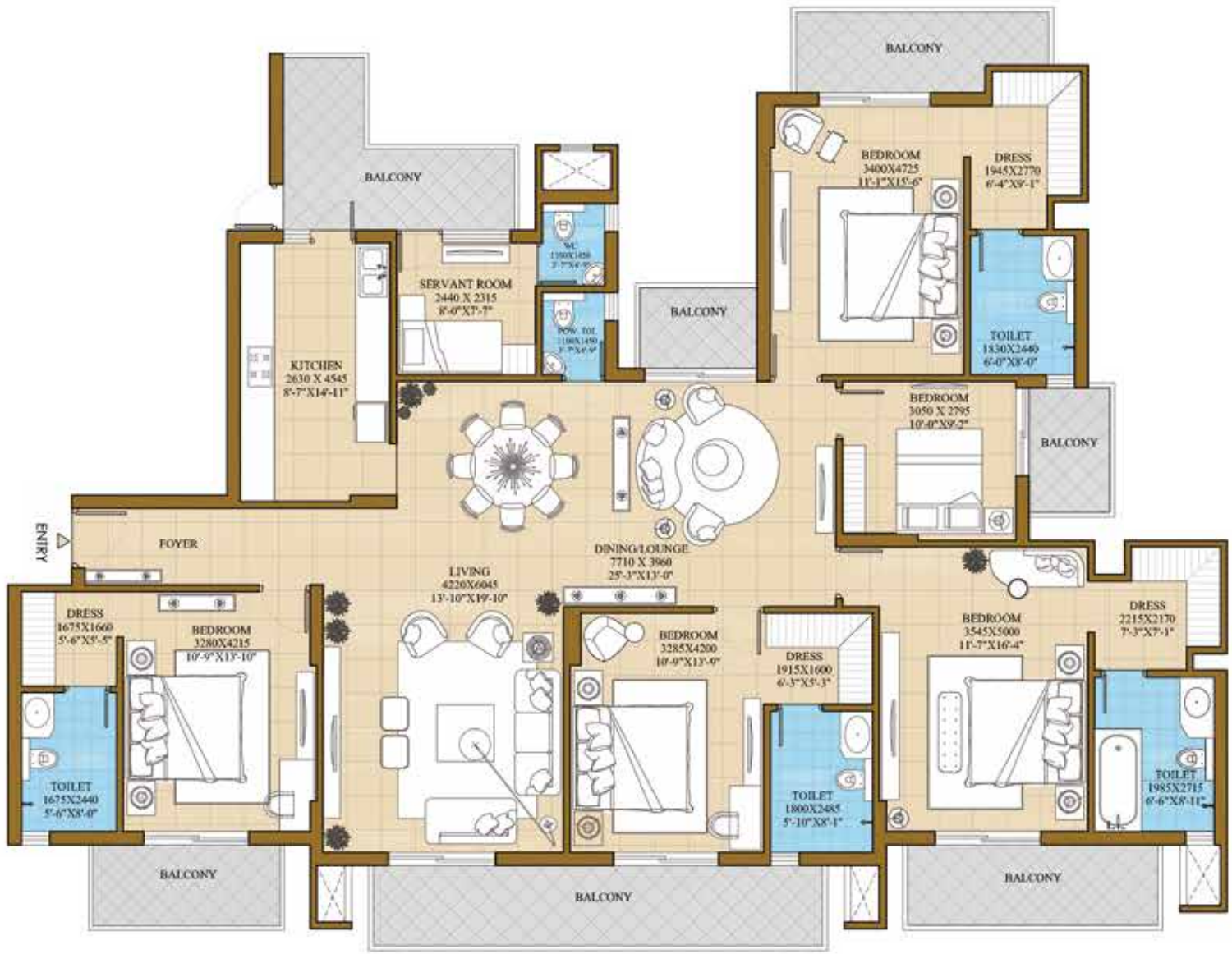
BEDROOM

Built to house endless memories.



TYPICAL UNIT PLAN - TYPE A

TYPICAL FLOOR PLAN - TYPE A



KEY PLAN

Saleable Area: 297.29 Sq. M.
252.69 Sq. M. (Built-up Area) + 44.60 Sq. M.
(Common Circulation + Services)
Carpet Area: 189.52 Sq. M.
Balcony Area: 45.52 Sq. M.

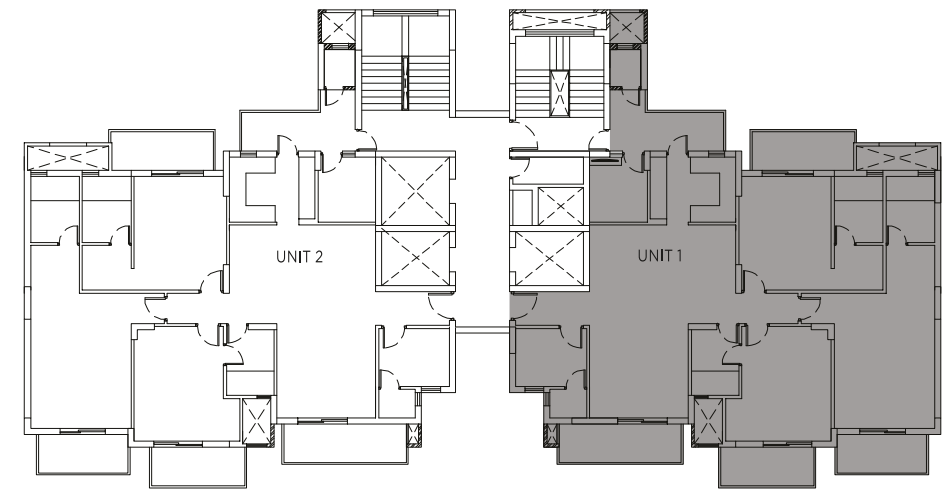
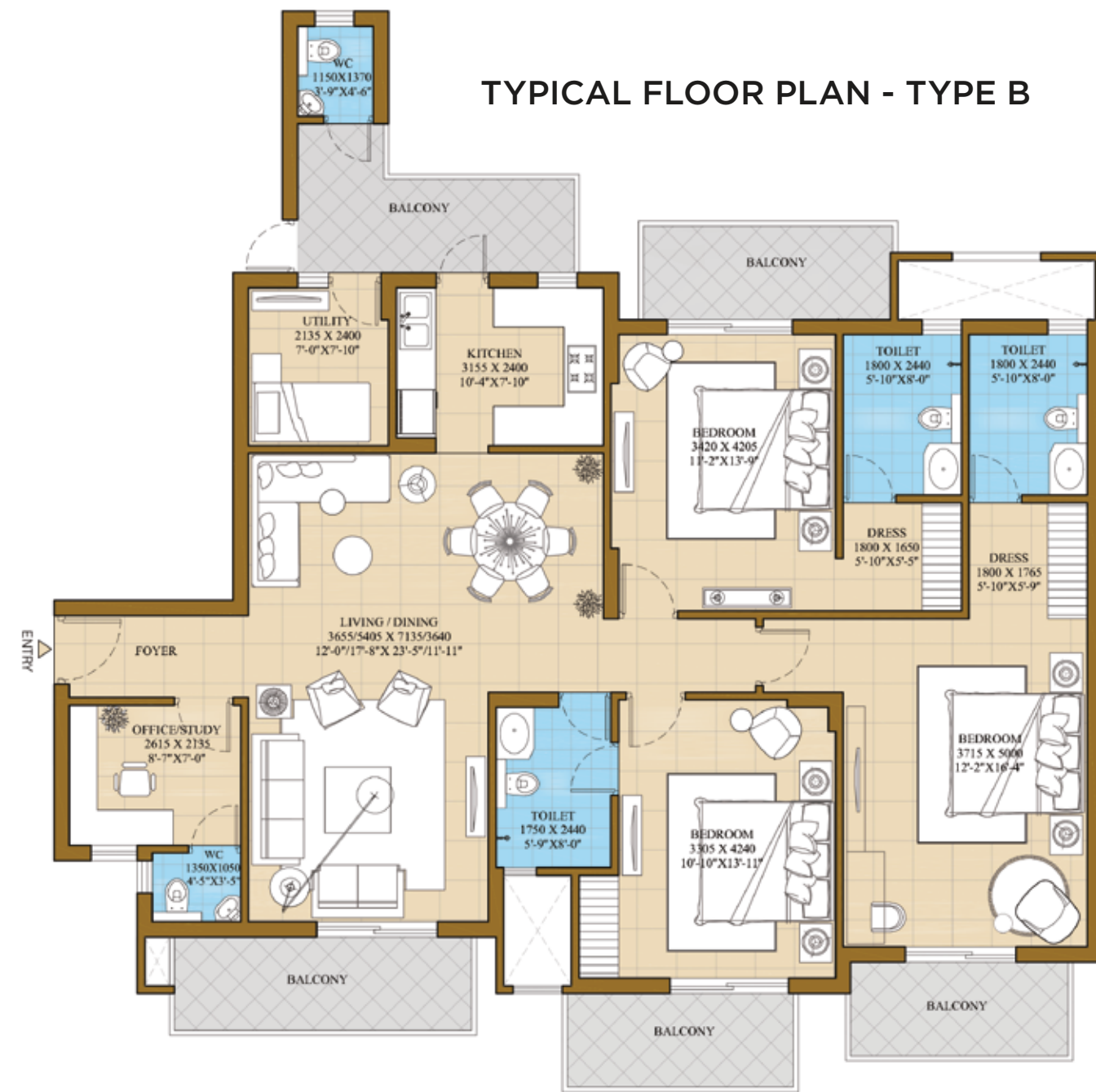
Saleable Area: 3200 Sq. Ft.
2720 Sq. Ft. (Built-up Area) + 480 Sq. Ft.
(Common Circulation + Services)
Carpet Area: 2040 Sq. Ft.
Balcony Area: 490 Sq. Ft.

1 Sq. M. = 10.764 Sq. Ft.

- Note:**
1. The Window size/its location may change because of elevation features.
 2. Overall layout may vary because of statutory reasons in case required.
 3. Column location and size may vary as per structural changes as per the requirement.
 4. Company/Architect reserves right to add/delete any details/specifications/elevations mentioned as is required by Company and Authorities.
 5. Saleable area is tentative and is subject to change due to modifications asked for by approving authorities from time to time till occupancy certificate is obtained. Architect reserves the right to add/delete any details/specifications/elevations mentioned.
 6. The given measurements are brick to brick dimensions where the thickness of finishes are not considered.



TYPICAL UNIT PLAN - TYPE B



KEY PLAN

Saleable Area: 218.32 Sq. M.
177.81 Sq. M. (Built-up Area) + 40.51 Sq. M. (Common Circulation + Services)
Carpet Area: 132.85 Sq. M.
Balcony Area: 30.65 Sq. M.

Saleable Area: 2350 Sq. Ft.
1914 Sq. Ft. (Built-up Area) + 436 Sq. Ft. (Common Circulation + Services)
Carpet Area: 1430 Sq. Ft.
Balcony Area: 330 Sq. Ft.

1 Sq. M. = 10.764 Sq. Ft.

Note:

1. The Window size/its location may change because of elevation features.
2. Overall layout may vary because of statutory reasons in case required.
3. Column location and size may vary as per structural changes as per the requirement.
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APARTMENT SPECIFICATIONS

FLOORING	Vitrified tiles flooring in living, dining & lobby; laminated wooden/vitrified tile flooring in bedrooms. Vitrified tiles in kitchen, ceramic tiles in toilets. Balconies will be in anti-skid ceramic flooring.
DADO	Ceramic tiles of required height in Toilets & 600mm high above kitchen counter slab.
PAINTING	Oil bound distemper of appropriate color on internal walls & ceilings.
RAILINGS	All railings will be in MS as per design of architect.
KITCHEN	All Kitchen Counters in pre-polished Granite/Marble Stone.
DOORS & WINDOWS	Flush/Engineered doors-polished/enamel painted/laminated. Stainless steel/brass finished hardware fittings for main door & aluminium powder coated hardware fitting and locks of branded makes. External door frames & window panels of aluminium or UPVC sections.
TOILET	Branded sanitary fixtures, chrome plated fittings.
ELECTRICAL	All electrical wiring in concealed conduits; provision for adequate light & power points. Telephone & T.V. outlets in Living and Master bedroom; moulded modular plastic switches & protective MCB's.

PROJECT LEVEL SPECIFICATIONS

EXTERIOR	Appropriate finish of exterior grade paint.
PLUMBING	As per standard practice, all internal plumbing in GI/CPVC/Composite.
LIFT	Lifts to be provided for access to all habitable floors.
GENERATORS	Generator to be provided for 100% backup of emergency & safety facilities i.e. lifts & common areas with adequate diversity.
CLUBHOUSE & SPORTS FACILITIES	Clubhouse with swimming pool to be provided with his/her change rooms, well equipped gym, indoor & outdoor games areas, multi-purpose hall and jogging track.
SECURITY & FTTH	Provision for optical fiber network; Video surveillance system, perimeter security and entrance lobby security with CCTV cameras; fire prevention, suppression, detection & alarm system as per fire norms.
STRUCTURE	Earthquake resistance RCC framed structure as per applicable Seismic Zone.

GREEN BUILDING SPECIFICATIONS

WATER CONSERVATION	<ul style="list-style-type: none">• Rainwater harvesting to recharge and enhance ground water table• Efficient low flow plumbing fixtures• Treatment of wastewater generated on site with STP• Reuse of STP treated water for flushing and landscape• Sprinkler based irrigation
ENERGY EFFICIENCY	<ul style="list-style-type: none">• AAC/fly ash bricks for walls• Efficient motors and pumps• LED/CFL based lighting in common areas• Automatic on/off control for site lighting
WASTE MANAGEMENT	<ul style="list-style-type: none">• Multi-colored bins for waste segregation at source• Organic waste composter to convert waste generated on site to compost
ARCHITECTURE	<ul style="list-style-type: none">• Placement and sizing of windows to allow daylight• Shading of windows with balcony to avoid direct heat gain• Universal accessible designing and lifts with braille, audio assistance and handrails for all floor levels
MATERIAL	<ul style="list-style-type: none">• Low VOC paints to improve indoor air quality• Regional material to reduce emissions from transportation

Note: Company reserves its right to change the area and specifications without prior notice; if the area differs at the time of possession, cost would be adjusted upwards or downwards, as the case may be, Variation in area shall not exceed 10%.