



THE ORION
BUSINESS PARK



ARTIST IMPRESSION

SET UP FOR THE SPOTLIGHT

Till a few years ago, a strong majority of commercial buildings were concentrated in the Southern parts of the city. Recently, however, this trend has begun to see a shift as more and more offices have now started gravitating towards the Northern suburbs of Mumbai. Owing to a plethora of location benefits, the Orion, seated on Mumbai's arterial S.V. Road, is set up for the spotlight.



5 mins drive to Western Express Highway



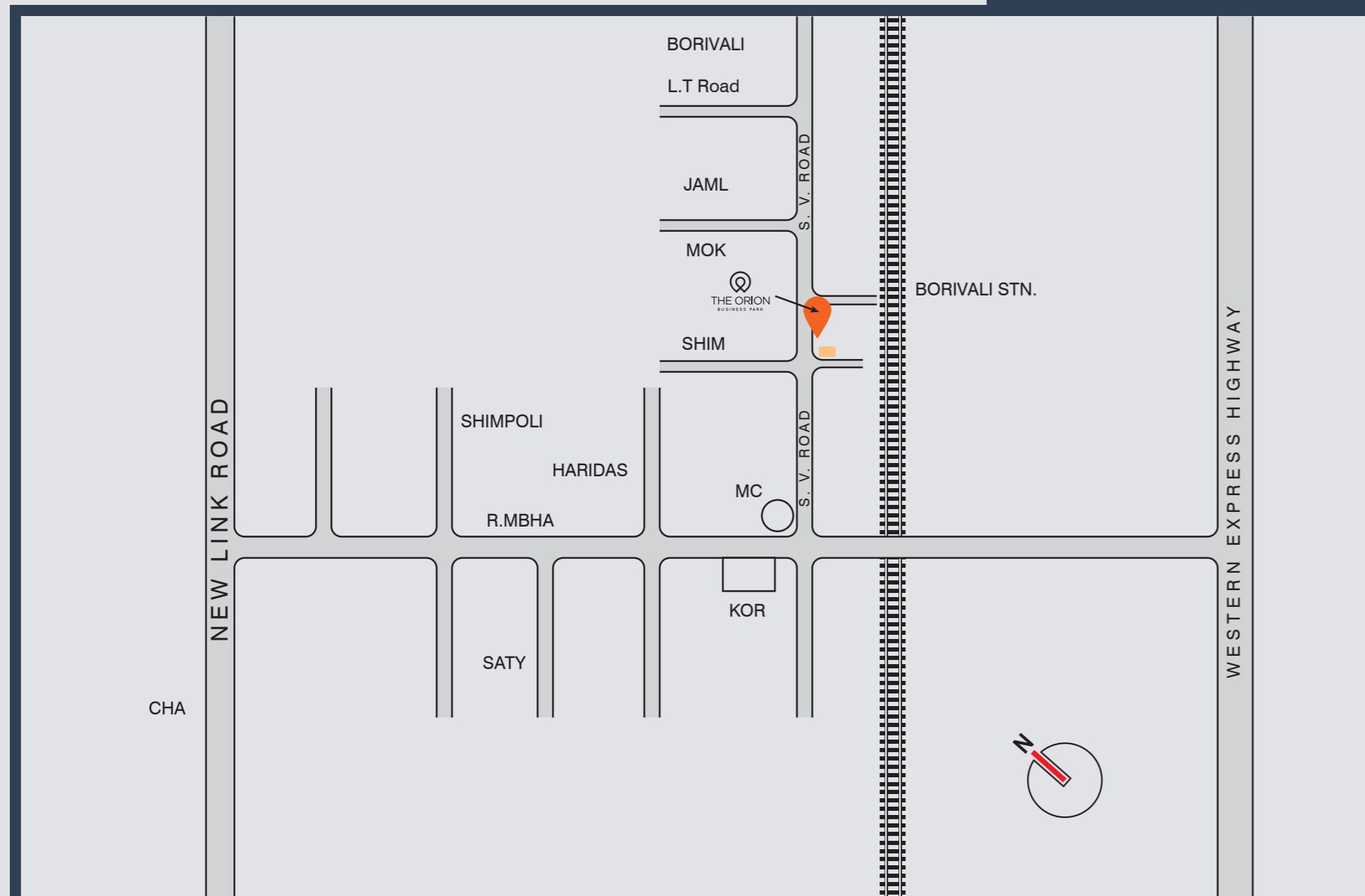
1 min walk to the railway station



5 mins walk to Metro station



5 mins drive to Link Road



ABOUT BORIVALI

Borivali is and always has been one of the most prime parcels of real estate in Mumbai. This affluent coastal suburb is located at the north-western end of the city and was chosen as the site for our commercial tower for a variety of reasons. To begin with, Borivali is one of the biggest railway stations on the Western line and boasts amazing proximity to other parts of the city, allowing for an easy commute. Additionally, with great access to malls, banks, schools, and other places of importance, Borivali is truly in a league of its own.





ARTIST IMPRESSION

Presenting



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Inspired and named after the night sky's brilliant guiding constellation, comes the Bhatia Group's ambitious new commercial project - The Orion. Situated in Borivali, one of Mumbai's most bustling and prominent suburbs, Orion is a smart and state-of-the-art commercial high rise that has the potential to propel your business to new frontiers. It boasts of a suave range of offices that provide endless possibilities to all kinds of organizations, whether they be long-established firms or up-and-coming startups. Moreover, the tower stands fully-equipped with an entire array of business tools and amenities that help set the benchmark of your corporate success.

Offices From - 221 Sq. Ft. to 893 Sq. Ft. (RERA Carpet Area).

AMENITIES THAT ENHANCE YOUR WORKSPACE

From leaving a lasting first impression on your business associates the moment they enter to ensuring an effortless and glitch-free work environment for your team, The Orion comes equipped for it all.

Well Designed Entrance Lobby

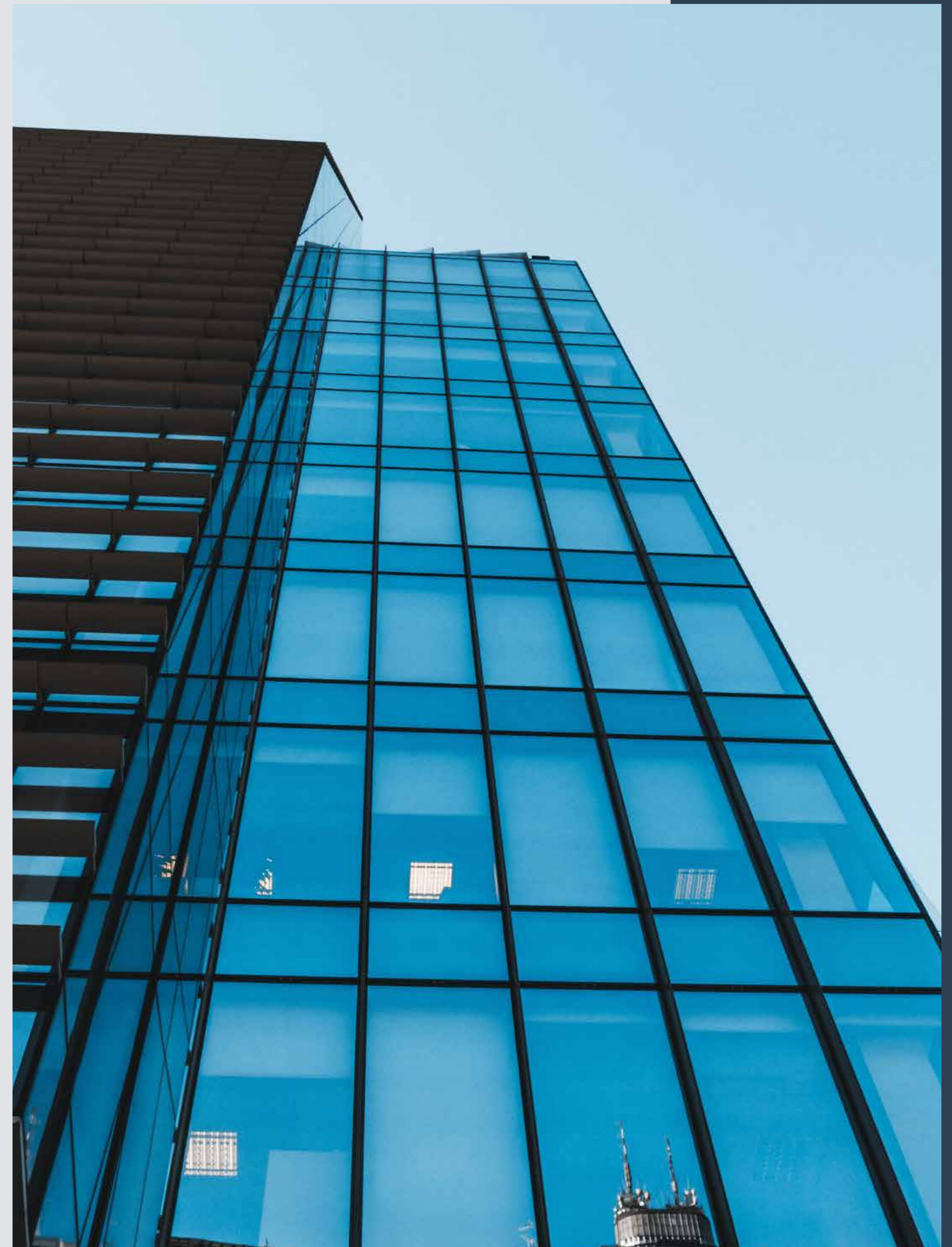
Broadband Connectivity Fiber Cable

Integrated round the clock security system for a safe environment with CCTV surveillance

Glass Facade

Central Air-Conditioning System Provision

Cafeteria





REFERENCE IMAGE

REFERENCE IMAGE

PROJECT FEATURES



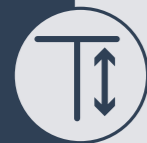
Earthquake Resistance Design



Well Planned & Designed Fully Commercial Building



Separate Bathroom and Pantry



Each Office Provided With Height of 11 FT.



Hi-Tech Commercial Building



3 High-Speed Stretcher Lifts



Fire Fighting



Sufficient power back up facilities for an unhindered flow of business.



Proximity to Railway Station 250 Mtr.



Intelligent Energy Management



Ample Car Parking



Solar System



Conference Room

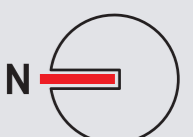


Smoking Area



Casual Area

TYPICAL 3D FLOOR PLAN

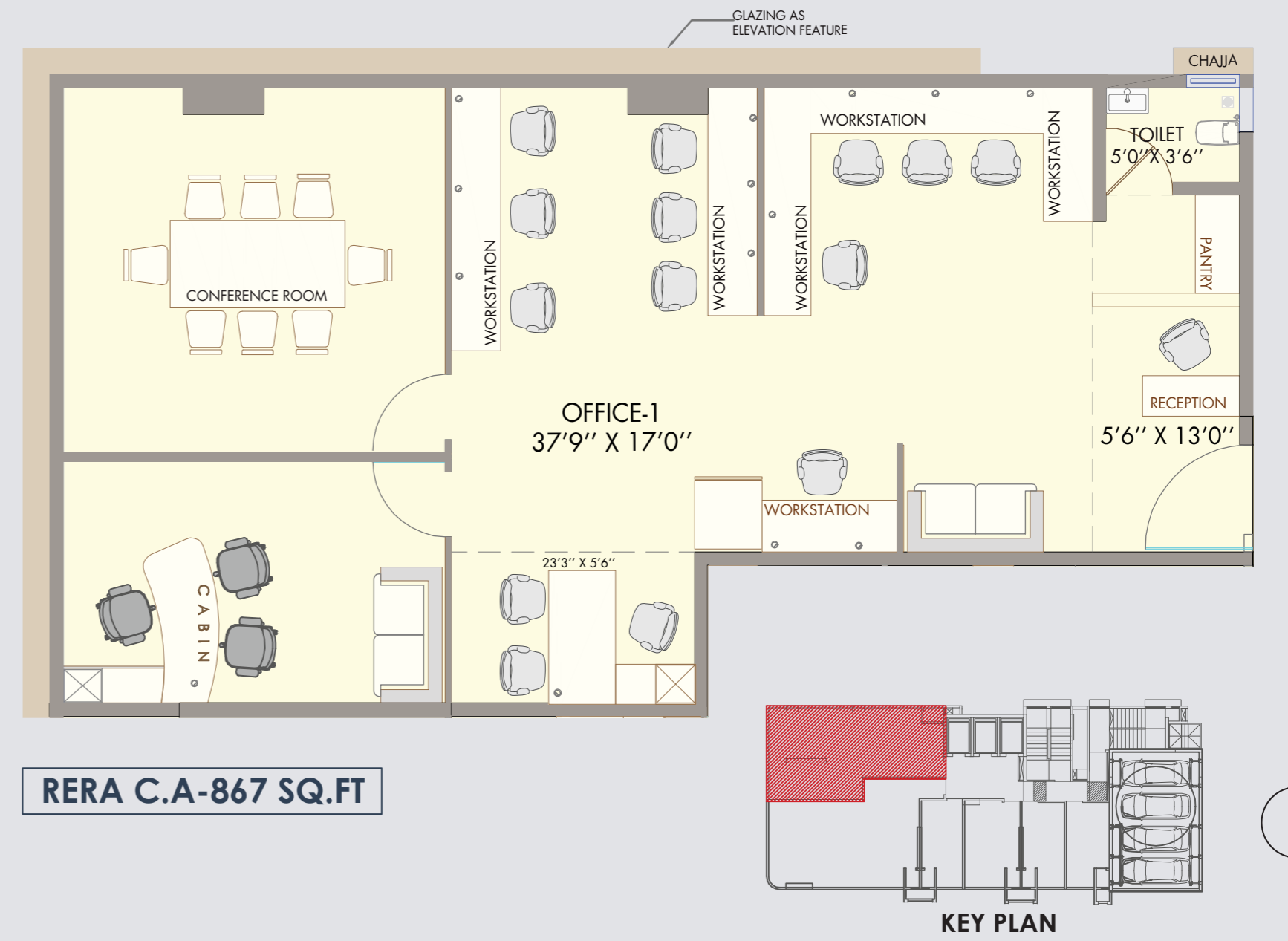


TYPICAL FLOOR PLAN

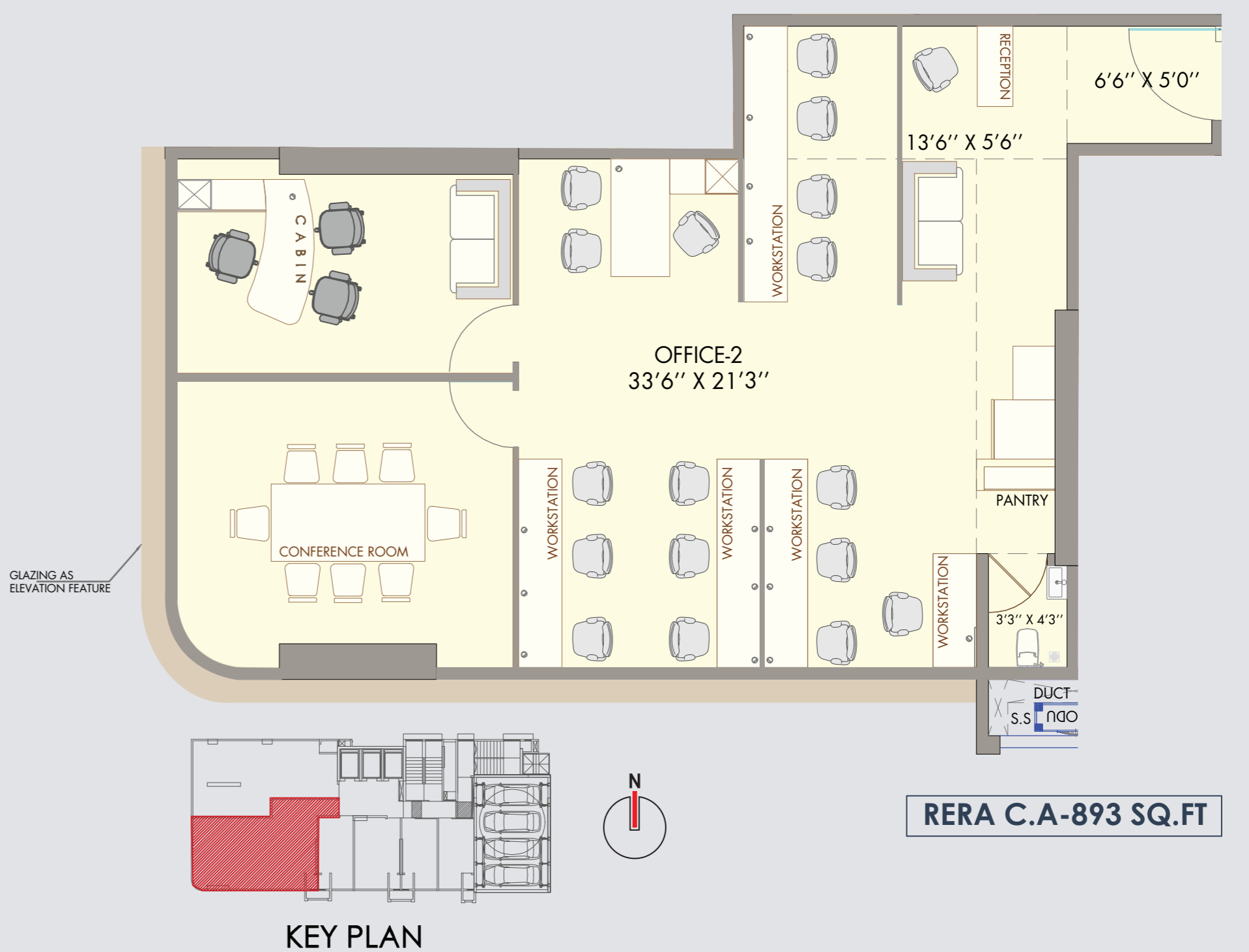


OFFICE NO.	RERA AREA SQ. FT.
OFFICE 1	867
OFFICE 2	893
OFFICE 3	221
OFFICE 4	291
OFFICE 5	221
OFFICE 6	223

INDIVIDUAL OFFICE UNIT PLAN - 1 & 2



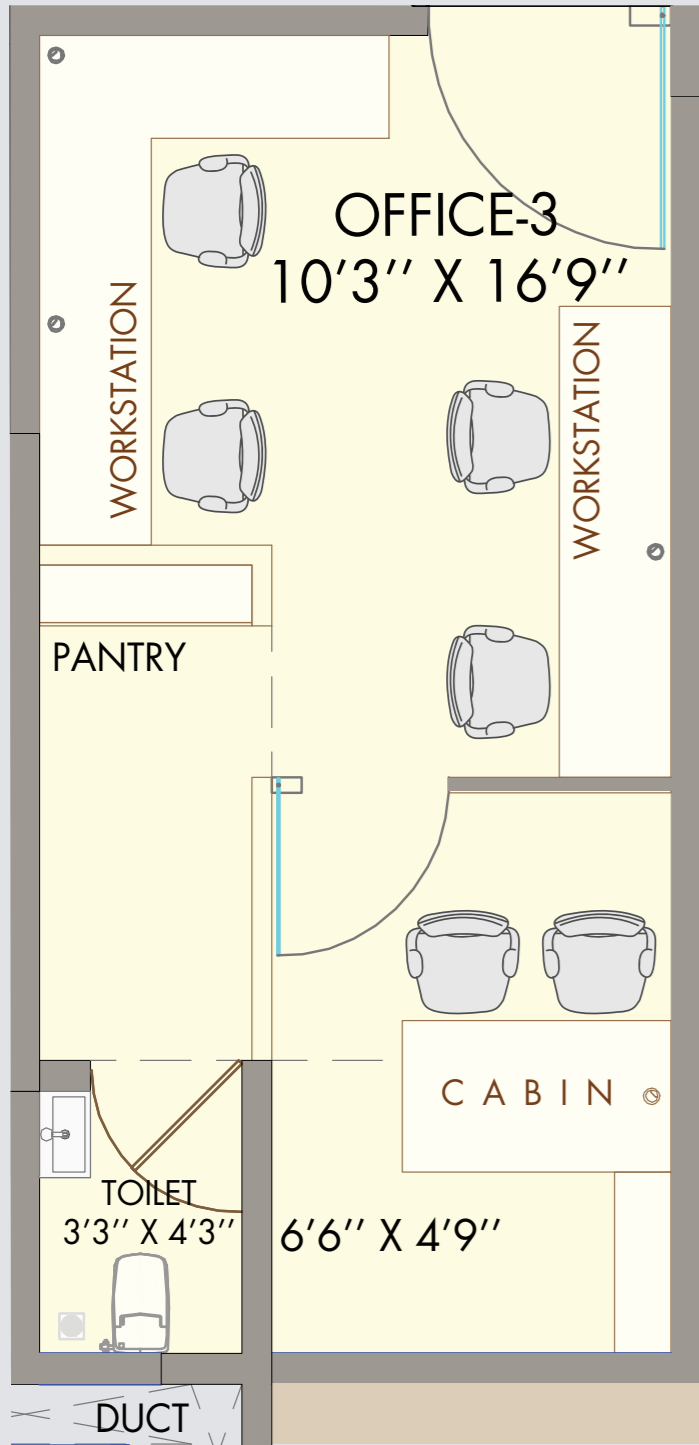
RERA C.A-867 SQ.FT



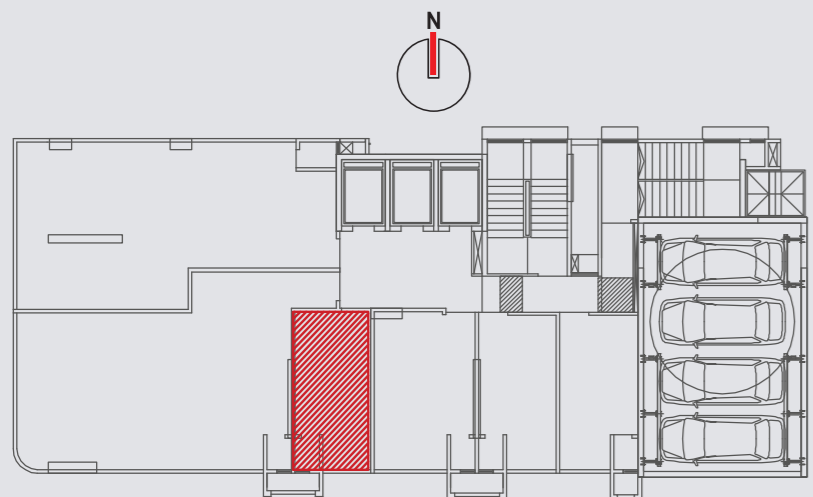
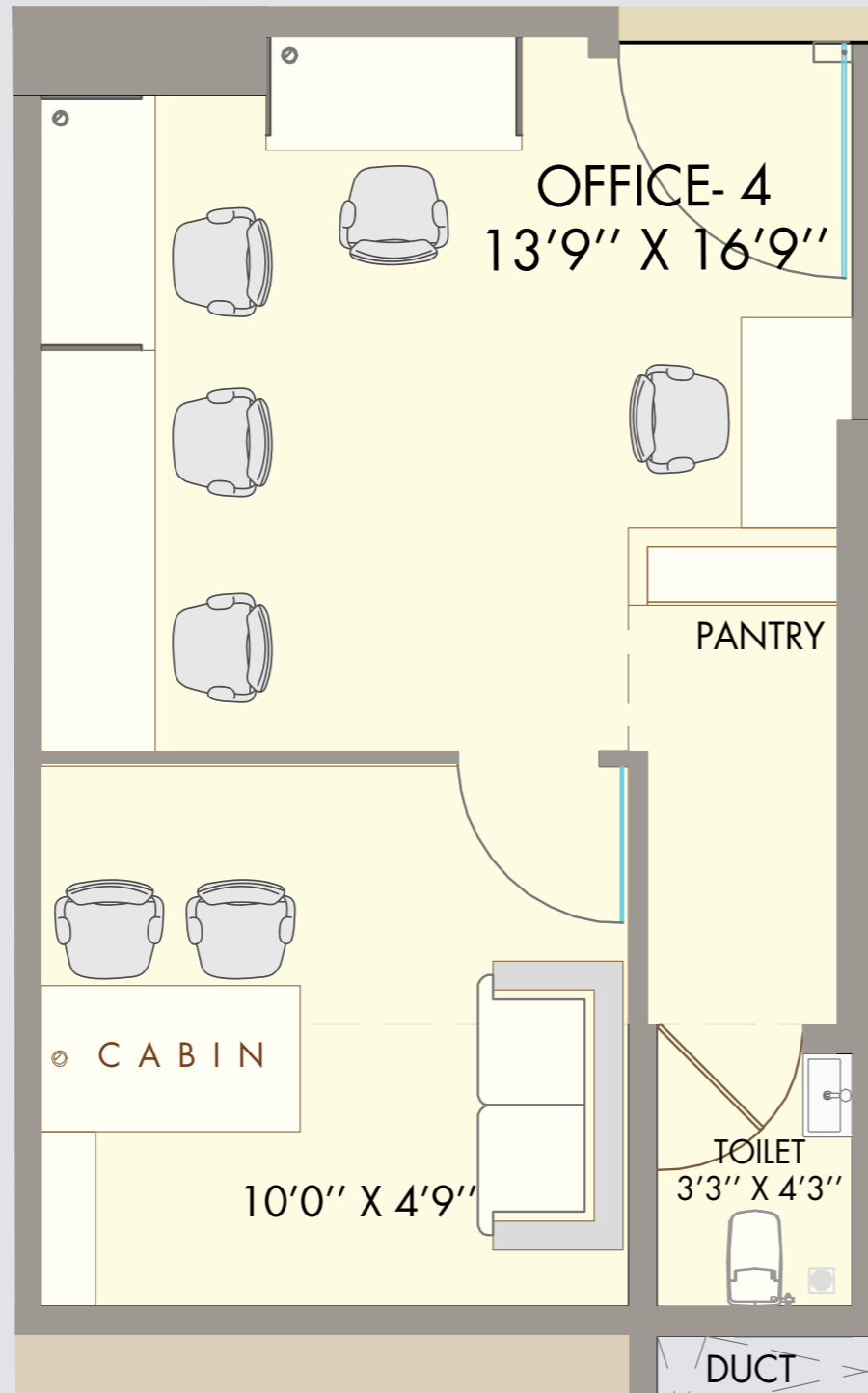
RERA C.A-893 SQ.FT

INDIVIDUAL OFFICE UNIT PLAN - 3 & 4

RERA C.A-221 SQ.FT



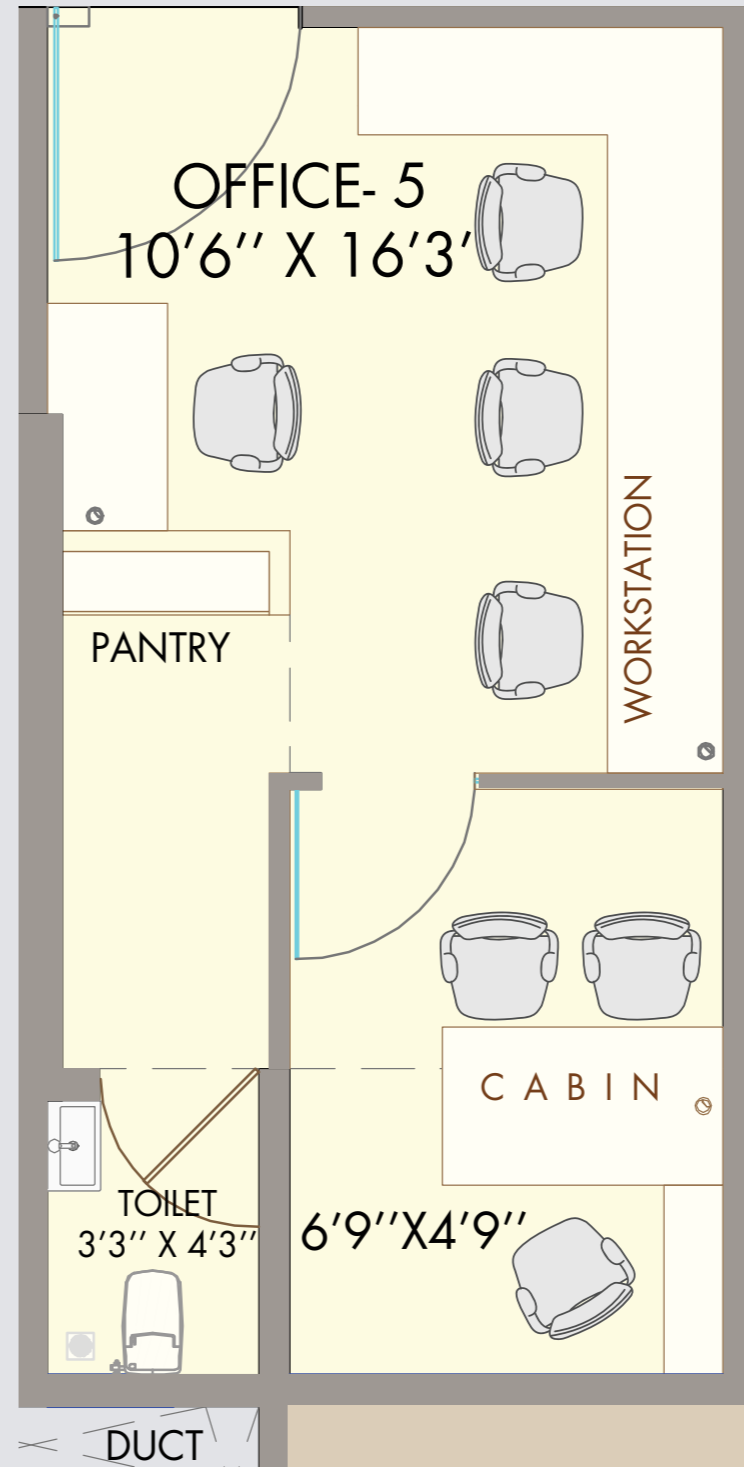
RERA C.A-291 SQ.FT



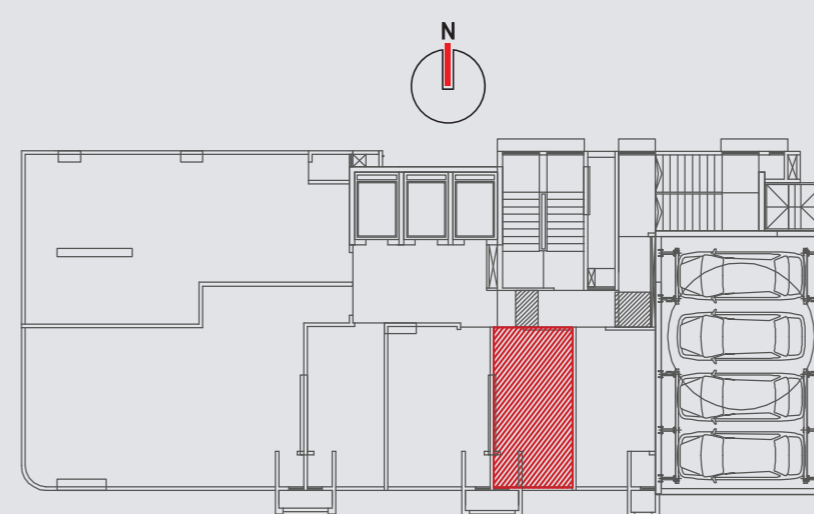
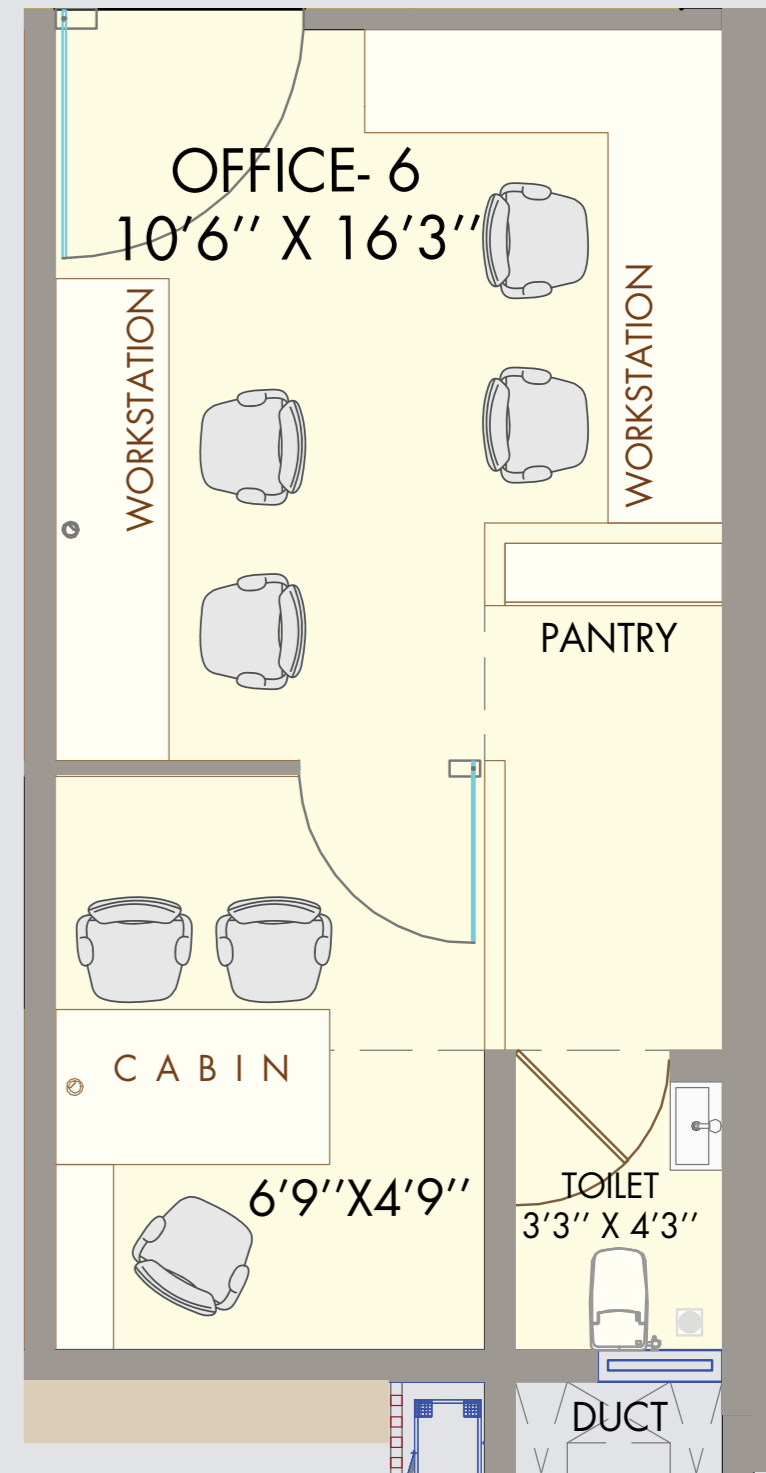
KEY PLAN

INDIVIDUAL OFFICE UNIT PLAN - 5 & 6

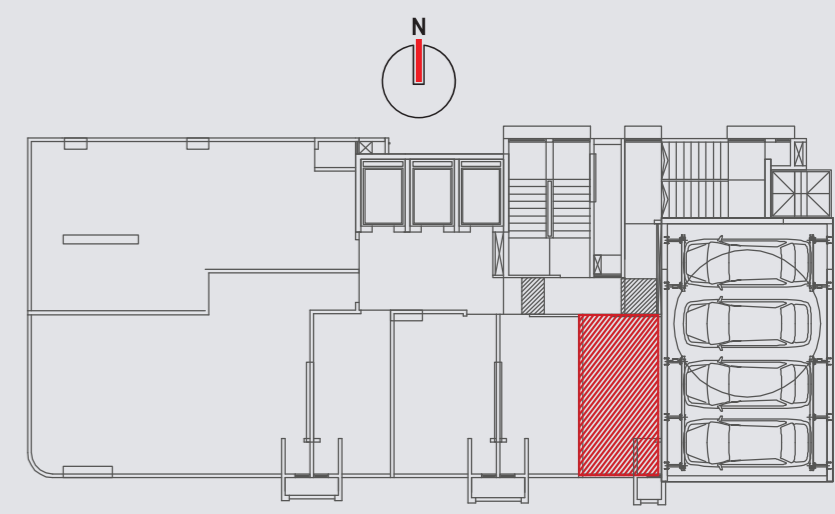
RERA C.A-221 SQ.FT



RERA C.A-223 SQ.FT



KEY PLAN



KEY PLAN



BHATIA
G R O U P

Bhatia Builders & Developers (P) Ltd.

Office No.3, Esspee Tower, 2nd Floor, Main Datta Pada Road, Borivali (East),
Mumbai-400066.

NOTE.: All the plans, drawings, amenities, facilities etc are subject to the approval of the respective authorities & would be changed necessary. The discretion remains with Bhatia Builders & Developers (P) Ltd. All renderings & maps are artistic, conception not actual depiction of the buildings walls, drive ways or landscaping & Bhatia Builders & Developers (P) Ltd. reserve the right to make changes at any time, without notice or obligations to the information contained in this brochure including & without limitation to areas, amenities & specifications. Bhatia Builders & Developers (P) Ltd. do not warrant or assume any legal liability or responsibility for accuracy, completeness or use fullness of an information disclosed.