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REGISTRATION NO.: PR/GJ/AHMEDABAD/DASKROI/Ahmedabad Municipal Corporation/MAA13957/050824/311228



# ORCHID REGAL

The City Within Reach





## ORCHID REGAL

3 BHK Grandeur Living  
@Billionaire Street, Ahmedabad

Start your day with the sights and sounds of the city just outside your window, yet feel miles away from its hustle. At Orchid Regal, you are perfectly positioned to enjoy the best of urban living- with everything just around the corner. Yet, as you enter the gates of your haven, you find an oasis of calm, where modern amenities and nature's beauty coexist in perfect harmony. Here, living close to the city never felt so peaceful.





# The Location



SCAN FOR DIRECTION



At Orchid Regal, you don't just live in the city; you live with it, enjoying the perfect balance of luxurious retreat and metropolitan convenience. Whether it's a quick commute to business hubs, a leisurely stroll to upscale boutiques, or a spontaneous night out at fine restaurants, everything you desire is just minutes away. Here the allure of Ahmedabad stays with you and lets you experience the city charm like never before.



**ORCHID  
REGAL**







WELCOME TO

Your Gateway to Urban Life



ORCHID  
**REGAL**



# GROUND FLOOR PLAN



01 SECURITY CABIN



02 PICKLEBALL COURT



03 LANDSCAPED GARDEN



04 CHILDREN PLAY AREA



05 CRICKET PITCH



06 SOCIAL SIT OUT



07 SWIMMING POOL

08 CLUB HOUSE



MINI HOME THEATRE



MULTI PURPOSE HALL



WELL-EQUIPPED GYMNASIUM



INDOOR GAMES

SHOP NO.	CARPET AREA (IN SQ.MTR.)	SHOP NO.	CARPET AREA (IN SQ.MTR.)	SHOP NO.	CARPET AREA (IN SQ.MTR.)
1	66.93	11	39.28	21	51.49
2	37.23	12	32.27	22	49.12
3	41.78	12A	41.78	23	61.91
4	32.27	14	38.51	24	40.68
5	39.28	15	44.38	25	35.75
6	38.51	16	43.62	26	11.86
7	60.23	17	81.73	27	35.75
8	57.82	18	69.37	28	40.68
9	61.01	19	51.49	29	63.11
10	38.51	20	51.49		





# FIRST & TYPICAL FLOOR PLAN

UNITS ON FIRST FLOOR ONLY HAVE OPEN TERRACES  
\*O.T. - OPEN TERRACE

BLOCK	UNIT NO.	CARPET AREA	BALCONY/VERANDAH	WASH	TERRACE
A	101	103.85	4.67	4.40	43.15
A	102	103.85	4.67	4.40	16.62
A	103	105.79	4.67	4.40	19.85
A	104	105.79	4.67	4.40	49.88
B	101	103.85	4.67	4.40	59.16
B	102	103.85	4.67	4.40	190.03
B	103	105.79	4.67	4.40	19.70
B	104	105.79	4.67	4.40	49.88
C	101	104.09	4.67	4.40	7.02
C	102	104.09	4.67	4.40	7.20
C	103	104.09	4.67	4.40	30.70
C	104	104.09	4.67	4.40	73.36

AREAS IN SQ.MTR.



● PLC UNIT







Find Your Calm in the City



THE CLUB HOUSE





Your Outdoor Paradise





A Splash of Luxury





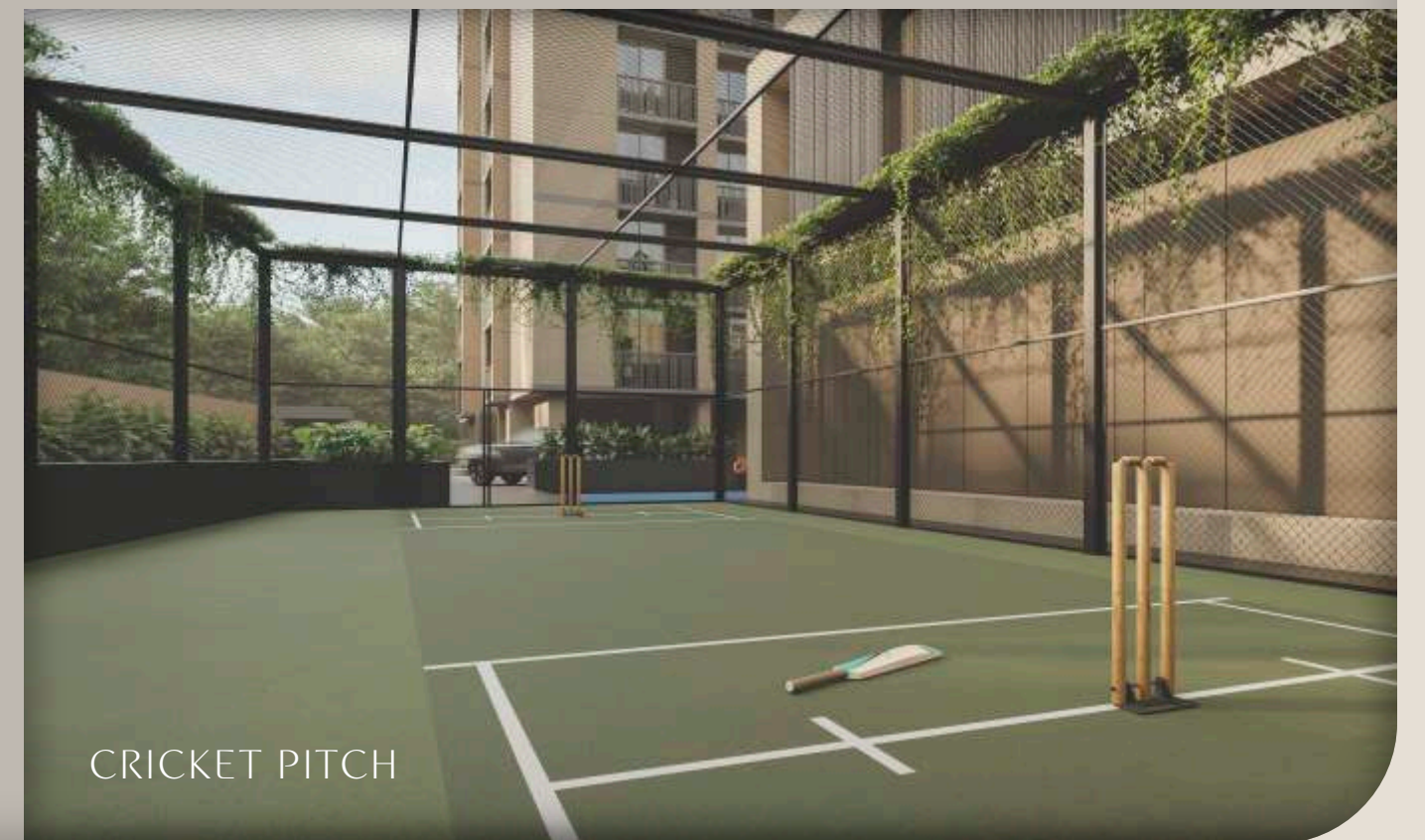
# Experience Urban Oasis



SOCIAL SIT OUT



PICKLE BALL COURT



CRICKET PITCH





Find Comfort in Every Space



Fitness at Your Fingertips



Unleash Your Competitive Spirit

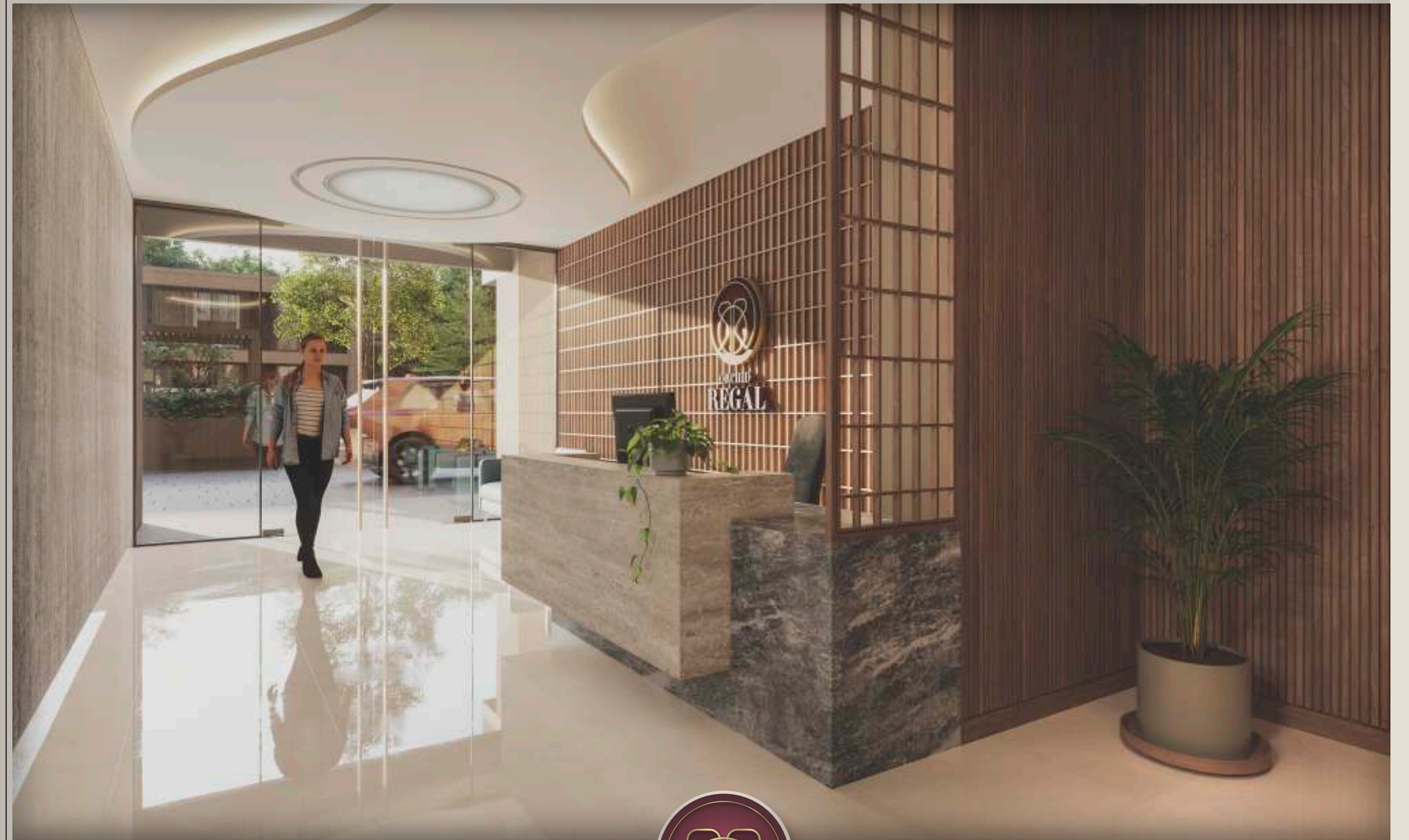


# A Metropolitan Marvel





Now experience convenience at your doorstep







Elevators that swiftly connect you to a modern lifestyle





Step Into Sophistication







Interiors that Define City Living



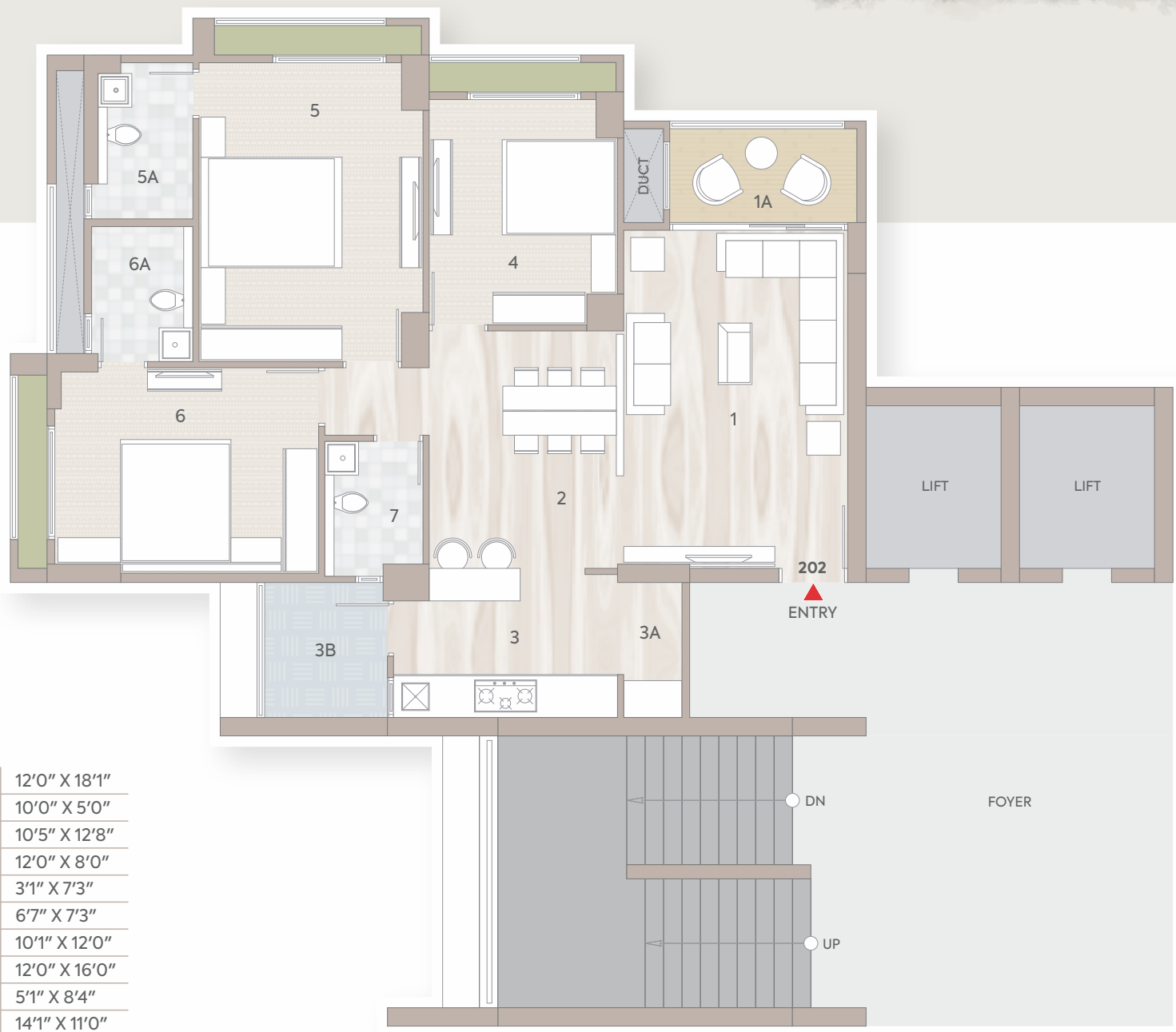
# TYPICAL FLOOR PLAN

BLOCK - A & B

2ND TO 19TH FLOOR

UNIT NO: 201 & 202

AREA AS PER RERA	SQ. MTR.
CARPET AREA	103.85
VERANDAH/BALCONY	4.67
WASH AREA	4.40



1	LIVING	12'0" X 18'1"
1A	VERANDAH	10'0" X 5'0"
2	DINING	10'5" X 12'8"
3	KITCHEN	12'0" X 8'0"
3A	STORE	3'1" X 7'3"
3B	KIT. YARD	6'7" X 7'3"
4	G.BEDROOM-1	10'1" X 12'0"
5	BEDROOM-2	12'0" X 16'0"
5A	TOILET	5'1" X 8'4"
6	BEDROOM-3	14'1" X 11'0"
6A	TOILET	5'5" X 7'3"
7	G.TOILET	5'3" X 7'3"

# TYPICAL FLOOR PLAN

BLOCK - A & B

2ND TO 19TH FLOOR

UNIT NO: 203 & 204

AREA AS PER RERA	SQ. MTR.
CARPET AREA	105.79
VERANDAH/BALCONY	4.67
WASH AREA	4.40



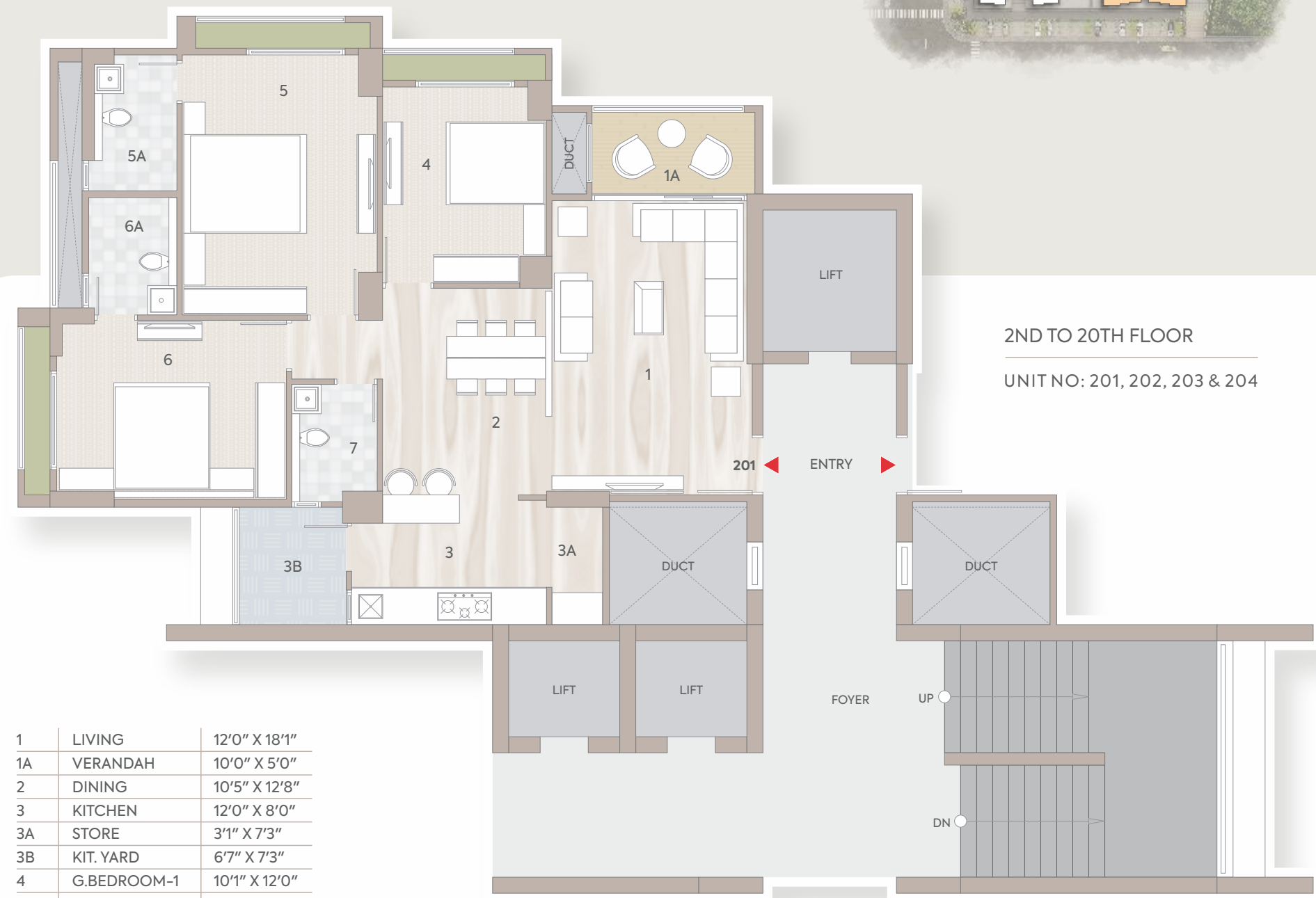
1	LIVING	12'0" X 18'1"
1A	VERANDAH	10'0" X 5'0"
2	DINING	10'5" X 12'8"
3	KITCHEN	12'0" X 8'0"
3A	STORE	3'1" X 7'3"
3B	KIT. YARD	6'7" X 7'3"
4	G.BEDROOM-1	10'1" X 12'0"
5	BEDROOM-2	12'0" X 16'0"
5A	TOILET	5'5" X 8'4"
6	BEDROOM-3	14'1" X 11'0"
6A	TOILET	5'5" X 7'3"
7	G.TOILET	5'3" X 7'3"



# TYPICAL FLOOR PLAN

BLOCK - C

AREA AS PER RERA	SQ. MTR.
CARPET AREA	104.09
VERANDAH/BALCONY	4.67
WASH AREA	4.40

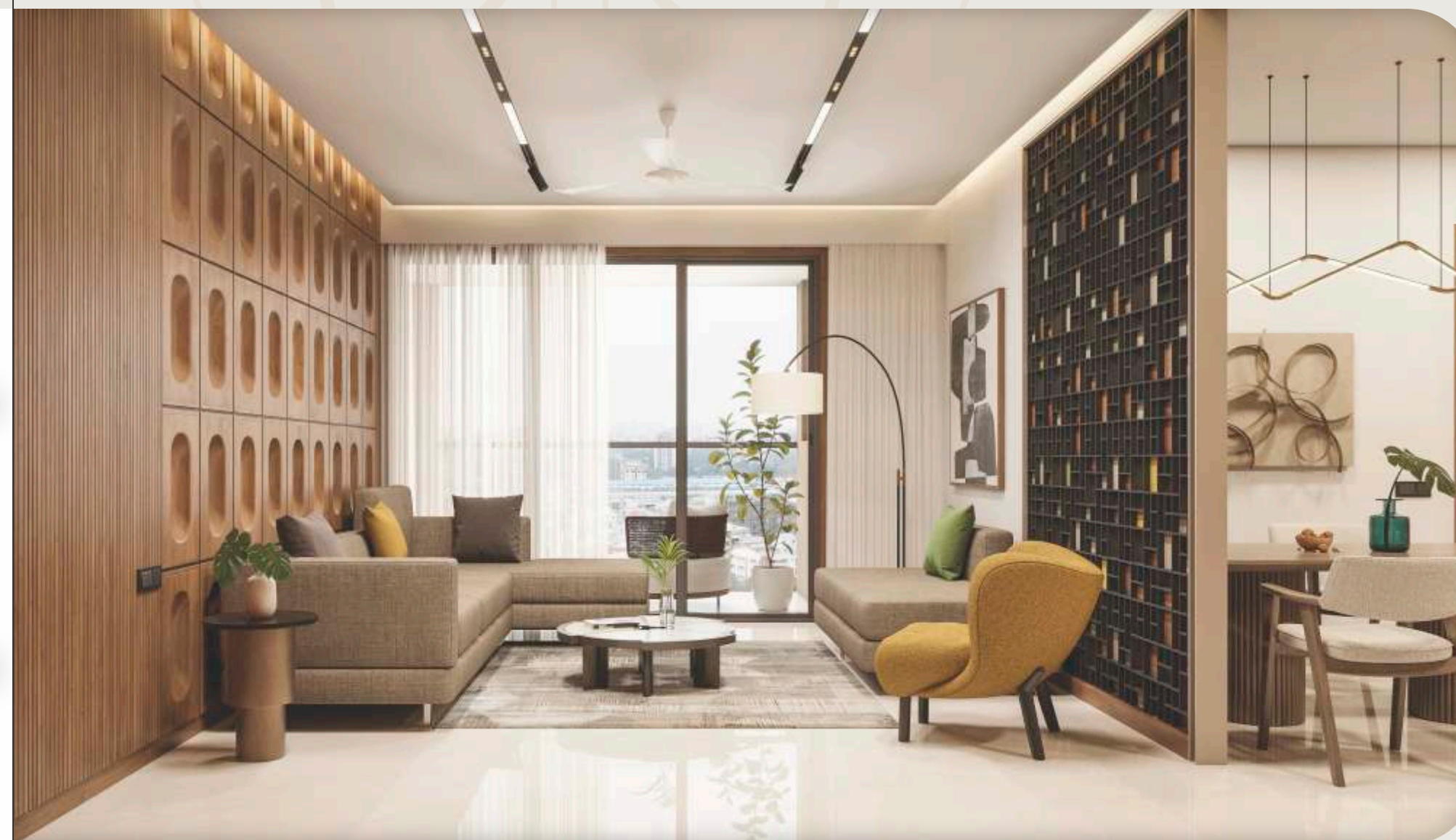


2ND TO 20TH FLOOR  
UNIT NO: 201, 202, 203 & 204

1	LIVING	12'0" X 18'1"
1A	VERANDAH	10'0" X 5'0"
2	DINING	10'5" X 12'8"
3	KITCHEN	12'0" X 8'0"
3A	STORE	3'1" X 7'3"
3B	KIT. YARD	6'7" X 7'3"
4	G.BEDROOM-1	10'1" X 12'0"
5	BEDROOM-2	12'0" X 16'0"
5A	TOILET	5'1" X 8'4"
6	BEDROOM-3	14'1" X 11'0"
6A	TOILET	5'5" X 7'3"
7	G.TOILET	5'3" X 7'3"



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# LOWER PENTHOUSE

BLOCK - A & B

20TH FLOOR

UNIT NO: 2001 & 2002

AREA AS PER RERA	SQ. MTR.
CARPET AREA	111.92
VERANDAH/BALCONY	5.31
WASH AREA	4.69



1	LIVING	12'0" X 20'8"
1A	VERANDAH	12'7" X 5'0"
2	DINING	10'5" X 11'9"
3	KITCHEN	13'6" X 8'11"
3A	STORE	3'1" X 4'0"
3B	KIT. YARD	7'0" X 7'3"
4	G.BEDROOM-1	10'1" X 12'0"
5	BEDROOM-2	12'0" X 16'0"
5A	TOILET	5'1" X 8'4"
6	BEDROOM-3	14'1" X 11'0"
6A	TOILET	5'5" X 7'3"
7	G.TOILET	5'3" X 7'3"

# UPPER PENTHOUSE

BLOCK - A & B

21ST FLOOR

AREA AS PER RERA	SQ. MTR.
CARPET AREA	54.52
TERRACE	64.12



8	LOUNGE	10'6" X 13'4"
8A	STORE	4'7" X 5'10"
9	BEDROOM-4	12'0" X 19'4"
9A	TOILET	5'2" X 7'5"
10	TOILET	5'0" X 7'5"



# LOWER PENTHOUSE

AREA AS PER RERA	SQ. MTR.
CARPET AREA	113.88
VERANDAH/BALCONY	5.31
WASH AREA	4.69



BLOCK - A & B

20TH FLOOR

UNIT NO: 2003 & 2004



1	LIVING	12'0" X 20'8"
1A	VERANDAH	12'7" X 5'0"
2	DINING	10'5" X 11'9"
3	KITCHEN	13'6" X 8'11"
3A	STORE	3'1" X 4'0"
3B	KIT. YARD	7'0" X 7'3"
4	G.BEDROOM-1	10'1" X 12'0"
5	BEDROOM-2	12'0" X 16'0"
5A	TOILET	5'5" X 8'4"
6	BEDROOM-3	14'1" X 11'0"
6A	TOILET	5'5" X 7'3"
7	G.TOILET	5'3" X 7'3"

# UPPER PENTHOUSE

AREA AS PER RERA	SQ. MTR.
CARPET AREA	54.52
TERRACE	65.77



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REGAL**

BLOCK - A & B

21ST FLOOR



8	LOUNGE	10'6" X 13'4"
8A	STORE	4'7" X 5'10"
9	BEDROOM-4	12'0" X 19'4"
9A	TOILET	5'2" X 7'5"
10	TOILET	5'0" X 7'5"



# LOWER PENTHOUSE

AREA AS PER RERA	SQ. MTR.
CARPET AREA	112.33
VERANDAH/BALCONY	5.39
WASH AREA	4.69



BLOCK - C

21ST FLOOR

UNIT NO: 2101, 2102, 2103 & 2104



# UPPER PENTHOUSE

AREA AS PER RERA	SQ. MTR.
CARPET AREA	54.89
TERRACE	63.69



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BLOCK - C

22ND FLOOR





## SPECIFICATIONS



FLOORING	<ul style="list-style-type: none"> <li>• Wooden laminated flooring in one master bedroom</li> <li>• Vitrified tiles in drawing and dining room</li> <li>• Vitrified tiles in bedrooms</li> <li>• Vitrified/rustic tiles in balcony</li> </ul>
WINDOW	<ul style="list-style-type: none"> <li>• Sliding aluminum section window</li> </ul>
DOOR	<ul style="list-style-type: none"> <li>• Main door - wooden flush door with one side polished veneer</li> <li>• Internal doors - flush doors with oil paint</li> <li>• Stainless steel sink</li> <li>• Vitrified tiles in wash yard</li> </ul>
KITCHEN	<ul style="list-style-type: none"> <li>• Granite platform with dado of ceramic tiles</li> <li>• Vitrified tiles in floor</li> </ul>
INTERIOR PLASTER	<ul style="list-style-type: none"> <li>• Single coat mala</li> </ul>
FINISH INSIDE	<ul style="list-style-type: none"> <li>• Putty finish</li> </ul>
FINISH OUTSIDE	<ul style="list-style-type: none"> <li>• Acrylic paint</li> </ul>
SANITARY WARE	<ul style="list-style-type: none"> <li>• Wall hung water closet</li> <li>• Wall hung basin</li> </ul>
TOILET FITTINGS	<ul style="list-style-type: none"> <li>• Chrome plated fittings</li> </ul>
TOILET-FLOORING	<ul style="list-style-type: none"> <li>• Ceramic tiles upto lintel level</li> <li>• Ceramic tiles in flooring</li> </ul>
ELEVATORS	<ul style="list-style-type: none"> <li>• Automatic elevators</li> </ul>
ELECTRIC SWITCHES	<ul style="list-style-type: none"> <li>• ISI Modular switches</li> </ul>
ELECTRIC WIRES	<ul style="list-style-type: none"> <li>• ISI wires</li> </ul>
MCB / ELCB	<ul style="list-style-type: none"> <li>• ISI make</li> </ul>

### DISCLAIMER.

The brochure is for the easy presentation of the Project. It should not be considered as a part of the legal documents. For further information regarding the Project the member / customer is requested to check the details on RERA website or at the Developer's office before going ahead with the booking.

The furniture and fixtures, electrical appliances and other loose items shown in the brochure are only for illustrative purposes and do not form a part of the standard product on sale. The furniture layout shown in the brochure is only suggestive and subject to change as per site conditions and as per the instructions of the Project Architect.

The Promoter / Developer reserves the right to make changes in the Project, its amenities and specifications as may be suggested by the Project Architect or the Structure consultant and any such changes made shall be binding on the customers / members of the Project.

The Promoter / Developer reserves the right to make minor on site changes during the course of construction and such changes shall be binding on all the members / customers of the Project.

The dimensions shown in the brochure are approximate and calculated from unfinished surfaces and are rounded off to nearest whole number. The carpet area mentioned is calculated as per the provisions of the RERA Act with the help of Autocad software.

The images (interior and exterior views) in the brochure are computer stimulated graphics for representational purpose and are subject to errors and omissions. The images used may be stock images or images based on the architectural plans of the Project. They shall not be construed as actual depictions of the Project.

The north direction shown in the brochure is approximate and can be erroneous. The Member / Customer is expected to verify the same personally before going ahead with the booking.

The Key Plan in the Brochure is not to scale and does not depict the exact location of the Project or the connecting road network or other abutting structures or landmarks. It is only for representation purpose and gives a rough idea about the approximate location of the Project. The Member / Customer is requested to visit the Project site and check the physical location of the Project and its surroundings before going ahead with the booking.

## ABOUT DEVELOPERS



Goyal & Co. was founded by the late Mr. Rampurshottam Goyal in 1971 in the city of Ahmedabad. The company has developed over 250+ projects that include apartment developments, villas, plotted developments, corporate offices, townships etc. and possess over 90+ properties as part of their corporate leasing portfolio.

After changing the skyline of Ahmedabad, the company is now rapidly growing its presence in the cities of Bangalore & Mumbai. With the goal of achieving a similar market sentiment to that back home; Goyal & Co. is committed to leaving its stamp of excellence on every project that it undertakes.

### 1971-80 VISION

**Building The Foundation**  
The inception of a vision led by passion and determination, set in stone by the Late Mr Rampurshottam Goyal

**Standing The Test Of Time**  
Forging the spirit of unwithered passion led us to unearth the strength for exponential growth. Launched Goyal & Co. In Bangalore and Mumbai

**2001-10  
STRENGTH**

### Leaping Beyond Conventions

A courageous leap to explore beyond norms and create pillars which transform skylines

### 1981-90 INNOVATION

**Embracing Evolution**  
With changing times, we are blending the essence of luxury and comfort with modern day community living and leaping beyond the known realm of real estate

### 1991-2000 CONSISTENCY

**Cementing A Legacy**  
With consistency and determination, we created long-lasting bonds on the foundation of trust, quality and commitment

### The Passage Of Growth

Celebrating 50 years of creating landmarks. Adapting and evolving, we are embracing a new design sensibility and building the future of modern infrastructure

### 2021-∞ AMPLIFICATION

## TESTAMENT OF LEGACY

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**250+**  
Projects Delivered

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**29 MILLION+**  
Sq. Ft. Under Development

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**3 MILLION+**  
Sq. Ft. Commercial Spaces On Lease

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**90+**  
Properties On Lease

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**8+**  
Built To Suit Projects Delivered