



GREEN ORCHID TOWNSHIP VILLAS

NEAR GUWAHATI AIRPORT

RERA NO. RERAA KU 191 of 2026-2027



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VILLAS
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Green Orchid Township Villas

A LANDSCAPE
THAT LETS
LIFE BREATHE



**Where open greens shape everyday freedom
and joyful living**

Spread across a living landscape of greens,
water, and open skies, here, space is not a
luxury, but a given. Homes, fairways, and
tree-lined avenues unfold in harmony, allowing
life to move unhurried and expansive.



Gate View



Introduction

GREEN ORCHID TOWNSHIP
VILLAS
NEAR GUWAHATI AIRPORT

About Villa

There are places that hold you, and then there are places that let you go. Green Orchid Township Villa Project is shaped for the latter. Here, life unfolds without urgency, guided by open skies, gentle greens, and a rhythm that feels instinctively right. It is a setting where freedom is not imagined, but quietly lived, every single day.

Designed as a sanctuary of balance, every path, every home, and every open expanse is crafted to allow life to move lightly and naturally. This is a place to arrive, pause, and truly belong.

A place where life learns to breathe



Villa Aerial View

Site Plan

SITE PLAN
OF
VILLA PROJECT

LEGENDS

- 1. Villa Entry
- 2. Guard Room
- 3. Twin Villa Type B
- 4. Individual Villa Type A
- 5. Driveway
- 6. Parking
- 7. Kid's Play Area
- 8. Landscape Area
- 9. Seating Area
- 10. Pool
- 11. Kid's Pool
- 12. Landscape Cum Walking Garden
- 13. Multipurpose Lawn
- 14. Multipurpose Sports Court
- 15. Experience Centre Cum Sales Office
- 16. Reserve For Retail Store
- 17. Club House



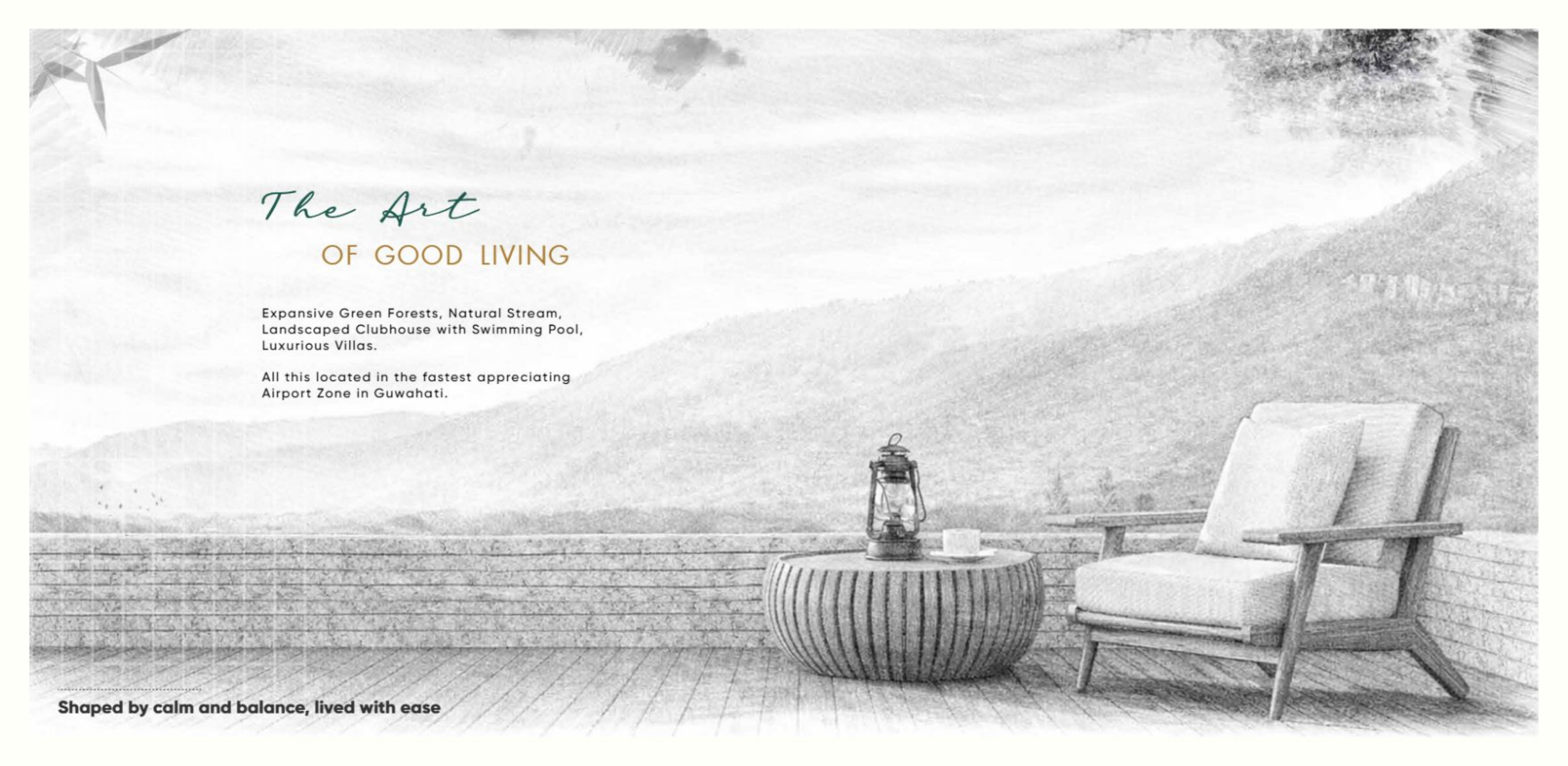


Villa View
Type A – Individual Villa : 5+1 BHK



Life here unfolds at a gentler pace. With nature at your doorstep and room to breathe all around, everyday moments feel unhurried and deeply personal. It's a way of living that values quiet mornings, slow evenings, and the comfort of feeling truly at ease, at home.

Villa View
Type B – Twin Villa : 4+1 BHK

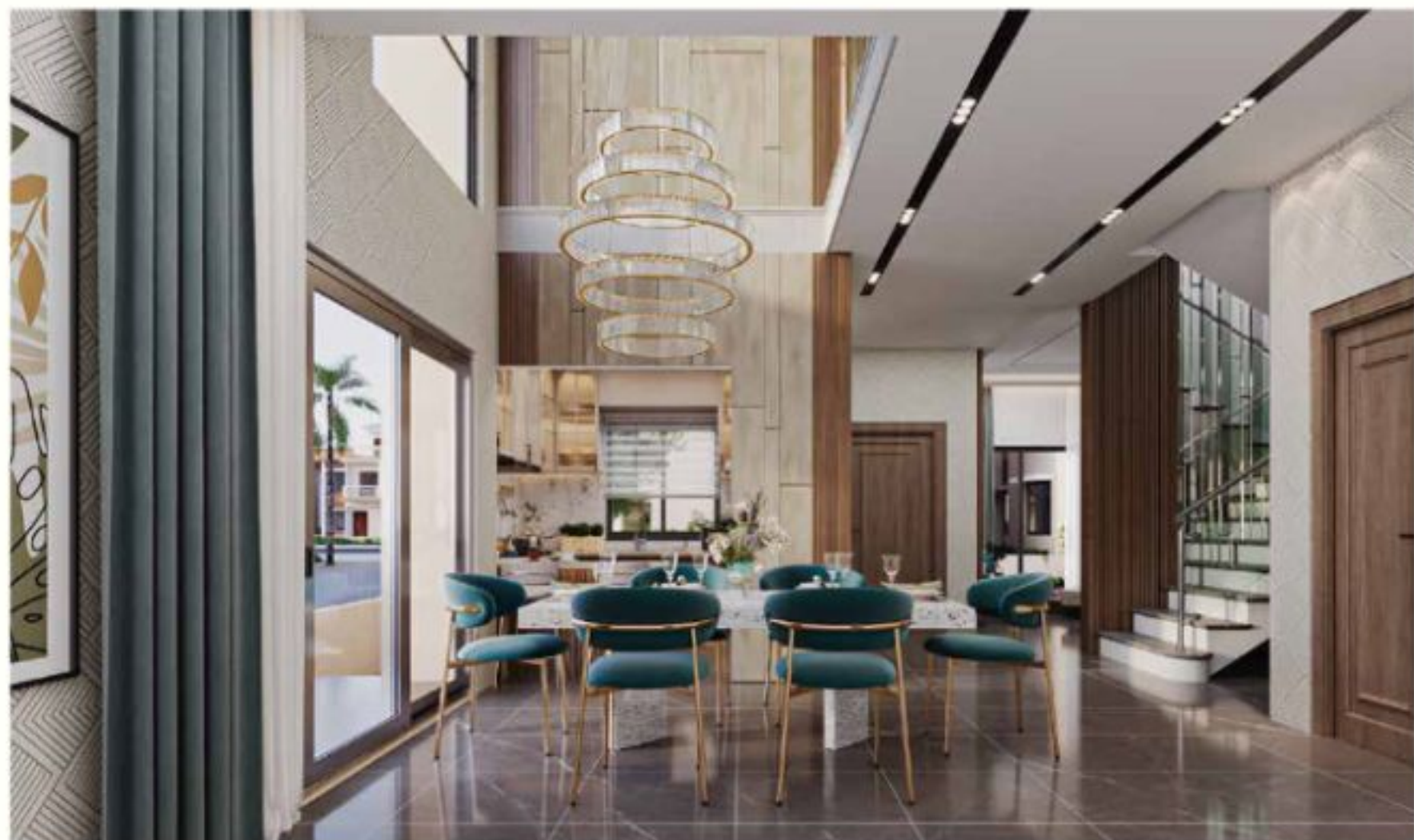
The background of the entire advertisement is a soft-focus photograph of a natural landscape. In the foreground, a wooden balcony with a low stone wall holds a round, ribbed wooden coffee table, a lantern, and a cup. To the right, a modern wooden armchair with light-colored cushions sits on the balcony. The middle ground shows a calm river or stream flowing through a lush green forest. In the background, misty mountains rise under a cloudy sky. The overall mood is peaceful and idyllic.

The Art OF GOOD LIVING

Expansive Green Forests, Natural Stream,
Landscaped Clubhouse with Swimming Pool,
Luxurious Villas.

All this located in the fastest appreciating
Airport Zone in Guwahati.

Shaped by calm and balance, lived with ease



Villa FEATURES

- 5 + 1 Individual Villa
- 4 + 1 Twin Villa
- Spacious Bedrooms with Walking Closet
- Modern Kitchen
- Parking Space for 2 Vehicles



Clubhouse



Clubhouse



Clubhouse

A black and white artistic illustration of a woman with long hair, seen in profile, holding a cup of coffee. She is looking out over a landscape with a dense forest in the foreground and a flock of birds flying in the sky. The sky is filled with soft, textured clouds. The overall mood is peaceful and contemplative.

An Easy Life
WITH BEAUTIFUL VIEWS

Where horizons stay open and free



ARCHITECTURAL Design

- Contemporary duplex layouts with spacious interiors
- Large windows for natural light and ventilation
- Elegant facades with modern aesthetics
- Smart planning for functionality and privacy

SUSTAINABILITY & Green Living

- Energy-efficient construction
- Rainwater harvesting systems
- Waste management and recycling facilities
- Green spaces for eco-conscious living

Live An
UNHURRIED LIFE

Where family time takes centre stage



Master Bedroom



Thoughtfully designed interiors that offer privacy, warmth, and everyday comfort

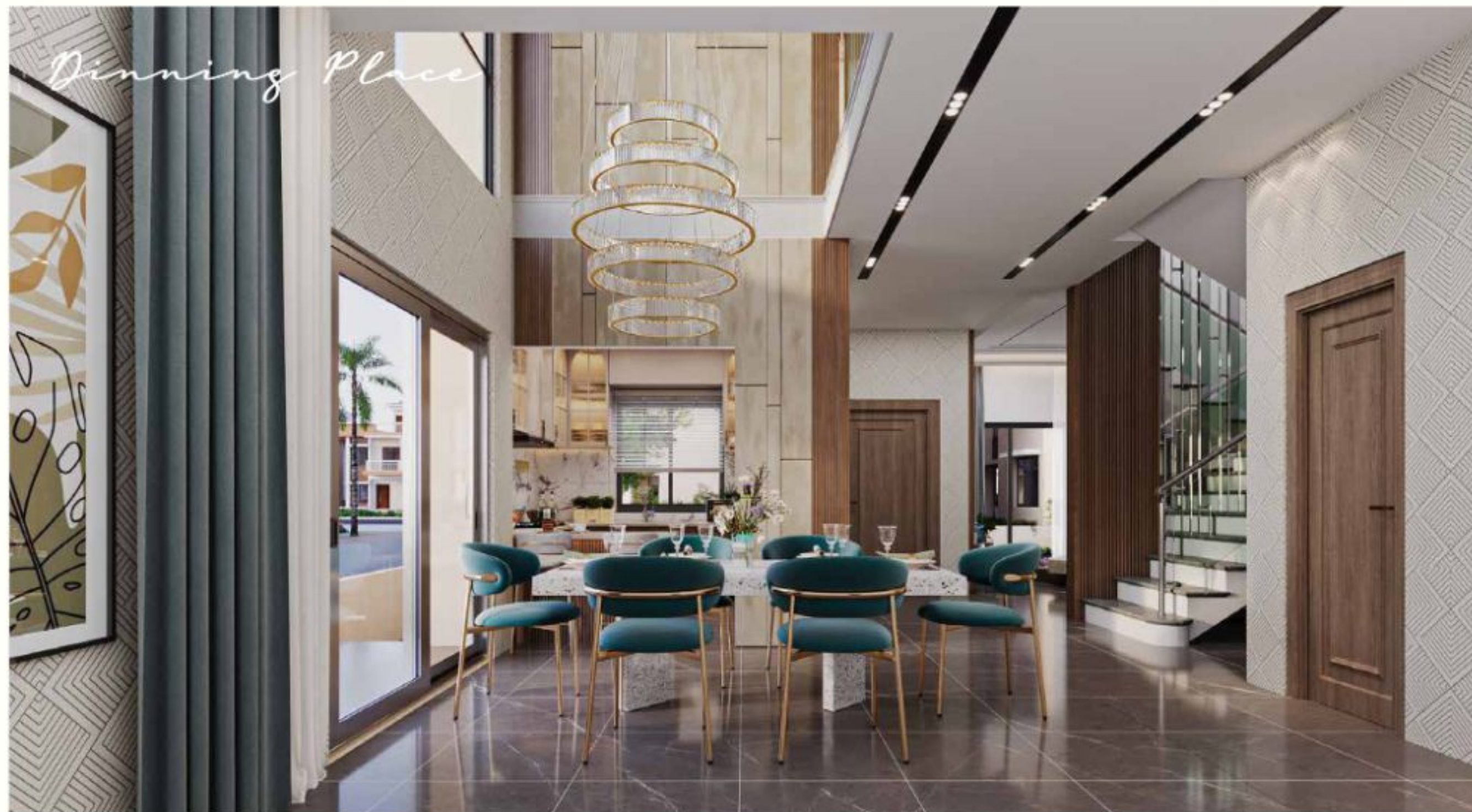
Designed as personal retreats, your home offers a sense of calm from the moment you step in. The bedroom invites rest well while the wash spaces become a place to pause and reset. They are perfect to shape a daily ritual of ease.



Spaces That
LET YOU UNWIND



Bathroom



Dinning Place

Designed for everyday conversations, shared meals, and slow-paced moments

The kitchen is shaped for ease and flow, while the dining area invites connection through shared meals and meaningful conversations. Thoughtfully planned and naturally inviting, these common spaces turn everyday routines into moments of warmth, belonging, and ease.



Spaces Where
LIFE COMES TOGETHER



Kitchen

Life,
MADE FREE OF STRESS



Where days begin and end with calm

Living Room



Thoughtful, comfortable interiors that invite connection, conversation, and moments of ease

The living room is where stories are shared and days gently unfold, shaped by light, space, and openness. It offers warmth and quiet comfort, ensuring every visit feels considered and at ease. Together, these spaces are meant for moments of togetherness.



Spaces Made
FOR LIVING



Mandir Space

Balcony



**Designed to bring light, air, and
everyday ease into living**

.....
The balcony extends daily life into open
skies, offering moments of pause and
quiet reflection. The indoor and outdoor
spaces create a home that is open,
breathable, and naturally welcoming.

Spaces That
OPEN OUTWARD



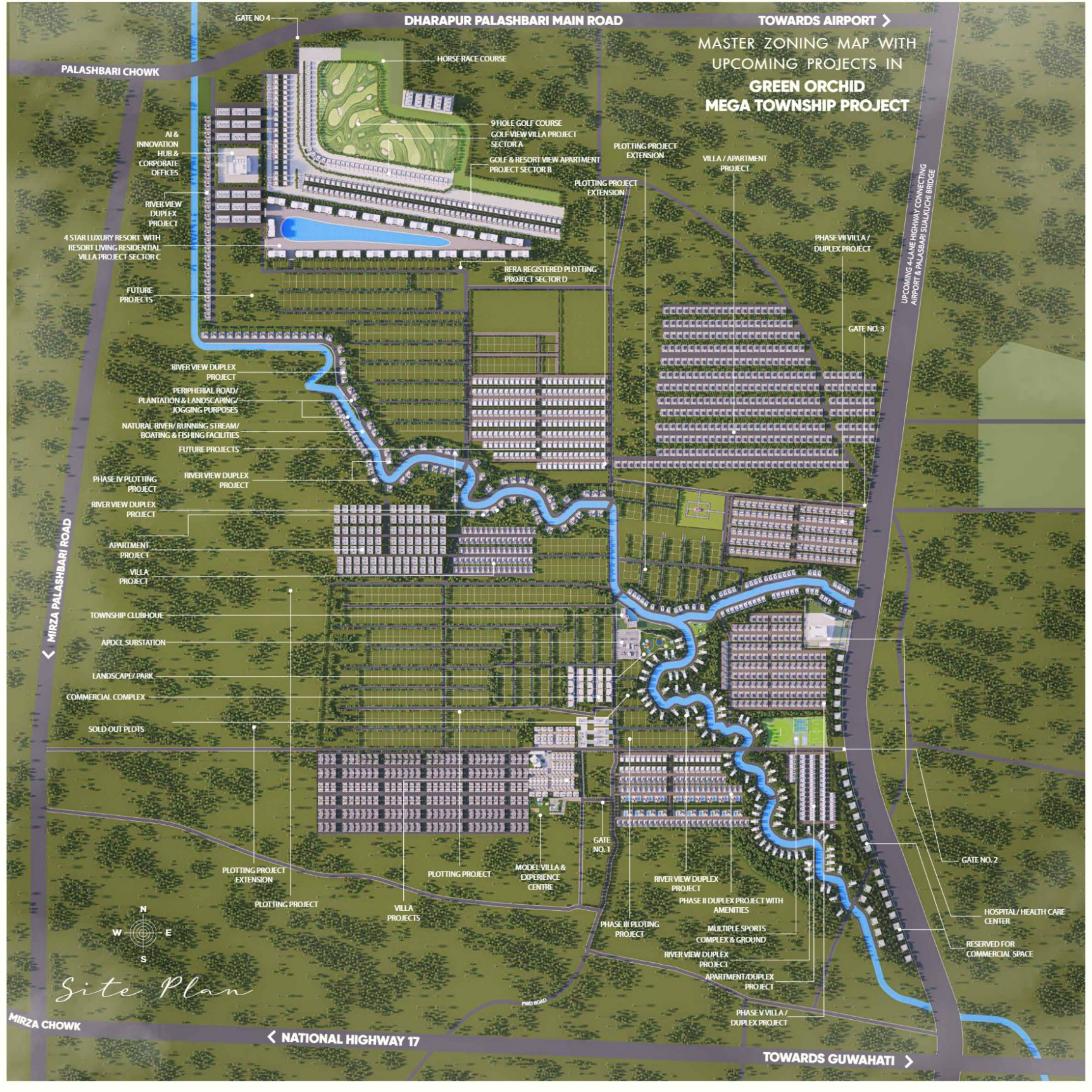


PROJECT *Layouts*

Green Orchid is designed so that life naturally unfolds through the day. Its rooms are positioned to feel intuitive, allowing movement, interaction, and privacy to find their own place. Nothing feels excessive or constrained, and each space holds its own purpose with quiet clarity.

There is a sense of thoughtfulness in how areas relate to one another. Personal corners remain undisturbed and shared spaces invite connection without intrusion.

All Villa residents can use the extensive upcoming luxury Facilities and Amenities in Township against club membership fees.



TOWARDS AIRPORT >

MASTER ZONING MAP WITH UPCOMING PROJECTS IN GREEN ORCHID MEGA TOWNSHIP PROJECT

UPCOMING 4-LANE HIGHWAY CONNECTING
AIRPORT & PALASHBARI SIALKUCHI BRIDGE

DHARAPUR PALASHBARI MAIN ROAD

PALASHBARI CHOWK

GATE NO. 4

HORSE RACE COURSE

9 HOLE GOLF COURSE
GOLF VIEW VILLA PROJECT
SECTOR A
GOLF & RESORT VIEW APARTMENT
PROJECT SECTOR B

PLOTTING PROJECT
EXTENSION

VILLA / APARTMENT
PROJECT

PHASE VII VILLA /
DUPLEX PROJECT

GATE NO. 3

RERA REGISTERED PLOTTING
PROJECT SECTOR D

AI &
INNOVATION
HUB &
CORPORATE
OFFICES

RIVER VIEW
DUPLEX
PROJECT

4 STAR LUXURY RESORT WITH
RESORT LIVING RESIDENTIAL
VILLA PROJECT SECTOR C

FUTURE
PROJECTS

RIVER VIEW DUPLEX
PROJECT

PERIPHERAL ROAD/
PLANTATION & LANDSCAPING/
JOGGING PURPOSES

NATURAL RIVER/ RUNNING STREAM/
BOATING & FISHING FACILITIES

FUTURE PROJECTS

RIVER VIEW DUPLEX
PROJECT

PHASE IV PLOTTING
PROJECT

RIVER VIEW DUPLEX
PROJECT

APARTMENT
PROJECT

VILLA
PROJECT

TOWNSHIP CLUBHOUSE

APDCI SUBSTATION

LANDSCAPE/ PARK

COMMERCIAL COMPLEX

SOLD OUT PLOTS

PLOTTING PROJECT
EXTENSION

PLOTTING PROJECT

VILLA
PROJECTS

PLOTTING PROJECT

MODEL VILLA &
EXPERIENCE
CENTRE

GATE NO. 1

PHASE III PLOTTING
PROJECT

RIVER VIEW DUPLEX
PROJECT

PHASE II DUPLEX PROJECT WITH
AMENITIES

MULTIPLE SPORTS
COMPLEX & GROUND

RIVER VIEW DUPLEX
PROJECT

APARTMENT/DUPLEX
PROJECT

PHASE V VILLA /
DUPLEX PROJECT

GATE NO. 2

HOSPITAL/ HEALTH CARE
CENTER

RESERVED FOR
COMMERCIAL SPACE



Site Plan

MIRZA CHOWK

< NATIONAL HIGHWAY 17

TOWARDS GUWAHATI >



INDIVIDUAL VILLA : FLOOR PLANS

5 BHK+ BUA : 2,558 SQFT PLOT AREA : 2,240 SQFT



Type - A
Individual
Villa



GROUND FLOOR



1ST FLOOR

TERRACE FLOOR

INDIVIDUAL VILLA
ISOMETRIC VIEWS



Type - B
Twin
Villa



GROUND FLOOR



1ST FLOOR



TERRACE
FLOOR

TWIN VILLA

TWIN VILLA : FLOOR PLANS

4 BHK+ | BUA : 2,245 SQFT | PLOT AREA : 1,550 SQFT



Type - B
Twin
Villa

GROUND FLOOR



1ST FLOOR



TERRACE FLOOR



TWIN VILLA
ISOMETRIC VIEWS



LAYOUT & LOCATION Advantages

- 10 mins from Guwahati Airport, 2 mins from IT Tech City Park, IIIT
- 5 min from Mirza Railway Station
- 20 mins from Guwahati University, Jalukbari, IIM Guwahati
- Access from Dharapur Airport Road on North side, NH17 on South
- 2 extra access gates from upcoming L&T Sualkuchi Palashbari Expressway



- Duplex layouts designed for maximum space utilization
- Options for customization to suite family needs
- Clear separation of private and social spaces
- Being constructed in 2 Phases of 40 & 60 Villas
- Wide internal roads, central water tank, Treatment & Pumping
- STP with Sewage network, Street Lighting
- State of the art Smart Meters & Electricity Distribution



Gate View



UPCOMING FEATURES IN *Green Orchid Township*

Exclusive Villas & Plots with Access to all Luxury Facilities:

- 4 Star Eco Resort by leading operator
- Golf Course & Extreme Adventure Park
- Riverfront Promenade Across the Township
- Silicon Valley Office Tower
- Guwahati's First Race Course
- Boating & Fishing on a 50-Foot Wide River
- Clubhouse with Swimming Pool and Lounge
- Surrounded by Expansive Forests with Hill View

Construction

IN PROGRESS!



● STRUCTURE

RCC framed structure.

● WALLS

6 Inch Brick Wall for External & Internal walls.

● PLASTERING

INTERNAL WALLS: Cement sand plaster with putty finish.

EXTERNAL WALLS: Double coat Cement sand plaster, textured finish with painting. Ceiling: Cement sand plaster with putty finish.

● DOORS & WINDOWS

MAIN DOOR: WPC door frame and Flush shutter finished with veneer / high end laminate, premium hardware fittings.

INTERNAL DOORS: Frames of Engineered wood and Flush shutters.

FRENCH DOORS: sliding door with toughened glass.

WINDOWS: uPVC windows with toughened glass.

● PAINTING

EXTERNAL: Textured / Smooth finish with two coats of acrylic exterior emulsion.

INTERNAL: putty finish.

● FLOORING

Main entrance, Foyer, Drawing, Living, Dining, Family Lounge, Dry Kitchen, Puja & Staircase – Tiles / Granite

BEDROOMS: Vitrified tiles.
Store / Wash area / Wet kitchen / Utilities / Maid's room

MAID'S TOILET: ceramic / vitrified tiles.
Bathrooms, Balconies, DECK & TERRACE: Anti-skid vitrified tiles.

PARKING AREA: Parking Tiles / Stamped Concrete / Concrete Block

● DADO

KITCHEN: Polished Glazed Vitrified Tiles (PGVT) up to 2' height above kitchen platform.

BATHROOMS: Polished Glazed Vitrified Tiles (PGVT) / Glazed Vitrified Tiles (GVT)

UTILITY / WASH AREA: Polished Glazed Vitrified Tiles (PGVT) / Glazed Vitrified Tiles (GVT) up to sill level.

● KITCHEN

Provision for Water Purifier and Gas Cylinder. Provision for Exhaust fan in kitchen.

UTILITY AREA: Provision for Sink, Dish Washer, Washing Machine, Drier, and Instant water heater.



● BATHROOMS / TOILETS

Provision for Geyser in all the Bathrooms.

SANITARY FITTINGS: Premium brand sanitary fittings in all bathrooms & kitchen

● ELECTRICAL

Good quality concealed copper wiring and elegant Modular Switches. Power sockets for AC in all Bedrooms, Drawing Room, Living area, Family Room & Dining Room.

Power sockets for geysers and exhaust fans in all bathrooms, powder room and kitchen. Power sockets for cooking range chimney, refrigerator, microwave oven, mixer / grinder and Water purifier in kitchen.

Power sockets for washing machine, dish washer, drier and Instant water heater in utility area. Three phase power supply. Miniature Circuit Breaker (MCB) at main distribution box.

Earth Leakage Circuit Breaker (ELCB) at main distribution box for AC, Heating and Lighting. Individual metering.

● OTHER FACILITIES

Sustainable & Odour-free Aerated Wetlands Sewage Treatment Plant (STP) | Water Treatment & Supply at Uniform Pressure to all Villas Dedicated Visitors Parking.

Specifications



DEVELOPERS



GREEN ORCHID PROJECTS LLP

LANDSCAPE ARCHITECT

LAYERS DESIGN STUDIO
Kolkata

ARCHITECT

KD ARCHITECTS & DESIGN STUDIO

MEP CONSULTANT

SAENT INDIA

PROJECT CONSULTANT

CBRE

CITY OFFICE

3rd Floor, Housefed Complex IFFCO Tower
Rukmini Gaon, Guwahati 781006

SITE OFFICE

Barkuchi, NH-37, opposite HP Petrol Pump PO:, Mirza
Guwahati 781125

CONTACT

+91 709 911 2121

info@negreenorchid.com

www.negreenorchid.com

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Visit our site office for an exclusive tour of the Demo Villa

DISCLAIMER

- This brochure is for easy presentation of the Project and not part of the legal documents, customers are requested to check the details at the site office before booking.
- Developer reserves the right to make changes in the Project, its amenities and specifications as may be required for various regulatory or feasibility reasons.
- Images in the brochure are computer stimulated graphics for representational purpose. The dimensions & Key Plan may not be to scale and are given only for representation purpose.
- Villa / Plot residents can use the upcoming facilities and amenities in the Township against club membership fees

Concept & Design **PENINSULAR** ART WORKS | 098309 40401 | www.peninsular.asia