

Great Addresses
With Bullion Worth

The Situation Of The Project In The Prime Kompally Area Near Medchal Makes It A Hot Opportunity To Own Or Invest. Both Ways It Is A Super Deal. It Leaves Nothing For Luck Or Chance. The Non-Pollution, Serene, Peaceful Environs Welcome Everyone Without Fail. All The Urban Support For Decent Life Are Available And Well –Developed-Schools And Colleges, Star Hospitals And Star Hotels, Malls And Multiplexes, Boutiques And Marts, Clubs And Resorts And More. All Within Arm's Length. What More Can One Wish For?



LOCATION MAP



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ARCHITECTS & INTERIOR DESIGNERS
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e-mail : architectramna@gmail.com

NOTE : This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in the elevation, plans and specifications as deemed fit.

Artifice 9885253570

Thrive amongst green ideas



OORJITA
GRAND VIE-II



Luxury Independent Villas in a Gated Community @ Kompally

OORJITA
GRAND VIE-II



Sterling Opportunity To
Share Re-Run Of Success



Layout Plan

Be amongst the first few to move in to the exclusively developed marvels. Fully fit and ready for occupation - 160 princely Villas and approx. 40000 sft of commercial and office space. These astonishing independent house dwelling units offer upmarket lifestyle in a gated community with outstanding structural design. Think of this as a complete setting which can satisfy all for a lifetime smoothly.



East Street Night View

OORJITA
GRAND VIE-II

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Here no one knows the word compromise. Because that is the way we have built these homes. As buyers you will not compromise. As developers we have not given in. Every aspect is cared for fully. All areas are created with great consideration. In other words, we answer your doubts even before you can raise them. The stairs the passages, the common areas, the drive always are all well-developed. Important locations are airy and endowed with natural lighting. Solar lighting is been developed in feasible applications. In short, the gifted heaven waiting for your ownership.



East Street Day View

OORJITA
GRAND VIE-II

Our east block is a cheerful asset which spreads mirth and good tidings for the residents. It is full of optimism and sunshine. The talks in silent tones of an updated lifestyle. A feeling of cordiality envelopes the ambience. The mild feelings and muted expressions are impressive. Overall, the touch of human warmth is remarkable.

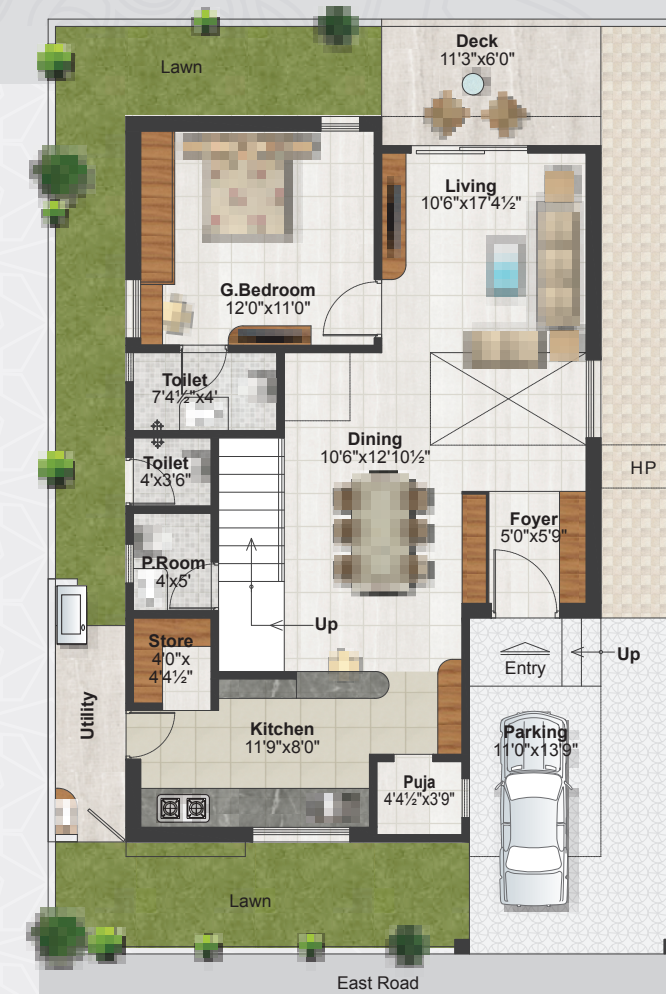
Solid Prospects For
Comfortable Life



EAST FACING
3D MODEL HOUSE

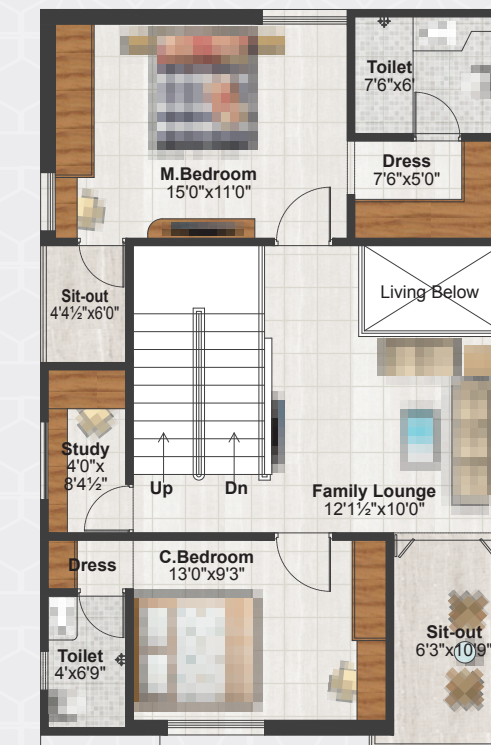
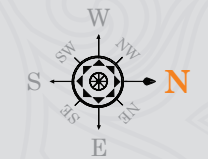


Ground Floor Plan

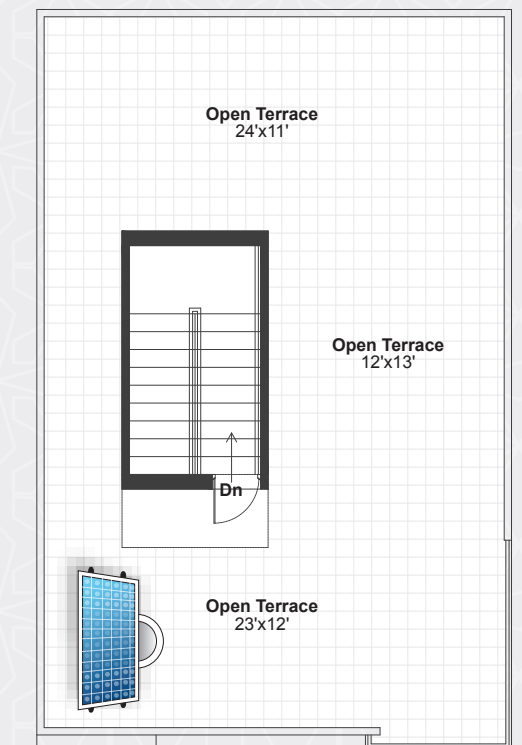


Area Statement

Plot Area	Ground Floor	First Floor	H Room	Total Built-up area
33'x48' (176 Sq.Yds)	918.00 Sft.	918.00 Sft.	122.00 Sft.	1958.00 Sft.



First Floor Plan



Terrace Floor Plan

OORJITA
GRAND VIE-II

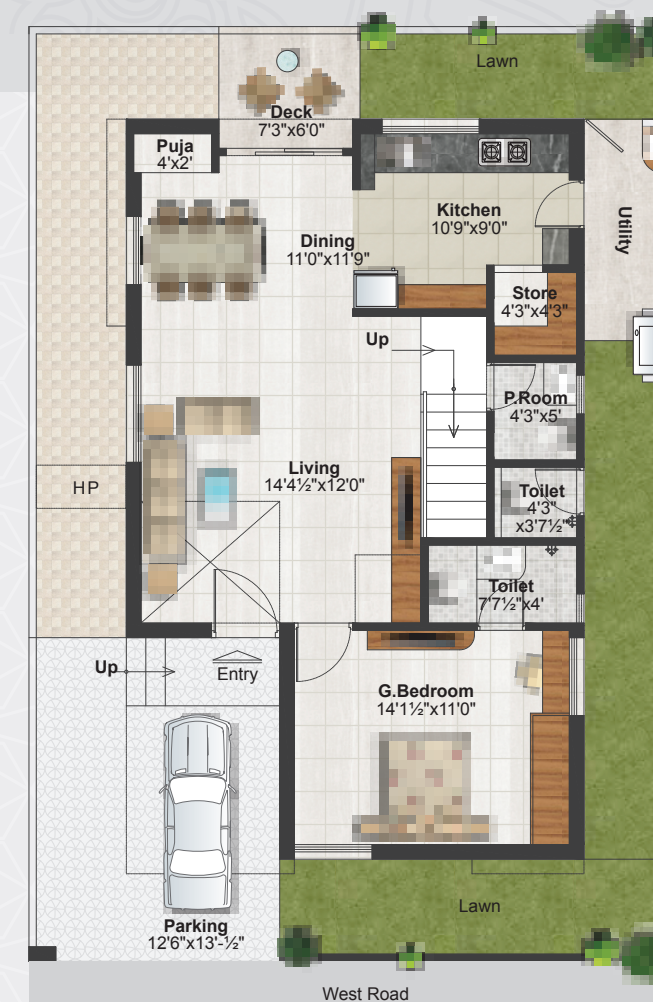
The expressions of decent living are everywhere. They look at you with interest and contribute to your super life in various measures. The good and plush interiors, the effective implementation of space utilization, effective monitoring of progress of the work, reviewing sessions all help to maintain budget control. The ultimate benefactor if you the buyer. All result in timely completion.

Every Facility
For Great Living



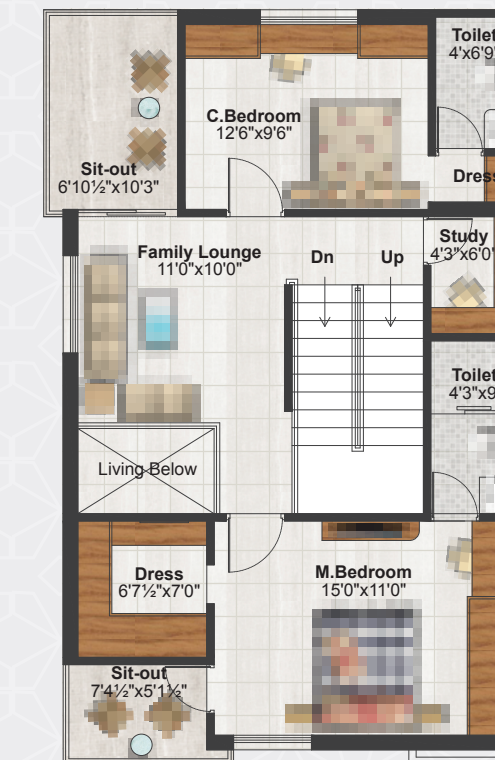
WEST FACING
3D MODEL HOUSE

Ground Floor Plan

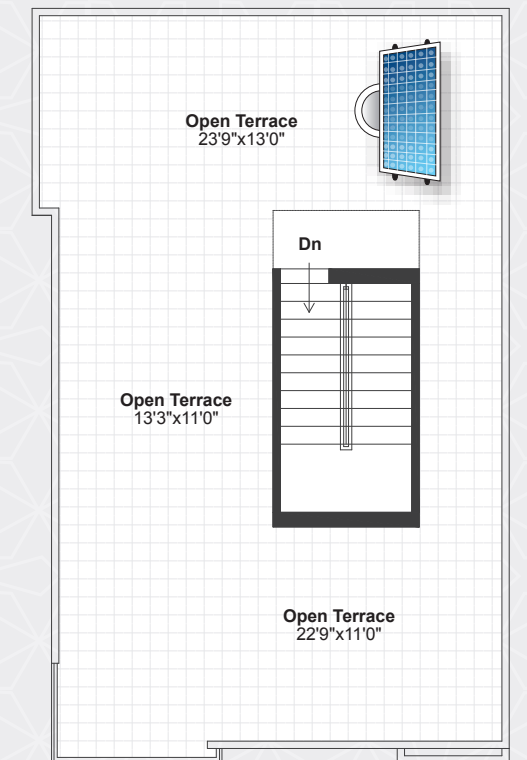


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First Floor Plan



Terrace Floor Plan



EAST FACING
3D MODEL HOUSE



WEST FACING
3D MODEL HOUSE

Ground Floor Plan

Area Statement

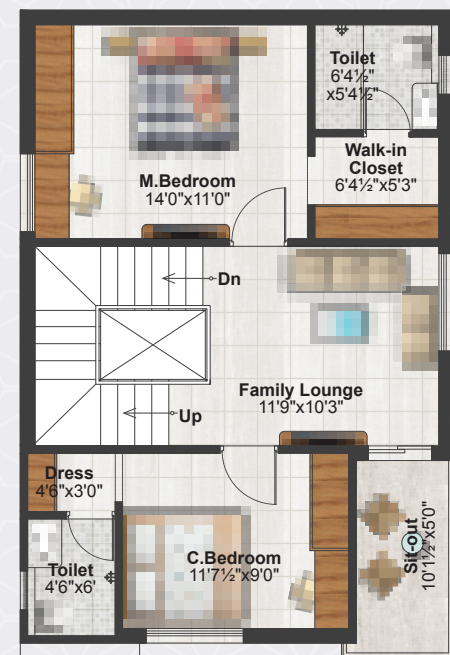
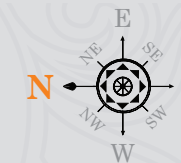
Plot Area	Ground Floor	First Floor	Slab Area	Total Built-up area
30'X42' (140 Sq.Yds)	732.00 Sft.	732.00 Sft.	135.00 Sft.	1599.00 Sft.



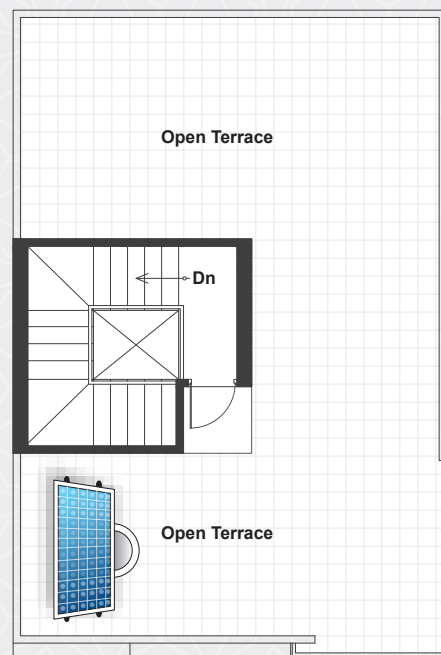
Ground Floor Plan

Area Statement

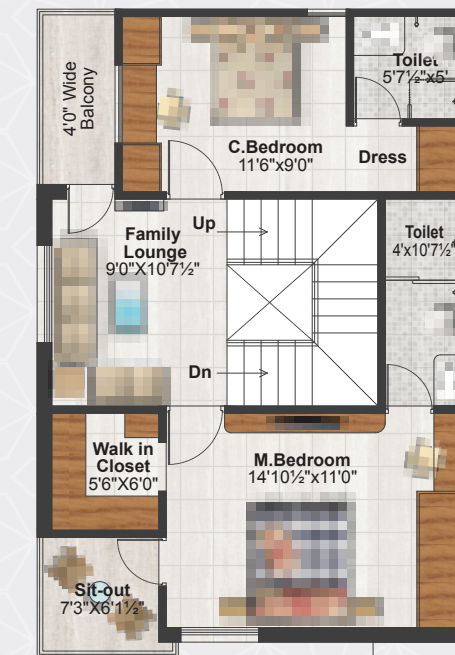
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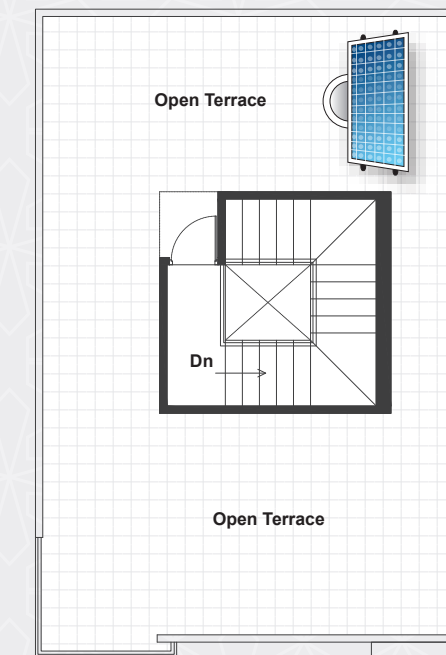
First Floor Plan



Terraace Floor Plan



First Floor Plan



Terraace Floor Plan



EAST FACING
3D MODEL HOUSE

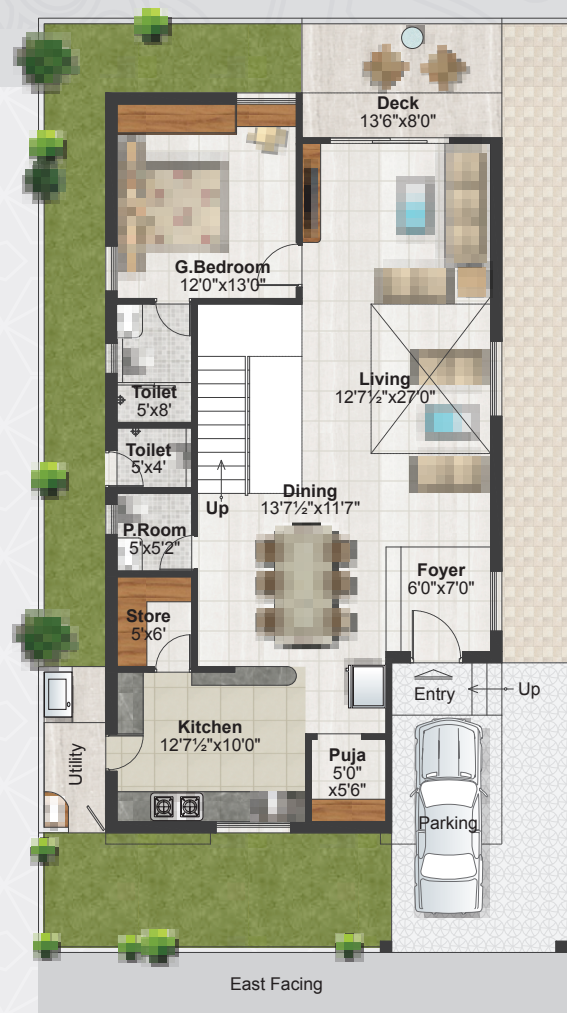


WEST FACING
3D MODEL HOUSE

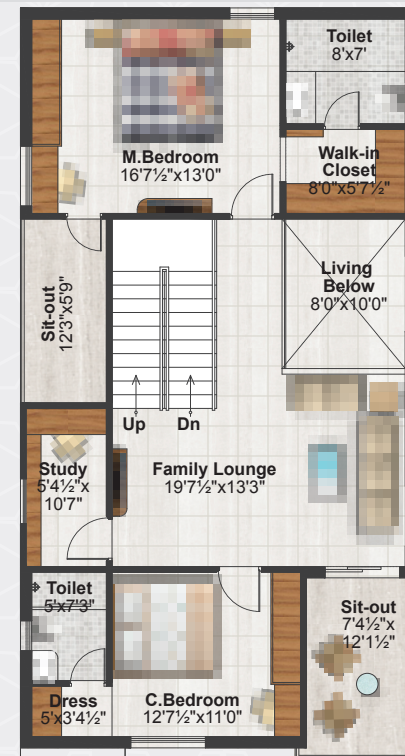
Ground Floor Plan

Area Statement

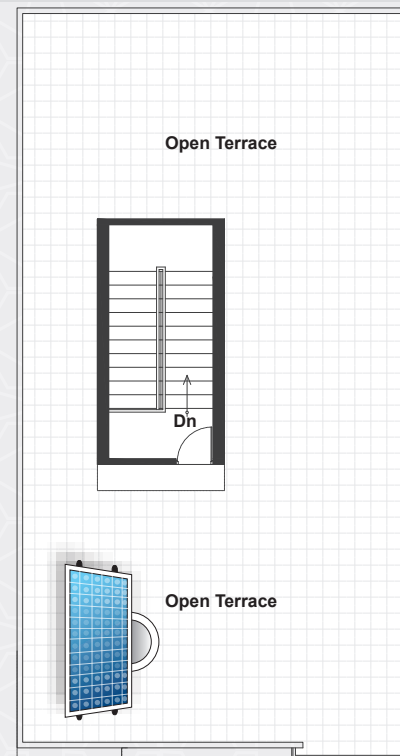
Plot Area	Ground Floor	First Floor	Slab Area	Total Built-up area
36'X62'6" (250 Sq.Yds)	1325.00 Sft.	1325 Sft.	152.00 Sft.	2802.00 Sft.



East Facing



First Floor Plan

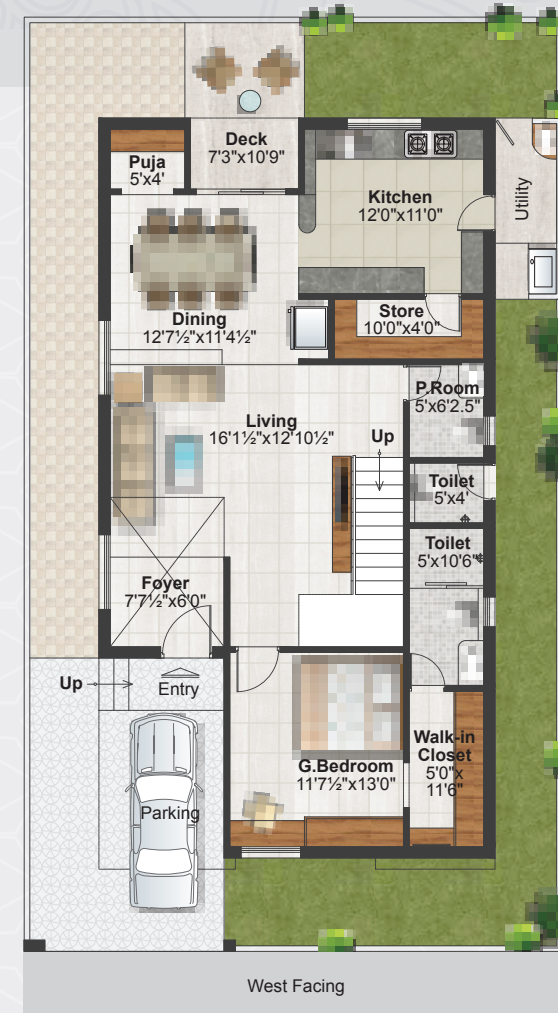


Terraace Floor Plan

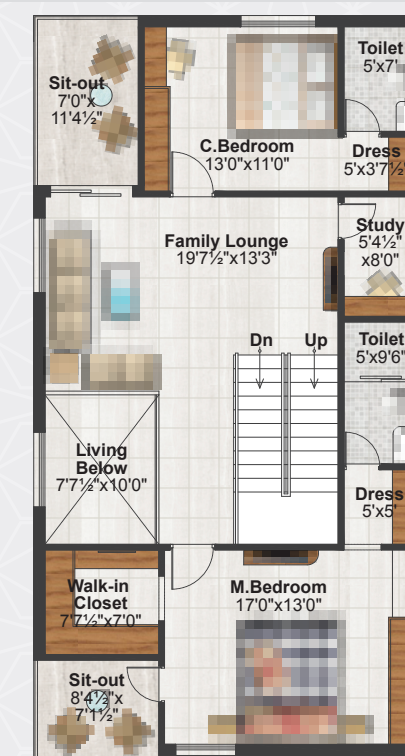
Ground Floor Plan

Area Statement

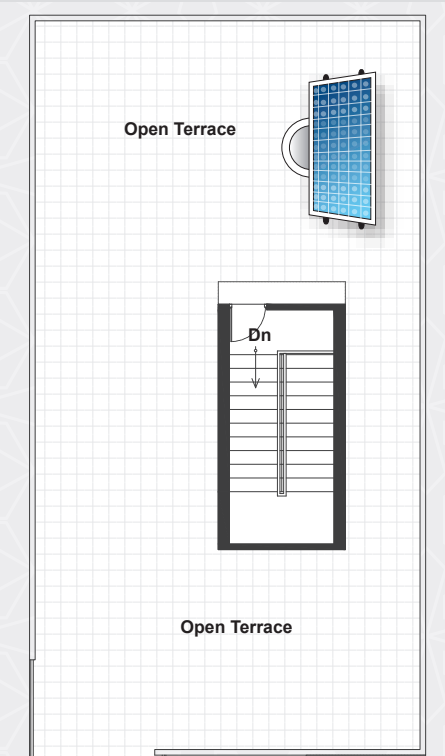
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West Facing



First Floor Plan



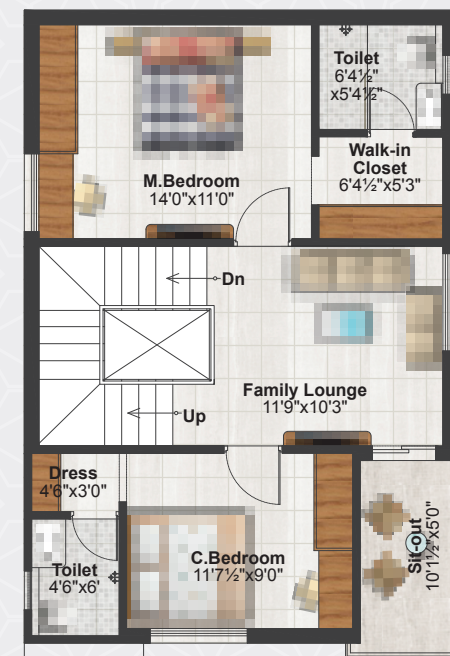
Terraace Floor Plan



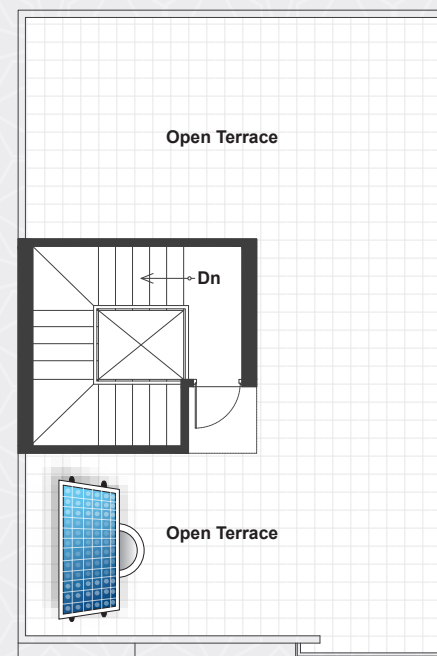
**EAST FACING
3D MODEL HOUSE**

Ground Floor Plan

Area Statement				
Plot Area	Ground Floor	First Floor	Slab Area	Total Built-up area
25'X42' (116.66 Sq.Yds)	646.00 Sft.	646.00 Sft.	108.00 Sft.	1400.00 Sft.



First Floor Plan



Terrace Floor Plan

Specifications

STRUCTURE: RCC framed structure with masonry partitions.

INTERNAL & EXTERNAL MASONRY: Good quality Table moulded light weight clay brick..
Plastering: Internal / external - two coats of plastering.

PAINT: All **Internal Paint:** Acrylic Emulsion (Asian, Nerolac or equivalent) over Luppum/putty finishing.
External paint: Combination of APEX paint or equivalent.
M.S steel work: Anti-rust Zinc-chrome primer and synthetic enamel paint. (Stain Finish).

FLOORING AND DADO: Ground & 1 Floor Living,
Dining: Kitchen, Bedroom 600 mm x 600 mm Vitrified Tile. (Somany, ASIAN or equivalent) Wooden Flooring: In 1st Floor Family Lounge.

Staircase: Flooring Combination of elegantly designed granite.

Utility: 300 mm x 300 mm Ceramic Tiles flooring. With glazed Wall Tile ("9x12") (Somany, ASIAN or equivalent) (Stone sink with Granite Platform)

Bathrooms: Antiskid Ceramic Tiles flooring (1' x 1'). With glazed Wall Tile 7' height (1' x 8") (Somany, ASIAN or equivalent) Wash basin counter in granite

First Floor Balcony: Antiskid Ceramic Tiles flooring (1' x 1')

ALL BATHROOMS FITTINGS SOMANY / JAQUAR OR EQUIVALENT.

Overhead showers with diverters of Somany / Jaquar or equivalent.

Faucets: All faucets shall be CP, heavy body metal fittings of Somany / Jaquar or equivalent make. Hot water connection shall be provided to the shower and wash basin in each bathroom.

Water Closets: EWC WALL MOUNTED with concealed Flush Tank of Somany / Jaquar or equivalent make in Master Bedroom, Cascade EWC in all bathroom, Orrisa pan in servant toilet .

WASH BASINS: Wash basins of Somany or equivalent make in all bathrooms with Granite counters .

Kitchen Sink: Stainless steel sink with drain board of 'Franke / Nirali' or equivalent make.

Kitchen Counter: In Granite

Plumbing: All water supply line in CPVC of Astral / Vectus and drainage line in PVC pipes Prince / Sudhakar, Sewage lines shall be stoneware.

Terrace: Cement Flooring with water proofing.

Wiring: All wiring - Fine cab / Vguard or equivalent make, concealed in PVC conduit pipes (Color coded)

Switches: All switches- Anchor (Roma / Viola) / Legrand or equivalent make.

Telephone: Provisions shall be made in living and in every bedroom.

Video Door Phone shall be provided at entrance house unit. Intercom facility shall be provided between security and each house units.

Internet: Provision shall be made in Study room.

Entertainment: TV Cabling : Provisions shall be made in living, family and in every bedroom

DOORS AND WINDOWS: Door Frames: All door frames - Good quality Teak wood

Door Shutters: All Door shutters- solid core flush shutters with a natural wood veneer or Laminate or paint (prefabricated). Masonite or Equivalent.

Windows: UPVC (KINBON /LG/ REHAU equivalent) sliding with provision of mosquito mesh & Two French sliding Doors as per design.

HARDWARE: In brush finished stainless steel

Main door-night latch of Dorset /Godrej or equivalent make.

All other doors- door bolts and mortise lock tubular/cylindrical lock/Handle Locks.

Door stoppers-Magnetic/concealed door stoppers for the Main door.

RAILINGS: Balcony Railing: Ms Railings with Matte finish Enamel paint as per elevation

Staircase Railing: Combination of specified drawing with spray enamel paint.

ELECTRO-DOMESTIC EQUIPMENT: Provisions shall be made for kitchen equipment, like Chimney, geysers and washing machine.

Air Conditioning: Provisions of Electrical point in living room and all bedrooms.

Water: Solar Water System in all individual villas.

Individual Green Ro (Reverse Osmosis) system for drinking water in the kitchen.

- 100% Vaasthu Compliant.
- Approved By HMDA
- Approved Banks loan By all leading Banks.
- Premium Quality Construction

Amenities facilities

- CLUB HOUSE**
Modern Gym,
Indoor games,
Guest Rooms,
Yoga, and multipurpose Hall
Library, & T V Lounge.
- Conference Cum Party Hall with Party lawn.
- Swimming Pool & Kids pool.
- All Black-top roads
Project main road 60 feet wide road)
- Garden with Children Play Pen, Walking Track, beach volley ball and cricket pitch with nets.
- 24/7 Uninterrupted water supply through hydro pneumatic pump.
- Sewage Treatment Plant shall be provided with separate plumbing for the use of re-cycled water in landscaping.
- 100% Power Backup (Excluding A/c & Geysers)
- Solar Water heater System, every units
- Secure gated Community with Compound Wall and solar security fence.
- Round the clock security with video door phone with intercom from security to all units.
- Landscaping all around the setback areas of house units.
- Underground Drainage & cabling for telephone, internet, Electricity.
- Individual "RO" System in every Unit.