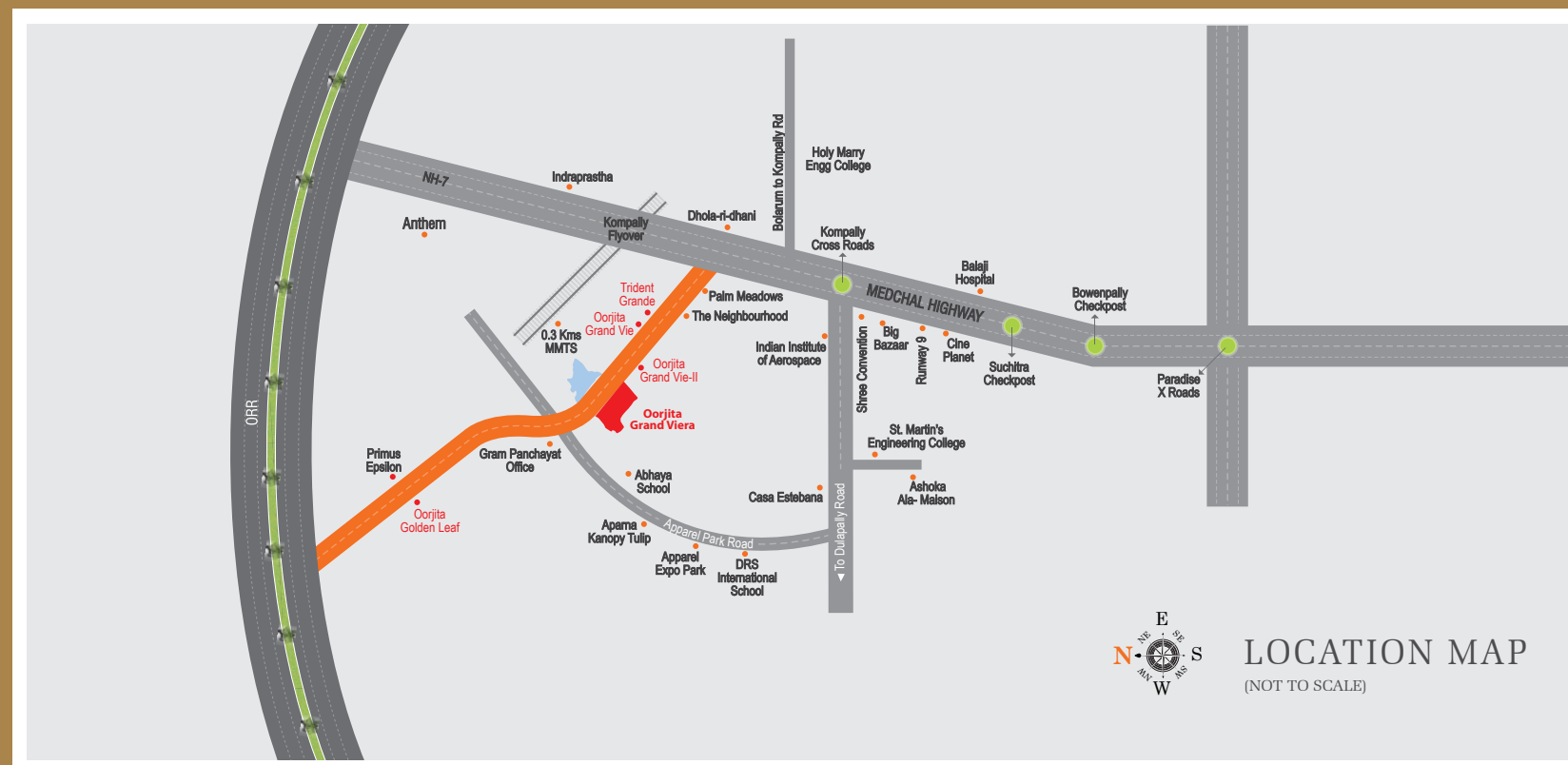



Where life's everything you need.

When you're at Oorjita Grand Viera, life's essentials and necessities will never be distant from you: top-rated international schools, world-class malls, entertainment options, top supermarket chains, leading healthcare facilities, ORR and the transport points. You will be connected to all within a radius of 4-5 km from Oorjita Grand Viera.

Come explore a side of Kompally at Oorjita Grand Viera, where life manifests itself in many colours at various time of the day, till it folds up peacefully into the night. Welcome aboard to such a place, and come live to the joys of the rhythm like you've always wanted to.



#43, P & T Colony, Karkhana, Secunderabad -500 009.
Mobile: +91 9246847272, Phone : +91 40 65791883 / 65791884.
Email: oorjitabuilders@gmail.com
www.oorjitabuilders.com

Architects

ARCHITECTS & INTERIORS DESIGNERS
103, Burhan Manzil,
Minister Qrts. Road, Road No.12,
Banjara Hills, Hyderabad.
e-mail : instonearchitects@gmail.com
www.instonearchitects.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.

Project by



OORJITA GRAND VIERA

ITS ALL ABOUT TRUST



Luxury independent villas in a gated community @ Kompally



Entrance View

You dream... and we make it happen...

We aspire to create the perfect place for a home to be at peace with nature and expectations. A home, you share with those whom you care the most – your family. Surrounded by features that make every moment a pleasure to live and enjoy life in gated community with peace and security. It will make living here seem like in a resort, called home.





Experience the finest exotic living

Oorjita Grand Viera is set in the fast-expanding locality of Kompally and right in front of the Lake. But more than that, what will put you at an advantage is that the many conveniences and essential landmarks that are close-by. All of them are right here. the location offers you several options for connectivity, putting you in a centrally located.

Aerial View





OORJITA
GRAND VIERA



East Villa View

We invite you...to open the doors to aspirations.

Your home will give you a feeling of warmth and space. The doors and windows create a path for wind to flow and the sun and moon to light up your home, filling with laughter and happiness. Each Villa is designed to be perfectly in sync with nature spreading harmony..

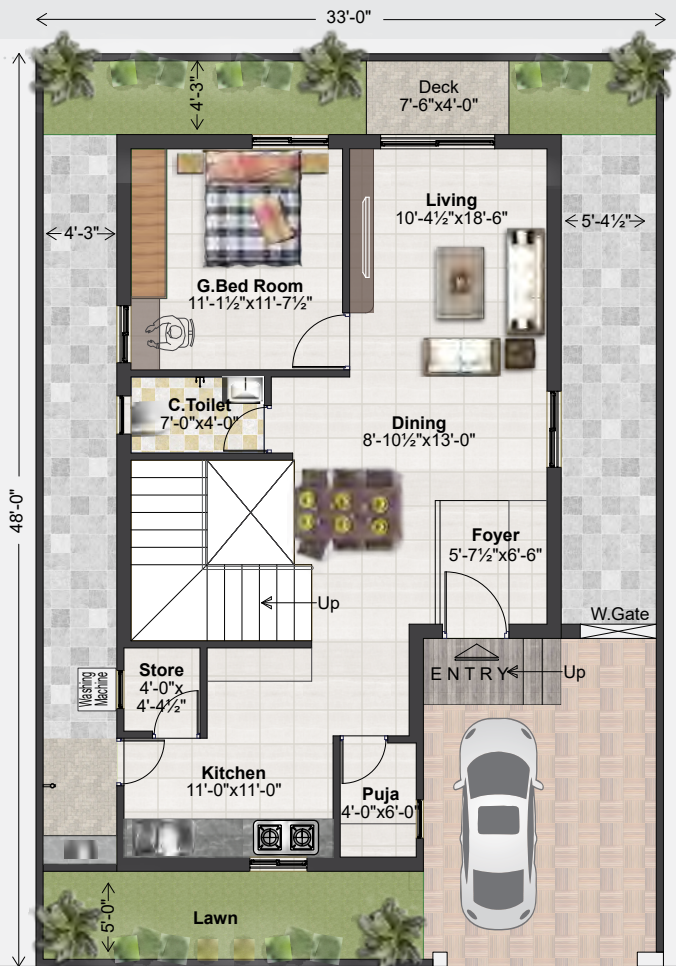


EAST
FACING VILLA

PLOT SIZE 33'X48'

3D MODEL
HOUSE

Ground Floor Plan



Area Statement

Plot Area
33'x48' (176 Sq.Yds)

Ground Floor
817.00 Sft.

First Floor
906.00 Sft.

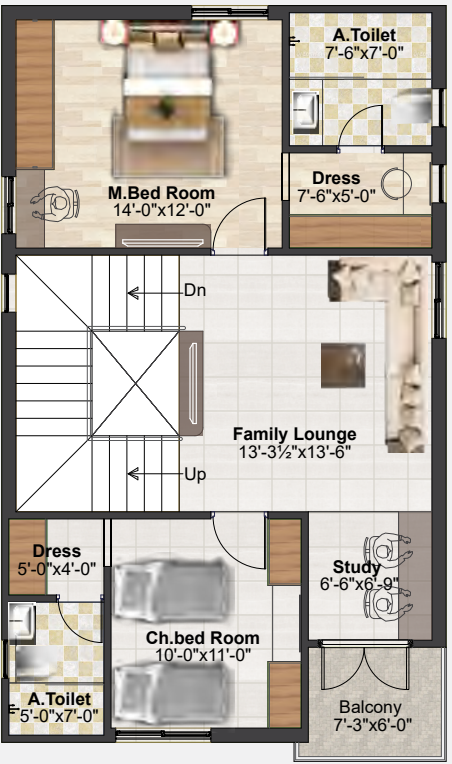
Head Room
332.00 Sft.

Covered
Parking Area
89.00 Sft.

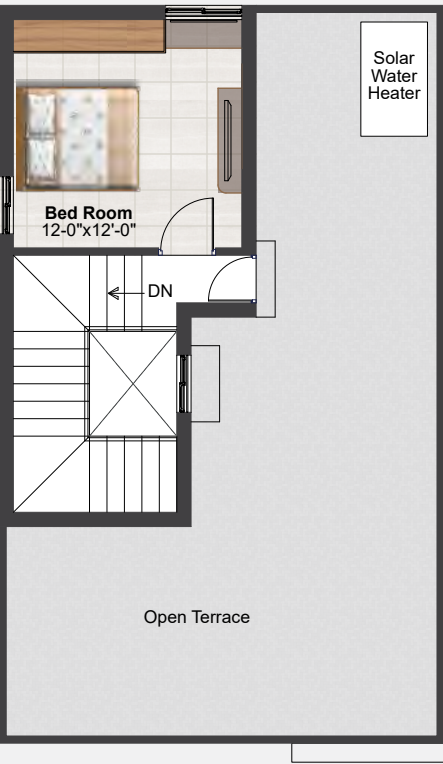
Total Built-up Area
2144.00 Sft.



First Floor Plan



Terrace Floor Plan





EAST
FACING VILLA
PLOT SIZE 40'X48'
3D MODEL
HOUSE



EAST
FACING VILLA
PLOT SIZE 30'X48'
3D MODEL
HOUSE



Area Statement

Plot Area
40'x48' (213 Sq.Yds)

Ground Floor
1002.00 Sft.

First Floor
1104.00 Sft.

Head Room
310.00 Sft.

Covered
Parking Area
102.00 Sft.

Total Built-up Area
2518.00 Sft.



Area Statement

Plot Area
30'x48' (160 Sq.Yds)

Ground Floor
752.00 Sft.

First Floor
822.00 Sft.

Head Room
298.00 Sft.

Covered
Parking Area
70.00 Sft.

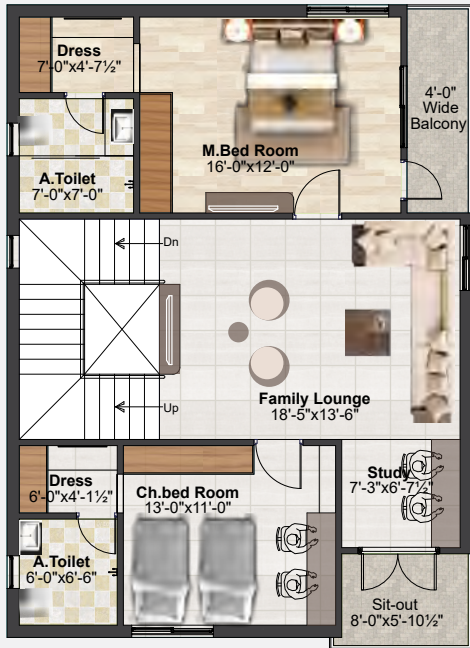
Total Built-up Area
1942.00 Sft.



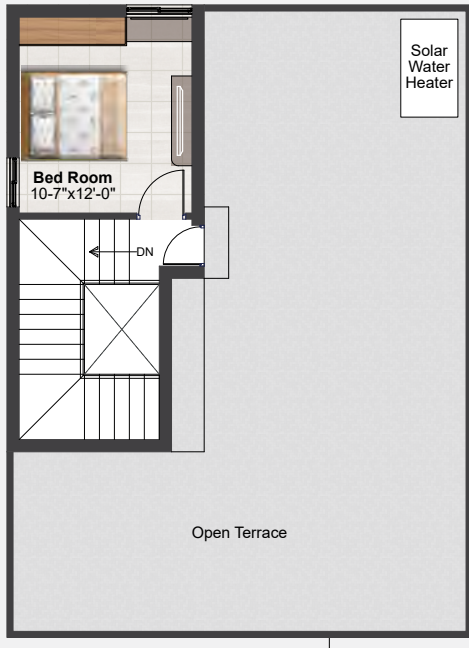
Ground Floor Plan



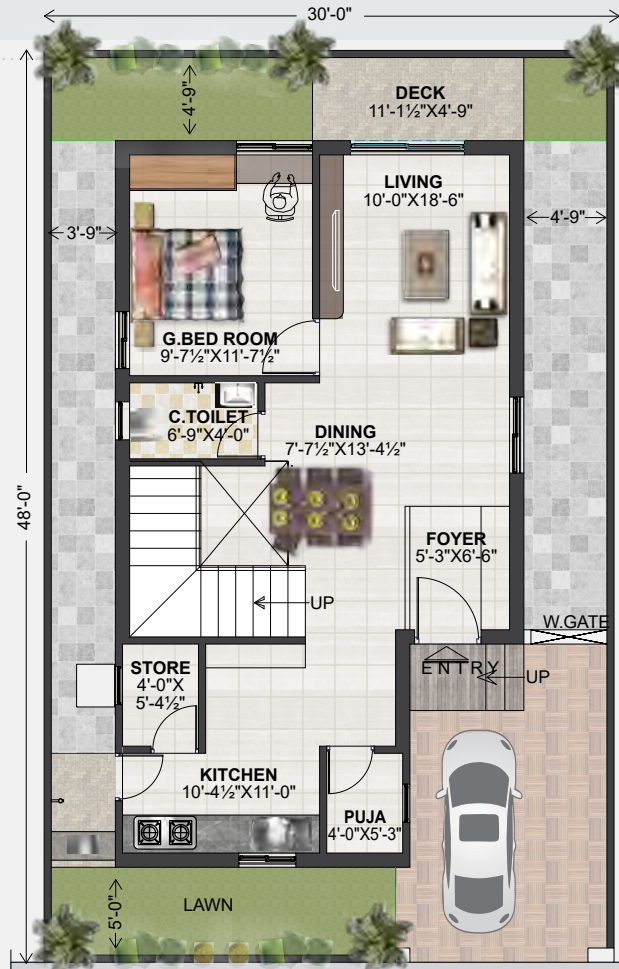
First Floor Plan



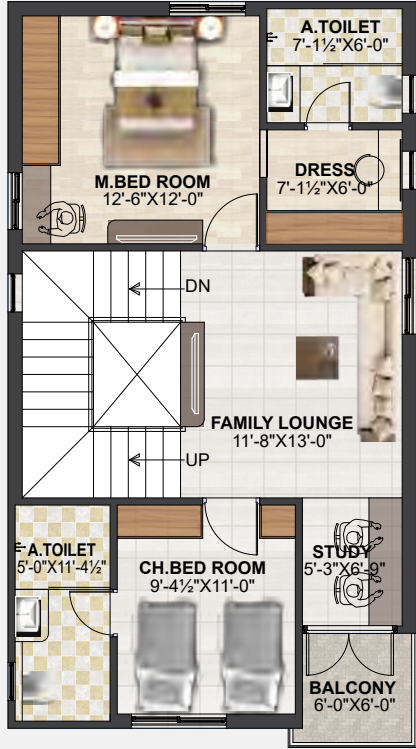
Terrace Floor Plan



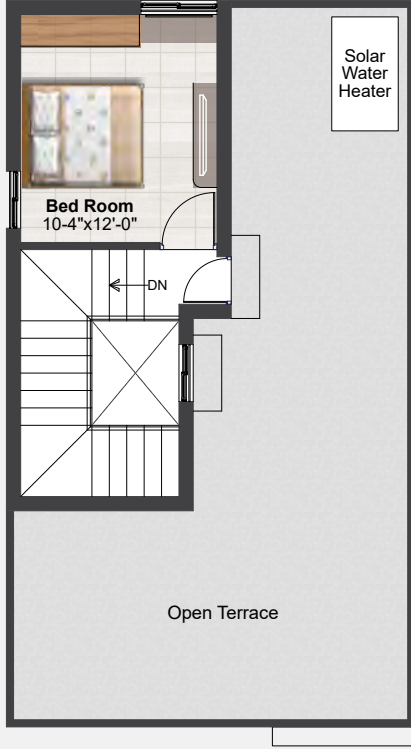
Ground Floor Plan



First Floor Plan



Terrace Floor Plan



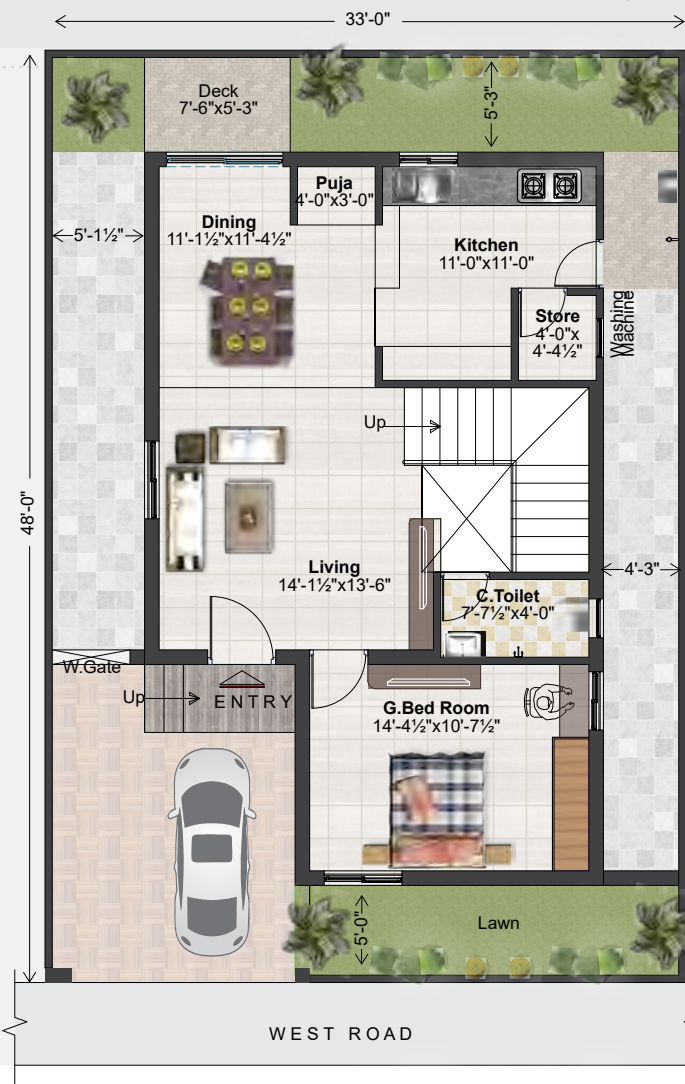


OORJITA
GRAND VIERA



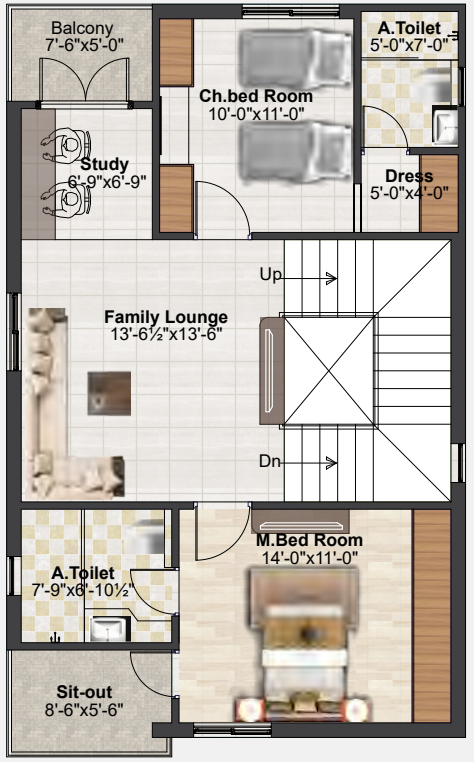
**WEST
FACING VILLA**
PLOT SIZE 33'X48'
**3D MODEL
HOUSE**

Ground Floor Plan

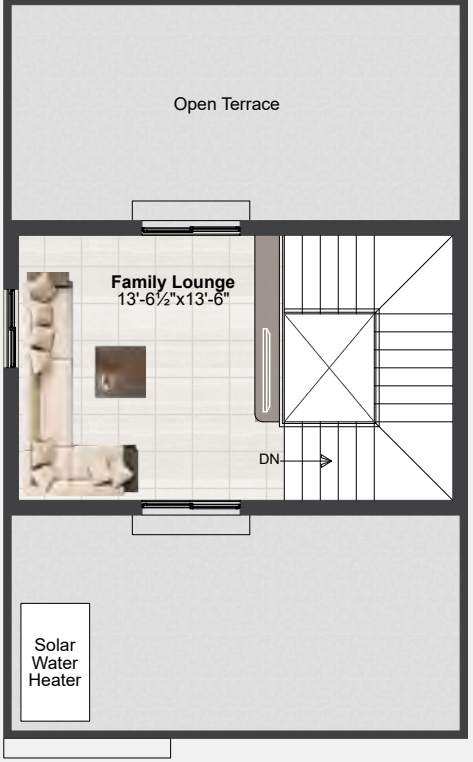


Area Statement

Plot Area 33'x48' (176 Sq.Yds)	Ground Floor 804.00 Sft.	First Floor 892.00 Sft.	Head Room 354.00 Sft.	Covered Parking Area 88.00 Sft.	Total Built-up Area 2138.00 Sft.
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First Floor Plan



Terrace Floor Plan

Designed to captivate your life.

Your home is totally in harmony with the elements. The best of design, the best of planning and years of experience has gone behind creating the perfect home for you and your family. Like the one we present to you at Oorjita Grand Viera, Kompally.



West Villa View



WEST
FACING VILLA
PLOT SIZE 40'X48'
3D MODEL
HOUSE



WEST
FACING VILLA
PLOT SIZE 30'X48'
3D MODEL
HOUSE

Area Statement

Plot Area
40'x48' (213 Sq.Yds)

Ground Floor
999.00 Sft.

First Floor
1101.00 Sft.

Head Room
296.00 Sft.

Covered
Parking Area
102.00 Sft.

Total Built-up Area
2498.00 Sft.



Ground Floor Plan

Area Statement

Plot Area
30'x48' (160 Sq.Yds)

Ground Floor
736.00 Sft.

First Floor
820.00 Sft.

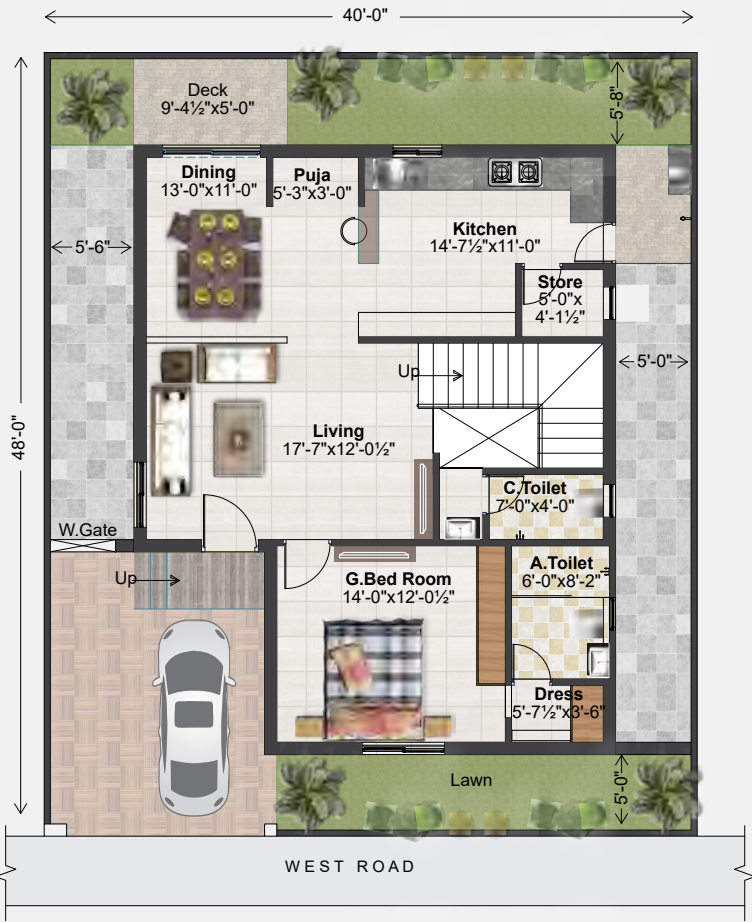
Head Room
319.00 Sft.

Covered
Parking Area
84.00 Sft.

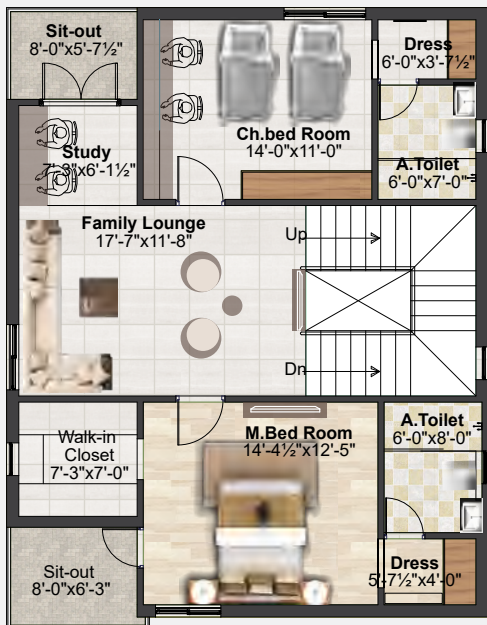
Total Built-up Area
1959.00 Sft.



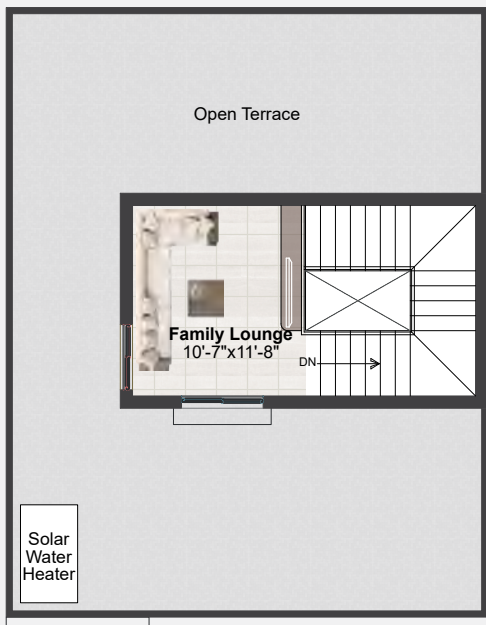
Ground Floor Plan



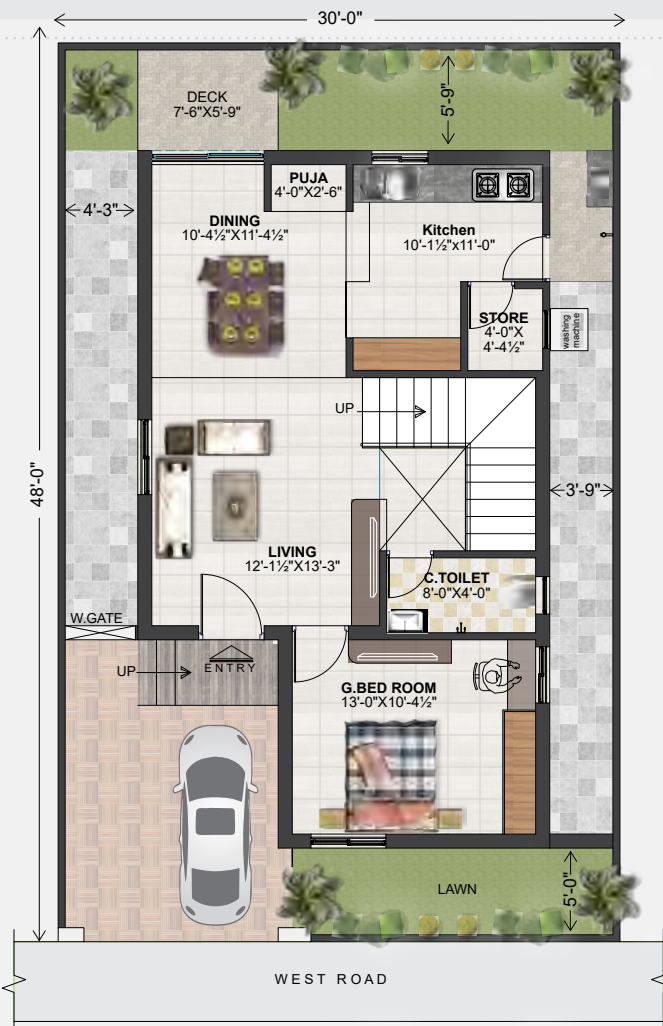
First Floor Plan



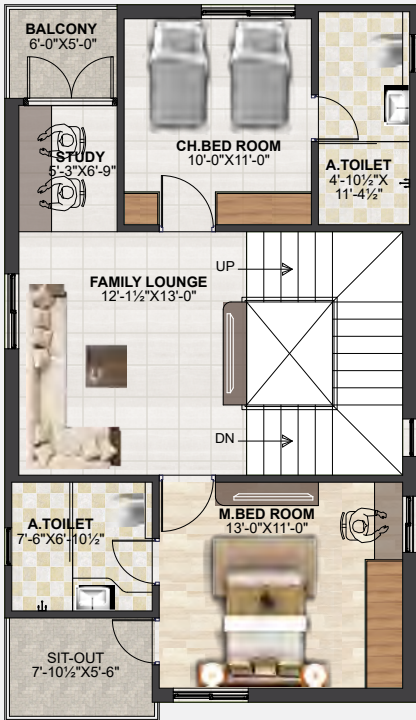
Terrace Floor Plan



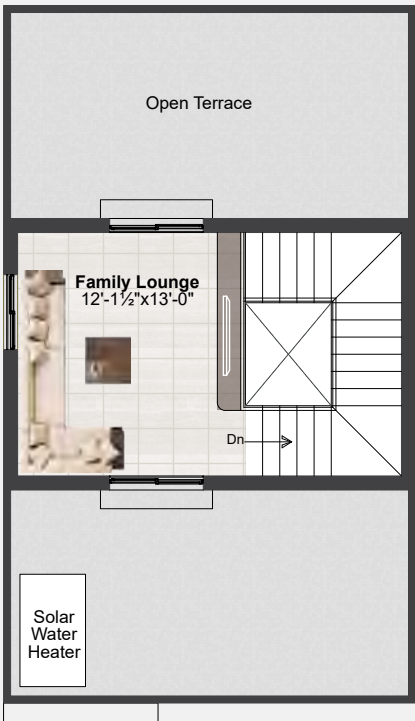
Ground Floor Plan



First Floor Plan



Terrace Floor Plan



OORJITA
GRAND VIERA

AMENITIES

- Gym
- Indoor games (Carom board, Table tennis and Chess)
- Guest rooms
- Yoga and multipurpose Hall
- T.V. Lounge
- Conference cum party hall with party lawn
- Swimming pool & kids pool
- All black-top roads (Project main road will be 60 feet wide road)
- Garden with children play Pen, badminton court, cricket pitch with nets and single pole basket ball
- 24/7 uninterrupted water supply through hydro pneumatic pump with water softer
- Sewage treatment plant shall be provided with separate plumbing for the use of recycled water in landscaping
- 100% Power backup (Excluding A/c / geysers and all power points)
- Solar water heating system for individuals units (with geyser point in 1st Floor)
- Secure gated community with compound wall and solar fence
- CCTV surveillance shall be provided for entire project
- Intercom facility from security to individual villa & club house
- Landscaping in front / back set back areas for every villa/unit
- Underground drainage & cabling for telephone, internet, electricity
- Individual “RO” system in every unit for drinking water.



SPECIFICATIONS

STRUCTURE	: RCC framed structure with masonry partitions
Internal & External masonry	: Good quality table moulded light weight clay bricks with combination of 9” & 4” External & Internal walls.
PAINT	Internal paint : Acrylic emulsion (Asian/Nerolac or equivalent) over JK wall putty/lappum finishing or equivalent make.
External paint	: Combination of Apex paint or equivalent.
FLOORING	: Living, dining, kitchen, bedroom 600mm x 600mm vitrified tile. (Asian/Nitco/Somany or equivalent make)
Staircase	: Elegantly designed granite.
Utility	: 300 mm x 300 mm Ceramic tiles flooring with glazed tile dado. (Asian/Murano/Somany or equivalent make)
Bathrooms	: Anti skid ceramic tiles flooring (1’ x 1’). Glazed tile dado 7” height (1’ x 8”) (Asian/Murano/Somany or equivalent make)
ALL BATHROOMS FITTINGS HINDWARE/ PARRYWARE/ SOMANY OR EQUIVALENT MAKE:	Overhead shower with concealed diverter in master bed room toilet & in all other toilets overhead shower with wall mixer of Hindware /Parryware/ Somany or equivalent make.
Faucets	: All faucets CP, heavy body metal fittings of Hindware/ Parryware/Somany or equivalent make. Hot water connection shall be provided to the shower and wash basin in all bathrooms.
First floor balcony	: Antiskid ceramic tiles flooring.
Final terrace	: Insulation over waterproofing.
Water closets	: EWC wall mounted with cistern of Hindware /Parryware/ Somany or equivalent make in master bed room toilet and EWC floor mounted in all other toilets.
Wash basins	: Wash basins of Hindware/ Parryware/ Somany or equivalent make in all bathrooms with granite counter top.
Kitchen sink	: Stainless steel sinks with drain board of ‘Franke/Nirali’ or equivalent make.
Kitchen counter	: In Granite
Plumbing	: CPVC pipes provided for water supply lines and PVC pipes provided for sewerage line of vectus / Aashirvad or equivalent make.
Wiring	: All wiring (Color coded)–V-Guard/Fine cab/Polycab or equivalent make, concealed in PVC conduit pipes.



Switches	: All switches of GM /Anchor or equivalent make.
Geyser points	: Geyser point provided in the first floor for hot water from solar water heater.
Telephone & intercom	: Telephone provision in ground floor & first floor living and master bedroom. Intercom facility provided between security to every villa/unit.
Internet	: Provision shall be made for ground floor living/hall.
Entertainment	: TV cabling: provisions shall be made in ground floor & first floor living, master bedroom and guest bedroom.
DOORS AND WINDOWS:	
Door frames	: All door frames provided with teak wood or Pre-fabricated.
Door shutters	: All door shutters-solid core flush shutters with a natural wood veneer or laminate or paint (prefabricated) masonite or equivalent.
Windows	: UPVC (Alpine/Kinbonn/Conch or equivalent) sliding with provision of mosquito mesh.
HARDWARE	: In brush finished stainless steel.
Main door	: Night latch.
Other doors	: All door bolts and mortise lock tubular/cylindrical lock/ handle locks.
Door stoppers	: Door stoppers for the main door. of Quba/Dorset or equivalent make.
RAILINGS	: Balcony railing: S.S. railing with combination of glass at first floor balcony elevation. Rest M.S railing with enamel paint.
Staircase railing	: M.S Railing with enamel paint.
ELECTRO - DOMESTIC EQUIPMENT:	: Provision shall be made for kitchen equipment, Chimney and washing machine.
Air Conditioning	: Split A/C provision shall be provided in all bed rooms. only conduit as per working drawing and wiring for A/C power shall be done. Units, piping and installation will not be provided.