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OORJITA
GRAND VIE
LUXURY VILLAS

Live the extra vagant life!



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ABOUT OORJITA

Oorjita Builders & Developers have around 15 years of practical knowledge in the field of real estate. Oorjita Builders & Developers have so far undertaken a number of ambitious projects like Silent Wald, Vesta Homes, Dublin, Uptown, Radha Regal Rows Gated Community and Uptown New City etc., which have become symbolic of its success.

Choosing the most promising stretches of land and converting it into veritable Eden on Earth has been Oorjita's specialty. Our company has years of expertise in choosing and offering real estate to some of the most prestigious buyers. Each project has been carefully researched for viability and this explains the appreciation received by these endeavors. The location is chosen with utmost care to ensure every possible amenity is provided and also land value grows exponentially. Oorjita has ample back up from its team of engineers, designers and architects. All our ventures are entirely successful and Oorjita Builders & Developers are privileged and proud of the successes.

ON GOING PROJECTS

OORJITA GRAND VIE (Luxury Villas Gated community)

OORJITA HILL CREEK (HMDA Gated Residential layout)

OORJITA HILL VIEW (HMDA Gated layout)

Live the Grand Vie

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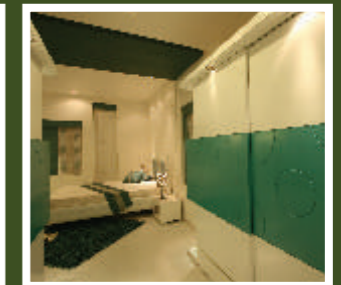
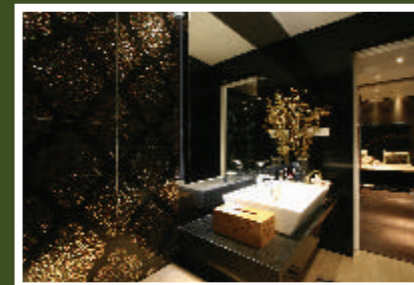
Oorjita Grand Vie is the ultimate in sophisticated living. With modern architecture, it stands out from the crowded lot, breathing a fresh air of change. Simple day to day lifestyles change when they meet under the Grand Vie roof. At Grand Vie, we offer regal living with enchanting and invigorated senses. Located strategically for your convenience, with amenities that befit the advanced linear detailing of all structures, provide for spacious comfort. The warmth of a home dwells in every bit of the Grand Vie.

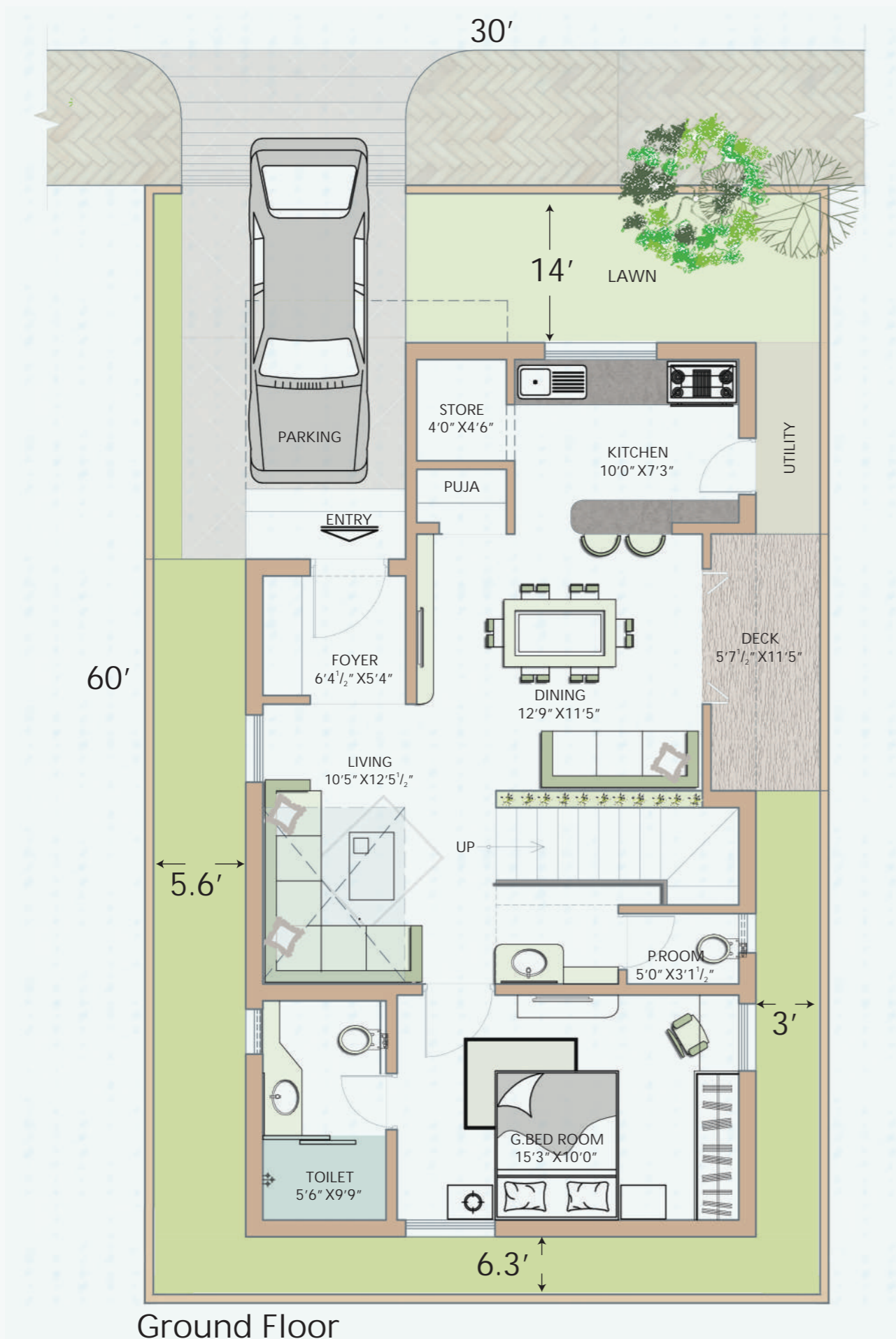




SOUL DE LA VIE

Merging the much essential comfort with luxury, our international style of design provides for delightful living. Panning from the bedroom to the dining is the wave of sheer happiness derived from the delectable components installed especially for you. Honoring the individuality of each family is the ideal interior. Writing a symphony of joy and togetherness, the staircase runs in a fashionable accord connecting lives and not merely a floor. The interiors reflect sensibility with a secure architecture. Grand Vie interiors give you the power to compose your home to your liking.



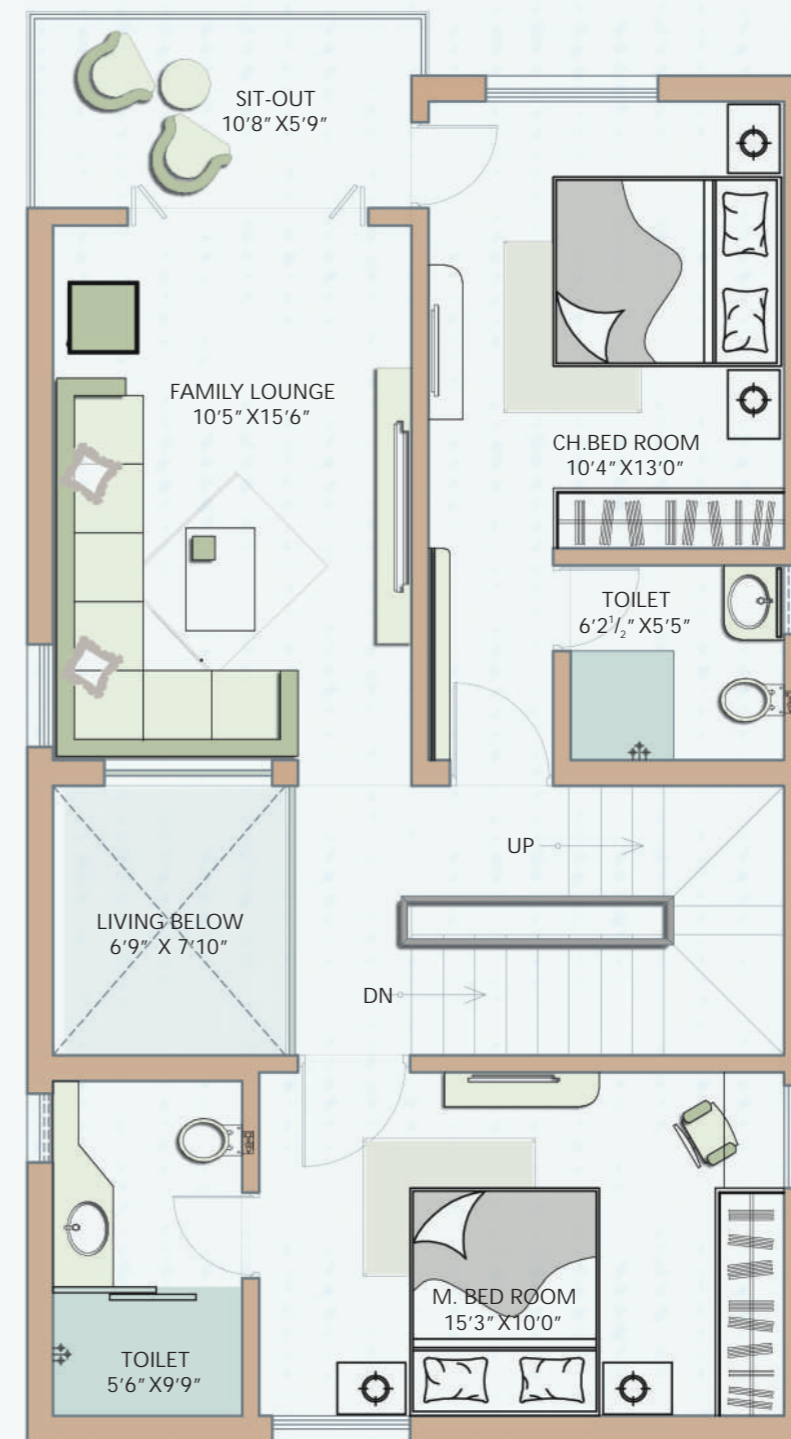


Ground Floor

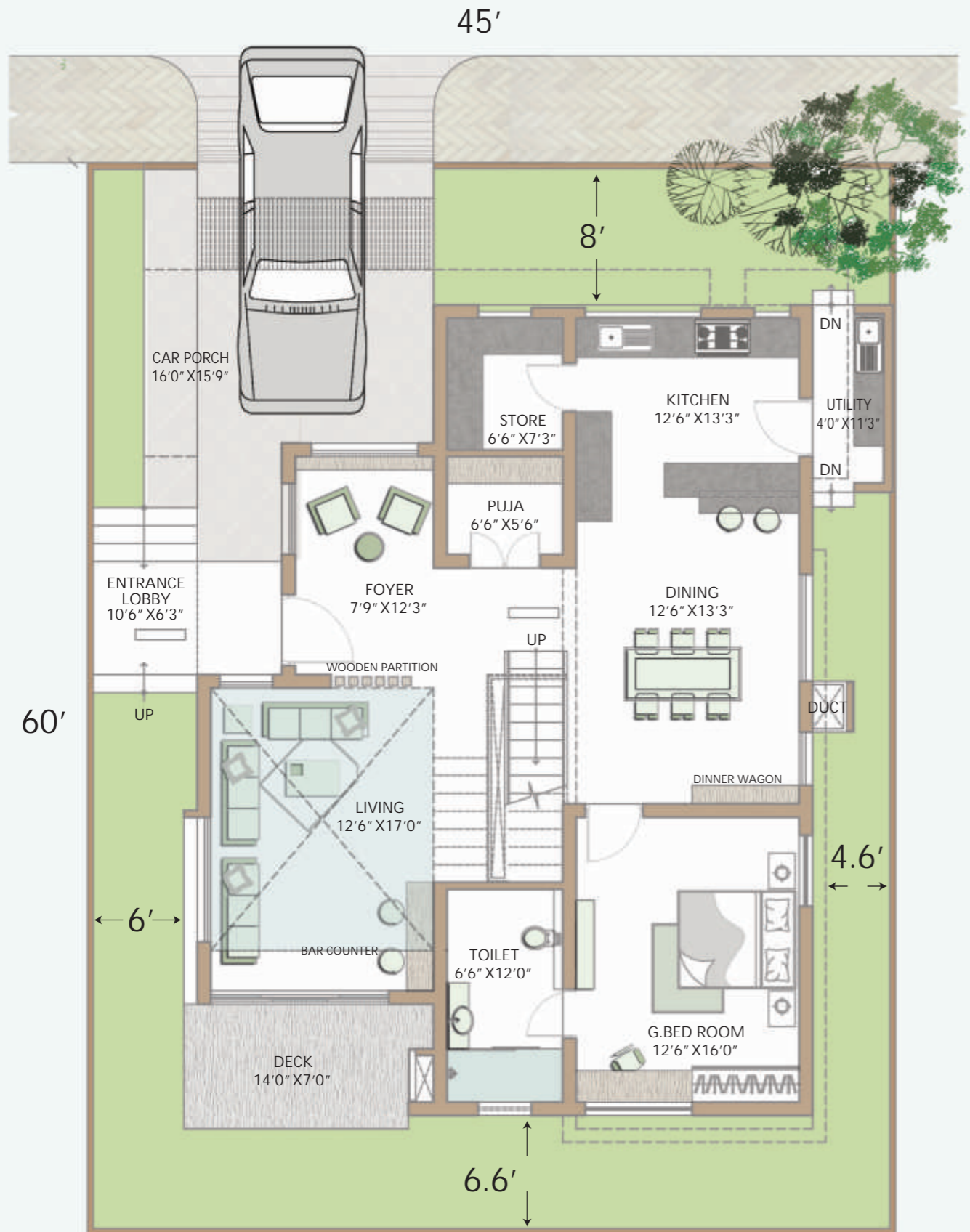
FLOOR PLANS

EAST SIDE (30.6' X 60')

Area Statement	
PLOT AREA	200 SQ YDS
Ground Floor Area	971.00 SQ FT
First Floor Area	971.00 SQ FT
Total Area	1942.00 SQ FT



First Floor

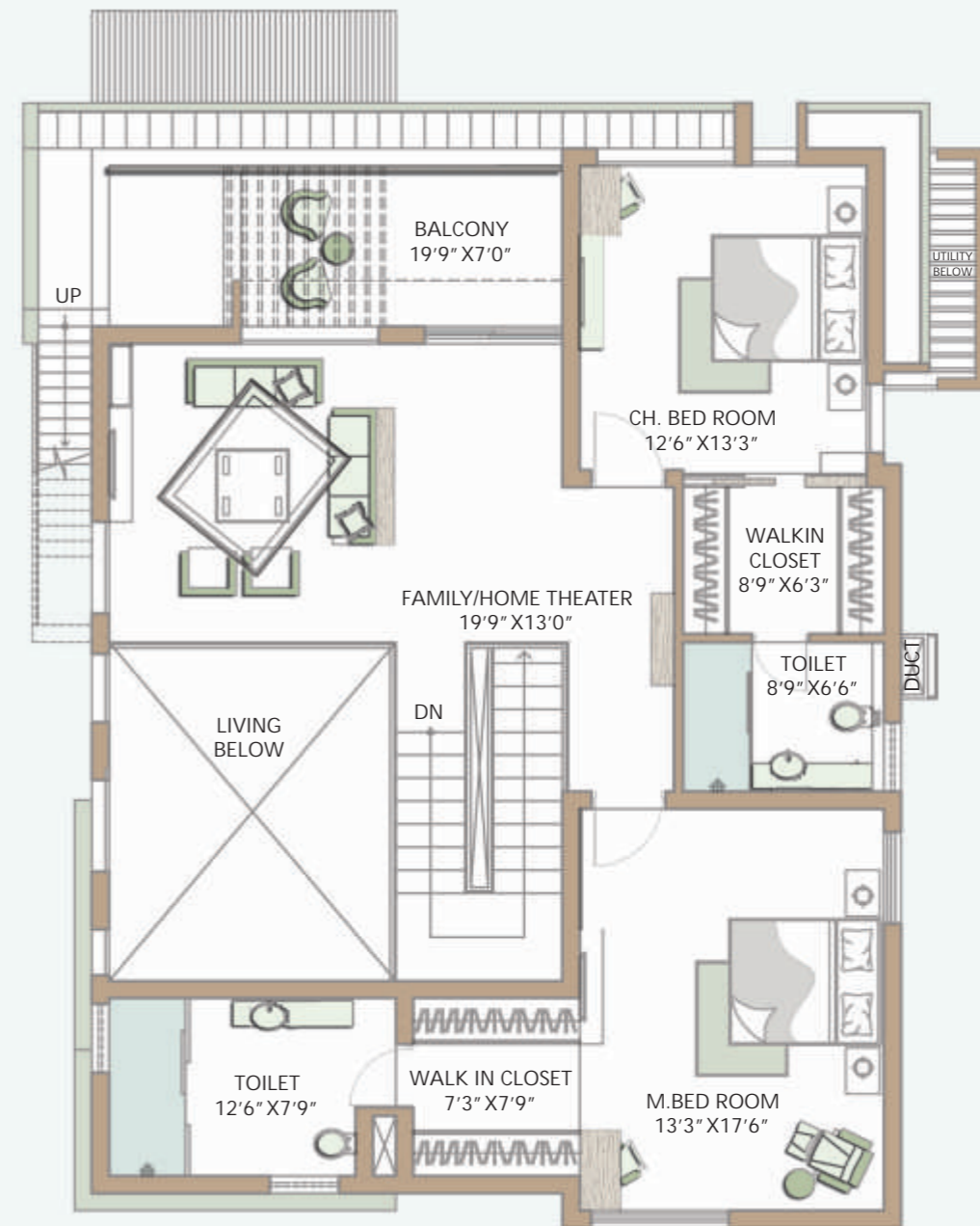


Ground Floor

FLOOR PLANS

EAST SIDE (45' X 60')

Area Statement	
PLOT AREA	300 SQ YDS
Ground Floor Area	1705.00 SQ FT
First Floor Area	1705.00 SQ FT
Total Area	3410.00 SQ FT



First Floor

FLOOR PLANS

WEST SIDE (29' X 60')

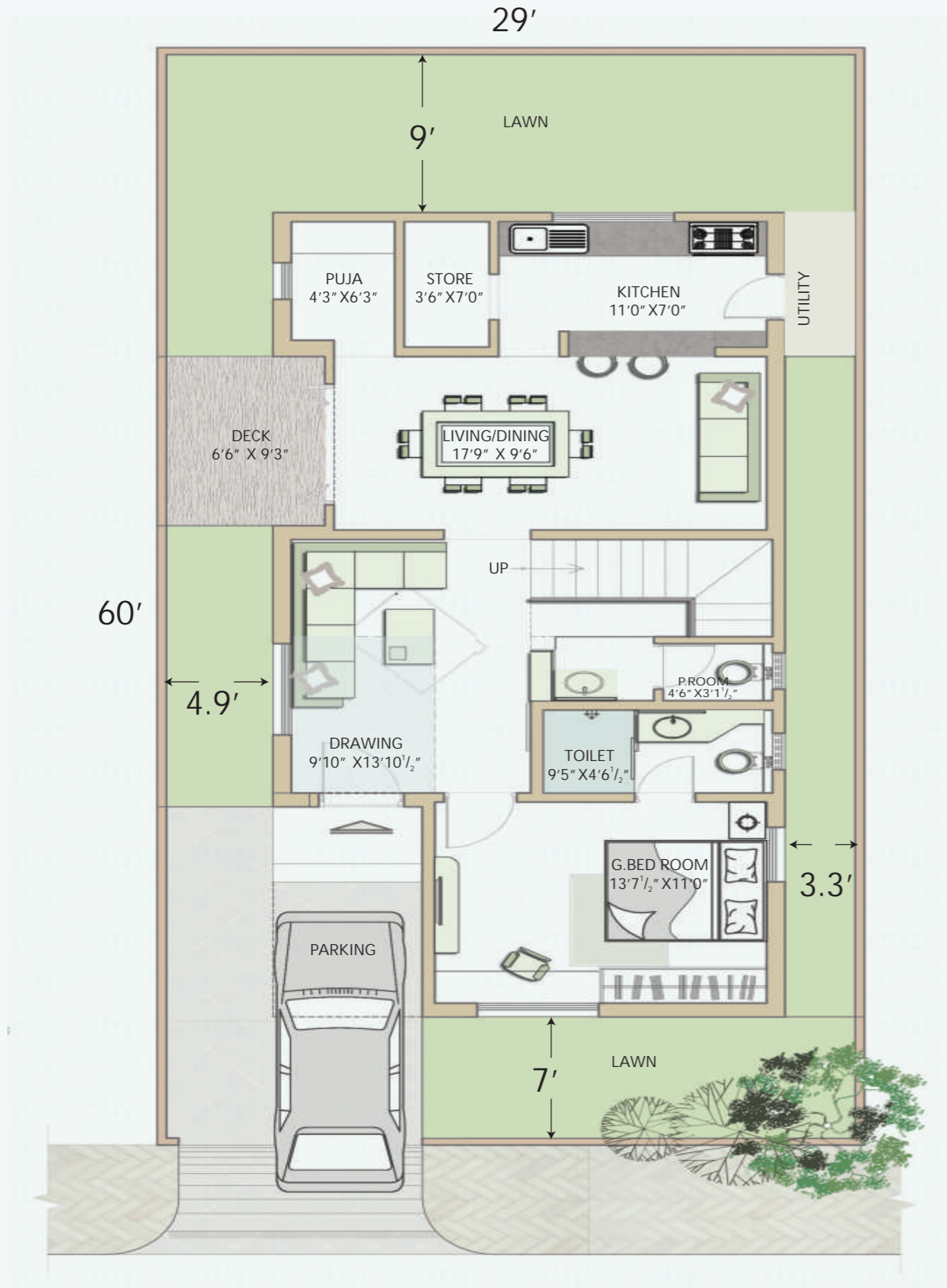
Area Statement

PLOT AREA 193.33 SQ YDS

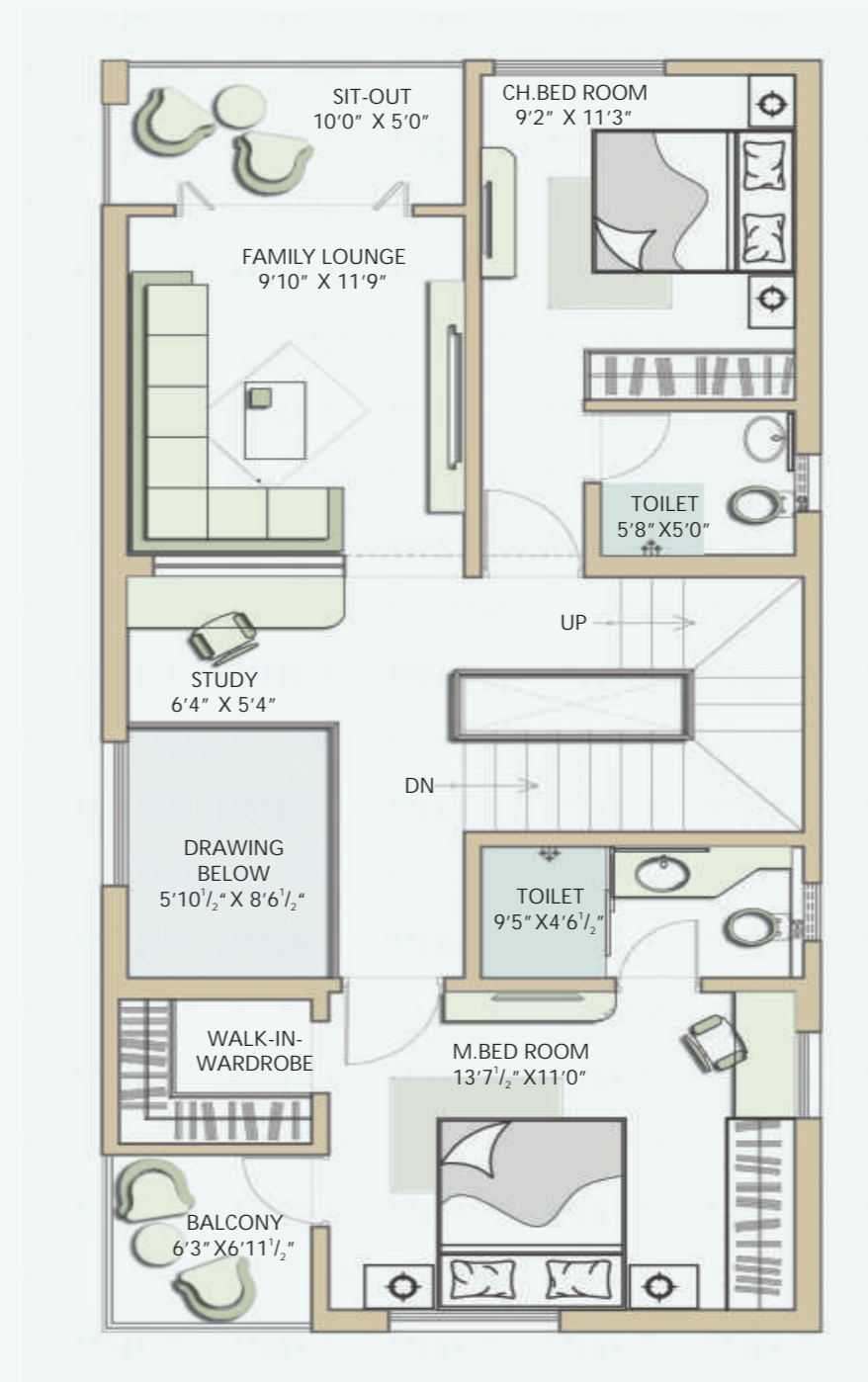
Ground Floor Area 973.00 SQ FT

First Floor Area 973.00 SQ FT

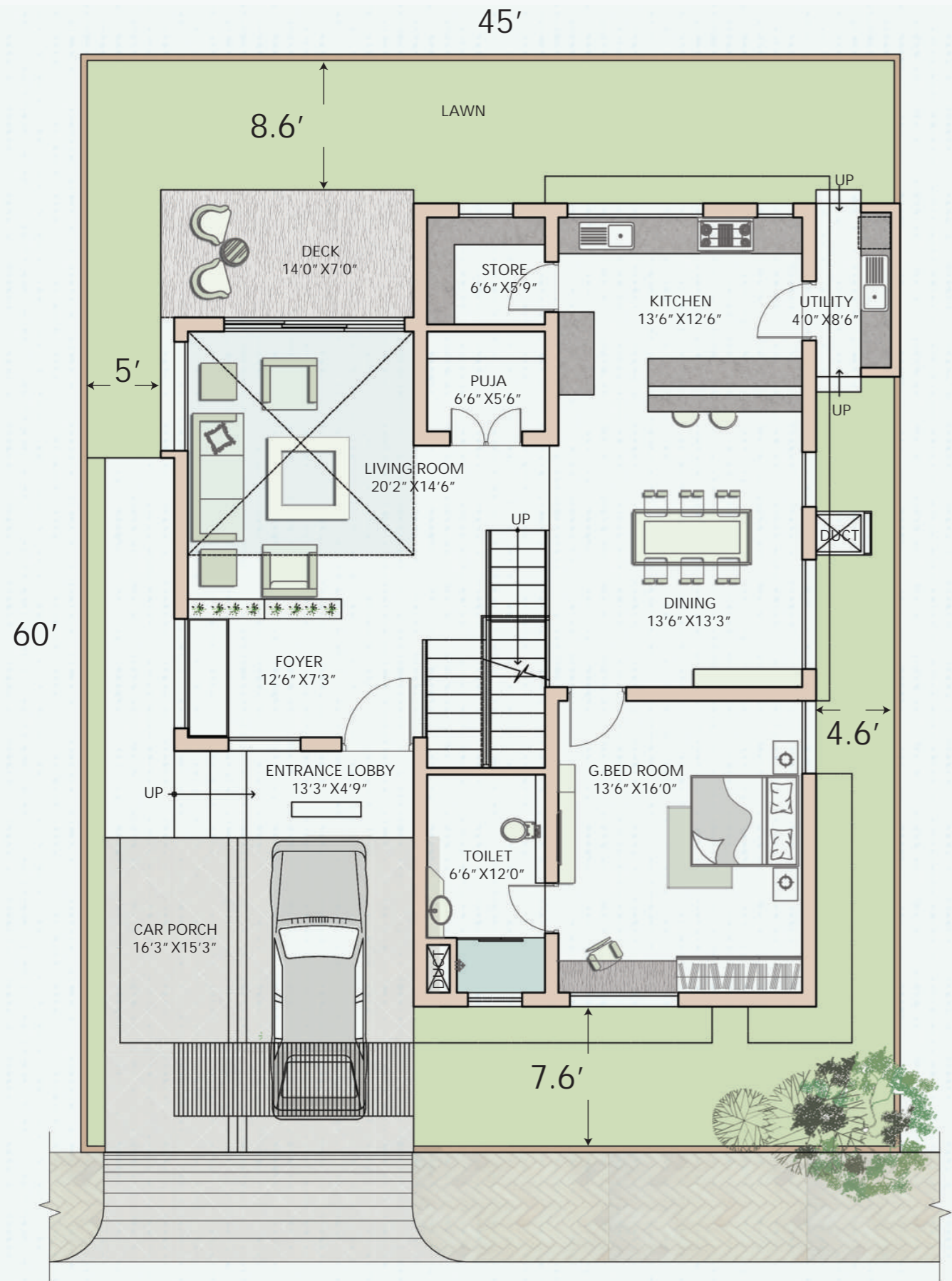
Total Area 1946.00 SQ FT



Ground Floor



First Floor

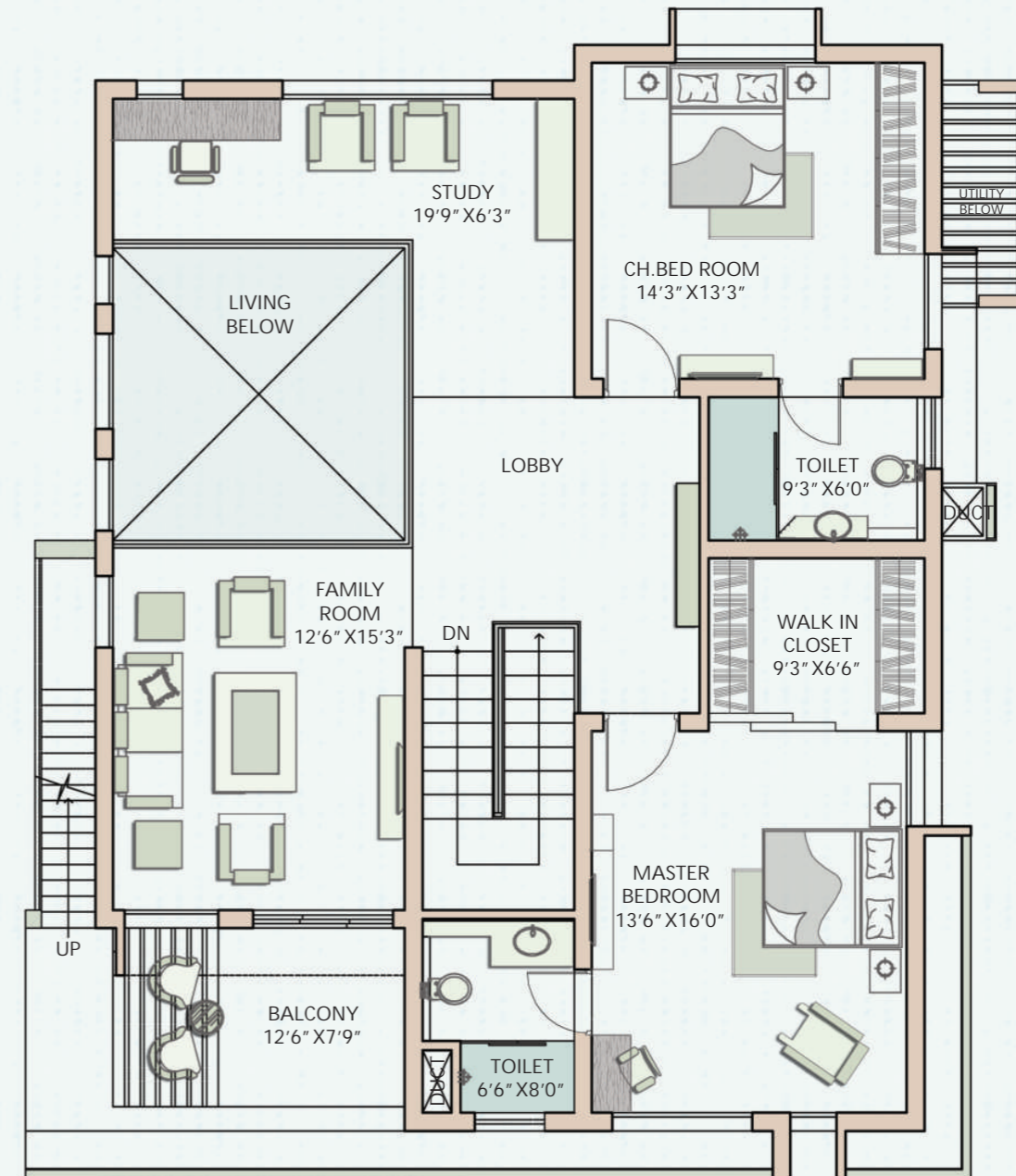


Ground Floor

FLOOR PLANS

WEST SIDE (45' X 60')

Area Statement	
PLOT AREA	300 SQ YDS
Ground Floor Area	1703.00 SQ FT
First Floor Area	1703.00 SQ FT
Total Area	3406.00 SQ FT



First Floor

CLUB VIE

Relax your senses at the Club Grand with facilities that rejuvenate your mind. Splash water with utter joy at the swimming pool, walk bare feet on the grass while soaking in the magical breeze of the artfully landscaped garden. Light up your parties with dazzling moonlight and enjoy dinner by the pool side at our special party arena.

Watch your children run and play at a safe and bright playground created with special care for them.



Amenities & Highlights

- Gated Community
- Open Area I: Club house with Swimming pool and Party area.
- Open Area II: Children Playpen, Jogging track, beach volley ball and cricket pitch with nets.
- Landscaping all around the setback areas of house units.
- Water supply through Hydro Pneumatic Pump (Pressurized Pump set).
- All common areas (Lighting, pumps, motors and club house etc.) shall be provided with power back-up through Generator.
- All house units shall be provided with lighting circuit to the extent of 2.7 kw per Unit.
- Round the clock security with video conference.
- All Black-top roads.
- Underground cabling for telephone, internet & Electricity.
- Compound wall of 6 ft height and 2 ft height solar security fence for the total project.
- Sewage Treatment Plant shall be provided with separate plumbing for the use of re-cycled water in landscaping.
- Outer Ring Road (Ayodhya Cross Roads) is 4 kms from Grand Vie.
- HMDA approved layout.
- Houses sanctioned from the competent authority.
- Facing East & West Houses.
- 100% Vastu complaint.
- Total extent of the Project is 7-02 Acres, with 70 Luxurious Building units.
- Hospitals, MMTS Railway Station, Multiplex, Schools, Departmental Stores are within the vicinity.



SPECIFICATIONS

STRUCTURE:	RCC framed structure with masonry partitions
INTERNAL & EXTERNAL MASONRY:	Good quality table moulded bricks.
PAINT	
ALL INTERNAL PAINT:	Acrylic Emulsion (Asian, Berger or equivalent) over Luppum/putty finishing.
EXTERNAL PAINT:	Combination of APEX paint or equivalent.
DUCTS ETC:	Apex Paint
ALL STEEL WORK:	Anti-rust Zinc-chrome primer and synthetic enamel paint.
FLOORING AND DADO:	
LIVING, DINING: KITCHEN, BEDROOM:	600 mm x 600 mm Vitrified Tile. (EURO, RAK, ASIAN or equivalent)
FIRST FLOOR LIVING:	Wooden Flooring
STAIRCASE:	Combination of elegantly designed granite and marble.
UTILITY:	300 mm x 300 mm Ceramic Tiles flooring. With glazed Tile Dado (EURO, RAK, ASIAN or equivalent)
BATHROOMS:	Antiskid Ceramic Tiles flooring (1' x 1'). With glazed Tile Dado 7' height (1' x 8") (EURO, RAK, ASIAN or equivalent) Wash basin counter in granite
SHOWER CUBICLES:	Shower partition in master bathroom
OVERHEAD SHOWERS:	Overhead showers with diverters of Mark / Jaguar or equivalent.

SPECIFICATIONS

FAUCETS:	All faucets shall be CP, heavy body metal fittings of Mark / Jaguar or equivalent make. Hot water connection shall be provided to the shower and wash basin in each bathroom and to the sink in the kitchen.
FIRST FLOOR BALCONY:	Antiskid Ceramic Tiles flooring
FINAL TERRACE:	Insulation over water proofing.
SANITORY & PLUMBING:	
WATER CLOSETS:	EWC WALL MOUNTED with cistern of Hindware / Parryware or equivalent make in master bedroom of First Floor, European commode in other Floor bathrooms.
HEALTH FAUCETS:	Health faucets of Mark / Jaguar or equivalent make in all bathrooms.
WASH BASINS:	Wash basins of Hindware or Parryware or equivalent make in all bathrooms. All Bathrooms with under-counter wash basin. All basins shall be provided with a 32mm CP waste coupling & CP bottle trap of standard make.
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 / Aashirvad and drainage line in PVC pipes. Sewage lines shall be stoneware.
ELECTRICAL:	
WIRING:	All wiring -Finecab or equivalent make, concealed in PVC conduit pipes (Color coded)
SWITCHES:	All switches- Anchor / Legrand or equivalent make.
GEYSER POINTS:	Provision shall be made in all bathrooms.



SPECIFICATIONS

TELEPHONE:

Provisions shall be made in living and in every bedroom.
Video Phone & Intercom facility shall be provided between security and each house units.

INTERNET:

Provision shall be made in STUDY room.

ENTERTAINMENT:

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

DOOR FRAMES:

All door frames – Good quality wood (prefabricated).

DOOR SHUTTERS:

All Door shutters- solid core flush shutteres with a natural wood veneer or Laminate or paint (prefabricated).

WINDOWS:

UPVC (Fenesta or equivalent) sliding with provision of mosquito mesh.

HARDWARE:

In brush finished stainless steel
Main door-night latch of 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 / PERGOLAS:

Powder –coated perforated metal sheet

BALCONY RAILING:

Powder –coated perforated metal sheet

FEATURE ELEMENT NEAR THE FF FRONT BEDROOM:

Combination of MS box and MS flat sections with spray enamel paint.

STAIRCASE RAILING:

Metal as per design

PERGOLA IN BALCONY:

Metal Box section as per design

PERGOLA IN UTILITY:

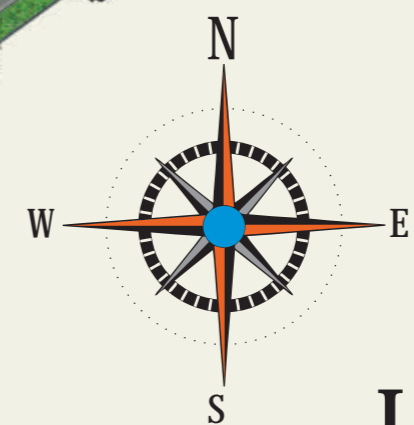
ELECTRO-DOMESTIC EQUIPMENT:

Provisions shall be made for kitchen equipment, Chimney, geysers and washing machine.

AIR CONDITIONING:

Provisions shall be made for split A/C in living room and each of the bedrooms – only conduit and wiring for A/C power shall be done. Units, piping and installation shall NOT be provided.





LAYOUT PLAN

Oorjita chooses interest in special projects. Projects that mark growth and show exponential potential. Carefully selecting property for clients with specific needs, Oorjita delivers with expertise and a remarkable performance. With a strong team of strategists and engineers teamed with intelligent designers and architects, Oorjita caters to each need differently. With successful projects in the past, Oorjita takes great pride and dedication for every new endeavour it takes on. Grand Vie marks the continuous progress of Oorjita.

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ROUTE MAP

