

Project by



LOCATION MAP (NOT TO SCALE)



# OORJITA RALI GRAND

FOR A BALANCED LIVING



Promoter



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Architects



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.

Luxury Independent Villas in a Gated Community @

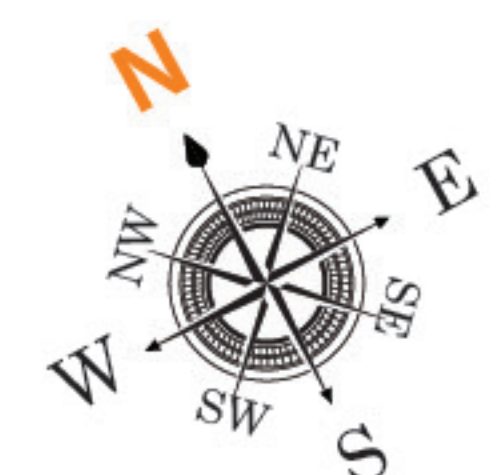


AERIAL VIEW



Permit No.  
53351/HO/NZ/v-162016

- Plot No.s
- East Villas
- West Villas



LEGENDS

- A Entry / Exit
- B Clubhouse
- C Swimming Pool
- D Children Play Area



EAST VILLA VIEW

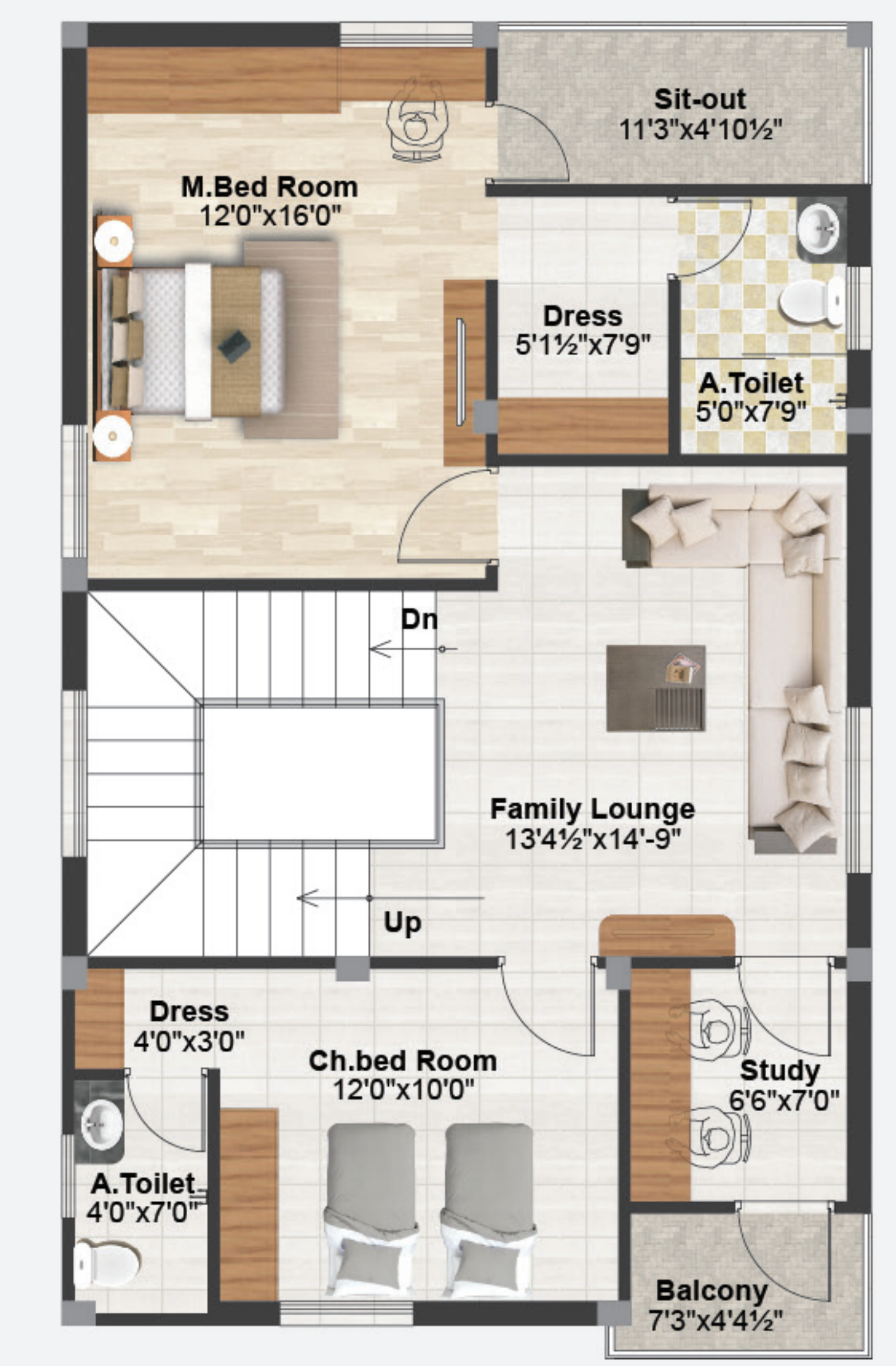


**EAST  
FACING VILLA**  
**PLOT SIZE 33'X50'**  
**3D MODEL  
HOUSE**

Plot Area 33'x50' (183.3 Sq.Yds)	Ground Floor 957.00 Sft.	First Floor 957.00 Sft.	Head Room 168.00 Sft.	Total Built-up Area 2082.00 Sft.	
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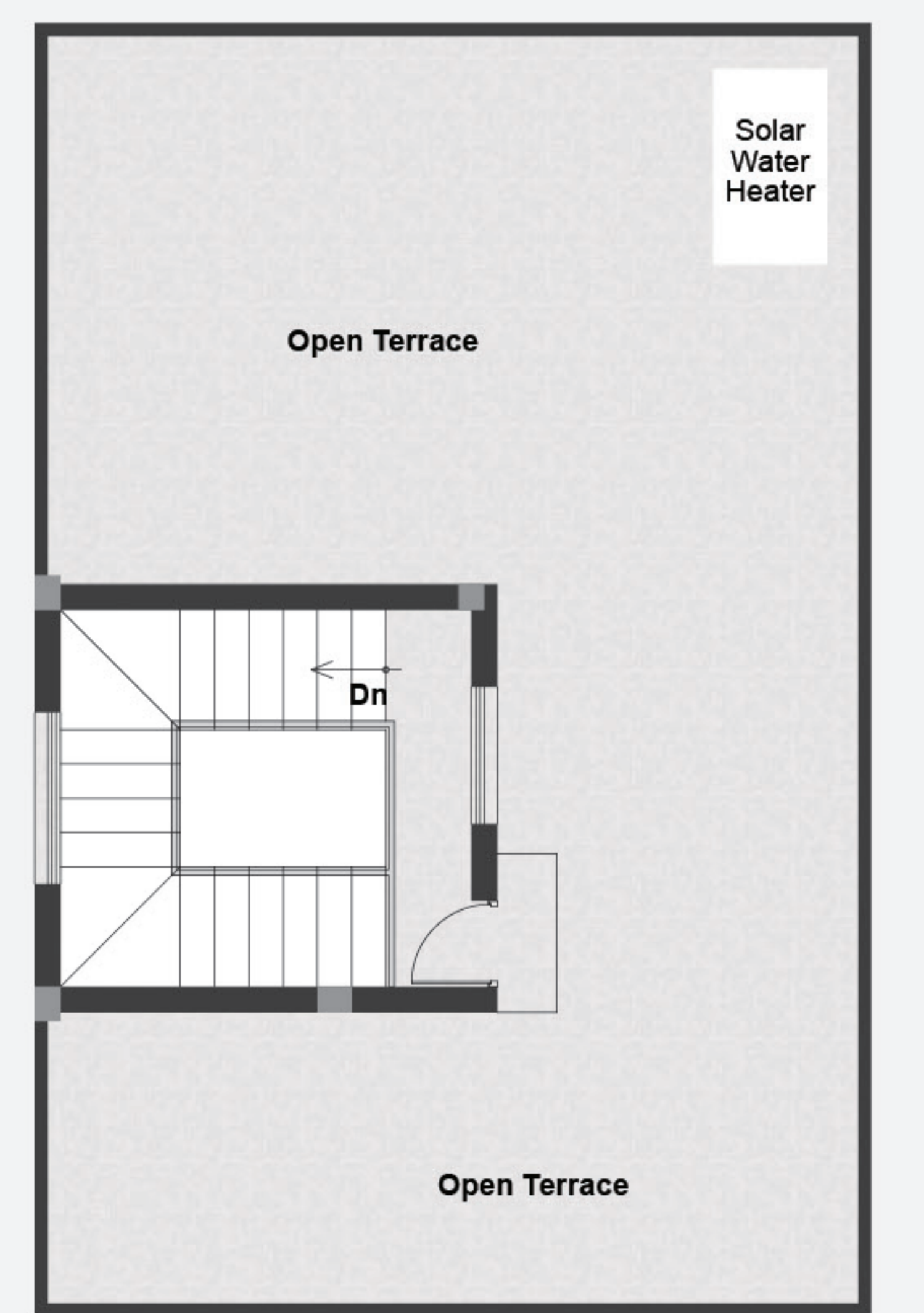


Ground Floor Plan



First Floor Plan

Terrace Floor



Terrace Floor



EAST FACING STREET VIEW



EAST FACING VILLA  
PLOT SIZE 36'X62'6"  
3D MODEL HOUSE





**WEST FACING VILLA**  
**PLOT SIZE 33'X50'**  
**3D MODEL HOUSE**



**WEST FACING STREET VIEW**



AMENITIES

- Clubhouse with Gym.
- Indoor Games (Carrom Board, Table Tennis and Chess).
- Guest rooms.
- Yoga and multipurpose hall.
- T V Lounge.
- Conference cum party hall with party lawn.
- Swimming pool with kids pool.
- All Black-top roads (Project main road will be 40 feet wide).
- Garden With Children Play Pen, Badminton Court 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 re-cycled water in landscaping.
- 100% Power Backup (Excluding AC / Geysers).
- Solar water heating system for individuals units with solar in built Geyser point on 1st Floor.
- Secured 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.



**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**  
Anti skid Ceramic Tiles Flooring.  
FINAL TERRACE: Insulation over waterproofing.

**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.

**STRUCTURE**  
RCC framed structure with masonry partitions.

**INTERNAL & EXTERNAL**  
Good quality table moulded light weight clay bricks with

**MASONRY**  
combination of 9" & 4" External & Internal walls.

**PAINT**  
**Internal Paint:** Acrylic emulsion (Asian/Nerolac or equivalent) over JK wall putty/ Luppam finishing or equivalent make.  
**External Paint :** Combination of APEX paint or equivalent.

**FLOORING**  
Living, Ground Floor & First Floor: 800 mm x 800 mm Double Charged Vitrified Tile  
Dining, Kitchen, Bedroom : 600 mm x 600 mm Double Charged Vitrified Tile.

**STAIRCASE**  
Combination of elegantly designed granite.

**UTILITY**  
300 mm x 300 mm Ceramic tiles flooring with glazed tile dado. (Asian/Murano/Somany or equivalent make).

**BATHROOMS**  
Antiskid Ceramic Tiles Flooring (1'x1'). With 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.

**WATER CLOSETS**  
EWC wall mounted with cistern of HINDWARE / PARRYWARE/ SOMANY or equivalent make in master bed room and Children Bedroom toilet 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.

**WIRING**  
All wiring (Color coded)-V-Guard/Fine Cab/Poly Cab or equivalent make, concealed in PVC conduit pipes.

**SWITCHES**  
All switches of GM/ANCHOR or equivalent make.

**GEYSER POINTS**  
Solar Water Heater INBUILT geyser point on 1st floor.

**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 in study room.

**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.  
**All other doors :** Door bolts and mortise lock tubular/ cylindrical lock/handle locks.

SPECIFICATIONS

**DOOR STOPPERS :** Door stoppers for the Main door of QUBA/DORSET or equivalent make.

**RAILINGS :** Elevation Balcony & Staircase Railing S.S Railing

**BALCONY RAILING :** M.S Railing with enamel paint.

**ELECTRO - DOMESTIC :** 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 and wiring for A/C power shall be done units, piping and installation will not be provided.

