



Permit No. 1/C11/07396/2021 Reg.No. P02400003624



OORJITA™

ARMONIA



Club House & Other Amenities

- Club House Building : GYM, 2 Table-Tennis, Billiards, Yoga & Meditation Room, Guest Rooms Bar/Cardroom, Pantry & Party Hall.
- 2 Shuttle Courts
- Basket Ball Court (Half).
- Temperature controlled Swimming Pool
- Children Play Area
- Air conditioned Squash Court





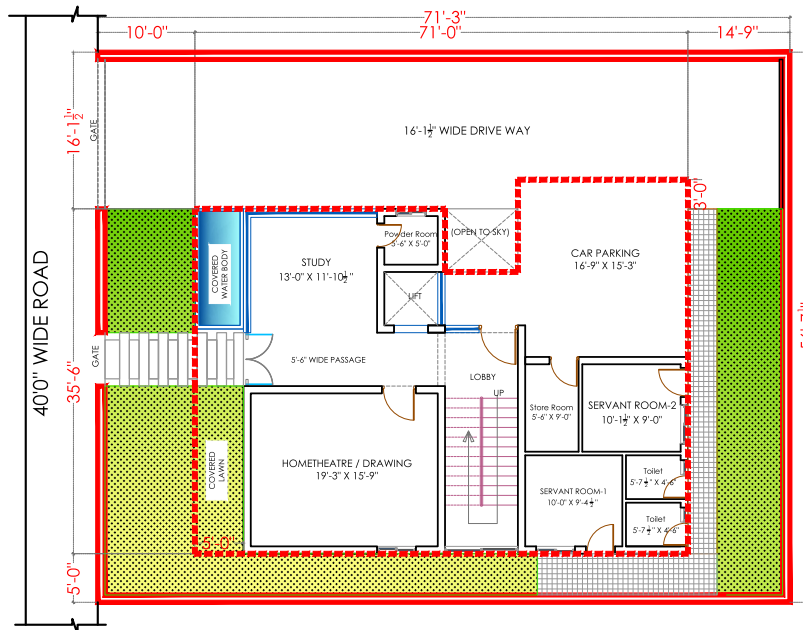
An exclusive world for the discerning few A first
of its kind villa community with Parametric Architecture

Oorjita Armonia gives you unrestrained luxury blissfully tucked away
in a serene setting. Every amenity is an Armonia signature and
every experience is engineered to perfection.

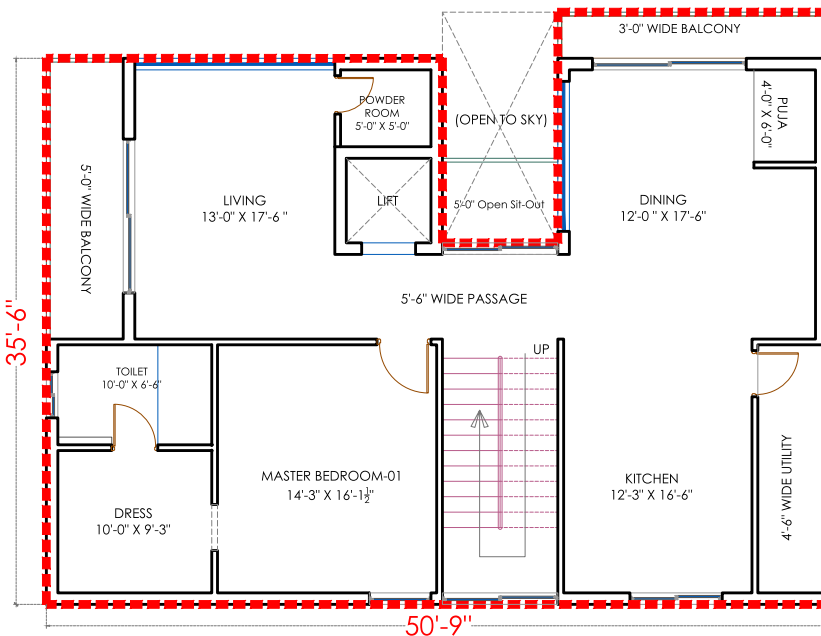


OORJITA PROJECTS

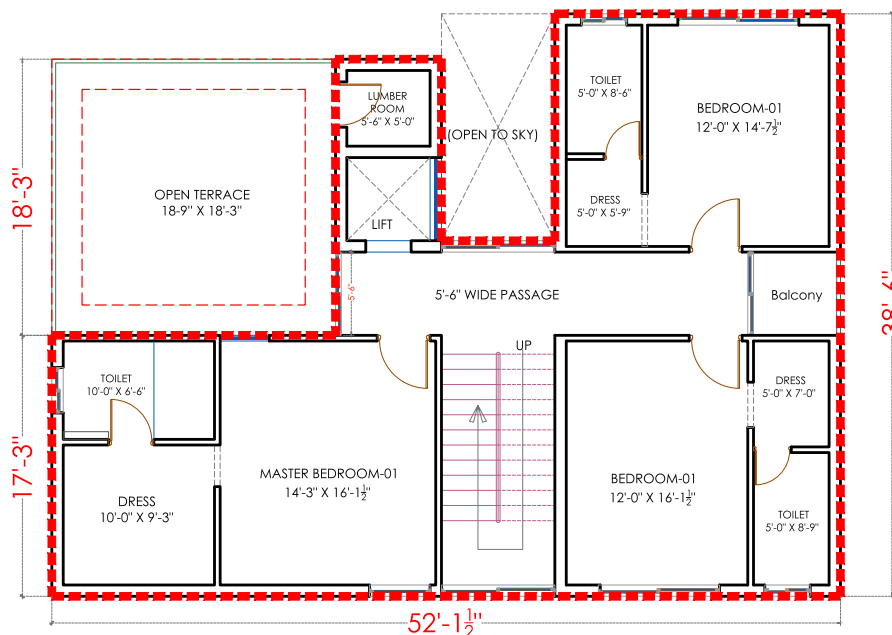
450 SQ.Yds



GROUND FLOOR
Area : 1985 Sft



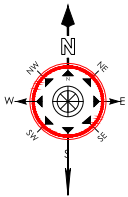
FIRST FLOOR
Area : 1935 Sft



SECOND FLOOR
Area : 1695 Sft



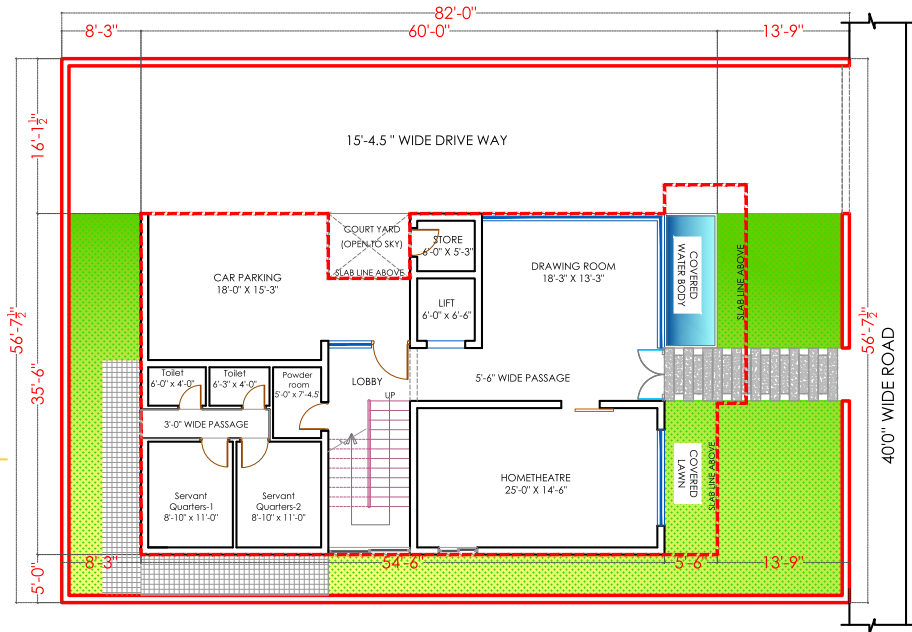
VILLA
TOTAL SALEABLE AREA
5615 Sft



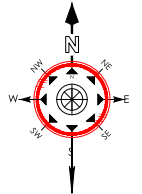
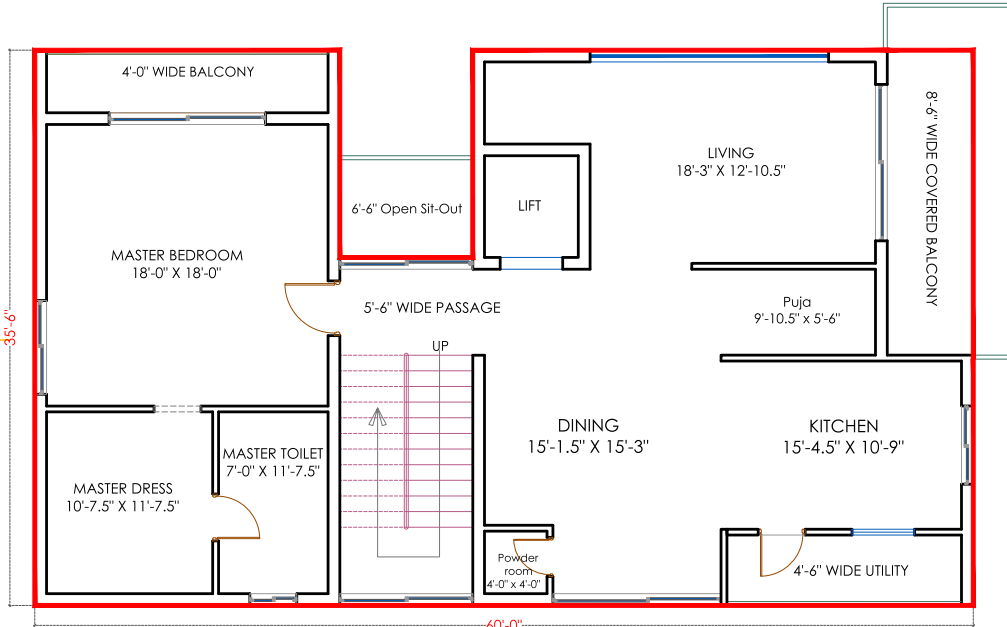
515 SQ.Yds
 (422.18 SQ.Mt.)
 EAST FACING
 VILLA - 3, 4, 5, 6,
 7, 20, 21, 22, 23,
 24, 25, 26, 27, 28,
 29, 41, 42, 43, 44,
 45, 46, 47, 48, 59,
 60, 61, 71, 77, 78,
 79, 80, 81



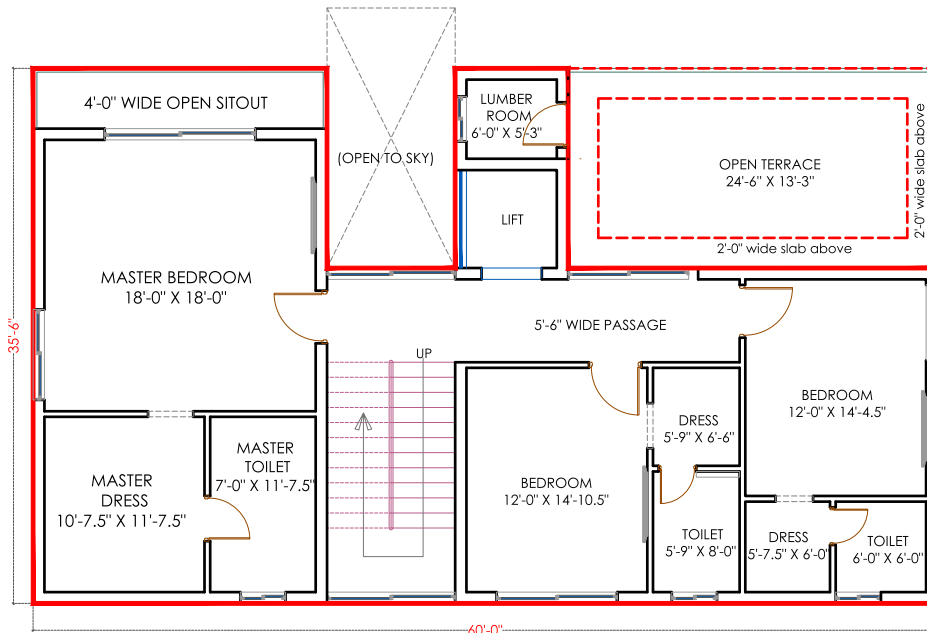
GROUND FLOOR
 Area 2200 Sft



FIRST FLOOR
 Area 2250 Sft



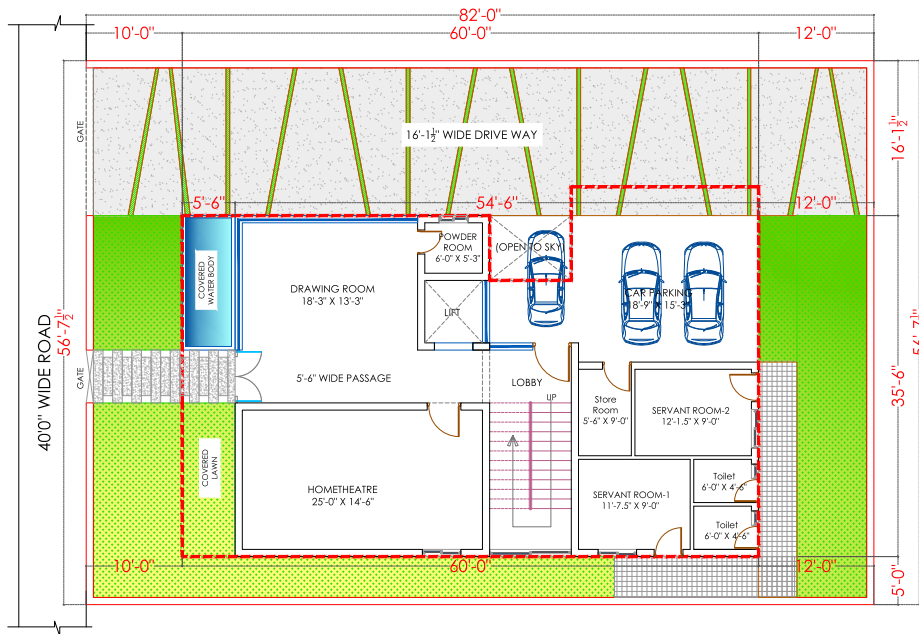
SECOND FLOOR
 Area 1710 Sft



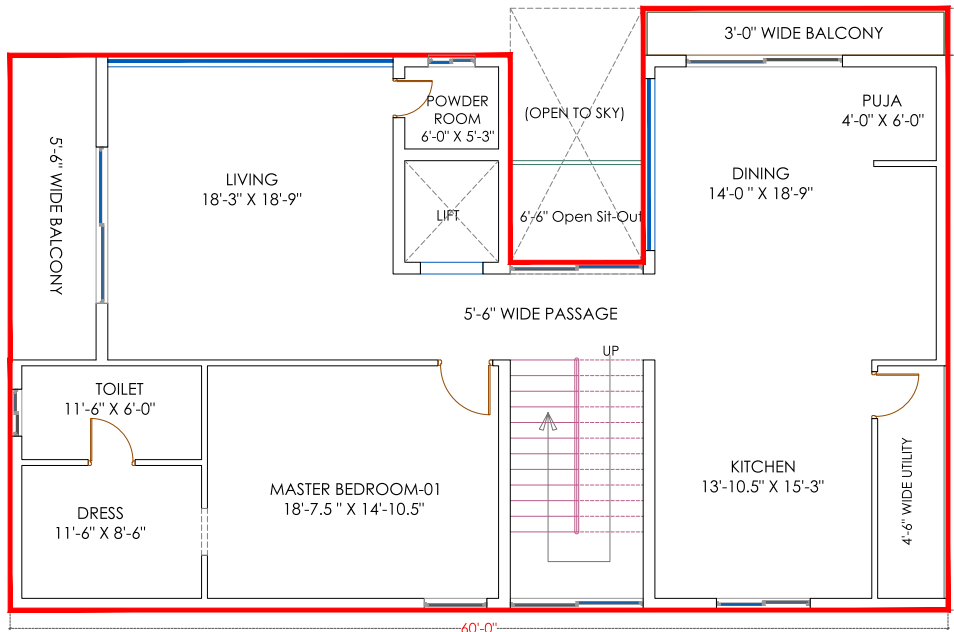
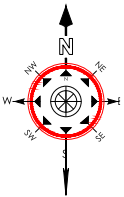
VILLA
 TOTAL SALEABLE AREA
 6160 Sft

515 SQ.Yds
(430.54 SQ.Mt.)

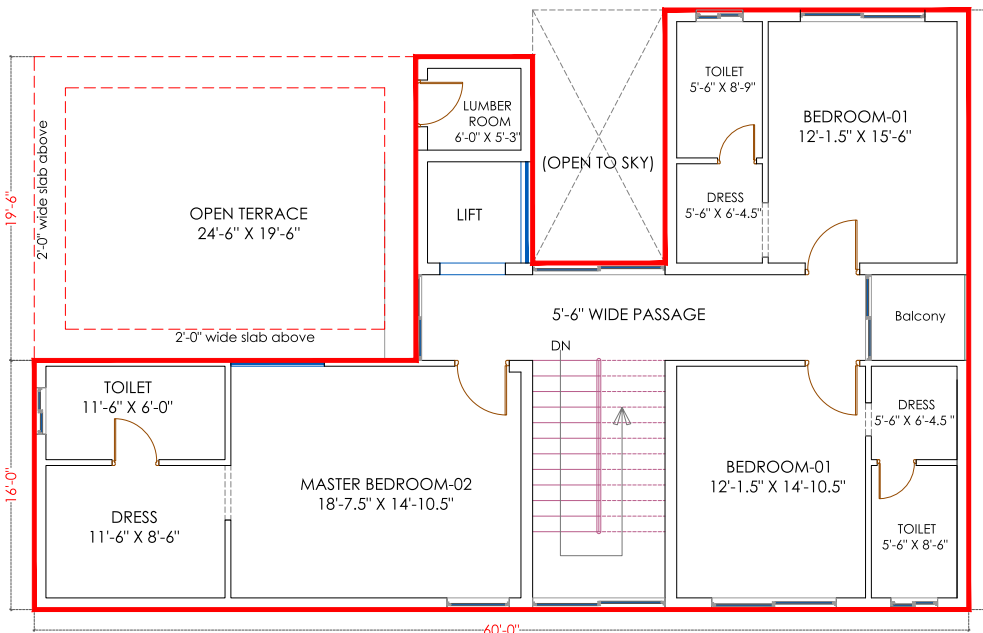
WEST FACING
VILLA - 9, 10, 11, 12,
13, 14, 15, 16, 17,
30, 31, 32, 33, 34,
35, 36, 37, 38, 39,
49, 50, 51, 52, 53,
54, 55, 62, 63, 64,
65, 66, 72, 73, 74,
75, 76, 82, 83, 84,
85, 86



GROUND FLOOR
Area 2200 Sft



FIRST FLOOR
Area 2250 Sft

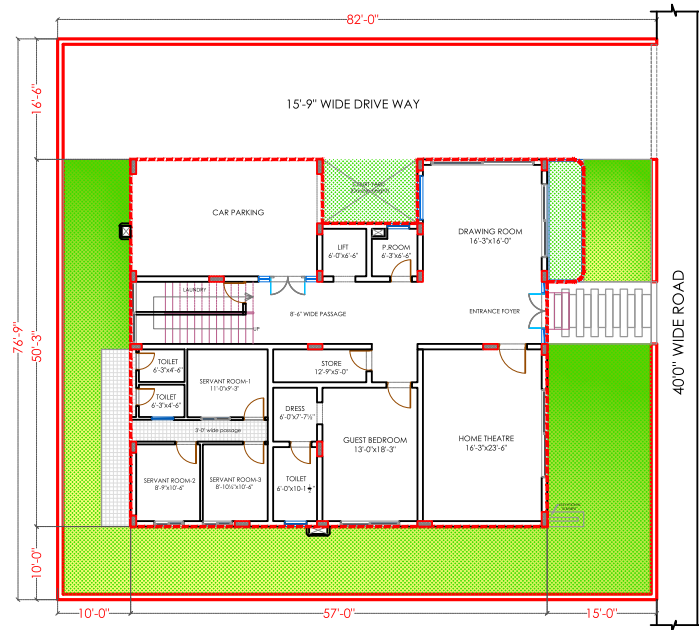


SECOND FLOOR
Area 1710 Sft

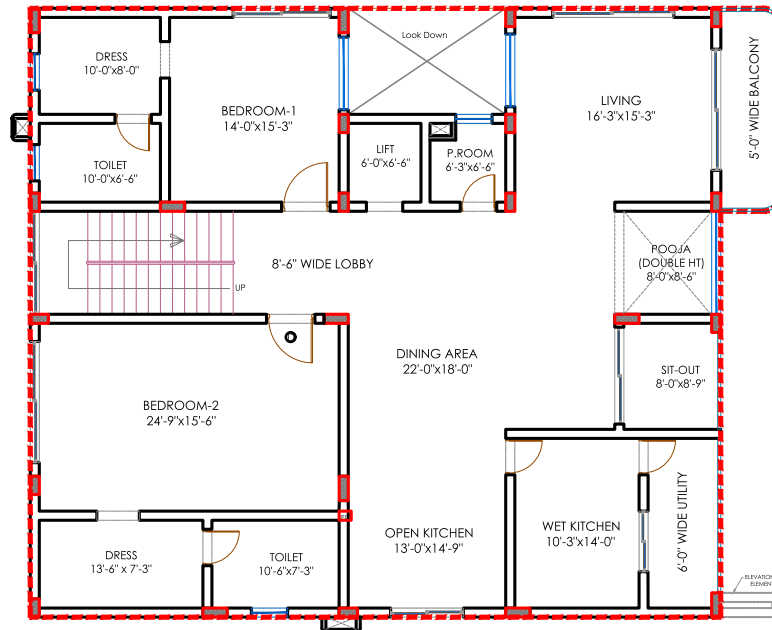
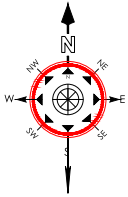


VILLA
TOTAL SALEABLE AREA
6160 Sft

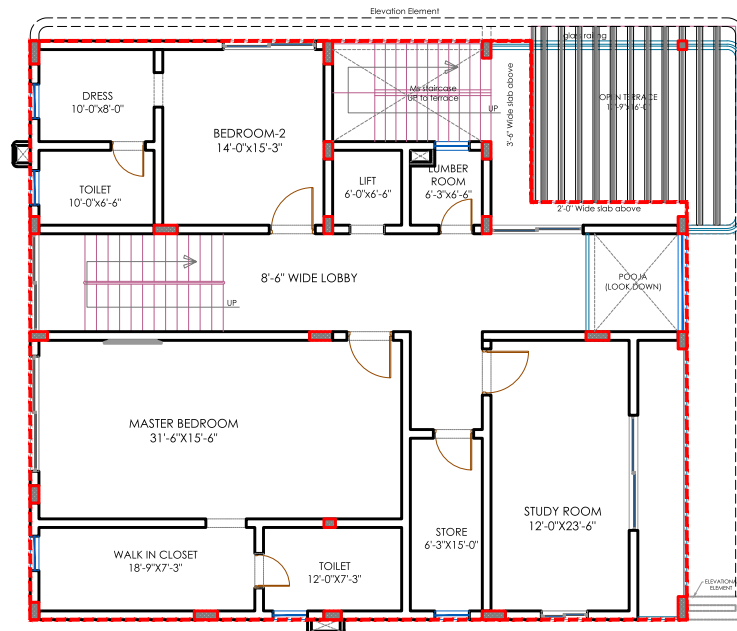
700 SQ.Yds
(585.20 SQ.Mt.)
EAST FACING
VILLA - 2, 19



GROUND FLOOR
Area 2830 sft



FIRST FLOOR
2885 Sft

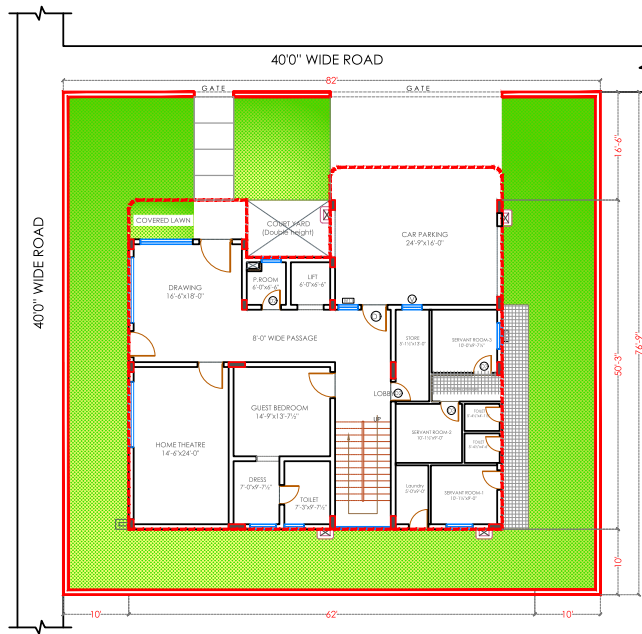


SECOND FLOOR
2570 Sft

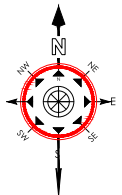
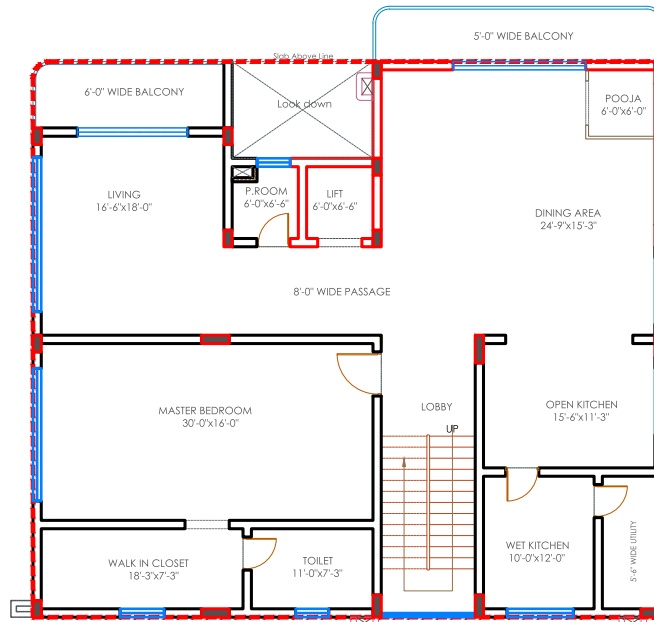
VILLA
TOTAL SALEABLE AREA
8250 Sft

700 SQ.Yds
 (585.20 SQ.Mt.)
 WEST FACING
 VILLA - 18, 40

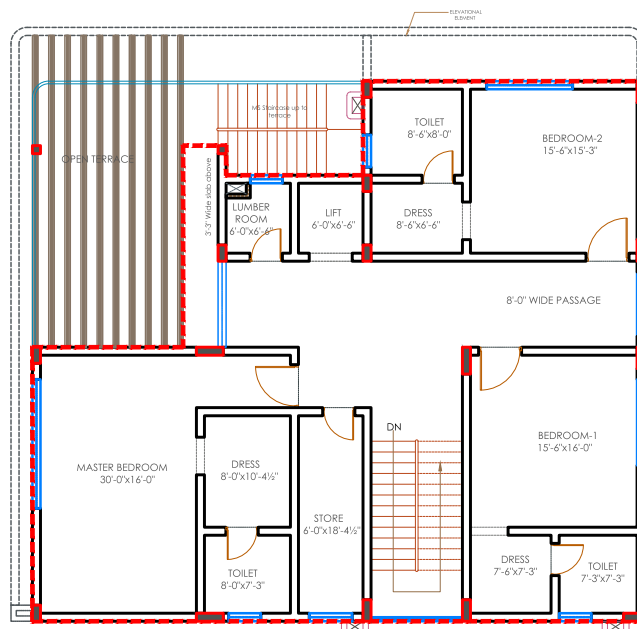
GROUND FLOOR
 Area 2830 Sft



FIRST FLOOR
 Area 2885 Sft

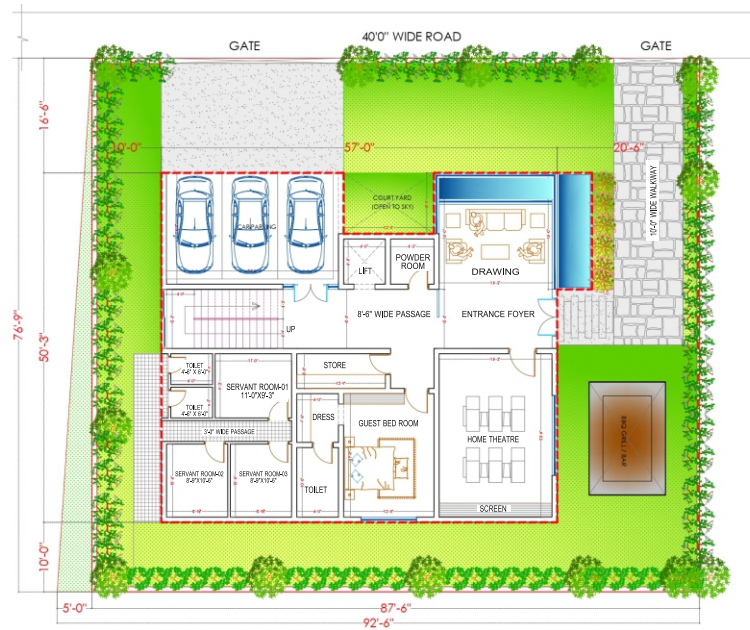


SECOND FLOOR
 Area 2570 Sft

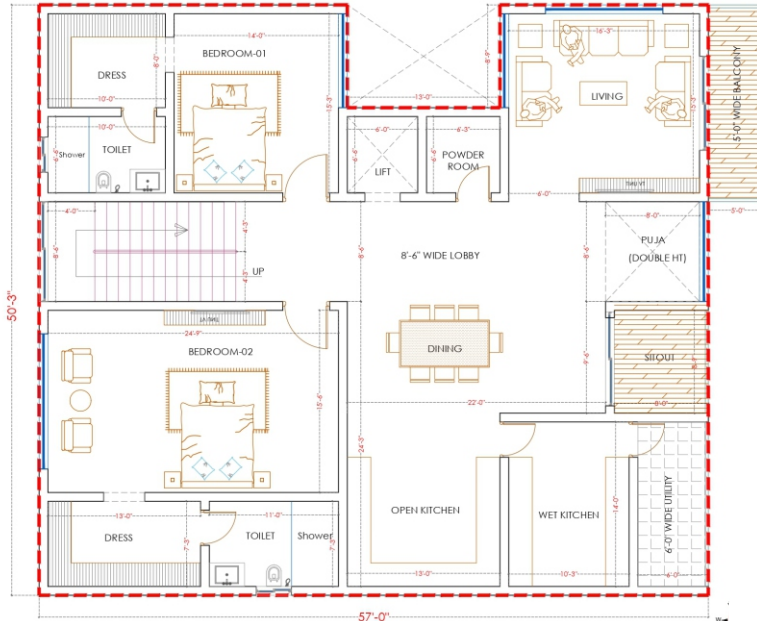


VILLA
TOTAL SALEABLE AREA
 8285 Sft

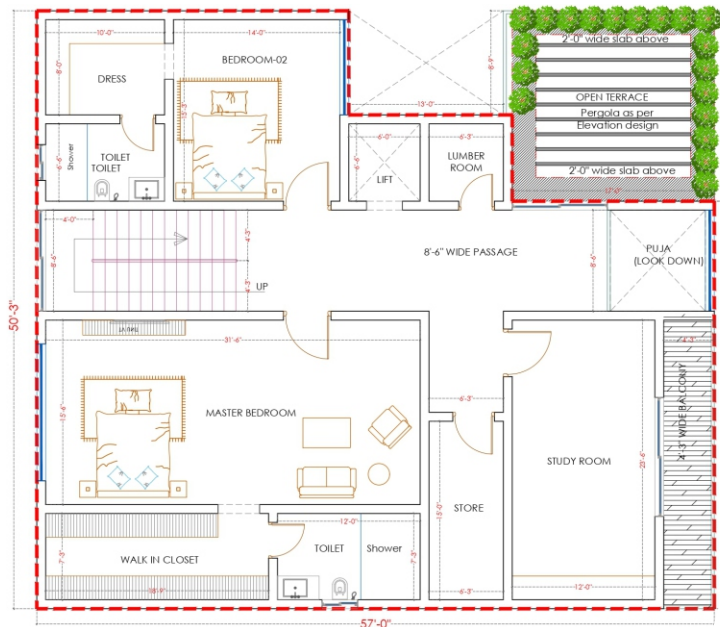
745 SQ.Yds
(622.82 SQ.Mt.)
NORTH FACING
VILLA - 1



GROUND FLOOR
Area 3130 Sft



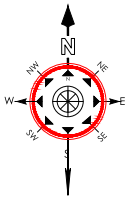
FIRST FLOOR
Area 2985 Sft



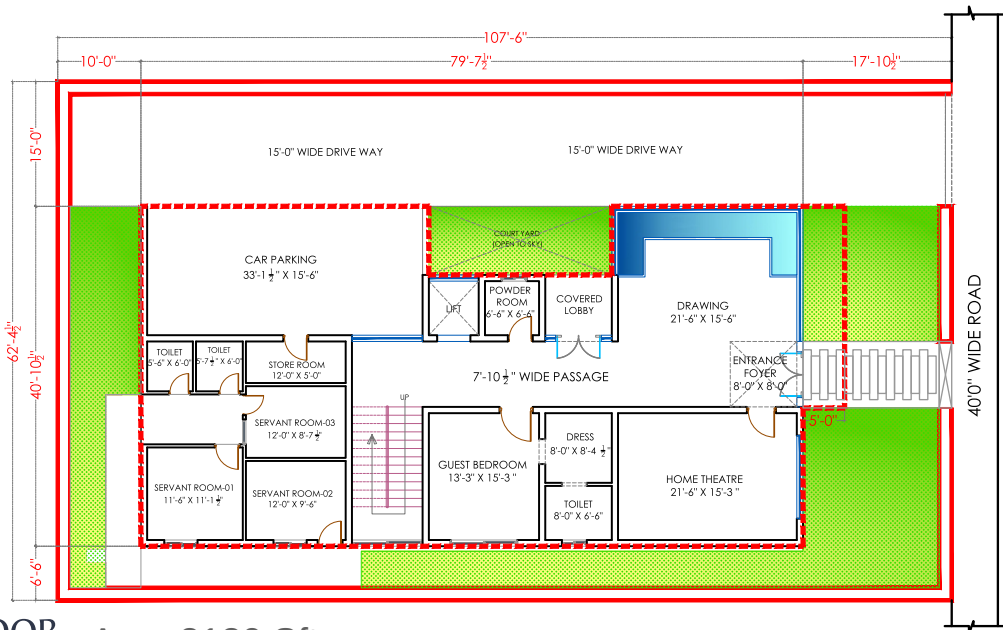
SECOND FLOOR
Area 2740 Sft



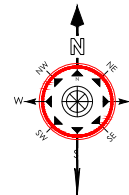
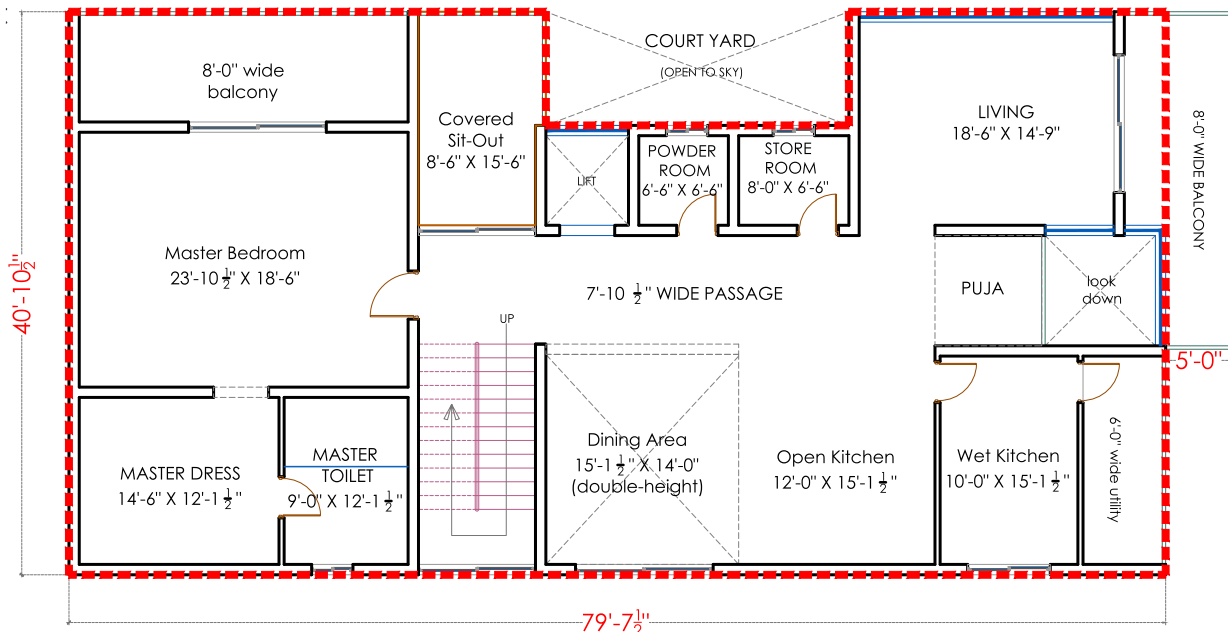
VILLA
TOTAL SALEABLE AREA
8855 Sft



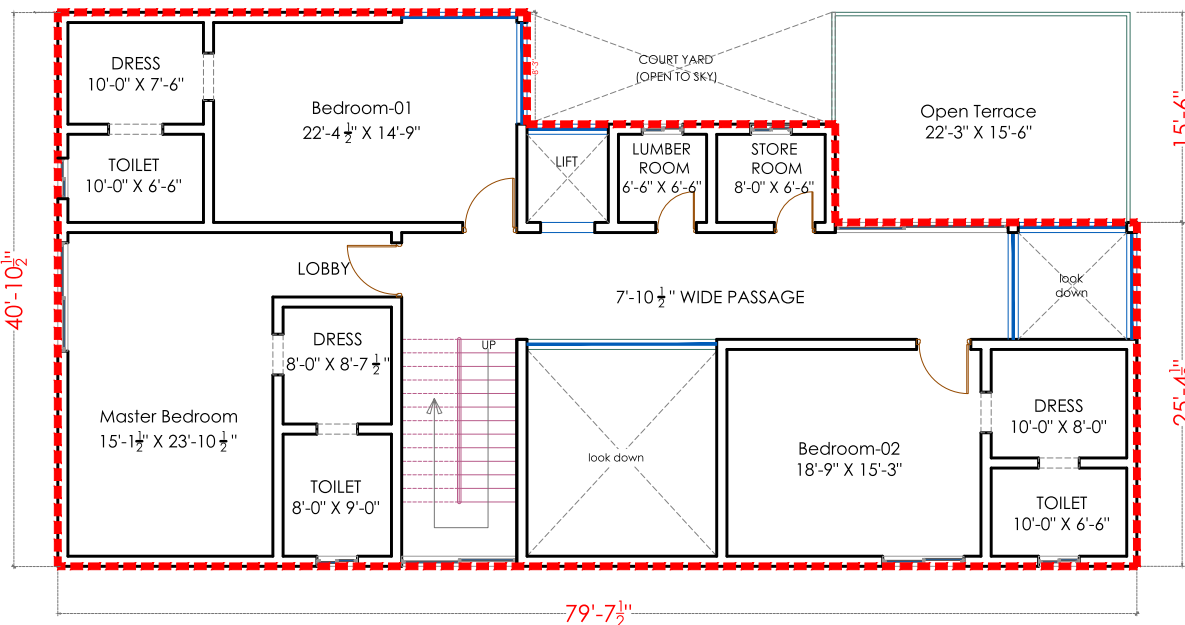
745 SQ.Yds
 (622.82 SQ.Mt.)
 EAST FACING
 VILLA - 87, 88, 89,
 90, 91, 92, 93,
 94, 95, 96, 97



GROUND FLOOR Area 3130 Sft



FIRST FLOOR Area 2985 Sft



SECOND FLOOR Area 2740 Sft

VILLA
 TOTAL SALEABLE AREA
 8855 Sft

SPECIFICATIONS

RCC FRAME STRUCTURE

- a) Designed to withstand Earthquake (Zone- II) and wind loads.
- b) Structural steel of Radha TMT or Shree or & equivalent make.
- c) Ready Mix Concrete of ISI Standard & cement grade as specifically advised by the structural engineer.

SUPER STRUCTURE

Quality Red Bricks / Solid block Cement brick of 9fl thick for external walls and 4.5fl thick for internal walls.

PLASTERING

- a) Internal Walls: 18mm thick double coat smooth cement plaster with smooth finishing.
- b) External Walls: 20mm thick double coat sand faced cement plaster.
- c) Water proofing to all exposed areas like balconies terraces with screed concrete.

PAINTING

- a) Internal Wall and Ceiling Painting - Punning, white wall putty, one coat of primer and two coats of Asian Royale emulsion paints or Nerolac or equivalent make.
- b) External: Supersurfaces Marmarino on all sides of the Villa

FLOORING

- a) Bedrooms - Laminated Wooden Flooring (Pergo, Greenlam or Equivalent make),
Size: 1215x196x7mm/8mm/10mm/12mm
- b) Common Areas, Drawing Room, Living & Dining, Kitchens and Lobbies - Imported Grey Marble (Alaska Grey or equivalent make) 16-18mm thick with polymer adhesive material from Kerakoll/Laticrete/Mapei and Diamond Polish
- c) Staircase and Skirting - Alaska Grey or equivalent make with rounded edge in staircase with polymer adhesive material from Kerakoll/Laticrete/Mapei.
- d) Terrace flooring - Plastering with waterproofing chemical laid out in a grid pattern & painted with sun reflective paint.
- e) Servant Room, Storeroom - Vitrified tiles (Simpolo, Johnson, Kajaria or equivalent make) on wet cladding and grouted with Kerakoll/Laticrete/Mapei and similar for Bathroom flooring (Rough Finish) and wall cladding.
- f) Parking and Ground Paving - Tandur Leather Finish Stone on wet cladding and screed.
- g) Bathroom Flooring and Wall Cladding (All Bathrooms) - Norr 2.0 (Melk RR 04, Farge RR 05 or equivalent make) with polymer adhesive material from Kerakoll/Laticrete/Mapei and grouted with Kerakoll/Laticrete/Mapei.

FABRICATION

STAIRCASE RAILING - Supply and installation of S-Rail brand modular railing with design SRA 23 PF (S) With Handrail SRA 38 MM (Round) projected with "T" connector. SS MAT FINISH. 12 MM Clear thick toughened Glass. Glass Height will be 1050 MM From F.F.L

JOINERY WORKS

- a) Main Door z 35-40mm Solid wood door and wood frame 5fix10fi and door shutter.
Door Size 5fi x 10fi height. (Duradoor, Alstone, Hunsply or Equivalent)

b) Hardware for Doors - Handles, hinges and SS fittings are of Dorset / Hafele or equivalent make

WINDOWS

sliding shutters with tinted glass panels and mosquito shutters.

(Alumil, Schuco or equivalent make)

KITCHEN

Provision for sink, dish washer and Aqua guard points. Granite Counter Top will be provided. Hafele Sink or equivalent will be provided.

WASH AREA

Provision for washing machine.

SANITARY FIXTURES

- a) Water Closets - Villeroy & Boch or Equivalent
- b) Dual Actuator flush plate - Vitra or Equivalent
- c) Wash Basins - Villeroy & Boch or Equivalent
- d) Health Faucets - TOTO or Equivalent
- e) Shower Cubicles z Kohler or Equivalent
- f) Overhead Showers - Villeroy & Boch or Equivalent
- g) Concealed Cistern z Vitra or Equivalent
- h) Single lever basin mixer - Villeroy & Boch or Equivalent
- i) Bath Spout - Villeroy & Boch or Equivalent
- j) Angle Valve z Sirius or Equivalent
- k) Bottle Trap - Sirius or Equivalent

PLUMBING

- a) Water supply pipelines under the ground to be of CPVC material of Prince or Ashirvad or Finolex or equivalent make
- b) Water pipelines running in the shafts and internal piping in the walls of the residential unit to be of CPVC material of Prince or Ashirvad or Finolex or equivalent make.
- c) Online pressure pumps to be provided for all water supply system - Grundfos make. (Centralized Hydro-pneumatic water supply system delivering constant pressure)
- d) Plumbing to be designed and executed by a certified and reputed Consultants.
- e) All pipelines of the Villa including rainwater pipes, soil pipes, waste pipes to be concealed within walls or covered shafts.
- f) All concealed and exposed (in shafts) pipelines (water supply, sewage and storm water) to be pressure tested for water leakage and certified by the Consultant.
- g) Air conditioning drain lines to be connected to drain.
- h) All sewerage lines under the ground in SWG / RCC Hume pipes.
- i) Storm water drain piping to be provided for balconies with covers and in parking areas within the building with heavy duty iron grill covers.
- j) Water proofing of all sunken slabs, toilet floors, exposed terrace areas to be taken up by professionals.
- k) Provision for Car wash will be provided

ELECTRICAL

- a) Concealed PVC pipes of 2mm wall thickness. (Sudhakar/equivalent make)
- b) Concealed multi strand copper wire. (FINOLEX/VGUARD or equivalent make).
- c) Modular switches and electrical switch box of Legrand, Crabtree and or equivalent make.
- d) Circuit breakers: Legrand or equivalent make
- e) Change over switches: Legrand or equivalent make
- f) Two-way switches for fan, light in bedroom and sufficient numbers of points for all other appliances like air-conditioners, clothes Iron, washing machine, dryer, geysers, refrigerator, microwave oven, mixers, grinder, carwash, utility, EV charging point etc. Providing one light switch inside the villa beside the main door for the light in the portico and three light points with switches for the 3 exterior sides of the villa.
- g) Switches & Sockets z Norysis or equivalent make.
- h) Provision for 1 ceiling fan and 6 ceiling light points and 4 power points for each room will be provided (and wherever necessary).
- i) Provision for electric car charger will be provided in the garage area

TV, TELEPHONE, INTERCOM, INTERNET, DATA CONNECTIVITY, WI-FI CONNECTIVITY

- a) TV, Internet, high-speed broadband connections (Fibre Optic Cables) in all bedrooms, family room, multipurpose rooms.
- b) Each villa to be connected with Intercom (EPABX / CENTREX facility) to Security and Intercom facility to clubhouse, laundry, repairs and maintenance office, all amenities and other Villas
- c) All the above cabling to be laid in exclusive underground concrete trenches (water and drainage lines in separate trenches) and through concealed piping in the villas
- d) Telephone line will be provided in the ground floor & first floor living room.

CENTRALIZED FACILITIES AND AMENITIES

- a) Entrance Arcade: Aesthetically designed entrance arcade with Security cabin with proper lighting.
- b) Security system: Boom barrier entry (access-controlled entry gate) and security-controlled room. Every villa will be connected to Security office with Intercom.
- c) CCTV camera system will be provided

WATER SUPPLY, SUMPS & BOREWELLS

- a) The Developer will obtain and provide a water supply line from the HMWS & SB to cater to the entire layout with efficient system of water supply lines fitted with online pressure pumps to all the villas and clubhouse.
- b) Sufficient number of bore wells with piping system, which will cater to the residential units (through water treatment plant) in case of failure of water supply from the HMWS & SB.
- c) HMWS AND Borewell water will be stored separately.

PUMPS

Pumps for online pumping, bore-well pumps, swimming pool recirculation water, storm water drains, sewerage pumping, landscape watering and for the lawns will be provided.

WATER TREATMENT PLANT

All water supply will pass through water treatment plant/softener system or equivalent to purify the water and water treatment plant to be executed by ION EXCHANGE or equivalent manufacturer.

LANDSCAPING

- a) All areas should have proper access roads with aesthetically designed greenery and pavements etc.
- b) All the runoff water from the villas and landscaped areas to be used for proper and efficient rainwater harvesting.
- c) Aesthetic cast iron benches / rough granite benches will be provided in the lawns
- d) Provide pipelines system for watering plants / cleaning roads etc., with hoses at convenient places under lock and key, sprinkler system for lawn, drip irrigation for plants, avenue shrubs etc.

DG POWER/POWER

- a) 100% Power back up for each Villa, common amenities, common areas, common parking areas, and streetlights etc., by providing auto start, sound-proof generator of Caterpillar, Kirloskar, Mahendra or equivalent make with changeover switches.
- b) To provide all power supply through underground electric cabling laid underground trenches. (No overhead lines).

EXTERNAL LIGHTING

- a) In all areas of the landscape (No dark areas / spots)
- b) Designer road / Pole lights and driveway lights.
- c) Luminous paint markers on roads wherever necessary.
- d) External focus lights at entrance arcade
- e) Speed-breakers wherever necessary.

ROADS

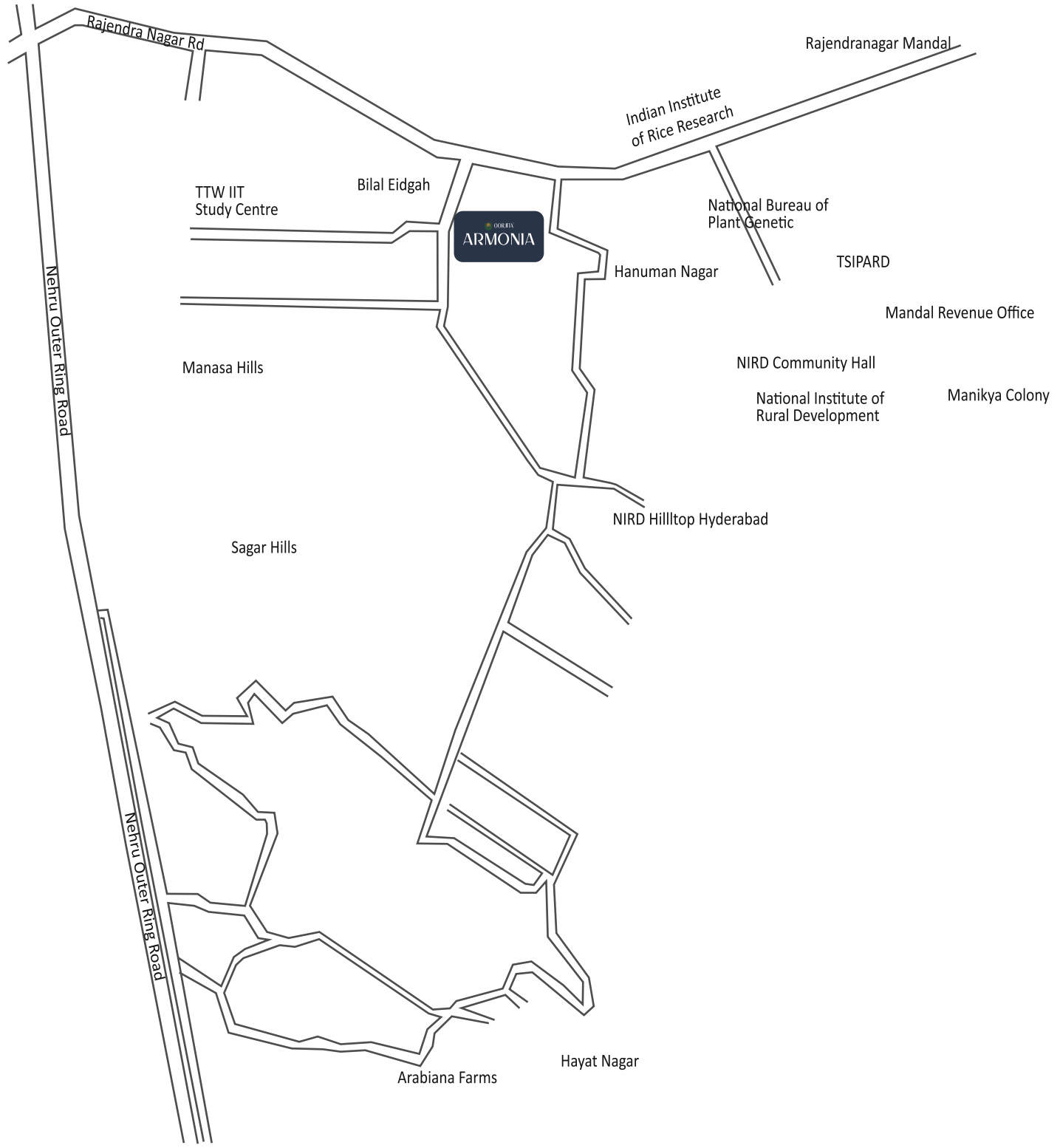
All Roads to be of minimum 60ft and 40ft wide including footpaths.

LIFT

Lift in each VILLA z Machine Room Less (MRL) 5 Passenger Elevator Tyssenkrupp, OTIS, Schindler or equivalent.



ROUTE MAP





OORJITA PROJECTS PVT. LTD.

H. No. 8-2-408, Flat No. D-1, Sri Krishna Apartments, Road No. 6,
Banjara Hills, Hyderabad - 500034.

Contact Mbl No - 85200 06909

E Mail Id : marketing@oorjitaprojects.com

Site Location:

Hanuman Nagar Manasa Hills, Rajendranagar mandal, Hyderabad, Telangana 500030

Our team

URBAN ZEN
ARCHITECTURE | INTERIORS | LANDSCAPE