



A
HEARTY
WELCOME TO

RAMK ONE
ORBIT

Your way, Your
lifestylemmmmmm

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WELCOME TO ORBIT

CP MEET



WELCOME TO YOUR ORBIT

The path taken by a planetary object in space is its orbit. Likewise, Ramky One Orbit is a pathway to the range of stars that makes your life more enjoyable every day. The life here orbits around a perfect balance of several activities and the limitless scope of interests. Come into Ramky One Orbit. It's your way and your lifestyle that you always desired.



RAMKY ONE
ORBIT
Your way, Your lifestyle



- Spread in 5.25 Acres
 - 518 Units
 - 1180 - 1855 Sq.ft.
 - 782550 sft. Saleable area
 - East, West & North Facing
 - 2BHK + 2T, 3BHK + 2T, 3BHK + 3T, 3.5BHK + 3T
 - Clubhouse
 - Site 1 : 9826 Sq.ft.
 - Site 2 : 14385 Sq.ft.
- BLOCK- A G+14
 - BLOCK- B G+11
 - BLOCK- C G+11
 - BLOCK- D G+11

LEGEND

1. ENTRANCE
2. SECURITY ROOM
3. DRIVEWAY
4. JOGGING TRACK
5. MULTIPURPOSE COURT
6. CHILDRENS PLAY AREA
7. LAWN
8. SEATING AREA
9. AMPHITHEATRE
10. GARDEN OF MOUNDS
11. FUTSAL
12. CRICKET PITCH
13. PARTY LAWN
14. EXIT
15. DROPOFF



Masterplan

TOWER

&

FLOOR PLANS

BLOCK-A TYPICAL FLOOR PLAN

TYPE	2.5 C
1390	EAST

TYPE	3G
1535	WEST

TYPE	3H
1535	EAST

TYPE	2B
1255	WEST

TYPE	2A
1255	EAST

TYPE	2.5D
1390	WEST



TYPE	3A
1620	NORTH

TYPE	3A
1620	NORTH

TYPE	3A
1620	NORTH

TYPE	3A
1620	NORTH

TYPE	3A
1620	NORTH

TYPE	3A
1620	NORTH

TYPE	3A
1620	NORTH



BLOCK-B

TYPICAL FLOOR PLAN

TYPE	2.5C	TYPE	2B	TYPE	2A	TYPE	2B	TYPE	2A	TYPE	2B	TYPE	2A	TYPE	3F
1390	EAST	1255	WEST	1255	EAST	1255	WEST	1255	EAST	1255	WEST	1255	EAST	1855	WEST



BLOCK-C TYPICAL FLOOR PLAN

3D
EAST
1580



2.5B
WEST
1420



2.5B
WEST
1420

3E
EAST
1855



2.5B
WEST
1420



BLOCK-D TYPICAL FLOOR PLAN

2.5A
EAST
1420



3C
EAST
1580

2.5A
EAST
1420



3C
EAST
1580

2.5A
EAST
1420

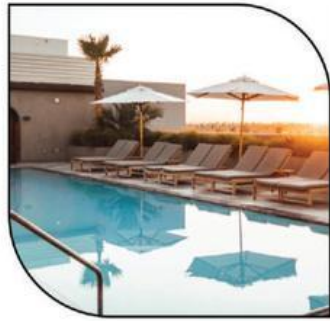


3C
WEST
1855



OUT DOOR AMENITIES SITE- 1

- Pedestrian path way / Jogging track
- Entry & exit plaza with security post
- Pedestrian's friendly podium
- Landscape Gardens / lawns
- Half Basket Ball court
- Informal seating area
- Children's play area



Cricket Practice net ■

Provision for car wash ■

Provision for Laundry facility ■

Entrance lounge for the block ■

Drivers and maid toilets in basements ■

Garbage collection through garbage chutes ■

O U T D O O R A M E N I T I E S

OUT DOOR AMENITIES SITE- 2

- Pedestrian path way / Jogging track
- Entry & exit plaza with security post
- Pedestrian's friendly podium
- Landscape Gardens / lawns
- Half Basket Ball court
- Informal seating area
- Children's play area



Open Air Theatre ■

Cricket Practice net ■

Provision for car wash ■

Provision for Laundry facility ■

Entrance lounge for the block ■

Drivers and maid toilets in basements ■

Garbage collection through garbage chutes ■

CLUBHOUSE AMENITIES SITE- 1

- Swimming pool with toddler's pool
- Entrance lounge with waiting area
- Provision for convenience store
- Indoor badminton court
- Table Tennis / billiards
- Indoor games room
- Multipurpose hall



- Guest rooms
- Association office
- library / reading room
- Air-conditioned Gym
- Aerobics & Meditation room / Yoga room

CLUBHOUSE AMENITIES

CLUBHOUSE AMENITIES SITE- 2

- Swimming pool with toddler's pool
- Entrance lounge with waiting area
- Provision for convenience store
- Indoor badminton court
- Table Tennis / billiards
- Provision for Crèche
- Indoor games room
- Multipurpose hall



- Pantry
- Guest rooms
- Association office
- library / reading room
- Air-conditioned Gym
- Futsal on top of club house
- Aerobics & Meditation room / Yoga room

SPECIFICATIONS

	Apartments 2B+G+11/14
Structure	R.C.C. framed structure
Super Structure	Block Masonry / RCC walls
Entrance Lobby	Well planned lobbies and corridors
Doors/Windows & Ventilators	MAIN DOOR : Engineered wood / Hard wood frame with flush shutter with Reputed make hardware
	INTERNAL DOORS :Engineered wood / Hard wood frame with flush shutter fitted with Reputed make hardware.
	TOILET DOORS :Engineered wood / Hard wood frame with flush shutter fitted with Reputed make hardware.
	FRENCH DOORS : 2 track UPVC door frames with glass paneled sliding shutters
Painting	UPVC windows with Provision for Mosquito Mesh
	Internal: Smooth putty finish with two coats of premium acrylic emulsion paint of Reputed make
Flooring	External: Combination of texture and exterior emulsion paint of Reputed Make
	2' x 2' Vitrified Tiles of Reputed make for Living Room, Bedrooms & Kitchen
	Balcony / Toilets / Utility / : 1' x 1' Anti skid/ ceramic tiles of Reputed make
	Corridors: Vitrified tiles STAIRCASE : Granite/Kota Flooring
Dado Works	BATHROOMS : Ceramic Tiles dado upto 7'0" height of Reputed make.
	DADO IN KITCHEN : Ceramic Tiles dado up to 2'-0" height above kitchen platform of reputed make
	UTILITY AREA : Ceramic tile dado upto 3'0" of Reputed make.
Kitchen & Utility Areas	Granite platform with stainless steel sink with drain board
	Provision of Electrical points for Chimney, RO
	Utility:Provision for Washing Machine
Toilets	All toilets are fitted with wall mounted EWC with concealed flush valve/ flush tank of Reputed make
	All CP fittings & sanitary fixtures of Reputed make
	Single lever Diverter with shower for all the bathrooms
	PVC Grid False Ceiling for all the toilets
Electrical	Provision for Geysers in all Bathrooms
	Concealed Copper Wiring of Reputed make.
	Power outlets for Air Conditioners in MBR and Living Room / Drawing room
	Modular switches of Reputed Make
	Three phase power supply for each unit and individual Prepaid Energy Meters

Telecom	Provision for Telephone point in Living Room
Television	Provision for Cable Connection in Living Room/Drawing,Master bed room & Guest bed room.
Internet	Provision for internet connection in each Flat
Lifts	Lifts of Johnson/Otis/Equivalent make
STP	Sewage Treatment Plant - Recycled water shall be used for flushing and landscaping works
WTP	Water treatment with softner
Water Supply	Supply through Hydro Pneumatic System for both Domestic and Flushing
Generator	100% DG back up for common areas and 750W for each flat.
Security / BMS	Round - the - clock security system
	Solar fencing
	Boom barriers @ Entry and Exit
Fire & Safety	Surveillance cameras at designated locations
Fire & Safety	Fire sprinklers in Basements & wet risers in all floors Shaft & basements(As per Fire Authority regulations)
Garbage Disposal	Garbage Disposal System through Chute in each block

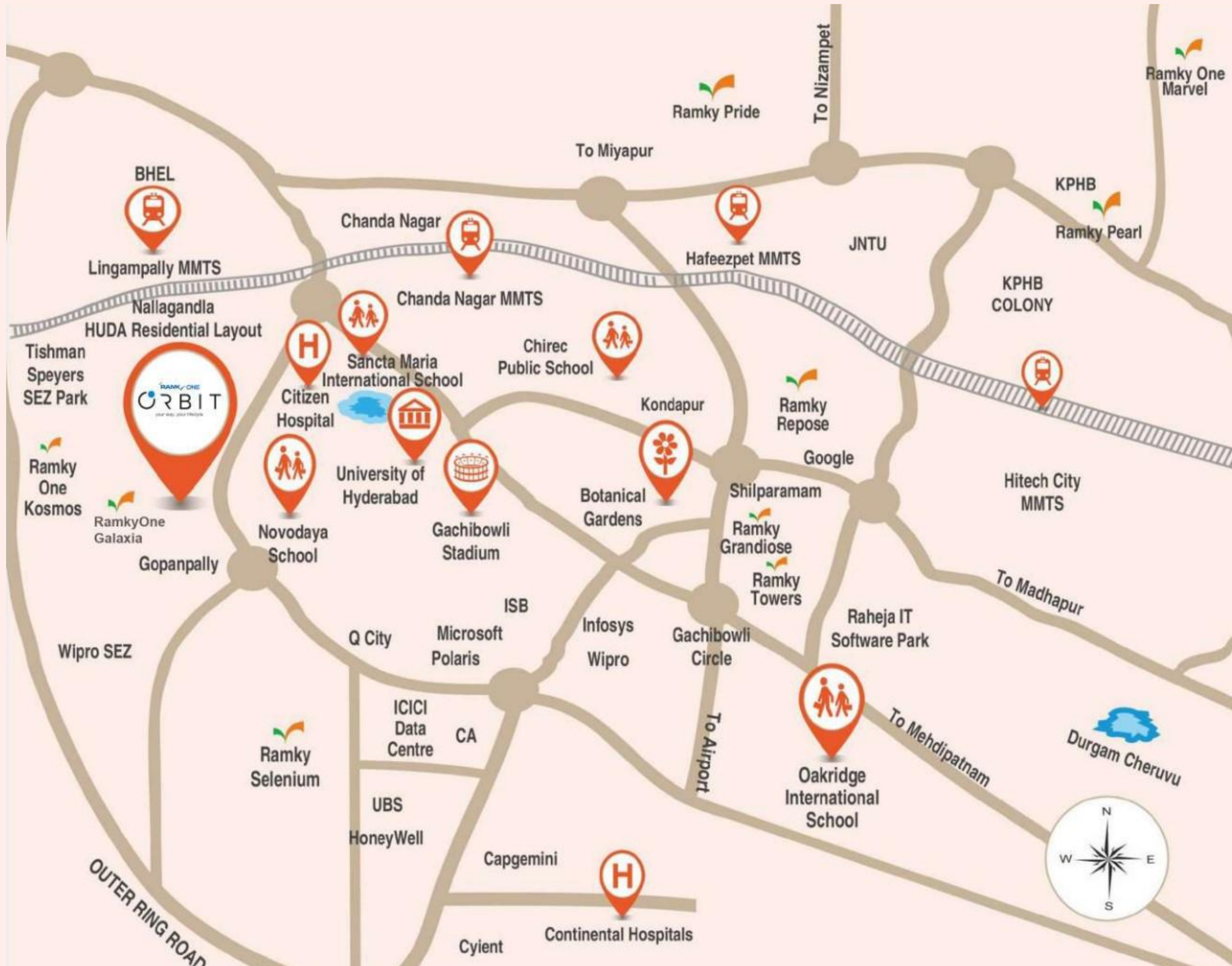
*Note: Kitchen Counter - The granite platform and 2 feet height ceramic tile dado along with kitchen sink with drainboard will be provided to the customers without fixing at the time of handing over



USP OF THE PROJECT

- ❑ Nallagandla is one of the safest and fastest emerging location in **Hyderabad** with close proximity to **Financial District**.
- ❑ **75% open area** with in the site, every flat has three side ventilation with no common walls.
- ❑ Majority of the flats with un-obstructed view.
- ❑ Pedestrian friendly podium with no vehicular traffic.
- ❑ Jogging & Cycling tracks with avenue plantations on Podium level.
- ❑ Full fledged Clubhouse with well equipped Gym and swimming pool and etc..
- ❑ The unit sizes start from 1180sft and goes up to 1855sft with 2 and 3 BHK configuration.
- ❑ Gated community, with the state of art design club house, amenities & facilities and eco-system for a comfortable and tension free living for all its residents.
- ❑ **FUTSAL Field on Clubhouse terrace** has been provided in Ramky One Orbit.

LOCATION ADVANTAGES



- 8 Kms to ORR Nanakramguda Junction
- Stone throw distance to the intl standard schools (i.e Manthan, Euro kids, kairo international & Sancta Maria)
- 7-9 Kms to best Hotels – Ista Luxury Hotel, Novotel Hotel, Westin
- 6 Kms to IT Hub – Microsoft, Wipro, Capgemini, Infosys, TCS, Polaris, ICICI (South India Operations), Computer Associates.
- 4 Kms to Mahindra Satyam SEZ, Wipro SEZ, ICICI Data Centre, US Embassy Etc....
- 3.5 Kms to Best Hospitals – Vishnu Children’s Specialty Hospital, Mythri Super Specialty Hospital, Anurag Hospital, Citizen’s Hospital
- 2.5 Kms to Rythu Bazaar
- 3 Kms to Lingampally MMTS Station
- Surrounded with permanent green belts of HCU (i.e Spread across in > 3000 acres)
- Close Proximity to Renowned Educational Institutions (ISB, IIIT, IIT- Kandhi).



WE VALUE OUR PARTNERSHIP!

INCREASED
PAYOUT OFFER
SPECIALLY
DESIGNED FOR YOU

GET

3%

ON SALE VALUE
FOR RAMKY ONE
ORBIT PROJECT



Nallagandla, Gachibowli, Hyderabad

**Get upfront 1%
Payment On Booking And
Balance 2% On Completing AOS**

Offer valid till Launch

*T&C Apply



THANK YOU

