



RAMKY ESTATES & FARMS LIMITED

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PROJECT CONSULTANTS

ARCHITECTS Vernekar Associates Pvt. Ltd.	STRUCTURAL ISA Structural Studio	MEP Synergy Infra Consultants Pvt. Ltd.	LANDSCAPING Rurban Design Lab
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TO INFINITY AND BEYOND...



your way. your lifestyle.

Lifestyle Apartments

@ Nallagandla, Gachibowli

Hi,
I'm tension-free
Tarun!

My friends call me Tension-free Tarun for mastering the art of tension-free living. I am an avid researcher, flawless planner and I make astute decisions.

I can mentor you into an orbit of tension-free life. It is the result of the quality of choices we make. Home buying is one of the most important and once in a life time decision. My research for finding a perfect balance and harmony had led me to Ramky One Orbit.

And here are my observations about Ramky One Orbit and why it is recommended for tension-free living.



WELCOME TO MY ORBIT

Presenting, Ramky One Orbit in the most thriving location, Nallagandla, Gachibowli. Backed by Ramky Estates' 27+ years of expertise in creating spaces for life, this splendid gated community leads you to your dream home. From Strategic location to the contemporary design features and best amenities, every detail at Ramky One Orbit open doors to your way, your lifestyle.



WHEN YOU WISH UPON A STAR...

Indeed your dreams come true at Ramky One Orbit - A pathway to the range of stars that makes your life more enjoyable every day. Life here orbits around a perfect work-life balance and infinite scope of interests.

PROJECT OVERVIEW

- Spread in 5.25 Acres • 518 Units • 1180-1855 Sft.
- East, West & North Facing Units
- 2 BHK + 2T; 3 BHK + 2T; 3 BHK + 3T; 3.5 BHK + 3T
- Clubhouse: Site 1 - 9826 Sft., Site 2 - 14385 Sft.
- Block A - G+14 • Block B - G+11
- Block C - G+11 • Block D - G+11

“ Enjoy living in an eco-system that offers you a holistically rewarding way of life ”



EXPAND YOUR SPHERE OF LUXURY

Each apartment is thoughtfully designed to allow fresh air and abundant sunlight. The layouts are designed to ensure the maximum utilization of space and 100% vastu compliance. Every square foot is optimally utilized to bespoke your fine taste and unique personality.



“Your life in Ramky One Orbit is a pure delight to live in 100% vastu compliant spacious homes with abundant sunlight and fresh air”



ENHANCE YOUR FREEDOM TO NEW HORIZON















At Ramky One Orbit, you are greeted by the vivid environs of carefully chiselled Parks, Kids Play Area, Recreational Areas, Jogging Track and a lot more. If you ever need to take a stroll and get some fresh air, all you need to do is to step into the Ramky One Orbit. End to end Pedestrian Friendly Podium drives the vehicles directly in to the cellar thereby providing vehicle free safe & secure community for Kids to play and Senior Citizens to stroll across the project.



“ Ramky One Orbit represents congestion-free living with **pedestrian friendly podium**, kids play area, dedicated jogging track, and more ”



STAR RATED AMENITIES

-  Entry & Exit Plaza with Security Post
-  Pedestrian Friendly Podium
-  Pedestrian Path Way / Jogging Track
-  Informal Seating Area
-  Open Air theatre
-  Children's Play Area
-  Half Basketball Court
-  Cricket Practice Net
-  Landscape Gardens / Lawns
-  Entrance Lounge for the Block
-  Provision for Laundry Facility
-  Garbage Collection through Garbage Chutes
-  Provision for Car Wash
-  Drivers and Maid Toilets in the Basement

Amenities are different for Site 1 & Site 2



“ At Ramky One Orbit your life is on a perfect track with beautiful indoors, vivid outdoors, thoughtful amenities and views in plenty ”

CLUBHOUSE 1



CLUBHOUSE 2



BINARY STAR CLUBHOUSES FOR 2x DELIGHT

Designed to delight your senses, the clubhouse in Ramky One Orbit is a perfect place to unwind. Level your stress to the ground in the epicentre of bustling activity and relaxing lifestyle. Make most of your leisure to relax, re-energize and rejuvenate like never before. Your fitness routine in orbit is always on track to shape the best version of you with the state-of-the-art Gymnasium, Yoga Room and Meditation Hall, Indoor Badminton Court, etc. Get your life in the orbit of high living embraced and cuddled with active lifestyle.



“ Don't wait in Queue for relaxing. Two clubhouses to de-stress in style. Life at Ramky One Orbit is as chilled-out as it could get ”

SPACE-TIME YOUR FITNESS GOALS















What is life without goals? Each new day is an opportunity to reach your full potential. You gain from being consistent with your commitment to your fitness and finesse. Explore your Basketball skills & drills. Plunge in the swimming pool to stroke away your stress. Grind out on Cricket nets and add a new kick to your active lifestyle on the roof-top futsal field. At Ramky One Orbit, you are presented with a world of vibrant outdoor amenities to stretch limits to reach your full potential.



“ Train hard to hit a maximum.
At Ramky One Orbit, you get to
challenge your best to become the best ”



CLUBHOUSE AMENITIES

-  Entrance Lounge with Waiting Area
-  Multipurpose Hall
-  Table Tennis / Billiards
-  Swimming Pool with Toddler's Pool
-  Provision for Convenience Store
-  Indoor Badminton Court
-  Indoor Games Room
-  Provision for Crèche
-  Air-conditioned Gym
-  Aerobics & Meditation / Yoga Room
-  Pantry
-  Association Office / Guest Rooms
-  Futsal Field on top of Clubhouse
-  Library / Reading Room

Clubhouse Amenities are different for Site 1 & Site 2





EPICENTRE OF UNLIMITED CONNECTIVITY

Built mindfully to help you strike the perfect work-life balance, Ramky One Orbit is the address that is nestled in the prime location of Nallagandla. Step out of Ramky One Orbit and you realize how well you are connected to everything you need. The vibrant gated community is very close to Gachibowli, the most gravitating locale that has IT Hubs, reputed MNCs, Educational Institutions, Hospitals, Shopping Malls, Restaurants, etc. making you the centre of the attraction.



“ Sign-in and sign-out to any where in a jiffy. Ramky One Orbit connects you to everywhere you want to go just like that ”

*MAP NOT TO SCALE



GROW YOUR INVESTMENT TO ASTRONOMICAL VALUE

The most happening hubs of the West Hyderabad such as Financial District, Gachibowli, Madhapur, Hitech City, BHEL, Banjara Hills, and Jubilee Hills can be reached seamlessly. Nallagandla is a prime destination for the infrastructure and roadways development making it the most coveted destination for Entertainment, Shopping Malls, Hospitals and Commercial Hubs. The truly self-sufficient locality has become a hotspot for residential properties offering delightful opportunities to upscale lifestyle and the investment. At Ramky One Orbit, your investments gain stellar value within no time.

“Investing in Ramky One Orbit is investing in the most happening residential hub - an epicentre which ensures your returns reach astronomical heights”

MASTER PLAN



AREA STATEMENT

UNIT TYPE	FACING	NO. OF UNITS	SALEABLE AREA	CARPET AREA	BALCONY AREA	UTILITY AREA
2 BHK A	EAST	43	1255	823	59	32
2 BHK B	WEST	43	1255	823	59	32
2.5 BHK A	EAST	30	1420	939	60	38
2.5 BHK B	WEST	30	1420	939	60	38
2.5 BHK C	EAST	33	1390	920	57	34
2.5 BHK D	WEST	15	1390	920	57	34
3 BHK A	NORTH	91	1620	1083	58	44
3 BHK B	NORTH	50	1695	1138	59	44
3 BHK C	WEST	20	1580	1054	60	45
3 BHK D	EAST	20	1580	1054	60	45
3.5 BHK E	EAST	12	1855	1270	59	38
3.5 BHK F	WEST	32	1855	1270	59	38
3 BHK H	EAST	15	1535	1024	53	38
3 BHK G	WEST	15	1535	1024	53	38

*Areas in sft.

LEGEND

- ① Entrance
- ② Security Room
- ③ Driveway
- ④ Jogging Track
- ⑤ Half Basketball Court
- ⑥ Children's Play Area
- ⑦ Lawn
- ⑧ Seating Area
- ⑨ Amphitheatre
- ⑩ Garden of Mounds
- ⑪ Futsal Field on top of Clubhouse
- ⑫ Cricket Pitch
- ⑬ Party Lawn
- ⑭ Exit
- ⑮ Drop off
- ⑯ Swimming Pool



“Ramky One Orbit homes are masterfully designed, loaded with thoughtfully provided facilities to match the lifestyle of your yearning”



SPECIFICATIONS

Apartments: 2B+G+11/14

Structure	R.C.C. framed structure		All CP fittings & sanitary fixtures of Reputed make
Super Structure	Block Masonry / RCC walls		Single lever Diverter with shower for all the bathrooms
Entrance Lobby	Well planned lobbies and corridors		PVC Grid False Ceiling for all the toilets
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 UPVC windows with Provision for Mosquito Mesh		Provision for Geysers in all Bathrooms
Painting	INTERNAL : Smooth putty finish with two coats of premium acrylic emulsion paint of Reputed make EXTERNAL : Combination of texture and exterior emulsion paint of Reputed make	Electrical	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
Flooring	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	Telecom	Provision for Telephone points in Living Room
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	Television	Provision for Cable Connection in Living Room / Drawing, Master bedroom & Guest bedroom
Kitchen & Utility Areas	Granite platform with stainless steel sink with drain board Provision of Electrical points for Chimney, RO UTILITY : Provision for Washing Machine	Internet	Provision for internet connection in each Flat
Toilets	All toilets are fitted with wall mounted EWC with concealed flush valve/ flush tank of Reputed make	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 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.