



RAMKY ONE
ORION
UPPAL - POCHARAM

FOR A
BRIGHTER
LIFE





Welcome to **RAMKY ONE**
ORION

FOR A BRIGHTER LIFE

A premium gated community located in the fast growing Pocharam-Uppal corridor. Ramky Estates, a leader in the real estate industry is proud to bring you this exciting new project that sets a new standard in contemporary living.

Ramky One Orion, has luxurious and spacious units that are designed to meet the needs of modern families. The development features several amenities providing residents with a lifestyle that is both comfortable and convenient. With a focus on creating a sense of community, the Ramky One Orion offers ample green spaces, community amenities and an environment that is both safe and secure. Most importantly, Ramky One Orion come with Pedestrian Friendly Podiums, appreciated in every Ramky project.

Pocharam is well connected and has excellent infrastructure with high growth potential. We will ensure that you find the perfect home. Please visit us to and understand the features of Ramky One Orion and make it your dream home.





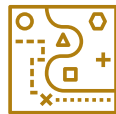
DESIGNED FOR
A DELIGHTFUL LIFE.

RAMK ONE
ORION FOR A
BRIGHTER LIFE





6 Towers
2B+G+16 Floors



Spread in
8.8 Acres



1144 Units



3 BHK
Premium Apartments



Clubhouse spread over
50,000 Sq. Ft.



Pocharam - Uppal,
East Hyderabad





MULTIPLE AVENUES TO MAKE YOUR MORNINGS
REFRESHING AND EVENINGS RELAXING.

RAMKY ONE
ORION FOR A
BRIGHTER LIFE





Ramky One Orion amenities are not just lofty claims. Every feature at this project is carefully approached to be functional in all aspects. This Vaastu-compliant project is bubbling with positivity in every corner.

Every feature in the project has a purpose and is functionally indulging. Ramky One Orion also invites you to sit in peace sipping a hot brewed coffee in the comfort of wide balcony - anything and everything here makes a difference.



100% Vaastu



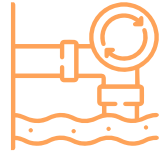
CCTV Cameras



100% Power Backup
for Common Area



2-Level
Car Parking



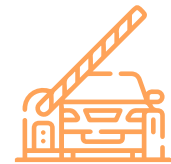
Sewage
Treatment Plant



Pedestrian
Friendly Podium



Round the
Clock Security



Access Controlled
Boom Barrier Entry & Exit





50,000 SFT.
WORLD-CLASS
CLUBHOUSE

CLUB & SITE AMENITIES



Badminton Courts



Table Tennis



Provision for Creche



Gymnasium



Carrom & Chess



Provision for Library



Multipurpose Hall



Guest Rooms



Provision for Super Market



Billiards



Provision for Cafeteria



Provision for Salon / Spa



Futsal



Children's Activity Area



Swimming Pool



Mini Golf



Jogging Track



Outdoor Gym



Cricket Practice Net



Landscaped Garden



Hammock Zone



Basketball Court



Outdoor Seating Area



Amphitheater



INDOOR AMENITIES

RANK ONE
ORION FOR A BRIGHTER LIFE







HAMMOCK ZONE



SWIMMING POOL



AMPHITHEATER



CRICKET PRACTICE NET

SITE AMENITIES

RAMK ONE
ORION FOR A BRIGHTER LIFE



PARTY AREA



MAZE GARDEN



CHILDREN'S PLAY AREA



OUTDOOR GYMNASIUM

MASTER LAYOUT



LEGEND

- | | | |
|---------------------------|--------------------------------|-------------------|
| 01. Main Entrance | 08. Swimming Pool | 15. Party Lawn |
| 02. 7Mts. Wide Drive Way | 09. Pedestrian Friendly Podium | 16. Jogging Track |
| 03. Mini Golf | 10. Futsal | 17. Gaziboo |
| 04. Half Basketball Court | 11. Landscape Garden | 18. Outdoor Gym |
| 05. Seating Area | 12. Amphitheater | 19. Maze Garden |
| 06. Cricket Practice Net | 13. Children's Play Area | 20. Sand Pit |
| 07. Jogging Track | 14. Drop of Plaza | 21. Hammock Zone |

ORION - AREA STATEMENT

TYPE	UNIT TYPE	BHK TYPE	FACING	CARPET AREA	BALCONY	UTILITY AREA	SALABLE AREA	UDS
1	TYPE-1	3 BHK + 2T	WEST	807	58	42	1265	31.7 SQ. YDS.
2	TYPE-2	3 BHK + 2T	EAST	807	58	42	1265	31.7 SQ. YDS.
3	TYPE-3	3 BHK + 2T	WEST	914	57	48	1415	35.4 SQ. YDS.
4	TYPE-4	3 BHK + 2T	EAST	915	57	48	1415	35.4 SQ. YDS.
5	TYPE-5	3 BHK + 3T	WEST	1023	70	53	1585	39.7 SQ. YDS.
6	TYPE-6	3 BHK + 3T	EAST	1023	70	53	1585	39.7 SQ. YDS.
7	TYPE-7	3 BHK + 3T	WEST	1190	76	58	1825	45.7 SQ. YDS.
8	TYPE-8	3 BHK + 3T	EAST	1190	76	58	1825	45.7 SQ. YDS.

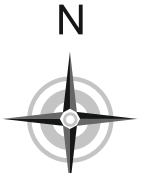
AREAS IN SQ. FT.



TOWER
A & F

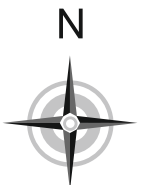


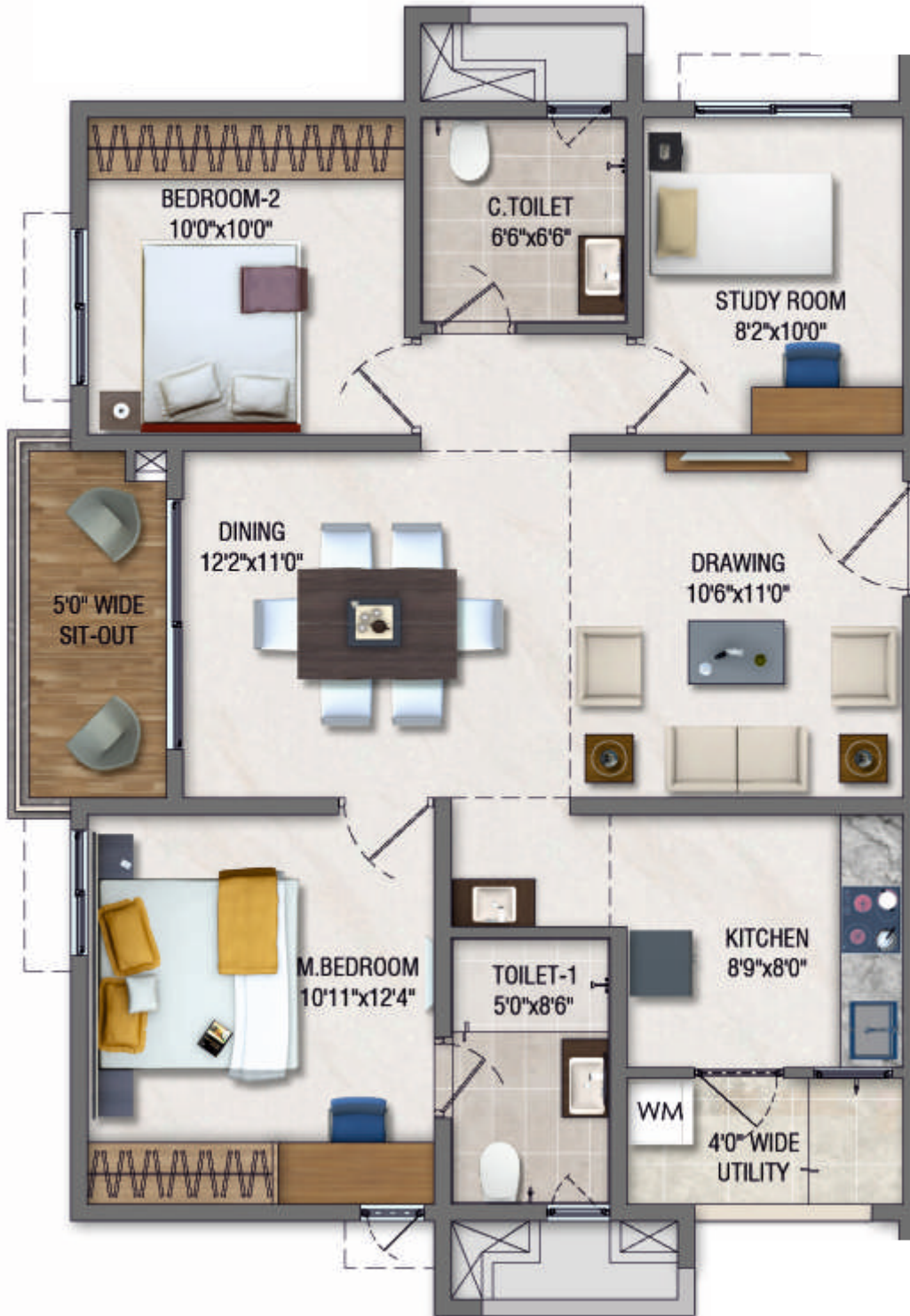
TOWER B, C & E



TOWER

D





UNIT PLANS
1265 SFT.

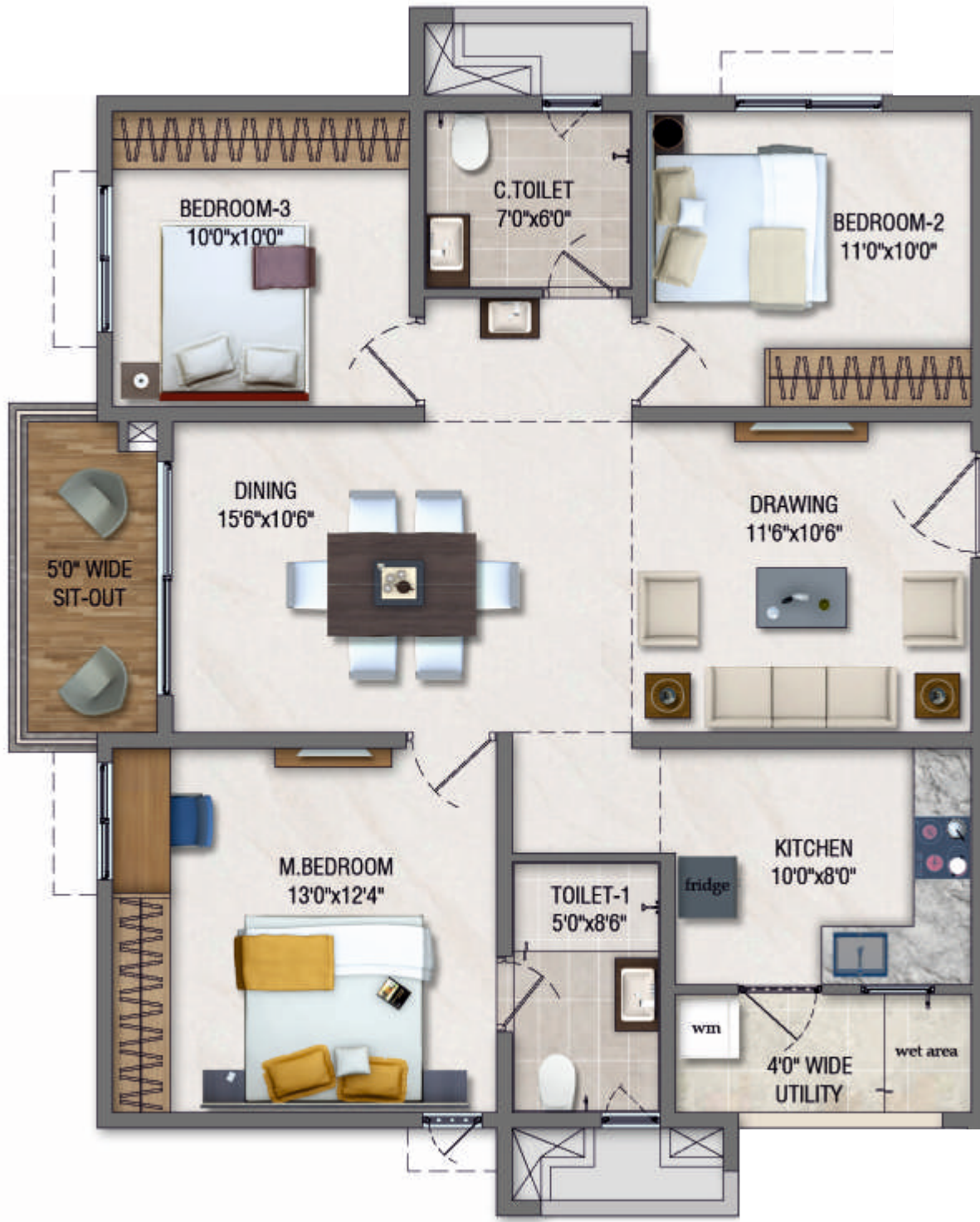
EAST FACING
 TYPE 1 - 3 BHK + 2T



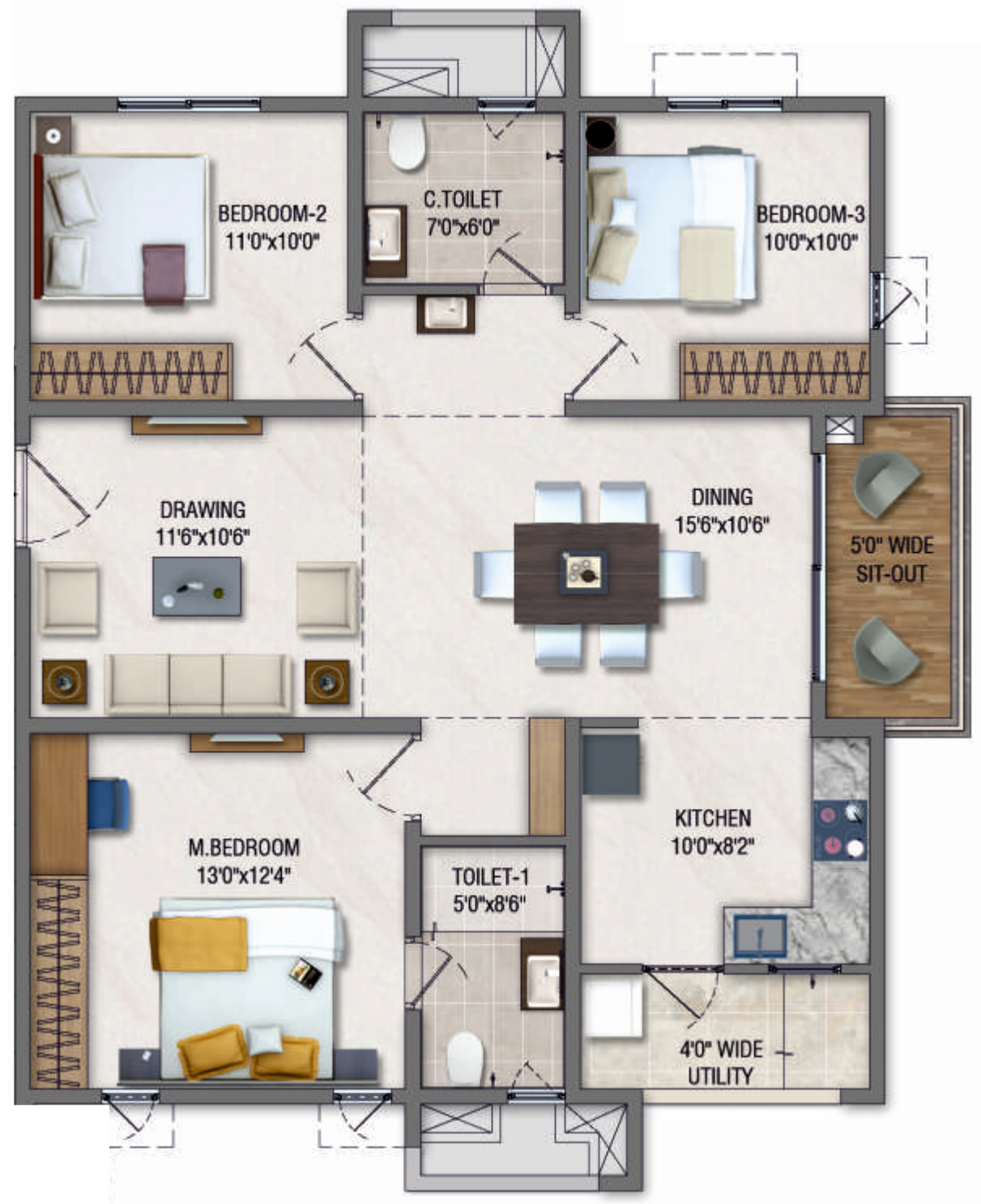
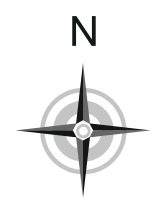
UNIT PLANS
1265 SFT.

WEST FACING
 TYPE 2 - 3 BHK + 2T





UNIT PLANS
1415 SFT.
 EAST FACING
TYPE 3 - 3 BHK + 2T



UNIT PLANS
1415 SFT.
 WEST FACING
TYPE 4 - 3 BHK + 2T





UNIT PLANS
1585 SFT.

EAST FACING
 TYPE 5 - 3 BHK + 3T



UNIT PLANS
1585 SFT.

WEST FACING
 TYPE 6 - 3 BHK + 3T





UNIT PLANS
1825 SFT.

EAST FACING
TYPE 7 - 3 BHK + 3T



UNIT PLANS
1825 SFT.

WEST FACING
TYPE 8 - 3 BHK + 3T



SPECIFICATIONS

Structure	R.C.C. framed structure
Super Structure	RCC Shear Walls
Entrance Lobby	Well planned lobbies and corridors
Doors/Windows & Ventilators	MAIN DOOR : Engineered wood / Hard wood frame with flush shutter fitted with dorset/godrej/Yale/equivalent make hardware
	INTERNAL DOORS :Engineered wood / Hard wood frame with flush shutter fitted with dorset/godrej/Yale/ equivalent make hardware.
	TOILET DOORS :Engineered wood / Hard wood frame with flush shutter fitted with dorset/godrej/Yale/ equivalent make hardware.
	FRENCH DOORS : UPVC door frames with sliding
	UPVC windows with Provision for Mosquito Mesh
Painting	Internal: Smooth putty finish with two coats of premium acrylic emulsion paint
	External: Combination of texture and exterior emulsion paint.
Flooring	Vitrified Tiles of Reputed make for Living Room, Bedrooms & Kitchen Balcony / Toilets / Utility / : Anti skid/ ceramic tiles of reputed make Corridors: Vitrified tiles
	STAIRCASE : Granite/Kota Flooring/Vitrified Tiles
Dado Works	BATHROOMS : Ceramic Tiles dado upto False Ceiling height of Reputed make.
	DADO IN KITCHEN : Ceramic Tiles dado up to 2'-0" height above kitchen platform of reputed make will be handed over at the time of Handing Over without installation
	UTILITY AREA : Ceramic tile dado upto 3'0" of reputed make.
Kitchen & Utility Areas	Granite platform with stainless steel sink will be handed over at the time of Handing Over without installation
	Provision of Electrical points for Chimney, RO,HOB
	Utility:Provision for Washing Machine
Toilets	All toilets are fitted with wall mounted EWC with concealed flush valve of Cera/Parryware/Hindware/Equivalent make
	All CP fittings & sanitary fixtures of Cera/Parryware/Hindware/ Equivalent make
	Single lever wall mixer with shower for all the bathrooms
	PVC Grid False Ceiling for all the toilets
	Provision for Geysers & Exhaust fans in all Bathrooms.
Electrical	Concealed Copper Wiring of Havells/Polycab/equivalent make.
	Power outlets for Air Conditioners in MBR,GBR and Living/Drawing Room
	Modular switches of Anchor/Legrand/Equivalent.
	Three phase power supply for each unit
Television	Provision for Cable Connection in Living Room/Drawing,Master 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 Domestic & 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	As per Fire Authority regulations
Garbage Disposal	Garbage Disposal System through Chute in each block
Car Charging Point	EV charging will be provided with Additional Cost as per government norms

*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



LOCATION MAP

(NOT TO SCALE)





SHOPPING

- 3 Mins from D-Mart
- 5 Mins from MJR Dquare Mall & Multiplex
- 10 Mins from Sareeniketan, Anutex, KLM Mall
- 12 Mins from Decathlon, Big Bazaar
- 15 Mins from Hemadurga Mall & Multiplex
- 15 Mins from SouthIndia Shopping Mall
- 20 Mins from Metro Cash & Carry



HEALTH CARE

- 5 Mins from Cure Hospital
- 10 Mins from Apex, JP, Kakatiya Hospitals
- 12 Mins from Apollo Clinic, Srikara Hospital
- 14 Mins from Aditya Hospital, RBM Hospital
- 14 Mins from Ankura Children's Hospital
- 20 Mins from AIIMS
- 25 Mins from Kamineni Hospital
- 40 Mins from Yashoda Hospital



RESTAURANT

- 5 Mins from Chillies Restaurant
- 5 Mins from McDonalds
- 10 Mins from SVM Grand
- 10 Mins from Paradise Hotel
- 12 Mins from Tulips Grand
- 12 Mins from KFC, Dominos
- 15 Mins from Tabla Restaurant



WORK

- 2 Mins drive from Medha Survo
- 5 Mins drive from Infosys
- 5 Mins drive from Mindspace
- 18 Mins drive from Genpact, Uppal
- 18 Mins drive from Ramky Genext, Uppal
- 18 Mins drive from NSL Arena, Uppal



EDUCATION

- 5 Mins Rotterdam International School
- 8 Mins Reqelford International School
- 10 Mins Delhi Public School - Ghatkesar
- 10 Mins Meridian School - Chengicherla
- 10 Mins Jubilee Hills Public School - Rampally Dayara
- 15 Mins Global Indian International School
- 5 Mins Anurag University
- 8 Mins Nalla Narsimha Reddy Engineering College
- 8 Mins Nalla Mallareddy Engineering College
- 8 Mins Sidhartha Engineering College
- 10 Mins Srinidhi Engineering College



THE UNBEATABLE LOCATION

- 1 Min from Warangal Highway
- 3 Mins from Upcoming Flyover to uppal
- 5 Mins From ORR Exit No 9
- 7 Mins From Infosys Back gate
- 15 Minutes from Uppal Metro Station
- 15 Minutes from Nagole Metro Station
- 20 Mins from Cricket Stadium
- 35 Mins from Yadagirigutta
- 45 Mins from MGBS Bus Stand
- 45 Mins from Secunderabad Railway Station
- 55 Mins from Airport





WE SHAPE YOUR **DREAMS**

At Ramky Estates & Farms Limited, we constantly strive to create spaces with subtle design that reverberate with warmth, comfort and luxury. In the past 28 years we have a proven track record of creating world class projects encompassing the whole gamut of real estate covering residential, commercial and integrated townships. To date, we have successfully delivered over 9 million sq.ft of residential and commercial projects; 13 million sq.ft of residential projects are under various stages of construction and 8 million sq.ft is ready for launch.



When Heart meets Smart, it creates innate trust which ignites relentless passion and commitment to unparalleled quality. Ramky Estates and Farms Ltd strived over 28 years to create spaces for life that embody warmth, comfort, and luxury. The open spaces, amenities, elegant designs combine perfectly with technology and innovation by building them with Heart and building it Smart.



INTUITIVE SPACES



ENVIRONMENT CONSCIOUSNESS



TOMORROW'S TECHNOLOGY



SOCIAL CHANGE



WORRY-FREE JOURNEY



INNOVATION

OUR ONGOING PROJECTS

RAMKY ONE GENEXT
@ UPPAL



RAMKY ONE SYMPHONY
@ PATANCHERU



RAMKY ONE ORBIT
@ NALLAGANDLA



RAMKY ONE HARMONY
@ PRAGATHI NAGAR



RAMKY ONE NEXTOWN
@ ISNAPUR



RAMKY ONE ODYSSEY
@ NARSINGI





RAMKY ONE
ORION FOR A
BRIGHTER LIFE

Ramky Estates & Farms Ltd.
9th Floor, Ramky Grandiose, Ramky Towers
Gachibowli, Hyderabad - 500 032
Telangana, India.
ISO 9001:2015 Certified
www.ramkyestates.com

Ramky One Orion
Opp. Rajiv Sadbhavana,
Pocharam - Uppal

 **83079 83079**
ramkyoneorion.com



P02200005803

HYDERABAD | WARANGAL | VISAKHAPATNAM | BENGALURU | CHENNAI

Disclaimer: This brochure does not constitute an offer and/or acceptance and/or contract and/or agreement and/or transaction and/or any intention thereof and/or a disclosure under any statute of any nature whatsoever. The pictorial/other representation herein, the layout, number of buildings/owers/wings /structures, facilities and amenities are merely creative imagination and an Architect's impression and are only indicative. Actual product may vary / differ from what is indicated herein. The photographs contained herein may be stock/standard photography used for the purpose and have been taken at a location other than the project site and are used to indicate a conceptual lifestyle.