

A PATH TO THE LIFE OF EXCELLENCE

RAMKY ONE
ORBIT
your way. your lifestyle.

@ Nallagandla, Gachibowli

Hi, I'm 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 YOUR ORBIT

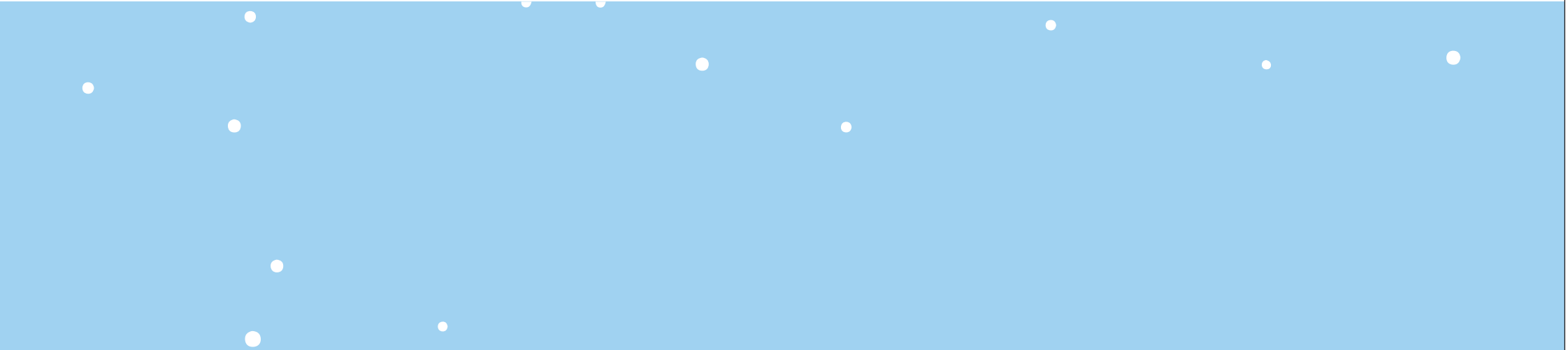
The path taken by a planetary object in space is its orbit. Likewise, Ramky One Orbit is a pathway to the range of stars that makes your life more enjoyable every day. The life here orbits around a perfect balance of several activities and the limitless scope of interests. Come into Ramky One Orbit.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



EXPAND YOUR LUXURY

The technological expertise of our engineers and the reputed architectural designs blend perfectly to achieve the epitome of exemplary living spaces. 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. The anti-skid ceramic tiles and the bath fittings add a touch of luxury to everyday living. Ramky One Orbit is a home of your dreams; all you need to do is move-in.





ENHANCE YOUR FREEDOM

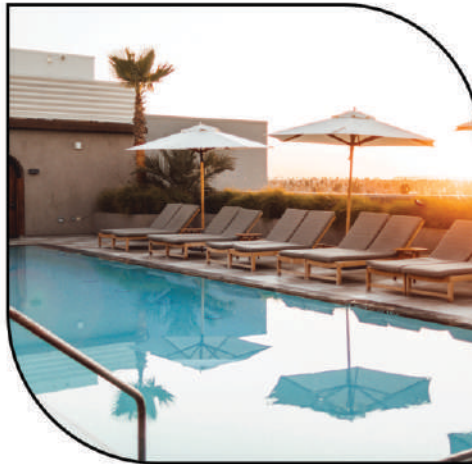
The luxurious indoors are complemented by the vibrant outdoors where you are greeted by the vivid environs of carefully chiselled parks, kids play area, vehicle free podium, senior citizen friendly parks and recreational areas, jogging and walking tracks and a lot more. If you ever need to take a stroll and get some fresh air, all you need to do is to step into the Ramky One Orbit. End to end pedestrian friendly podium passage 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.

AMENITIES

-  Entry & exit plaza with security post
-  Pedestrian's friendly podium
-  Pedestrian path way / Jogging track
-  Informal seating area
-  Open air theatre
-  Children's play area
-  Half Basketball court
-  Landscape gardens / lawns
-  Entrance lounge for the block
-  Drivers and maid toilets in the basement
-  Provision for laundry facility
-  Garbage collection through garbage chutes
-  Provision for car wash
-  Cricket practice net

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 ■

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 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 ■

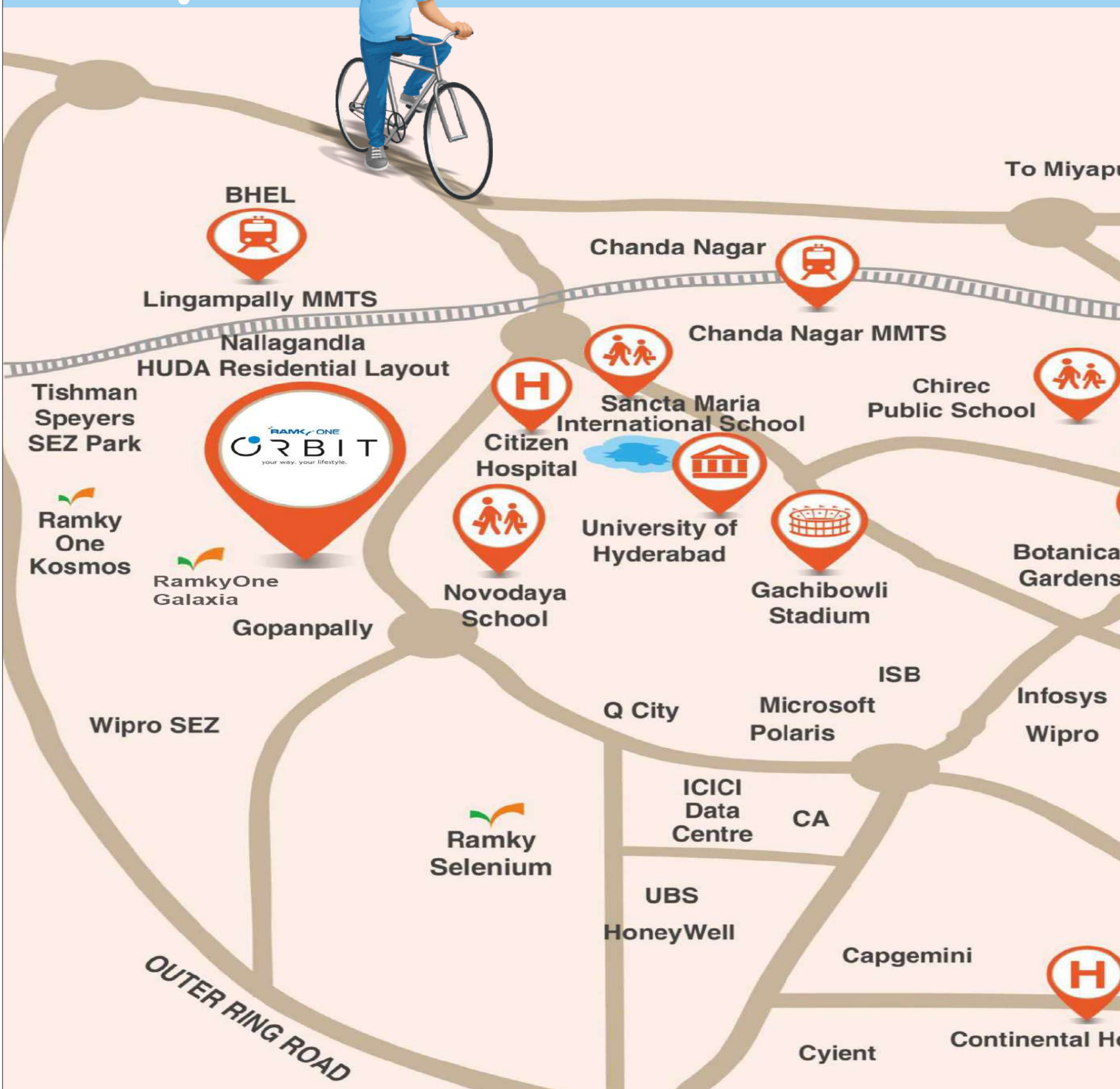


A DOUBLE DELIGHT TO YOUR SENSES

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 the active lifestyle with the serenity in perfect harmony.



- 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



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
	UPVC windows with Provision for Mosquito Mesh
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
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
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
	Provision for Geysers in all Bathrooms
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

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
	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**



LEGEND

- 1

ENTRANCE
- 2

SECURITY CABIN
- 3

DRIVE WAY
- 4

JOGGING TRACK
- 5

MULTIPURPOSE COURT
- 6

CHILDRENS PLAY AREA
- 7

LAWN
- 8

SENIOR CITIZEN COURT
- 9

AMPHITHEATRE
- 10

GARDEN OF MOUNDS
- 11

SWIMMING POOL
- 12

CRICKET PITCH
- 13

PARTY LAWN
- 14

EXIT

MASTER PLAN



TYPICAL FLOOR				
UNIT TYPE	FACING	NO.OF UNITS	SALEABLE AREA	CARPET AREA
2 BHK A	EAST	43	1255	823
2 BHK B	WEST	43	1255	823
2.5 BHK A	EAST	30	1420	939
2.5 BHK B	WEST	30	1420	939
2.5 BHK C	EAST	33	1390	920
2.5 BHK D	WEST	15	1390	920
3 BHK A	NORTH	91	1620	1083
3 BHK B	NORTH	50	1695	1138
3 BHK C	WEST	20	1580	1054
3 BHK D	EAST	20	1580	1054
3.5 BHKE	EAST	12	1855	1270
3.5 BHK F	WEST	32	1855	1270
3 BHK H	EAST	15	1535	1024
3 BHK G	WEST	15	1535	1024

GROUND AND 1ST FLOOR				
UNIT TYPE	FACING	NO.OF UNITS	SALEABLE AREA	CARPET AREA
2 BHK AG	EAST	8	1180	770
2 BHK BG	WEST	7	1180	781
2.5 BHK AG	EAST	6	1345	886
2.5 BHK BG	WEST	6	1345	886
2.5 BHK CG	EAST	6	1320	864
3 BHK AG	NORTH	14	1580	1051
3 BHK BG	NORTH	10	1650	1106
3 BHK CG	WEST	4	1505	995
3 BHK DG	EAST	4	1505	995
3.5 BHK FG	WEST	4	1810	1233

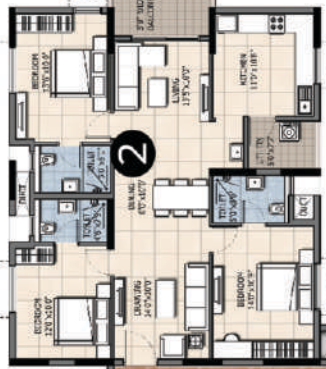


BLOCK-A GROUND FLOOR PLAN

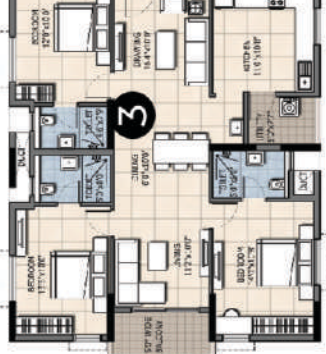
TYPE	2.5 CG
	1320 EAST



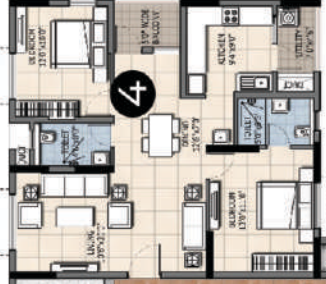
TYPE	3G
	1535 WEST



TYPE	3H
	1535 EAST



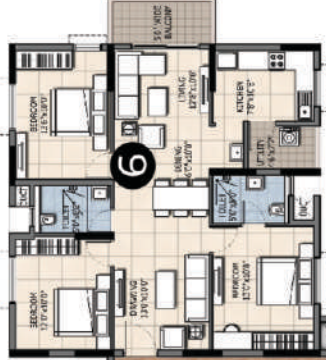
TYPE	2BG
	1180 WEST



TYPE	2AG
	1180 EAST



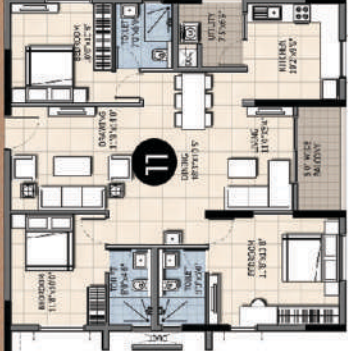
TYPE	2.5D
	1390 WEST



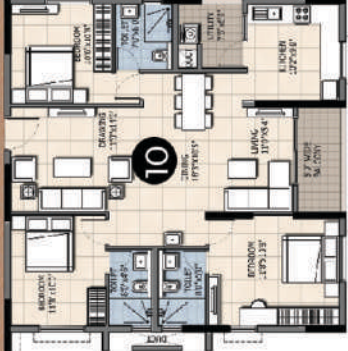
TYPE	3AG
	1580 NORTH



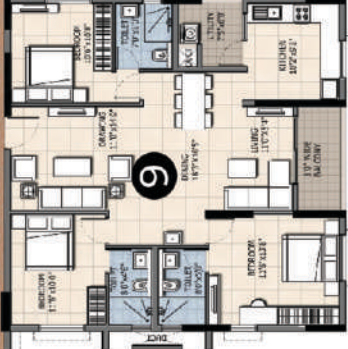
TYPE	3AG
	1580 NORTH



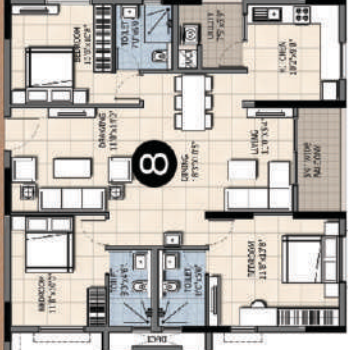
TYPE	3AG
	1580 NORTH



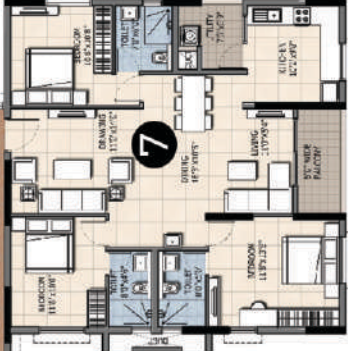
TYPE	3AG
	1580 NORTH



TYPE	3AG
	1580 NORTH



TYPE	3AG
	1580 NORTH



TYPE	3AG
	1580 NORTH



BLOCK-A TYPICAL FLOOR PLAN

TYPE	2.5 C
1390	EAST

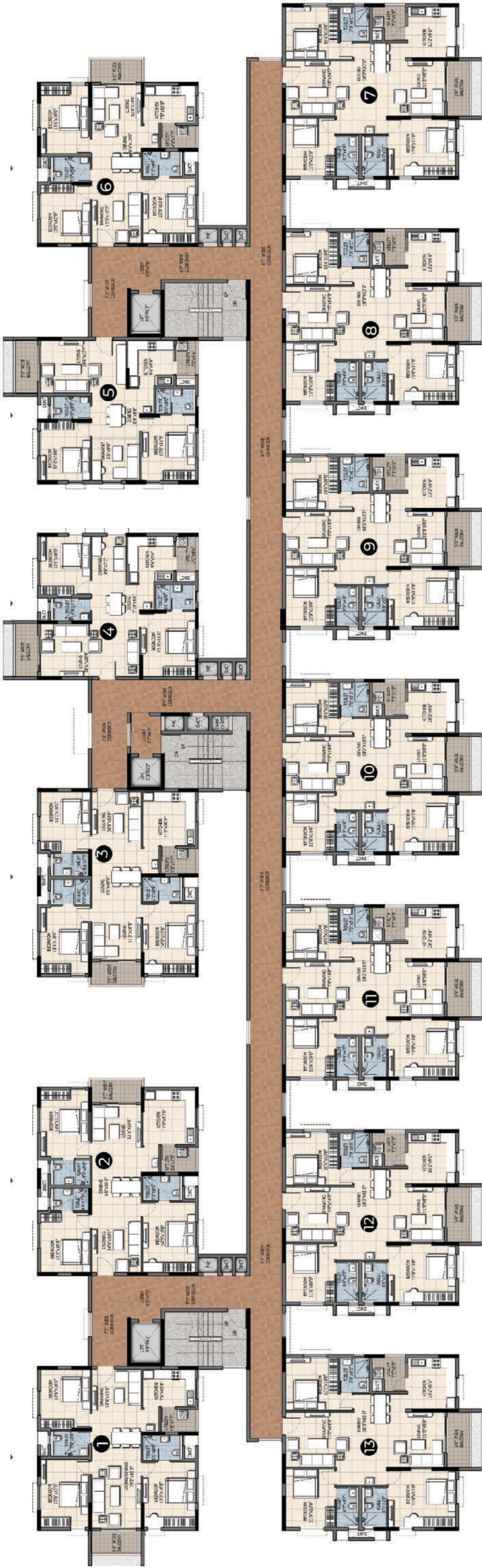
TYPE	3 G
1535	WEST

TYPE	3 H
1535	EAST

TYPE	2 B
1255	WEST

TYPE	2 A
1255	EAST

TYPE	2.5 D
1390	WEST



TYPE	3 A
1620	NORTH

TYPE	3 A
1620	NORTH

TYPE	3 A
1620	NORTH

TYPE	3 A
1620	NORTH

TYPE	3 A
1620	NORTH

TYPE	3 A
1620	NORTH

TYPE	3 A
1620	NORTH



BLOCK-B GROUND FLOOR PLAN

TYPE	2.5 CG
1320	EAST



TYPE	2BG
1180	WEST



TYPE	2AG
1180	EAST



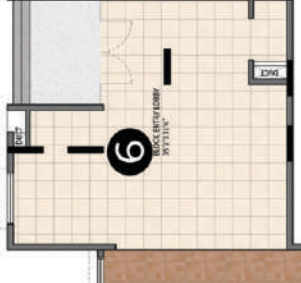
TYPE	2BG
1180	WEST



TYPE	2AG
1180	EAST



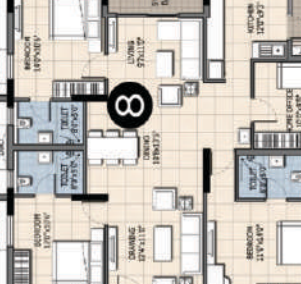
LOBBY



TYPE	2AG
1180	EAST



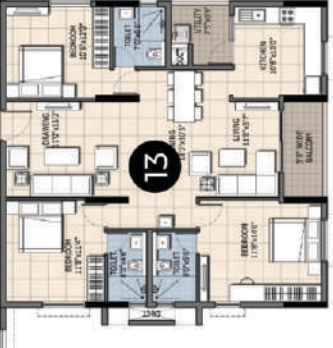
TYPE	3FG
1810	WEST



TYPE	2.5 CG
1320	EAST



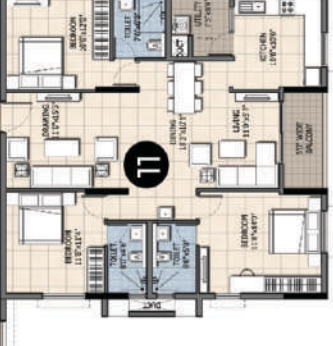
TYPE	3BG
1650	NORTH



TYPE	3BG
1650	NORTH



TYPE	3BG
1650	NORTH



TYPE	3BG
1650	NORTH



TYPE	3BG
1650	NORTH



TYPE	3FG
1810	WEST



BLOCK-B
TYPICAL FLOOR PLAN

TYPE	2.5C
1390	EAST

TYPE	2B
1255	WEST

TYPE	2A
1255	EAST

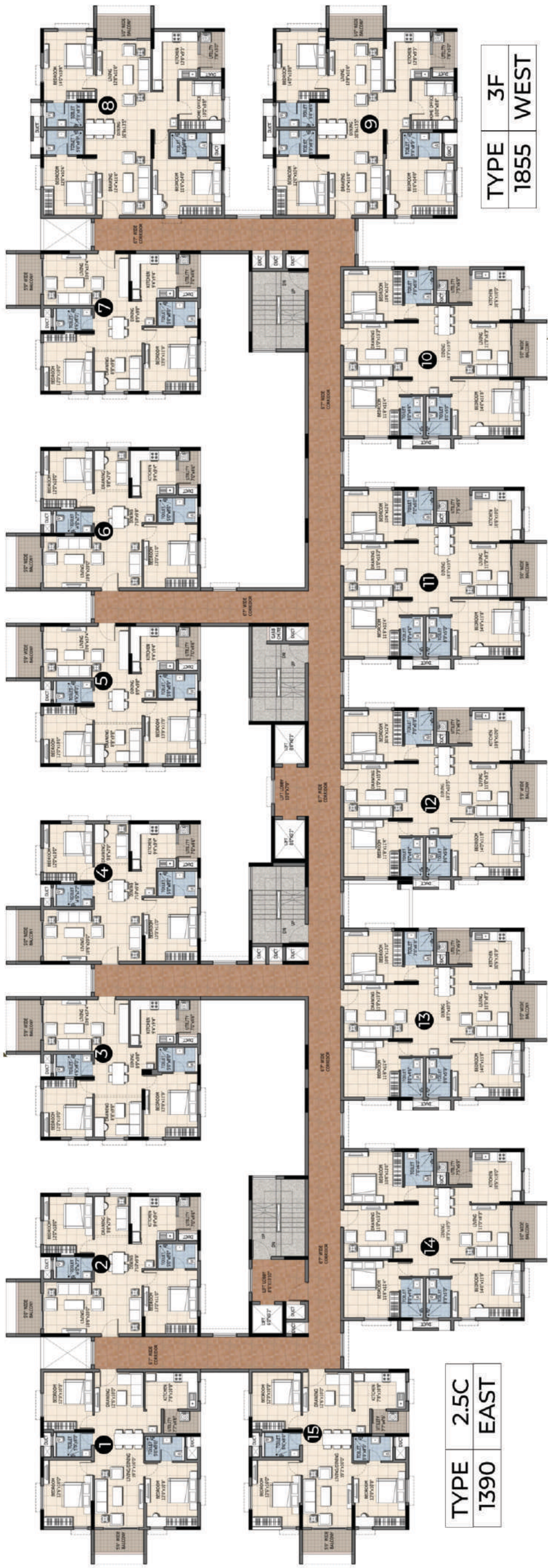
TYPE	2B
1255	WEST

TYPE	2A
1255	EAST

TYPE	2B
1255	WEST

TYPE	2A
1255	EAST

TYPE	3F
1855	WEST



BLOCK-C
GROUND FLOOR PLAN



3DG
EAST
1505

2.5BG
WEST
1345

3DG
EAST
1505

2.5BG
WEST
1345

3EG
EAST
1855

2.5BG
WEST
1345

BLOCK-C
TYPICAL FLOOR PLAN



3D
EAST
1580

2.5B
WEST
1420

3D
EAST
1580

2.5B
WEST
1420

3E
EAST
1855

2.5B
WEST
1420



BLOCK-D

GROUND FLOOR PLAN

2.5AG
EAST
1345



2.5AG
EAST
1345



2.5AG
EAST
1345



3CG
WEST
1505

3CG
WEST
1505

3F
WEST
1855

BLOCK-D

TYPICAL FLOOR PLAN

2.5A
EAST
1420



2.5A
EAST
1420



2.5A
EAST
1420



3C
WEST
1580

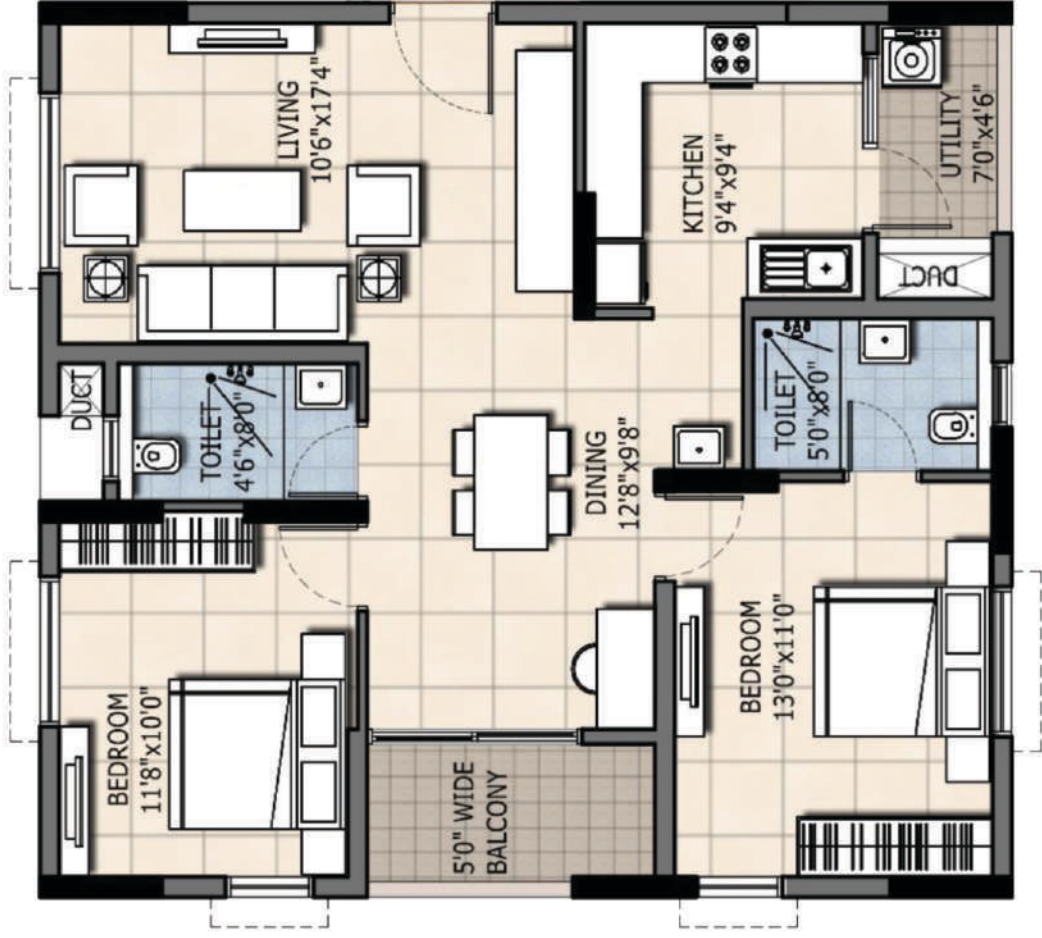


3C
WEST
1580



3F
WEST
1855



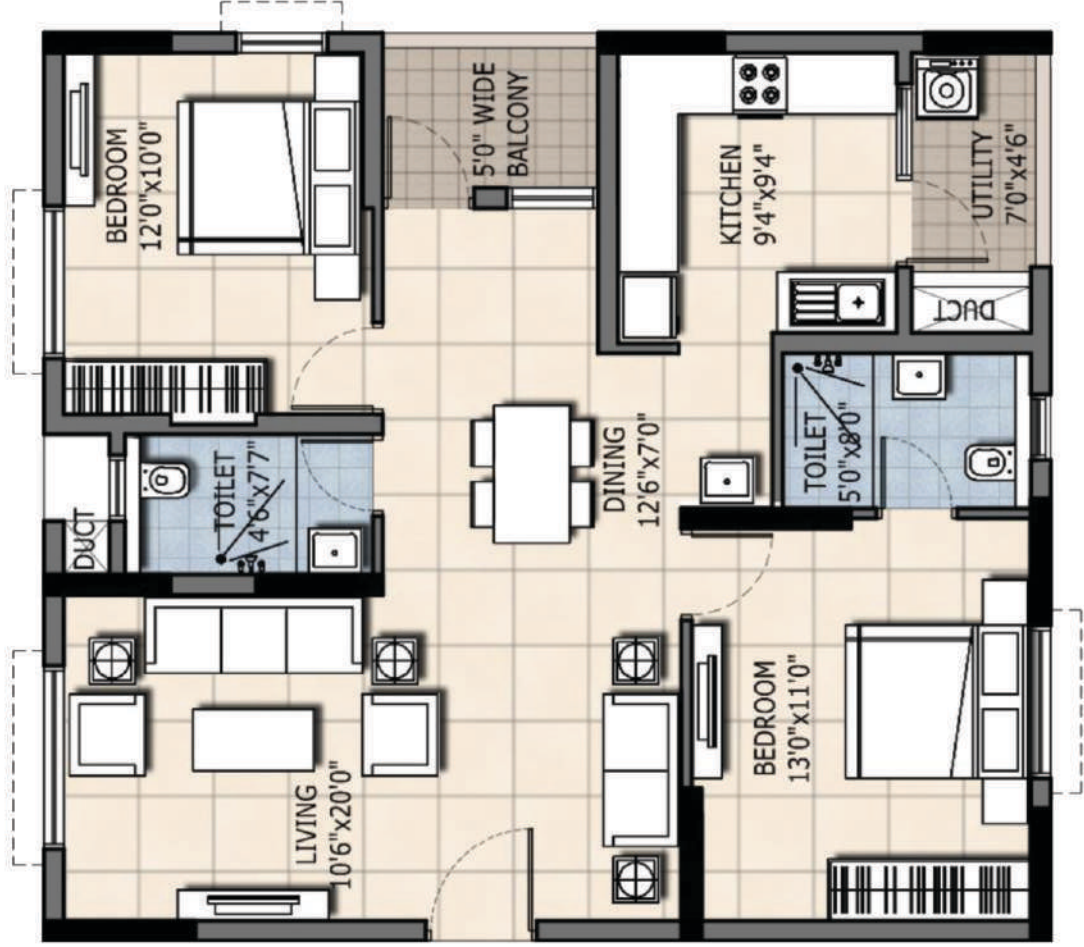


TYPE	2AG
GROUND & 1ST	2BHK + 2T
FACING	EAST
SFT	1180
A	B
5	3,5,7

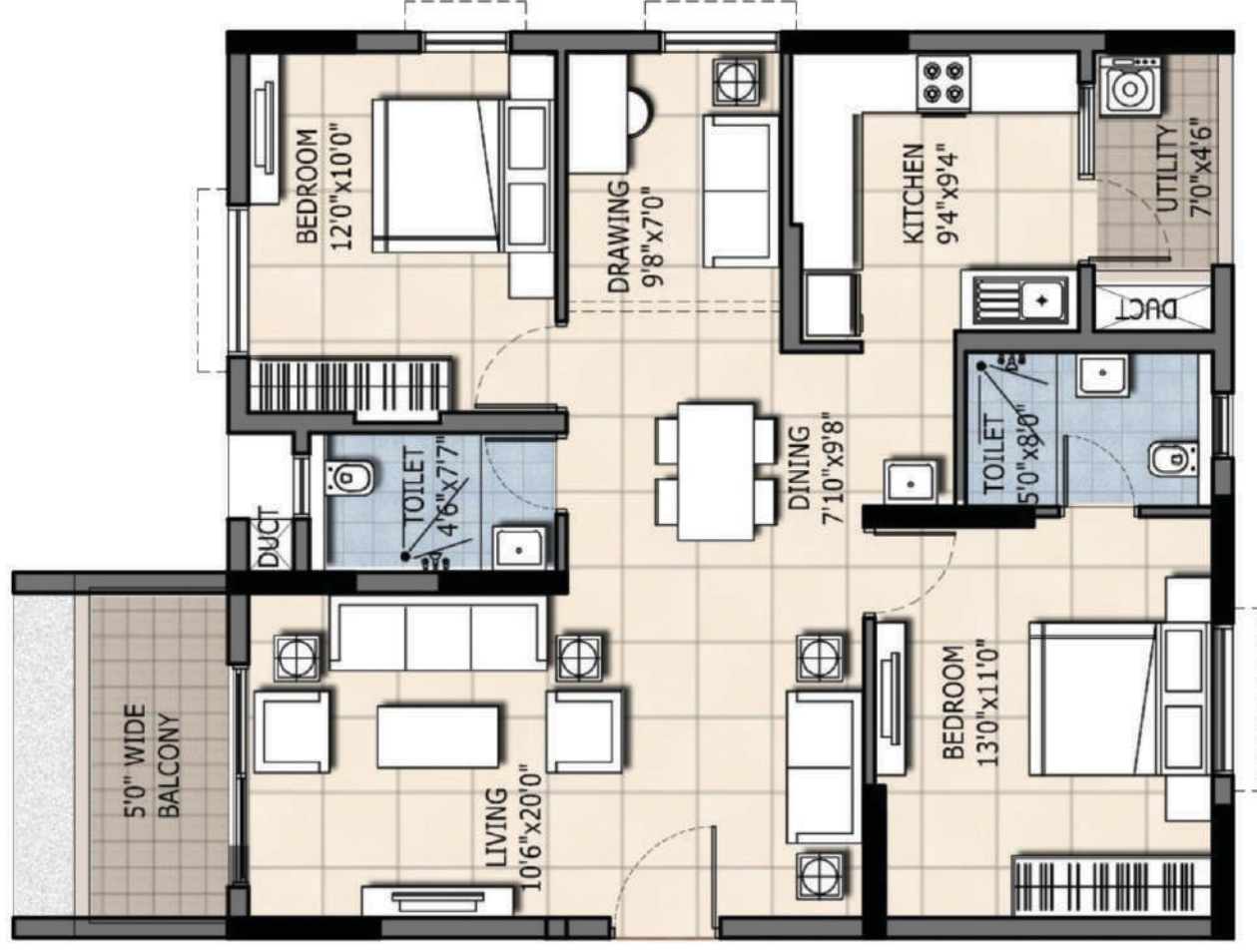


TYPE	2A
TYPICAL FLOOR	2BHK + 2T
FACING	EAST
SFT	1255
A	B
5	3,5,7



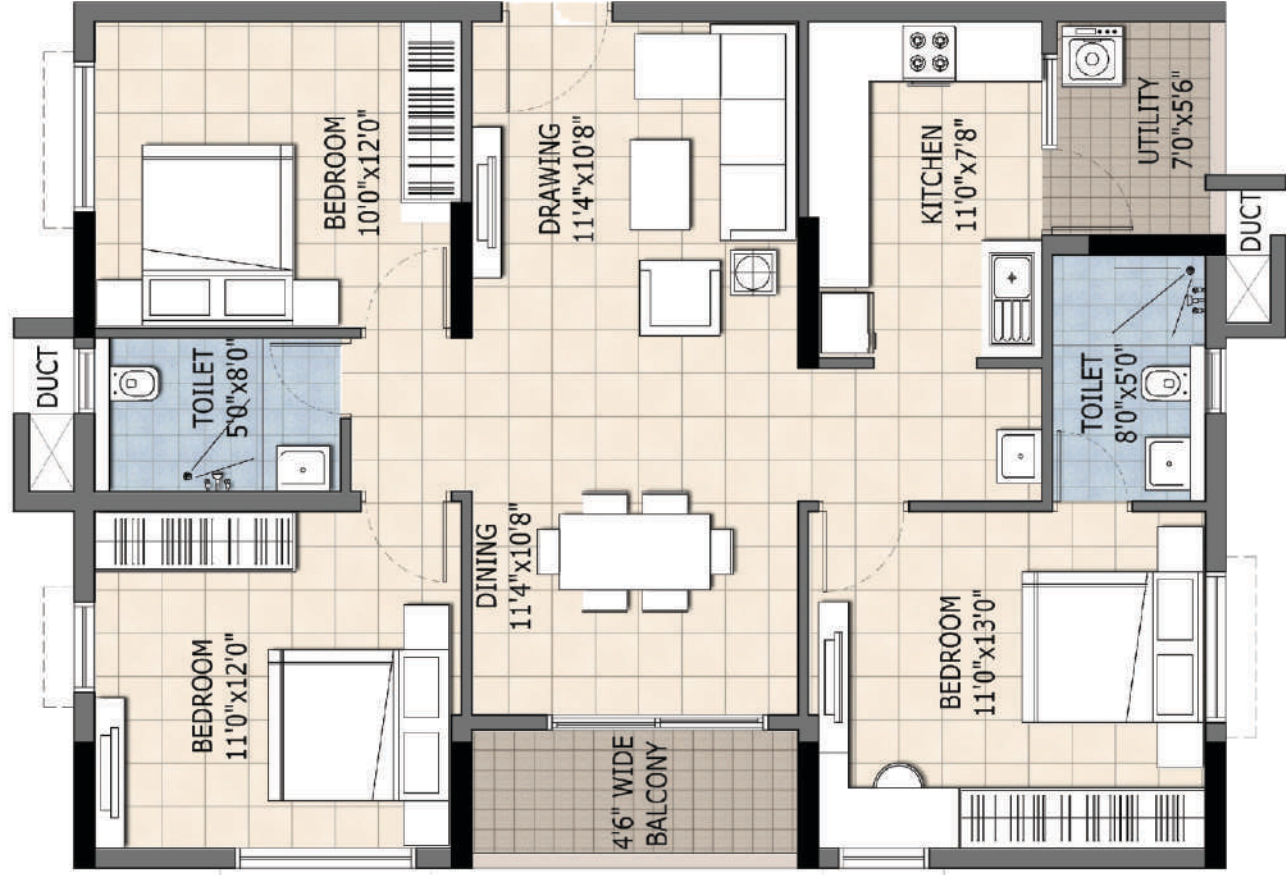


TYPE	2BC
GROUND & 1ST	2BHK + 2T
FACING	WEST
SFT	1180
A	B
4	2,4,6

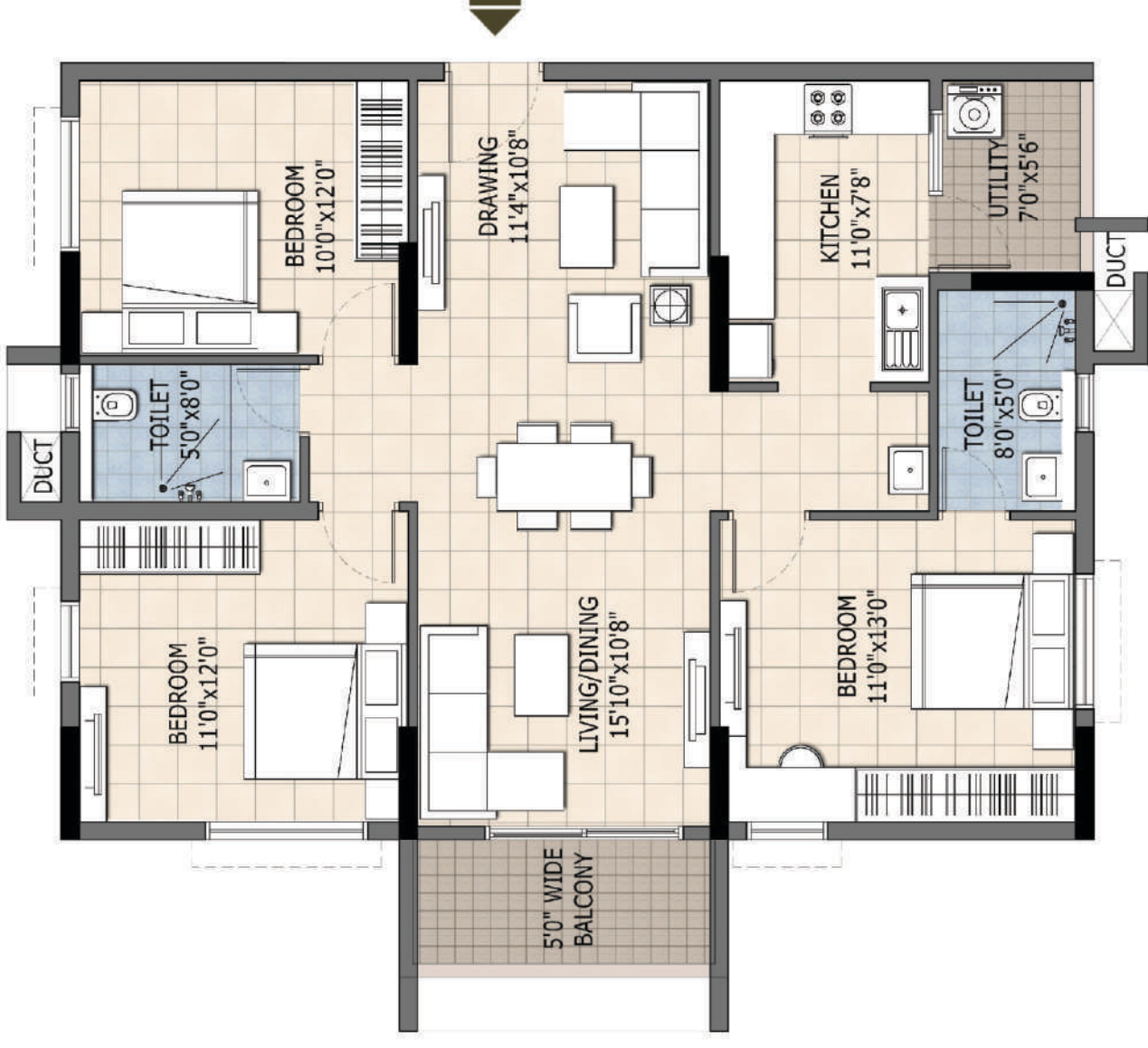


TYPE	2B
GROUND & 1ST	2BHK + 2T
FACING	WEST
SFT	1255
A	B
4	2,4,6

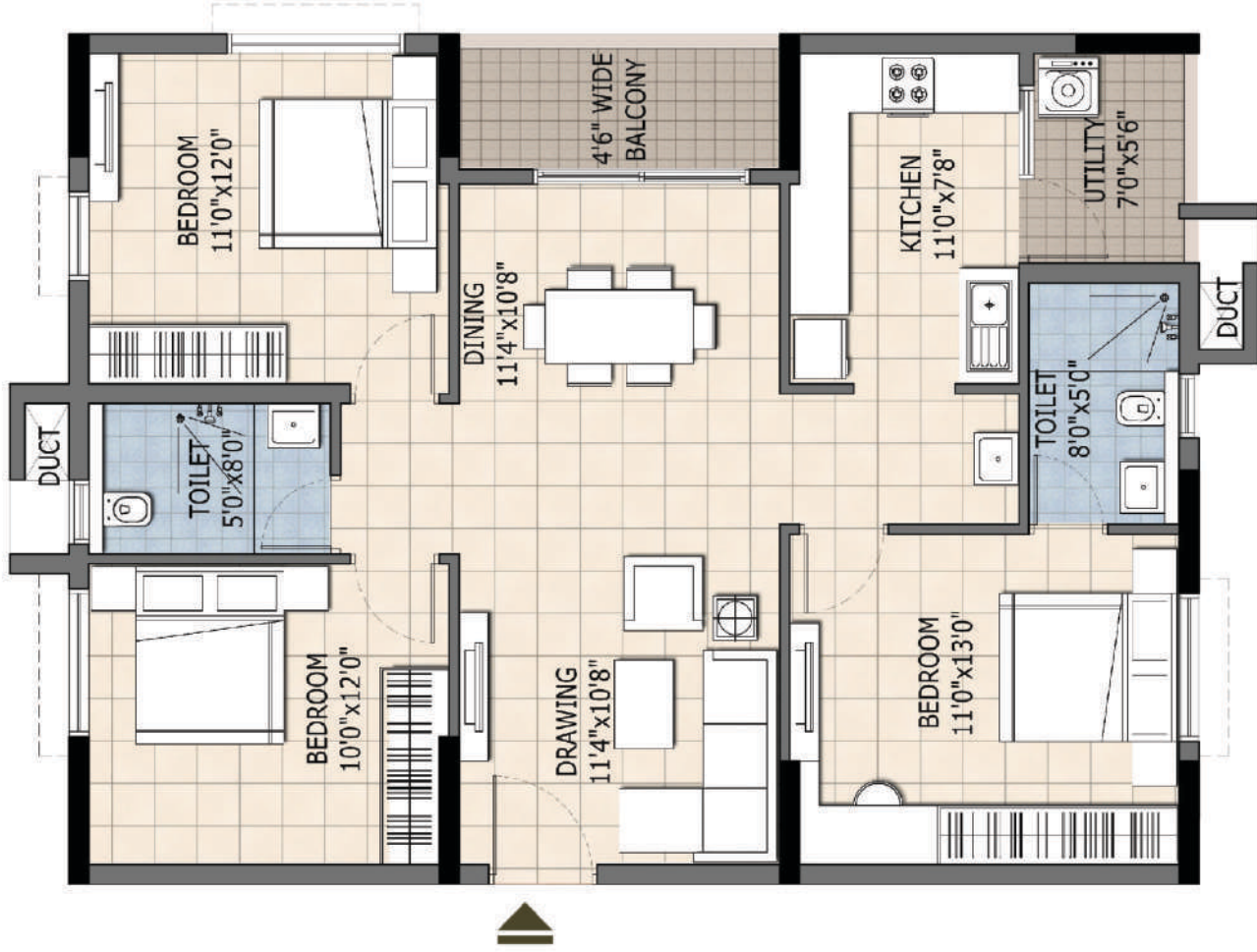




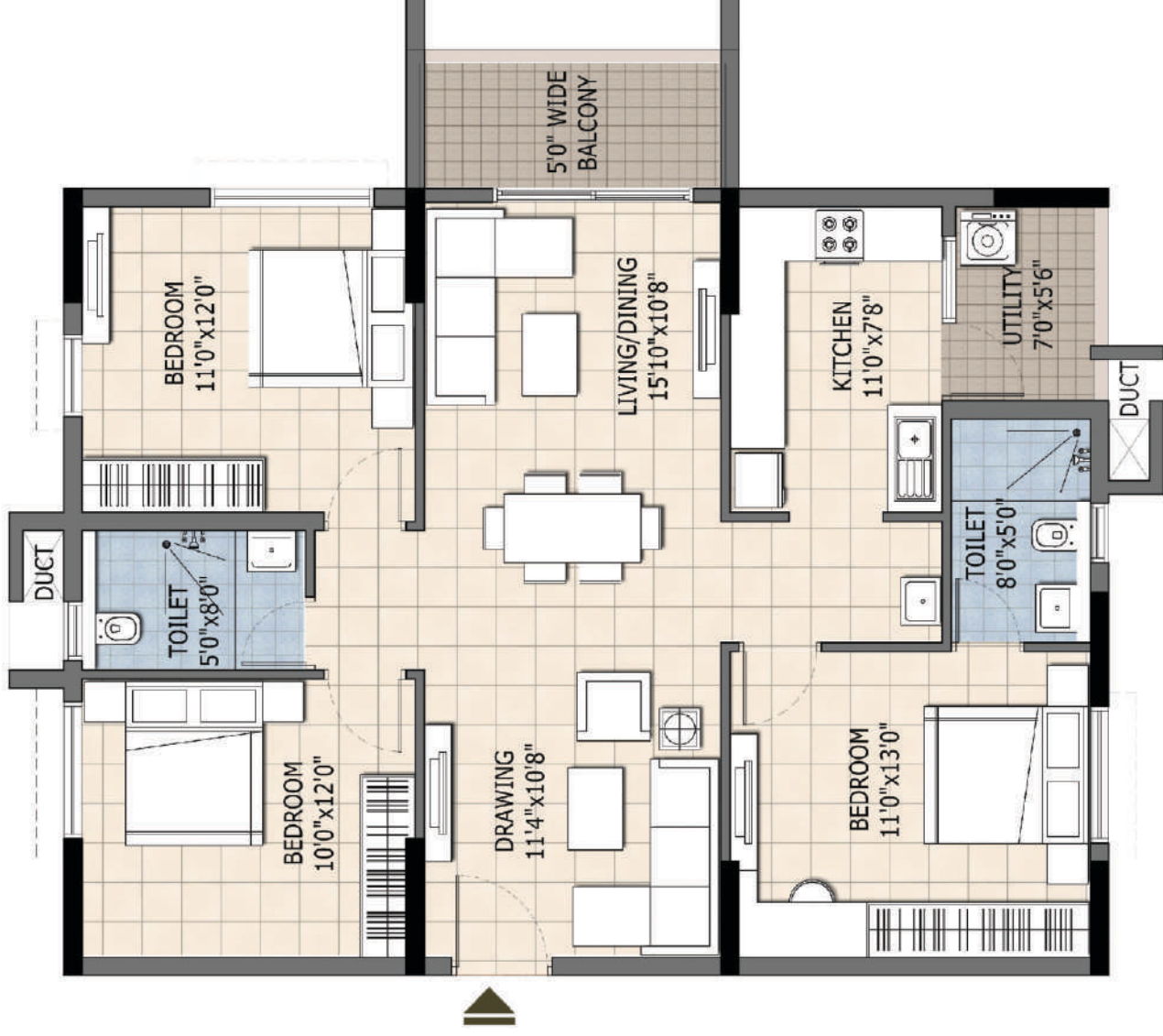
TYPE	2.5AG
GROUND & 1ST	3BHK + 2T
FACING	EAST
SFT	1345
-	D
-	1,5,6



TYPE	2.5A
TYPICAL FLOOR	3BHK + 2T
FACING	EAST
SFT	1420
-	D
-	1,5,6

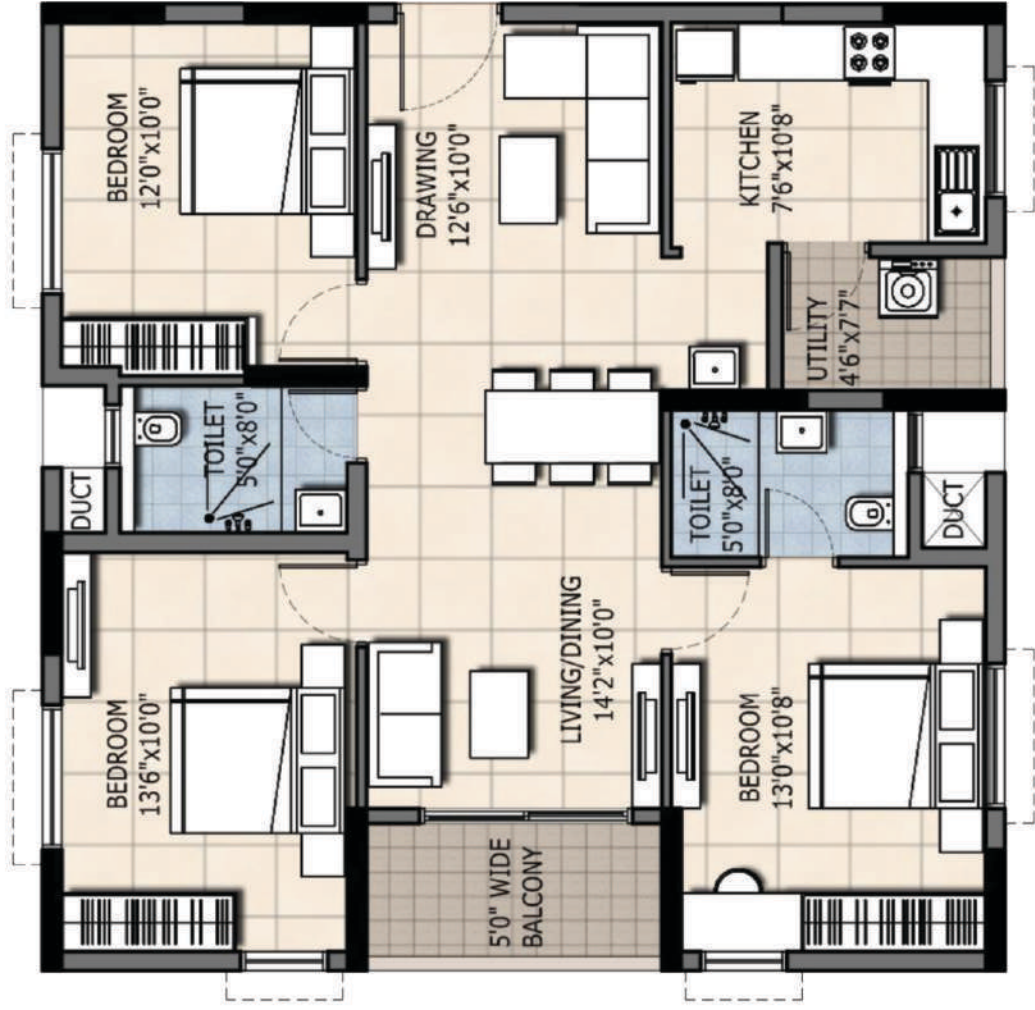


TYPE	2.5BC
GROUND & 1ST	3BHK + 2T
FACING	WEST
SFT	1345
-	C
-	2,3,4

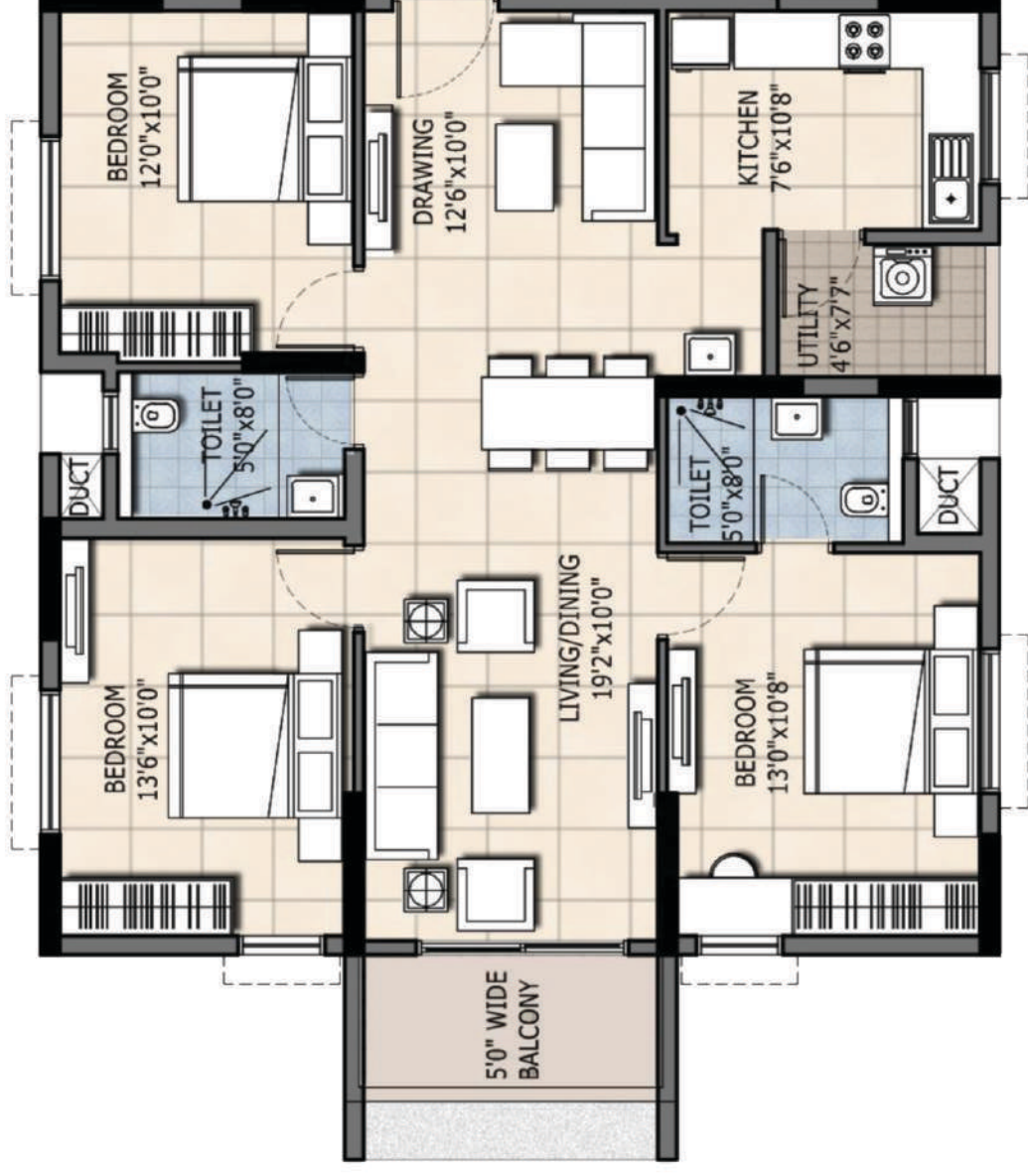


TYPE	2.5B
TYPICAL FLOOR	3BHK + 2T
FACING	WEST
SFT	1420
-	C
-	2,3,4



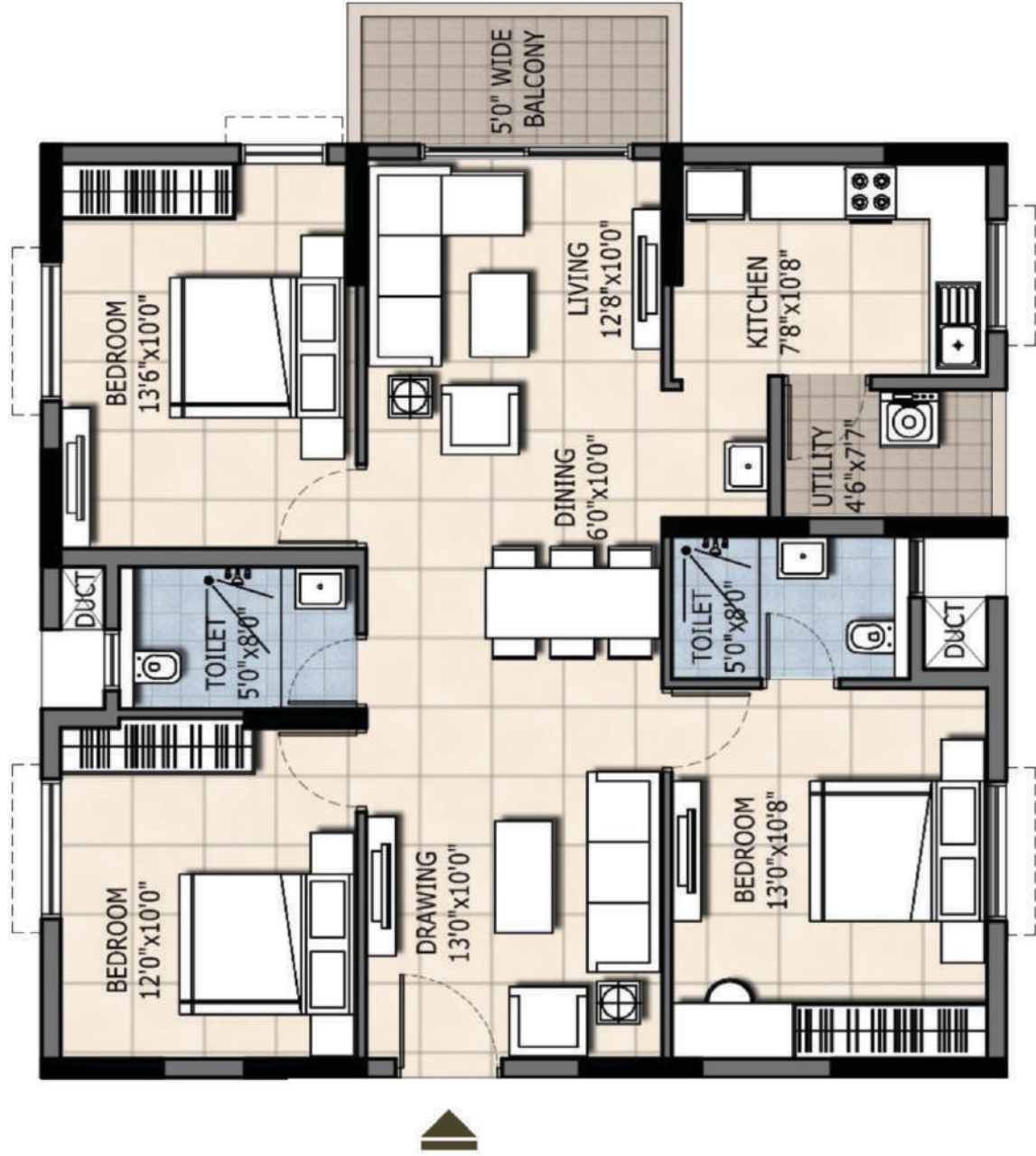


TYPE	2.5CG
GROUND & 1ST	3BHK + 2T
FACING	EAST
SFT	1320
A	B
1	1,15

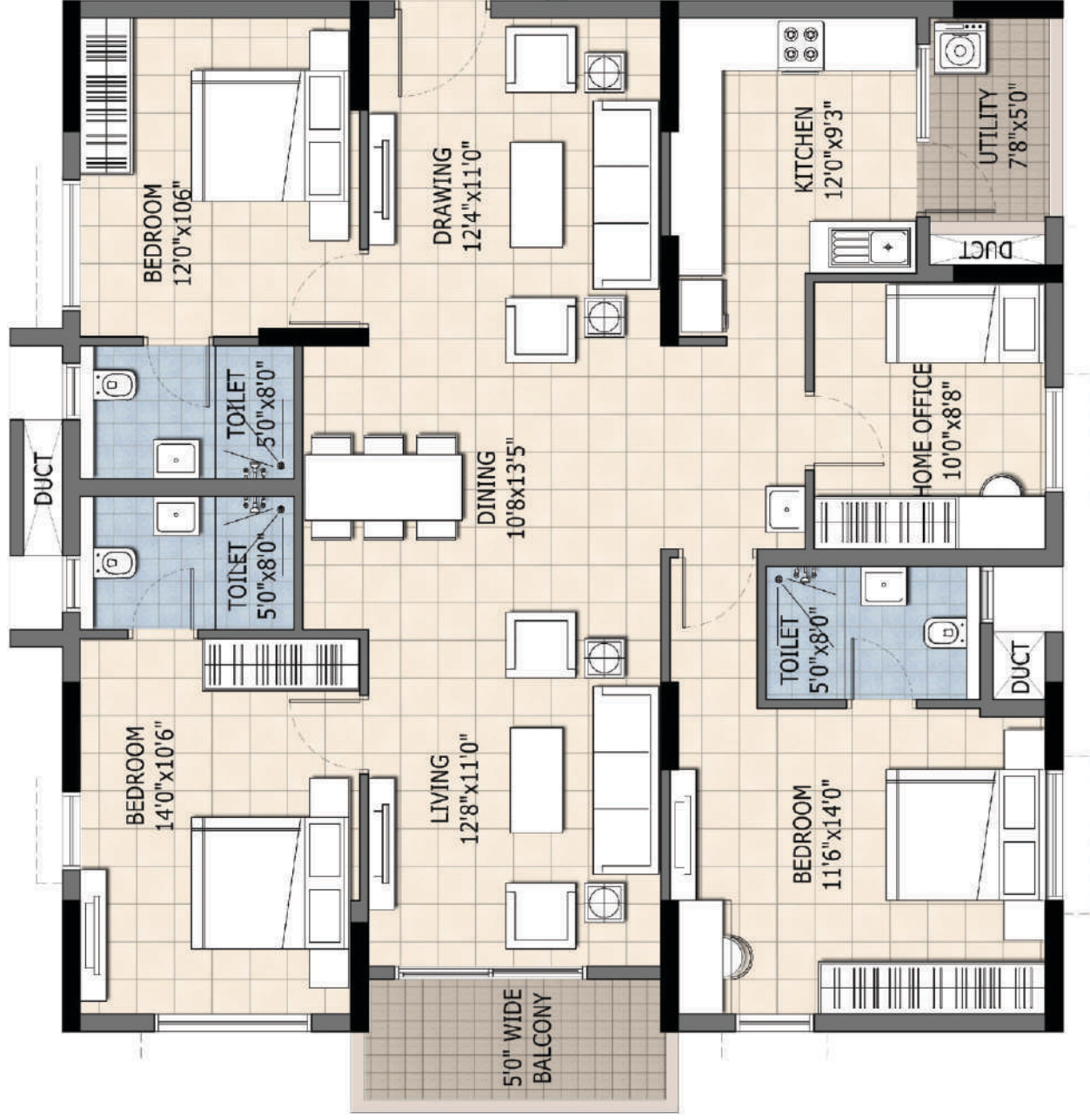


TYPE	2.5CG
TYPICAL FLOOR	3BHK + 2T
FACING	EAST
SFT	1390
A	B
1	1,15

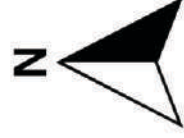


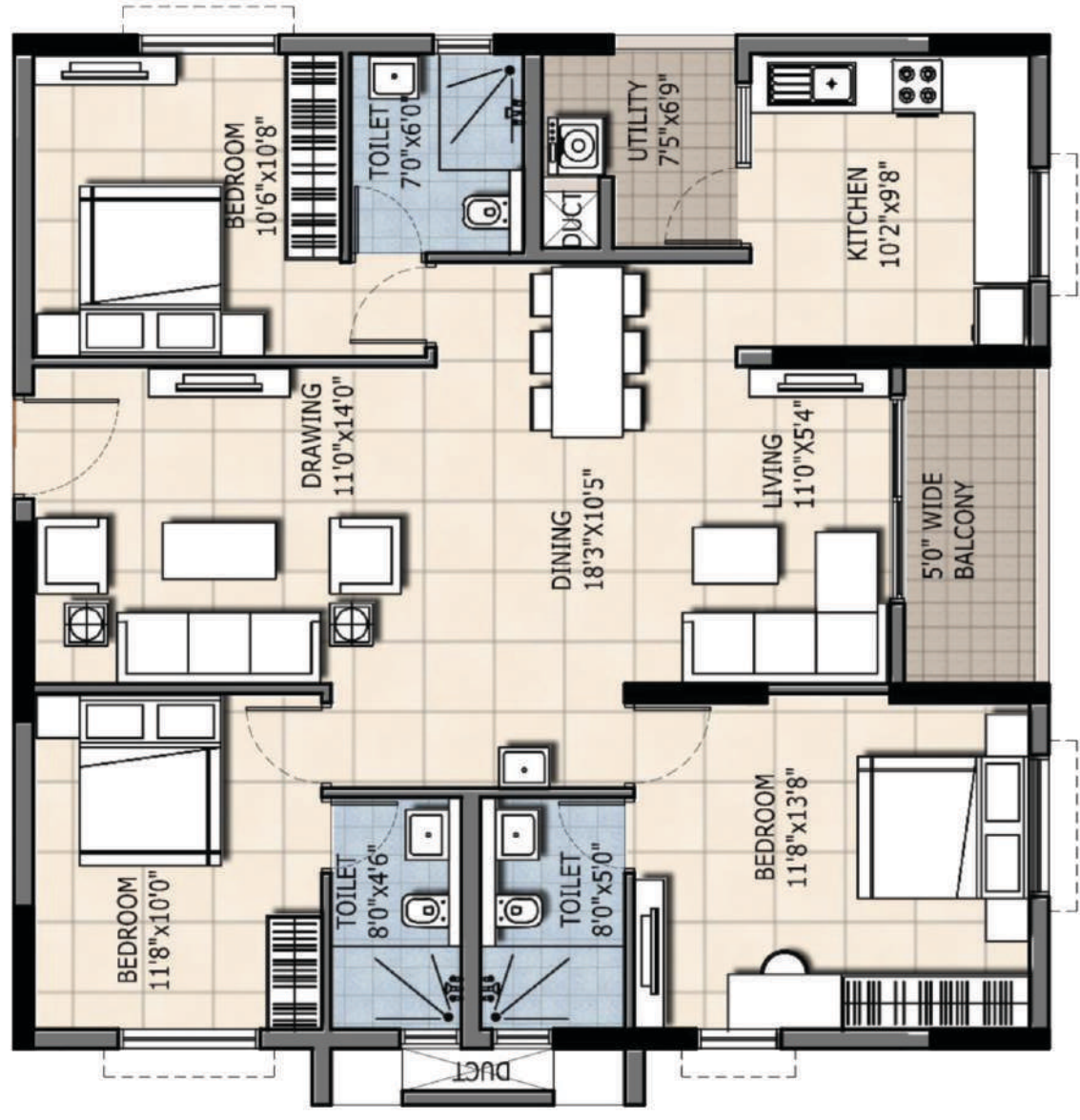


TYPE	2.5D
TYPICAL FLOOR	3BHK + 2T
FACING	WEST
SFT	1390
A	-
6	-

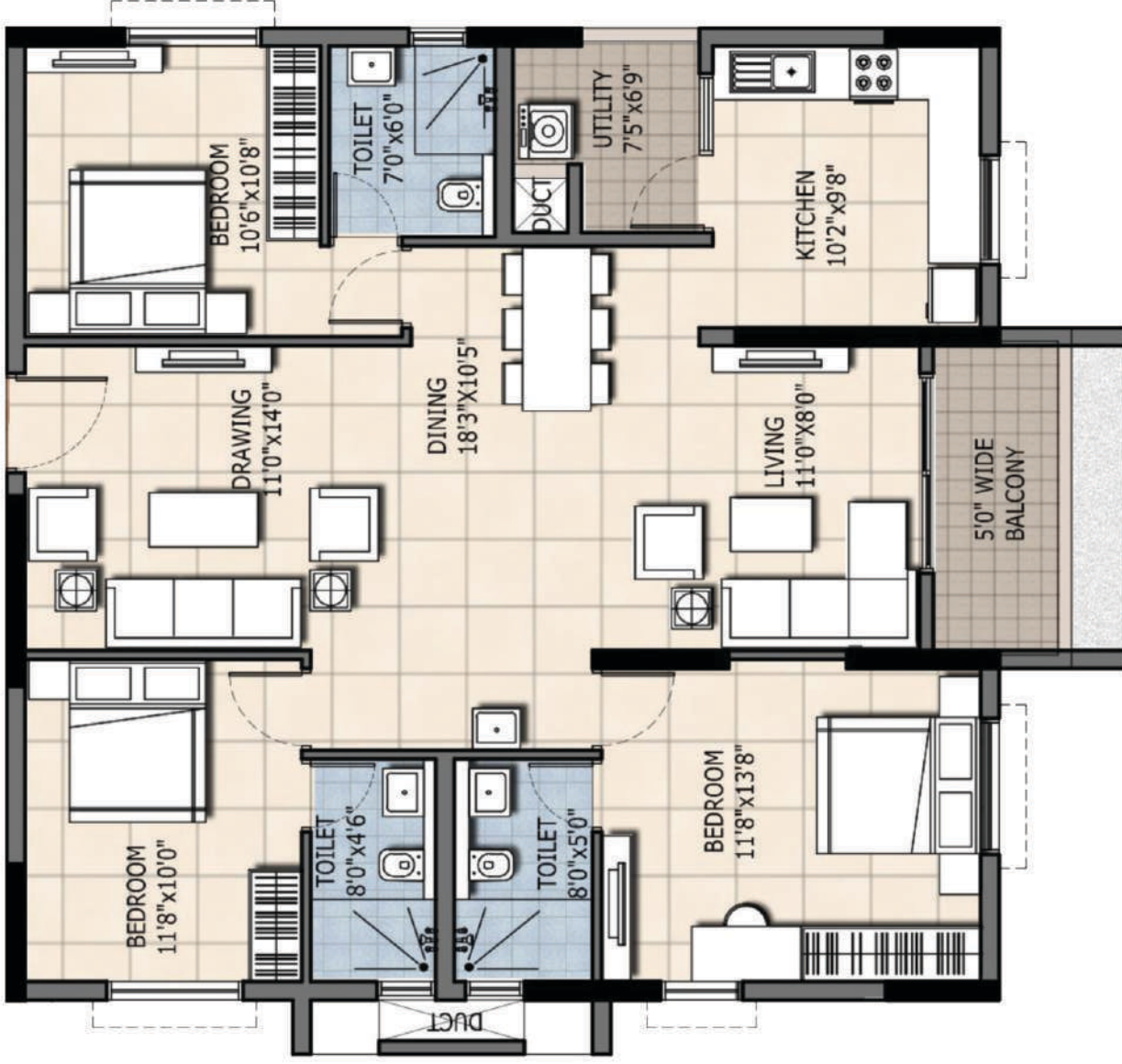


TYPE	3E
TYPICAL FLOOR	3BHK + 3T
FACING	EAST
SFT	1855
C	-
5	-



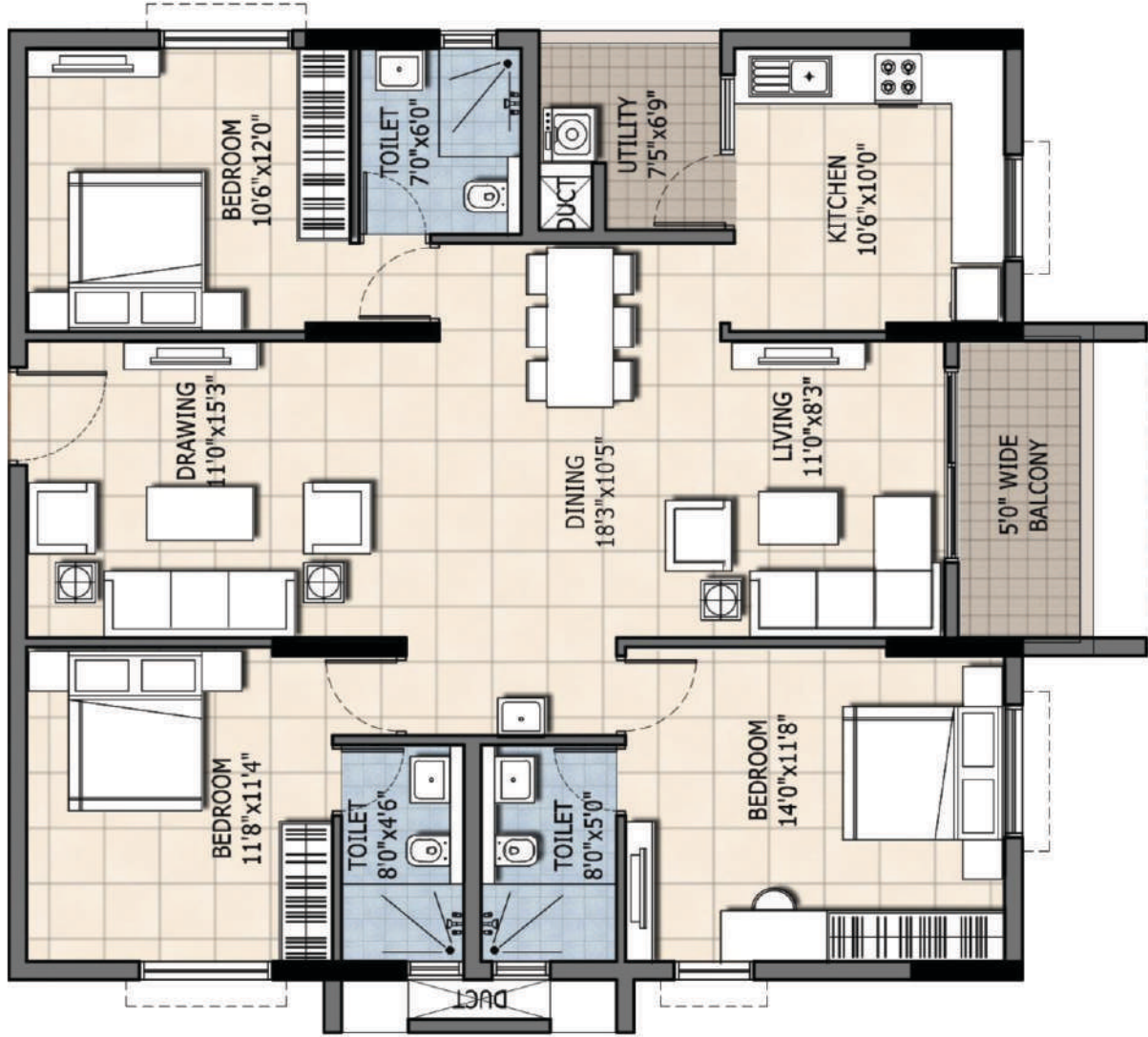


TYPE	3AG
GROUND & 1ST	3BHK + 3T
FACING	NORTH
SFT	1580
A	-
7,8,9,10,11,12,13	-

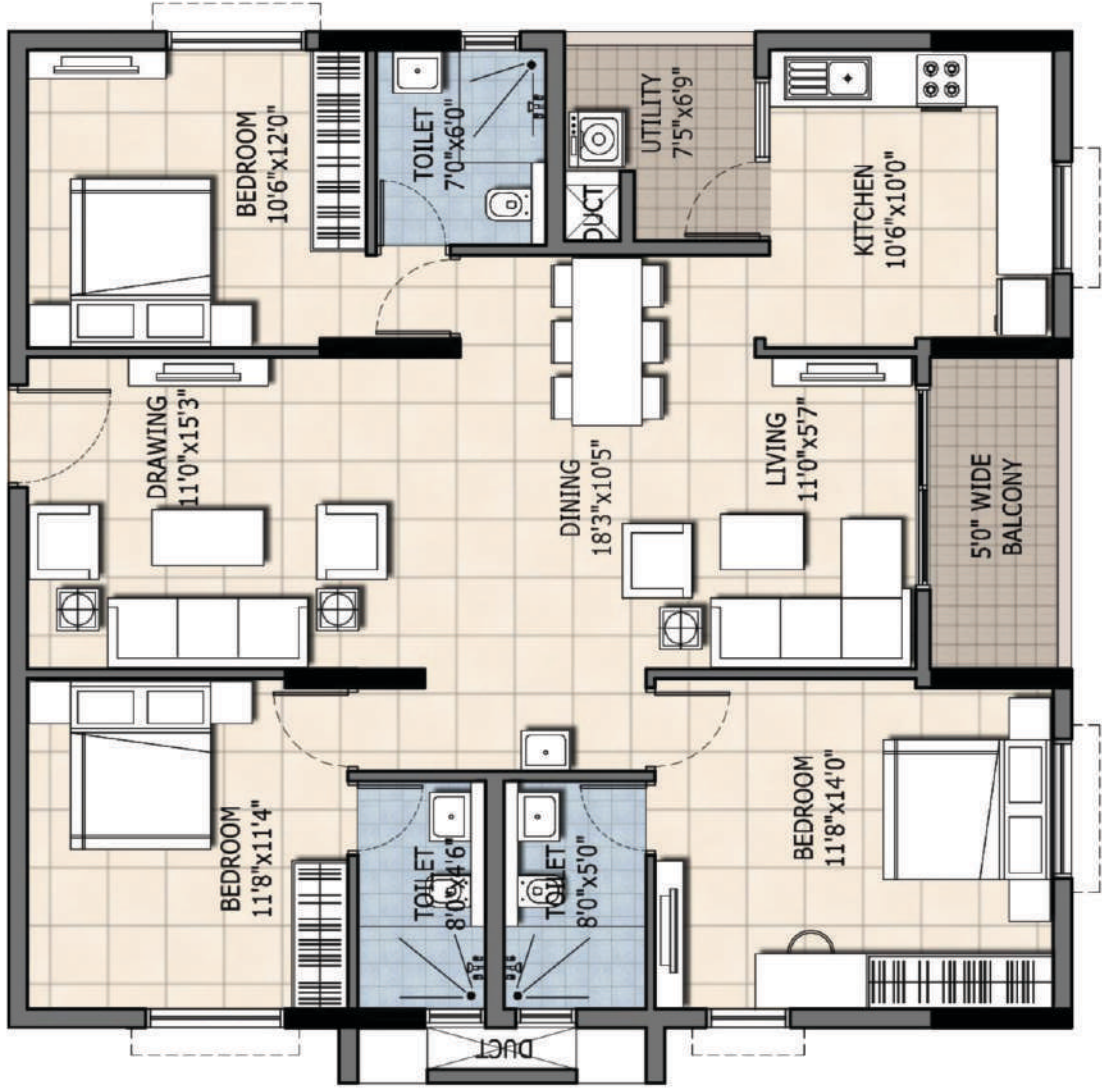


TYPE	3A
TYPICAL FLOOR	3BHK + 3T
FACING	NORTH
SFT	1620
A	-
7,8,9,10,11,12,13	-



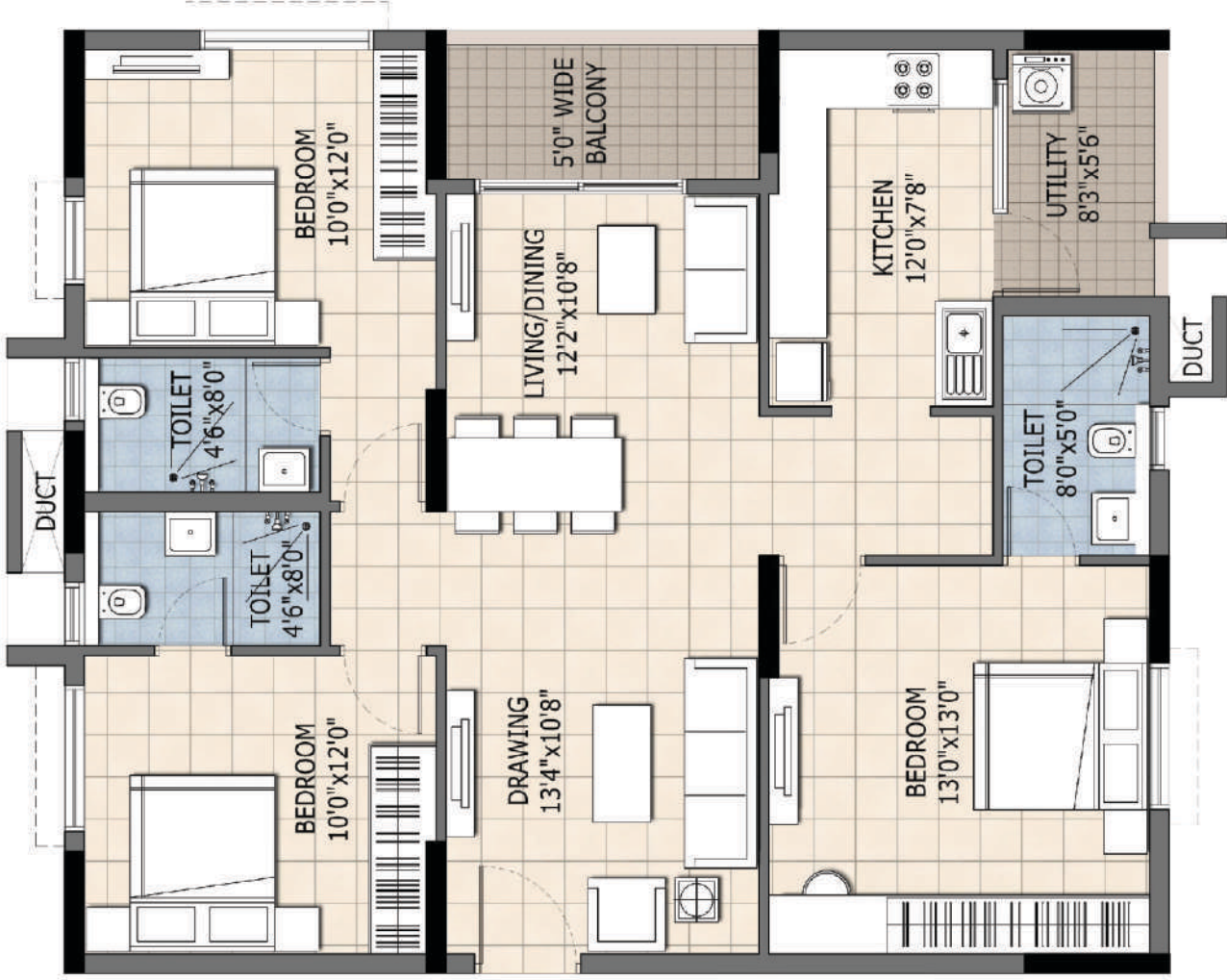


TYPE	3B
TYPICAL FLOOR	3BHK + 3T
FACING	NORTH
SFT	1695
-	B
-	10,11,12,13,14

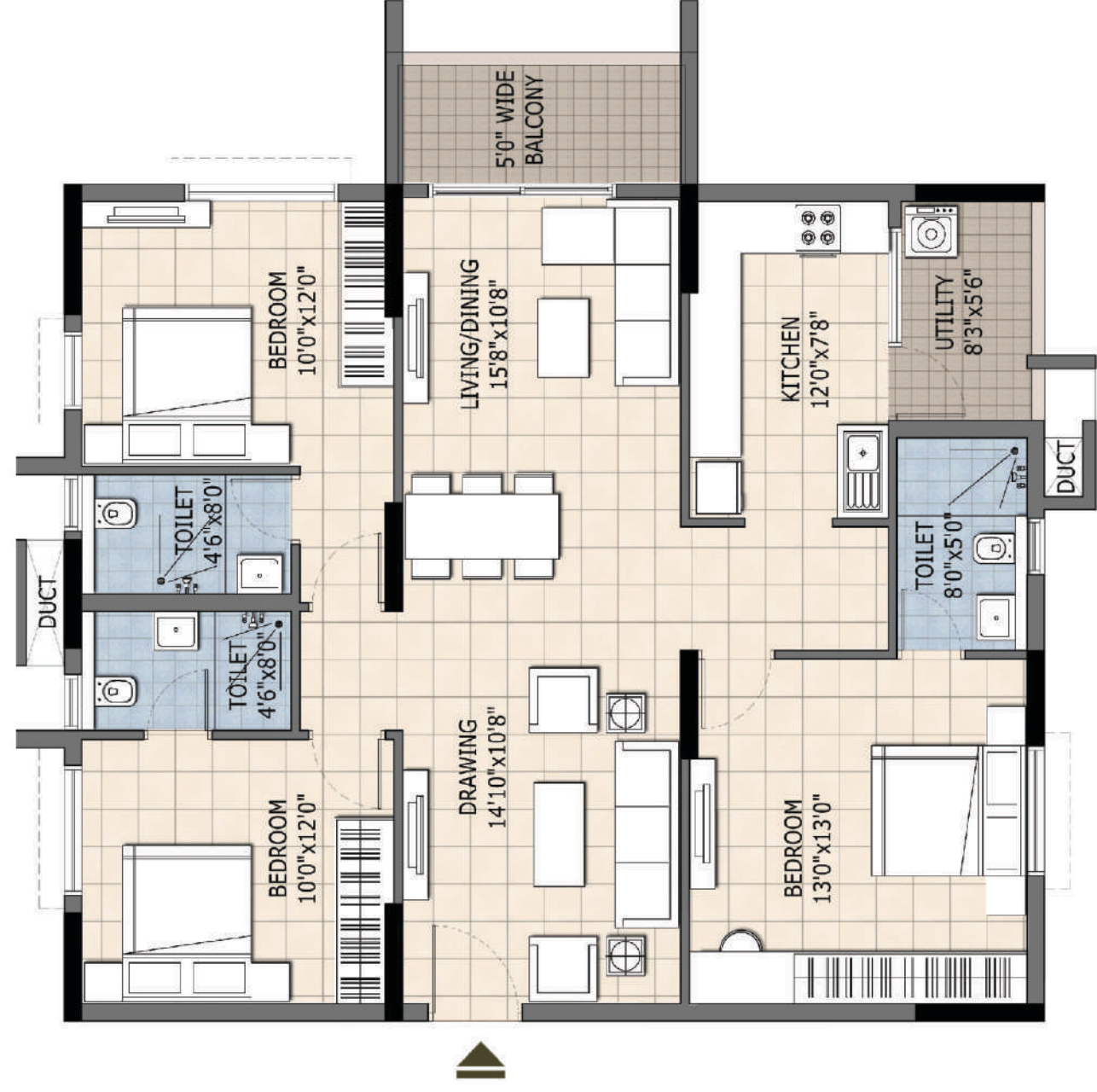


TYPE	3BC
GROUND & 1ST	3BHK + 3T
FACING	NORTH
SFT	1650
-	B
-	10,11,12,13,14

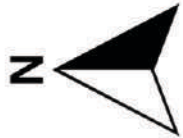


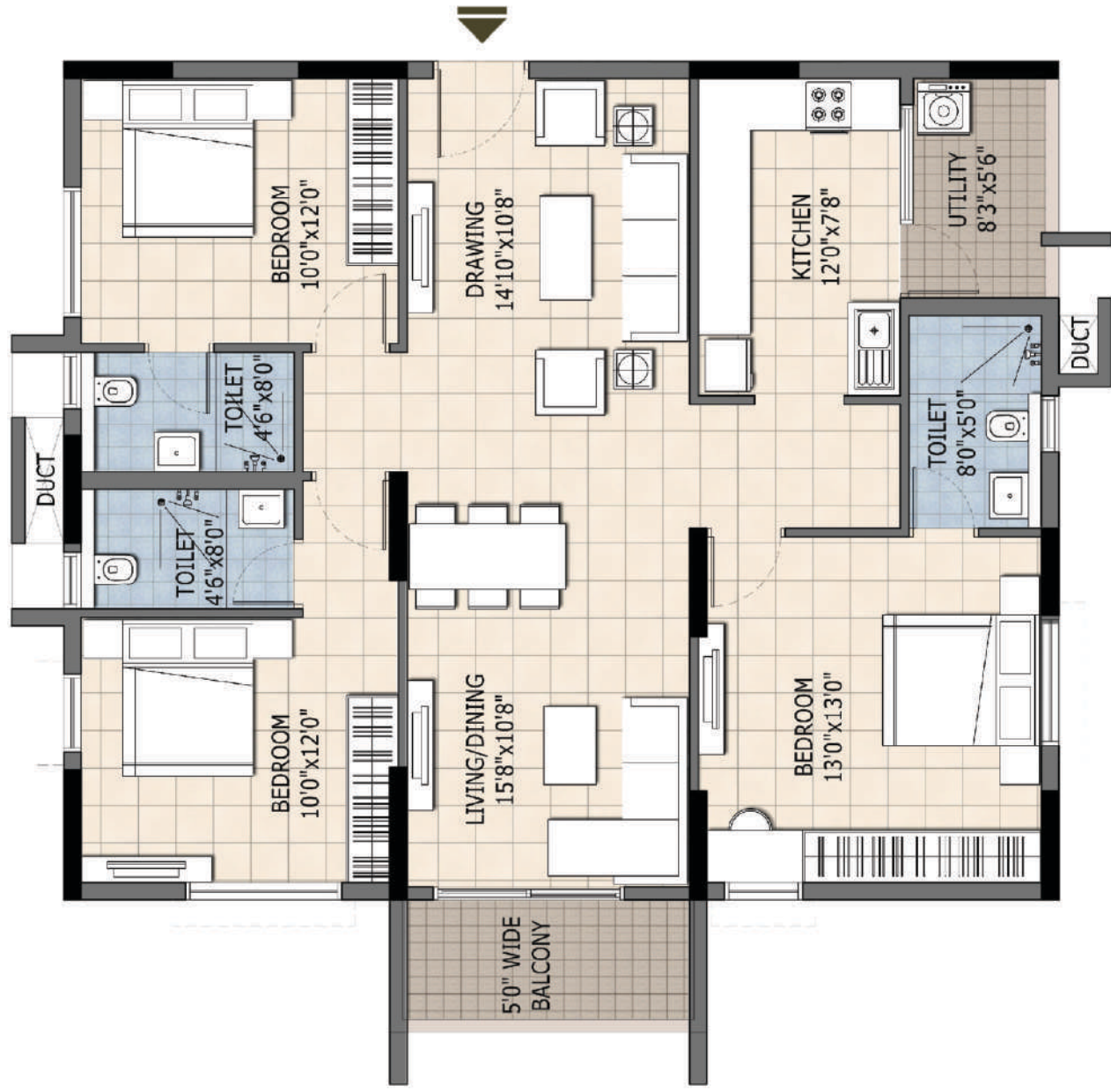


TYPE	3CG
GROUND & 1ST	3BHK + 3T
FACING	WEST
SFT	1505
-	D
-	2,3

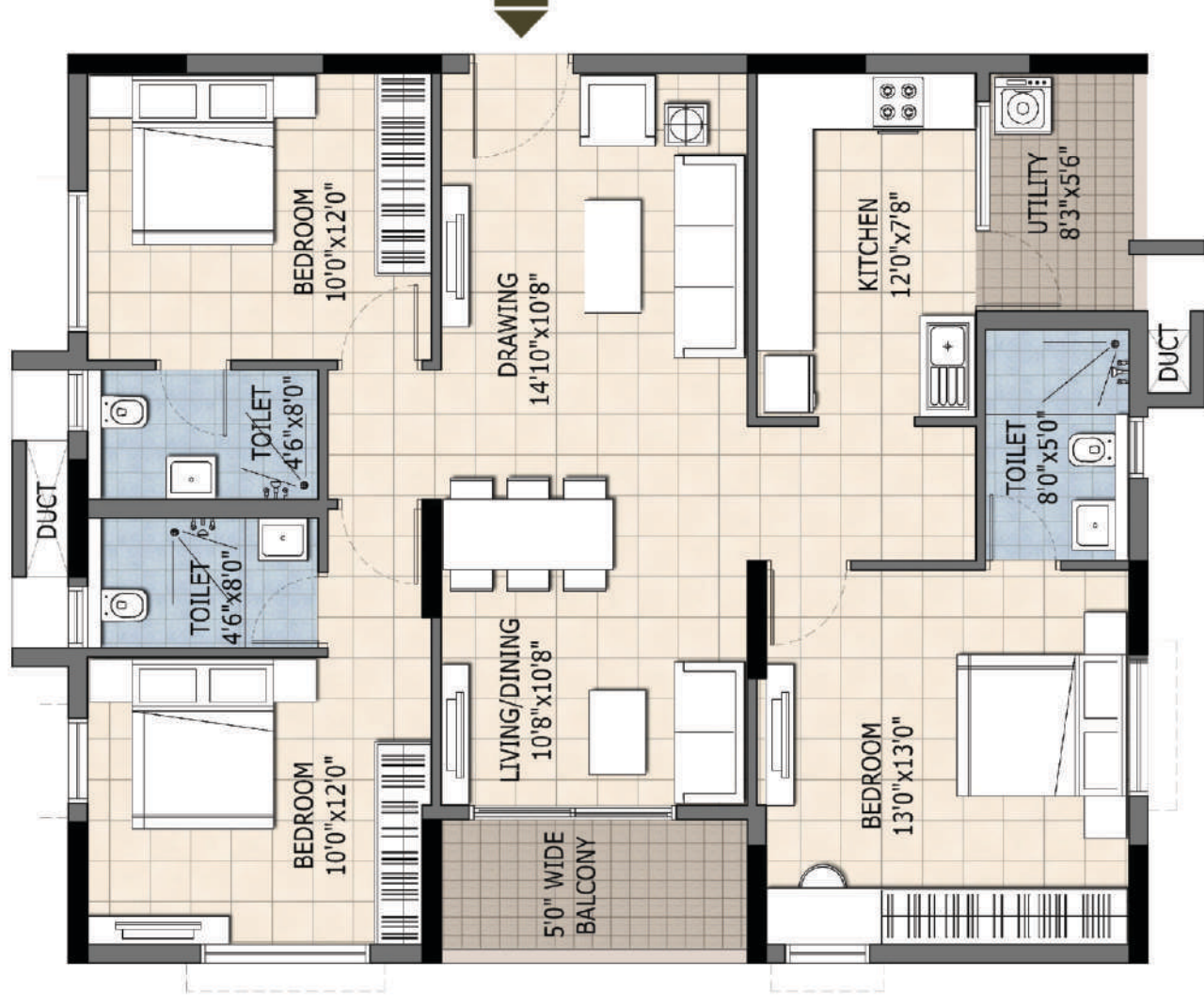


TYPE	2AG
TYPICAL FLOOR	2BHK + 2T
FACING	WEST
SFT	1580
-	D
-	2,3





TYPE	3D	
TYPICAL FLOOR	3BHK + 3T	
FACING	EAST	
SFT	1580	
C	-	
1,6	-	



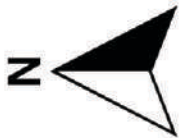
TYPE	3DG	
GROUND & 1ST	3BHK + 3T	
FACING	EAST	
SFT	1505	
C	-	
1,6	-	

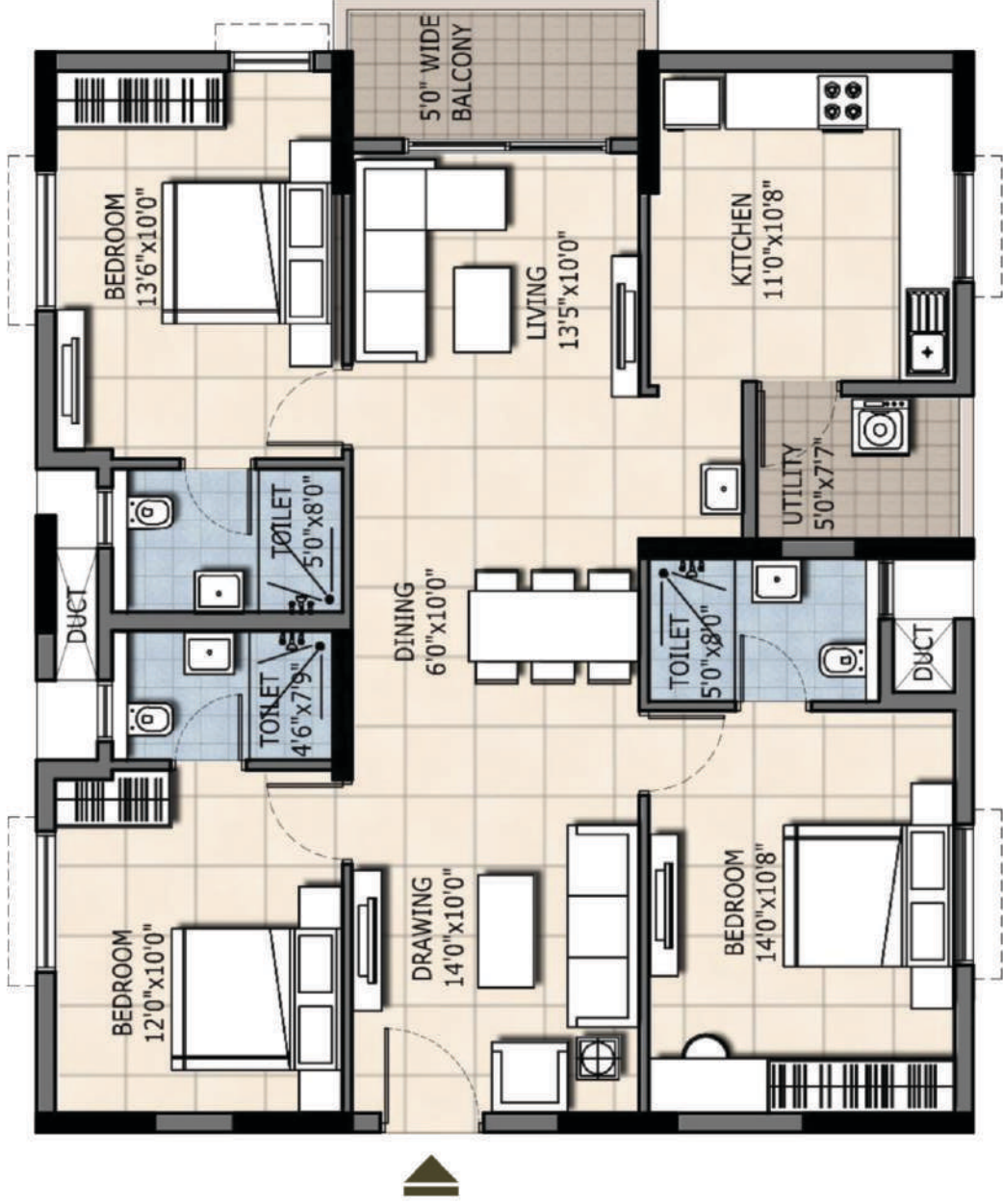


TYPE	3F
TYPICAL FLOOR	3BHK + 3T
FACING	WEST
SFT	1855
B	D
8,9	4

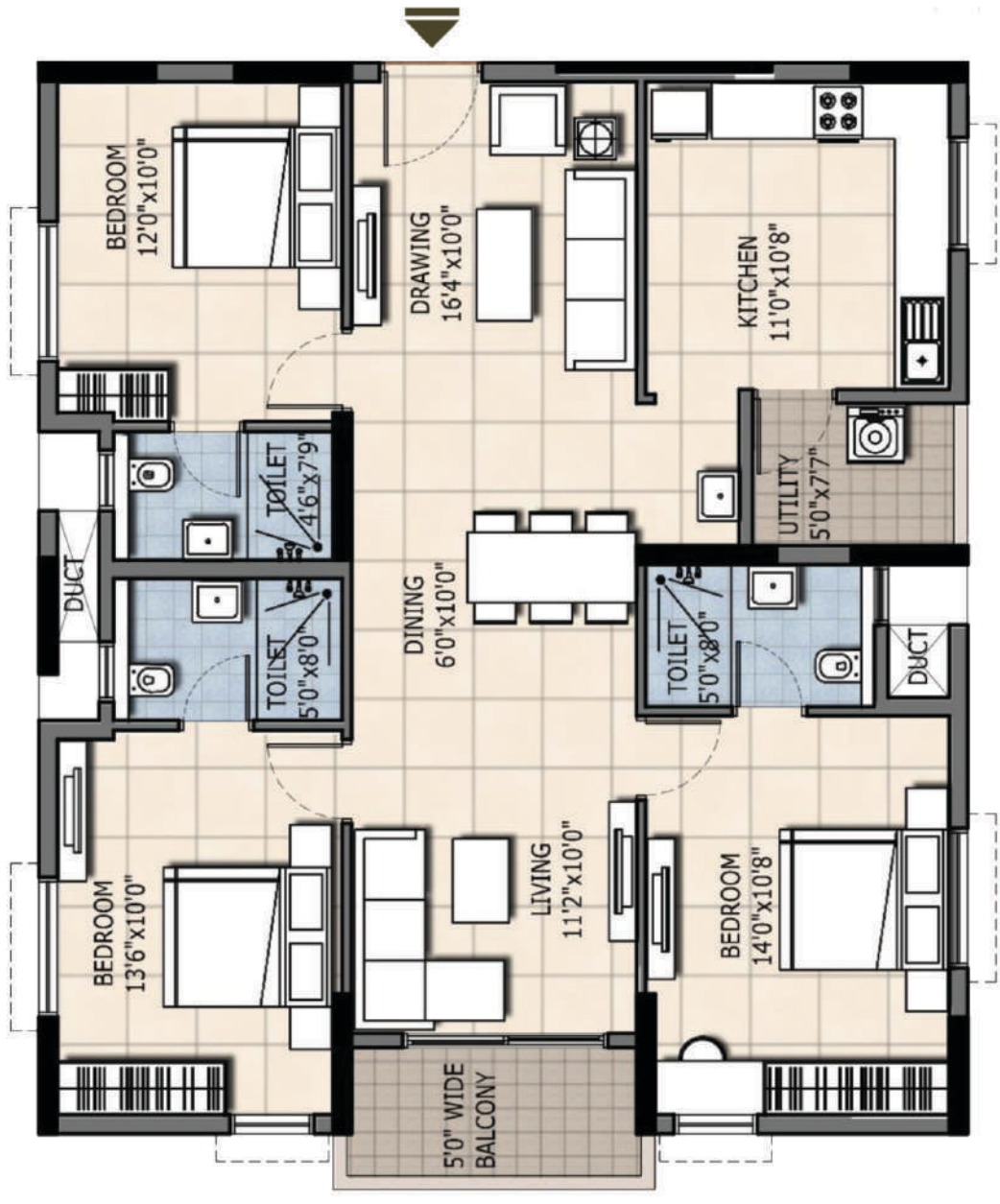


TYPE	3FG
GROUND & 1ST	3BHK + 3T
FACING	WEST
SFT	1810
B	D
8,9	4

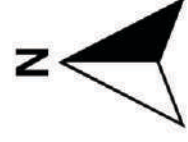




TYPE	3G
TYPICAL FLOOR	3BHK + 3T
FACING	WEST
SFT	1535
A	-
2	-



TYPE	3H
TYPICAL FLOOR	3BHK + 3T
FACING	EAST
SFT	1535
A	-
3	-



LOCATION MAP



*Not to scale



Located in the heart of IT Hub,
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