

ENJOY COMPLETE  
*Living*

This is an artistic impression.  
The perspective and colors are definitely not to be referred at the time of completion.

**ORO**



*City*

Sector-J (Extn.), Jankipuram  
Off Kursi Road, Lucknow

**25-ACRE TOWNSHIP**  
**PLOTS • VILLAS**





Move into a smartly planned city that offers a beautiful blend of private and social life. Oro City showcases both villas and plots to offer you the lifestyle you desire. All villas here breathe in fresh air and offer

you unparalleled luxury of space at a price that suits your budget. Planned with carefully designed private spaces, these villas truly respect your privacy.

As you step out of your premium living, you'll find a host of amenities and facilities, waiting for you. This 25-acre LDA approved township is very thoughtfully planned to give you a great social life. Moreover, this city is strategically located near the well-developed Jankipuram Colony, bringing all hotspots of the city, close to your home.

Oro City brings you the best of both the worlds and that's why we call it a **complete living**.



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### **CHOOSE FROM OUR FANTASTIC PRODUCT MIX**

- Wide range of Expandable Villas • Multiple choice of Plots • Apartments • Shopping Arcade
- School within the township

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### **WELL-PLANNED FACILITIES AND AMENITIES**

- Boundary wall with manned entry & exit • Wide roads • Underground electric cabling • Club with swimming pool
- Gym • Party hall • Indoor games • Convenient shopping complex and school within the township • Rain Water harvesting • Well laid sewage with STP



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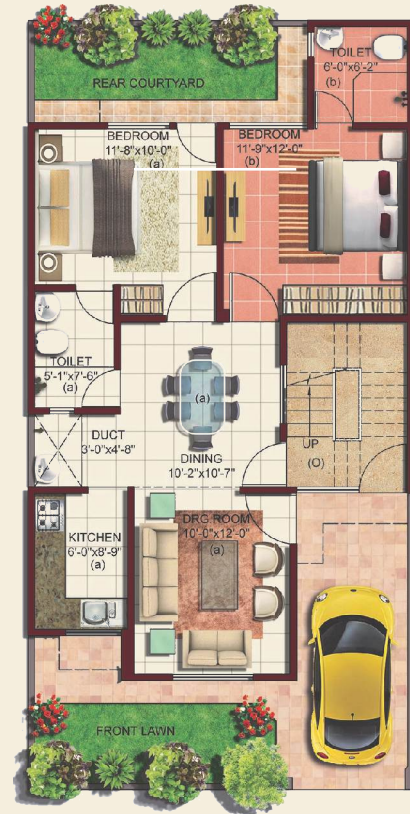
## CRYSTAL VILLA

Plot Size = 24'-7½" x 49' - 2½" (7.5 mt. x 15 mt)

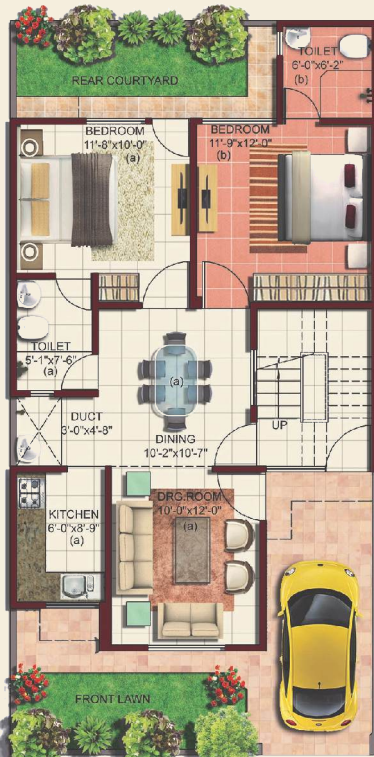
Plot Area = 1211.00 sq.ft. (112.50 sq. mt.)

**SIMPLEX** ▶

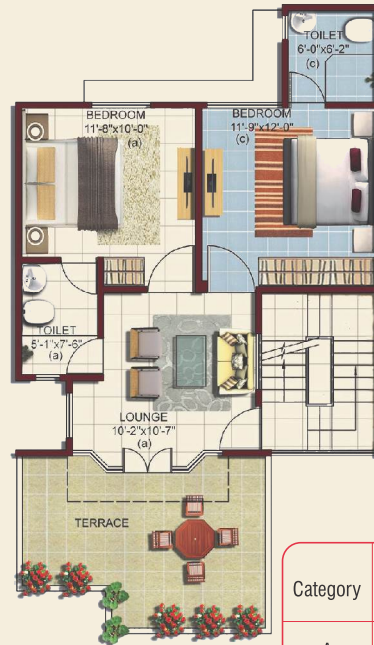
Category	Combination	Carpet Area		External Wall Area	
		Sq.ft.	Sq.mt.	Sq.ft.	Sq.mt.
A	□	469.53	43.62	45.42	4.22
A+B	□ ■	650.25	60.41	62.65	5.82
(0)	■	145.00	13.47	Included	



GROUND FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

◀ **DUPLEX**

Category	Combination	Carpet Area		External Wall Area		Mumty Area		Terrace Area	
		Sq.ft.	Sq.mt.	Sq.ft.	Sq.mt.	Sq.ft.	Sq.mt.	Sq.ft.	Sq.mt.
A	□	943.46	87.65	81.91	7.61	96.55	8.97	182.00	16.90
A+B	□ ■	1124.08	104.43	95.26	8.85	96.55	8.97	376.00	34.93
A+B+C	□ ■ ■	1304.70	121.21	108.72	10.10	96.55	8.97	182.00	16.90

**Disclaimer :** The area and plan shown here is subject to change • 1sq.ft. = 0.093 sq.mt., 10,764 sq.ft. = 1.196 sq. yd. and 3.28 ft. = 1 mt. • All dimensions shown in feet inches are close approximation to metric dimensions  
 • The dimensions and area mentioned above may vary from unit to unit on completion of construction • Please check exact dimensions with the marketing team • Villa perspective is just an artistic impression and not a legal offering  
 • Furniture or vehicles are only indicative and not a part of the sales offering.

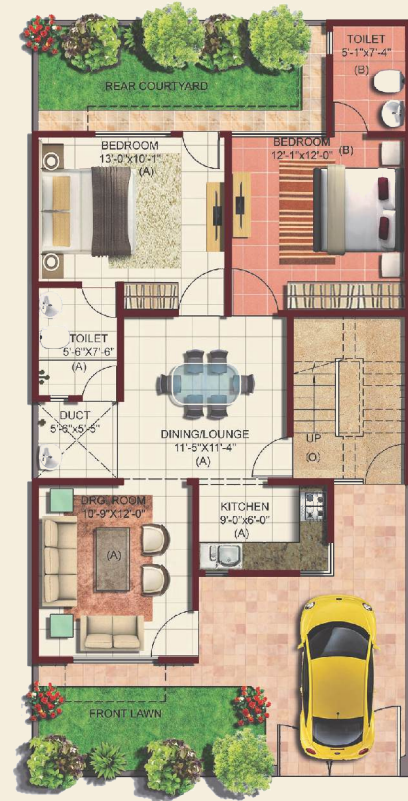


## SAPPHIRE VILLA

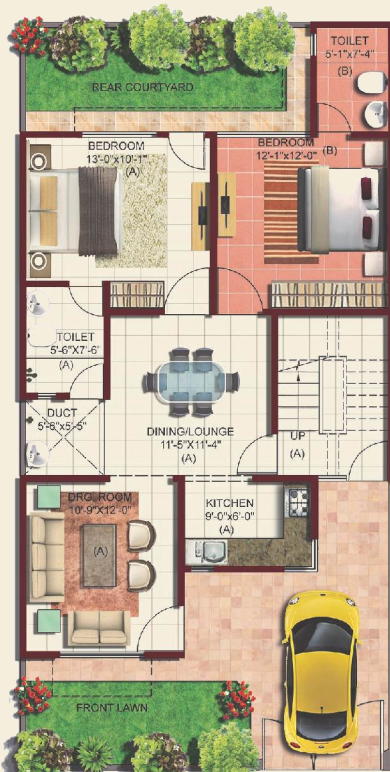
Plot Size = 26'-3" x 52'-6" (8 mt. x16 mt.)  
Plot Area = 1378.00 sq.ft. (128 Sq. mt.)

**SIMPLEX** ▶

Category	Combination	Carpet Area		External Wall Area	
		Sq.ft.	Sq.mt.	Sq.ft.	Sq.mt.
A	□	512.69	47.63	52.21	4.85
A+B	□ ■	698.05	64.85	70.93	6.59
O	■	155.00	14.40	Included	



GROUND FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

◀ **DUPLEX**

Category	Combination	Carpet Area		External Wall Area		Mumty Area		Terrace Area	
		Sq.ft.	Sq.mt.	Sq.ft.	Sq.mt.	Sq.ft.	Sq.mt.	Sq.ft.	Sq.mt.
A	□	1029.68	95.66	91.71	8.52	103.55	9.62	196.00	18.20
A+B	□ ■	1215.04	112.88	107.42	9.98	103.55	9.62	396.00	36.78
A+B+C	□ ■ ■	1400.40	130.10	122.06	103.55	103.55	9.62	196.00	18.20

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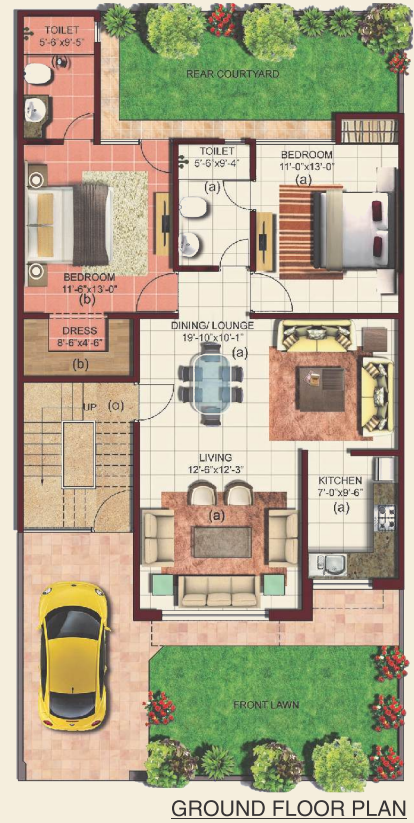


## EMERALD VILLA

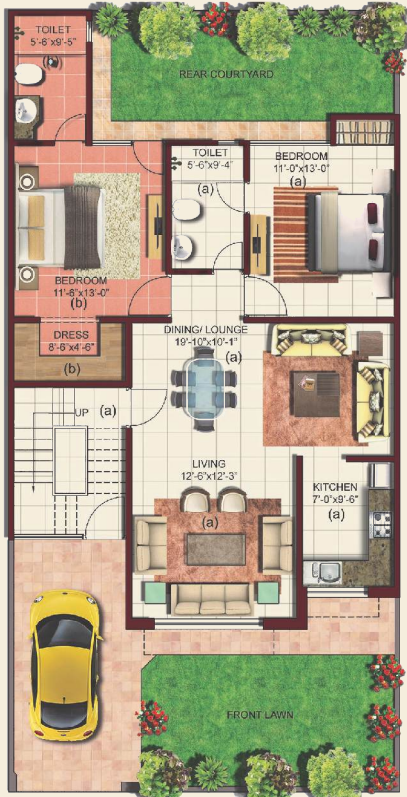
Plot Size = 29'-6" x 59' - 0 1/2"  
 (9 mt. x 18 mt.)  
 Plot Area = 1743.768 sq.ft.  
 (162.00 Sq.mt.)

### SIMPLEX ▶

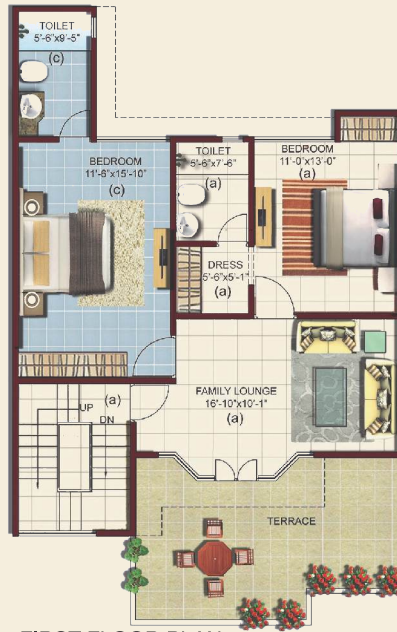
Category	Combination	Carpet Area		External Wall Area	
		Sq.ft.	Sq.mt.	Sq.ft.	Sq.mt.
A	□	662.09	61.51	57.80	5.37
A+B	□ ■	907.41	84.30	80.51	7.48
0	■	165.00	15.32	Included	



GROUND FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

### ◀ DUPLEX

Category	Combination	Carpet Area		External Wall Area		Mumty Area		Terrace Area	
		Sq.ft.	Sq.mt.	Sq.ft.	Sq.mt.	Sq.ft.	Sq.mt.	Sq.ft.	Sq.mt.
A	□	1292.22	120.05	102.47	9.52	110.33	10.25	228.00	21.18
A+B	□ ■	1537.53	142.84	121.10	11.25	110.33	10.25	508.00	47.19
A+B+C	□ ■ ■	1797.48	166.99	140.15	13.02	110.33	10.25	228.00	21.18

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## Oxy-zone:

Fresh air, everywhere



Enjoy great health in a city blessed with ample greenery and fresh air. As you step into Oro City, you are welcomed by wide green belts that are spread across every corner of the township. Moreover, our seven beautifully landscaped parks will give you abundant oxygen to breathe in, improving your quality of life.



Choose to walk or simply unwind in any part of our Oxy-zone, any time you like.

## Green Square:

**Approx. 2 acre\* Central Park, a well-designed rejuvenation hub for all**

Come to the most exclusive and attractive part of the Oxy-zone, the Green Square. Loaded with special relaxing, entertaining and rejuvenating zones for all age-groups, this 2-acre (approx.) central park provides excellent therapeutic green views. It also showcases amenities and facilities like:

- **Rich Plantation:**

Refresh your senses with hypnotic landscaped greenery designed with great precision and care.

- **Musical Jogging Track:**

Walk to the tunes of health and fitness on our beautifully landscaped jogging track.

- **Open Gym:**

After a quick warm-up on our jogging track, enjoy effective workout sessions in our open gym equipped with exercising machines and equipment.

- **Kids' Play Area:**

Give your kids a safe play area designed with fun slides and swings. Let them experience a new sense of freedom while they enjoy gaming sessions with their friends.



- **Yoga & Meditation Area:**

Discover good health and peace of mind with our rejuvenating yoga and meditation sessions.

- **Senior Citizen's Zone:**

Let your parents and grandparents experience tranquility in a calm area specially designed for them.

- **Badminton Court & Practice Court for Basketball:**

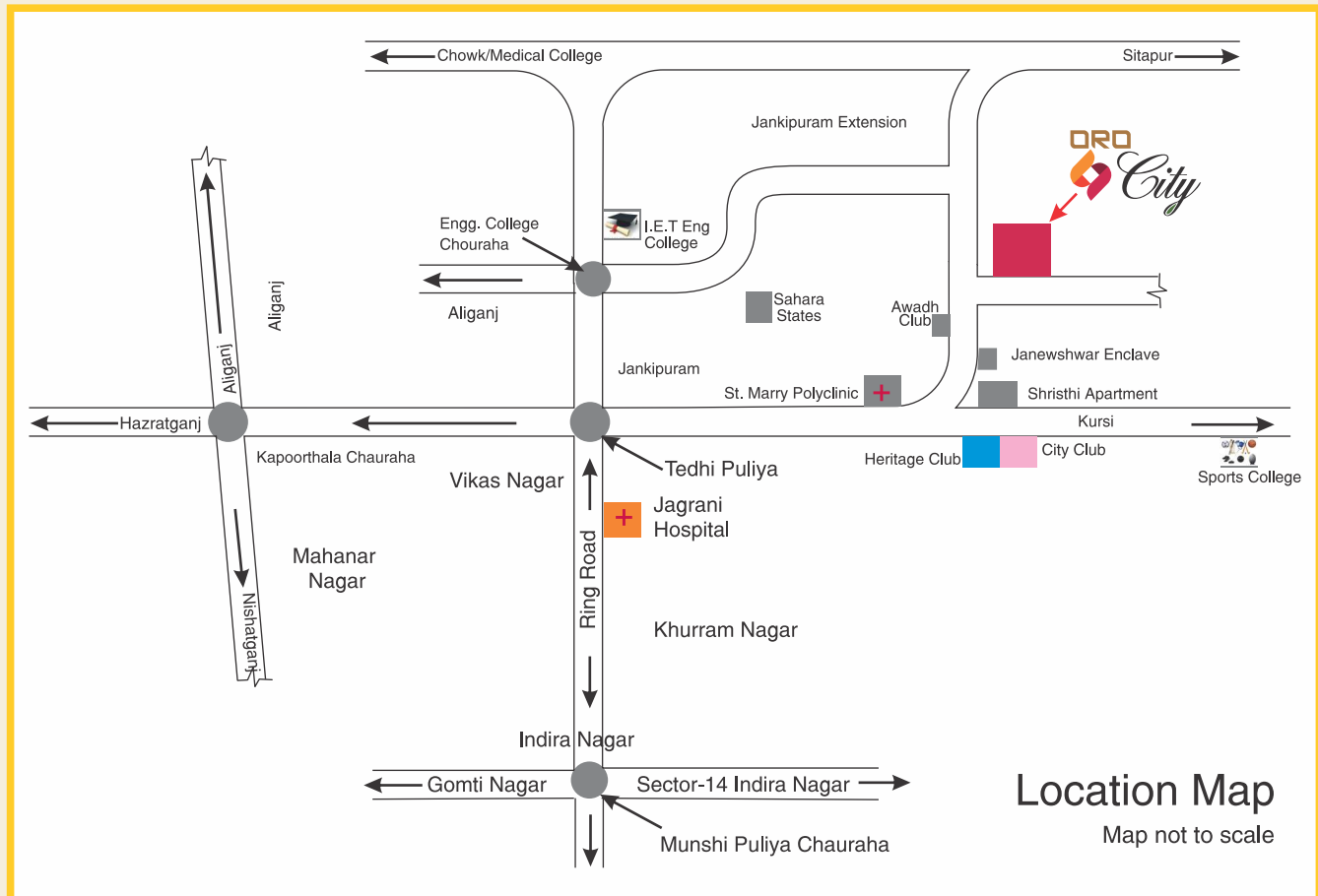
Practice, compete or simply try your hands on badminton and basketball to refresh your mind & body.

- **Amphitheater:**

Hang out with friends and family and enjoy entertaining activities in our well-designed amphitheater.

## LOCATION ADVANTAGES

- Strategically located near Sector J, Jankipuram, Off Kursi Road, Lucknow
- Just 5-8 minute drive from the junction (Kursi Road Crossing) of city's four prominent residential colonies - Vikas Nagar, Indira Nagar, Aliganj & Jankipuram
- Enjoys proximity with Kursi Road, Proposed Outer Ring Road & Sitapur Road
  - Direct access from Kursi Road vide 30 meter wide road
- Enjoys proximity with the best markets, hospitals, schools & colleges of the city



# VILLA SPECIFICATIONS

LOCATION	FLOORING	DOORS & WINDOWS	FIXTURE & FITTINGS	WALL FINISHES	CEILING FINISHES
Living/ Dining Room	Vitrified Tiles	<b>Doors</b> : Main door frame of hardwood, panel/skin moulded door shutter with good quality hardware. <b>Windows</b> : Powder coated/Anodized aluminum composite windows with clear glass. Provision of mosquito net.	<b>Electrical</b> : Light & Fan points, AC Power Point, Telephone point and Cable TV point.	Punning with Acrylic Emulsion Paint.	POP cornice oil Bound, Distemper.
Bedrooms	Vitrified Tiles/ Laminated wooden flooring	<b>Doors</b> : Door frame of hardwood with skin moulded door shutters duly painted with good quality hardware. <b>Windows</b> : Powder coated/Anodized aluminum composite windows with clear glass. Provision of mosquito net.	<b>Electrical</b> : Light & Fan points, AC Power Point, Telephone point and Cable TV point.	Oil Bounded Distemper.	Oil Bounded Distemper.
Toilets	Non skid Ceramic Tiles	<b>Doors</b> : Door frame of hardwood with skin moulded door shutters duly painted with good quality hardware. <b>Windows</b> : Powder coated/Anodized aluminum composite windows with translucent glass.	<b>Electrical</b> : Provision for Fresh Air fan and Geyser point. <b>Sanitary ware and CP Ware</b> : CP fittings and Ceramic Sanitary Ware Provision for fitting of Geysers.	Ceramic tiles upto lintel level & balance area finished in Oil Bound Distemper.	Oil Bounded Distemper.
Kitchen	Non skid Ceramic Tiles	<b>Doors</b> : No Door <b>Windows</b> : Powder coated Anodized aluminum composite windows with clear glass. Provision of mosquito net.	<b>Electrical</b> : Points for Fresh Air Fan, Water Filter, Electric Chimney & Geyser. <b>CP Ware and Accessories</b> : CP fittings and fixtures. SS sink with drainboard fitting of geysers. Working Top Counter in granite or equivalent.	Ceramic tiles upto 2' height above Kitchen counter, balance area finished Oil Bound Distemper.	Oil Bounded Distemper.
Balconies/ Terraces	Non skid Ceramic Tiles	-	Railing in front as proposed in elevation or equivalent as proposed by project Architect.	Weather resistance exterior grade cement paint.	Oil Bounded Distemper.
Driveway	Exterior grade tiles/Kota	-	Compound wall with MS gate duty printed as provided by project Architect.	Weather resistance exterior grade cement paint.	
Staircase	Polished Kota Marble Baroda Green	-	Printed M.S. Handrains and Balustrades.	Oil Bounded Distemper	Oil Bounded Distemper.
<b>Electrical Wiring &amp; Installations</b>	BIS certified Modular Switches/Sockets. Distribution boxes and MCBs internal wiring of flexible copper wires of concealed conduits.				
<b>Plumbing</b>	BIS certified CPVC/UPVC water supply pipes with standards valves & accessories and PVC Waste and Soil pipes.				

**Disclaimer** : The above specifications are indicative & may be changed in consultation with the Architect. The company reserves the right to provide equivalent finishes or fittings and fixtures.

PROJECT APPROVED BY

**LDA**

RERA Project Registration No.

**UPRERAPRJ5**

website : <http://up-rera.in/>

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