RAMK

RAMKY ESTATES

Spaces for life

RAMK 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.

RAMKY 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



DINING HALL

KITCHEN



BEDROOM



LIVING ROOM

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



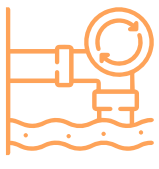
CCTV Cameras



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





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

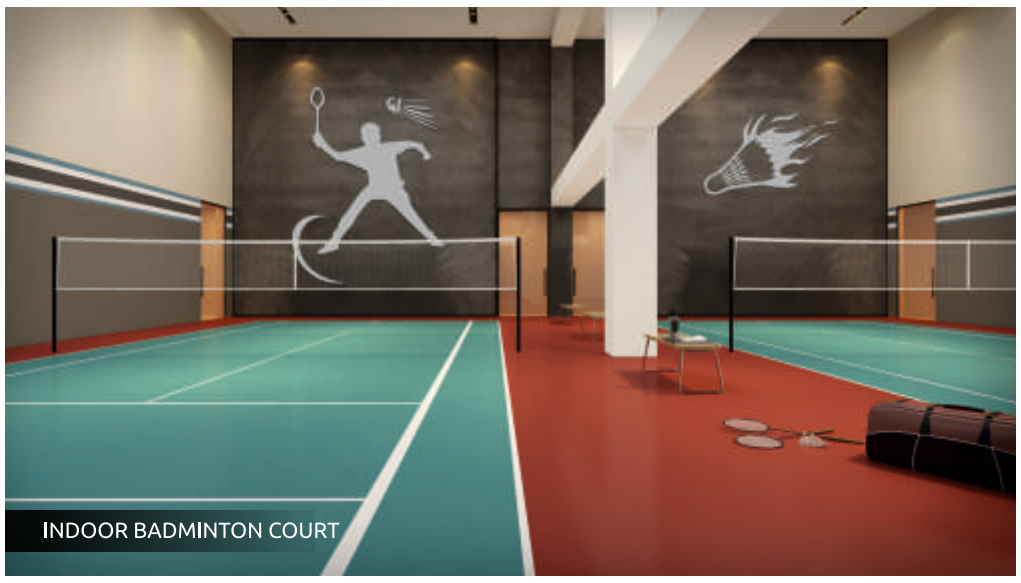

INDOOR BADMINTON COURT


TABLE TENNIS



GYMNASIUM


INDOOR GAMES

INDOOR AMENITIES

RAMKY ONE ORION
FOR A BRIGHTER LIFE


MULTIPURPOSE HALL


GUEST ROOMS



RECEPTION


AMPHITHEATER


FUTSAL


MINI GOLF COURSE


OUTDOOR SEATING AREA


HAMMOCK ZONE


SWIMMING POOL


AMPHITHEATER


CRICKET PRACTICE NET

SITE AMENITIES

RAMKY ONE ORION
FOR A BRIGHTER LIFE


PARTY AREA


MAZE GARDEN


CHILDREN'S PLAY AREA


OUTDOOR GYMNASIUM

RAMKY ONE ORION

FOR A BRIGHTER LIFE

MASTER LAYOUT



LEGEND

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

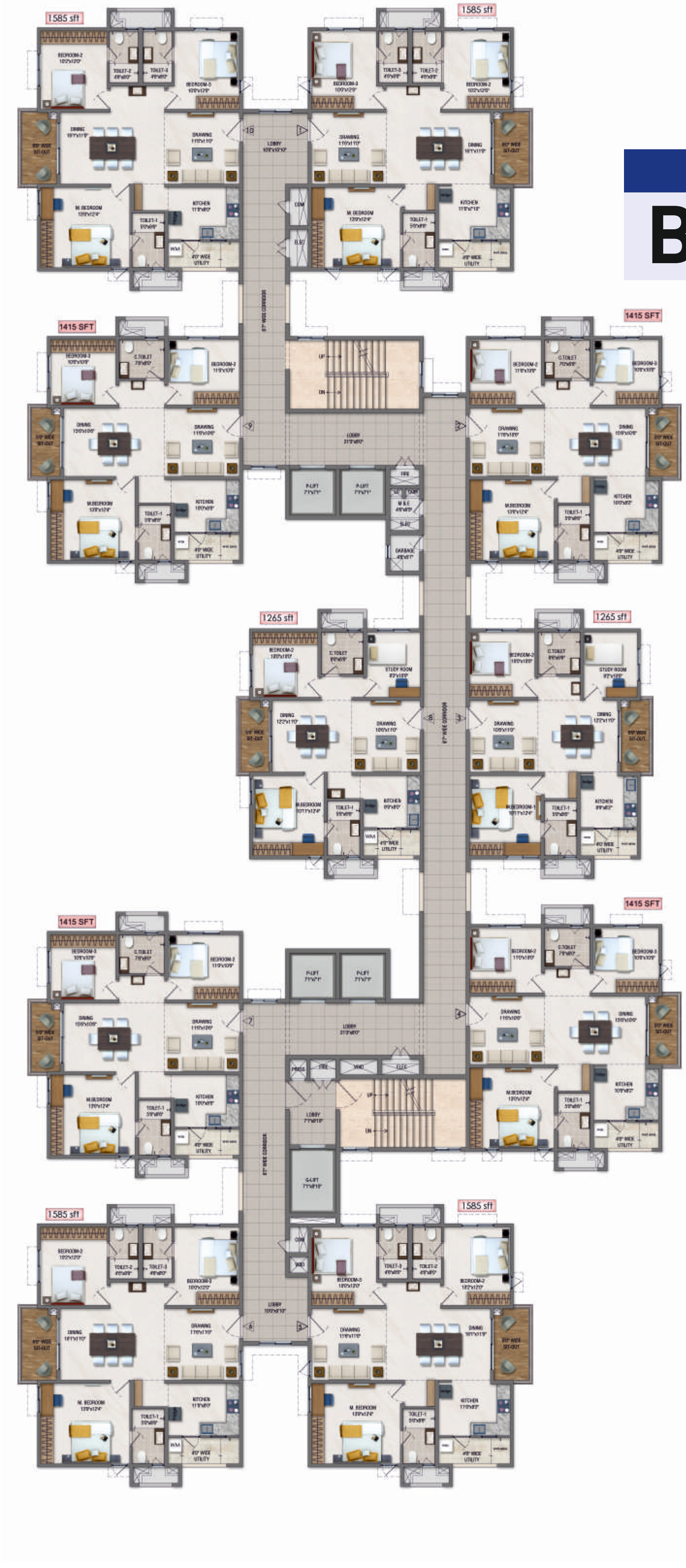

1825 SFT
1585 sft
1825 SFT
1415 SFT
1415 SFT
1265 sft
1415 SFT
1265 sft
1415 SFT
1265 sft
1825 SFT
1415 SFT
1825 SFT
1585 sft

TOWER
A & F

N

TOWER

B, C & E


1585 sft
1585 sft
1415 SFT
1415 SFT
1265 sft
1265 sft
1415 SFT
1415 SFT
1585 sft
1585 sft
LOBBY
87' WIDE CORRIDOR
UP
DN
P-LIFT
G-LIFT
LOBBY
FIRE
M.B.R
KITCHEN
TOILET-1
TOILET-2
TOILET-3
C.TOILET
STUDY ROOM
DRAWING
DINING
M.BEDROOM
BEDROOM-2
BEDROOM-3
40' WIDE UTILITY
9'0" WIDE SIT-OUT
N

TOWER

D


1825 SFT
1825 SFT
1585 sft
1415 SFT
1265 sft
1265 sft
1585 sft
1415 SFT
1585 sft
1825 SFT
LOBBY
6'-7" WIDE CORRIDOR
DINING
DRAWING
LIVING
KITCHEN
MBED ROOM
BEDROOM-2
BEDROOM-3
M. BEDROOM
TOILET-1
TOILET-2
TOILET-3
C.TOILET
STUDY ROOM
UTILITY
P-LIFT
G-LIFT
LIFT
LOBBY
UP
DN
FIRE
VOID
ELEC
GARBAGE
N



UNIT PLANS

1265 SFT.

EAST FACING

TYPE 1 - 3 BHK + 2T

N



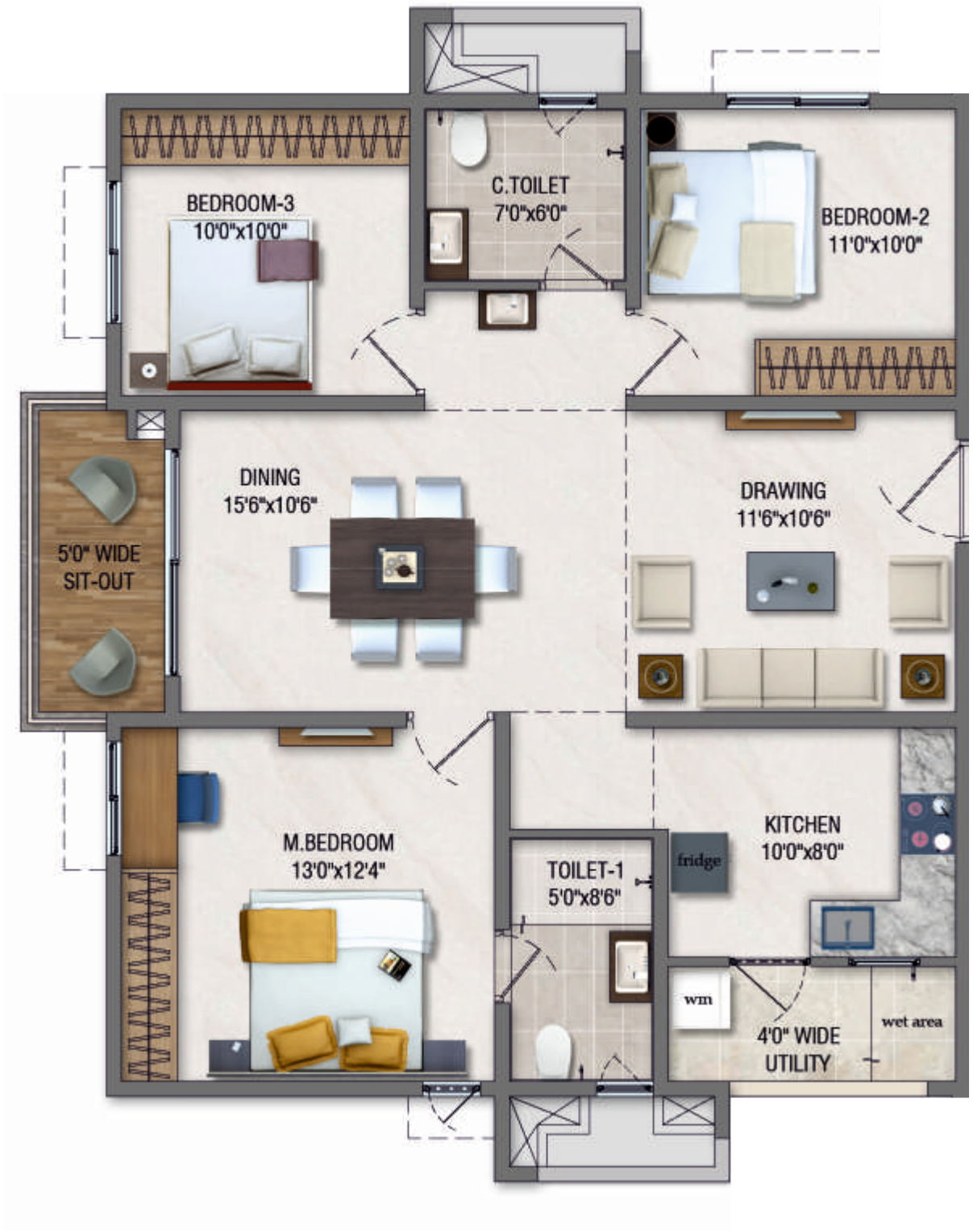
UNIT PLANS

1265 SFT.

WEST FACING

TYPE 2 - 3 BHK + 2T

N



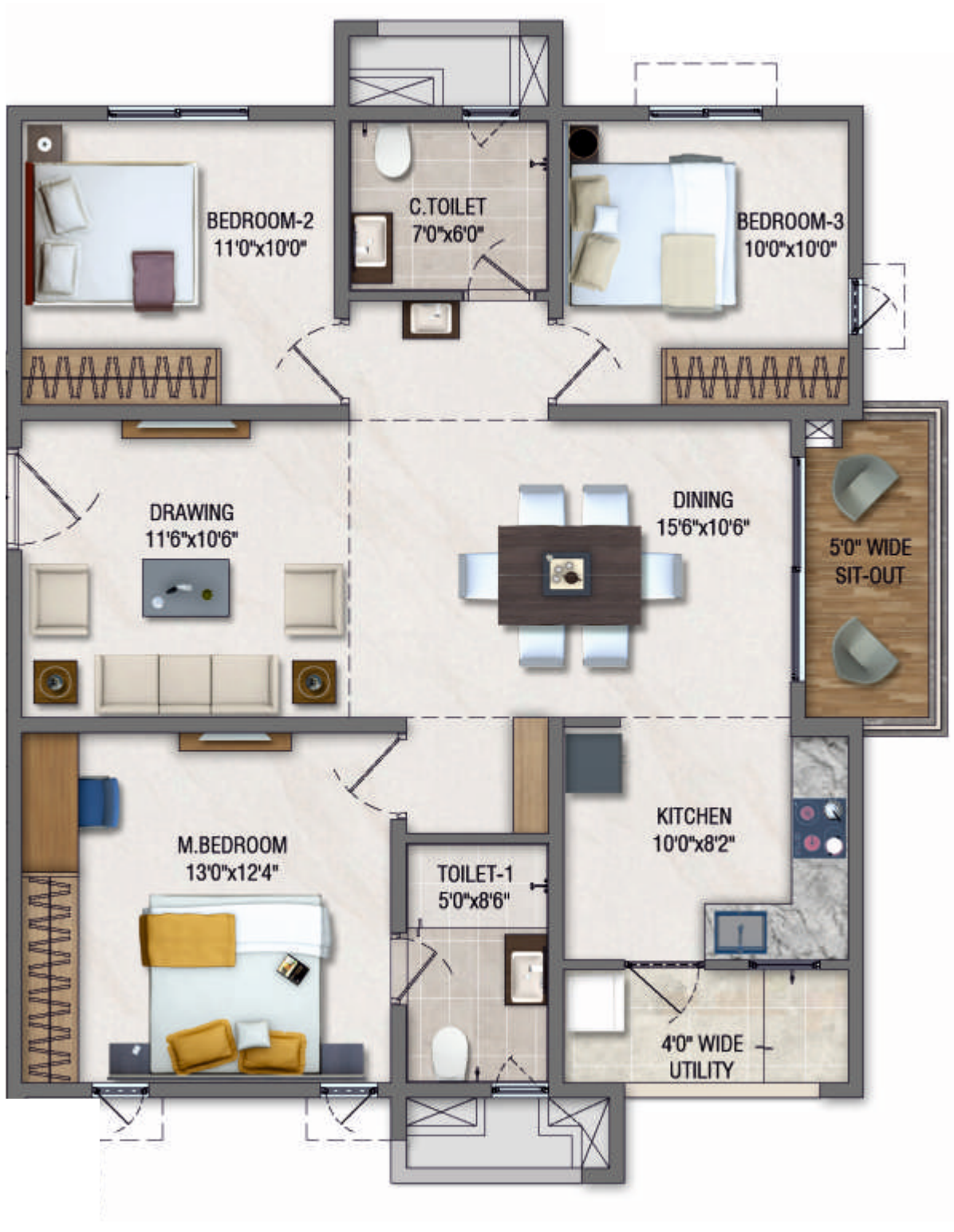
UNIT PLANS

1415 SFT.

EAST FACING

TYPE 3 - 3 BHK + 2T

N



UNIT PLANS

1415 SFT.

WEST FACING

TYPE 4 - 3 BHK + 2T

N



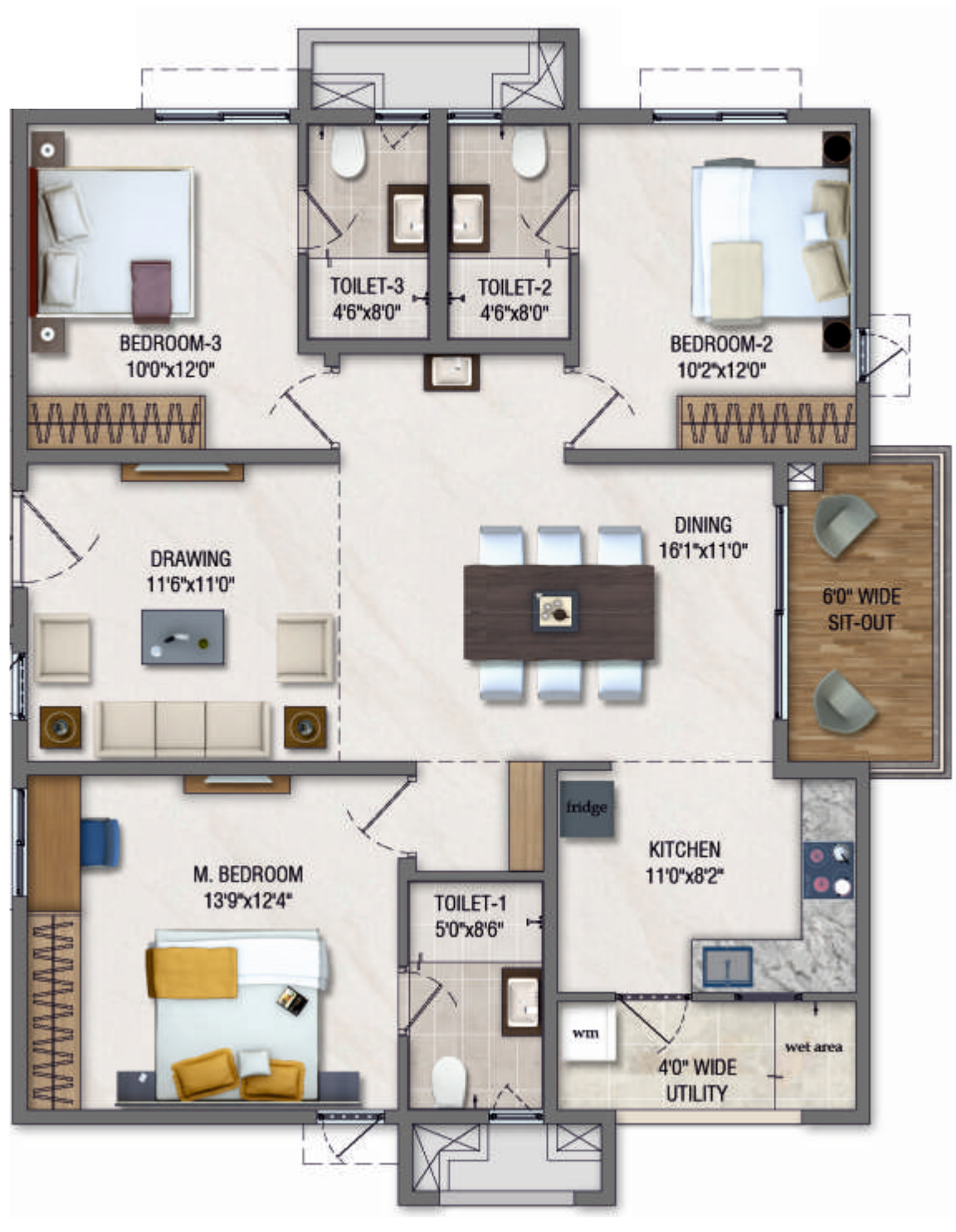
UNIT PLANS

1585 SFT.

EAST FACING

TYPE 5 - 3 BHK + 3T

N



UNIT PLANS

1585 SFT.

WEST FACING

TYPE 6 - 3 BHK + 3T

N



UNIT PLANS

1825 SFT.

EAST FACING

TYPE 7 - 3 BHK + 3T

N



UNIT PLANS

1825 SFT.

WEST FACING

TYPE 8 - 3 BHK + 3T

N

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



RAMKY ESTATES
Spaces for life

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.

RAMKY ESTATES
~ Building with ~
HEART
~ Building it ~
SMART

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
- TOMORROW'S TECHNOLOGY
- WORRY-FREE JOURNEY
- ENVIRONMENT CONSCIOUSNESS
- SOCIAL CHANGE
- 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 ESTATES

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