www.orogroup.in

Ajit ORO COUNTY

Opp. ORO City, Jankipuram (Ext.), Lucknow

Enjoy Complete Living

Project RERA Registration No. UPRERAPRJ716796

Available at - http://up-rera.in/

About Us

Ajit Oro County dazzles with its perfectly situated and well-connected location in Jankipuram with unrivaled views surrounded by a scenic promenade. Ajit Oro County offers a variety of its trademark luxury villas and plots. Surrounded by panoramic lush green scapes it is a modern, fully integrated, housing solution with modern amenities, facilities and services one can only dream of to facilitate everyday life.

All villas here breathe fresh air and offer unparalleled luxury of space and an affordable price range that suits your budget. Planned with carefully designed private spaces, these villas resonate with exquisite detailing, modern designs, high quality construction and privacy.

Artistic Impression

Facilities & Amenities

Boundary Wall With Manned Entry & Exit

Underground Electric Cabling

Wide Roads

Club Celebrations At ORO City

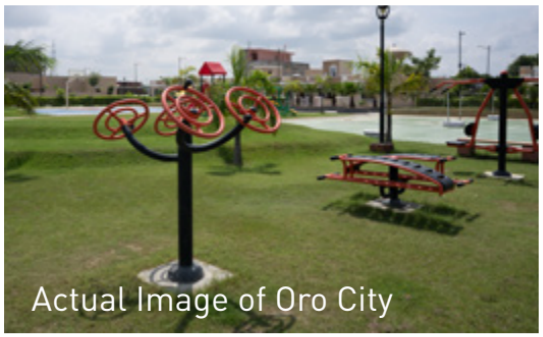
Rain Water Harvesting

Clean Pathways

Children's Play Area

Yoga & Meditation Area

Open Gym



Actual Image of Oro City

Artistic Impression

Green Land

Green Land, a well-designed rejuvenation hub loaded with special relaxing, entertaining and rejuvenating zones for all age-groups. The Green Land provides excellent therapeutic green views. It also showcases amenities and facilities

Actual Image of Oro City

Artistic Impression

Fresh Air, Everywhere

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

Rich Plantation

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

Actual Image of Oro City

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 other fitness paraphernalia.

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 zone.

Senior Citizen's Zone

t your parents and grandparents experience
ınquility in a calm area specially designed for
em.

Badminton Court & Practice Court

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

Highlights

Artistic Impression

Expandable Villas that suit your needs: Our Villas come with pre-approved house maps for hassle-free future expansion (Choice of Villas have been planned, which include Simplex and Duplex Villas). So, buy your choice of Villa now and expand it later at your convenience.

Multiple choices of **Plots** that match your aspirations.

Commercial Arcade that fulfills your needs: Open a well-organized shop or a swanky office here.

Plot for **School**.

Club Celebrations at **Oro City** with a Swimming Pool, Gym, Party Hall, Indoor Games, and provision for Restaurant / Cafeteria.

Location Advantages

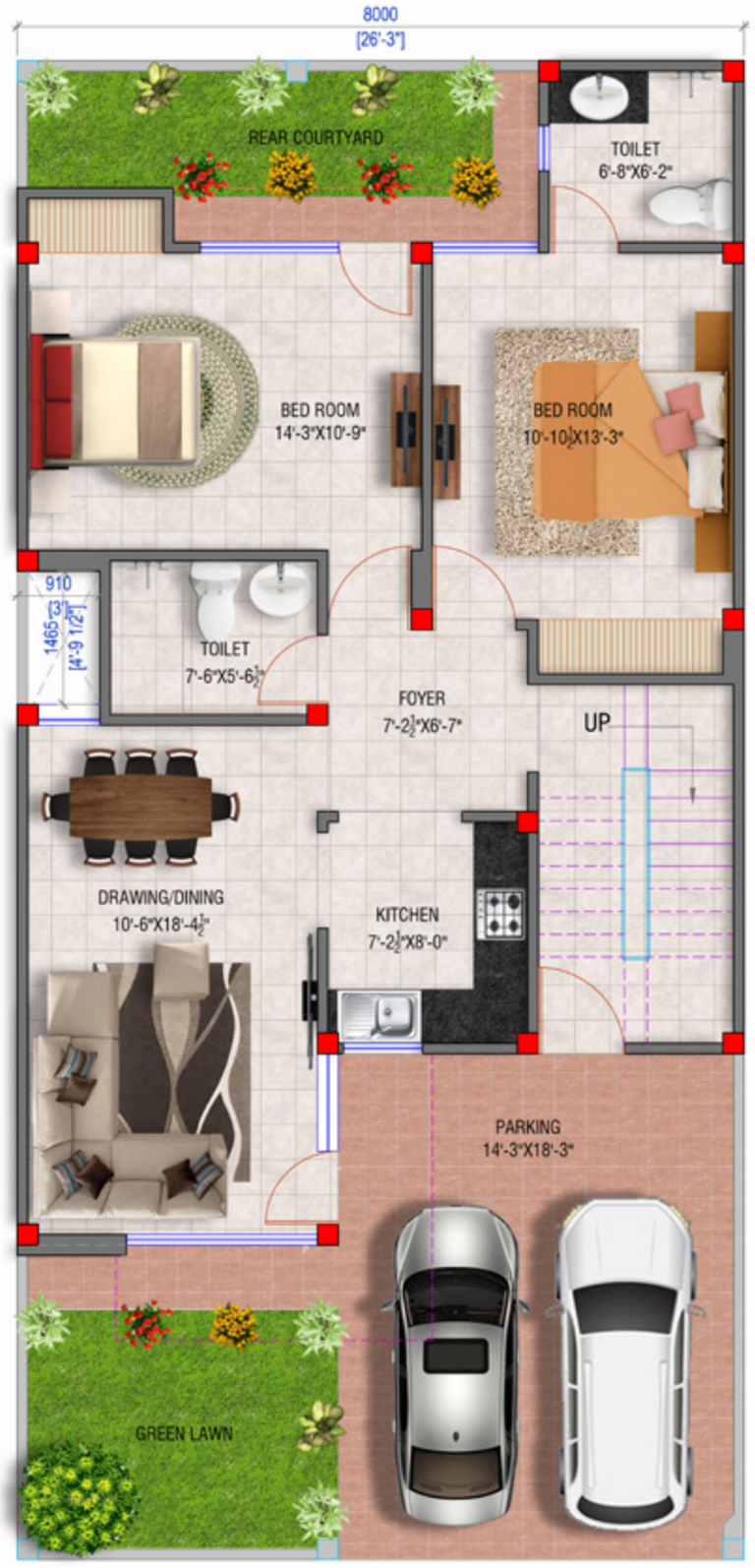
- Strategically located near Sector J, Jankipuram, Off Kursi Road, Lucknow
- Just 5-8 minute drive from the junction (Kursi Road Crossing) of city's four prominent residential colonies - Vikas Nagar, Indira Nagar, Aliganj & Jankipuram
- Enjoys proximity with Kursi Road, Proposed Outer Ring Road & Sitapur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

Ajit ORO COUNTY
Opp. ORO City, Jankipuram (Ext.), Lucknow

Site Plan

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

IRIS VILLA
Floor Plan

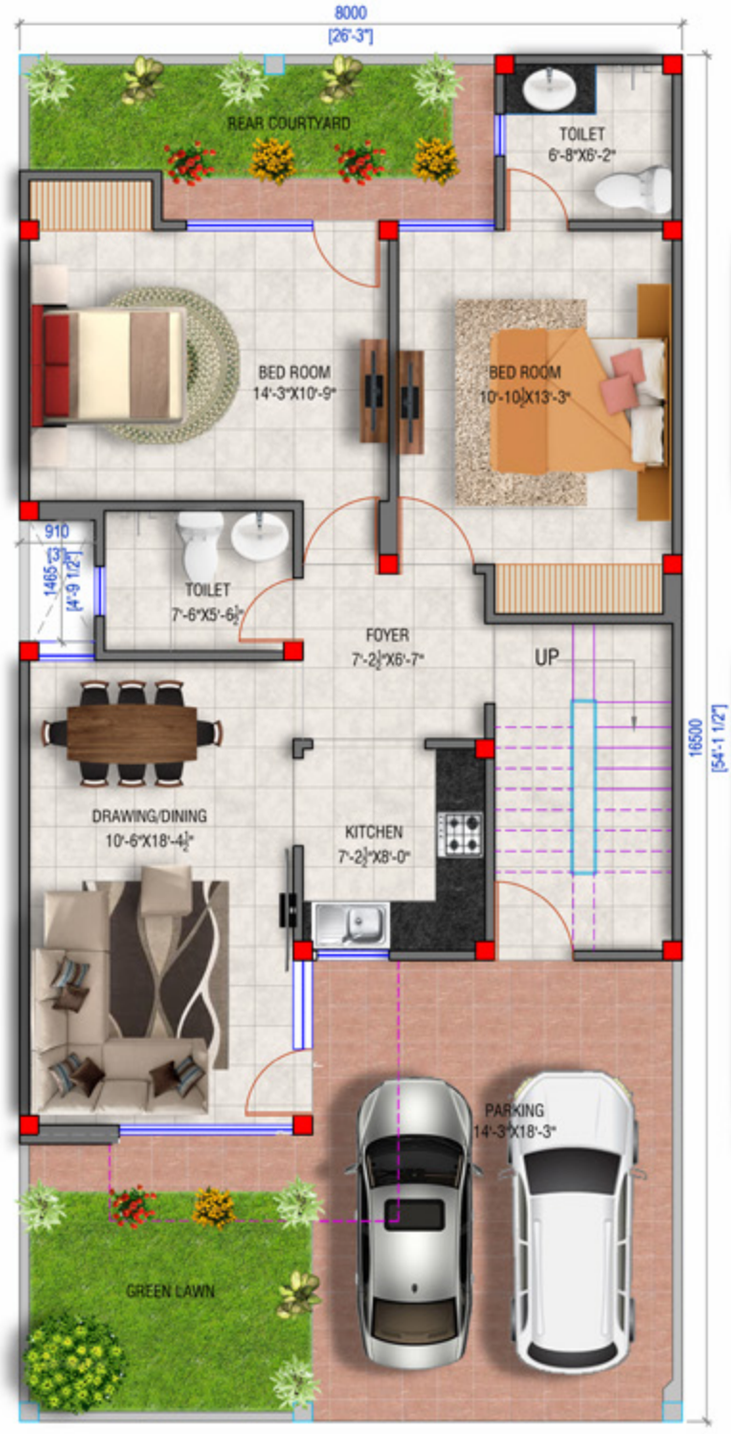


GROUND FLOOR PLAN

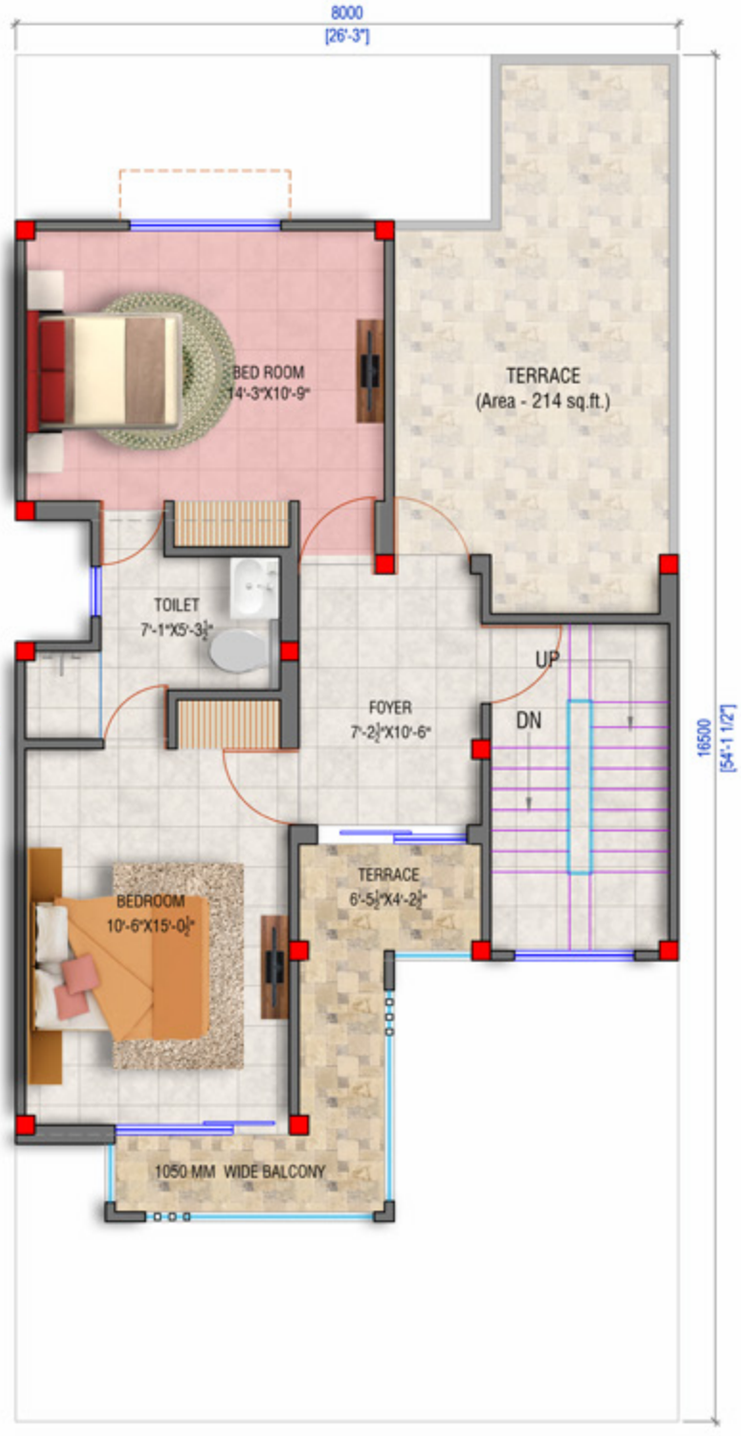
CATEGORY	COMBINATION	CARPET AREA		EXT. WALL AREA		50% OF PROJECTION AREA		STAIRCASE+MUMTY AREA	
		Sq.Ft.	Sq.Mt.	Sq.Ft.	Sq.Mt.	Sq.Ft.	Sq.Mt.	Sq.Ft.	Sq.Mt.
A		732.38	68.04	64.48	5.99	31.32	2.91	211.40	19.64

SIMPLEX VILLA - 8.00X16.50(1421 SQ.FT.)

DISCLAIMER
- 1 sq.ft. = 0.093sq.mt., 10.764sq.ft. = 1.196sq.yd and 3.28sq.ft. = 1mt.
- All dimensions shown in feet/inches are close approximation to metric dimensions.
- RERA carpet area includes area between the inner face of the outer wall of the unit.
- Built-up area of the unit includes RERA carpet area, balcony area &external wall area.
- Internal dimensions may vary after finishing plaster/tiles etc.
- Some units may have different area including additional lawn/terrace area.Please check the area with marketing at the time of purchase.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

CATEGORY	COMBINATION	CARPET AREA		EXT. WALL AREA		50% OF PROJECTION AREA		MUMTY AREA		TERRACE AREA	
		Sq.Ft.	Sq.Mt.	Sq.Ft.	Sq.Mt.	Sq.Ft.	Sq.Mt.	Sq.Ft.	Sq.Mt.	Sq.Ft.	Sq.Mt.
A		1232.04	114.46	108.72	10.10	63.83	5.93	111.08	10.32	437.77	40.67
B	+	1405.37	130.56	127.23	11.82	63.83	5.93	111.08	10.32	245.96	22.85

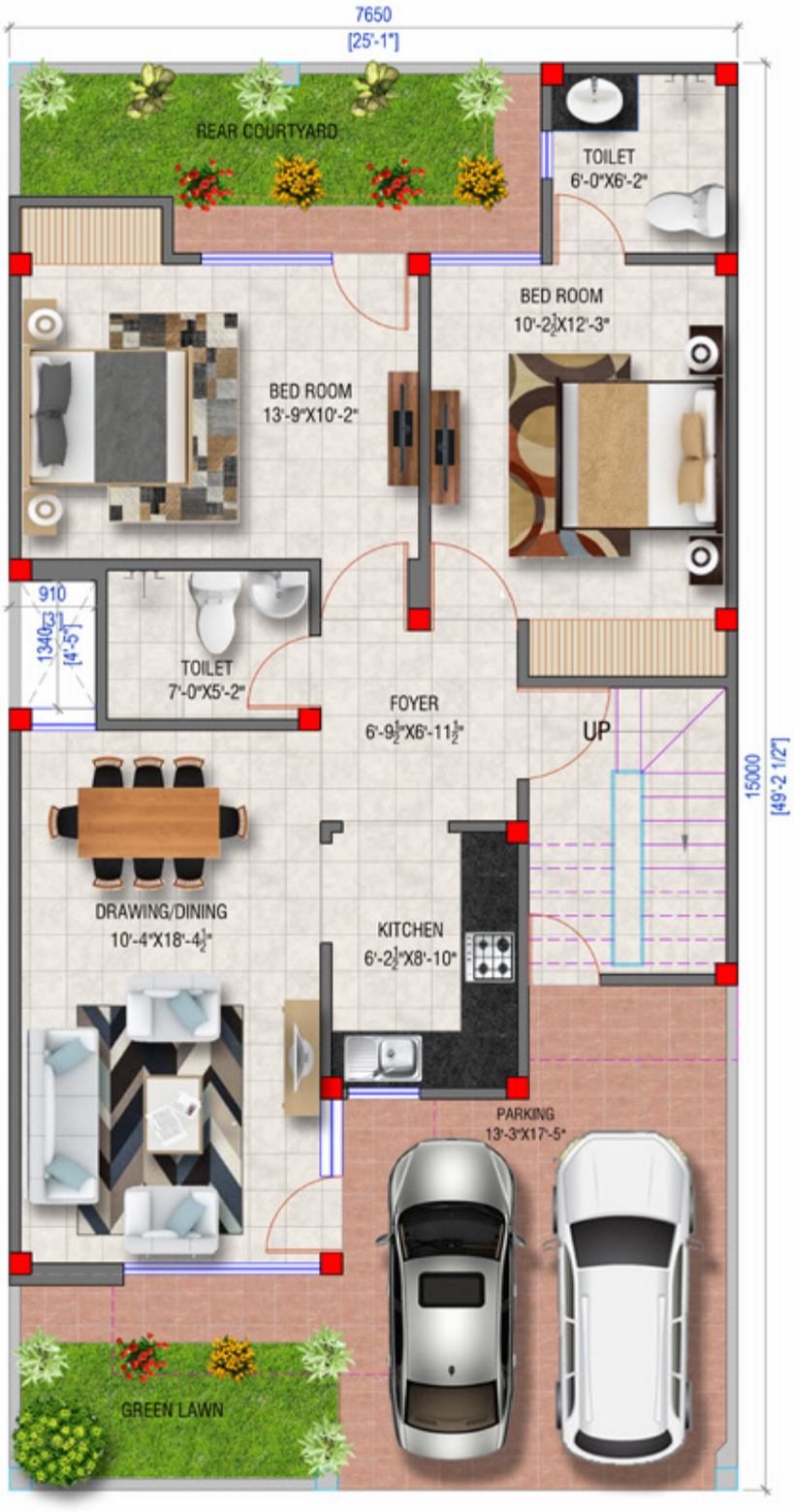
DISCLAIMER

- 1 sq.ft.=0.093sq.mt., 10.764sq.ft.=1.196sq.yd and 3.28sq.ft.=1mt.
- All dimensions shown in feet/inches are close approximation to metric dimensions.
- RERA carpet area includes area between the inner face of the outer wall of the unit.
- Built-up area of the unit includes RERA carpet area, balcony area &external wall area.
- Internal dimensions may vary after finishing plaster/tiles etc.
- Some units may have different area including additional lawn/terrace area.Please check the area with marketing at the time of purchase.

DUPLEX VILLA - 8.00X16.50(1421 SQ.FT.)

ORCHID VILLA

Floor Plan



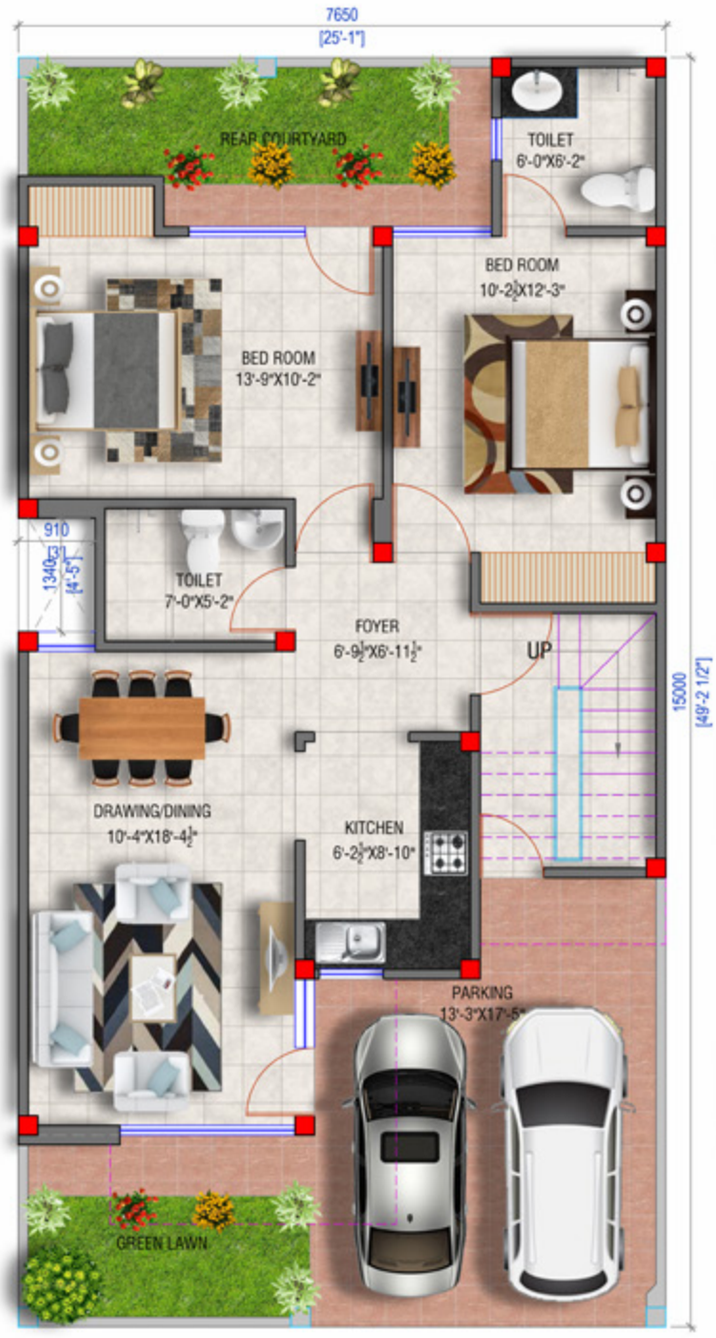
GROUND FLOOR PLAN

CATEGORY	COMBINATION	CARPET AREA		EXT. WALL AREA		50% OF PROJECTION AREA		STAIRCASE+MUMTY AREA	
		Sq.Ft.	Sq.Mt.	Sq.Ft.	Sq.Mt.	Sq.Ft.	Sq.Mt.	Sq.Ft.	Sq.Mt.
A		682.22	63.38	60.92	05.66	28.63	2.66	198.70	18.46

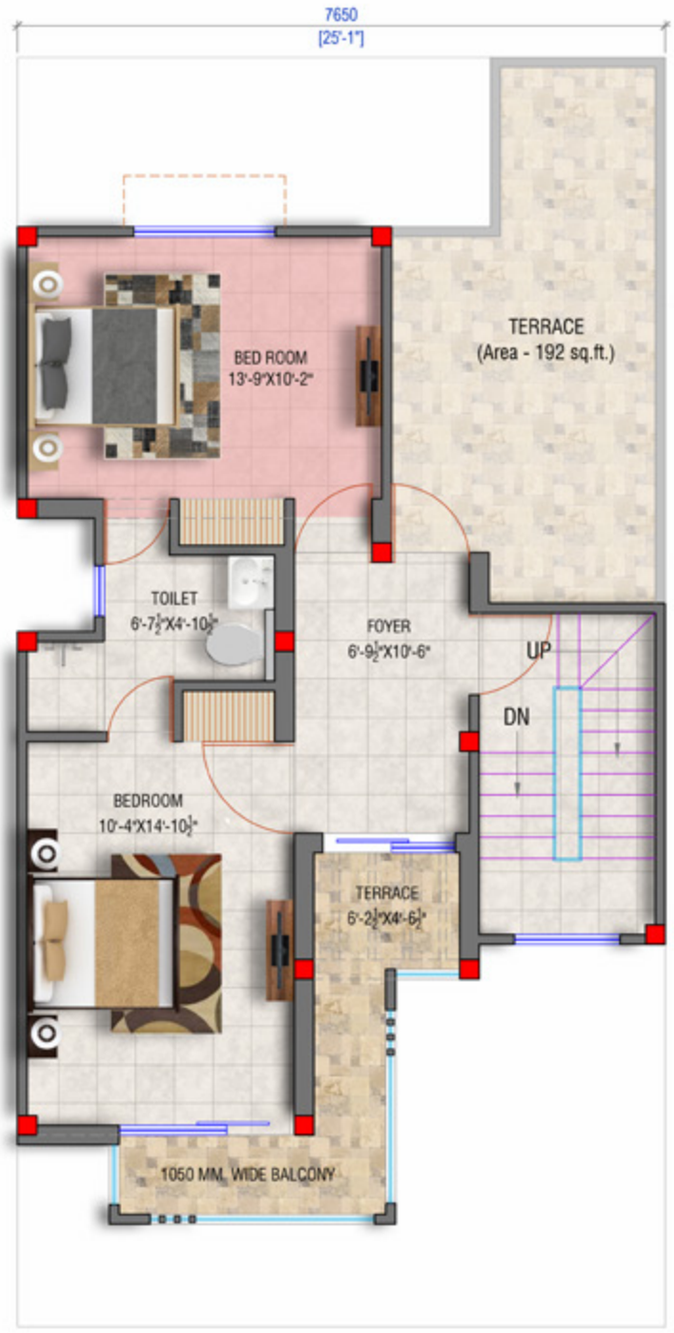
SIMPLEX VILLA - 7.65X15.00(1235 SQ.FT.)

DISCLAIMER

- 1 sq.ft.=0.093sq.mt., 10.764sq.ft.=1.196sq.yd and 3.28sq.ft.=1mt.
- All dimensions shown in feet/inches are close approximation to metric dimensions.
- RERA carpet area includes area between the inner face of the outer wall of the unit.
- Built-up area of the unit includes RERA carpet area, balcony area &external wall area.
- Internal dimensions may vary after finishing plaster/tiles etc.
- Some units may have different area including additional lawn/terrace area.Please check the area with marketing at the time of purchase.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

CATEGORY	COMBINATION	CARPET AREA		EXT. WALL AREA		50% OF PROJECTION AREA		MUMTY AREA		TERRACE AREA	
		Sq.Ft.	Sq.Mt.	Sq.Ft.	Sq.Mt.	Sq.Ft.	Sq.Mt.	Sq.Ft.	Sq.Mt.	Sq.Ft.	Sq.Mt.
A		1160.67	107.83	105.38	09.79	57.26	5.32	106.24	09.87	394.17	36.62
B	+	1317.93	122.44	123.03	11.43	57.26	5.32	106.24	09.87	219.37	20.38

DUPLEX VILLA - 7.65X15.00(1235 SQ.FT.)

DISCLAIMER

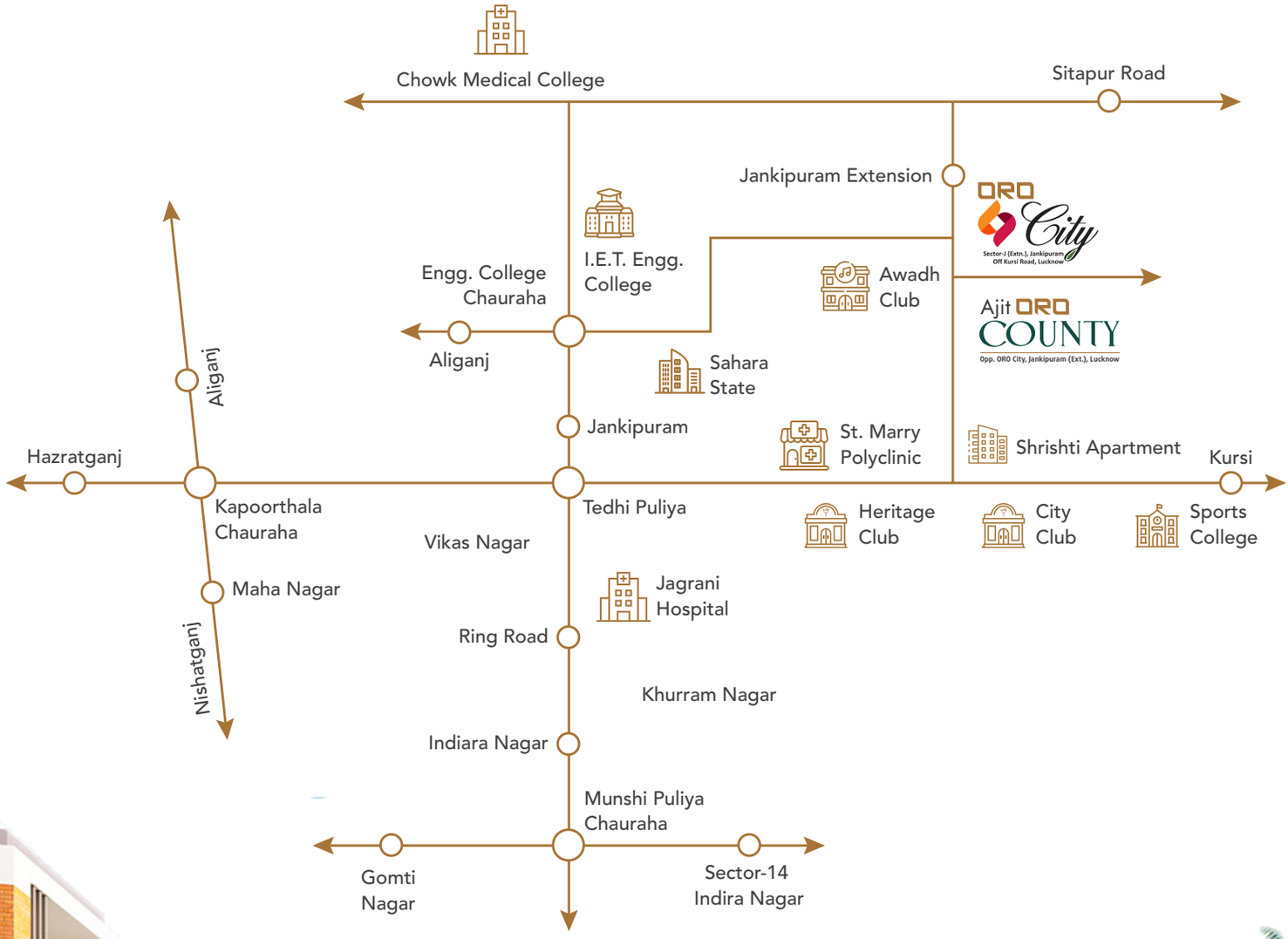
- 1 sq.ft. = 0.093sq.mt., 10.764sq.ft. = 1.196sq.yd and 3.28sq.ft. = 1mt.
- All dimensions shown in feet/inches are close approximation to metric dimensions.
- RERA carpet area includes area between the inner face of the outer wall of the unit.
- Built-up area of the unit includes RERA carpet area, balcony area &external wall area.
- Internal dimensions may vary after finishing plaster/tiles etc.
- Some units may have different area including additional lawn/terrace area.Please check the area with marketing at the time of purchase.

Villa Specification

LOCATION	FLOORING	DOORS & WINDOWS	FIXTURE & FITTINGS	WALL FINISHES	CEILING FINISHES
Living / Dining Room	Vitrified Tiles	**Doors:** Main door frame of hardwood, panel/skin moulded door shutter with good quality hardware **Windows:** Powder coated/Anodized aluminum windows with clear glass.	**Electrical:** Light & Fan points, AC Power Point, Telephone point and Cable TV point	Punning with Acrylic Emulsion Paint	Oil Bound, Distemper
Bedrooms	Vitrified Tiles/ Laminated wooden flooring	**Doors:** Door frame of hardwood with skin moulded door shutters duly painted with good quality hardware. D/W frame of powder coated / anodized aluminium. **Windows:** Powder coated / anodized aluminum windows with clear glass.	**Electrical:** Light & Fan points, AC Power Point, and Cable TV point	Oil Bounded Distemper	Oil Bounded Distemper
Toilets	Non skid Ceramic Tiles	**Doors:** Door frame of hardwood panel/ skin moulded door shutters duly painted with good quality hardware **Windows:** Powder coated / Anodized aluminum windows with translucent glass	**Electrical:** Provision for Fresh Air fan and Geyser point **Sanitary ware & CP Ware:** CP fittings and Ceramic Sanitary Ware Provision for fitting of Geysers	Ceramic tiles upto lintel level and balanced area finished in oil bound distemper	Oil Bounded Distemper
Kitchen	Non skid Ceramic Tiles	Doors: No Door Windows: Powder coated Anodized aluminum windows with clear glass.	**Electrical:** Points for Fresh Air Fan, Water Filter, Electric Chimney & Geyser **CP Ware and Accessories:** CP fittings and fixtures SS sink, fitting for 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	_____	MS 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 / Stone	_____	Compound wall with MS gate duly painted as proposed by Project Architect.	Weather resistance exterior grade cement paint	
Staircase	Polished Marble / Tile	_____	Painted M.S. Handrails	Oil Bounded Distemper	Oil Bounded Distemper
Electrical Wiring & Installations	BIS certified Modular switches/Sockets. Distribution boxes and MCBS Internal wiring of flexible copper wires of concealed conduits		Plumbing	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 foures

Location Map


Chowk Medical College
Sitapur Road
Jankipuram Extension
ORO City
Sector-J (Extn.), Jankipuram
Off Kursi Road, Lucknow
I.E.T. Engg. College
Engg. College Chauraha
Awadh Club
Ajit ORO COUNTY
Opp. ORO City, Jankipuram (Ext.), Lucknow
Aliganj
Aliganj
Sahara State
Jankipuram
St. Marry Polyclinic
Shrishti Apartment
Hazratganj
Kursi
Kapoorthala Chauraha
Tedhi Puliya
Heritage Club
City Club
Sports College
Vikas Nagar
Maha Nagar
Jagrani Hospital
Ring Road
Nishatganj
Khurram Nagar
Indiara Nagar
Munshi Puliya Chauraha
Gomti Nagar
Sector-14 Indira Nagar

ORO

Bringing new colors to life

Corporate Office:
503, 5th Floor, Eldeco Corporate Tower,
Vibhuti Khand, Gomti Nagar, Lucknow- 226010
Ph.- 0522-4235158
www.orogroup.in | support@orogroup.in