



OROVIA

THE LAND *of*
PROSPERITY

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ARTFUL 1, 2 & 3 BHK RESIDENCES

OFF GHODBUNDER ROAD, THANE

Generous fields
that let you run like
there was no end.
Open skies where
you can see the sun
rise and set. The
hefty mountains
that look after you
and the greens in
whose shadows you
may spend some
lazy afternoons.



Prosper yourself in this wealth of nature that flourishes for your well being and contentment. Let the blowing wind put you to a restful sleep and the sound of the flowing water tranquilize the rush in your mind. Prosperity has a life to give, open your hearts.

Often we get lost in the choices we are offered. When all we want is something beyond the ordinary riches of wealth and luxury. And the world you want is now, quietly looking at you.

It's very occasional that life showers us with plenty of opportunities that we want. It's time you give life this one opportunity, one moment it needs, to believe in the fortunes of tomorrow and to live in the land of prosperity that you've earned.

Welcome to Orovia.

OROVIA

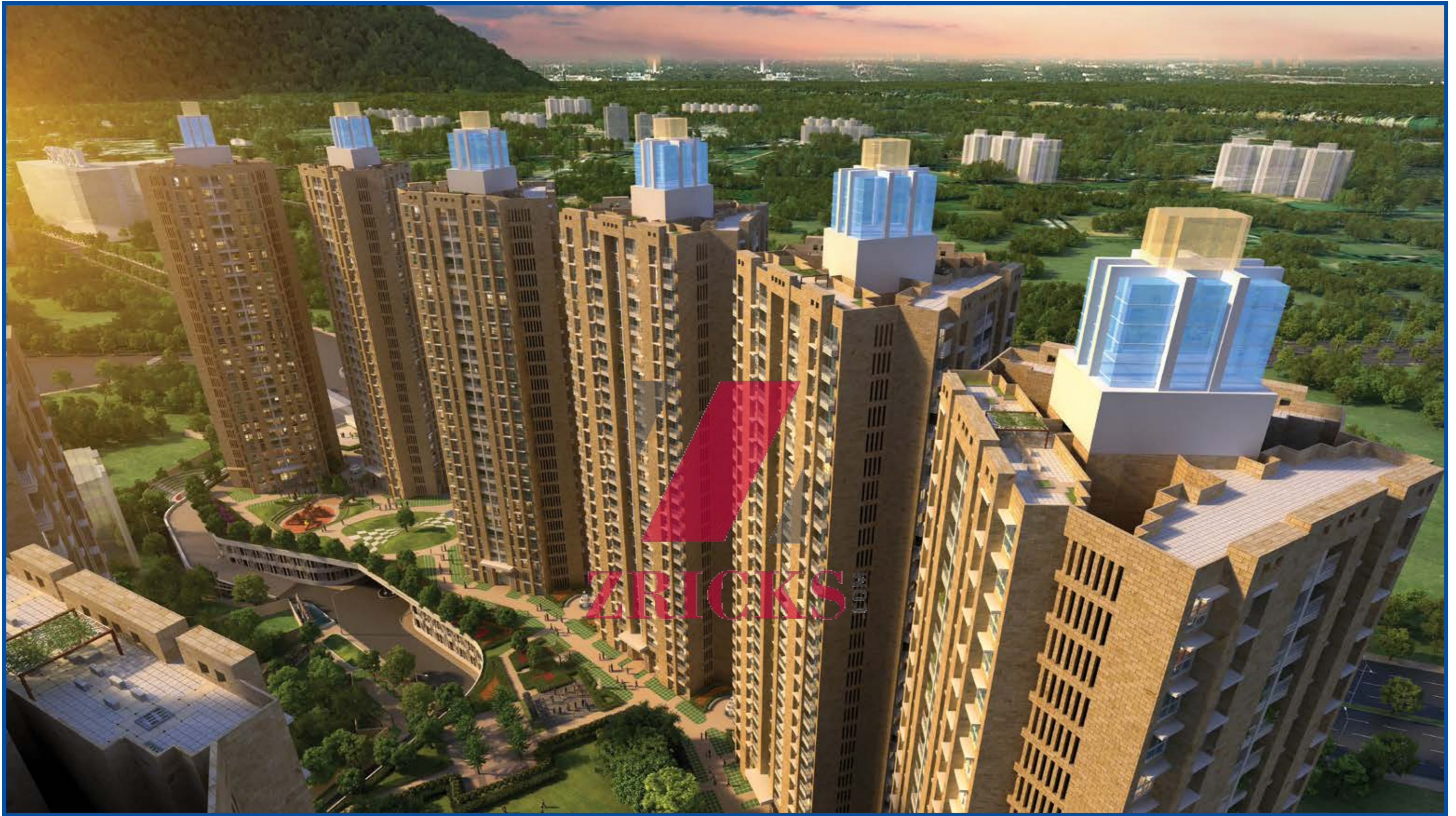
**THE LAND *of*
PROSPERITY**

land of
**THE
GOLDEN
LIGHT**



The golden sun rises above the horizon and its glistening colour adds an essence of life to mankind. It peeks through the skyline, amidst the clouds, entering our homes, our beings, our lives.

This golden light conserves our circadian rhythm, letting us live with all the good health and a prosperous state of mind. The warmth of this light eases the cold and the gleam guides you through every course. There is poetry in the vibrant setting sun. Words that compose love and sing songs of contentment from life.



Space and light form the crux of home design. A design that understands the value of nature and its offering. With plenty of sunlight to keep you warm, Orovia lets you experience home in the warmth of nature.

land of
**THE
SHIMMERING
BLUE**



It's a canvas that unfolds the magical visual splendors of the heavens. Sheltering the blazing sun, shining stars and the quiet moon, the blue sky exhibits wonders of this universe. The innumerable patterns of the clouds keep the astonishment to the eyes alive, while the descending rain still mesmerizes us all.

Just as close, flows, the blue of water. Water that gushes with energy, rejuvenates life in itself. The movement revitalizes mood and breathes vitality in our being. This water when still, tranquilizes the racing mind, pacifies life to unwind. Such is this nature that lends peace to each, that surrenders to it.



Open your windows to the limitless skies and a sight that lets you witness the flowing river. A design made feasible, so that you appreciate and dwell amidst the shimmering blue of nature.



land of
**THE
EVER MOVING
LEAFY
CANVAS**



The trees stand still; holding their ground firmly, however growing and going through a shift in time, quietly enlightening the fundamentals of progress. The native flora is obliged to the perpetually changing seasons of life, reveling in the beautiful hues of red, orange, yellow and green.

We have evolved with a strong connect with nature. When the hustle bustle of life begins, the greens pause everything to a quiet. There's much that goes in a mind that seeks acknowledgement. And the slow natural movement of the trees, from within its place, affirm something to you. Life is a concert where change is inevitable and growth is essential.



The trees, the lawns, the parks, the terraces and all the greens of Orovia, are all elements of the same concert of life. A design that constantly convinces you with the story of change and growth. An experience that will become a part of a lifetime and a performance that will only indulge you like a concert.

land of
**THE
ARTFUL
LIFE**



A space becomes aesthetic when it gets distinct touches. Art may be seen crafted by sculpting out rocks or washing canvases in colour. The strokes of a brush may pronounce an elegant finesse, however there is more to art than that.

Like how prosperity isn't about countable wealth alone, art too is immeasurable. Art is a human culture. Nourished in time that engenders our own emotions, ingeniously contributing something to life. It is that design of life that when put together with others, makes one grand design.



Orovia is the quintessence of art. Simply put, its progressive evolution is art in itself. Be a part of the creation of thoughtful architecture. A part of the artistic idea that stands a testament to be seeded in gardening, where an honest emotion led in reshaping empty spaces into becoming blissful living worlds.





*Various adjoining municipal layouts for illustration

THE LAND of PROSPERITY

There is much in this land that flourishes in time. The land of prosperity prospers and the past has been witness to this.

An ideal setting for Orovia placed right amongst the best things around. Count 33 lakes around the district and 52% area covered in the greens. With such a placement, Orovia easily becomes a benchmark for high standards of living. It has proximity of being so close to the city and yet living in the neighbourhood of calmness. The Ghodbunder road is feasibly connected to the Eastern Express Highway, Western Express Highway and also the Thane Belapur road.

Find Green Reserve in the North. Find Ulhas River in the East. Find Yeoor Hills in the West. Find Lake in the South.

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The land of prosperity has much to offer and to begin with a smart & spacio options of 1 & 2 BHK, luxury 2 BHK and smart 3 BHK. Orovia is nicely classified for your needs of space that extends comfort in every capacity.

The artful residencies are brought together in 10 towers of 27 floors each.



Prosperity is a state of being, when everything you associate yourself with brings comfort to your lifestyle. Amenities are sorted and installed for the convenience of every activity involved in life in this land of prosperity. Orovia is abundant of what meets the heart.



PROJECT AMENITIES

- Phase - I of 18 acres
- Beautiful landscape with integrated recreation facilities
- High street shopping
- 10 feet floor to floor height
- Amenities provided with integration of indoor & outdoor area for:
 - Senior citizen area
 - Kids zone, Day care center
 - Yoga & meditation area
 - Serviced guest rooms
- Fitness center
- Green building feature - IGBC pre-certified gold
- Art development centre / interactive space
- Community hall

SURROUNDING ADVANTAGE

- Project is accessible from 30 & 40 mtr D.P. roads on both sides
- Conveniently accessible from Ghodbunder Road
- Panoramic view of Ulhas river on one side & view of Kavesar lake & garden on other side
- Renowned schools, colleges & hospital within 0.5 km distance
- Building placement is done in a way which explores the maximum potential of surrounding view, ventilation & light
- Architectural planning ensures vehicle free plaza at recreation level



SERVICE AMENITIES

- Multi-level car parking
- High speed 3 lifts per tower
- Rain water harvesting system
- Sewage treatment plant
- Drivers / Maids toilet
- Drivers' waiting area
- Car wash / Car spa provision
- Laundry space provision
- Building management system
- Fire alarm & Fire fighting system

NEED MORE?

- DG backup for lifts & essential common facilities
- Common area with energy saving fixtures & motion sensors
- Solar hot water system in common toilet



LANDSCAPE AMENITIES

RECREATION SPACE/FACILITIES

- Butterfly garden
- Party hall with lawn
- Barbecue seating area
- Yoga meditation with zen concept
- Outdoor gymnasium
- Water bodies & fountain
- Rock climbing
- Outdoor sand cafe
- Sit outs at various spaces

SENIOR CITIZEN AREA

- Senior citizen area with bench seating
- Swings with canopy
- Open area for laughter club & gathering space



OUTDOOR SPORTS

- Cricket pitch
- Half basketball court
- Multi sports court for Tennis, Football, Volleyball etc.
- Skating rink
- Amphitheater
- Toddler soft play area
- Sand pit & tree house / Kids play area
- Jungle walk / Nature trail
- Cycling lane
- Drinking water fountain
- Jogging track



CLUB HOUSE AMENITIES & INDOOR SPORTS

- Covered swimming pool with kids pool & jacuzzi
- Gaming arcade
- Minitheater
- Multipurpose hall with green rooms
- Business center
- Aerobics / Yoga
- Fully equipped air conditioned gymnasium
- Rejuvenating SPA facility
- Indoor games (Carrom, Fussball, Table tennis, Pool table etc.)
- Library / Reading room
- Badminton court
- Squash court



RESIDENTIAL SPECIFICATIONS

CIVIL SPECIFICATIONS

- Earthquake resistant construction
- Use of Concrete / Light weight blocks / Bricks for masonry
- Water proofing through specialized agency
- 10 feet floor to floor height

FLOOR FINISHES

- Branded vitrified tile flooring in complete flat
- Cupboard space with chemical waterproofing
- Anti-skid designer tile on dry yard / balconies

KITCHEN

- Granite kitchen platform
- Nirali / equivalent SS sink
- Provision of exhaust fan point
- Provision of water purifier point
- Dado below & 2 feet above platform

BATHROOMS

- Concealed plumbing work
- Jaquar / equivalent C.P. fittings
- Jaquar / Hindware sanitary wares
- Granite door frames
- Dado tiles up to door height
- Geyser point provision in all toilets
- Provision of exhaust fan point



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DOORS

- Main door - 8 feet height
All other doors - 7 feet height
- Teakwood / equivalent door frames
- Flush door shutter with both side, laminated designer main door
- Moulded skin flush doors for bedrooms
- FRP water resistant doors for toilets
- Premium quality door fittings with master key

WINDOWS

- White marble for window outer sills
- Granite for inner frames of window
- Aluminium windows with branded glasses
- French window in living room

WALL FINISH

- Mineral gypsum plaster on walls & ceiling
- Acrylic distemper paint to walls

ELECTRICAL

- Polycab / equivalent concealed copper wiring
- Legrand / GM / equivalent modular switches
- Provision of A.C. point in living room & bedrooms
- TV / Telephone point in living & master bed
- Foot lights in hall & bedrooms
- FTH pre-wired internet connectivity in master bed & living room

SAFETY FEATURES

- Safety features like MCB & ELCB
- Fire fighting system with fire alarm
- Water sprinklers all flats, common areas & in parking area

HIGH TECH SECURITY

- Video door phone with intercom system
- 24 hrs. gated security
- CCTV at all common area
- In ground boom barrier for parking access



LEGEND

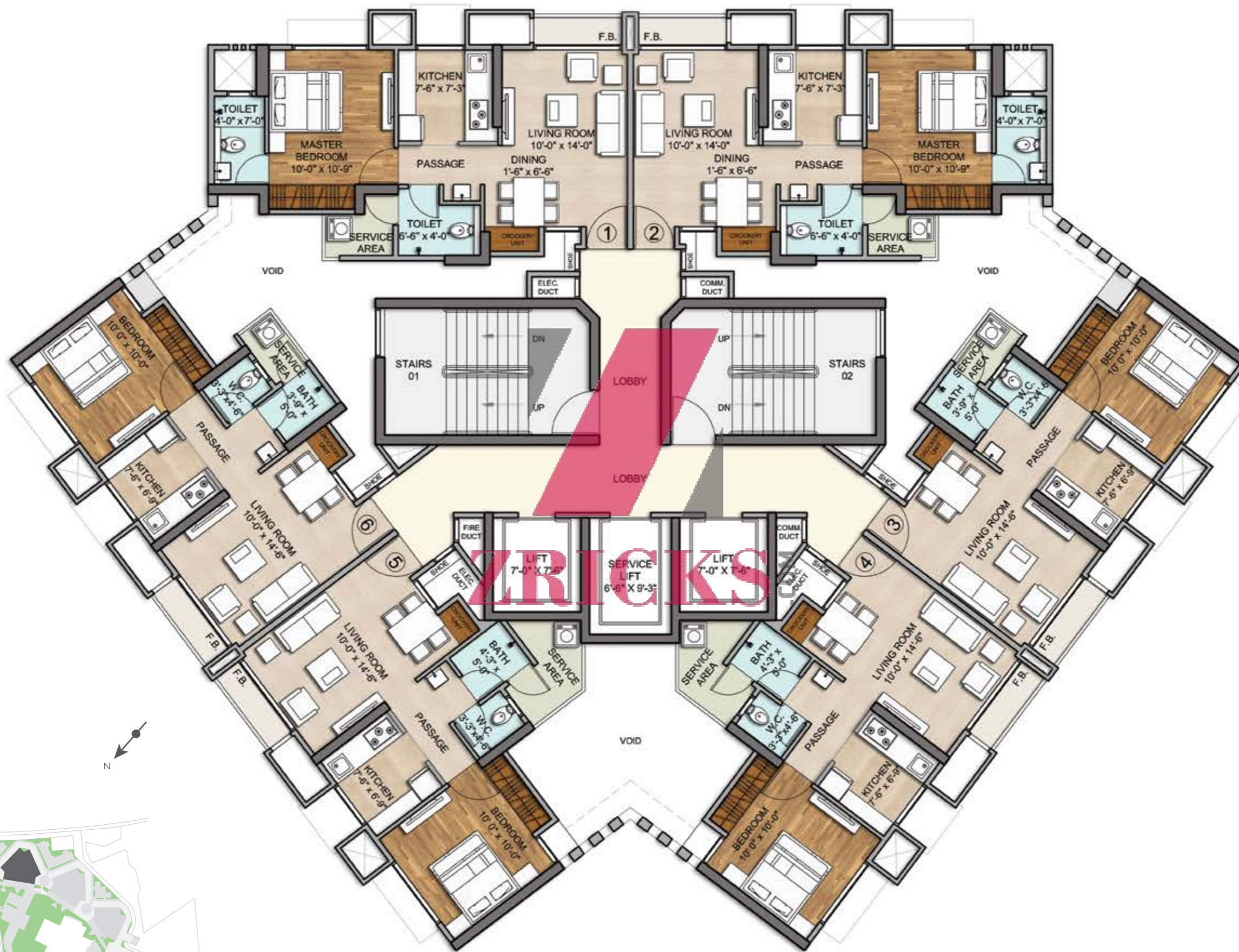
1. ENTRANCE PLAZA
2. WATERFALL / AVENUE FOUNTAIN
3. WELCOME SCULPTURE
4. AMPHITHEATER
5. FUTURE DEVELOPMENT
6. MULTIPURPOSE COURT
7. CRICKET PITCH
8. BASKETBALL COURT
9. ROCK CLIMBING
10. FOREST WALK
11. GARDEN
12. THEMED LAWN
13. SKATING RING
14. BUTTERFLY GARDEN
15. CHILDREN PLAY AREA
16. SCULPTURE WATERFALL
17. SENIOR CITIZEN GARDEN WITH SWINGS
18. YOGA & MEDITATION WITH ZEN GARDEN
19. SEATING PLAZA
20. LAWN
21. BARBEQUE AREA
22. SAND CAFE
23. JOGGING TRACK
24. CYCLING TRACK
25. PARTY LAWN
26. OUTDOOR FITNESS CENTER

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IVY

FLOOR PLAN



**All internal dimensions for carpet area from unfinished wall surfaces. Minor variations (+/-3%) in actual carpet areas may occur on account of column positions. *Building height/amended plan are subject to approval from local authorities. *The plans are subject to changes / modifications / amendments (without notice) for better layout, as per the suggestion of the Architect and / or as per requirement of the local authorities and / or all other concerned authorities.

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THE LAND of PROSPERITY

FERN

FLOOR PLAN



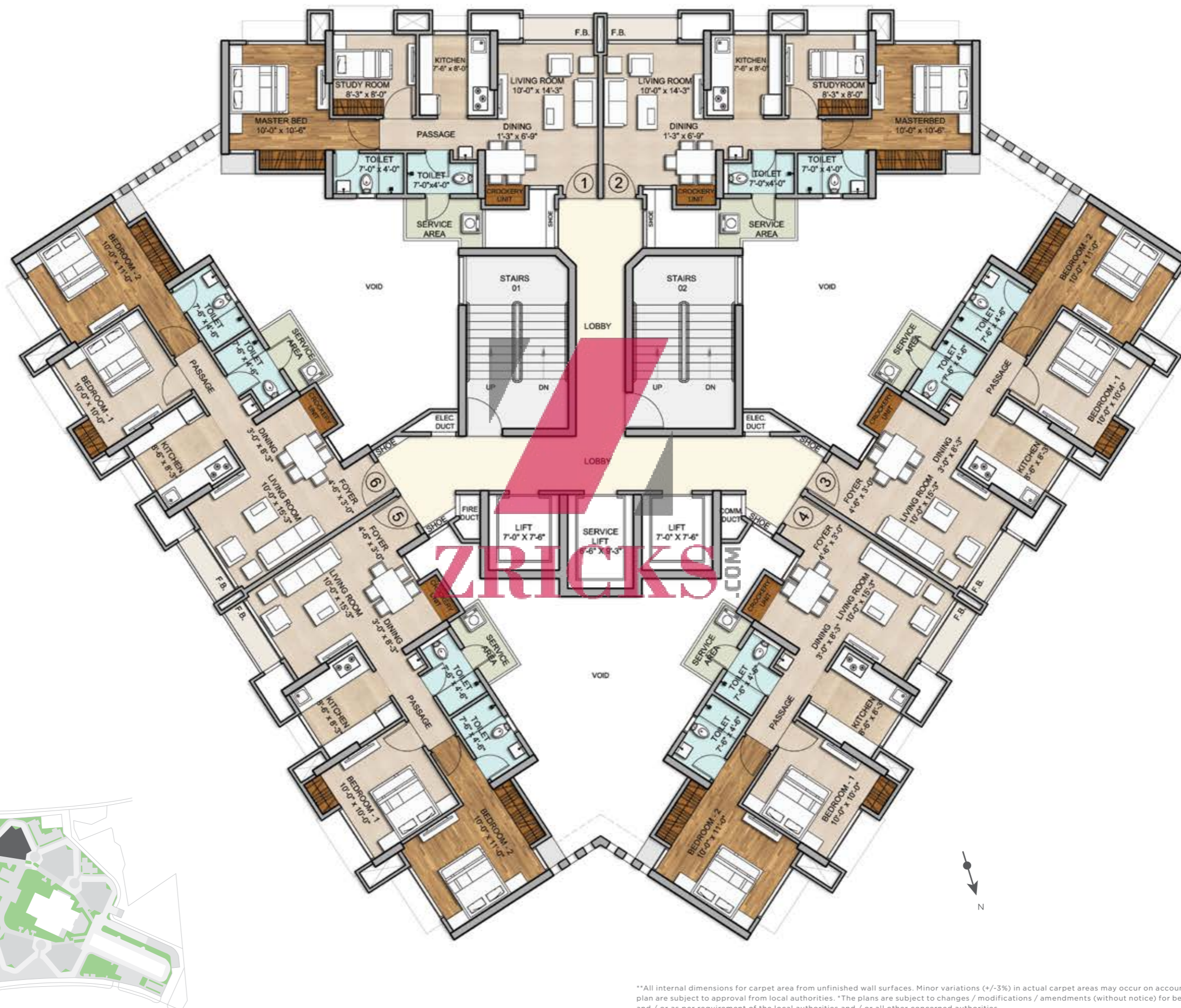
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THE LAND of PROSPERITY

PERIWINKLE

FLOOR PLAN



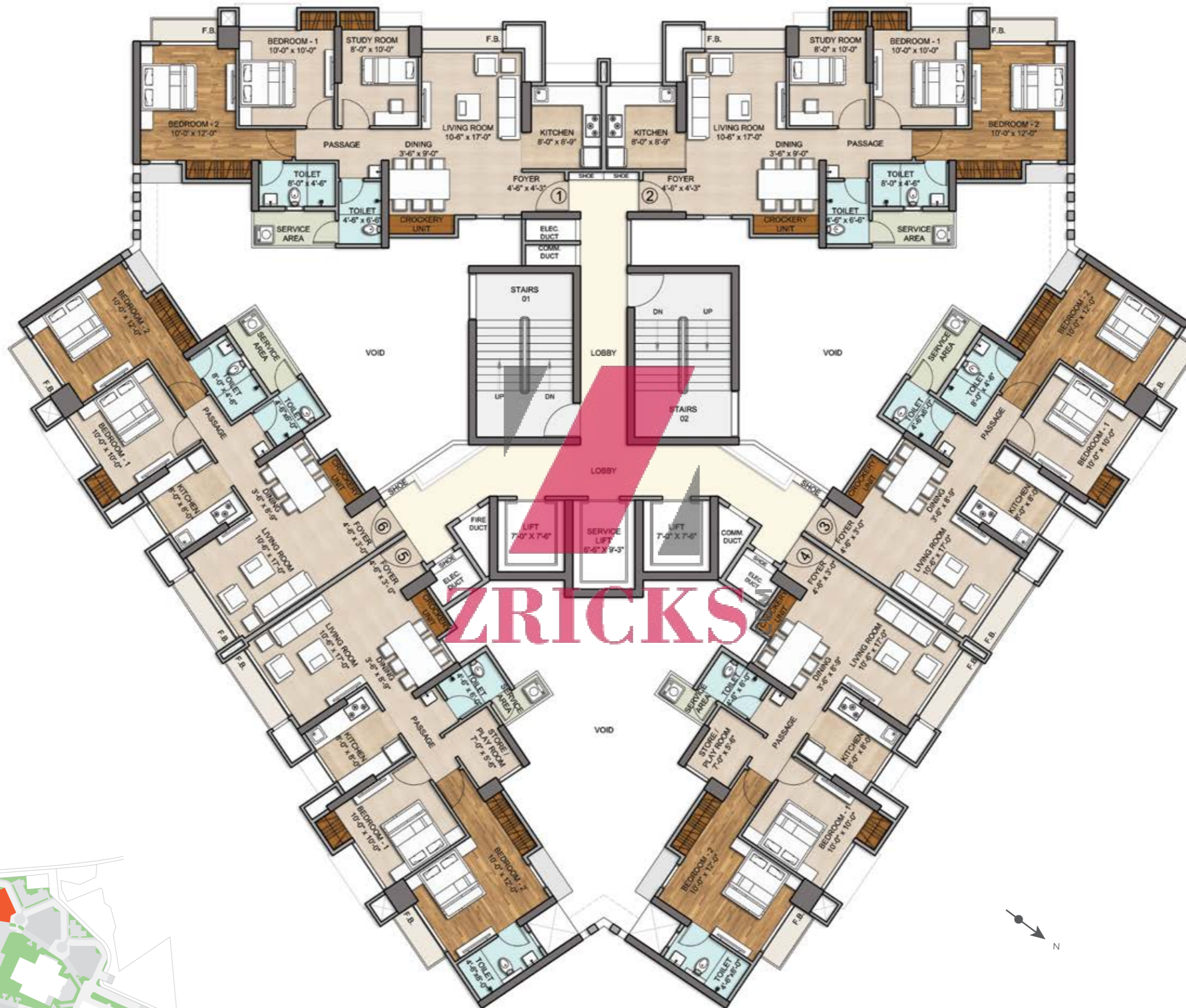
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THE LAND of PROSPERITY

INDIGO

FLOOR PLAN



**All internal dimensions for carpet area from unfinished wall surfaces. Minor variations (+/-3%) in actual carpet areas may occur on account of column positions. *Building height/amended plan are subject to approval from local authorities. *The plans are subject to changes / modifications / amendments (without notice) for better layout, as per the suggestion of the Architect and / or as per requirement of the local authorities and / or all other concerned authorities.

The generous fields
that will let you run and
the open skies that will
exhibit the rising and
setting sun.

They are just a decision
away from you.

The hefty mountains
or the greens,
in whose shadows life
will blossom, are asking
you to listen.



There is so much that life has to offer.
And all it does is asks us to be there,
at the right place and the right time.

Be a part of Orovia.

Where life, really falls short
of imagination.

OROVIA

THE LAND *of*
PROSPERITY

L I V E

I N

T H E

L I G H T _

_To discover
the purity of purpose.

To embrace the energy
that transforms.

To open your mind
to endless possibilities.

To learn to see beyond
the tangible.

And when we look beyond merely seeing;
we realise a vision.

A vision that seeks
to make life brighter, better.

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TO THINK,
THIS SINGULAR VISION BEGAN
WITH A SINGLE,
EXTRAORDINARY STEP.

VIJAY GROUP & SURAKSHA REALTY

have come together with a shared vision of creating quality homes. Symbolising a true synergy between two realty groups, this is a collaboration that celebrates a joint sense of purpose and a single-minded dedication to exceed the expectations of customers, associates and stakeholders alike.

With ongoing and upcoming projects in Thane, the Vijay Group & Suraksha Realty collaboration promises a beautiful life to the residents of the 5 million square feet that it is poised to deliver over the next 5 years.



VIJAY GROUP

Delivering value based on trust for over three decades, Vijay Group has developed projects covering over 4 million square feet. Offering living spaces beyond just homes, Vijay Group has pioneered the concept of holistically developed communities in Thane and today has the single largest footprint on Ghodbunder Road.

SURAKSHA REALTY

A symbol of reliability in the business of realty, Suraksha Realty has partnered with some of the best names in the real estate business. The group so far has funded and developed commercial and residential spaces upto 3 million square feet since 2002. With over 8 million square feet of ongoing projects, the group's upcoming projects are slotted to cover 15 million square feet.






COLLABORATING TO CREATE QUALITY HOMES

Sales Office 1: Vijay Vilas, Vijay Vilas Street, Near Muchhala Polytechnic, Off Ghodbunder Road, Thane (W) - 400607

Sales Office 2: Vijay Nagari, Waghbil Naka, Off Ghodbunder Road, Thane (W) - 400607

Site Address: OROVIA, Waghbil Road, Off Ghodbunder Road, Thane (W) - 400607

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