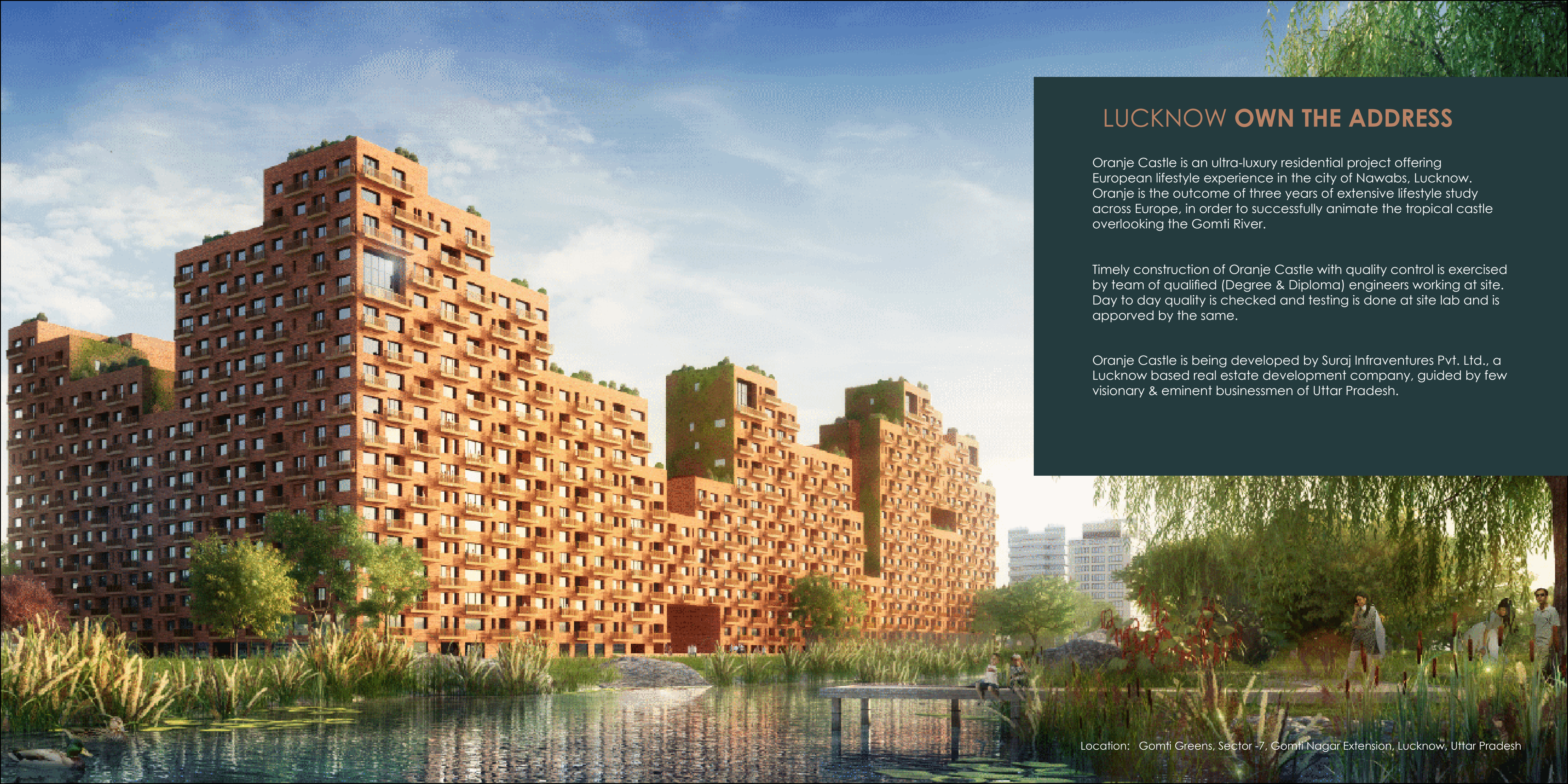


#OwnTheAddress



ORANJE  
CASTLE

[www.oranje.co.in](http://www.oranje.co.in)



## LUCKNOW OWN THE ADDRESS

Oranje Castle is an ultra-luxury residential project offering European lifestyle experience in the city of Nawabs, Lucknow. Oranje is the outcome of three years of extensive lifestyle study across Europe, in order to successfully animate the tropical castle overlooking the Gomti River.

Timely construction of Oranje Castle with quality control is exercised by team of qualified (Degree & Diploma) engineers working at site. Day to day quality is checked and testing is done at site lab and is approved by the same.

Oranje Castle is being developed by Suraj Infraventures Pvt. Ltd., a Lucknow based real estate development company, guided by few visionary & eminent businessmen of Uttar Pradesh.

Location: Gomti Greens, Sector -7, Gomti Nagar Extension, Lucknow, Uttar Pradesh



## THE TEAM BEHIND ORANJE CASTLE



### MVRDV

CONCEPT ARCHITECTS

MVRDV are expressive architect from Holland showcasing jaw-dropping yet awe-inspiring life spaces across 26 countries, 3 times winner of esteemed Red Dot Awards. Oranje Castle concept & layout has been designed by MVRDV keeping in mind the tropical weather of India yet maintaining the Luxurious European Designer Living



### TOPOTEK 1

LANDSCAPING ARCHITECTS

Topotek 1 are hybrid urban landscape architects from Germany & Gold Medal winners of architecture awarded by the International Olympic Committee. Entire landscaping of Oranje castle open areas is being done by this world-class company giving you the greenest & most amazing view outside your apartment.



### ARCHOHM

DESIGN STUDIO

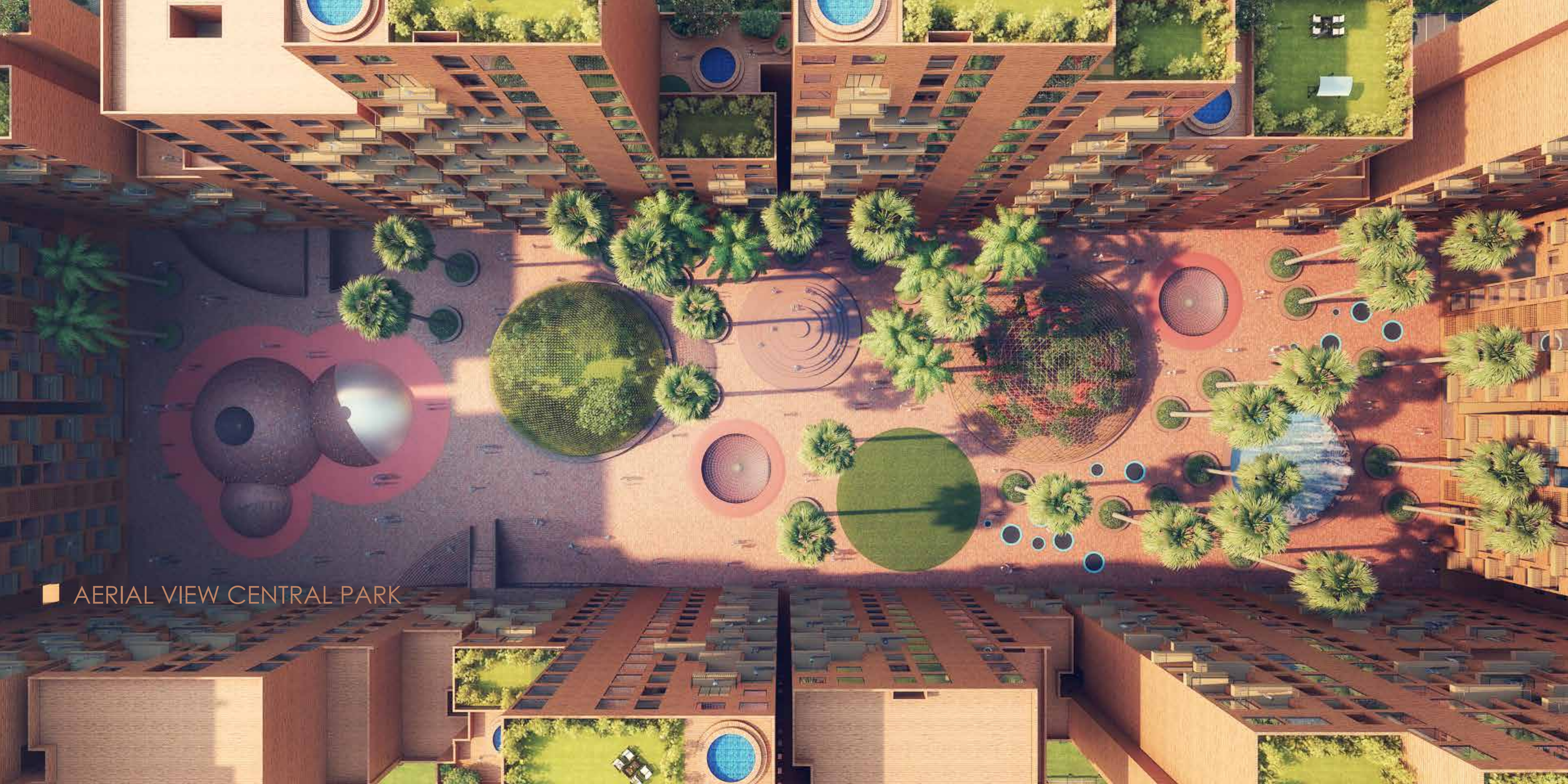
Archohm is a renowned Noida based design studio with perfect hand in architecture and landscaping. They are also the winner of Elle Decors, International Design Awards. This India's prestigious architecture company is working along with MVRDV, Holland & Topotek 1, Germany materializing the coming up architectural marvel called Oranje Castle.

### EMAAR

TOWNSHIP

Emaar Properties, one of the biggest real estate developer in Asia has developed many architectural wonders round the world, including the world's tallest building, Burj Khalifa. Oranje castle is situated in Gomti Nagar Extension, inside Emaar Gomti Greens, a 226 acres township developed by Emaar India.





■ AERIAL VIEW CENTRAL PARK



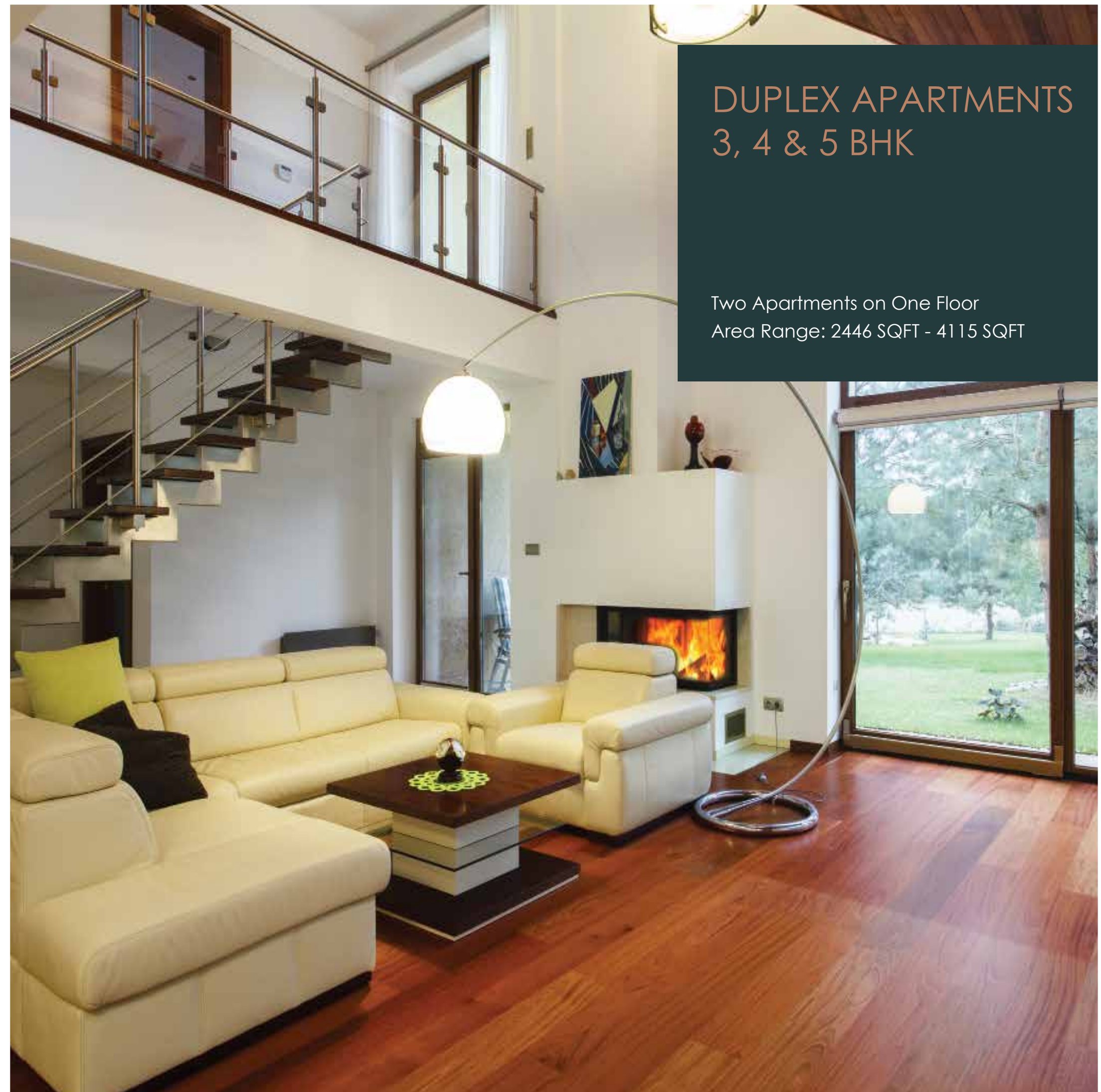
## SIMPLEX APARTMENTS 2, 3 & 4 BHK

Two/Three Apartments on One Floor  
Area Range: 1665 SQFT - 3128 SQFT

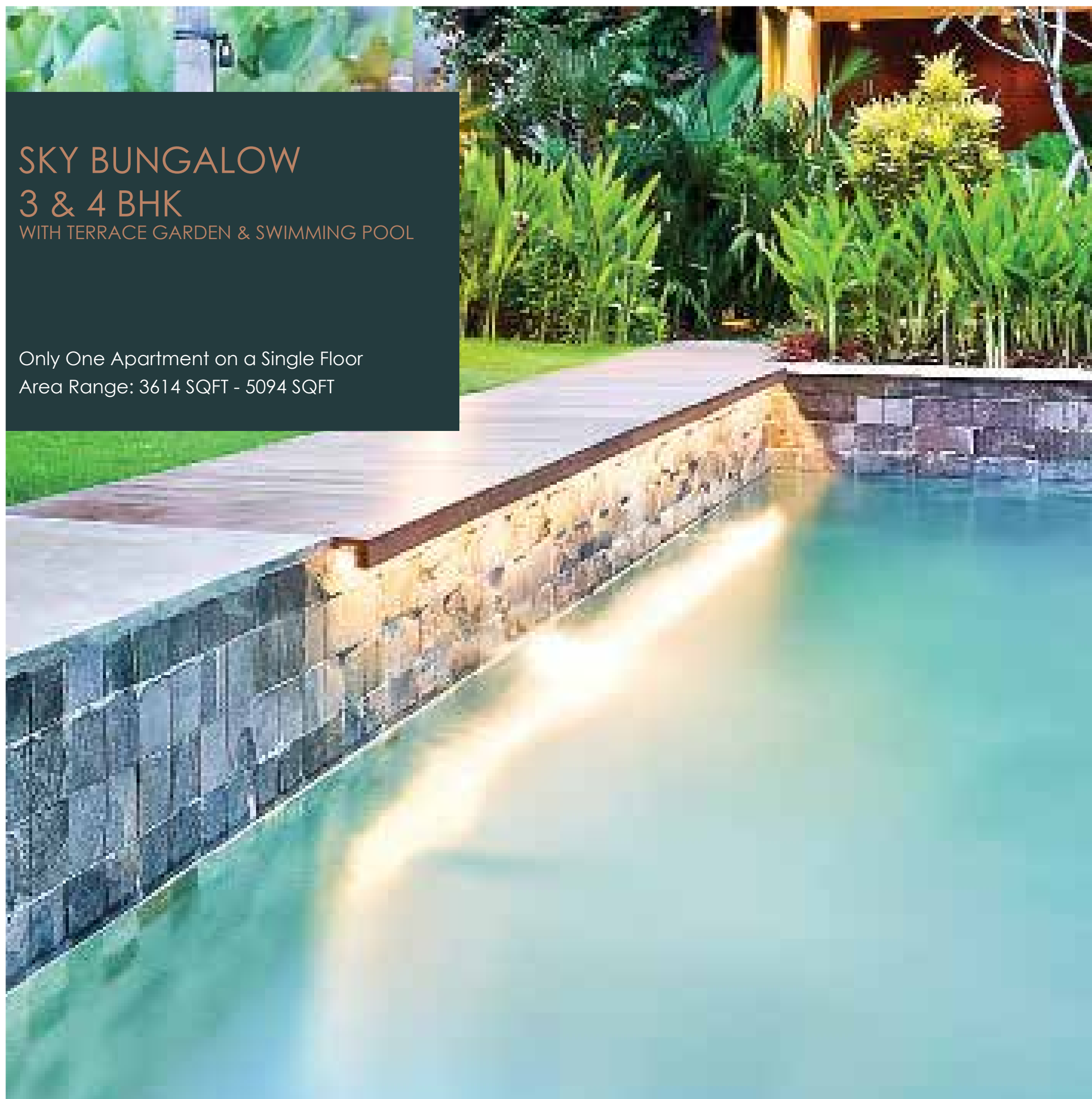


## DUPLEX APARTMENTS 3, 4 & 5 BHK

Two Apartments on One Floor  
Area Range: 2446 SQFT - 4115 SQFT





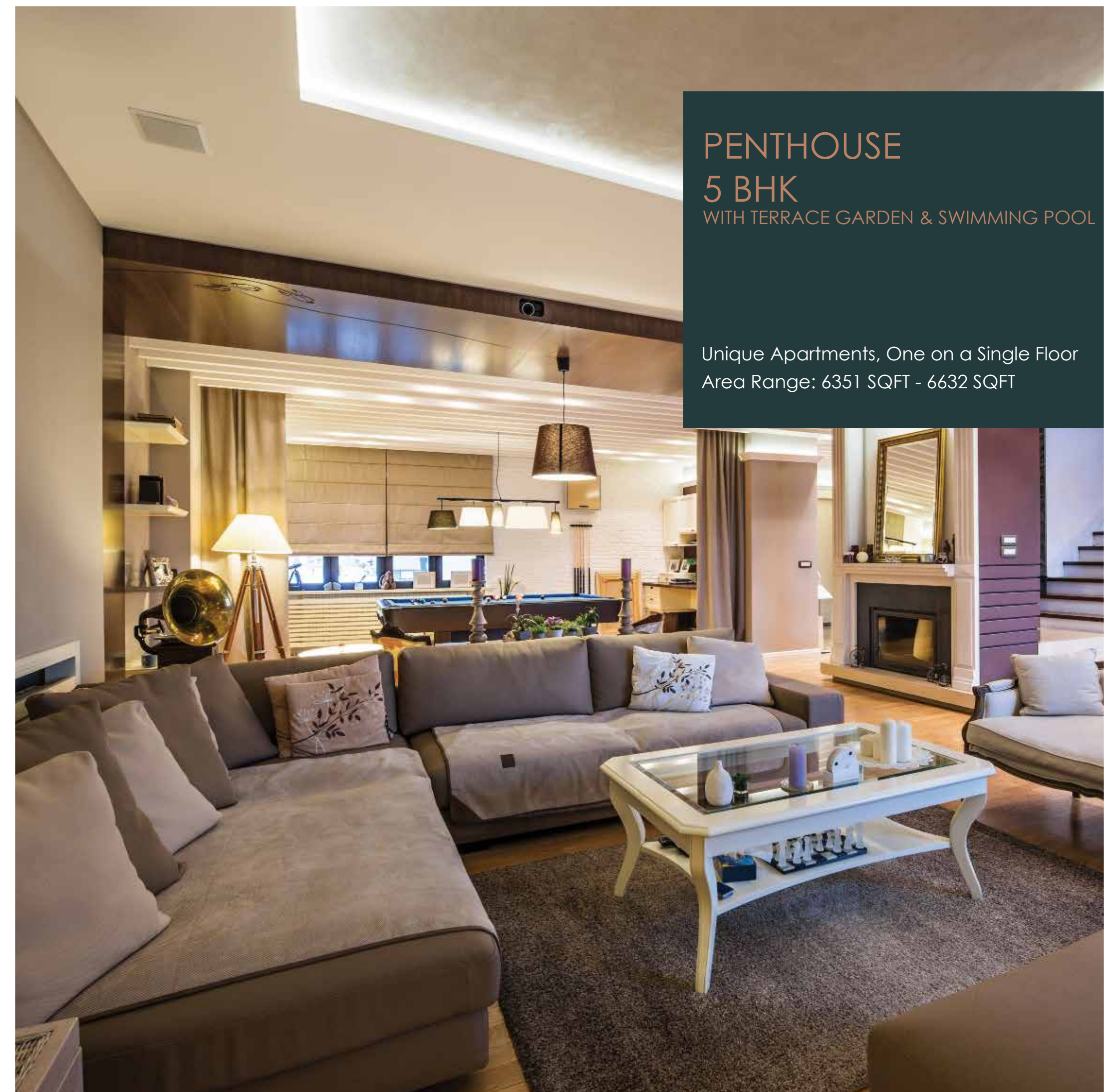


## SKY BUNGALOW

### 3 & 4 BHK

WITH TERRACE GARDEN & SWIMMING POOL

Only One Apartment on a Single Floor  
Area Range: 3614 SQFT - 5094 SQFT



## PENTHOUSE

### 5 BHK

WITH TERRACE GARDEN & SWIMMING POOL

Unique Apartments, One on a Single Floor  
Area Range: 6351 SQFT - 6632 SQFT





## AMENITIES

- European Style Castle Structure
- Large Bird Home in Central Park
- Sky Lounge
- External Facade of Machine Moulded Bricks
- Double External Wall with Cavity for Heat & Sound Insulation
- Earthquake Resistant RCC Framework
- Central Park Area Equivalent to Two Football Grounds
- Beautiful Landscaping with Water Bodies
- LED Lights in Landscape and Common Area
- Automatic Elevators With High Ceiling by Schindler/ OTIS/ ThyssenKrupp/ KONE
- Provision for Business Lounge
- 24 Hours Water Supply
- Temperature controlled Indoor Swimming Pool
- WiFi Enabled Campus
- 100% Power Backup
- Car Free Central Park
- Kids Creche Area
- Intercom Facilities in each flat Connected with Guard Room

## SECURITY

- 24\*7 Manned Security
- Intercom & Camera in Lifts Connected with Guard Room
- CCTV Surveillance
- Boom Barriers for Restricted Entry at main gate

## HEALTH

- Steam & Sauna Room with Massage Room
- Spa & Salon
- Gymnasium with Modern Equipments
- Jogging Track
- Children Play Area
- Climbing Mounds for Children

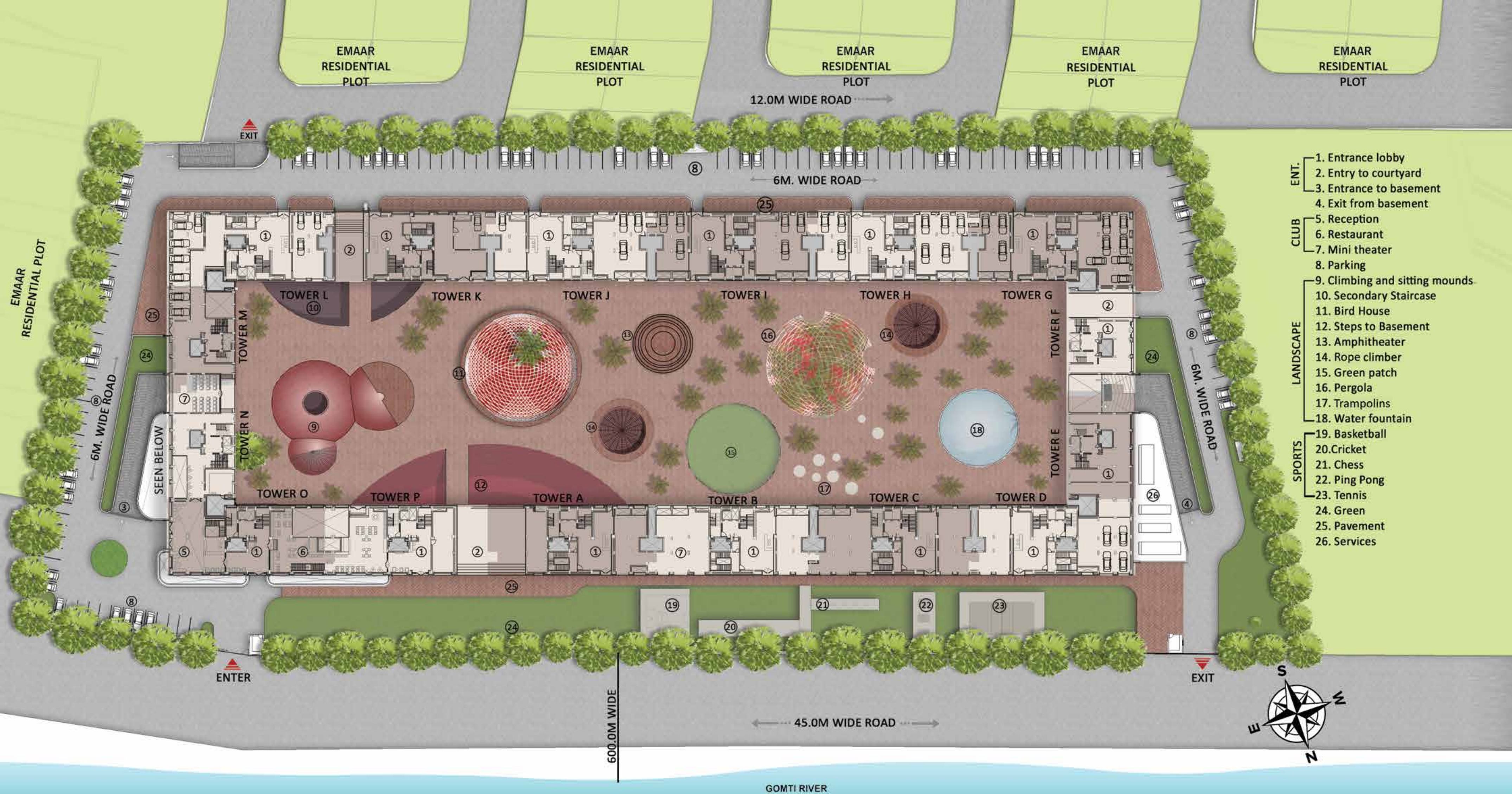
## SPORTS

- Cricket Cage
- Basketball Court
- Tennis Court
- Squash Court
- Indoor Badminton Court
- Table Tennis
- Card Room
- Billiards/Snooker Room
- Chess Board Area

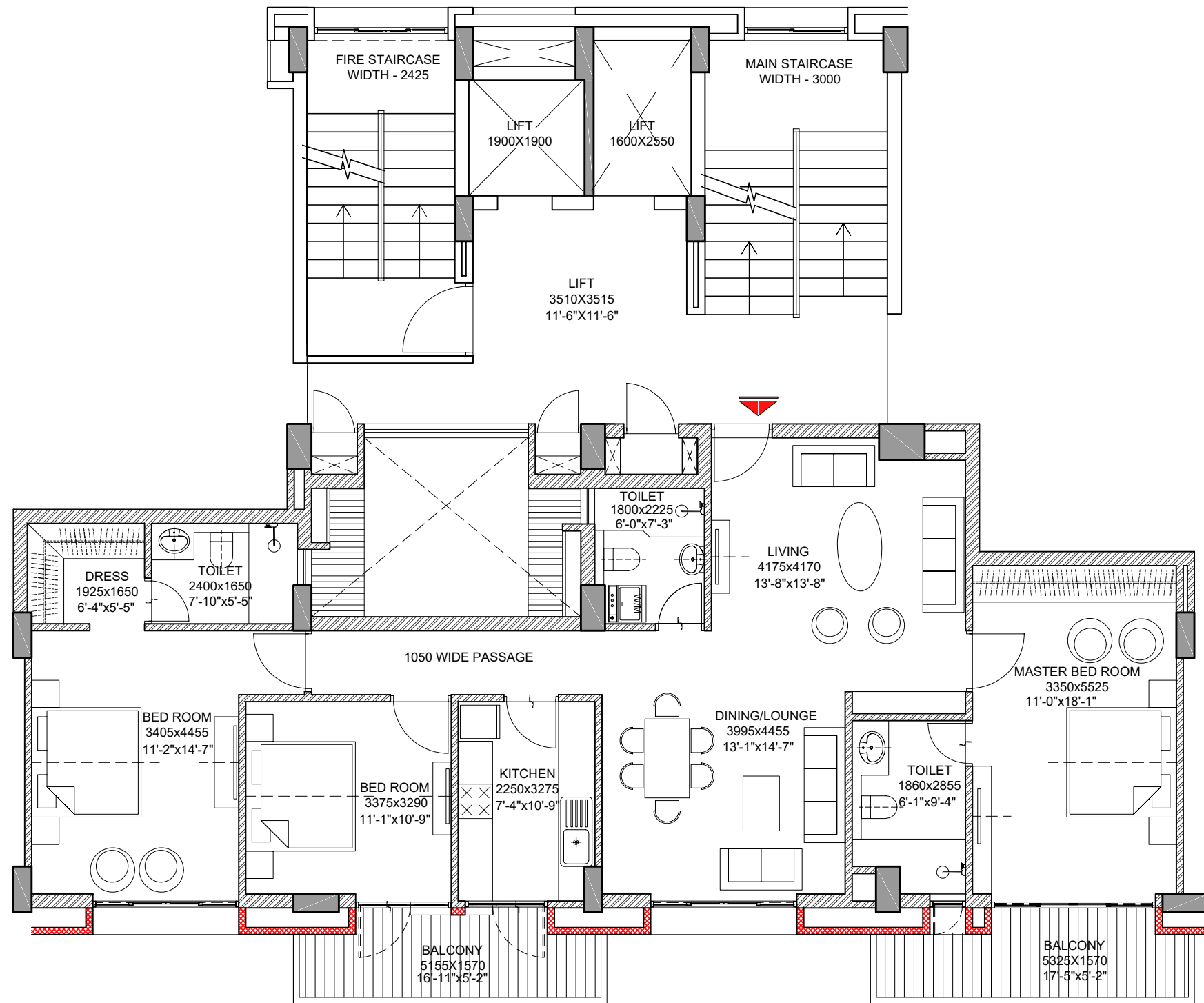
## ENTERTAINMENT

- Multi-Purpose Party Hall
- State-of-the-Art Club
- Amphitheatre
- Mini Theatre
- Restaurant/ Cafeteria
- Kids Gaming Zone





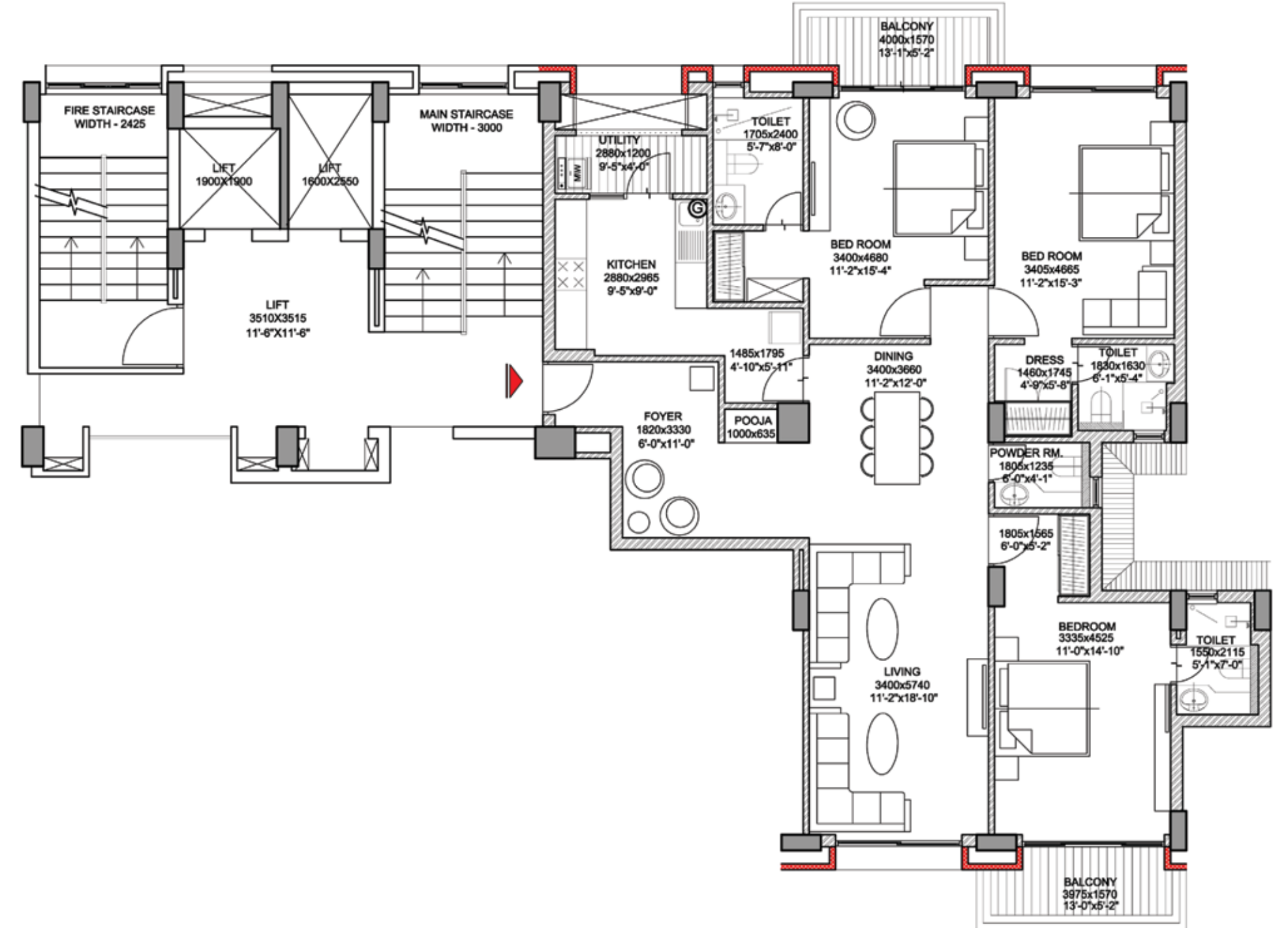




## LAYOUT

### 3 BHK SIMPLEX

Super Area	1857 Sqft
Covered Area	1486 Sqft
Carpet Area	1158 Sqft
Balcony	169 Sqft
Carpet Area + Balcony	1327 Sqft

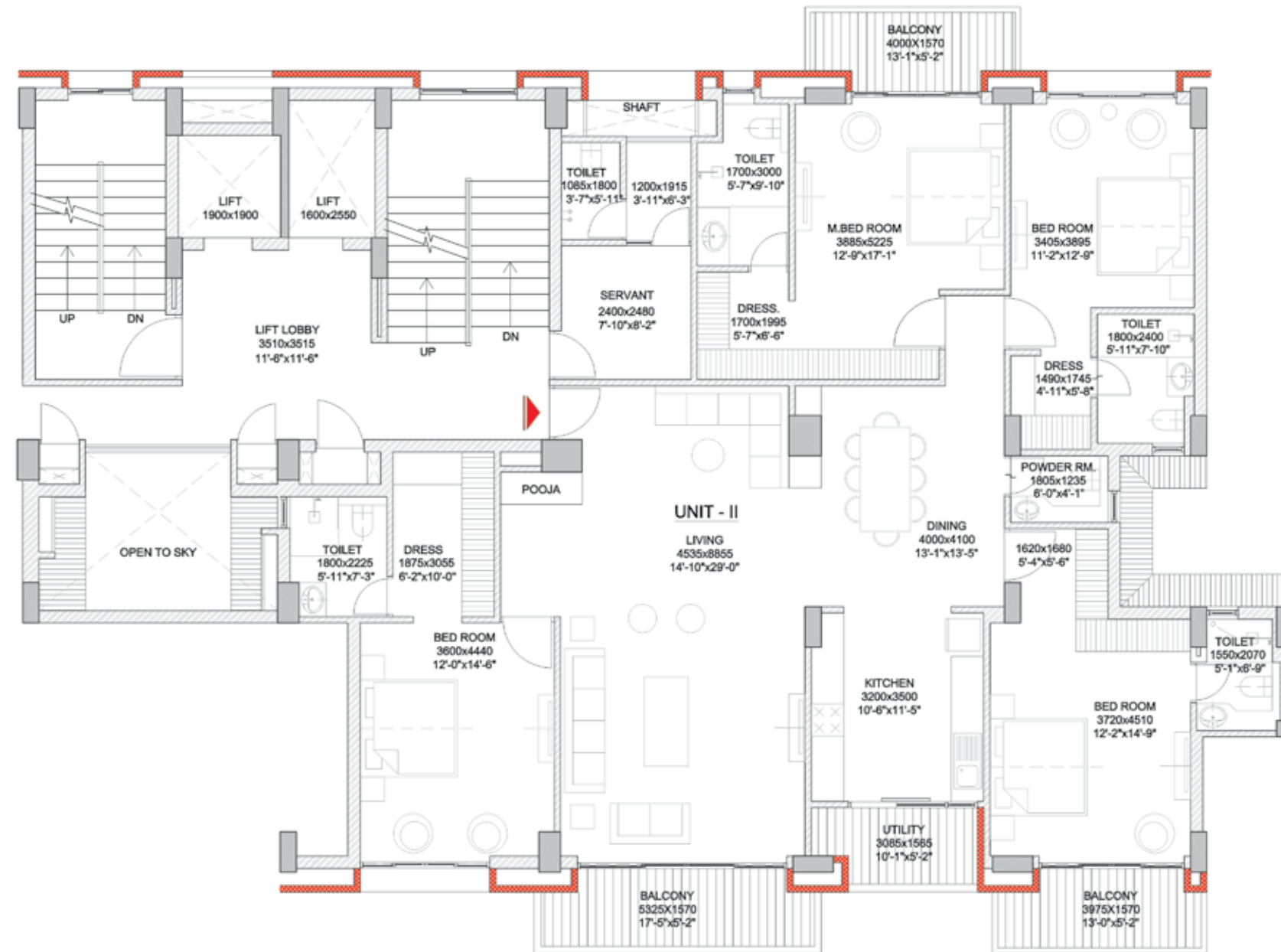


## LAYOUT

### 3 BHK SIMPLEX WITH POOJA & POWDER ROOM

Super Area	2086 Sqft
Covered Area	1669 Sqft
Carpet Area	1315 Sqft
Balcony	129 Sqft
Carpet Area + Balcony	1444 Sqft





## LAYOUT

4 BHK SIMPLEX WITH POOJA, POWDER & SERVANT ROOM

Super Area	3052 Sqft
Covered Area	2442 Sqft
Carpet Area	1908 Sqft
Balcony	215 Sqft
Carpet Area + Balcony	2123 Sqft



# DISTANCES

- Hazratganj
- Gomti Nagar
- International Cricket Stadium
- Chaudhary Charan Singh International Airport
- Charbagh Railway Station
- Hotel Taj

- 10 min. Drive
- 7 min. Drive
- 2 min. Drive
- 15 min. Drive
- 15 min. Drive
- 10 min. Drive

# HOUSING LOAN APPROVED BY









TYPE		SIMPLEX		DUPLEX		TYPE		SKY BUNGALOW		PENTHOUSE	
Air-Conditioning (Premium Brands)		3 No. Split A.C. of 1.5 Ton and 1 No. Split A.C. of 2 Ton		Centrally Air-Conditioning by VRF		Air-Conditioning (Premium Brands)		Centrally Air-Conditioning by VRF		Centrally Air-Conditioning by VRF	
Entrance Foyer Living/Dining Room	Flooring/Skirting	Italian/Imported Marble		Italian/Imported Marble		Entrance Foyer Living/Dining Room	Flooring/Skirting	Italian/Imported Marble		Italian/Imported Marble	
	Wall Finishes	POP punning on plastered surface painted with Plastic Emulsion Paint		POP punning on plastered surface painted with Plastic Emulsion Paint			Wall Finishes	POP punning on plastered surface painted with Plastic Emulsion Paint		POP punning on plastered surface painted with Plastic Emulsion Paint	
	Ceiling	False Ceiling/Punning as per requirement finished with Plastic Emulsion Paint		False Ceiling/Punning as per requirement finished with Plastic Emulsion Paint			Ceiling	False Ceiling/Punning as per requirement finished with Plastic Emulsion Paint		False Ceiling/Punning as per requirement finished with Plastic Emulsion Paint	
Master Bed Room	Flooring/Skirting	Vitrified Tiles		Italian/Imported Marble		Master Bed Room	Flooring/Skirting	Italian/Imported Marble		Italian/Imported Marble	
	Wall Finishes	POP punning on plastered surface painted with Plastic Emulsion Paint		POP punning on plastered surface painted with Plastic Emulsion Paint			Wall Finishes	POP punning on plastered surface painted with Plastic Emulsion Paint		POP punning on plastered surface painted with Plastic Emulsion Paint	
	Ceiling	False Ceiling/Punning as per requirement finished with Plastic Emulsion Paint		False Ceiling/Punning as per requirement finished with Plastic Emulsion Paint			Ceiling	False Ceiling/Punning as per requirement finished with Plastic Emulsion Paint		False Ceiling/Punning as per requirement finished with Plastic Emulsion Paint	
Master Toilet	Flooring Ceiling Finishes Vanity Counter	Anti-Skid Ceramic Tiles False Ceiling with Plastic Emulsion Paint Granite Wash Basin with counter, Wall hung W.C with Concealed Cistern, Geyser, Mirror, C.P Brass Fittings by Kohler/Grohe/Roca or Equivalent Make, Single Lever Mixture - Towel rail/ring, Toilet Paper Holder, Soap Dish		Anti-Skid Ceramic Tiles False Ceiling with Plastic Emulsion Paint Italian/Imported Marble Wash Basin with counter, Wall hung W.C with Concealed Cistern, Geyser, Mirror, C.P Brass Fittings by Kohler/Grohe/Roca or Equivalent Make, Single Lever Mixture - Towel rail/ring, Toilet Paper Holder, Soap Dish		Master Toilet	Flooring Ceiling Finishes Vanity Counter	Anti-Skid Ceramic Tiles POP False Ceiling with Plastic Emulsion Paint Italian/Imported Marble Wash Basin with counter, Wall hung W.C with Concealed Cistern, Geyser, Mirror, C.P Brass Fittings by Kohler/Grohe/Roca or Equivalent Make, Single Lever Mixture - Towel rail/ring, Toilet Paper Holder, Soap Dish		Anti-Skid Ceramic Tiles POP False Ceiling with Plastic Emulsion Paint Italian/Imported Marble Wash Basin with counter, Wall hung W.C with Concealed Cistern, Geyser, Mirror, C.P Brass Fittings by Kohler/Grohe/Roca or Equivalent Make, Single Lever Mixture - Towel rail/ring, Toilet Paper Holder, Soap Dish	
	Fittings/Fixtures	Ceramic Tiles upto ceiling height		Ceramic Tiles upto ceiling height			Fittings/Fixtures	Ceramic Tiles upto ceiling height		Ceramic Tiles upto ceiling height	
	Walls	No		Yes			Walls	Yes		Yes	
	Jacuzzi / Shower Panel	Vitrified Tiles		Vitrified Tiles			Jacuzzi / Shower Panel	Italian/ Engineered Wood		Italian/ Engineered Wood	
		POP punning on plastered surface painted with Plastic Emulsion Paint		POP punning on plastered surface painted with Plastic Emulsion Paint				POP punning on plastered surface painted with Plastic Emulsion Paint		POP punning on plastered surface painted with Plastic Emulsion Paint	
Bed Rooms	Flooring/Skirting	False Ceiling/Punning as per requirement finished with Plastic Emulsion Paint		False Ceiling as per requirement finished with Plastic Emulsion Paint		Bed Rooms	Flooring/Skirting	False Ceiling as per requirement finished with Plastic Emulsion Paint		False Ceiling as per requirement finished with Plastic Emulsion Paint	
	Wall Finishes	Anti-Skid Ceramic Tiles Ceramic Tiles upto ceiling height		Anti-Skid Ceramic Tiles Ceramic Tiles upto ceiling height			Wall Finishes	Anti-Skid Ceramic Tiles Ceramic Tiles upto ceiling height		Anti-Skid Ceramic Tiles Ceramic Tiles upto ceiling height	
	Ceiling	Wall hung W.C. with Concealed Cistern, Wash Basin, Provision for Hot & Cold Water, C.P. Brass Fittings by Kohler/Grohe/Roca or Equivalent Make, Mirror, Shower		Wall hung W.C. with Concealed Cistern, Wash Basin, Geyser, C.P. Brass Fittings by Kohler/Grohe/Roca or Equivalent Make, Mirror, Shower			Ceiling	Wall hung W.C. with Concealed Cistern, Wash Basin, Geyser, C.P. Brass Fittings by Kohler/Grohe/Roca or Equivalent Make, Mirror, Shower		Wall hung W.C. with Concealed Cistern, Wash Basin, Geyser, C.P. Brass Fittings by Kohler/Grohe/Roca or Equivalent Make, Mirror, Shower	
Other Toilets	Flooring Walls	False Ceiling with Plastic Emulsion Paint		False Ceiling with Plastic Emulsion Paint		Other Toilets	Flooring Walls	False Ceiling with Plastic Emulsion Paint		False Ceiling with Plastic Emulsion Paint	
	Fittings/Fixtures	Anti-Skid Vitrified Tiles Pre Polished Granite with Stainless Steel Sink Ceramic Tiles upto 2 feet height above kitchen top & balance painted with Plastic Emulsion Paint Punning painted with Plastic Emulsion Paint		Anti-Skid Vitrified Tiles Pre Polished Granite with Stainless Steel Sink Ceramic Tiles upto 2 feet height above kitchen top & balance painted with Plastic Emulsion Paint Punning painted with Plastic Emulsion Paint			Fittings/Fixtures	Anti-Skid Vitrified Tiles Pre Polished Granite with Stainless Steel Sink Ceramic Tiles upto 2 feet height above kitchen top & balance painted with Plastic Emulsion Paint Punning painted with Plastic Emulsion Paint		Anti-Skid Vitrified Tiles Pre Polished Granite with Stainless Steel Sink Ceramic Tiles upto 2 feet height above kitchen top & balance painted with Plastic Emulsion Paint Punning painted with Plastic Emulsion Paint	
	Ceiling	Modular Kitchen Cabinets, S.S. Finish Chimney & Hob, Geyser, RO Purifier System, C.P. Brass Fittings by Kohler/Grohe/Roca or Equivalent Make		Modular Kitchen Cabinets, S.S. Finish Chimney & Hob, Geyser, RO Purifier System, C.P. Brass Fittings by Kohler/Grohe/Roca or Equivalent Make			Ceiling	Modular Kitchen Cabinets, S.S. Finish Chimney & Hob, Geyser, RO Purifier System, C.P. Brass Fittings by Kohler/Grohe/Roca or Equivalent Make		Modular Kitchen Cabinets, S.S. Finish Chimney & Hob, Geyser, RO Purifier System, C.P. Brass Fittings by Kohler/Grohe/Roca or Equivalent Make	
Kitchen	Flooring/Skirting Platform	Anti-Skid Ceramic Tiles MS Railing with Synthetic Enamel Paint		Anti-Skid Ceramic Tiles MS Railing with Synthetic Enamel Paint		Kitchen	Flooring/Skirting Platform	Anti-Skid Ceramic Tiles MS Railing with Synthetic Enamel Paint		Anti-Skid Ceramic Tiles MS Railing with Synthetic Enamel Paint	
	Wall Finishes	Teak Wood with German Hardware Flush Door Shutter with Designer Laminates		Teak Wood with German Hardware Flush Door Shutter with Designer Laminates			Wall Finishes	Teak Wood with German Hardware Flush Door Shutter with Designer Laminates		Teak Wood with German Hardware Flush Door Shutter with Designer Laminates	
	Ceiling	UPVC / Aluminium		UPVC / Aluminium			Ceiling	UPVC / Aluminium		UPVC / Aluminium	
Fittings/Fixtures	Electrical Switches	ISI modular fire resistant switches from standard makes and brands		ISI modular fire resistant switches from standard makes and brands		Electrical Wiring & Switches	Electrical Switches	ISI modular fire resistant switches from standard makes and brands		ISI modular fire resistant switches from standard makes and brands	
	Point and wiring	ISI copper concealed wiring, light points, fan points, 6/15 sockets A/C points in living/dining and bed rooms		ISI copper concealed wiring, light points, fan points, 6/15 sockets A/C points in living/dining and bed rooms			Point and wiring	ISI copper concealed wiring, light points, fan points, 6/15 sockets A/C points in living/dining and bed rooms		ISI copper concealed wiring, light points, fan points, 6/15 sockets A/C points in living/dining and bed rooms	
	Fittings/Fixtures	Suitable number of light and plug points in each bedroom / drawing / dining / lounge		Suitable number of light and plug points in each bedroom / drawing / dining / lounge			Fittings/Fixtures	Suitable number of light and plug points in each bedroom / drawing / dining / lounge		Suitable number of light and plug points in each bedroom / drawing / dining / lounge	
Floor Height		Decorative Fans and Fancy Lights		Decorative Fans and Fancy Lights				Decorative Fans and Fancy Lights		Decorative Fans and Fancy Lights	
Lift Lobby		3.2 m Floor to Floor		3.45 m Floor to Floor				3.45 m Floor to Floor		3.45 m Floor to Floor	
		Granite		Italian/ Imported Marble				Italian/ Imported Marble		Italian/ Imported Marble	
STRUCTURE		Earthquake Resistant RCC Frame Structure Exterior, RCC Frame Double Brick Wall Structure for Better Sound & Heat Insulation									
LIFT & LOBBY AREA		Air-conditioned Entrance Lobby at Ground Floor with Italian or Equivalent Stone Flooring with 4 Persons Sitting Arrangement									



SURAJ INFRAVENTURES (P) LTD



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RERA REGISTRATION NO: **UPRERAPRM724** (PROJECT PLAN APPROVED BY LDA)