

Imagine being a part of a

nationally
renowned
project...



AN URBAN VILLAGE

PHASE - 4

Rahatani, Wakad

Imagine

How would it be to reside at India's No. 1 Green Project!

1st Five Star Rated
Green Residential
Project in India
(by GRIHA @
Pre-Cert level)

A house where wall plaster can replace your AC?

1st project in India
to successfully
demonstrate
UV-Resistant
External Coloured
Lime Plaster

A project that's so thoughtful, it uses an electricity-free sewage treatment plant?

1st Residential
Project in PCMC to
implement Natural
Sewage Treatment
Plant (STP)

An extraordinary house that uses solar energy 24X7!

1st Solar Net
Metered
Residential project
in PCMC



Presenting
the reality where
you can live it all



AN URBAN VILLAGE
PHASE - 4

With 200 customers reaping the benefits of green living at Phase I, we are all set to launch the next phase of Royal Orange County. With thoughtful planning and refined features, get ready to witness urban living in an all-new avatar.

Harit Ashtang Marg - The 8 green principles that form our foundation

Realizing the alarming consequences of urban construction methods and gaining several insights about the alternatives, Royal Orange County is here to bring a paradigm shift in urban lifestyle.

With immaculate strategy and planning, this project is built on a foundation of our strong belief system which we have encompassed in our 8 robust pillars of green construction, which we call the Harit Ashtang Marg.

Forming the fundamental planning tool in all our projects, the Harit Ashtang Marg stems from our core philosophies of creating a life that doesn't harm nature but exists with it in harmony. It focuses on the 8 key aspects of construction. And these 8 principles or 'angas' help us in building innovative green spaces that are not only considerate towards the environment but generate enormous utility to the occupants as well.



Following the
“Harit Ashtang Marg”
to give you a delightful
living experience

The Harit Ashtang Marg reflects in your everyday life at Royal Orange County. Each of these 8 principles create incomparable value towards your lifestyle, making it not just convenient for you, but self-sufficient too. And of course, brings out the best for nature as well.



The Design Difference at ROC

Where the Sun brightens the homes, but doesn't heat them up

The placement of towers is based on simulations to ensure optimum light and wind in every building. Placing plantations carefully creates shadows to reduce heat effect, creating a comfortable living throughout the project and inside every home, leading to reduction in AC consumption.

A design that directs the wind to your windows

Understanding the year-long wind patterns through Wind Rose Diagrams, the buildings are constructed to aid maximum possible ventilation. And 3-side-open apartments with east-west orientation further ensure optimum air and ventilation inside every home.



The Material Difference at ROC

Wall finishes that can replace your AC

Revisiting the Mughal architecture, the external finishes at ROC are done with Lime and Rangoli, making the walls UV-resistant and reducing the inner temperature by up to 9°C in peak summer conditions.

Glasses that let the light in, but not the heat

The glasses used in the homes are SHGC Glasses (Solar Heat Gain Coefficient), which can reduce heat absorption by up to 50% and that too without impacting the light inside the houses.



The Energy Difference at ROC

Absorbing all that the Sun can offer

With all the roofs having solar PV panels, each building is likely to generate 90 KWH (annual average) daily. And that's enough to power the elevators, water pumps, street lights and other common areas.

Solar Energy at Home and that too 24X7, using net metering

Not just the common areas, but even the apartments use solar energy at ROC. A change-over box shows if the consumption source is green or grid and can save almost 70% on your electricity bills!



The Water Difference at ROC

Water Recycling made energy & cost efficient

The Natural Sewage Treatment Plant recycles waste water efficiently without using energy, costing you a much lower maintenance than any other plant.

Rain water used the ideal way

The rainwater harvesting at ROC delivers different quality of water at different supply points. And it can collect 12 lac litres of water, enough to serve all the residents for 9 days for utility purpose, without depending on the corporation.





The Waste Management Difference at ROC

Creating the best out of waste

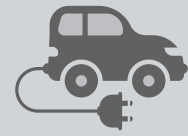
With dry and wet waste separation for each flat at ROC, we ensure hygienic disposal of all the trash that's generated.

Recycling made easier than ever

No more hunting for recycling organisations! Our tie-up with SWACH Organisation enables easy recycling of dry waste for all the residents.

In-house waste for in-house greens

By converting the organic waste into bio-manure, we ensure that our gardens and landscapes are fresh and blooming throughout the year.



The Transportation Difference at ROC

Being EV-ready for a better tomorrow

By providing charging points for E-vehicles, the residents are encouraged to use sustainable sources of transportation, thus reducing the air pollution index.

Save on fuel with easy access to daily needs

Just like all our projects, the location of ROC is also carefully chosen with all daily needs available within walking distance.



The Biodiversity Difference at ROC

Plants that ensure perennial greenery

The plantation is done in accordance with all the seasons so that the residents see a green and blooming campus all through the year.

Inviting butterflies and birds

With plants that are habitat to exotic birds, you get to live in the company of beautiful butterflies and chirpy parrots too!

Breathe pure, live fresh

The trees and plants in the campus naturally consume SOX and NOX, thus reducing the air-pollution index.



The Culture Difference at ROC

Bringing the much-needed change

Living a green lifestyle makes our residents realize the importance of modifying their actions to suit the environment, thus contributing their share to the bigger cause of environment conservation.

Building a great learning environment for the gen-next

Green living at ROC not only makes for a better today, but also ensures a responsible future generation that learns from their actions and cares for the surroundings.





Green features to give back to Mother Earth

Apart from building an incomparable lifestyle with practical advantages, ROC also comprises of features to replenish the depleting resources of the environment. By undertaking eco-friendly construction methods and implementing thoughtful conservation ideas, Royal Orange County is a world that the world desperately needs.

- By minimal digging and retaining the natural contours, we have ensured land preservation
- Promotion of local materials and machinery in order to reduce transportation and overall Carbon footprint
- Using treated water and drip irrigation for watering plants
- At ROC, we have implemented the unique combination of energy-efficient water pumps, lifts and equipment that adjust power- usage as per the load
- Permeable paving to maintain the groundwater table
- Dual water distribution system for drinking and utility water, to reduce the use of clean water for utility purposes
- Electricity-free sewage treatment plant that uses natural sources to purify water
- Generation of manure from wet waste
- Promoting energy-efficient products like LEDs
- Gifting and assigning one tree per flat



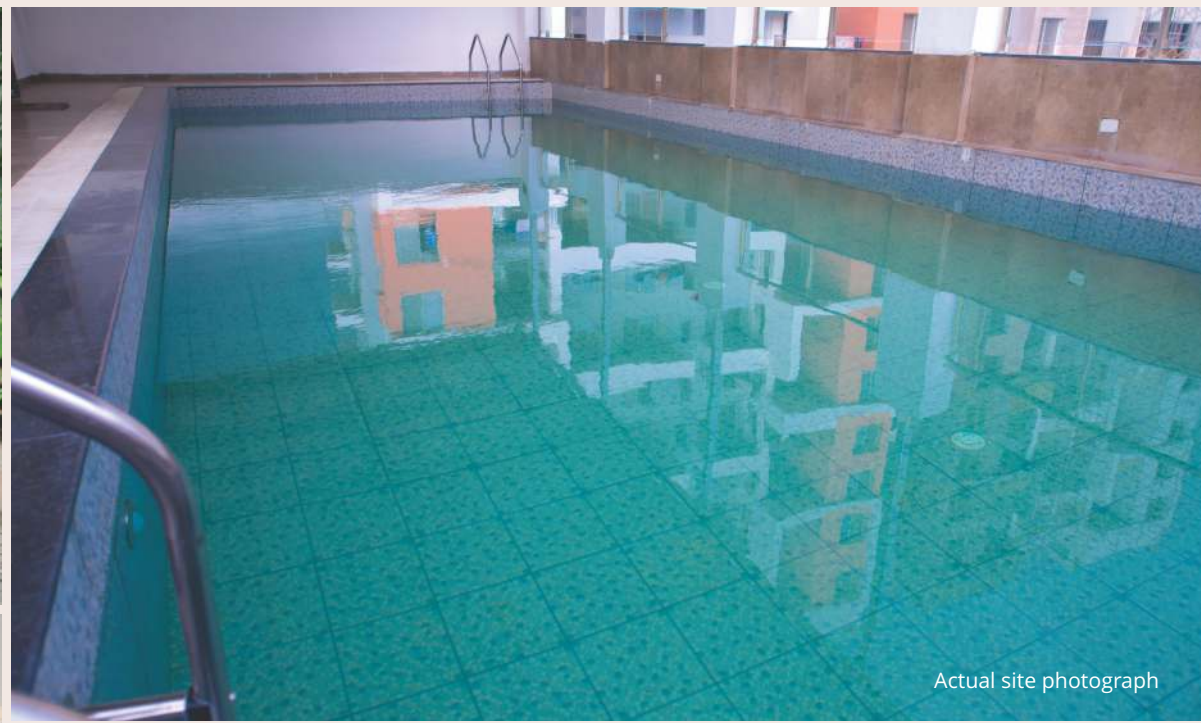
Actual site photograph



Actual site photograph



Actual site photograph



Actual site photograph



Actual site photograph



Actual site photograph

A life you desire, a lifestyle you deserve

At Royal Orange County, you get all the facilities you need and deserve. With ample recreational, relaxation and fitness avenues, this project offers you the complete life you've always desired.

Recreation

- Clubhouse
- Amphitheater
- Cricket pitch
- Indoor games
- Kids' play area
- Steam bath facility

Relaxation

- Swimming pool
- Senior citizen gazebos
- Landscaped gardens
- Casual sit-outs

Fitness

- Gymnasium
- Open Gym
- Jogging/ walking tracks



Immaculate detailing for an uncompromised living

Convenience Features

-  • Video door phone system
-  • Fire fighting system
-  • High speed lift
-  • Intercom facility
-  • CCTV in lifts and entrance lobby
-  • DG backup
-  • Provision for piped gas supply
-  • Up to 1.5A solar green power in every apartment
-  • Individual hot water system in every apartment
-  • E-vehicle charging point (Additional charges will be applied)

Specifications

Flooring

- Vitrified (2'x2') in living, kitchen and dining
- Ceramic tiles (2'x 2') in bedrooms

Doors

- Main door- Flush with Veneer & Brass/ SS fittings of standard make
- Internal doors- Hot processed flush and laminated
- Bath and Terrace doors- FRP/ laminated flush door

Windows

- Aluminum windows with mosquito net shutters except kitchen
- Aluminum louvered windows in toilet with exhaust provision & MS grills for safety
- Window sill- Granite

Kitchen

- Granite platform with steel sink
- Glazed tiles dado up to 2ft above the platform

Plumbing

- Concealed plumbing
- Shower with hot & cold mixer
- CP fittings
- European pan in both toilets of Hindware or equivalent make

Electrical

- Concealed FR grade copper wiring
- TV and Telephone point in living
- AC point in Master bedroom
- All accessories of Legrand or equivalent make with ELCB
- Provision for Chimney





Convenience to make your life better

Located in the prime area of Rahatani, Royal Orange County offers proximity to everything you could need or want. Tucked away from the chaos of the city, this place brings the convenience of the city and the calm of a suburb together; thus making it an ideal location to reside.

Location benefits-

- With eminent schools like The Mercedes-Benz International School, Wisdom World School and D.A.V. Public School in its close vicinity, ROC offers excellent academic opportunities close by
- Some of the most reputed hospitals including Aditya Birla Memorial Hospital and Apex Hospital are located within a small radius from the project
- When it comes to recreation, ROC offers proximity to malls like Spot 18, several cineplexes, restaurants, lounges, Balewadi High Street, Balewadi Stadium and much more
- ROC offers amazing connectivity to all the important destinations of the city like Aundh, Pune University, Deccan Gymkhana and Baner
- Now, travelling out of town becomes easier with Pune Airport and Pune Railway Station being just a quick drive away
- With Mumbai-Pune Expressway just 20 minutes away, travelling to Mumbai is now more convenient than ever
- With Hinjawadi just 10 kms away, reaching your workplace is no more a 'travel'

Actual site photograph



A glimpse into our ROC Citizens' world

"We bought this house because of its layout plan, amenities and other features. The green features were just an add-on then. But once we started living here, we realised how amazing these features are. It's delightful when your monthly electricity bill never exceeds 200 bucks. Thanks to the heat resistant walls and solar power in our house!"

- Ms. Sapna Bhawsar, Flat No. G-904

ROC is a living example of how buildings can be environment-friendly. Right from water conservation to energy saving, these people have done a great job. The low flow taps save over 100 litres every day... Now isn't that amazing! The natural sewage treatment plant is brilliant again. With ROC, we feel like responsible citizens, and it's a proud feeling!

- Ms. Shikha Kalantri, Flat No. E-202

The backbone of the group. Orange County Foundation.



Orange County Foundation is the sister concern of the Orange County Group. But it actually forms the roots and the wings of the Group.

The roots are expert individuals from diverse fields like Energy, Water Conservation, Effluent Treatment, Architecture, Eco-restoration... all who have come together to ensure a sustainable tomorrow.

Its wings are formed by the innovations this group is developing constantly to bring out greener ideas for a better world. The Group's entire activity of research and development is taken care of by the Foundation.

It also takes special effort towards undertaking corporate social responsibilities and educating more and more people through extensive knowledge sharing.

We endeavor to manage the natural resources in a way that not only adapts in harmony with its surroundings but also promotes life, creativity and happiness.

Our effort is well recognized by Maharashtra Energy Development Agency (MEDA), BEE, Institute of Engineers, National Institute of Design (NID), Science and Technology Park, Pune Municipal Corporation (PMC), PCNTDA, Pune Construction Research Foundation (Constro), Rachana Sansad Mumbai, etc.

Responsible
towards nature.
Responsible
towards society.



Those who care so much about nature, wouldn't care less about society and the people in it. Orange County Foundation fosters a strong sense of community belonging and ownership. We believe that better communities are built when people lead better lives.

Education, Health, Sports, Arts & Culture and the Environment around us are integral to building and leading better lives.

We strive to create sustainable social projects and make maximum impact in bettering lives. We shoulder the responsibility of being accountable and transparent to the community such that with our endeavors, we may set benchmarks in all our social initiatives and be a source of pride for all stakeholders.

Our endeavors include:

- Cleaning of Golup River in Ratnagiri
- Workshops on Green Initiatives and Sustainability for various industries like Bajaj, Prorigo, Alfa Laval, Maharashtra State Government Civil Engineering Department, Delhi Development Authority, State Pollution Control Board Delhi, School of Architecture Delhi, All India Engineers Institute, and many more educational institutions
- A special workshop was organized for Pune's general public for initiating ideas for Retro fittings for old conventional buildings to make them viable, sustainable and green
- Sponsored COEP students for various events in the green space



The Future

GATHAGRAM

ASPIRING TO BE INDIA'S FIRST CARBON NEUTRAL CITY

The most ambitious project of Orange County Group, till date, and is conceived to be the most technologically advanced city in India so far in terms of sustainability, energy sufficiency and water conservation. Gathagram, Dehu, is being built in collaboration with Planquadrat, a Darmstadt based architectural firm; Hochschule Karlsruhe, a world renowned construction research university and the Fraunhofer Institute, Germany - a research organization of world-class repute in environmental sustainability.

The Past: Completed Projects



ORANGE COUNTY

Year 2005

Location: Pashan-Baner Link Road

A small breakthrough in architectural planning. Every resident had owned a 3-side-open apartment.



ORANGE COUNTY 2

Year 2007

Location: Pashan-Baner Link Road

With solar panels and wind mills, OC2 was mentioned in the Limca Book of Records to be the first energy sufficient stand-alone building in India.



ORANGE COUNTY 4

Year 2009

Location: Pashan

With a more matured vision of the group, new technologies and techniques were implemented to build a green building.



ORANGE LIFE

Year 2009

Location: Pashan

The group's first residential-commercial venture. Orange Life has floor-embedded water cooling system and lime plaster as its external finish.

Our Proud Associations With the best in the world

- **The Energy and Resources Institute (TERI)**

Certified Royal Orange County as the first 5-Star Rated Green Building in India at Pre-cert level

- **Indian Green Building Council**

Recognized Royal Orange County as a Platinum-rated building, directing the project to a Global Leadership status among the new green buildings in India

- **Ivey Business School**

A successful feasibility study and market analysis for the project Gathagram, by its students

- **Planquadrat**

The chief architectural firm for OCG, from Germany

- **Fraunhofer-Gesellschaft**

Fraunhofer Society for the Advancement of Applied Research is empaneled with Gathagram to achieve maximum clean energy generation and its utilisation in the most effective manner

- **Hochschule Karlsruhe Technik und Wirtschaft**

Our partners in making Gathagram, a Carbon Neutral City through Energy Optimized Design

- **Age Ventures India**

Conceptualized and has been putting the system, service and critical processes in place for the Senior Living project at Gathagram

- **National Environmental Engineering Research Institute**

Provides unique solutions to set up Sewage Treatment Plants (STPs) and install Phytorid Waste-water Treatment Technology based STP for our projects

Recognitions add to our pride

Green Home Platinum Certification

by Indian Green
Building Council (IGBC)
and The Confederation
of Indian Industry (CII)

The First Building in India to be rated 5-Star at pre-cert level

by the Association for
Development and Research of
Sustainable Habitats (ADaRSH),
Ministry of New and Renewable
Energy, Government of India
(MNRE) & The Energy and
Resources Institute, New Delhi
(TERI)

Certificate of Appreciation

by Vapi Real Estate
Developers
Association

An Acknowledgement of Exemplary Demonstration of Low Energy Material Application in Royal Orange County

by Green Rating for
Integrated Habitat
Assessment (GRIHA)

**Nominated in 2011, for
being the first multi-
storied residential building
in India to implement
Roof-top Solar PV System
and Small Wind Turbine to
achieve 100% dependency
on renewable energy**

by The Limca Book of
World Records

Green CSR Award 2010

Green Excellence Award 2010

Green Leadership Awards 2010

Nominated for Ashden Awards, 2016

by Ashden, a
world-renowned
UK based charity that
champions and supports the
leaders in sustainable
energy to accelerate the
transition to a
low-carbon world



**ORANGE
COUNTY
GROUP**

Taking unprecedented roads to build a better world

When you care for something from the bottom of your heart, it gives you the courage to innovate, experiment and go for the road not chosen often. That's the story of the Orange County Group as well. We care for the environment with all our heart and that is why we are building a living that exists with nature in complete harmony. We make the most of what nature gives us and endeavor to maximize what we can give back to nature.

We're known for taking many first-steps in the real estate industry and have been recognized and awarded for the same. Our residents are reaping the countless benefits of living in environment-friendly homes and sleep with the satisfaction that they'll leave a better world for their next generations. That indeed is our source of contentment too.

This 'positive change' is just a beginning. With scientists and international experts as a part of our team, we're exploring newer and bigger ideas in this journey and soon intend to create a carbon neutral township.

We believe these creations will inspire a major change in the way the world thinks, acts and lives.

Design Architect - **Planquadrat India Pvt. Ltd.**

Liasoning Architect - **Three Dimension Consulting Architects**

RCC Consultants - **Satish Marathe Consulting Engineers**

Legal advisor - **Adv. S.P. Lalwani**



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