



Original Infraventures Pvt. Ltd.

An ISO 9001:2008 Certified Company

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ORIGINAL ATELIER — LONDON HOMES —



WHO ARE WE?

ORIGINAL ATELIER is an emerging leader in the real estate industry. It is a flagship company of the Original Group, also ISO 9001:2008 certified which started a movement to transform landscapes into new-age lifestyle destinations embracing modern India almost decades ago. Thereon, it has emerged as a trendsetter and set the benchmark for its contemporaries with its various skyline-altering landmark projects in many cities across the country. Our inclination has always been on the utility, style and strength of our creations. The Group's projects are conspicuously designed with uncompromising construction standards and matchless aesthetic beauty, and today adorn strategic points all over India. This is precisely why the company's customer base has been moving north alongside the company's success rate.

ORIGINAL ATELIER is a customer-oriented, value adding real estate company focused on giving returns on every investment of our valued customer with ORIGINAL ATELIER. We believe in making long-lasting relationships by delivering the best results to our clients. Hence, every project is executed with utmost care and perfection.

The ongoing projects of ORIGINAL ATELIER, be it residential Society, IT Park or Mall, We have earned impregnable goodwill for its transparent and ethical business practices. ORIGINAL ATELIER has created a legacy of trust that requires no endorsements. Supported by a team of seasoned professionals and their stellar acumens, the Group is all geared up to exemplify and surpass global standards in every project it undertakes and is persistently heading to sculpt the new face of India.



WHAT WE DO?

It's been more than two decades that we first started as an independent entrepreneurs. Started working in 90's with the couple of highly ambitious peers. We understood our client sentiment and market requirement as per changing times. Integrity, transparency, commitment are reason for such a long journey.

Today we are a big team working in different segments of Real Estate. Ranging from construction to land acquisition or real estate servicing to consultancy, we with our highly qualified and dedicated team are able to work smoothly.

And it's just the beginning. We are coming up with many more projects on PAN India basis. We are also expanding our roots in real estate services with our new venture L.A.M.P (Look.After.My.Place) to Global level.

Not only real estate but in many more dimensions world will notice the name ORIGINAL ATELIER in the near future.

OUR MISSION

To raise the standards of living by creating unique real estate solutions.

To achieve customer delight through innovation and thoughtfulness in everything we build. To build from the ground up, a company that symbolizes stability and prosperity in the real estate industry.

LONDON

HOMES

LIVE THE LONDON LIFESTYLE

Get ready to experience an unbeatable lifestyle @ LONDON HOMES. Located at the Smart L Zone, Delhi. London Homes is a unique design and uplifting lifestyle complex. Surrounded by lush green, yet short distance from modernity, Its a place where kids could reach the skies, ride away into the sunsets, or just let out their purity freely and live their childhood. Designed aesthetically the project has all the offerings of a stylish and contemporary residential complex, which comes with the grand Club house loaded with latest modern amenities to suit your lifestyle. Come and experience the difference.



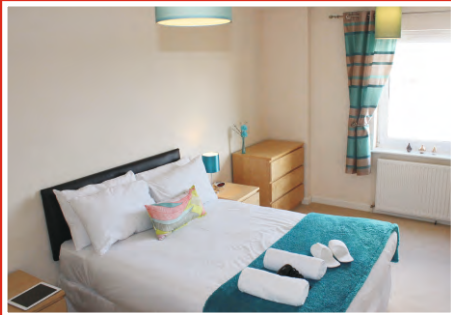


ORIGINAL

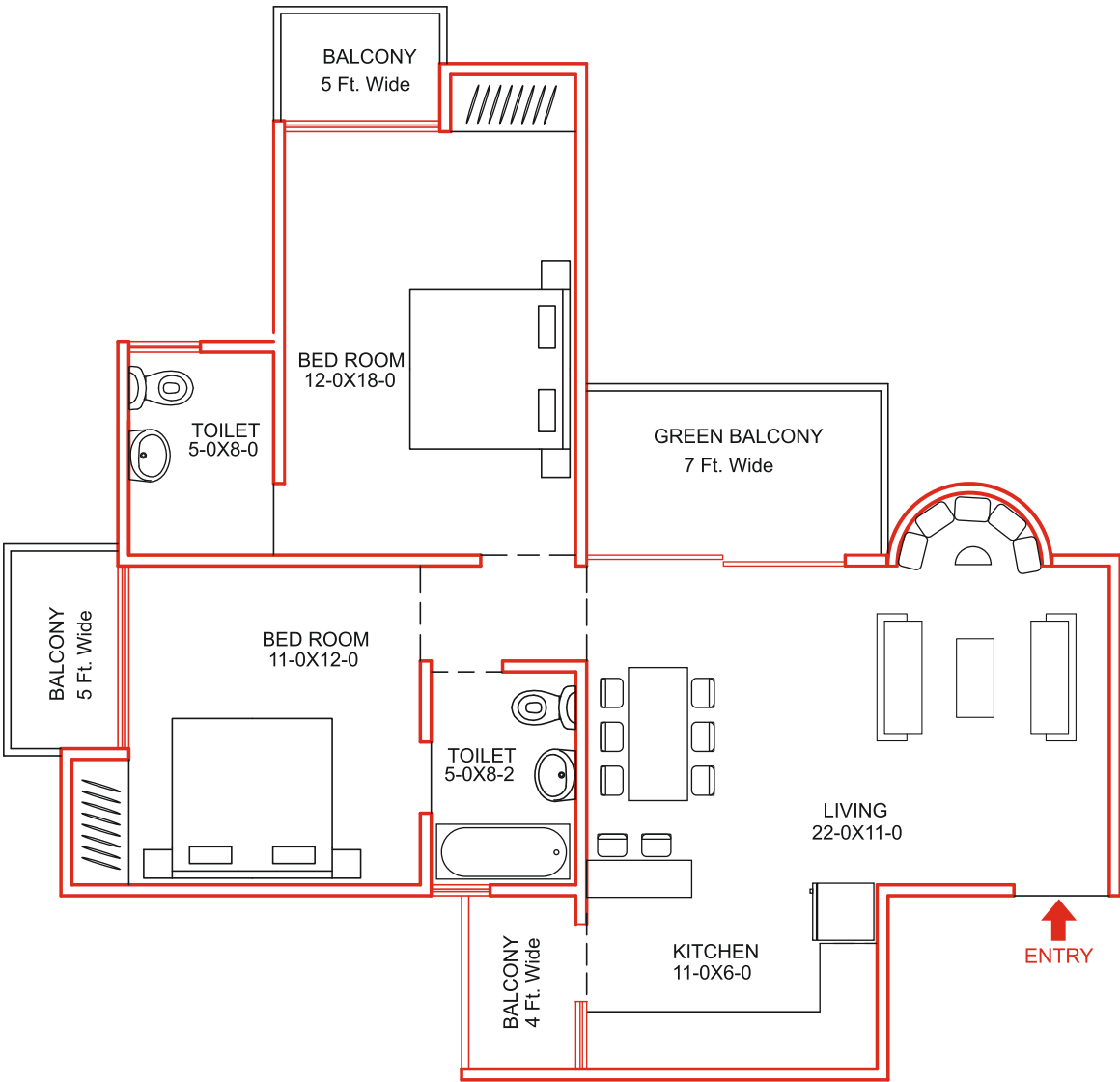
LUXURY
2 BHK

Bed Room	2
Living	1
Kitchen	1
Toilet	2
Balcony	4

6



1100 Sq.Ft.

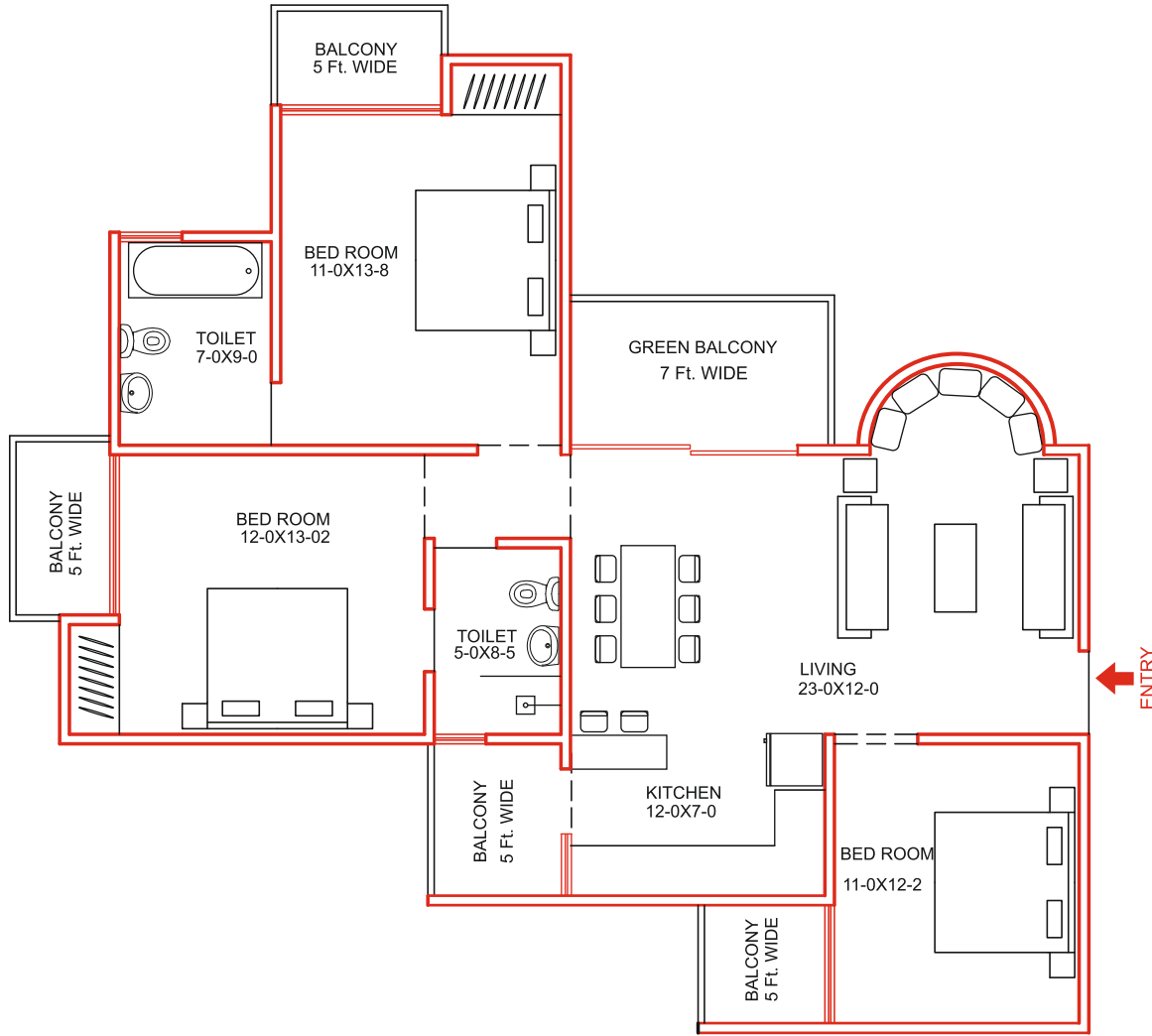


ORIGINAL

LUXURY
3 BHK

Bed Room	3
Living	1
Kitchen	1
Toilet	2
Balcony	5

1375 Sq.Ft.



7



ORIGINAL

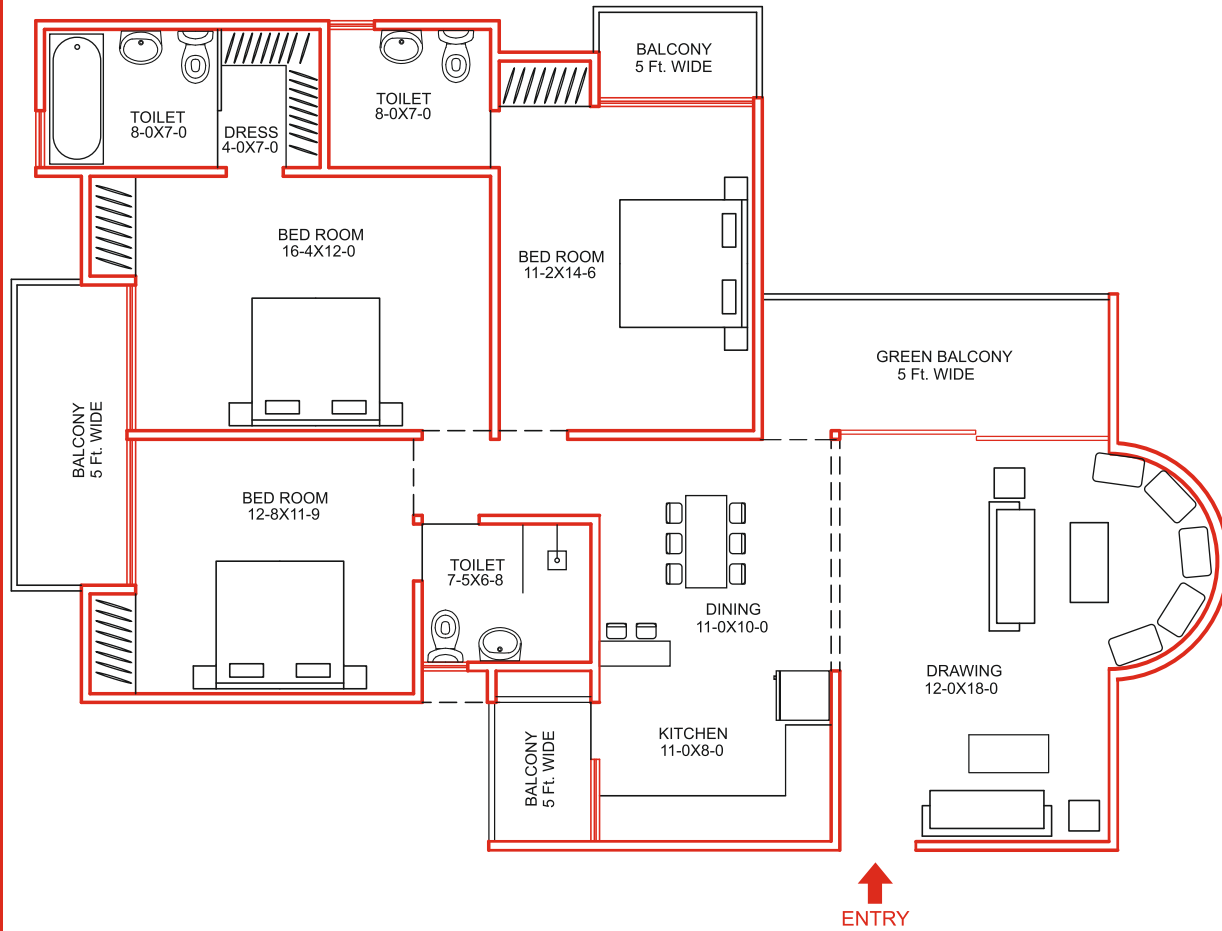
LUXURY
3 BHK + 3T

Bed Room	3
Living	1
Kitchen	1
Toilet	3
Balcony	4

8



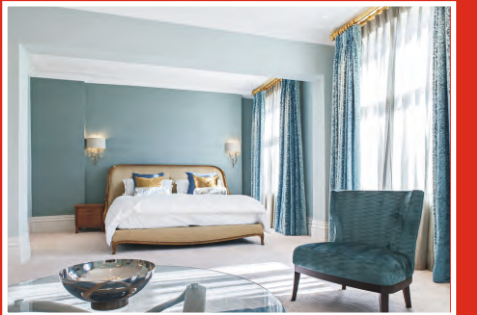
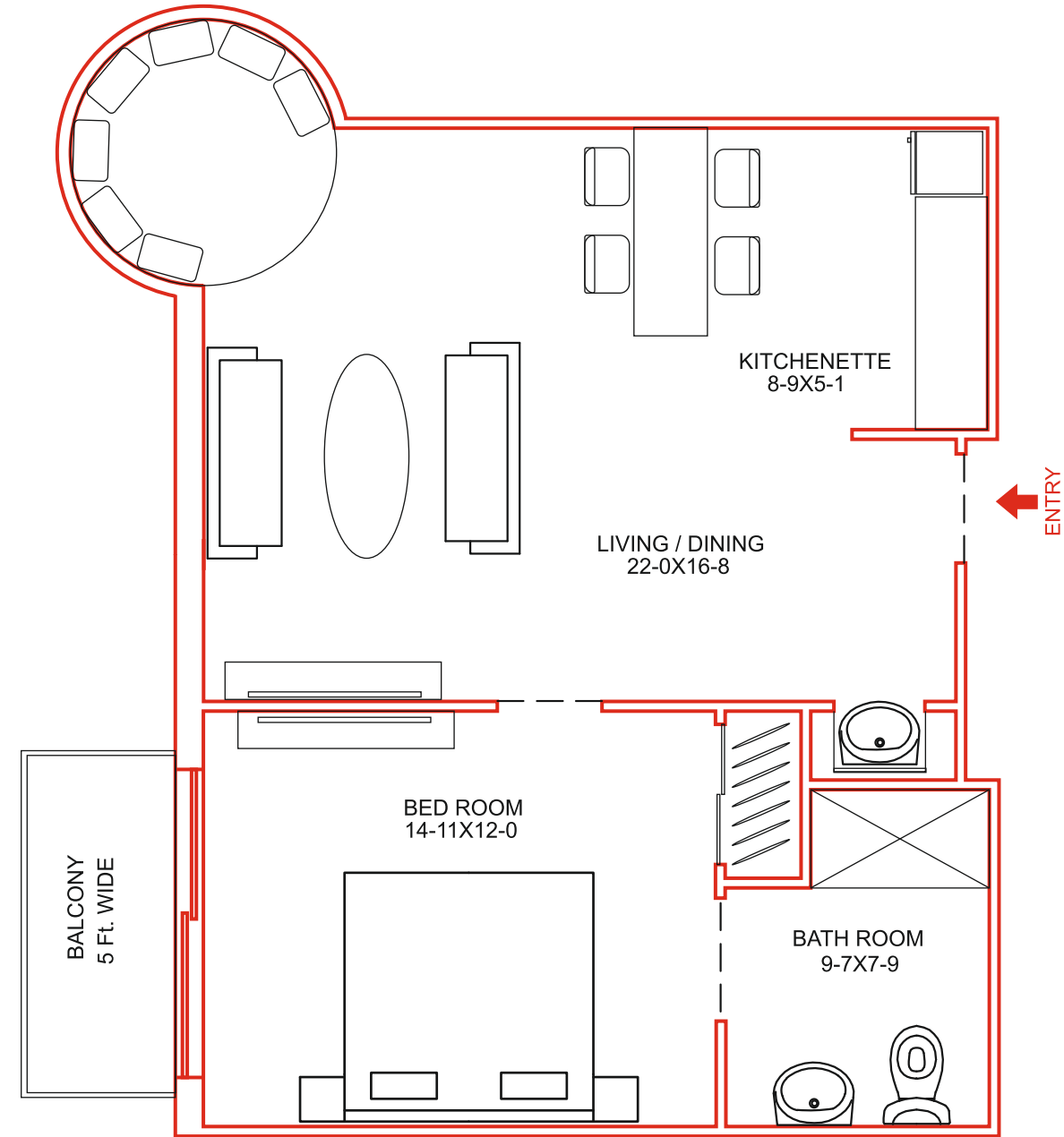
1725 Sq.Ft.



ORIGINAL
SUPER
STUDIO

Bed Room	1
Living	1
Kitchen	1
Toilet	1

770 Sq.Ft.



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The true definition of luxury...

LONDON HOMES

TRUE LUXURY

AMENITIES



Vegetable Store



Novelty Store



Book Store



Tea Bar (#24x7)



Chemist Shop



Art Gallery



Festival Pavilion



Driver's Rest Room



Kid's Play Zone



ATM



Creche



Pet Park



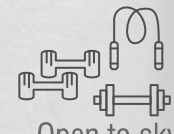
Cricket Net



Tennis Court



Cycle/Jogging Track



Open to sky fitness stations



Full-sized Indoor heated swimming pool



Outdoor Pool with surrounding landscapes



gymnasium



Squash court



Restaurant & lounge



Terraced gardens



Nature Areas



Rock Climbing



3 Staging Ponds



Forest Bordwalk



Bio Pond



Natural Trail



Socio Culture Center



Amphitheater



Kid's Play Area



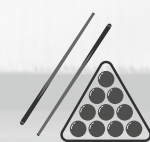
Skate Boarding Area



Indoor Games Room



Table Tennis



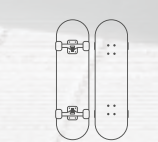
Billiards / Pool



Yoga Room



Mini Theater



Skateboard Deck



Organic Farm



Laundry



Power Backup



Green Balcony



Parking Area



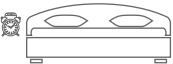
Hi-Tech Security

SPECIFICATIONS



Living / Dining / Family Lounge

- Floor : Imported Marble Flooring
- False Ceiling : Designer POP False Ceiling work
- Doors Finish : 8 ft high Veneered / Membrane finished door
- Doors Hardware : Godrej / Dorset or equivalent
- Windows : Powder Coated Aluminium Windows with glass & wire mesh Shutter
- Electrical Fixtures & Fittings : Modular Electric switches, Lights in false Ceiling
- Walls : Designer concept paint with combination of texture /wall paper & rich Plastic Emulsion Paint Of Dulux make



Master Bedroom

- Floor : Laminated Wooden Flooring
- False Ceiling : Designer POP False Ceiling work
- Doors Finish : 8 ft high Veneered / Membrane finished door
- Doors Hardware : Godrej / Dorset or equivalent
- Windows : Powder Coated Aluminium Windows with glass & wire mesh Shutter
- Electrical Fixtures & Fittings : Modular Electric switches ,Lights in false Ceiling
- Wood Work : Modular Wooden dress room
- Walls : Designer concept paint with combination of texture /wall paper & rich Plastic Emulsion Paint Of Dulux make



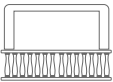
Bedrooms

- Floor : Premium High end Vitrified tiles Flooring
- False Ceiling : Designer POP False Ceiling work
- Doors Finish : 8 ft high Veneered / Membrane finished door
- Doors Hardware : Godrej / Dorset or equivalent
- Windows : Powder Coated Aluminium Windows with glass & wire mesh Shutter
- Electrical Fixtures & Fittings : Modular Electric switches ,Lights in false Ceiling
- Wood Work : Modular Wooden Wardrobes
- Walls : Designer concept paint with combination of texture /wall paper & rich Plastic Emulsion Paint Of Dulux make



Kitchen

- Walls : Premium quality ceramic tiles claddded upto 2 ft ht. above granite counter from kajaria / Somany or equivalent
- Floor : Imported Marble Flooring
- False Ceiling : No
- Doors Finish : Powder Coated Aluminium door
- Doors Hardware : Godrej / Dorset or equivalent
- Windows : Powder Coated Aluminium Windows with glass & wire mesh Shutter
- Sanitary Ware : Premium quality stainless steel sink & Top of the line fittings from Marc, Jaguar, Roca, Grohe or equivalent.
- Electrical Fixtures & Fittings : Modular Electric switches Electric Chimney & Individual R.O System
- Wood Work : Complete Modular wood work



Balconies

- Walls : External Paint from Dulux / Asian or equivalent
- Floor : Premium quality Anti skid ceramic tiles Kajaria / Somany or equivalent
- False Ceiling : No
- Doors Finish : Powder Coated Aluminium door
- Doors Hardware : Godrej / Dorset or equivalent
- Windows : Powder Coated Aluminium Windows with glass & wire mesh Shutter
- Electrical Fixtures & Fittings : Modular Electric switches



Passage

- Walls : Designer concept paint with combination of texture /wall paper & rich Plastic Emulsion Paint Of Dulux make
- Floor : Imported Marble Flooring
- False Ceiling : Designer POP False Ceiling work
- Doors Finish : 8 ft high Veneered / Membrane finished door
- Doors Hardware : Godrej / Dorset or equivalent
- Windows : Powder Coated Aluminium Windows with glass & wire mesh Shutter
- Electrical Fixtures & Fittings : Modular Electric switches ,Lights in false Ceiling



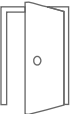
Servant Room

- Walls : Plastic Emulsion Paint Of Dulux make
- Floor : Premium quality Anti skid ceramic tiles Kajaria / Somany or equivalent
- False Ceiling : No
- Doors Finish : 8 ft high Veneered / Membrane finished door
- Doors Hardware : Godrej / Dorset or equivalent
- Windows : Powder Coated Aluminium Windows with glass & wire mesh Shutter
- Electrical Fixtures & Fittings : Modular Electric switches



Servant Toilet

- Walls : Ceramic tiles from Kajaria / Somany or equivalent
- Floor : Premium quality Anti skid ceramic tiles Kajaria / Somany or equivalent
- False Ceiling : Yes
- Doors Finish : 8 ft high Veneered / Membrane finished door
- Doors Hardware : Godrej / Dorset or equivalent
- Windows : Powder Coated Aluminium Windows with glass & wire mesh Shutter
- Sanitary Ware Fixtures & Fittings : Top of the line from Marc, Jaguar, Hindware or equivalent.
- Electrical Fixtures & Fittings : Modular Electric switches



Doors Finish

- Doors Finish : 8 ft high Veneered / Membrane finished door
- Doors Hardware : Godrej / Dorset or equivalent
- Windows : Powder Coated Aluminium Windows with glass & wire mesh Shutter
- Sanitary Ware Fixtures & Fittings : Top of the line from Marc, Jaguar, Hindware, Kohler, Roca, Grohe or equivalent. Master Toilet to have steam and shower cubicle
- Electrical Fixtures & Fittings : Modular Electric Switches



Toilets

- Walls : Premium quality ceramic tiles claddded upto ceiling ht. from Kajaria / Somany or equivalent
- Floor : Premium quality Anti skid ceramic tiles Kajaria / Somany or equivalent
- False Ceiling : Yes



Look After My Place

L.A.M.P.



Rent
Management



Maintenance
Service



Security
Management



On Call
Service



Shopping
Assistance



Bill
Management

GREEN ARCHITECTURE

We at OA aim to provide our customers a whole-building approach in all key area of human and environmental health with natural ventilation and illumination, designed to work the exterior environment.

These advanced standards optimise comfort and utility thereby contributing to an excellent and working lifestyle.

The immediate and most tangible benefits are:-

- Energy Savings: 20-30%
- Water Savings: 30-50%

The intangible benefits are:-

- Enhanced air quality
- Excellent day lighting
- Health and well-being and their accompanist
- Conservation of scare national resources
- Enhance marketability of the project

LUXURY INSIDE

- All the luxury you would expect with a view you wouldn't.

LUXURY OUTSIDE

- Something to complement the luxury inside the luxury outside.

FEATURES AND AMENITIES

- Natural areas and Biodiversity Garden.
- Rock Climbing
- 3 stage of ponds and many more eco-friendly features.

GREEN BALCONIES

- Each resident is allotted a patch of balcony to grow andesh vegetables and cultivate a green thumb.



SMART- L ZONE

The Zone L of West Delhi is contemplated to be a major hub for population in the near future. The zone covers an area of 22,979 hectares and is located in the South West Delhi, hence is closest to South Delhi. The zone shares boundary with Gurgaon and is in close proximity of IGI International Airport. In order to meet the rising standard of living of the metro city life, the zone is decked with elite amenities and has access to the upcoming Delhi's largest Golf Course.



LOCATION AND AREA

The zone covers an area of 22,979 hectares and is surrounded by the following:

NH-10/ Rohtak Road and Railway Line, in the North Zone 'K' mainly comprising of Dwarka – Sub City, in the East and The National Capital Territory of Delhi boundary on its southern and western sides.

KEY HIGHLIGHTS

Green belt identified area along the NCT Delhi boundary and permission to farmhouses & villas Allotment of approx. 900 acres in L Zone for water reservoir Proposed to be planned for 20 lac population

PUBLIC & SEMI PUBLIC FACILITIES

Healthcare Facilities: A hierarchy of health facilities / hospitals has been proposed to met the requirement of 20 lac population of the zone and to provide 5 hospital bed per thousand population.

Educational Facilities: To enable optimum utilization of resources and available education infrastructure, need to formulate policies and norms have been recognized in the Master Plan. Also, land measuring about 53.6 hectares is to be kept for higher education.

Sports Facilities: In the zone, a site of about 17 hectares already exists for Sports Training Institute. New sports facilities have to be provided in the zone in a hierarchy of divisional Sports Centre / Golf Course



DISTRICT SPORTS CENTRE AND COMMUNITY SPORTS CENTRE

Communication Facilities: Two plots of Head Post Office each 2500 sq mtr and two plots of Telephone Exchange each of 2500 sq mtr are to be provided. Remote subscriber units within of 3 km each of 300 sq. mtr shall also be provided in the sector / scheme at appropriate location. **Security & Safety Facilities:** Adequate number of Police Stations / Police Posts and Police lines shall be provided in public use. The requirement of 13 hectares land for security facilities and 15 hectare for safety facilities such as Fire Station has been proposed.



SOME OF OUR WORKS

25 Lac + Sq.Ft. Delivered



1. Rockland Hospital, Dwarka
2. Shopping Complex, Sector 15, Faridabad
3. Hotel Citrus Manali (5 Star), Manali
4. Gurudwara Aadarsh Nagar
5. Shop-in Park North, Shalimar Bagh
6. KLJ Heights, Bahadurgarh
7. RPS Savanna, Faridabad
8. KLJ Greens, Faridabad
9. Platinum Floors, Sector 77, Faridabad
10. Platinum Heights, Faridabad
11. Nakshatra, Sector 15, Bahadurgarh
12. Dharamshila Cancer Hospital, New Ashok Nagar, Delhi
13. KLJ Tower, Netaji Subhash Place, New Delhi & many more...

ONGOING PROJECT

10 Lac + Sq.Ft. Under Construction

ORIGINAL ATELIER



1. Adore Happy Homes, Sector 86, Faridabad
2. RPS Savanna, Faridabad
3. KLJ Noida 1, Sector 62, Noida
4. Nirvana Floors, Bahadurgarh
6. KLJ Pinnacle, Faridabad
6. Sbhuhkamna Tech-Homes, Noida

UPCOMING PROJECTS

6.5 Lac + Sq.Ft. Coming Soon