



AJNARA CITY

**ONE DESTINATION
MILLION EXPERIENCES**

PRESENTING...



**OLIVE
GREENS**

2 & 3 BHK APARTMENTS

**RERA
COMPLIANT**





Olive Greens, at Ajnara City, is a place where life takes the shape of solace and contentment. It's surrounded by a lush green blanket where you wake up to the songs of birds. Embrace the fresh air as the sight of a majestic view sets your day. Make every weekend adventure packed with a pair of binoculars and a walk in the nearby Surajpur Bird Sanctuary gazing at rare species of birds & reptiles.

Yes, expect the grand lifestyle of a resort, what we call home at Olive Greens.



**OLIVE
GREENS**

2 & 3 BHK APARTMENTS

Sage Greens

High Rise Appts

Emerald Greens

KHELGAON
15 Acres Central Green
as big as 3 football fields

Fern Greens

Olympic-size
Swimming pool

Future Development

City Club

Golf Club for
Villa residences

City Walk Commercial

Extended golf course

Exquisite Villas

Gated Security

130 metre wide front road

Future Development

Ajnara City, a visionary development is located amidst the megaplanned 175 acres Sports Republik at Greater Noida West. The township is spread over 62.5 acres and envisioned as Green Living.



Located on
130 Mtr Road



Straight Grid
Planning



75% Open Area



Maximum Natural
Day Light



Natural Ventilation



Rain Water
Harvesting
& Recycling





CITY CLUB



Club Facilities

- Swimming Pool with separate kids pool
- Spa, Steam & Jacuzzi
- Gymnasium
- Indoor Table Tennis
- Billiards/Pool Room
- Yoga Centre
- Aerobics
- Unisex Salon
- Cafeteria
- Banquet/Party Hall
- Separate Playing Area for Kids



2 BHK + 2 TOILET	AREA (SQMT)	AREA (SQFT)
CARPET AREA	50.23	540.67
BALCONY AREA	10.8	116.25
EXTERNAL WALL AREA	5.86	63.07
COMMON AREA	19.23	206.99
TOTAL AREA	86.12	926.99
SALEABLE AREA - 927 SQFT		



2 BHK + 2 TOILET + STUDY	AREA (SQMT)	AREA (SQFT)
CARPET AREA	57.64	620.43
BALCONY AREA	10.9	117.32
EXTERNAL WALL AREA	6.11	65.76
COMMON AREA	21.32	229.48
TOTAL AREA	95.97	1033
SALEABLE AREA - 1033 SQFT		

HIGH RISE APARTMENTS



3 BHK + 3 TOILET	AREA (SQMT)	AREA (SQFT)
CARPET AREA	67.29	724.30
BALCONY AREA	14.51	156.18
EXTERNAL WALL AREA	7.13	76.74
COMMON AREA	25.06	269.74
TOTAL AREA	113.99	1227
SALEABLE AREA - 1227 SQFT		



3 BHK + 3 TOILET + DRESS	AREA (SQMT)	AREA (SQFT)
CARPET AREA	80.26	863.91
BALCONY AREA	15.85	170.60
EXTERNAL WALL AREA	7.05	75.88
COMMON AREA	26.43	284.49
TOTAL AREA	129.59	1394.90
SALEABLE AREA - 1395 SQFT		

Disclaimer: Built-up area includes apportioned common of project. All specifications, designs, layout, images, conditions are only indicative and can be changed at the discretion of the builder/architect/authority. This is purely conceptual and constitutes no legal offering. 1Sqm=10.764 sq.ft, 304.8 mm=1'-0".

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LAYOUT MAP

LEGENDS

TOWER		TYPE	SALE AREA
A, B		2 BHK	927 SQFT
		2.5 BHK	1033 SQFT
		3 BHK REGULAR	1227 SQFT
C, P		2.5 BHK	1033 SQFT
		3 BHK REGULAR	1227 SQFT
D, Q, R		3 BHK REGULAR	1227 SQFT
		3 BHK LUXURY	1395 SQFT
VILLA		TYPE - A	2405 SQFT
VILLA		TYPE - B	3115 SQFT

1. SPORTS SCULPTURE
2. ENTRANCE COURT
3. CLUB
4. KID'S POOL
5. BARBEQUE AREA
6. NATURE WALK
7. SENIOR CITIZEN AREA
8. POOL SIDE CAFÉ
9. OUTDOOR READING AREA
10. HEALING ZONE
11. MEDITATION ZONE
12. MEANDERING PATHWAYS
13. PARTY LAWN WITH KIDS GOLF AREA
14. INTERACTIVE WATER FEATURE
15. CHILDREN'S PLAY AREA & SKATING RINK
16. COVERED SEATING AREAS
17. MULTIPURPOSE LAWN / FOOTBALL GROUND
18. SPORTS AVENUE
19. THEMATIC COURT
20. AMPHITHEATER
21. LAWN MOUND
22. OPEN GYM
23. TENNIS COURT
24. BASKET BALL COURT
25. CRICKET PITCH
26. STEPPED PLANTING
27. PICNIC AREA
28. GOLF COURSE
29. CITY WALK COMMERCIAL

PROJECT CONCEPTUALISER
HAFEEZ CONTRACTOR
MUMBAI

PRINCIPAL ARCHITECT
SPACE DESIGNERS
DELHI

STRUCTURE CONSULTANT
VAKIL MEHTA SHETH

LANDSCAPE CONSULTANT
GREEN SPACE ALLIANCE
PUNE

GOLF DESIGNER
AV GOLF
GURUGRAM







RESORT LIVING VILLAS

- Golf at walking distance
- Golf parks exclusive for Villa residences
- Strategic placing of villas to get maximum natural light and fresh air
- Maximised use of earth to provide lush greenscapes all over
- Selective tree planning to pump clean air and thus healthy living

LOCATION MAP



SPECIFICATIONS

HIGH RISE APARTMENTS

Structure	Earthquake resistance RCC framed structure.
External Façade	Exterior in superior paint finish.
Doors & Windows	External doors and windows made of powder coated aluminium/UPVC.
Electrical	Copper wiring in concealed PVC conduits. Sufficient light & power points. Provision for TV, telephone points in living room and all bedrooms.
Flooring	Vitrified tiles in drawing/dining/bedrooms and kitchen. Anti-skid ceramic tiles in toilets and balcony. Laminated wooden flooring/textured tiles in master bedroom.
Kitchen	Marble working platform. Stainless steel sink. Ceramic glazed tiles 2' above working platform with individual RO unit.
Toilets	Anti-skid ceramic floor tiles. Ceramic tiles up to door level on the wall. Branded sanitaryware & CP fittings.
Inside Wall Finish	Inside walls with POP punning and OBD.
Lift Lobby	Double height entrance area.

VILLAS

Structure	Earthquake resistance RCC framed structure.
External Façade	Exterior in superior paint finish.
Doors & Windows	External made of aluminum and internal hardwood frames with flush doors.
Electrical	Copper wiring in concealed PVC conduits. Sufficient light & power points. Provision for TV, telephone points in living room and all bedrooms.
Flooring	Vitrified tiles in drawing/dining/bedrooms and kitchen. Anti-skid ceramic tiles in toilets and balcony. Laminated wooden flooring in master bedroom.
Kitchen	Modular kitchen with chimney. Granite top working platform. Double bowl stainless steel sink. Ceramic glazed tiles 2' above working platform with individual RO unit.
Toilets	Anti-skid ceramic tiles in toilet & balcony. Ceramic tiles up to door level on the wall.
Inside Wall Finish	Inside walls with POP punning and OBD.

Note:-

1. The colour and design of the tiles can be changed without prior notice.
2. Variation in the colour and size of vitrified tiles/granite may occur.
3. Area in all categories of apartments may vary up to $\pm 3\%$ without any changes in cost. However, in case the variation goes beyond $\pm 3\%$, charges are applicable.

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OUR PROJECTS

ONGOING RESIDENTIAL PROJECTS



ONGOING COMMERCIAL PROJECTS



DELIVERED PROJECTS



PEACE OF MIND

Over 20 million sq. ft. area delivered
Over 50 projects delivered and 15 are ongoing
Over 50,000 happy customers
Certified by ICRA with BBB rating
Known for dedication towards time, quality, design & construction
Great emphasis on aesthetics, appeal and affordability

Ajnara India Ltd.

Corporate Office: D-247/26, Sector-63, Noida

Registered Office: 502, Plot No.-17, Sachdeva Corporate Tower, Karkardooma,
Community Centre, New Delhi

Site Office: Plot No. KP-5, Sector-27, Greater Noida (West)

www.ajnara.com



Ajnara India Ltd. Lease deed no. 14773 dated 9/7/2015 and correction deed no. 16965 dated 22/6/2016 layout plan sanctioned vide letter no. 3834/6685 dated 20/9/2016 by New Okhla Development Authority. The details of the approval including building plans approved from Authority can be checked in our corporate office during office hours. All images, perspective, specifications, features, figures are only indicative and not a legal offering. 1 Acre= 4046.82 sq. mtrs. 1 sq. mt. = 10.764 sq. ft. (Approx.) Terms & Conditions apply.

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