



# greenopolis

A project by Orris & The 3C Company



Green living





Focusing on the efficient use of energy, water and building material, Greenopolis is an innovative blend of green efficient technologies creating an eco-friendly habitat.

welcome to the self sustaining habitat of

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Greenopolis has been registered under  
IGBC Green Homes Rating System.  
The registration number is GH121380.



Greenopolis is an innovatively designed habitat integrating open green areas, social spaces and infrastructure in an environmentally sustainable way.

Greenopolis has a vibrant mix of public, semi-public and private spaces all interconnected through a maze of walkways. Community spaces like parks, play areas, plazas, shopping and entertainment hubs have been weaved into the fabric of a resplendent community life.

Our vision is to create an environment friendly habitat encompassing all elements for your spiritual and physical well being.

- Eco friendly habitat in Sector 89, Gurgaon.
- A 'rewarding' living experience with varied apartment choices- 2, 3, & 4 bedroom apartments.
- Cohesive clusters or neighborhoods with each having their own distinct gardens.
- Efficient planning of apartments segregated with private and formal areas.
- Two side open 'breathing' apartments with natural light and ventilation.
- Master bedrooms with corner windows having two side view of the green spaces.



24 M WIDE ROAD

24 M WIDE ROAD

ENTRY/EXIT

WILSONS PLAZA

PRIMARY SCHOOL

ITALIAN GARDEN COURTYARD

FRENCH GARDEN COURTYARD

WEST ENTRANCE

ENTRY/EXIT

EMERALD COURTYARD

SUNSHINE COURTYARD

UNIVERSITY SQUARE

SUNSHINE PLAZA

Greenopolis prioritises pedestrian movement and cycling, minimising traffic circulation by providing wide sidewalks, footpaths, bicycle oriented streets throughout the community. The traffic circulation is kept to the perimeter and maximum parking is provided in the basement, leaving ground areas green and pedestrian friendly. The drop off areas form large celebrated plazas, at nodal points of visually connected axis.



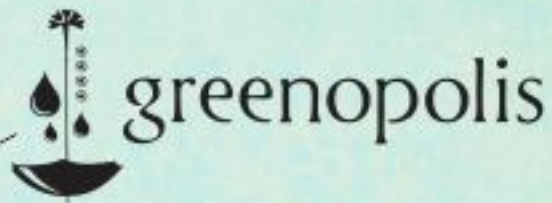


- EXISTING METRO LINE
- PROPOSED METRO ROUTE
- NH 8
- PROPOSED 150 m WIDE DWARKA EXPRESSWAY
- KUNDLI-MANESAR-PALWAL (KMP) EXPRESSWAY

- SECTOR 89
- COMMERCIAL SECTOR
- M PROPOSED METRO STATION

Map not to scale





## Strategic location

Well connected and in close proximity to Dwarka expressway, KMP expressway and IGI airport.



### Distance from Sector 89

Dwarka Expressway	2 mins
NH8	5 mins
Manesar Toll	7 mins
Haldiram	10 mins
IMT Manesar	10 mins
Rajiv chowk	15 mins
IIFCO chowk	20 mins
Airport	25 mins





Greenopolis, Bird's eye view, Day



Beautifully designed multi-use public spaces that are closely integrated with nature, fostering a sense of ownership and enhance a sense of belonging for all.



### Community life and shared values

The vibrant mix of **private semi public and public spaces** are linked by pedestrian routes, creating ample opportunity for active and passive recreation, interaction, cultural expression and the exchange of a rich diversity of experiences.

The development offers wide range of apartments and lifestyles for different tastes forming cohesive clusters or neighborhoods with their own open identifiable green spaces.



### Architects vision

**Re-connecting people to nature and culture to the environment** is central to the sustainability strategy of this project. To the greatest extent possible, natural systems are deployed and designed to overlap with other functions, to preserve land, air, water and energy, to provide aesthetic enjoyment and to communicate the principles of environmental stewardship.



# green

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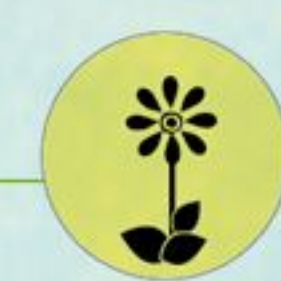


## Design vision



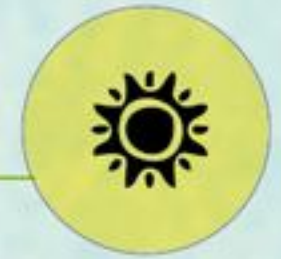
# opolis

Company



### Landscape & ecology

Sustainable landscapes create ecologies that promote healthy, functioning natural systems, provide an inspiring environment, and involve community participation towards sustainability. Every drop of water that falls on and resides below the site is treated as a precious resource. Harvesting, storing, distributing and reusing rainwater, storm water and greywater are strategies deployed to maximise both environmental and human benefits.



### Climate responsive design

The cluster and building design is climate responsive, addressing cross ventilation and natural daylight requirements, right from the apartment level to the shaded and well-ventilated pedestrian and play areas.



A green building is one which balances environmental responsibility, resource and energy efficiency enriching community well being and occupant comfort.

Host of green benefits

# greenopolis

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**Cost Reduction**  
Not only do you save precious water and electricity, but also enjoy monetary savings, thanks to our energy efficient mechanical and electrical equipment.

BOOM BARRIERS

CCTV's FOR COMMON AREA

MULTI-LEVEL 24X7 SECURITY

24X7 POWER BACKUP

24X7 WATER SUPPLY

Most immediate benefits of living in Greenopolis is the reduction in water and operating energy costs right from day one.



### Natural Daylight

Bathe in 100% natural light all across your house, which will also cut down your electricity bills.



### Cross Ventilation

Refresh your senses with fresh breezes wafting through every nook and corner of your house.



### Heat Reduction

Insulated roofs substantially reduce heat ingress thereby resulting in substantially lower air-conditioning loads.



### External Solar Lighting

Save for yourself as well as for the planet with the latest in solar lighting systems in landscape areas.



### Green Views

Balconies and windows have been specifically designed to present rejuvenating views of extensively landscaped areas from all directions.



### Water Conservation

The latest in water conservation fixtures & fittings, Rainwater Harvesting Technology and low water consuming plants, let you save every drop of water you can.



### Conservation of Natural Resources

0% Discharge buildings for rain water. Collection, segregation & recycling of waste.



### Heat Reflective Glass

Heat reflective glass helps in controlling glare and solar heat resulting in reduced air conditioning load.



### Electric Charge Points

Go eco-friendly with electric vehicles and enjoy the facility of charging your electric vehicle at our various electric charge points, anytime.



### Low Volatile Organic Compound (VOC)

Low VOC paints, adhesive and products are used for occupants comfort and to minimise health hazards.







Club 89, Night view



# club 89

- Swimming pool
- Gymnasium
- Cards room
- Squash court
- Banquet
- Badminton court(outdoor)
- Yoga/Dance
- Food court
- Lounge
- Billiards / Pool
- Table tennis





## Host of amenities

The beautifully designed multi-use spaces offer ample amenities for recreation, interaction, cultural expression and for the exchange of rich diversity of experiences.

- Primary school
- Nursery school
- Clinic
- Jogging track
- Shopping plaza
- Sports plaza
- Club
- Meditation zone



Greenopolis Tower, Front view

## Architects



Since its inception in 1993, Design & Development (D&D) is working with the philosophy based on principles of balancing environment responsibility, resource efficiency with occupant comfort and community sensitivity .

D&D's designed ecologically responsible habitats and work places have shown exemplary results in reduced energy bills, low water and material consumption, low wastages leading to lesser Carbon Footprint, benefitting our planet and the people. With significant experience across business verticals like software parks, SEZs, hospitals, hotels, schools, housing and personalized residences, D&D has designed small to large scale projects for a number of domestic and international clients.

Renowned in the field of architectural and interior design, D&D has many LEED certified Platinum and Gold rated green buildings to its credit along with India's first net zero energy home- Shunya, which runs independent of any external source of energy. In its zest for attaining environment positive and nature restorative designs, the company is currently designing net energy positive schools and campuses.



Greenopolis Tower, Rear view

Greenopolis is a testament to the combined vision of Orris and The 3C Company – An exemplary development imbuing the best of sustainable living.



expect the best

Orris is an extraordinary plant emitting enchanting fragrance from, not only its flower but roots as well. Taking a cue from this amazing plant company exuberates excellence in a wide spectrum of services where each one of them tells a story of vision, passion and quality guided by one single aim of serving more than expected.

While Orris' core expertise lies in Real Estate, the company has remarkably forayed into different verticals like Golf, Education, Hospitality and Energy. With the largest land bank in the new Gurgaon area, the company has already launched 4 projects in Gurgaon and 2 on the Yamuna Expressway apart from a number of other ventures in the pipeline. The company is poised to bring about a paradigm shift in the way quality is perceived, setting high benchmarks in every sphere.



Aster Court Premier



Aster Court



Carnation



Curio City



Floreal Tower- Commercial



Floreal Tower- Retail



Greenbay



Orris Business Square



Spring Homes

## Serendipitous alliance



Leading the "Green Revolution" in Delhi/NCR, The 3C Company is creating landmark developments, which work in harmony with the environment to add real value to lives. The accolades of being the sole squad in the entire Asia Pacific, which has **THREE PLATINUM & FOUR GOLD RATED LEED** certified green buildings by IGBC (Indian Green Building Council) under the umbrella of USGBC (US Green Building Council), not only testifies the impeccable architectural excellence of the company but also echoes its concern for the environment.

Driven by the motto to "Create, Care and Conserve", The 3C Company has excelled and achieved milestones by having already delivered, more than 13 million square feet of niche developments. Company's Green Family consists of about 12000 members and is growing rapidly with people joining hands as associates, extended teams, customers etc.



Knowledge Boulevard



Tech Boulevard



International Home Deco Park



Green Boulevard\*



Lotus Boulevard



WIPRO Campus



Patni Knowledge Centre



Lotus Valley International School



CSC Campus

**Three Platinum and Four Gold Rated LEED Certified operational Green buildings.**

*Green Boulevard, one of the Platinum rated LEED certified green buildings of the 3C Company, is under the process of carbon credits. This would be India's second building to get carbon credits.*







Greenopolis Bird's eye view, Night





*Licence details: The project is duly approved / licensed by Government of Haryana, Department of Town and Country Planning vide License no: 115 of 2011 dated 23.12.2011 issued by DGTCP, Haryana pertaining to Group Housing colony measuring 47.218 acres in Sector-89 Gurgaon. Name of the Colonizer: M/s Orris Infrastructure Pvt. Ltd. No. and date of approved Building Plans: ZP-789/ JD (BS) 2012/9803 Dated: 7.6.12. Total no. of units: 2317. Provision of: High School, 2 Primary Schools, 2 Nursery Schools, Crèche, Religious Building, Community Center, Dispensary and Sub Post Office. All approvals can be checked in the office of the developer.*

*Disclaimer: Facilities/layouts/specifications/renderings/information contained herein are indicative and subject to change as maybe required by the authorities/ developer and cannot form part of any offer or contract. Areas mentioned are on super built up basis which include area of walls and proportionate area of staircase, lift, common passage, common facilities etc. 1 sq mt=10.764 sq ft.*







Floor plans





Experience the eco friendly habitat in Sector 89, Gurgaon.  
Enjoy a rewarding living experience with varied apartment  
choices of 2,3 & 4 bedroom apartments.

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24 M WIDE ROAD

24 M WIDE ROAD

ENTRY / EXIT

ENTRY / EXIT

RELIGIOUS PLAZA

PRIMARY SCHOOL

NORTH ATRIAL PLAZA

ITALIAN GARDEN COURT

FRENCH GARDEN COURT

MADISON COURT

MADISON SCHOOL

SPORTS PLAZA

WEST ENTRANCE PLAZA



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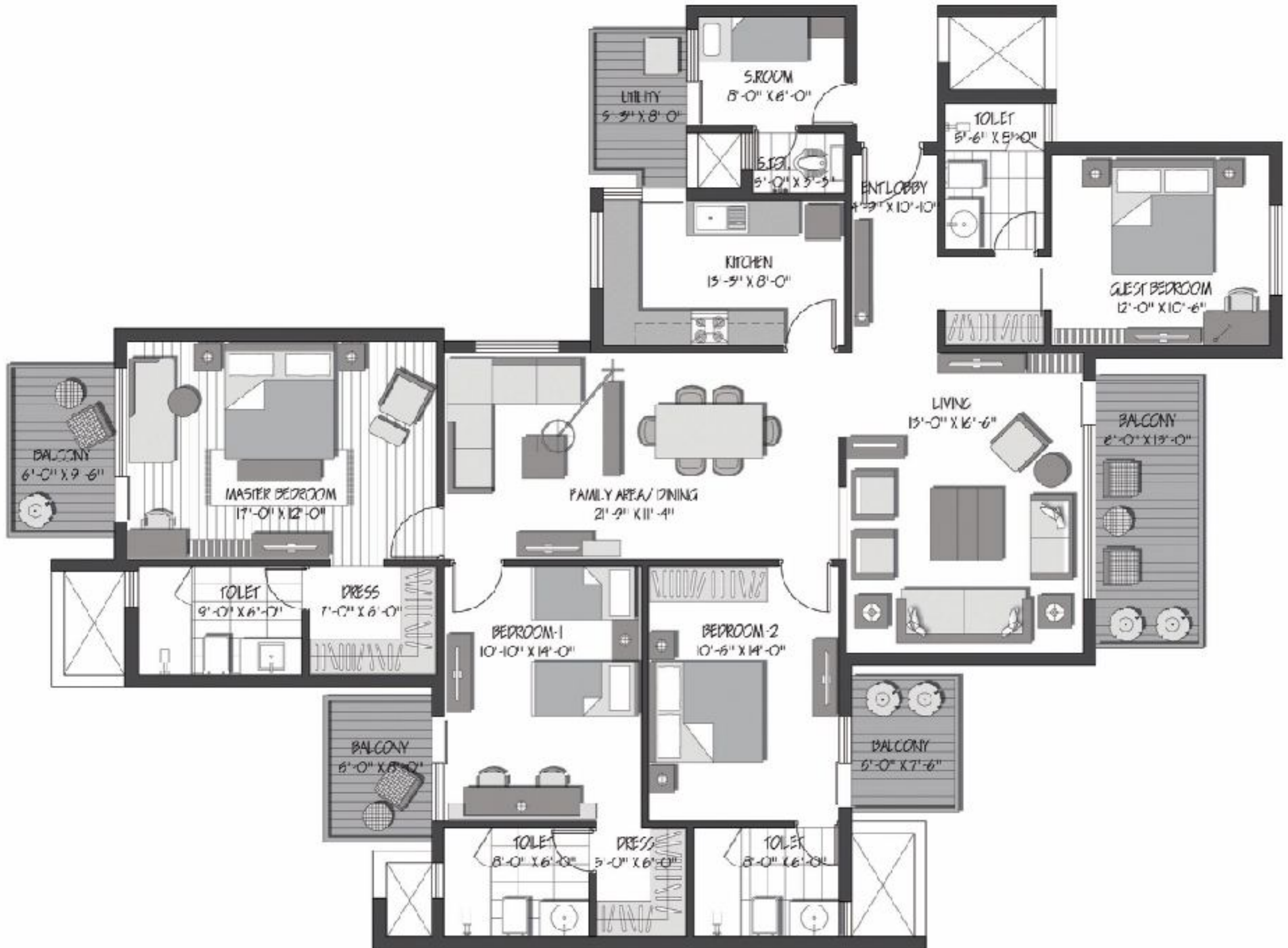


# Typical unit plan

4 Bedroom + Servant Room

2750 sqft

TOWER	APARTMENT NO.
24	01-701 ; 02-702
25	01-501 ; 02-502
26	01-701 ; 02-702



## Typical unit plan

3 Bedroom + Servant Room

2070 sqft

TOWER

APARTMENT NO.

12A

02-2402 ; 104-2404

27

01-2401 ; 103-2403

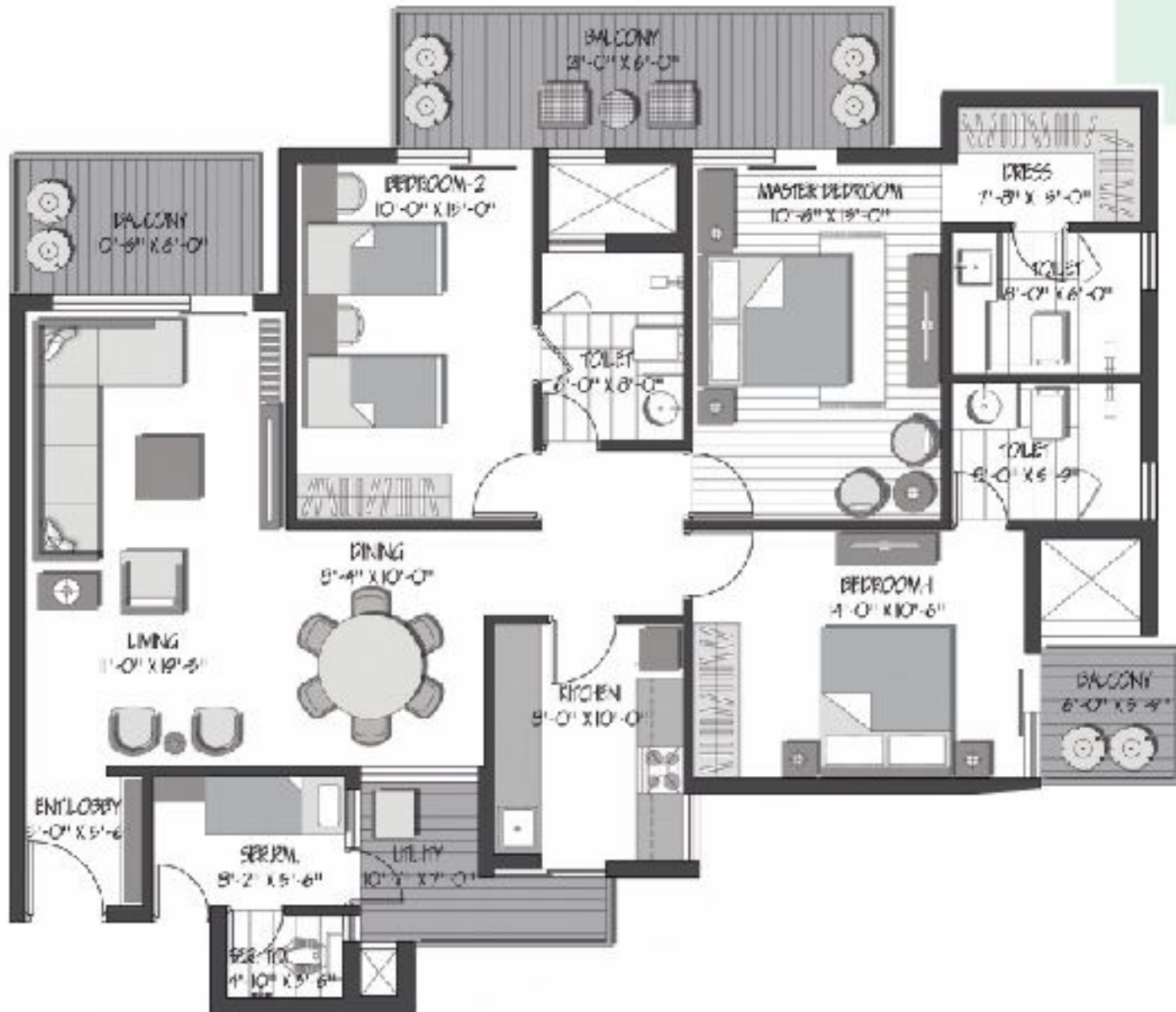
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102-2402 ; 04-2404



## Typical unit plan

3 Bedroom + Servant Room  
2036 sqft

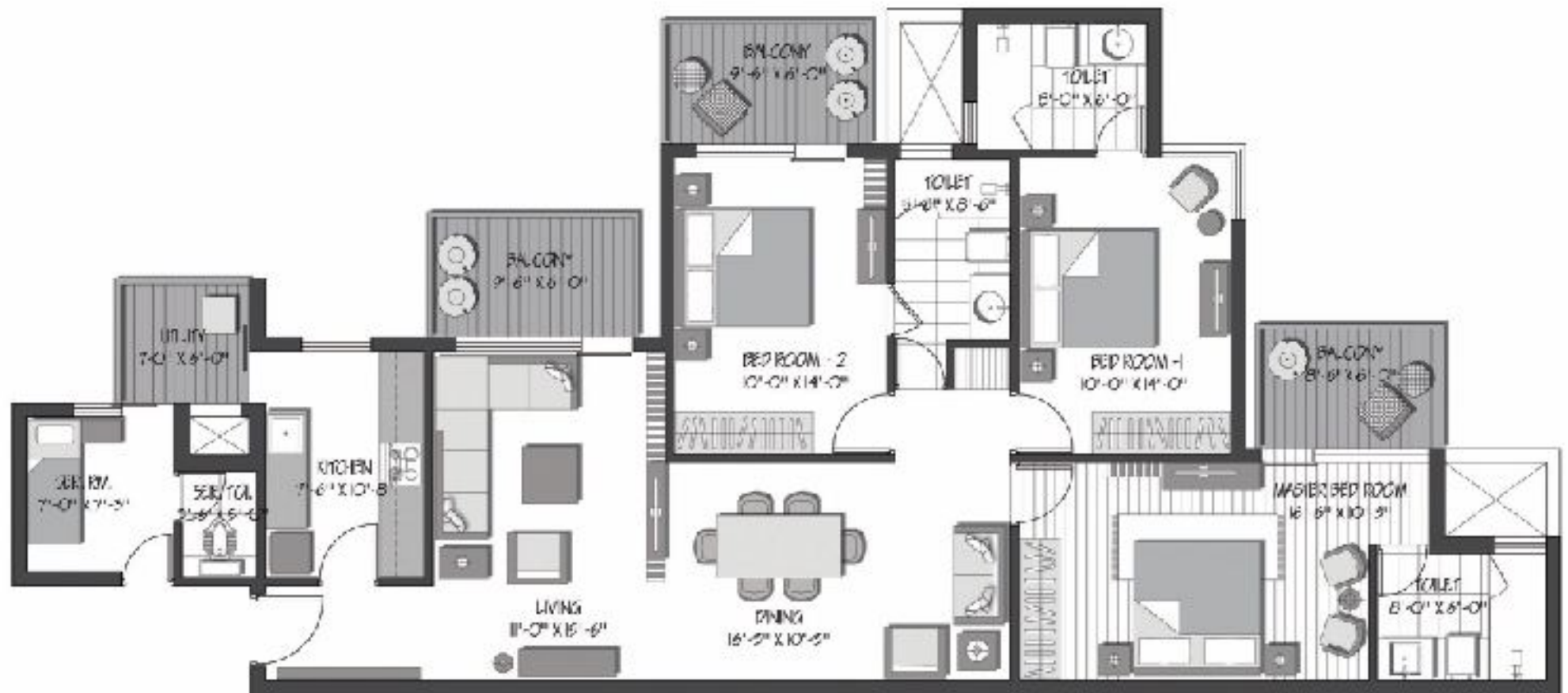


TOWER	APARTMENT NO.
12A	01-2401 ; 03-2403
14	01-1401 ; 02-1402 103-1403 ; 04-1404
22	01-1401 ; 102-1402 03-1403 ; 04-1404
23	01-1401 ; 02-1402 103-1403 ; 04-1404
27	02-2402 ; 04-2404
28	01-2401 ; 03-2403
29	01-1401 ; 102-1402 03-1403 ; 04-1404

## Typical unit plan

3 Bedroom + Servant Room  
1957 sqft

TOWER	APARTMENT NO.
15	103-1403 ; 104-1404
16	101-1401 ; 102-1402
17	103-1203 ; 104-1204
18	101-1401 ; 102-1402
20	103-1203 ; 104-1204
21	103-1403 ; 104-1404



Plan not to scale

## Typical unit plan

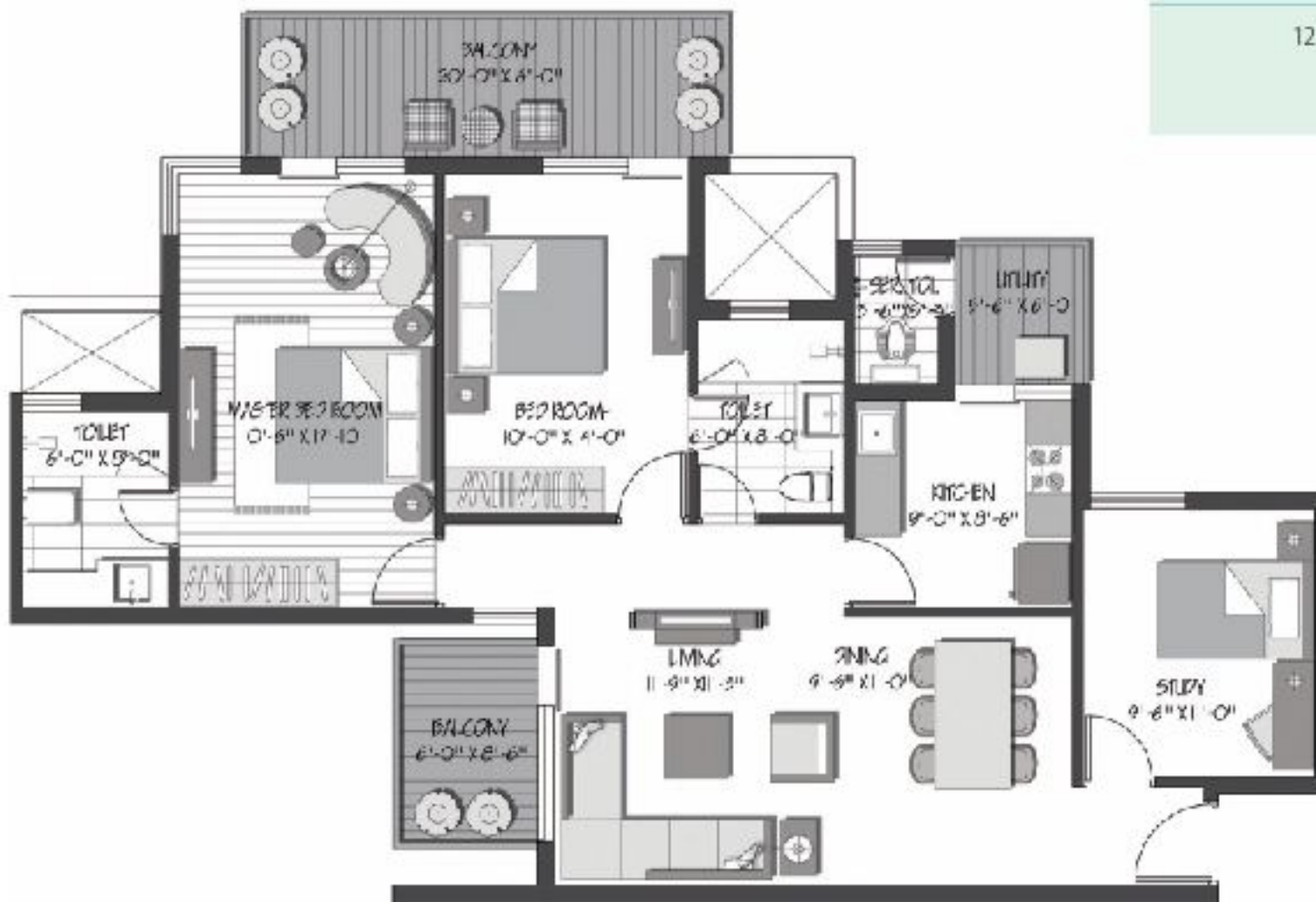
3 Bedroom + Servant Room  
1910 sqft

TOWER	APARTMENT NO.
15	01-1401 ; 02-1402
16	03-1403 ; 04-1404
17	01-1201 ; 02-1202
18	03-1203 ; 04-1204 05-1405 ; 06-1406
19	01-1701 ; 02-1702 03-1803 ; 04-1804 05-1805 ; 06-1806
20	01-1201 ; 02-1202
21	01-1401 ; 02-1402 05-1405 ; 06-1406



## Typical unit plan

2 Bedroom + Study + Servant Toilet  
1660 sqft



TOWER

APARTMENT NO.

1

101-1401 ; 102-1402

2

103-1203 ; 104-1204

3

101-1401 ; 102-1402

5

03-2203 ; 04-2204  
05-2205 ; 06-2206

7

101-1401 ; 102-1402

8

103-1403 ; 104-1404

9

01-1401 ; 02-1402  
03-1403 ; 04-1404

10

03-1103 ; 04-1104

11

01-1101 ; 02-1102

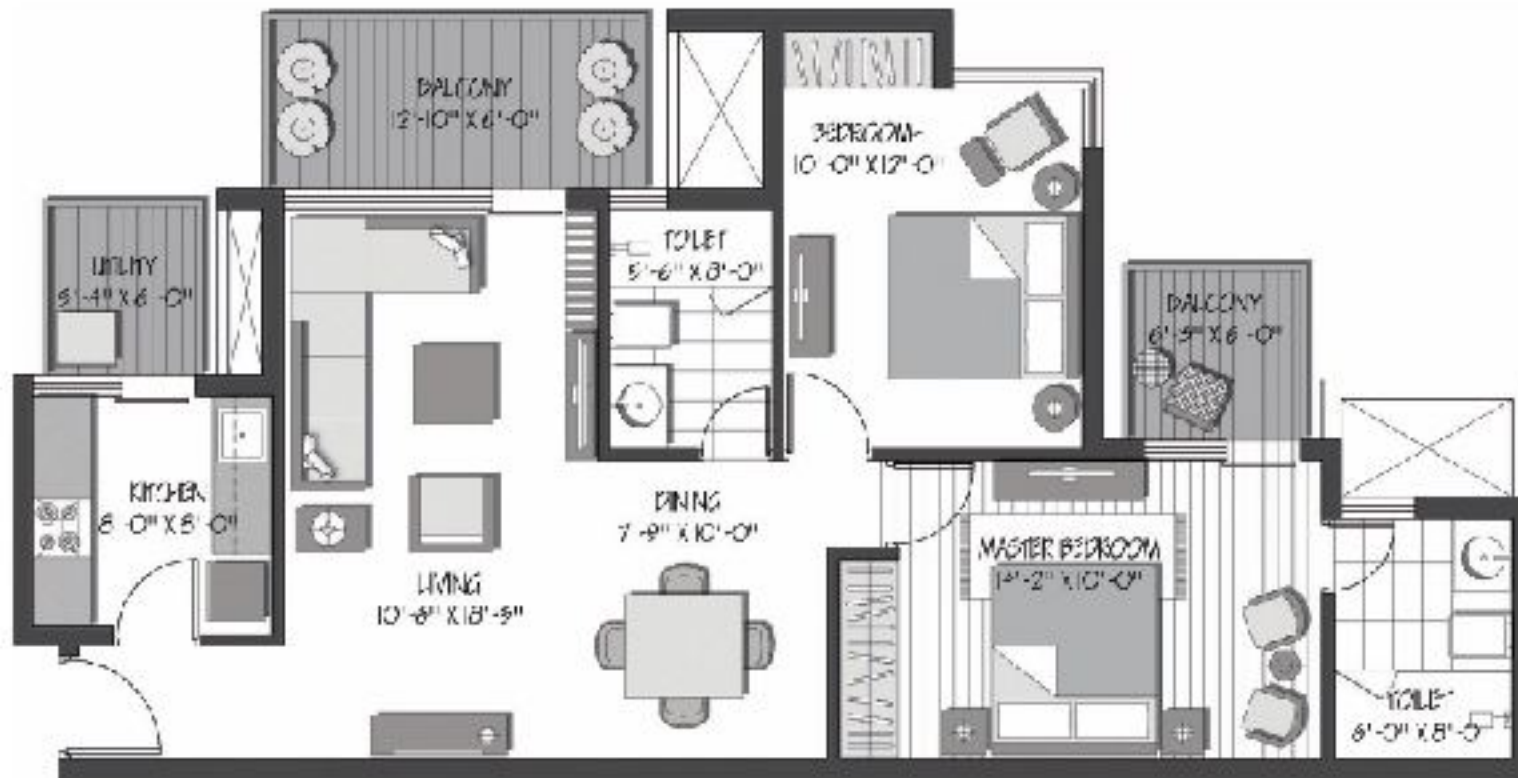
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03-1403 ; 04-1404  
05-1405 ; 06-1406

## Typical unit plan

2 Bedroom  
1297 sqft

TOWER	APARTMENT NO.
1	03-1403 ; 04-1404
2	01-1201 ; 02-1202
3	03-1403 ; 04-1404
4	01-1401 ; 02-1402
5	01-2201 ; 02-2202
7	03-1403 ; 04-1404
8	01-1401 ; 02-1402
9	05-1405 ; 06-1406
10	01-1101 ; 02-1102
11	03-1103 ; 04-1104
12	01-1401 ; 02-1402



Plan not to scale





# Specifications

AREA	WALLS	FLOOR	FALSE CEILING	DOORS FINISH
LIVING & DINING	Oil Bound Distemper	High end vitrified tiles	No	Veneered Door
PASSAGE	Oil Bound Distemper	High end vitrified tiles	No	-
BEDROOMS	Oil Bound Distemper	Laminated Wooden Flooring (Imported)	No	Skin Door
TOILETS	Ceramic Tiles cladded up to 2100 from Finish Floor level Kajaria / Somany	Ceramic Tiles 300 x 300 Kajaria / Somany	Yes	Skin Door
KITCHEN	Ceramic Tiles cladding 600 high above the working counter Kajaria / Somany	Ceramic Tiles 300 x 300 Kajaria / Somany	No	Skin Door
UTILITY	External Paint	Ceramic Tiles 300 x 300 Kajaria / Somany	No	UPVC Doors / Aluminum Doors
BALCONIES	External Paint	Ceramic Tiles 300 x 300 Kajaria / Somany	No	UPVC Doors / Aluminum Doors
SERVANT ROOM	Oil Bound Distemper	Ceramic Tiles 300 x 300 Kajaria / Somany	No	Skin Door
SERVANT TOILET	Oil Bound Distemper	Ceramic Tiles 300 x 300 Kajaria / Somany	YES	UPVC Doors / Aluminum Doors

\*All dimensions in mm.

HARDWARE	WINDOWS	SANITARY WARE	
		FIXTURES	FITTINGS
Dorset	UPVC Window/ Aluminum Window	-	-
-	UPVC Window / Aluminum Window	-	-
Dorset	UPVC Window / Aluminum Window	-	-
Dorset	UPVC Window / Aluminum Window	Wash Basin and WC from Hindware	Fittings from Jaquar/ equivalent Single Lever Fittings in Master Toilet and Quarter Turn Fittings in other Toilets
Dorset	UPVC Window / Aluminum Window	Sink from Jayna	Wall Mounted Fittings from Jaquar/ equivalent
As per section	UPVC Window / Aluminum Window	-	-
As per section	UPVC Window / Aluminum Window	-	-
Dorset	UPVC Window / Aluminum Window	-	-
As per section	UPVC Window / Aluminum Window	Anglo-Indian WC from Hindware	-

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