



— THE —

LIFE, DESIGNED BEAUTIFULLY.





Over 3 decades of trust

Origen Realty was born with a mission to create thoughtfully crafted luxury ecosystems that nurture wellbeing, inspire connections and support meaningful progress - guided always by a people-first approach.

With over 5.5 Lakh+ Sq. Mtr. delivered and 250+ projects completed, our expertise spans the most demanding sectors - from industrial complexes to hospitality landmarks.

CHAIRMAN'S MESSAGE

We envision spaces not just as structures, but as meaningful experiences. For us, design begins with people, placing human experience at the core of luxury and lifestyle. We are not here to simply add to the inventory, but to raise the standard of what real estate can be.

Our approach is guided by values that truly uplift. Customer centricity remains fundamental, because trust is built when people feel genuinely understood. We hold ourselves to uncompromising standards, with excellence as a benchmark in everything we design and deliver.

Equally, we recognise the responsibility design carries towards the environment and society. So, sustainability is integral to our thinking, ensuring that what we create today continues to hold value for generations to come.

The Oryza is our first project, which encapsulates the rich culmination of design uplifting human life across every sphere of being and belonging. So that homes become an expression of a life, designed beautifully.



MR. DEEPAK SANGWAN
CHAIRMAN | ORIGEN REALTY



Design to Belong

Our philosophy, "Design to Belong," is rooted in the conviction that a residence should be a natural extension of the residents who inhabit it. At Origen Realty, we move beyond construction to focus on the quiet, personal moments that make up your day.

By blending professional precision with a deep understanding of human connection, we ensure that every square foot is intentional and every design choice is purposeful. We don't just build structures, we curate environments that feel intuitive and welcoming from the very first moment.

To us, a home is only complete when it resonates with your identity, creating an atmosphere where you don't just reside, but truly belong.



THE
oryza
LIFE, DESIGNED BEAUTIFULLY.

Curated luxury

Envisioned as a striking architectural landmark, The Oryza brings together refined planning, contemporary aesthetics, and world-class craftsmanship - for a life, beautifully designed.

It offers 3 and 3.5 BHK residences that ensure exclusivity and privacy. With its soaring elevation and meticulously crafted façade, it will be a defining icon on Gurugram's skyline.


Luxury
Next Level


Design
Cutting-edge


Location
Exceptional


Architecture
Intelligent





Sector
88A
Gurugram

The Crown of
Dwarka Expressway

Strategically poised at the confluence of the Dwarka Expressway, NH 48, and the upcoming Central Peripheral Road, this distinguished enclave is redefining premium urban living.

Just minutes away from every major landmark and encircled by multiple residential projects, modern retail, world-class healthcare and reputed schools, this is NCR's most sought after location.

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ryza
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location
Exceptional



Sector
88A
Gurugram



MAP NOT TO SCALE

NCR's Finest Location

Connectivity

| | |
|------------------------|-----------|
| Global City | - 2 mins |
| NH 8 | - 5 mins |
| Proposed Metro Station | - 8 mins |
| IGI Airport | - 25 mins |

Schools

| | |
|----------------------------|-----------|
| St. Xavier's School | - 20 mins |
| Amity International School | - 22 mins |
| Delhi Public School | - 24 mins |
| Shiv Nadar School | - 30 mins |

Hospitals

| | |
|-------------------|-----------|
| Medanta Hospital | - 18 mins |
| CK Birla Hospital | - 20 mins |
| Artemis Hospital | - 22 mins |
| Fortis Hospital | - 25 mins |

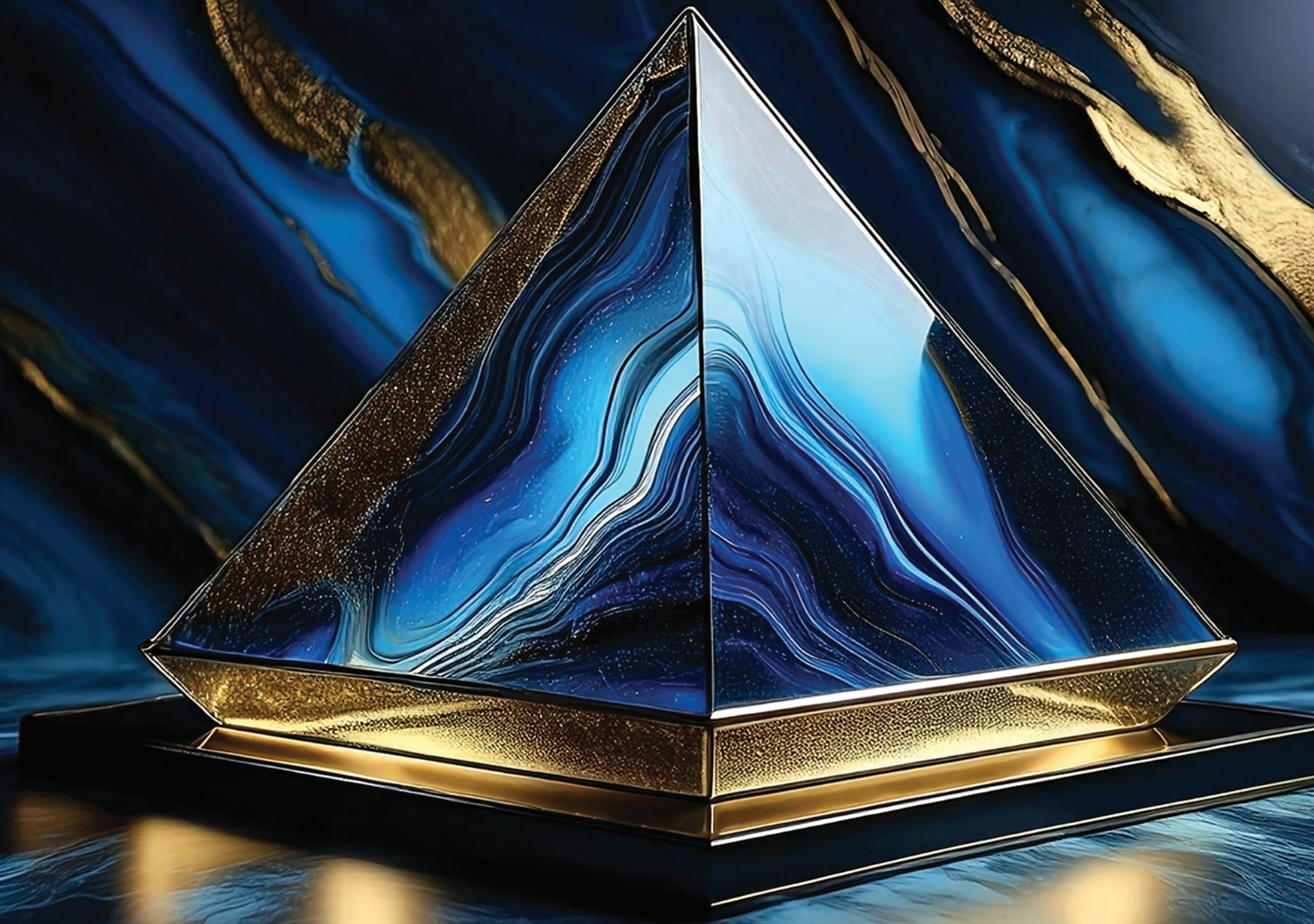
Hotels

| | |
|-----------------------------|-----------|
| Taj City Centre, Gurugram | - 24 mins |
| Trident Hotel, Gurugram | - 28 mins |
| The Oberoi, Gurugram | - 28 mins |
| JW Marriott Hotel, Aerocity | - 32 mins |

Malls

| | |
|------------------|-----------|
| Miracle Mall | - 5 mins |
| Conscient One | - 16 mins |
| Ambience Mall | - 28 mins |
| Pacific D21 Mall | - 30 mins |

luxury
next level





Grand Entrance

As Grand As it Can Get



Tower Lobby

Exquisite Sophistication



design
Cutting-edge



At the podium level, an idyllic meadow gracefully courses through the towering edifices, offering a ceaseless flow of movement, activities, and experiences. Above the podium sits an infinity pool, exclusive and private. Two grand waterfalls emerge from this meandering waterbody. Hospitable, well-appointed drop-off greets residents upon arrival at the lobby. Carefully chosen trees, shrubs and ground covers offer a delightful experience of colours, textures, and aroma.

Landscape Inspired by Nature's Rhythms

A Sanctuary of Sophistication



Leisure Pool

Ripples of Calm



architecture
Intelligent



Forms that Perform. Environmentally. Structurally. Experientially.

The Oryza is a concept-driven habitat where design meets intelligence and purpose.

Thoughtfully planned to enhance comfort, efficiency, and privacy, this is not just luxury by appearance but by performance. Here, every detail is designed to elevate how you experience your everyday life.



Marvel of Engineering

- Two 45-storey towers (Phase 1)
- Engineered façade systems
- Wind-informed massing
- Pedestrian-first planning
- Hospitality-inspired spatial sequencing
- Infrastructure-led sustainability

Environmental Intelligence

Conceived as a climate-responsive vertical community, the towers are positioned and proportioned through solar path studies, wind analysis and privacy mapping.

- Reduced solar heat gain through recessed balconies
- Enhanced cross-ventilation logic
- Optimised orientation for daylight and privacy

Wind tunnel simulations and computational modelling inform the tower geometry to:

- Reduce vortex shedding at upper levels
- Minimise downdraft at podium level
- Enhance balcony comfort
- Optimise structural efficiency





Club O

9290.30+ Sq. Mtr. (Approx. 1,00,000+ Sq. Ft.) of pure luxury

The clubhouse is programmatically zoned into three distinct experiential layers with

80+ Premium Amenities

for the
Body





Fully-equipped Modern Gym

Box Cricket



Artistic Imagery

Badminton Court



Artistic Imagery

Squash Court



Artistic Imagery



Artistic Imagery

Tennis Court



Artistic Imagery

Basketball Half Court



Artistic Imagery

Table Tennis Hall





Temperature-controlled Pool



Dance & Zumba Studio



Jogging & Cycling Tracks



for the
Mind



Business Center



Library



Meditation Garden



Podcast & Recording Studio





for the
Soul



Open-Air Yoga Space

Spa



Jacuzzi



Outdoor Cabanas



Nature Trail





MENU

SIDES
red bliss potatoes
seasonal vegetables

ENTREES
eggplant rollata
crudo di branzino
halibut

CARVING STATION
parmeña turkey

enjoy! *Dona & Michael*



for the
Good Times



Club Lobby

Awe-inspiring Grandeur



Fine Dine Restaurant

Banquet Hall



Barbecue Station



Sky Lounge



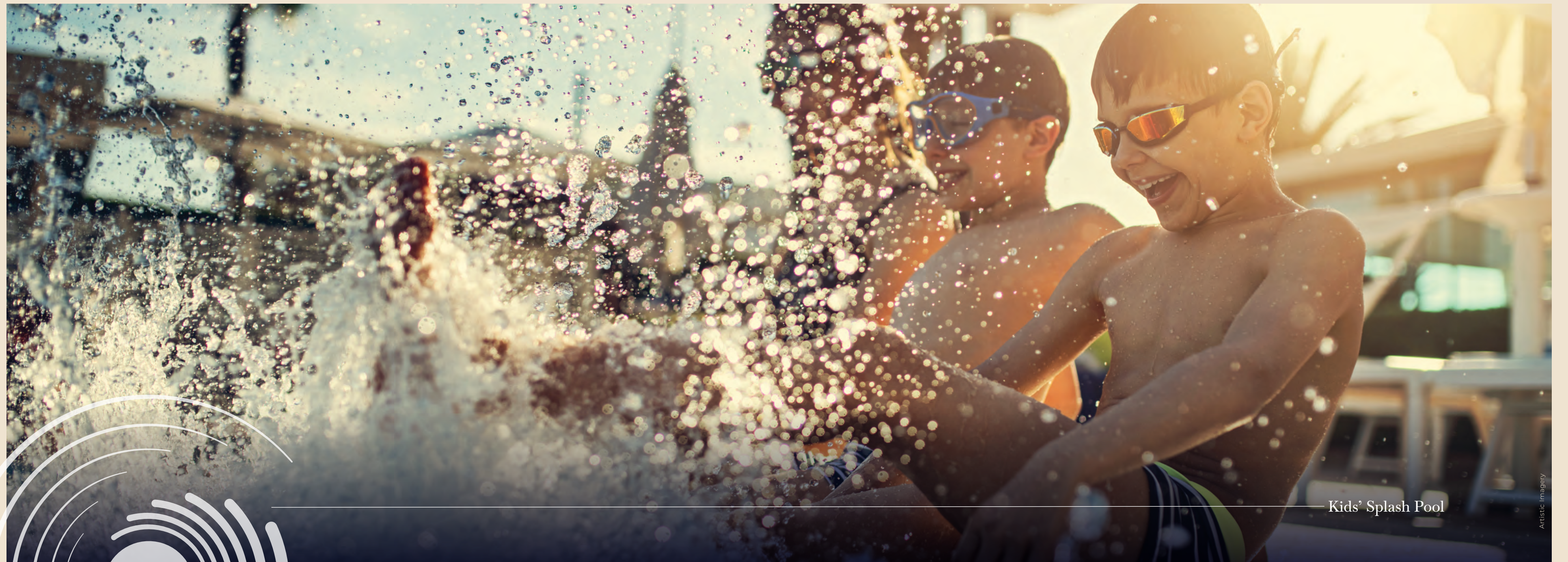
A young girl with dark hair is looking down at a glowing digital screen. The screen displays a vibrant, colorful galaxy or nebula with streaks of orange, yellow, and blue. The background is dark with scattered blue and orange bokeh lights. The text "for the Young" is overlaid on the left side of the image.

for the
Young



Indoor Kids' Play Zone

Artistic Rendering



Kids' Splash Pool

Artistic Imagery





Outdoor Kids' Play Park



for the
Community

Concierge Desk



EV Charging Stations



Convenience Store



On-site Health Clinic





Community Lawn



Bowling Alley

spacious
residences





Master Bedroom



Living & Dining



Large Patio



Master & Unit plans

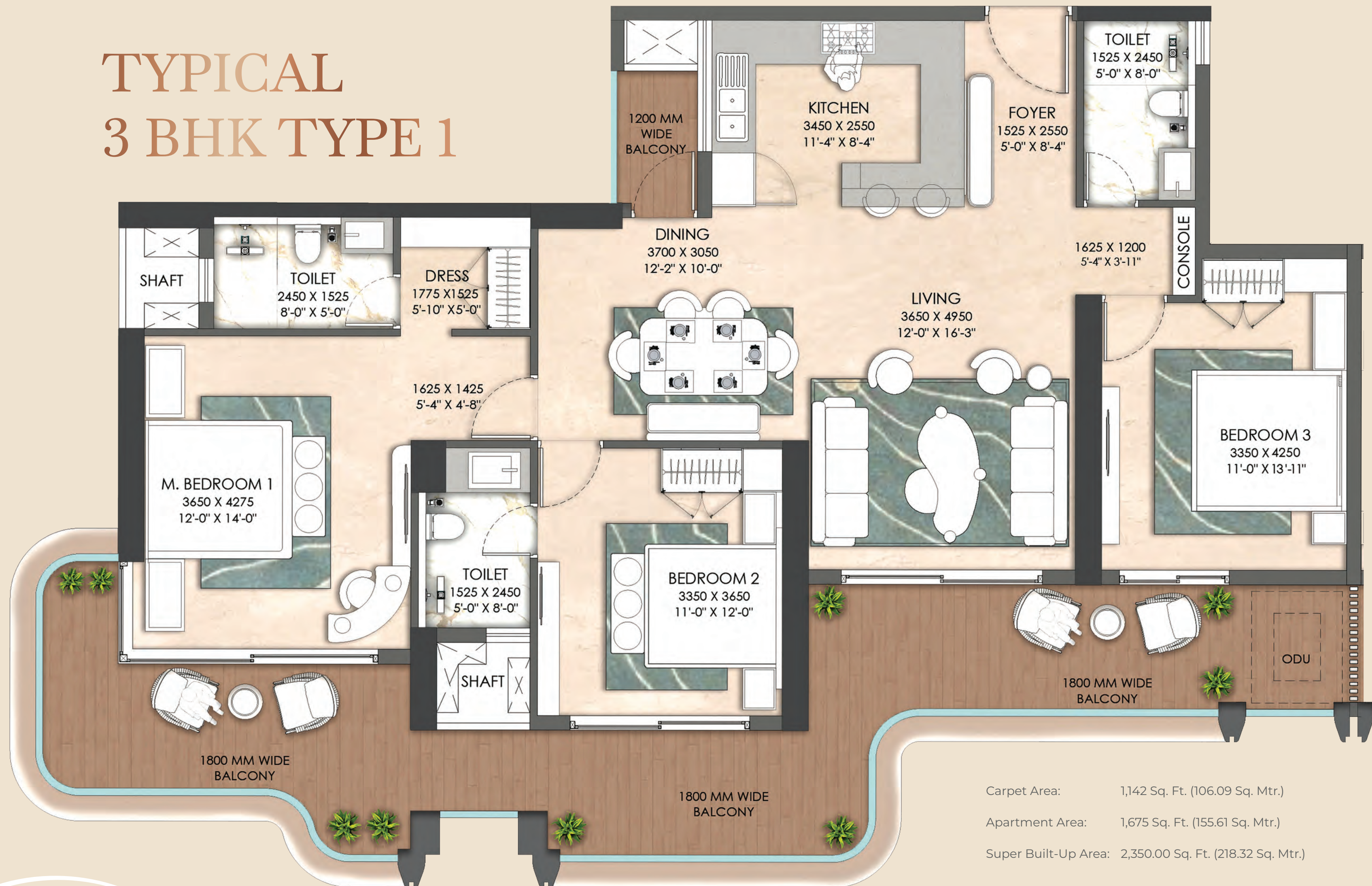
Master Plan



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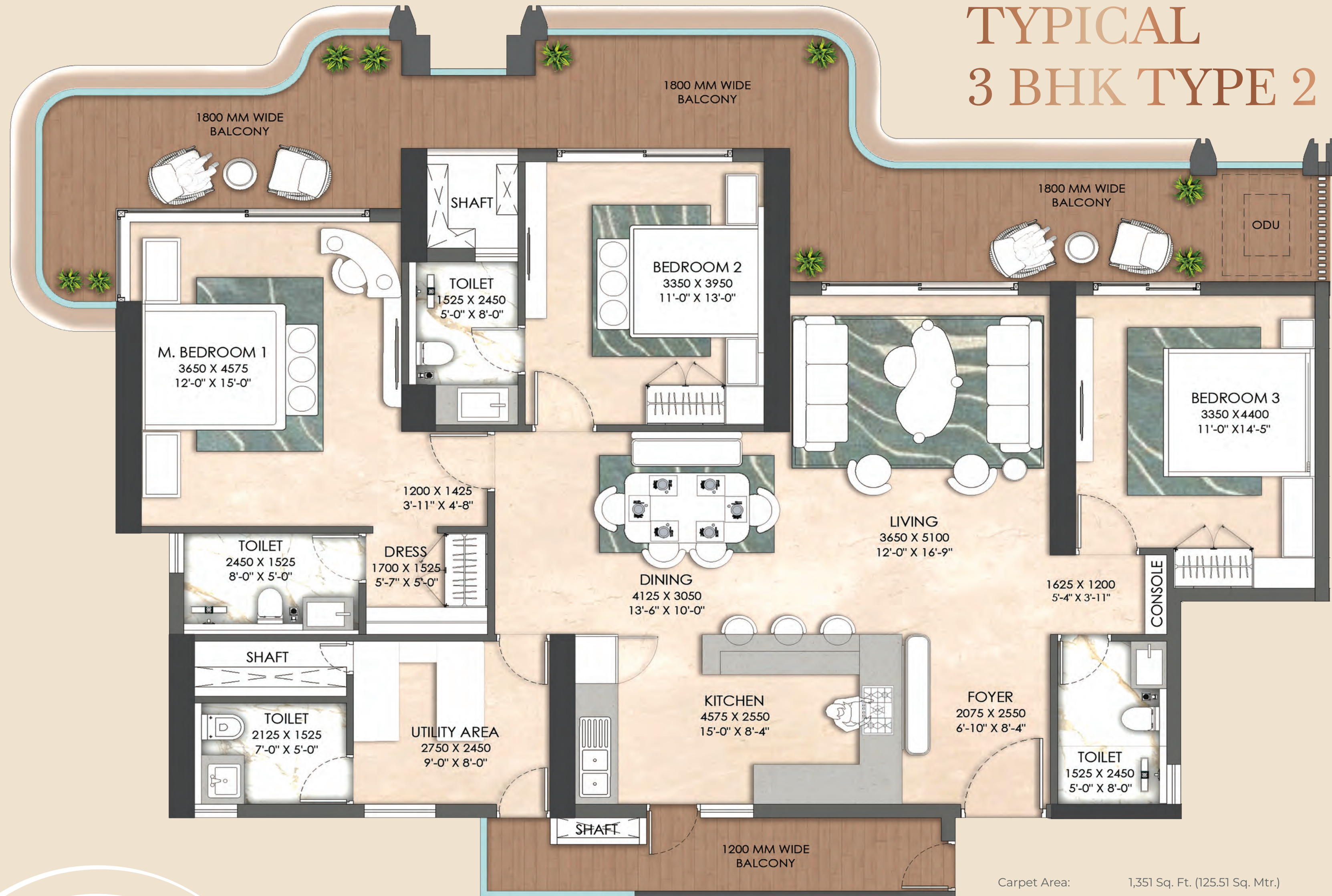
TYPICAL 3 BHK TYPE 1



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TYPICAL 3 BHK TYPE 2

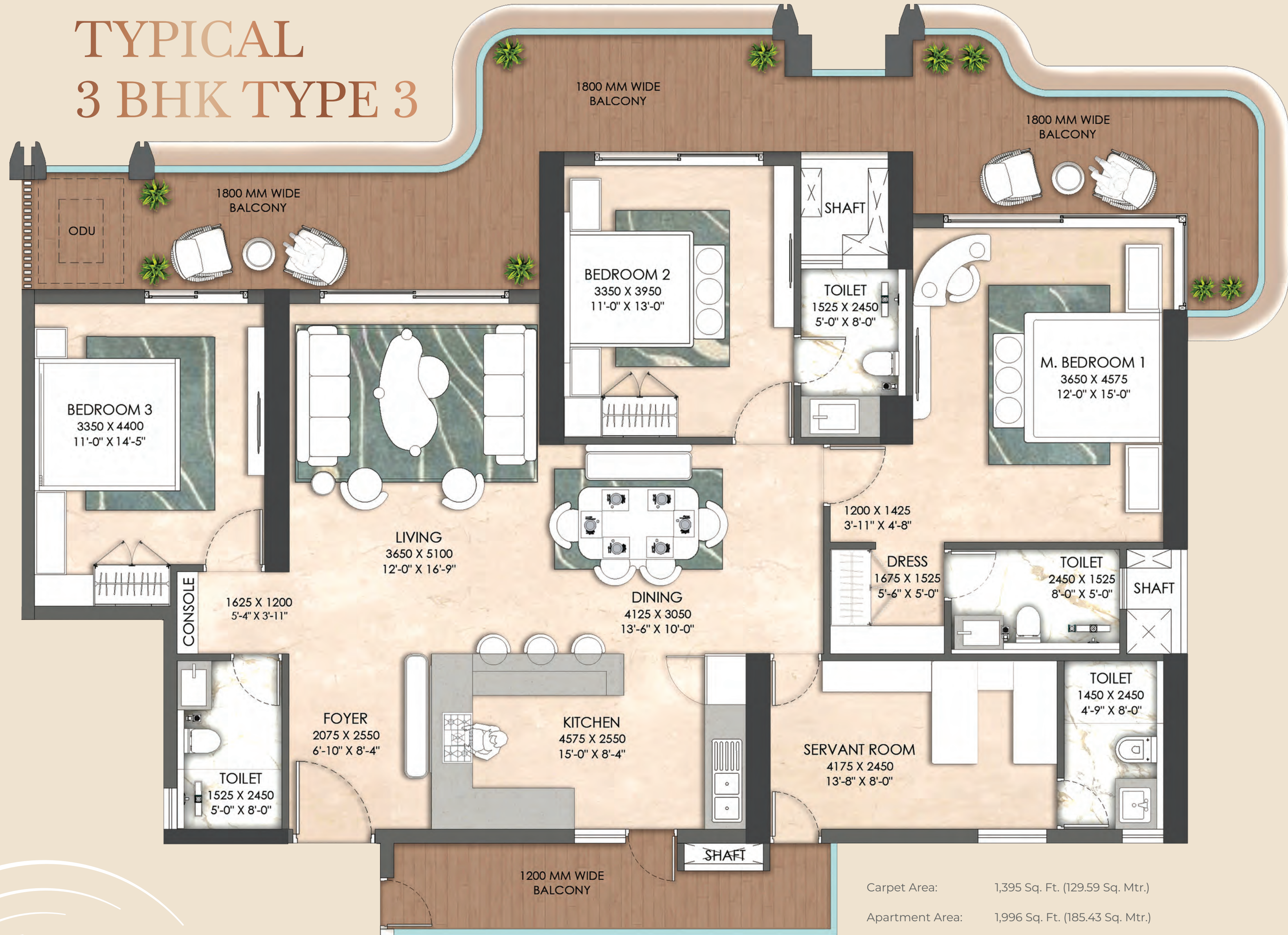


Carpet Area: 1,351 Sq. Ft. (125.51 Sq. Mtr.)
 Apartment Area: 1,941 Sq. Ft. (180.32 Sq. Mtr.)
 Super Built-Up Area: 2,725.00 Sq. Ft. (253.16 Sq. Mtr.)

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TYPICAL 3 BHK TYPE 3



Carpet Area: 1,395 Sq. Ft. (129.59 Sq. Mtr.)
 Apartment Area: 1,996 Sq. Ft. (185.43 Sq. Mtr.)
 Super Built-Up Area: 2,795.00 Sq. Ft. (259.66 Sq. Mtr.)

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Area

Specifications

Living/Dining Room

| | |
|----------|--|
| Flooring | Imported Marble / Vitrified Tiles / Engineered Wooden Flooring or Equivalent |
| Walls | Acrylic Emulsion Paint |
| Ceiling | Acrylic Emulsion Paint |

Master Bedroom, Dresser & Other Bedrooms

| | |
|----------|---|
| Flooring | Engineered Wooden Flooring / Equivalent |
| Walls | Acrylic Emulsion Paint |
| Ceiling | Acrylic Emulsion Paint |

Master Bathroom & Other Bathrooms

| | |
|----------------------------|--|
| Flooring | Anti-skid Tiles / Equivalent |
| Walls | Tiles / Equivalent |
| Ceiling | Acrylic Emulsion Paint |
| Countertop | Engineered Stone / Granite Stone / Marble / Equivalent |
| Sanitaryware / CP Fittings | Premium Quality CP Fittings with WC and Wash Basin |

Kitchen

| | |
|--------------------|--|
| Flooring | Vitrified Tiles or Equivalent |
| Walls | Combination of Vitrified Tiles / Glass Splashback and Acrylic Emulsion Paint |
| Ceiling | Acrylic Emulsion Paint |
| Countertop | Engineered Stone / Granite Stone / Marble / Equivalent |
| Kitchen Appliances | Modular Kitchen with Chimney and Hob |
| Fixtures | Premium Quality CP Fittings with Sink |

Utility Room & Utility Toilet

| | |
|----------------------------|--|
| Flooring | Ceramic / Vitrified Tiles / Equivalent |
| Walls / Ceilings | Oil Bound Paint / Equivalent |
| Toilet | Anti-skid Tiles / Equivalent |
| Sanitaryware / CP Fittings | CP Fittings with WC and Wash Basin |
| Other | Provision for Air Conditioning |

Area

Specifications

Balcony

| | |
|------------------|-----------------------------------|
| Flooring | Anti-skid Tiles / Equivalent |
| Walls / Ceilings | Exterior Grade Paint / Equivalent |

Doors & External Glazing

| | |
|-------------------|--|
| Main Door | Solid Core Flush Door with Veneer Finish |
| Internal Door | Solid Core Flush Door with Laminate Finish |
| Windows / Glazing | Aluminium / UPVC / Equivalent |

Entrance Lobby

| | |
|----------|--|
| Flooring | Imported Marble or Equivalent |
| Walls | Combination of Imported Marble, Cladding and Paint |
| HVAC | Air-conditioned Lobby |

Other Facilities

| | |
|------------------|---|
| Air-conditioning | VRV / VRF Air Conditioning of all Apartments |
| Elevators | High Speed Elevators in all Towers |
| Security | Secured Access and Digital Lock on Main Doors |
| Other | 100% Power Backup |



Climate-Responsive Design



GRIHA

GREEN RATING FOR
INTEGRATED HABITAT ASSESSMENT



GRIHA Pre-Certified Project

Design Visionaries



THE EXCEPTIONAL TEAM BRINGING
THIS LANDMARK VISION TO LIFE

Architect
Hafeez Contractor
40 Years
ESTD. 1982

ACPL®
INDIA • DUBAI



essentia®

Hafeez Contractor
Concept Architect

ACPL
Resident Architect

Oracles
Landscape Consultant

Essentia Environments
Interior Design Consultant



NNC Design
Structural Proof Consultant



Sanelac
MEP Consultant



Acecon Engineers
Structural Consultant



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AURA BUILDERS & DEVELOPERS PVT. LTD.

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