

**BHUBANESWAR'S FIRST  
LUXURY LOW-RISE  
GREEN LIVING CONDOMINIUMS**



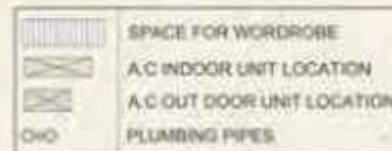


DISCLAIMER:  
 1. LAYOUT PLAN IS SUBJECT TO CHANGE AS PER RULES & REGULATIONS.  
 2. THIS PLAN IS ONLY INDICATIVE. PLEASE REFER TO FLAT BUYER AGREEMENT FOR DETAILS.  
 3. PLEASE REFER TO THE FLAT BUYER AGREEMENT FOR DETAILS OF PROJECT PHASING.  
 4. THE LANDSCAPE (HARDSCAPE & SOFTSCAPE) SHOWN HERE IS TO INDICATE THE INTENT OF THE ARCHITECT. THE ACTUAL LOCATION, SIZE, COLOR AND SELECTION OF TREES & PLANTS MAY OR MAY NOT VARY.  
 5. ACTUAL LANDSCAPE SHALL BE AS PER LANDSCAPE DEVELOPMENT PROPOSED BY LANDSCAPE CONSULTANT.



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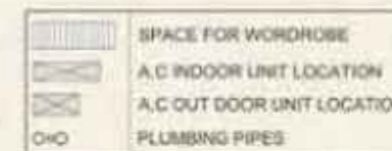




Description	Area in Sq. M	Area in Sq. Ft.
RERA Carpet Area	100.88	1086
External Wall Area	10.66	115
Balcony Area	9.12	98
Common Area	30.30	326
Built-up / Sale Area	150.96	1625



- The Internal Dimensions shown are from wall to wall excluding plaster thickness as per Architectural & Structural construction drawings.
- The Carpet Area calculation is as per RERA definition and after deduction of area under plaster & skirting of External walls.
- Built-up Area/Sale Area includes RERA Carpet Area, Area of external walls of the Apartment, balcony, area of shafts & lifts and proportionate share of common areas.
- The Balcony Dimensions shown are from external face of wall to external face of balcony wall.
- All furniture & wardrobe / utility shown in the drawing is only for indicative purpose.
- Plumbing pipes shown in the shafts and balcony is indicative only and may or may not change.
- Location of Refrigerator, Hob etc. in the Kitchen, TV in rooms & Washing machine in service balcony is for indicative purpose only. Refer to the specification for details.
- A.C indoor & outdoor units are not a part of specification it is shown here for location marking only.



### 3 BEDROOMS + 3 TOILETS

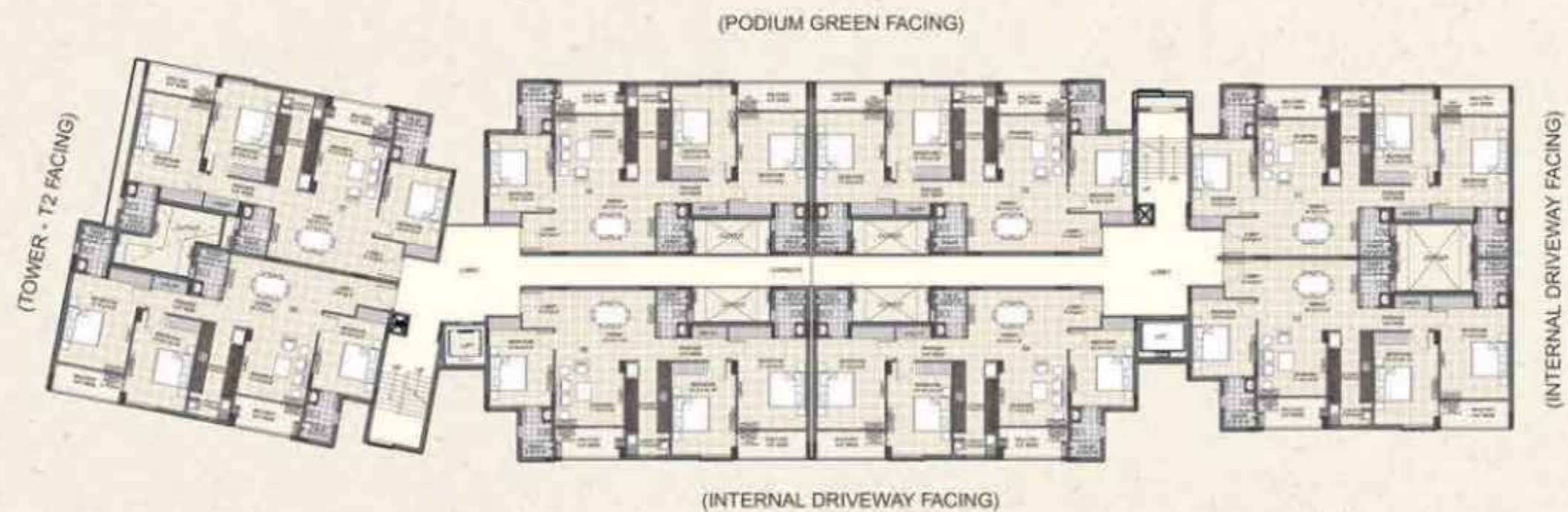
Description	Area in Sq. M	Area in Sq. Ft.
RERA Carpet Area	101.22	1090
External Wall Area	11.16	120
Balcony Area	9.58	103
Common Area	30.40	327
Built-up / Sale Area	152.36	1640



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CLUSTER PLAN TOWER-T1



CLUSTER PLAN TOWER-T2



### CLUSTER PLAN TOWER-T5



S. NO	AREA	FLOORING #	WALL & CEILING #	WINDOWS & EXTERNAL DOORS	DOOR & DOOR FRAMES #	PLUMBING	ELECTRICAL
1.	Living Room & Dining Area	Double charged Vitrified Tiles (800 x 800 / 600x600)	Plaster finished with Acrylic Emulsion Paint. Ceiling shall be in white color. Walls in pastel shade.	UPVC Sliding doors (One side) and /or windows with glazing only. Latch shall be provided from inside.	7 Feet height pre-laminated door shutter with brass/SS hardware (Mortice lock, tower bolt, door stopper and magic eye). Door frame to be of hard wood duly polished / painted	N/A	Copper wiring in concealed PVC conduits and modular switches. Location for fixing AC outdoor unit shall be given
2.	Master Bedroom	Double charged Vitrified Tiles (800 x 800 / 600x600)	Plaster finished with Acrylic Emulsion Paint. Ceiling shall be in white color. Walls in pastel shade.	UPVC Sliding doors (One side) and /or windows with glazing only. Latch shall be provided from inside.	7 Feet height pre-laminated door shutter. Brass /SS hardware ( Mortice lock, tower bolt, door stopper). Door frame to be of hard wood painted with enamel paint.	N/A	Copper wiring in concealed PVC conduits and modular switches. Location for fixing AC outdoor unit shall be given
3.	Other Bedroom(s)	Double charged Vitrified Tiles (800 x 800 / 600x600)	Plaster finished with Acrylic Emulsion Paint. Ceiling shall be in white color. Walls in pastel shade.	UPVC Sliding (One side) doors and /or windows with glazing only. Latch shall be provided from inside.	7 Feet height pre-laminated door shutter. Brass/ SS hardware ( Mortice lock, tower bolt, door stopper). Door frame to be of hard wood painted with enamel paint.	N/A	Copper wiring in concealed PVC conduits and modular switches. Location for fixing AC outdoor unit shall be given
4.	Kitchen	Vitrified tiles 600x600	Ceramic Tiles (300 X 450) up to 2 feet above counter, balance area plaster finished with Acrylic Emulsion Paint. Cabinets above and below the counter made of MDF boards/ply boards with hardware and fittings. Counter shall be of granite.	UPVC Open able window with glazing only.	7 Feet height pre-laminated door shutter. Brass/ SS hardware (Cylindrical lock, door stopper). Door frame to be of hard wood painted with enamel paint	<ul style="list-style-type: none"> <li>• Concealed CPVC pipelines for the supply of cold water.</li> <li>• SS sink with single bowl and drain board and wall mounted swivel Spout.</li> <li>• Location shall be provided for fixing RO system.</li> <li>• Plumbing and electrical point shall be provided.</li> </ul>	Copper wiring in concealed PVC conduits along with modular switches. Electrical point for fixing Chimney and RO System will be provided.

S. NO	AREA	FLOORING #	WALL & CEILING #	WINDOWS & EXTERNAL DOORS	DOOR & DOOR FRAMES #	PLUMBING	ELECTRICAL
5.	Master Toilet	Ceramic Tiles (300 x 300)	Ceramic Tiles (300 x 450) up to 7 feet height. Balance area plaster, finished with Acrylic Emulsion Paint in white color.	UPVC Operable window / ventilator with glazing only. Latch shall be provided from inside.	7 Feet height one side pre-laminated and one side painted door shutter. Stainless steel / Brass hardware (Cylindrical lock, tower bolt, door stopper). Door frame to be of hard wood painted with enamel paint.	<ul style="list-style-type: none"> <li>Concealed CPVC pipelines for supply of hot and cold water (without geyser).</li> <li>C P Fitting and Sanitary ware of reputed brand. (Roca/ Kohler / Jaquar / Somany / Grohe or equivalent)</li> <li>WC with Cistern (Roca / Kohler / Somany / Hindware or equivalent) and health faucet</li> <li>Granite Counter with Wash basin (Roca/ Kohler / Somany / Hindware or equivalent).</li> <li>Glass partition in shower area.</li> <li>Mirror and Towel rail</li> <li>Location shall be provided for fixing geyser along with plumbing and electrical points</li> </ul>	<p>Copper wiring in concealed PVC conduits along with modular switches.</p> <p>Provision for fixing a small geyser will be provided.</p>
6.	Toilets	Ceramic Tiles (300 x 300)	Ceramic Tiles (300 x 450) up to 7 feet height. Balance area plaster, finished with Acrylic Emulsion Paint in white color.	UPVC Operable window / ventilator with glazing only. Latch shall be provided from inside.	7 Feet height one side pre-laminated and one side painted door shutter. Stainless steel / Brass hardware (Cylindrical lock, tower bolt, door stopper). Door frame to be of hard wood painted with enamel paint.	<ul style="list-style-type: none"> <li>Concealed CPVC pipelines for supply of hot and cold water (without geyser).</li> <li>C P Fitting and sanitary ware of reputed brand. (Roca/ Kohler / Jaquar / Grohe or equivalent)</li> <li>WC with Cistern (Roca/ Kohler / Somany/Hindware or equivalent) and health faucet</li> <li>Granite Counter with Wash basin (Roca/ Kohler / Somany/Hindware or equivalent).</li> <li>Mirror and Towel rail</li> <li>Location shall be provided for fixing geyser along with plumbing and electrical points</li> </ul>	<p>Copper wiring in concealed PVC conduits along with modular switches.</p> <p>Provision for fixing a small geyser will be provided.</p>
7.	Balcony	Ceramic Tiles (300 x 300)	SS Railings / MS Railings painted in enamel paint. External texture Paint on walls. External paint in white color on the ceiling	Service shaft door shutters (if any) made of MS / Aluminum / Ply / Cement board. It may open in balcony	N/A	<ul style="list-style-type: none"> <li>Water drainage outlet shall be provided</li> <li>Water inlet point shall be provided only in the Service Balcony (if any) attached with the kitchen or any one balcony.</li> </ul>	<p>Copper wiring in concealed PVC conduits along with light point. Power point for washing machine will be provided in the service balcony attached with the kitchen only.</p>

S. NO	AREA	DESCRIPTION
8.	Lifts	1 Passenger lift & 1 Stretcher lift in each building of reputed make such as OTIS / Johnson / KONE or similar
9.	Lift Lobbies & Corridor (Typical Floor)	<ul style="list-style-type: none"> <li>Flooring in attractive designs of ceramic tiles / vitrified tiles.</li> <li>Wall to be finished in a mixed pattern of tiles/ stone and texture</li> <li>Ceiling shall be plastered and a coat of putty duly finished in Acrylic Emulsion paint</li> <li>Ceiling lights shall be provided.</li> <li>Window opening in corridor shall be as per direction of the fire department.</li> </ul>
10.	Ground Floor Lobby	<ul style="list-style-type: none"> <li>Waiting area for visitors.</li> <li>Flooring in mix design of marble/granite and tile.</li> <li>Wall paneling and false ceiling with lighting.</li> <li>Reception area</li> </ul>
11.	Staircase	<ul style="list-style-type: none"> <li>MS railing on one side</li> <li>Walls will be plastered finished with oil bound distemper in pastel shade. Ceiling shall be in white color</li> <li>Staircase shall have wall opening as required by Fire Department</li> <li>Only Fire staircase shall have Fire Rated Doors ( As required by fire department)</li> <li>Lighting and signage shall be provided on every floor landing</li> </ul>
12.	External Finish	Building shall be finished in a mix of textured and plain paint.
13.	Electric Connection & Power Back-Up	<ul style="list-style-type: none"> <li>Each apartment shall be provided with suitable 3 phase electricity connections through state electricity Distribution Company. 5 KW for Type - A, 5 KW for Type - B. Connection shall be provided based on diversity factors as allowed by the Regulatory Authority. Meter connection charges including cost of meter, deposit, supervision cost and line charges shall be charged separately at the time of offer for possession. Recurring monthly charges shall be extra. The electricity distribution &amp; metering system shall be either single point metering or multiple point metering, as per approval from the competent authority. In case of Single point distribution system the cost of providing prepaid system will be extra.</li> <li>Power back up of 1 KW for Type A &amp; 1 KW for Type B and full back up in common areas with overall suitable diversity factor shall be provided. Recurring monthly cost shall be charged extra.</li> </ul>
14.	Water Supply	Supply of bore well drinking water through centralized water filtration plant via underground tank and overhead tanks till such time supply of drinking water is not provided by Municipal Corporation. The cost for it shall be borne by all the allottees as a part of Maintenance Charges. Electricity used for the operation of the plant shall be included in Common Area Electricity Charges.
15.	Additional Features	<ul style="list-style-type: none"> <li>Pre Paid Electric Meter and Billing System shall be installed if single point metering is allowed by State Electricity Distribution Company. Meter cost, Connection charges, Security Deposit, Recurring user charges shall be paid extra by the allottees.</li> <li>Provision for DTH (Television / Broadband) service shall be provided. Subscription and user charges to be paid directly to the Service Provider.</li> <li>Surveillance with CCTV cameras on the periphery of the complex, main entry and exit, stilt level parking, tower ground floor entrance lobby levels, lifts and Club House Building.</li> </ul>

S. NO	AREA
1.	Club House
DESCRIPTION	
<ul style="list-style-type: none"> <li>Air conditioning of suitable capacity in all rooms/reception area</li> <li>Lounge with seating and large screen TV</li> <li>Gymnasium</li> <li>Banquet Hall</li> <li>Indoor Games Room with Table Tennis, Pool table and Carom</li> <li>Indoor kids play zone</li> <li>Outdoor Swimming Pool and Kids Splash Pool</li> <li>Outdoor kids play area with Swings and Slides (In Lawn Area).</li> </ul>	



Haven for  
only  
180 families

Stilt +  
5 floors

High-end  
specifications

Clubhouse  
with  
party hall

In-house  
maintenance

Swimming  
pool &  
gymnasium

Designer  
entrance  
lobby for  
each block

Elevated  
podium  
garden

Children's  
play area

24 x 7  
security

# EVERYTHING YOU AND YOUR FAMILY DESERVE IS HERE.



- Haven for only 180 families
- Stilt + 5 floors
- High-end specifications
- Clubhouse with party hall
- In-house maintenance
- Designer entrance lobby for each block
- Elevated podium garden
- Swimming pool & gymnasium
- Children's play area
- 24 x 7 security







## SEE YOUR CHILDREN BLOSSOM, LEARN AND GROW.

- Indoor games room with table tennis, pool and carom
- Kids activity room - Art, music and dance\*
- Outdoor kids play area with swings and slides
- Toddler's play zone

## A LUXURIOUS LIFE FOR YOUR LOVED ONES.

- Elevated podium garden
- Swimming pool
- Designer entrance lobby
- Lounge with seating
- Gymnasium
- Party hall



## GREEN LIVING

Approved by the Ministry of Environment, Forest & Climate Change

More than 28% green cover

Conservation of rain water

Treatment of sewage

Solid waste management

Use of eco-sensitive material

Usage of LED for energy conservation



## FOCUS ON LIVING. LEAVE MAINTENANCE ON US.

- Plumber and electrician on call
- Maintenance of common area
- Door-to-door garbage collection
- Stilt parking
- App-based maintenance system



## YOUR SAFETY AND CONVENIENCE IS OUR PRIORITY.

- 3-tier security with CCTV and intercom facility
- Lift with automatic rescue device
- Large size lifts in each block
- Wheelchair friendly access
- Fire prevention system

