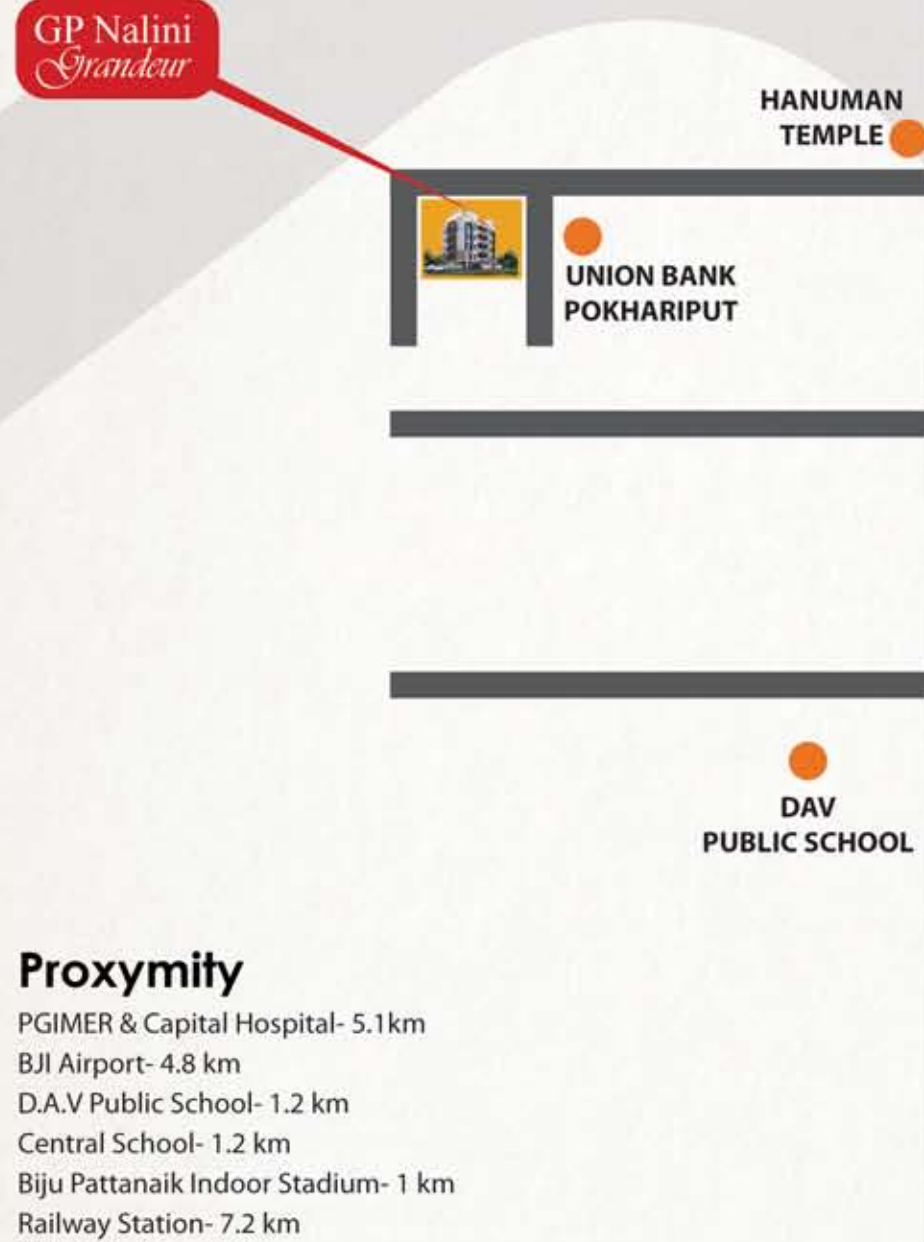


Location Map

Not to scale*



Proximity

PGIMER & Capital Hospital- 5.1 km
BJI Airport- 4.8 km
D.A.V Public School- 1.2 km
Central School- 1.2 km
Biju Pattanaik Indoor Stadium- 1 km
Railway Station- 7.2 km
Unit-1 Market- 5.5 km
Lingaraj Temple- 3 km
Sunderpada Daily market- 1.4 km

Promoter



GP Constructions & Consultancy

Plot No- 216/5, Aerodrome Area,
Opposite to SBI palaspalli, Bhubaneswar,
Odisha-751020
Ph: +91 9692771088

Architect



STHAPATHI

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Bhubaneswar-751001, Odisha
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GP Nalini Grandeur Pokhariput



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Typical Floorplan



Area Details

Flat No.	BA	SBA
101,201,301,401	1130Sqft.	1469Sqft.
102,202,302,402	1114Sqft.	1449Sqft.

Specification

Structure: Super Structure: RCC framed structures to withstand wind and seismic loads as designed by licenced structural engineers. M25 ready-mix concrete casting. Partition Walls: Flyash Brick masonry with 8" thk for external walls and 5" thk for internal walls. Plastering: All RCC ceiling shall have 6mm(1:4), internal walls 12mm (1:6) and external walls as 15mm (1:6) thk plastering with good quality sand.

Steel: TATA TISCON 550D TMT Bar

Flooring & Tiles: Kajaria/RAK Ceramics Double Charged Vitrified Tile size (600 x 600) kitchen platform top with Granites, Staircase with Marble /Granite Flooring Bathroom with anti-skid tiles and walls upto 7' height ceramic tiles and Kitchen flooring of Double charged vitrified Tiles, Kitchen Walls upto 2' height ceramic tiles from counter top.

Electricals: Concealing work of polythene pipe, modular switches of Anchor (Roma)/Havells (Redreo), sub main point wiring with copper wire of Polycab made. Provision of AC and inverter point to all rooms with drawing and dining.

Water Supply & Sanitation: Water supply shall be hot, cool line with heavy HDP pipe, sewerage line with ISI pipe made. Water supply fitting Jaguar ESSCO all Bath with 4 way diverter, Dining wash basin, wall mounted water closet (western/Indian) with 30" size of Jaguar ESSCO. All bath fittings provision as required towel rail, ring, shop dish, Mirror etc.

Window: UPVC Sliding

Door & wooden works:

Main Door: Main door would be of WPC frame with Teak Door fully Polished.

Internal Doors: Internal doors would be of WPC frame with factory made 32mm thk flush door with laminates to both sides.

Lift: 6 to 8 person capacity of Johnson Company.

Power Back Up: Kirloskar/Mahindra/Jackson Company (25 Kva)

Paints: Interior walls/Ceiling with two coated of acrylic emulsion paints (Duluxe/Asian Paints) (Premium Grade) over two coats putty (Birla White Putty) Outer wall with Two Coats of weather coated over one coat of cement Wash.

Railing: Staircase and Balcony with S.S./M.S. Railing.

Why to Buy a Property from Us.

High Return on rental



Commitment



Management



Quality Assured



After Delivery Service & Maintenance



Payment Schedule

Booking Amount	10%
At the time of Agreement	10%
After completion of Foundation	10%
After completion of Ground floor roof	10%
After completion of 1st floor roof	10%
After completion of 2nd floor roof	10%
After completion of 3rd floor roof	10%
After completion of 4th floor roof	10%
During brick work & Finishing of flat	15%
Time of registration & Hand over	5%

