



# SPRINGVILLE HOMES

Kalinganagar, Jajpur Road



## Salient features of Springville Homes

**Springville Homes** is the first mega residential project in Odisha's Jajpur district. Built on a sprawling **5 acres** of land area to provide naturally verdant ambience and eco-friendly atmosphere to the residents.

A harmonious and integrated community of approx **494 apartments** across **9 towers** of **S + 10 storeys** each.

Dwelling units ranging between  
1 BHK - 593 sq.ft. - SBU  
2 BHK - 846 to 935 sq.ft. - SBU  
3 BHK - 1149 & 1493 sq.ft. - SBU

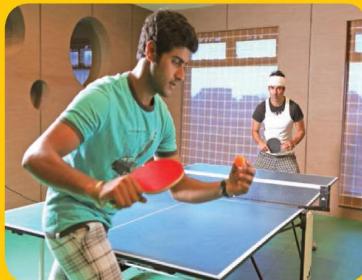
**3-sides open airy apartments** with cross-ventilation.

Vaastu-friendly apartments for positive outcomes in life.

The **largest township** in the industrial area of Kalinganagar, 'Springville Homes' is designed as a high quality project with modern amenities, yet is economically value-engineered.

A **G + I commercial space** in Block I for effective utility and convenience shopping.

**73% space** open to the skies.



## Facilities and Amenities of Springville Homes

- ★ Landscaped garden
- ★ Multi-purpose hall with pantry
- ★ Gymnasium
- ★ A/V room
- ★ Indoor games room
- ★ Lounge
- ★ Two automatic lifts in each block
- ★ 24 hours generator back up for common areas and in apartment (restricted) at extra cost
- ★ Fire-fighting arrangements as per statutory norms
- ★ Intercom in each apartment, with CCTV at block entrance and main gate
- ★ Sewage treatment plant with provision to recycle water for flushing and gardening
- ★ Rainwater harvesting
- ★ LED lights in common areas for efficient power utilization





## Springville Homes – Master Plan



Master Plan showing Typical Floor Plan



## Specifications

### LIVING/DINING AND BEDROOMS

- Vitrified tiles flooring
- Plaster of paris with primer finish

### KITCHEN

- Matte finish ceramic tiles flooring
- Granite counter top
- Dado of ceramic tiles above platform up to a height of 2 feet
- Stainless steel sink and CP fittings of reputed make

### TOILET

- Matte finish ceramic tiles flooring
- Dado tiles till door height

- WC, wash-basin and CP fittings of reputed brand
- Provision for hot and cold water

### DOORS

- Wooden door frame
- Painted flush doors
- Polish on main door

### WINDOWS

- Anodised sliding aluminium windows

### WATER SUPPLY

- Water supply from bore well

### ELECTRICAL

- Modular switches of reputed make
- Provision for broadband internet, telephone and TV line in living area and in master bedroom
- Concealed copper wiring of reputed brand

### AIR-CONDITIONING

- Electrical wiring for split A/C to be provided in master bedroom and living room

### COMMON AREAS

- Vitrified tiles in the lobby
- Painted facade
- Adequate street lights for compound

### ADDITIONAL COSTS

#### ELECTRICAL

- \* Emergency power mandatory at extra cost
- \* Power infrastructure cost at actuals





#### Proximity from Springville Homes

TATA Steel	- 4.3 kms.
Neelachal Ispat	- 5.7 kms.
VISA Steel	- 5 kms.
MESCO	- 2.5 kms.
JSW	- 1.9 kms.
CHC Hospital	- 2 kms.
Danagadi Police Station	- 2.5 kms.
Zee Litera Valley School	- 3.7 kms.
Chorda Square	- 7 kms.
State Bank of India	- 7.2 kms.
Jajpur Railway Station	- 9 kms.

Not to Scale

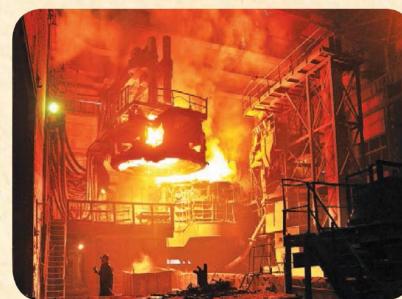
## JAJPUR – THE MODERN JAMSHEDPUR OF ODISHA



other state-of-the-art amenities to sustain the growing population.

The commissioner-cum-secretary, steel and mines department, Odisha government, has been asked to identify the required land to develop airstrip at Jajpur, as Kalinganagar has emerged as a major industrial hub of the state. An airstrip is required to improve connectivity to that area.

East Coast Railway (ECoR) has drawn up a plan to improve the infrastructure of the Jajpur-Keonjhar Road railway station, as Kalinganagar located in Jajpur district is poised to be the steel hub of the nation, attracting investments from leading domestic steel makers.



Jajpur, the steel City of Odisha is an upcoming location in terms of growth and development. With the industrial hub of Kalinga Nagar rapidly transforming the demography of the region, a draft Comprehensive Development Plan (CDP) for Kalinga Nagar Development Authority (KNDA) has projected an investment of Rs 66,139 crore for developing the areas into a modern industrial city. It is already the seat of many industrial plants like Tata Steel, Mesco, Neelachal Ispat, Maithan, VISA Steels and Jindal Stainless Limited.

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he state government has also identified 5,000 hectares to set up a National Investment and Manufacturing Zone at Kalinga Nagar Industrial complex in Jajpur. The four laning work of Jajpur-Duburi road, considered to be the lifeline of the Kalinganagar area has already started.

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he CDP prepared by Rolta India proposes comprehensive infrastructure development from roads, water resources, housing, health, education and





**Springville Homes is developed by two of the most credible names of real estate in Eastern India – the Sureka Group and the Merlin Group.**

## SUREKA

The Group's success depends upon a clear vision of where Sureka can make a significant and differentiated contribution that its customers can value. Sureka's people provide the Group with the cutting edge. For sustainable success, their performance orientation and customer focus is imperative. Run by a team of professionals, the Group is also known for its involvement with educational, cultural, social and philanthropic organisations.



Sunrise Point, Newtown



Sunrise Greens, Newtown



Sunrise Towers, Beliaghata



The Merlin Group is a recognized and admired brand which has moved from strength to strength over past three decades. The Group stands firm on commitments, not only to upkeep its tradition but to strive to improve its offering and service in providing "A Home for Every Indian". The Group's strength is delivery of its promises through meticulous planning, emphasizing on essential requirements, importance of location, connectivity and convenience, budget limitation of the customer, backed by quality material, workmanship and after sales service.



Merlin Paradise, Dumdum



Merlin Cambridge, P A Shah Road



Reflections, Chennai

If we have done this in different cities, then imagine what we can do in Jajpur !

### Consortium Projects

#### South City Belair

#### Urbana



Location : E.M. Bypass, Kolkata  
Land area : 65 acres  
Saleable area : 60,00,000 sq.ft  
Floor : G+45  
Number of units : 1,200 apartments



Location : Alipore, Kolkata  
Land area : 2 acres  
Saleable area : 2,00,000 sq.ft  
Floor : G+27  
Number of units : 40 apartments

#### Altair



Location : Colombo, Sri Lanka  
Land area : 2 acres  
Saleable area : 8,50,000 sq.ft  
Floors : B+G+68  
Number of units : 400 apartments

#### South City Mall



Location : P. A. Shah Road, Kolkata  
Land area : 5 acres  
Saleable area : 10,50,000 sq.ft of commercial space  
Floor : G+3

#### Globsyn Crystals



Location : Sector V, Salt Lake, Kolkata  
Land area : 2.5 acres  
Saleable area : 6,00,000 sq.ft of commercial space  
Floor : B+P+G+11

#### South City Residence



Location : P. A. Shah Road, Kolkata  
Land area : 21 acres  
Saleable area : 31,00,000 sq.ft  
Floor : G+35  
Number of units : 1,672 apartments





**Site & Marketing Office:**

Plot No. 105, Trijanga, P.O. Danagadi  
P.S. Jajpur Road (Near Bedi Filling Station)  
Dist. Jajpur, Pin: 755026

Contact: **78943 00888 / 73814 11000**

Email: sales@springville.in | Website: www.springville.in

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Grandmark Colony, P.S. Tamando,  
Bijipur, Bhubaneswar 752 054

**Corporate Headquarter:**

Sureka Merlin Promoters Private Limited  
3/I, Dr. U. N. Brahmachari Street,  
Kolkata 700 017

**Developed by:**

**SUREKA**

[www.surekaproperties.com](http://www.surekaproperties.com)



[www.merlinprojects.com](http://www.merlinprojects.com)

[www.cdcprinters.com](http://www.cdcprinters.com)

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**Disclaimer 1:** This document is not a legal offering. It only describes the intent & concept of Springville Homes. All the areas/dimensions/layout /elevations pictures etc. are only indicative and not as per scale. All the details are subject to change, alteration and modification as per the developer's discretion.

**Disclaimer 2:** Dimensions shown in all floor plans are distance between wall to wall (brick/ shear) and without considering plaster / dado thickness.