

The Sakuntala Avenue

Adhalia, Nakhara.



A New Dawn...



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DEVELOPERS
PRIVATE LIMITED

THE SAKUNTALA AVENUE

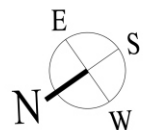


FLAT 02
BUILT-UP AREA - 1045.90 SFT
CARPET AREA - 828.41 SFT
BALCONY AREA - 68.40 SFT
PLANTER - 77.50 SFT
SUPER BUILT-UP AREA - 1411.96 SFT



FLAT 01
BUILT-UP AREA - 1062.68 SFT
CARPET AREA - 845.09 SFT
BALCONY AREA - 79.52 SFT
PLANTER - 62.00 SFT
SUPER BUILT-UP AREA - 1434.62 SFT

TYPICAL FLOOR PLAN





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THE SAMUNTHALA AVENUE



1. Foundation & Structure

Foundation: Pilling with Pile Caps Foundation.

Super Structure: RCC Framed Structure.

Walls:

- RCC framed structure with 10" external and 5" internal Fly-ash brick walls.

2. Doors & Windows

Main Door:

Premium finished teak solid core door with WPC frame and Dorset lock.

Internal Doors:

Factory-finished laminated flush doors with WPC frame.

Bathroom Doors:

High quality PVC doors with frame.

Windows:

High-performance UPVC windows with clear glass and GI grill.

3. Flooring

Living, Dining, Bedrooms & Kitchen:

Premium Vitrified Tiles (1200 × 600 mm).

Toilets:

- Anti-skid Vitrified Floor Tiles (1200 × 600 mm).
- Wall Tiles up to Door height (1200 × 600 mm or equivalent).

Balcony, Utility and Planter:

Premium Vitrified Tiles (1200 × 600 mm). with proper slope for drainage.

4. Kitchen

Platform:

Granite Counter with Stainless Steel Sink.

Dado:

2 ft high ceramic tile dado above the kitchen counter.

Fittings:

CP fittings provisions for chimney, water purifier, hob, and other kitchen appliances.

Balcony:

Dedicated points for washing machine.

Planter:

Dedicated points for watering.

5. Toilets & Plumbing

Sanitary Ware:

Premium EWC and Wash Basin.

CP Fittings:

Premium quality single-lever diverters and CP fittings.

Plumbing:

CPVC/UPVC piping with separate hot and cold water lines.

Accessories:

Health faucet, towel rod, soap dish, and geyser provision.

Water Supply:

24×7 water supply through underground borewell and overhead water tanks.

6. Electrical

- FRLS copper wiring concealed in PVC conduits.

- Premium modular switches and sockets of reputed make.

- Air-conditioning provision in Living Room and all Bedrooms.

- Television points in the Living Room and all Bedrooms.

- Adequate power backup for each apartment in specific area, lifts and common areas.

7. Painting & Finishes

Internal Walls:

Wall putty with two coats of premium acrylic emulsion paint.

External Walls:

Weather-resistant exterior emulsion and/or textured paint finish.

Metal Surfaces:

Premium satin matt enamel paint.

8. Common Areas

Lobby & Staircase:

Premium tile/granite flooring with SS 304 handrails.

Lifts:

10/12-passenger automatic lifts with power backup.

Parking:

- One covered car parking per unit.

- Visitor parking.

EV charging provision.

9. Safety & Building Services

Fire Safety:

Comprehensive firefighting system as per applicable NBC guidelines.

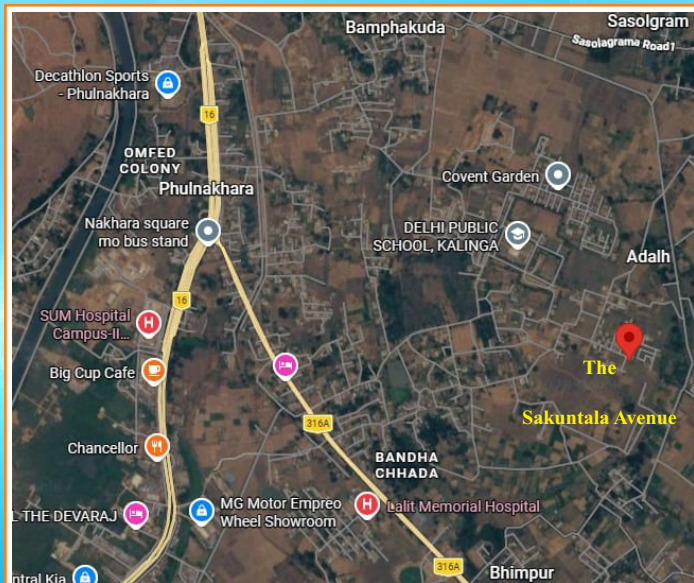
Security:

CCTV surveillance, 24×7 security personnel.



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LEGENDS

DPS Kalinga	-----	0.9 km. / 3 min.
Nakhara	-----	2.5 km / 7 min.
Sum Hospital - II	-----	2.8 km / 9 min.
Synergy College	-----	2.5 km / 7 min.
East Engineering college	-----	3.3 km / 9 min.
Decathlon	-----	3.3 km / 10 min.

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A New Dawn...

Project Approved by CDA

Site
Address

Adhalia, Near DPS, Nakhara, Cuttack

Regd. Office
Address

Flat No 7B, Fourth Floor, Plot No-267
Abhiram Residency, Near Hotel Empires
Saheed Nagar, Bhubaneswar-751007

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DISCLAIMER

This brochure is not a legal document. It describes the conceptual plan to convey the intent and purpose of **The Sakuntala Avenue** .
The images are imaginary and the details mentioned in this brochure are tentative and subject to change at the sole discretion of the developer and /or architects.