

The Sakuntala Avenue

Adhalia, Nakhara.



A New Dawn...

THE SAMANTHA AVENUE



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



TYPICAL FLOOR PLAN



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:

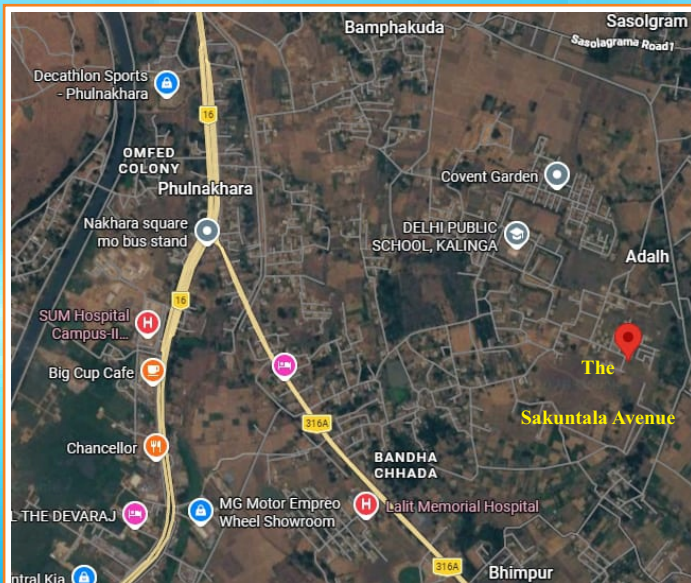
Comprehensive firefighting system as per applicable NBC guidelines.

Security:

CCTV surveillance, 24×7 security personnel.



STILT FLOOR PLAN



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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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

☎ 9937057202
0674-2544202
☎ 9938009111
🌐 absquaredevelopers.com
✉ absquare.or@gmail.com

Developed by



Architect



Nihar Ranjan Gartia

B-404 , Stalwart Height, Krushi Vihar-751003
☎ 9853535326
✉ nrgdesigns.09@gmail.com

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.