

NUA GHARA



**FIRST KIND OF MULTI-STOREYED COMMERCIAL-CUM-RESIDENTIAL
BUILDING AT MEDICAL ROAD, RANIHAT, CUTTACK.**

INTRODUCTION

Scheme Art Real Estate (P) Ltd. proposes to construct a **Multi-storeyed Building (2B+Gr.+12)** over a plot of more than half acre area (515 Dc.) situated in one of the most important location in Cuttack City along the 60 ft. wide road connecting Ranihat square & SCB Medical campus.

The ground and the first floor will be solely dedicated for commercial purpose and the upper floors from 2nd. to 12th. will be having **42 luxury Residential Apartments (all 3BHK)** having all modern amenities. Adequate Parking facility will be provided in **two Basement floors**. All floors including the basements will be connected vertically with two spacious lifts and two staircases for a smooth vertical movements of traffic. All residential apartments will have sufficient natural light and ventilation and more than comfortable interior lay-out within. A Community Recreational facility with Meeting Hall, Society Office, maintenance & Store along with Games Room, Gym & Spa will be provided in an approximately 4,000 Sft. of Built-up area along with a Terrace Garden at 2nd. Floor level.

Each of the **9 -Typical Residential Floor (3rd.- 12th.)** will have a total covered area of around 7,550 Sft. consisting of a spacious Lift & Staircase Lobby with fire-escape and fire fighting arrangements and 4 nos. of independent 3BHK Apartments. Each Apartment has one extra spacious Living -Dining Hall with Balcony, 3 - Bed Rooms with two attached Toilets and one common toilet and Kitchen with utility Balcony. Two of the Bed Rooms have exclusive balcony for themselves.

The **2nd. Floor** will have the **Community Recreational space, common Terrace Garden** and two Apartments with a total area of 9,040 Sft. out of which 1,483 Sft. area will be open to sky (Terrace Garden).

The **Ground & First Floor** have around **9,000 Sft. built-up area each** solely for Commercial purpose to house large showrooms / diagnostic centres / medical consultation units and many more as per demand. Adequate circulation area has been provided for easy access to each of the units.

At the ground level a clear 20 ft. wide driveway has been provided around the building for easy vehicle movement with separate entrance and exit gates. Two-way ramps are provided to access the 1st. and the 2nd. Basement floors which will be used exclusively for in-house parking, building service units.

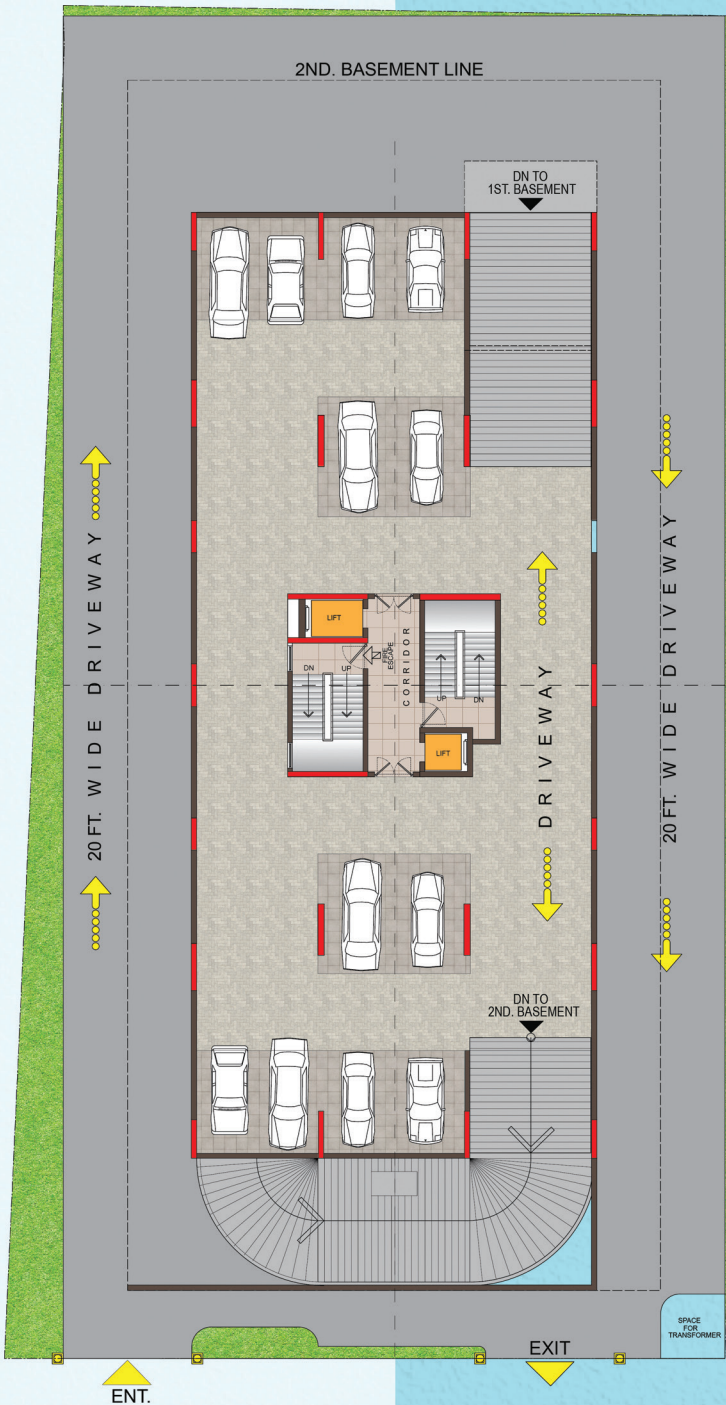
With a total built-up area of more than 1lakh square feet and around 120 ft. height this building will stand out as a **future Landmark in Cuttack.**

SPECIFICATIONS

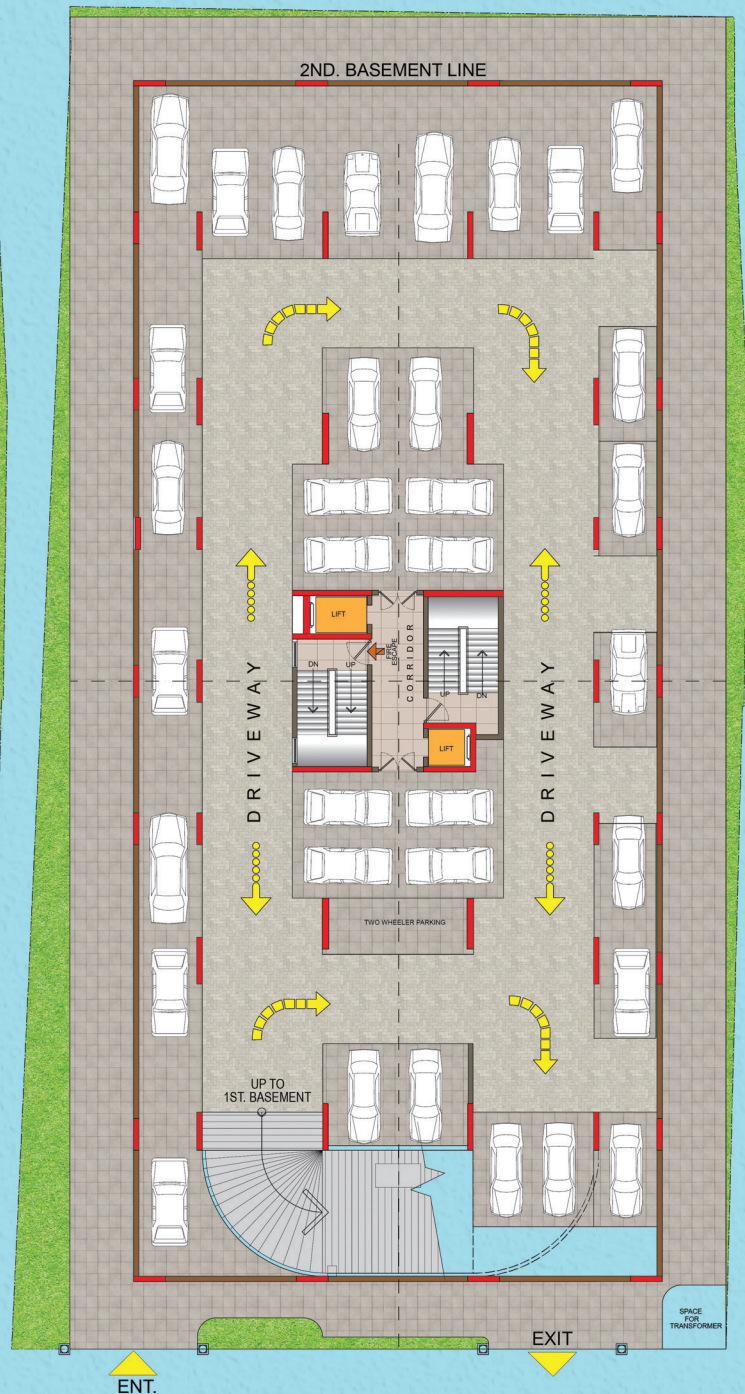
- 01 Foundation:** R.C.C. foundation as per the design by structural Engineer.
- 02 Super Structure:** R.C.C. Frame Structure as per the design and specification by structural Engineer.
- 03 R.C.C.:** M30 as per the design by structural Engineer.
- 04. Cement:** Ambuja/Ultratech/Lafarge/Konark/ACC/Ramco (leading brands on availability basis)
- 05 Reinforcement Steel:** Vizag/SAIL/TATA TMT Steel (As per ISI 500D tested brand)
- 06 Walls:** Good quality Fly Ash Brick / Concrete Blocks in cement mortar (1:6)
- 07 Floors:** Double charged Vitrified Tiles (60X60)
- 08 Kitchen:** (1) Ceramic/Vitrified tile flooring (2) Granite platform, (3) Ceramic Wall Tiles till 3 ft. above the platform, Stainless Steel Sink etc.
- 09 Toilet:** (1)Antiskid Tile flooring, (2) Glazed Tiles on walls up to 7' height, (3) Wash Basin, (4) EWC, (5) Health faucet, (6) Shower, (7) Towel Rod, (8) Basin Mirror etc.
- 10 Doors:** (1) Frames of Sal wood/WPC (size) 5"x2.5" for all, (2) Shutters : Teak wood flush main door & BWP flush doors of 30mm water proof for other doors, (3) Toilet : WPC/FRP frame and shutter
- 11 Windows:** Aluminium Powder coated Sliding with 5 mm tinted/ plain glass
- 12 Electrical-Wiring:** Finolex /V-guard/Polycab/Havels / Whiteline brand wire
- 13 Electrical- Switches & Switch Boards:** Havels /Legrand/Anchor
- 14 Sanitary & plumbing Pipes:** (1) Oriplast / Finolex / Ashirbad CPVC pipe fittings for internal water supply, drainage and sewerage line, (2) Essco /CERA/ Jaquar/ Jhonson/ Hindware CP fittings for kitchen Toilet and Wash Basin (3) CERA / Hindware brand Vitreous China fittings.
- 15 Stair Case :** (1) Marble / Granite Treads & Vitrified Tile Risers for steps
(2) Good quality stainless steel pipe railings.
- 16 Common Area Finishing:** (1) Flooring: Marble / Vitrified Tiles / Granite, (2) Adequate lighting provision for optimum visibility.
- 17 Lift:** Numbers and capacity as per Standard Govt. guidelines
- 18 Water supply system:** 24 hours water supply with built-in deep Bore well and overhead water storage tanks
- 19 Sewerage System:**Provisin for sewerage disposal line clearance and drainage system for the building and campus

- 20 Power Supply:** Installation of exclusive transformer for the complex and individual power supply line for all flats and common utility space including street lighting within the compound
- 21 Interior Painting:** Cement based putty with one coat of primer and two coats of acrylic emulsion paint.
- 22 Exterior Painting:** Weather Coat over exterior primer
- 23 Boundary Wall:** As per design.
- 24. Main Gate:** As per design.

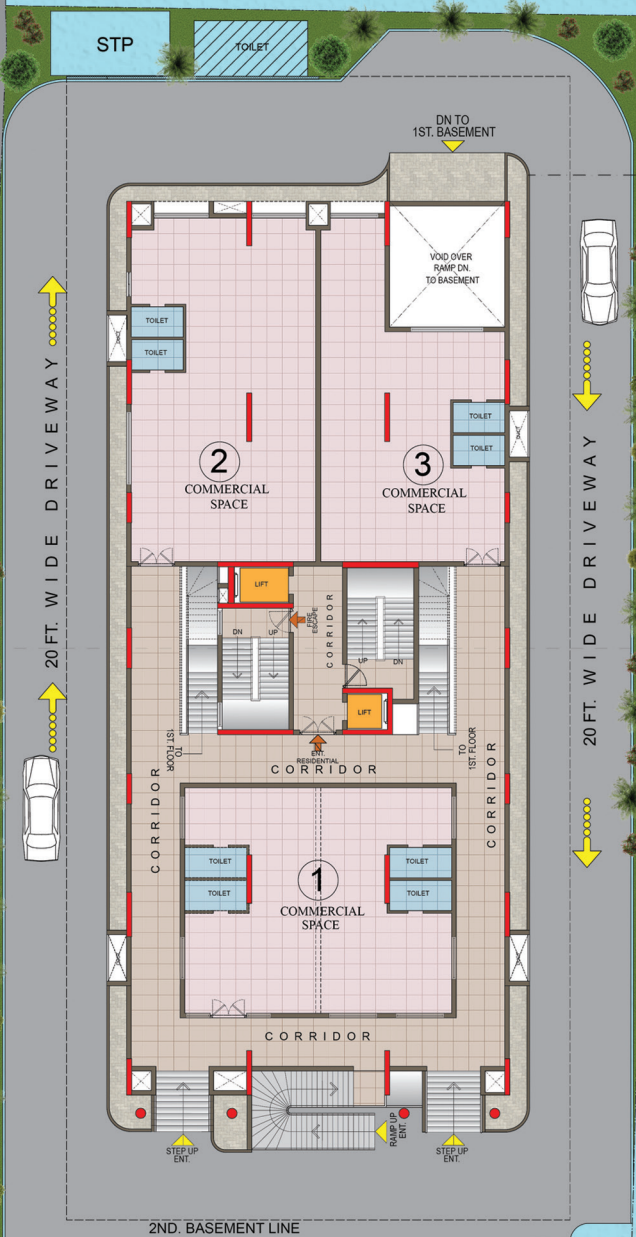
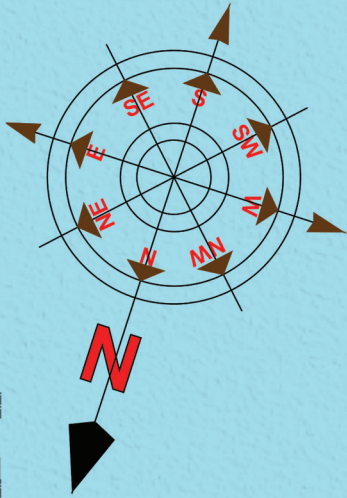
2D PLANS



FIRST BASEMENT FLOOR PLAN



SECOND BASEMENT FLOOR PLAN



15'-0" WIDE ROAD

20 FT. WIDE DRIVEWAY

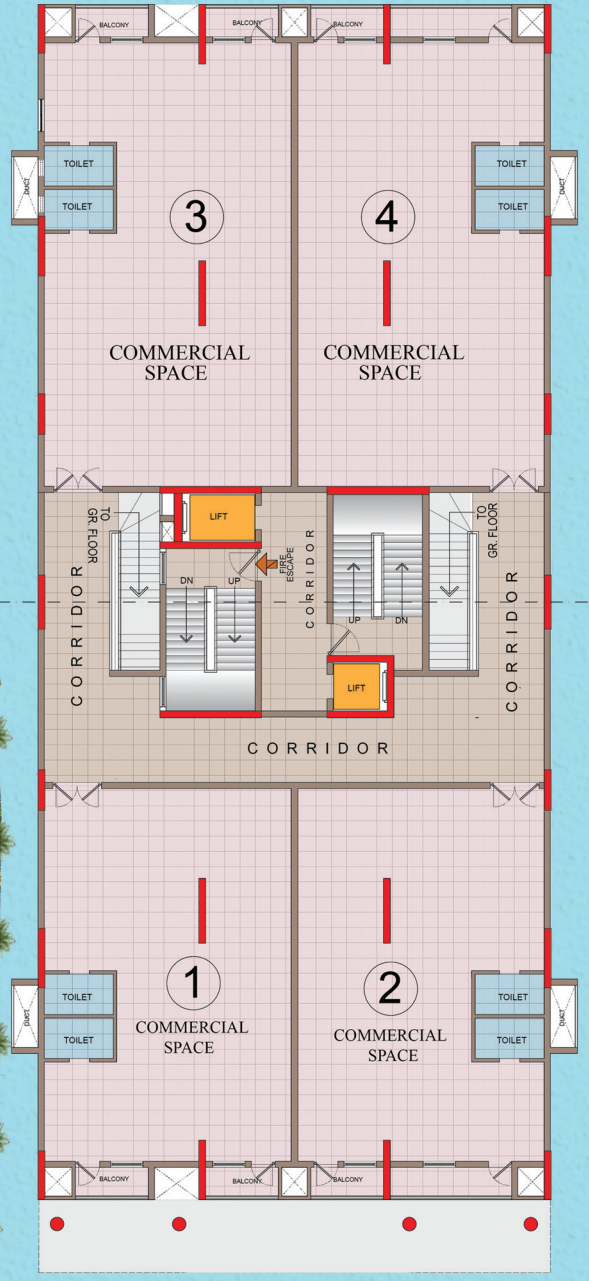
20 FT. WIDE DRIVEWAY

Way to SCB Medical ←

60 FT. WIDE ROAD

→ Way to Ranihat Square

GROUND FLOOR PLAN



FIRST FLOOR PLAN

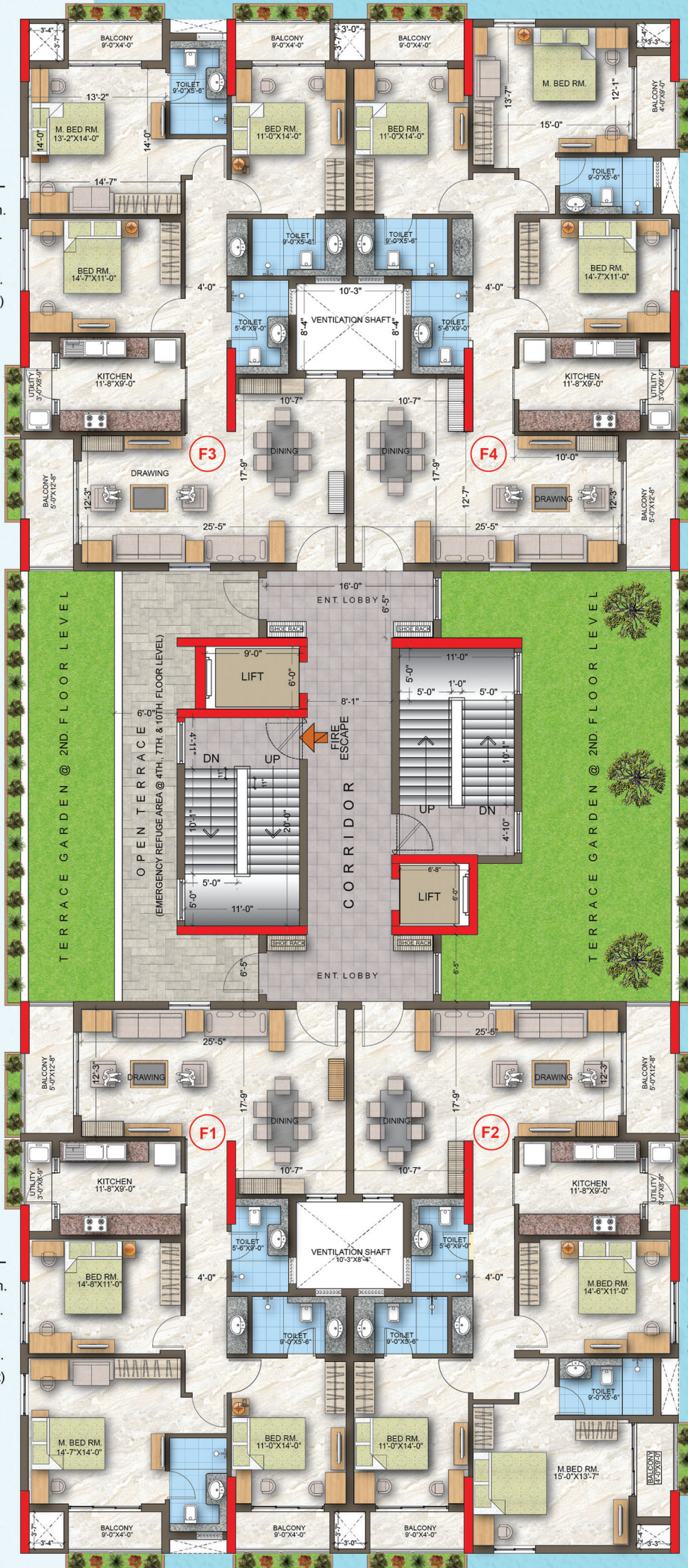
FLAT - F3

Carpet Area = 124.47 Sqm.
 Balcony Area = 29.96 Sqm.
 Common Area = 47.85 Sqm.
 S.Built Up Area = 202.28 Sqm.
 (2176.85 Sft)

FLAT - F4

Carpet Area = 128.41 Sqm.
 Balcony Area = 29.76 Sqm.
 Common Area = 47.85 Sqm.
 S.Built Up Area = 206.03 Sqm.
 (2216.84 Sft)

TYPICAL FLOOR PLAN OF THIRD FLOOR TO NINTH FLOOR



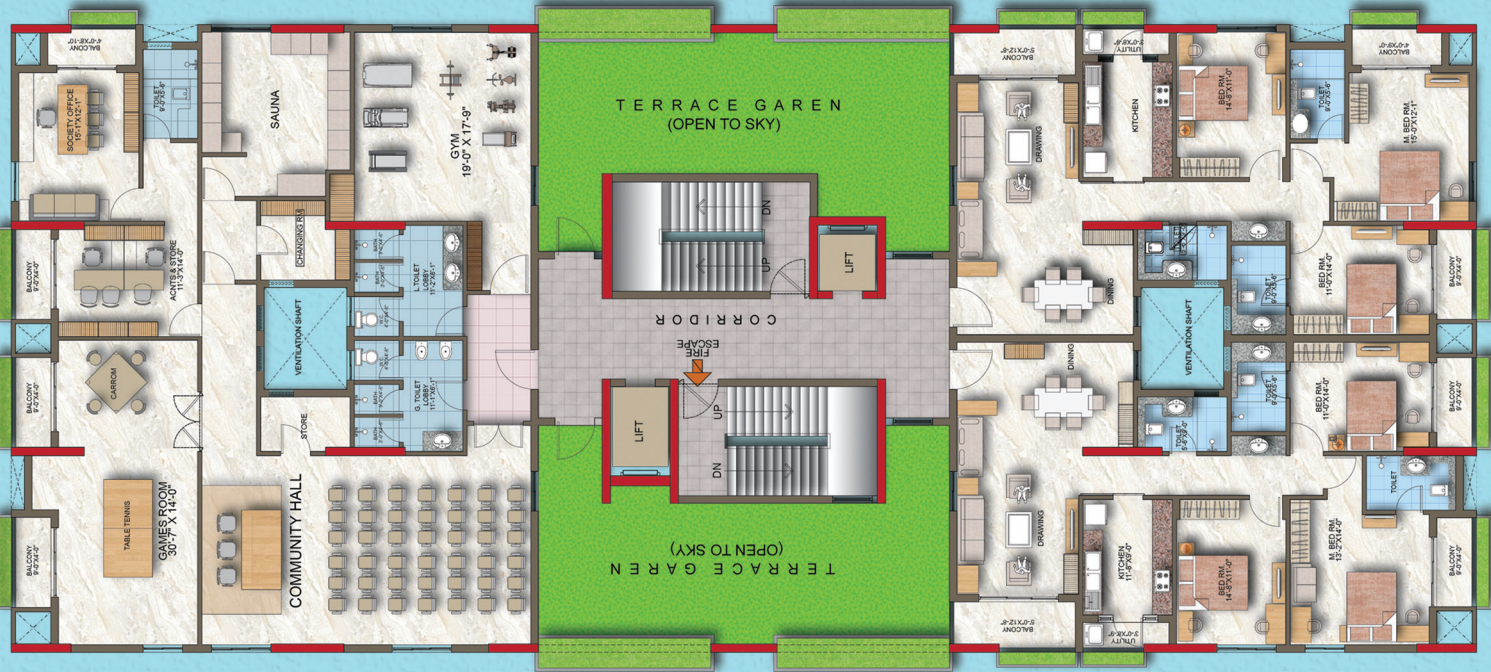
FLAT - F1

Carpet Area = 125.00 Sqm.
 Balcony Area = 28.90 Sqm.
 Common Area = 47.85 Sqm.
 S.Built Up Area = 201.75 Sqm.
 (2170.85 Sft)

FLAT - F2

Carpet Area = 128.41 Sqm.
 Balcony Area = 29.76 Sqm.
 Common Area = 47.85 Sqm.
 S.Built Up Area = 206.03 Sqm.
 (2216.84 Sft)

SECOND FLOOR PLAN



SECTIONAL 3D VIEW



LOCATION MAP:
not to scale*



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Disclaimer: All designs, perspectives, specifications, layout plans etc are indicative & subject to change. Accessories shown in some of the pictures in the brochure such as furniture, cabinet, electrical appliances, light fittings wall & floor textures etc are indicative/ decorative & are not part of the sale offered.