

## Location Map

Not to scale\*



# 9 GRAND AVENUE

"Lifestyle Unveiled"

### Developer



### ODISHA UDYOG INFRAPROJECTS

Contact For Booking :-

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### Consultant



### MK PROJECT SOLUTION



## About Company

Since a decade ODISHA UDYOG's Integrated Project Delivery (IPD) brings top professionals from different areas of our firm -- Development, Architecture & Engineering, Markets, Construction and Real Estate Management -- together we manage the project. Our project teams know how to collaborate, because we understand each other's conversations and lifestyles. We get each other's worlds. You get one point of accountability and one solid bid, with risks and surprises firmly minimized. More streamlined communication so you can get back to the rest of your job knowing that there is one less issue to keep you up at night.

Odisha Udyog specializes in high end custom homes and commercial development with an emphasis and speciality in mid-century modern design, and sustainability. Experience, technology, and forward-thinking building techniques give us the tools to provide our clients with a professional, stream-lined building experience.



All India Institute Of Medical Science





### About project

"9 GRAND AVENUE" is a meticulously planned integrated premium residential complex is strategically located off National Highway 5 at Ranasinghpur has the State Police Academy and the AIIMS campus as its neighbours. Overlooking a vast expanse of plantations, "9 GRAND AVENUE" offers lush green landscaping with excellent amenities and is well connected to almost every important place in the temple city of India.





AREA STATEMENT OF GROUND FLOOR

SL.NO.	FL.NO.	FLAT TYPE	SUPER BUILT UP AREA (in Sft.)
1.	G01	2BHK	1288
2.	G02	3BHK	1666
3.	G03	3BHK	1666
4.	G04	2BHK	1307
5.	G05	2BHK	1288
6.	G06	3BHK	1666
7.	G07	3BHK	1666
8.	G08	2BHK	1307

AREA STATEMENT OF 1ST TO 9TH FLOOR

SL.NO.	FL.NO.	FLAT TYPE	SUPER BUILT UP AREA (IN Sft.)
1.	101	2BHK	1288
2.	102	3BHK	1666
3.	103	3BHK	1666
4.	104	2BHK	1307
5.	105	2BHK	1288
6.	106	3BHK	1747
7.	107	3BHK	1747
8.	108	2BHK	1307





**TYPICAL FLOOR OF FLAT NO** - G01, G05, 101, 105, 201, 205, 301, 305, 401, 405, 501, 505, 601, 605, 701, 705, 801, 805, 901 & 905



**TYPICAL FLOOR OF FLAT NO** - G02, G03, G06, G07, 102, 103, 202, 203, 302, 303, 402, 403, 502, 503, 602, 603, 702, 703, 802, 803, 902 & 903



**TYPICAL FLOOR OF FLAT NO** - G04, G08, 104, 108, 204, 208, 304, 308, 404, 408, 504, 508, 604, 608, 704, 708, 804, 808 & 904, 908



**TYPICAL FLOOR OF FLAT NO** - 106, 107, 206, 207, 306, 307, 406, 407, 506, 507, 606, 607, 706, 707, 806, 807, 906 & 907



## Amenities

- ◆ 24 X 7 Manual Security
- ◆ CCTV Surveillance
- ◆ Video Door Phones
- ◆ ARD Enabled Elevators
- ◆ Visitor's Car Parking Area
- ◆ Efficient Fire Fighting System
- ◆ 100% Power Back-up for Common Services
- ◆ Provision of Inverter Installation to all Flats
- ◆ Ample Parking Space
- ◆ Sewage Treatment Plant
- ◆ Rainwater Harvesting
- ◆ Recycled Water for Greenery & Parking Areas
- ◆ Energy Efficient Lights
- ◆ Beautifully Landscaped Areas
- ◆ Walkways/Jogging Track
- ◆ Kid's Pool
- ◆ Health Club With Gym
- ◆ Swimming Pool
- ◆ Pool Deck
- ◆ Changing Rooms
- ◆ Society Room
- ◆ Community Hall
- ◆ Table Tennis
- ◆ Pool/Snooker Table
- ◆ Service Lift
- ◆ Yoga Center
- ◆ AC Outdoor Units







## Specification

### STRUCTURE :-

Earthquake Resistance R.C.C Frame Structure.  
R.C.C of M30 Grade Concrete.

### CEMENT :-

OCL /Ultratech /Lafarge.

### STEEL :-

Tata /Sail /Vizag.

### WALLS :-

Fly ash /AAC Blocks Masonry Work in 1:6CM.

### PLASTERING :-

All inside & outside Plastering shall be in 1:4CM.

### DOORS :-

Doors Frame: Seasoned Sal wood.

Main Door: Modular Design made with Teak Veneer & Polish.

Other Door: Flush doors with designed Lamination on both sides.

### WINDOWS :-

UPVC Windows or Power coated /Anodized aluminum Glazing.

### WALL FINISH :-

#### Internal :

Smooth wall finish with Acrylic Emulsion paint of reputed brand over one coat of primer after JK /Birla putty finish.

#### External :

Two coats of Weather coat of reputed brand over one coat primer after Texture /putty finish.

### FLOORING :-

Staircase - Granite /Step Tiles .

Master Bed room - Primium Laminated Wooden Flooring .

Lobby/Drawing/Dinning/Bed Room- Primium Vertified Tiles.

Toilets /Kitchen/Balcony Floor - Primium Anti skid Tiles .

External Driveways - Heavey duty Tiles .

### KITCHEN :-

Granite Cooking Platform Premium Creamic tiles with a dado upto 2feet height over platform with stainless steel Kitchen Sink.

### TOILET /BATH :-

Hot and cold lines in shower and basin.

Chrome plated fittings of Jaquar or equivalent make.

Sanitary Fixtures of Cera /Jaquar /Roca /Equivalent.

Powder coated anodized Aluminum Ventilators with sliding frost glasses and Provision of Exhaust fan in all toilets.

### ELECTRICAL :-

Concealed copper wiring with provision for Light Points,A.C,TV & Telephone and Premium modular switches.

### BALCONIES :-

Decorative & Safety S.S railing & with designed glass.

### LIFT & LOBBY CELLING :-

Elegantly decorated Lift entrance with Italian marble /Granite and False ceiling with decorative energy efficient LED Lights of Lobby Areas in all Floors.



## Payment Schedule

On Application/Booking	5,00,000/-
At Allotment	20% inclusive Booking Amount
Within completion of Foundation	20%
Basement Floor Roof Casting	10%
Ground Floor Roof Casting	10%
First Floor Roof casting	5%
Third Floor Roof casting	5%
Fifth Floor Roof casting	5%
Seventh Floor Roof casting	5%
Ninth Floor Roof casting	5%
On Completion of Brick work of Respective Units	5%
On Completion of Finishing of Respective Units	5%
At the Time of Possession	5%+Balance of other charges

