



SOUTH | gate AVENUE

An On Going Residential Duplex Housing Project



Actual Project View

At Kantilo, Sundarpada, Bhubaneswar

Project approved by
DUDA (Khurda) No. : 592, Dated : 11.10.2021
ORERA No. : RP/19/2021/00607

Project by :

S.B. Consultancy & Construction (P.) Ltd.
(A Member of CREDAI Bhubaneswar, Odisha)



Specification

STRUCTURE :

RCC framed structure within filled Brick Work.

FLOORING :

Bedrooms, Hall & Kitchen : Premium Quality Vitrified Tiles
 Toilet & Terrace Floor : Ceramic Tiles
 St. Case up-to Head Room : Granite & Tiles
 Portico : Paver Blocks

DOORS, WINDOWS & GRILLS :

All Door Frame : WPC Frame
 Room & Main Entrance Door : Flush Door with both side Laminated, with four side Teak Wood Lipping.

Toilet Doors, Kitchen Back Door :

FRP Doors

Head Room, Pump & Panel

Board Room Door :

MS Sheet Grill Door

All Windows :

UPVC Windows with Safety Grill

Ventilator & Stair Case Fixed

Windows :

UPVC Make

Main Entrance Front &

Kitchen Door Back :

MS Grill Door for Safety

COLOURS :

Internal Wall : Wall Putty & one Coat of White Primer
 External Wall : Weather Coat
 Grill : Black Paint

WALL TILES :

Toilet : Designer Wall Tiles up-to 8'-0" height
 Kitchen : Ceramic Tiles up-to 4'-0" height

ELECTRICAL :

Modular Electrical Switches, TV Points for Bed Rooms & Hall. Provision for AC in all Bed Room, Provision for Exhaust Fan for all Toilet & Kitchen, Provision for Geyser for all Toilet. (Excluding all Electrical Fittings & Water Pumps)

SANITARY WORKS :

CP Fittings of CERA/equivalent make for each Toilet and Wash Basin near Hall, Steel Sink in Kitchen Platform, Extra Tap Point in back side of Kitchen, in back Terrace, Individual Sump and Over Head Tank provision.

BOUNDARY WALL :

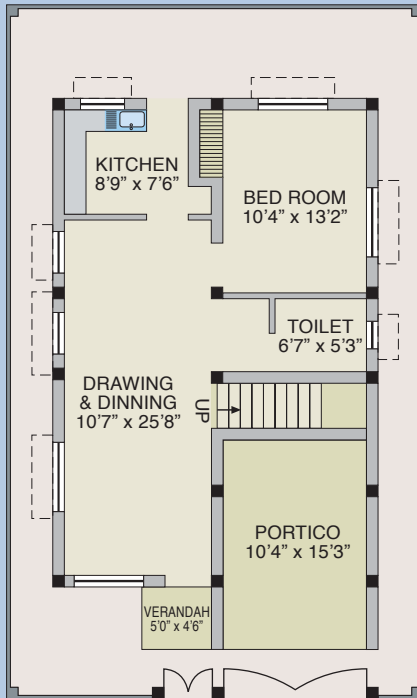
Individual Boundary Walls with MS Grill Main Gate with a small Gate .

Internal Development

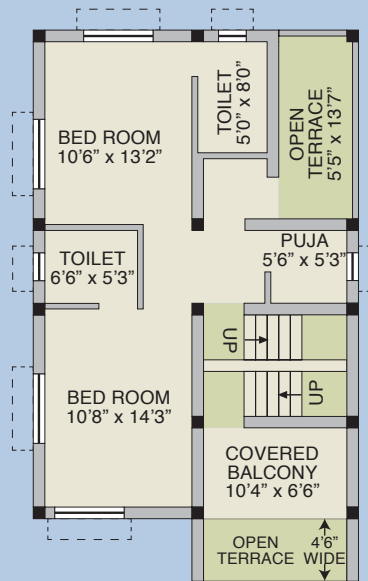
- 30' & 25' Internal Roads make of Paver Blocks
- Road Side Drain
- Individual Plot Boundary Wall with Main and a Small Gate
- Project Main Gate with Security Room
- Pump Room
- Community Hall with Wash Room
- Transformer with Street Light for Society
- Water Line from the Pump Room to each Individual Sump.

Floor Plan

South Facing



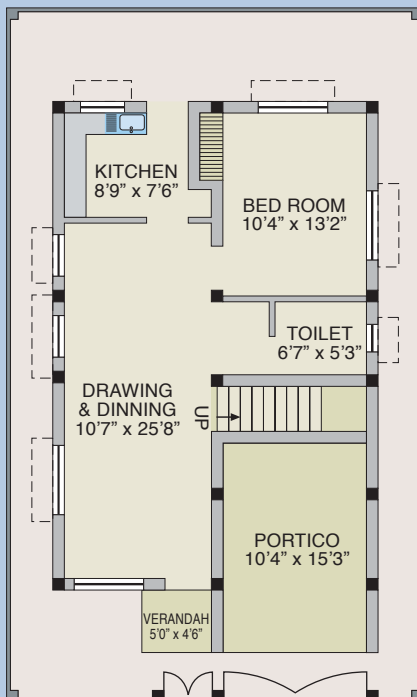
Ground Floor Plan



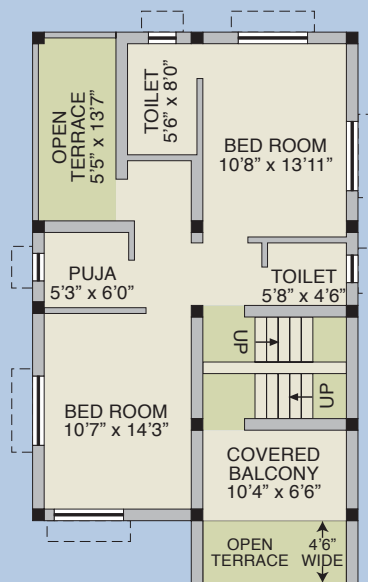
First Floor Plan

Built Up Area - 1600 Sqft. OR Carpet Area - 1266 Sqft.

North Facing



Ground Floor Plan



First Floor Plan

Built Up Area - 1600 Sqft. OR Carpet Area - 1266 Sqft.

Location Map



Payment Schedule

Booking Amount	10%
Execution of agreement (Within 30 days of Booking)	20%
On completion of Plinth Level	15%
On completion of Ground Floor	15%
On completion of First Floor	15%
On completion of Flooring Work	10%
On completion of Electrical & P.H. Work	10%
On Possession of House	5%

Actual Project View



Architect & Engineer :



76, Damana Village, Chandrasekharpur
Bhubaneswar - 751 016
Tel. : 977 8216 885

Since... 1995



Promoter & Builder :

S.B. Consultancy & Construction (P.) Ltd.
(A Member of CREDAI Bhubaneswar Foundation)

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