



PADMANANDA PALACE

With all modern facilities



OMM BASTU BUILDCON PRIVATE LIMITED

Plot No: 102, 2nd Floor, Bhanumati Bhawan, Jaydev Vihar, Bhubaneswar- 751013

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Architect

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Plot No - 151, Sahid Nagar, Bhubaneswar

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

 **E.A. STUDIO/ 8908740841**



PAHALA, BHUBANESWAR



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About Project

PADMANANDA PALACE is all about the essence of an active, independent, and content lifestyle through modern engineering, world-class infrastructure, aesthetic architectural design, peaceful location, and lavish facilities and amenities; all within matching budget - a true personification of "Celebrating Lifestyle". Conceptualized along the lines of "Ageing in Place", Padmananda Palace is ideally located in the Residential corridor of the riverfront zones of East Kuakhai, which falls within the municipality area and along the major linear transportation spine i.e., NH-16. Gifted with tremendous natural resources in the form of river Kuakhai and Puri Canal, with dense vegetation, greenery and a oxygen rich environment. Padmananda Palace is the ideal property for the residents desiring to live an active yet peaceful lifestyle while enjoying all the benefits of a Smart City.

PADMANANDA PALACE Apartment project is approved by BMC and ORERA. It is spread over an area of A0.920dcs. and designed for 84 units of 02 BHK & 3 BHK in two blocks of G+5 storied residential apartment.



BMC & ORERA Approved
ORERA REGD. NO. - RP / 19/ 2023/ 00879.

About Developer

The company Omm Bastu Buildcon Pvt. Ltd. (Member of AFORD) was incorporated in 2020 as a business consideration but the promoter/developer Rtn. Bijaya Kumar Patra has more than 20 years of experience in apartment & duplex constructions & developed many plotted projects at Bhubaneswar and Puri as a director of another Builder companies since 2000. Commitment, hard work & perseverance have helped the company to be on par with international companies in terms of standards of performance & quality of projects. The company has always delivered superior value for all those who depend on us, work with us & invest in us.

Completed Project

- Tatwamasi Enclave, AIGINIA, Bhubaneswar.
- Sai krupa Enclave, Dumuduma, Bhubaneswar.
- Pancharukhi Enclave, Raghunathpur, Bhubaneswar.
- Pancharukhi Regency, Andilo, Bhubaneswar.
- Pancharukhi Green, Atala, Bhubaneswar.
- Pancharukhi Divine, Puri.



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Close your eyes and imagine living in a home form where you can notice a water body !How do you feel about that?



About Developer
----- promoter/developer Rtn. Bijaya Kumar
Patra has more than -----

Location Map



Location Advantage

- Nestled in pollution free natural environment.
- Alongside the ever flowing clean Puri Canal.
- Kuakhai River Front within walking distance
- BMC Zone -Benefits of Bhubaneswar Smart City.
- Ideally located in extensive development Zone Of Bhubaneswar- Cuttack Urban.
- Anew full Sum Hospital within 2.5 KM from the project.
- Excellent connectivity - less than 01 KM (04 Minutes) from NH- 16.
- Right on the 150 mtr wide CDP Road & Ring Road Only a KM from the project site.
- Right Opposite the Jaripatna Balijatra Ground.
- Symphon mall 2.5 km , Vegetable market, grocery market-1 km.
- Pahala Jagannath Temple 1 Km.

Public Facilities/ School & College

- Astha School Of Management- 10 min.
- Mother Public School- 7min.
- Delhi Public School-13 min.
- Synergy Institute of technology-13 min.
- Oxford Public School -26 min.
- Eastern Academy of School and Technology-13 min.
- AIPH University City Campus-13 min.

Hospitals

- Sum Hospitals-6 min.
- Panda Cancer Hospital-10 min.
- Hi-tech Hospital- 14 min.
- Sparsh Hospital -18 min.

Market And Malls

- Symphony Mall-8 min.
- Decathlon 20 min.
- Hanspal Chowk Market-9 min.
- Phulnakhara Square- 10 min.
- Pal Heights Mantra-5 min.
- Bhubaneswar Railway Station-30 min.
- Biju pattnaik International Airport-23 min.
- Cuttack Railway Station-23 min.
- Pahal chhack vegetable & grocery market- 05 min.

Amenities

- Swimming pool facility on adjacent plot.
- Walking Track.
- Intercom & CCTV facility
- AC, Wifi connected community hall with gym equipment.
- Solar Energy 5KW Power Back up for common services and EV charging points at parking space.
- DG backup for common area & minimum load to each flat.
- Fire extinguishers facility.
- Sewerage treatment plant.
- 24x7 Security.
- Meditation point.
- Terrace Garden. (Part area)
- Senior citizen care facilities.
- Rain water harvesting pits.
- Utility store.

Master Plan





Typical floor Plan Block - A 

Area table block- A

Flat No.	Type	Carpet Area	BUA Area	SBA Area
101 to 501	3BHK	968 Sqft	1239 Sqft	1762 Sqft
102 to 502	3BHK	968 Sqft	1150 Sqft	1636 Sqft
103 to 503	3BHK	904 Sqft	1117 Sqft	1590 Sqft
104 to 504	3BHK	940 Sqft	1187 Sqft	1690 Sqft
105 to 505	3BHK	906 Sqft	1057 Sqft	1503 Sqft



Typical floor Plan Block - B



Area table block- B

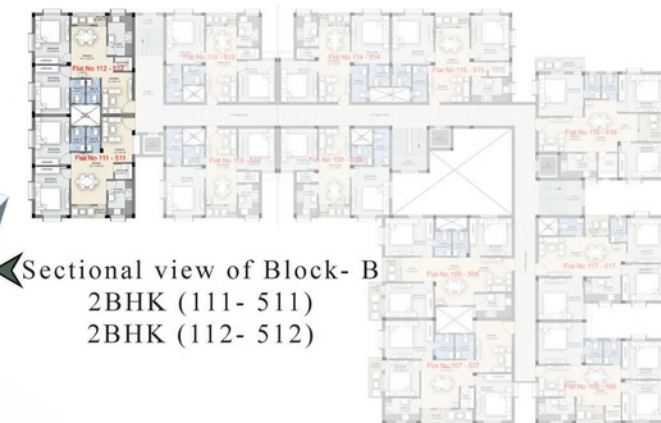
Flat No.	Type	Carpet Area	BUA Area	SBA Area
106 to 506	3BHK	865 Sqft	1058 Sqft	1505 Sqft
107 to 507	3BHK	955 Sqft	1164 Sqft	1655 Sqft
108 to 508	3BHK	936 Sqft	1126 Sqft	1601 Sqft
109 to 509	2BHK	660 Sqft	787 Sqft	1120 Sqft
110 to 510	2BHK	660 Sqft	789 Sqft	1122 Sqft
111 to 511	2BHK	749 Sqft	874 Sqft	1242 Sqft
112 to 512	2BHK	737 Sqft	859 Sqft	1222 Sqft
113 to 513	2BHK	660 Sqft	789 Sqft	1122 Sqft
114 to 514	2BHK	666 Sqft	781 Sqft	1111 Sqft
115 to 515	2BHK	780 Sqft	908 Sqft	1291 Sqft
116 to 416	3BHK	967 Sqft	1204 Sqft	1712 Sqft
117 to 517	3BHK	862 Sqft	1053 Sqft	1498 Sqft

Flat No- 516 Society Room





Sectional view of Block- B
3BHK (107- 507)



Sectional view of Block- B
2BHK (111- 511)
2BHK (112- 512)



Sectional view of Block- B
2BHK (109- 509)
2BHK (110- 510)
2BHK (113- 513)
2BHK (114- 514)



Sectional view of Block- B
3BHK (115- 515)



Sectional view of Block- B
3BHK (116- 516)



Sectional view of Block- B
3BHK (117- 517)



Construction Specification .

STRUCTURE

FOUNDATION- Double under ream pile foundation.
STEEL- Vizag/ Rungta/ SEL or equivalent.
CEMENT- RAMCO/ DALMIA/ JK LAXMI or equivalent.
STRUCTURE- Earthquake resistance RCC frame structure.
GRADE- M25 / M20 Concrete as per design.
BRICK- ECO- Friendly fly-ash bricks.

WALL FINISH

INTERNAL - Putty with two coat of synthetic paint
(Asian paint/ Dulux/ equivalent)
EXTERNAL Weather coat paint with primer.

FLOORING

ROOMS- 600x600 vitrified tiles of reputed makes
(Somany/ Johnson/ RAK or equivalent)
KITCHEN- Vitrified tiles
TOILETS- Antiskid tiles of reputed make
BALCONY- Antiskid tiles of reputed make
COMMON AREAS- Granite / Tiles
PARKING AREA- Checker tiles/ Vitrified tiles

KITCHEN

WALLS- 600x600 vitrified tiles upto 2' feet above counter top
COUNTER TOP - Granite slab
FITTINGS/FIXTURES- C.p. Fittings and provision for exhaust fan with
electric point & S.S. Sink.

DOOR & WINDOW

MAIN DOOR- WPC frame with veneer finished flush doors.
INTERNAL DOOR- Both side laminated finished flush doors.
FITTINGS- Main door (mortised lock- Godrej/ Doorset)
Internal doors S.S. Fittings,
UPVC with clear/ Colour glass.
WINDOWS- MS grill.

ELECTRICALS

CONCEALED WIRING- RR/ Finolex/ Polycab/ Havells or equivalent
MODULAR SWITCHES - Legrand/ L&T/ Havells or equivalent
SOCKETS & MCBs

TOILETS

WALLS- 600x600 vitrified tiles upto 7' feet
FITTING/FIXTURES- C.P. Fittings of Jaquar/ Marc or equivalent with
accessories like towel hanger, soap dish and
provision for geyser and exhaust fan with
electric point .
SANITARY FITTINGS- Jaquar/ Hindware/ Parryware or equivalent.

Payment Schedule

- Initial Booking Amount :10%
- At the time of Agreement (witin 30 days Of Booking) :10%
- At the time of completion of foundation :10%
- At the time of Ground floor roof casting :10%
- At the time of 1st floor roof casting :10%
- At the time of 2nd floor roof casting :10%
- At the time of 3rd floor roof casting :10%
- At the time of 4th floor roof casting :10%
- At the time of 5th floor roof casting :05%
- At the time of completion of Brick work :05%
- At the time of finishing work :05%
- Before possession of the Flat :05%

