

DHARMA AALAYAM

A peace of mind



Dharma Infraprojects Pvt. Ltd.

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Architect

ARCHITECT POINT

(M) 9238308095

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. The use of ground floor is subject to change from residential to commercial with duly approval from BDA, Bhubaneswar.

E. A. STUDIO. 8908740841

Project at - Hanspal Square | Bhubaneswar.

Developer

DHARMA INFRAPROJECTS PVT. LTD
SAHIDNAGAR, BHUBANESWAR

Dharma Infraprojects Pvt. Ltd. has worked with utmost professionalism and honesty for over two decades. It has successfully completed various commercial and residential projects of repute in Bhubaneswar & outside Bhubaneswar. The organization totally focuses on the quality of construction and in the integrity of commitment to their customers. At Dharma Aalayam, Bhubaneswar. Aesthetics to ensure that all of their projects are architecturally pleasing. Its fervour for innovation has propelled the organization to set new trends and benchmarks of architectural excellence in the real estate industry.

Dharma Aalayam

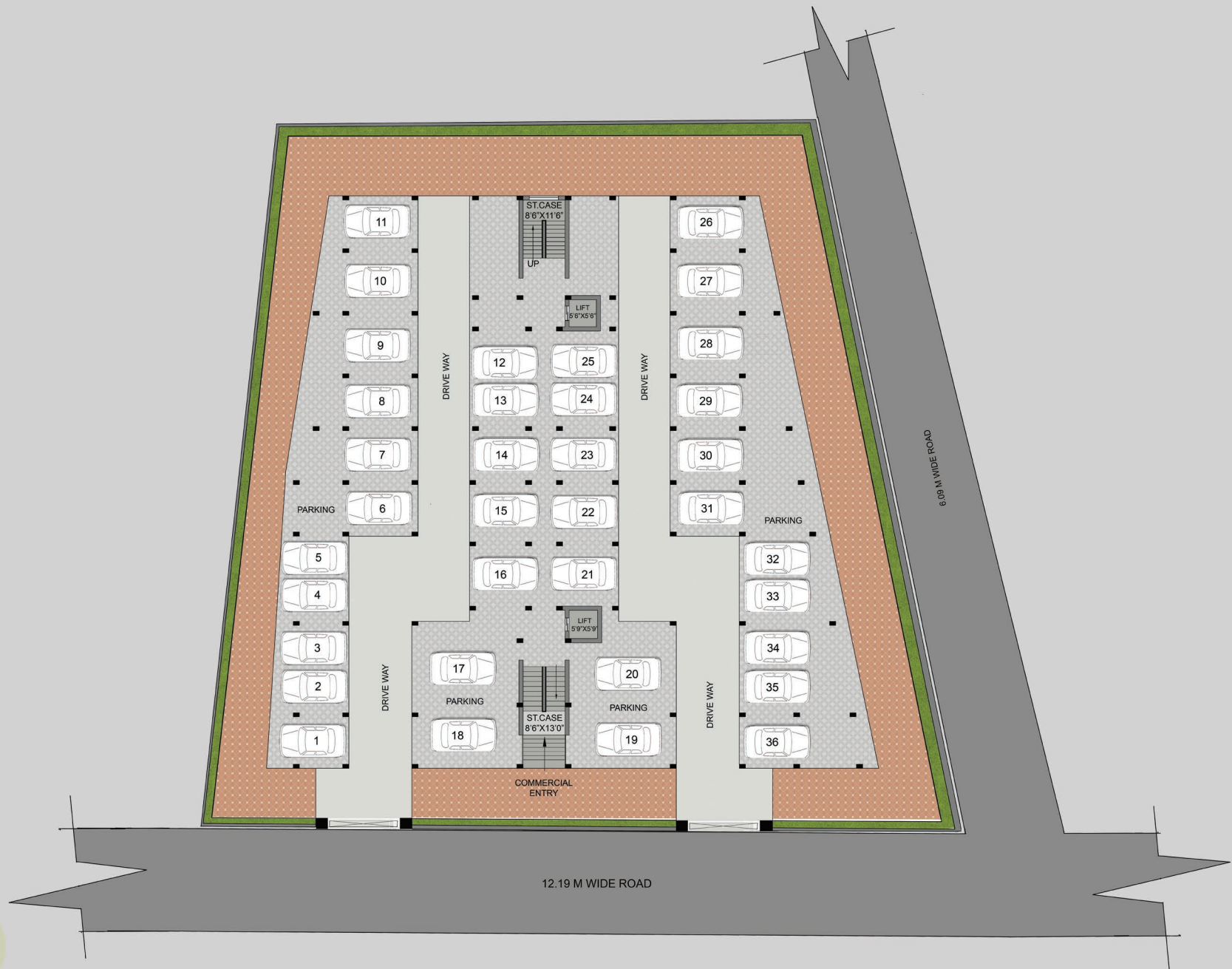
The epitome of privacy, luxury and status. Welcome to Dharma Aalayam, part of Dharma Infraprojects Pvt. Ltd. It is a place that accommodates your dreams perfectly. Situated near Hanspal Square, life at Dharma Aalayam will prove to be an elating experience.

The spacious flats here boast of all the lifestyle features that make life hugely satisfying. Moreover, the landscape designed by a renowned architect ensures to be world class in standard. It promises a lifestyle that's worth living and flaunting too. We are sure that Dharma Aalayam will add a new dimension to your lifestyle.

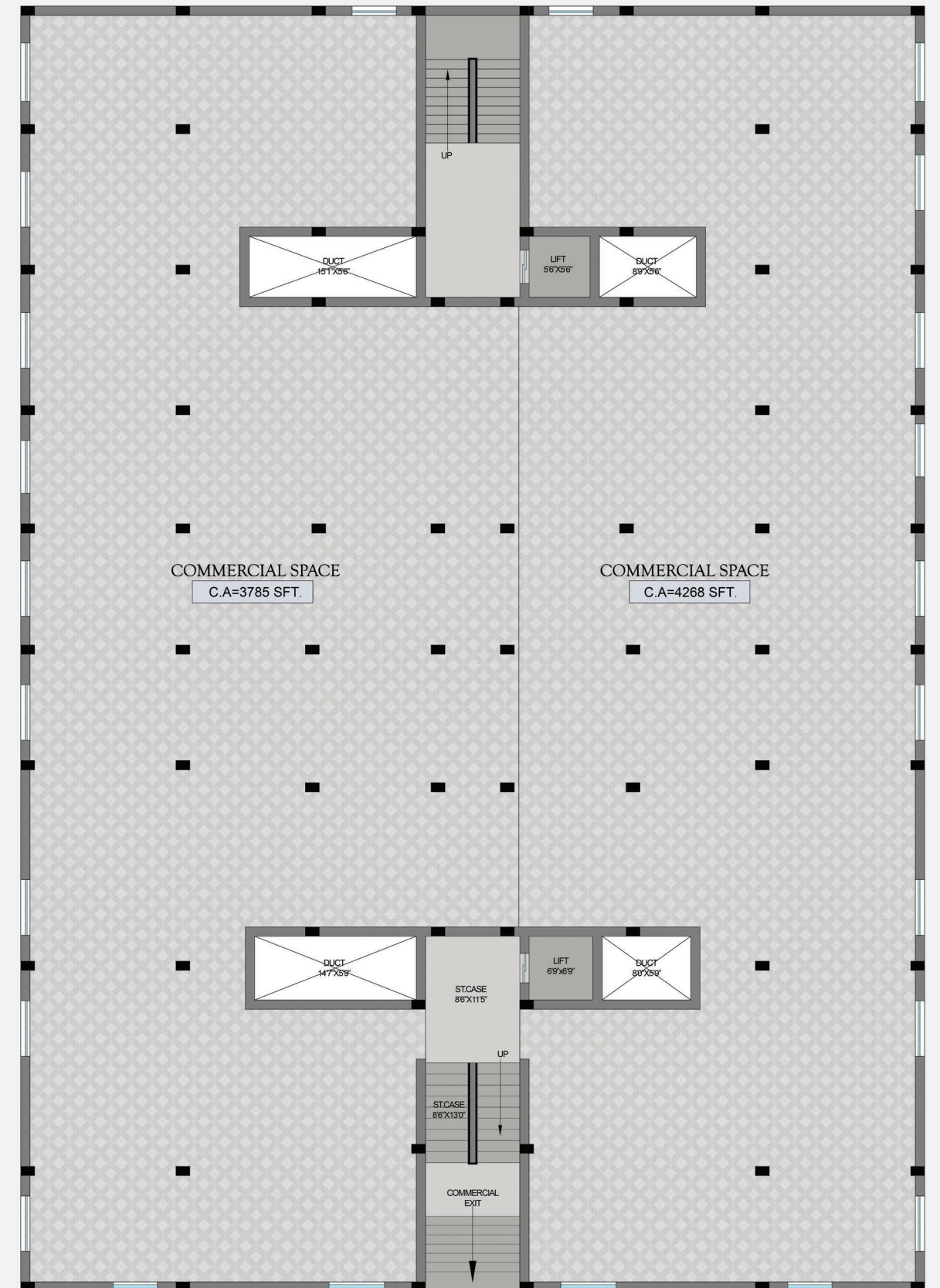
Developed by-
Dharma Infraprojects Pvt. Ltd.,
sahidnagar, bhubaneswar



Stilt floor plan



First Floor Plan



Typical Floor plan



Sectional view of 2BHK



Sectional view of 1BHK (501)



Sectional view of 3BHK



5th Floor plan



Area statement

Flat No	Unit Type	BUA	SBA	Carpet	Balcony
201-501	3BHK	1023Sqft	1400Sqft	862Sqft	61Sqft
202-502	3BHK	1060Sqft	1425Sqft	894Sqft	63Sqft
203-503	2BHK	860Sqft	1150Sqft	731Sqft	38.5Sqft
204-504	2BHK	823Sqft	1100Sqft	697Sqft	38.5Sqft
205-505	2BHK	823Sqft	1100Sqft	697Sqft	38.5Sqft
206-406	2BHK	860Sqft	1150Sqft	731Sqft	38.5Sqft
207-507	3BHK	1060Sqft	1425Sqft	894Sqft	63Sqft
208-508	3BHK	1023Sqft	1400Sqft	862Sqft	61Sqft
506	1BHK	452Sqft	610Sqft	377Sqft	Nil

Specification

Structure:

- ✓ RCC frame structure with anti- termite treatment.
- ✓ 9" thick brick work for all external walls.
- ✓ 5" thick brick work.

Doors & windows:

- ✓ Attracting main entrance of flush door of good quality. Brass/ SS fittings to main door.
- ✓ Internal doors of wooden/ WPC frames with flush doors.
- ✓ Powder coated/anodized aluminium sliding windows.

Flooring:

- ✓ Vitrified floor tiles for flooring of the entire flat except toilet.
- ✓ Antiskid ceramic tiles to floor and glazed tiles for walls up to 7' height of toilet.

Kitchen:

- ✓ Granite/marble top kitchen platform with stainless steel sink & glazed tiles dado up to 2' height from the platform.

Toilet:

- ✓ Concealed plumbing with premium quality CPVC pipes, sanitary fittings and sanitary ware of Hindware or equivalent brand.

Electrical:

- ✓ Concealed electrification using fire resistant copper wires of finolex, RR cable, V Guard or equivalent brand.
- ✓ Modular electrical fixture and fittings of Legrand, Anchor, L&T or equivalent brand.
- ✓ Provision of exhaust fan point in kitchen & toilets.
- ✓ AC point in bed rooms.

Painting:

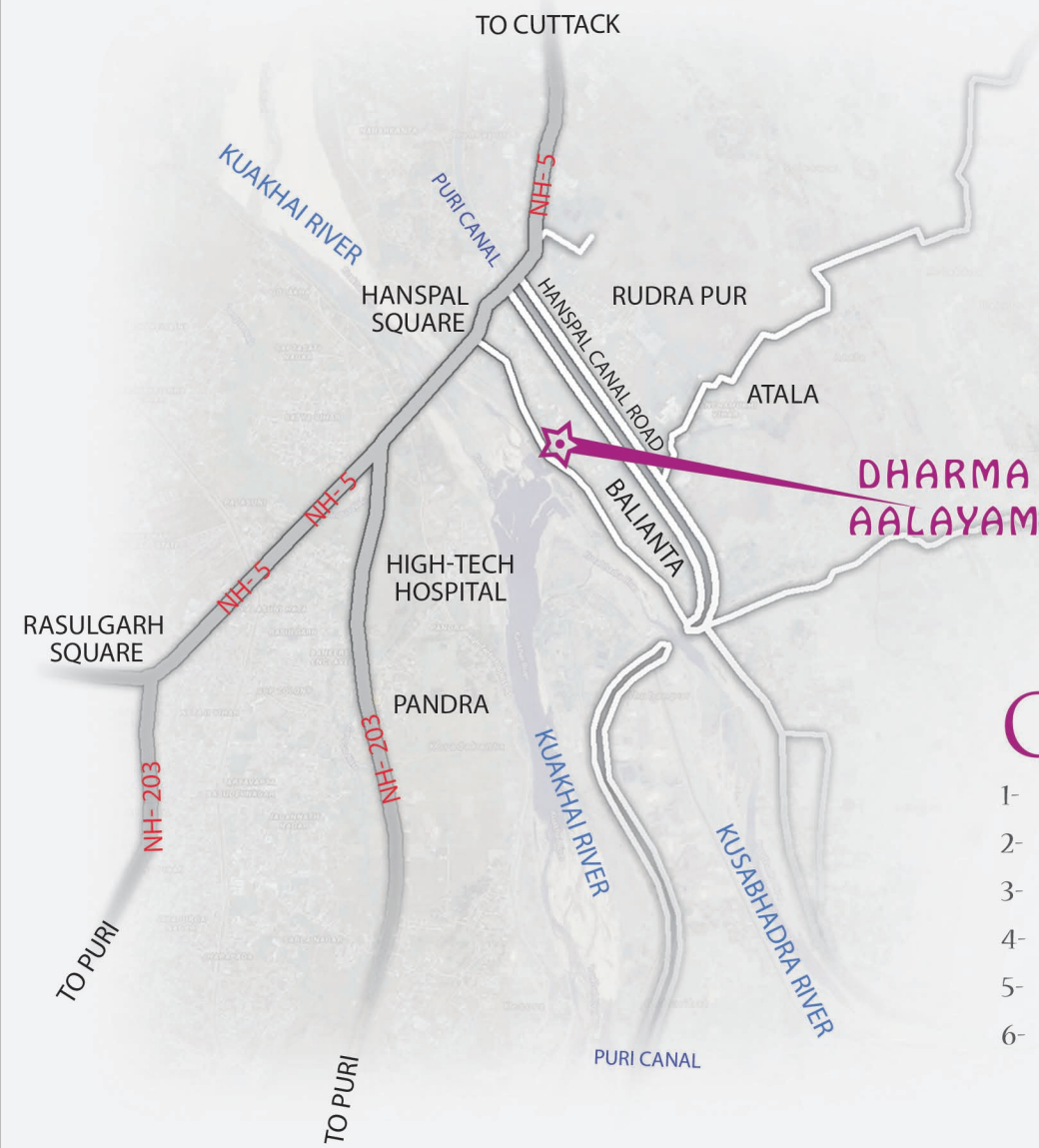
- ✓ Weather resistant painting over Cement paint for exterior walls.
- ✓ Primer of Asian Paints / Berger over putty to internal walls.





Bird View

Location Map



Connectivity

- | | |
|---------------------------|-------|
| 1- Hanspal Traffic Square | .03km |
| 2- Utkal university | 3 km |
| 3- Hightech Hospital | 2km |
| 4- DPS School | 7 km |
| 5- Symphony Mall | 1 km |
| 6- Air port | 8 km |

Payment Schedule

- | | |
|---|-----|
| * Initial Booking Amount | 20% |
| * On Completion of foundation | 20% |
| * On Completion of stilt & 1st Floor Roof Casting | 15% |
| * On Completion of 2nd & 3rd Floor Roof Casting | 15% |
| * On Completion of 4th & 5th Floor Roof Casting | 15% |
| * On Completion of Bricks Work | 05% |
| * On Completion of Plastering Work | 05% |
| * During Possession & Registration | 05% |

Additional Cost

- * Four Wheeler parking cost.
- * Proportionate cost of CESU/TPCODL charges for installation of transformer & DG Charges
- * Contribution towards society/ association corpus fund.
- * Registration Expenses GST & any Govt. taxes.
- * Extra electrical/ ph .points in respective dwelling unit.
- * Any extra work Flooring Interior, sanitary fitting, false selling etc.
- * TAXES- GST as per Govt. norms