



INFRAPROJECTS PVT. LTD. Developers

DHARMA INFRAPROJECTS Pvt. Ltd.

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Site:- 87/1913 | XYZ Colony | Puri - 000000

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.

Architect
ARCHITECT POINT (M) 9238308095
Plot No - 151 | Sahidnagar | Bhubaneswar

E.A. Studio/ 8908740841



DHARMA SUDARSHAN

Introducing body of an apartment, Soul of a Villa,





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About Project

The epitome of privacy, luxury and status. Welcome to "Dharma Sudarshan" part of Dharma Infraprojects Pvt. Ltd. it is a place that accommodates your dreams perfectly. Situated 500mtrs. distance from Lord Jagannath Temple, Puri, life at Dharma Sudarshan will prove to be an elating experience.

The spacious flats here boat of all the lifestyle features that make life hugely satiating. 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 Sudarshan will add a new dimension to your lifestyle.

Developed by-
Dharma Infraprojects Pvt. Ltd.



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Developer

DHARMA INFRAPROJECTS PVT. LTD. Saheed nagar, 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 infra projects pvt ltd., Bhubaneswar aesthetics to ensure that all of their projects are architecturally pleasing. Its fervor for innovation has propelled the organization to set new trends and benchmarks of architectural excellence in the real estate industry.



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Facilities & Safety features

- Lift:- 5 no's of passenger lift & 2 no's of stretcher lift with auto door & DG Backup.
- Lightening Protection:- A central lightening protection system to protect the entire building.
- DG set:- A common generator will be provided for electricity to common areas and 0.5 KW Load for each Flat. Fire extinguish in common areas.
- Fire Protection:- Latest anti-fire protection system will be provided in entire project.
- Parking:- Well planned with easy driving space & having efficient basement for covered parking.
- Compound:- The outer boundary of the project shall be provided with a strong compound wall with MS grill gate up to suitable height.
- Gym:- Provision for gym & Spa.



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Staying for peace & happiness..

Dance with the waves, move with the sea. Let the rhythm of the water set your soul free Every time I stand before a beautiful beach, its waves seem to whisper to me: If you choose the simple things and find joy in nature's simple treasures, life and living need not be so hard.



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“Sharing the holiday with other people, and feeling that you’re giving of yourself, gets you past all the commercialism.”

BESMENT FLOOR PLAN

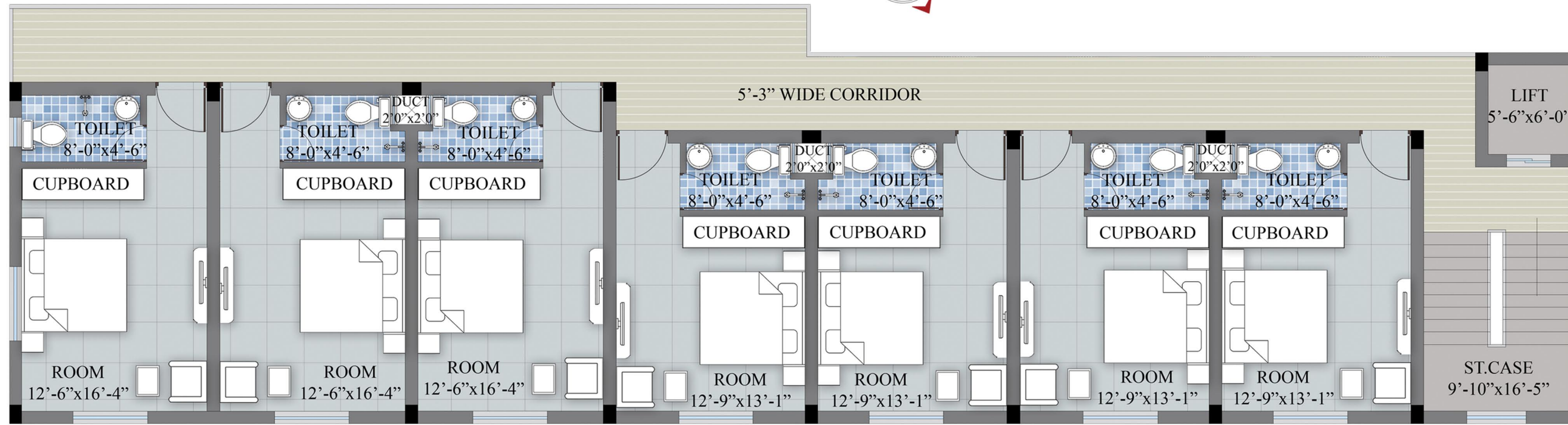


MASTER PLAN

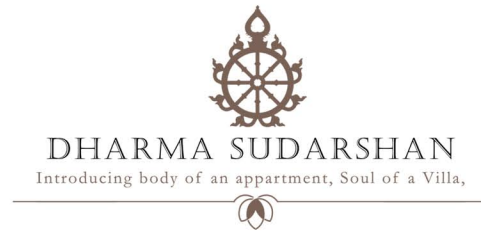


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TYPICAL FLOOR PLAN OF BLOCK- A



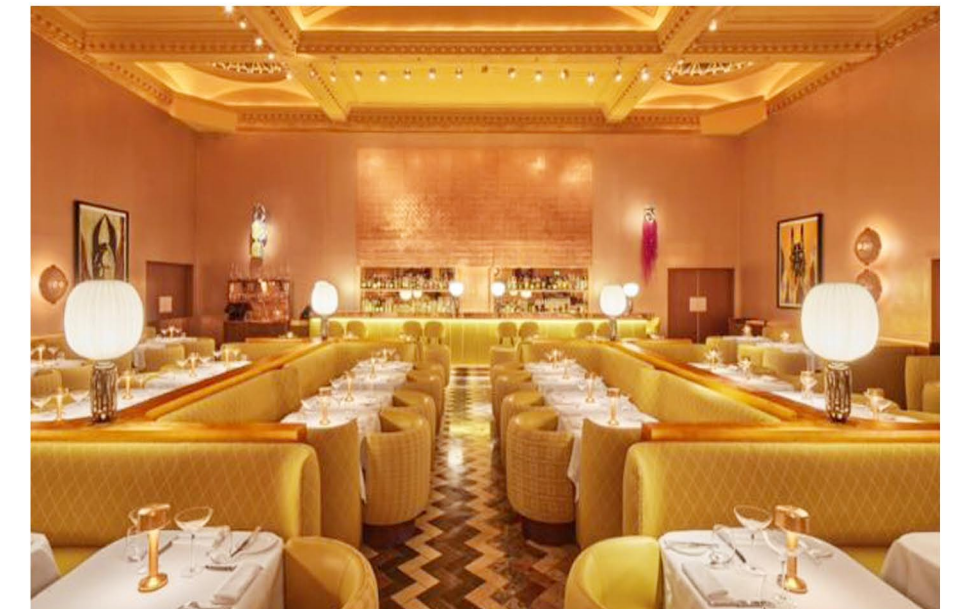
Flat No-(207 - 507) Flat No-(206 - 506) Flat No-(205 - 505) Flat No-(204 - 504) Flat No-(203 - 503) Flat No-(202 - 502) Flat No-(201 - 501)



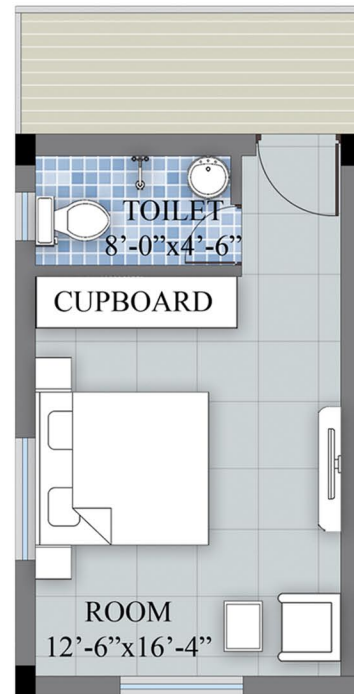
Area table of Block - A

Flat No	Unit Type	SBA	BUA	CA
201 to 501	Studio	420Sqft	273Sqft	227Sqft
202 to 502	Studio	420Sqft	264Sqft	227Sqft
203 to 503	Studio	420Sqft	264Sqft	227Sqft
204 to 504	Studio	420Sqft	264Sqft	227Sqft
205 to 505	Studio	480Sqft	304Sqft	263Sqft
206 to 506	Studio	480Sqft	303Sqft	263Sqft
207 to 507	Studio	480Sqft	315Sqft	265Sqft

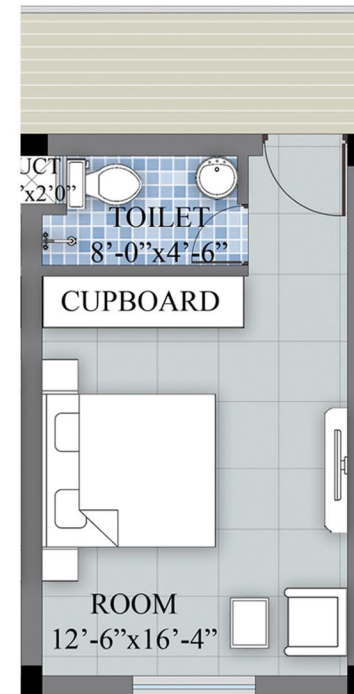
FIRST FLOOR PLAN OF BLOCK- A



Sectional view of 1BHK (201 - 501)
 (202 - 502)
 (203 - 503)
 (204 - 504)



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Sectional view of 1BHK (205 - 505)
 (206 - 506)
 (207 - 507)

TYPICAL FLOOR PLAN OF BLOCK- B1

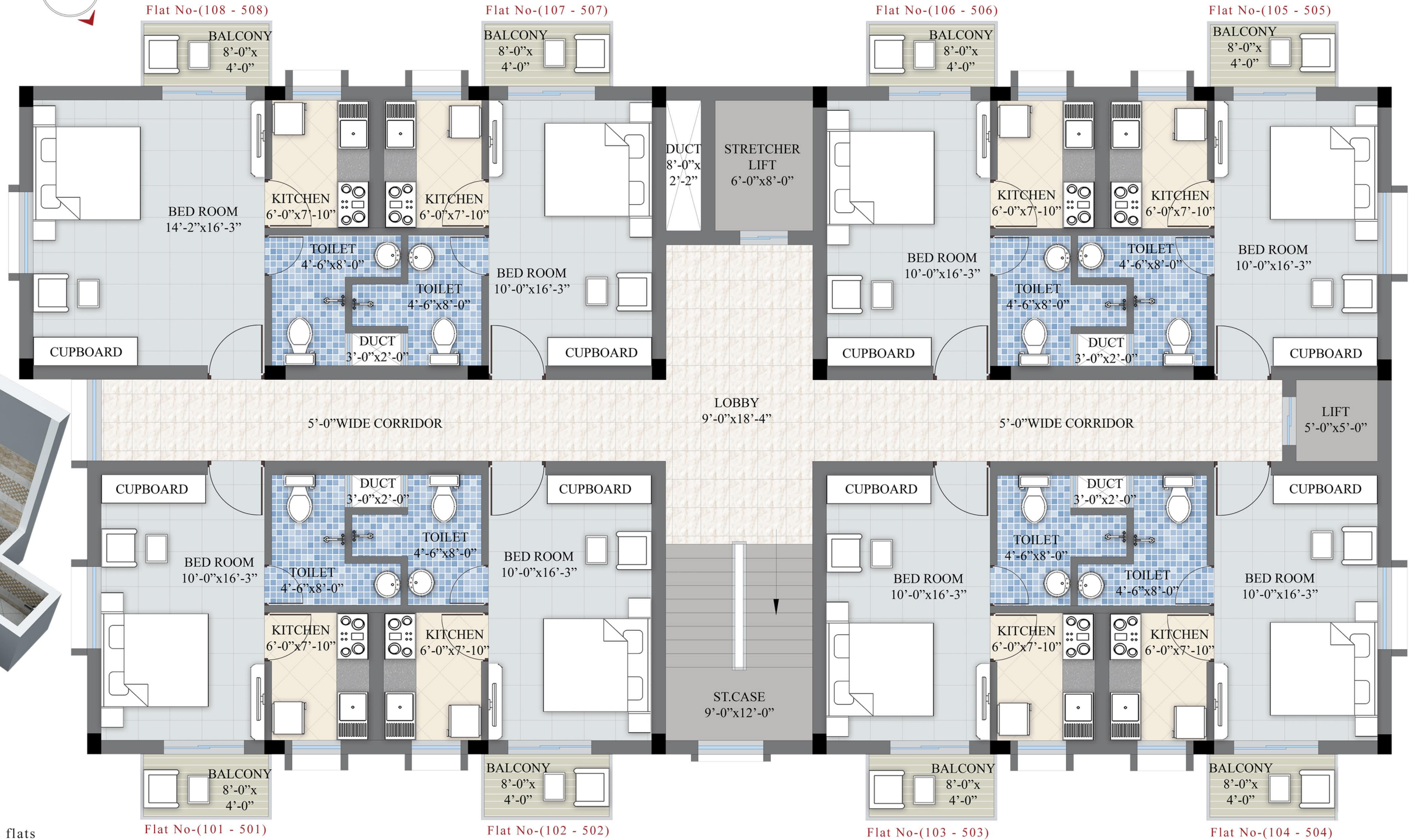


Area table of Block - B1

Flat No	Unit Type	SBA	BUA	CA	Balcony
101 to 501	Studio	500Sqft	345Sqft	264Sqft	32Sqft
102 to 502	Studio	500Sqft	345Sqft	264Sqft	32Sqft
103 to 503	Studio	500Sqft	345Sqft	264Sqft	32Sqft
104 to 504	Studio	500Sqft	345Sqft	264Sqft	32Sqft
105 to 505	Studio	500Sqft	345Sqft	264Sqft	32Sqft
106 to 506	Studio	500Sqft	345Sqft	264Sqft	32Sqft
107 to 507	Studio	500Sqft	345Sqft	264Sqft	32Sqft
108 to 508	Studio	575Sqft	420Sqft	331Sqft	32Sqft



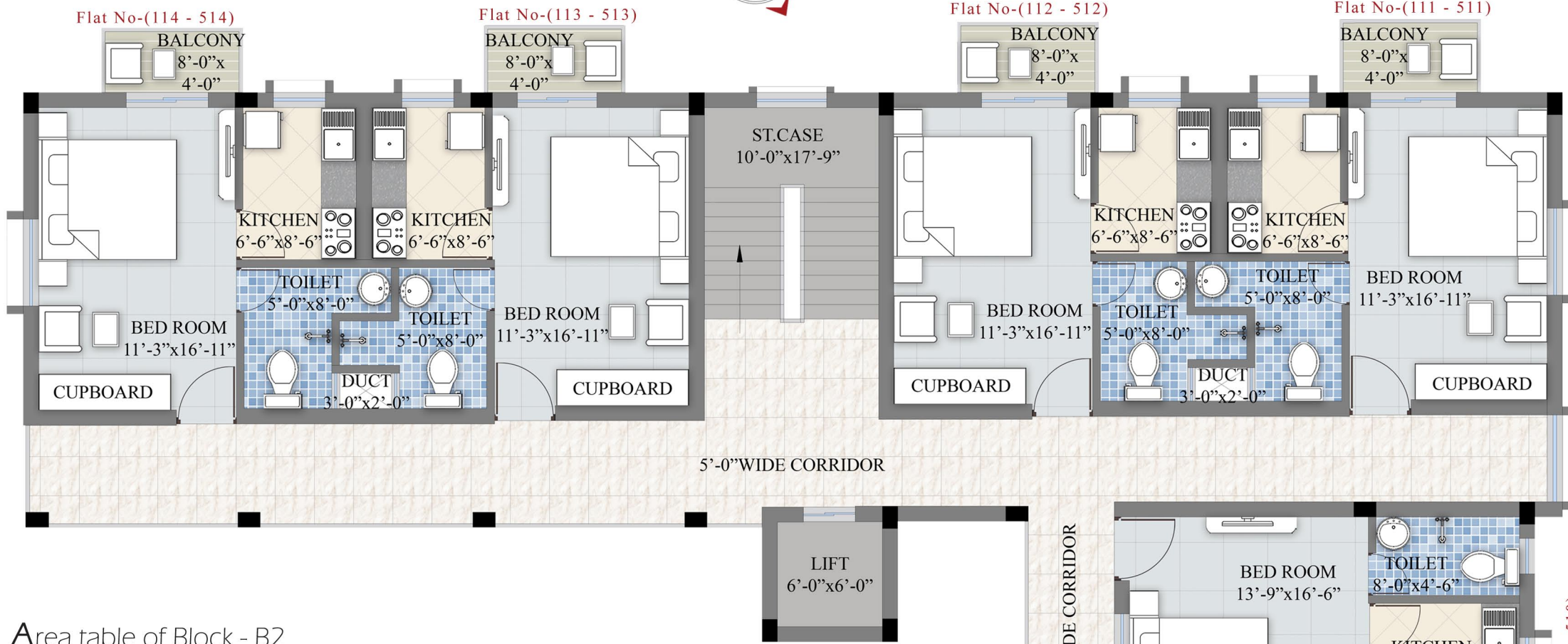
BLOCK - B1
Sectional view of all flats



TYPICAL FLOOR PLAN OF BLOCK- B2

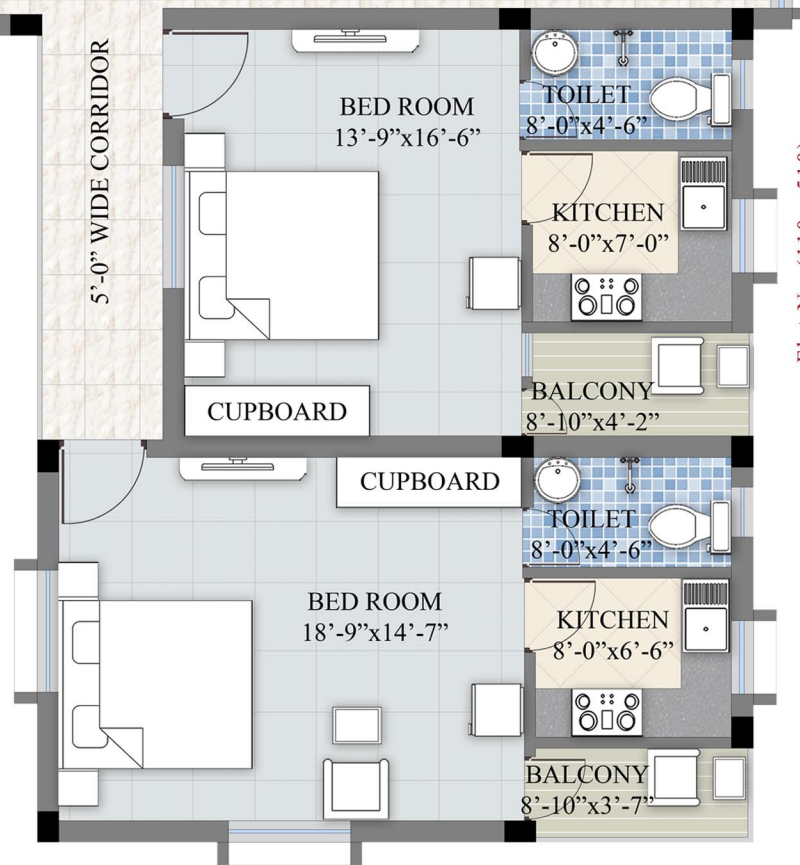


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Area table of Block - B2

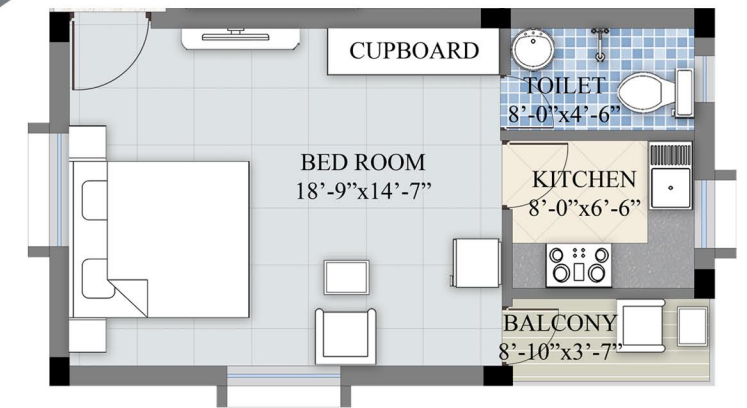
Flat No	Unit Type	SBA	BUA	CA	Balcony
109 to 509	Studio	675Sqft	460Sqft	371Sqft	32Sqft
110 to 510	Studio	600Sqft	425Sqft	330Sqft	32Sqft
111 to 511	Studio	560Sqft	389Sqft	305Sqft	32Sqft
112 to 512	Studio	560Sqft	389Sqft	305Sqft	32Sqft
113 to 513	Studio	560Sqft	389Sqft	305Sqft	32Sqft
114 to 514	Studio	560Sqft	389Sqft	305Sqft	37Sqft



Flat No-(109 - 509)



Sectional view of flat No- (109 - 509)

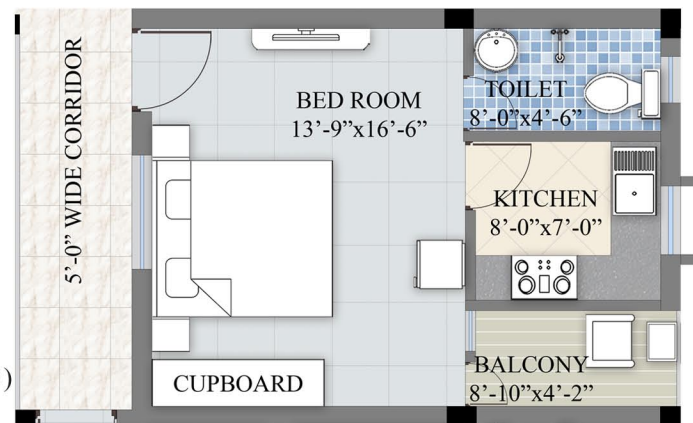




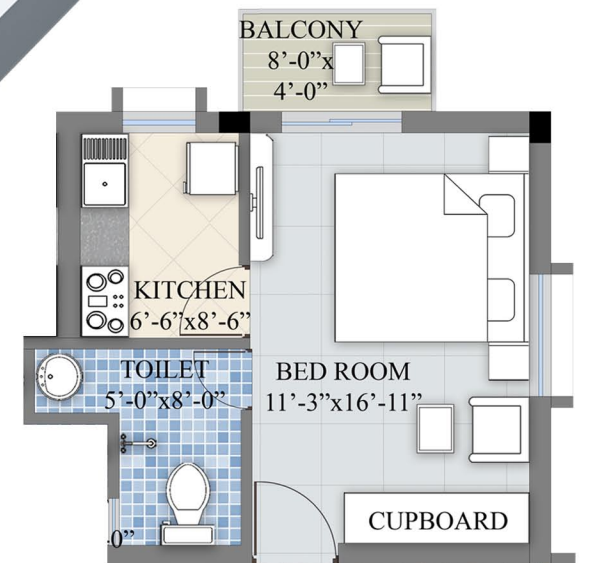
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Sectional view of Flat No- (110 - 510)



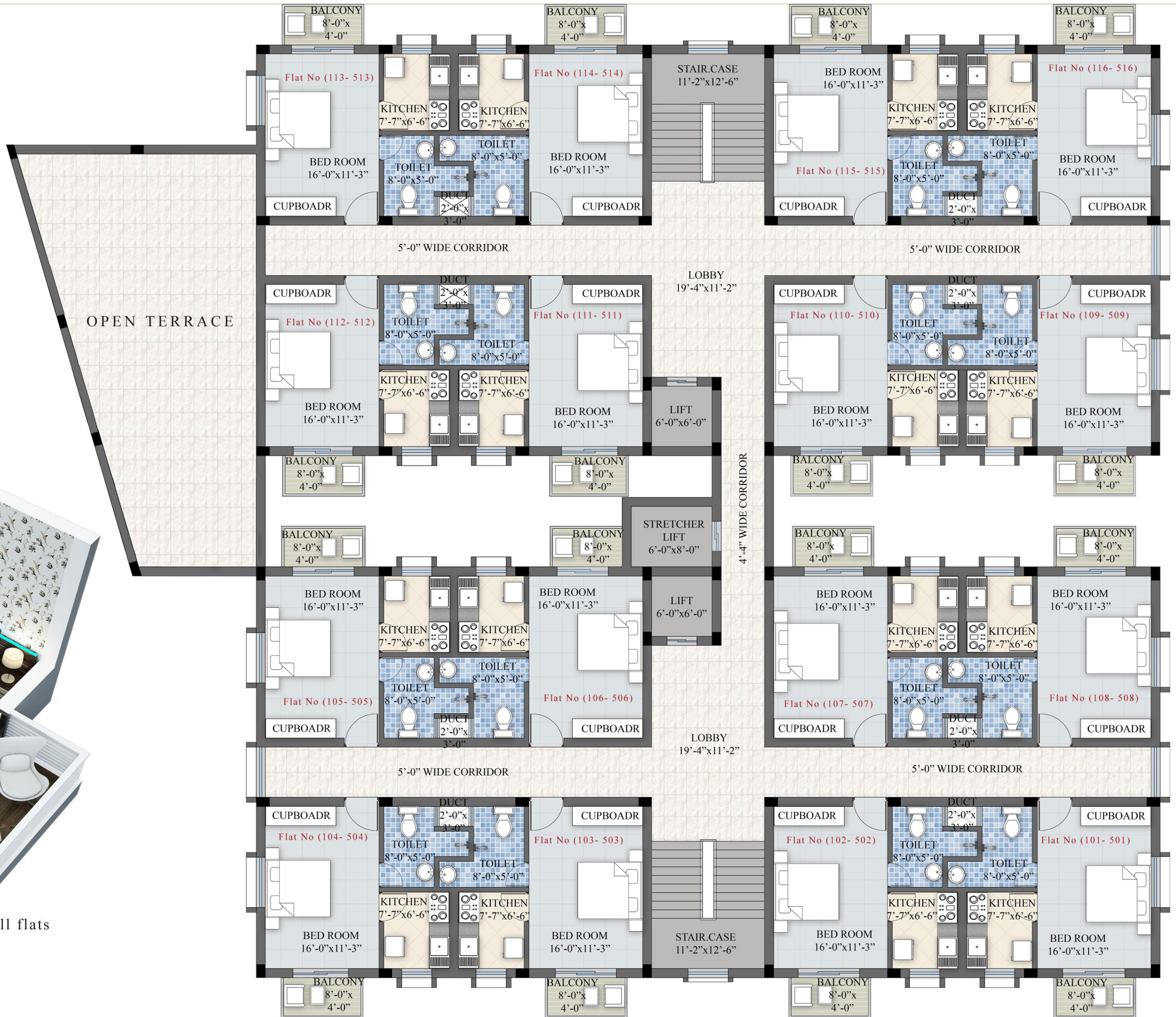
Sectional view of Flat No- (111 - 511)
(112 - 512)
(113 - 513)
(114 - 514)



TYPICAL FLOOR PLAN OF BLOCK - C

Area table of Block - C

Flat No	Unit Type	SBA	BUA	CA	Balcony
101 to 501	Studio	525Sqft	374Sqft	287Sqft	32Sqft
102 to 502	Studio	525Sqft	374Sqft	287Sqft	32Sqft
103 to 503	Studio	525Sqft	374Sqft	287Sqft	32Sqft
104 to 504	Studio	525Sqft	374Sqft	287Sqft	32Sqft
105 to 505	Studio	525Sqft	374Sqft	287Sqft	32Sqft
106 to 506	Studio	525Sqft	374Sqft	287Sqft	32Sqft
107 to 507	Studio	525Sqft	374Sqft	287Sqft	32Sqft
108 to 508	Studio	525Sqft	374Sqft	287Sqft	32Sqft
109 to 509	Studio	525Sqft	374Sqft	287Sqft	32Sqft
110 to 510	Studio	525Sqft	374Sqft	287Sqft	32Sqft
111 to 511	Studio	525Sqft	374Sqft	287Sqft	32Sqft
112 to 512	Studio	525Sqft	374Sqft	287Sqft	32Sqft
113 to 513	Studio	525Sqft	374Sqft	287Sqft	32Sqft
114 to 514	Studio	525Sqft	374Sqft	287Sqft	32Sqft
115 to 515	Studio	525Sqft	374Sqft	287Sqft	32Sqft
116 to 516	Studio	525Sqft	374Sqft	287Sqft	32Sqft





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Specification.

FOUNDATION:-
Single under ream pile foundations.

STRUCTURE:-
RCC framed structure with column, beams & slabs as per design of structure.

BRICK WORKS:-
K.B Bricks /Fly Ash solid bricks.

WALLS:-
External 9" wall and internal 5" wall with cement plastering in the proportion of 1:6.

WALL PAINTING:-
INTERNAL: -Two coat primer over putty finish.
EXTERNAL: -Weather resistance painting over Cement paint for exterior walls.

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

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 aluminum sliding windows.

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

ELECTRICAL WORK:-

- . Concealed electrification using fire resistant copper wires of RRcable, V-Guardor equivalent
- . Modular electrical fixture and fittings of Anchor, L&T, havells, Legrand or equivalent
- . Provision of exhaust fan point in kitchen & toilets.
- . AC point in bed rooms.

SANITARY:-
Concealed ISI mark UPVC piping for external and internal lines.

WATER SUPPLY:-
Deep bore well will be provided for water supply including required overhead tank.

BATH ROOM FITTING:-
Sanitary ware in bathroom as indicated in plans. Hot & cold fittings Plumbing installation to one bathroom.

DRAINAGE SYSTEM:-
Septic tank, soak pit/ new generation process sewerage treatment plan.



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Payment schedule

<input type="checkbox"/> Initial Booking Amount	10%
<input type="checkbox"/> On Time of Agreement	10%
<input type="checkbox"/> On Completion of foundation	20%
<input type="checkbox"/> On Completion of Stilt Floor Roof Casting	7.5%
<input type="checkbox"/> On Completion of 1st Floor Roof Casting	7.5%
<input type="checkbox"/> On Completion of 2nd Floor Roof Casting	7.5%
<input type="checkbox"/> On Completion of 3rd Floor Roof Casting	7.5%
<input type="checkbox"/> On Completion of 4th Floor Roof Casting	7.5%
<input type="checkbox"/> On Completion of 5th Floor Roof Casting	7.5%
<input type="checkbox"/> On Completion of Bricks Work	05%
<input type="checkbox"/> On Completion of Plastering	05%
<input type="checkbox"/> During Possession & Registration	05%

Additional Cost

- Four Wheeler parking cost.
- Proportionate cost of CESU/ TPCODL charges for installation of transformer.
- Contribution towards society/ association corpus fund/ common area registration for society.
- Registration Expenses.
- Extra electrical/ ph. points in respective dwelling unit.
- Any extra work Flooring Interior, sanitary fitting, false ceiling etc.

Taxes

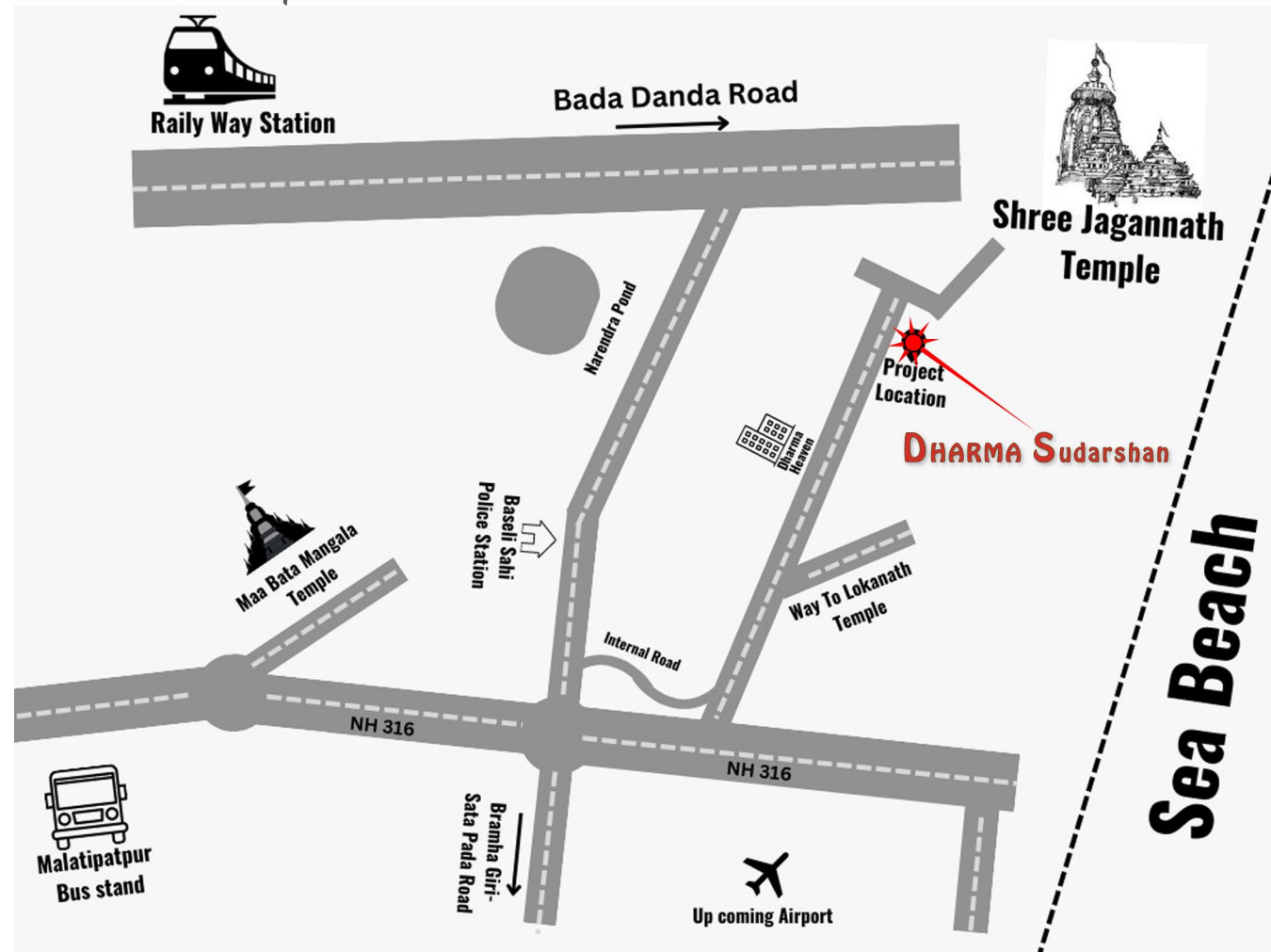
- GST as per Govt. norms



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Location Map



Communication.

Jagannath Mandira	.5 Km	Narendra Pokhari	.3Km
Bus Stand	2.5 Km	Railway Station	3 Km
Gundicha Mandira	2.5 Km	Lokanath Temple	1 Km
Puri sea beach	1.5 Km	BBSR Airport	60 Km





Dharma Santhi



Dharma arcade



GORAKHNATH VILLA

DEVELOPED BY:
DHARMA INFRA PROJECTS (P) LTD.

Gorakhnath Villa



Dharma Heaven



Dharma Residency



Dharma Aalayam

OVER AND DONE WITH