



āryāvarta

"my humble abode"

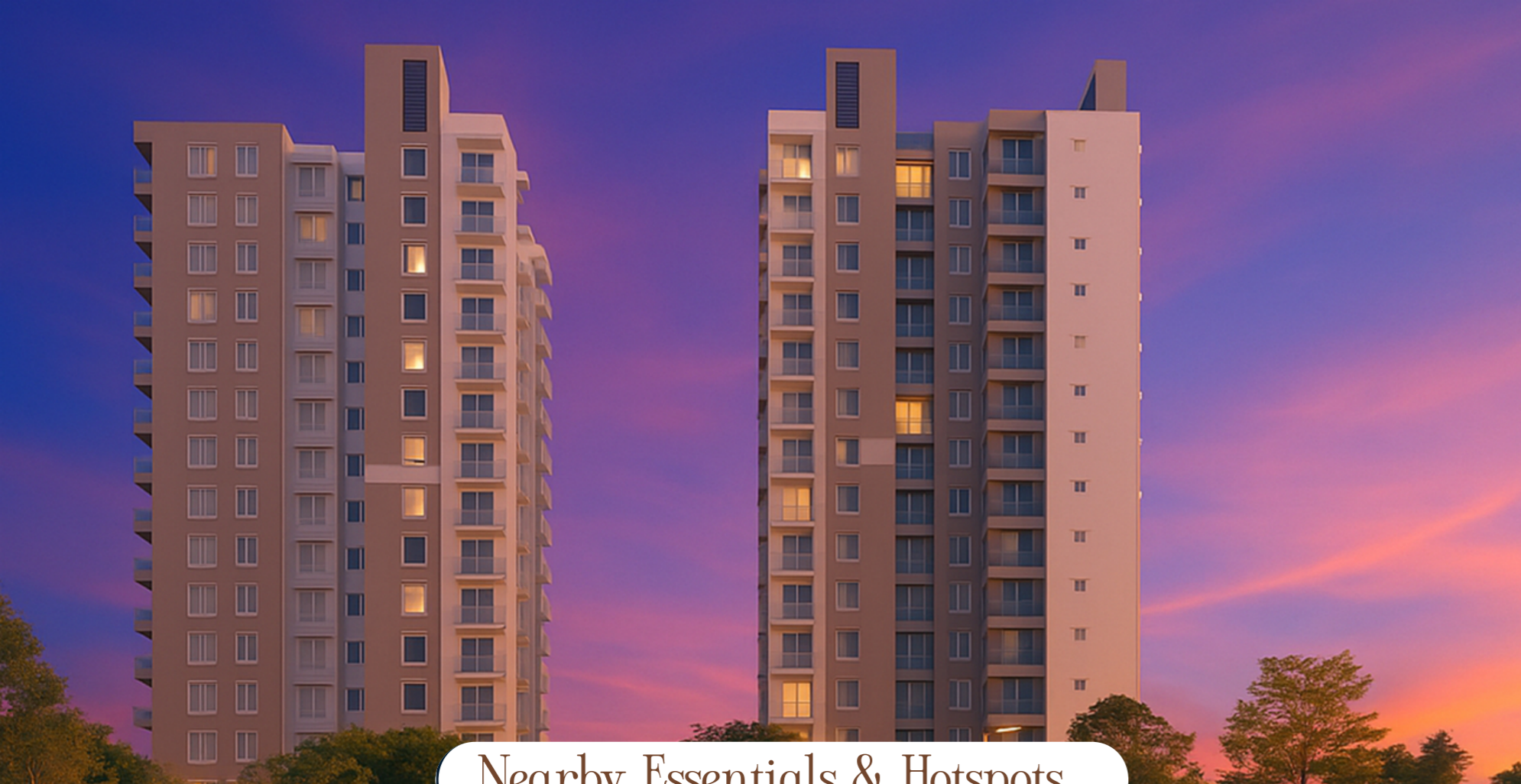


THE PROJECT

The location and surroundings of a project are important factors to consider when selecting a HOME with your hard earned savings. Aryavarta site is just 250 mtrs from the NH 16 having advantage of being easily accessible and well-connected to transportation networks, which will be beneficial for the inhabitants. The surrounding greenery and water body of "PURI MAIN CANAL" and the skyline view from the apartments overseeing the river "KATHAJODI" at east and "KUAKHAI" at West and the sunset along the development of Smart City, Bhubaneswar & Millennium City, Cuttack also have significant impact by enhancing the overall aesthetic appeal of the site, creating a breathtakingly attractive ambience for the inhabitants.



Unlimited Moments.
Unlimited Memories.



Nearby Essentials & Hotspots

Healthcare

- Panda Cancer Hospital – 650 M (5 min)
- SUM Hospital (II) – 3.8 Km (6 min)
- SCB Medical College & Hospital – 12 km (20 min)

Education

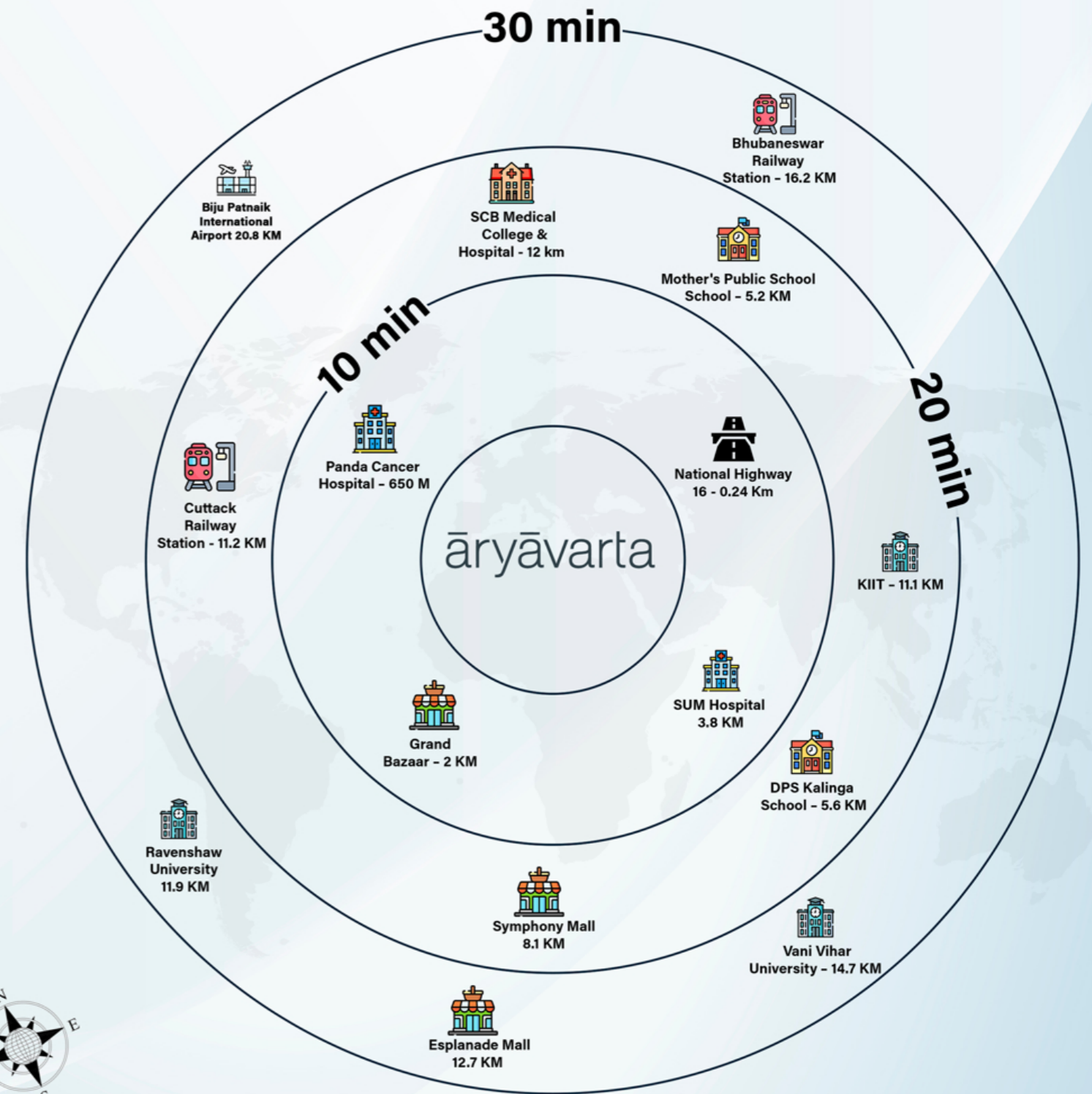
- Mother's Public School – 5.2 km (10 min)
- DPS Kalinga School – 5.6 km (11 min)
- KIIT – 11.1 km (24 min)
- Ravenshaw University – 11.9 km (20 min)
- Vani Vihar University – 14.7 km (21 min)

Connectivity

- National Highway 16 – 0.24 km (5 min)
- Cuttack Railway Station – 11.2 km (19 min)
- Bhubaneswar Railway Station – 16.2 km (25 min)
- Biju Patnaik International Airport – 20.8 km (30 min)

Shopping & Essentials

- Grand Bazaar – 2 km (4 min)
- Symphony Mall – 8.1 km (13 min)
- Esplanade Mall – 12.7 Km (19 min)



SITE PLAN



Legend

- 1. Yoga & meditation lawn
With buddha statue
- 2. Jogging track
- 3. Stepping stone walkway
- 4. Acupressure walkway
- 5. Reflexology garden
- 6. Kids' play area
- 7. Herb garden sitout
- 8. Aroma garden sitout
- 9. Entry/Exit gate with special paving
- 10. Shade garden sitout
- 11. Adult swimming pool
- 12. Kid's swimming pool
- 13. Mural walls
- 14. Toddler's play area
- 15. Senior Citizens' Corner
- 16. Water features
- 17. Feature wall
- 18. Trellis
- 19. Green walls
- 20. Outdoor gym
- 21. Adda zone
- 22. Drop off zone
- 23. Changing room outdoor lobby
- 24. Swimming pool deck
- 25. Guest parking (5 no. S)
- 26. EV charging point



LUXURY AMENITIES & FACILITIES



POOL TABLE



INDOOR GAMES



MEDITATION DECK



CARDS TABLE



GYMNASIUM



KIDS' SWIMMING POOL



SENIOR CITIZEN'S CORNER



MULTI-PURPOSE BANQUET HALL



ADULT SWIMMING POOL



REFLEXOLOGY GARDEN



TERRACE PARTY AREA



WATER FEATURES



CENTRAL LAWN



AROMA GARDEN SIT OUT



AMPHITHEATRE



MURAL WALLS



TRELLIS



KIDS' PARK



GREEN WALLS



ADDA ZONE



HERB GARDEN SIT OUT



SHADE GARDEN SIT OUT



KIDS PLAY AREA



ENTRY / EXIT GATE



JOGGING TRACK



ACUPRESSURE WALKWAY



POLLUTION FREE ENVIRONMENT



STEPPING STONE WALKWAY



DESIGNATED CORRIDOR FOR STAFF ROOM AND TOILETS



MULTI-PURPOSE COMMUNITY HALL



SOCIETY OFFICE



SOLAR PV CELLS



SAFETY & SECURITY

- IP-BASED CCTV SURVEILLANCE AT STRATEGIC LOCATIONS
- SECURITY CABIN AT PREMISES ENTRY
- 100% DG BACKUP FOR LIGHTING CIRCUITS, LIFTS & UTILITIES IN COMMON AREAS & FLATS**
- FIRE FIGHTING SYSTEM
- INTERCOM FACILITY

ENERGY CONSERVATION

- ENERGY EFFICIENT LIGHTS IN COMMON AREAS
- ELECTRIC VEHICLE CHARGING POINTS

WATER CONSERVATION

- RECYCLED WATER FOR GARDENING AND FLUSHING
- GROUND WATER RECHARGE
- RAIN WATER HARVESTING
- WATER TREATMENT PLANT

SOLID WASTE MANAGEMENT

- SEWAGE TREATMENT PLANT
- ORGANIC WASTE COMPOSTER
- SEGREGATION AT SOURCE

OTHER SERVICES (CIVIL)

- TWO HIGH SPEED ELEVATORS & ONE SERVICE ELEVATOR IN EACH BLOCK
- VASTU COMPLIANT
- DOUBLE BASEMENT PARKING FACILITY

SPECIFICATIONS



DESIGN:

- Aryavarta Has Been Designed to Be Aesthetically Pleasing and Functional, With a Focus on Maximizing Space Utilization.
- The Complex Incorporates Green Spaces and Other Recreational Facilities, Such as a Gym & Swimming Pool, for Residents to Enjoy.



FOUNDATION & STRUCTURE:

- Pile Foundation With RCC Framed Structure
- Considering Safety as a Top Priority, the Building Has Been Structurally Designed to Withstand Natural Disasters With Safety Features Such as Fire Exits, Smoke Detectors, and Sprinklers.



CORRIDOR / LOBBY:

- Elegant Tile Flooring in Lobby
- Cladding With Marble/Granite as per Architect's Design in Lifts
- Staircases – Granite
- All Lobby/Corridor Walls & Ceiling Will Be Finished With Emulsion Paint



KITCHEN & UTILITY:

- Granite Counter With Chrome-Plated Tap & Single Bowl Stainless Steel Sink
- Ceramic Tile Cladding of 2 Feet Above the Granite Counter
- Provision for Water Purifier.



TOILETS:

- Anti-Skid Flooring & Designer Tiles on Walls
- Premium Jaquar Make Sanitary Ware & Chrome Plated CP Fittings, State-Of-the Art Hot & Cold Mixer/Diverter Unit With Shower Facility
- Suspended Pipelines in All Toilets Concealed Within a False Ceiling
- Provision for Exhaust Fan & Geyser Point



ELECTRICITY:

- Single/Three Phase System With Concealed Wiring.
- Provision for TV Points in Living Room and Bedrooms
- Sufficient Power Points for Electricity and Other Necessary Gadgets Inside the Apartment
- Quality Earthing for All Electro-Mechanical Gadgets
- Individual Prepaid Meter System for Each Flat



FLOORING:

- High Quality Vitrified Tiles in the Foyer, Living, Dining and All Bedrooms
- Wooden Plank Tiles in Balcony



DOORS & WINDOWS:

- Main Door – Teak Frame & Door
- Other Internal Doors – Masonite Door With WPC Frame
- Tostem Aluminum-Framed Windows With Clear Glass and Safety MS Grills



PAINTING:

- Premium Asian Paints Emulsion on Exterior Walls
- Interior Walls & Ceilings Finished With Putty and Asian Paints



AIR CONDITIONER:

- Water Drainage to All Points
- Provision for Power Outlets in All Bedrooms



ELEVATOR:

- Elevator of KONE Brand With ARD (Automatic Rescue Device) Features



WATER SUPPLY:

- Potable Water Supply Through Water Treatment Plant.



FIRE SAFETY:

- Smoke Detectors, Heat Activated Water Sprinklers, Extinguishers, Water Hose Reel and Fire Alarm System as per Odisha Fire Service Recommendations



POWER BACKUP

- 100% Power Back up for Common Areas
- Regulated Power Backup to All Units



SECURITY ARRANGEMENTS

- Boom Barriers for Efficient Traffic Management
- Surveillance Cameras at the Main Security and Designated Locations.
- Security Controlled Entrance Lobby
- Gated Community, EPABX, App-Controlled CCTV Security Feed

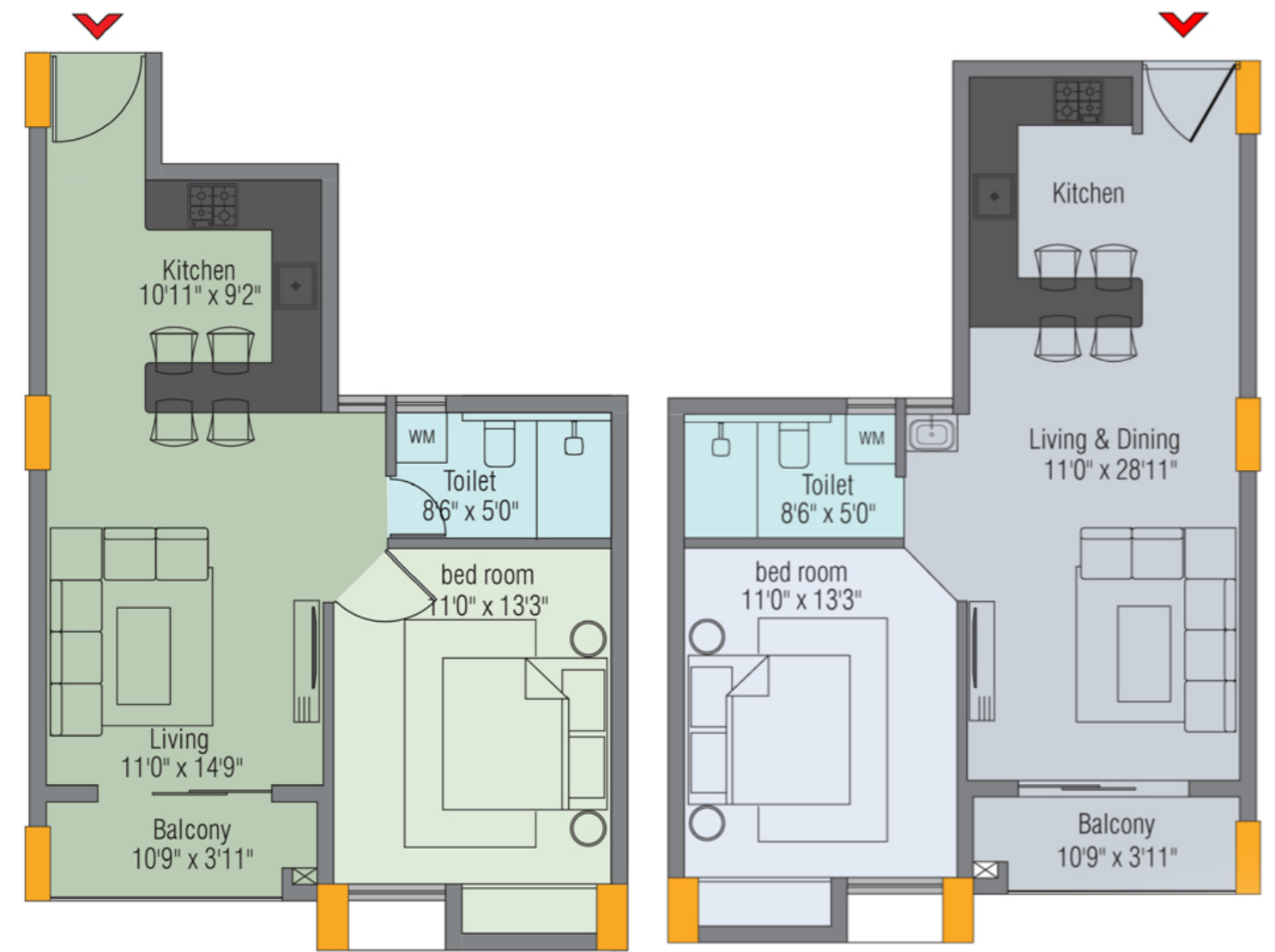
*Modifications are subject to feasibility and additional charges.



UNIQUE FEATURES

- Located near Puri Main Canal hence free from future congestion.
- Air-pocket to channelize south breeze to all units.
- Each unit is conceived and designed as per vastu.
- Functional spaces with proper light and ventilation in each unit.
- Aesthetically designed.
- Excellent specifications.
- Planning to take care of privacy of the individual entry points.
- All modern amenities like, swimming pool, gymnasium health club etc are part of the complex.
- Efficient design thereby reducing the super built up area as far as possible.
- Located far away from the crowded traffic congestion, yet right next to the most happening part of Bhubaneswar..

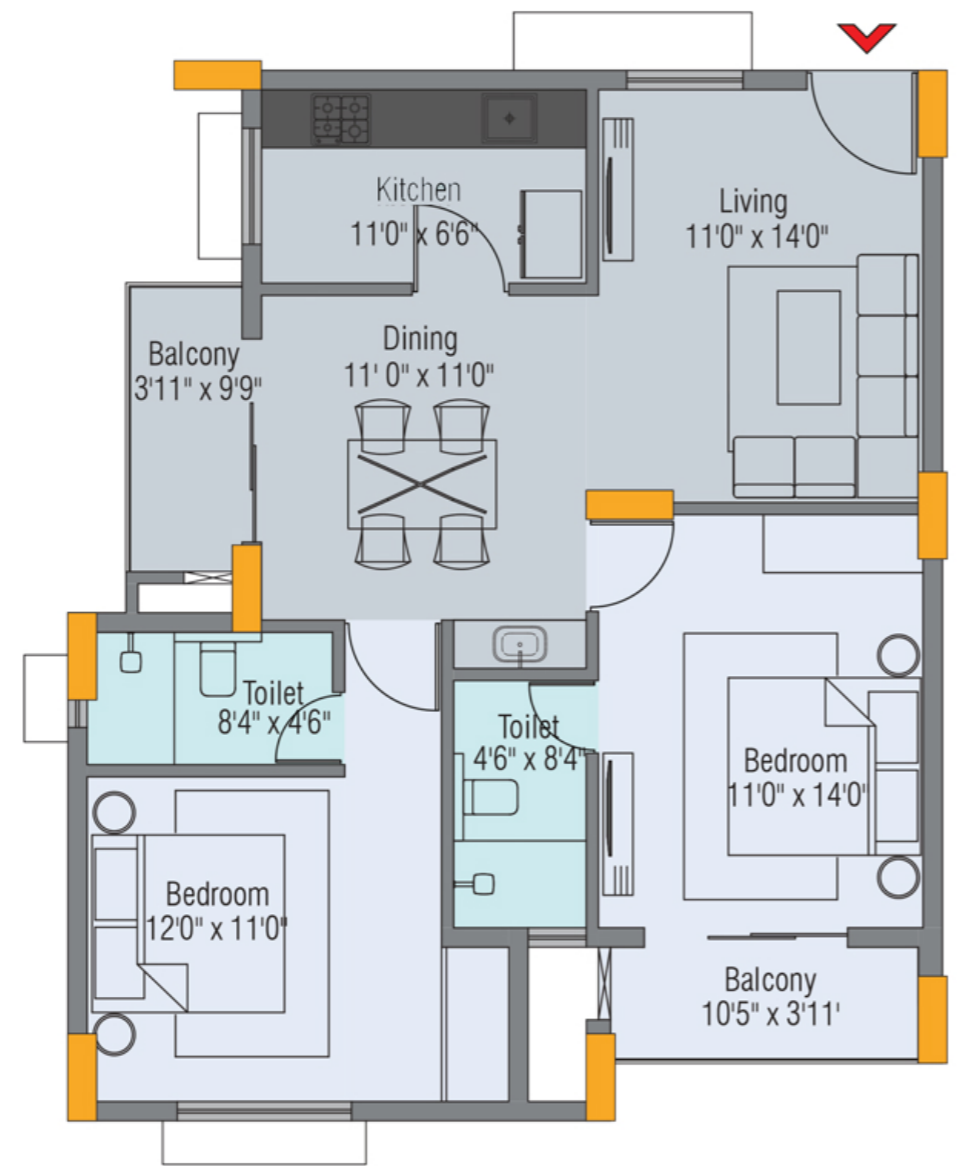
BLOCK A
1 BHK



UNIT No	Carpet Area	Balcony Area	Total ORERA Carpet+ Balcony Area	Built Up Area	Super Built-up area
UNIT 4	503.86	40.90	544.77	612.47	876.75
UNIT 3	536.80	40.90	577.70	641.86	918.81



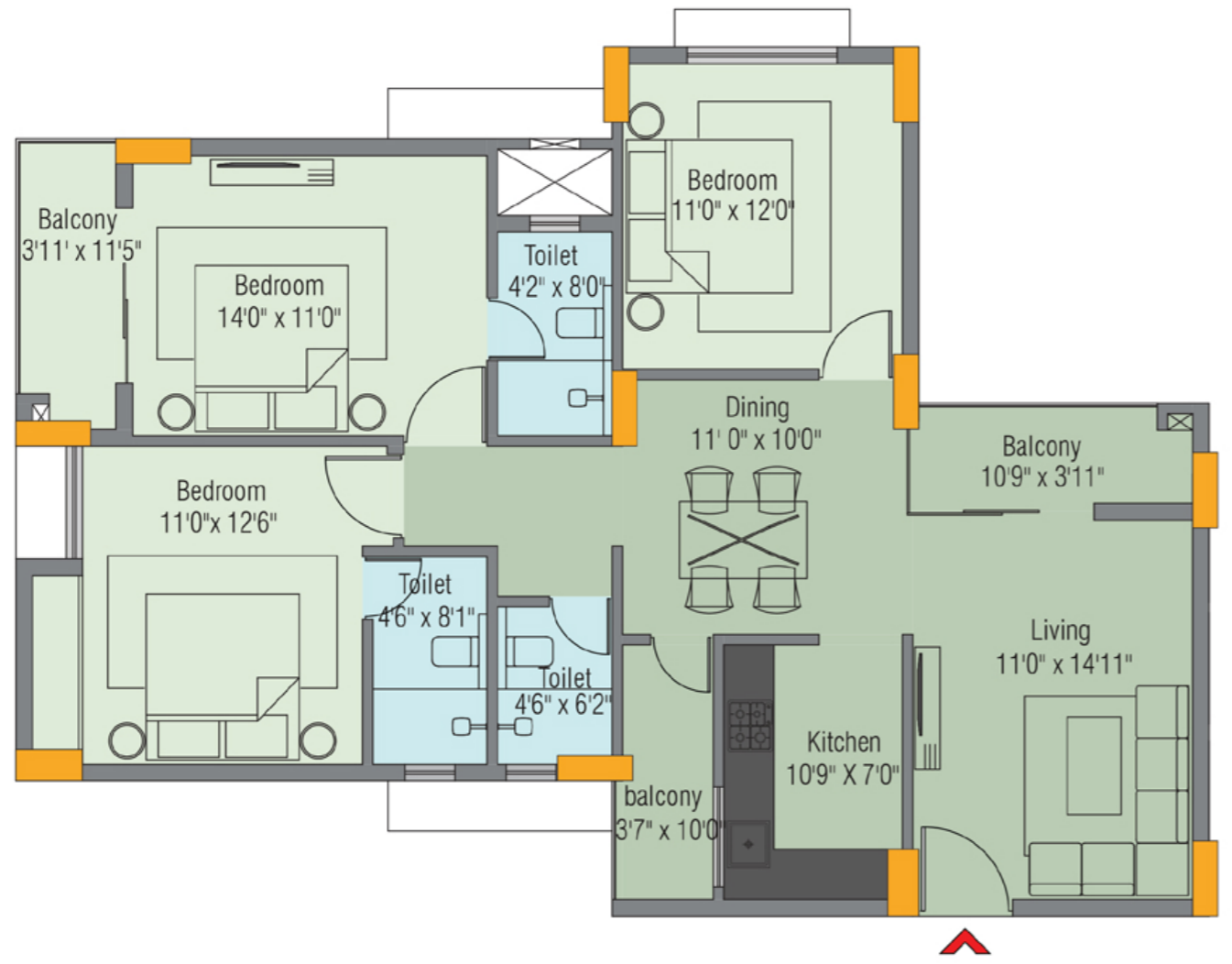
BLOCK A
2 BHK



UNIT No	Carpet Area	Balcony Area	Total ORERA Carpet + Balcony Area	Built Up Area	Super Built-up Area
UNIT 2&5	778.51	78.89	857.40	960.69	1375.21



BLOCK A
3 BHK



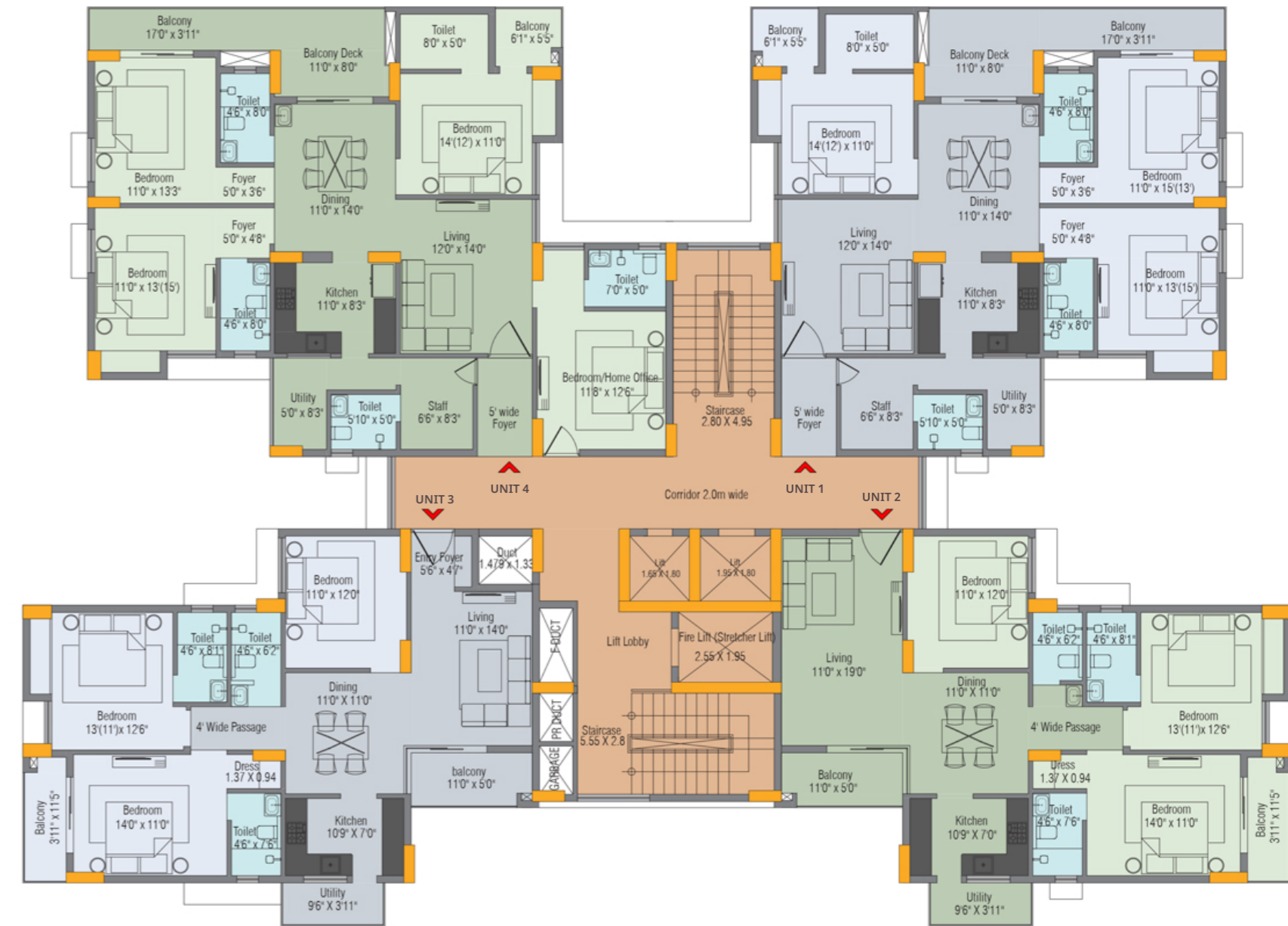
UNIT No	Carpet Area	Balcony Area	Total ORERA Carpet + Balcony Area	Built Up Area	Super Built-up Area
UNIT 1 & 6	968.11	119.27	1087.38	1213.43	1737.00



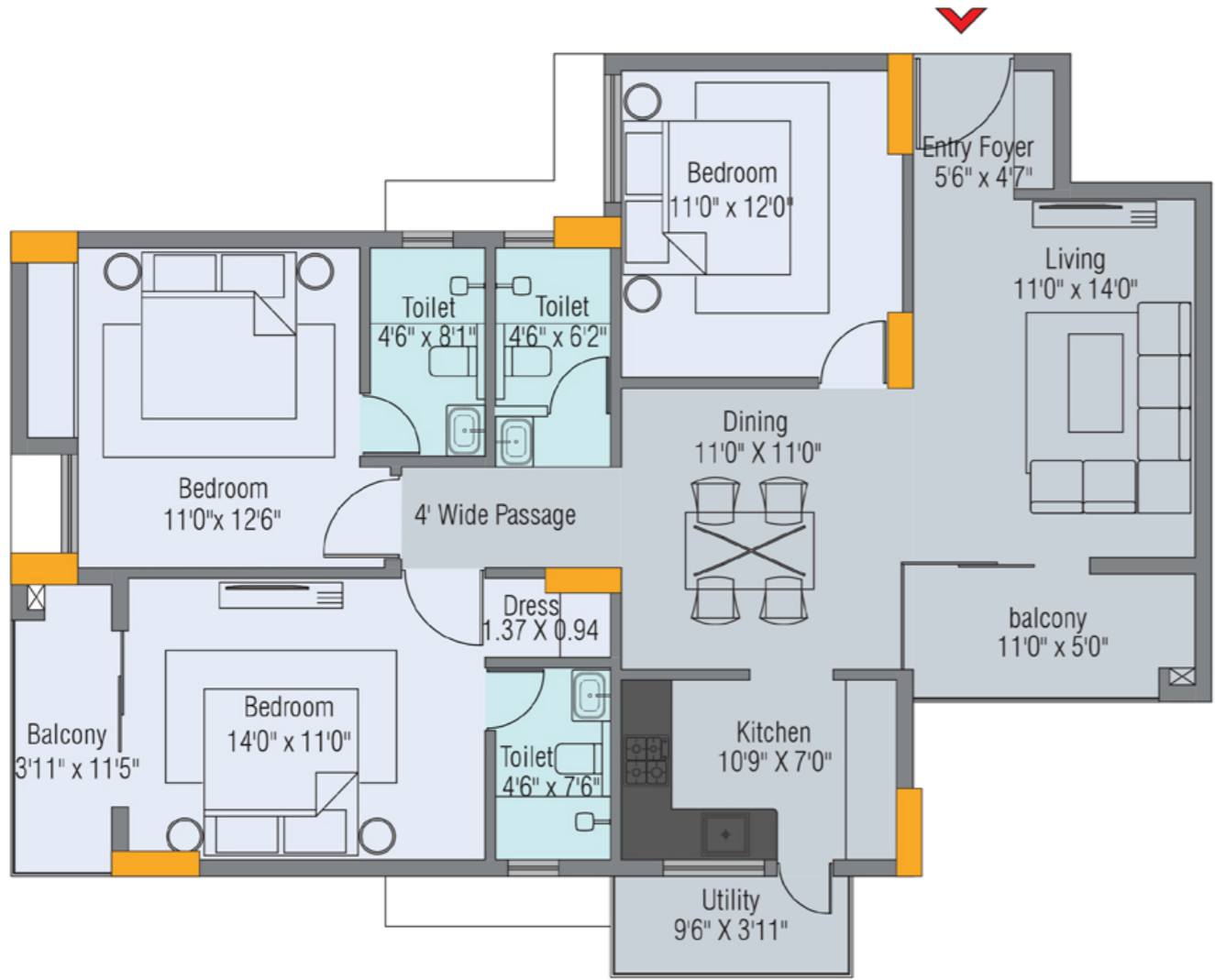


Enjoy urban living
alongside a scenic canvas.

TOWER B



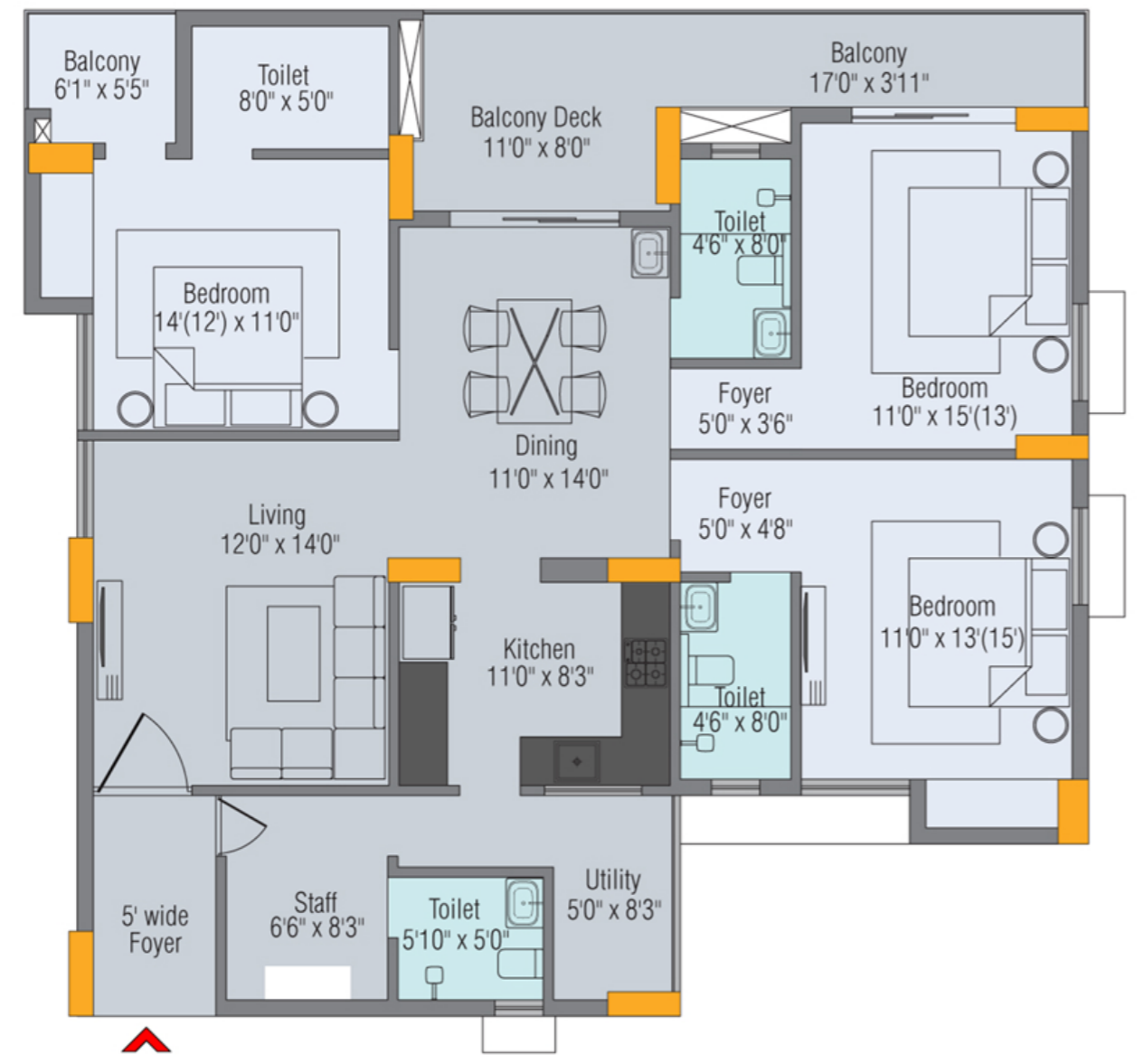
BLOCK B
3 BHK



UNIT No	Carpet Area	Balcony Area	Total ORERA Carpet + Balcony Area	Built Up Area	Super Built-up Area
UNIT 2	1066.28	134.01	1200.29	1298.35	1858.58
UNIT 3	1029.22	131.62	1160.84	1270.58	1818.82



BLOCK B
3 + S BHK



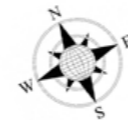
UNIT No	Carpet Area	Balcony Area	Total ORERA Carpet + Balcony Area	Built Up Area	Super Built-up Area
UNIT 1	1211.16	229.92	1441.08	1566.70	2242.71



BLOCK B
4 + S BHK



UNIT No	Carpet Area	Balcony Area	Total ORERA Carpet + Balcony Area	Built Up Area	Super Built-up Area
UNIT 4	1431.29	229.92	1661.21	1803	2580.47





Welcome to a contemporary life well connected.

āryāvarta





Aryapalli



Aryabhoomi



Aryalaya



Aryanilaya



Tamarind Terraces JV



Banyan Courtyard

COMPLETED PROJECTS



ARYANS was set up in 1999 as a tribute to friendship by a team of qualified professionals and engineers. It has a boutique real estate experience and has delivered more than 500 high quality aspirational homes at an exceptional value by fulfilling the dreams of their esteemed customers owning homes in reality. The ethics of the company is to mitigate risk through granular level of due diligence to ensure delivering hassle free aesthetic property with innovation being core. We believe in transferring every relationship into a positive, engaging, memorable experience that our customers would love to come back to recommend our products being the Brand Ambassador of our company which creates a sense of trust & credibility for us more than any expensive advertisements.

VISION

To set up high standards through meticulously executed business plan advance technological development strategies to cater homes to all segments of the society and at the same time assure safety of customer's investment.

MISSION

- To cater to every need of customers and ensure their value for money through efficient and aesthetics design.
- To ensure a strong risk-adjusted returns and reinforce a sense of security for our stakeholders.
- Guarantee secure, hassle free investment for all customers while adhering to commitments. Investment for all customers while adhering to commitments.

Aryans Infrastructure Pvt. Ltd.

Developed By

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e-mail: info@aryaninfrastructure.com
Website: www.aryaninfrastructure.com

In Collaboration With:

AAROHAN
BUILDERS & DEVELOPERS

2nd Floor, Aryasamhati, Behera sahi,
Nayapalli, Bhubaneswar,
Odisha - 751012.

3rd Floor, Gulshan Grand, Dispur,
Guwahati, Assam 781006

+91-7099189888 / +91 92879 88351
info@aarohangroup.in

Consulting Architect:

DENCITY[®]
Architecture | Interiors | Landscaping

3rd Floor, Aryasamhati,
Plot No. 751/2217, Behera
Sahi Rd, beside Modern
Ortho Clinic, Nuasahi,

Approved by :



RP/07/2022/00834



CMC

Project Approved by Financial Institutions:

