

The new residential & commercial landmark of

Bhubaneswar



World Class Commercial & Residential Complex



Building landmarks creating milestones

Fabulous Features

- Centrally located 5.05 acres of prime land
- Attractive affordable pricing
- Ground coverage only 30%
- Spacious 2 and 3 bedrooms apartments with large study room
- Flexible commercial spaces and service apartments
- Easy access to office & service apartments
- Visibility & easy access for retail & shops
- All apartments overlooking the green and open landscaped area
- Natural light with cross ventilation in every apartment
- Gated complex for better security
- Jogging tracks and central green
- High speed elevators
- Dedicated car parking
- Earthquake resistant structure
- Rain water harvesting and fire safety compliance



A Navratna CPSE

Established as a Government of India Enterprise in the year 1960, National Buildings Construction Corporation Ltd. (NBCC) has come a long way. The Company which is listed with Stock Exchanges, now boasts of its Status as a NAVRATNA CPSE, conferred upon it by the Govt. of India. A construction major under the Ministry of Urban Development, Govt. of India, the company, operating in (i) Project Management Consultancy (PMC), (ii) Real Estate Development & (iii) EPC Contracting, provides Civil Engineering Construction Services diversified areas.

The Company's Real Estate Business could be distinctively viewed falling in two categories based on Source of Origin of the Projects i.e. one is Internally Originated & Conceptualised projects wherein the Company buys land from private and government agencies alike, develops the land and sells it off; while others are Sourced from Government wherein, NBCC carries out re-development of Government properties on a model i.e. self sustaining and does not call for any Government Funding. NBCC's success in implementation of the Govt's New Moti Bagh Re-development Project, has earned it a huge dividend in the form of Govt's awarding of another Rs.5000 Crore project in similar lines, named - East Kidwai Nagar Re-development (New Delhi) to the Company which is under implementation at present. It is worth mentioning that while NBCC has successfully implemented the huge project of re-development of New Motibagh GPRA complex, it has also generated Rs.330.61 crore surplus fund out of this redevelopment work and handed over the amount to the Government of India.

The Company has earned a niche for itself in

construction of Green Buildings. Office of The Indian Institute of Corporate Affairs at Manesar (Haryana), CSOI at New Delhi; Aayakar Bhawan at Noida (UP); SIB at Kolkata; Coal India Building at Kolkata etc. are some important Green Buildings by NBCC. NBCC has been operating in Infrastructure Segment as well, wherein it has been executing projects such as Chimneys, Cooling Towers, and various types of Power Plant Works.

NBCC is also designated as the implementing agency for executing projects under Jawaharlal Nehru National Urban Renewal Mission (JNNURM), Pradhan Mantri Gram Sadak Yojna (PMGSY), Solid Waste Management (SWM) and developmental work in North Eastern Region. Due to vast experience and quality of services rendered by NBCC, a number of Central Government Ministries and various State Governments are utilizing the services of NBCC as their extended engineering arm.

Recently, the Company has been notified as a Public Works Organization (PWO) explicitly, a construction agency covered under revised Rule 126 (2) of GFRs, as per which Government Department(s)/ PSUs and Autonomous Bodies can award the works to NBCC on nomination basis.

NBCC has also been conferred number of awards by various organizations because of its consistently extraordinary performance.

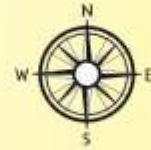
In addition, the Company has also been receiving "Excellent" rating from Govt. of India consistently since 2004.



Perspective view of Complex



layout plan



Location

Airport - 11.5 Km
Bhubaneswar Railway Station - 8.5 Km
Apollo Hospital - 1.5 Km
Kalinga Hospital - 1.0 Km
Acharya Vihar Crossing - 4.0 Km



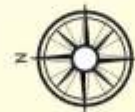
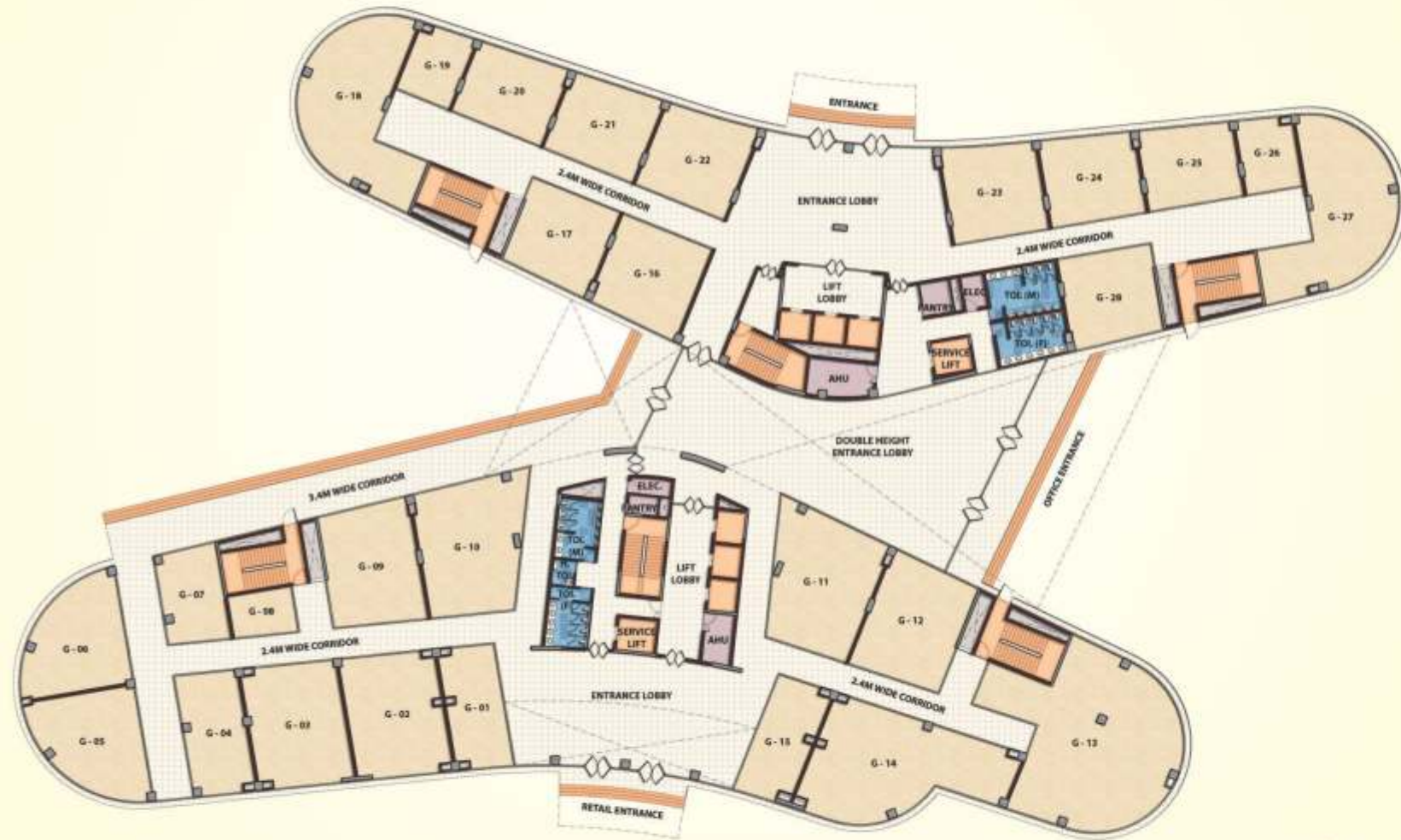
World-class commercial complex With prospect of walk to work

The ideally located ultra-modern commercial hub is spread across two towers, each of thirteen floors. It is a benchmark of finest construction and a landmark for big business prospects. From blueprint to its meticulous execution, the commercial space is a picture of strength and harmony. Even the external appearance depicts of quality, strength, exclusivity and poetry.

The commercial space is spread out in two towers – each as tall as 13 floors. The space management, the finish and the facilities of the commercial high-rise is uniquely world-class, and simply the best in the region. The space is ideal for wide variety of retail businesses, shops, chains. It is excellently suitable for small, medium and big offices too. There is unique advantage of flexible planning. The service apartments can also be provided on upper floors of one of the towers with facility of walk to work.



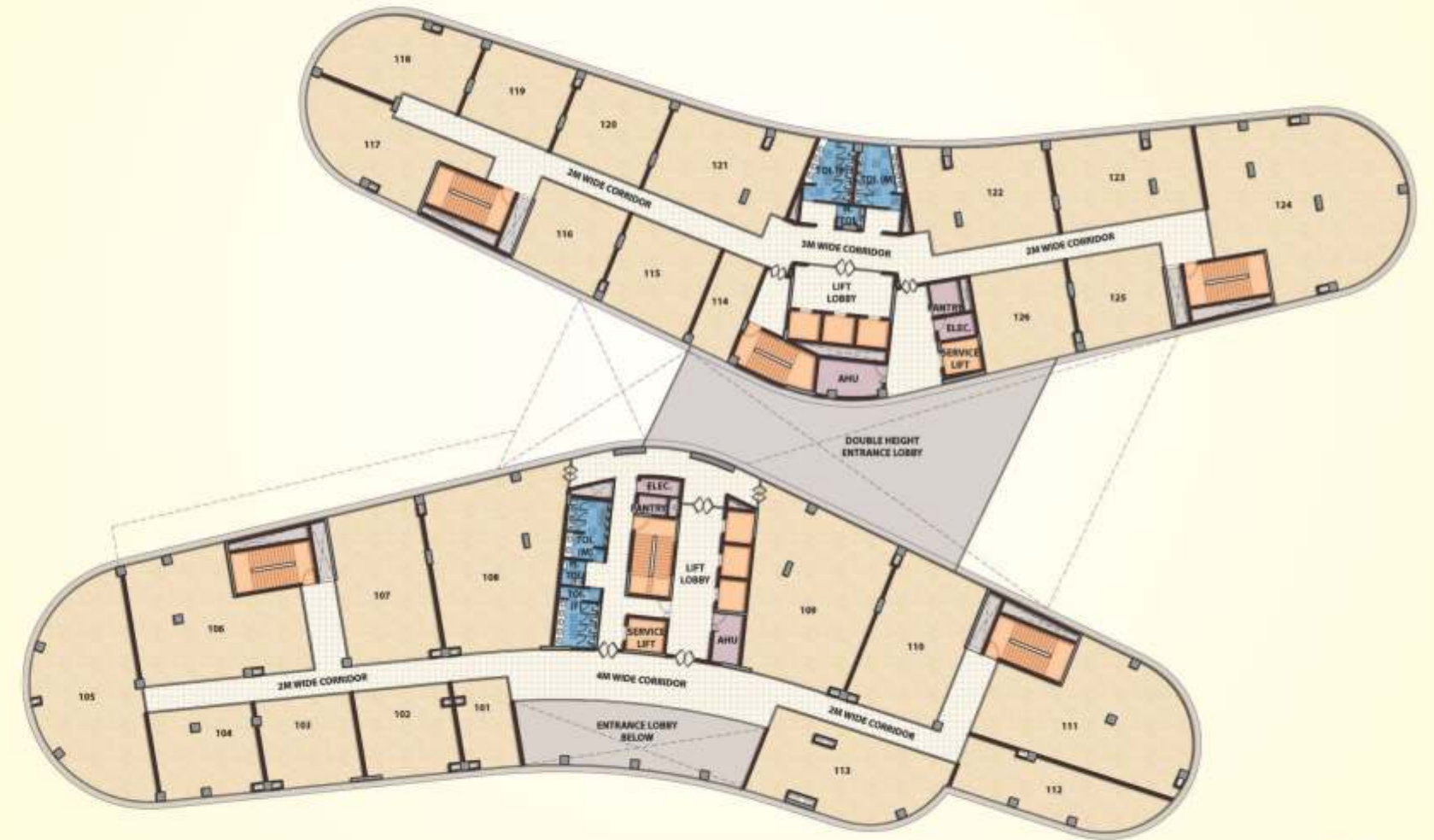
Commercial



Ground Floor

For details of area refer Annexure-1

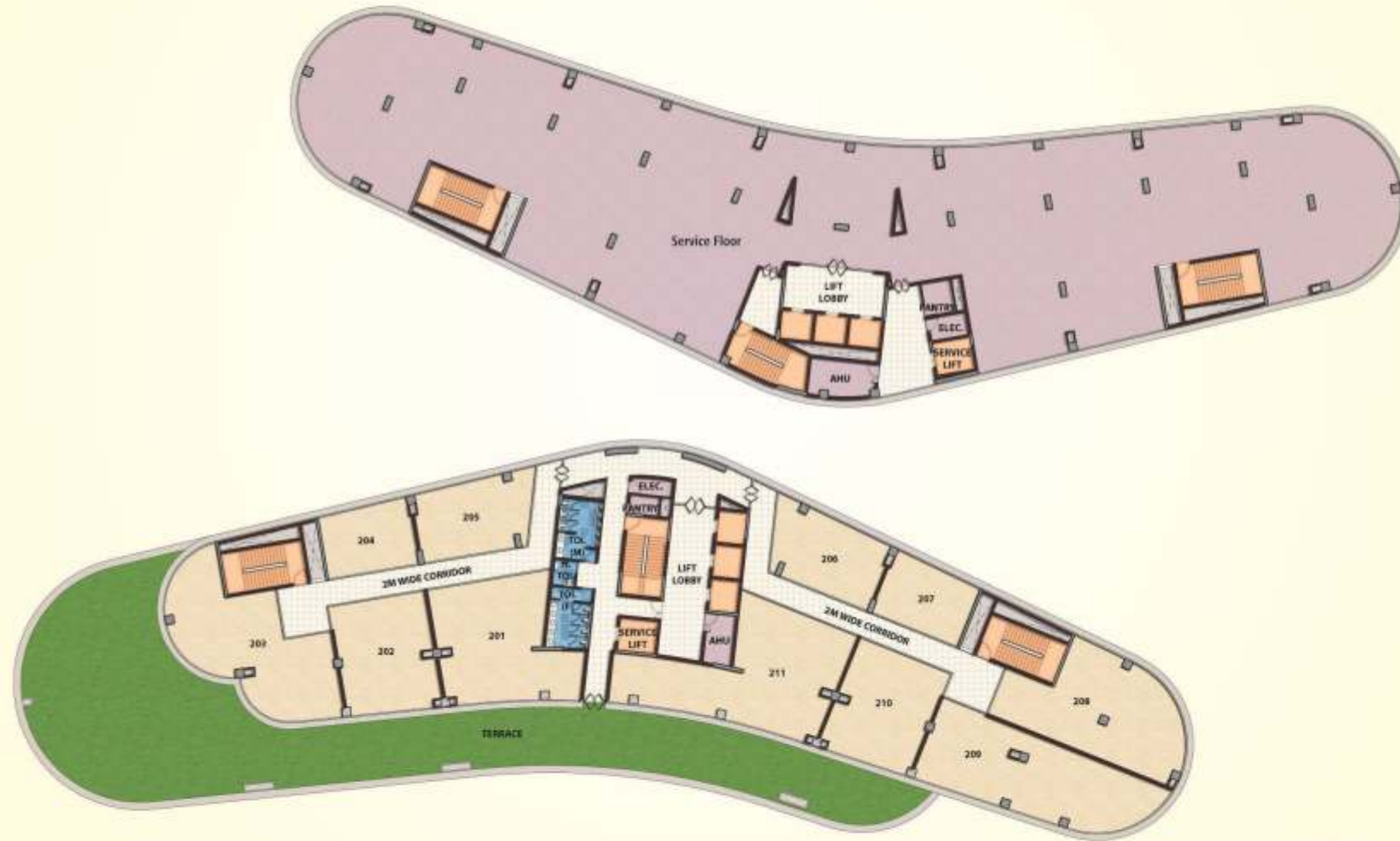
Commercial



1st Floor

For details of area refer Annexure-1

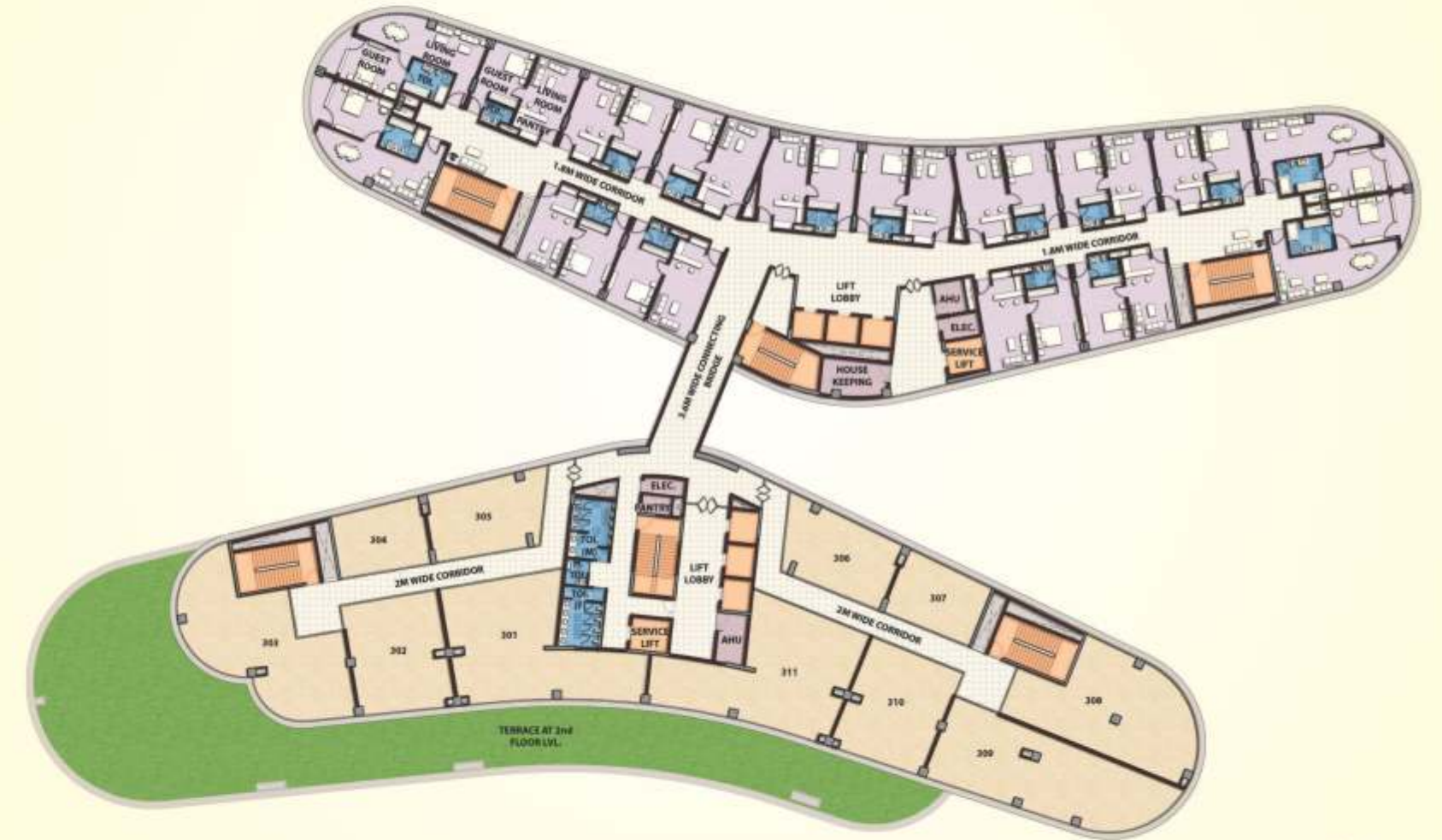
Commercial



2nd Floor

For details of area refer Annexure-1

Commercial



3rd to 12th Floor Typical plan

For details of area refer Annexure-1

Commercial



Commercial



a magnificent living galore

With class of its own

Within the rich green premises, full of the modern luxuries, a heaven of 2 BHK+Large Study & 3 BHK with Large Study apartments welcome the connoisseur of the fine living. The spacious apartments are tasteful blend of architectural beauty and great material strength. The design of interiors, the layout of exteriors, openness of space – all come into play to make it a blissful living.

All apartments are green facing. Each tower is fitted with high-speed elevators. Dedicated parking, jogging track, green lawns are some of the delightful features that enhance the living experience of the well-secured gated complex. Earthquake resistant towers are equipped with fire-safety measures. Besides power backup, there is provision of rainwater harvesting, recycling of waste water for optimum utilisation of water. Many similar features and amenities enhance the lifestyle in the ideally located complex.

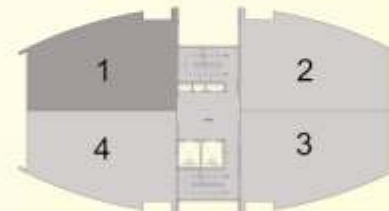




Residential



Covered Area i/c Balcony	1,296 sq. ft.
Salable Area	1,744 sq. ft.
Car Parking	1 Car



Key Plan

2 BHK + Large Study



Residential



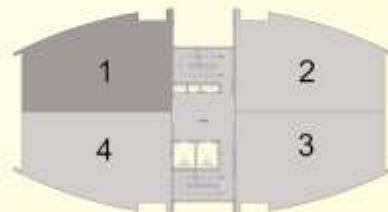
3D View of 2 BHK



Residential



Covered Area i/c balcony	1,734 sq. ft.
Salable Area	2,279 sq. ft.
Car Parking	1 Car



Key Plan

3 BHK + Large Study



Residential



3D View of 3 BHK



Proposed Specifications (Commercial / Residential)

Structure	RCC Framed Structure (Commercial)	RCC Framed Structure (Residential)
Furnishing:		
Commercial Shops and Offices	BARE SHELL	
Living / Dining / Bed Rooms		Vitrified Tile Flooring.
Kitchen		Anti-skid ceramic Tile Flooring.
Toilets	Anti-skid Ceramic tile flooring and ceramic tile dado.	Anti-skid Ceramic tile flooring and ceramic tile dado.
Balcony	Anti-skid Ceramic Tiles.	Anti-skid Ceramic Tiles.
Staircase (Main)	Granite with M. S. Hand Rail.	Kota stone with M. S. Railing.
Staircase (Fire Escape)	Kota Stone with M. S. Hand Rail.	
Common Corridor / Stilt Area & Basement / Lift Lobby	Vitrified Floor Tiles (Granite finish shade).	Vitrified Floor Tiles.
Door Shutters	Frame-less glass doors in Entrance lobby (Common area) or rolling shutter on external opening of shops.	2nd Class Teak wood door frame. Factory made both side pre-laminated flush door shutters.
External Doors / Windows	Anodized Aluminium casement window (in Shops). Anodized Aluminium sliding window with 2 tracks (in Offices).	Anodized Aluminium sliding window.
Internal Wall & Ceiling	White wash.	Oil Bond Distemper (OBD) in apartments & combination of stone.
External Facade	Structured glazing textured Surface plaster with combination of sand stone.	Structured glazing textured Surface plaster with combination of sand stone.
Chinaware & CP Fittings	Standard ISI Mark.	Standard ISI Mark.
Electrical	Concealed Steel / PVC conduits with copper wiring and circuits with Modular switches.	Concealed Steel / PVC conduits with copper wiring and circuits with Modular switches.



www.nbccindia.gov.in

Disclaimer : Visual representations shown in the brochure are purely conceptual and has no legal sanctity and is not a legal offering. All building plans, specifications, area, layout plans etc. shown in the brochure are provisional and are subject to change by the company & sanctioning / statutory authorities.

Annexure • I Saleable Area Details

Tower-I



Ground Floor			1st Floor			2nd Floor			3rd Floor		
Shop	Covered Area	Total Salable Area	Shop	Covered Area	Total Salable Area	Office	Covered Area	Total Salable Area	Office	Covered Area	Total Salable Area
G-1	555	1,023	101	403	664	201	1,178	1,943	301	1,384	2,284
G-2	915	1,687	102	682	1,122	202	852	1,406	302	851	1,406
G-3	915	1,687	103	682	1,122	203	1,370	2,258	303	1,370	2,260
G-4	606	1,117	104	739	1,217	204	489	805	304	489	806
G-5	845	1,558	105	1,637	2,695	205	676	1,114	305	676	1,115
G-6	845	1,558	106	1,441	2,372	206	676	1,114	306	676	1,115
G-7	441	814	107	1,119	1,842	207	489	805	307	489	806
G-8	219	405	108	1,700	2,798	208	1,270	2,095	308	1,271	2,097
G-9	815	1,503	109	1,700	2,798	209	1,404	2,315	309	1,404	2,317
G-10	995	1,834	110	1,119	1,842	210	852	1,405	310	852	1,406
G-11	995	1,834	111	1,664	2,738	211	1,489	2,455	311	1,384	2,284
G-12	815	1,503	112	899	1,480		10,745	17,715		10,846	17,896
G-13	2,105	3,881	113	1,213	1,997						
G-14	1,434	2,646		14,998	24,687						
G-15	555	1,023									
	13,055	24,073									

4th & 5th Floor			6th Floor			7th & 8th Floor		
Office	Covered Area	Total Salable Area	Office	Covered Area	Total Salable Area	Office	Covered Area	Total Salable Area
401 / 501	1,384	2,263	601	662	1,212	701 / 801	662	1,198
402 / 502	851	1,393	602	505	925	702 / 802	505	916
403 / 503	1,370	2,239	603	1,083	1,982	703 / 803	1,083	1,960
404 / 504	489	799	604	489	894	704 / 804	489	885
405 / 505	676	1,105	605	676	1,237	705 / 805	676	1,223
406 / 506	676	1,105	606	676	1,237	706 / 806	676	1,223
407 / 507	489	799	607	489	894	707 / 807	489	884
408 / 508	1,271	2,078	608	998	1,827	708 / 808	998	1,807
409 / 509	1,404	2,296	609	274	502	709 / 809	274	497
410 / 510	852	1,393	610	662	1,212	710 / 810	662	1,198
411 / 511	1,384	2,263	611	1,384	2,532	711 / 811	1,384	2,505
	10,846	17,733		7,898	14,454		7,898	14,296

9th Floor			10th & 11th Floor			12th Floor		
Office	Covered Area	Total Salable Area	Office	Covered Area	Total Salable Area	Office	Covered Area	Total Salable Area
901	662	1,212	1001 / 1101	662	1,198	1201	662	1,212
902	505	925	1002 / 1102	505	916	1202	505	925
903	1,083	1,982	1003 / 1103	1,083	1,960	1203	1,083	1,982
904	489	894	1004 / 1104	489	885	1204	489	894
905	676	1,237	1005 / 1105	676	1,223	1205	676	1,237
906	676	1,237	1006 / 1106	676	1,223	1206	676	1,237
907	489	894	1007 / 1107	489	884	1207	489	894
908	998	1,827	1008 / 1108	998	1,807	1208	998	1,827
909	274	502	1009 / 1109	274	497	1209	274	502
910	662	1,212	1010 / 1110	662	1,198	1210	662	1,212
911	1,384	2,532	1011 / 1111	1,384	2,505	1211	1,384	2,532
	7,898	14,454		7,898	14,296		7,898	14,454

All Areas are in SFT.

Annexure • I Saleable Area Details

Tower-II



Ground Floor			1st Floor		
Shop	Covered Area	Total Salable Area	Shop	Covered Area	Total Salable Area
G-16	732	1,422	114	367	584
G-17	666	1,295	115	732	1,165
G-18	1,327	2,581	116	666	1,061
G-19	345	670	117	992	1,580
G-20	605	1,176	118	898	1,430
G-21	651	1,266	119	639	1,019
G-22	703	1,367	120	686	1,092
G-23	703	1,367	121	1,098	1,749
G-24	651	1,266	122	1,098	1,749
G-25	605	1,176	123	1,009	1,607
G-26	345	670	124	2,395	3,816
G-27	1,329	2,583	125	666	1,062
G-28	666	1,295	126	732	1,166
	9,328	18,134		11,978	19,080

3rd, 6th, 9th & 12th Floor Service Apts.			4th, 5th, 7th, 8th, 10th & 11th Floor Service Apts		
Service Aptt.	Covered Area	Total Salable Area	Service Aptt.	Covered Area	Total Salable Area
S-1	888	1,563	S-1	886	1519
S-2	622	1,093	S-2	888	1,524
S-3	668	1,175	S-3	621	1,066
S-4	719	1,266	S-4	667	1,145
S-5	694	1,222	S-5	719	1,234
S-6	694	1,222	S-6	694	1,191
S-7	719	1,266	S-7	694	1,191
S-8	668	1,175	S-8	719	1,234
S-9	621	1,094	S-9	668	1,145
S-10	888	1,563	S-10	621	1,066
S-11	887	1,561	S-11	657	1,127
S-12	657	1,156	S-12	714	1,225
S-13	714	1,257	S-13	714	1,225
S-14	714	1,257	S-14	657	1,127
S-15	657	1,156	S-15	888	1,524
S-16	886	1,559	S-16	887	1,521
	11,696	20,585	S-17	359	615
				12,055	20,679

13th Floor			13th Floor		
Service Aptt.	Covered Area	Total Salable Area	Service Aptt.	Covered Area	Total Salable Area
S-1	359	615	S-6	888	1,563
S-2	694	1,222	S-7	888	1,563
S-3	719	1,260	S-8	657	1,156
S-4	668	1,175	S-9	714	1,257
S-5	621	1,094		6,208	10,905

Note: Service Apartments are being provided from 3rd to 13th Floor.
Floor Plan of Service Apartments on 4th, 5th, 7th, 8th, 10th & 11th Floor is typical.
Floor Plan of Service Apartments on 3rd, 6th, 9th & 12th Floor is typical.

A Glimpse of other Residential & Commercial Projects of Real Estate

NBCC Green View Apartments
Sec 37-D, Gurgaon, Haryana



Residential

NBCC Heights

Sec 89, Patauli Road, Gurgaon, Haryana



Residential

NBCC Aravali Apartments
Akwat, Surya Nagar



Residential

NBCC Town, Ph-II
Delhi-Saharapur Road, Khehra, U.P.



Residential

NBCC Square
Kolkata



Residential cum Commercial

NBCC Tower
Bahadurpur, Patna



Residential

NBCC Commercial Complex
Jaipur



Commercial

NBCC Centre
Gurgaon Phase-I, New Delhi



Commercial

NBCC Valley View
Ambalamedu, Kochi



Residential

Application forms can be downloaded from website www.nbccindia.gov.in

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A Navratna CPSE

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Corrigendum if any, shall be uploaded on website only.