RP/19/2022/00633



BLOCK-B

The location you proud for

A Mega Builders Project

Approved by B. M. C.



INTRODUCTION

"Mega Builders and Developers" an ISO : 9001 certified company was formed just fourteen years back, comprising a team of registered architects and highly experienced professionals in the field of real estate and construction. Our dream is to create home for millions of homeless. Our maiden project **"THE VILLAGE"** was just a humble beginning towards it. The project **"Signature Archade"** and the current project **"Aadya Palace"** will strengthen our desire to achieve our mission. A commitment of self discipline, timely deliver, quality assurance and customer satisfaction has been the concept behind our reputation for years.

The Project **"Aadya Palace"** is launched at an environment of incomparable lifestyle of a gated community in around of 200 plus spacious apartments in 5 different Blocks with uninterrupted views of balconies and amenities over in around of 3.0 acres of land at the heart of the city near OMFED Square, Chandrasekharpur, Bhubaneswar . The project is near by walkable distance from OMFED Square and 1 KM. from NALCO Square, Chandrasekharpur. Kalinga hospital and Apollo hospital are around 2 KM. from the project.

Taking care of your budget with excellent quality standards **"Aadya Palace"** offers you golden opportunity to make your dream come true at affordable budget with maximum facility.





STRIKING FEATURES

- Separate transformer for electric supply
- Standby generator for common utilities like common lights & water supply.
- Lift capacity of six persons for comfortable lifting .
- Telephone outlets in each flat
- Cable TV outlet in each flat
- Parking space for two wheelers .
- Adequate ventilation & pollution free environment.
- 24 Hrs security with guard Room
- CC TV surveillance

AREA STATEMENT
B-BLOCK

Flat No.	Type	Carpet Area	Super Built up Area
101-501	3 BHK	1138 Sq. Ft	1865 Sq. Ft
102-502	3 BHK	1066 Sq. Ft	1732 Sq. Ft
103-503	3 BHK	926 Sq. Ft	1480 Sq. Ft
104-504	3 BHK	995 Sq. Ft	1676 Sq. Ft
105-505	2 BHK	830 Sq. Ft	1334 Sq. Ft
106-506	2 BHK	830 Sq. Ft	1334 Sq. Ft
107-507	2 BHK	775 Sq. Ft	1280 Sq. Ft
108-508	3 BHK	995 Sq. Ft	1602 Sq. Ft
109-509	3 BHK	995 Sq. Ft	1602 Sq. Ft

SPECIFICATIONS

- FOUNDATION
  Earthquake registance R.C.C frame structure
  All PCC works in 1:4:8 proportion using HG metal.
- STRUCTURE / SUPER STRUCTURE
  RCC Structure of Columns, Beams, Lintel and Slabs act in sub structure shall be with M20 grade of concrete.
- WALES
  All brick work shall be with flyash brick and all outside & inside wall shall be plastred in (1:6) proportion. All ceiling area shall be plastered with (1:4) proportion.
- PAINTING
  Exterior with weather proof paint and interior with Emulsion paint on putty finished.
- DOORS
  Teak doors paneled with eye peep and lock to Main Door. Inside doors will be readymade laminated flush door with well seasoned Sal wood frame.
- WINDOWS
  UPVC sliding windows with protective designer MS Grills.
- FLOORING
  Superior quality vitrified tiles flooring with 4" skirting in Drawing, Dining, Bed Rooms & Balconies, granite design flooring in common area, lobbies and staircase.
- KITCHEN
  Vitrified tile Flooring, Granite/Green marble cooking platform with stainless steel sink with CP fittings, glazed tiles up to 2 ft 6 inch above kitchen platform.
- TOILET
  Antiskid vitrified tiles flooring, wall cladding up to 7ft height, with matching wall tiles, PVC doors & door frames in toilet of each apartment.
- SANITARY WARES / CP FITTING
  CPVC Fittings for water lines and PVC pipes for soil and waste lines.
  Interior plumbing work with PVC/PPR pipes, European Commode in attach and common toilet, with cistern, with necessary CP fitting and one geyser point in master bed room toilet, wash basins, face mirror, soap case, towel rail, etc.
- ELECTRICAL
  Electrical wiring, Finolex/Havells / equivalent concealed wiring with copper conductor. Provisions of lights and power plugs as well as TV, AC and Telephone outlets in each flat.



PAYMENT SCHEDULE

Booking Amount	10%	of Total Cost
1st Installment	20%	of Total Cost at the time of allotment & agreement within 30 days of booking
2nd Installment	10%	on completion of foundation, basement & still roof slab
3rd Installment	10%	on com pletion 1st floor roof slab
4th Installment	10%	on completion 2nd floor roof slab
5th Installment	10%	on completion 3rd floor roof slab and 1st and 2nd floor brickworks
6th Installment	10%	on completion 4th floor roof slab casting and 3rd floor brick works
7th Installment	10%	on completion of 5th floor roof slab casting and 4th floor brick works.
8th Installment	5%	on completion of internal and external finishing works of respective flat
9th Installment	5%	before 7 days of possession+ society and amenity charges

EXTRA

Car Parking space Charges (2 / 3 BHK)	Rs. 2,80,000/-
Extra car Parking space Charges	Rs. 4,90,000/-
Maintance charges for period of one year	Rs. 12,000/-
Transformer and Individual meter	Rs. 82,000/-
Society and Amenities charges	Rs. 92,000/-

GST as applicable to be collected at the time of every installment
Registration charges and fees as applicable at the time of registration

PROJECT HIGHLIGHT

- Project approved by Bhubaneswar Municipality Corporation
- Super deluxe specification with quality construction.
- Excellent location with bus and train communication.
- 24 hrs water supply with bore well and overhead tanks.
- Power backup generator facility for common area and 30 watt light point in each flat.
- Landscape garden, kids play area and temple
- Community and multipurpose society hall, Gym.
- Gated community with 24 hrs security in main entrance.
- Badminton Court
- All road with street lights.

MEGA BUILDERS

Re-defining lives .....

An ISO 9001 : 2008 Certified Company

Corporate Office : 69, District Center, Chandrasekharpur, Bhubaneswar - 16
Site Office : Plot No - 2312, Gadakana, Near Mancheswar Railway Station
Branch Office : Banka School road, Bonth Chhak, Bhadrak
Phone No : +91 674 - 2741050, 2301050, +91-9937923543

E - mail : info@megabuilders.co.in
megabuilder_odissa@yahoo.com
Website : http://www.megabuilders.co.in

DISTANCE

Kalinga Hospital	1.00 Km
Apollo Hospital	2.00 Km
Omfed Square	0.50 Km
Jaydev Vihar	4.00 Km
Acharya Vihar	4.00 Km
Sai International School	4.00 Km
DAV Public School	3.00 Km
Kendriya Vidyalaya	0.50 Km
Railway Station	7.00 Km
Airport	9.00 Km

Location Map

Not to scale



Aadya Palace

B- Block

For Technical Query

DENCITY

Architects and Interior Designers.
N2/14 IRC Village, Nayapalli
Bhubaneswar - 751015, Odisha.
Mob : +91 9040658804
+91 9776563257
+91 9437141179 (Structural)
Email : mail@dencity.co.in
www.dencity.co.in

The brochure is not a legal document. It has been produced for the general promotion of the development and for no other purpose. All information contained in this brochure is taken from design/internet material and may be subject to further design development. These details do not for any part of any contract and whilst every effort has been made to ensure their accuracy, this cannot be guaranteed and intending purchasers should not rely on them as statements or representation of facts.