



Embrace Tranquil Luxury



ELEVATED SOPHISTICATION

Introducing our exquisite apartment elevation, where architectural brilliance meets contemporary design to create a living experience unlike any other.

Rising majestically against the skyline, our apartment elevation commands attention with its sleek lines, expansive windows, and captivating facade. Each detail has been meticulously crafted to blend seamlessly with the surrounding landscape, offering a harmonious blend of form and function.

As you approach our building, you'll be greeted by a striking exterior that reflects the essence of modern luxury. From the grand entrance to the rooftop terrace, every angle showcases a commitment to excellence and innovation.



Banquet Hall



Double Height
Waiting Lounge



Kids Play
Area



Party Area



Open Air Theatre



Open Gymnasium



Hangout
Space



Lush green
sitout



Leisure Area



Kitchen for
Outdoor
Catering



Swimming Pool



Toddler Pool



Elevator



Powerbackup



Fire Fighting
System



Intercom
facility



Café Lounge



Meditation &
Yoga Space

... EXQUISITE AMENITIES ...



...EXQUISITE AMENITIES...



SWIMMING POOL (INFINITY POOL)



JHAROKHA CAFE



O2 OPEN GYM



BANQUET HALL



KIDS PLAY AREA - NANHE PARK



OPEN AIR THEATRE - KAMAL BAI THAK



HANGOUT SPACE - CHAI PE CHARCHA



WALKWAY



DIVINE BUDDHA STATUE



TODDLER POOL AREA



OPEN GYM -FRONT ELEVATION



WAITING LOUNGE

ENJOY TRANQUILITY

Enjoy a tranquil experience in the heart of the city at your very own terrace with a lavish swimming pool, kids play zone (Nanhe park), a sit-out space (Social Charcha), an open air theatre (Kamal Baithak), a party area (Jharokha Cafe), along with a Kitchen for outdoor catering for social



SWIMMING POOL
(Infinity Pool)
(33'-0" X 22'-1")

KIDS POOL
(8'-9" X 10'-8")



HANGOUT AREA
(Chai Pe Charcha)
(28'-0" X 18'-2")



KITCHEN SPACE
(17'-10" X 10'-0")



PARTY AREA
(Jharokha Cafe)
(24'-0" X 24'-8")



KIDS PLAY AREA
(Nanhe Park)
(22'-2" X 18'-2")



OAT
(Kamal Baithak)
(30'-5" X 30'-6")



O2 OPEN GYM
(36'-3" X 11'-11")



ELEVATED ETHEREAL SERENITY

Escape to serenity and indulge in luxury at your very own apartment terrace top infinity pool, where relaxation knows no bounds and every moment is a celebration of refined living.

Perched high above the city skyline, our infinity pool offers a breathtaking oasis of tranquility, inviting you to immerse yourself in ultimate bliss. As you dip into the crystal-clear waters, you'll feel as though you're floating amidst the clouds, with uninterrupted views stretching to the horizon.

But it's not just the awe-inspiring vistas that make our infinity pool a true masterpiece – it's the attention to detail at every turn. The floor tiles, adorned in an organic waves pattern, create a mesmerizing visual experience that evokes the gentle rhythm of the ocean. With each step, you'll be transported to a realm of pure relaxation and rejuvenation.



OPULENT AMENITIES

Welcome to our vibrant apartment community, where every corner is designed to foster connections, create memories, and enhance your lifestyle. Step onto our terrace top and discover a world of social gathering spaces and endless opportunities for fun and relaxation.

Imagine hosting a lively barbecue with friends and family against the backdrop of the city skyline, or enjoying a cozy evening under the stars in our covered social gathering area. With comfortable seating and modern amenities, our terrace top is the perfect setting for all your social events and gatherings.

But the fun doesn't stop there – for our younger residents, we've created a dedicated kids play area that is sure to spark imagination and joy. Covered with tensile fabric, the play area provides protection from the elements while allowing children to play freely and safely. From slides and swings to climbing structures and interactive games, there's something for every child to enjoy.

Whether you're hosting a summer soiree, gathering with neighbors for a game night, or watching your little ones explore and play, our terrace top social gathering spaces and kids play area are designed to elevate your everyday experiences.

Come and experience the vibrant community spirit that defines life at our esteemed apartment community. Your next unforgettable moment awaits on our terrace top."

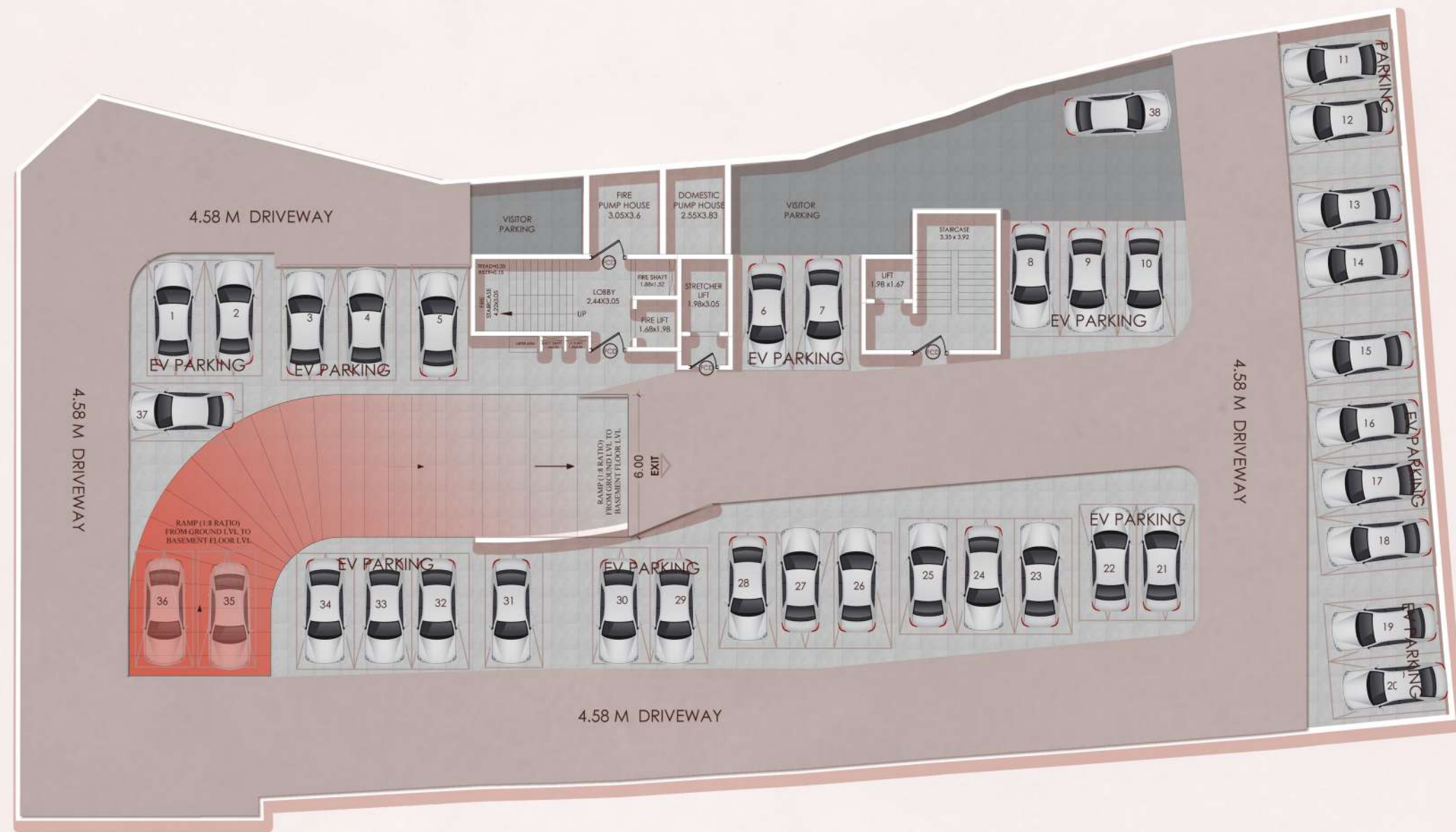
GRAND ENTRANCE

Welcome to our prestigious apartment community, where luxury meets convenience at every turn. Step through our grand entrance gate and embark on a journey of unmatched elegance and comfort.

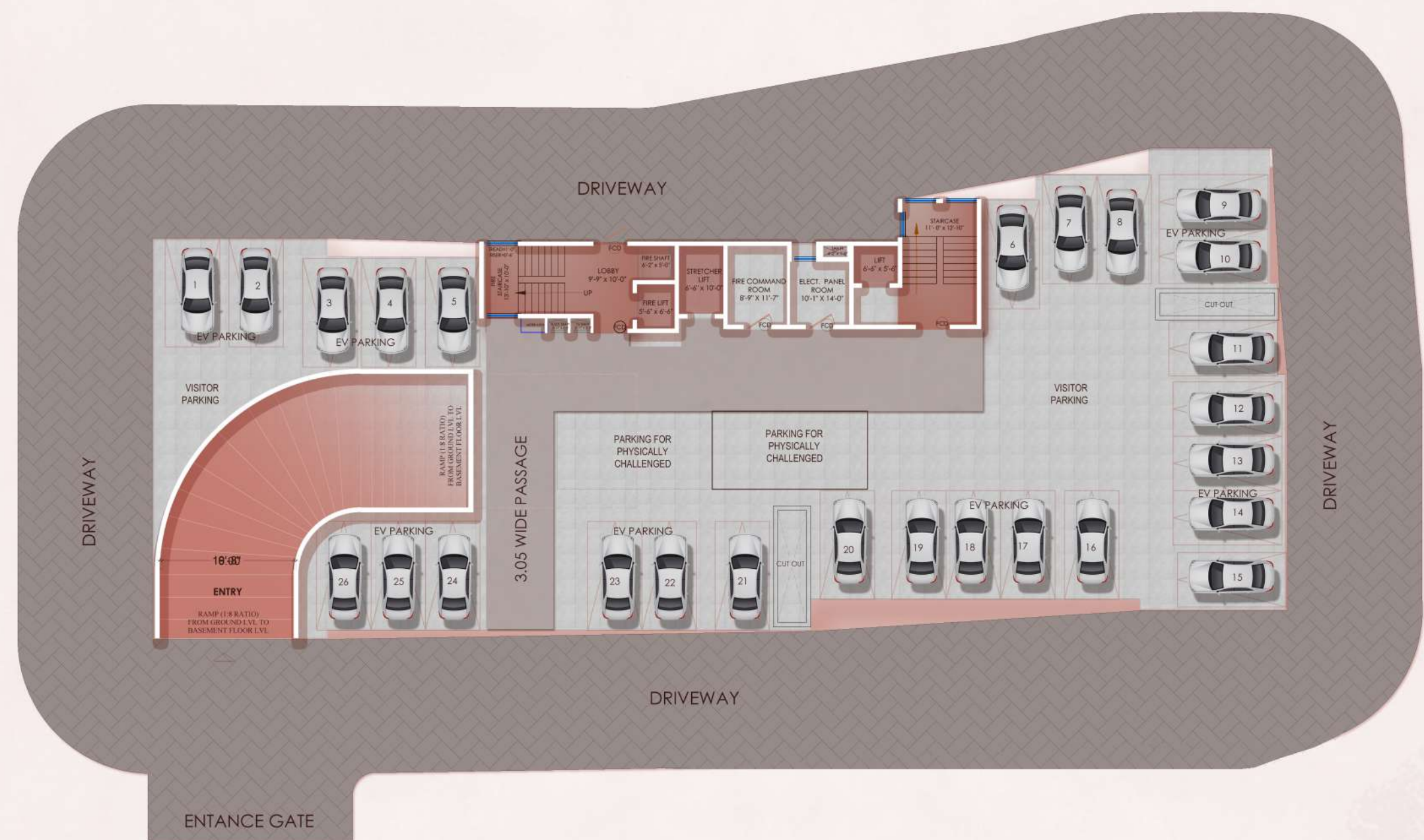
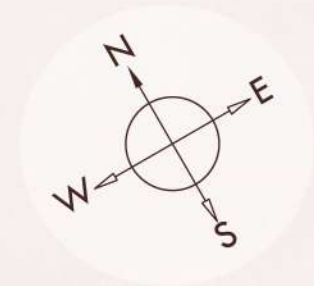
Our entry gate stands as a testament to timeless sophistication, featuring detailing that exude an air of regality. You'll be greeted by lush landscaping and meticulously manicured gardens, inviting you into a world of natural beauty.



BASEMENT FLOOR PLAN

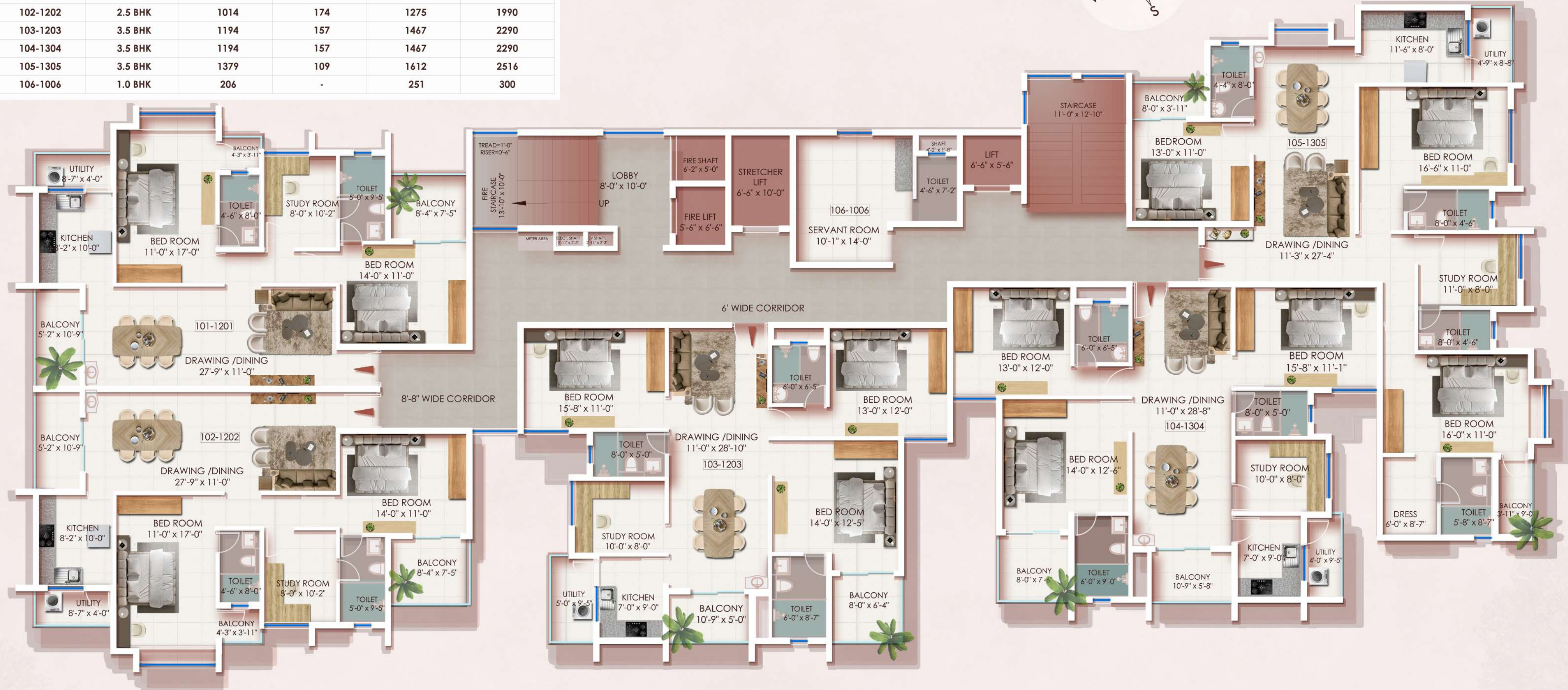
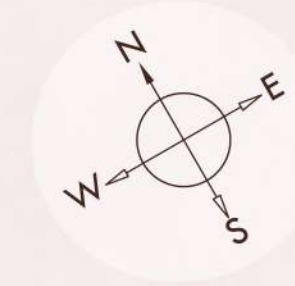


STILT FLOOR PLAN



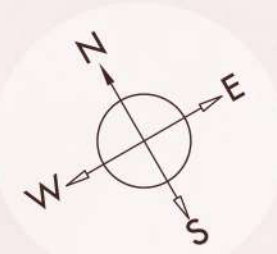
TYPICAL FLOOR PLAN

	FLAT NO	FLAT TYPE	RERA CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL AREA (SQ.FT)	SALEABLE AREA SQ.FT)
TYPE-1	101-1201	2.5 BHK	1014	174	1275	1990
	102-1202	2.5 BHK	1014	174	1275	1990
TYPE-2	103-1203	3.5 BHK	1194	157	1467	2290
	104-1304	3.5 BHK	1194	157	1467	2290
TYPE-3	105-1305	3.5 BHK	1379	109	1612	2516
TYPE-4	106-1006	1.0 BHK	206	-	251	300



13th FLOOR PLAN

	FLAT NO	FLAT TYPE	RERA CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL AREA (SQ.FT)	SALEABLE AREA (SQ.FT)
TYPE-2	1304	3.5 BHK	1194	157	1467	2290
TYPE-3	1305	3.5 BHK	1379	109	1612	2516



SPECIFICATIONS

FOUNDATION

Pile Foundation and Raft

SUPER-STRUCTURE

R.C.C framed structure

WALL

AAC block

FLOORING

Vitrified tiles in bath rooms, living areas and kitchen,
Anti-skid floor tile in toilet and balcony.

KITCHEN

Granite cooking platform with stainless steel sink,
Designer Wall tiles up to 2 ft above cooking platform.

TOILETS

CP fittings and fixtures, ceramic ware of reputed
brand, walls are furnished with glazed tiles up to
7 ft. height.

STAIRCASE

Granite flooring with SS Railing.

WINDOW

Aluminum Powder coated Sliding windows with
glass panels.



DOORS

Laminated/Pre-engineered designer main door
with Digital Main Door lock with necessary fittings
and Solid Laminated superior quality flush doors/
HDF/Pre-engineered Doors for internal doors.

PAINTS

All exteriors wall surface will be finished with
weather coat paint. Interior walls with two coats
putty & primer with Acrylic Emulsion Paint.

ELECTRICAL

- Adequate light points and power points in all rooms, toilets, and kitchen.
- Copper wiring in concealed PVC conduits.
- Modular switches for Lights & Power points.
- Provision for TV point in all bedrooms & Living room.
- Intercom point in Living Room.
- Provision for AC point in all bedrooms and Living Room.
- Provision for Geysers point in toilets.
- Provision for Electrical Chimney & Electrical Point for Refrigerator, Microwave, Mixer & Grinder and Aqua guard point in kitchen.
- Distribution panel board with MCB.

AMENITIES AND FACILITIES IN COMMON AREAS

Facilities

TELECOMMUNICATION - Intercom facility

ELEVATORS - High speed elevators with ARD facility

FIRE FIGHTING AND DETECTION SYSTEM - As per Fire safety recommendation/NBC

WHEELCHAIR ACCESS - To the Stilt Floor Lobby

SEWAGE TREATMENT PLANT (STP). - High Quality

COMMON AREA LIGHTING - Energy efficient LED Lighting System.

SOLAR ENERGY - Solar provision for energy saving for few common areas lighting

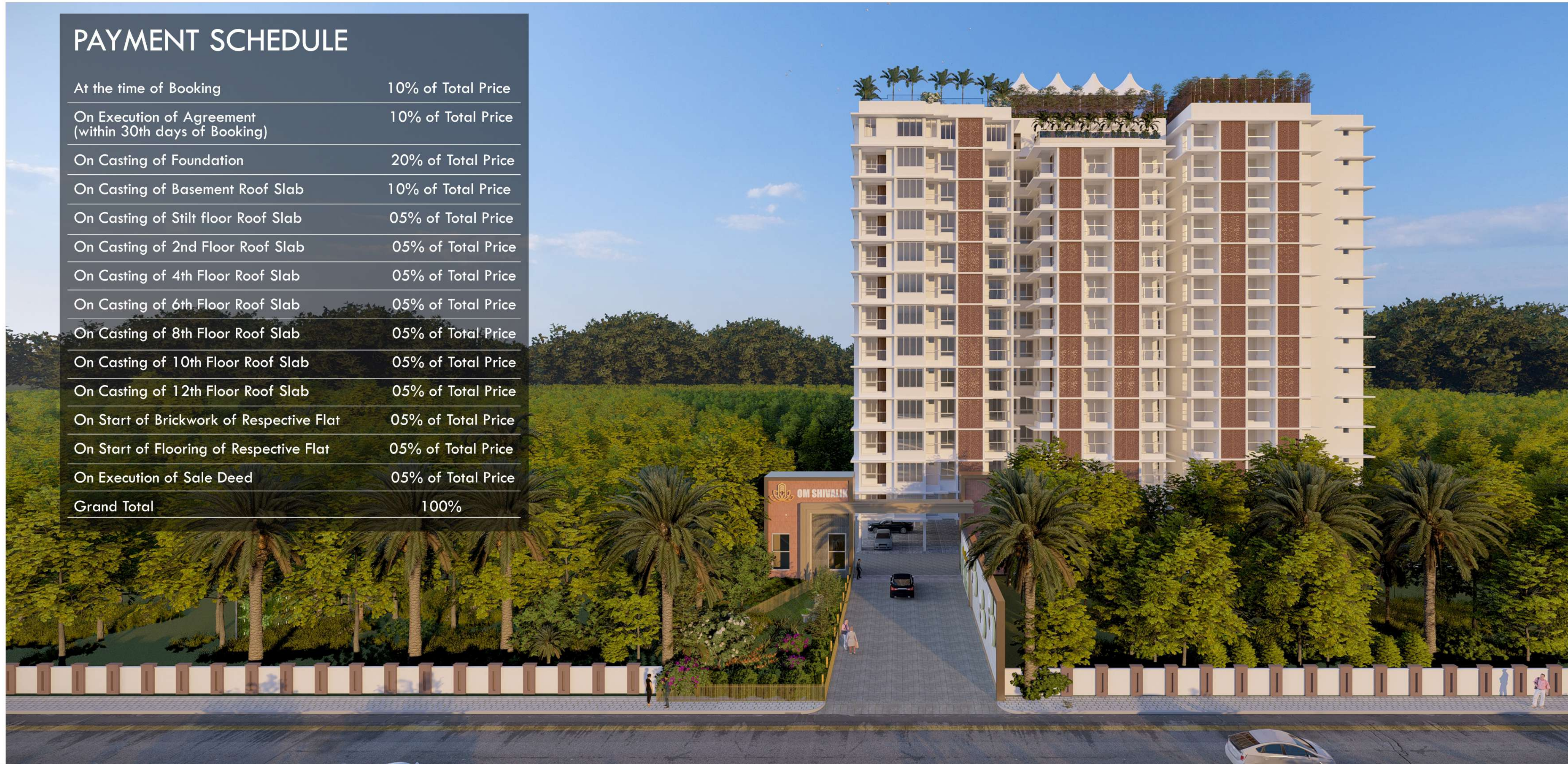
CCTV - Provision of CCTV in Main Entrance Lobby and all entry ways for Security and Surveillance.

AMENITIES

- ICT Room / Reception Lobby at Entrance Gate.
- Service Toilet for Ladies & Gents at Entrance Gate.
- House Owner's society Office & Assembly / Guest Washroom for Ladies & Gents / Isolation Room with attach toilet.
- Swimming pool with Baby pool, Pool Deck, Shower Room & Changing Room on terrace.
- Meditation & Yoga Space on terrace
- Amphitheatre Area on terrace.
- Open Gym Deck on Lower terrace.
- Café Lounge on terrace.
- Kids Play area on terrace.
- Sit out Area on terrace.
- Green landscape areas.
- Open Two-Wheeler Parking and Visitor's Parking.

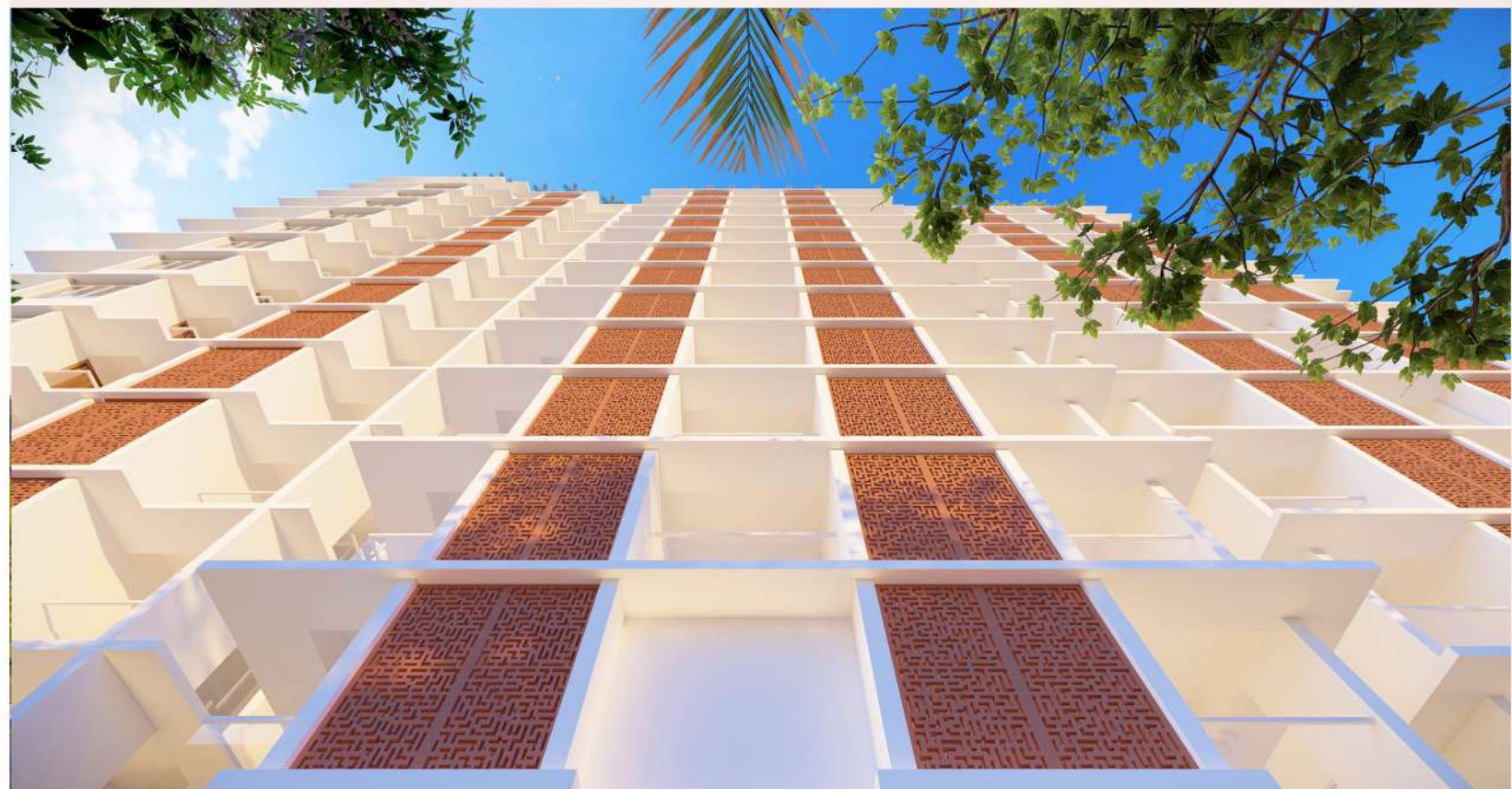
PAYMENT SCHEDULE

At the time of Booking	10% of Total Price
On Execution of Agreement (within 30th days of Booking)	10% of Total Price
On Casting of Foundation	20% of Total Price
On Casting of Basement Roof Slab	10% of Total Price
On Casting of Stilt floor Roof Slab	05% of Total Price
On Casting of 2nd Floor Roof Slab	05% of Total Price
On Casting of 4th Floor Roof Slab	05% of Total Price
On Casting of 6th Floor Roof Slab	05% of Total Price
On Casting of 8th Floor Roof Slab	05% of Total Price
On Casting of 10th Floor Roof Slab	05% of Total Price
On Casting of 12th Floor Roof Slab	05% of Total Price
On Start of Brickwork of Respective Flat	05% of Total Price
On Start of Flooring of Respective Flat	05% of Total Price
On Execution of Sale Deed	05% of Total Price
Grand Total	100%





Artist's impression | The above views of residence shown above are views of model house which does not imply that builder will develop the interior of the house in the manner shown. T&C Apply



Artist's impression | The external colour scheme and the landscape shown in the perspective view is tentative, the same may vary and will be done as per the advice of the Project Architect.

LOCATION MAP

- KIMS Hospital - 7.7km (12mins)
- Biju Patnaik International Airport - 17km (33mins)
- Bhubaneswar Railway station - 15.5 km (30mins)



PROMOTER



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RP/19/2024/01152

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CONCEPT, DESIGN & 3D ARCHITECTURAL VIEWS



DISCLAIMER

This brochure is not a legal document. It describes the conceptual plan to convey the intent and purpose of OM SHIVALIK. The images are imaginary and the details mentioned in brochure are tentative and subject to change at the sole discretion of the developer and /or architects.