



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 this brochure are tentative and subject to change at the sole discretion of the developer and/or architects.



*Your Dynasty
Of Luxury,
On Your Terms!*





ONE-STOP DESTINATION FOR A WHOLESOME LIFESTYLE

Om Shivalik offers luxurious 3 & 4 BHK apartments with excellent amenities and conveniences for a comfortable, lavish lifestyle. It's a paradise blending luxury and convenience.

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,



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.

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





...EXQUISITE AMENITIES...



Banquet Hall



Double Height
Waiting Lounge



Kids Play
Area



Party Area



Open Air Theatre



Open Gymnasium



Lounge
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

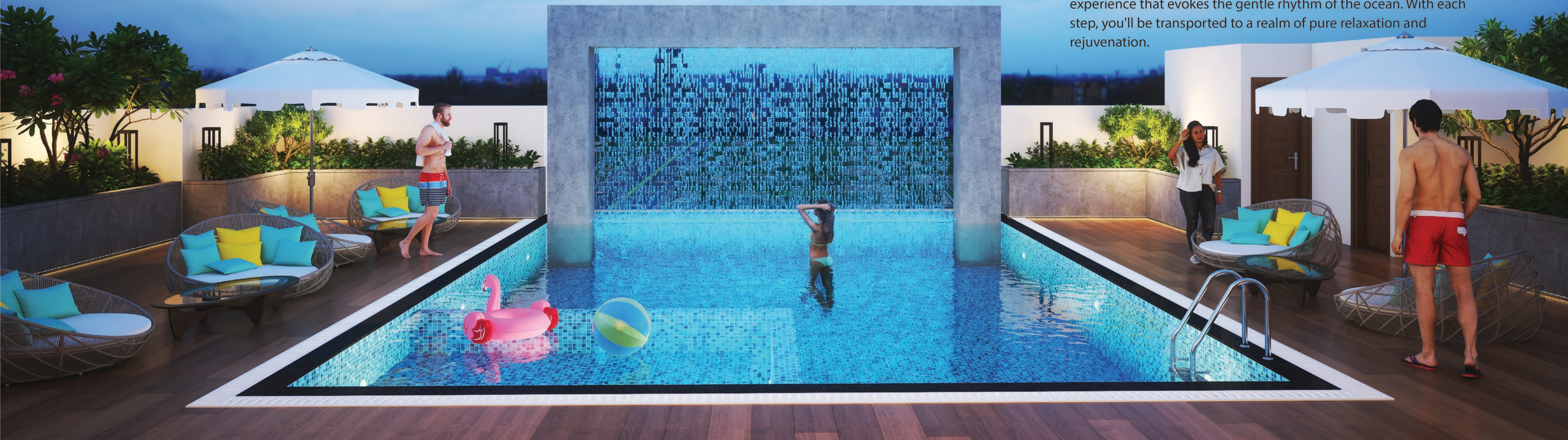
ELEVATED ETHEREAL SERENITY



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.





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SWIMMING POOL (INFINITY POOL)



JHAROKHA CAFE



O2 OPEN GYM



BANQUET HALL



KIDS PLAY AREA - NANHE PARK



OPEN AIR THEATRE - KAMAL BAITHAK



HANGOUT SPACE - CHAI PE CHARCHA



WALKWAY



DIVINE BUDDHA STATUE



TODDLER POOL AREA



OPEN GYM -FRONT ELEVATION



WAITING LOUNGE



WAITING LOUNGE



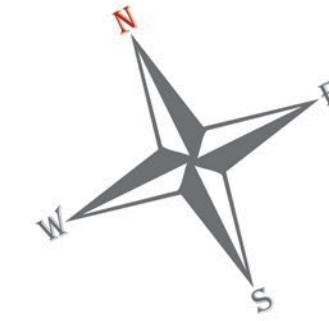
Artist's impression | The external colour scheme and the landscape shown in the perspective view is tentative, the same may vary and will be done as per the advice of the **BANQUET HALL**



OM SHIVALIK



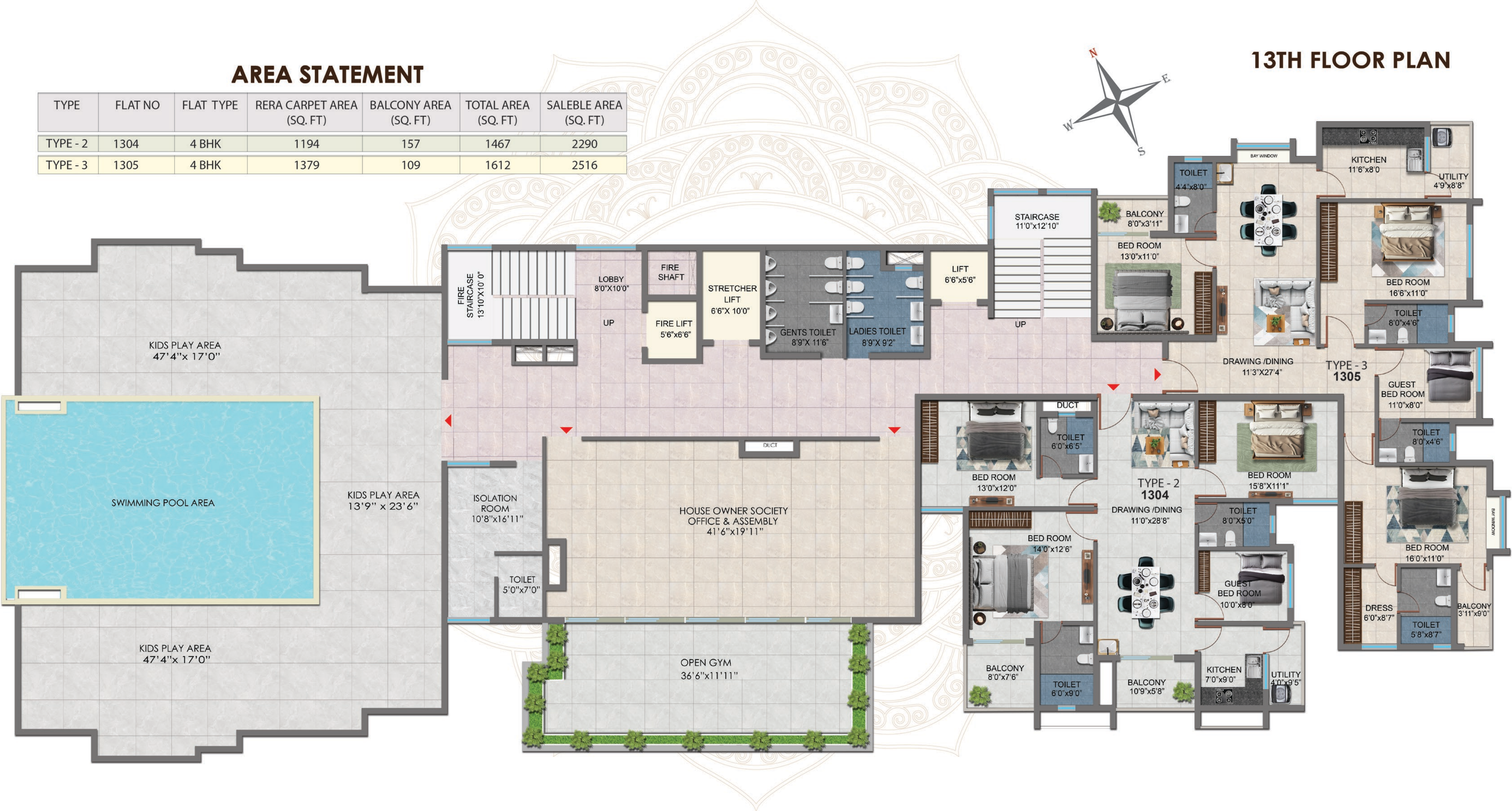
TERRACE FLOOR PLAN



AREA STATEMENT

TYPE	FLAT NO	FLAT TYPE	RERA CARPET AREA (SQ. FT)	BALCONY AREA (SQ. FT)	TOTAL AREA (SQ. FT)	SALEBLE AREA (SQ. FT)
TYPE - 2	1304	4 BHK	1194	157	1467	2290
TYPE - 3	1305	4 BHK	1379	109	1612	2516

13TH FLOOR PLAN



AREA STATEMENT

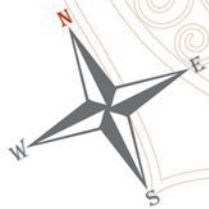
TYPE	FLAT NO	FLAT TYPE	RERA CARPET AREA (SQ. FT)	BALCONY AREA (SQ. FT)	TOTAL AREA (SQ. FT)	SALEBLE AREA (SQ. FT)
TYPE - 1	101-1201	3 BHK	1014	174	1275	1990
	102-1202	3 BHK	1014	174	1275	1990
TYPE - 2	103-1203	4 BHK	1194	157	1467	2290
	104-1204	4 BHK	1194	157	1467	2290
TYPE - 3	105-1205	4 BHK	1379	109	1612	2516
TYPE - 4	106-1006	1 BHK	206	---	251	300





PAYMENT SCHEDULE

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





OM SHIVALIK

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

TELE COMMUNICATION - 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 - Provision for 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.
- EV Charging Facility in Parking

LOCATION MAP

Not to scale



Utkal
Hospital

Infosys

Wipro

TCS

Silicon Institute
of Technology

Infocity
Square

KIIT
International
School

SAI
International
School

KIMS

KIIT University

ODM
International
School

Care
Hospital

To Jaydev Vihar

DAMANA
SQUARE

PATIA
SQUARE

KIIT
SQUARE

Nandakanan Rd.

To Cuttack

ICICI Bank
HDFC Bank



Patia
Railway Station

Mancheswar

Director's Message

Fortune Infra Properties – Where Every Home Begins a New Story For 15 years, & with a 35 years legacy.

Fortune Infra Properties has been more than just a name in Odisha, it's been a part of thousands of life journeys. With elegant designs, lasting quality, and unwavering trust, we build not just houses, but meaningful spaces where families grow, dreams take shape, and bonds are strengthened.

At Fortune, we don't just lay bricks—we lay foundations for generations.

Happiness Delivered

Our completed Projects



OM PARO NIBAS



OM NILAYA



FORTUNE ELITE



FORTUNE HOMES



OM AWAAS

Promoters



FORTUNE INFRA PROPERTIES PRIVATE LIMITED

E-5, BJB Nagar, Bhubaneswar -751014

E-MAIL:- Info@fortuneinfrapro.com

PHONE: 9556422901, 7008239088

WEBSITE - www.fortuneinfrapro.com

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Bhubaneswar, Odisha-754005

ORERA No.- RP/19/2024/01152

rera.odisha.gov.in

Credits

PRINCIPAL ARCHITECT



SAURASTRA DAS CONSULTANTS

STRUCTURAL CONSULTANT

SR ENGINEERING

MEP CONSULTANT

UNITE SERVICE
CONSULTANTS INDIA PVT LTD

3D ARCHITECTURAL VIEWS

ICRAVE 3D