



BLUEAURA

Kalinga Nagar | Bhubaneswar



“Home is where our story begins...”



Kalinga Nagar has surrounded by ample amount of greenery and it also considered to be one of the mega planned locality under Bhubaneswar Development Authority (BDA). Other nearby residential localities include Shyampur, Khandagiri, Lords Valley, Tamando etc. These are located within a radius of 2 - 3 km. In Kalinga Nagar mostly duplexes, multi-storey apartment projects are there. Some of these prominent projects are Trident Galaxy Tata Ariana .

Kalinga Nagar has various schools and colleges like D.A.V. Public School, Aspire Science Higher Secondary School and Nursing college, SOA University, Institute of Medical Science and SUM Hospitals. It has decent medical facilities like I J K C Ltd, SUM Hospital, AMRI Hospital providing modern medical facilities.





A Luxury Home By BlueArk Infraventure Pvt. Ltd. that will truly transform your life & Lifestyle forever. With the finest features & amenities, get access to the world class facilities in an open lush green and a strategic posh locality, all with the promise of uncompromised quality and trust.

TYPICAL FLOOR PLAN



Carpet Area - 1270 sqft

Super Builtup Area - 1841 sqft



SECTIONAL



Super Builtup Area - 1841 sqft

DRAWING ROOM	12'2"X13'7"
DINNING ROOM	13'9"X12'2"
BED ROOM	13'9"X12'2"
A TOILET	4'9"X7'5"
BED ROOM	13'9"X10'0"
BED ROOM	13'7"X12'2"
BED ROOM	10'2"X7'5"
C TOILET	4'9"X8'2"
BALCONY	2'9"
BALCONY	3'.6"

ENTRANCE

Facilities/Amenities

- CCTV cameras
- Jogging track
- 24/7 security
- 24 hrs power backup
- Solar lights
- Intercom phone
- Visitor parking
- Car parking
- E-V charging
- Paved compound
- Earthquake resistant
- Senior citizen sitting space
- Children play area (sandpit)
- Rooftop garden
- Vastu compiled
- Rainwater harvesting
- STP
- Open space



**BMC
APPROVED**



Specifications:

- Steel:** SMC, JINDAL, VIZAG, Steel TMT OR Equivalen
- Cement :** Ultratech, ACC, Lafarge, Ramco Equivalent.
- Bricks :** All brick works and plastering is in 1:6 ratio.
All Rcc Work Is In M-25.All Lintels Are Part Lintel.
Door height 7'0" clear. Slab thickness 5"
- Sand:** Good Course River Sand Chips: 20 mm
Down Size Crusher broken grade stone chips
- Electrical :** Greatwhite, Havells, Roma, Legrand,
(Polycab, Finolex Copper Wire)
- Fittings:** Quba, Dorset, Godrej
- Flooring:** 600X600 size tiles
(Johnson, Somany, Simpolo, Nitco).
- PVC Pipe :** Suprime, Astral, Centine, Orilast
- CP & Ceramic:** Jaguar, Hindware, Cera, Parryware.
- Main Door:** Tick Wood With Polish.
- Internal Door:** 30mm Flush Door With Enamel Paint Door
- Water tank :** Sintex Pvc Tank
- Bathroom Door:** Frame And Door Pvc Make
- Window:** UPVC/ Aluminium (Two Track Panel Window)
- Wall puty:** Birla, Asian, JK
- Window Grill:** 10mm MS Grill With Plane Design .
- Painting:** Plastic Paint And Weather Coat (Berger And Asian)

Phaeses	Payments Schedules	
1st	Initial Booking amount	5 Lakh
2nd	Within 15 days of allotment (inclusive of boooing amount)	30%
3rd	On completion of roof slab casting	25%
4th	On completion of brickwork	15%
5th	On completion of plastering	15%
6th	On completion of flooring	10%
7th	On completion of unit or possession (whichever is earlier.)	10%



LOCATION MAP



DN Regalia: 2km

AMRI Hospital : 3km

Bramunda Bus Stand: 5km

Railway Station: 12km

AIIMS: 4km

Airport: 7km

SUM Hospital: 4km



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