



Citylife Real-Estate Pvt. Ltd.

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Architect
SARCHIS CONSULTANCY PVT. LTD
Plot No:- N1/40, IRC Village, Bhubaneswar- 15
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EMERALD COTTAGE

ATALA | HANSPAL | BHUBANESWAR

OVERVIEW

CITYLIFE REAL ESTATE PVT. LTD., offer a comprehensive portfolio of villas and Duplex in Bhubaneswar's finest locations. Since its inception in 2013, has always maintained focus on integrity, customer delight and commitment to deliver. Building at strategic locations which derive real value both in terms of innovative planning, comfort and healthy environment, CITYLIFE REAL ESTATE PVT. LTD has earned a reputation for quality construction and inspiring design that stand testimony to their reputation. A brief glance at the completed projects will make you convinced that, CITYLIFE REAL ESTATE PVT. LTD. stands apart in quality, aesthetics, perfection, timeliness, value for money and above all giving you total peace of mind.





MASTER LAYOUT PLAN



Area Statement

Plot No.	Plot Type	Plot area
3, 21, 17, 16, 12 & 14	East Facing	1200 sqft
4, 5, 6, 7, 9, 10 & 11	West Facing	1025 sqft
13, 18, 19, 2 & 1	North Facing	1200 sqft
20 & 15	South Facing	1200 sqft



plan for plot no- 4, 5, 6, 7, 8, 9, 10 & 11 (Semi detach duplex)



Area Statement
 Ground floor: 816 sft.
 First floor: 708 sft.
 Head room: 115 sft.
 Total area: 1639 sft.



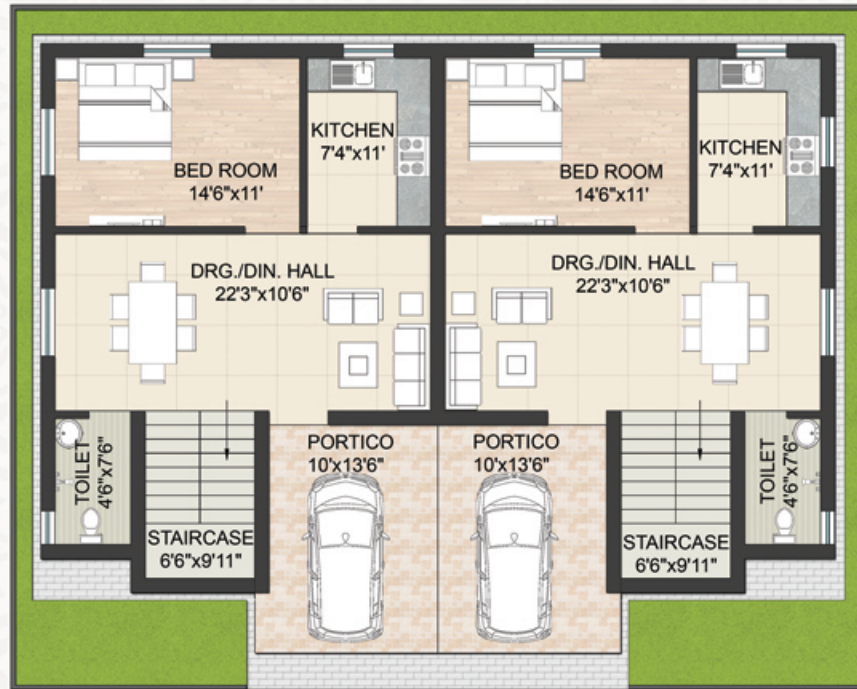
Sectional view of first floor

plan for plot no- 2, 13, 15, 18 & 20

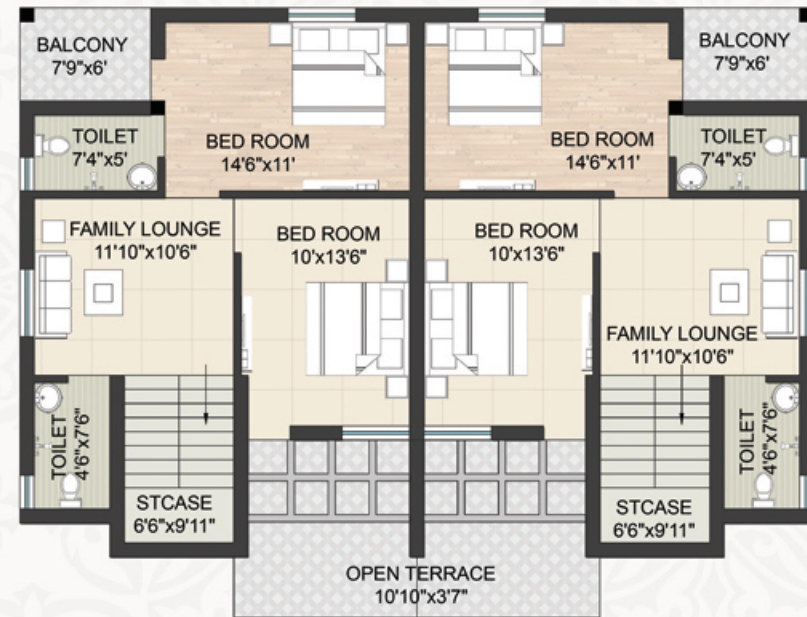


Ground floor plan

First floor plan



Ground floor plan



First floor plan



Sectional view of ground floor

Area Statement
 Ground floor: 845 sft.
 First floor: 690 sft.
 Head room: 123 sft.
 Total area: 1658 sft.



plan for plot no- 3, 12, 16, 17 & 21



Area Statement
 Ground floor: 857 sft.
 First floor: 695 sft.
 Head room: 123 sft.
 Total area: 1675 sft.

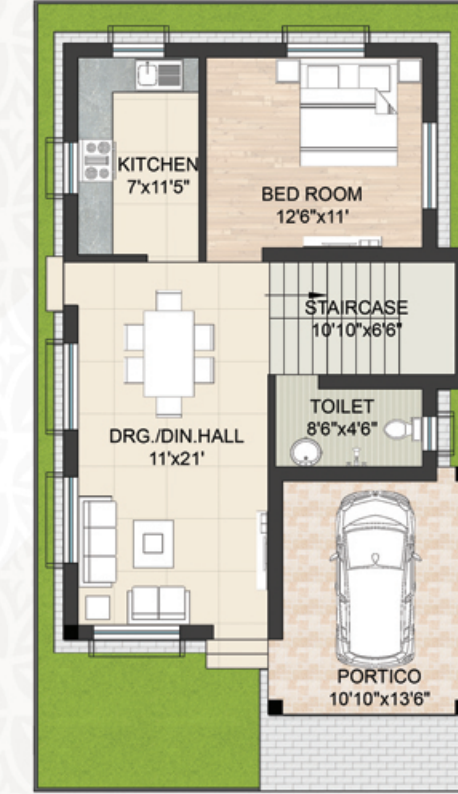
Sectional view of ground floor

plan for plot no- 1 & 19



Area Statement
 Ground floor: 830 sft.
 First floor: 627 sft.
 Head room: 116 sft.
 Total area: 1573 sft.

Ground floor plan

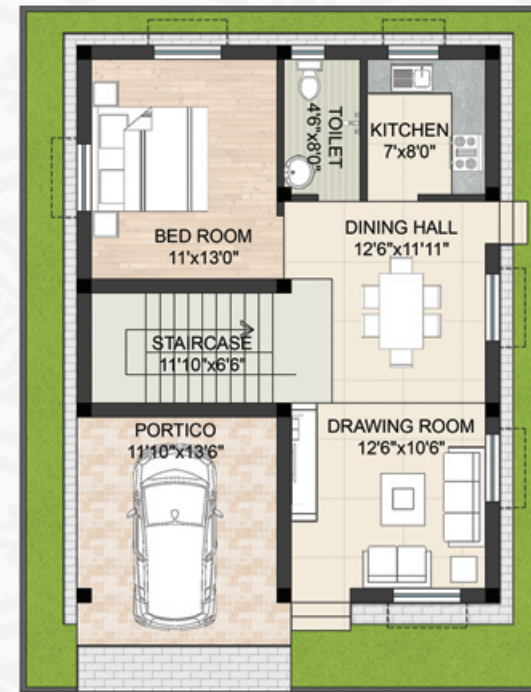


First floor plan

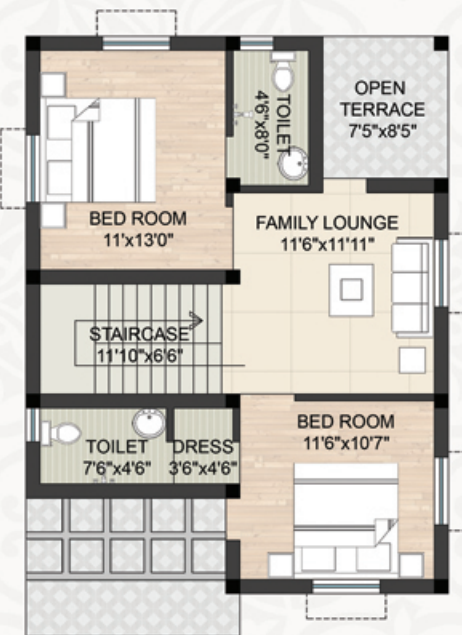


Sectional view of first floor

Ground floor plan



First floor plan



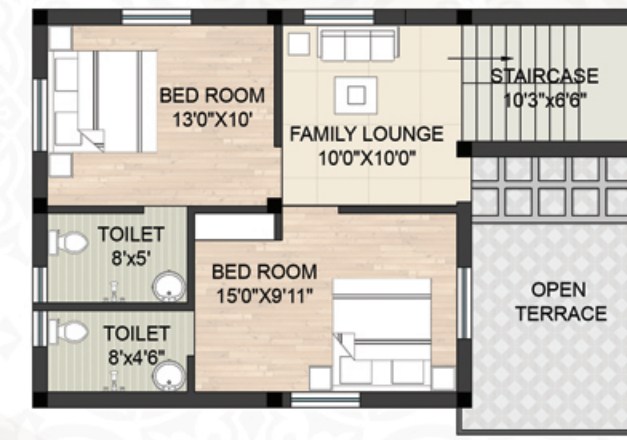
plan for plot no- 14



Area Statement
 Ground floor: 792 sft.
 First floor: 634 sft.
 Head room: 114 sft.
 Total area: 1540 sft.



Ground floor plan



First floor plan

SPECIFICATIONS

Structure

Earthquake resistance pilling with RCC framed structure according to the design of structural engineer.

Wall

10"/ 9" exterior and 5" interior wall s made by fly ash bricks.

Wall Finish

All internal walls plastered with Cement mortar finished with putty punning and primer in ready to paint condition. Exterior walls whether coat paint.

Door & Windows

Salwood Precast RCC door frame ,Teak wood designer main door and all other doors enamel painted flush door except toilet. All toilets doors will be sintex PVC doors & frame. All windows will be aluminum sliding doors with MS safety grills.

Kitchen

Green marble/ Granite kitchen platform with stainless steel sink. 2' ceramic glazed tile above kitchen platform & provision for aqua guard, microwave, fridge, exhaust fan point etc.

Flooring

Branded Vitrified tile flooring for inside DUPLEX areas except toilets & Staircase. Staircases will be marble/ cotta finish. Provision of cheko tiles in parking areas .

Toilets

Mat finish/ anti skid ceramic tile flooring and glazed tile wall dado up to 7'0" with good quality sanitary and plumbing arrangement for all toilets.

Electricity

Fire resistant electrical concealed copper wires. TV point in the drawing room and master bedroom. Branded modular switches & sockets in all rooms. One Miniature Circuit Breaker (MCB) for each circuit provided at the main distribution box within each duplex. Split A/C power socket in master bed room. Each unit will be provided with single phase meter. 100% DG back up for common area lighting and water for DUPLEX. Invertor wearing provided for all duplex.

Plumbing & Sanitary

Concealed PVC Pipes for plumbing lines. PVC Drainage and storm water pipes. Designer pedestal basin in dining. All toilets with commode with flushing cistern. Master bed room toilet with hot & cold water supply facility. All Plumbing points pressure tested. Septic tank of adequate quantity.

Water Supply

24 Hours water supply from captive deep bore wells through separate. Reservoirs of adequate capacity.

Security

Adequate security cabin for 24 hr security service. Intercom facility at security checks points.

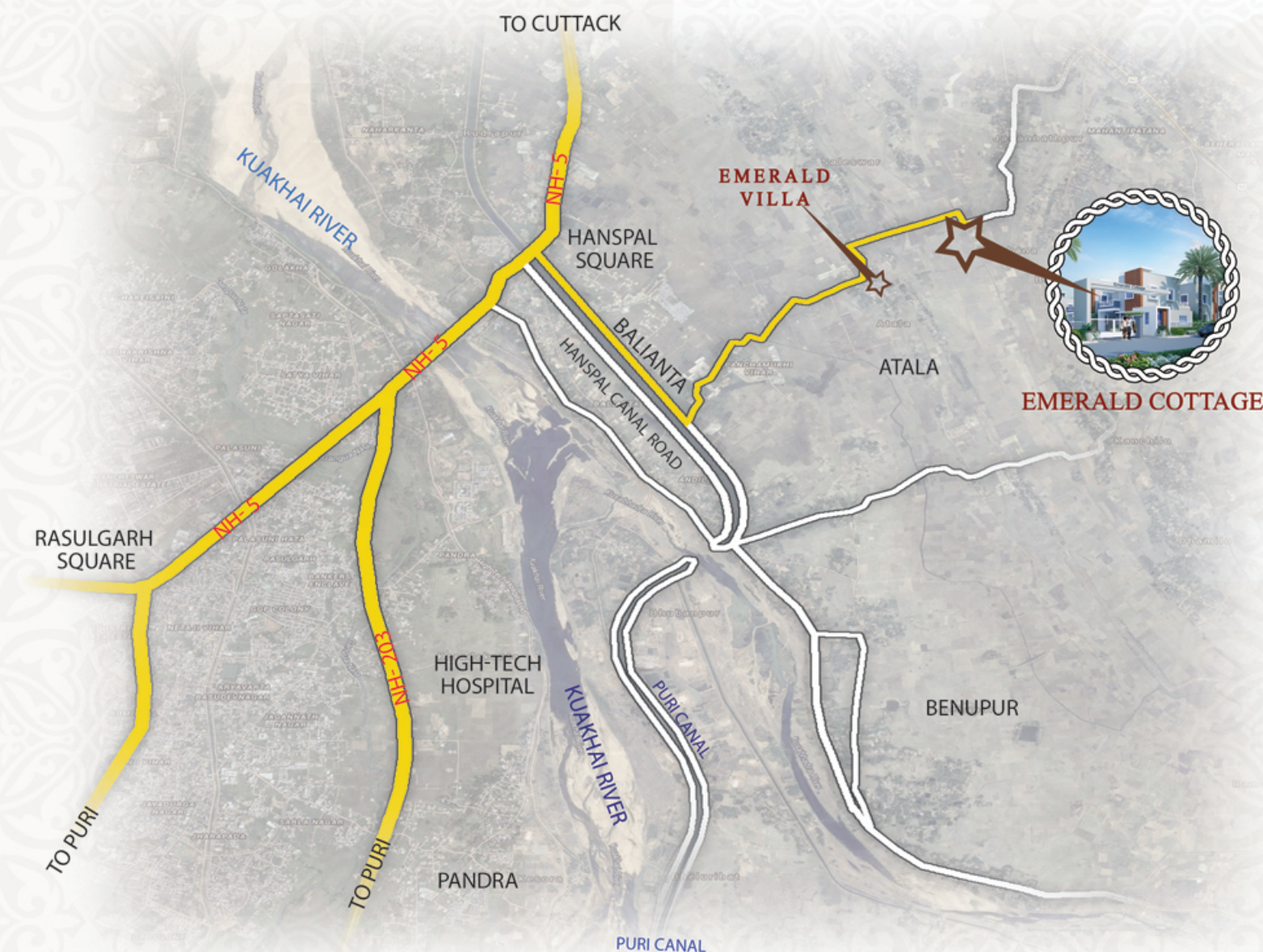
AMENITIES

- 7ft. /5ft. high perimeter wall, for added security.
- 30' wide tree lined main road with 30ft wide internal blacktop approach road.
- 24hr. security, with guards stationed at strategic places all over the layout to ensure your family's safety.
- Open stairway, lobby and balcony to keep you close to nature.
- A gymnasium space to tone up in.
- A community hall to socialize with your friends and neighbors.
- Fully illuminated parking and campus.
- Systematic garbage disposal for a better environment.
- Secured main access point with main gate.
- CC TV Surveillances.

PAYMENT SCHEDULE

- | | |
|---|-------------|
| ➤ On Booking | :2,00,000/- |
| ➤ On land registration & construction agreement | :30% |
| ➤ On completion of plinth level | :15% |
| ➤ On completion of First floor roof casting | :20% |
| ➤ On completion of Second floor roof casting | :20% |
| ➤ On completion of flooring & plastering work | :10% |
| ➤ Before physical proccession & registration | :05% |

LOCATION MAP



CONNECTIVITY

Hanspal Chuck -4 km | Rasulgarh Square - 8 km | Vani bihar Square - 10 km | Sudananda Eng college & school - 4 Km
Nakhara Chuck- 6 Km | DPS - 3.5 Km | EAST College - 2.5 Km | Hitech Hospital - 5 Km | Baliana Bazaar - 3.5 Km