

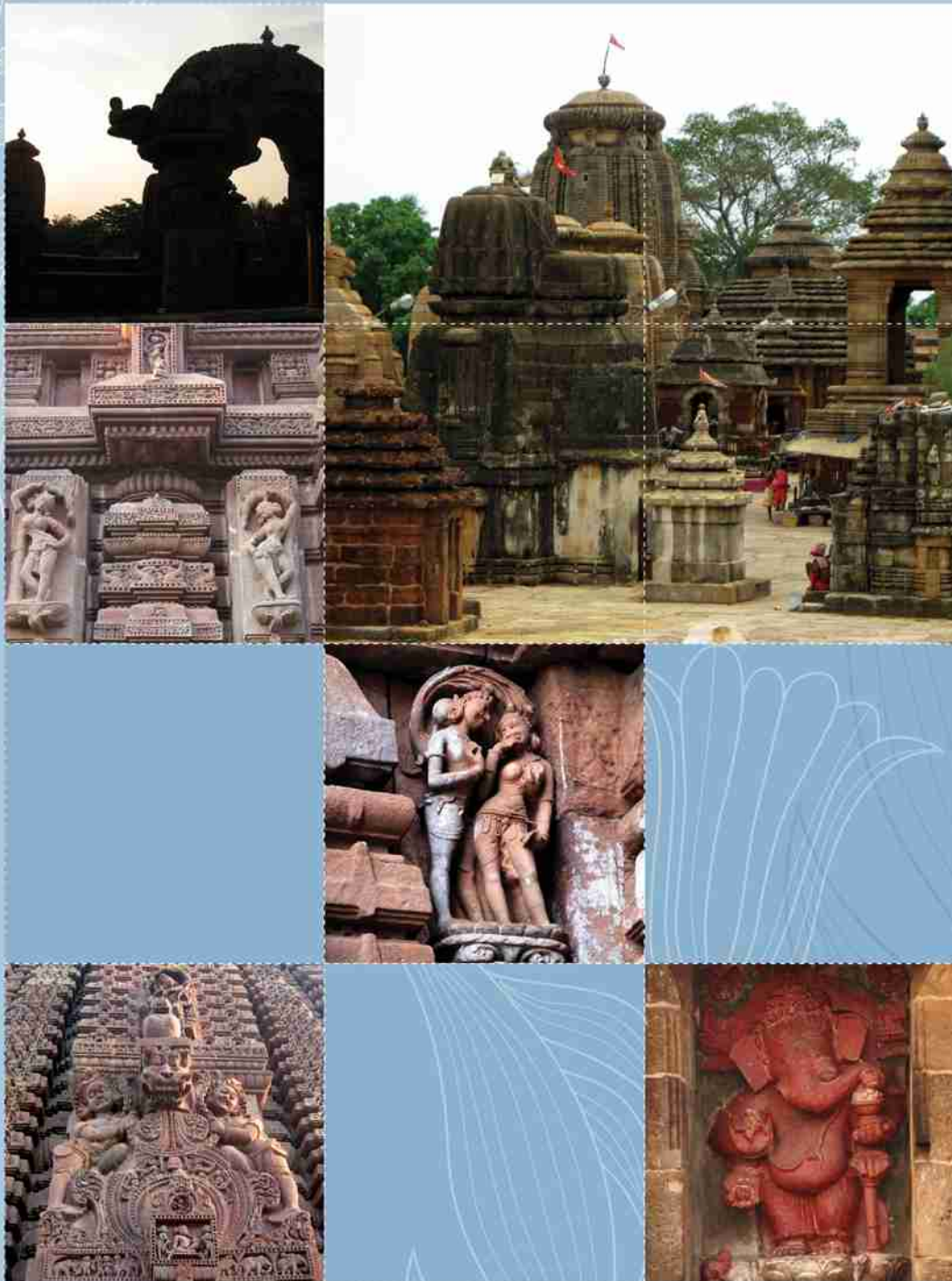


GATIKRUSHNA
Lagoon

I still hear the sound of temple bell...



Welcome to the Temple City



Welcome to Bhubaneswar, the temple city of India and the capital of modern Orissa. A cluster of magnificent temples dominates the city skyline-the temple architecture evolving and perfecting itself over a period of more than a thousand years. The majestic Lingaraj Temple marks the culmination of the temple-building tradition. To the south-east of the temple city stand the rock edicts of Ashoka and the Buddhist Peace Pagoda at Dhauli. Five kilometers farther to the east lies Sisupalgarh, believed to be the capital of ancient Orissa. To the south-west, stands two hills Khandagiri and Udayagiri, facing each other and honeycombed with caves.

Architectural Consultants



Creative Design Group is a leading Architectural Consultancy organization of the state and has been involved in various prestigious projects in and around the state. Their current design assignments, among many others include :

- New Property for Mayfair Group of Hotels at Puri and Cuttack.
- Mixed Use Development over 22 Acres at Adityapur (Near Jamshedpur) for Forum Group, Kolkata.
- Beach Front Hotel, Resort and Housing over 120 acres at Vishakhapatnam for SunRay Properties.
- 5.00 Lakh Sq.ft. Shopping Mall in Bhubaneswar for Forum Group, Kolkata.
- Plant Township for Visa Steel Ltd. at Kalinga Nagar.
- Plant Township for Bhushan Steel Ltd. at Meramandali near Angul.
- Faculty Housing Township over 115 acres for Vedanta University near Puri.

Panda Infrastructures



Gatikrushna Villa at Tankapani Road



Nageswar Residency at Patia



Panda Lifestyle at Saheed Nagar



Kanchan Villa at Saheed Nagar

Bhubaneswar is also the emerging metropolis of the east. The Bhubaneswar-Cuttack urban complex covers 720 sq kms with a population of 1.58 million. The population will increase manifold in the days to come. To cater to the growing demands of the ever increasing population,

Panda Infrastructure has come forward with several projects-Gatikrushna Villa at Tankapani Road and Kanchan Villa at Saheed Nagar have already stood the test of time. The ongoing project Nageswar Residency at Patia has already won the heart of perspective owners. And now, Gatikrushna Lagoon at Brahmeswarpatna, quite close to Gatikrushna Villa, is all set to redefine luxurious living.





Almost surrounded by heritage sites -- Rajarani Temple, Brahmeswar Temple, Bhaskareswar Temple, Megheswar Temple, Siridi Sai Temple and Chousathi Jogini Temple -- the 4.5 acre landscape provides the right ambience for peaceful living. And it is not cut off from the rest of the city. The proposed highway NH 203 is only 100 mts. from the place and Ravi Talkies square is at a distance of 1.70 km.

The project includes 35,000 sqft. central landscape garden, a well equipped swimming pool, well decorated community hall, a library with books for all ages, a gymnasium with all major sports items, Indoor games material and ample space for car parking.



This unique housing project comprises 128 units : 42 two-bedroom, 78 three bedroom and 8 duplexes that combine the concept of a duplex with that of a multi-storied apartment. The lucky owners will have their neighbours at close proximity, yet will have ample room for their own privacy.

Equipped with all modern amenities -- 24 hour water supply, efficient sewerage system, intercom facilities, and standby generator besides round the clock security-- the units will offer peace and comfort to the occupants.

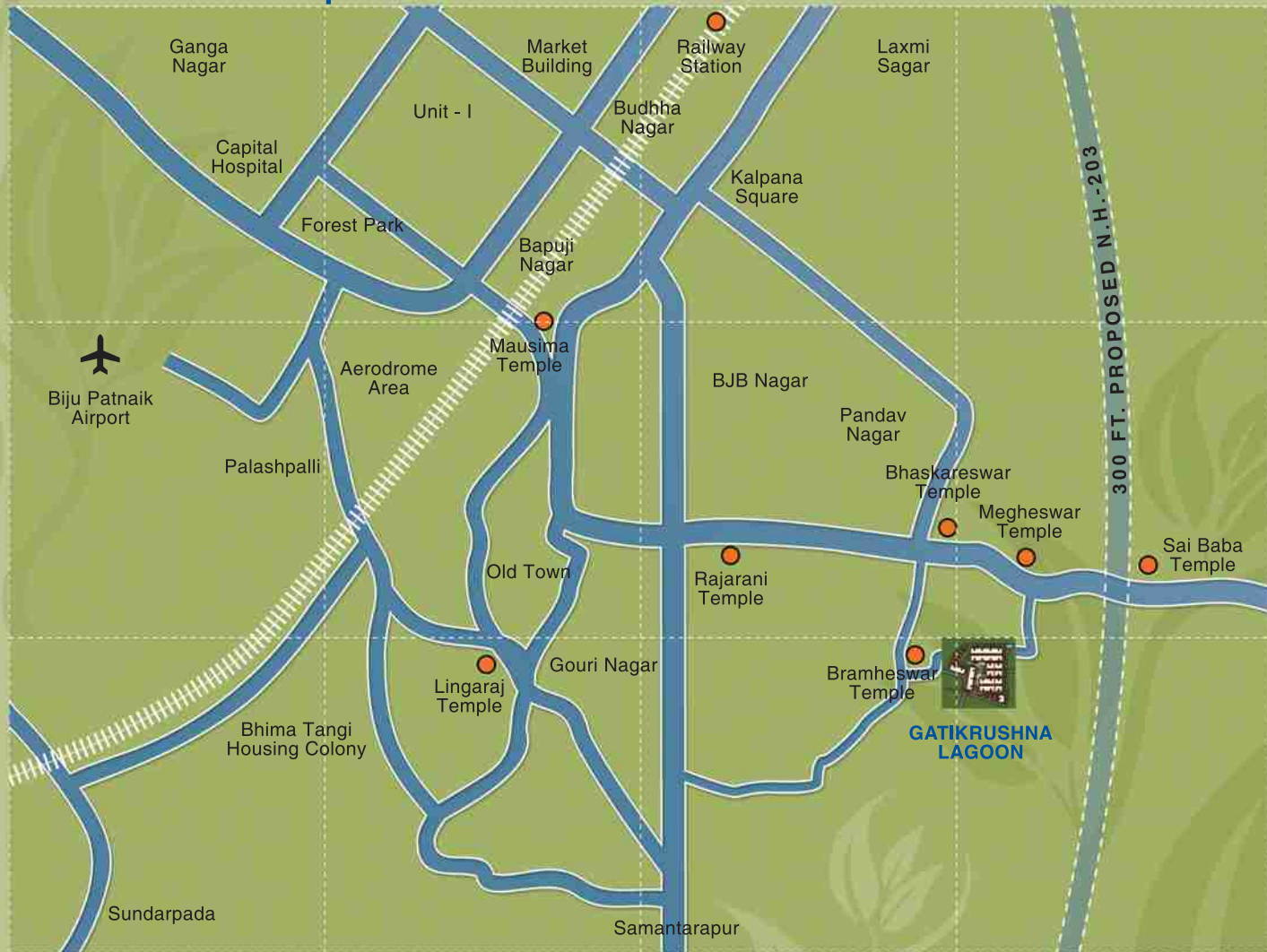
Far from the madding crowd, yet not too far from the heart of the city.







Location Map



Distance from major landmarks

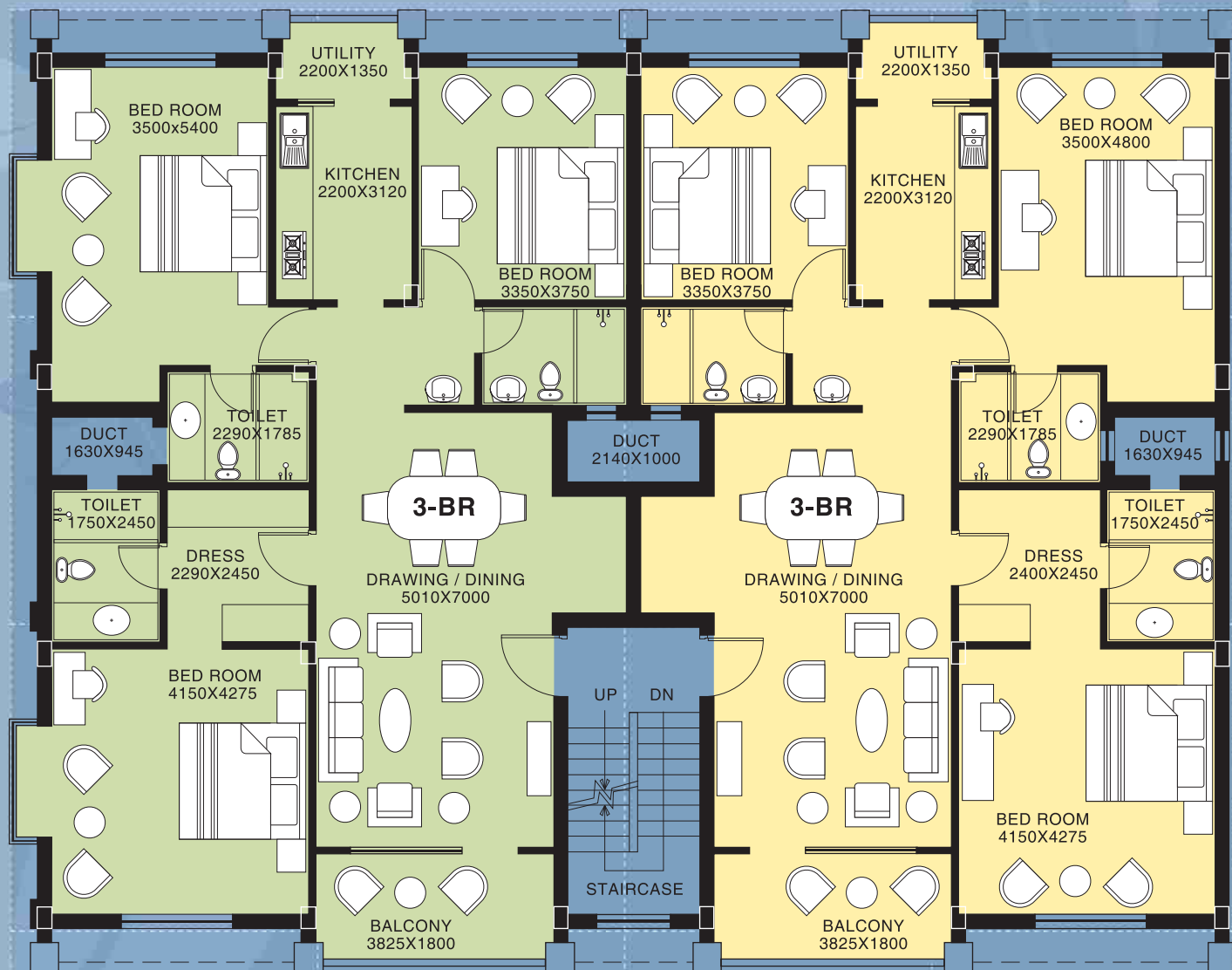
Airport	-	4.5 km.
Ravi Talkies	-	1.7 km.
Railway Station	-	4.0 km.
Capital Hospital	-	3.9 km.
Lingaraj Temple	-	2.5 km.



Typical Floor plan

2 Bed Room

Type	Builtup Area	Super Builtup Area
2 BR (L)	1058 sqft.	1312 sqft.
2 BR (R)	1058 sqft.	1312 sqft.
2 BR (M)	1095 sqft.	1358 sqft.



Typical Floor plan

3 Bed Room

Type	Builtup Area	Super Builtup Area
3 BR	1429 sqft.	1768 sqft.
3 BR (C)	1466 sqft.	1814 sqft.

Total 120 nos. Units

42 nos. Two Bedroom

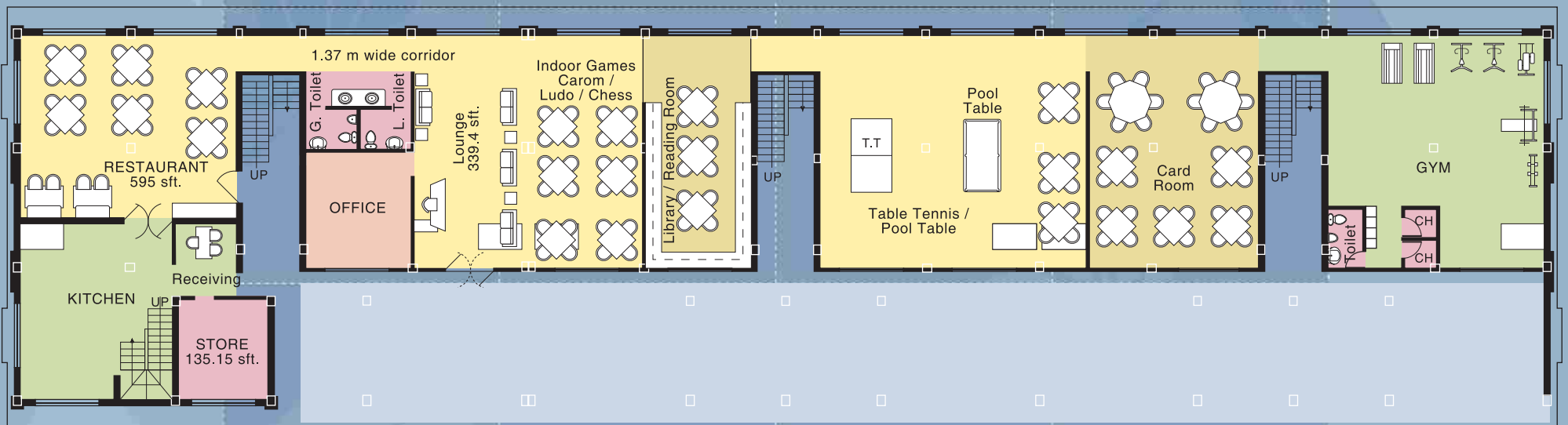
78 nos. Three Bedroom

08 nos. Duplex



Typical Floor plan

Block - H



- ▶ Well decorated community hall.
- ▶ Gymnasium with all major indoor games.
- ▶ Ample space for car parking.
- ▶ Library with Restaurant

Specifications

Structure

RCC framed structure
with Fly ash / Concrete brick wall

Flooring / Wall Tile

All Rooms /

- Common Area - Vitrified Tiles
- Toilet - Vitrified Tile up to roof
- Stair Case - Combination of granite / marble

Kitchen

- Flooring - Vitrified Tile
- Wall Finish - Vitrified Tile up to 2ft. above platform
- Platform - Black granite with SS Sink with drain board
- Others - Provision for exhaust fan & geyser

Doors and Windows

- Doors - Masonite Doors
- Door Frames - Sal wood with teak
- Windows - UPVC with glass & protected with MS grill

Toilets

- Wall - Vitrified Tile up to roof
- Flooring - Vitrified Tile
- Fittings - Half turn single lever diverter / Basin mixture / Bottle trap
- Sanitary Fittings - Counter basin with Granite top / Single piece EWC
- Others - Provision for exhaust fan & geyser

Electrical

Modular electrical switches
TV / Telephone point in all bedrooms and drawing room
Points for split AC in all bed room
Provision for Inverter





External Electrical

Sub station / Transformer with OLTC
Under ground cables
Street lighting and land scape lighting
DG set for backup



Wall Finishing

Internal - Putty with plastic paint
External - Combination of tile & weather coat paint

Water Supply

24 hour water supply from water treatment plant
of adequate capacity.



Common Facilities

Amenities

- ▶ Well decorated community hall
- ▶ Intercom with video phone for each unit at gate
- ▶ External security with 24 hr. video recording
- ▶ 24 X 7 security personnel
- ▶ Ample car parking on stilt floor
- ▶ Sewerage treatment plant
- ▶ 24 hour water supply from water treatment plant of adequate capacity



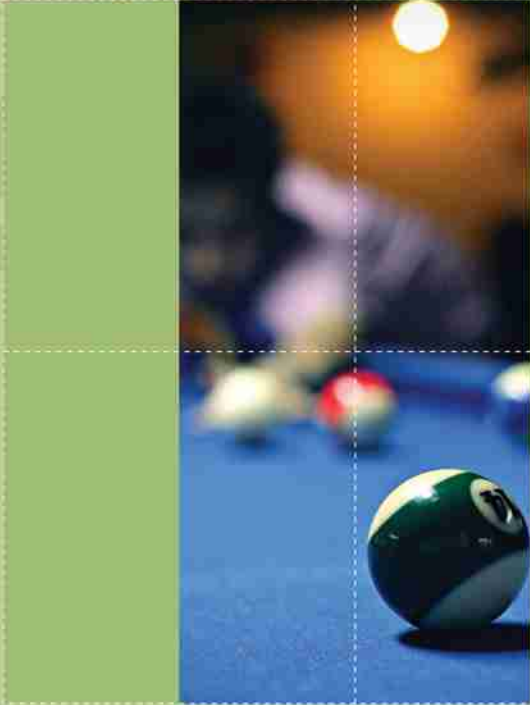
Green Area

- ▶ Centralized multilevel landscaped garden

Club and Recreation Facility

- ▶ Swimming pool with kids splash pool
- ▶ Multi Gym
- ▶ Library
- ▶ Indoor games room - Pool Table, Table Tennis, Card Room
- ▶ Restaurant









Life in a city is busy and hectic. One is in a hurry almost every moment - be it going to school, rushing to workplace or pushing the crowd in marketplace. At the end of a day, one needs rest and wants to spend a few hours in peace.

Gatikrushna Lagoon does not claim to be a paradise on earth. It does not promise all the luxuries available anywhere in the world. However, it understands the necessities of a man living in a growing city and offers the amenities he requires. And more significantly, it offers peace to the soul. Temples not very far, hours after the evening one still hears the sound of the temple bells. It fills the heart with a divine bliss. Gatikrushna Lagoon is surely the real place for you to find a 'home', your home.




In the days ahead...

With several housing projects to its credit, each one unique in its own way, Panda Infrastructure has won the trust and confidence of its valued customers. It has not merely constructed structures for people to stay in; it has built houses for joyful living, houses which give a distinct identity to the owners. It understands the housing needs of the city's growing population in the 21st century and has come up with new ideas to cater to almost every taste.

With a decade-long experience and expertise in the field and with its commitment to timely delivery, it has now taken up several new projects - residential as well as commercial. And it promises to build many more in the days to come, every single building bearing the distinctive stamp of quality and comfort.

Forthcoming projects:

- Commercial Complex at Kharavela Nagar, Bhubaneswar.
 - Commercial Complex at Saheed Nagar, Bhubaneswar.
- 

Forthcoming Project



Commercial Complex at Kharvela Nagar, Bhubaneswar

SOLICITOR

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CONSULTANT



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CONSULTANTS

- STRUCTURAL : Design Syndicate
Bhubaneswar
- ELECTRICAL : Electrical Consultancy Services
Bhubaneswar
- P.H / SANITARY : UNIQUE, Kolkata
- LANDSCAPING : NOTION
Bhubaneswar



Joyful Living for You...

Panda Infrastructures (P) Ltd.

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