



AN EXCLUSIVE LIFE OF
SHEER LUXURY





SUSAMRUTI ESTATES

Susamruti Estates Pvt. Ltd., a real estate player based in Bhubaneswar, is built on tradition and is driven by innovation. A formidable force in the East-Indian real estate industry, Susamruti Estates Pvt. Ltd., is dedicated to providing premium housing solutions, with ultra-luxurious amenities showcased in stunning designs.

With over 5 years of experience in infrastructure, Susamruti Estates Pvt. Ltd., has tailored many new beginnings to perfection, with hopes and plans to create more.



SUJATA GARDEN

Sujata Gardena well-planned Residential Villa project that will change the way you live and look at living spaces. Spread across 1.5 acres of land in Phase I, this residential township has been designed keeping in mind the picturesque beauty and tranquility of surroundings. A Well Planned Residential Layout, Very Calm, Peaceful & Pleasant Neighborhood, Modern Club House and Common Amenities for all Age Group(s), All this In the Temple City, Bhubaneswar.



ENTRANCE VIEW



ARIEL VIEW



PROJECT ROAD

FUTURE DEVELOPMENT

PANCHAYAT ROAD

PANCHAYAT OFFICE



AMENITIES



Indoor Amenities

- Entry Lobby/Security Gate
- Swimming Pool with Changing Room
- Toddler's Pool
- Space for Convenience Store
- Gym & Aerobics
- Indoor Games Room (Table Tennis, Chess, Carom, Foosball)
- Multipurpose Hall
- Yoga/Meditation

Outdoor Amenities

- Kids' Play Area/Sandpit
- Senior Citizen Park/Lawn
- Guest Car Parking

Other Amenities

- Round The Clock Security
- CCTV Camera
- Bore well Water (Common)
- Individual Sink/STP
- Power Back Up
- Black Top Road / Concrete Road
- Drainage System

VILLA - A



VILLA - A

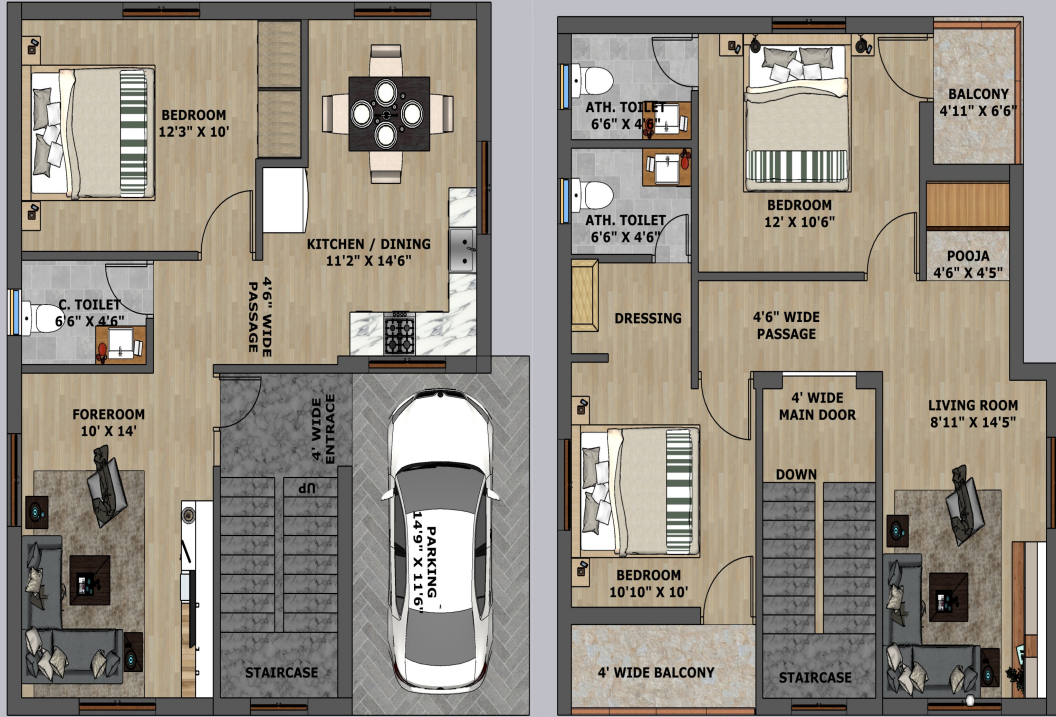


- A - Parking
- B - Staircase
- C - Foreroom
- D - Kitchen / Dining
- E - Bedroom
- F - Toilet

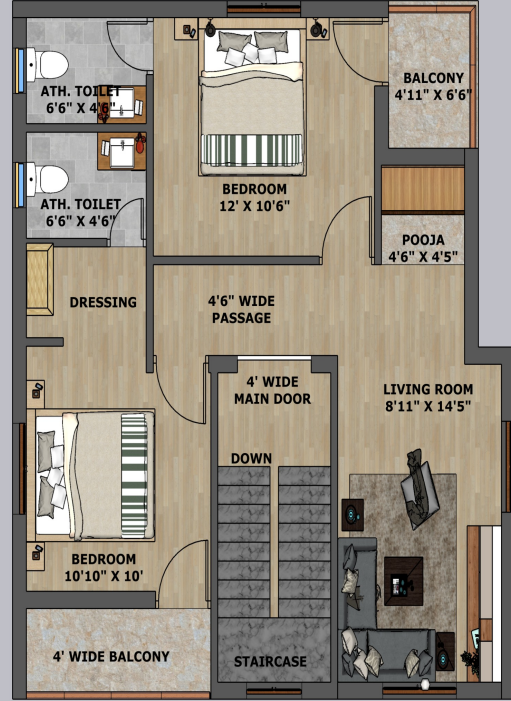
- A - Poojaroom
- B - Staircase
- C - Family Room
- D - Bedroom 1
- E - Bedroom 2
- F - Balcony
- G - Balcony
- H - Ath. Toilet



VILLA - A



VILLA - B



VILLA - B

- A - Parking
- B - Staircase
- C - Forerroom
- D - Kitchen / Dining
- E - Bedroom
- F - Toilet



- A - Poojaroom
- B - Staircase
- C - Family Room
- D - Bedroom 1
- E - Bedroom 2
- F - Balcony
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VILLA - B



GENERAL SPECIFICATIONS

1. STRUCTURE

- RCC framed structure and AAC blocks/solid block used for external/internal walls.
- Earthquake resistant structure.
- Anti-Termite Treatments wherever applicable during construction stage.

2. TILING

2.1 FLOORING

- Living, Dining, Kitchen and Bedrooms & family-2'x2' premium vitrified tiles.
- Master Bedroom will have wood colored vitrified tiles.
- Toilets, Balconies & Utility Area-Anti-skid ceramic tiles.
- Staircase-18mm granite/ Marble.
- Car park-paver blocks

2.2 DADO

- Kitchen-2 feet ceramic tile above the counter.
- Toilet-glazed ceramic wall tiles upto 6 feet height from the floor level.

3. KITCHEN

- Stainless steel sinks with drain board of brand Deepali or equivalent make
- 18mm black granite for kitchen counter

4. DOORS / WINDOWS / VENTILATORS

- Maindoor-7 feet height, with a frame made of good quality sal wood. 35 mm thick teak door and designer hard ware of GODREJ or equivalent make.
- Bedroom door - 7 feet height, with a frame made of good quality sal wood. Skin molded paneled door.shutter of 32 mm thickness and designer hardware's of GODREJ or equivalent make.
- Toilet door- 7 feet height, with a frame made of good quality fiber. Fiber door. Shutter of 30 mm thickness. Designer hardware's of GODREJ or equivalent make.
- Coated Aluminum windows with sliding shutters for all windows will be provided.
- Mosquito net wherever applicable.

5. PAINTING FINISHES

- All internal walls will be coated with smooth putty, primer with 2 coats of tractor emulsion paint of Asian/Dulux or equivalent make.
- All external walls will be finished with 2 coats of weather proof exterior emulsion paint as per the architect's design, of Asian / Dulux or equivalent make.
- Ceilings will be finished with smooth putty, primer and 2 coats of tractor emulsion.
- Stair case railing as per the architect's design will be provided.
- MS railing for balcony finished with enamel paint aesthetically designed & fixed to wall as per the architect's design.

6. ELECTRICAL FIXTURES / FITTINGS

- Three-phase power supply with concealed wiring will be provided.
- All switches will be of ANCHOR or equivalent make.
- Cables & wiring will be of ANCHOR / FINOLEX / POLY CAB or equivalent make.
- Split A/C provision with electrification will be provided in Living Room and all Bedrooms.
- Geyser provision with electrification will be provided in all Toilets.
- Power backup for 1KW in villas & minimum essential points.
- 100% power backup for common area.

7 TV AND TELEPHONE CABLE

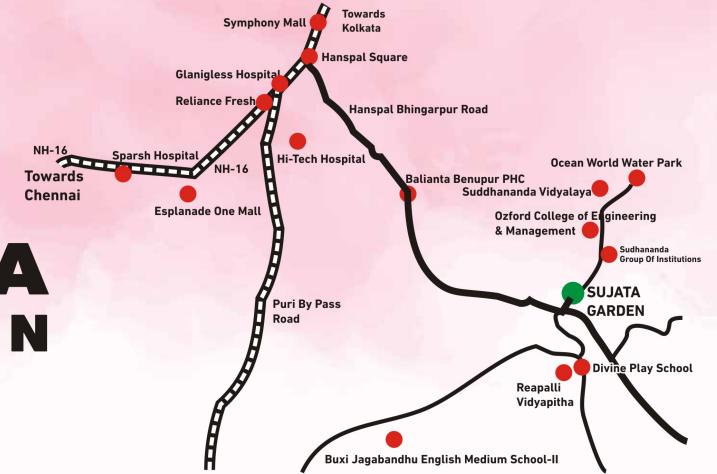
- Concealed TV and Telephone points will be provided in the Living and in all the bedrooms.

8 PLUMBING & SANITARY

- All sanitary ware in ceramic of brands like Hindware / Parryware or equivalent will be provided.
- EWC (European Water Closet) with a health faucet, of brands like Hindware / Parryware or equivalent, will be provided.
- All plumbing CP fittings, of superior brands like Hindware / Parryware or equivalent, will be provided.
- Single lever HI-FLOW concealed diverter, of Hindware / Parryware makes, of hot & cold mixer with overhead shower, will be provided in the toilets.
- CPVC pipelines / UPVC soil waste lines / sewage pipelines & rainwater lines, of superior brands like ASTRAL / SUPREME / PRINCE or equivalent ISI certified brands, will be provided.



SUJATA GARDEN



LOCATION ADVANTAGES

School

Sudhananda Vidyalyaya	2.6km	6min
Divine Play School	1.9km	5min
Rtapalli Vidyapitha	2.8km	6min
Bjem School	8km	10min

College/Institutions

Sudhananda Group Of Institutions	1.2km	3min
Oxford College Of Engineering & Management	2.5km	7min
Royal College Of Science & Technology	12.7km	20min

Medical

Hi-tech Hospital	10.5km	12min
Glanigless Hospital	9.3km	10min

Shopping/Entertainment

Ocean World Water Park	3.5km	8min
Symphony Mall	9.6km	10min
Esplanade One Mall	12km	18min



SUSAMRUTI ESTATES

[REDACTED], GGP-Pandara Road,
Bhubaneswar, Odisha, 751025
[REDACTED]

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