A Joint Venture Project

Site Address:
Ghangapatna, Po-Kantabada, Ps-Chandaka
Bhubaneswar, Khurda-752054

Corporate Address:
AADIV Developers Pvt. Ltd
Regd. Office - Plot No.HIG-II-124, Lane-22
Sri Satyasai Enclave, Khandagiri, Bhubaneswar, Khurda, Odisha-751030

Sai Bhagabati Multi Projects Pvt. Ltd (SBMPPL)
Corporate Office: - Plot No-1064/1681
Behind State Bank of India, Nayapalli Branch
Nilakantha Nagar, Bhubaneswar, Odisha-751012

Enquiry No.: 1800 890 0428

Rera Registration No.
RP/19/2026/01420 I www.rera.odisha.gov.in

DISCLAIMER: This is not a legal document. The plans and photographs are conceptual and subject to change. The actual product shall vary according to the sole discretion of the developer. No claims shall be entertained by the developer depending on this material. Though the contents of the brochure have been compiled with the intention to provide information to the best of our knowledge, there may be some changes from time to time which may not reflect on the brochure. While enough care is taken by the developer to ensure that the information on the brochure is up to date and accurate, the users are advised to verify designs, plans, specifications, facilities, features, etc. with our team.

THE Gardenia

GHANGAPATNA, BHUBANESWAR



INDULGE IN THE LIFESTYLE WELLNESS QUOTIENT

Balance of Nature * Luxury * Modern Living



Inhale the fragrance of fresh beginnings,
exhale into spaces that reflect you.



Breathe in serenity where

OPEN SPACES MEET BETTER LIFE



INTRODUCING A PHILOSOPHY OF LIFE





The LWQ philosophy blends wellness and lifestyle in perfect harmony for you and your family. It's about breathing easier, living healthier, and experiencing luxury without compromise.

AT THE GARDENIA, YOUR LWQ IS RAISED THROUGH

60%+ open green area
for a pollution-free,
breathable life

Spacious typologies
up to **5BHK** penthouses

Panoramic **hill views**,
one-of-its-kind
in the region

Balanced pricing,
luxury living at accessible value

27,780 sq. ft clubhouse with
30+ wellness & lifestyle amenities

Superior **craftsmanship**
& customization options

Best-in-class
connectivity





Introducing

THE Gardenia

Discover a lifestyle designed
for those who appreciate space, tranquillity,
and modern elegance.

2 RESIDENTIAL BLOCKS || 252 UNITS

2 / 2.5 / 3 / 3.5 & 4 BHK

5 BHK PENTHOUSES



DEVELOPER SPEAKS THE INCEPTION OF LWQ

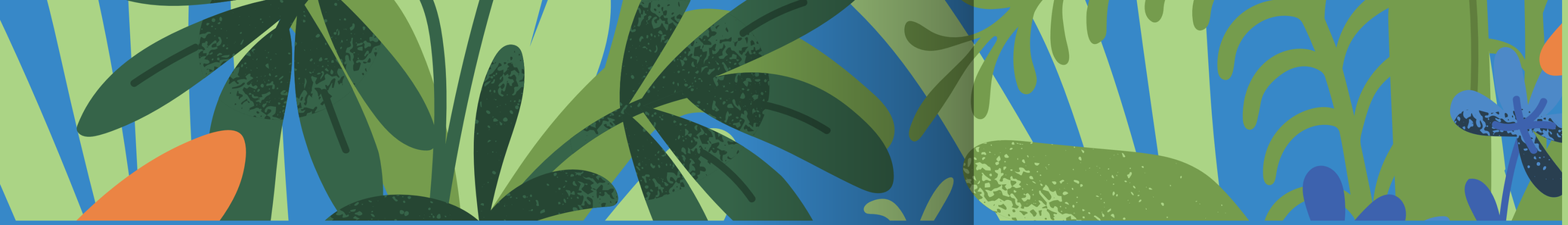
With a vision of presenting a project coupled with nature's freshness and modern luxury, we introduces The Gardenia at such a location of Bhubaneswar where your lifestyle quotient will go high. No matter what your age.

With this project, we bring in the experience of providing vast spaces around lush green amenities that make your life brimming with opportunities.

Built with only the finest materials, it features expansive apartments, unfiltered balcony views, and multilevel parking, addressing every need of urban living.

Gardenia isn't just a home for your family, it's a treasure box for life, for generations.

~ Team Gardenia



LOCATION QUOTIENT THE CONNECTED SIDE OF WELLNESS

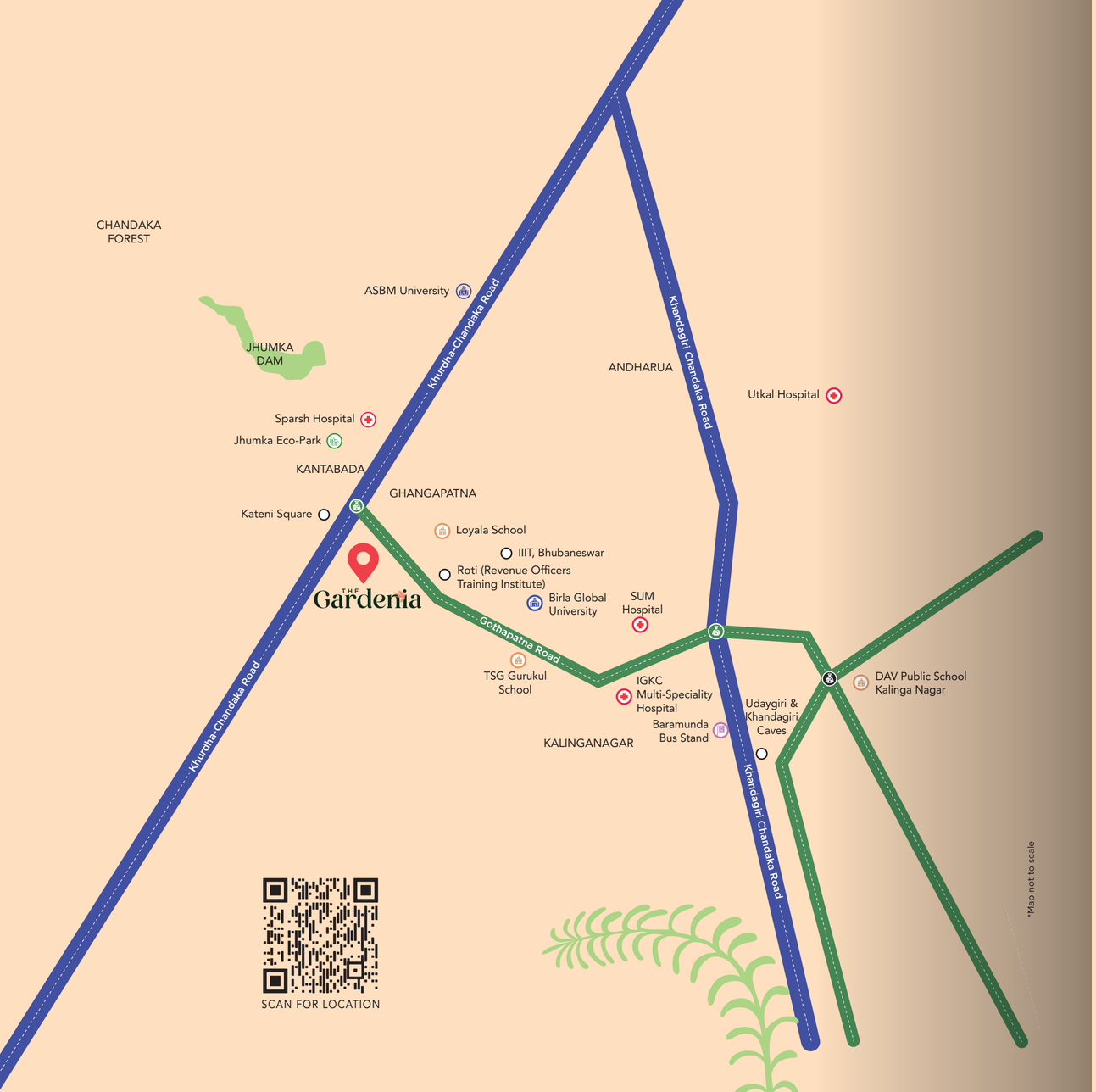
THE Gardenia

At Ghangapatna

Strategically located in the heart of Bhubaneswar

Well-connected through major highways

A LIFE OF EASE,
WITH EVERYTHING JUST
MOMENTS AWAY



Healthcare

Sparsh Hospital	**04 min**
SUM Hospital	**05 min**
SUM Ultimate Medicare Hospital	**05 min**
IGKC Hospital, Kalinga Nagar	**05 min**
Manipal Hospital, Khandagiri	**15 min**

Schools

Loyola (CBSE) School	**02 min**
TSG Gurukul School	**05 min**
Kendriya Vidyalaya, Kalinga Nagar	**08 min**
DAV Public School, Kalinga Nagar	**08 min**
Apeejay School, Ghatikia	**10 min**

Colleges & Higher Education

Ganesh Institute of Excellent Technocrats, Gothapatna	**04 min**
IIIT, Bhubaneswar	**04 min**
Birla Global University	**04 min**
International Management Institute	**04 min**
ASBM university	**10 min**

Green & Culture

Baga Park, Kalinga Nagar	10 min
Anand Vana, Kalinga Nagar	12 min
Deras Dam, Kantabada	15 min
Jayadev Vatika, Khandagiri	15 min
Khandagiri & Udaygiri Caves, Khandagiri	22 min

Transport

Baba Saheb Ambedkar Bus Terminal, Baramunda	20 min
Airport	30 min
Railway Station, Bhubaneswar	30 min

AWAKEN TO PANORAMIC VIEWS, UNWIND IN SUSTAINABLE ELEGANCE



Artist's impression



ARCHITECT QUOTIENT

Our design ethos at The Gardenia is simple: We don't just build homes, we shape experiences.

Scandinavian principles of functionality, clarity, and human connection meet modern Indian families and lifestyles to create spaces where beauty serves purpose.

~ Team NRG Designs

MASTER PLAN

MASTER QUOTIENT DESIGNED FOR LIFE, LANDSCAPED FOR WELLNESS

LEGEND



01. ENTRANCE PLAZA
02. ENTRY/EXIT
03. SCULPTURE
04. HANGOUT PLAZA
05. SITOUT
06. SECURITY ROOM
07. WATER CASCADE
08. WATER CASCADE/ FOUNTAIN
09. GAZEBO
10. VISITOR'S PARKING
11. CHILDREN PLAY AREA
12. PERFORMING STAGE
13. MULTIPURPOSE COURT
14. STEPPED SEATING
15. OUTDOOR GYM
16. CRICKET PITCH
17. DG & TRANSFORMER



Artist's impression



Artist's impression



WELLNESS QUOTIENT



OPEN GREENS, CURATED





COMFORT

A rare blend of nature, comfort, and modern living - crafted
for those who value peace, space, and a superior lifestyle.
The modern family home.

60.87% Open space || Beautifully Landscaped Areas || Senior Citizen Hangout Spaces



Artist's impression

LIFESTYLE QUOTIENT TERRACE VIEWS BEYOND COMPARE

Elevated living comes to life with terraces that offer leisure, views, and vibrant community moments.





Terrace Lounge || Kids' Outdoor Games || Wellness Lounge (Garden with Cabana)
Fitness Court || Binocular Points || Moon Deck



Artist's impression



Artist's impression



Artist's impression

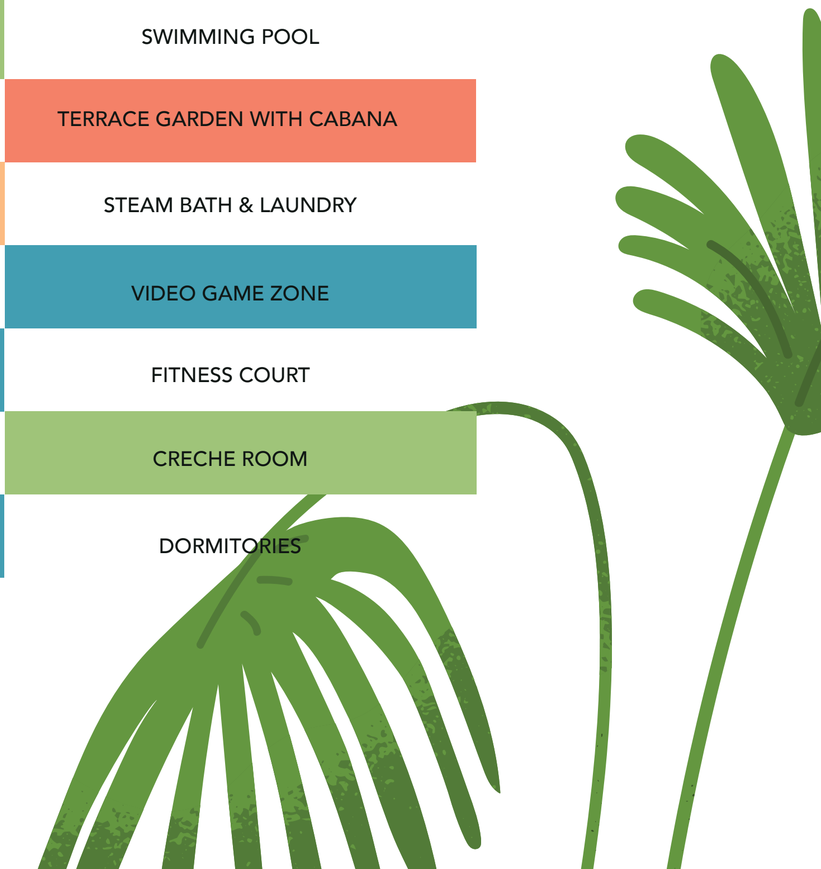


LEISURE QUOTIENT THE 27,780 SQ. FT CLUBHOUSE

Setting a benchmark of vastness, the clubhouse redefines luxury & leisure.
The heart of the community, designed for fitness, relaxation & social living.

CLUBHOUSE AMENITIES

BANQUET HALL WITH ALL FACILITIES	MINI THEATRE	YOGA & MEDITATION HALL	SWIMMING POOL
KID'S POOL	BUSINESS LOUNGE / CAFETERIA	WELLNESS LOUNGE	TERRACE GARDEN WITH CABANA
WELLNESS SPA & SALON	CRICKET PRACTICE COURT	TABLE TENNIS	STEAM BATH & LAUNDRY
INDOOR GAMES	CO-WORKING SPACE	GUEST ROOMS	VIDEO GAME ZONE
POOL DECK	TERRACE LOUNGE	AIR-CONDITIONED GYMNASIUM	FITNESS COURT
KID'S PLAY AREA	CABANA	ISOLATION ROOM	CRECHE ROOM
CARROM	JACUZZI	DOCTORS' CHAMBER	DORMITORIES





Artist's impression



Artist's impression



Artist's impression

HIGH RENDERPOINT



Artist's impression



Artist's impression



Artist's impression



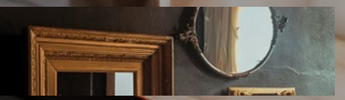


Artist's impression

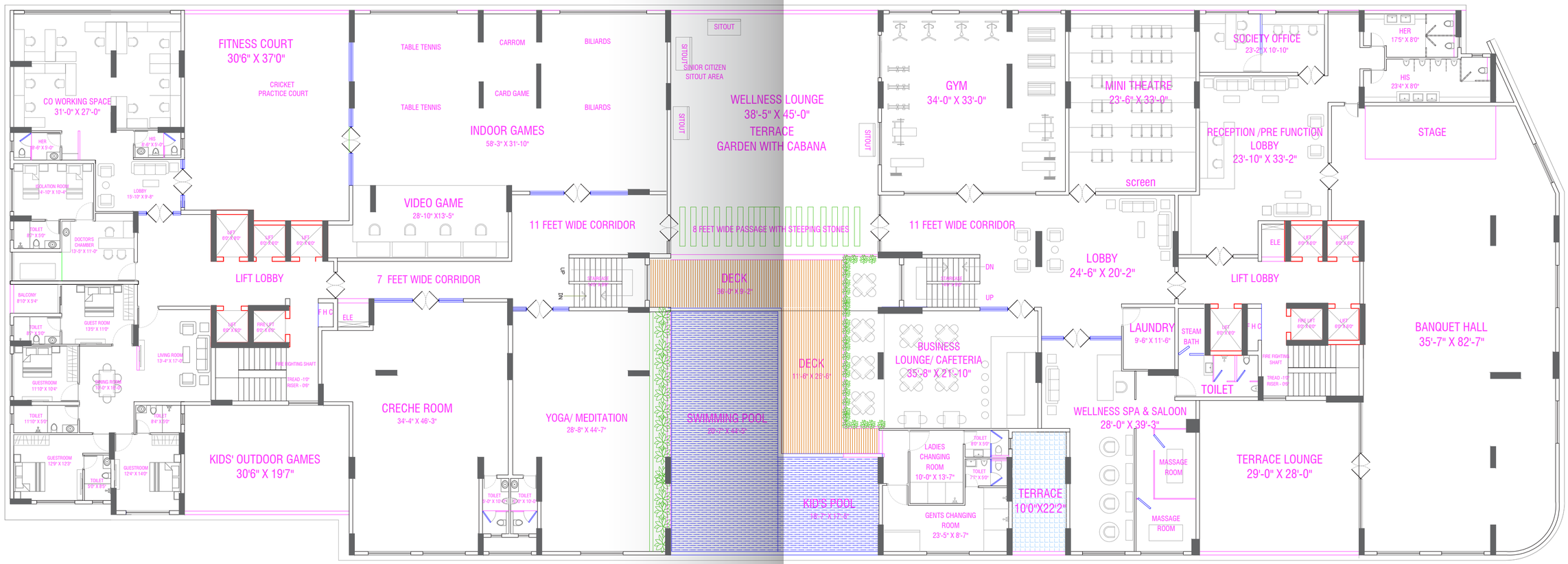
HOME QUOTIENT



SPACIOUS FLOORS, SERENE SERENE COMFORT

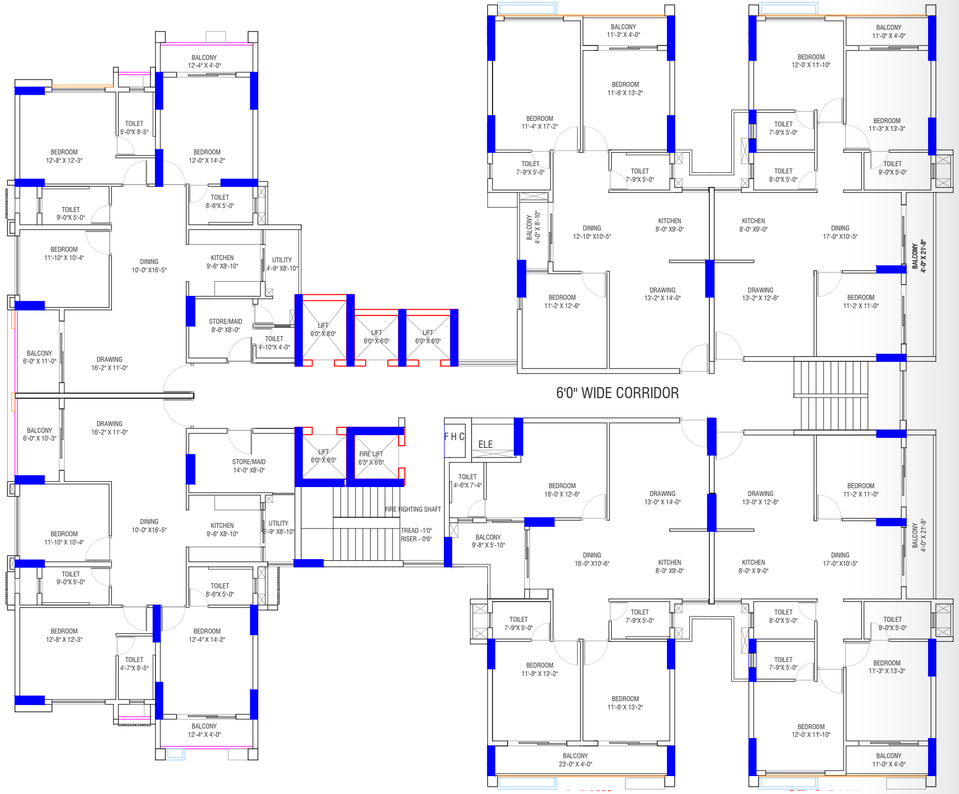


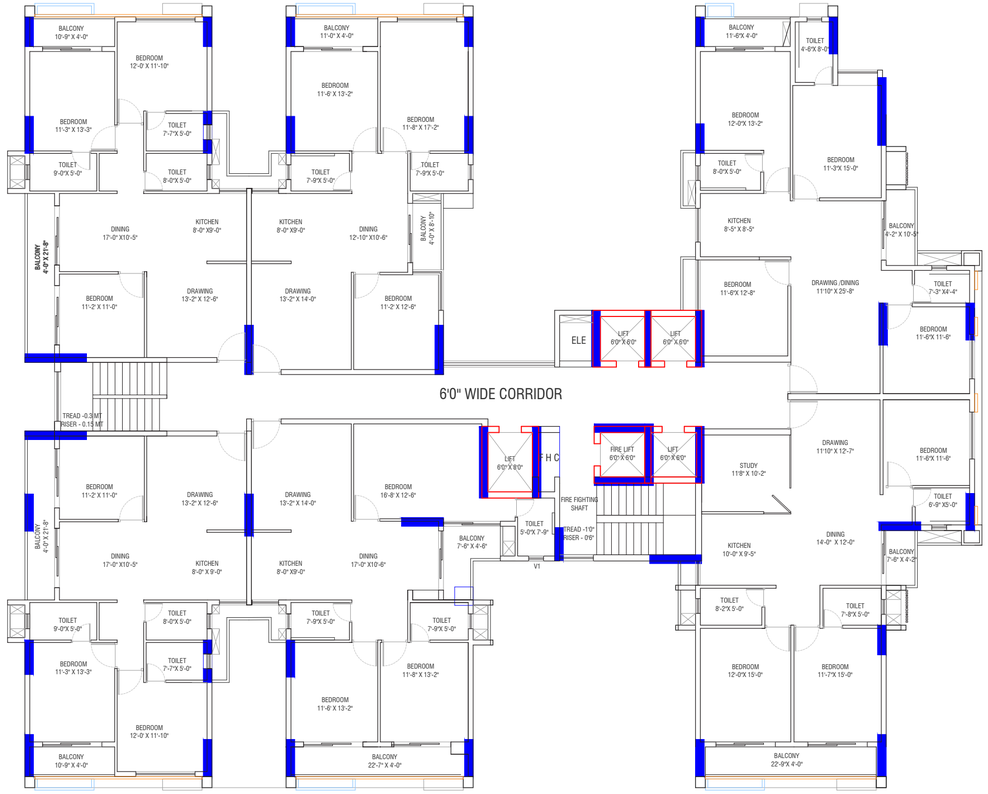
BLOCK-A
2ND FLOOR PLAN



N

BLOCK-A
TYPICAL FLOOR PLAN
(4TH,6TH,8TH,10TH,12TH,14TH,16TH)





N

BLOCK-A
TYPICAL FLOOR PLAN
(5TH,7TH,9TH,11TH,13TH,15TH,17TH)



BLOCK-A
TYPICAL FLOOR PLAN
18TH FLOOR PLAN





N

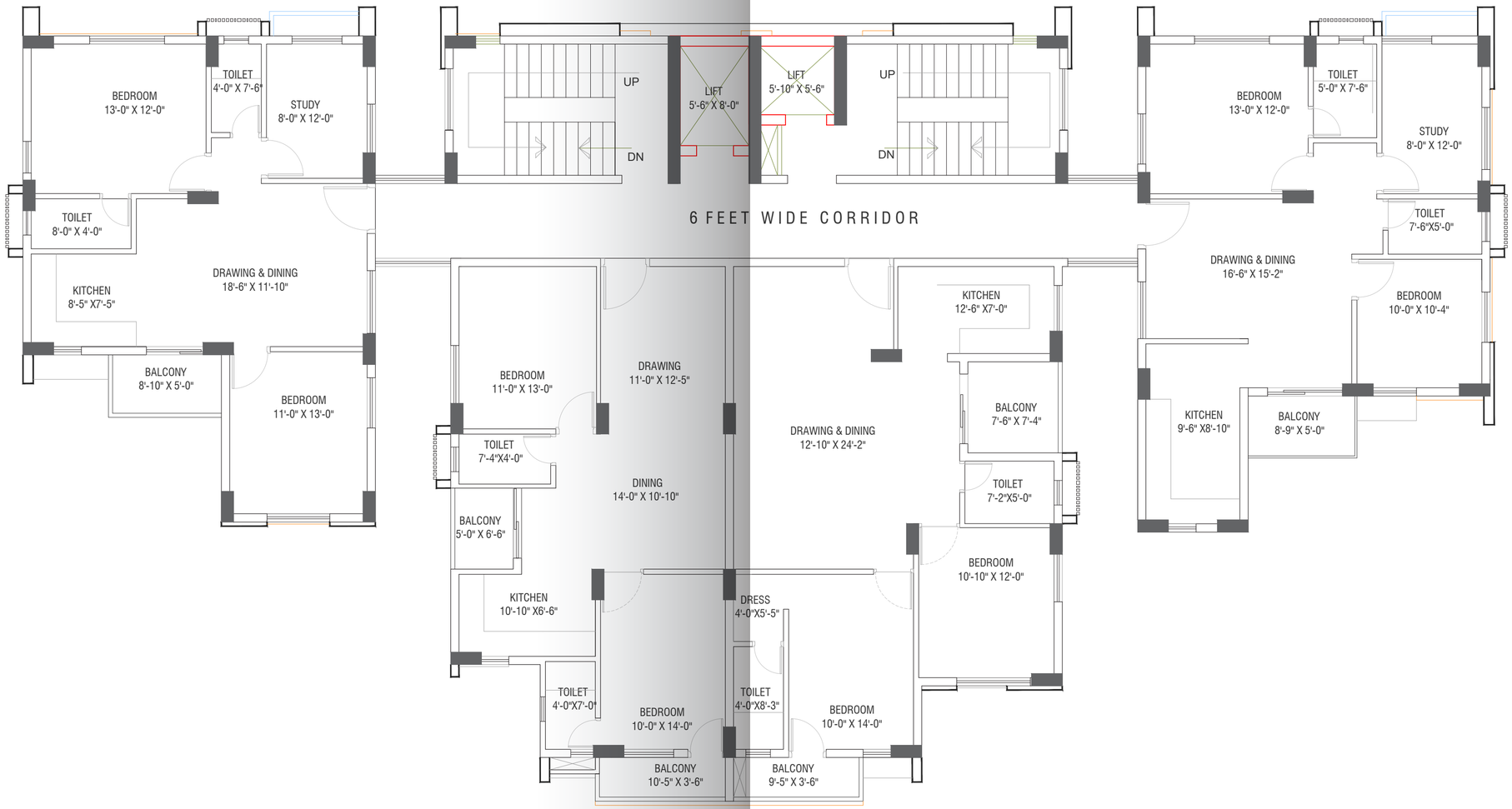
BLOCK-A
19TH FLOOR PLAN





N

BLOCK-B
TYPICAL FLOOR PLAN
1st- 13TH FLOOR PLAN



SAFETY QUOTIENT SECURE, FUTURE READY LIVING



FACILITIES

EV Charging Stations

Fire Lift

Sprinklers in Flats

Fire Detectors in Common Areas

Hydrant System

Fire Extinguishers at Strategic Places

Boom Barrier

24 Hours CCTV Surveillance

EPABX

Wi-Fi

Solar Powered Streetlights

D.G. Backup for Common Areas

ARD Enabled Elevators up to Terrace

Power Back-up for Common Services & Each Flat

Sewage Treatment Plant -200 KLD

Rainwater Harvesting

Moon Deck

Binocular Points

SPECIFICATION

Architecture
Modern Architecture

Structure
Earthquake Resistant R.C.C.
Frame Structure

R.C.C.
R.C.C of M30 Grade Concrete or
as per structural Design

Cement
Dalmia/Ultratech/Lafarge/Jindal/Emami
or equivalent

Steel
RUNGTA/JINDAL/SEL/SHYAM or
equivalent FE500

Walls
Fly Ash/ AAC Blocks Masonary Work
in 1:6 CM

Plastering
All inside and outside plastering shall be
at 1:5, all outside plaster in 2 coats

Driveways
Heavy duty Pavers

Lifts
Passenger, service and Fire lift
make-OTIS, Kone, Schindler,
Johnson/ECE/RLVT

Doors/windows/Locks
Main Door
Flush door with FRONT side veneer type
laminates, WPC Door frame with Main Door Panel.
(LOCKS: GODREJ / DORSET/ QUBA / equivalent)

Other Doors
Flush door with both side Lamination+ WPC door
frame with enamel paint

Bathroom Door
Flush with Lamination Matte Finish, Anti-termite
and waterproof, WPC door frame with enamel
paint (LOCKS: GODREJ / DORSET/
QUBA/equivalent)

Windows
Aluminium anodized /System Windows

Sliding doors
Aluminium anodized /System Windows

Flooring Flats
Vitrified size-4x2
(Kajaria, Somany, Johnson, RAK, Sim-polo
or equivalent

Flooring Balconies
Porcelain/Vitrified, size-2*2 Matte Finish

Flooring Bathroom
Porcelain /Vitrified, size-2*2 Matte finish



Railings
MS Designer

Toilet/Bath fittings
Mixers/Diverter
Single lever with overhead shower

Make
JAQUAR/CERA/Hindware/equivalent

Exhaust fans
Provision given

Sanitary
JAQUAR/CERA/Hindware Equivalent

WC
Western

Washbasin
Dining hall basin: Tabletop,
Toilet basin: Designer

Kitchen
Counter
Granite/Tile Slab

Accessories
SS Sink with drainboard Nirali /
Franky / Equivalent

Fittings
CP-JAQUAR / CERA / HINDWARE /
PARRYWARE
Tiles upto 2'0" above counter

Paints
Outer
Asian paint/Birla Opus/ Berger



Inner
2-coat Putty with Primer

Electrical
Switches
Havells/Legrand//L&T/ equivalent

Wire
Finolex/Havells/Polycab/RR cable/
KEI /equivalent

Make
JAQUAR/CERA/Hindware/equivalent

Load
As per required

Back-up load
From DG Set

AC
Provision drain-pipe plug in system, Ledge
slab provision for AC ODU as required

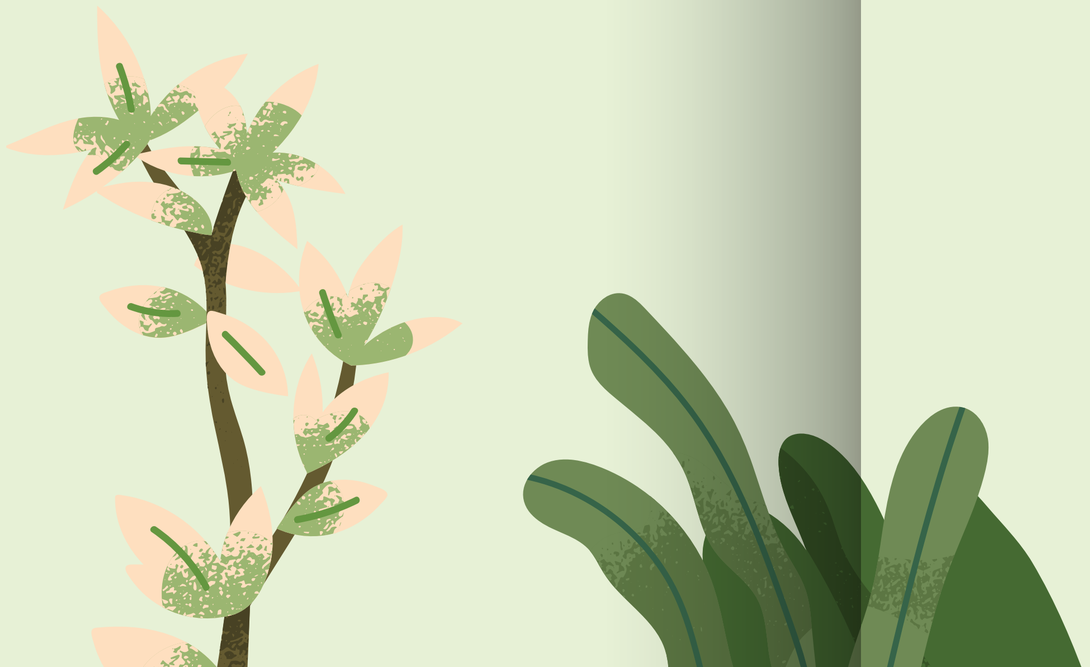
Fire safety
Security
Boom barrier, gate connected, Video on call
Security CCTV, EPBX Manned Security in all
Entrances Tower Lobby guard

Streetlights
Designer, EE LED

Corridors
Designer floor with combination of granite
and vitrified tiles ceiling with decorative LED
light for easy maneuverability

Service Toilets
For maids and drivers

THE TEAM QUOTIENT BUILDERS OF TRUST & VISION



AADIV Developers Pvt. Ltd.

AADIV Developers Pvt Ltd is a private limited company incorporated on the 7th day of January 2022. As a startup that was designed by three young and innovative individuals after studying the present scenario in the real estate business in Bhubaneswar or Cuttack areas, they all decided to venture into the construction, housing & real estate sectors and to be a leader in the real estate industry by providing enhanced services, relationships and profitability. The company plans to provide quality services that expect to build long-term relationships of the esteemed customers.

Sai Bhagabati Multi Projects Pvt. Ltd.

Sai Bhagabati Multi Projects Pvt. Ltd., with over a decade of experience, is a trusted real estate developer known for quality construction, safe investments, and commitment to integrity. With 4.32 lakh sqft of residential and 84k sqft of commercial space built, SBMPPL has served over 500 families in Bhubaneswar. The company is expanding with plans for multistory apartments and commercial buildings featuring unique designs and quality finishes. Dedicated to customer satisfaction, SBMPPL upholds the highest industry standards, prioritizing client needs in every transaction.

EXPERT QUOTIENT THE COLLABORATORS BEHIND LWQ



ARCHITECT

NRG DESIGN

Established in 2011 under architect Nihar Ranjan Gartia, with over 100 projects completed across Bhubaneswar ranging from residential to commercial.

CONTRACTOR

SPD CONSTRUCTION LIMITED

SPD has been providing its clients with reliable and responsive solutions to their construction challenges since 2010, and today SPD is proud to be recognized as an industry leader in Odisha. Our expertise encompasses the full gamut of construction services from designing and piling to complete finishing, services and handover catering to residential, office spaces, shopping malls, hotels, academic buildings, warehouses, factories, sports complexes etc. We strive to complete your project on schedule, on budget and with a responsive, client-centred approach.

STRUCTURAL CONSULTANT

YATEEKS CONSTRUCTION PVT LTD

Founded by Mr. Ajay Kumar Sahoo we have been delivering top-tier construction services, architectural design, and expert consultancy for a wide range of residential, commercial, and industrial projects.

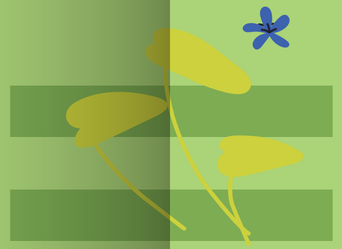
Our experienced team of builders, architects, and consultants work collaboratively to bring your project to life.

BRAND CONSULTANT

BetheBee

Creative branding agency with 75+ clients and 175+ projects nationwide. Specializes in real estate branding, offering strategy + aesthetics to create unique, consistent customer experiences.

ELEVATING
THE STATUS QUO
OF A GOOD LIFE



LIFESTYLE
WELLNESS
EMBRACE LWQ