



Dhauri

H E I G H T S



Within

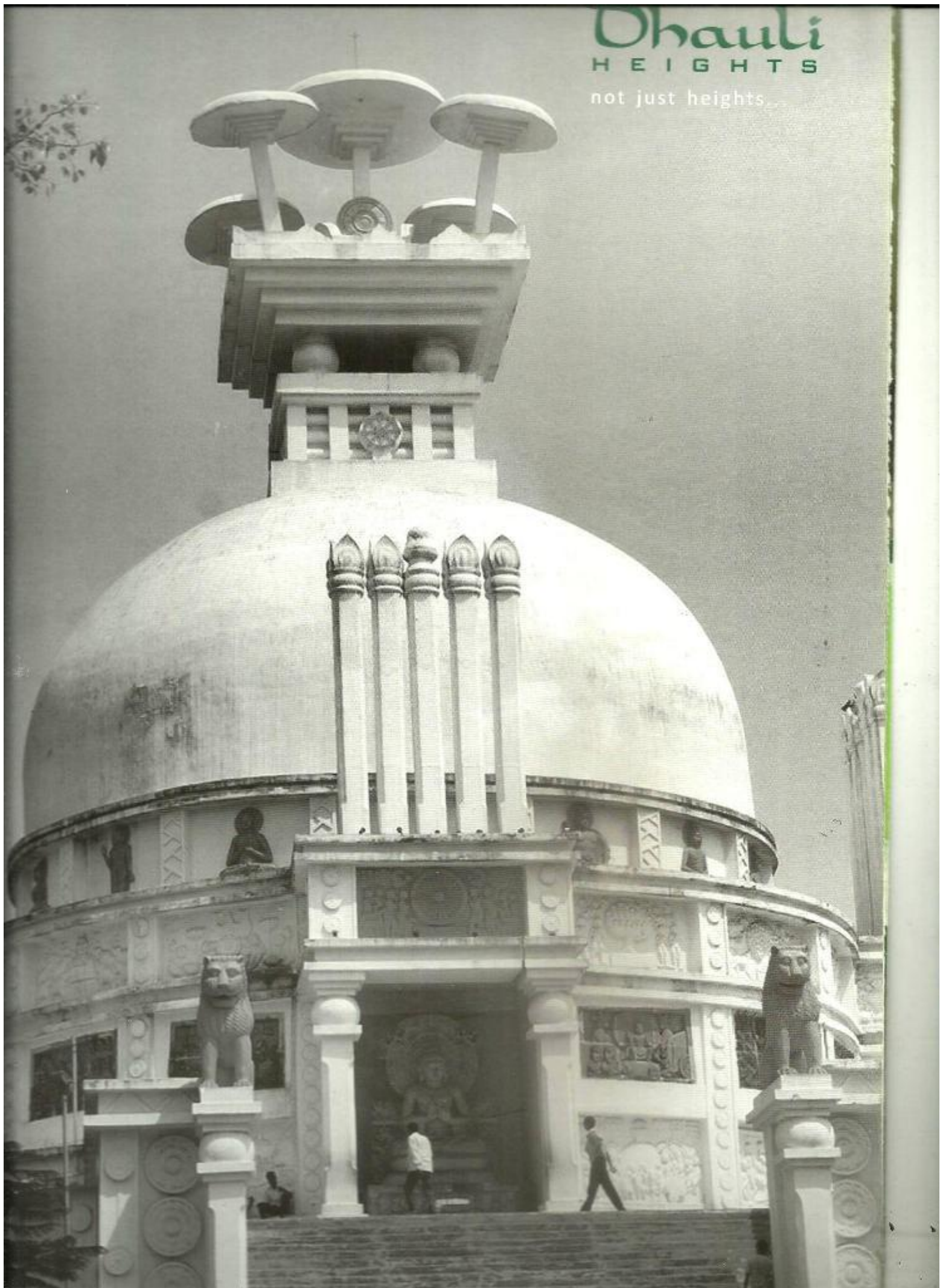
*Barmunda Bus Stop Bhubaneswar Railway Station National Highway
Hospital College Engineering College Medical College Technical College
Market Shopping Mall Bank Branches Udaygiri Khandagiri Khurda Road*

K. M.

Ohauli

HEIGHTS

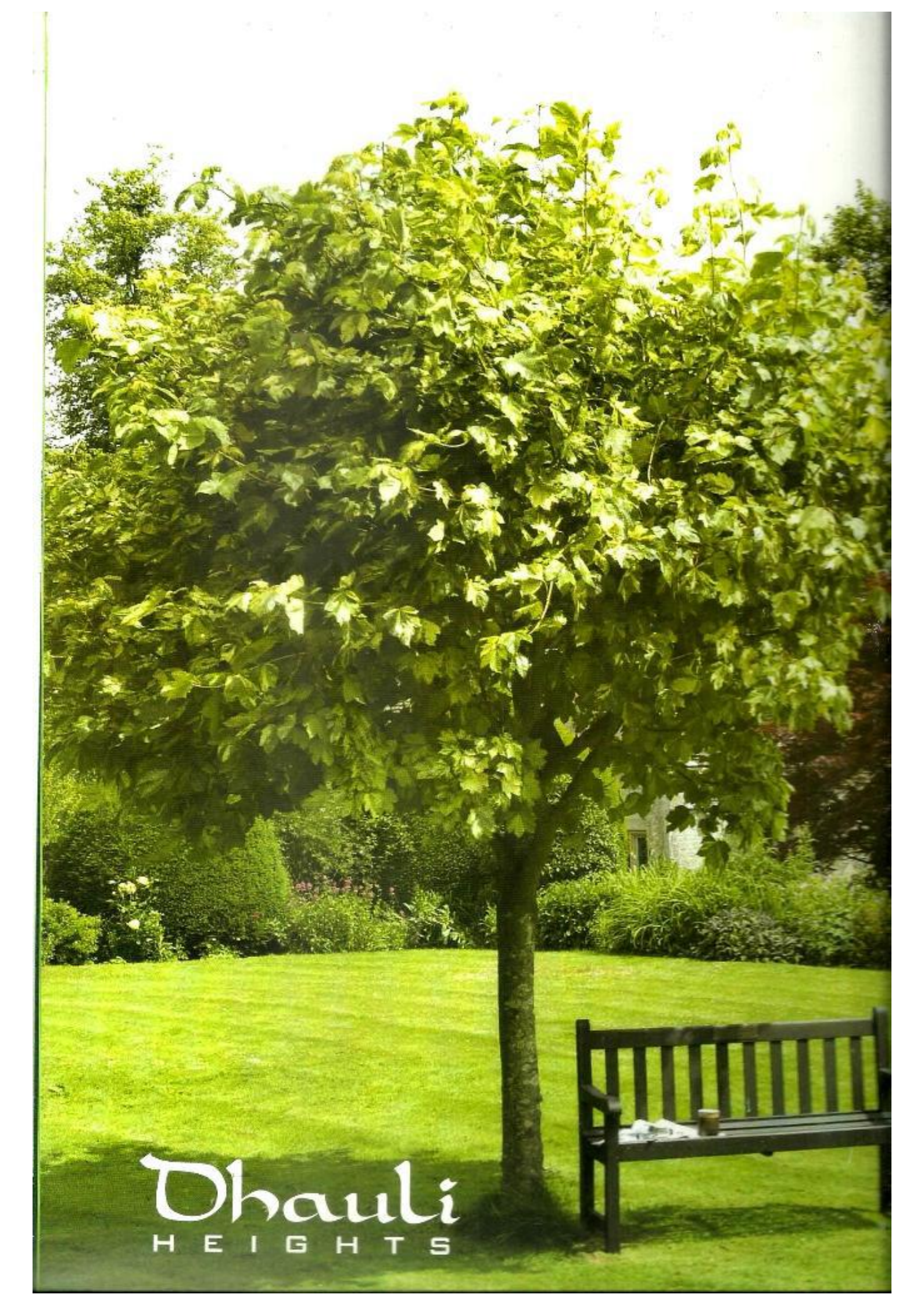
not just heights...



Sustainable Living Solutions



Dhuli
HEIGHTS

A large, leafy tree with vibrant green foliage stands as the central focus in a well-maintained garden. The tree's canopy is dense and rounded, casting a shadow on the grass below. To the right of the tree, a dark wooden bench with vertical slats sits on a lush green lawn. In the background, a variety of shrubs and bushes are visible, along with a portion of a white building. The overall scene is bright and sunny, with a clear sky.

Dhauri
HEIGHTS

3: NH-5

30' Wide Road

High Rise Tree

Jogging track

Temple

Electric
Sub Station

Children's Play Ground

Badminton
Court

S. T. P.

PROPOSED BUILDING

Live fresh . . .



Structure Seismic Zone II compliant RCC framed structure.

Walls Solid block masonry walls with first class brick

Wall Finish All internal walls plastered with Cement Mortar finished with 2 coats of wall putty & primer in ready to paint condition. Exterior walls with External Acrylic Emulsion Paint.

Door & Windows Sal wood doorframes for all doors & main door with polished BST flush door and all other doors with enamel painted flush door except toilet. All toilets doors will be PVC doors with PVC door frame. All windows will be powder coated aluminum sliding doors with MS safety grills

Kitchen Granite kitchen platform with stainless steel sink, with drain board. 2 feet dado above granite kitchen platform area with 8" x 12" ceramic glazed tiles & provision for aqua guard, microwave and dishwasher.

Flooring Vitrified tiles flooring for inside flat areas except toilets, corridor & Staircase. Common Lobbies, Corridors & Staircases with green marble with white marble border. Heavy duty paver tile flooring in parking areas. 12"x12" anti skid ceramic tile flooring in terrace area.

Toilets 12" x 12" Anti skid Ceramic tile flooring and glazed wall tile upto 7'0" height with good quality sanitary and plumbing for all toilets.

Electricity Fire resistant electrical concealed copper wires. TV point in the living and in all bedrooms. Elegant modular switches of white colour in all rooms. One Miniature Circuit Breaker (MCB) for each circuit provided at the main distribution box within each flat. Split A/C power socket in living and Dining rooms. Window A/C provision in all bedrooms. Each flat will be provided with three phase meter. 100% DG back up for lifts pumps & common area lighting & essential lighting and fans inside flats.

Plumbing & Sanitary Concealed PVC Pipes for plumbing lines. PVC Drainage & storm water pipes. All toilets with designer half pedestal basin & wall hung commode with concealed flush valve. All toilets with hot & cold water supply facility. All Plumbing points pressure tested. Control valves for each toilet. Two pipe systems for drainage lines, with sludge water separately taken for sludge treatment plant and recycling.

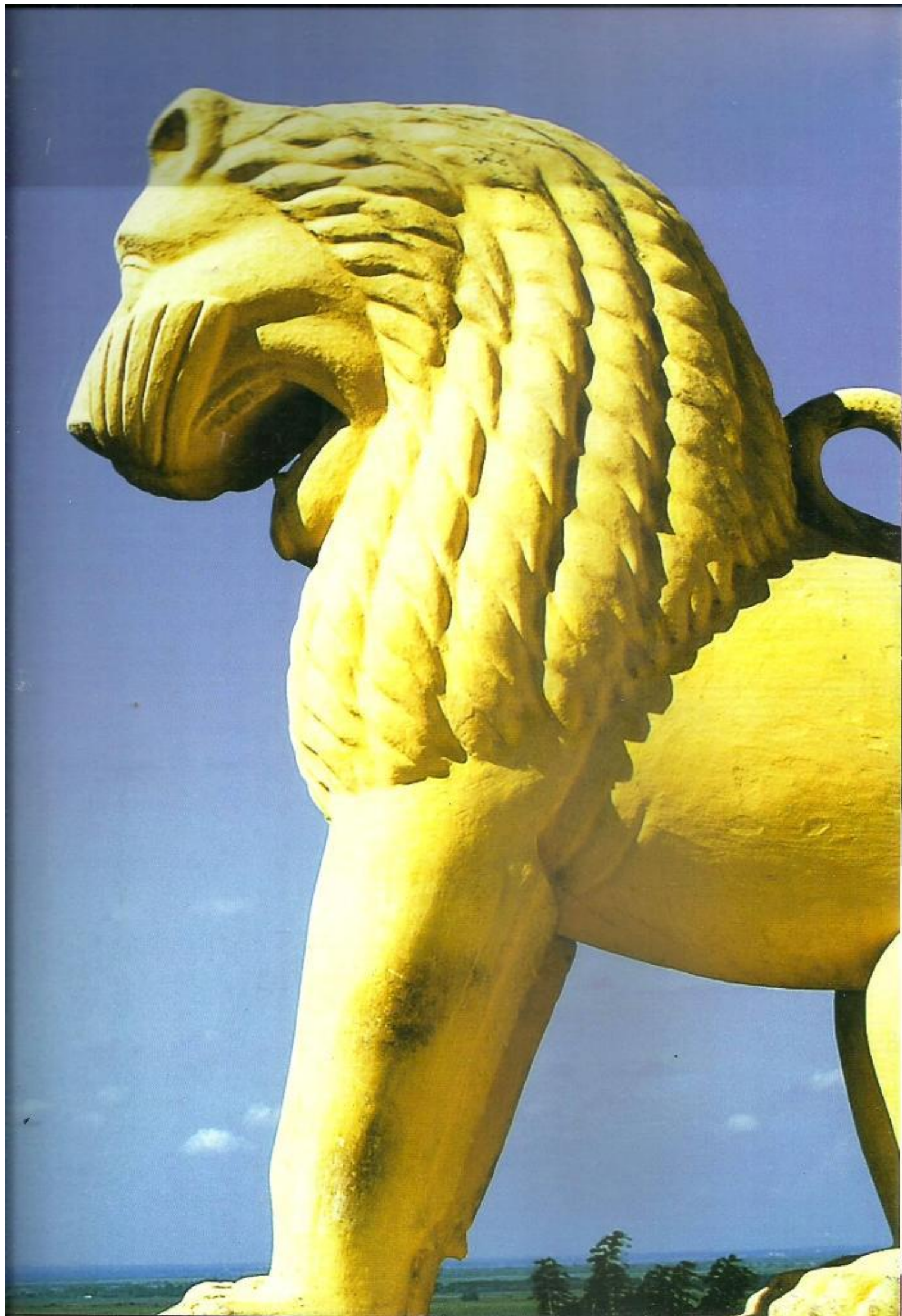
Hand Rail Stainless steel hand rail in all staircases & balconies.

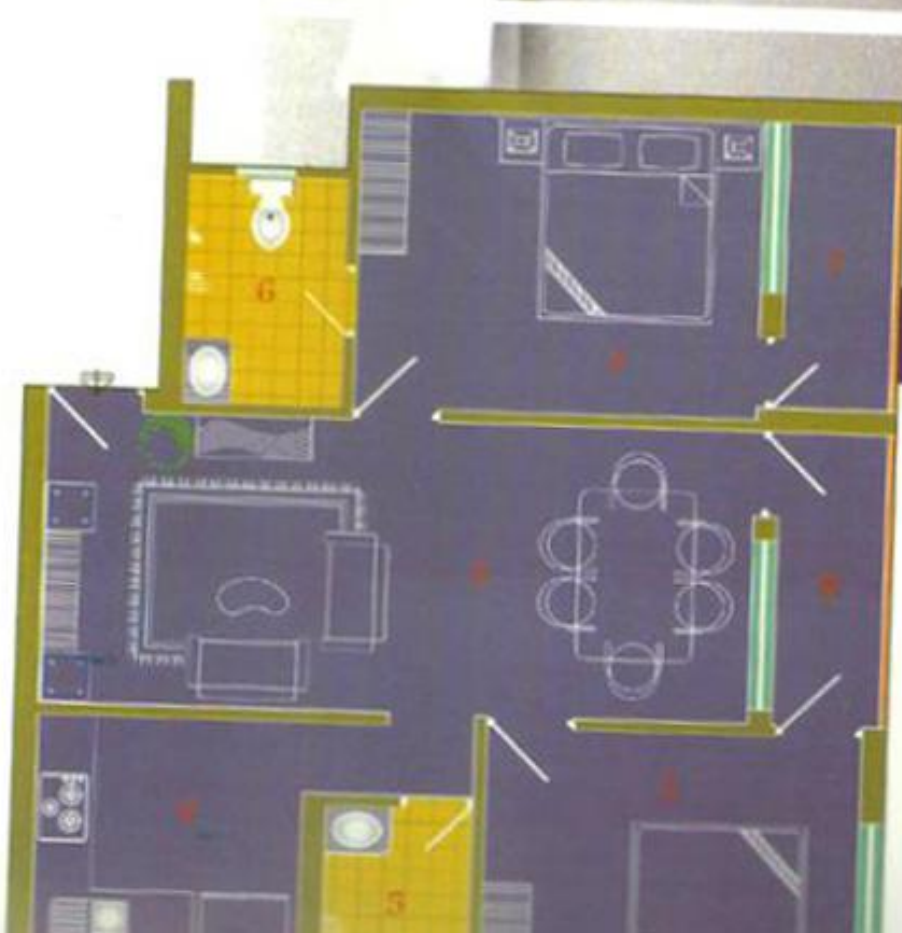
Water Supply Arrangements Sump with 2 Nos. Bore well for tapping ground water.

Security 24 hr round the clock security CCTV at strategic locations for security & monitoring

Lift Automatic MRL elevator of OTIS / Kone make

Specifications





A Typical Floor Plan

	Ca
1. Bed Room	: 14
2. Bed Room	: 13
3. Drg/Din Room	: 24
4. Kitchen	: 9'
5. Toilet	: 5'
6. Attached Toilet	: 5'
7. Balcony	: 4'

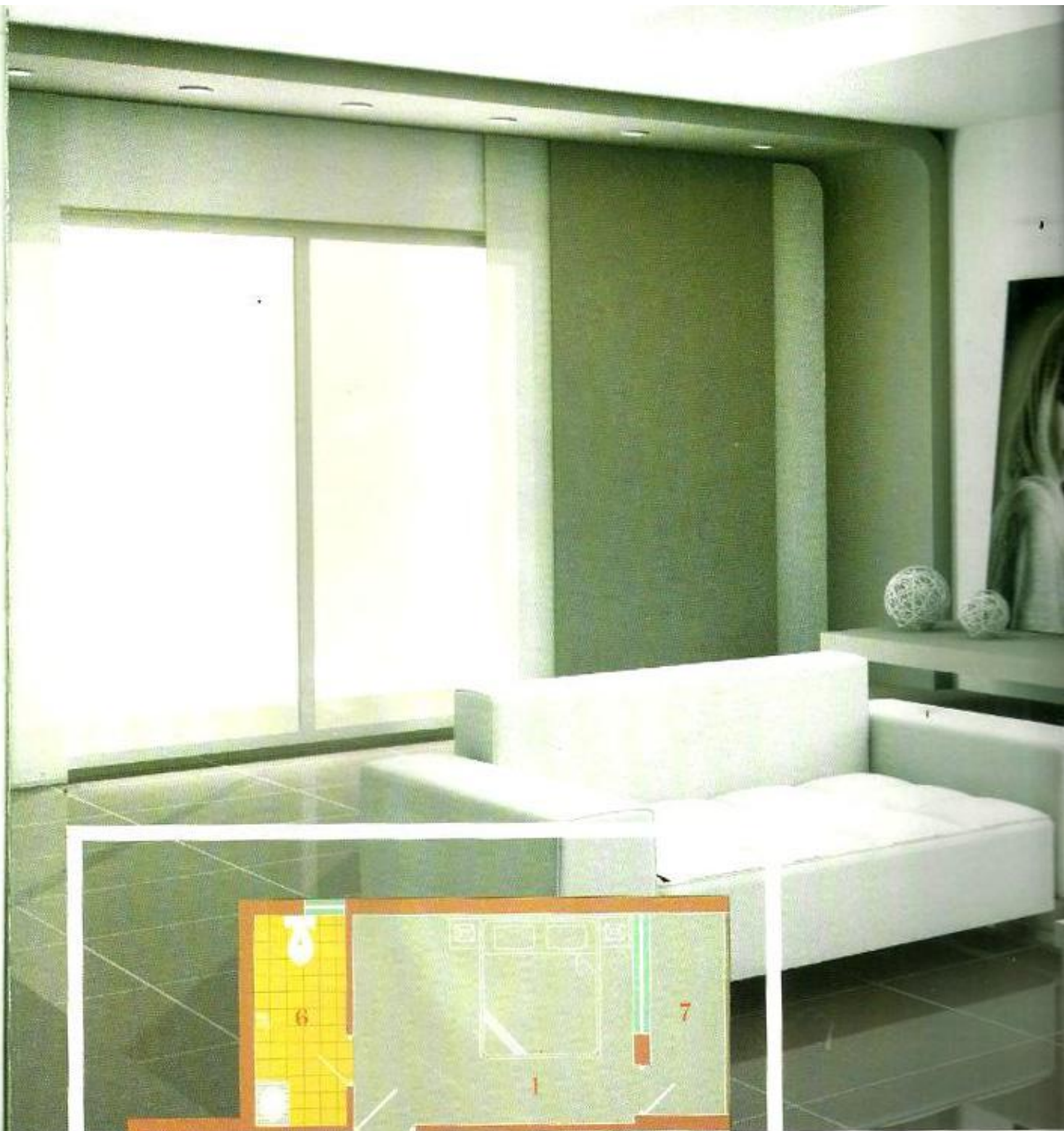


Typical Floor Plan

	Carpet Area
Room	: 12'-7" X 12'-0"
Room	: 11'-6" X 13'-11"
Din Room	: 10'-4" X 22'-9"
en	: 10'-0" X 8'-1"
	: 9'-6" X 5'-1"
hed Toilet	: 9'-2" X 4'-6"
ny	: 4'-0" X 10'-4"

: 1045.51 Sq. ft.





B Typical Floor

		Carp
1. Bed Room	: 14'-4"	
2. Bed Room	: 13'-4"	
3. Drg/Din Room	: 24'-0"	
4. Kitchen	: 9'-3"	
5. Toilet	: 5'-1"	
6. Attached Toilet	: 4'-6"	
7. Balcony	: 4'-0"	
8. Balcony	: 4'-0"	



Typical Floor Plan

Carpet Area

- : 12'-9" X 13'-5"
- : 12'-9" X 12'-2"
- : 11'-7" X 12'-11"
- om : 10'-0" X 28'-2"
- : 7'-2" X 9'-11"
- : 7'-1" X 4'-5"
- oilet : 8'-7" X 5'-7"
- : 10'-0" X 3'-10"

5.88 Sq. ft.



Amenities

- ☐ Gated community with Mann CCTV security
- ☐ In-campus Temple
- ☐ Jogging Track
- ☐ Landscaped Garden
- ☐ Children's Play Area
- ☐ Sparkling Swimming Pool
- ☐ Spa, Massage, Sauna
- ☐ Shoe Polish Cubicle
- ☐ Treated water supply system
- ☐ Visitors Room
- ☐ Terrace Garden
- ☐ Intracom to each Unit
- ☐ Badminton Court
- ☐ Car Wash Bay
- ☐ In-campus Neighborhood shop
- ☐ In-house ambulance facility
- ☐ Hot-water supply to each unit solar heating system
- ☐ Emergency power back-up to



and long story to tell...



This brochure is a conceptual presentation and not a legal offering. The developer retains the right to alter and / or modify the scheme / specifications / design at any time without any prior notice.

Dhauri
HEIGHTS



Dhuli

HEIGHTS

Plot No : 569/765, 571/2496, 573/2588, 569/2224
Mouja Badaroghunathpur, Tomando, Bhubaneswar

A joint venture project of

ODISHA CO-OPERATIVE HOUSING CORPORATION LTD.

Janpath, Unit : III, Bhubaneswar - 751001, Odisha. Phone : 06742392387 / 06742392393.