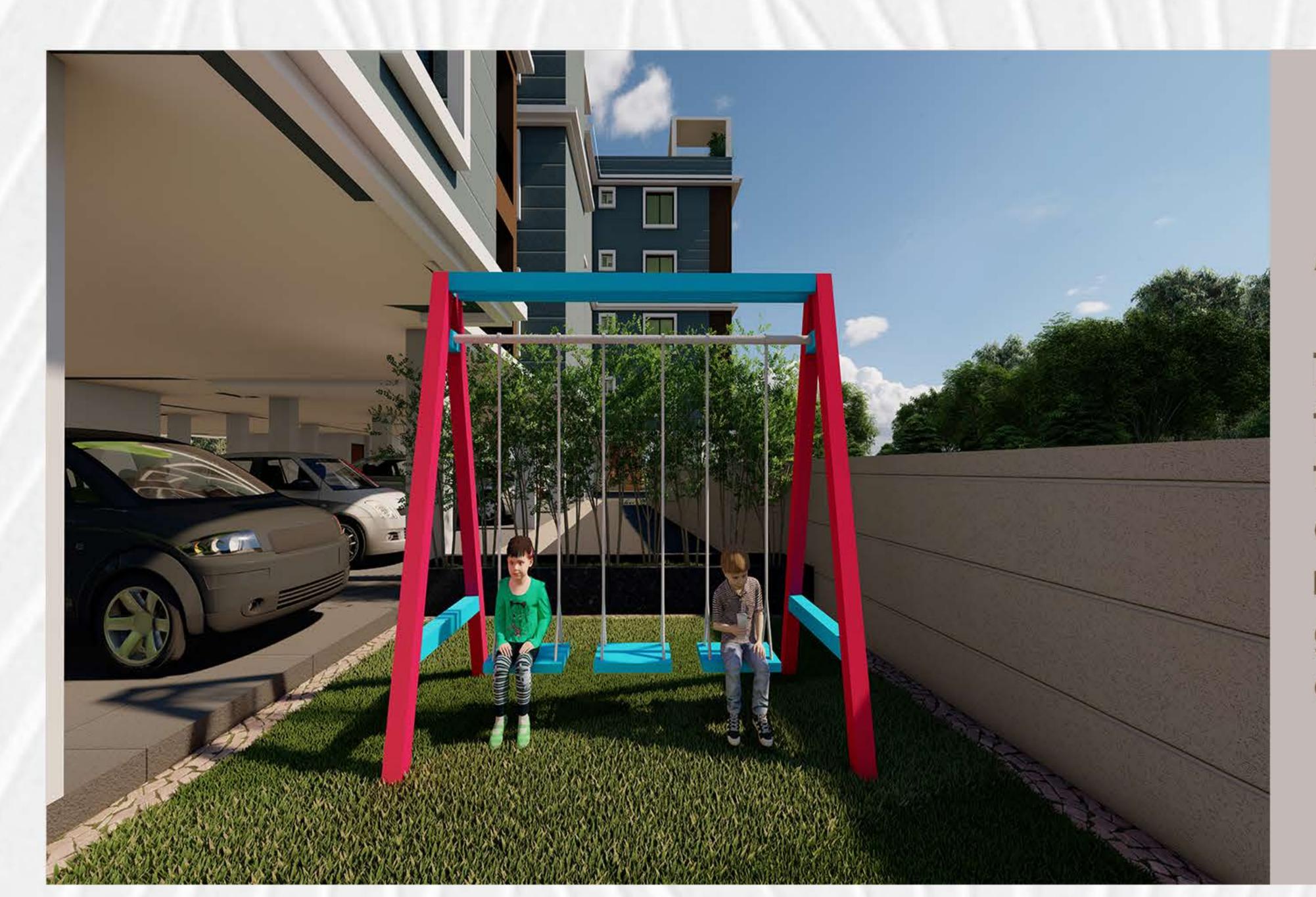


#### CHANDRAMA Enclave



## CHANDRAMA ENCLAVE

Discover the epitome of modern living with this stunning S+4 apartment crafted to suit the needs of families, designed to offer spaciousness, style, and sophistication. This apartment features 24 no of 2 & 3 BHK Flats with ample natural light, each crafted for ultimate relaxation. Each flat has a private balcony for moments of tranquility.



#### ACTIVITY ZONE

The play area serves as the heart of the community, a place where children can play freely and residents can come together to enjoy the outdoors.

# RELAXATION ZONE

A paved walkway with sitting areas strategically placed around the perimeter with flowerbeds and small trees, adding a touch of nature and tranquility to the space.



#### SECURITY

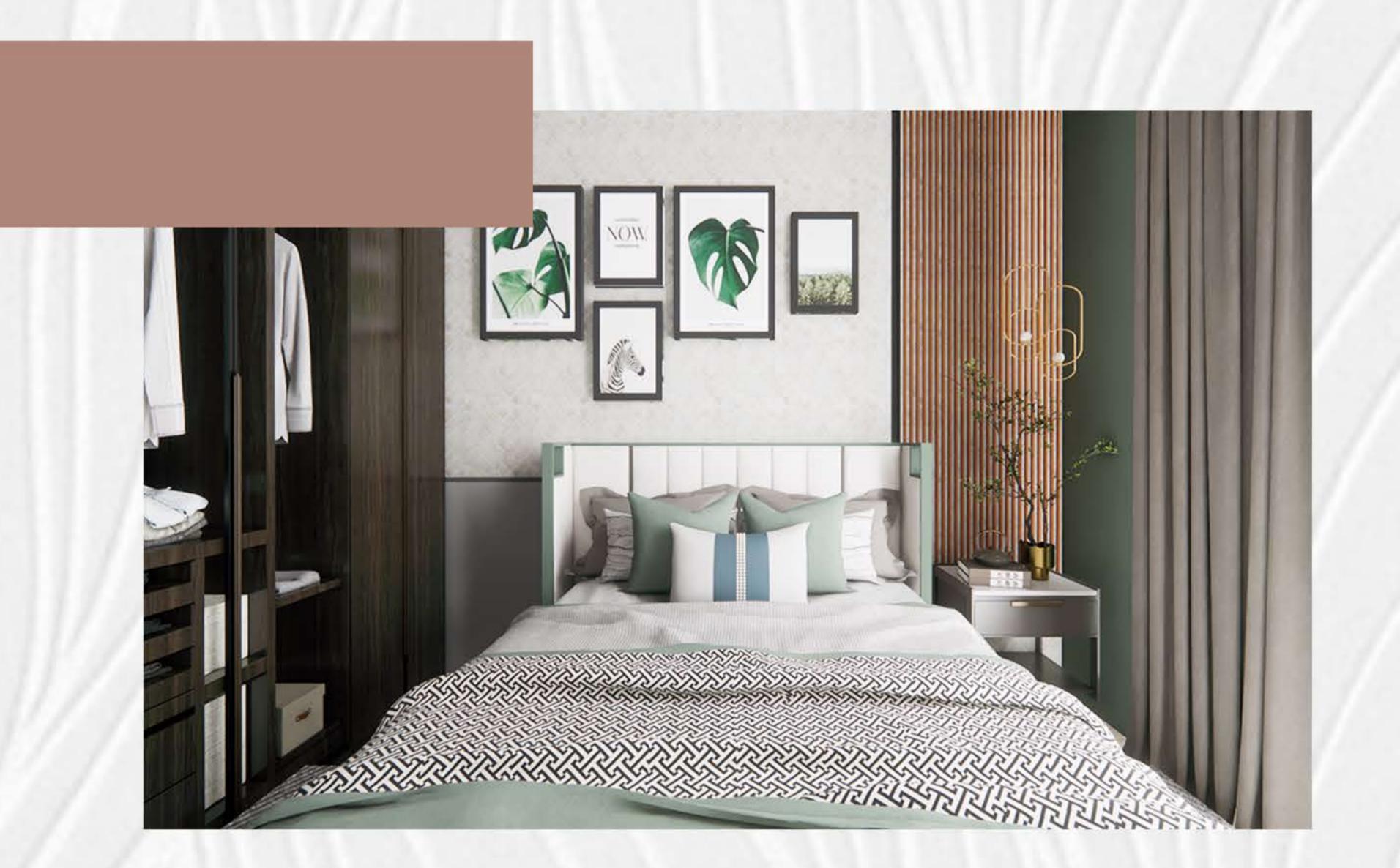
CCTV camera at all entry and exit points and on all floors lobby along with intercom facility.

#### LIFTS

Automatic passenger lift of Schindler .

## Interior

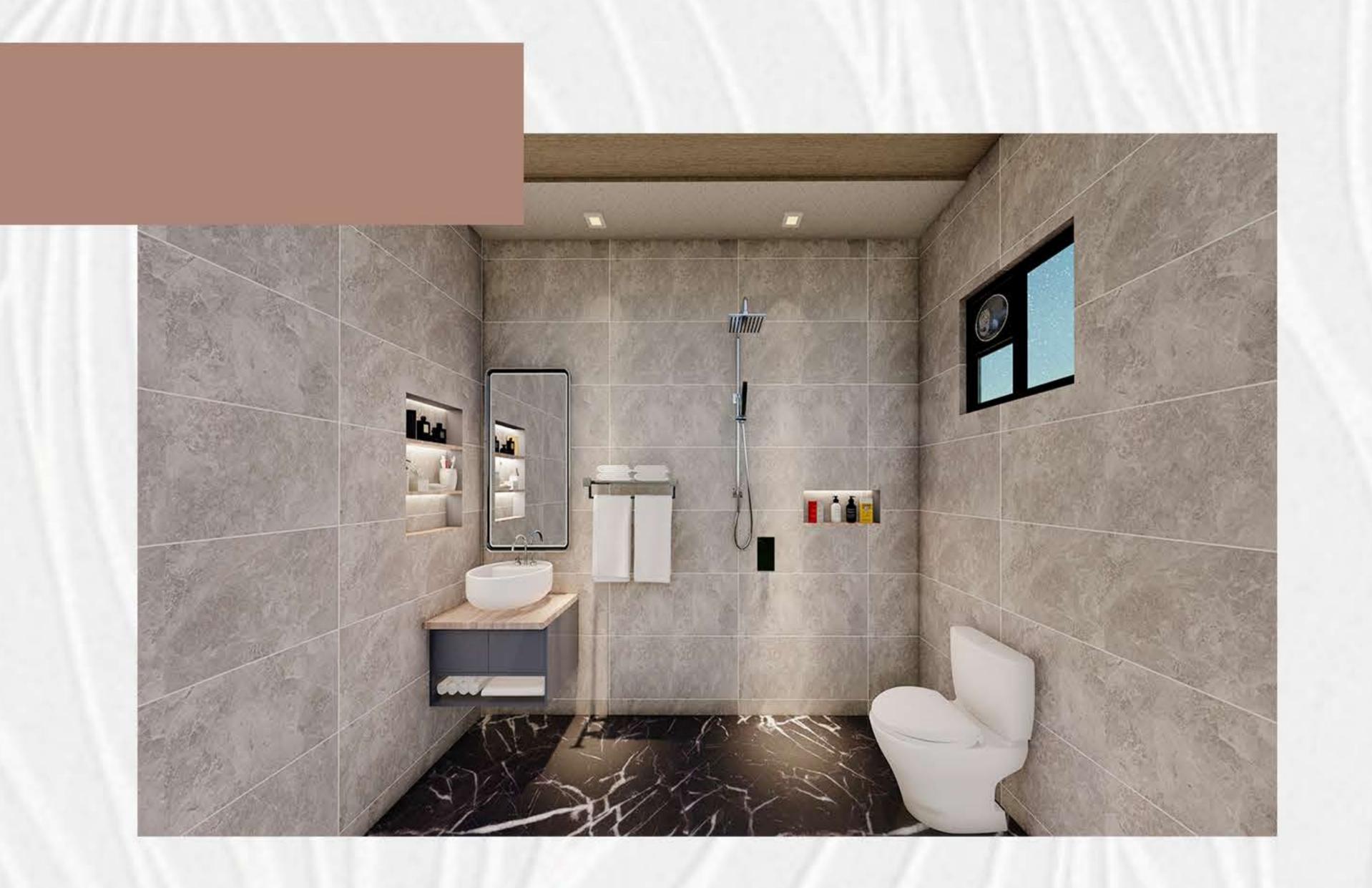
## SPECIFICATIONS



## BEDROOM

#### WALLS -

Internal walls finished with plastic paint and exterior walls finished with superior quality weather coat paint.
Vitrifies tiles in all rooms.
Sliding windows made of UPVC.



#### TOILET

Premium Ceramic tiles 7 ft. height with matching antiskid tiles in toilet.

TOILET FITTINGS WC and Basin of Jaguar
CP Fittings of Jaguar



### KITCHEN

Wall tiles upto 2 ft. above granite counter slab, stain-less steel sink.



A concrete pergola draped with climbing plants provides a shaded area, offering relief from the sun while allowing natural light to filter through.

Plants and greenery are tastefully arranged throughtout the terrace, bringing a touch of nature to the urban setting.

At night the terrace transforms into a magical retreat with ambient lighting from string lights, lanterns and subtle recessed LED fixtures. The glow creates a warm and intimate atmosphere, ideal for evening conversations.



# Terrace TRANQUILITY

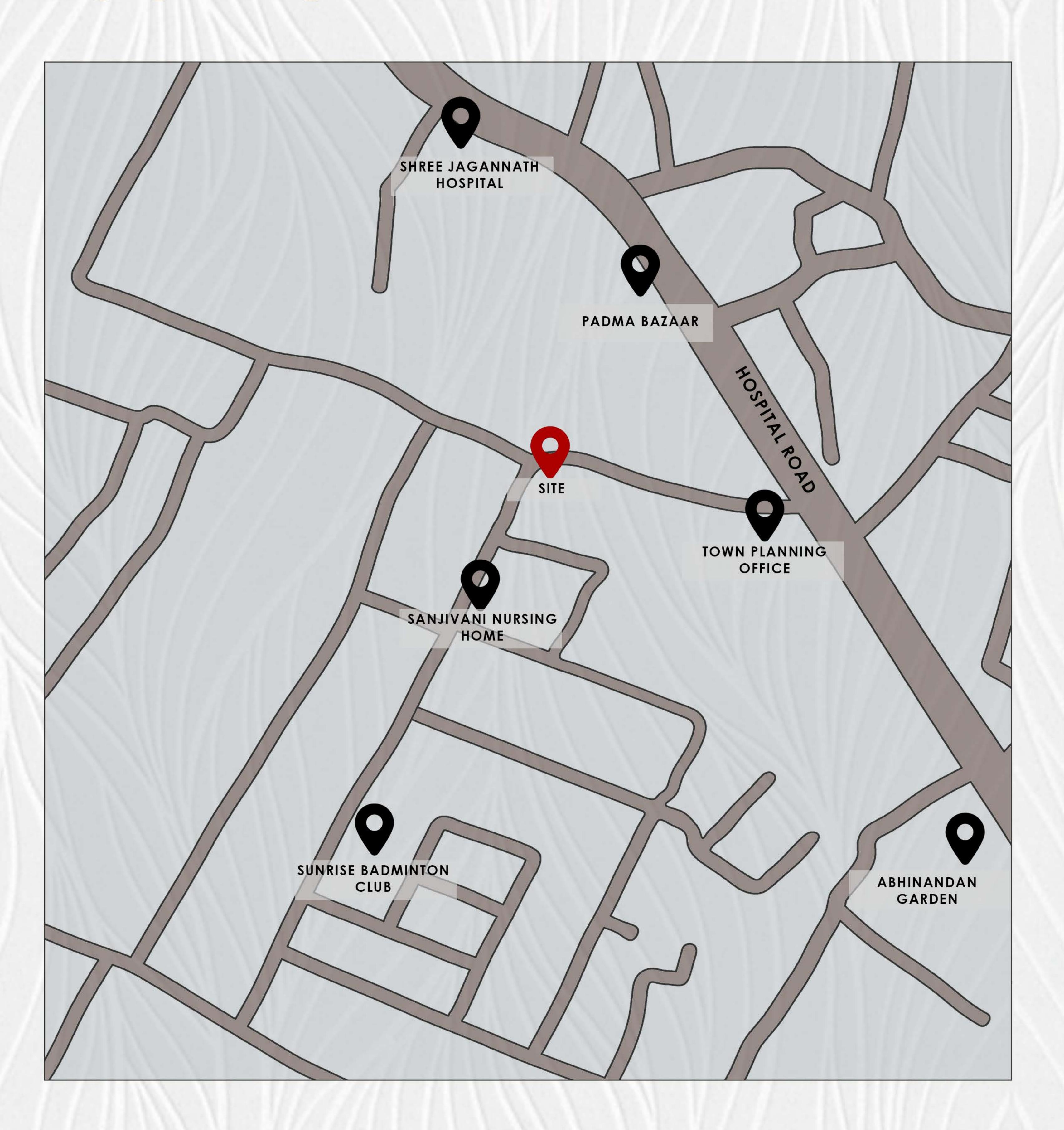


## ROOFTOP SERENITY

The Terrace relaxation area of the complex is a serene oasis designed for unwinding and enjoying the outdoors. Elevate above the bustling streets below, the terrace offers sweeping views of the city skyline or surrounding landscape, crearing a perfect backdrop for relaxation.

The space is thoughtfully arranged with a mix of comfortable seating options, including modern outdoor sofas, lounge chairs.

# LOCATION MAP

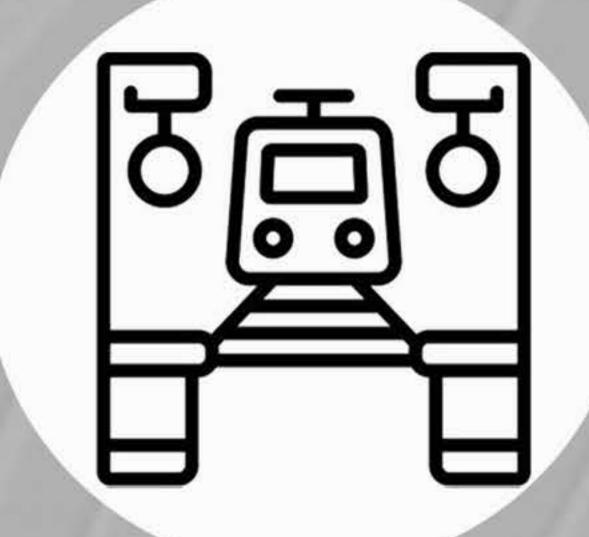


## LOCATION ADVATAGES

• Town Planning Office	90 m
Shree Jagannath Hospital	300 m
<ul> <li>United Bank of India</li> </ul>	300 m
Axis Bank Branch	600 m
Dhenkanal Evening College	500 m
• Laxmidhar Municipality High School	550 m
HP Petrol Pump	1 Km
Nehru Park	1.6 Km
Dhenkanal Science Center	2.8 Km
Dhenkanal Palace	2.6 Km
District Hospital Dhenkanal	3.3 Km
Delhi Public School Dhenkanal	5.4 Km



Dhenkanal Bus Stand 2.3 Km / 8 Min.



Dhenkanal Railway Station
1.2 Km / 4 Min.



Biju Patnaik International Airport 68 Km / 2 Hr.

#### TYPICAL FLOOR PLAN

The floor plan provides a visual representation of the layout and spatial arrangement of rooms and features within an apartment.

#### LIVING ROOM

The main gathering space with seating arrangements, entertainment center, and sometimes a dining area.

#### KITCHEN

Includes appliances like the stove, refrigerator, sink, and often includes counter space and cabinetry.

#### DINING AREA

Space for a dining table and chairs; in open floor plans, this area might blend with the living space.

#### BEDROOMS

Includes space for a bed, nightstands, and storage like closets.

#### BATHROOMS

Include a shower, sink, and toilet.

#### BALCONY

Outdoor space for relaxation, with room for furniture and plants.

Each floor plan has its advantages and disadvantages depending on your life-style needs and preferences.

The benefits of the floor plan is that it is open from three sides, spacious planning and vastu is followed in every flat.

5' WIDE



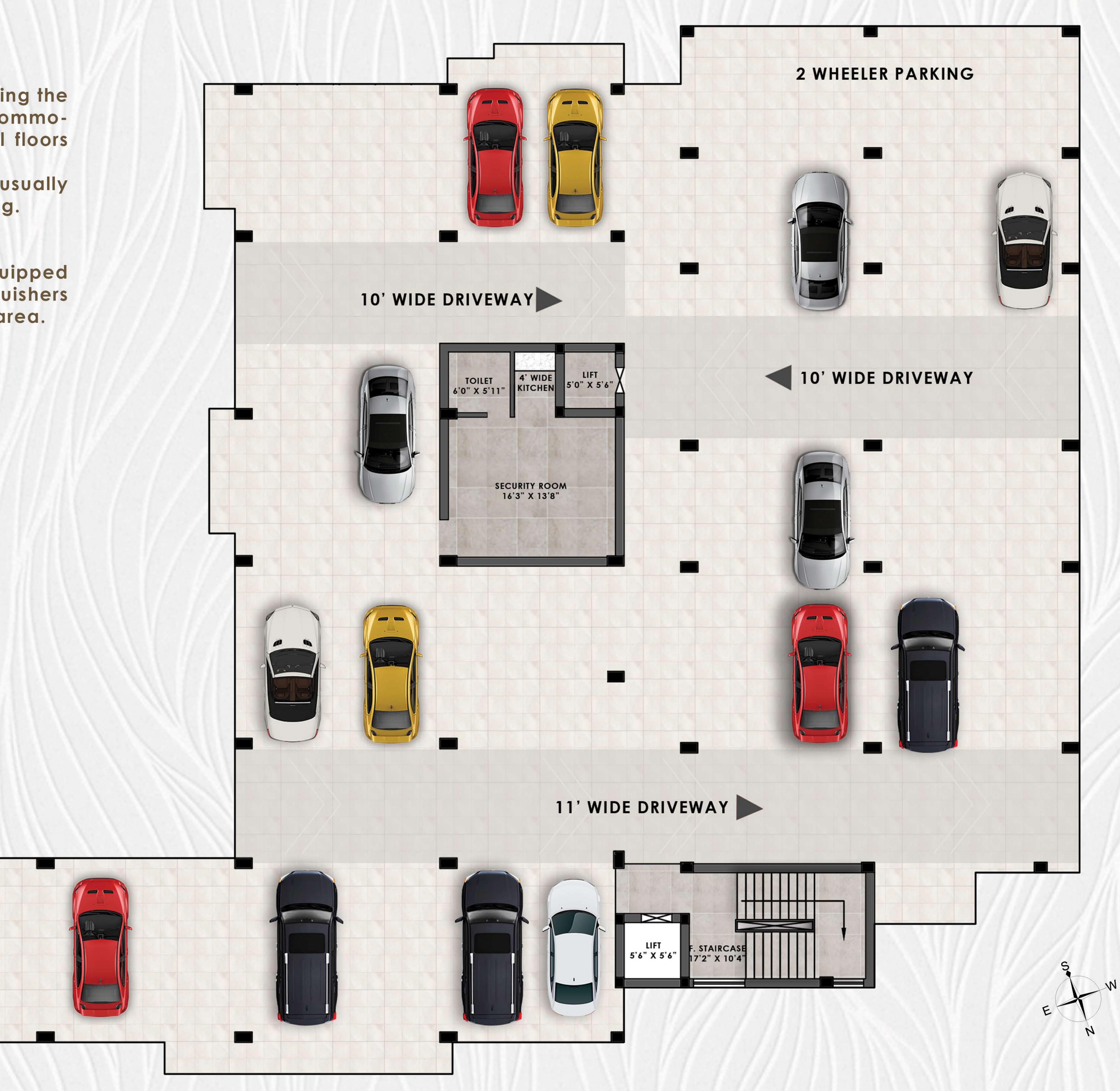
## STILT FLOOR PLAN

The stilt floor plan involves designing the ground level of the building to accommodate parking while the residential floors are elevated above.

Standard parking spaces are usually around 8 feet wide and 16 feet long.

#### FIRE SAFETY

Modern fire fighting systems equipped with firefighting devices/ extinguishers and fir alarm systems in common area.



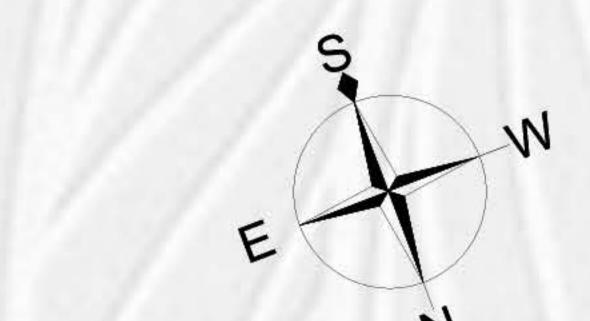


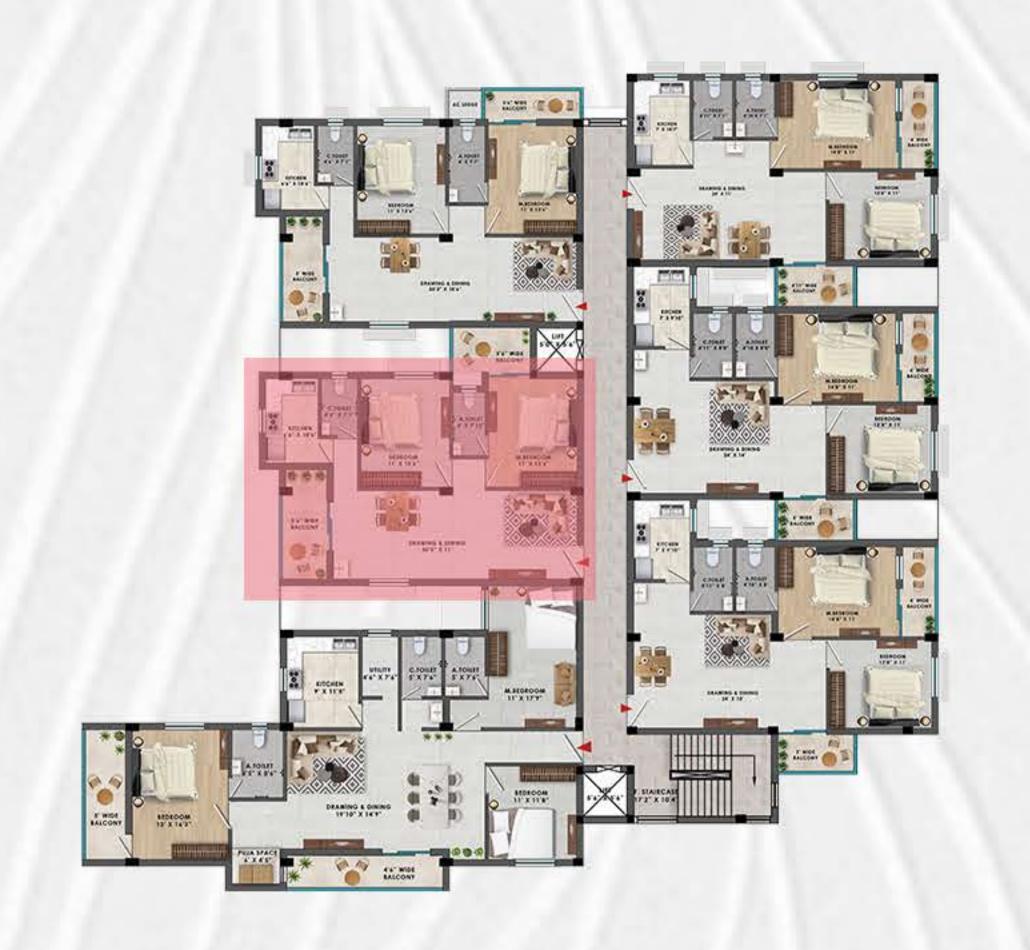






FLAT NO. 201,301,401





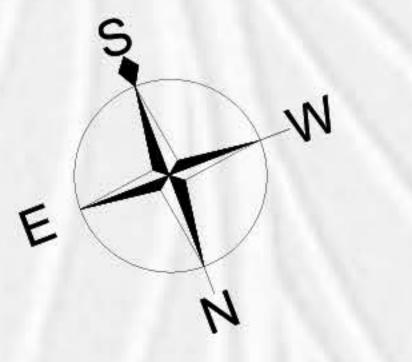


2BHK BUA - 1076 SQ FT. FLAT NO. 102,202,302,402



2BHK BUA - 1074 SQ FT. FLAT NO. 103,203,303,403



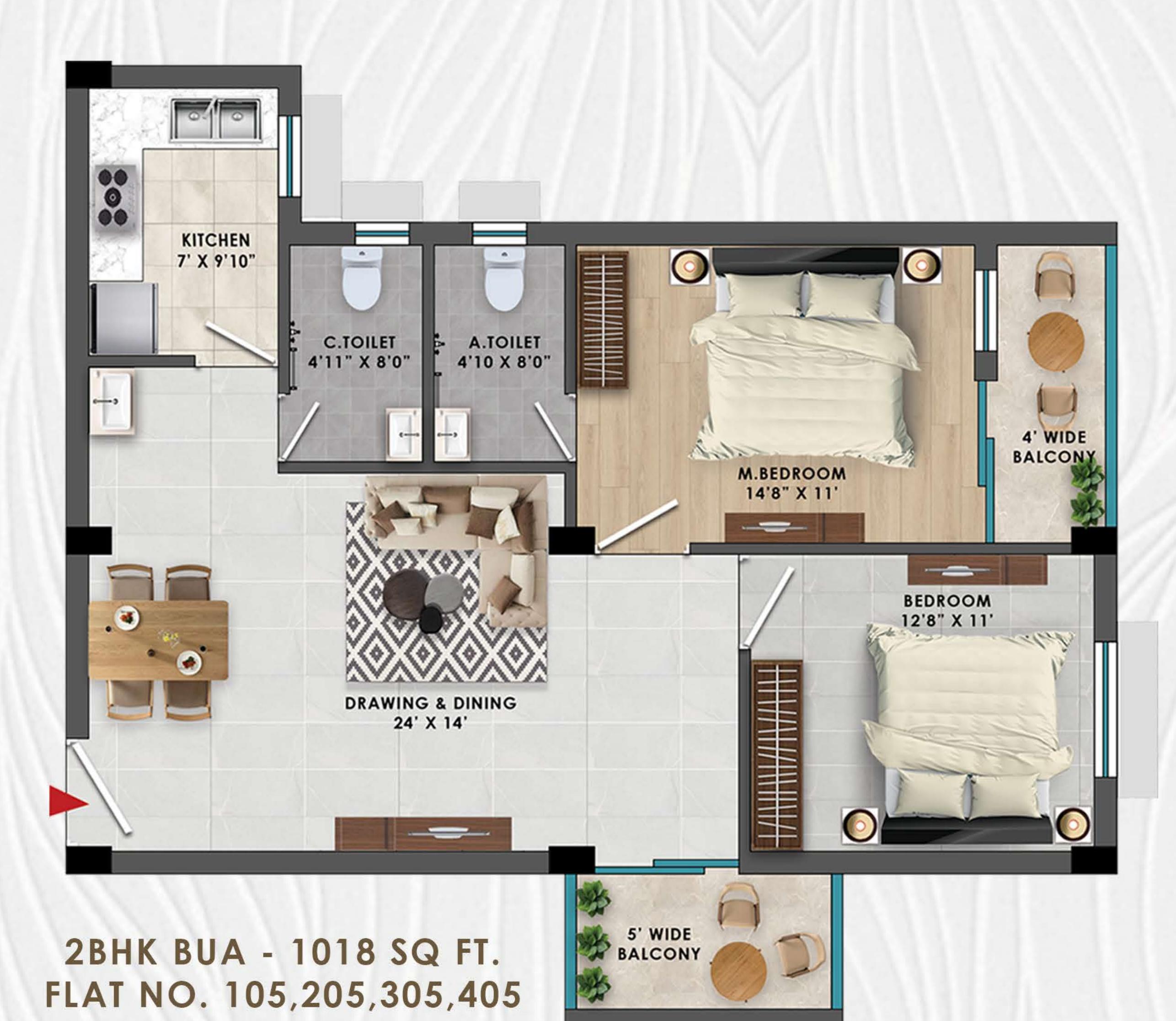


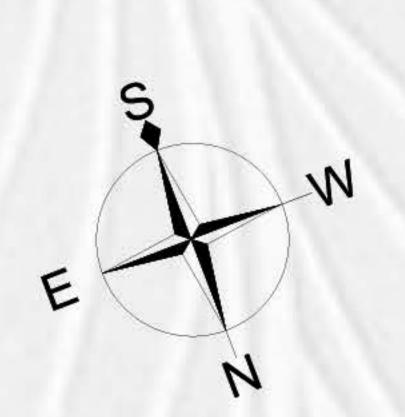




















SL. NO.	FLAT NO.  / HOUSE  NO.	LAT NO. AREA IN SQM			AREA IN SFT				
		CARPET AREA	BALCONY AREA	BUA	S.B.A	CARPET AREA	BALCONY AREA	BUA	S.B.A
1	101	78.25	14.68	107.80	140.14	842	158	1160.00	1508
2	201-401	123	14.96	161.42	209.85	1330	161	1736.92	2258
3	102-402	74.72	12.54	100.01	130.01	804	135	1076.15	1399
4	103-403	75.04	9.94	99.79	129.73	809	107	1073.85	1396
5	104-404	70.16	8.45	90.65	117.84	755	91	975.38	1268
6	105-405	74.1	8.64	94.65	123.04	797	93	1018.46	1324
7	106-406	74.62	8.08	94.36	122.67	803	87	1015.38	1320





#### **DEVELOPERS & PROMOTERS**



Baikuntha Balia Consultancy & Developer private limited

#### **EXCUTIVE MARKETER**

#### Dupsa Estates Pvt Ltd.

Email ID: dupsaestates@gmail.com Website: www.dupsaestates.in Contact: +91 909 003 3399

#### SITE ADDRESS

417/1337, Sushanti Nagar, Near Bandhan Resort, Cuttack – Puri Bypass Rd, Bhubaneswar, Odisha 751002.

#### RERA REGISTRATION

RP/09/2025/01340

#### DISCLAIMER

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