



**BAIKUNTHA BALIA
CONSULTANCY
AND DEVELOPER
PRIVATE LIMITED**

CHANDRAMA

Enclave

Exclusive Marketing by Dupsa Estates Pvt. Ltd.

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 .
Vitrified 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 , stainless 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 throughout 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**

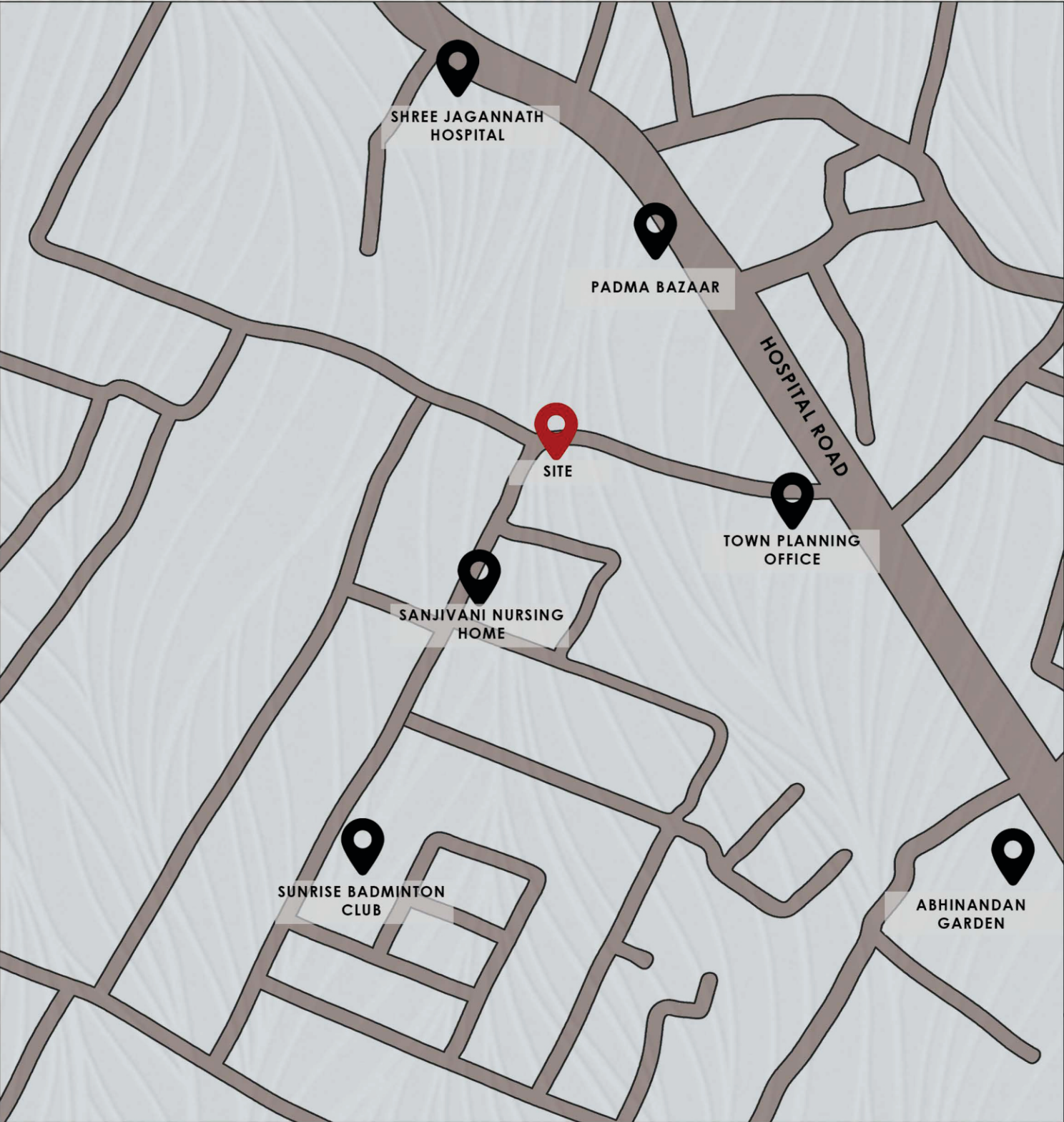


ROOFTOP SERENITY

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, creating 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
- United Bank of India 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.

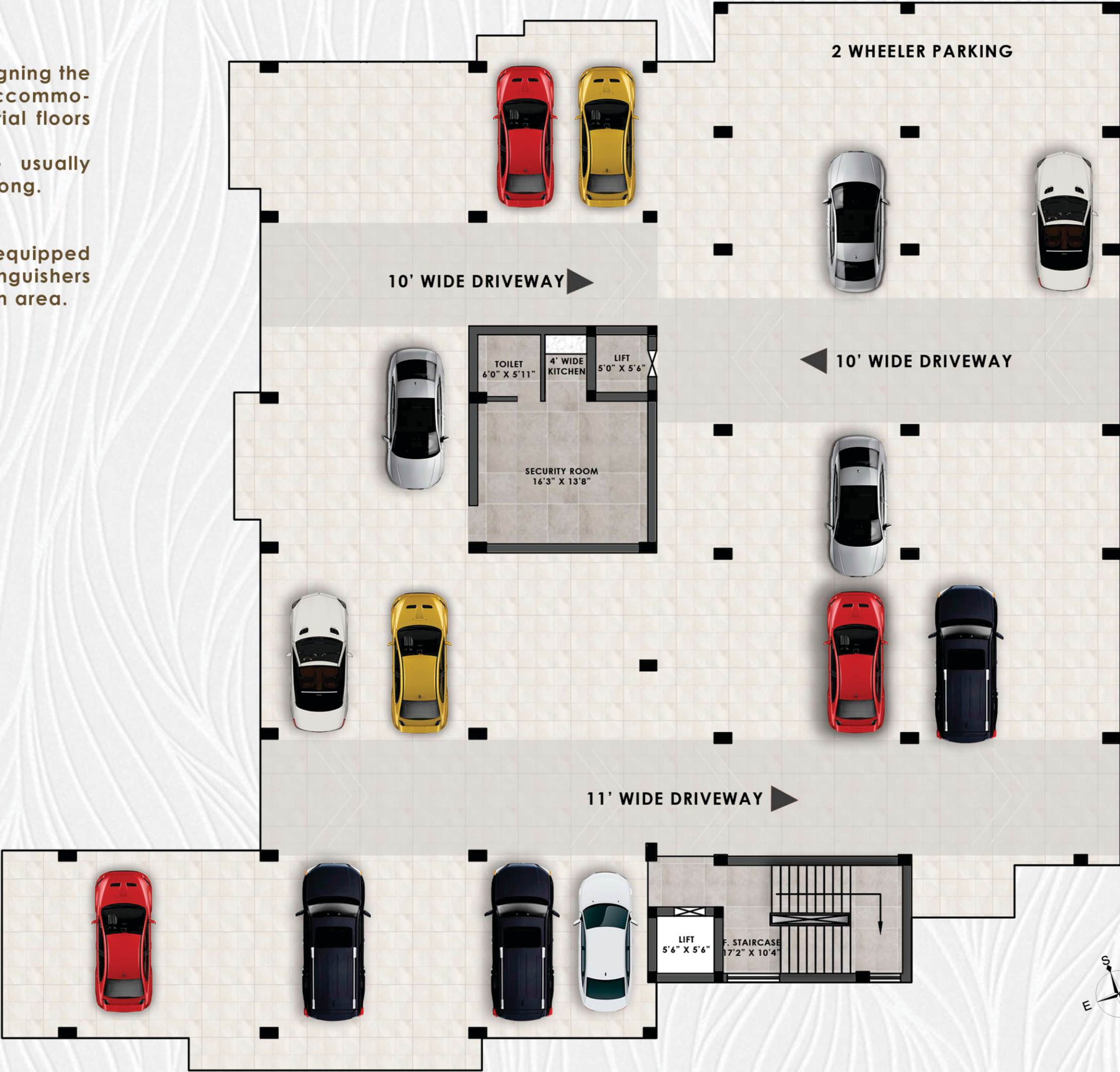
The benefits of the floor plan is that it is open from three sides, spacious planning and vastu is followed in every flat.



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.





2BHK BUA - 1160 SQ FT.
FLAT NO. 101



3BHK BUA - 1737 SQ FT.
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







**2BHK BUA - 1015 SQ FT.
FLAT NO. 106,206,306,406**

SL. NO.	FLAT NO. / HOUSE 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





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DEVELOPERS & PROMOTERS



Baikuntha Balia Consultancy & Developer private limited
BBCD

ARCHITECTS



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Chintamaniswar , Bhubaneswar

SITE ADDRESS

Beside DRIT Office , Town Planning
Dhenkanal ,Odisha

RERA REGISTRATION

RP/09/2025/01340

DISCLAIMER

This brochure is not a legal document. It describes the conceptual plan to convey the intent and purpose of Akash Architec's & Associates . All the dimensions, Architectural views, Photographs, Specifications are for reference only and subject to change at the sole discretion of the developer and /or architects.