



āryāvarta

*"my humble abode"*





## THE PROJECT

The location and surroundings of a project are important factors to consider when selecting a HOME with your hard earned savings. Aryavarta site is just 250 mtrs from the NH 16 having advantage of being easily accessible and well-connected to transportation networks, which will be beneficial for the inhabitants. The surrounding greenery and water body of "PURI MAIN CANAL" and the skyline view from the apartments overseeing the river "KATHAJODI" at east and "KUAKHAI" at West and the sunset along the development of Smart City, Bhubaneswar & Millennium City, Cuttack also have significant impact by enhancing the overall aesthetic appeal of the site, creating a breathtakingly attractive ambience for the inhabitants.





Unlimited moments.  
Unlimied memories.





## SPECIFICATION

### DESIGN

- Aryavarta has been designed aesthetically pleasing and functional, with a focus on maximizing space utilization.
- The complex incorporates green spaces and other recreational facilities, such as gym or swimming pool, for residents to enjoy.

### FOUNDATION & STRUCTURE

- Pile Foundation with RCC framed structure.
- Considering safety as a top priority, the building has been structurally designed to withstand natural disasters with safety features such as fire exits, smoke detectors, and sprinklers.

### CORRIDOR / LOBBY

- Elegant tiles flooring in lobby
- Cladding with marble/granite as per Architect's design in lifts
- Staircase - Granite
- All lobby/corridor walls & ceiling will be finished with emulsion paint.

### FLOORING

- High quality vitrified tiles in the foyer, living, dining and all bedrooms.
- Anti-skid floor tiles in Kitchen, balcony & toilets.

### KITCHEN & UTILITY

- Granite counter with chrome plated tap & stainless steel sink.
- Ceramic tile cladding of 2 feet over the granite counter.
- Provision of water purifier.

### TOILETS

- Anti-skid for flooring & designer tiles on wall.
- Reputed make sanitary ware & chrome plated CP fittings, state-of-the art hot & cold mixer/diverter unit with shower facility.
- Suspended pipe lines in all toilets concealed within a false ceiling.
- Provision for exhaust fan & geyser's point.



## ELECTRICITY

- Three phase system with concealed wiring.
- Provision for TV point in living and master bedroom.
- Sufficient power points for electricity and other necessary gadgets inside the apartment.
- Quality earthing for all electro-mechanical gadgets.
- Individual meter system for each flat.

## DOORS & WINDOWS

- Main door - WPC/wooden frames and both side laminated flush shutters.
- Other Internal doors - WPC/wooden frames and laminated flush shutters.
- UPVC/Aluminum framed windows with clear glass.

## PAINTING

- Premium exterior emulsion on exterior walls.
- Internal walls and ceilings finished with putty.

## AIR CONDITIONER

- Water drainage to all points.
- Provision for power outlets in all bedrooms.

## ELEVATOR

- Elevator of reputed brand with ARD (Automatic Rescue Device) features.

## WATER SUPPLY

- Ground water supply through separate sumps and overhead tanks.

## FIRE SAFETY

- Smoke detectors, heat activated water sprinklers, extinguishers, water hose reel and fire alarm system as per Odisha Fire Service recommendations.

## POWER BACKUP

- 100% power backup for common area.

## SECURITY ARRANGEMENTS

- Boom barriers for efficient traffic management.
- Surveillance cameras at the main security and designated locations.

## AMMENITIES

- Gated Community.
- Swimming pool & Toddler pool.
- Changing Room.
- Landscaped garden cum children play area.
- Multi-Gymnasium: Fully equipped Air-Conditioned.
- 100% power back-up for common areas.
- Regulated power back-up to all units.
- Society wide communication through EPABX.
- CCTV & 24- hour security.
- High speed lifts & stretcher lift.
- 3-phase power supply.
- Society office, security controlled entrance lobby.
- STP.
- Potable water supply through Water Treatment Plant.





SITE CUM GROUND FLOOR PLAN

## UNIQUE FEATURES

- Located near Puri Main Canal hence free from future congestion.
- Air-pocket to channelize south breeze to all units.
- Each unit is conceived and designed as per Vastu.
- Functional spaces with proper light and ventilation in each unit.
- Aesthetically designed.
- Excellent specifications.
- Planning to take care of privacy of the individual entry points.
- All modern amenities like, swimming pool, gymnasium health club etc are part of the complex.
- Efficient Design thereby reducing the super built up area as far as possible.
- Located far away from the crowded traffic congestion, yet right next to the most happening part of Bhubaneswar..





Indulge in Leisure avenues that let you relax and rejuvenate.



TOWER **A**

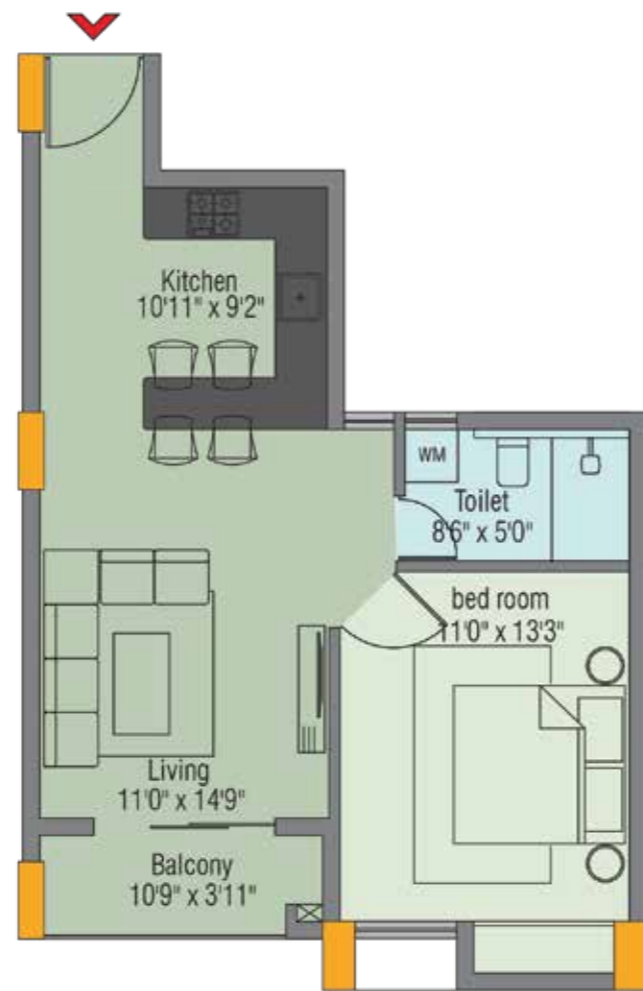


MAP NOT TO SCALE



**BLOCK A**  
**1 BHK**

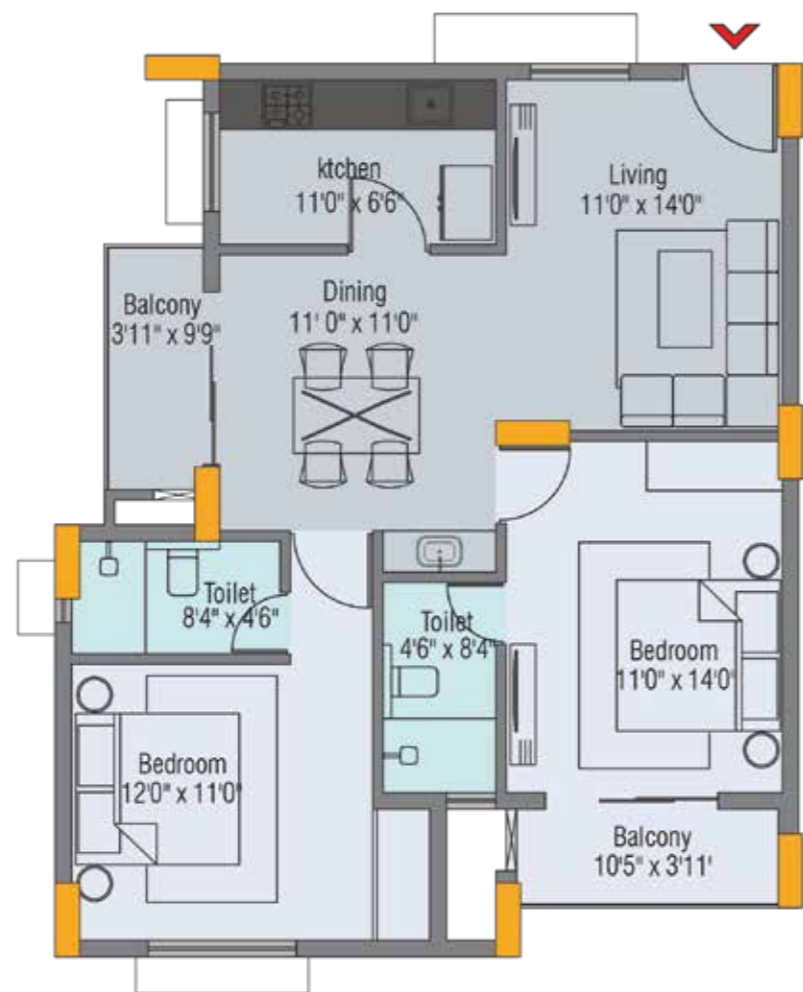
**FLAT NO. 3 & 4**  
Total Carpet Area - 544.77 sft.  
Super Built-up Area - 942.45 sft.





**BLOCK A**  
2 BHK

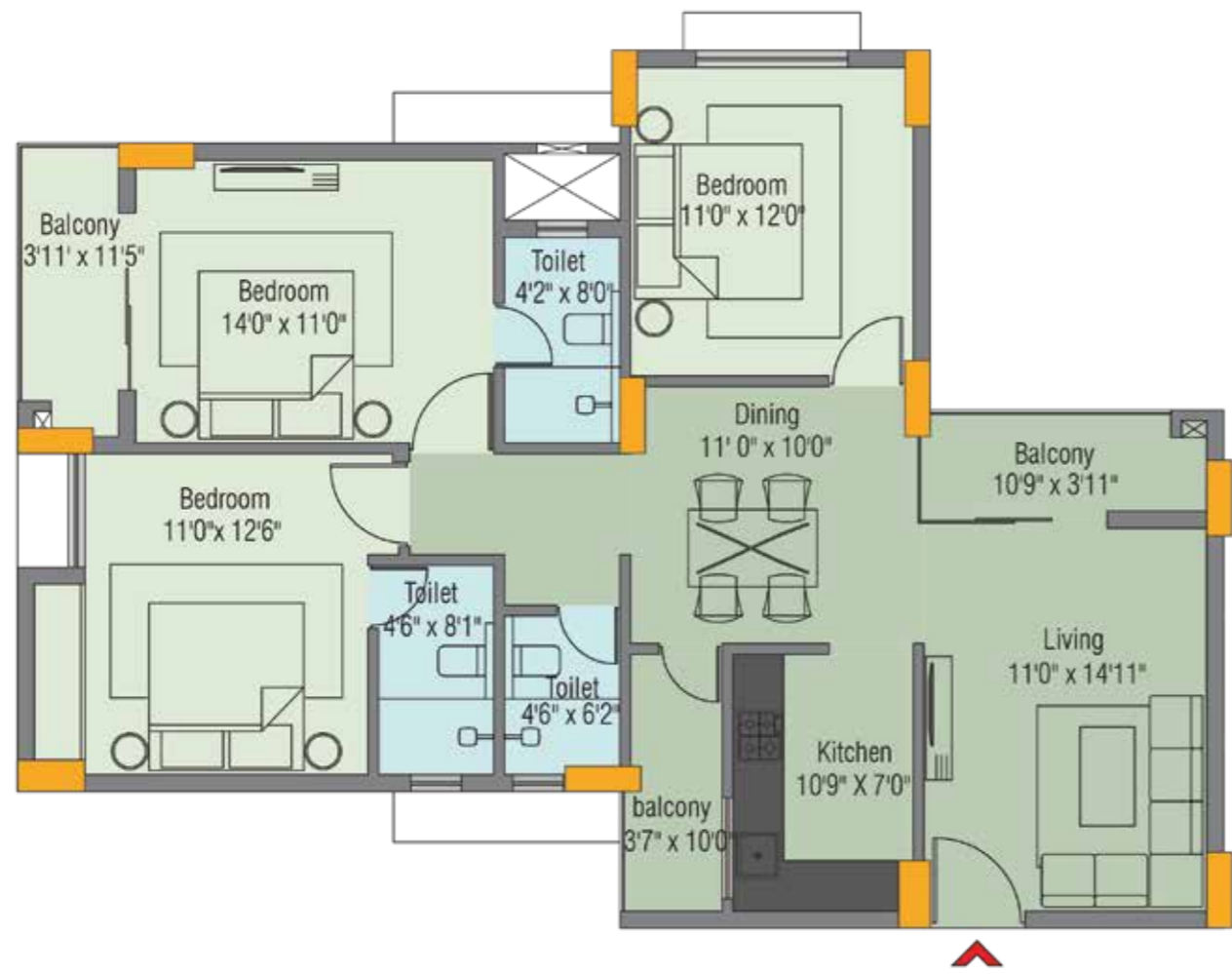
**FLAT NO. 2 & 5**  
Total Carpet Area - 857.40 sft.  
Super Built-up Area - 1483.29 sft.





**BLOCK A**  
**3 BHK**

**FLAT NO. 1 & 6**  
Total Carpet Area - 1087.38 sft.  
Super Built-up Area - 1881.17 sft.



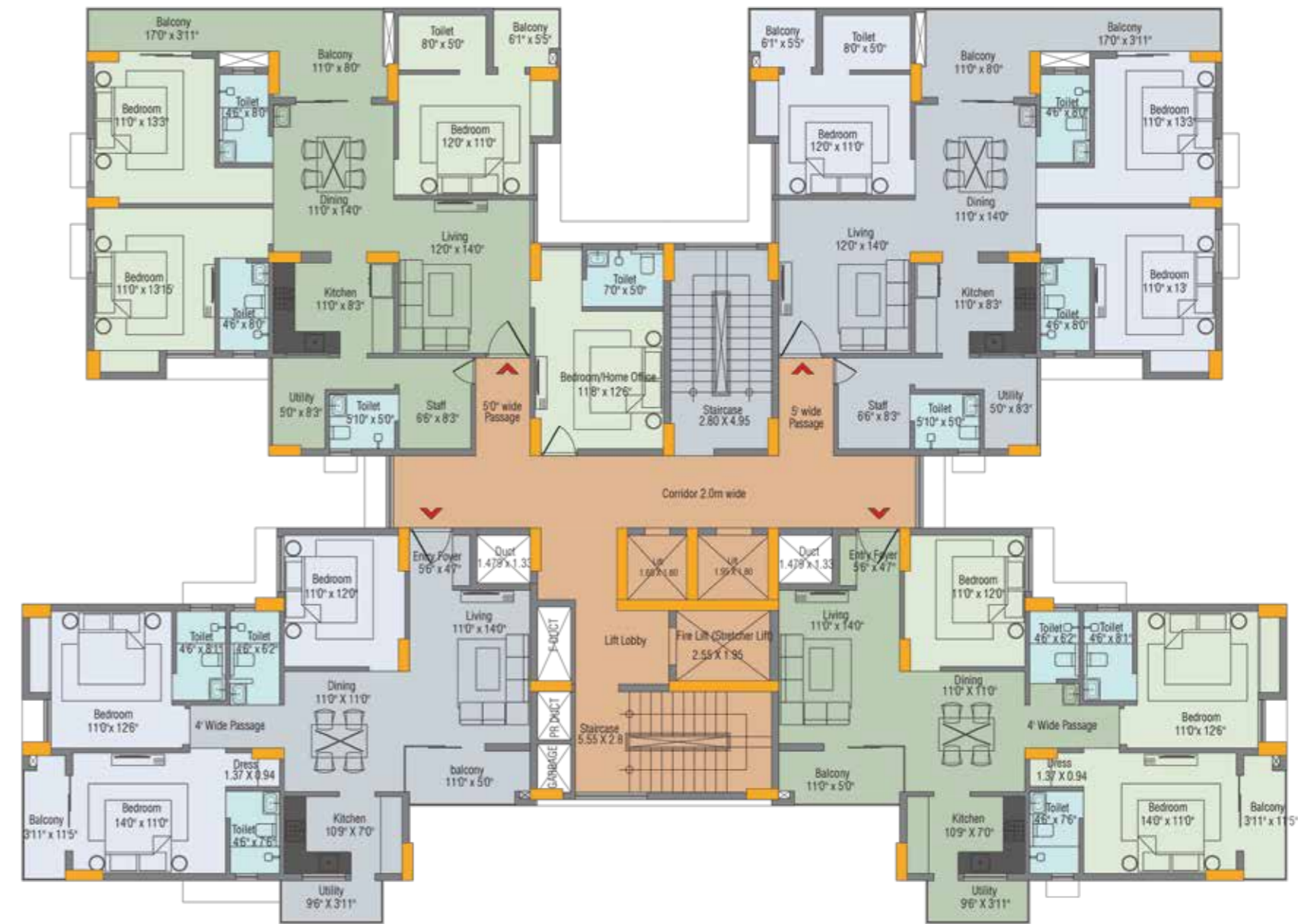




Enjoy urban living  
alongside a scenic canvas.



TOWER **B**

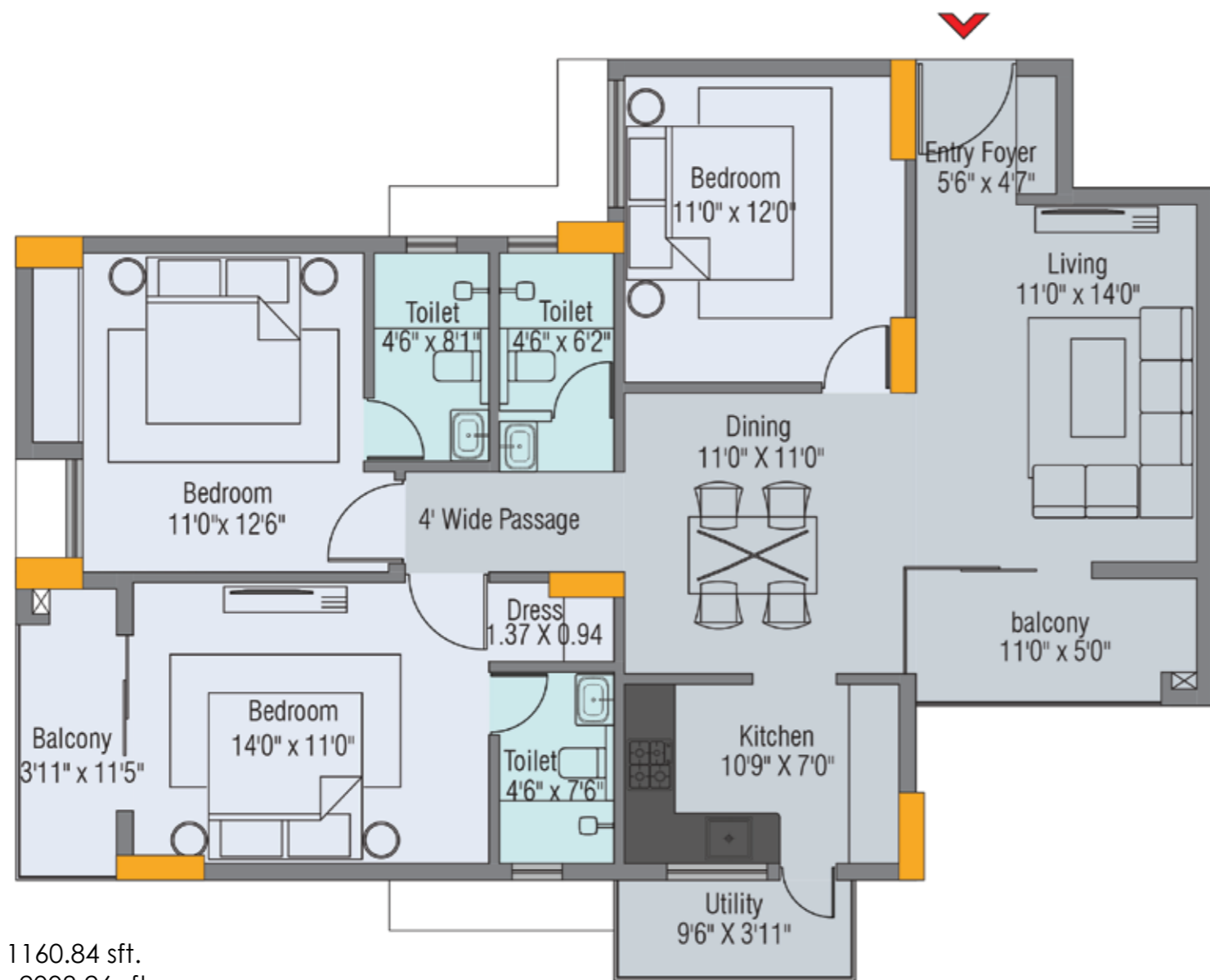


MAP NOT TO SCALE



**BLOCK B**  
3 BHK

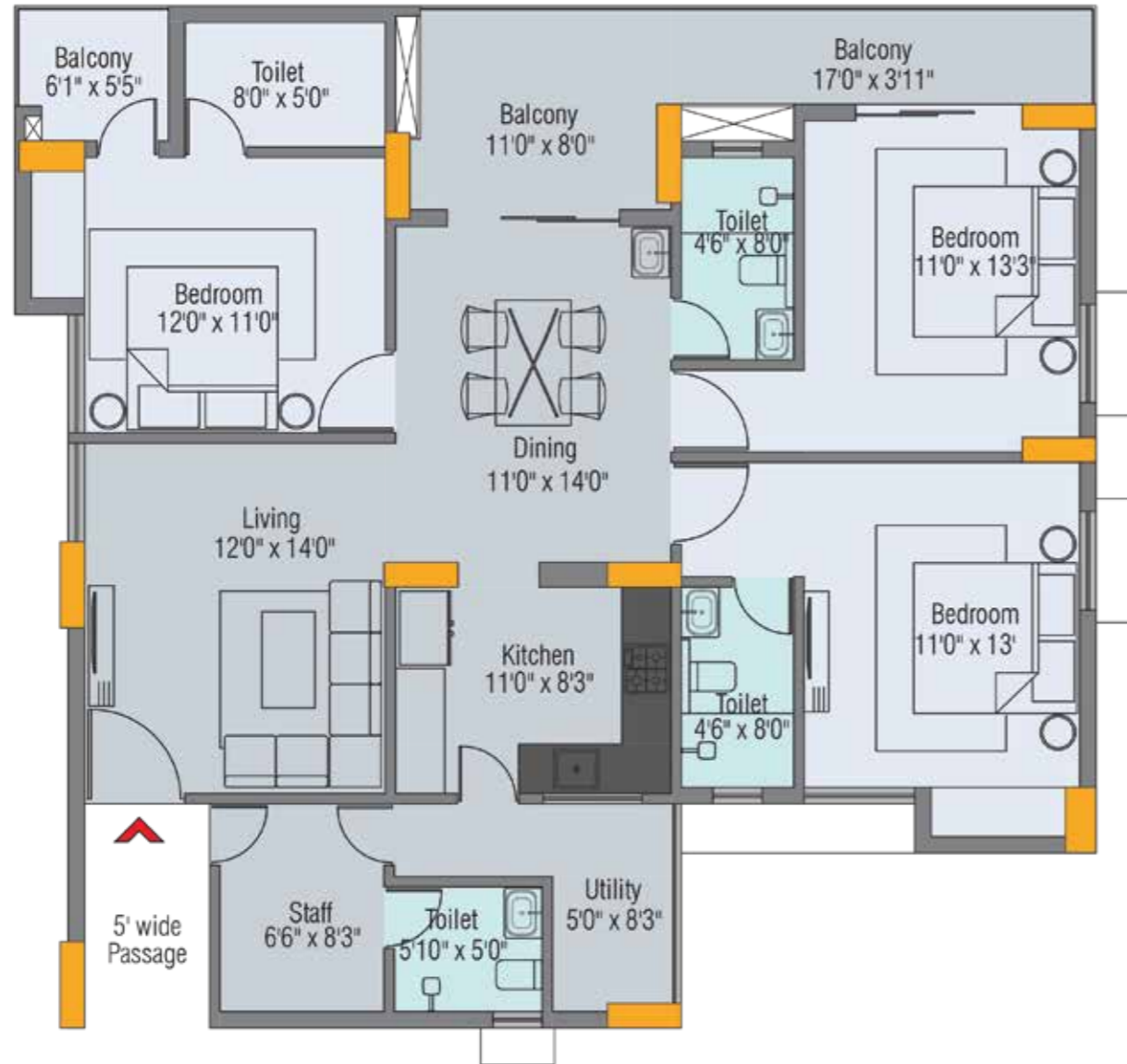
**FLAT NO. 2 & 3**  
Total Carpet Area - 1160.84 sft.  
Super Built-up Area - 2008.26 sft.





**BLOCK B**  
**3 + S BHK**

**FLAT NO. 1**  
Total Carpet Area - 1387.50 sft.  
Super Built-up Area - 2400.38 sft.





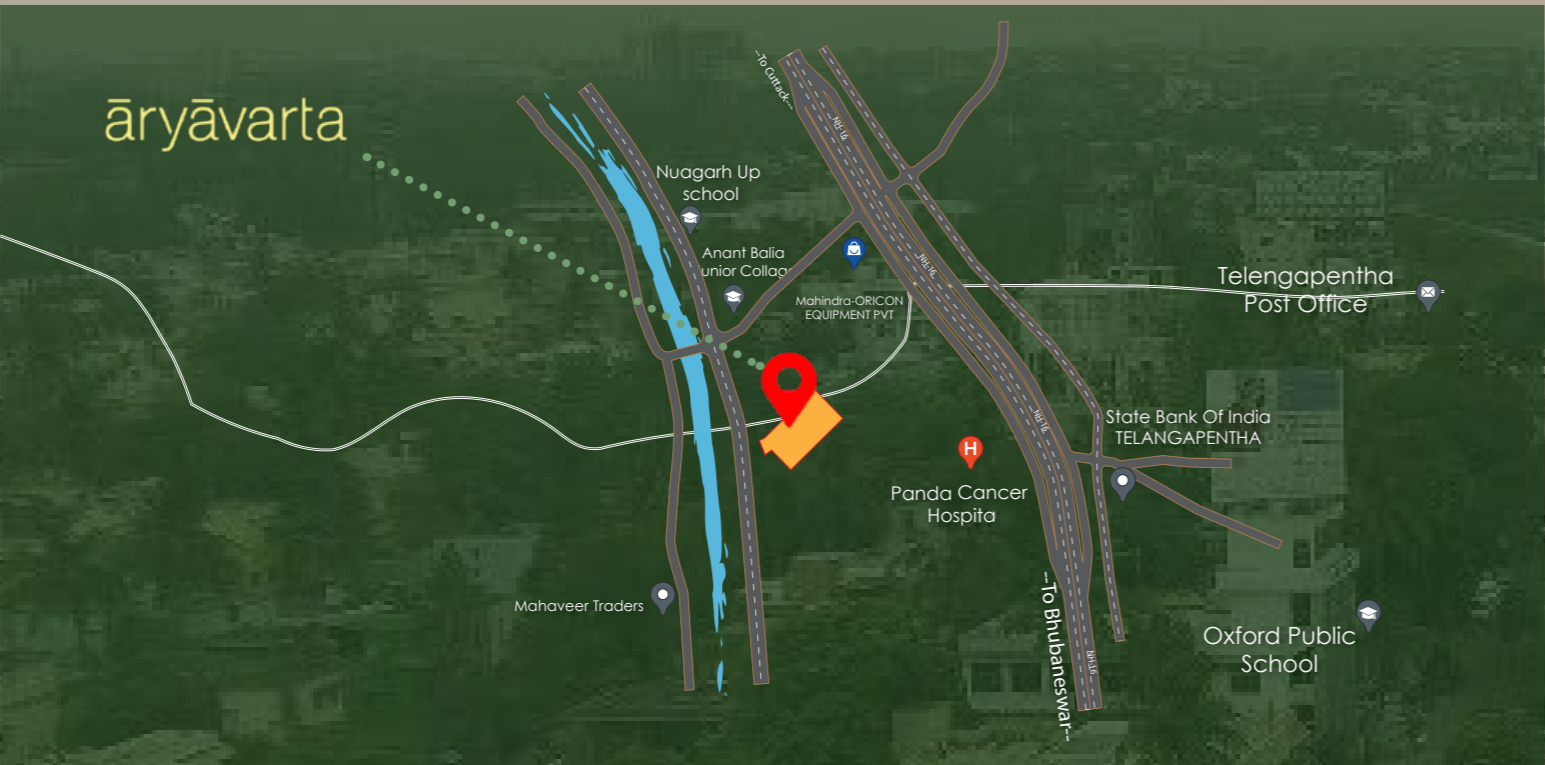
**BLOCK B**  
4 + S BHK

**FLAT NO. 4**  
Total Carpet Area - 1604.44 sft.  
Super Built-up Area - 2775.68 sft.





Welcome to a  
contemporary life  
well connected.







Aryapalli



Aryabhoomi



Aryalaya

COMPLETED PROJECTS



**ARYANS** was set up in 1999 as a tribute to friendship by a team of qualified professionals and engineers. It has a boutique real estate experience and has delivered more than 500 high quality aspirational homes at an exceptional value by fulfilling the dreams of their esteemed customers owning homes in reality. The ethics of the company is to mitigate risk through granular level of due diligence to ensure delivering hassle free aesthetic property with innovation being core. We believe in transferring every relationship into a positive, engaging, memorable experience that our customers would love to come back to recommend our products being the Brand Ambassador of our company which creates a sense of trust & credibility for us more than any expensive advertisements.

**VISION**

To set up high standards through meticulously executed business plan advance technological development strategies to cater homes to all segments of the society and at the same time assure safety of customer's investment.

**MISSION**

- To cater to every need of customers and ensure their value for money through efficient and aesthetics design.
- To ensure a strong risk-adjusted returns and reinforce a sense of security for our stakeholders.
- Guarantee secure, hassle free investment for all customers while adhering to commitments. Investment for all customers while adhering to commitments.



Aryanilaya



Tamarind Terraces JV



Banyan Courtyard JV





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Approved  
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RP/07/2022/00834

&  
CMC



Project Approved by Financial Institutions :

