



RP /19/2026/01435

Geetanjali Bhawan



Developed by,

HKP INFRASTRUCTURE PVT. LTD.

520/1003, F-17, BJB Nagar, Bhubaneswar-751014, Odisha

HKP infrastructure Pvt.Ltd offers a signature style that is true one-of-a-kind. It's designed for those who have an exquisite taste for life and a desire for exclusive living. Our residential complex boasts plenty of green spaces, allowing for fresh air and sunlight to glow in. It's no wonder why **Geetanjali Bhawan** is one of the most sought after residential destinations in BJB Nagar.

SPECIFICATION

STRUCTURE:-The Building shall be Basement + Stilt+4 Floors of R.C.C. Footings, Columns, Beams, Slabs, Stairs Etc. R.C.C frame structure with M30 grade concrete for column and M25 grade for Beam and slab as per structure design.

CEMENT:- Ultratech

STEEL :- • TATA TISCON Fe 550 Only.

- All External walls Flyash brick Masonary are 9" & internal walls are 5". With (1:5)CM.
- All inside & outside plastering shall be in (1.6) CM.
- Ceiling Plaster (1:4) CM.

FLOORING & TILE:-

- 1200 x 600 of make Somany / Kajaria/ equivalent tile in the floor with 6" height Skirting.
- 600 x 600 Antiskid floor tile and 300 x 600 mm wall tile upto 7'-0" height of make tiles Somany / Kajaria/ equivalent on 4 side of toilets.
- Wall tile 300 x 600 mm Somany / Kajaria / equivalent upto 2'-0" above cooking platform slab . kitchen slab make on Black granite / gray granite or equivalent shall be fixed above side of kitchen platform with moulding and nosing.
- Modular kitchen as per approved designer and drawing also providing kitchen chimney by Kutchina / Equivalent including providing basket by Godrej make.
- Over Dining Basin:- Somany / Kajaria/ equivalent Make White 300 x 600 Wall Tile and 900 x 900 Fixing Area.
- Stair Case and Common Passage :- Good quality Uniform Thickness granite at staircase riser and step including nosing and moulding.
- Lift opening / Entrance:- Granite Wall in Cladding including moulding and nosing to be done at front wall on both side of lift door frame in every floors.
- Parking area :- Good quality parking Tiles 12 mm Thickness(16" x 16").

DOOR / WINDOW /GRILL /RAILING :-

- MainDoor frame :- Seasoned sal wood door frame of sized 3 " x 10" with Teak wood leaping beat.
- Apartment unit main door shutter:- With seasoned teak door of 38mm as per agreed design.
- Internal Door frame :- 2.5 " x 5" Sal wood Frame.
- Internal Door :- IS 2202 Part A or Part-1 Grade Water Proof 32 mm Flush Door make Century Plywood / Green ply .

- Toilet Door:- All Toilet door Frame Provision for WPC and door shutter 28 mm with WPC door frame.
- WINDOWS:- 3 Track UPVC windows (Finesta/Finteck/ Equivalent) of good quality with Tinted glass.

PLUMBING & SANITATION :-

- Kitchen
- Fittings:- All Fitting Kohler/ Duravit/ Grohe
- Pipe fittings:- Astral / Supreme
- Toilet
- Fittings:- All Fitting Kohler/ Duravit/ Grohe
- Pipe fittings:- Astral / Supreme

ELECTRICAL INSTALLATION WORKS :-

- ISI mark FRLS rigid PVC conduit of reputed make.
- 1100 volt grade FRLS PVC insulated multi standard Copper conduit wire of reputed makes(Polycap/RR).
- All Modular Switch and Sockets of LEGRAND and Double Door type MCB distribution board with RCCB & MCB of (LEGRAND).
- Normal Power Supply.
- Transformer of suitable capacity shall be provided for providing full load at the Apartment.
- Provision for DG KIRLOSKAR/ JAKSON (Soundless).

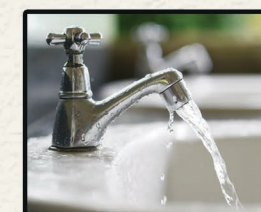
PAINTING :-

- Internal wall and ceiling :- Providing painting work to internal wall over 2 coats of acrylic wall putty one coat of interior primer and two coat of premium emulsion plastic paint of Asian Paints.
- External wall :- Providing Asian Premium painting to external wall over one coat primer and two coats of weather coat .

AMENITIES



24 X 7 Surveillance with video calling.



24 X 7 Water Supply.



EV Charging Station.



Solar Power for hot water.



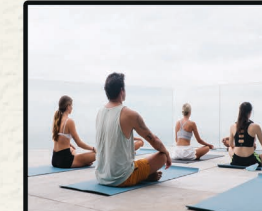
Central LPG Station.



Terrace garden.

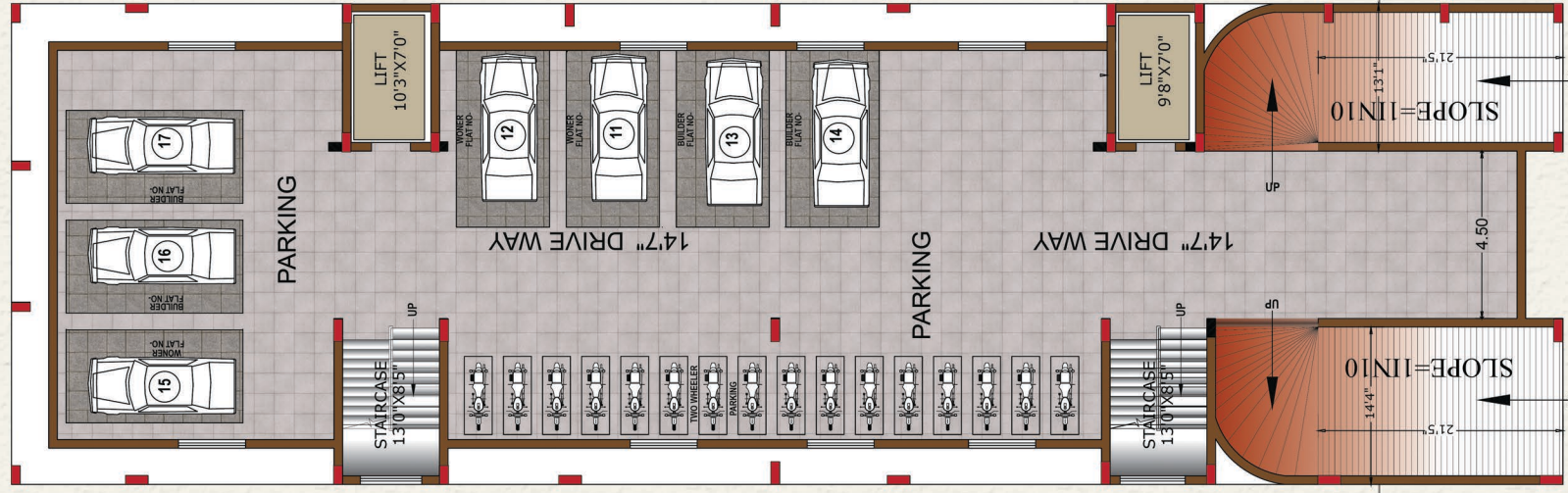


13 Passenger Stretchers Lift.

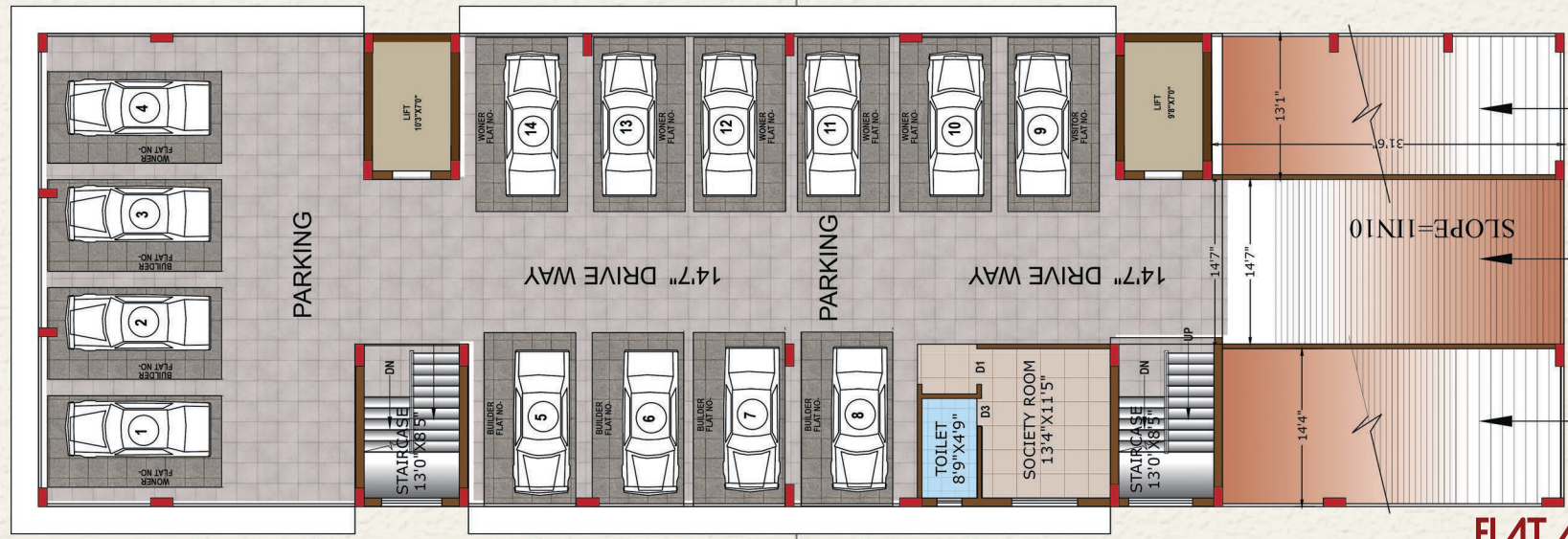


Terrace Yoga space.

2D FLOOR PLAN



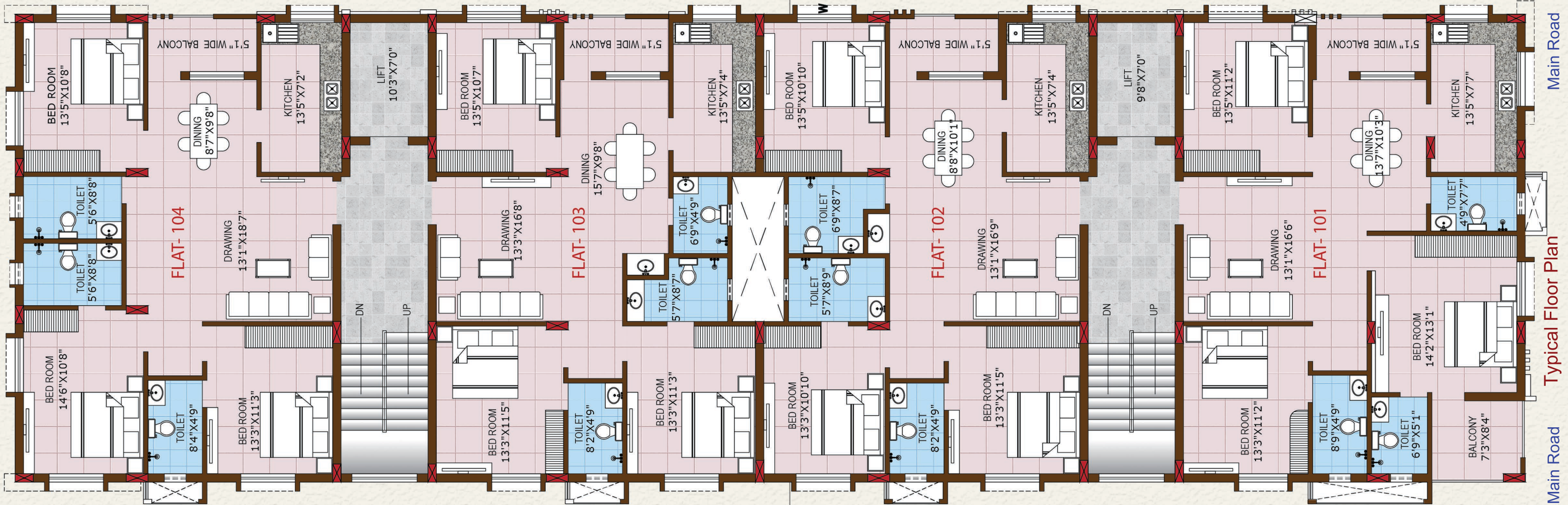
Basement Plan



Stilt Floor Plan

FLAT AREA STATEMENT

FLAT NO.	SUPER BUILT UP AREA.
101-201-301-401	2095 SQFT.
102-202-302-402	2130 SQFT.
103-203-403-503	2138 SQFT.
104-204-304-404	2140 SQFT.



Main Road

Typical Floor Plan

Main Road

3D NIGHT VIEW



3D SECTIONAL VIEW

3BHK Ultra Luxurious Flat.



CHAIRMAN'S MESSAGE

They say partnerships are all about seeing the other person's viewpoint. At HKP Infrastructure Pvt.Ltd we take a certain pride in our vision and insight of your world. It helps us appreciate your need sweeter. It is no Secret that when you choose HKP Infrastructure Pvt.Ltd, you choose to escape mediocrity, and take a giant leap into a bigger and better future. A journey of success always requires the qualities of foresight, taking challenges and preparedness. All these, along with the power of trust. Accrossing the Twelveth Milestone The HKP Infrastructure Pvt.Ltd always achievements the goals with hands worth ends of our valued costumer and professional teams, and mechanism methods the constitute and the epicentre of all our operations. Our inspiration comes from your trust and willingness to believe in our capability to deliver..

LOCATION MAP

not to scale*



Scan here



Connectivity

Airport 3.5 km | BBSR Railway 1.6 km | Baramund Bus stand 6.2 km

Health Care

Capital Hospital 2.7 km | Sunsine Hospital 1.9 km | Shree Hospital 0.8 Km | Sum Hospital 8.5 Km | AIIMS 7.9 KM

Education

BJB College 0.6 Km | BJEM School 0.8 Km | Dav Public School(bramheswarbag) 1.7 Km | SOA Univercity 9 Km.

Land Marg

Judicial Court Kalpana Square 0.9 Km | State Musesume 0.8 Km | Bhanja Kalamandap 0.8 Km


DEVELOPED BY



HKP INFRASTRUCTURE PVT. LTD

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Disclaimer: All designs, perspectives, specifications, layout plans etc are indicative & subject to change. Accessories shown in some of the pictures in the boucher such as furniture, cabinet, electrical appliances, light fittings wall & floor textures etc are indicative/ decorative & are not part of the sale offered.