



BIBHUTI SAP

# “ THE URBANITE ”

TAMANDO, BHUBANESWAR





MOMENTS THAT TURN A HOUSE  
INTO A LIFETIME OF MEMORIES IN “THE URBANITE”



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IN THE HEART OF BHUBANESWAR'S FASTEST-GROWING CORRIDOR...JUST 100 METERS FROM NH-16, BESIDE THE TRUSTED LANDMARK OF TOMANDO...RISES A NEW ICON OF ELEVATED LIVING.

WELCOME TO **BIBHUTI SAP “THE URBANITE”**. WHERE CONNECTIVITY MEETS COMFORT, AND INVESTMENT MEETS FUTURE GROWTH. WHERE LUXURY RISES 20 FLOORS ABOVE THE ORDINARY.

THE FIRST IMPRESSION SAYS EVERYTHING.  
AS YOU ARRIVE HOME... ELEGANCE GREETES YOU AT EVERY TURN.  
A GRAND ENTRANCE. TIMELESS ARCHITECTURE. SPACES CRAFTED NOT TO IMPRESS OTHERS...BUT TO REWARD YOU.BECAUSE HOME SHOULD FEEL LIKE SUCCESS.





← Towards Khordha

NH 16

NH 16

Towards Khandagiri →

NH 16





- |                              |                                      |                           |
|------------------------------|--------------------------------------|---------------------------|
| 1 SECURITY CABIN             | 9 AEROBICS                           | 17 CHILDREN PLAY AREA     |
| 2 TRANSFORMER                | 10 RAMP TO BASEMENT                  | 18 OPEN YOGA DECK         |
| 3 DG                         | 11 LOUNGE                            | 19 SPLASH POOL            |
| 4 OPEN PARKING FOR VISITOR'S | 12 GYM                               | 20 SUN DECK               |
| 5 FOUNTAIN                   | 13 POOL ROOM                         | 21 SWIMMING POOL          |
| 6 BICYCLE PARKING            | 14 LOBBY                             | 22 PERMEABLE OPEN SPACE   |
| 7 VISITOR'S PARKING          | 15 HOUSE OWNER'S / SOCIETY ROOM      | 23 LANDSCAPE              |
| 8 MAIN ELECTRICAL            | 16 INDOOR SPORTS & TODDLER PLAY ROOM | 24 MICRO COMPOSTING PLANT |



## LAYOUT PLAN/ STILT FLOOR PLAN





Bibhuti SAP  
THE URBANITE

ARRIVE EVERY DAY  
TO A STATEMENT OF PRESTIGE AT “THE URBANITE”





AT "THE URBANITE" WHEN THE CITY SLEEPS  
YOUR ELEGANCE SHINES.





BLOCK  
②

AT "THE URBANITE" EVERY PATH LEADS  
YOU CLOSER TO COMFORT.





AT "THE URBANITE" FEEL THE HORIZONS  
THAT DEFINE LUXURY



A man and a woman are standing on a modern balcony with a wooden deck, looking out at a city skyline at dusk. The balcony is decorated with a large potted plant, a wicker chair, and a glass coffee table with a teapot. A vertical garden wall is visible on the left. Below the balcony, a large green sports field with people playing is visible, along with a red running track and a parking lot with a car. The background shows a city with many high-rise buildings under a twilight sky.

**"THE URBANITE" WHERE HORIZONS  
BECOME YOUR EVERYDAY REALITY**





"THE URBANITE" DESIGNED FOR COMFORT  
CRAFTED FOR SERENITY.





"THE URBANITE" WHERE EVERY GATHERING  
BECOMES AN OCCASION.





"THE URBANITE" DESIGNED FOR DINING  
CRAFTED FOR LIVING



# Amenities

- |    |                                                                                     |                                     |    |                                                                                       |                                |    |                                                                                       |                                                                           |
|----|-------------------------------------------------------------------------------------|-------------------------------------|----|---------------------------------------------------------------------------------------|--------------------------------|----|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| 1  |    | CHILDREN'S PLAY AREA                | 13 |    | MULTI GYM                      | 24 |    | EV CHARGEING STATION (PREPAID)                                            |
| 2  |    | SWIMMING POOL                       | 14 |    | AEROBICS ROOM                  | 25 |    | PUBLIC TOILET                                                             |
| 3  |    | SPLASH POOL                         | 15 |    | POOL ROOM                      | 26 |    | GARBAGE COLLECTION & SEGREGATION ROOMS                                    |
| 4  |    | SUN DECK                            | 16 |    | TT ROOM                        | 27 |    | ADVANCED SECURITY SYSTEMS: CCTV, ACCESS CONTROL, VIDEO DOOR PHONES        |
| 5  |    | OPEN YOGA DECK                      | 17 |    | BUSINESS LOUNGE                | 28 |    | ENERGY-EFFICIENT SYSTEMS: LED LIGHTING & SOLAR PANELS.                    |
| 6  |    | BICYCLE PARKING                     | 18 |    | SOCIAL LOUNGE                  | 29 |    | 24X7 POWER BACKUP: COVERING BOTH COMMON AREAS AND APARTMENTS              |
| 7  |    | LUSH GARDENS WITH WALKING PATHS     | 19 |    | ROOF TOP GARDEN                | 30 |    | 24 X 7 WATER SUPPLY                                                       |
| 8  |  | MULTI PURPOSE HALL                  | 20 |  | INDOOR SPORTS AND TODDLER PLAY | 31 |   | RAINWATER HARVESTING & STPS                                               |
| 9  |  | SENIOR CITIZEN-FRIENDLY PATHWAYS    | 21 |  | SOLAR ROOFTOP PANELS           | 32 |  | INTEGRATED CONTROL TECHNOLOGY                                             |
| 10 |  | LANDSCAPING                         | 12 |  | DOUBLE BASEMENT PARKING        | 33 |  | FIRE SAFETY SYSTEM, SPRINKLERS, SMOKE DETECTORS, FIRE EXITE & REFUGE AREA |
| 11 |  | SPECIAL PARKING FOR DISABLED PERSON | 23 |  | SKY LOUNGE                     | 34 |  | HIGH-SPEED ELEVATORS WITH SMART LIFT MANAGEMENT                           |





AT "THE URBANITE" LAUGHTER GROWS  
AND CHILDHOOD BLOSSOMS.





"THE URBANITE" A STATEMENT OF LUXURY  
WHERE EVERY RIPPLE REFLECTS REFINEMENT.





AT "THE URBANITE" ELEVATE YOUR  
MOMENTS ABOVE THE ORDINARY.





sky lounge

"THE URBANITE" WHERE BREATHTAKING VIEWS  
MEET TIMELESS SOPHISTICATION





AT "THE URBANITE" WHERE WALK RESERVED  
EXTRAORDINARY VIEWS.





**“THE URBANITE” WHERE STRENGTH  
MEETS SOPHISTICATION.**





**“THE URBANITE” WHERE LEISURE IS REDEFINED  
IN TIMELESS ELEGANCE.**





**“THE URBANITE” WHERE YOU MOVE FREELY  
& LIVE VIBRANTLY.**





AT "THE URBANITE" YOU CELEBRATE LIFE'S  
FINEST MOMENTS IN GRANDEUR.





AT "THE URBANITE" YOU PLAY BEYOND LIMITS  
RIGHT AT HOME.





AT "THE URBANITE" YOU FIND SAFE SPACES  
FOR LITTLE DREAMS TO GROW.





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"THE URBANITE" WHERE PRESTIGE BEGINS  
AND LUXURY UNFOLDS



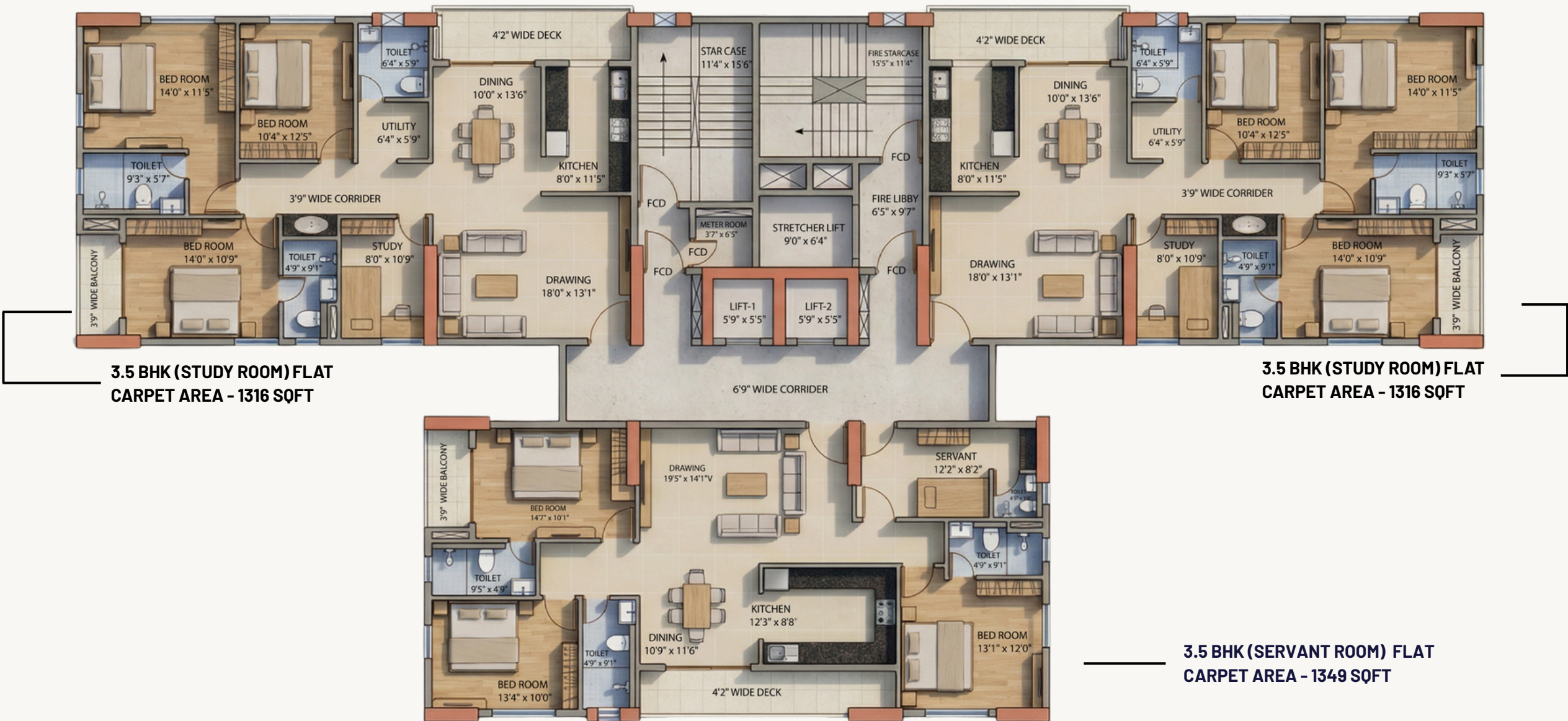


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"THE URBANITE" DESIGNED FOR THOSE  
WHO LEAD, INSPIRE, AND ACHIEVE.

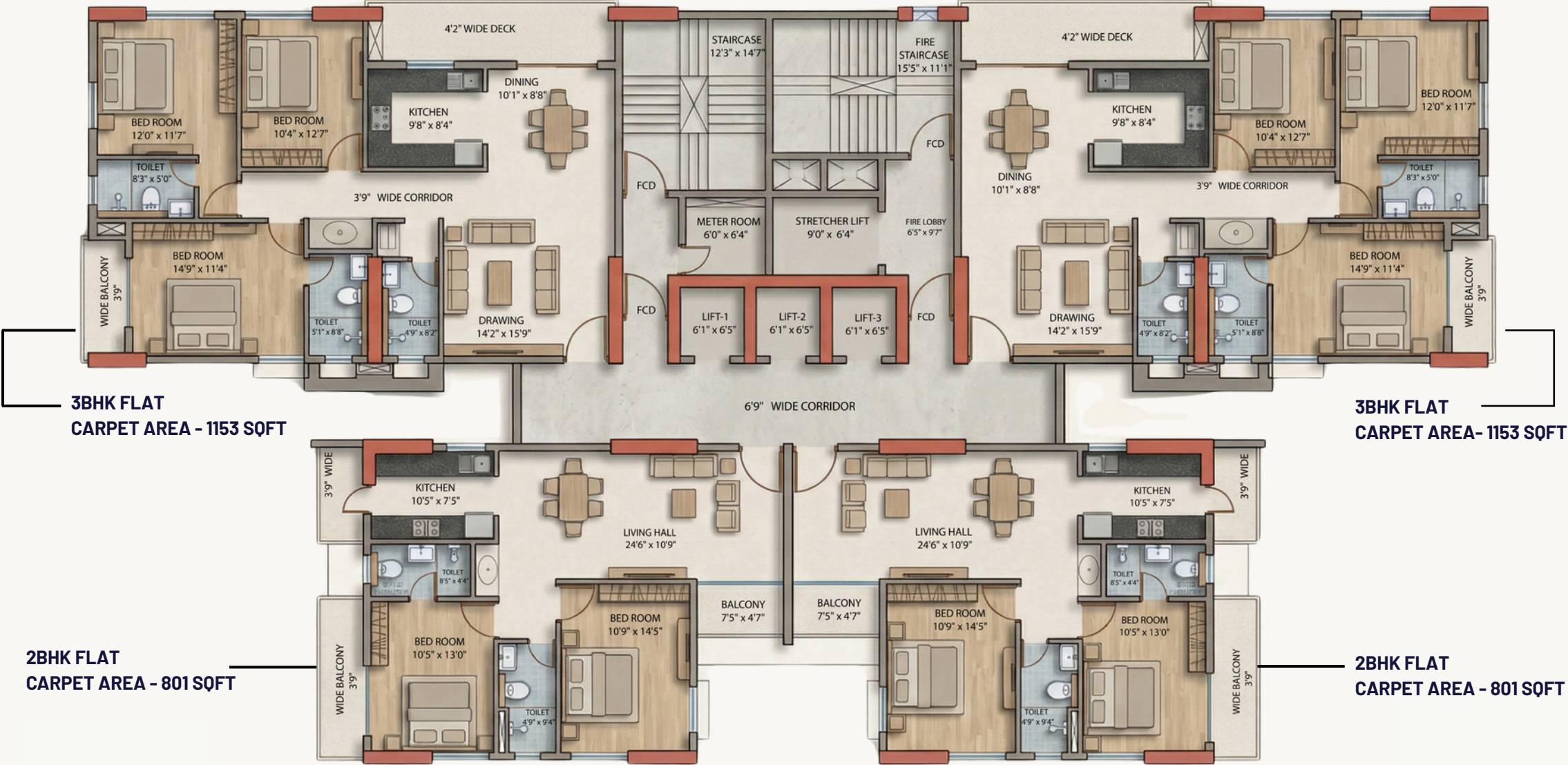


# BLOCK 1 FLOOR PLAN





# BLOCK 2 FLOOR PLAN





**ISOMETRIC VIEW**



**3.5 BHK (SERVANT ROOM) FLAT**



**ISOMETRIC VIEW**



**3.5 BHK (STUDY ROOM) FLAT**



**ISOMETRIC VIEW**



**3BHK FLAT**



**ISOMETRIC VIEW**



**2BHK FLAT**



# Specifications



## STRUCTURE

- Earthquake resistant RCC frame structure



## WALLS

- External wall: Texture paints/Weather coat paint.
- Smooth wall putty for internal wall



## TOILET

- Anti-skid tile flooring
- wall tiles (2'x4')
- Concealed plumbing
- Premium quality C.P. fittings and fixtures
- Premium E.W.C. with flushing cistern
- Hot and cold water supply system



## STAIRCASE

- Premium quality Granite/Tile/ staircase with M.S. railing



## LIVING/DINING/ BEDROOM FLOORING

- Premium quality vitrified tile



## KITCHEN

- Premium quality vitrified tile flooring
- Provision for modular kitchen
- Provision for electrical chimney & electrical points for refrigerator, microwave, exhaust fan, mixer & grinder



## BALCONY/DECK

- Glass railing as per elevation
- Anti-skid ceramic tiles



## DOORS

- Laminated/Pre-engineered designer WPC frame main door with digital main door lock
- Solid laminated superior quality doors/HIDI pre-engineered flush doors or internal doors



## WINDOWS

- System Aluminium system windows



## ELECTRICAL

- Copper wire in concealed conduit with provision for light points, AC, TV & telephone
- Premium quality modular sockets and switches
- TV provision in all bedrooms and living room



## SOLAR ENERGY

- Solar power backup for common areas
- Video calling
- Intercom



## ELEVATORS

- 5 No. High speed elevators with ARD facility
- 2 No. Passenger stretcher



## FIRE FIGHTING & DETECTION SYSTEM

- As per fire safety recommendation



## WHEELCHAIR ACCESS

- To all blocks



## SEWAGE TREATMENT PLANT (STP)

- High quality with latest technology



## WATER TREATMENT PLANT (WTP)

- Premium quality with latest technology



## STREET LIGHTS

- Energy efficient LED street lights



## CONSTRUCTION

- Premium Quality Construction material



# Location Map







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