



# GREATER

Sambalpur

*Dream for a worth living*

Developed & Promoted by :

**Associates Infra Developers Pvt. Ltd**

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*Architect.*

**MS Consultans**

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*Dream for a worth living*



[www.greatersambalpur.com](http://www.greatersambalpur.com)

“ Associates Infra Developers Pvt. Ltd. with its Promoters having Vast experience in various construction fields promoting this project "Greater Sambalpur" with an objective to offer better Investment and today's needed housing Solutions, to the customers at a very moderate price and Amenities with best infrastructure of world class.



वक्तुंड महाकाय सुर्यकोटि समप्रभ  
निर्विघ्नं कुरुमेदेव सर्वकार्येषुसर्वदा














Our motto is the faith of the customers to give them value for their hard earn money and improve their worth living. If you are thinking to invest in the right way for your Dream house The "Greater Sambalpur " is the project to step in...

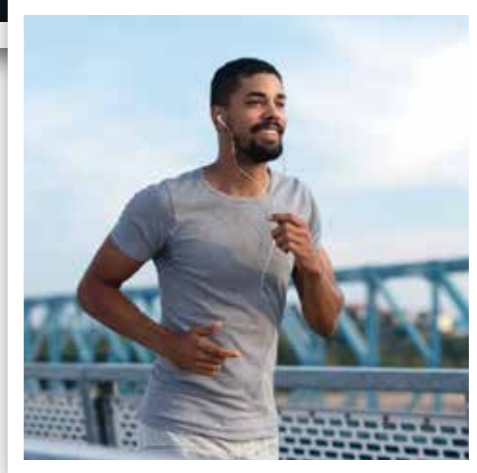
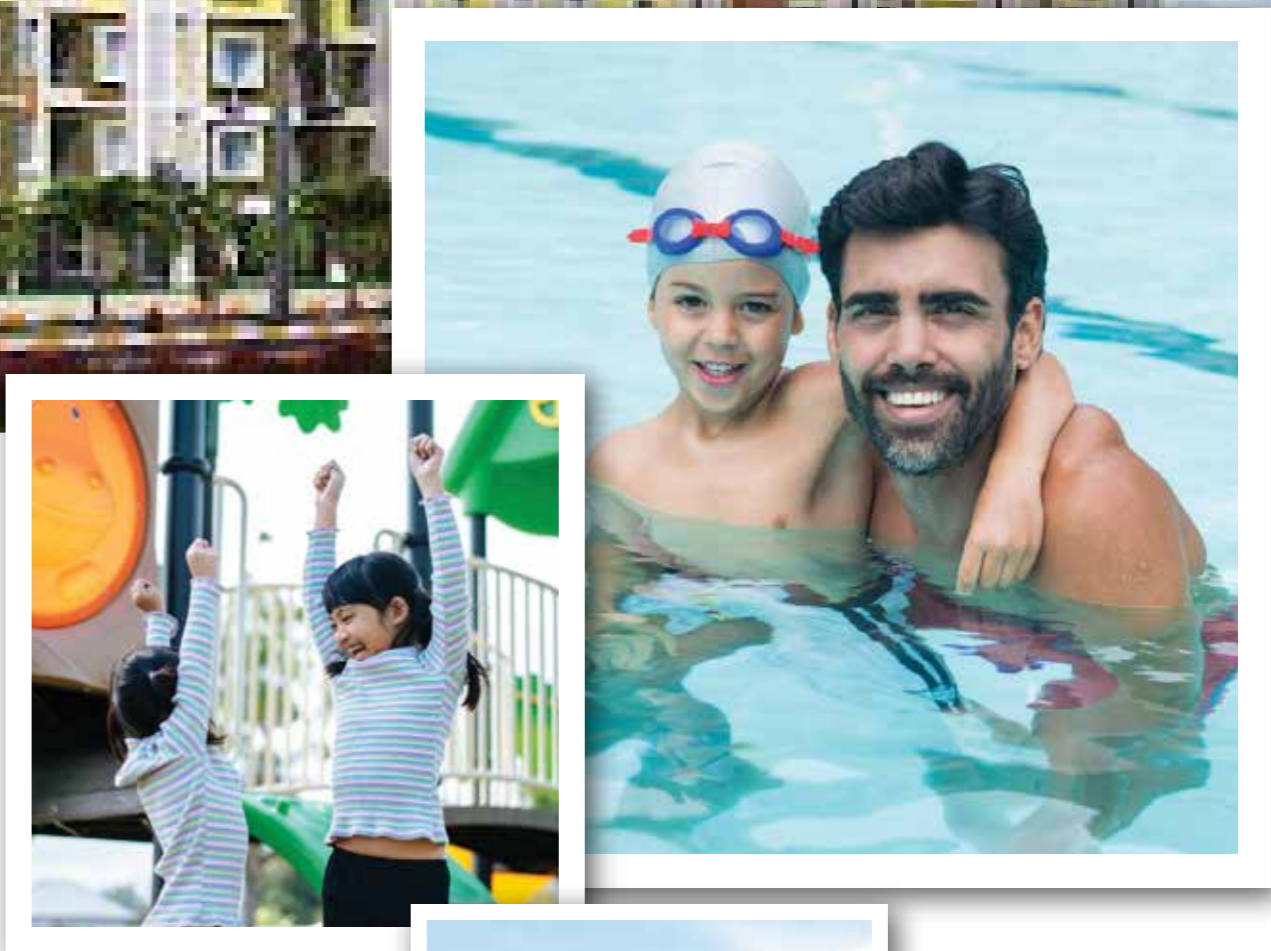
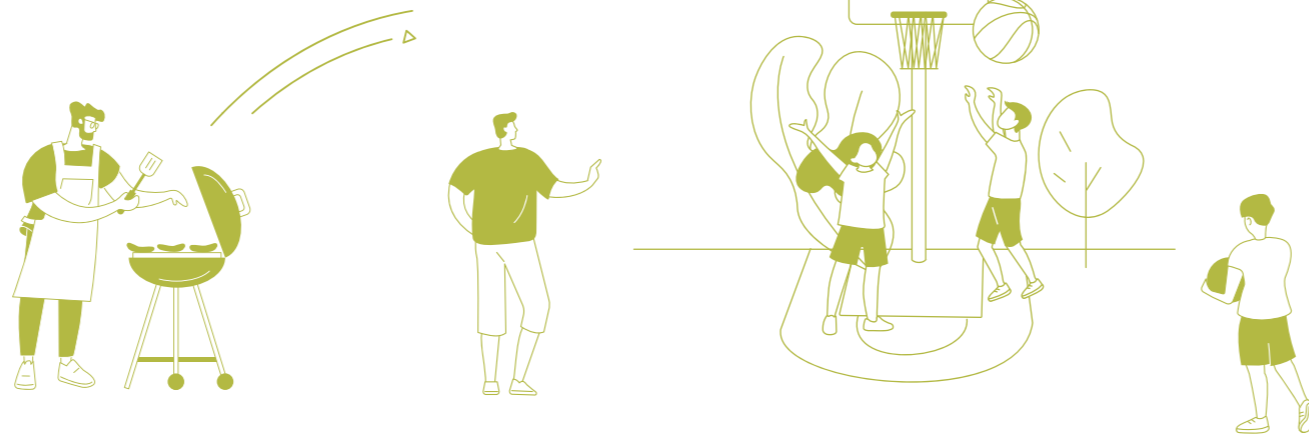
"God gave us the gift of life, it is up to us to give ourselves the gift of living well". The keep to Immortality is first living a life worth remembering That is the main Significance of the "Greater Sambalpur" The worth living at the "Greater Sambalpur" includes an exclusive commercial complex, club house, yoga park, children park, Temple Campus, etc. each Apartment complex is having its own mini play ground cum lawn.

Phase II has Ample open area, connected through 40 ft concrete road, childrens park, jogging space, aesthetically designed architecture of the buildings planned to keep ventilated room and corridor, temple for meditation and spiritualism. It has 108 units in total, two blocks, S+4 each building.



## About Of Our **AMENITIES**

-  40 ft. wide Central Road 22 ft. wide branch Road with proper Drainage System
-  24x7 Security with CC TV Facilities in Common Area
-  Children Play Area
-  Market Complex
-  Yoga Park
-  Jogging Track
-  Park with lily Pool & Fountains
-  Temple with Meditation Place
-  Centralized UGR with Water Line Distributed to each Block
-  8 Passenger automatic Lift
-  24 hours Power Backup for Common Areas & Facilities including Lift



**BLOCK- A**



**TYPICAL FLOOR PLAN-3BHK**  
(1ST,2ND,3RD & 4TH)

**AREA STATEMENT**

TYPE	FLAT NO	CARPET AREA(SQFT.)	BUILT-UP AREA(SQFT)
<b>01 (3BHK)</b>	A-101-401, A-102-402, A-103-403 A-104-404, A-105-405, A-106-406, A-107-407, A-108-408,A-109-409, A-110-410	845.0	1034.0



**BLOCK- B**



**TYPICAL FLOOR PLAN-2BHK**

(1ST,2ND,3RD & 4TH)



AREA STATEMENT			
TYPE	FLAT NO	CARPET AREA(SQFT.)	BUILT-UP AREA(SQFT)
01(2BHK)	B-101-401	680.0	797.0
	B-106-406	680.0	797.0
	B-109-409	680.0	794.0
02(2 BHK)	B-115-415	680.0	790.0
	B-102-402	727.0	856.0
03(2BHK)	B-103-403	736.0	871.0
	B-105-405	736.0	882.0
04(2BHK)	B-104-404	715.0	833.0
05(2BHK)	B-107-407	684.0	802.0
06(2BHK)	B-108-408	683.0	802.0
	B-116-416	683.0	801.0
	B-117-417	683.0	801.0
07(2BHK)	B-110-410	725.0	869.0
08(2BHK)	B-111-411	726.0	856.0
09(2BHK)	B-112-412	738.0	863.0
10(2BHK)	B-113-413	666.0	781.0
11(2BHK)	B-114-414	650.0	792.0

## SPECIFICATION OF

# THE PROJECT & APARTMENT

### Structure

- RCC Framed Structure.

### Lobby

- Elegant tiles flooring in Lobby.
- Lift cladding in marble/granite/tile as per architect's design.
- Staircase in Kota Stone/ Granite/Marble.
- All lobby Walls and Ceiling will be finished with emulsion paint.

### Apartments Flooring

- High Quality vitrified tiles in the foyer, living, dining and all bedrooms.
- Anti-skid floor tiles in Kitchen and Balcony.

### Electricity

- Three phase system with concealed wiring.
- Provision for TV point in Living and Bedrooms.
- Sufficient power points for electricity and other necessary gadgets inside the apartment.
- Quality earthing for all electro-mechanical gadgets.

### Painting

- Premium Exterior Emulsion on Exterior Walls.
- Internal Walls and ceilings finished with Putty.

### Elevator

- Elevator of Reputed Brand with ARD (Automatic Rescue Device) features.

### Water Supply

- Ground water supply through separate sumps and overhead tanks.

### Kitchen & Utility

- Granite counter with chrome plated tap and single bowl stainless steel sink.
- Ceramic tile cladding of 2 feet over the granite counter.

### 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.
- Provision for Exhaust Fan & geyser's point.

### Doors & Window

- Main Door- WPC/wooden frames and both sides laminated flush shutters.
- Other Internal Doors- WPC/wooden frames and Single Side laminated flush shutters.
- UPVC/Aluminium framed windows with clear glass and safety MS grills.

### Fire Safety

- Smoke detectors, Heat activated water sprinklers, extinguishers, Water Hose.
- Reel and Fire Alarm System as the authorised bodies norm

### Power Backup

- 24hrs power backup for common areas and facilities including lift

### Security Arrangements

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

## About

# THE KEY PROMOTERS

The Project has been promoted by Associates Infra Developers Pvt. Ltd., Sambalpur. The Directors are having established business houses in various fields like Infrastructure Developments, Hotels, Electrical trading, Rice Industries, Machinery leasing, Petroleum Dealers, etc. The Directors are proud of their goodwill gained over the years due to their honesty and dedicated dealings in all their activities. The promoters are now proud to introduce the Dream Residential project GREATER SAMBALPUR PHASE 2 to their esteemed costumers who deserve nothing but a dream for a worth living.

## Associates

# INFRA DEVELOPERS PVT. LTD.

### MR. BRAJA KISHOR DAS

BKD Infrastructure Pvt.Ltd  
Modi Para, Sambalpur

### MR. BHABANI PRASAD PANY

Hansini Filling Station  
Bhalupali, Sambalpur

### MR. PARESH KUMAR DESAI

Reliable Distributors  
Nayapara, Sambalpur

### MR. ANIL KUMAR AGRAWAL

Balaji Engicon Pvt. Ltd.  
Belpahar RS, Dist- Jharsuguda

### MR. SHIBA KUMAR AGRAWAL

Narayani Food Products Pvt. Ltd.  
Keonjhar

### MR. PABAN KUMAR AGRAWAL

Sri Shyamji Associates  
Ainthapali, Sambalpur

### MR. MALECKUNNEL PHILIP VERGHESE

Southern Construction  
Ainthapali, Sambalpur

Coming together is a beginning. Keeping together is progress. Working together is success.