



JOEL SHIV SAGAR

Kalyani Nagar, Madhua Patna, Cuttack



Creating *Landmarks*
adding value to your *Lifestyle*

Nestled in the
lap of *Nature*



JOEL SHIV SAGAR

Is a beautiful creation nestled among natural surroundings that is jaw-droppingly distinct and unique. Located on the heart of the city, it caters to individuals who crave luxury, and has a vast open space and ample green area to suit the needs of every individual.

While Offering a calm and comfortable living with green surroundings and fresh air **JOEL SHIV SAGAR** comprises of total S+4 well-planned floors of 2 BHK and 3 BHK flats along with various modern amenities for a luxurious and seamless living.



Floor Plan



Area Statement

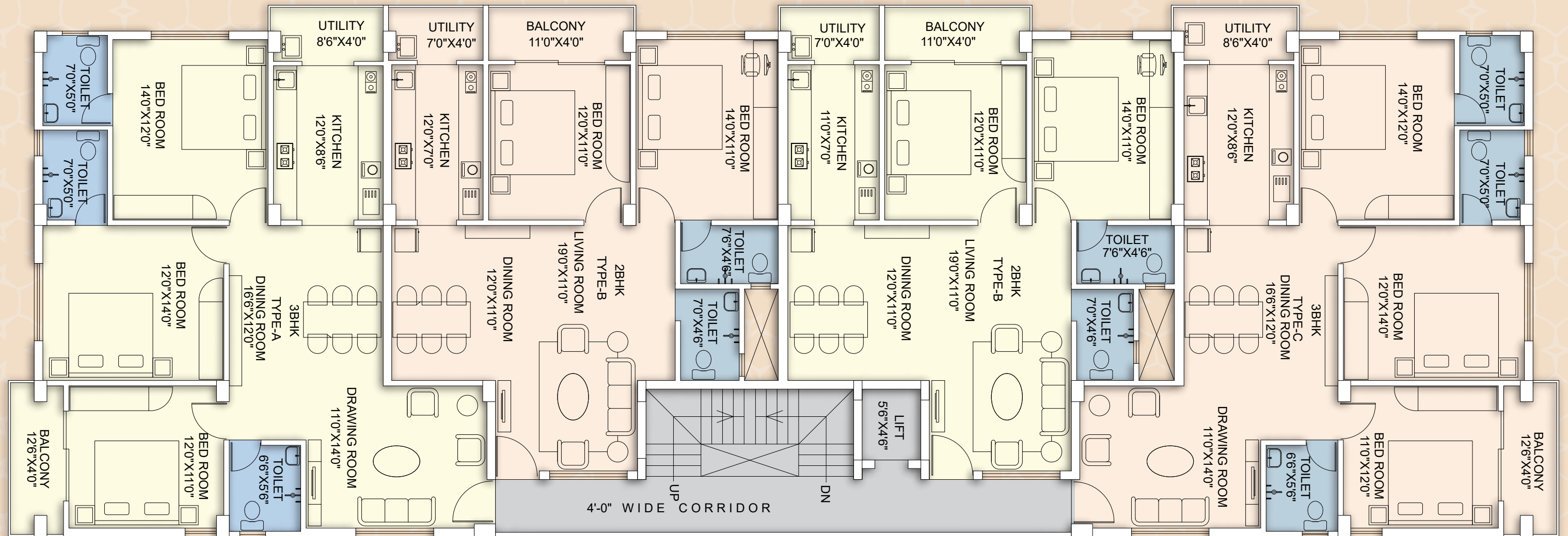
Type	Flat	Carpet Area (Sft.)	Built Up Area (Sft.)	Saleable Area (Sft.)
A	3 BHK	1140.0	1200.0	1754.0
B	2 BHK	885.0	945.0	1362.0
C	3 BHK	1140.0	1200.0	1754.0

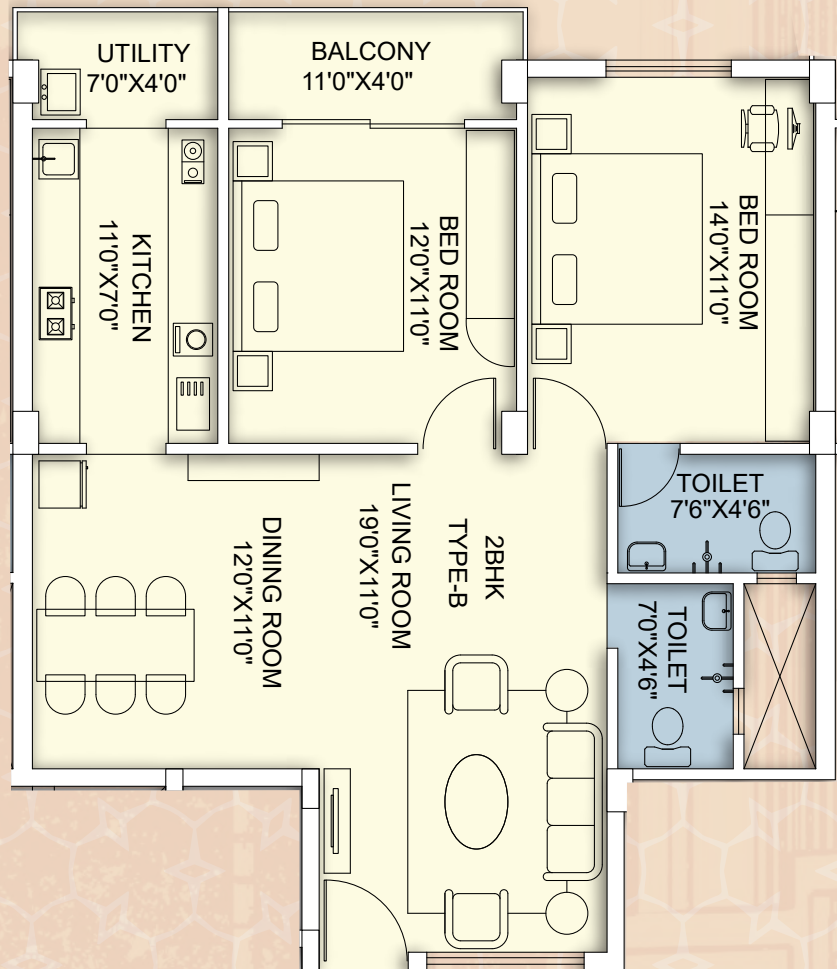
TYPE : A

TYPE : B

TYPE : B

TYPE : C





Type	B
Flat	2 BHK
Carpet Area	885
Built Up Area	945
Saleable Area	1362

Areas in Sft.



Type	A
Flat	3 BHK
Carpet Area	1140
Built Up Area	1200
Saleable Area	1754

Areas in Sft.

A unique *Combination*
of *Beauty, Luxury,*
Comfort & Simplicity



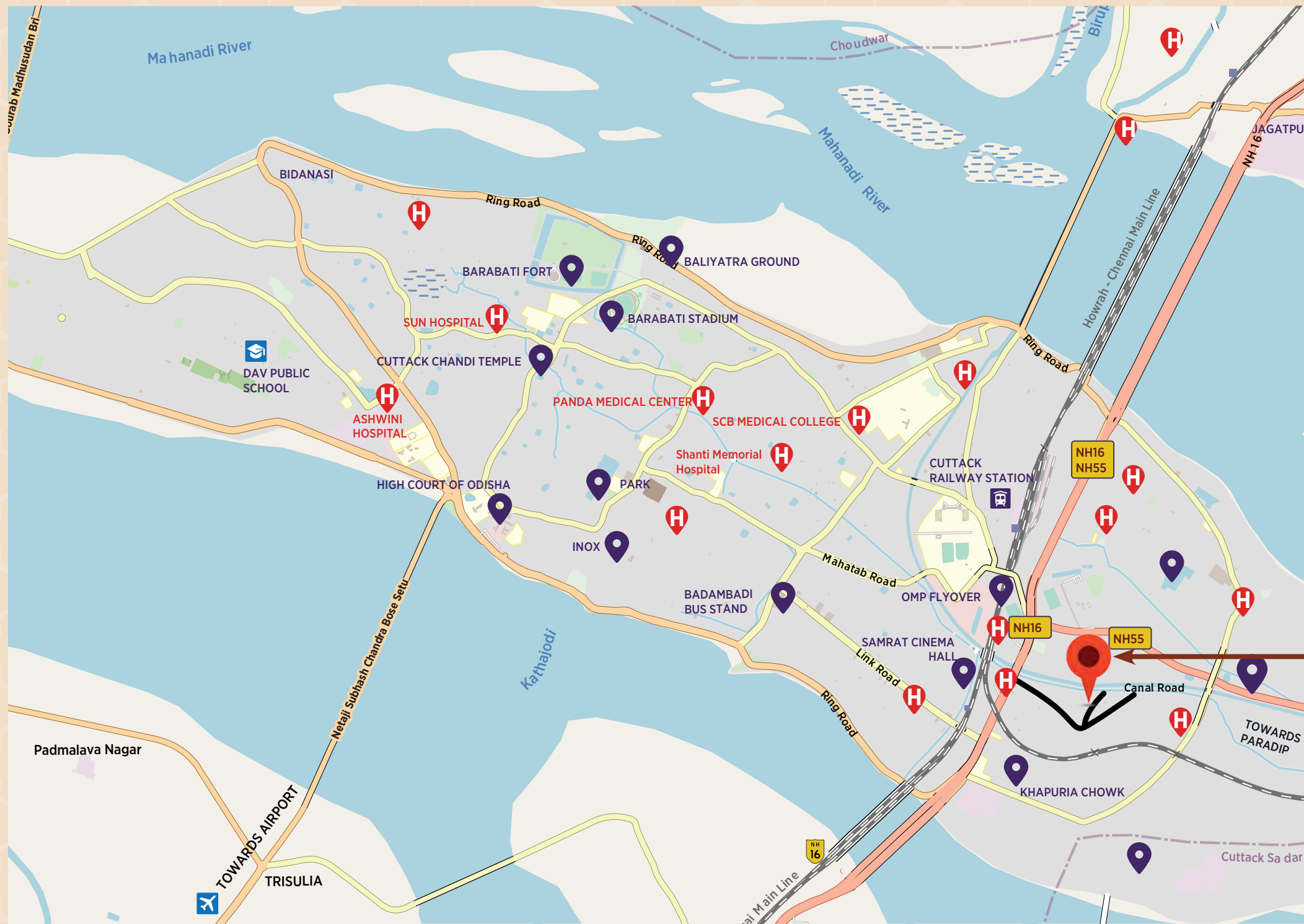
- 24 Hr Security
- Power Backup for Each Flat, Lift & Common Area
- Intercom Facility
- Sewage Treatment Plant
- Rainwater Harvesting
- CCTV Surveillance in Main Gate & Parking
- Roof Top Garden



- 24 Hr Water Supply with deep borewell and Overhead Water Tank
- Gymnasium (Open)
- Vastu Complied
- Sit - Out Area
- App based Security System
- CMC Approved
- RERA Approved
- Roof Top Solar Water Heater



A usable *Location*
can serve *Multiple Purposes.*



Proximity

Badambadi Bus Stand	:	4.3 km
SCB Medical College	:	4.0 km
Cuttack Railway Station	:	3.0 km
OMP Square	:	1.5 km
Samrat Cinema Hall	:	1.5 km
Taladanda Canal	:	200 m
NH 16	:	500 m



Scan for Location



* Not to Scale



Luxurious *Haven* of
Comfort and *Serenity*



The confluence of
Peaceful
interiors



Blissful
exteriors



*Artistic impression



STRUCTURE :

Earthquake Resistance RCC framed Structure.
RCC framed structure with in filled brick wall.



FLOORING :

Bed rooms - Vitrified tiles.
Kitchen - Vitrified tiles.
Toilet - Anti skid ceramic tiles.
Common areas - Granite/ Tile/ Kota Stone.



DOORS & WINDOWS :

Door frames - WPC door frame.
Main door - Veneer finish/ Teak door.
Other doors - Laminated Flush doors.
Windows - UPVC/ Window with safety grills.
Toilet - Flush doors.



KITCHEN :

Design to suit modular kitchen.
Cooking platform with granite top.
Designer tiles up to 2' height above the platform.
provision for chimney and exhaust fan.
Stainless steel sink.



TOILET :

CP fittings of standard make.
Designer tiles on walls up to 7' height.
Provision for exhaust fan and geyser.



WALL :

Internal - Wall putty with one coat of white primer and Acrylic Primer.
External - Combination of texture & weather resistant paints.



ELECTRICAL :

Modular electrical switches.
TV and telephone points in bed rooms & living room.
Provision for A/C in all Bed rooms.

Live *Life* with
a *Luxurious* touch.

JOEL SHIV SAGAR

Developer



JOEL REALTY
VENTURES

Plot No. RP-43, Ground Floor, Lane No. 5
Pandav Nagar, Tankapani Road, Bhubaneswar-751018, Odisha.
Ph. No. 0674-2311900

Call 9853009000

E-mail : joelrealtyventures@gmail.com

www.joelrealty.in

Architect

JIT Architects and Engineers

575, Amrit Nagar, Khandagiri, Bhubaneswar-30

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