



# TM's Basav Lata

## Residency

ASHOK NAGAR, BHUBANESWAR



# "Step into the Home You've Always Dreamed Of"

*"Welcome to BASAV LATA at ASHOK NAGAR, ideally situated in a prime location with excellent connectivity. Here, elegance meets luxury, offering unmatched convenience and accessibility. Experience premium living where superior materials and expert craftsmanship come together, creating an ambiance of majestic refinement. Enjoy the best of both worlds, with easy access to key destinations and the comfort of a sophisticated home."*



# Timeless Sophistication

*"Where Elegance Meets Home"*



S+4+ROOFTOP AMENITIES | 7 LUXURIOUS APARTMENTS

\*Artistic Impression



# Typical Floor Plan

**FLAT NO-101,201,301**  
 CARPET AREA - 1037.48 SFT  
 BALCONY AREA - 120.30 SFT  
 BUA - 1252.14 SFT  
 SBA - 1857 SFT



**FLAT NO-102,202,302**  
 CARPET AREA - 1037.59 SFT  
 BALCONY AREA - 154.09 SFT  
 BUA - 1283.13 SFT  
 SBA - 1902 SFT

7.62 Mt. WIDE ROAD

3.65 WIDE ROAD



" Ascend from the stilt floor to the upper floors, and discover a unique choice awaiting you. Here, you'll find the allure of 3BHK apartments, each offering the luxury of openness from three sides. Opt for either a north or south-facing residence and immerse yourself in the charm of abundant natural air ventilation. "





Lift Lobby

FLAT NO-101,201,301



" Experience unmatched comfort in our flats with ventilation on three sides and a spacious balcony. Enjoy abundant natural light, refreshing breezes, and ample space to relax and unwind. Perfect for those who value fresh air and a serene living environment. "

\*Artistic Impression





# FLAT NO-102 ,202,302



"Experience the luxury of space and light in our exclusive flats, featuring ventilation on three sides and four spacious balconies facing the cardinal directions. Enjoy breathtaking views and a refreshing breeze from every corner of your home."

\*Artistic Impression



# Beyond Extraordinary

*"Beyond Extraordinary"*



Prepare to immerse yourself in a sanctuary of exquisite design and extraordinary amenities, where your every desire is fulfilled.

\*Artistic Impression



# Stilt Floor Plan



“ Enjoy the seamless convenience of our meticulously designed parking facilities, offering a comfortable haven for your cars. With centrally located stairs and lifts, we ensure every step towards elevated living is effortlessly convenient ”



# Terrace Floor Plan



" An open landscape terrace that redefines the concept of outdoor spaces in apartment living. Nestled high above the bustling streets, this remarkable feature transforms your living experience by seamlessly blending the tranquility of nature with the convenience of modern amenities."

# Ameneties

- Gym at Terrace
- Community Hall at Terrace
- Centralize Gas Pipeline
- Terrace Garden
- Terrace Gazebo
- Video Door Phone
- EV Charging plug
- 24\*7 power back up
- 5kv solar power electricity to common area
- 24\*7 hot water
- Clothing hanging bar
- Premium mosquito netting
- 360 degree 24\*7 security
- Stretcher lift
- Granite window sill

Prepare to immerse yourself in a sanctuary of exquisite design and extraordinary amenities, where your every desire is fulfilled.





Gym at Terrace



5kv solar power electricity  
to common area



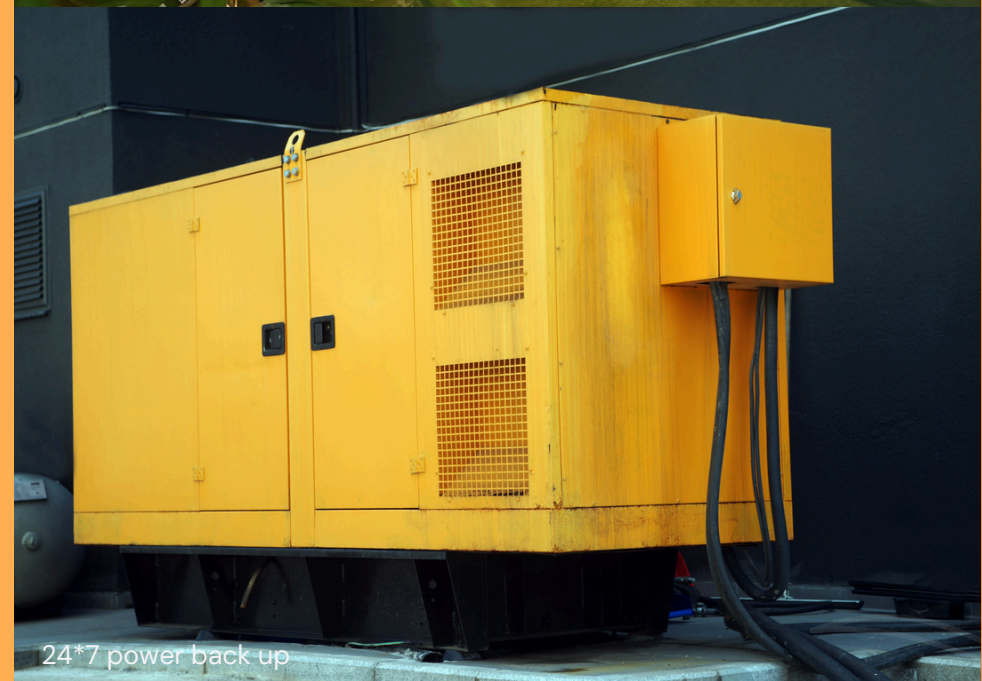
Terrace Gazebo



EV Charging plug



Video Door Phone



24\*7 power back up

Prepare to immerse yourself in a sanctuary of exquisite design and extraordinary amenities, where your every desire is fulfilled.

\*Artistic Impression



### 1.Structural Elements :

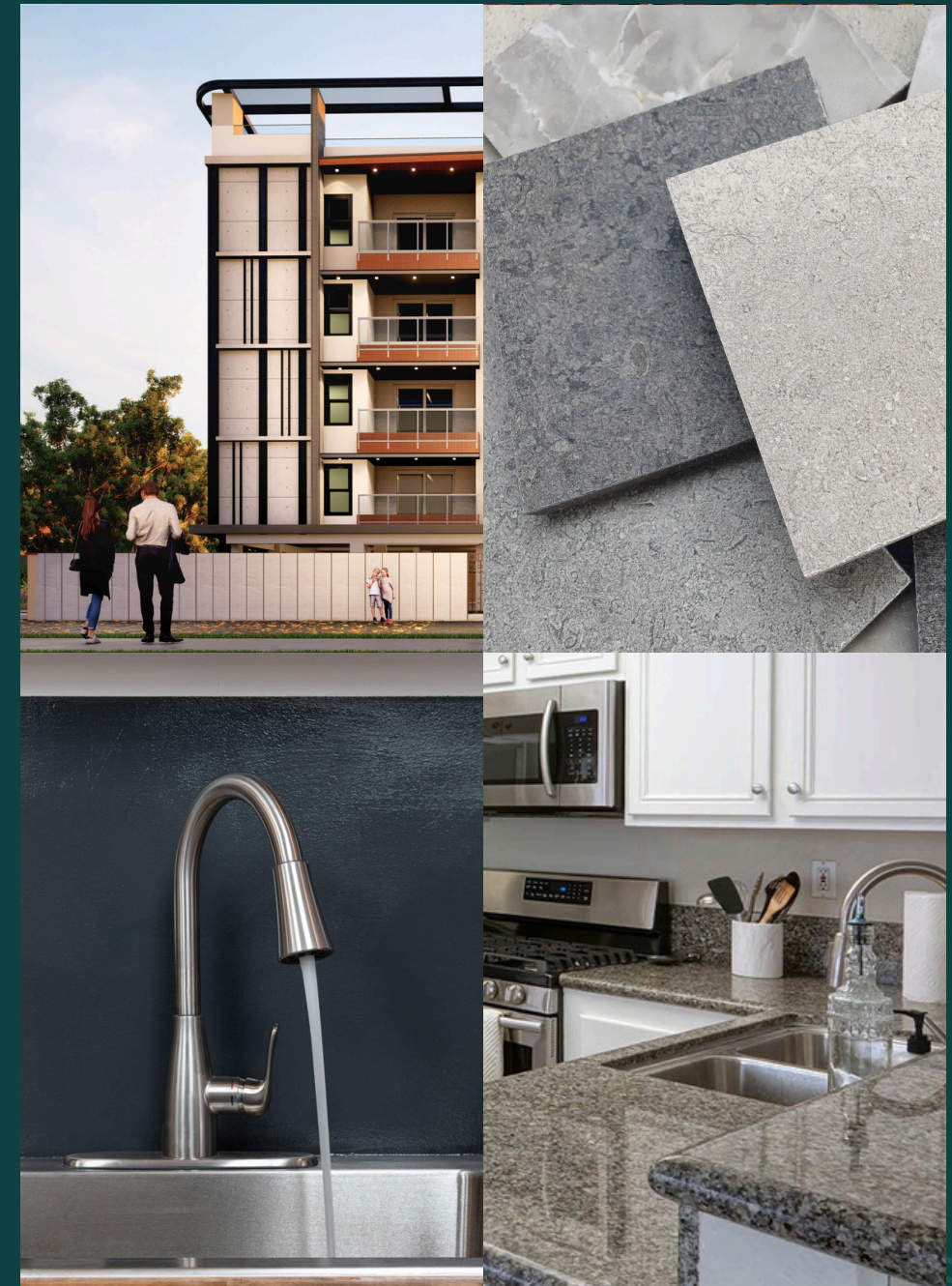
- **Structure** : Earthquake and Cyclone resistant R.C.C. Framed Structure.
- **Reinforcement** : TMT bars of SAIL/TATA/JSPL/RINL/Equivalent brands shall be used.
- **Cement** : Cement of JSW/DALMIA/ACC/RAMCO/Equivalent will be used.

### 2.Units Flooring :

- **Living Rooms** : Stainless vitrified tiles of Somany/Kajaria/Johnson or equivalent brand.
- **Kitchen** : Anti-skid Vitrified Tiles of Somany/Kajaria/Johnson or equivalent brand.
- **Toilets** : Anti-skid Vitrified Tiles of Somany/Kajaria/Johnson or equivalent brand.
- **Staircase / Lobby**: Granite Step Tiles

### 3.Kitchens :

- **Cooking platform** and working platform with granite top.
- **Stainless steel sink** with mixer piping for hot & cold water.
- **Adequate electric outlets** for Oven, Microwaves, Fridge,
- **2 ft. Dado** above granite counter.





#### 14.Washrooms :

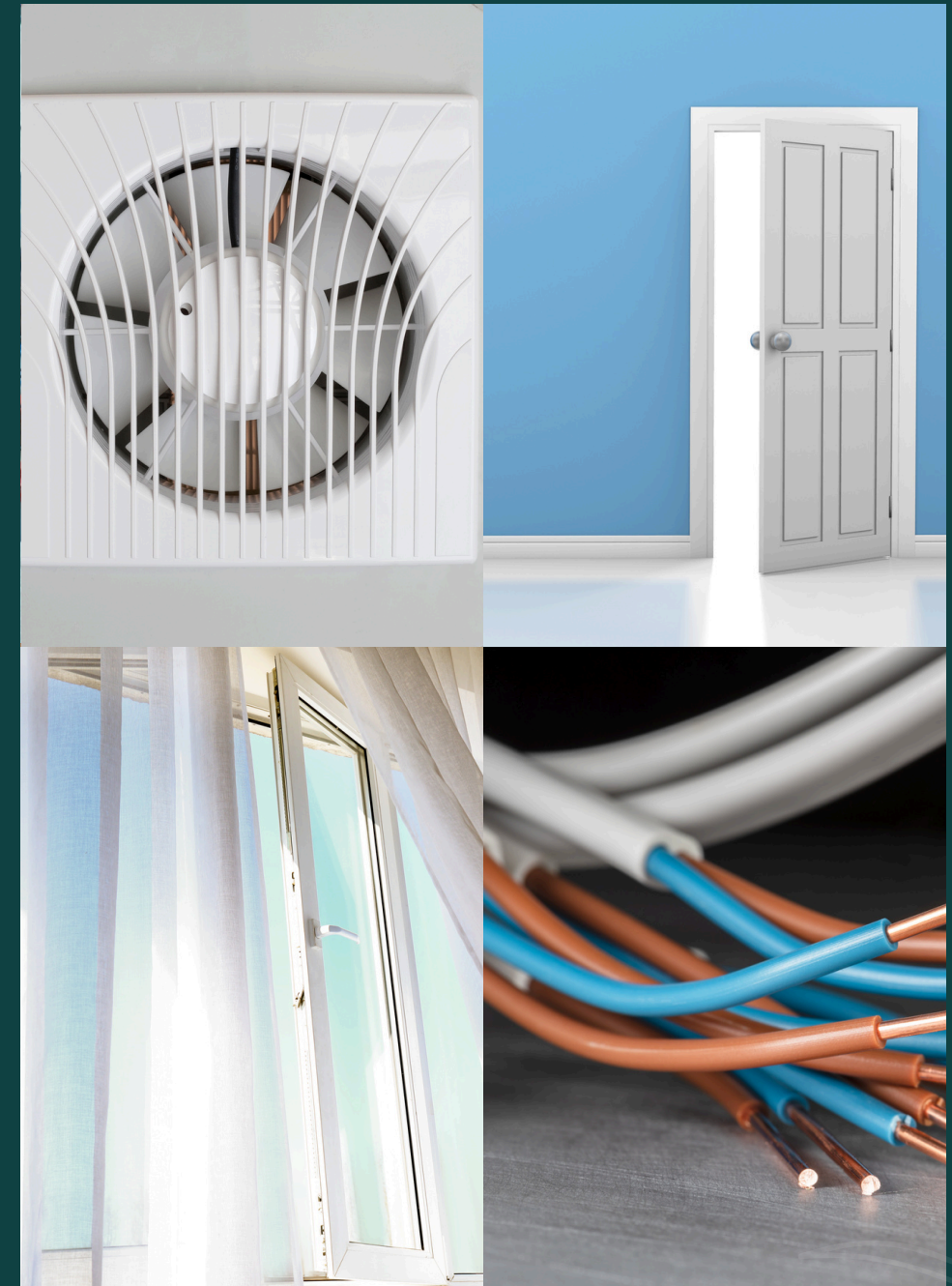
- Jaquar/Marc/Rocca CP or equivalent water supply fittings and bath accessories with hot and cold water lines with mixer.
- All bathroom will be provided with counter basins, showers, faucets, soap dishes, towel holder, brush holders, toiletry shelf and all fittings of Kohler/Jaquar/Hindware or equivalent.
- Exhaust fans in all toilets & washroom

#### 5.Doors &Window :

- Main Doors : All main doors will be moulded Solidflush doors with stainless steelhardware and Godrej /equivalent make mortice lock with view finder.
- Internal Doors : Flush doors with lamination on both sides with Godrej/equivalent locks.
- Door Frames : Sal/WPC Main door and other door frames of Sal.
- Windows : Steel reinforced UPVC framed with MS safety grills and as per architectural Design with .6 inch thick glass paneled windows.
- Window Seal Level : Granite.

#### 6.Electrical :

- Concealed copper wiring with provision for light point, AC, TV & Telephone and premium modular switches provision to inverter.







" Experience Spacious Apartments with Abundant Natural Light and Airflow. Indulge in Luxurious, Oversized Bedrooms and Expansive Balconies for Unparalleled Comfort. "

*Sunlit Serenity*



"We take pride in the safety we provide. Your home will be completely secure with fire insulation, tight security, and additional safety features for your peace of mind."

*Safeguarding Beyond Measure*



"We're here to improve your life. You'll have our full support for any services needed after buying the property, including customizations."

*We Care*

**We're Here for You**



More details for site visit and booking



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