



GB CITY CENTRE



## LOCATION

ADJACENT TO  
BARGARH TOWN HALL,  
BARGARH, ODISHA-768028  
INFRONT OF  
GEORGE HIGH SCHOOL

- ° MINABAZAAR FIELD : 200 M
- ° POLICE STATION : 600 M
- ° DAILY MARKET : 700 M
- ° OLD NH : 800 M
- ° GOVT. BUS STAND : 1.1 KM
- ° GOVT. HOSPITAL : 1.2 KM
- ° RAILWAY STATION : 3.3 KM



## PROJECT PROMOTED BY



**ESSEN**  
CONSTRUCTION

Unearthing Value, Creating Harmony



**EURYTHMY\_ad+c**

Architects | Designers | Consultants



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Land Owner

Mr. J N PANDA



Late G B PANDA

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# CITY CENTRE

windows of Happiness



ORERA REGISTRATION NO.: MP/O4/2023/OO875

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# WELCOME TO GB CITY CENTRE

An upcoming landmark within the heart of the city adjacent to the town hall. It is a premium five storey residential project harmoniously blended with next level commercial space on the first floor. Equipped with efficient amenities and all safety features it spreads messages of joy and offers *windows of happiness* to our valued customers.





## AREA STATEMENT

### SHOP NO.:01

BUA : 972 SQ.FT.  
CA : 880 SQ.FT.  
TBUA : 1409 SQ.FT.

### SHOP NO.:02

BUA : 1018 SQ.FT.  
CA : 937 SQ.FT.  
TBUA : 1476 SQ.FT.

### SHOP NO.:03

BUA : 947 SQ.FT.  
CA : 870 SQ.FT.  
TBUA : 1373 SQ.FT.

### SHOP NO.:04

BUA : 1018 SQ.FT.  
CA : 937 SQ.FT.  
TBUA : 1476 SQ.FT.

### SHOP NO.:05

BUA : 821 SQ.FT.  
CA : 740 SQ.FT.  
TBUA : 1190 SQ.FT.

### SHOP NO.:06

BUA : 821 SQ.FT.  
CA : 740 SQ.FT.  
TBUA : 1190 SQ.FT.

### SHOP NO.:07

BUA : 1018 SQ.FT.  
CA : 937 SQ.FT.  
TBUA : 1476 SQ.FT.

### SHOP NO.:08

BUA : 947 SQ.FT.  
CA : 870 SQ.FT.  
TBUA : 1373 SQ.FT.

### SHOP NO.:09

BUA : 1018 SQ.FT.  
CA : 937 SQ.FT.  
TBUA : 1476 SQ.FT.

### SHOP NO.:10

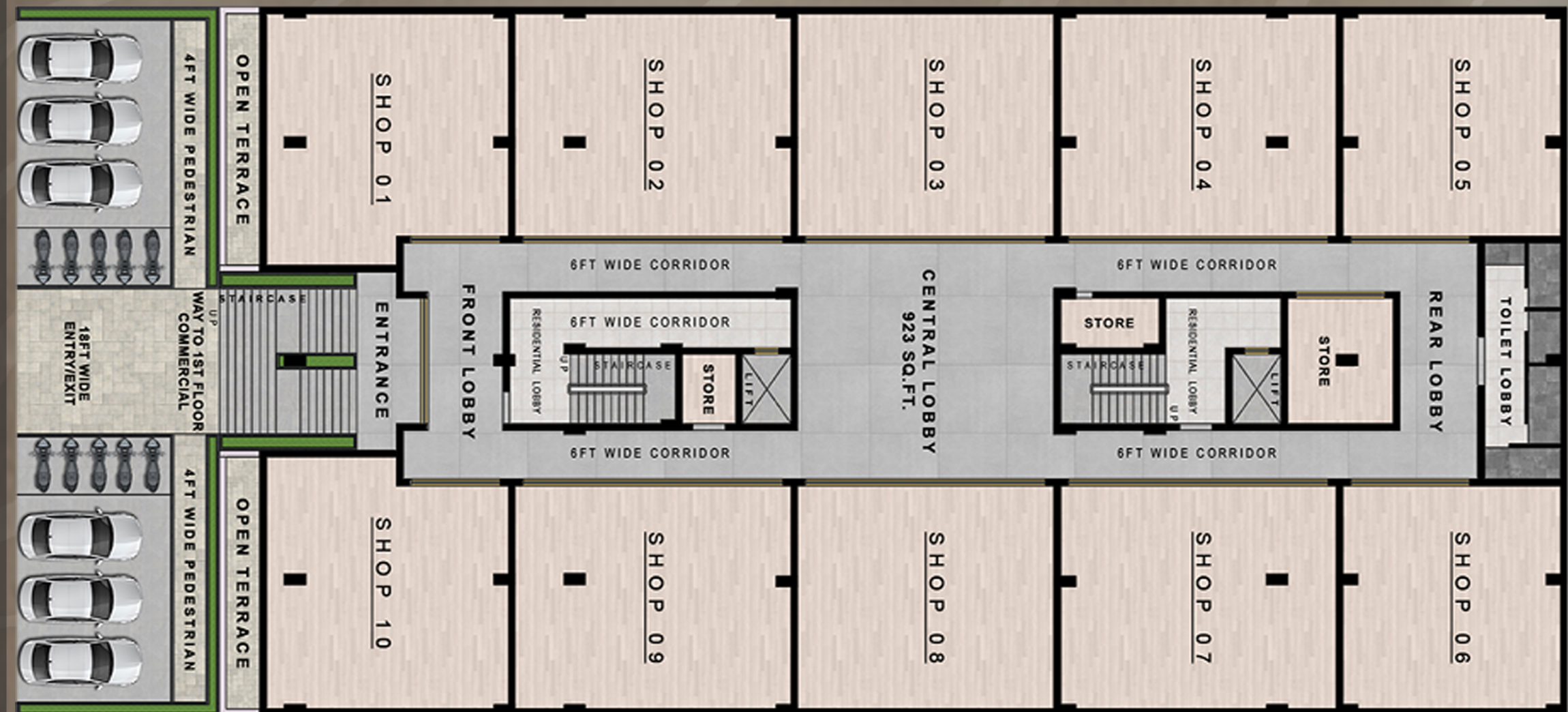
BUA : 972 SQ.FT.  
CA : 880 SQ.FT.  
TBUA : 1409 SQ.FT.

**FIRST  
FLOOR**

**COMMERCIAL**



ROAD





## AREA STATEMENT

### FLAT NO. :201,301,401,501

BUA : 1250 SQ.FT.  
CA : 1009 SQ.FT.  
TBUA : 1638 SQ.FT.

### FLAT NO. :202,302,402,502

BUA : 1041 SQ.FT.  
CA : 768 SQ.FT.  
TBUA : 1364 SQ.FT.

### FLAT NO. :203,303,403,503

BUA : 1041 SQ.FT.  
CA : 768 SQ.FT.  
TBUA : 1364 SQ.FT.

### FLAT NO. :204,304,404,504

BUA : 1250 SQ.FT.  
CA : 1009 SQ.FT.  
TBUA : 1638 SQ.FT.

### FLAT NO. :205,305,405,505

BUA : 1250 SQ.FT.  
CA : 1009 SQ.FT.  
TBUA : 1638 SQ.FT.

### FLAT NO. :206,306,406,506

BUA : 1041 SQ.FT.  
CA : 768 SQ.FT.  
TBUA : 1364 SQ.FT.

### FLAT NO. :207,307,407,507

BUA : 1041 SQ.FT.  
CA : 768 SQ.FT.  
TBUA : 1364 SQ.FT.

### FLAT NO. :208,308,408,508

BUA : 1250 SQ.FT.  
CA : 1009 SQ.FT.  
TBUA : 1638 SQ.FT.

# TYPICAL FLOOR RESIDENTIAL

FLAT NO. :201,301,401,501



FLAT NO. :208,308,408,508

FLAT NO. :202,302,402,502



FLAT NO. :207,307,407,507

FLAT NO. :203,303,403,503



FLAT NO. :206,306,406,506

FLAT NO. :204,304,404,504



FLAT NO. :205,305,405,505







THREE-SIDE  
VENTILATED  
APARTMENTS.



SUFFICIENT  
COVERED PARKING  
FOR RESIDENTS.



VAASTU  
COMPLIANT.



24X7 CCTV  
SURVEILLANCE  
ALL AROUND THE CAMPUS.



COMMUNITY  
ACTIVITY HALL.



FIRE SAFETY  
COMPLIANT.



GARDEN AND  
CHILDREN'S PLAY AREA.



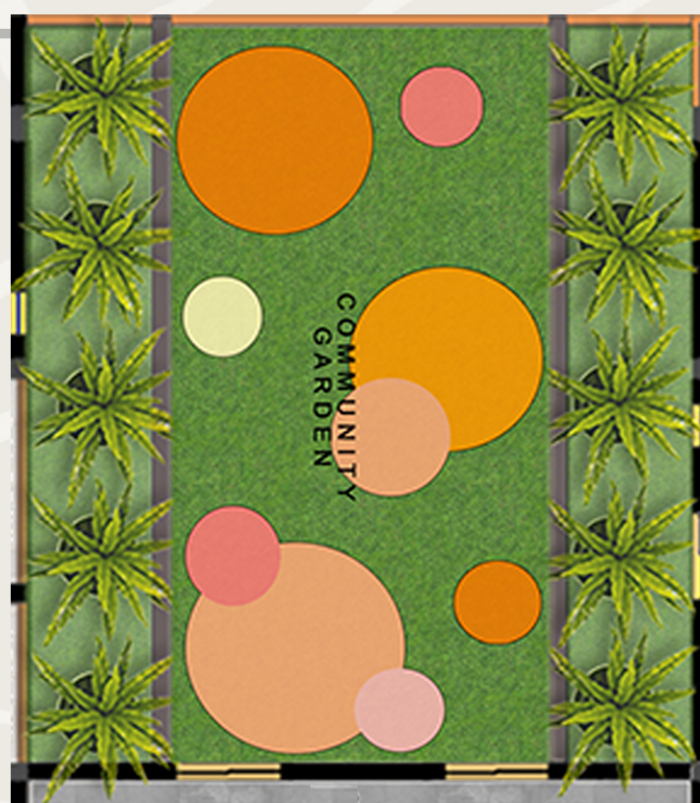
ROOFTOP  
SOLAR PANELS.



RAINWATER  
RECHARGE SYSTEM.



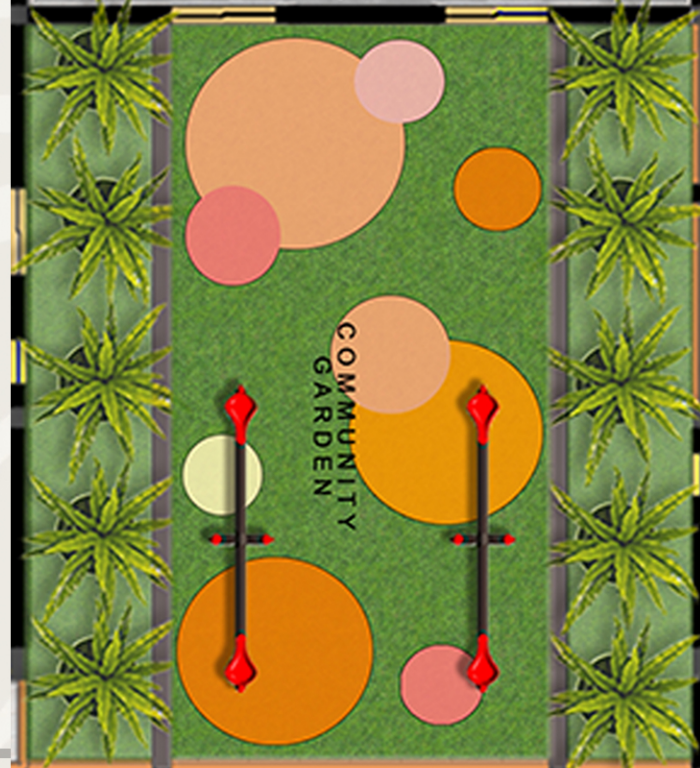
SPECIAL  
FEATURES



COMMUNITY  
GARDEN



COMMUNITY  
HALL.



COMMUNITY  
GARDEN



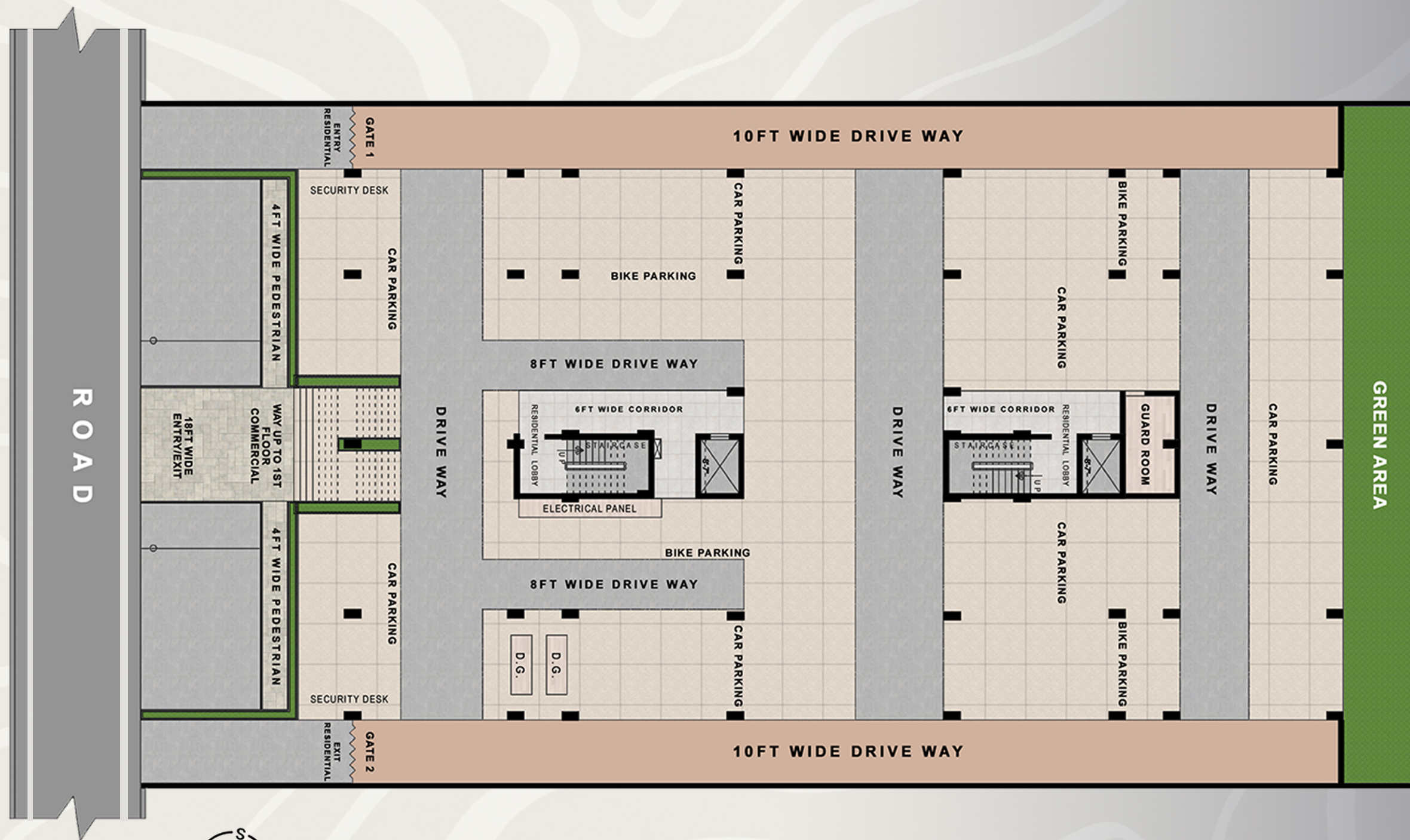
PLAY  
ZONE



OPEN  
TERRACE

SECOND FLOOR  
Community Hall





## SITE PLAN

### STILT FLOOR

# Parking



## SPECIFICATION

### STRUCTURE:

- Earthquake & Fire Resistance
- RCC Column & Beam Framed Structure

### FLOORING:

- Premium Vitrified Tiles in Living, Dining and Bedrooms
- Anti-skid Vitrified Tiles in Bathroom, Kitchen & Balcony
- Granite/Kota stone flooring with MS railing

### WALLS:

- AAC Block Wall/Fly ash bricks with Plaster
- Internal wall with plaster, putty and paint
- Ceramic Wall Tiles upto 7' in Bathrooms
- Ceramic Wall Tiles upto 2' above Kitchen Platform

### FIXTURES AND FITTINGS:

- Flush Door with SS hardware and lock
- Flush/PVC door with lock for bath room

### WINDOWS:

- Powder coated galvanised aluminium/UPVC window with MS Grills.

### BATHROOMS:

- Premium CP & Sanitary Fittings

### KITCHENS:

- Kitchen countertop of highly polished bull-nosed granite, STAINLESS STEEL SINK (single sink single drain)

### ELECTRICAL:

- Concealed Conduit Electrical with DTH & Internet Wiring
- Premium Modular Switch Fittings and cables

### ELEVATORS:

- Premium quality High-speed automatic lifts with designer finish

### D.G.:

- Power backup for common area, 500 W back up to each flat.

### WATERPROOFING:

- Extensive waterproofing in bathrooms, terrace etc.

### COMMERCIAL:

- Tiles.
- Shutters.
- Basic electrical wires and switches.
- Two coat putty.
- 500w power back-up.