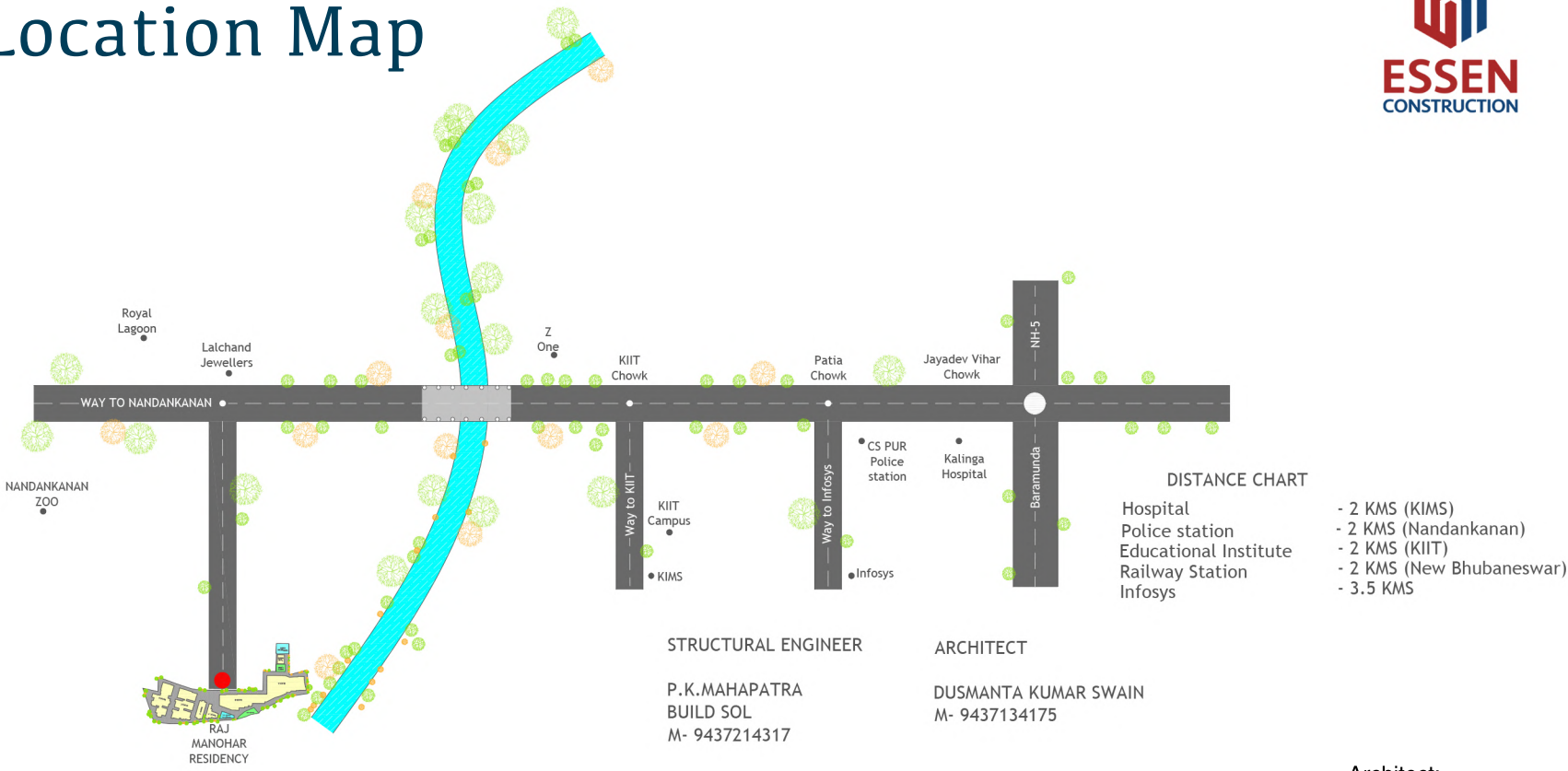


Location Map



Architect:
Dusmant Swain

Structural Engg:
P K Mohapatra
BUILDSOL

Project promoted by

INFOCITY GREENS

joint venture of **ESSEN Construction** and **MLG Construction**

S-2/A– 42, Mancheswar Industrial Estate, Bhubaneswar-10, Tel: 0674–2588877/78/79

Mob: 7854001818 / 9124886579 / 9124886759

<https://essenconstruction.com/>

Disclaimer: The sizes / shapes / positions of openings, ducts, balconies and landscape are subject to change. Room sizes indicated are structural sizes and actual sizes may vary due to finishes. Areas subject to change after finalization of services and structural design. The furniture shown in the illustration is only indicative. All plans, specifications, artistic renderings and images as shown in this brochure are only indicative and are subject to change as may be decided by the company or directed by any competent authority in the best interestsvs of the development. Soft furnishing, furniture and gadgets do not form a part of the offering. This document is conceptual and not a legal offering by the Company and is to be used for general information only. Any interested party should verify all the information including designs, plans, specifications, facilities, features, payment schedules, terms of sales etc independently with the Company prior to concluding any decision for buying in any of the towers. The user of the Brochure confirms that he / she has not solely relied on this information for making any booking / purchase in any of the towers. Nothing on the brochure should be misconstrued as advertising, marketing, booking, selling or an offer for sale or invitation to purchase a unit in any project by the Company. Nothing contained herein intends to constitute a legal offering on the Compa-ny's part. Information herein may contain technical inaccuracies or typographical errors. All images (other than actual images) are merely artistic conceptualization and should not be relied upon as defin-itive reference. Raj Manohar Residency II is registered with the Odisha Real Estate Regulatory Authority vide Project Registration Number RP/19/2021/00589 dt. 09.06.2024 and is being developed, constructed and marketed by Essen Construction

RAJMANOHAR RESIDENCY - II

ORERA REG. No.: RP/19/2024/01186

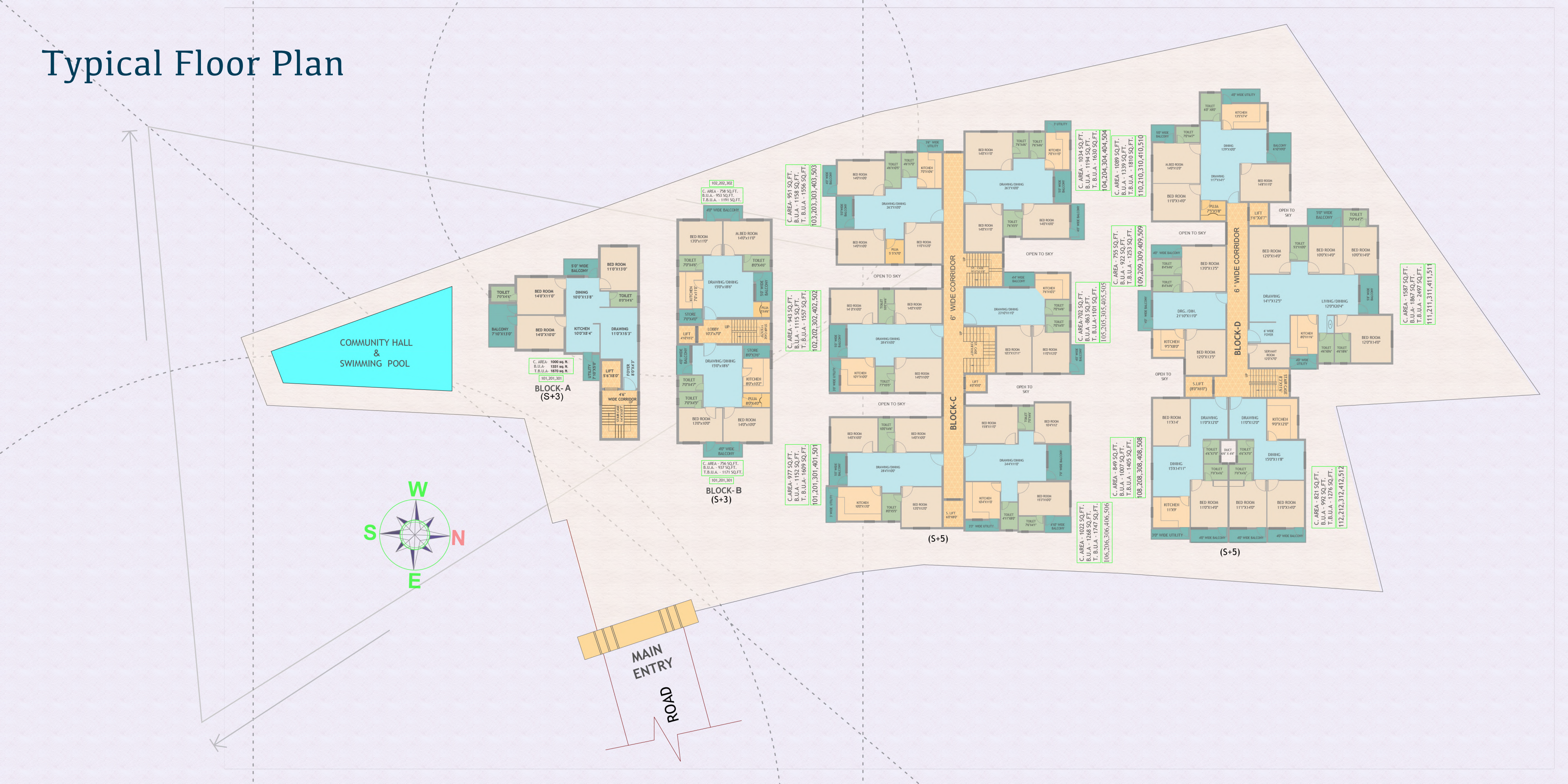


Introduction

Welcome to RAJMONAHAR RESIDENCY, a luxurious residential project by Infocity Greens, a joint venture between Essen Construction and MLG Construction. It's situated at Raghunathpur, Patia, considered amongst the best and most premium localities in Bhubaneswar. The project consists of two blocks of S+5 floor each and two blocks of S+3 floors, with flats in combination of 2,3 & 4 Bedrooms. It has all the amenities of a modern premium project such as landscaped open spaces, Children's play area, fully equiped Club House with Gym, Swimming Pool, 24x7 security with CCTV cameras around the campus, Temple and many more.



Typical Floor Plan



Typical Floor Plan (BLOCK-C)



BLOCK-C
(S+5)

C.AREA- 977 SQ.FT.
B.U.A - 1152 SQ.FT.
T. B.U.A- 1609 SQ.FT.
101,201,301,401,501

C. AREA - 943 SQ.FT.
B.U.A - 1115 SQ.FT.
T. B.U.A - 1557 SQ.FT.
102,202,302,402,502

C. AREA- 951 SQ.FT.
B.U.A - 1158 SQ.FT.
T. B.U.A - 1556 SQ.FT.
103,203,303,403,503



C. AREA - 1022 SQ.FT.
B.U.A - 1268 SQ.FT.
T. B.U.A - 1747 SQ.FT.
106,206,306,406,506

C. AREA-702 SQ.FT.
B.U.A -863 SQ.FT.
T. B.U.A-1101 SQ.FT.
105,205,305,405,505

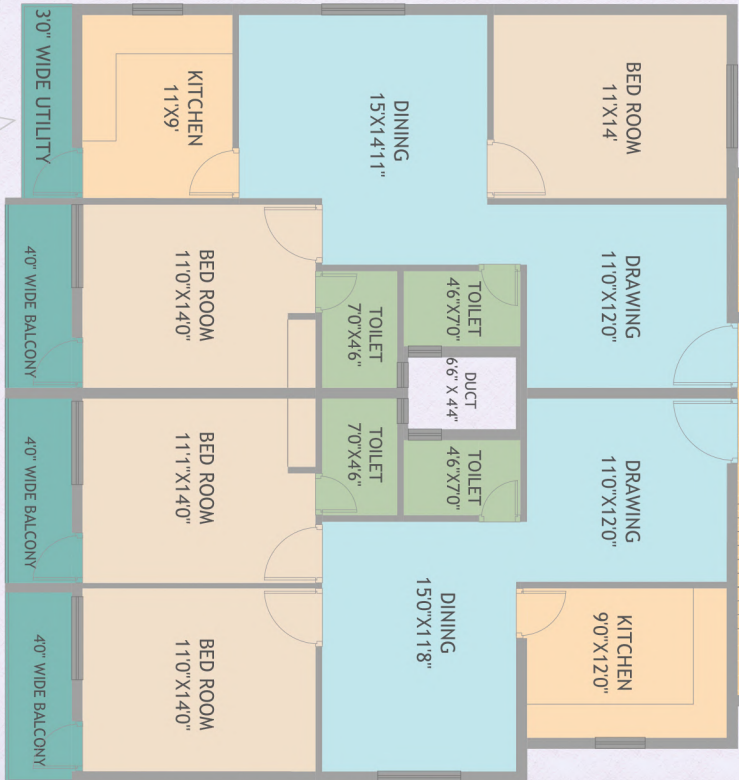
C. AREA - 1034 SQ.FT.
B.U.A - 1194 SQ.FT.
T. B.U.A - 1630 SQ.FT.
104,204,304,404,504

Typical Floor Plan (BLOCK-D)



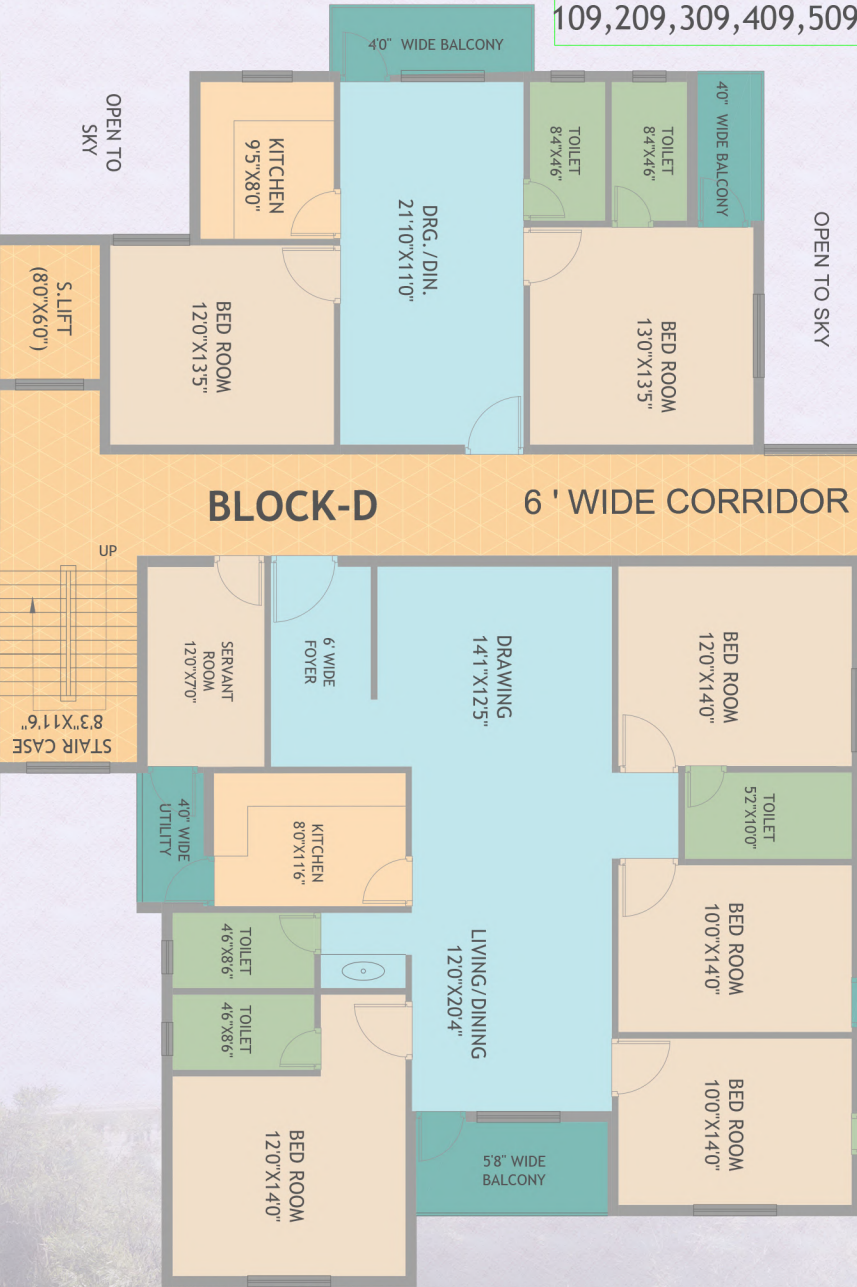
BLOCK-D
(S+5)

C. AREA - 849 SQ.FT.
B.U.A - 1007 SQ.FT.
T.B.U.A - 1405 SQ.FT.
108,208,308,408,508

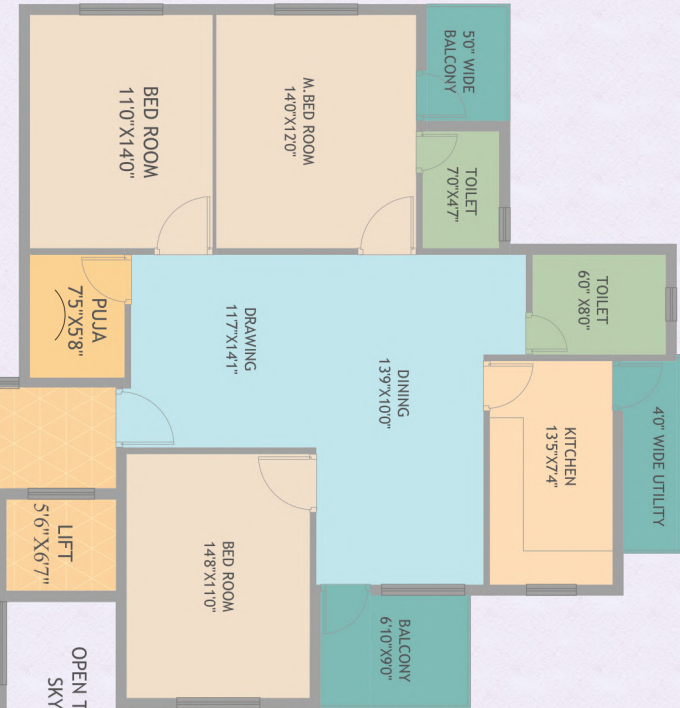


C. AREA - 821 SQ.FT.
B.U.A - 992 SQ.FT.
T.B.U.A - 1276 SQ.FT.
112,212,312,412,512

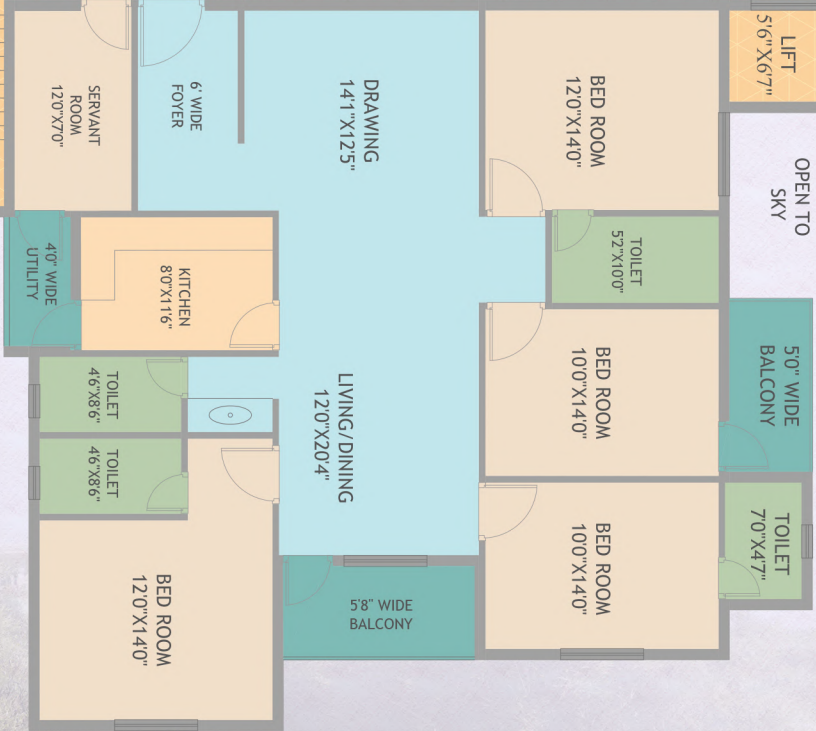
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B.U.A - 922 SQ.FT.
T.B.U.A - 1253 SQ.FT.
109,209,309,409,509



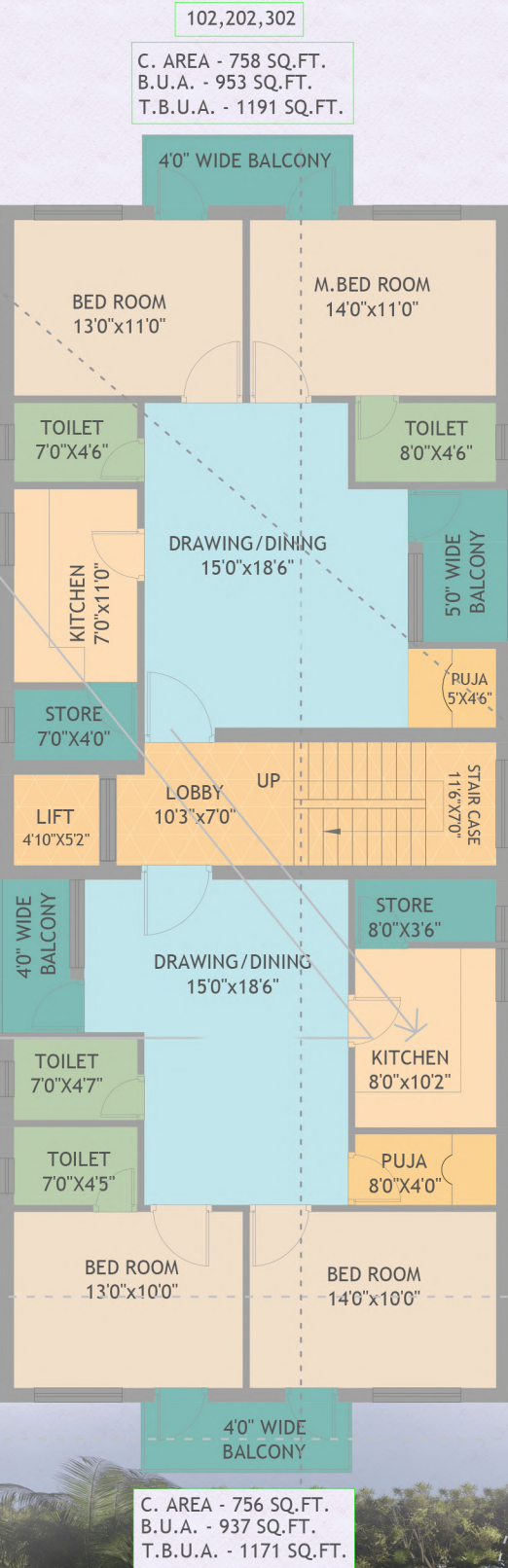
C. AREA - 1089 SQ.FT.
B.U.A - 1339 SQ.FT.
T.B.U.A - 1810 SQ.FT.
110,210,310,410,510



C. AREA - 1587 SQ.FT.
B.U.A - 1867 SQ.FT.
T.B.U.A - 2497 SQ.FT.
111,211,311,411,511

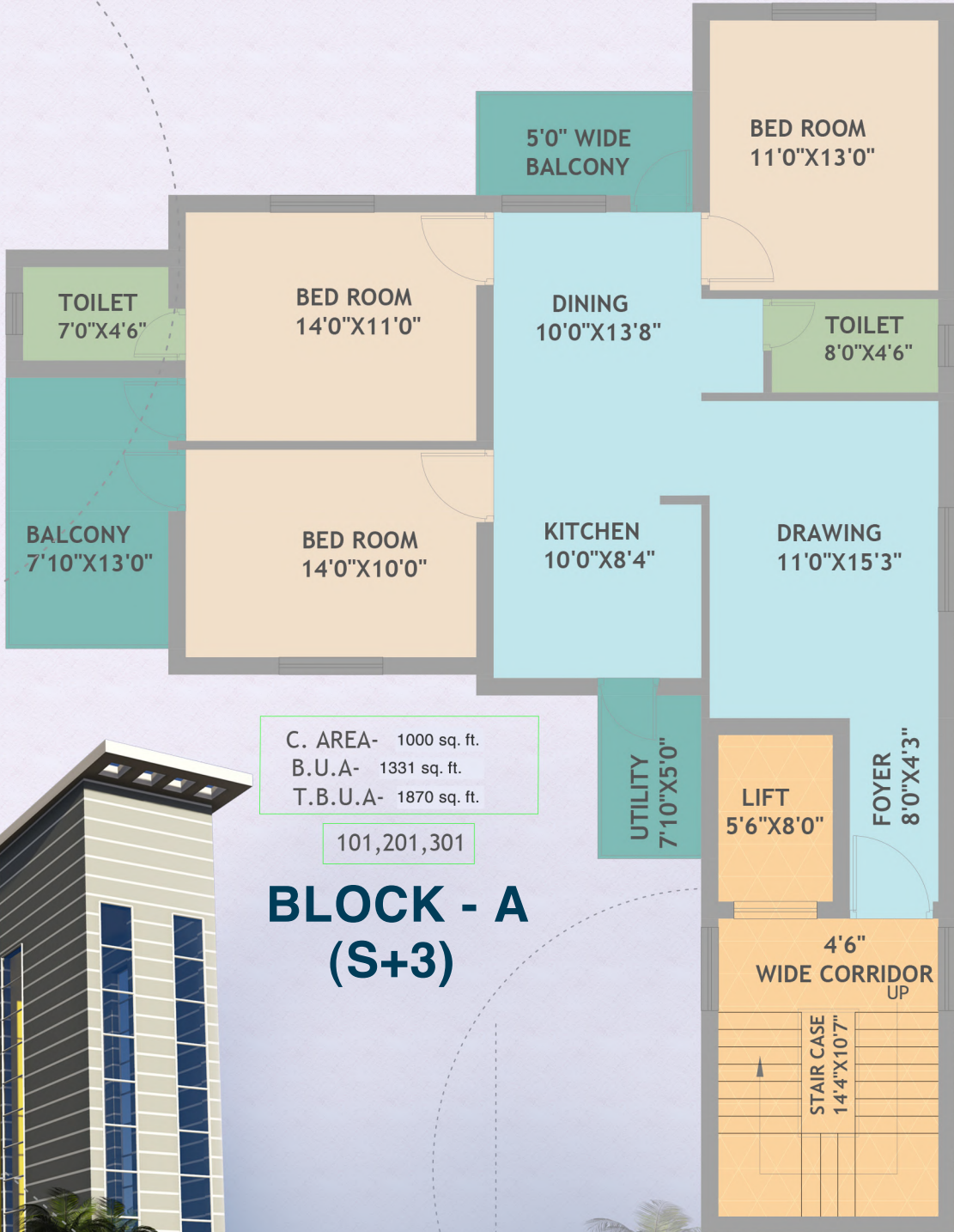


Typical Floor Plan (BLOCK-B)



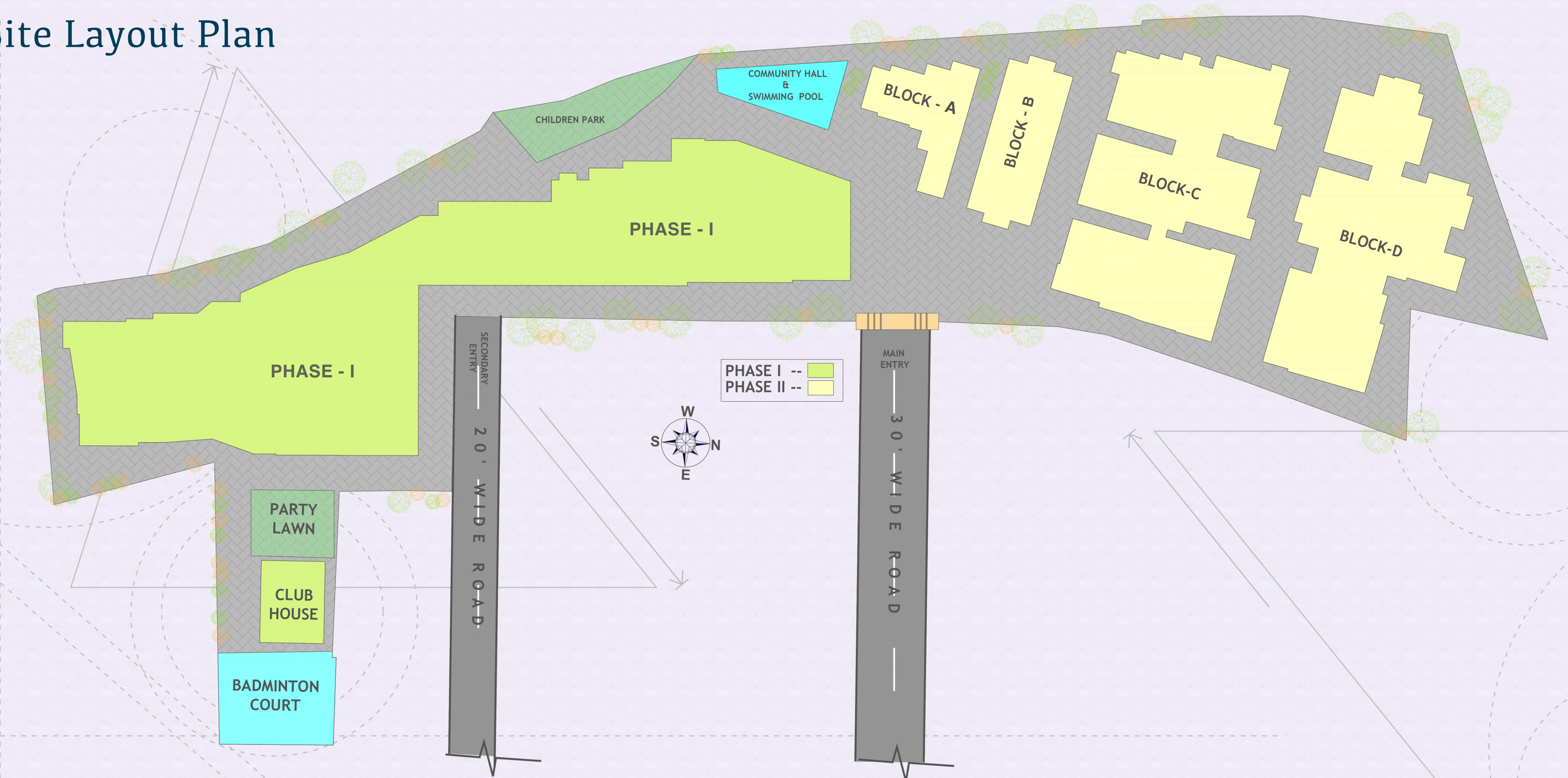
BLOCK - B
(S+3)

Typical Floor Plan (BLOCK-A)



BLOCK - A
(S+3)

Site Layout Plan



Specifications

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
- Fush/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 & Intenet 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.

Special Features

- Gated community
- 24x7 CCTV surveillance all around the campus.
- Most flats have three sides open with individual walls.
- Sufficient parking in stilt for residents
- Vaastu Complaint Apartments.
- Fully equipped community Hall and Gym
- Swimming pool
- Children's play area
- Rainwater recharge pits
- Fire safety compliant
- Sewerage treatment plant
- Rooftop solar panels
- Connected load of 4 kw (single phase) for 2 BHK, 6 kw (three-phase) for 3 BHK and 7 kw (three-phase) for 4 BHK
- Temple and Green space.
- Badminton court

