



NILADRI HERITAGE

LUXURY YOU TRULY DESERVE

A spacious yet affordable home. Fun amenities to engage your leisure hours. Location that keeps you connected to every part of your city.

COME HOME TO A SOOTHING AMBIENCE

Sometimes, all it takes for you to feel calm is an environment that is equally tranquil and engaging. At Heritage you will find beautiful trees, green lawns and warmly lit areas that will be a true treasure for your senses!

AMENITIES



BASKETBALL



JOGGING TRACK



BADMINTON COURT



GYM



SWIMMING POOL



TENNIS COURT



PODIUM GARDEN

WELCOME TO YOUR WORLD OF INFINITE EXPERIENCES

Step into Heritage towers & watch the doors of a holistic lifestyle open up in front of you. The project brings the best aspects of holiday life. Come & experience a home beyond comparison.

MAKE YOUR CELEBRATIONS GRANDER

Happiest events deserve the best spaces to celebrate them in. With a beautifully designed & spacious community hall, spa, saloon, Jacuzzi, NILADRI HERITAGE brings you the perfect venue for all your celebrations.

HOME FOR THE BODY, MIND & SOUL

At NILADRI HERITAGE towers, Luxury coexists with the simple joys of life! The entire project has been designed to bring the most comfortable and elite lifestyle to the residents with handpicked amenities placed all through the premises.

AMENITIES



OAT



LAWN



SPA



YOGA / MEDITATION



JACUZZI



CHILDREN'S PLAY AREA



BANQUET HALL



INDOOR GAMES

AMENITIES



COURTYARD VIEW



COURTYARD VIEW



OAT

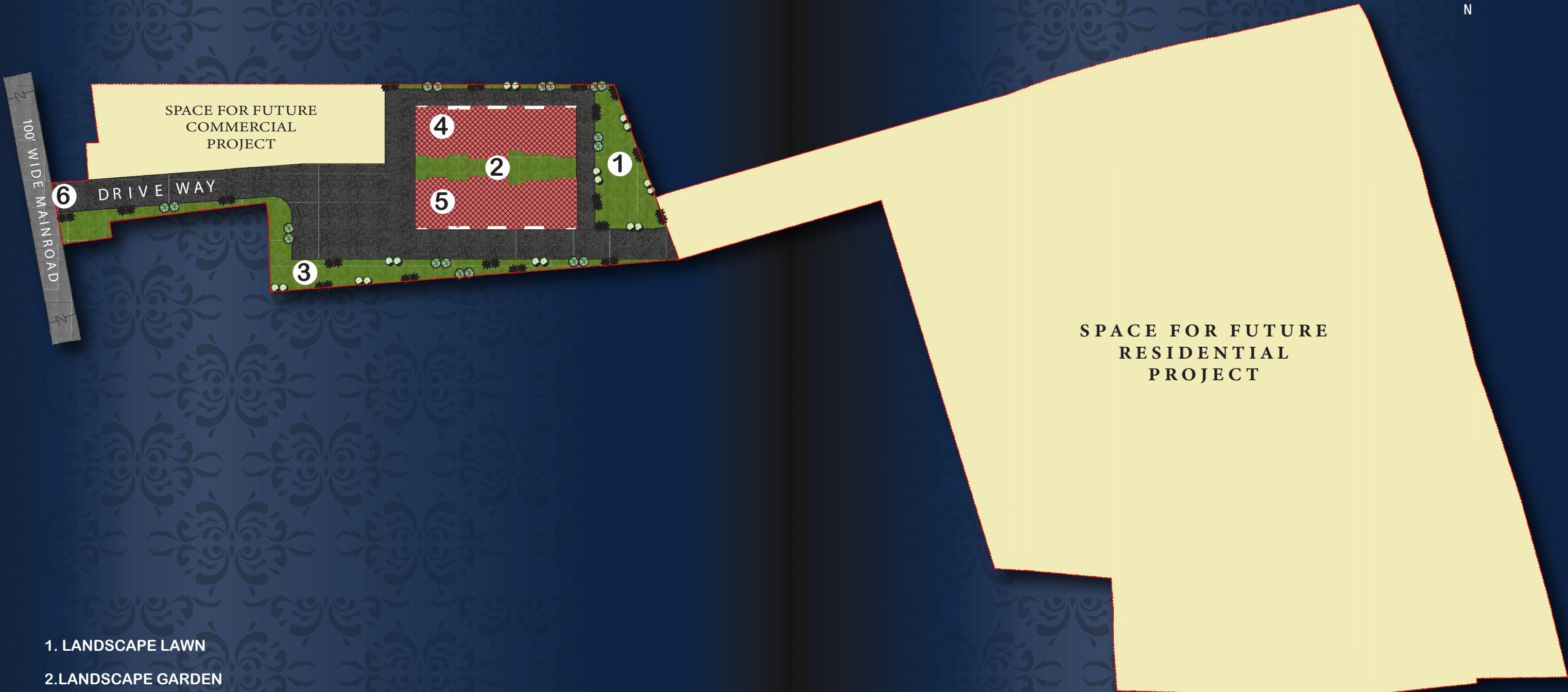


BATTERY CART FOR SRI JAGANNATH TEMPLE



GARDEN VIEW

SITE PLAN



1. LANDSCAPE LAWN
2. LANDSCAPE GARDEN
3. LAWN
4. PROPOSED RESIDENTIAL UNIT (BLOCK-A)
5. PROPOSED RESIDENTIAL UNIT (BLOCK-B)
6. MAIN ENTRANCE TO SITE

TYPICAL FLOOR PLAN



BLOCK-A



LANDSCAPE
GARDEN

BLOCK-B



FLOOR PLANS OF BLOCK-A



FLAT-1(A)



KEY PLAN



FLAT-2(A)



FLAT-4(A)



FLAT-3(A)



FLAT-5(A)

FLOOR PLANS OF BLOCK-A



FLAT-6(A)



KEY PLAN



FLAT-7(A)



FLAT-9(A)



FLAT-8(A)



FLAT-10(A)

FLAT NO	FLAT TYPE	CARPET AREA(SFT)	BALCONY AREA(SFT)	BUILT UP AREA(SFT)	S.B.U.A(SFT)
1A	1 BHK	453.53	54.44	576.63	778.45
2A	1 BHK	398.55	39.27	497.43	671.53
3A	STUDIO FLAT	324.84	49.49	422.11	569.85
4A	1 BHK	429.21	40.24	518.95	700.58
5A	1 BHK	422.97	41.96	513.79	693.62

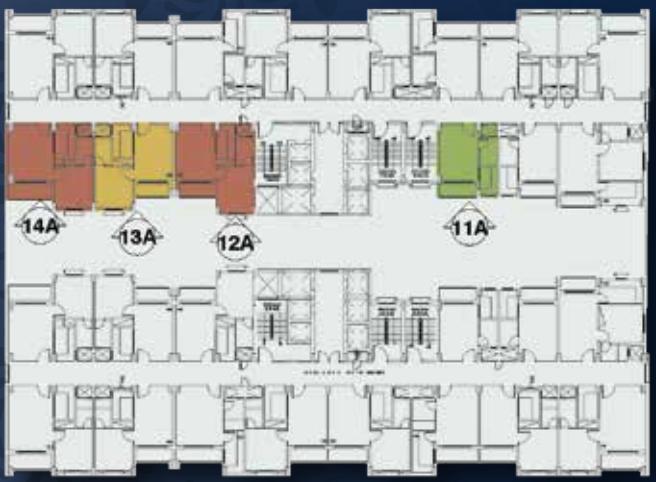
FLAT NO	FLAT TYPE	CARPET AREA(SFT)	BALCONY AREA(SFT)	BUILT UP AREA(SFT)	S.B.U.A(SFT)
6A	STUDIO FLAT	315.05	44.76	401.24	541.67
7A	1 BHK	397.25	39.59	492.48	664.85
8A	1 BHK	462.78	56.92	589	795.15
9A	1 BHK	445.89	36.36	548.43	740.38
10A	STUDIO FLAT	245.43	38.09	321.08	433.46



FLOOR PLANS OF BLOCK-A



FLAT-11(A)



KEY PLAN



FLAT-12(A)



FLAT-14(A)



FLAT-13(A)

FLAT NO	FLAT TYPE	CARPET AREA(SFT)	BALCONY AREA(SFT)	BUILT UP AREA(SFT)	S.B.U.A(SFT)
11A	STUDIO FLAT	257.48	43.79	332.27	448.56
12A	1 BHK	396.93	38.73	491.3	663.26
13A	1 BHK	391.98	35.72	481.51	650.04
14A	1 BHK	410.06	44.65	509.7	688.10

FLOOR PLANS OF BLOCK-B



FLAT-1(B)



KEY PLAN



FLAT-2(B)



FLAT-4(B)



FLAT-3(B)



FLAT-5(B)

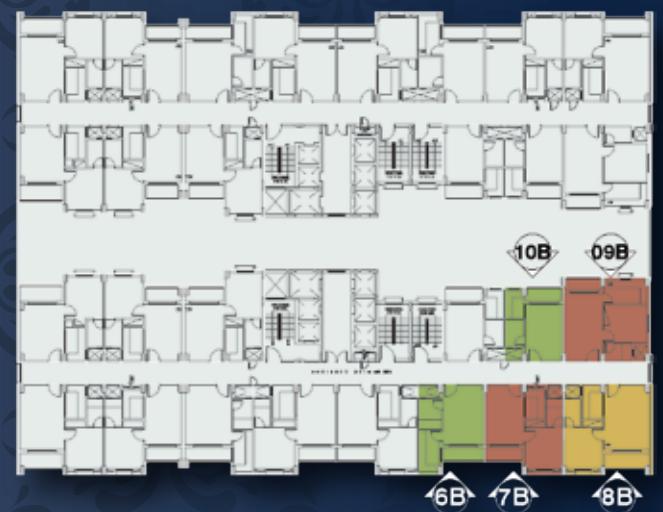
FLAT NO	FLAT TYPE	CARPET AREA(SFT)	BALCONY AREA(SFT)	BUILT UP AREA(SFT)	S.B.U.A(SFT)
1B	1 BHK	453.53	54.44	576.62	778.44
2B	1 BHK	398.55	39.27	497.43	671.53
3B	STUDIO FLAT	324.84	49.49	422.11	569.85
4B	1 BHK	429.21	40.24	518.95	700.58
5B	1 BHK	422.97	41.96	513.8	693.63



FLOOR PLANS OF BLOCK-B



FLAT-6(B)



KEY PLAN



FLOOR PLANS OF BLOCK-B



FLAT-11(B)



KEY PLAN



FLAT-7(B)



FLAT-9(B)



FLAT-12(B)



FLAT-8(B)



FLAT-10(B)



FLAT-13(B)



FLAT-14(B)

FLAT NO	FLAT TYPE	CARPET AREA(SFT)	BALCONY AREA(SFT)	BUILT UP AREA(SFT)	S.B.U.A(SFT)
6B	STUDIO FLAT	315.05	44.76	401.24	541.67
7B	1 BHK	397.25	39.59	492.48	664.85
8B	1 BHK	462.78	56.92	589	795.15
9B	1 BHK	445.89	36.36	548.43	740.38
10B	STUDIO FLAT	245.43	38.09	321.07	433.44

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SPECIFICATIONS

STRUCTURE

Earth quake resistant RCC framed structure as per IS CODE 2016 with anti-termite treatment in foundation.

WALLS

Internal walls finished with putty & premium paint. Exterior walls finished with premium quality weather proof paint.

FLOORING

Premium quality vitrified tiles in all rooms. Antiskid tile in bathroom floors.

KITCHEN

Granite finished counter top with stainless steel sink. Tiles dado on kitchen walls from counter top.



TOILET

Premium ceramic tiles 7ft height with matching.

TOILET FITTING

WC & Basin – which is of reputed make. CP fitting which is of reputed make.

DOORS

W.P.C door framed. Flush door with SS, hardware for internal doors.

WINDOWS

Glazed anodized aluminum / UPVC windows.

BALCONIES

Premium quality vitrified tiles with drainage system and exterior emulsion paint.

BACKUP POWER

Silent DG set of reputed brands for power backup in all common area.



ELECTRICAL

Concealed copper wiring with MCB, DB & modular switches of reputed make.

A.C power point & TV point in all bedrooms & living room.

Geyser provision in all bathrooms.

Provision for exhaust fans in toilet & kitchen.

Provision for washing machine, microwave oven, water purifier, refrigerator, chimneys and other home appliances.

FIRE SAFETY

Modern firefighting system equipped with fire fight fighting device / extinguisher & fire alarm system in common area along with underground water storage tank.

SECURITY FEATURES

A CCTV with recording system in all floor, lobby, entrance lobby & entrance gate along with intercom facility.



PAYMENT SCHEDULE

1. On Booking	-----	10%
2. Agreement to sale	-----	10%
3. Rafting	-----	10%
4. Casting of Lower Basement	-----	5%
5. Casting of Upper Basement	-----	5%
6. Casting of Ground Floor	-----	5%
7. Casting of 1st Floor	-----	5%
8. Casting of 2nd Floor	-----	5%
9. Casting of 3rd Floor	-----	5%
10. Casting of 5th floor	-----	5%
11. Casting of 7th floor	-----	5%
12. Casting of 9th floor	-----	5%
13. Casting of 10th floor	-----	5%
14. Brickwork and plaster	-----	5%
15. Flooring	-----	5%
16. Finishing and Fitting	-----	5%
17. Before Registration	-----	5%

LUXURIOUS
APARTMENT

NILADRI HERITAGE



WHEN COMFORT MEETS LUXURY



RERA REG. - RP/26/2025/01366

DEVELOPER



SAPTAGIRI PRIME DEVELOPERS
Gandhi Nagar, 3rd Lane,
Berhampur, 760001
Contact no- 8338830111, 8338860111

SITE ADDRESS: PLOT NO- 3, ATHARNALA, PURI

CORPORATE ADDRESS :
Plot No-362/3855, 2nd floor, Goutam Nagar,
Opposite old B.M.C office,
Bhubaneswar, 751014

DISCLAIMER

The brochure is not a legal document. It describes the conceptual plan to convey the intent and purpose of NILADRI HERITAGE. The images are imaginary and the details mentioned in this brochure are tentative and subject to change at the sole discretion of the developer and architects.

CONSULTANT

ARCHITECTS :
GRAND ARCHITECTS
PLOT NO. 09, FIRST FLOOR, SAHEED NAGAR
BHUBANESWAR, Email : charta3@gmail.com, Tel: (091) 9437282924.

STRUCTURAL CONSULTANT :
Swati Structure Solutions Pvt. Ltd.
503, SACHDEVA CORPORATE TOWER,
PLOT NO-8, COMMUNITY CENTRE, SECTOR-8,
ROHINI, DELHI-110085
PH. 47528888

MEP CONSULTANT :
ROUT & CO. SERVICES CONSULTANTS
(COMPLETE SOLUTION OF PLUMBING & FIRE)
PLOT : 1472, SATYA VIHAR, RASULGARH,
BHUBANESWAR-751010.
MOB : 7008242188 / 7894050625