



DC INFRASTRUCTURES
BUILDING ASPIRATIONS

DC NIRMAAN

Designed with Quality and Comfort in Mind

8 PREMIUM EXCLUSIVE UNITS



Project Overview

Experience luxury living at DC NIRMAAN, a premium residential project located in the prime locality of Pokhariput, Bhubaneswar. Designed with quality and comfort in mind, DC NIRMAAN offers only 8 exclusive units across 4 floors, ensuring a private and sophisticated living experience.



Sustainability & Smart living

At DC NIRMAAN, we aim to provide a comfortable yet eco-friendly living space. The project features Rooftop Terrace Garden to enhance green living.



Interior Features



Elegance & Comfort



3-side open apartments for maximum ventilation & natural light

High-Quality Finishes with premium fittings.

Elegant Flooring Materials (Tiles/Marble)

Spacious Living Spaces with ample natural light

Optimal Ceiling Height for a grand living experience

Pre-installed lighting in balconies

Vastu Compliant homes

Amenities & Facilities



Club Room for Social Gatherings



Children's Play Area on the Rooftop



Rooftop Terrace Garden for Relaxation



Small Party Lawn on the Rooftop



Multipurpose Hall for Events & Celebrations



Covered & Guest Parking facilities



100% Power Backup for Common Areas & Limited Backup for Units.



Advanced Security :



CCTV Surveillance



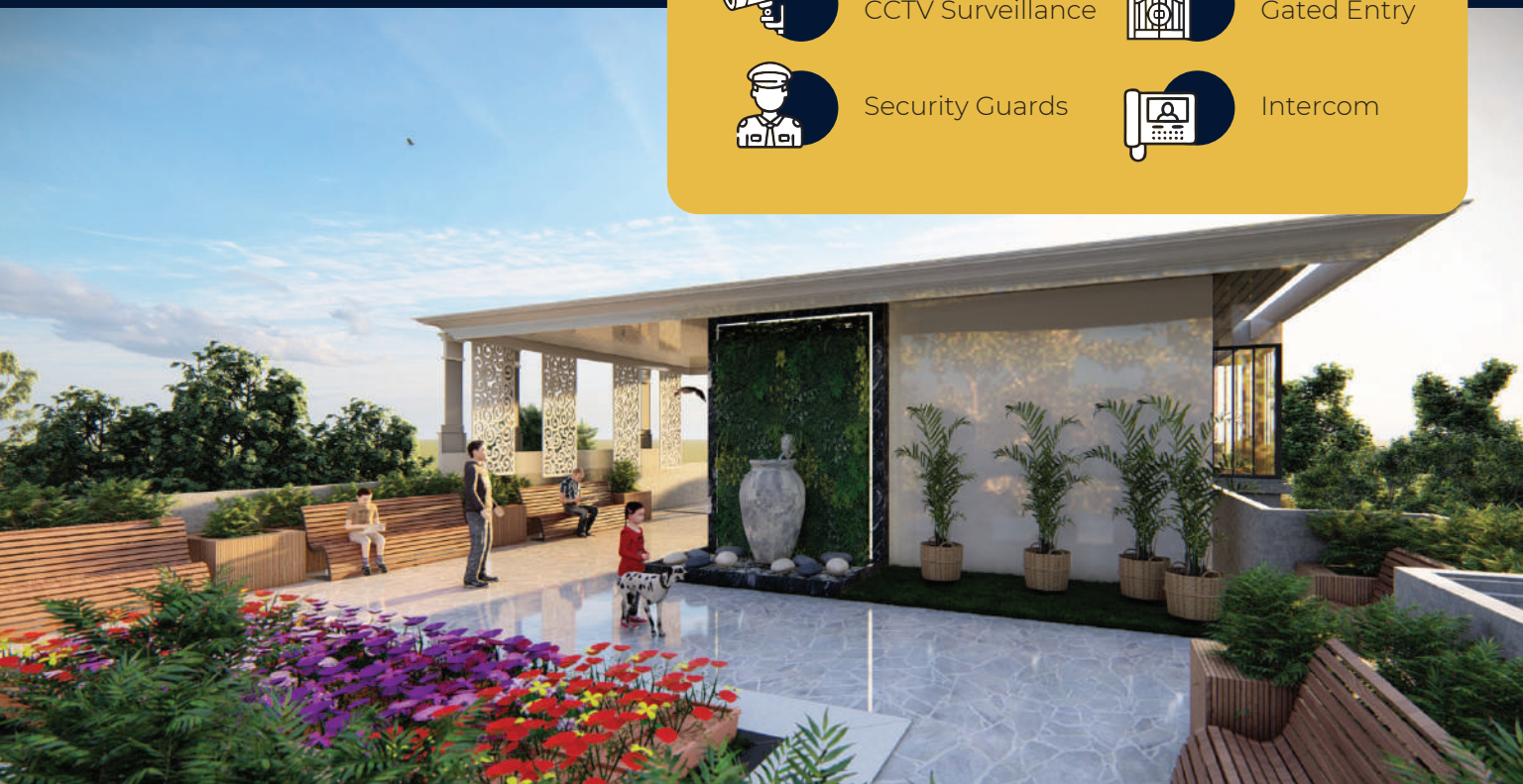
Gated Entry



Security Guards



Intercom





Location & Connectivity

Located in one of Bhubaneswar's sought-after residential hubs, DC NIRMAAN ensures seamless connectivity to key landmarks:



Educational Institutes

: **DAV Pokhariput School, ITER College**

Healthcare

: **Nearby Hospitals**

Entertainment & Shopping

: **Cafés, Restaurants, Shopping Complexes**

Fitness & Recreation

: **Madhusudhan Das Park** (Walking Distance)

Cultural Attractions

: **Lingaraj Temple**

Transport Hubs :

Railway Station

: **7 km**

Airport

: **5 km**

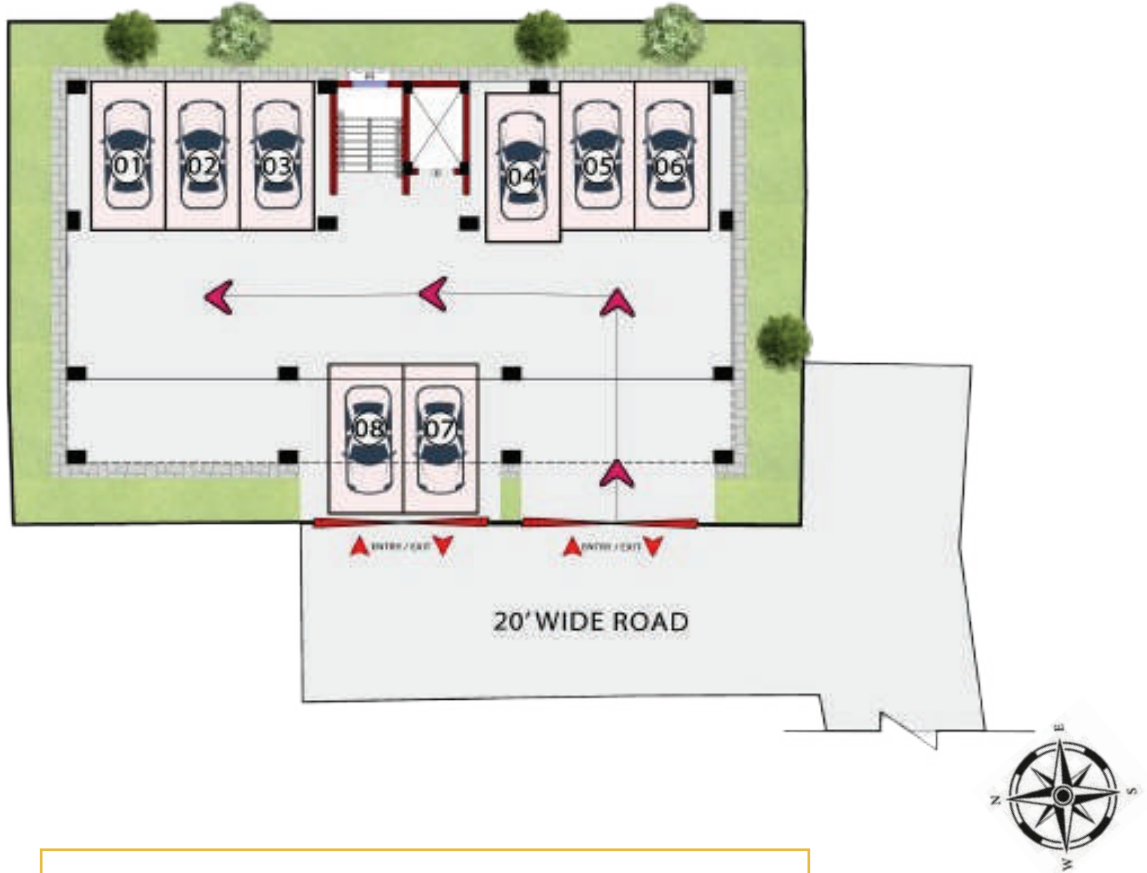
Nearest Bus Stop

: **0.9 km**

Public Transport

: **Auto & Bus Services Available**

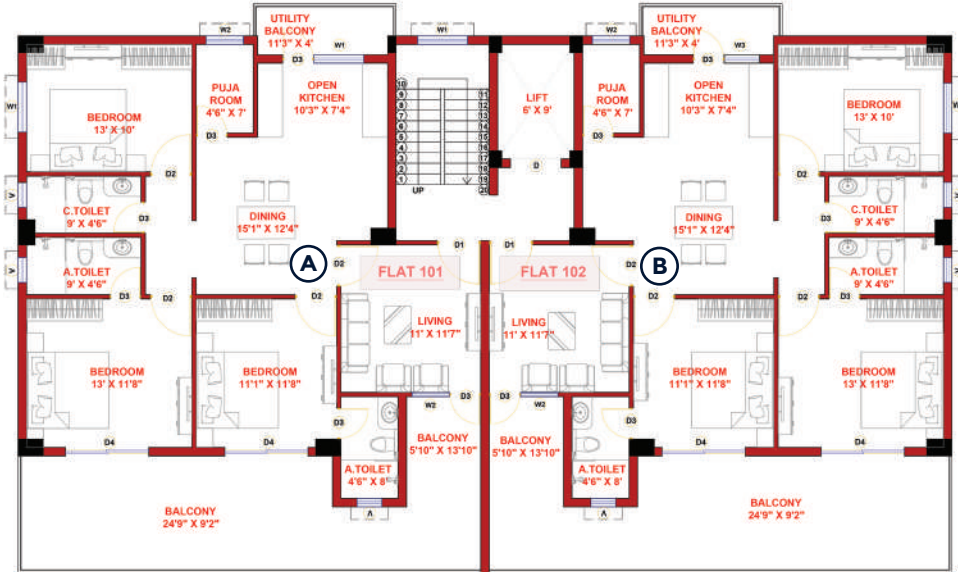
STILT FLOOR PLAN



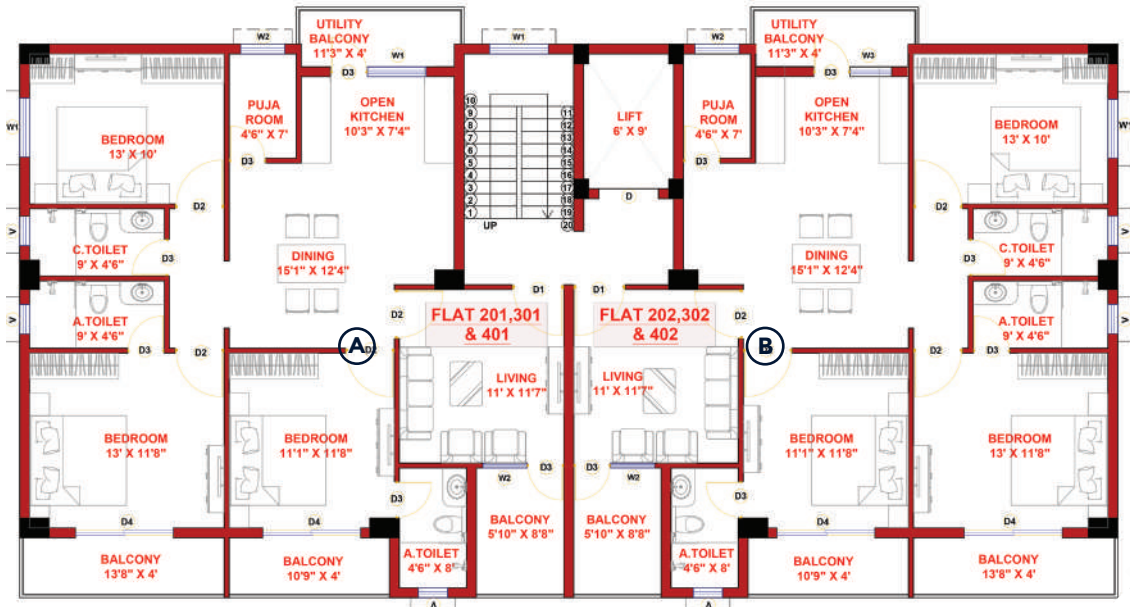
TERRACE FLOOR PLAN



1ST FLOOR PLAN

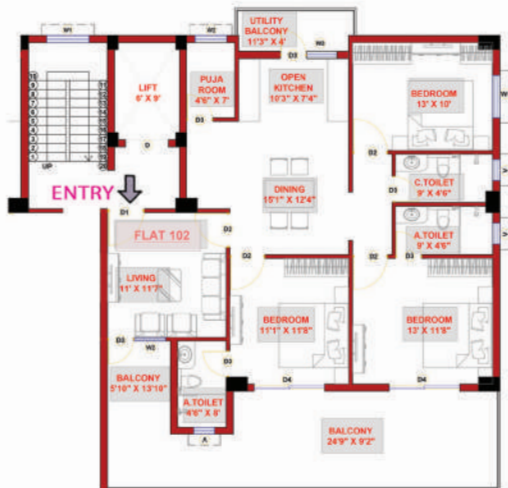


2ND-3RD-4TH FLOOR PLAN



Unit Layout Plan

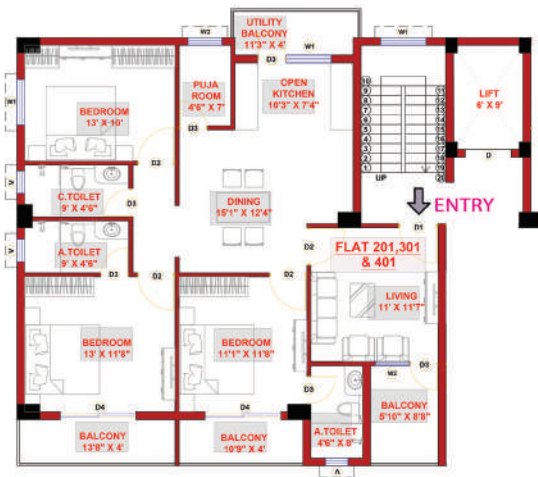
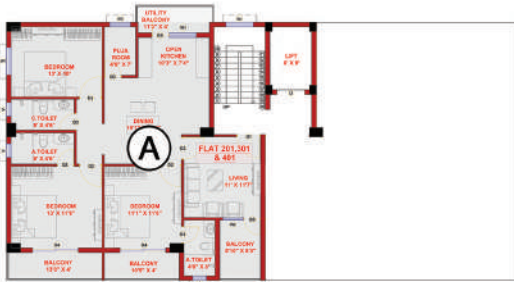
Flat B -102
3BHK



CARPET AREA : 1390 SQ. FT.
BUILTUP AREA : 1490 SQ. FT.
SUPER BUILTUP AREA : 1955 SQ. FT.

Unit Layout Plan

Flat A -201,301,401
3BHK



ENTRY



CARPET AREA : 1200 SQ. FT.
 BUILTUP AREA : 1300 SQ. FT.
 SUPER BUILTUP AREA : 1755 SQ. FT.

Unit Layout Plan

Flat B - 202,302,402
3BHK



CARPET AREA : 1200 SQ. FT.
 BUILTUP AREA : 1300 SQ. FT.
 SUPER BUILTUP AREA : 1755 SQ. FT.

Technical Specifications

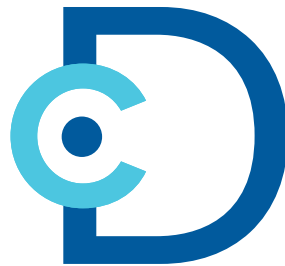
SL No.	Particular	Specification	Brand
1	HOMES		
1.1	Structure	RCC Frame Structure	Sail/ Jindal/Vizag/Equivalent
1.2	Walls	Fly Ash Bricks	Reputed Brand
		Putty	Birla White
1.3	Toilets	CPVC Internal Pipes	Supreme/Astral/Equivalent
		Digital Designer Wall Tiles And Anti-Skid Floor Tiles	Kajaria/Somany/ Equivalent
		CP Fittings	Grohe/Jaguar/ Equivalent
		Sanitary Fittings	Duravit/Grohe/ Equivalent
1.4	Main Flooring/Bedroom	GVT Premium Vitrified Tile (600X1200) Or Higher Size	Kajaria/Somany/ Equivalent
1.5	Master Bedroom Flooring	Laminated Wooden Flooring	Welspung Flooring/Square Foot/ Equivalent
1.6	Kitchen	Kitchen Platform	Granite/Engineered Stone
		Ceramic Tile Up To 2feet High From The Kitchen Platform	Kajaria/Somany/ Equivalent
		Provision For Modular Kitchen	
		Kitchen Sink	Nirali/ Equivalent
		CPVC	Supreme/Astral/ Equivalent
1.7	Deck/Balcony	Intricate Jali Inspired Railing	
		Anti-Skid Designer Tiles	
		All Weather Proof Wooden Texture Polymer Based Soffit Ceiling With LED Lights	VOX/Equivalent Philips/Havells/LEDS/ Equivalent
1.8	Doors	Factory Finished Pre-Engineered Doors With Matching Doors, Frame And Architrave	Reputed Brand
		Locks	Godrej/Dorset/ Equivalent
1.9	Windows	UPVC Windows	Reputed Brand
1.10	Electrical	Fire Retardant Wires Inside PVC Conduits	RR Cable/Polycab/Kei/Finolex
		Switchgear	ABB/Legrand/L&T/Scheider
		Switches	ABB/Legrand/Norisys/Schneider/ GM
1.11	Telecommunication	Internet Provision	Slots Will Be Provided
		TV	Slots Will Be Provided

Technical Specifications

SL No.	Particular	Specification	Brand
2	CORRIDOR		
2.1	Walls	Putty	Birla White/JK
		Paint	Asian/Berger/ Equivalent
2.2	Flooring	Anti-Skid Vitrified Tile	Reputed Brand
3	GROUND FLOOR ENTRANCE LOBBY		
3.1	Walls	AS Per Design Intent	
3.2	Flooring	AS Per Design Intent	
3.3	Elevator Wall Cladding	AS Per Design Intent	
3.4	False Ceiling	AS Per Design Intent	
4	FACILITIES		
4.1	Elevators	Stretcher Lift	Johnson/ECE/OTIS/ Equivalent
4.2	Wheelchair Access	Available	
4.3	Covered Parking	VDF/Tile	
4.4	Drive Way	Designer Driveway VDF/ Paver Blocks	
4.5	Terrace Party Area	AS Per Design Intent	
4.6	Terrace Sit Out Area	AS Per Design Intent	



BUILT BY



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For inquiries and site visits, reach out to us: **9827923232 / 9437018419 / 9439694111**
Schedule your visit today and step into a world of elegance and comfort at **DC NIRMAAN!**