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**DAYA ENCLAVE**

Plot No.1046(pt), KHATA NO.685/1.

BHAGABANPUR, BHUBANESWAR

DAYA ENCLAVE

**ORERA REGISTRATION NUMBER-RP/19/2021/00456**

ILLUSTRATIVE IMAGE



## Bhubaneswar Development Authority

### ALLOTMENT OF FLAT(2BHK) THROUGH LOTTERY

# DAYA ENCLAVE (K9B)

(Plot No.1046(Pt),KHATA NO.683/1,MOUZA  
BHAGABANPUR ), BHUBANESWAR

**(ORERA REGISTRATION NUMBER-RP/19/2021/00456)**

Online Application	Starts on:	11.00 A.M. on 29.07.2022
	Closes on:	11.59 P.M. on 30.09.2022

## Bhubaneswar Development Authority

Akash Shova Building, Pt. Jawaharlal Nehru Marg, Bhubaneswar-751001  
[www.bda.gov.in](http://www.bda.gov.in)



## INTRODUCTION

The Bhubaneswar Development Authority has developed a Housing Project at Bhagabanpur, Bhubaneswar over Plot No.1046(P) consisting of affordable 2BHK Flats along with supporting amenities which has been named as 'DAYA ENCLAVE Residential Housing Complex, K9-B Kalinga Nagar, Bhubaneswar'. The housing units are intended to be allotted in the most transparent manner through public lottery.

## LOCATION

The site abuts a 40 ft wide road in Kalinga Nagar. This road is connected to 200 ft. wide Main Road through a 100 ft wide interconnecting road.

Key Locations/ Nodes of the City	Approx Distance from Site
Bhubaneswar Bus Stand at Baramunda	7.0 Kms
Bhubaneswar Railway Station	12.0 Kms
Khandagiri Square	4.5 Kms
Airport	9.0 Kms

Significant Neighbourhood Projects.	
❖ National highway	❖ AMRI Hospital
❖ AIIMS Hospital	❖ DAV School, Kalinga Nagar, Bhubaneswar
❖ Trident Galaxy	❖ DN Regalia &Kharavela Enclave

## SCHEME PROFILE

The project consists of four residential blocks [S+4 (stilt + four)] comprising of 128 (one hundred twenty eight) 2BHK housing units/flats in total with common amenities such as community hall, guard room for security etc. The parking requirement of the flats is adequately addressed with well laid out individual parking areas indicated against each flat in the stilt area/Polycarbonate roofed parking area. The flats have a super built-up area of Type-'I'-1259sft. and Type 'II'-1209sft. (Carpet area-638 sft each.).

### Specification :

#### Lobby

- Vitrified tile flooring in lobby
- Lift facade cladding in granite as per architect's design
- Staircase in granite flooring with SS railing
- All lobby walls and ceiling will be finished with emulsion paint

#### Apartments Flooring

- Vitrified tiles in the, living, dining and all bedrooms.

#### Doors & Window

- Door both side laminated flush door shutters
- Aluminium Systems windows with glass and safety MS grills

#### Painting

- Premium weather coat on exterior walls.
- Internal walls and ceilings finished with emulsion paint over putty

### Electricity

- Three phase system with concealed wiring.
- Provision for TV point in living and bedrooms.
- Sufficient power points for electricity and other necessary gadgets inside the apartment.
- Quality earthing for all electrical accessories.
- Peripheral lights

### Kitchen

- Granite counter with CP fitting and stainless steel sink of reputed brand.
- Ceramic tile cladding above the granite counter up to lintel level.

### Toilets

- Anti-skid ceramic tiles for flooring & designer tiles on wall with PVC door.
- Sanitary ware & CP fittings of reputed make.
- Hot & cold mixer unit with shower facility.
- Provision for supply points for exhaust fan & geyser.

### Air Conditioner

- Provision for power point in bedrooms

### Elevator

- Elevator of reputed brand with ARD features

### Water Supply

- Water supply through separate sumps and over head tanks.
- STP

### Fire Safety

- Fire fighting system as per Odisha Fire Service recommendations

### Power Backup

- 100% power backup for common area, partial backup for each flat

### Security Arrangements

- Surveillance cameras at the main security and designated locations
- Intercom facility , Security room

### Parking

- Provision of car parking for each flat

## COST, EMD AND MODE OF PAYMENT

Unit Cost of Flat (in Rs.)	2BHK	
	Type-'I'	Rs. 49,53,000/-
Type-'II'	Rs. 47,05,000/-	
Earnest Money Deposit (EMD)	Type-'I'	Rs. 9,90,600/-
	Type-'II'	Rs. 9,41,000/-
Mode of Payment		
EMD to be deposited along with the application form	20% of cost	Possession will be handed over within 30 days from the date of submission of Duplicate Copy of the registered Lease Deed.
2 <sup>nd</sup> Instalment - Within 3 months(90days)of Provisional allotment	80% of cost	

### Note

1. The final price of the flats is subject to escalation in the cost of construction of the project due to *force-majeure* or any other additional cost incurred due to any unforeseen events. In the event of such escalation the differential amount shall be paid by the allottee before delivery of possession of the flat.
2. The Earnest Money earlier deposited by the allottee will be adjusted towards the final price of the flat.
3. The GST and other statutory charges, as applicable, shall be borne by the allottee in addition to the final price of the flat.



4. All payments must be made by the due date either through payment gateway link available at [www.bda.gov.in](http://www.bda.gov.in) or through online electronic remittances (NEFT/RTGS) in favour of the Bhubaneswar Development Authority.
5. In the event of any delay in transfer of possession of the flat caused delay in construction, the interest accrued from the deposit made by the allottee shall not be payable to the allottee.
6. The intending applicants are free to visit the site for self assessment of the flats, location advantages of the project and associated amenities. After delivery of the asset, no claim regarding the quality of construction and amenities shall be entertained.
7. In the event of the provisional allottee being unable in remitting the balance price of the flats within the prescribed period i.e 90 days from the date of provisional allotment, the provisional allottee may, fifteen days prior to expiry of such period, apply in writing for grant of an extension in addition to the aforementioned 90 days. The Vice Chairman, BDA in consideration of the application may grant an extension of 90 days and in the event of such extension the provisional allottee shall be required to deposit interest @ 12% (Twelve percent) per annum on the balance price to the BDA for the period of default. However, failure on the part of the provisional allottee in depositing the balance price and the interest applicable by the end of the prescribed or the extended period, as the case may be, the provisional allotment shall be cancelled without the requirement of any further intimation/notice to the provisional allottee. In the event of such cancellation, a sum of money equal to one tenth of the disposal price or one fifth of the total deposits made by the provisional allottee till day of such cancellation, whichever is higher shall be forfeited and the rest amount shall be refunded without any interest.

## **ELIGIBILITY**

1. The applicant must be a citizen of India.
2. The applicant must have a Unique Account Number (UAN). The application/candidature for allotment/allotment of the asset/flat shall be liable for rejection in case the applicant or the family members of the applicant have any freehold or leasehold dwelling unit or plot of land within the jurisdiction of Bhubaneswar Development Authority.
3. For the purpose of allotment a Family as a unit shall include the husband, wife and unmarried children.
4. Any suppression of fact or manipulation of information by the allottee at the time of application with the intent of fulfilling the eligible criteria, if detected shall invite cancellation of allotment and in such an event, the entire amount deposited by the allottee shall be forfeited.

## **SUBMISSION OF APPLICATION**

1. The applicant must register on-line in the official website of the BDA and obtain a Unique Account Number (UAN) in order to be able to apply. For this the applicant may register on-line in the official website of the BDA or obtain the same at the Help Desk of the BDA in Akash Shova Building, Pt. Jawaharlal Nehru Marg, Bhubaneswar-751001.

2. The applicants will be required to deposit an application fee of Rs.1000/- (Rupees One Thousand) only and Rs.1000/- (Rupees One Thousand) only towards the cost of Brochure payable through payment gateway link available in BDA website [www.bda.gov.in](http://www.bda.gov.in). The Brochure on the scheme can then only be downloaded from the link from 29.07.2022 till 30.09.2022.
3. The online applications received by 11.59 PM 30.09.2022 shall only be considered for further process for allotment.
4. Applications deficient in required particulars/information or applications found to be with misleading/false information shall be rejected.
5. Earnest Money as indicated in section "I" must be deposited to the Bank account of the BDA as detailed below directly or through payment gateway and challan must be uploaded by the applicant in the online portal.

Name of the Bank/ Branch Name	Account No (For deposits)	IFSC Code
ICICIBank, Kharvelanagar, Unit-3 Bhubaneswar-751001	006101059373	ICIC0000061

6. The spouses can apply for Flats jointly or separately. However, in the event of separate applications being submitted and both of them being successful in the lottery, allotment shall only be considered in favour of any one of them and Earnest Money deposited in respect of the other one shall be refunded. In all such cases the applicants will be allowed to exercise their option for choosing between the flats.
7. In case the provisional allottee intends to avail finance from any bank the allotment letter in respect of the flat shall only be issued to the concerned bank subject to execution of necessary Tripartite Agreement.

## MODE OF ALLOTMENT

1. The lottery for selection of allottee shall be held in the presence of observers and will be carried out in 2 stages. The first stage shall be for the selection of the prospective allottees and the second stage shall be for assigning of a particular asset in favour of the prospective allottees. However, in case the total number of applications received is less than the number of assets available for allotment, then selection of allottees will be done by the Allotment Committee/Authority and assigning of a particular asset, in favour of any selected allottee, shall be made only through a lottery. The result of the draw shall be made available in the BDA website i.e [www.bda.gov.in](http://www.bda.gov.in) and also shall be displayed on the Notice Board of BDA.
2. The applicants selected in 1<sup>st</sup> stage of lottery shall be required to submit an affidavit as per Annexure-II, application for housing loan as per Annexure-III (optional) and a self-signed copy of identity proof such as PAN Card, Aadhar Card/Voter ID.

## REFUND/WITHDRAWAL/ CANCELLATION

1. Any applicant may prefer for withdrawal of application before 10.10.2022. In case of such a withdrawal the Earnest Money deposited by the applicant will be refunded without interest after deduction of Rs. 10,000/- (Indian rupees ten thousand only) from the deposited amount.

2. However, if the applicant prefers to withdraw after the Phase-1 lottery, the Earnest Money deposited by the applicant shall be forfeited.
3. If an allottee fails to pay the balance amount due within the stipulated period of payment after being provisionally allotted with a flat, the provisional allotment shall be cancelled. In the event of such cancellation, a sum of money equal to one tenth of the disposal price or one fifth of the total deposits made by the provisional allottee till day of such cancellation, whichever is higher shall be forfeited and the rest amount shall be refunded without any interest.
4. In the case the allottee surrenders flat after delivery of possession, cancellation charges @ 20% of the deposited amount shall be applicable.
5. In the case the applicant is found unsuccessful in the Phase-I lottery, the earnest money deposited by the applicant shall be refunded without the interest accrued within 60 (sixty) days of the lottery.

### **EXECUTION & REGISTRATION OF LEASE DEED**

1. It shall be the responsibility of the prospective allottee to submit the registered lease deed within ninety days from the date of consideration of the final allotment in favour of the prospective allottee. The prospective allottee shall bear all the documental charges and the expenses necessary for execution and registration of the lease deed before the concerned registration authority.
2. In the case of failure on the part of the allottee to submit the registered lease agreement within ninety days as mentioned in the foregoing paragraph, action for cancellation of the proposed allotment shall ordinarily be taken by the Bhubaneswar Development Authority.

### **DELIVERY OF POSSESSIONS**

1. The delivery of the possession of the flat to the prospective allottee shall be made only after submission of the registered lease deed by the prospective allottee. The delivery of the possession of the flat shall be within thirty working days of such submission subject to the condition that the allottee has also registered with the concerned apartment owners association formed for maintenance of the common assets.
2. Personal appearance of the allottee shall be mandatory for delivery of possession of the flat. No substituted appearance shall be allowed for the purpose.
3. The allottee shall be required to take possession of the flat within 30 (thirty) days from the date of issue of the letter in this regard. If the allottee fails to take possession of the flat Watch & Ward charges @ Rs. 10,000 (Rupees Ten thousand) only per month shall be imposed on the allottee.
4. However, failure on the part of the allottee to take possession of the flat even after expiry of a period of ninety day sunder Watch & Ward may invite cancellation the allotment of the flat or may invite Watch & Ward charges @ Rs.20,000/- per month as desired by the authority in case to case basis. However, in the event of the authority deciding for cancellation of the allotment no prior notice or intimation shall be

required. Further, a sum of money equal to one tenth of the disposal price or one fifth of the total deposits made by the provisional allottee till day of such cancellation, whichever is higher shall be forfeited and the rest amount shall be refunded without any interest.

## **TRANSFER OF THE FLAT**

Transfer of flat shall be permitted only after expiry of **05(five) years** from the date of execution of the lease deed in respect of the flat. However, such transfer shall be subject to payment of required consent fee and charges by the allottee at the prevailing rates as applicable. In all such cases the allottee shall be required to obtain prior permission of the authority and shall be subject to the conditions put by the authority.

## **CONDITIONS OF ALLOTMENT**

1. The allotment shall be on lease-hold basis.
2. The Authority reserves the right to reject any application without assigning any reason thereof.
3. All information on dimension and area are approximate and confirmation of the asset to the same cannot be claimed as a matter right by the allottee. The Bhubaneswar Development Authority reserves the right to alter or modify the lay-out plan and curtail the area of the assets suitably in order to address to the exigencies arising out constructions related issues, site condition or due to *force majeure*.
4. The allottee shall not use or put to use the asset for such activities, which may cause or are likely to cause nuisance, annoyance or disturbance to other occupants of the registered apartment association of which the allottee is a member or public in general. Further, the allottee shall do nothing in contravention to the Bhubaneswar Development Authority Building Regulation-2018 and the Odisha Development Authority Act, 1982. Further, the allottee shall use the asset for residential purpose only and shall not store any goods of hazardous or combustible nature or which can cause damage to the structure and or assets of other occupants or the equipments installed within the apartment and premises or use the asset for criminal or illegal activities or activities prohibited under any law of the land.
5. The allottee shall not display any signboard, advertisement material, mobile/telephone tower etc. on the external face including rooftop of the flat or the building.
6. The security within the project area shall be the sole responsibility of the allottees and the registered apartment owners association.
7. Any maintenance required to upkeep the asset after transfer of possession of the flat to the allottee shall be solely the responsibility of the allottee.
8. Obtaining individual electricity connection from the meter panel board of individual block from concerned Agency shall be solely the concern of the allottee.



9. Paying the holding tax/ground rent and any other taxes as applicable to the concerned agencies and authorities within the specified time shall solely be the responsibility of the allottee.
10. The allottee shall comply with the directions of the statutory Authorities, local bodies as well as terms and conditions of allotment. The allottee shall not modify the structure of the allotted flat or cause to make any new construction in the allotted flat. All the interior decoration should be as per the existing plan of the flat. The allottee shall not change the color and facade of outer walls of the allotted flat.
11. The allottee/s or the registered association formed by the allottees shall not modify the structure of the residential block/s or any common facility provided without the express consent from the Bhubaneswar Development Authority. In the event of death of the applicant or allottee all the provisions of the Bhubaneswar Development Authority Regulation at the time in force and the conditions of this brochure as well as the lease executed, if any shall be binding upon the nominee/s or legal assignee of the allottee.
12. The allottee/s must form and be member/s of association formed under Odisha Apartments Rules. The association shall be responsible for operation and upkeep of all common utility spaces, amenities etc.
13. The allottees shall pay the monthly water rent and maintenance charges of sewerage system to the BDA as per the bill raised by the BDA till the water supply and the sewage system are handed over to the association.

#### ENROLLMENT WITH REGISTERED RESIDENTS ASSOCIATION

1. The allottee must register with the residents association formed by the residents of the Daya Enclave as a member under the provisions of the Odisha Apartment Ownership Act. The delivery of possession in respect of flats shall be held up till the allottee registers with the association.
2. It shall be the responsibility of the residents associate onto upkeep, operate, control and regulate the use of common areas and common amenities within the Daya Enclave.
3. It shall be the responsibility of the allottee or the residents association to pay all the charges, taxes, assessments, Municipal or otherwise and other levies of whatsoever nature within such period as specified.
4. In case of failure on part of the allottee or the residents association to make such payment, steps shall be taken to recover the dues as arrears of land revenue as per provisions of the Odisha Public Demand Recovery Act, 1962.
5. The functioning of the residents association shall be the sole responsibility of its constituent members and the allottees. The BDA shall not be liable in any manner for breach of rules or regulations of the registered association by any of its member allottees.

## **FORCE MAJEURE**

**Allotment** of flats/blocks in the BDA Housing Scheme is delayed for delay in obtaining decision/ clearance from any statutory body or due to any notice, order, rule or notification of the Govt., or any other public or competent Authority, or any other reason beyond the control of BDA and in any other aforesaid events, BDA shall be entitled to a extension to the time stipulated for delivery of possession of the asset. The BDA also reserves the right to alter any terms or condition of allotment as per the requirements arising such contingency or defer or suspend the scheme for such period as it may consider expedient and the allottee in such an event shall not claim any compensation or damage of any nature whatsoever for such delay or suspension.

If for any reason whatsoever, BDA is not in a position to handover/ allot the asset to the allottees, the BDA shall refund the deposited amount, except the cost of Brochure cum Application form, in full without any interest.

## **JURISDICTION OF COURTS**

All disputes arising out of the matters relating to the allotment of the assets through lottery shall lie within the jurisdiction of the Civil Courts situated at Bhubaneswar.

## **INTERPRETATION**

All matters relating to the allotment of flats shall be dealt as per the provisions of the Bhubaneswar Development Authority Property (Management and Allotment) Regulations in force. In case of any dispute arising out of interpretations of any of the clauses or terms of this brochure, the decision of the Vice-Chairman, BDA shall be final and binding.

## **ADDRESS FOR CORRESPONDENCE**

All postal correspondences must be made to;

**The Secretary, BDA,**  
Bhubaneswar Development Authority,  
Akash Shova Building,  
Pandit Jawaharlal Nehru Marg,  
Bhubaneswar-751001. (Phone-0674-2392280)

For further information, visit the website: [bda.gov.in](http://bda.gov.in), or contact the BDA Call Centre-06742396437( Land-line).

For any support regarding the Online Registration, UAN Number etc. the applicant may visit the helpdesk established in office of the Bhubaneswar Development Authority or reach us [bdabbsr1983@gmail.com](mailto:bdabbsr1983@gmail.com)



Form No.

**BHUBANESWAR DEVELOPMENT AUTHORITY****APPLICATION FORM FOR INDIVIDUAL**

For allotment of constructed flats in DAYA ENCLAVE, BDA Residential Housing Complex ,  
K-9B (Plot no. 1046P), Mz: Bhagabanpur, Bhubaneswar, Odisha  
(ORERA Registration Number-RP/19/2021/00456)

Date of Receipt (For Official Use)

DD	MM	YY		

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**The Secretary**  
**Bhubaneswar Development Authority**  
**Akash Shova Building, Pt. Jawaharlal Nehru Marg**  
**Bhubaneswar-751001**

**1. Applicant's Unique Account No. (UAN)**

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**2. Name of the Applicant**

First Name

Middle Name

Last Name


**3. Father's Name**

First Name

Middle Name

Last Name


**4. Mother's Name**

First Name

Middle Name

Last Name


**5. Date of Birth**

DD	MM	YY		

**6. Gender**

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**7. PAN No**

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**8. AADHAR No**

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**9. Voter ID No**

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**10. Occupation Details**

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**11. Nationality**

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**12. Domicile**

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**13. Address for Correspondence**

a. House No	<input type="text"/>	b. Street/Village	<input type="text"/>
c. Post Office	<input type="text"/>	d. Block/ULB	<input type="text"/>
e. Police Station	<input type="text"/>	f. District	<input type="text"/>
g. State	<input type="text"/>	h. PIN Code	<input type="text"/>
i. Telephone No (with STD Code)	<input type="text"/>		
j. Mobile (for SMS Service)	<input type="text"/>		
k. e-Mail ID (for intimation)	<input type="text"/>		

**14. Permanent Address** (It may not be filled up, if permanent Address is same as correspondence Address)

a. House No	<input type="text"/>	b. Street/Village	<input type="text"/>
c. Post Office	<input type="text"/>	d. Block/ULB	<input type="text"/>
e. Police Station	<input type="text"/>	f. District	<input type="text"/>
g. State	<input type="text"/>	h. PIN Code	<input type="text"/>
i. Telephone No (with STD Code)	<input type="text"/>		

**15. Details of Family Members**

SL No.	Name of the Family Member	Gender	Age	Marital Status	Relationship with applicant
1.					
2.					
3.					
4.					
5.					

**16. Nominees Details in order of Preference**

SI No.	Name of the Nominee	Age	Occupation	Relationship with applicant	Annual Income
1.					
2.					
3.					

**17. Payment Particulars**

Payment towards Brochure Cost	Name of the Bank & UTR No.	Date of Deposit (DD/MM/YY)	Deposited Amount (in INR)

Payment towards EMD	Name of the Bank & UTR No.	Date of Deposit (DD/MM/YY)	Deposited Amount (in INR)


**Note:** Photocopy of the deposited challan/counterfoil duly stamped by concerned Bank to be enclosed.

I have gone through the terms and conditions of the brochure, the application form and the format for affidavit and understood the content and consequences thereof. I do hereby undertake to abide by all the terms & conditions prescribed in the said brochure.

I also undertake that in the event of any information submitted above is being found misleading and false the authority shall be at liberty to cancel the allotment and forfeit the entire amount deposited by me.

Further, I do undertake to deposit the requisite Earnest Money with the BDA in its account as prescribed in the Brochure.

Date:

**Full signature of the Applicant**



**FORMAT OF AFFIDAVIT & INDEMNITY**

In the court of \_\_\_\_\_ (Executive Magistrate)

I \_\_\_\_\_ aged about \_\_\_\_\_ years D/o/W/o/S/o of \_\_\_\_\_ permanent resident of village \_\_\_\_\_ P.O. \_\_\_\_\_ P.S. \_\_\_\_\_ Dist \_\_\_\_\_ at present village \_\_\_\_\_ P.O. \_\_\_\_\_ P.S. \_\_\_\_\_ Dist do hereby swear an solemnly affirm:

That the following persons are the only members of my family with relationships as detailed below:

Sl. No.	Full Name	Age	Marital Status	Relationship with the applicant
i				
ii				
iii				
iv				
v				

That I and/or any my family members as mentioned above do not own or possess any residential, shop-cum-residential plot or house, flat etc. within the limits of Bhubaneswar Development Authority Area.

That I hereby indemnify to compensate the Bhubaneswar Development Authority all consequences specified in the brochure and the lease agreement in addition to the right of the Bhubaneswar Development Authority to cancel the allotment at my cost and risk and initiation of criminal proceeding against me. I further hereby undertake to return the asset allotted by the Bhubaneswar Development Authority soon after termination of the allotment on the grounds of submission of any misleading factor suppression of any material fact.

Signature of the Deponent

Smt/Shri \_\_\_\_\_ aged \_\_\_\_\_ years, resident of Village \_\_\_\_\_ PS \_\_\_\_\_, District of \_\_\_\_\_ at present \_\_\_\_\_ by profession \_\_\_\_\_ being identified by \_\_\_\_\_ Advocate(License No. \_\_\_\_\_) appears before me on this day of \_\_\_\_\_ at about \_\_\_\_\_ and states on oath/ solemnly declares that the contents of this Affidavit are true to the best of knowledge.

Deponent

Executive Magistrate

**APPLICATION FORM FOR AVAILING HOUSING LOAN FOR FINANCING OF THE  
PROPERTY**

- 1) Name of the Applicant :
- 2) Name of the Scheme :
- 3) Category of Flat :
- 4) Details of Bank/ Financial Institution :
  - (A) Name and address of the Financial Institution:
  - (B) Amount of Loan to be availed:

Date:  
Place:

**Full signature of the applicant**

**ANNEXURE-IV**

**BANK ACCOUNT DETAILS FOR REFUND OF EARNEST MONEY**

(Duly filled, signed and scanned document copy to be uploaded in the e-Auction portal for participation the auction)

Advertisement Number and Date:

Name of the Asset/unit:

1. Name as in the Bank record (Industrial/ Firm / Company/

2. Account Number:

3. Name of the Bank:

4. Name of the Branch:

5. IFSC Code:

6. MICR Number:

7. Contact Details:

7 Mobile Number:

Date:

Full signature of the Applicant



## PROJECT VIEW



# UNIT PLAN

## TYPE-A





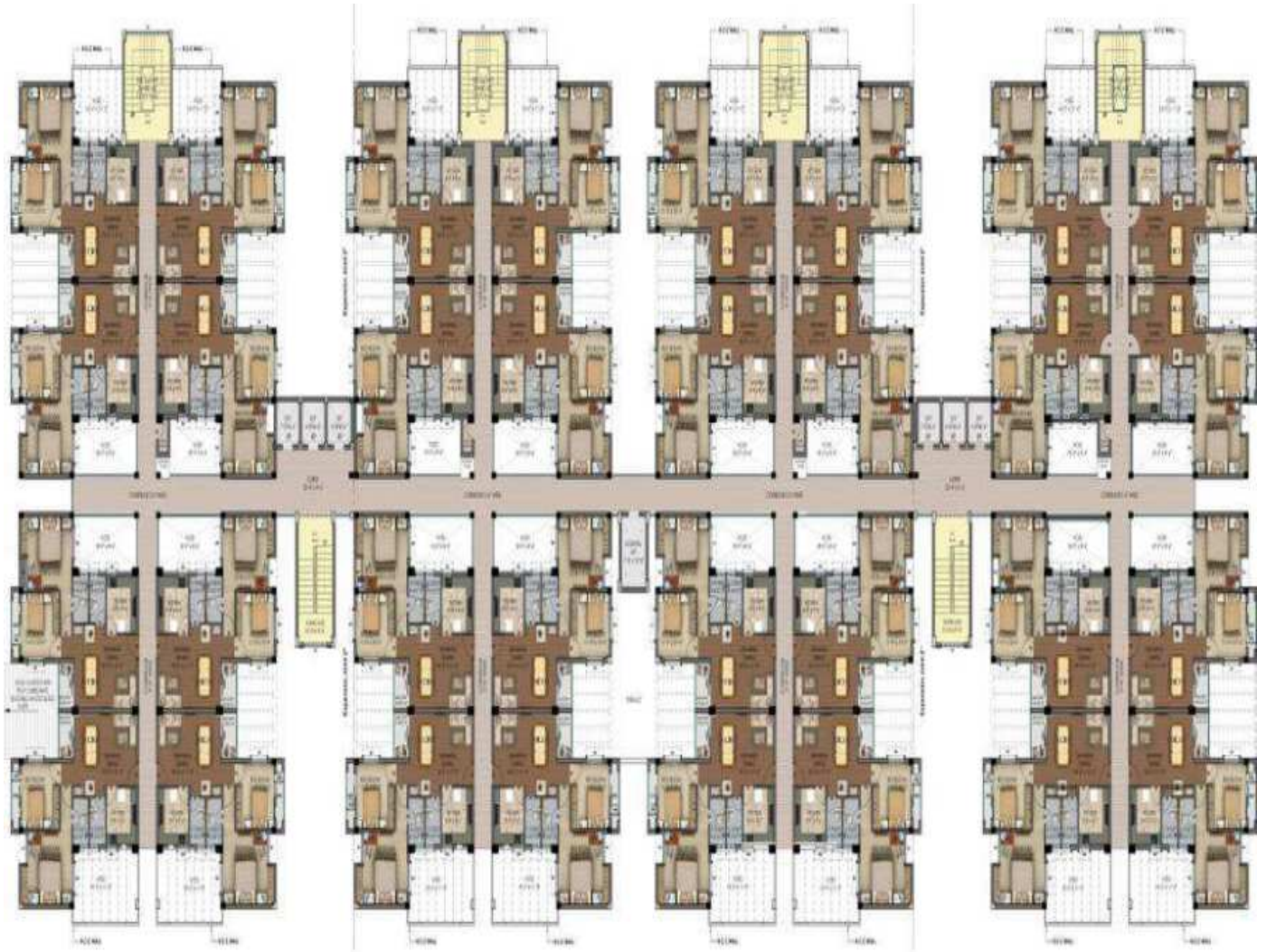
# TYPE-B



# SITE PLAN

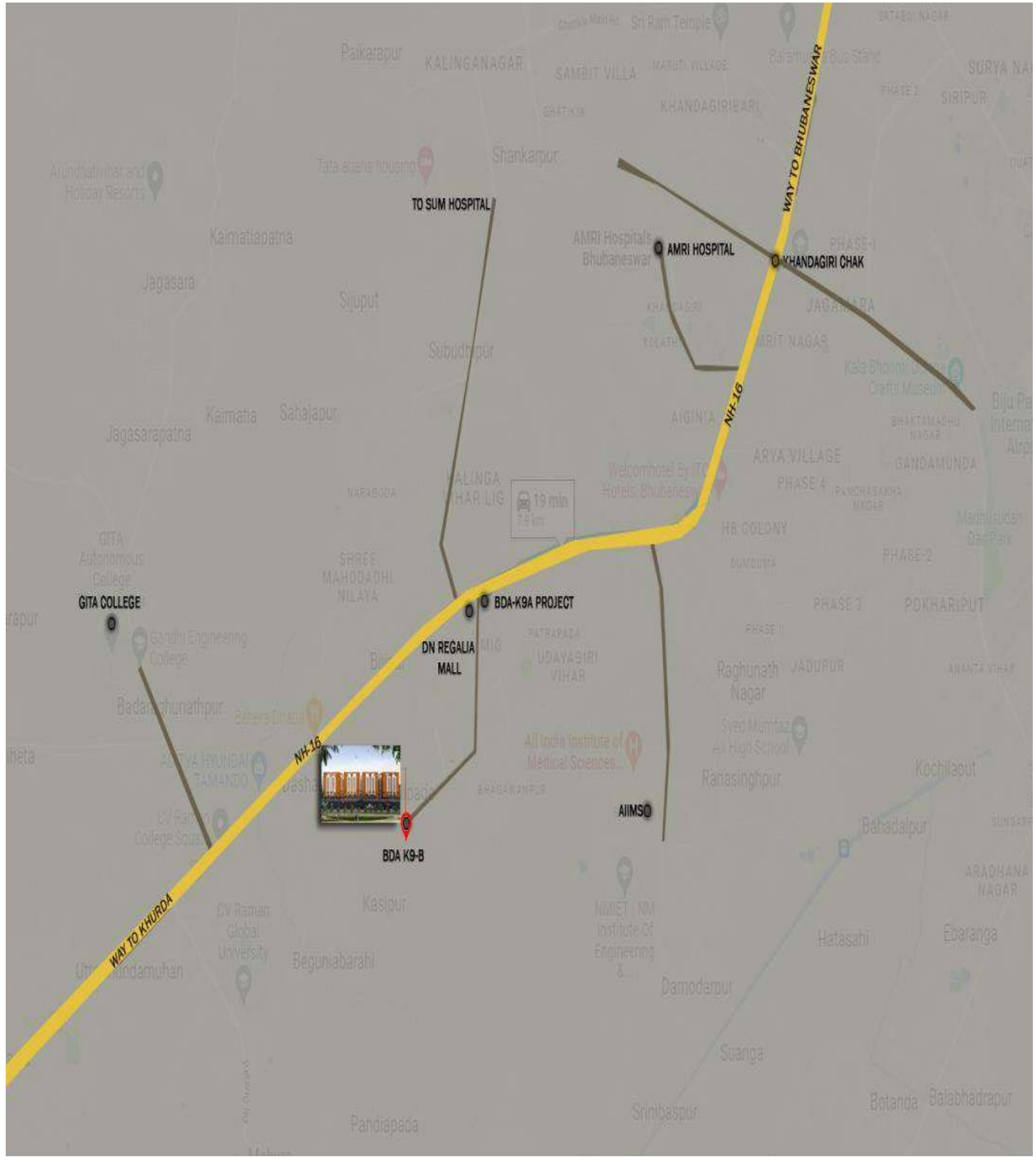


# FLOOR PLAN

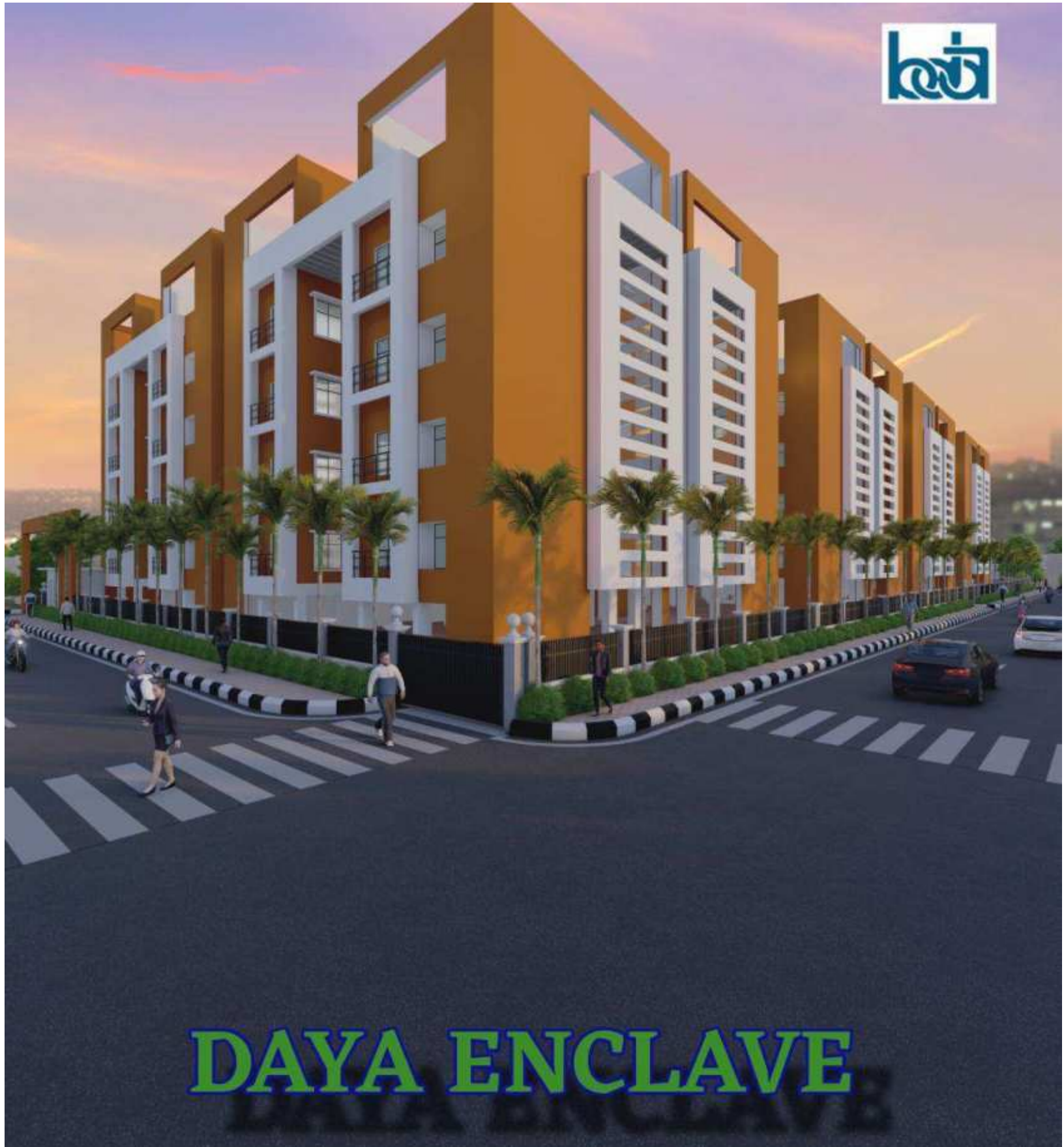


TYPICAL FLOOR PLAN  
(1st to 4th Floor)

# LOCATION MAP







# DAYA ENCLAVE

