



OZONE

— AVENUE —

4BHK DUPLEX

**EXPERIENCE ELEVATED LIVING**

Premium Duplex Homes Designed for Modern Families



*Images are for representation only*

## WELCOME TO OZONE AVENUE

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Step into a world where modern architecture meets peaceful living. Ozone Avenue brings you thoughtfully designed duplex homes that combine space, style, and security.

Crafted for families who aspire for a better lifestyle, every home here reflects elegance and functionality.





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## YOUR HAPPY HAVEN

At O-Zone Avenue, life is designed to bring you closer to peace and contentment. A perfect blend of modern living and natural surroundings creates a space where your dreams grow and your worries fade away. Welcome to a home that nurtures your lifestyle and elevates your everyday living.





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## EVERYTHING YOU NEED, PERFECTLY PLANNED

-  Commercial Hub
-  24x7 Security
-  Children's Play Area
-  Senior Citizen Sitting Area
-  Internal RCC road with street light and paved side
-  24x7 Water supply
-  Decorative Entrance Gate
-  CCTV Surveillance
-  Walking Track
-  Power Backup





## Structure

- R.C.C. Framed Structure in M-25 grade based.
- Steel of Sail / TATA / Jindal.
- Cement of Ultratech Super / Dalmia DSP / Ramco.
- Anti termite treatment.

## Walls

- 9" in exterior and 4.5" in all interior walls of first class Fly ash Masonry.
- Cement plaster for all walls and ceilings.



## Flooring

- Flooring in living areas with vitrified tiles (Simpolo or equivalent).
- Anti-skid tiles in washrooms and balconies.
- Staircase area with granite.
- Driveway with sturdy hard grade exterior floor tiles.



## Kitchen

- Granite cooking platform with stainless steel sink.
- Ceramic tiles cladding up to 2 feet height above the platform.



## Toilet

- CP fittings (Hindware or equivalent).
- Glazed ceramic / vitrified tiles up to ceiling (Simpolo or equivalent).
- Hindware or equivalent WCs with cistern & wash basin with pedestal.
- Fixtures: Face mirror, provision for exhaust fan.



## Miscellaneous

- SS / MS railing in balcony and staircase.
- SS window grills for all windows.



## Electrical

- Concealed electrical wiring with copper wires of reputed make.
- MCBs and boxes of reputed make.
- Provision for A.C. points in all bedrooms.
- Provision for TV in all living rooms.
- Provision for Water purifier, Microwave, Refrigerator & Geyser.
- Provision for inverter in flats.



### Doors & Windows

- All sliding doors & windows of UPVC (reputed make).
- Internal doors flush type with laminates.
- Magic eye in main door.
- External main door veneer with glossy polish.
- Granite framing in all windows.



## VASTU GUIDE



### 100% Rectangular "Sthir" Plots

**Feature:** Perfectly rectangular plots without missing corners.

**Vastu Benefit:** Ensures financial stability and relationship harmony.



### Master Bedroom in South-West

**Feature:** Master suite strictly in South-West corner.

**Vastu Benefit:** Empowers family head with health and authority.



### Kitchen in South-East / North West

**Feature:** Dedicated Puja niche in North-East corner.

**Vastu Benefit:** Captures positive energy for spiritual progress.



### Sacred North-East Puja Space

**Feature:** Dedicated Puja niche in North-East corner.

**Vastu Benefit:** Captures positive energy for spiritual progress.



### Scientific WC Orientation

**Feature:** Commodes aligned on the North-South axis.

**Vastu Benefit:** Maintains natural magnetic energy balance



### East-Facing Cooking

**Feature:** Counters designed for East-facing cooking.

**Vastu Benefit:** Infuses food with positive solar vitality.



### Clutter-Free "Brahma Sthan"

**Feature:** Villa center kept open and pillar-free.

**Vastu Benefit:** Ensures free flow of cosmic energy.

A HOME THAT  
REFLECTS  
YOUR STATUS



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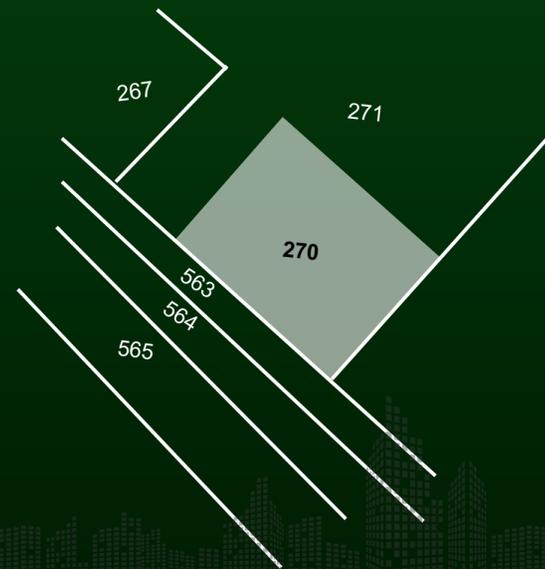


### LAND SCHEDULE OF SUB PLOTS

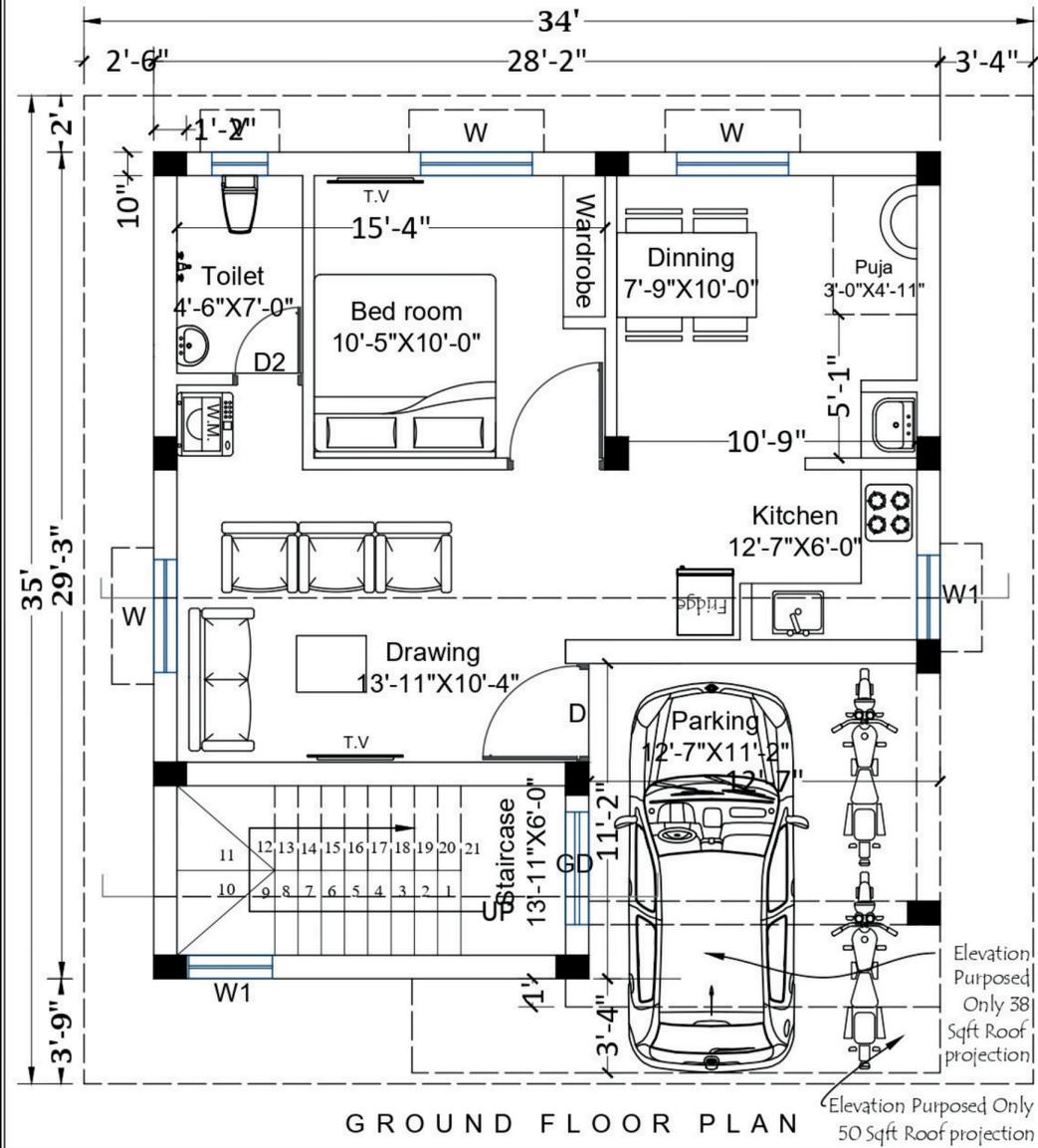
SL NO.	REV PLOT NO.	SUB PLOT NO.	SITE MEASUREMENT IN Mtrs				AREA			TOTAL NO OF PLOTS	REMARKS FOR USE
			N	S	E	W	IN Sq Mtrs	IN Sq ft	A.C.C		
1	270	1	9.156	9.156	11.890	11.890	108.864	1184.66	26.89	1	REGULAR
2	270	2	10.060	10.060	10.975	10.975	110.408	1171.78	27.27	1	REGULAR
3	270	3	10.060	10.060	10.975	10.975	110.408	1188.41	27.27	1	REGULAR
4	270	4	10.504	10.504	10.975	10.975	115.281	1188.41	28.48	1	REGULAR
5	270	5	9.156	9.156	11.890	11.890	108.864	1240.87	26.89	1	REGULAR
6	270	6	11.280	11.280	9.757	9.757	110.059	1171.78	27.19	1	REGULAR
7	270	7	11.280	11.280	9.757	9.757	110.059	1184.66	27.19	1	REGULAR
8	270	8	9.156	9.156	16.769	16.769	153.537	1652.67	37.93	1	REGULAR
9	270	9	11.574	11.574	10.677	10.677	123.576	1330.17	30.53	1	REGULAR
10	270	10	10.365	10.365	10.677	10.677	110.667	1191.20	27.34	1	REGULAR
11	270	11	10.365	10.365	10.677	10.677	110.667	1191.20	27.34	1	REGULAR
12	270	12	7.460	7.460	10.677	10.677	79.650	857.33	19.67	1	REGULAR
<b>TOTAL RESIDENTIAL PLOT AREA</b>							1351.04	14553.14	333.99	12	

# LAND USE ANALYSIS

SL. NO.	LAND USE	AREA			PERCENTAGE
		IN Sq Mtrs	AC	DC	
01	RESIDENTIAL	1352.040	0	333.99	63.89%
02	ROAD AREA	528.338	0	130.50	30.89%
03	OPEN SPACE COMMUNITY SPACE	103.276	0	25.51	05.22%
GRAND TOTAL		1983.654	0	490.00	100%
PLANTTION AREA..... 16 NOS. TREE (1NO. TREE PER 80 SQ MT. OF PLOT)					



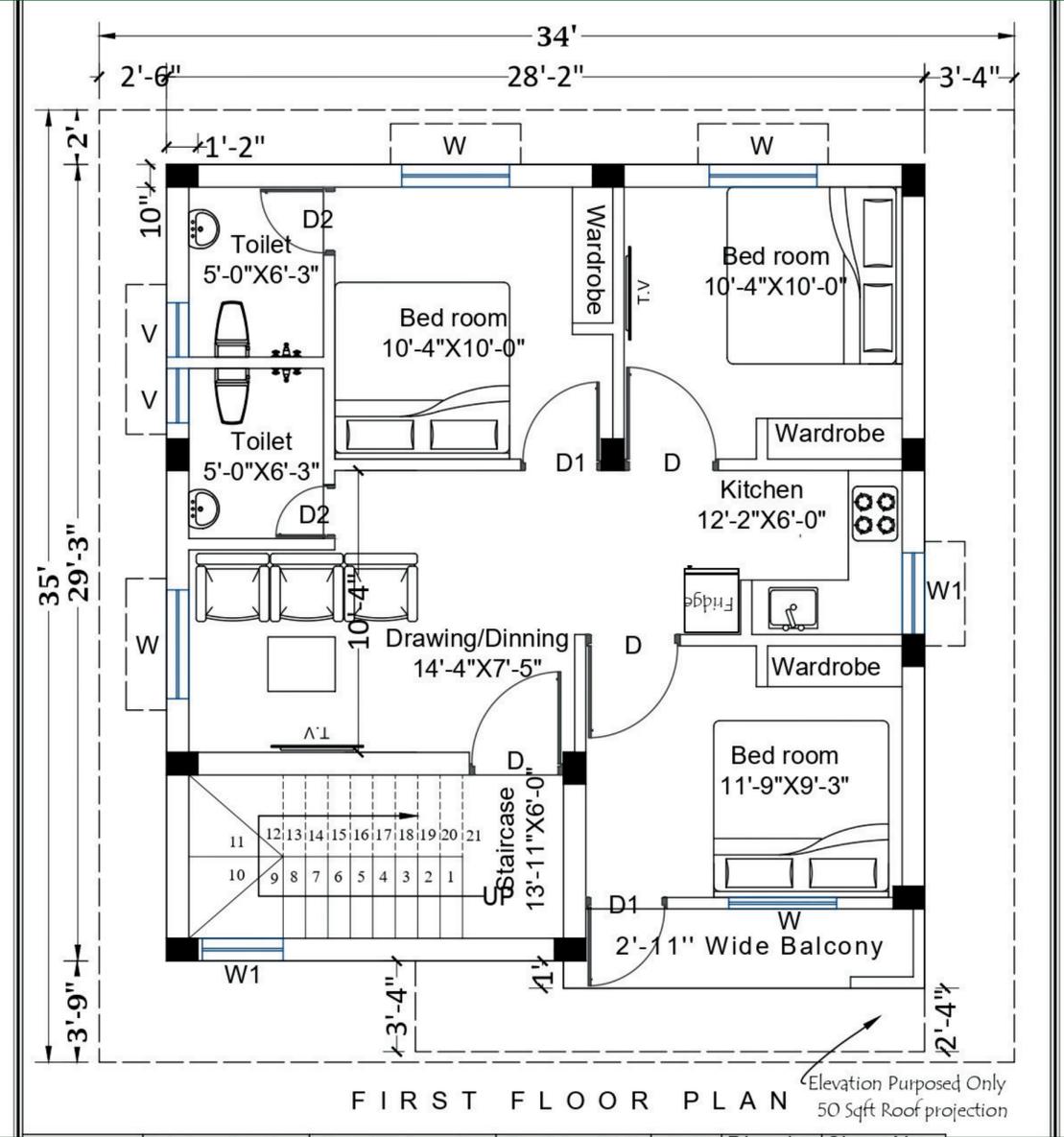
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## GROUND FLOOR

Ground floor area  
838 Sqft

Ground floor Carpet area  
486 Sqft



# FIRST FLOOR

1st floor area  
838 Sqft

1st floor Carpet area  
593 Sqft

TOTAL PLOT	TOTAL BUILT-UP AREA	TOTAL CARPET AREA
1190 SQFT	2704 SQFT	1079 SQFT



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## YOUR NEW HORIZON OF DELIGHT

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Experience a lifestyle where peace, privacy,  
and happiness come together.  
Create beautiful memories with your loved  
ones in a space designed for joy  
and meaningful living.



# LOCATION GUIDE

## 15 mins from Hansapal

OZONE AVENUE, **Bhingarpur, Baliana** brings you the perfect balance of peaceful surroundings and seamless city connectivity. While locations like Tamando and Trisulia take you far from the city, this address keeps you just 15–20 minutes away from key hubs like Tankapani Road and Rasulgarh.



### Landmarks

- Airport 45mins | 23 Km
- Railway Station 38 mins | 18 km
- Kalpana Square 38 mins | 19 Km

### Schools

- Pride World School 10 mins | 3.5 Km
- Sudhy Public School 12 mins | 4 Km
- Little Buddy International Preschool 6 mins | 2.5 Km

### Temples

- Panchamukhi Hanuman Temple 7 mins | 2.5 Km
- Bindu Sagar 22 mins | 9 Km
- Lingaraj Temple 25 mins | 10 Km

### Hospitals

- Capital Hospital 28 mins | 11 Km
- Hi-tech Hospital 15 mins | 6 Km
- Makneel Hospital 10 mins | 4 Km

### Shopping

- Utkal Galleria 15 mins | 7 Km
- Esplanade Mall 25 mins | 11 Km
- Market Building 22 mins | 9 Km

### Daily Amenities

- Petrol Pump 1 min | 100 km
- SBI Bank 1 min | 2 km
- Reliance Fresh 10 mins | 4 Km

## \_\_\_ PAYMENT PLAN \_\_\_

- BLOCKING AMOUNT – RS. 50,000
- BOOKING AMOUNT – 5% – RS. 50,000 IN 7 DAYS
- AGREEMENT / REGISTRATION OF LAND – 25% IN 15 DAYS
- AFTER FOUNDATION WORK COMPLETE – 25%
- AFTER RCC CASTING OF GROUND AND FIRST FLOOR – 25%
- AFTER PLASTERING / FITTING DOOR AND CHOWKATHS BEFORE FLOORING & FINISHING – 15%
- AFTER FINISHING OF 1ST POSSESSION – 5%

## HOME LOAN FACILITIES BY



## ABOUT US

OZone Avenue is more than just a residential project it is a thoughtfully designed space where modern living meets peace and comfort. Built with a vision to offer independent duplex living, every home here reflects smart planning, open spaces, and a better quality of life.

At OZone Avenue, we believe a home should not just provide shelter but create an environment where families grow, connect, and truly belong. Every detail is carefully planned to ensure comfort, functionality, and a sense of freedom in everyday living.

From spacious layouts to peaceful surroundings, OZone Avenue offers a lifestyle that goes beyond expectations bringing you closer to the life you've always imagined. Because you deserve more than just a house.

## OUR VISION

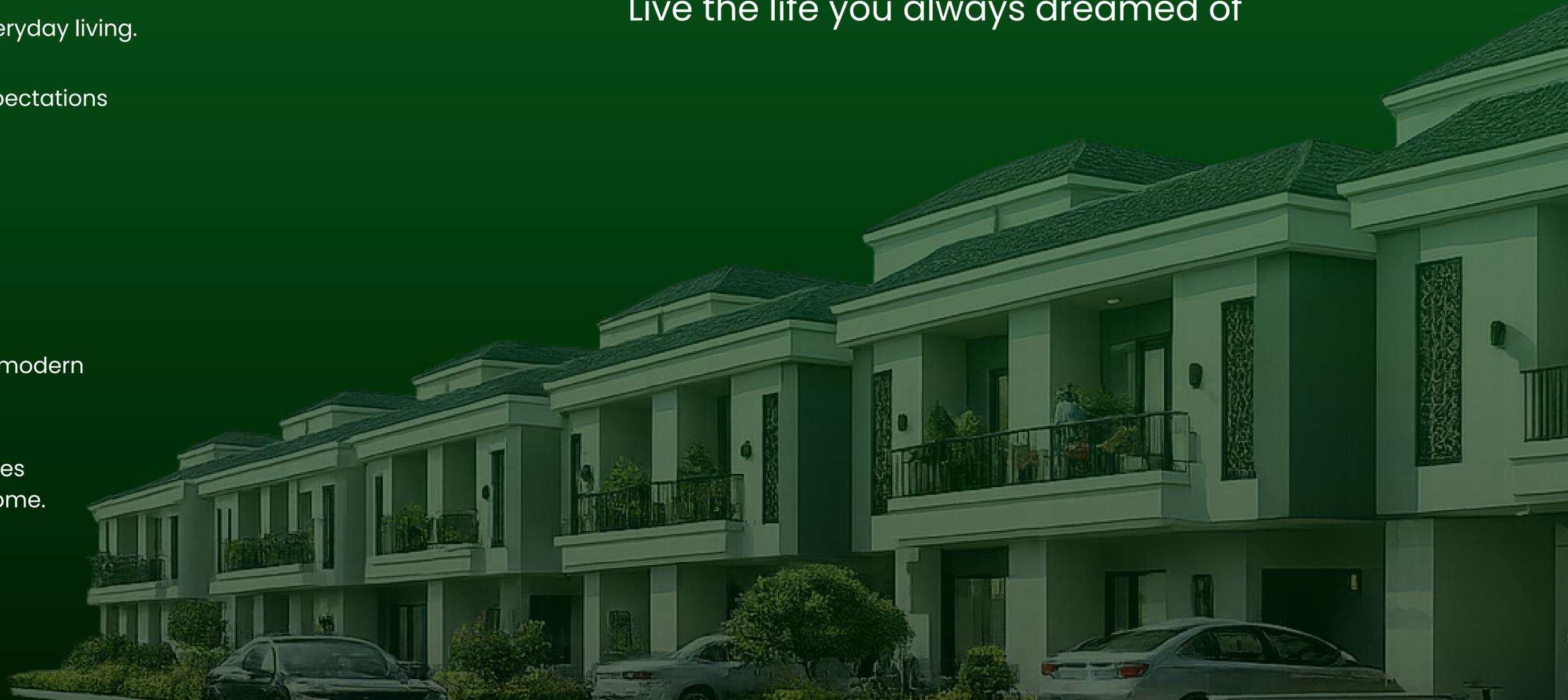
Our vision is to redefine everyday living by creating spaces that bring together comfort, space, and peace. We aim to deliver homes that are not only well-built, but thoughtfully designed for modern families and evolving lifestyles.

With a strong focus on quality, trust, and innovation, O-Zone Avenue is committed to building communities where people feel secure, connected, and truly at home.

We strive to create more than just structures we create spaces where life feels complete. A place where your present feels better, and your future feels brighter.

# NOT JUST A HOUSE, IT'S A FEELING OF HOME

Live the life you always dreamed of



DEVELOPED BY

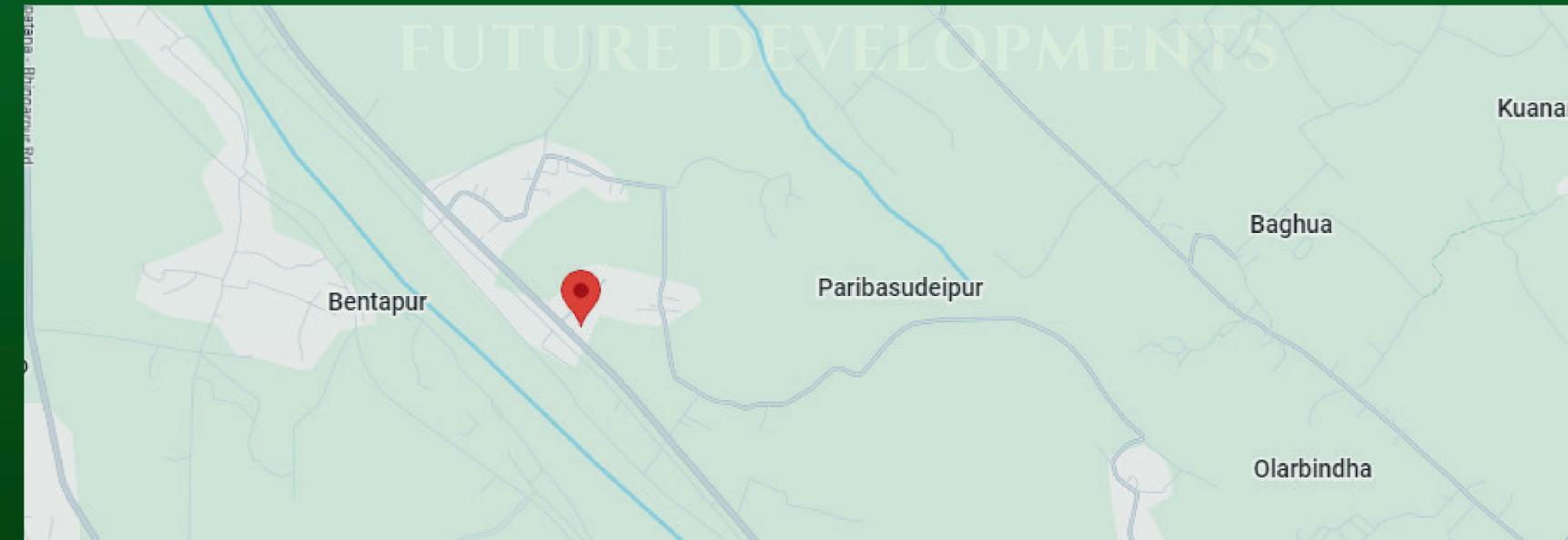


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Architect By



**URBAN CONSTRUCTION AND INTERIOR**

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