

NILADRI HERITAGE

Luxurious Apartment | When Comfort Meets Luxury

Brochure Content — Text Extract (No Images, No Colour)

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

Project Overview

- Developer: Saptagiri Prime Developers Pvt. Ltd.
- Architect: Grand Architects
- First Gated Society within Puri City Limits
- 1.8 KM from Shree Jagannath Temple
- 25 Years of Legacy in Odisha (Orissa)
- Land Parcel: 12 Acres
- Number of Towers (Total Planned): 22
- Towers Launched: 2 (Block A & Block B)
- Car Parking: 2 Basement Levels (B1 & B2) plus Open Parking
- All Branded Specifications

Come Home to a Soothing Ambience

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

Welcome to Your World of Infinite Experiences

Step into Heritage towers and watch the doors of a holistic lifestyle open up. The project brings the best aspects of holiday life — a home beyond comparison.

Make Your Celebrations Grander

Happiest events deserve the best spaces to celebrate them in. With a beautifully designed and spacious community hall, spa, salon, and jacuzzi, Niladri Heritage brings the perfect venue for all 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 residents, with handpicked amenities placed all through the premises.

Amenities

- Basketball Court
- Jogging Track
- Badminton Court
- Gymnasium (Gym)
- Swimming Pool
- Tennis Court
- Podium Garden (Landscaped)
- Lawn
- Spa
- Yoga / Meditation Area
- Jacuzzi
- Children's Play Area
- Banquet Hall
- Indoor Games
- Salon (Saloon)
- Courtyard Views
- Battery Cart Service for Sri Jagannath Temple
- Garden View Walkways

Site Plan

Key elements shown on the 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

Site fronts a 100-ft wide main road, with drive-way access. Adjacent land is reserved for a future commercial project and future residential project.

Typical Floor Plan

Each typical floor houses 14 flats in Block A and 14 flats in Block B, arranged around a central landscaped garden with two swimming pools. Each block is served by 6 lifts (including 1 service lift), 3 staircases, and a 60-ft wide corridor.

Configurations: Studio Flats and 1 BHK

Flats per Floor: 14

Unit Mix per Floor: 10 x 1 BHK + 4 x Studio Flats

Total Elevators: 6 (1 of which is a service elevator)

Staircases: 3

Unit Size Summary

Studio Flats (Super Built-Up Area): 433 sq.ft, 448 sq.ft, 541 sq.ft, 570 sq.ft

1 BHK (Super Built-Up Area): 650 sq.ft, 663 sq.ft, 664 sq.ft, 671 sq.ft, 688 sq.ft, 693 sq.ft, 700 sq.ft, 740 sq.ft, 778 sq.ft, 795 sq.ft

Largest 1 BHK: 795 sq.ft (Flat 8)

Smallest 1 BHK: 650 sq.ft (Flat 13)

Sold Out Units (Studio): Flats 3 and 6

Sold Out Units (Studio): Flats 10 and 11

Available Units (1 BHK): Flats 1, 2, 4, 5, 7, 8, 9, 12, 13, 14

Floor Plans of Block A — Flat-wise Area Details

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

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-wise Area Details

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

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

Flat No.	Flat Type	Carpet Area (sft)	Balcony Area (sft)	Built-Up Area (sft)	S.B.U.A (sft)
11B	Studio Flat	257.48	43.79	332.26	448.55
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13B	1 BHK	391.98	35.72	481.51	650.04
14B	1 BHK	410.06	44.65	509.7	688.10

Specifications

Structure

Earthquake-resistant RCC framed structure as per IS Code 2016, with anti-termite treatment in the foundation.

Walls

Internal walls finished with putty and premium paint. Exterior walls finished with premium quality weatherproof paint.

Flooring

Premium quality vitrified tiles in all rooms. Anti-skid tiles in bathroom floors.

Kitchen

Granite-finished countertop with stainless steel sink. Tile dado on kitchen walls from the countertop.

Toilet

Premium ceramic tiles up to 7 ft height with matching finish.

Toilet Fitting

WC and Basin of reputed make. CP fittings of reputed make.

Doors

W.P.C. door framed. Flush doors with stainless steel 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 areas.

Electrical

- Concealed copper wiring with MCB, DB, and modular switches of reputed make.
- A.C. power point and TV point in all bedrooms and living room.
- Geyser provision in all bathrooms.
- Provision for exhaust fans in toilet and kitchen.
- Provision for washing machine, microwave oven, water purifier, refrigerator, chimneys, and other home appliances.

Fire Safety

Modern firefighting system equipped with fire-fighting devices / extinguishers and a fire alarm system in common areas, along with an underground water storage tank.

Security Features

CCTV with recording system on all floors, lobby, entrance lobby, and entrance gate, along with intercom facility.

Payment Schedule

No.	Milestone	Percentage
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%

Location

Site Address: Plot No. 3, Atharnala, Puri

Nearby landmarks referenced on the location map:

- Maltipatpur Bus Stand
- Atharnala Bridge
- Maa Bata Mangala Temple
- Gundicha Temple
- Mausii Maa Temple
- Medical Chowk
- Narendra Pushkarinee
- Shree Jagannath Temple
- Sea Beach

Google Maps Location: https://maps.app.goo.gl/eVE1bjCL8Ga4D8GY8?g_st=aw

Future Development

Commercial spaces, Multiplex, Mall, and additional Residential development are planned on the adjoining land parcel.

RERA Registration

RERA Reg. No.: RP/26/2025/01366

Developer & Consultant Details

Developer

Saptagiri Prime Developers Pvt. Ltd.

Head Office: Gandhi Nagar, 3rd Lane, Berhampur - 760001

Corporate Office: Plot No. 362/3855, 2nd Floor, Goutam Nagar, Opposite Old B.M.C. Office, Bhubaneswar - 751014

Site Address: Plot No. 3, Atharnala, Puri

Contact: 8338830111 / 83388601111

Consultants

Architects: Grand Architects, Plot No. 08, First Farm/Hare Krishna Nagar, Bhubaneswar

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

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.