We are pleasure to introduce as Ethics Assets (P) Ltd with decade of expertise in real estate industry in the capital city of ODISHA. We are going to present more than hundreds of premium simplex & duplex in the phase-I location at phulnahkara, near to Trinath Bazaar.

Ethics Arpit located at a fairy style green atmosphere where you can tune in to its great vibes. Our projects units come with green environment, modern & spacious designs as well as great service which makes you feel the peaceful living experiences in our residential units. Each residential unit will welcome to a home where eco-friendly blends with affordability. We take care of quality as well as glass clear title so as to give homebuyer a hassle free as well as happy ownership.

**Dream Homes that begin with an‘INFINITY’**

Your home is something that you wait for years… something that you cherish for a lifetime… something that reflects you… and something that you can never compromise on! Which is why, this dream house of yours, which more often than not is a once in a lifetime investment, should be chosen with ultimate care and caution. It should ideally be from a highly reputed source that not only guarantees you unmatched value and lifelong peace of mind, but fulfills all your aspirations and matches up to all expectations vis-à-vis location, quality, features, amenities & facilities.

***Get set to lead life in your own island of privacy surrounded by the grandest of amenities & facilities, spread across 25 acres, right in the heart of TWIN CITY, CUTTACK-BHUBANESWAR mid-off way near DPS KALINGA, PHUL NAKHARA!***

***The premises fully benefitted with these below ambiences:-  
  
#Gated Community #Vasthu Design   
#Individual Borewell #Community Hall  
#Jogging Track #ATM***

***# Children Park #Black Top Road  
#Street Light #30” Main Road  
#Foundation For Triplex #Needs Stores***

**SPECIFICATIONS TO BE PROVIDED IN “ETHICS ARPIT- PHULNAKHARA”**

**STRUCTURE**

STRUCTURE: RCC frame structure with ion filled fly ash brick wall

PLINTH BAND: RCC plinth band will be provided using 16mm, 12mm &

10mm dia M.S ROD as required & required no of columns as

per the design specification.

LINTEL: Continuous lintel will be provided at a height of 7” from

plinth level.

ROOF: RCC roof with water proofing treatment shall be provided at

the height of 10.2” from plinth level as per the required design.

**DOORS, WINDOWS, GRILLS, VENTS & RAILINGS**

FRONT DOORS: Quality teak wood design with Godrej lock, smooth hinges,

aristocratic premium quality door knob & handle.

DOOR FRAMES: Sal wood except bathrooms & head room

INSIDE DOORS: Decorative finish door, smooth hinges, metallic knob & locks.

BATHROOM DOORS: PVC doors with frames

VENTS: Standard with provision for exhaust fan.

GRILLS: MS Grill with standard design, double coat painting

STAIRCASE RAILING: Stainless STEEL

HEAD ROOM: RCC slab will be provided, Iron door with frame

WINDOW: UPVC windows with safety grills

**FLOORING & GRANITE/MARBLE WORKS**

PARKING: Checkered tiles  
LOBBY AREAS & STAIRCASE: Granite  
INTERNAL FLOORS: 2'X2' Vitrified Tile with skirting on the side  
BATHROOM, BALCONY & WET AREA: Anti-skid Ceramic Tiles wall tiling with Dado up

to 7' height in Bathrooms  
KITCHEN AREA: Granite Counter with glazed tiles up to 3ft”

**PLUMBING & FIXTURES**

INTERNAL PIPING: CPVC pipes with provision for washing Machine,

Geyser and Aqua guard

ETERNAL PIPING: CPVC BATHROOM, KITCHEN & DINNING FIXTURES:

Premium branded fittings (HINDWARE)  
DETAILS OF PH WORK : Provision for Washing Machine, wiring for hot and cold  
ALTO-SOAP CASE : All Bathrooms and Dinning area Basin  
ALTO-TOWEL RAIL: All Bathrooms  
HEALTH FAUCET: All Bathrooms  
ALTO- TOWEL RING : Dinning Area Basin  
MIRRORS: In front of every Basin except in Kitchen  
FIXTURES: European pan   
SINK: Stainless sink in KITCHEN

**ELECTRICALS**

INTERNAL WIRING: Concealed conduct with copper wiring, adequate outlet for

light, fan, plugs, calling bell & provision for Telephone, TV,

Internet, Geyser in Bathroom and A/C Plug points for

cooking range, Refrigerator, Microwave Ovens,

Mixer/Grinders in kitchen.

AC POINTS: 2 Nos

TV POINTS: Master Bedroom & Drawing

EXTERNAL FIXTURES: Modular Switches of Brand are **HAVELLS/L&T**

**PAINTINGS**

Exterior Cement wash, Acrylic Emulsion Weather Proof Paint (Berger Dulux).

Interior 2 Layer Putty, Primer with 2 Coats Acrylic Emulsion Paint **(Berger/ Dulux).**

**WATER SUPPLY & DRAINAGE**: Individual deep bore well 5” for better water supply & over headwater tank in each duplex, soak pit septic tank for bathroom & kitchen drainage water.

**MASTER BOUNDARY**: 5 Ft height from the plinth level

**INTERNAL ROAD**: All internal roads will make with INTERBLOCKING BLOCKS.

**PARAPET WALL:** Parapet wall made of bricks up to 2.6” heights with 5” thickness will be provided.

SIMPLEX

2 BEDROOM

1 TOILET

LIVING ROOM

DINING / LOBBY

KITCHEN & PARKING

DUPLEX - I

DUPLEX-I FIRST FLOOR PLAN

3 BEDROOMS

3 TOILETS

LIVING ROOM

DINING / LOBBY

KITCHEN

UTILITY BALCONY

DUPLEX - II

DUPLEX-I FIRST FLOOR PLAN

3 BEDROOMS

3 TOILETS

LIVING ROOM

DINING / LOBBY

KITCHEN

UTILITY BALCONY