

## Location

HIRAPUR, One of the fastest developing area of Baliauta, Bhubaneswar. Apparently the most emerging area under Bhubaneswar Development Authority, it is at a touching distance from Ravi talkies square and Siridi Sai temple of Tankapani road. All essential services like good schools, colleges, hospitals, sports complexes & shopping malls are found in the close vicinity.

## Payment Structure

◆ On Booking	20%
◆ On completion of Ground floor slab casting	25%
◆ On completion of First floor slab casting	25%
◆ On completion of brick masonry works with plastering	10%
◆ On Flooring & Finishing of respective house	15%
◆ Before Possession	05%

## Amenities

- ◆ 30 feet wide approved Road with concrete paver block.
- ◆ Gated community.
- ◆ Independent Transformer.
- ◆ Society Room.
- ◆ Children's playing area.
- ◆ Abundant flow of air and light.
- ◆ 100% Vaastu compliant.
- ◆ BDA and ORERA Approved.
- ◆ Individual bore well.
- ◆ Individual septic tank.

### Location Map



### LOGER DEVELOPERS PRIVATE LIMITED

PLOT NO – 102, BHANUMATI BHAWAN  
NEAR PAL HEIGHT MALL, JAYDEV VIHAR,  
BHUBANESWAR-751013, KHURDA, ODISHA.  
MOBILE NO – 7008137228, 9938839002, 9938895002  
EMAIL – logerdevelopers@gmail.com  
Website – www.logerdevelopers.com

PROJECT NAME: LOGER DREAM VILLA (Duplex)

Architect:-  
**S. K. SAHOO & ASSOCIATES**  
Architects, Engineers & Project Consultants.  
1486, B.M. Nagar, Jagannagar, Bhubaneswar.



# Loger Dream Villa

*My home... An inspiration to live...*

# LOGGER DEVELOPERS PRIVATE LIMITED

Building your Dreams

Welcome to LOGGER DEVELOPERS PVT LTD where every resident will experience the Happy & Quality of Living.

## Profile

We at **Loger Developers Pvt. Ltd.**, welcome you to our world of real estate. We are one of the leading real estate company in Bhubaneswar, Odisha, started in 2021, incorporated under the Indian companies act 2013, vide Registration No. U45202OR2021PTC037343. The Company aims at providing Luxury Apartments and Duplexes to the customers in the heart of the city with all modern amenities and facilities of International standards for their happy and comfortable living.

We are driven by a single purpose and that is to – Building your Dreams. Anchored by an extraordinary force of dedicated employees. We aim to build, improvise and redefine possibilities. We have already delivered an array of successful projects and are committed to providing the highest level of service in our future endeavors. We strive to be the trend setters in our domain and ensure a positive attitude, sincerity, humility and united determination as the driving force to achieve our goals.

## Our Mission

We are on a mission to serve families by enhancing their quality of life through our core principle of Q.U.E.S.T which is to constantly be in the pursuit of excellence and maximizing customer happiness. While doing this, we provide a rewarding and challenging environment to our employees and value to our stakeholders.

**Our Q.U.E.S.T defined:**

- Q – Quality** –Be the brand that raises the benchmark of the Quality of Life for our customers.
- U – Unify**–Create life spaces that unify the melody between our customer’s life and our nature’s needs.
- E – Engage** – Be the extended family of our customers by always being there, hearing them out fully and serving them with a smile.
- S – Sustainability** – Build Spaces that makes Mother Earth Smile.
- T – Technology** – Optimize Quality of Construction and Experience of Customers with use of cutting-edge Technologies.

## Our Vision

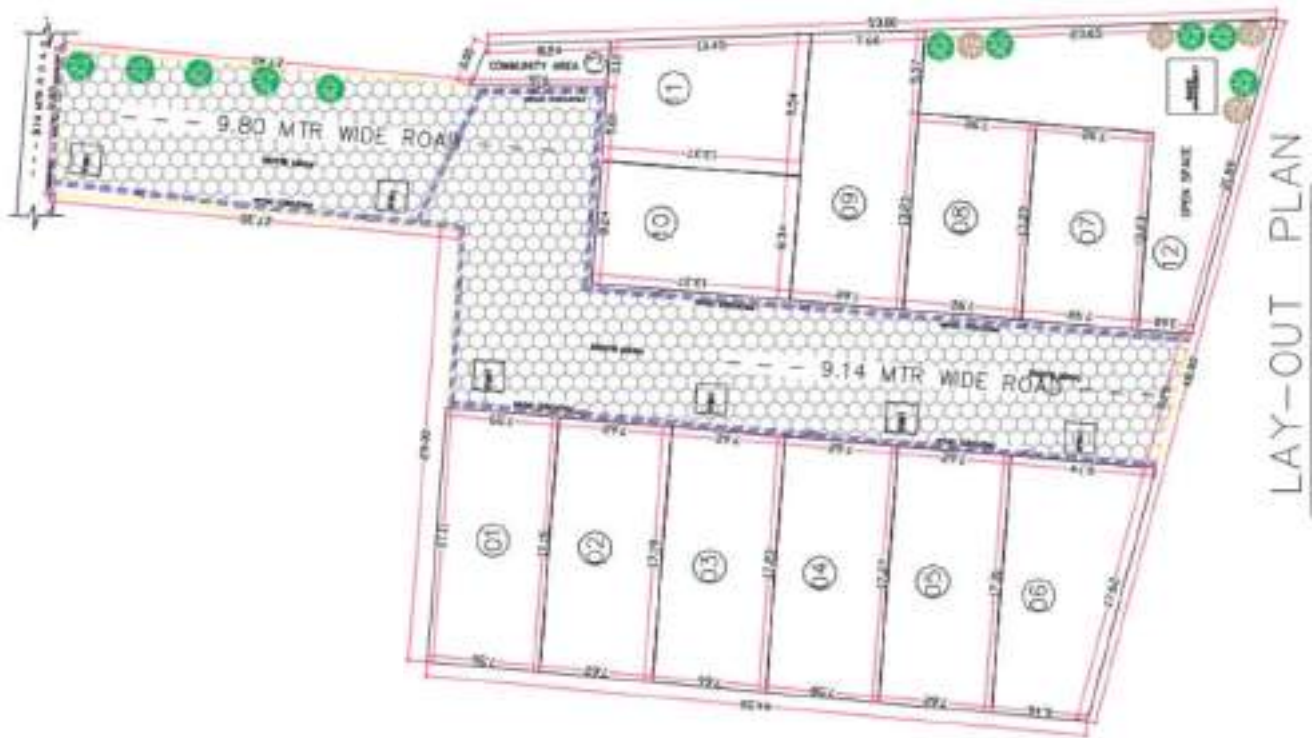
To be a trusted real estate brand creating a melodic harmony of customer’s happiness, environmental preservation, and society’s progress.

## Overview

Loger Developers is happy to announce the launch of a new luxurious Duplex project named **Loger Dream Villa** located at Hirapur, Balianata, with the ambience of green and serene atmosphere. And you get to Duplex houses. Very close to Chousathi Jogini temple and 10 minutes drive away from Siridi Sai Temple of Tankapani road.We have taken care of all your requirements.

The **Loger Dream Villa** comes with exclusive Duplex houses which are designed not only for habitation. It’s a package of functional interiors equipped with proper ventilation and contemporary lifestyle amenities to match aesthetics and utility.

## Layout Plan



### LAND USE ANALYSIS

BL NO.	SUB PLOT NO.	PERIPHER SIZE (m)				Total Area In sq.ft.	PROPOSED USE
		N	S	E	W		
01	1	17.11	17.15	7.89	7.88	1396.22	RESIDENTIAL
02	2	17.15	17.19	7.82	7.82	1407.83	RESIDENTIAL
03	3	17.19	17.23	7.82	7.88	1414.50	RESIDENTIAL
04	4	17.23	17.27	7.82	7.88	1410.74	RESIDENTIAL
05	5	17.27	17.31	7.82	7.82	1417.30	RESIDENTIAL
06	6	17.31	17.82	8.74	8.48	1510.00	RESIDENTIAL
07	7	13.23	13.23	7.82	7.82	1126.68	RESIDENTIAL
08	8	13.23	13.23	7.82	7.82	1126.68	RESIDENTIAL
09	9	17.88	18.80	7.82	7.88	1505.00	RESIDENTIAL
10	10	8.24	8.24	13.37	13.37	1192.64	RESIDENTIAL
11	11	8.12	9.84	13.37	13.45	1272.15	RESIDENTIAL
TOTAL SUB PLOT AREA 14779.74							
12		18.80	21.88	19.44	23.86	320.88	OPEN SPACE
13		3.00	3.12	9.16	8.24	25.47	OPEN SPACE



**Scenic View**

# Loger Dream Villa

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Hirapur, Balianta

# Layout Plan



Land Area-1415 sft  
Ground Floor - 1136 sft  
First floor - 972 sft  
Head room - 160 sft  
Duplex - 3



# Construction Specification

## Structure:

- Aesthetically designed G+1 floors well lighted and ventilated duplex.
- Earthquake resistant RCC framed structure.
- Water supply with individual deep bore well.
- Car parking provision.

## Walls:

- Fly ash bricks & Cement Plastering with (Ultratech, Lafarge, Dalmia Cement)

## Flooring:

- Premium Vitrified tiles digital/GVT (2x4) feet or larger size of Johnson/Somani/Oasis make.
- Staircase would be Granite.
- 2x2 feet parking tile fixing in parking area as per design.

## Paints:

- The internal walls with ceiling shall be with two coats of putty (J.K/ Birla/ any reputed brand) One Coat of primer.
- The external wall shall be of plaster finish with weather proof paint of Asian/Burger/Dulux.

## Doors & Windows:

- The Main Door shall be of teak wood/teak veneer polished, panel door with WPC frames. The main door shall be fitted with Godrej/Door set ultra-locking system.
- The other doors are WPC frames with water proof laminated (flush) doors.
- The windows shall be UPVC with clear glass, with MS protected grill.

## Kitchen:

- Vitrified tiles flooring with granite platform and stainless steel sink link with C.P fittings, ceramic tiles up to 30" height above cooking platform, Provision for exhaust fan.

## Toilet:

- Anti-skid ceramic tile flooring and wall up to 7'0"height glazed tiles with commode (parry ware, Hindware/Cera make), wash basin with face for mirror, towel rod, towel ring, shop case, C.P. taps of jaguar/johnson/Hindware/Cera brand or equivalent, Geyser provision and low level cistern.

## Balcony:

- The balcony shall be of vitrified tiles flooring with stainless steel railing.

## Electricals:

- Concealed wiring of copper conductors with all essential fittings as per requirement i.e. wire of Finolex or Havells or Legrand brand. The modular switches and accessories shall be of Legrand, Anchor or Havells brand.
- Telephone point, television point and A.C. Point shall be provided as per the drawing. The electrical lines shall be fixed with one MCB box in each floor and one BDB at the main panel board.