



The
MIDTOWN
MANOR

Manifesting Memories

About Us

B. N. Developers Pvt. Ltd. is registered under Companies Act 1956 with the objective of developing housing projects and delivering them to customers. The Company belongs to the B. N. Group of business house of Kendrapara, Odisha. B.N. Group is engaged in the field of trading & services, Real Estate & Construction for more than three decades uninterruptedly with improving goodwill day by day. The company has moved from strength to strength over the years which is a combination of discipline, timely delivery, commitment and concern for quality landmark in itself.

B.N. Developers Pvt. Ltd. has many firsts to its credits having successfully completing its four mega housing projects in Kendrapara i.e. NayanVihar, BaulaVihar, HadibandhuVihar (Residential Housing Project) & Sukadev Enclave (Residential Apartment) along with the ongoing mega project “Basanti Luxury Apartments” in Kendrapara.

INTRODUCING

The 
MIDTOWN
MANOR



INTRODUCING

“THE MIDTOWN MANOR” a brand new residential apartment where luxury and comfort meet to create the perfect living experience. Located at Pahala which is strategically located in the center of twin city of Cuttack and Bhubaneswar and is going to be the emerging mega residential hub.

There are multiple units of 3BHK, 2.5BHK, 2BHK and 1BHK Homes in the project that are designed for the modern lifestyle which are beautifully constructed and will surely please you. The design is based on the present changing way of life abiding the rules of Vaastu shastra providing multiple interior designing options, which are an easy combination of modern way of life with ancient Vastu science.

Step inside your new home and be greeted by the warm and inviting atmosphere created by the neutral color palette and high-quality finishes. The open-plan living and dining area is the perfect space for entertaining, with large windows that let in plenty of natural light and ventilation so as to create a bright and airy atmosphere.



The **MM**
MIDTOWN
MANOR



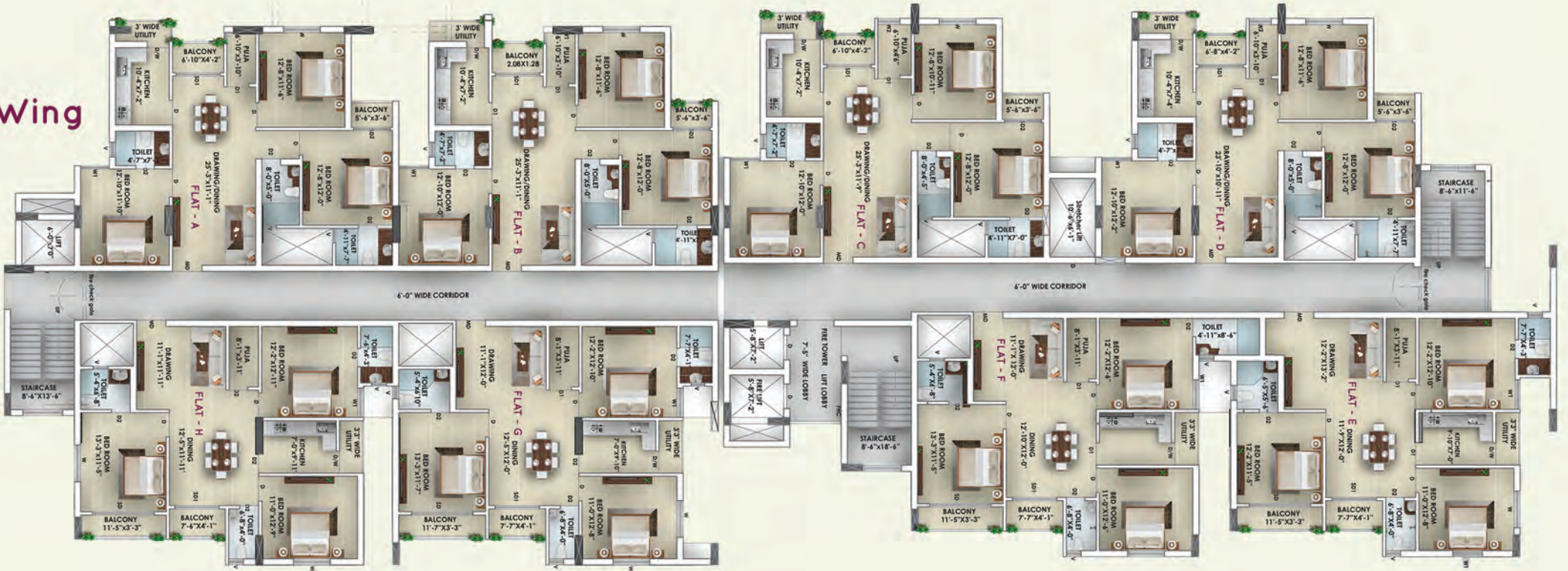
FLOOR PLAN

The MIDTOWN MANOR

North Wing



South Wing



Sectional View

3 BHK

3 BHK Plan Decoded



Flat Type	Carpet Area	Balcony	BA	SBA
A	1033.6 sqft	47.98sqft	1181.12 sqft	1771.68 sqft
B	1033.6 sqft	47.98sqft	1181.12 sqft	1771.68 sqft
C	1033.6 sqft	47.98sqft	1181.12 sqft	1771.68 sqft
D	1033.6 sqft	47.98sqft	1181.12 sqft	1771.68 sqft

Sectional View

3 BHK

3 BHK Plan Decoded



Flat Type	Carpet Area	Balcony	BA	SBA
E	1002.5 sqft	69.71 sqft	1162.40 sqft	1743.60 sqft
F	1002.5 sqft	69.71 sqft	1162.40 sqft	1743.60 sqft
G	1002.5 sqft	69.71 sqft	1162.40 sqft	1743.60 sqft
H	1002.5 sqft	69.71 sqft	1162.40 sqft	1743.60 sqft

Sectional View

2.5 BHK

2.5 BHK Plan Decoded



* The details shown above are of category "L"

Flat Type	Carpet Area	Balcony	BA	SBA
L	737.06 sqft	44.43sqft	875.11 sqft	1312.66 sqft
M	730.06 sqft	44.11 sqft	864.88 sqft	1297.32 sqft

Sectional View



2 BHK

2 BHK Plan Decoded



Flat Type	Carpet Area	Balcony	BA	SBA
N	747.82 sqft	64.66 sqft	912.12 sqft	1368.18 sqft
O	747.82 sqft	64.66 sqft	912.12 sqft	1368.18 sqft

Sectional View

1BHK

1 BHK Apartment Decoded



* The details shown above are of category "J"

Flat Type	Carpet Area	Balcony	BA	SBA
I	271.8 sqft	NA	322.36 sqft	483.54 sqft
J	273.08 sqft	NA	323.66 sqft	484.62 sqft
K	253.93 sqft	NA	310.53 sqft	465.79 sqft

Specification

Structure :

RCC framed Structure. Fly Ash / Blocks masonry work for walls.

Flooring Finishes :

Vitrified floor tiles in living, dining, kitchen & bedroom. Granite finish to the staircase. Matte finish floor tiles to the toilets and balconies.

Kitchen :

Granite based kitchen top with stainless steel sink.
2' height ceramic tiles above granite top with modular point.

Doors:

Main door: Both side veneered flush door. All other doors are of company made flush door.

Windows :

UPVC framed glass shutter .

Electrical :

Premium quality copper wire with modular switch & fittings. Provision for telephone, A.C. & Geyser.

Sanitation :

Wash basin in dining area, wash basin and health faucet in toilets. Ceramic & CP fittings of reputed company .

Wall Finish :

Internal walls: Finished with two coat putty
External wall: Finished with exterior weather coat paints.
Toilet walls: Finished ceramic glazed tiles up to 7' height.



Payment Schedule

	Rs 5,00,000/-	Cumulative
Initial Booking amount		
On agreement within 30 days(including booking amount)	10%	10%
On start of foundation / Construction	8%	18%
On completion of raft	8%	26%
On completion of Stilt floor roof casting	8%	34%
On completion of 2nd floor roof casting of respective block	8%	42%
On completion of 4th floor roof casting of respective block	8%	50%
On completion of 6th floor roof casting of respective block	8%	58%
On completion of 8th floor roof casting of respective block	8%	66%
On completion of 10th floor roof casting of respective block	8%	74%
On completion of brick work of respective flat	8%	82%
On completion of plastering & finishing of respective flat	8%	90%
On completion of flooring of respective flat	5%	95%
On possession or completion whichever is earlier of respective flat	5%	100%





AMENITIES AND FACILITIES



In addition to the luxurious interiors, residents of The Midtown Manor will also have access to a range of community amenities, Whether you're relaxing after a long day or entertaining friends and family, there's something for everyone at The Midtown Manor.



Roof Top Swimming Pool



Jogging Track



Indoor Games



Entertainment Room



Gym



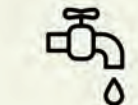
Terrace Sitout



Society Rom



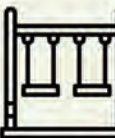
Yoga Deck



24x7 water supply



CCTV Surveillance



Children Play Area



24x7 Security



Intercom



Fire Fighting System



DG Backup *
(200 watt - 3BHK, 150 watt - 2BHK
100 watt - 1BHK)



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