



PHASE I PLANBOOK



METRO  
KING'S COURT

YOUR LEGACY LIVES ON FOREVER.





WELCOME,  
YOUR MAJESTY.

METRO  
**K**  
KING'S COURT  
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YOUR LEGACY LIVES ON FOREVER.

# MASTERPLAN PHASE 1

## HARD LANDSCAPE



## SOFT LANDSCAPE



  
**METRO  
KING'S COURT**  
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## LEGEND

1. APPROACH ROAD
2. ENTRY / EXIT GATE
3. COMMERCIAL PLAZA
4. WATER FOUNTAIN
5. CAR PARKING
6. 1.20M WIDE CORRIDOR
7. FLYING BEAM WITH DROPPING EFFECT OF BOUGAINVILLEA
8. INTERNAL DRIVEWAY
9. JOGGING TRACK
10. TRAFFIC ROTARY
11. VILLA'S COURTYARD
12. ACUPRESSURE WALKWAY
13. YOGA LAWN / STAR GAZING AREA
14. MEDITATION ZONE
15. SEATS WITH DECORATIVE URN ON PEDESTRAL
16. OUTDOOR SEATING AREA
17. CYCLING TRACK
18. OUTDOOR KIDS PLAY AREA
19. SAND PIT FOR KIDS
20. PET FRIENDLY ZONE

A NEW LEAGUE OF RESIDENCES  
EXCLUSIVELY AT SOUTH BHUBANESWAR.

2 FLOORS | 4 BEDROOMS\* | KITCHEN | LIVING HALL WITH DINING  
5 TOILETS | PRIVATE LAWN WITH SIT-OUT | VERANDAH | TERRACE  
LOUNGE WITH BALCONY | PORTICO | PARKING FOR 2 CARS\*  
SERVANT ROOM\* | LUSH LANDSCAPED GREENS

\*includes master bedroom, children's room & study | for standard size vehicle | T&C apply



**TYPE A (REGULAR)**

**3BHK + STUDY + SERVANT ROOM**



**GROUND FLOOR PLAN**

PLOT No. : 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 15, 16, 19, 20, 21, 22, 23, 26, 27, 28, 29, 32, 33



**FIRST FLOOR PLAN**

CA	BA	OTA	BUA
1600 sq.ft.	65 sq.ft.	75 sq.ft.	2580sq.ft.

CA - CARPET AREA  
 BA - BALCONY AREA  
 OTA - OPEN TERRACE AREA  
 BUA - BUILT UP AREA

**TERRACE FLOOR PLAN**

**TYPE A1 (CORNER PLOT)**

**3BHK + STUDY + SERVANT ROOM**



**GROUND FLOOR PLAN**

PLOT No. : 1, 17, 18, 24, 25, 30, 34



**FIRST FLOOR PLAN**

CA	BA	OTA	BUA
1650 sq.ft.	65 sq.ft.	75 sq.ft.	2620 sq.ft.

CA - CARPET AREA  
 BA - BALCONY AREA  
 OTA - OPEN TERRACE AREA  
 BUA - BUILT UP AREA



**TERRACE FLOOR PLAN**

**TYPE B (CORNER PLOT)**

**3BHK + STUDY + SERVANT ROOM**



**GROUND FLOOR PLAN**

PLOT No. : 12



**FIRST FLOOR PLAN**

CA	BA	OTA	BUA
1560 sq.ft.	65 sq.ft.	75 sq.ft.	2575 sq.ft.

CA - CARPET AREA  
 BA - BALCONY AREA  
 OTA - OPEN TERRACE AREA  
 BUA - BUILT UP AREA



**TERRACE FLOOR PLAN**

**TYPE C (CORNER PLOT)**

**3BHK + STUDY + SERVANT ROOM**



**GROUND FLOOR PLAN**

PLOT No. : 12A



**FIRST FLOOR PLAN**

CA	BA	OTA	BUA
1820 sq.ft.	65 sq.ft.	75 sq.ft.	2800 sq.ft.

CA - CARPET AREA  
 BA - BALCONY AREA  
 OTA - OPEN TERRACE AREA  
 BUA - BUILT UP AREA



**TERRACE FLOOR PLAN**



**TYPE D**

**3BHK + STUDY**



**GROUND FLOOR PLAN**

PLOT No. : 14



**FIRST FLOOR PLAN**

CA	BA	OTA	BUA
1600 sq.ft.	65 sq.ft.	75 sq.ft.	2580 sq.ft.

CA - CARPET AREA  
 BA - BALCONY AREA  
 OTA - OPEN TERRACE AREA  
 BUA - BUILT UP AREA



**TERRACE FLOOR PLAN**

**TYPE D (CORNER PLOT)**

**3BHK + STUDY**



**GROUND FLOOR PLAN**

PLOT No. : 31



**FIRST FLOOR PLAN**

CA	BA	OTA	BUA
1620 sq.ft.	65 sq.ft.	75 sq.ft.	2580 sq.ft.

CA - CARPET AREA  
 BA - BALCONY AREA  
 OTA - OPEN TERRACE AREA  
 BUA - BUILT UP AREA

**TERRACE FLOOR PLAN**



## Villa Specifications -

### STRUCTURE :

R.C.C. framed structure with columns, beams and roof slabs.

### WALLS :

1ST class flyash bricks masonry / AAC blocks with cement mortar.

External plaster finish with weather coat paints.

Smooth wall-putty finish with 1 coat primer and 2 coats of premium emulsion on internal walls.

### STAIRCASE :

Designer granite / tile / kota stone staircase with M.S. / railing.

### ROOMS :

Superior quality vitrified tile flooring.

### DOORS :

Laminated designer main door with mortise lock and eye piece.

Solid laminated superior quality flush doors / HDF doors for internal doors.

### WINDOW / BALCONY :

Anodized / powder coated aluminium frame with glaze shutters / UPVC window.

Granite / strips tiles on sill level.

### LAWN :

Developed lawn with plants & lights

### COMPOUND WALL :

Combination of brick work & M.S. Railing

### KITCHEN :

Vitrified tile flooring.

Granite cooking platform with stainless steel sink and CP fitting.

Ceramic tiles upto 2' above the counter.

### TOILETS :

Anti skid ceramic tile flooring.

Designer glazed tiles upto 7' height from floor level.

Concealed plumbing.

Superior quality C.P. fittings and fixtures.

E.W.C. with flushing cistern.

Hot and cold water supply system.

### ELECTRICAL FITTINGS :

Concealed wiring network with copper conductors.

Premium brand modular sockets and switches.

A/C point in all bedrooms and living room.

Telephone point in living room & master bedroom

TV point in living room and all bedrooms.

### CAR PARKING :

Dedicated 2 no.s of car parking space.

### SERVANT TOILET :

Indian style toilet

*\*wherever applicable as per plan*



## PAYMENT SCHEDULE

## PERCENTAGE OF TOTAL COST

Booking Amount	10% of Total Cost
Within 30 days from the date of booking	Execution of Agreement to Sale
Within 60 days from the date of booking	20% of Total Cost
On Completion of Foundation	10% of Total Cost
On Completion of Ground Floor Roof Casting	10% of Total Cost
On Completion of First Floor Roof Casting	15% of Total Cost
On Completion of Inside Brick Work / Installation of Door Frame of Respective Unit	10% of Total Cost
On Completion of Flooring & Plastering of Respective Unit	10% of Total Cost
On Installation of Door Shutters, Windows & Completion of Inside Painting Work of Respective Unit	10% of Total Cost
On Completion of Project Prior to Conveyance of Unit	5% of Total Cost





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