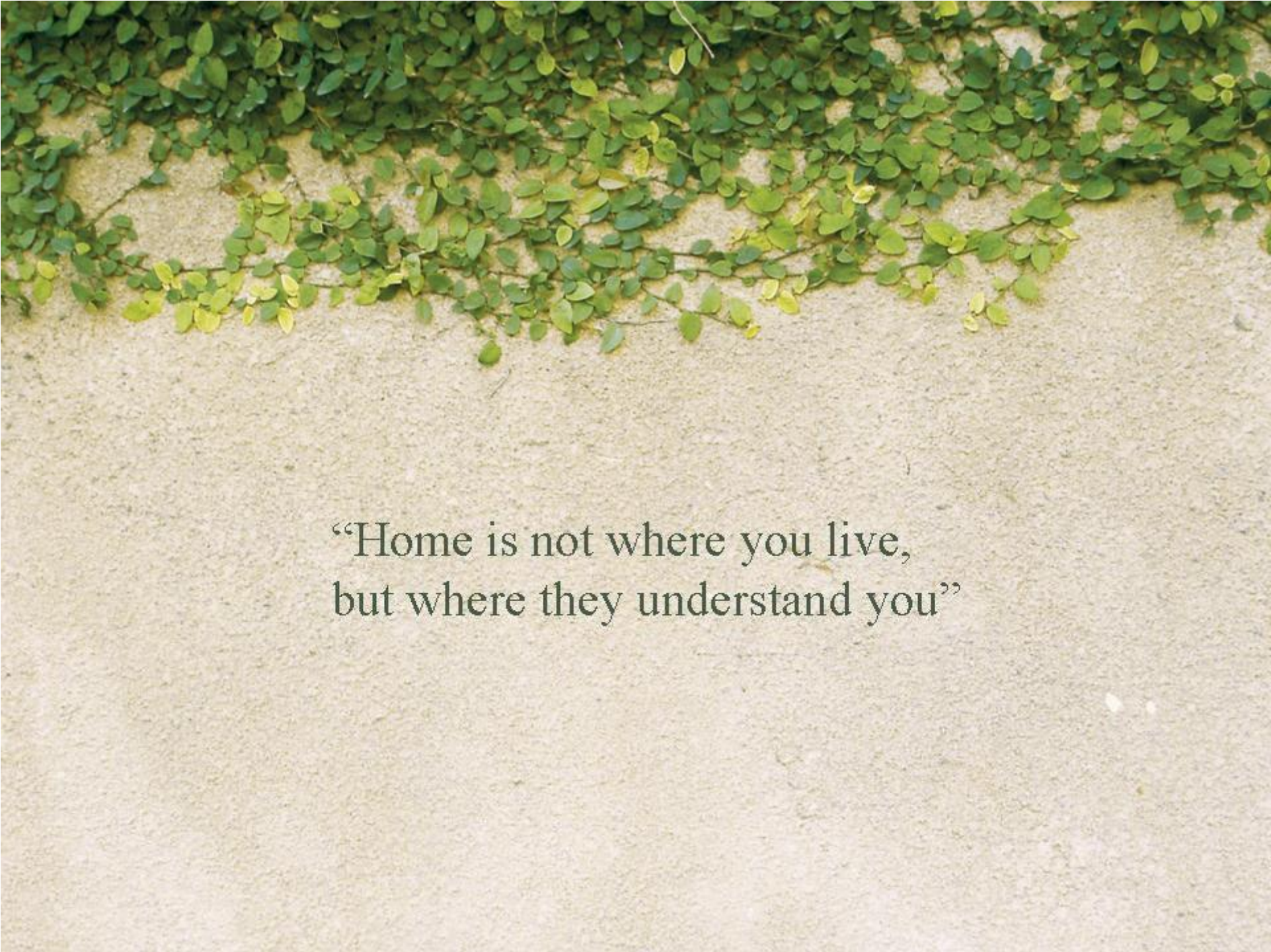


your home with your own patch of green at

# Covent Garden

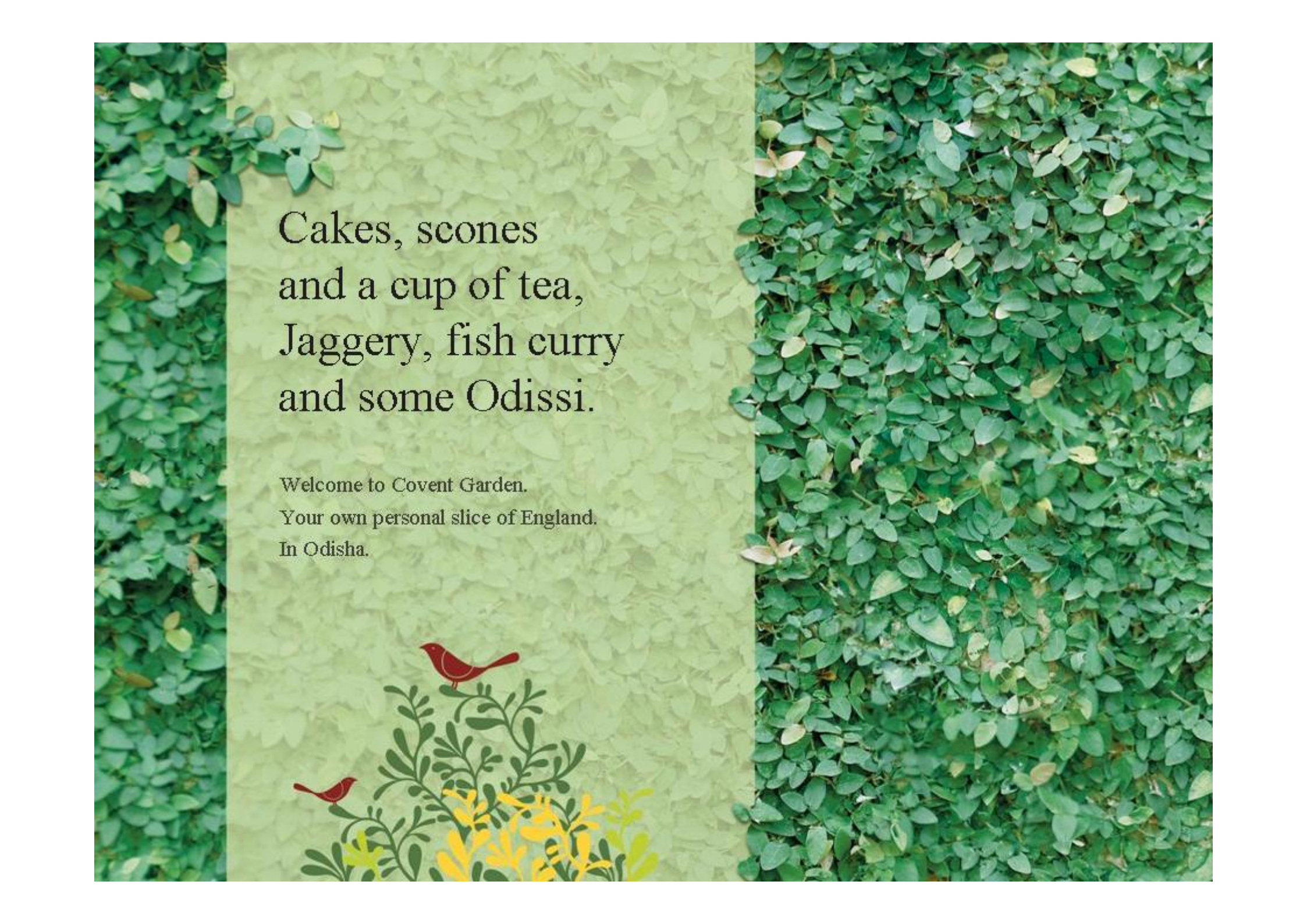






“Home is not where you live,  
but where they understand you”






Cakes, scones  
and a cup of tea,  
Jaggery, fish curry  
and some Odissi.

Welcome to Covent Garden.

Your own personal slice of England.

In Odisha.





A premium residential  
destination in the  
heart of Odisha.

A sprawling secure environment of  
gorgeous bungalows inhabited by the  
creme-de-la-creme of society in  
Bhubaneswar and Cuttack.

Experience English charm,  
sophistication and class.

Your own secure bungalow and your  
own patch of green.

Amidst green landscaped splendour  
of oxygen-rich environs.

Far from the madding crowd.







Stroll down cobbled streets.  
Discover serenity.  
Sit and reflect in a dreamy bower.  
Do some soul searching.

Covent Garden will be landscaped by renowned consultants, making the outdoors a landmark in Odisha.

Making you houseproud. Giving you a special reason to come back home everyday after a hard day's grind. Cajoling you to call your friends home for an evening drink. Take the midnight walk to be with the moon.

Sit out in your own green patch and rock the hammock as time goes by.

An opportunity that you deserve.



# Live it up at The Trafalgar

the leisure club at Covent Garden








The Trafalgar, a world-class club like never seen before in the city. Developed under the guidance of The Space Group that changed the way Kolkata clubbed in the mid-Nineties. A wide range of facilities and activities to make you fit and relaxed every day of your life at Covent Garden. Allowing you to enrich the entertainment quotient in life again

- 
- \*Swimming pool
  - \*Badminton court-cum-community hall
  - \*Multigym
  - \*Coffee shop
  - \*Children's play area
  - \*Cards room
  - \*Pool room
  - \*Table Tennis room
  - \*Audio-visual room
  - \*Multi-purpose room
- 







# Neighbourhood

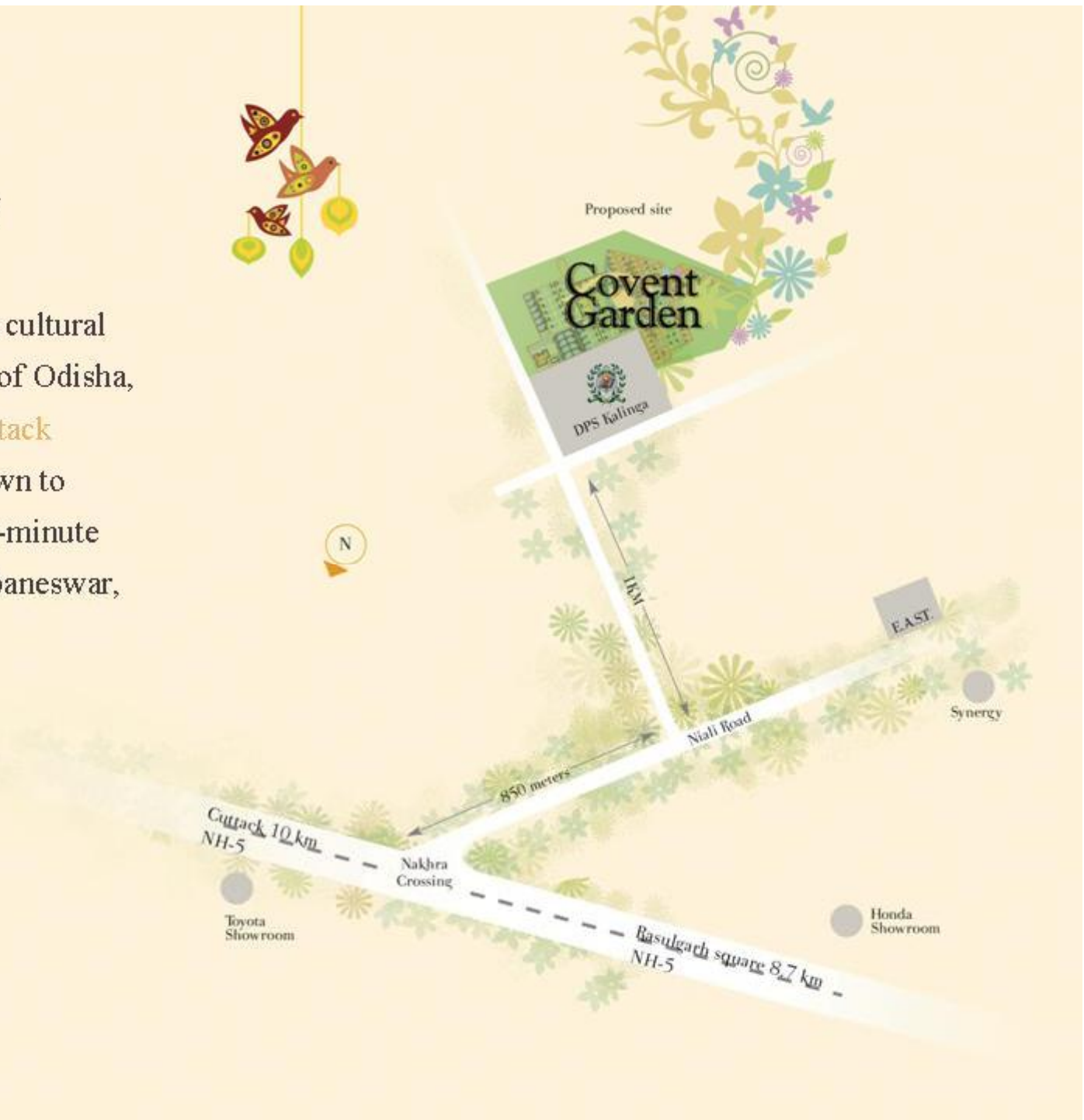
At Covent Garden, we respect your privacy and your need to be far removed from the hustle and bustle of the chaotic city life. The property is surrounded by idyllic farmlands and other individual, well-spaced properties.



# Proximity

A gateway to the twin cultural and commercial hubs of Odisha, **Bhubaneswar and Cuttack**

A 15-minute drive down to Cuttack and only a 20-minute drive away from Bhubaneswar, the temple city of India.





## Promoters' profile

The people behind Covent Garden are established and recognised brands in Odisha and the East.

**Kandoi Transport Limited:** A four-decade old company. Accomplished and with a well-entrenched presence across a number of business verticals like transportation, manufacturing of MS rods, LAM coke, trading of minerals and metals, C&F agency of various reputed companies, property development and investment and real estate businesses in Odisha and the East.

**Orissa Stevedores Limited:** Following the success of OSL in the realm of shipping business, the group has forayed into a multitude of successful ventures. OSL has diversified in its business outlook and operations to serve a spectrum of industrial segments that include automobile, manufacturing, hospitality, aviation, education, travel services, trading activities, entertainment and media productions.

**Space Group:** A respectable and well-established company with two decades-rich experience in real estate development. Experts at creating residential, leisure, retail and office real estate spaces.





Space Group  
projects



Space Town, Kolkata



Club Town, Kolkata



Silver Spring, Kolkata (co-promoted)



Club Town Estates, Kolkata



Clubtown Enclave, Kolkata



Circle, Kolkata



Space Circle, Kolkata



Lake Mall, Kolkata



Opaline, Chennai (co-promoted)



Olympia Tech Park, Chennai (co-promoted)









A large part of Covent Garden is under green cover.

A beautifully landscaped central garden, broad and paved pathways running across its length and breadth provide ample space for recreational activities.

Covent Garden is the ideal mix of the indoors and outdoors.



# A neighbourhood view of Covent Garden









The logo for Covent Garden, featuring the text "Covent Garden" in a serif font inside a circular emblem decorated with floral and leaf patterns.

Bungalow type : A & B







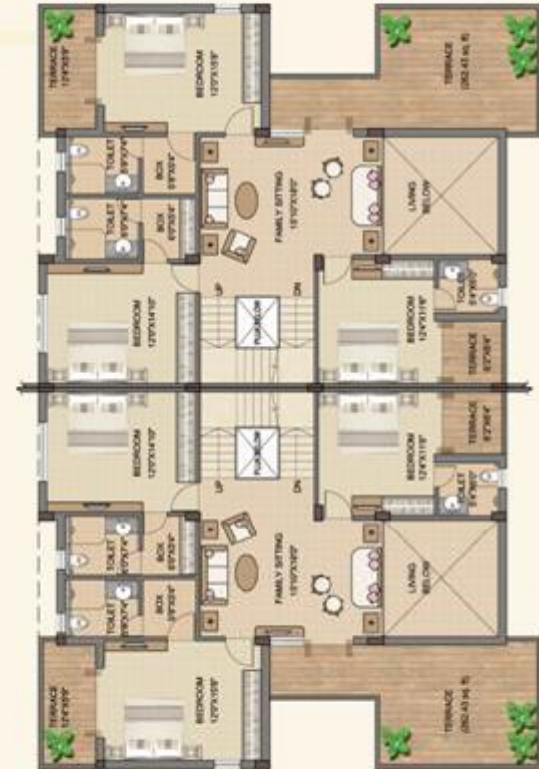
Bungalow type : C







Ground floor plan



1st floor plan



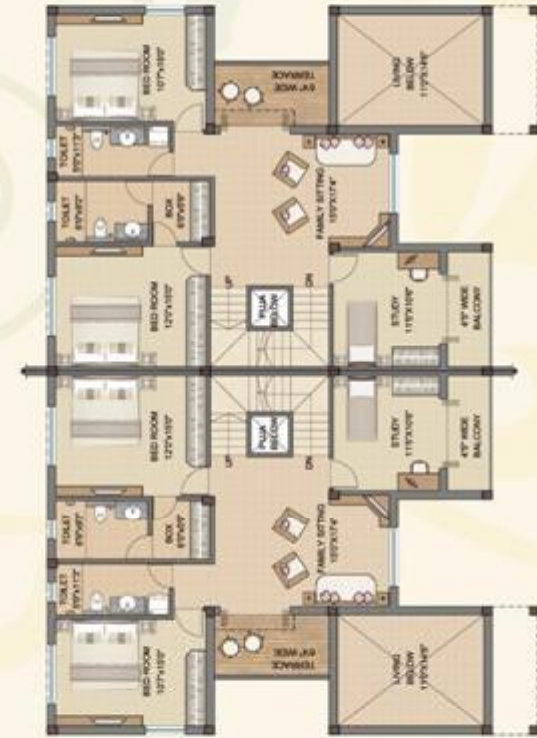
A1

4B ÷ 4T | Total built-up area (inclusive car park and terrace) = 3508 sq. ft.





Ground floor plan



1st floor plan



A2

3.5B + 3T | Total built-up area (inclusive car park and terrace) = 2865 sq. ft.





Ground floor plan



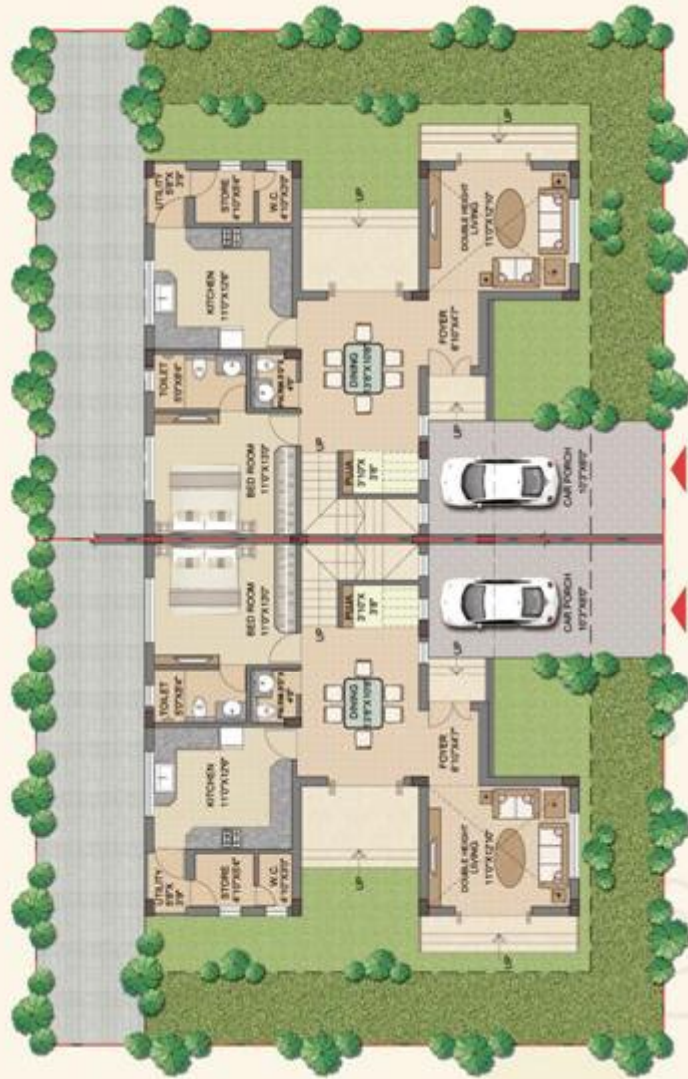
1st floor plan



**B1**

3B ÷ 3T | Total built-up area (inclusive car park and terrace) = 2704 sq. ft.





Ground floor plan



1st floor plan



**B2**

3B + 3T | Total built-up area (inclusive car park and terrace) = 2256 sq. ft.





Ground floor plan



1st floor plan



C

4.5B + 4T | Total built-up area (inclusive terrace, excluding deck and pool) = 3658 sq. ft.




# Specifications



SPECIFICATIONS	Structure	Pile foundation with RCC structure.
	Wall finish	Interior: Conventional brickwork with Plaster of Paris
		Exterior: Combination of cladding and high quality cement / textured paint
	Flooring	Master bedroom: Vitrified tiles
		Other bedrooms: Vitrified tiles
		Living / Dining: Vitrified tiles
		Stair: Kota stone / Marble
	Kitchen	Anti-skid ceramic tiles flooring
		Granite platform with honed edges
		Stainless steel sink
Dado of ceramic tiles upto 2 ft above the counter / platform		
Electrical point for refrigerator, aquaguard, exhaust fan		
Provision for exhaust		
Toilet	Anti-skid ceramic tiles flooring	
	Standard ceramics tiles on the walls up to 7 ft	
	Sanitary ware of Parryware / Hindware or equivalent make	
	CP fittings of ESS / Hindware or equivalent make	
	Electrical point for geyser and exhaust fan	
Plumbing provision for hot / cold water line		
Doors & Windows	Door frame: Made of seasoned and treated wood	
	Main door: Wooden panel doors, with decorative brass handle	
	Main door fittings: Godrej night latch and eyepiece	
	Internal doors: Solid core flush doors with stainless steel locks	
	Window: Fully glazed anodised / powder coated aluminum window	
Electrical	AC points in living / dining and all the bedrooms	
	Cable TV, telephone and broadband wiring in living / dining and all the bedrooms	
	Adequate 15 amp and 5 amp electrical points in all bedrooms, living / dining kitchen, toilets	
	Concealed copper wiring with central MCB of reputed brands	
	Modular switches of reputed high-end brands	
	Overhead illumination for compound and street lighting	
Necessary illumination in all common areas		
Landscaping	Landscaped lawn in each bungalow	
Water Management	24 hours water supply from captive deep tubewells	
	Water filtration plant	
Security	Closed circuit TV at the ground floor level, with central security surveillance	
	All the important points duly manned by well trained security personnel / guards	
Others	Adequate capacity standby generator for common area services	
	Generator power load (24 x 7)	
	State-of-the-art fire fighting equipment	
	In-house sewerage treatment plant for disposal of all waste generated within the complex	
FACILITIES		





Site address

Covent garden

Behind D.P.S. Kalinga School  
Off Cuttack-Elhubaneswar Highway  
Phulbhakua, Cuttack

Developers

Neelachal Construction Pvt. Ltd.

Kolkata Office: 5/1A, Hungerford Street, Kolkata - 700 017  
Registered Office: Kandoi House, Mathasahi, Chauahiyagaraj,  
OMP Square, Cuttack - 753 003

Architect

M/s. Agarwal & Agarwal, Kolkata

Structural consultant

M/s. S.P. & Associates, Kolkata

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Kandoi Transport Limited



Space Group

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