



BHAWANI

NATIA

Legacy of Bhawani

Rooted in trust. Driven by excellence. Inspired by heritage.

Bhawani Group is committed to creating landmark developments that elevate lifestyles and stand the test of time. Every project is a reflection of our values, our vision, and our promise to build a better tomorrow.

01 TRUST

Built on integrity, transparency, and unwavering commitment.

02 QUALITY

Delivering superior quality in every detail, always and consistently.

03 ENGINEERING EXCELLENCE

Driven by innovation, precision, and world-class engineering standards.

04 SUSTAINABLE DEVELOPMENT

Creating eco-conscious spaces that nurture communities and the environment.

05 CUSTOMER FIRST

Your dreams, our priority.
Building lasting relationships.

06 TIMELESS ARCHITECTURE

Designing iconic spaces that inspire generations and stand the test of time.

BHAWANI NATIA



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Bhawani

A New Landmark in the
Skyline of **RANIHAT.**



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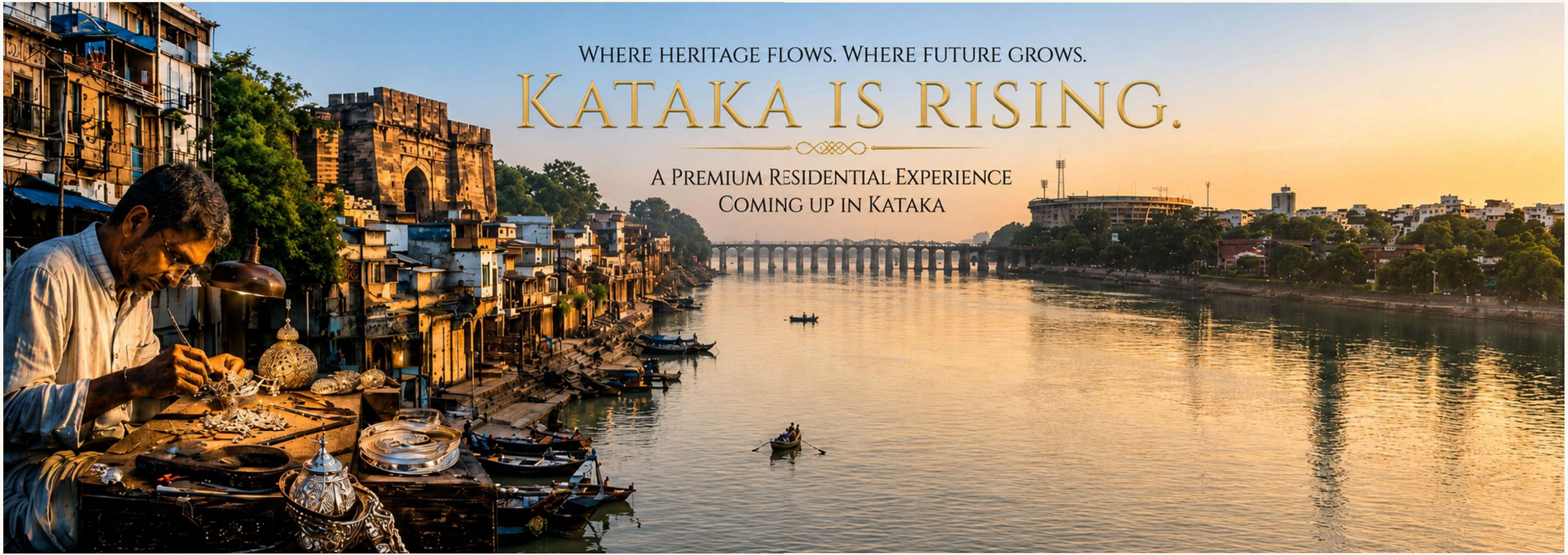

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Bhawani

LOCATION ADVANTAGE

BHAWANI NATIA

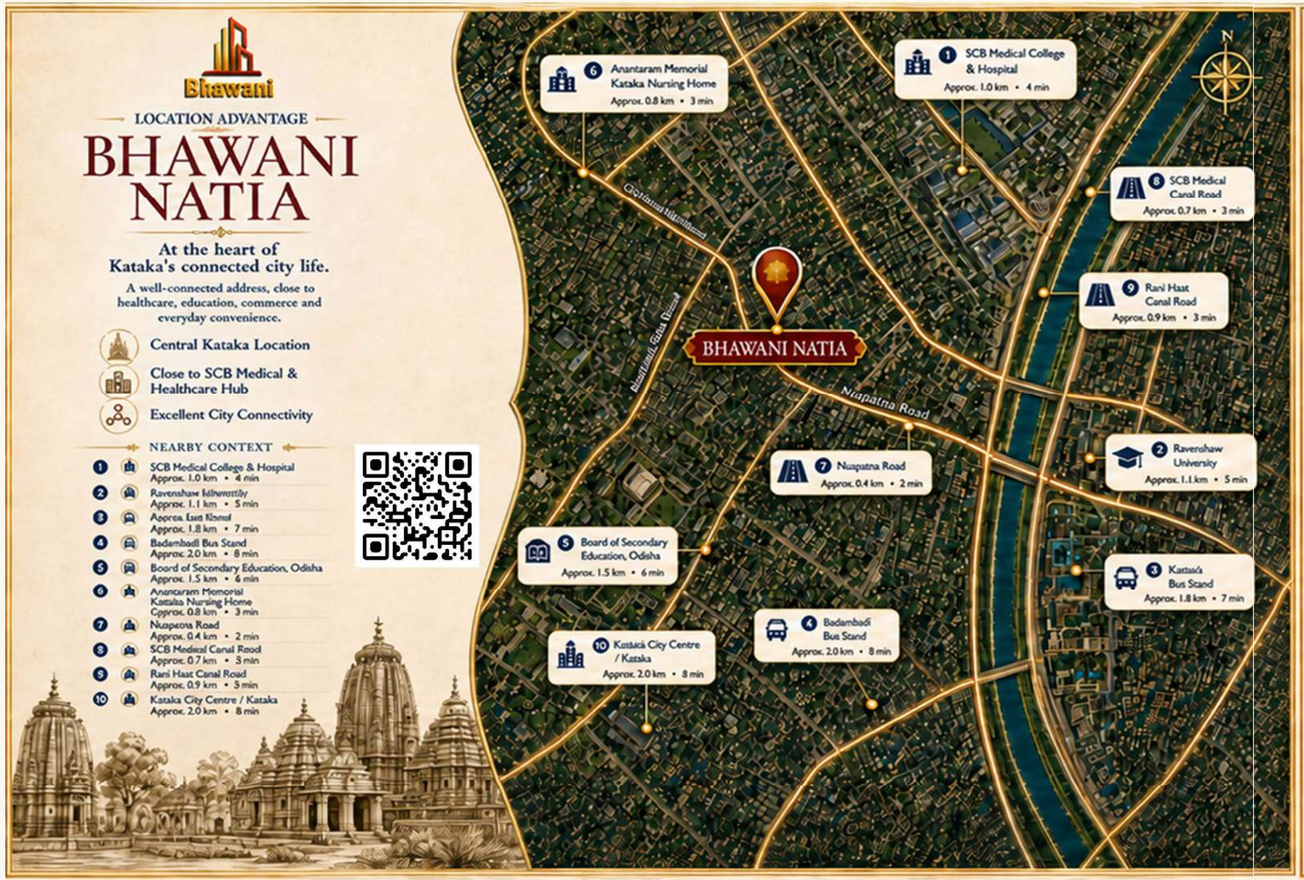
At the heart of Kataka's connected city life.

A well-connected address, close to healthcare, education, commerce and everyday convenience.

- Central Kataka Location
- Close to SCB Medical & Healthcare Hub
- Excellent City Connectivity

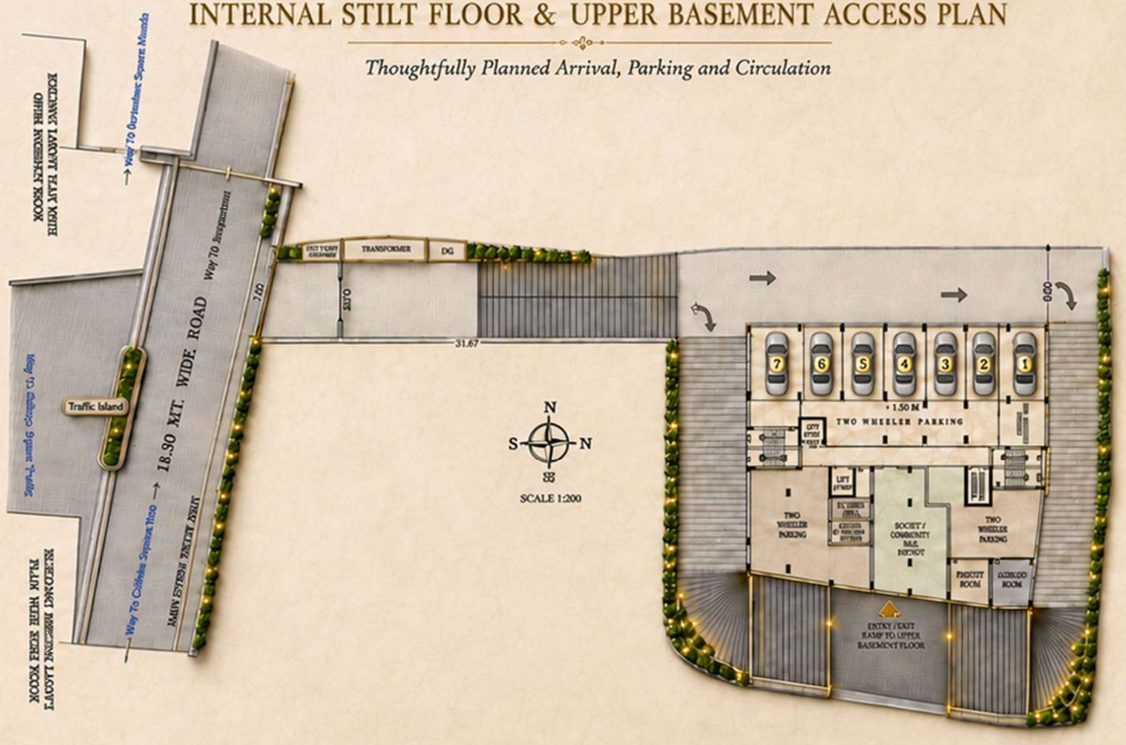
NEARBY CONTEXT

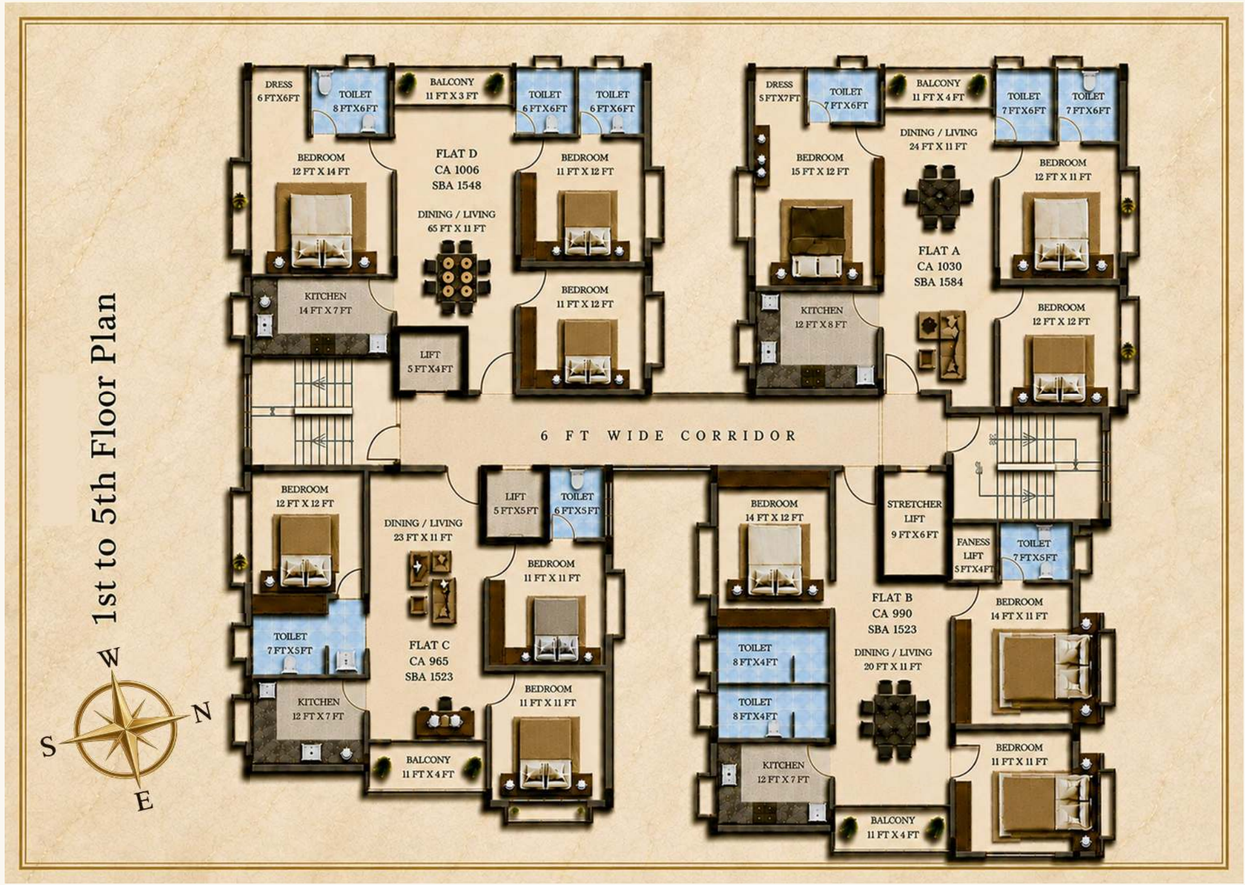
1. SCB Medical College & Hospital — Approx. 1.0 km • 4 min
2. Ravenshaw Kilvarottiy — Approx. 1.1 km • 5 min
3. Appraa Lusi Kismat — Approx. 1.8 km • 7 min
4. Badambadi Bus Stand — Approx. 2.0 km • 8 min
5. Board of Secondary Education, Odisha — Approx. 1.5 km • 6 min
6. Anantaram Memorial Kattaka Nursing Home — Approx. 0.8 km • 3 min
7. Nuapatna Road — Approx. 0.4 km • 2 min
8. SCB Medical Canal Road — Approx. 0.7 km • 3 min
9. Rani Haat Canal Road — Approx. 0.9 km • 3 min
10. Kataka City Centre / Kataka — Approx. 2.0 km • 8 min



INTERNAL STILT FLOOR & UPPER BASEMENT ACCESS PLAN

Thoughtfully Planned Arrival, Parking and Circulation




1st to 5th Floor Plan
DRESS 6 FT X 6 FT
TOILET 8 FT X 6 FT
BALCONY 11 FT X 3 FT
TOILET 6 FT X 6 FT
TOILET 6 FT X 6 FT
BEDROOM 12 FT X 14 FT
FLAT D
CA 1006
SBA 1548
BEDROOM 11 FT X 12 FT
DINING / LIVING 65 FT X 11 FT
KITCHEN 14 FT X 7 FT
BEDROOM 11 FT X 12 FT
LIFT 5 FT X 4 FT
6 FT WIDE CORRIDOR
DRESS 5 FT X 7 FT
TOILET 7 FT X 6 FT
BALCONY 11 FT X 4 FT
TOILET 7 FT X 6 FT
TOILET 7 FT X 6 FT
BEDROOM 15 FT X 12 FT
DINING / LIVING 24 FT X 11 FT
FLAT A
CA 1030
SBA 1584
BEDROOM 12 FT X 11 FT
KITCHEN 12 FT X 8 FT
BEDROOM 12 FT X 12 FT
BEDROOM 12 FT X 12 FT
DINING / LIVING 23 FT X 11 FT
LIFT 5 FT X 5 FT
TOILET 6 FT X 5 FT
BEDROOM 11 FT X 11 FT
FLAT C
CA 965
SBA 1523
TOILET 7 FT X 5 FT
KITCHEN 12 FT X 7 FT
BEDROOM 11 FT X 11 FT
BALCONY 11 FT X 4 FT
BEDROOM 14 FT X 12 FT
STRETCHER LIFT 9 FT X 6 FT
FANESS LIFT 5 FT X 4 FT
TOILET 7 FT X 5 FT
BEDROOM 14 FT X 11 FT
FLAT B
CA 990
SBA 1523
DINING / LIVING 20 FT X 11 FT
TOILET 8 FT X 4 FT
TOILET 8 FT X 4 FT
KITCHEN 12 FT X 7 FT
BEDROOM 11 FT X 11 FT
BALCONY 11 FT X 4 FT
W
N
S
E


6th to 14th Floor Plan
DRESS 6 FT X 6 FT
TOILET 7 FT X 6 FT
BALCONY 11 FT X 4 FT
UTILITY 7 FT X 6 FT
TOILET 7 FT X 6 FT
BED ROOM 12 FT X 12 FT
3 BHK/F 990.0 Sft. DRAWING/ DINING
BED ROOM 11 FT X 11 FT
BALCONY 9 FT X 4 FT
KITCHEN 14 FT X 7 FT
BED ROOM 11 FT X
LIFT 5 FT X 6 FT
DN
UP
6 FT WIDE CORRIDOR
BED ROOM 11 FT X 11 FT
TOILET 6 FT X 6 FT
BALCONY 9 FT X 4 FT
TOILET 8 FT X 5 FT
KITCHEN 11 FT X 7 FT
3 BHK/G 825.0 Sft. DRAWING/ DINING
BED ROOM 11 FT X 11 FT
BALCONY 11 FT X 4 FT
BALCONY 11 FT X 4 FT
DRESS 6 FT X 6 FT
TOILET 7 FT X 6 FT
BALCONY 11 FT X 4 FT
TOILET 7 FT X 6 FT
UTILITY 7 FT X 5 FT
BED ROOM 12 FT X 12 FT
3 BHK/P 990.0 Sft. DRAWING/ DINING
BED ROOM 11 FT X 11 FT
BALCONY 9 FT X 4 FT
KITCHEN 12 FT X 8 FT
BALCONY 9 FT X 4 FT
DN
UP
STRETCHER 7 FT X 6 FT
DRESSS 5 FT X 4 FT
TOILET 7 FT X 5 FT
BED ROOM 11 FT X 12 FT
BED ROOM 11 FT X 11 FT
BALCONY 9 FT X 4 FT
TOILET 8 FT X 5 FT
KITCHEN 11 FT X 7 FT
3 BHK/F 990.0 Sft. DRAWING/ DINING
KITCHEN 11 FT X 7 FT
BED ROOM 11FT X 11FT
BALCONY 9 FT X 4 FT
BALCONY 11 FT X 4 FT
W
N
S
E

BHAWANI NATIA



ROOFTOP LIVING



TYPICAL FLOOR PLAN

1ST TO 5TH FLOORS

FLAT TYPE – A

CA · 1030 SQ FT

BUA · 1110 SQ FT

SBA · 1584 SQ FT





TYPICAL FLOOR PLAN

1ST TO 5TH FLOORS

FLAT TYPE - B

CA • 990 SQ FT

BUA • 1080 SQ FT

SBA • 1523 SQ FT





TYPICAL FLOOR PLAN

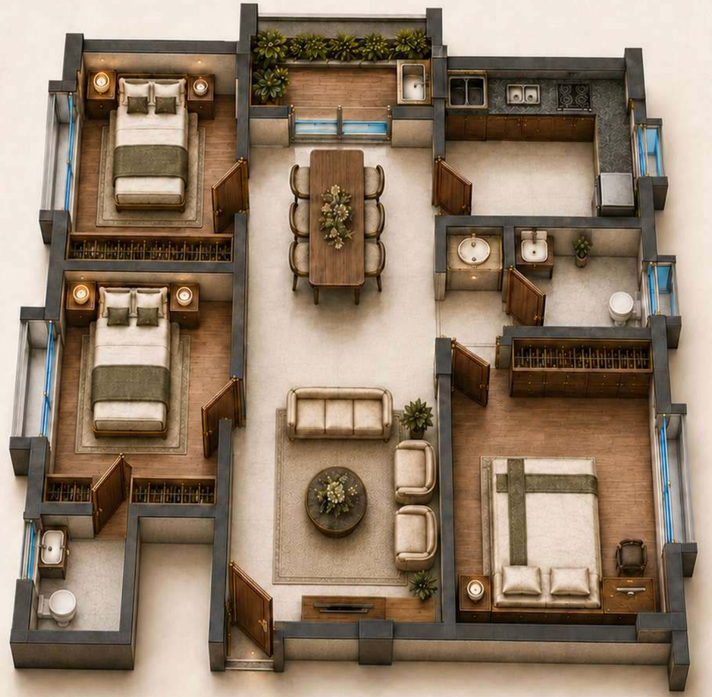
1ST TO 5TH FLOORS

FLAT TYPE-C

CA • 865 SQ FT

BUA • 955 SQ FT

SBA • 1330 SQ FT





TYPICAL FLOOR PLAN
1ST TO 5TH FLOOR

FLAT TYPE D

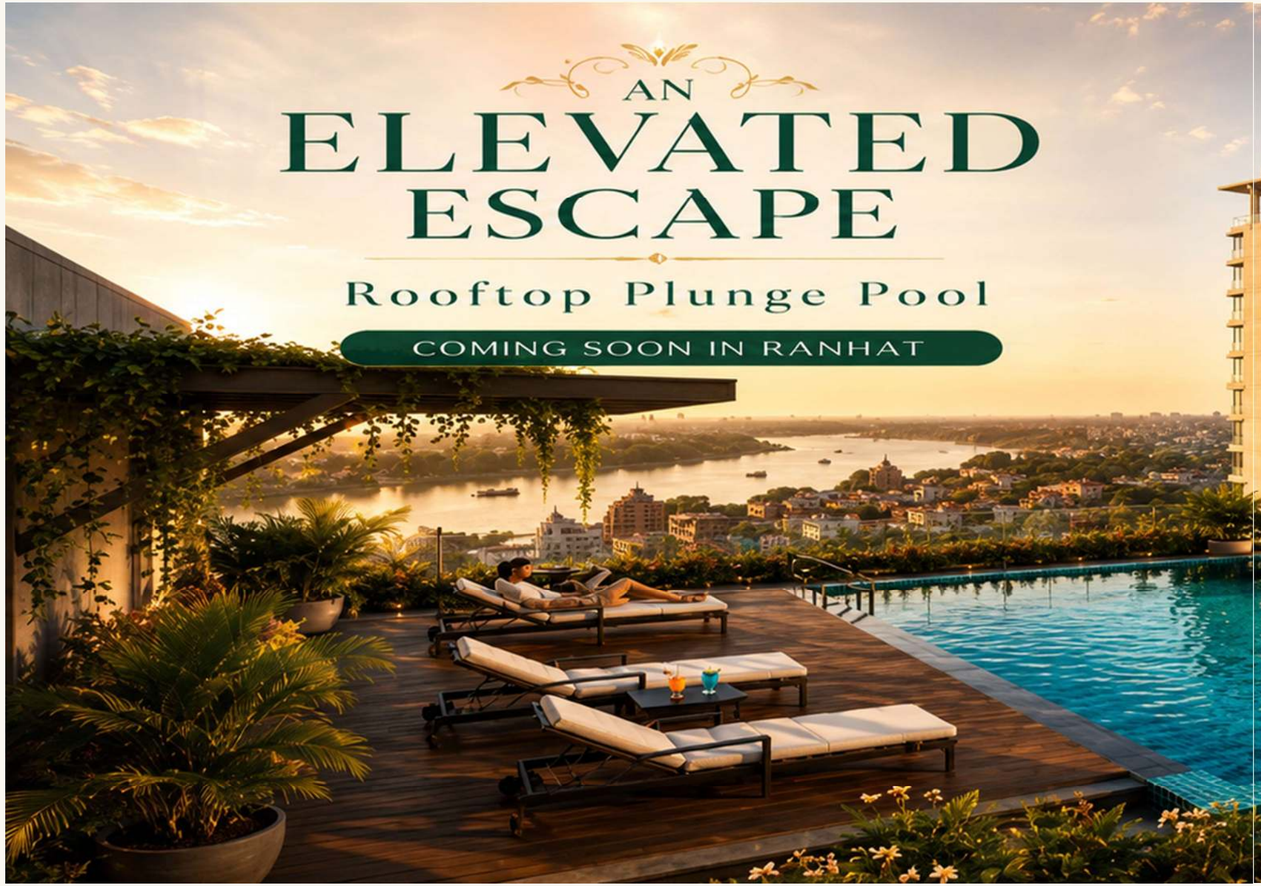
CA · 1006 SQFT

BUA · 1100 SQFT

SBA · 1548 SQFT



BHAWANI NATIA



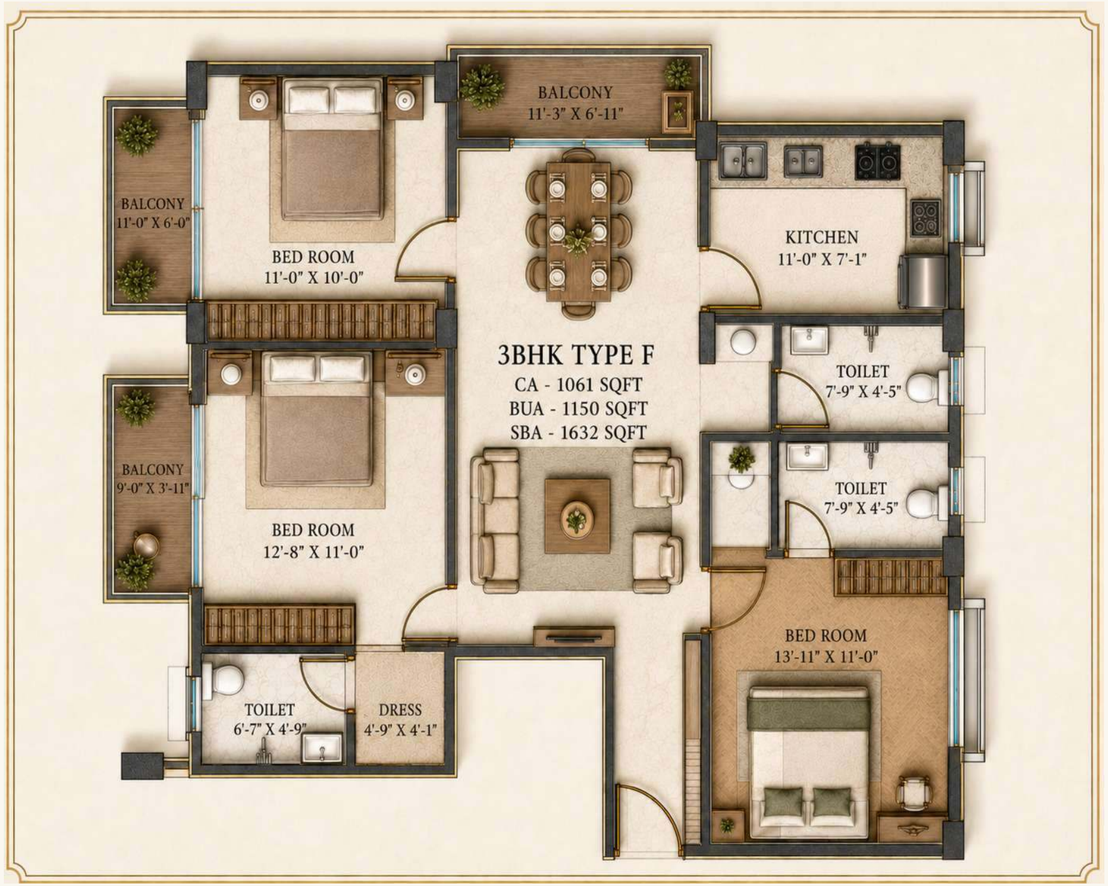


BHAWANI NATIA

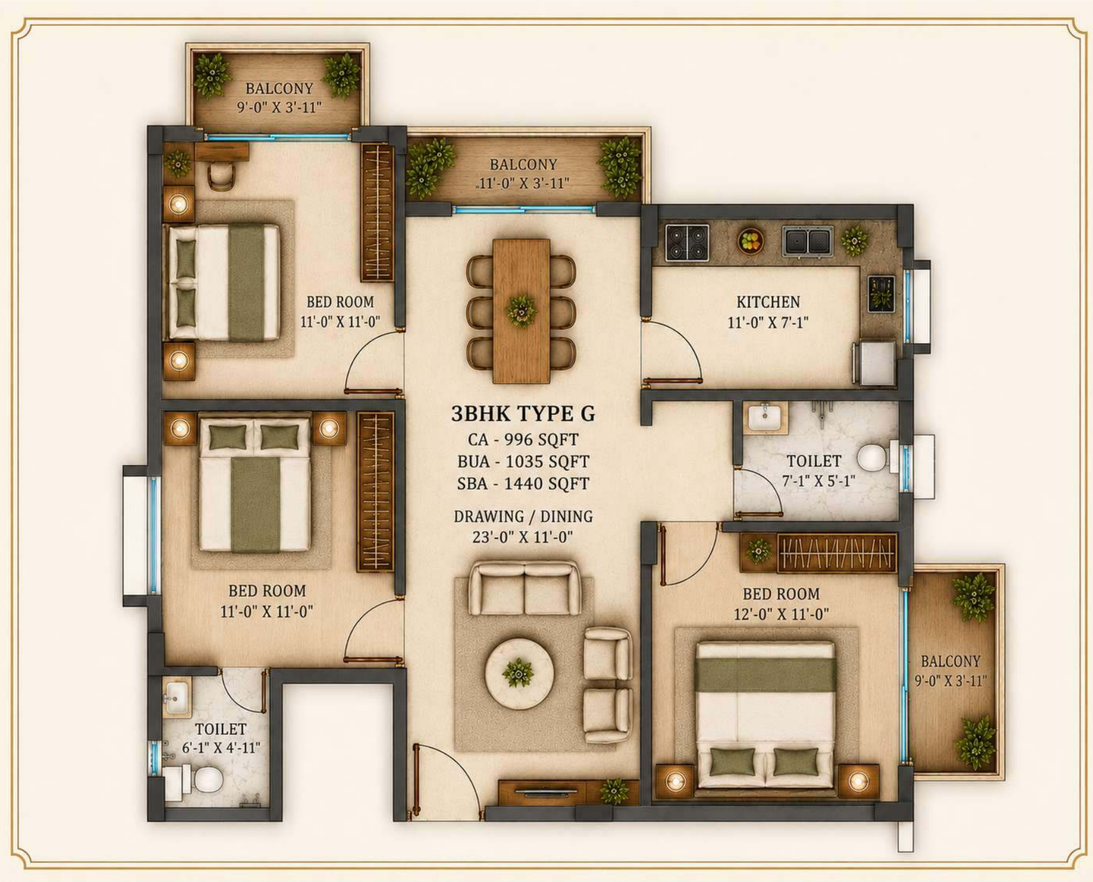



TOILET
7'-5" X 4'-11"
4'-5" X 4'-11"
BALCONY
11'-0" X 3'-11"
TOILET
6'-11" X 5'-7"
TOILET
6'-11" X 5'-7"
3BHK TYPE E
CA - 1101 SQFT
BUA - 1180 SQFT
SBA - 1693 SQFT
BED ROOM
14'-11" X 12'-0"
CROCKERY
DRAWING / DINING
24'-5" X 11'-0"
BED ROOM
12'-0" X 11'-0"
BALCONY
9'-0" X 3'-11"
KITCHEN
12'-0" X 8'-0"
BED ROOM
11'-0" X 11'-0"
BALCONY
9'-0" X 3'-11"


TYPICAL FLOOR PLAN
6TH TO 14TH FLOORS
FLAT TYPE E
CA - 1101 SQFT
BUA - 1180 SQFT
SBA - 1693 SQFT


BALCONY
11'-3" X 6'-11"
BALCONY
11'-0" X 6'-0"
BED ROOM
11'-0" X 10'-0"
KITCHEN
11'-0" X 7'-1"
3BHK TYPE F
CA - 1061 SQFT
BUA - 1150 SQFT
SBA - 1632 SQFT
TOILET
7'-9" X 4'-5"
BALCONY
9'-0" X 3'-11"
TOILET
7'-9" X 4'-5"
BED ROOM
12'-8" X 11'-0"
BED ROOM
13'-11" X 11'-0"
TOILET
6'-7" X 4'-9"
DRESS
4'-9" X 4'-1"


TYPICAL FLOOR PLAN
6TH TO 14TH FLOORS
FLAT TYPE-F
CA • 1061 SQ FT
BUA • 1150 SQ FT
SBA • 1622 SQ FT



TYPICAL FLOOR PLAN

6TH TO 14TH FLOORS

FLAT TYPE-G

CA • 996 SQFT

BUA • 1035 SQ FT

SBA • 1440 SQ FT




TOILET
8'-2" X 6'-1"
BALCONY
11'-0" X 3'-3"
TOILET
6'-1" X 5'-11"
TOILET
6'-1" X 5'-11"
5'-7" X 6'-1"
BED ROOM
11'-0" X 12'-0"
BED ROOM
12'-0" X 13'-11"
BALCONY
9'-0" X 3'-11"
3BHK TYPE H
CA - 1042 SQFT
BUA - 1130 SQFT
SBA - 1602 SQFT
DRAWING / DINING
19'-10" X 11'-0"
KITCHEN
13'-11" X 7'-1"
BED ROOM
11'-0" X 12'-0"


TYPICAL FLOOR PLAN
6TH TO 14TH FLOORS
FLAT TYPE-H
CA • 1042 SQ FT
BUA - 1130 SQ FT
SBA • 1602 SQ FT

BHAWANI NATIA

A Safe Space for Happy Childhoods

Premium Living in
RaniHat, Cuttack.

- Secure Terrace with 4 Ft. Parapet Wall
- Padded Anti-Skid Flooring
- Rounded Edges & Child-Safe Equipment
- CCTV Surveilled Area
- Well-Lit for Day & Night Safety

Where every little smile
finds a **safe** place to **grow.**



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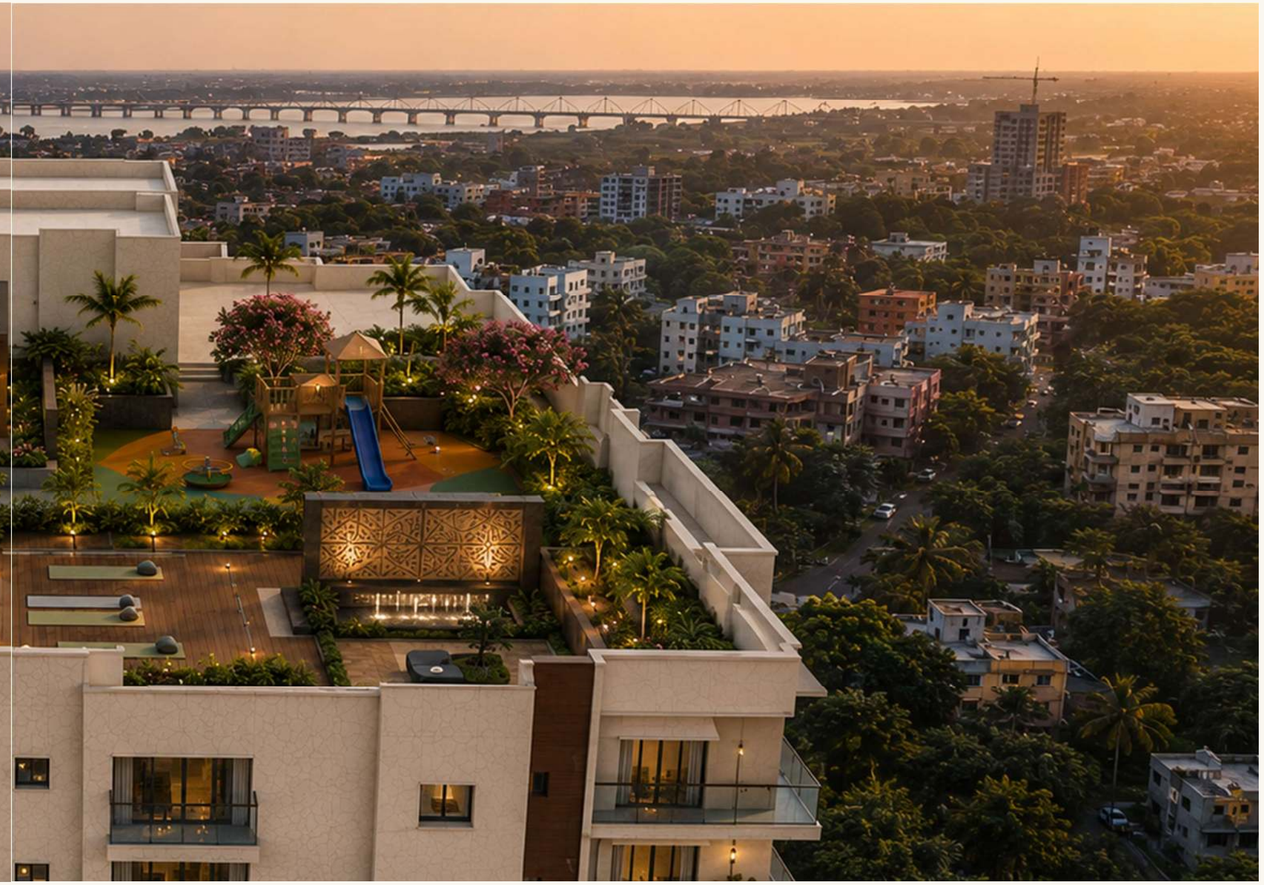

Construction specifications

Thoughtfully selected materials and finishes for refined living.







01 COMMON AREA & STRUCTURE

FOUNDATION & STRUCTURE: Earthquake-resistant RCC framed structure with TMT reinforcement bars.

STAIRCASE RAILING: Stainless-steel railing.

CORRIDORS & STAIRCASES: Granite / tiles.

FLOORING: Vitrified tiles.

WALLS: Wall putty with colour finish.

LIFT FASCIA: Tiles / granite.

03 BATHROOM

FLOORING: Anti-skid tiles.

WALLS: Tiles up to 7 ft height; remaining area finished with wall putty and primer.

FITTINGS: Branded CP and sanitary fittings from Jaguar or an equivalent brand.

02 DRAWING & DINING

DOOR FRAMES: Wooden / UPVC.

MAIN DOOR: Flush door.

FLOORING: Vitrified tiles.

WALLS: Wall putty with primer finish.

WINDOWS: UPVC / powder-coated aluminium windows.

04 KITCHEN

LAYOUT: Designed to accommodate a modular kitchen.

DOOR FRAMES: Wooden / UPVC.

FLOORING: Vitrified tiles.

PLATFORM: Granite platform with stainless-steel sink and branded CP fittings.

WALL CLADDING: Tiles up to above the granite platform.

WALLS: Wall putty with primer finish.

05 BEDROOM & ELECTRICAL

BEDROOM DOORS: Flush doors.

FLOORING: Vitrified tiles.

WALLS: Wall putty with primer finish.

WINDOWS: UPVC / powder-coated aluminium windows.

ELECTRICAL: Concealed wiring through PVC FRLS conduits in walls and ceilings. Light fan / exhaust power, call-bell, TV and AC points in all bedrooms and drawing room. DTH wiring in drawing room and bedrooms.

EARTHQUAKE RESISTANT STRUCTURE

PREMIUM MATERIALS & FINISHES

BRANDED FITTINGS FOR LASTING QUALITY

DESIGNED FOR COMFORT & FUNCTIONALITY

SAFE & RELIABLE ELECTRICAL SYSTEMS

Premium amenities

Thoughtfully Curated for Elevated Living

- Community Hall
- Society Office
- Solar Energy for Common Areas
- Intercom Facility
- EV Charging Point
- Seating Area
- Rooftop Plunge Pool
- Open Gym
- Children’s Play Area
- Terrace Garden
- Parking Area
- Vastu Compliant
- Rooftop Solar Water Heater
- Car Wash Area
- Senior Citizen Seating Area
- 24-Hour Security
- CCTV Surveillance
- Landscaped Area

The people behind Bhawani Natia

DEVELOPERS / ARCHITECTS / SITE ADDRESS

BHAWANI APARTMENTS PVT. LTD.

Office No. 18, 1st Floor, Block-2,
BMC Bhawni Mall, Sahid Nagar

CONTACT NO-7749029608,8926200418

JIT ARCHITECTS

Amit Nagar, Khandagiri,
Bhubaneswar, Odisha

SITE ADDRESS

Plot No. 1913, 2120 & 2121
Mauza – Buxi Bazar, Unit No. 18
Near SCB Medical College & Hospital
Ranihat, Cuttack, Odisha

RERA NO.: 0000000000000

Website www.bhawaniestates.com

DISCLAIMER

This brochure is not a legal document. It describes the conceptual plan to convey the intent and purpose of Bhawani Natia. The images are imaginary and the details mentioned in this brochure are tentative, subject to change at the sole discretion of the developer and/or architects.



Bhawani

