



SKY CITY

By STALWART PROJECTS

"BUILDING DREAMS,
CRAFTING TOMORROW"



FROM M.D.'S DESK

Sky City, as the name suggests, represents a soaring vision, an embodiment of dreams, taking flight, and reaching new heights. It is a high riser that will redefine urban living, offering a harmonious blend of luxury, convenience, and sustainability. With its cutting-edge design and state-of-the-art amenities, Sky City stands tall as a symbol of our unwavering dedication to shaping the skylines of our cities.

In today's fast-paced world, we understand the importance of creating spaces that not only cater to our basic needs but also inspire and uplift our spirits. Sky City has been meticulously crafted to fulfill those aspirations. It offers a seamless fusion of elegance and functionality, with meticulously designed apartments, awe-inspiring views, and a host of world-class amenities that will enrich the lives of its residents.

Furthermore, Sky City is more than just a residential complex. It is a vibrant hub that fosters a sense of community and friendship. We introduced an innovative idea of making a vastu based flat, with 3 sides opened without any common wall in our skycity project providing excellent natural ventilation as well as light. With thoughtfully designed common spaces, recreational facilities, and social gathering areas, it will serve as a catalyst for creating lasting connections, among its residents. We believe that a strong sense of community is the cornerstone of a thriving neighborhood.

SHARAT KUMAR SAHU
MANAGING DIRECTOR



ARTIST'S IMPRESSION



**SUPER-EXCLUSIVE
ULTRA-LUXURY
RESIDENCES BY
STALWART PROJECTS**

**EXPERIENCE
THE LUXURY
OF LESS.**



AERIAL VIEW



SKY CITY



SKY CITY

TOP TO DOWN

TOP TO DOWN NIGHT



SKY CITY

ROAD VIEW



SKY CITY

LEFT SIDE VIEW



LIVE THE GOOD LIFE.



BLOCK-B SITOUT AREA



SKY CITY

BLOCK-D CHILDREN'S PLAY AREA

STRUCTURE

R.C.C. Frame structures Designed with lateral load Resisting system comprised of well distributed shear walls/columns/Corr walls for satisfying the for earthquake resistant design as per Indian standard code & Tall building Code /National building codes, with using reinforcement of reputed make like-Jindal Panther Fe550D/Tata tiscan-500D/Sail/Equivalent make & higher grade of concrete to achieve safe structural system.



INTERNAL WALLS

Light weight bricks (AAC) & Cement Plastering



FLOORING

High quality Glazed Vitrified Tile with an array of finishes like Glossy/Matt/Satin from leading Brands, Full body Vitrified tiles (corridor), Granite in common areas and staircases, Standard Brands Kajaria, Somany, RAK, OASIS, Sun heart, Simpalo or equivalent

TOILET

Luxurious vitrified tiles with matte/glossy finish for wall (4x2) and flooring (2x2) from our standard collection

Premium branded sanitary wares, concealed flush tank, press button flush, wall hanging closets, health faucets

Premium branded C.P fittings, hot and cold mixer unit with shower facility

Standard Brands Tiling- Brands Kajaria, Somany, RAK, OASIS, Sun heart, Simpalo or equivalent

Chrome Plated fittings & Sanitary wares -Grohe, Kohler, Jaguar, Cera or equivalent

Plumbing: Ashirvad, Supreme, Astral CPVC & UPVC Pipes & fittings

EXTERNAL WALLS

R.C.C. Wall with Mivan tech. and texture finish (Block-B)

Light weight bricks (AAC) Exterior wall is with double coat cement plaster (Block-A, C & D)



KITCHEN

Chrome plated tap from a leading brand, granite-topped counter platform, stainless steel washing sink with a single bowl and drain board are used in the kitchen. Electric points for appliances, water inlet and outlets for washing machine

Standard Brands: Tiling - Brands Kajaria, Somany, RAK, OASIS, Sun heart, Simpalo or equivalent Sinks- Franke, Hafele, AMC or equivalent



DOORS, WINDOWS & HANDRAILS

Veneered Laminated Door/ Teak wood panel door with WPC/ LVL or TATA Pravesh door fitted with locking system or Equivalent Reputed factory made for the main entrance

High quality branded panel shutters for inside doors, Heavy grade electroplated aluminum sliding windows and french windows for balcony, Laminated Glass sheathed balcony handrails

Standard Brands Windows -Fenesta/kommerling/Alu Pure/Jindal or equivalent windows.

Glass-Saint Gobain, Aschi & Equivalent

Skycity Located in the most prime residential & commercial location in Bhubaneswar, Stalwart Skycity combines the convenience of living in the heart of the city while bringing peace. Located on 200 feet Patia Main Road, near KILT Square, it provides close proximity to schools, hospitals, eateries, places of worship of all faiths, and other points of convenience, there couldn't be a location more prime to call home in the beautiful city of Bhubaneswar.

SPECIFICATIONS

ELECTRICITY

Three-phase system with concealed wiring. Separate meter for each apartment. 5-15 Amp power points for household appliances. Direct generator back-up for minimum 800 amp electrical points excluding a/c, iron box and water heaters, in case of power failure. Standard brands: Legrand, Finolex, Havells, L&T or equivalent.



ELEVATORS

Block-B 14nos & Block-C 5nos high speed elevators with built-in automatic rescue device. Standard Brand: KONE, Mitsubishi, Schneider or equivalent.



WATER SUPPLY

Bore well -3nos water supply through separate sumps and overhead tanks.

CAR PARKING

Reserved car parking spaces available with each apartment. Allotment number is as per the purchase sequence number of the apartment. Selection can be made at the time of delivery as per the purchase sequence.

SECURITY ARRANGEMENTS & INTERCOM LAND-PHONE

CCTV access controlled lobby entrances, boom barriers, round the dock personnel security service. Intercom phone system for easy communication and security. Pre designate CCTV inputs to monitor common areas, Guest access control. Standard Brands: LG, Siemens, Panasonic or equivalent.



GENERATORS

Round-the-clock standby generator for uninterrupted power supply, Diesel fuel with energy efficient settings. Standard brands: Jackson, Kirloskar, Cummins, Mahendra or equivalent.

INTERNET, TV & COMMUNICATION

High speed optical fiber internet connection & wifi integration to each apartment. Pre-selected DTH and cable connection. Intercom facility for apartment to apartment, to lobby and to gatekeeper communication Landline Phone connection*. *Connection/packages to your preference and needs to be purchased from the designated service providers. Standard Brand: Airtel, Jio, BSNL.



SPECIFICATIONS

PAINTING

High quality branded putty (2 coats) of Birla/JK, primer (1 coat) for internal walls and texture paint with appliance of one coat of exterior primer and two coat all weather elastic paint for external walls. Standard Brands: paint- Berger, Dulux, Asian Paints.



FIRE SAFETY

Firefighting equipment as per Fire Norms (approved) like- Water sprinklers, Smoke detectors, fire extinguishers, water hose reel and fire alarm system installed for your safety.

WASTE DISPOSAL

Garbage drop off area at each floor near service lift, sewage treatment plant as per norms of Pollution Control Board.

THE CODE FOR
THE CHOSEN
FEW.



BLOCK-C TERRACE TOP VIEW

SKY CITY



BLOCK-C TERRACE VIEW



SKY CITY

BLOCK-C HALF BASKETBALL PRACTICE COURT

SKY CITY



NEAR BY LANDMARK



KIIT UNIVERSITY - 1.2 KM
KIMS (KALINGA INSTITUTE OF MEDICAL SCIENCES) - 1.6 KM
SAI INTERNATIONAL SCHOOL - 3.2 KM
DAV PUBLIC SCHOOL - 4.2 KM



BHUBANESWAR NEW RAIL STATION - 2.4 KM
JAYDEV VIHAR SQUARE - 7.2 KM



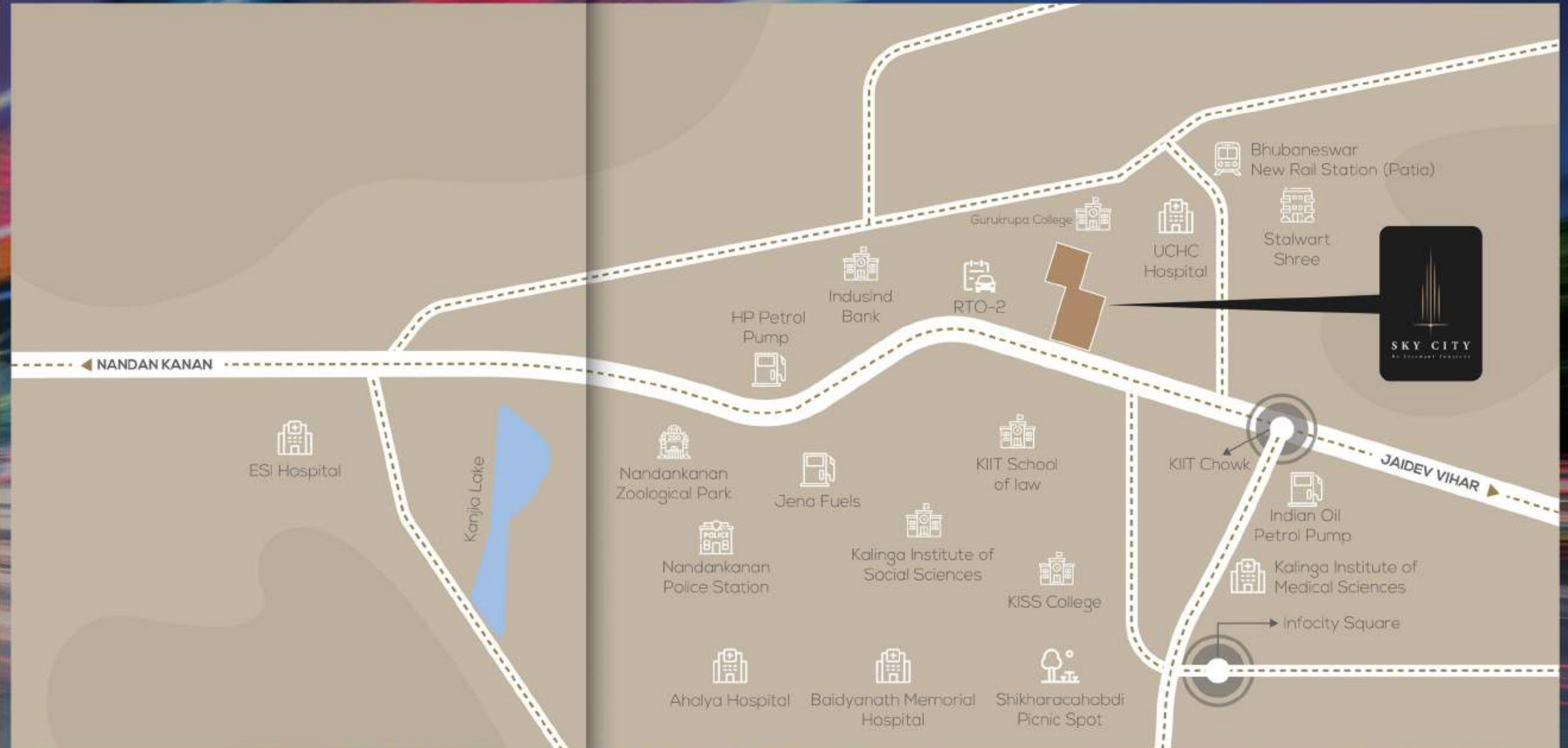
NANDAN KANAN ZOOLOGICAL PARK - 5.4 KM
SIKHARCHANDI HILL FOREST - 3.0 KM



SWOSTI 5 STAR HOTEL - 6.8 KM
TRIDENT HOTEL - 6.9 KM
MAYFAIR HOTEL - 7.7 KM
SUNDAY'S TOWER HOTEL - 6.6 KM



UTKAL HOSPITAL - 7.1 KM
KALINGA - 5.6 KM
APOLLO - 7.7 KM



SKY CITY



FRONT VIEW



RESIDENTIAL ENTRY

LIVE THE GOOD LIFE.

**MINGLE WITH
THE STARS.**







LIFT

6

↓ 0

OTIS
6

A BEDROOM THAT REFLECT
LIFE ON A HIGHER PLANE.



OPULENT BEDROOM BALCONY
WITH EXPANSIVE LUSH GREEN VISTAS



SUMPTUOUS LIVING AND DINING
AREA WITH LUXURIOUS FURNISHINGS



LIVING ROOM

There are indicative furniture layouts. Interior decoration is not part of the builder's standard offering.

ELEGANT, HIGH-END KITCHEN
IN LUXURY APARTMENT.



CLUBHOUSE TO POOL



HAPPINESS IS A DIVE AWAY.



SKY CITY



Icon of a chair
Icon of a desk
Icon of a building
Icon of stairs

WAITING LOBBY





TABLE TENNIS







SKY CITY

KIDS PLAY



SET YOUR
SIGHTS HIGH.



LEGENDS

- | | | |
|------------------------|-------------------------|------------------------|
| 1. Sculpture | 9. Four Wheeler Parking | 17. Entrance Lobby |
| 2. Gazebo | 10. Children Play Area | 18. Security Room |
| 3. Library | 11. Banquet Hall | 19. Communication Room |
| 4. Visitor's Parking | 12. Driveway | |
| 5. Two Wheeler Parking | 13. Society Office | |
| 6. Sitout | 14. Waiting Lobby | |
| 7. Multisports Court | 15. Reception | |
| 8. DG & Transformer | 16. Electrical Room | |



SKY CITY

JAIDEV VIHAR

NANDAN KANAN



SITE PLAN





FLAT NO.	1 (1BHK)	2 (3BHK)
BUA	1356 SQFT	1145 SQFT
CARPET AREA	1163 SQFT	946 SQFT
BALCONY AREA	68 SQFT	68 SQFT
SBUA	1898 SQFT	1603 SQFT

FLAT NO.	3 (3BHK)	4 (3BHK)
BUA	1370 SQFT	1248 SQFT
CARPET AREA	1160 SQFT	1039 SQFT
BALCONY AREA	82 SQFT	101 SQFT
SBUA	1918 SQFT	1748 SQFT

FLAT NO.	5 (3BHK)	6 (4BHK)
BUA	1043 SQFT	1812 SQFT
CARPET AREA	881 SQFT	1531 SQFT
BALCONY AREA	63 SQFT	119 SQFT
SBUA	1461 SQFT	2537 SQFT

FLAT NO.	7 (1BHK)	8 (3BHK)
BUA	1905 SQFT	1138 SQFT
CARPET AREA	1643 SQFT	932 SQFT
BALCONY AREA	119 SQFT	99 SQFT
SBUA	2667 SQFT	1593 SQFT

FLAT NO.	9 (4BHK)
BUA	1299 SQFT
CARPET AREA	1131 SQFT
BALCONY AREA	62 SQFT
SBUA	1819 SQFT

BLOCK-B
TYPICAL 1ST TO 5TH



FLAT NO.	1 (4BHK)	2 (3BHK)
BUA	1433 SQFT	1219 SQFT
CARPET AREA	1164 SQFT	993 SQFT
BALCONY AREA	144 SQFT	115 SQFT
SBUA	2006 SQFT	1707 SQFT

FLAT NO.	3 (3BHK+SER.)	4 (3BHK)
BUA	1441 SQFT	1323 SQFT
CARPET AREA	1208 SQFT	1072 SQFT
BALCONY AREA	112 SQFT	145 SQFT
SBUA	2017 SQFT	1852 SQFT

FLAT NO.	5 (3BHK)	6 (4BHK+SER.)
BUA	1118 SQFT	1885 SQFT
CARPET AREA	959 SQFT	1551 SQFT
BALCONY AREA	71 SQFT	195 SQFT
SBUA	1565 SQFT	2639 SQFT

FLAT NO.	7 (4BHK+SER.)	8 (3BHK)
BUA	1983 SQFT	1213 SQFT
CARPET AREA	1701 SQFT	966 SQFT
BALCONY AREA	146 SQFT	141 SQFT
SBUA	2776 SQFT	1698 SQFT

FLAT NO.	9 (4BHK)
BUA	1375 SQFT
CARPET AREA	1170 SQFT
BALCONY AREA	102 SQFT
SBUA	1925 SQFT

BLOCK-B
TYPICAL 6TH TO 33RD
 FIRE REFUGE AREA AT 18TH & 27TH FLOOR



FLOOR PLAN



PENTHOUSE	1 (LOWER)	2 (LOWER)
BUA	1433 SOFT	1252 SOFT
CARPET AREA	1164 SOFT	993 SOFT
BALCONY AREA	144 SOFT	115 SOFT
TOTAL BUA	2726 SOFT	2388 SOFT
SBUA	3816 SOFT	3243 SOFT

PENTHOUSE	3 (LOWER)	4 (LOWER)
BUA	1520 SOFT	1383 SOFT
CARPET AREA	1208 SOFT	1072 SOFT
BALCONY AREA	112 SOFT	145 SOFT
TOTAL BUA	2896 SOFT	2648 SOFT
SBUA	4055 SOFT	3707 SOFT

PENTHOUSE	5 (LOWER)	6 (LOWER)
BUA	1163 SOFT	1985 SOFT
CARPET AREA	959 SOFT	1551 SOFT
BALCONY AREA	71 SOFT	195 SOFT
TOTAL BUA	2225 SOFT	3768 SOFT
SBUA	3114 SOFT	5275 SOFT

PENTHOUSE	7 (LOWER)	8 (LOWER)
BUA	2033 SOFT	1267 SOFT
CARPET AREA	1701 SOFT	966 SOFT
BALCONY AREA	146 SOFT	141 SOFT
TOTAL BUA	3893 SOFT	2395 SOFT
SBUA	5450 SOFT	3353 SOFT

PENTHOUSE	9 (LOWER)
BUA	1451 SOFT
CARPET AREA	1170 SOFT
BALCONY AREA	102 SOFT
TOTAL BUA	2753 SOFT
SBUA	3854 SOFT

**BLOCK-B
34TH**



FLOOR PLAN



PENTHOUSE	1 (UPPER)	2 (UPPER)
BUA	1328 SOFT	1135 SOFT
PENTHOUSE	3 (UPPER)	4 (UPPER)
BUA	1377 SOFT	1265 SOFT
PENTHOUSE	5 (UPPER)	6 (UPPER)
BUA	1062 SOFT	1783 SOFT

PENTHOUSE	7 (UPPER)	8 (UPPER)
BUA	1860 SOFT	1129 SOFT
PENTHOUSE	9 (UPPER)	
BUA	1302 SOFT	

BLOCK-B
35TH



FLOOR PLAN

FLAT NO. 1 (3BHK)
 BUA 1175 SQFT
 CARPET AREA 994 SQFT
 BALCONY AREA 77 SQFT
 SBUA 1645 SQFT

FLAT NO. 2 (3BHK)
 BUA 1113 SQFT
 CARPET AREA 873 SQFT
 BALCONY AREA 119 SQFT
 SBUA 1558 SQFT

FLAT NO. 3 (3BHK)
 BUA 1135 SQFT
 CARPET AREA 941 SQFT
 BALCONY AREA 84 SQFT
 SBUA 1589 SQFT

FLAT NO. 4 (3BHK)
 BUA 1134 SQFT
 CARPET AREA 974 SQFT
 BALCONY AREA 62 SQFT
 SBUA 1588 SQFT

BLOCK-C
 1ST TO 5TH



FLAT NO. 5 (4BHK)
 BUA 1338 SQFT
 CARPET AREA 1177 SQFT
 BALCONY AREA 61 SQFT
 SBUA 1873 SQFT

FLAT NO. 6 (3BHK)
 BUA 1168 SQFT
 CARPET AREA 960 SQFT
 BALCONY AREA 106 SQFT
 SBUA 1635 SQFT

FLAT NO. 7 (3BHK)
 BUA 1168 SQFT
 CARPET AREA 958 SQFT
 BALCONY AREA 106 SQFT
 SBUA 1653 SQFT

FLAT NO. 8 (4BHK)
 BUA 1338 SQFT
 CARPET AREA 1177 SQFT
 BALCONY AREA 60 SQFT
 SBUA 1873 SQFT



FLOOR PLAN

FLAT NO.	1 (3BHK)
BUA	1250 SQFT
CARPET AREA	993 SQFT
BALCONY AREA	152 SQFT
SBUA	1750 SQFT

FLAT NO.	2 (3BHK)
BUA	1187 SQFT
CARPET AREA	917 SQFT
BALCONY AREA	159 SQFT
SBUA	1662 SQFT

FLAT NO.	3 (3BHK)
BUA	1213 SQFT
CARPET AREA	945 SQFT
BALCONY AREA	159 SQFT
SBUA	1698 SQFT

FLAT NO.	4 (3BHK)
BUA	1210 SQFT
CARPET AREA	1011 SQFT
BALCONY AREA	103 SQFT
SBUA	1694 SQFT

FLAT NO.	8 (4BHK)
BUA	1413 SQFT
CARPET AREA	1213 SQFT
BALCONY AREA	100 SQFT
SBUA	1978 SQFT

FLAT NO.	7 (3BHK)
BUA	1243 SQFT
CARPET AREA	995 SQFT
BALCONY AREA	150 SQFT
SBUA	1710 SQFT

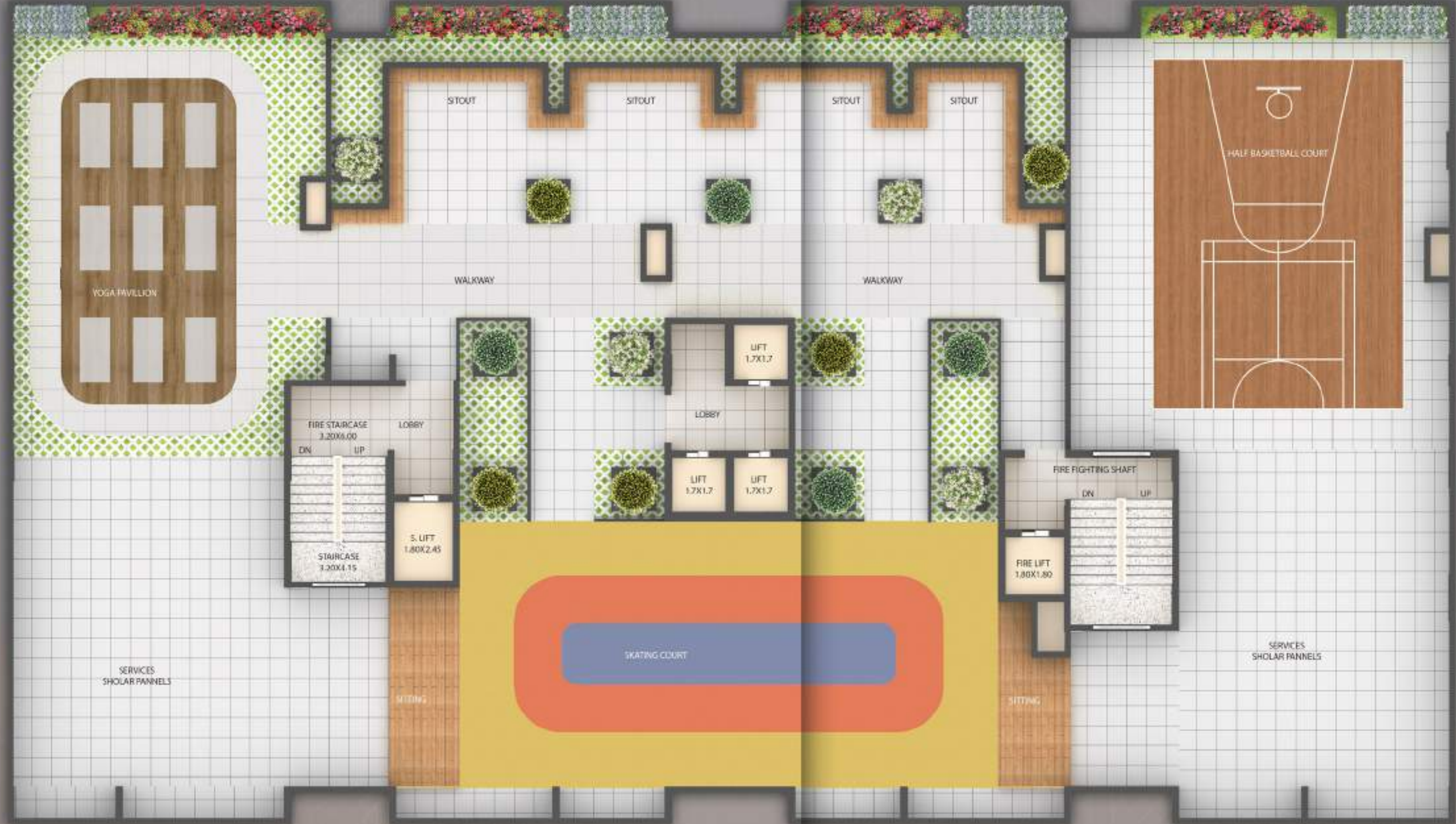
FLAT NO.	6 (3BHK)
BUA	1243 SQFT
CARPET AREA	994 SQFT
BALCONY AREA	150 SQFT
SBUA	1710 SQFT

FLAT NO.	5 (4BHK)
BUA	1413 SQFT
CARPET AREA	1215 SQFT
BALCONY AREA	100 SQFT
SBUA	1978 SQFT

BLOCK-C
6TH TO 13TH



FLOOR PLAN



BLOCK-C
TERRACE



FLOOR PLAN





BLOCK-D
GROUND



FLOOR PLAN





BLOCK-D
1ST



FLOOR PLAN

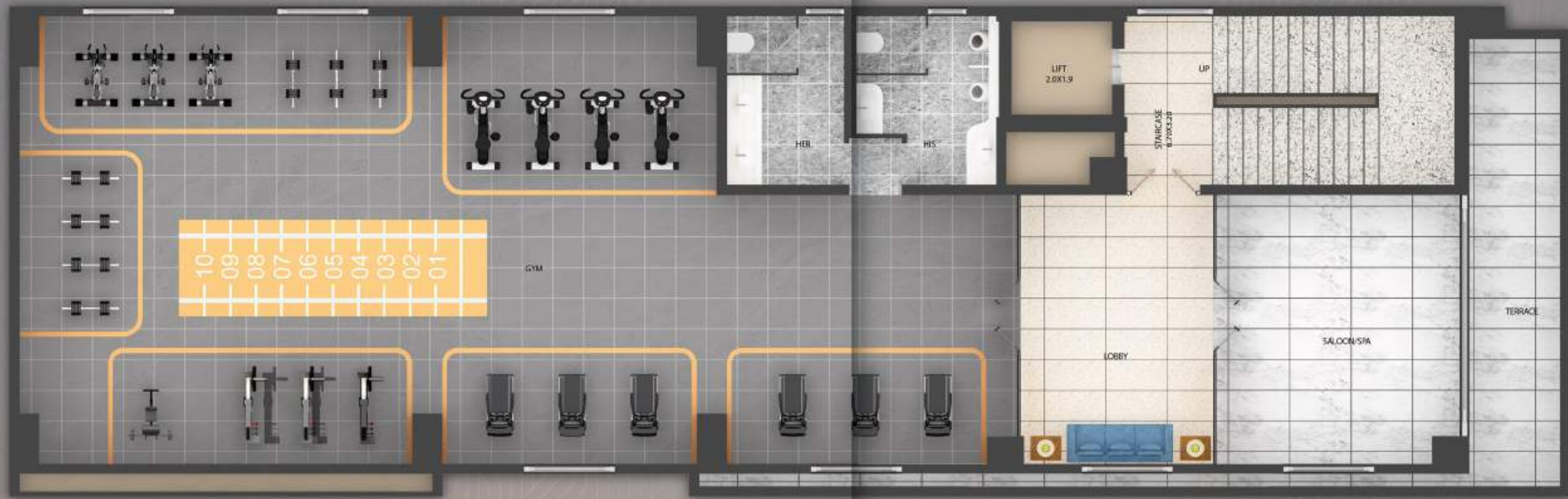




BLOCK-D
2ND



FLOOR PLAN



BLOCK-D
3RD



FLOOR PLAN





BLOCK-D
ABOVE TERRACE



FLOOR PLAN



NIGHT AERIAL VIEW

SKY CITY



DEVELOPERS



STALWART PROJECTS PVT. LTD
Plot No - 1 Tulsi Vihar, CSPUR

SITE ADDRESS

Patia, Bhubaneswar, Odisha

ARCHITECTS

NRG DESIGNS

STRUCTURAL ENGINEERS

APS design infra Pvt.Ltd

MEP CONSULTANTS

Resonance, IEI & ISES



DISCLAIMER

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

All Sports Activity Court Shown Is Of Practice Court Only. Room Dimensions Written May Vary As Per Site Conditions.