BIBHUTI SAP

“ THE URBANITE ”

TAMANDO, BHUBANESWAR

ORERA NO - RP/19/2026/01470 | rera.odisha.gov.in | Envelope Basement (Upper + Lower Basement), S+19 (Block-1 & Block-2)

IN THE HEART OF BHUBANESWAR'S FASTEST-GROWING CORRIDOR...JUST 100 METERS FROM NH-16, BESIDE THE TRUSTED LANDMARK OF TOMANDO...RISES A NEW ICON OF ELEVATED LIVING.

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WELCOME TO **BIBHUTI SAP "THE URBANITE".** WHERE CONNECTIVITY MEETS COMFORT, AND INVESTMENT MEETS FUTURE GROWTH. WHERE LUXURY RISES 20 FLOORS ABOVE THE ORDINARY.

THE FIRST IMPRESSION SAYS EVERYTHING.
AS YOU ARRIVE HOME... ELEGANCE GREETS YOU AT EVERY TURN.
A GRAND ENTRANCE. TIMELESS ARCHITECTURE. SPACES CRAFTED NOT TO IMPRESS OTHERS...BUT TO REWARD YOU.BECAUSE HOME SHOULD FEEL LIKE SUCCESS.


Towards Khordha
NH 16
Towards Khandagiri
NH 16
NH 16



1 SECURITY CABIN

2 TRANSFORMER

3 DG

4 OPEN PARKING FOR VISITOR'S

5 FOUNTAIN

6 BICYCLE PARKING

7 VISITOR'S PARKING

8 MAIN ELECTRICAL

9 AEROBICS

10 RAMP TO BASEMENT

11 LOUNGE BLOCK-2

12 GYM

13 SECURITY CABIN

14 LOBBY

15 HOUSE OWNER'S / SOCIETY ROOM

16 POOL ROOM

17 T.T ROOM

18 INDOOR SPORTS & TODDLER PLAY ROOM

19 CHILDREN PLAY AREA

20 OPEN YOGA DECK

21 SPLASH POOL

22 SUN DECK

23 SWIMMING POOL

24 PERMEABLE OPEN SPACE

25 LANDSCAPE

26 MICRO COMPOSTING PLANT

WIDE DRIVEWAYS FOR SMOOTH TRAFFIC

LANDSCAPED OPEN SPACES

AMPLE PARKING

PREMIUM LIFESTYLE AMENITIES

LAYOUT PLAN/
STILT FLOOR PLAN



ARRIVE EVERY DAY

TO A STATEMENT OF PRESTIGE AT “THE URBANITE”

AT "THE URBANITE" WHEN THE CITY SLEEPS
YOUR ELEGANCE SHINES.



AT “THE URBANITE” EVERY PATH LEADS
YOU CLOSER TO COMFORT.

AT "THE URBANITE" FEEL THE HORIZONS
THAT DEFINE LUXURY

AT "THE URBANITE" FEEL THE HORIZONS
THAT DEFINE LUXURY

"THE URBANITE" DESIGNED FOR COMFORT
CRAFTED FOR SERENITY.

"THE URBANITE"WHERE EVERY GATHERING
BECOMES AN OCCASION.

"THE URBANITE" DESIGNED FOR DINING

CRAFTED FOR LIVING

AMENITIES

1 CHILDREN'S PLAY AREA

2 SWIMMING POOL

3 SPLASH POOL

4 SUN DECK

5 OPEN YOGA DECK

6 BICYCLE PARKING

7 LUSH GARDENS WITH WALKING PATHS

8 MULTI PURPOSE HALL

9 SENIOR CITIZEN-FRIENDLY PATH WAYS

10 LANDSCAPING

11 SPECIAL PARKING FOR DISABLED PERSON

12 MULTI GYM

13 AEROBICS ROOM

14 POOL ROOM

15 TT ROOM

16 BUSINESS LOUNGE

17 SOCIAL LOUNGE

18 ROOF TOP GARDEN

19 INDOOR SPORTS AND TODDLER PLAY

20 SOLAR ROOFTOP PANELS

21 DOUBLE BASEMENT PARKING

22 SKY LOUNGE

23 EV CHARGEING STATION (PREPAID)

24 PUBLIC TOILET

25 GARBAGE COLLECTION & SEGREGATION ROOMS

26 ADVANCED SECURITY SYSTEMS: CCTV, ACCESS CONTROL, VIDEO DOOR PHONES

27 ENERGY-EFFICENT SYSTEMS: LED LIGHTING & SOLAR PANELS.

28 24X7 POWER BACKUP: COVERING BOTH COMMON AREAS AND APARTMENTS

29 24 X 7 WATER SUPPLY

30 RAINWATER HARVESTING & STPS

31 INTEGRATED CONTROL TECHNOLOGY

32 FIRE SAFETY SYSTEM, SPRINKLERS, SMOKE DETECTORS, FIRE EXITE & REFUGE AREA

33 HIGH-SPEED ELEVATORS WITH SMART LIFT MANAGEMENT

AT "THE URBANITE" LAUGHTER GROWS
AND CHILDHOOD BLOSSOMS.

"THE URBANITE" A STATEMENT OF LUXURY
WHERE EVERY RIPPLE REFLECTS REFINEMENT.

AT "THE URBANITE"ELEVATE YOUR
MOMENTS ABOVE THE ORDINARY.

"THE URBANITE"WHERE BREATHTAKING VIEWS
MEET TIMELESS SOPHISTICATION


“THE URBANITE” WHERE STRENGTH
MEETS SOPHISTICATION.

THE URBANITE” WHERE YOU MOVE FREELY
& LIVE VIBRANTLY.

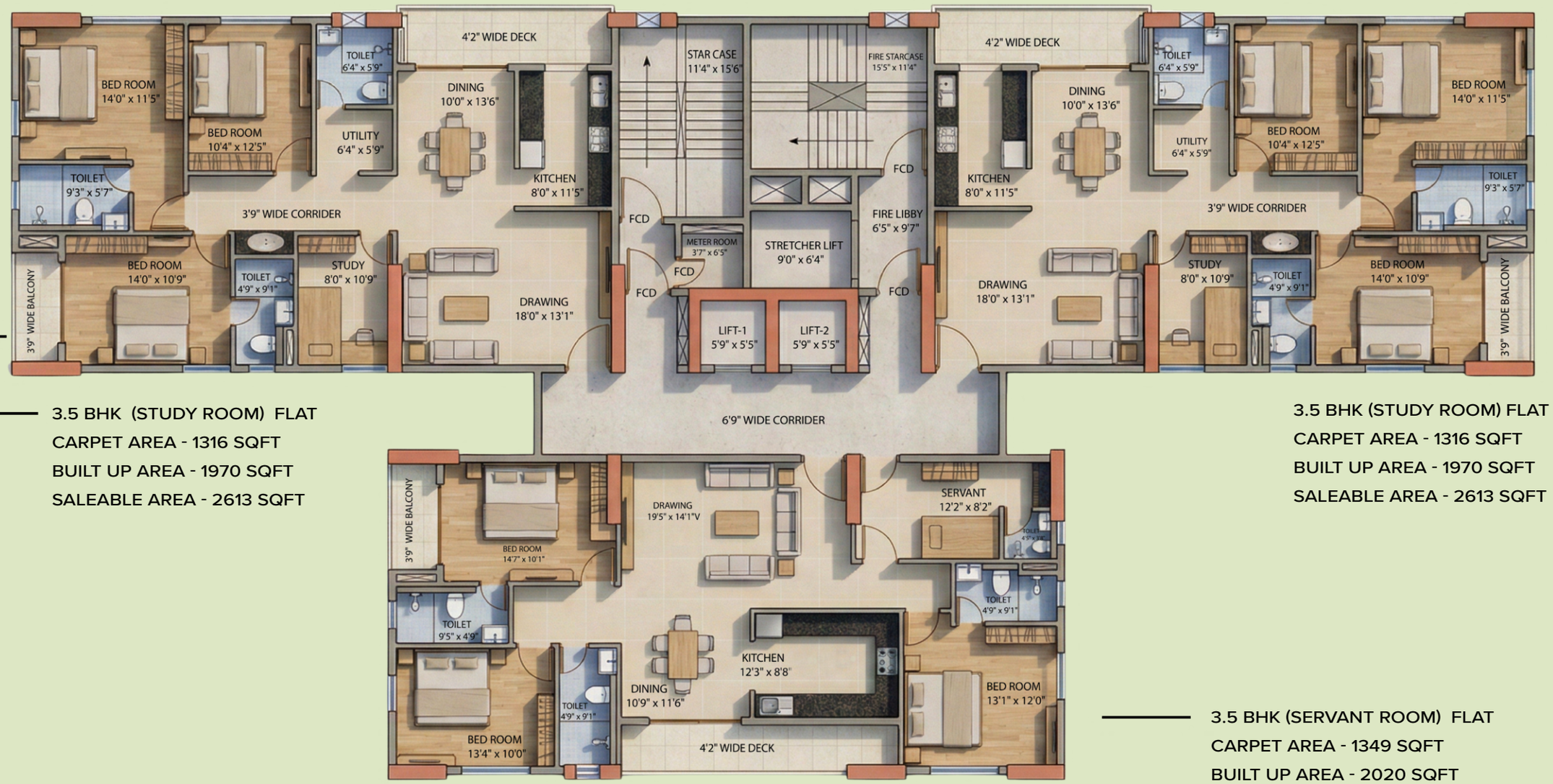


AT “THE URBANITE”YOU CELEBRATE LIFE’S FINEST MOMENTS IN GRANDEUR.

AT “THE URBANITE” YOU FIND SAFE SPACES
FOR LITTLE DREAMS TO GROW.


BIBHUTI SAP
"THE URBANITE"
TAMANDO, BHUBANESWAR
"THE URBANITE"DESIGNED FOR THOSE
WHO LEAD, INSPIRE, AND ACHIEVE.

BLOCK 1 FLOOR PLAN



3.5 BHK (STUDY ROOM) FLAT
CARPET AREA - 1316 SQFT
BUILT UP AREA - 1970 SQFT
SALEABLE AREA - 2613 SQFT

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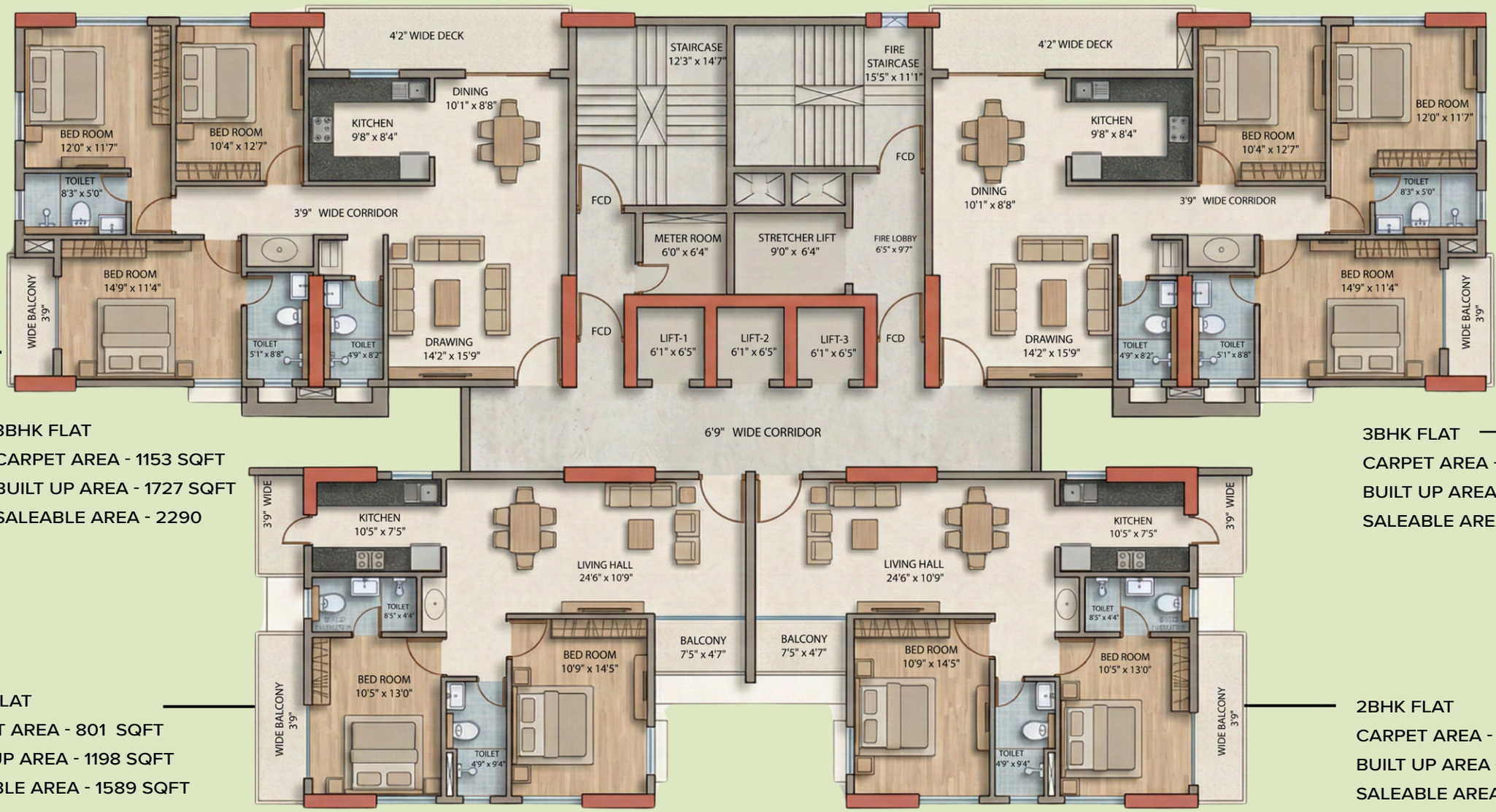
CARPET AREA - 1316 SQFT
BUILT UP AREA - 1970 SQFT
SALEABLE AREA - 2613 SQFT

3.5 BHK (SERVANT ROOM) FLAT
CARPET AREA - 1349 SQFT
BUILT UP AREA - 2020 SQFT
SALEABLE AREA - 2679 SQFT

BLOCK 2 FLOOR PLAN





3BHK FLAT
CARPET AREA - 1153 SQFT
BUILT UP AREA - 1727 SQFT
SALEABLE AREA - 2290

3BHK FLAT
CARPET AREA - 1153 SQFT
BUILT UP AREA - 1727 SQFT
SALEABLE AREA - 2290

2BHK FLAT
CARPET AREA - 801 SQFT
BUILT UP AREA - 1198 SQFT
SALEABLE AREA - 1589 SQFT

2BHK FLAT
CARPET AREA - 801 SQFT
BUILT UP AREA - 1198 SQFT
SALEABLE AREA - 1589 SQFT

ISOMETRIC VIEW





3.5 BHK (SERVANT ROOM) FLAT

ISOMETRIC VIEW





3.5 BHK (STUDY ROOM) FLAT

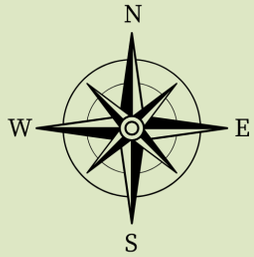
ISOMETRIC VIEW





3BHK FLAT

ISOMETRIC VIEW





2BHK FLAT

SPECIFICATIONS

STRUCTURE

Earthquake resistant RCC frame structure

WALLS

External wall: Texture paints/Weather coat paint.

Smooth wall putty for internal wall

TOILET

Anti-skid tile flooring

Wall tiles (2'x4')

Concealed plumbing

Premium quality C.P. fittings and fixtures

Premium E.W.C. with flushing cistern

Hot and cold water supply system

STAIRCASE

Premium quality Granite/Tile staircase with M.S. railing

LIVING/DINING/ BEDROOM FLOORING

Premium quality vitrified tile

KITCHEN

Premium quality vitrified tile flooring

Provision for modular kitchen

Provision for electrical chimney & electrical points for refrigerator, microwave, exhaust fan, mixer & grinder

BALCONY/DECK

Glass railing as per elevation

Anti-skid ceramic tiles

DOORS

Laminated/Pre-engineered designer WPC frame main door with digital main door lock

Solid laminated superior quality doors/HIDI pre-engineered flush doors or internal doors

WINDOWS

System Aluminium system windows

ELECTRICAL

Copper wire in concealed conduit with provision for light points, AC, TV & telephone

Premium quality modular sockets and switches

TV provision in all bedrooms and living room

SOLAR ENERGY

Solar power backup for common areas
Video calling
Intercom

ELEVATORS

5 No. High speed elevators with ARD facility

2 No. Passenger stretcher

FIRE FIGHTING & DETECTION SYSTEM

As per fire safety recommendation

WHEELCHAIR ACCESS

To all blocks

SEWAGE TREATMENT PLANT (STP)

High quality with latest technology

WATER TREATMENT PLANT (WTP)

Premium quality with latest technology

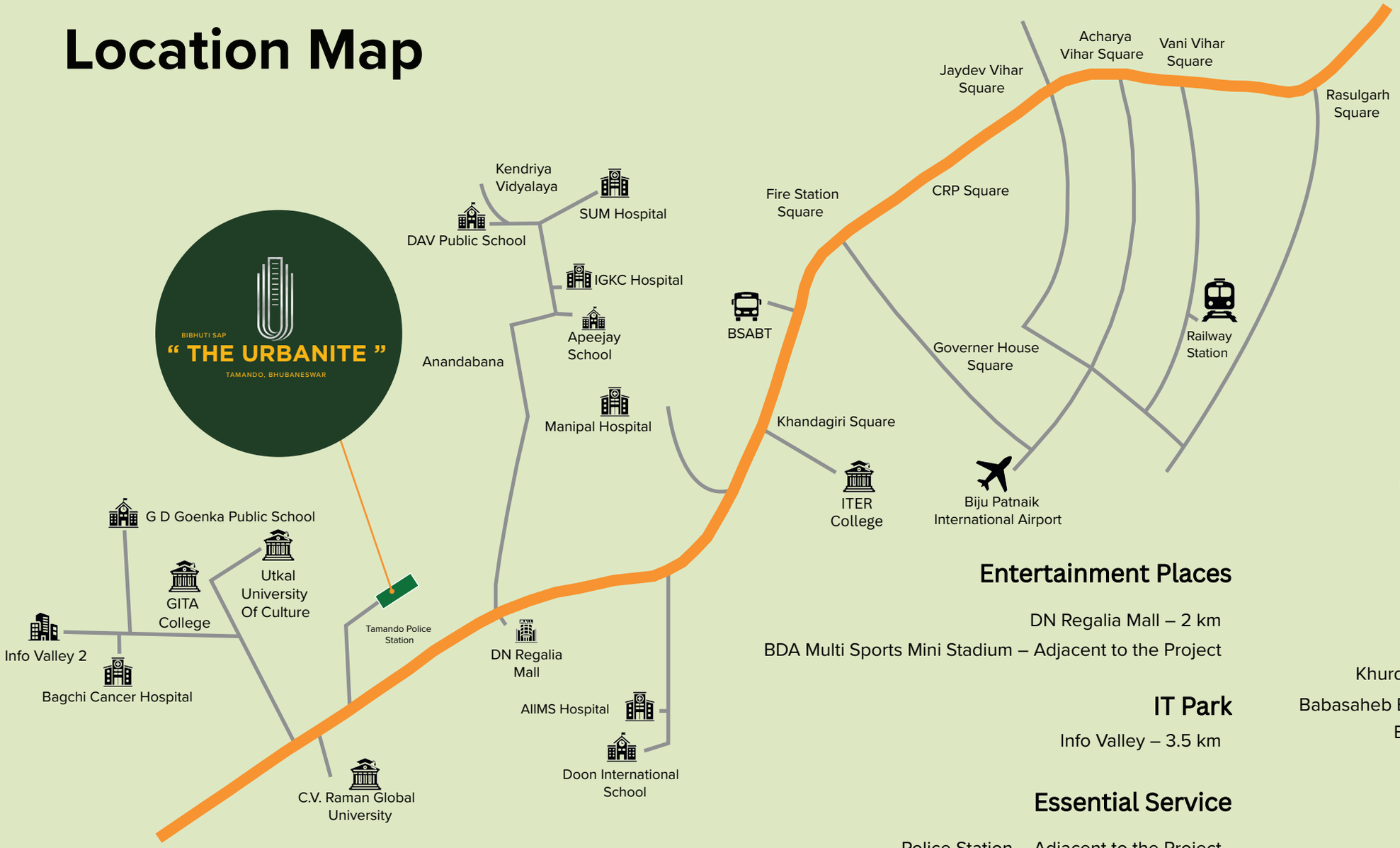
STREET LIGHTS

Energy efficient LED street lights

CONSTRUCTION

Premium Quality Construction material

Location Map



Hospitals

Bagchi-K P Care Centre – 3 km
AIIMS – 7 km
Manipal Hospital – 6 km
SUM Hospital – 7 km

Educational Institutions

C.V. Raman Global University – 3 km
Cultural University – 5 km
GITA Autonomous College – 4.5 km
ITER College – 9 km
Doon International School – 4 km
GD Goenka International School – 5 km
DAV Public School – 5 km
Apeejay School – 6 km
Kendriya Vidyalaya – 5 km

Entertainment Places

DN Regalia Mall – 2 km
BDA Multi Sports Mini Stadium – Adjacent to the Project

IT Park

Info Valley – 3.5 km

Connectivity

Khurda Road Junction Railway Station – 7 km
Babasaheb Bhimrao Ambedkar Bus Terminal – 7 km
Biju Patnaik International Airport – 12 km
Bhubaneswar Railway Station – 14 km

Essential Service

Police Station – Adjacent to the Project
NH 16 – 100 Meter
Petrol Pump – 500 Meter
Tamando Daily Market – 500 Meter

Banking

Bank of India – 750 Meter
Punjab National Bank – 500 Meter
HDFC Bank – 950 Meter

LIC HFL
LIC HOUSING FINANCE LTD
केनरा बैंक Canara Bank
सिंडिकेट Syndicate
HDFC BANK
We understand your world
यूको बैंक
UCO BANK
(A Govt. of India Undertaking)