DEVELOPED BY:



BRUNDA DEVI & SONS PVT. LTD

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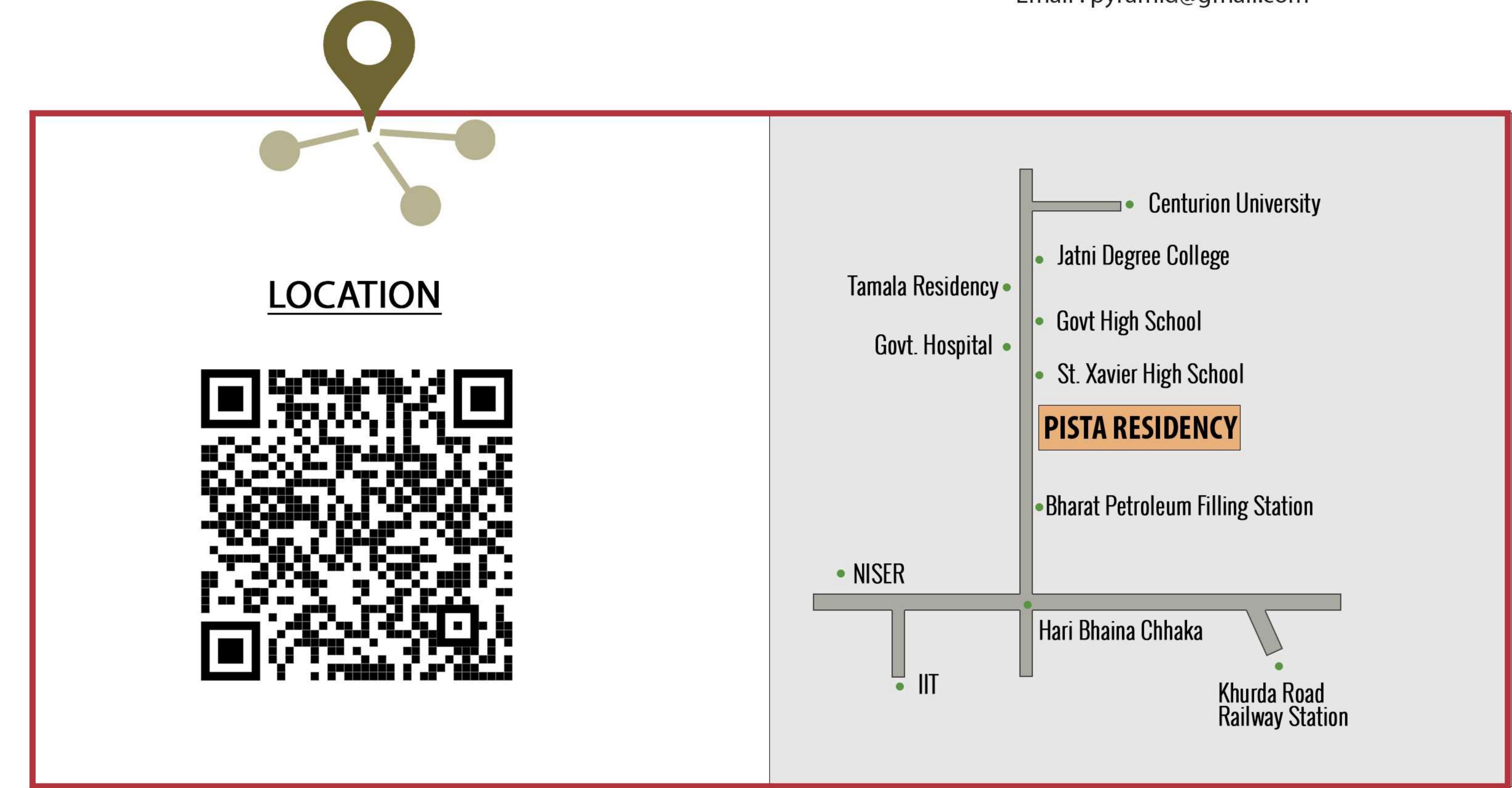
Email : bdsons2006@gmail.com Website : www.bdsons.in

Branch Office: Plot No: 32, Satya Nagar, Bhubaneswar-751007

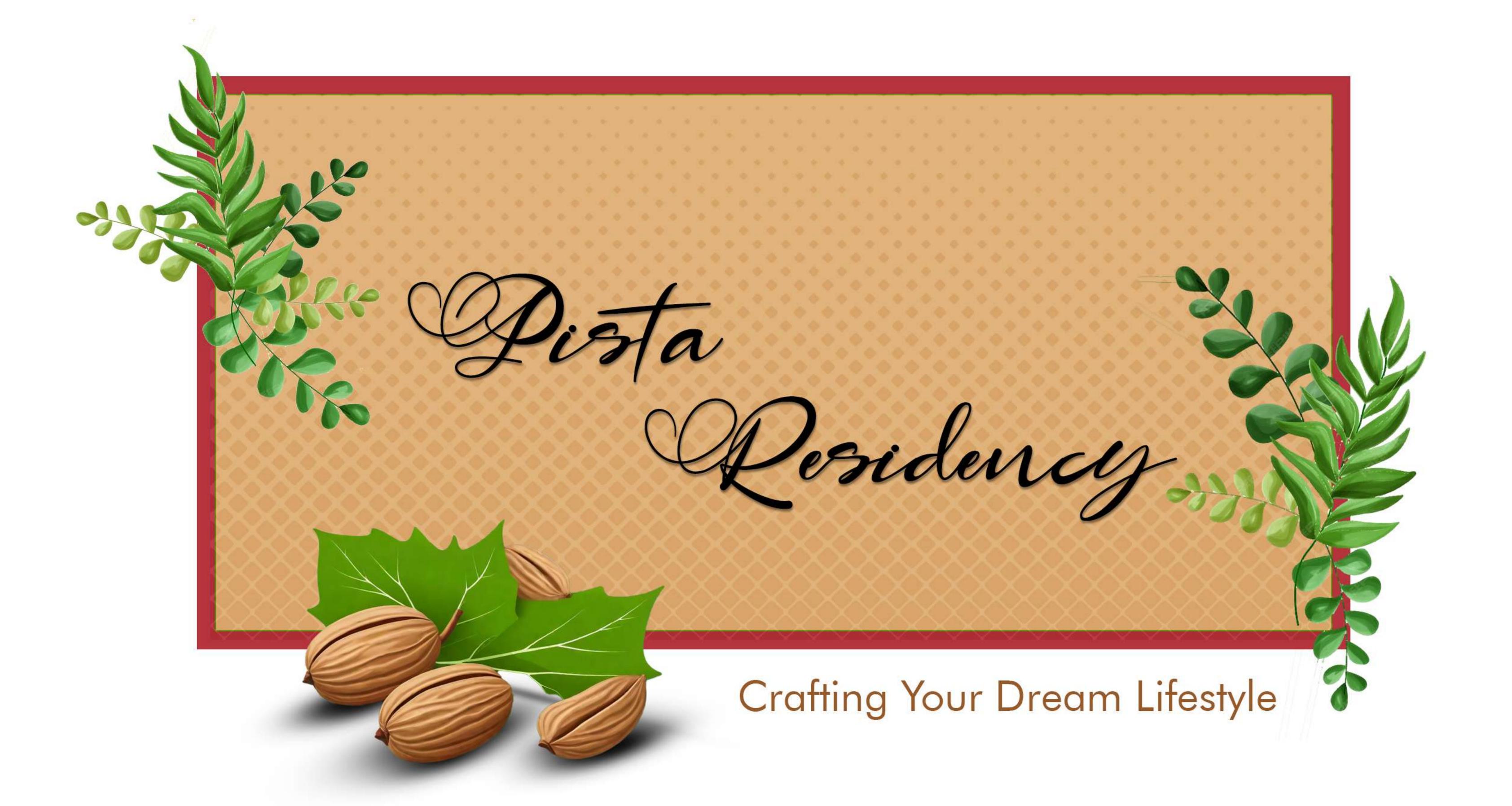
For Technical Query

PYRAMID

32, Satya Nagar Bhubaneswar - 751007, Odisha. Email : pyramid@gmail.com



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RERA Registered Regd. No: RP/19/2024/01313







WELCOME TO PISTA RESIDENCY

Nestled on the prime Jatni to Bhubaneswar main road, Pista Residency offers the perfect blend of modern living and unmatched convenience. Surrounded by prominent landmarks, educational institutions, and essential amenities like banks and markets, this exclusive address is designed to meet the needs of a vibrant and connected lifestyle.

Pista Residency is developed by **Brunda Devi & Sons Pvt. Ltd.**, a well-established and trusted real estate developer with over 15 years of experience. With a legacy of delivering high-quality, successful apartment projects, they bring their commitment to excellence to this exceptional development.

With thoughtfully planned 2 BHK and 3 BHK flats across residential blocks and a dedicated commercial block, Pista Residency is not just a home—it's a destination that redefines comfort, accessibility, and modern living.



KEY FEATURES OF PISTA RESIDENCY

Pista Residency is designed to offer the perfect blend of modern living, comfort, and convenience. With a focus on quality and thoughtful design, the key features of this project include:

Prime Location:

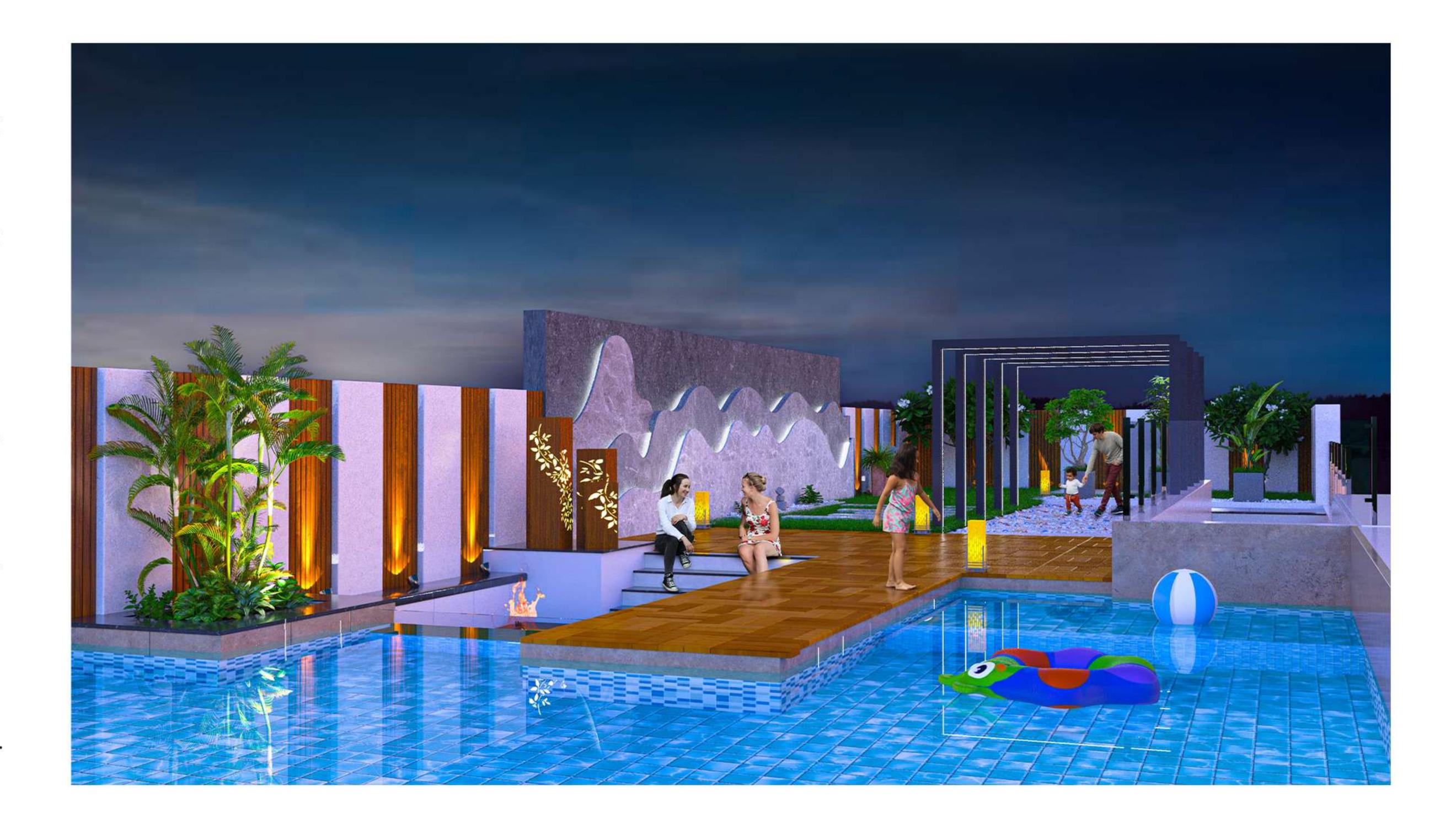
Easy access to Bhubaneswar, key landmarks, and public transport, including the Jatni Railway Station.

Spacious Living:

Well-planned residential blocks offering a variety of 2 BHK and 3 BHK units to suit diverse lifestyles.

Rooftop Amenities:

Enjoy panoramic views with premium amenities like a swimming pool, garden, and leisure spaces.



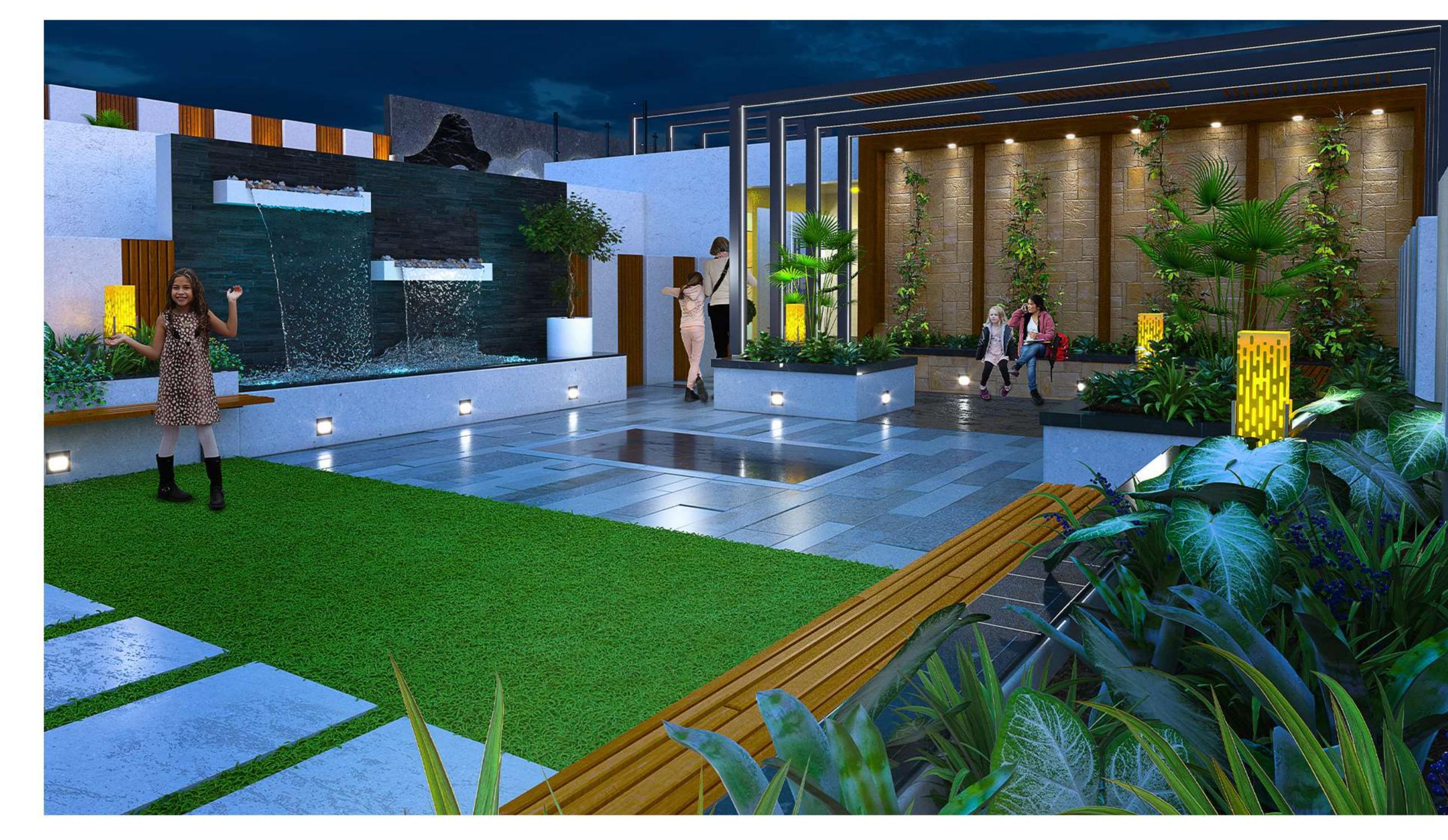
Pista Residency

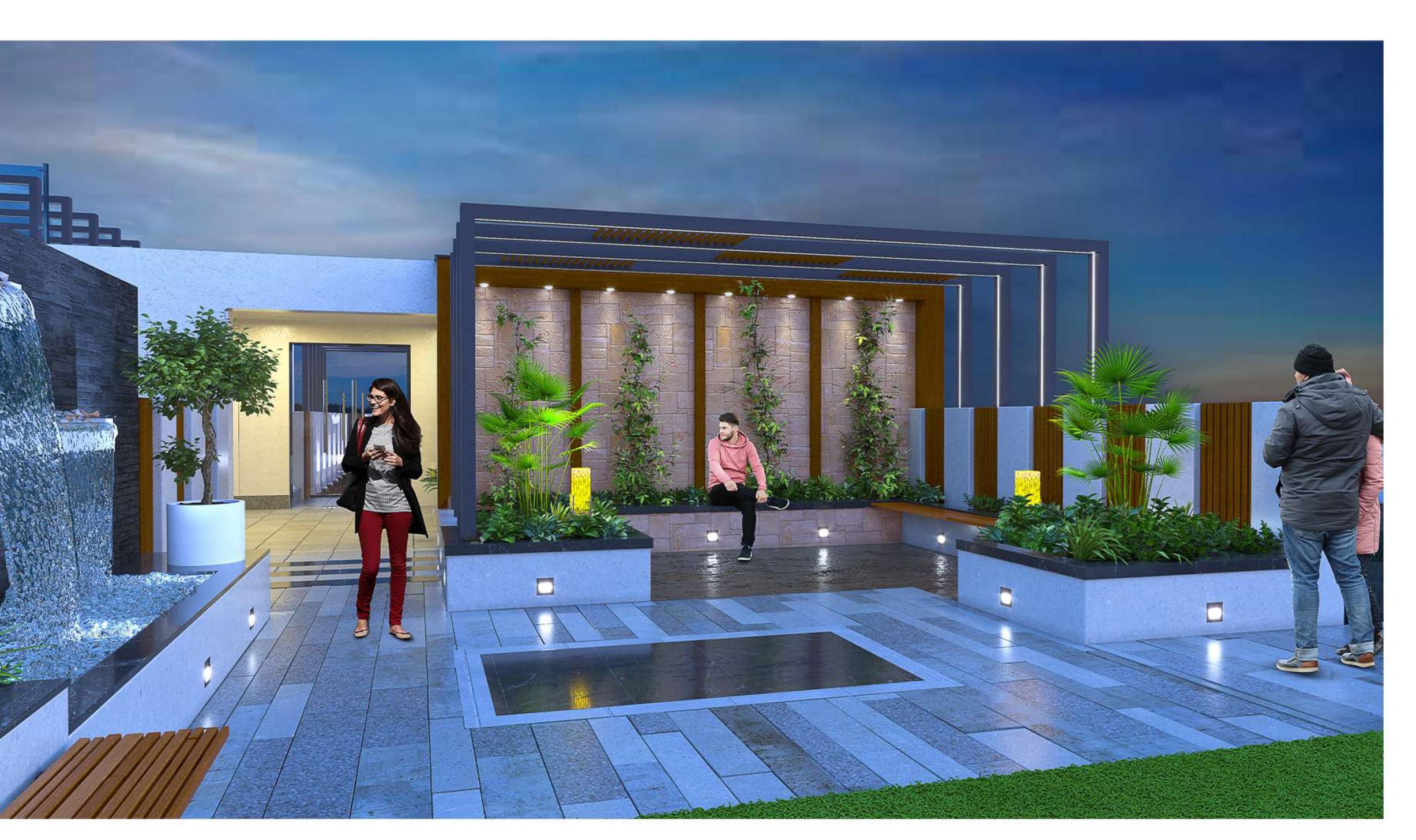
Α

World of Amenities

a

Your Doorstep





Commercial Block:

A dedicated space for retail and dining, enhancing the community living experience.

Modern Design:

Contemporary architecture that focuses on aesthetics, functionality, and sustainability.

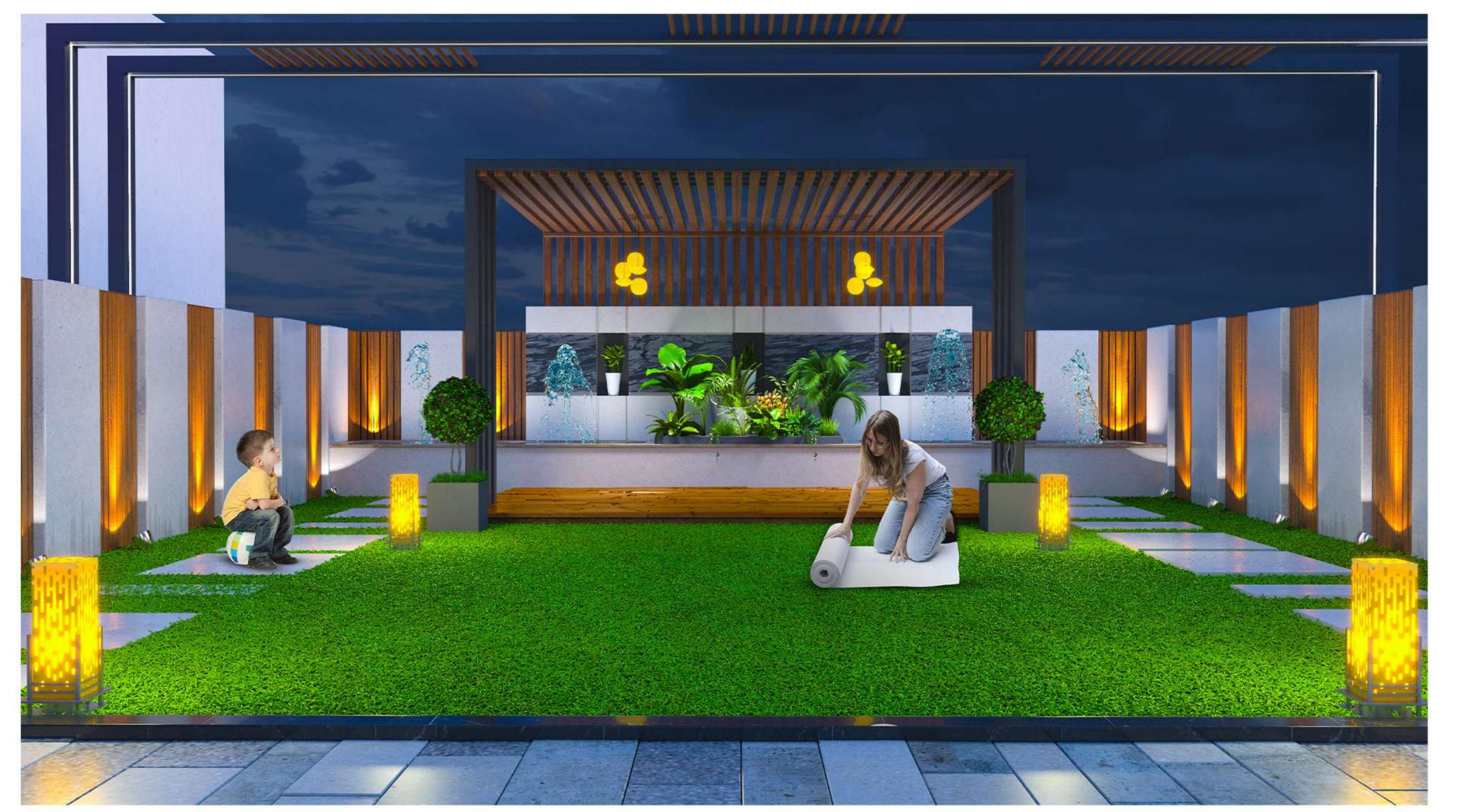
24/7 Security & Maintenance:

Ensuring peace of mind with round-the-clock security and professional maintenance services.

Proximity to Education & Healthcare:

Top-tier educational institutions and healthcare facilities are just minutes away.

Emphasis on sustainable living with green spaces, rainwater harvesting, and energy-efficient systems.



IT'S A PLACE WHERE COMFORT, CONVENIENCE, AND MODERN LIVING COME TOGETHER.



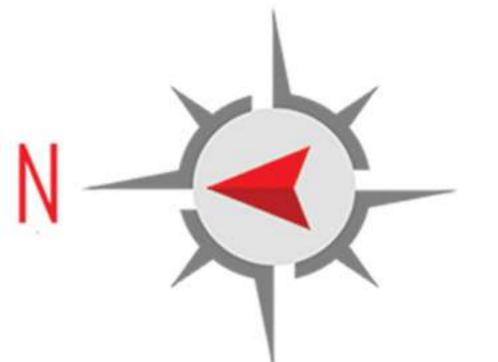
AREA STATEMENT A-BLOCK

Flat No	S. Built up Area	Built up Area	Carpet Area	Balcony
101-601	140.99 Sq. M.	97.10 Sq. M.	78.38 Sq. M.	11.32 Sq.M.
102-602	167.08 Sq. M.	116.9 Sq. M.	99.10 Sq. M.	11.35 Sq.M.
103-603	138.40 Sq. M.	95.14 Sq. M.	75.05 Sq. M.	11.32 Sq.M.
104-604	138.45 Sq. M.	95.18 Sq. M.	74.96 Sq. M.	11.48 Sq.M.
105-605	138.40 Sq. M.	95.14 Sq. M.	75.16 Sq. M.	11.32 Sq.M.
106-606	138.45 Sq. M.	95.18 Sq. M.	75.10 Sq. M.	11.49 Sq.M.
107-607	138.35 Sq. M.	95.10 Sq. M.	75.98 Sq. M.	12.00 Sq.M.
108-608	138.35 Sq. M.	95.10 Sq. M.	76.25 Sq. M.	11.75 Sq.M.

Developer Share (A Block)

Floor: Flat No

1st : 102,103, 104, 107, 108 2nd : 202, 203, 204, 207, 208 3rd : 302, 303, 304, 307, 308 4th : 402, 403, 404, 407, 408 5th : 502, 503, 504, 505, 506, 508 6th : 602, 603, 604, 605, 606, 608





SPECIFICATIONS

Foundation:

- Earthquake-resistant RCC frame structure for maximum durability and safety.
- PCC works in a 1:4:8 proportion with high-grade (HG) metal for a robust base.

Structure / Super Structure:

 RCC columns, beams, lintels, and slabs constructed using M30 grade concrete for superior strength.

Walls:

- Fly ash bricks for all brickwork, ensuring eco-friendliness and durability.
- External and internal walls plastered with a 1:6 cement mortar mix for a smooth finish.
- Ceiling areas plastered with a 1:4 proportion for added strength.

Painting:

- Exterior: Weatherproof paint for long-lasting protection against the elements.
- Interior: Premium emulsion paint on putty-finished surfaces for a refined look.

Doors:

- Main Door: Teakwood paneled door with a peephole and lock, adding elegance and security.
- Internal Doors: Readymade laminated flush doors with seasoned Sal wood / WPC frames.

Windows:

 UPVC sliding windows with protective designer MS grills for safety and style.

Flooring:

- Superior vitrified tile flooring with 4" skirting in living areas, bedrooms, and balconies.
- Granite-designed flooring in common areas, lobbies, and staircases for a premium look.

Kitchen:

- Vitrified tile flooring.
 Granite/green marble countertop with a stainless-steel sink and CP fittings.
- Glazed tiles up to 2'6" above the countertop for easy maintenance.

Toilets:

- Anti-skid vitrified tile flooring for safety.
 Wall tiles cladding up to 7 feet for a stylish finish.
- PVC doors with frames for durability.
- Fittings: European commode with a cistern, geyser point in the master bedroom, wash basin, face mirror, soap case, towel rail, and premium CPVC/PVC plumbing lines.

Electrical:

- Finolex/Havells/equivalent concealed wiring with copper conductors for safety.
- Provisions for lights, power plugs, TV and AC in every flat.

AREA STATEMENT B-BLOCK

Flat No	S. Built up Area	Built up Area	Carpet Area	Balcony
101-601	168.58 Sq. M.	127.9 Sq. M.	106.5 Sq. M.	12.58 Sq.M.
102-602	168.58 Sq. M.	127.9 Sq. M.	106.5 Sq. M.	12.58 Sq.M.
103-603	168.58 Sq. M.	127.9 Sq. M.	106.5 Sq. M.	12.58 Sq.M.
104-604	168.58 Sq. M.	127.9 Sq. M.	106.5 Sq. M.	12.58 Sq.M.
105-605	168.58 Sq. M.	127.9 Sq. M.	106.5 Sq. M.	12.58 Sq.M.
106-606	168.58 Sq. M.	127.9 Sq. M.	106.5 Sq. M.	12.58 Sq.M.
107-607	168.58 Sq. M.	127.9 Sq. M.	106.5 Sq. M.	12.58 Sq.M.
108-608	168.58 Sq. M.	127.9 Sq. M.	106.5 Sq. M.	12.58 Sq.M.

Developer Share (B Block)

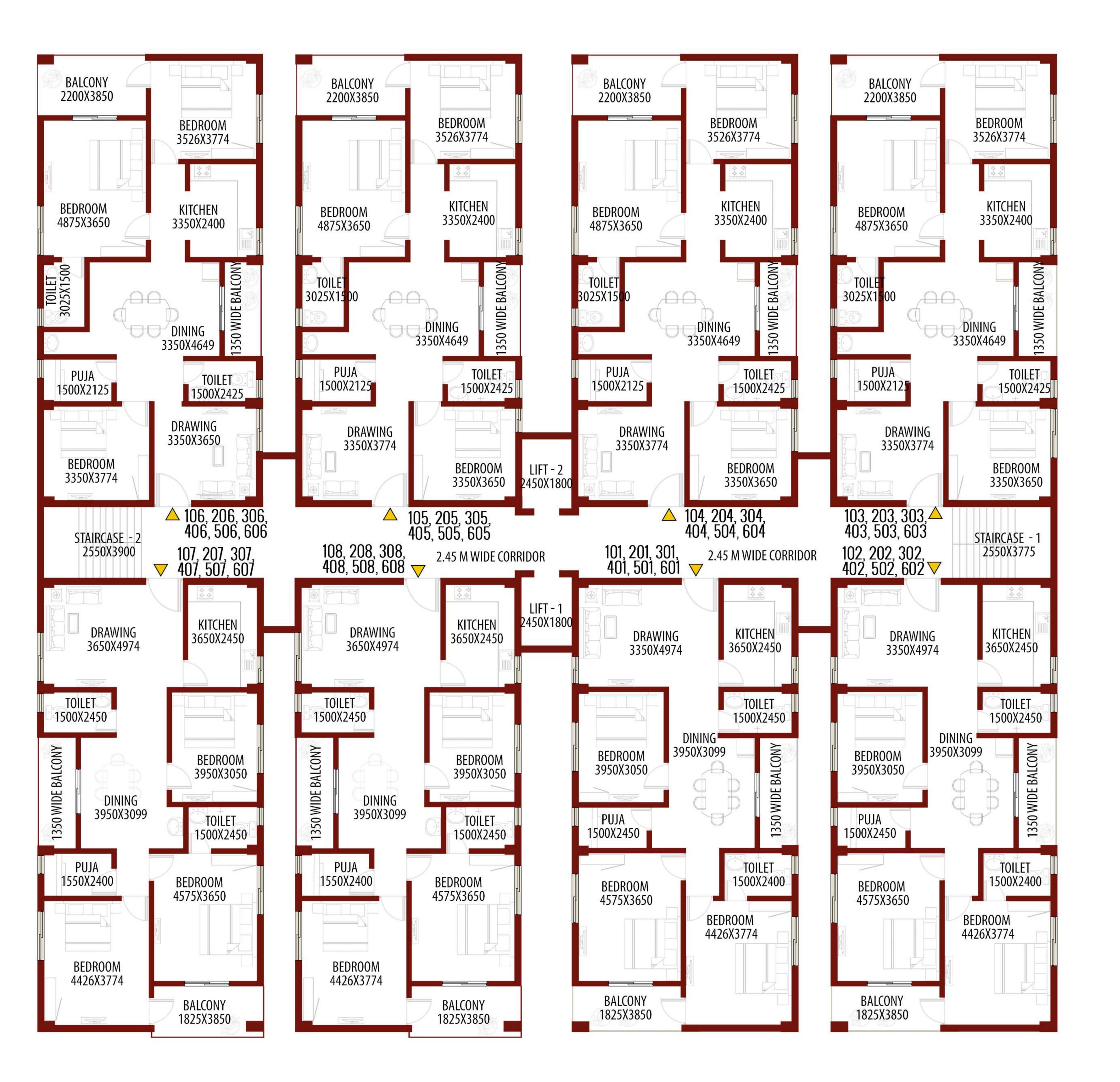
Floor: Flat No

1st : 102,104, 108 2nd : 202, 204, 205, 206, 208 3rd : 302, 304, 305, 306, 308

th: 402, 404, 408

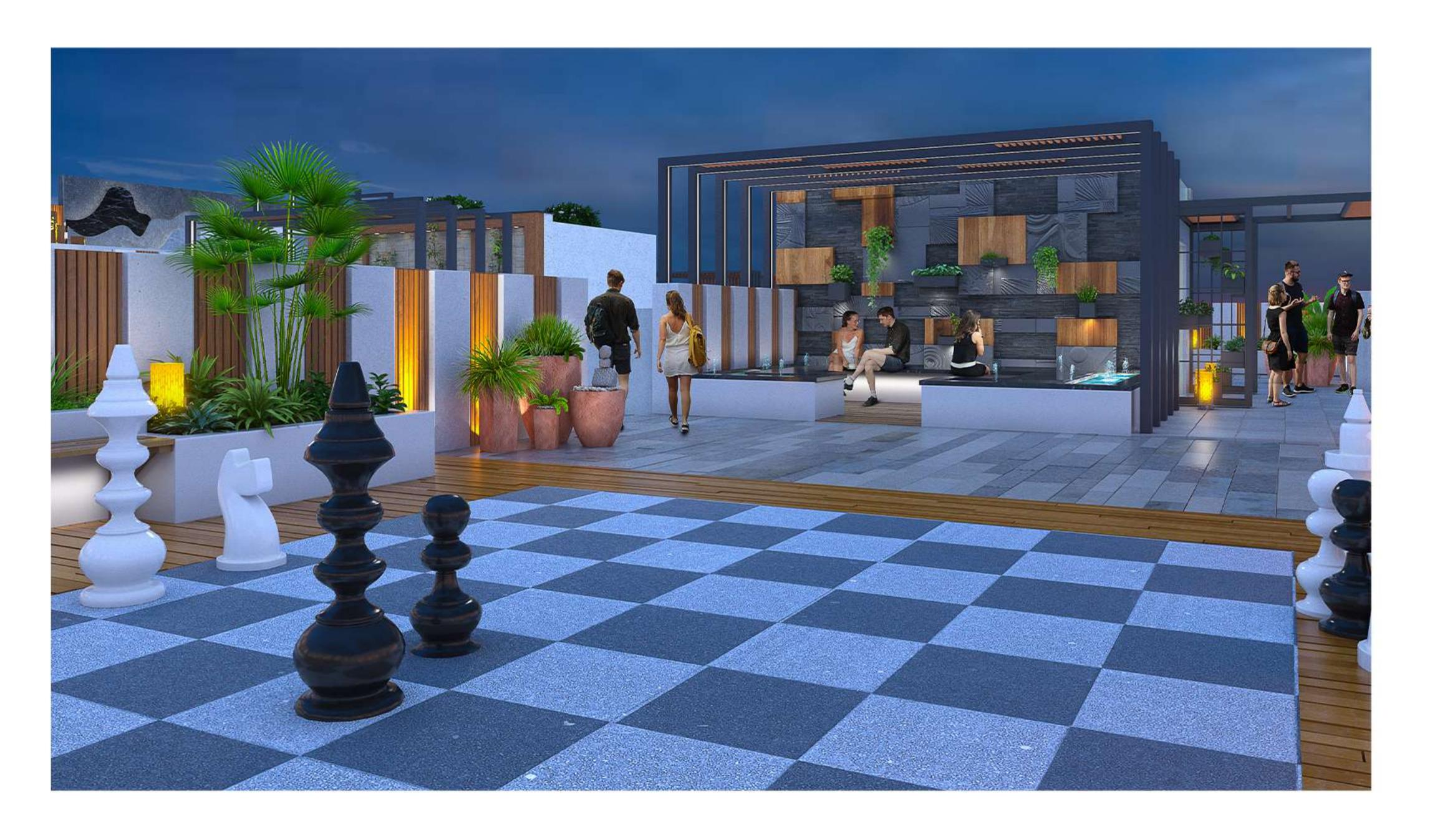
5th : 502, 504, 505, 506, 507, 508 6th : 602, 604, 605, 606, 607, 608











Elevate Your Senses:

A ROOFTOP EXPERIENCE LIKE NO OTHER



DESIGNED

FOR YOUR

LIFESTYLE