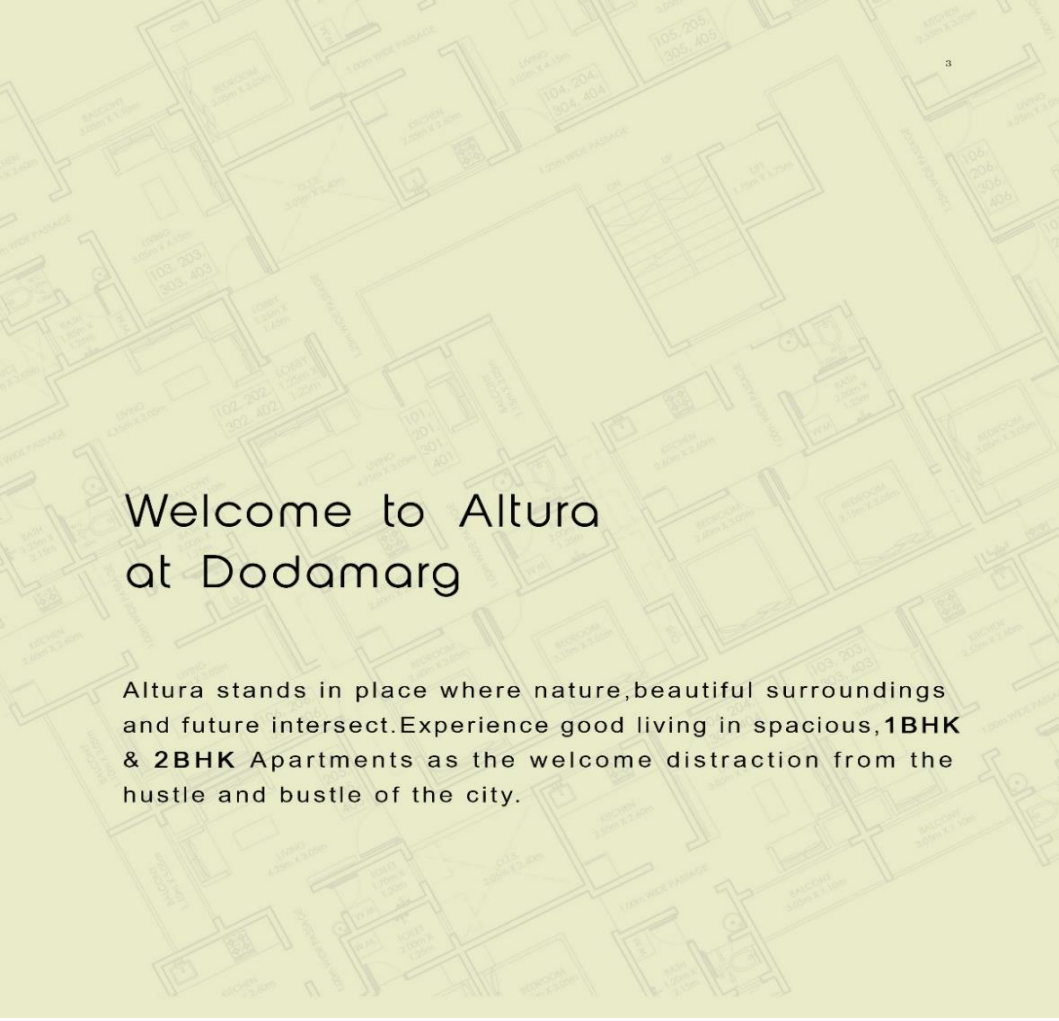




Blessed by Nature Developed by us



Welcome to Altura at Dodamarg

Altura stands in place where nature, beautiful surroundings and future intersect. Experience good living in spacious, **1BHK & 2BHK** Apartments as the welcome distraction from the hustle and bustle of the city.

Block Builtech:

We are a group of technical and thorough professionals capable enough of building quality infrastructure that will move the world ahead. From financial consulting to development services, property, asset and construction management, "Block Buildtech" is dedicated to provide the highest quality of services to its clients and is known for its best efforts in building low cost affordable homes.

Vision & Mission:

To provide best quality, design and trust, while offering the best design principles to meet real estate demands. To build aesthetic projects for all consumer groups that offer the best modern amenities at the most economical prices. All our clients are important, and we promise the highest standards of lifestyle at unbeatable prices.



Altura Fact: Altura is just 1 kilometre from Dodamarg junction.

A thousand doors, all next door.

Everything is conveniently located in Altura. So, owning an apartment here lets you be a part of the Dodamarg City, everything within reach, Super market, ATM's, Hospital, Airport, Colleges, Beaches, Hill Stations, Waterfalls. etc. This ensures lesser travel time, easy connectivity and provide more time to be spent with your family. So, you simply have to step out to visit the world of blessing.





ALTURA



It's all in the details.

Flooring / Skirting Vitrified tiles.

Wall Tiles (kitchen dado up to 2 feet height)

kitchen platform with Granite & stainless-steel Sink

For Staircase Kota Stone will be used

Toilet dado up to height of ceiling

All Bathroom & Sanitation fitting work be Jaguar/Essco brand

Branded Electrical Switches

Aluminium powder coated windows.

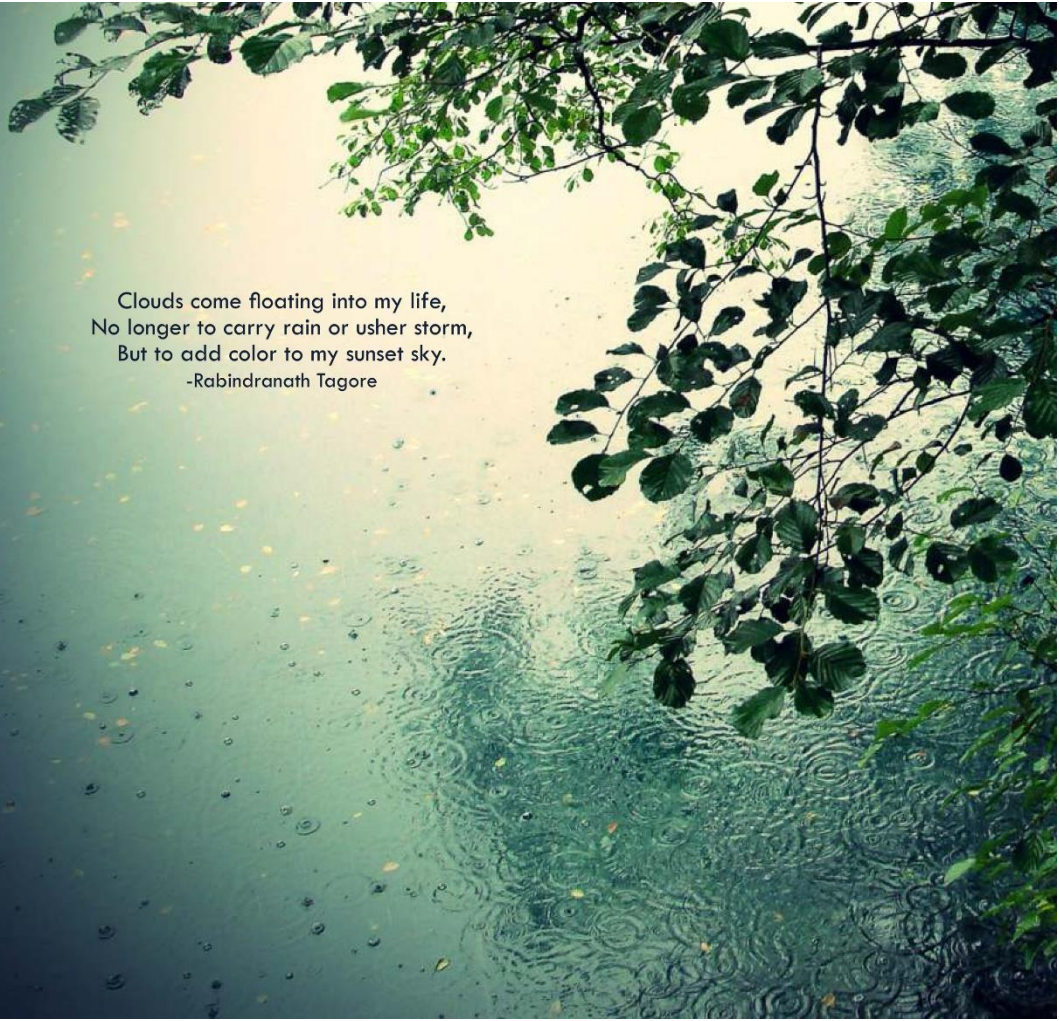
Concealed plumbing.

Branded C.P. fittings.

Laminated Flush doors.

Main door with Teakwood.



A photograph of a rainy scene. In the foreground, there are dark green, leafy branches of a tree, some with water droplets on them. The background shows a wet surface, possibly a road or a large leaf, reflecting the sky and the surrounding greenery. The sky is a pale, overcast greenish-yellow, and the water droplets on the surface create a pattern of concentric ripples. The overall mood is serene and contemplative.

Clouds come floating into my life,
No longer to carry rain or usher storm,
But to add color to my sunset sky.
-Rabindranath Tagore



Altura Fact: 74 species Mammals in Konkan.



3D Floor Plan:
Building B



Ground Floor:
Building B



Altura Fact: Konkan region of Maharashtra having 476 bird species.

AREA STATEMENT

BUILDING (A)			
Unit Type	Flate No	BUA	Rera Carpet
1 BHK	101	55.89	37.62
1 BHK	102	59.14	42.36
1 BHK	103	55.81	39.89
1 BHK	104	55.81	39.89
2 BHK	105	66.3	48.49
1 BHK	106	58.75	42.49

BUILDING (B)			
Unit Type	Flate No	BUA	Rera Carpet
2BHK	101	70	50.98
1BHK	102	57	41.09
1BHK	103	55	39.45
1BHK	104	56	40.05
1BHK	105	56	40.05
1BHK	106	59	42.36
1 BHK	107	56	37.62

1 BHK	201	55.89	37.62
1 BHK	202	59.14	42.36
1 BHK	203	55.81	39.89
1 BHK	204	55.81	39.89
2 BHK	205	66.3	48.49
1 BHK	206	58.75	42.49

2BHK	201	70	50.98
1BHK	202	57	41.09
1BHK	203	55	39.45
1BHK	204	56	40.05
1BHK	205	56	40.05
1BHK	206	59	42.36
1 BHK	207	56	37.62

1 BHK	301	55.89	37.62
1 BHK	302	59.14	42.36
1 BHK	303	55.81	39.89
1 BHK	304	55.81	39.89
2 BHK	305	66.3	48.49
1 BHK	306	58.75	42.49

2BHK	301	70	50.98
1BHK	302	57	41.09
1BHK	303	55	39.45
1BHK	304	56	40.05
1BHK	305	56	40.05
1BHK	306	59	42.36
1 BHK	307	56	37.62

1 BHK	401	55.89	37.62
1 BHK	402	59.14	42.36
1 BHK	403	55.81	39.89
1 BHK	404	55.81	39.89
2 BHK	405	66.3	48.49
1 BHK	406	58.75	42.49

2BHK	401	70	50.98
1BHK	402	57	41.09
1BHK	403	55	39.45
1BHK	404	56	40.05
1BHK	405	56	40.05
1BHK	406	59	42.36
1 BHK	407	56	37.62

*(area in sq.mtr.)

Accommodates every comfort, mood, whim and fancy.

An apartment that expands beyond four walls to encompass and entire city. That's "Altura" Dodamarg City. Built to uncompromising international standards, and example of modern living at its finest. Amenities include:

Landscape Garden.

Entrance Gate.

CCTV in Selected Common Areas.

Childrens Play Area.

Multipurpose Hall.

High Speed Elevators.

Stile Parking.

STP Plant.





Altura Fact: Goa has 51 state protected monuments which includes churches, temples and mosques.



Kasai-dodamarg Nagar Panchayat
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 192120
Proposal Code : NPKDG-23-43182

Permit No : NPKDG/B/2023/APL/00046

Date : 16/06/2023

Building Name : Building A (Residential)	Floors : Ground Floor, Typical First to Fourth Floor
Building Name : Building B (Residential)	Floors : Ground Floor, Typical First to Fourth Floor

To,

- i) BLOCK BUILDTECH LLP.
KASAI DODAMARG
ii) Gitesh Murkar (Architect)

Sir/Madam,

With reference to your application No NPKDG202300024, dated 02-06-2023 for the grant of sanction of Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with Maharashtra Municipal Councils, Nagar Panchayats and Industrial Townships Act, 1965 to carry out development work / Building on Plot No. -, Revenue S.No. / Khasra no. / Gut no 219/1/7, City Survey No. -, Mouje Kasai dodamarg situated at Road / Street 9m wide road, Society Kasai dodamarg . The Commencement Certificate / Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions :

1. The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.
3. The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
5. This permission is being issued as per the provisions of UDCPR. If any permission is required to be obtained from any department of the state or central government under the provisions of any other laws / rules , it shall be binding on the owner/ developer to obtain such permission from the concerned authority.
6. Information Board to be displayed at site till Occupation Certificate.
7. If in the development permission reserved land/amenity space/road widening land is to be handed over to the authority in the lieu of DEVELOPMENT RIGHTS if any, then necessary possession receipt, registered transfer deed alongwith change in name on record of rights shall be executed in the name of authority within 6 months from the commencement certificate.
8. All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.
9. Provision for recycling of Gray water ,where ever applicable shall be completed prior to completion certificate and design, drawing with completion certificate shall be submitted along with the application for occupancy certificate.
10. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
11. Permission for cutting of trees, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
12. Authority will not supply water for construction.
13. Areas/sites where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.
14. The owner/developer shall submit the completion certificate from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary)



Scan QR code for verification of authenticity.

Chief Officer,
Kasai-dodamarg Nagar Panchayat,





Altura Fact: MOPA International Airport 20 KM from US.

Location Map:

Distance from ALTURA

- * Mopa Airport- 20 Km.
- * Dodamarg Town- 0Km
- * Tilari Dam- 15 Km.
- * Sea shore- 25 Km.
- * Hospital. 0Km.
- * Super Market and Bank- 0Km.
- * Tivim Railway Station- 14Km.
- * Panjim- 35 Km.





Block buildTECH™

Blessed by Nature. Developed by us.

M/s Block Buildteck LLP

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Architect:
GM & ASSOCIATES.
(Gitesh Murkar)

Engineer:
KRISHNRAJ CHAVAN.

Chartered Accountant:
KPT & ASSOCIATES LLP.
(Sameer Kulkarni)

Civil Contractor:
RAVIDAS V CHAVAN