



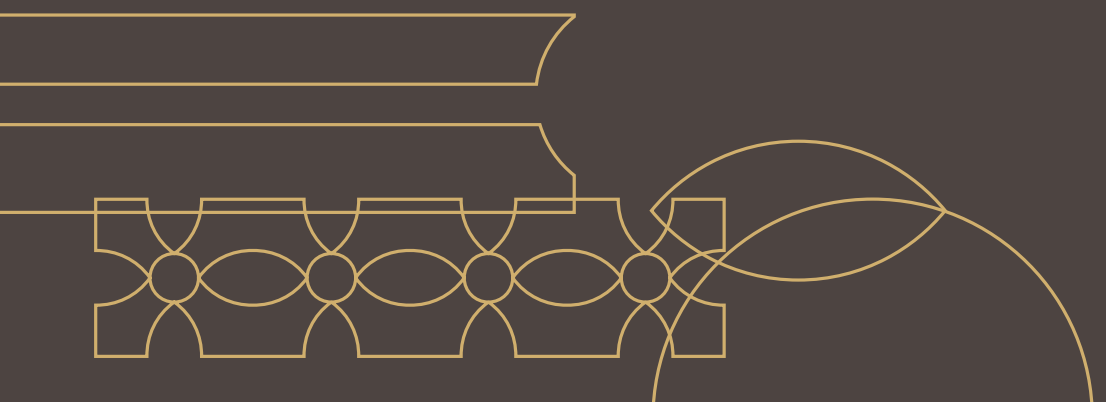
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ABOUT US

TM Constructions has crafted landmark projects across every facet of real estate; from strategic land acquisition to seamless project delivery. Mastering the art of selecting prime locations and delighting buyers. We are inviting you to explore endless possibilities in luxury living.





TM'S SIGNATURE

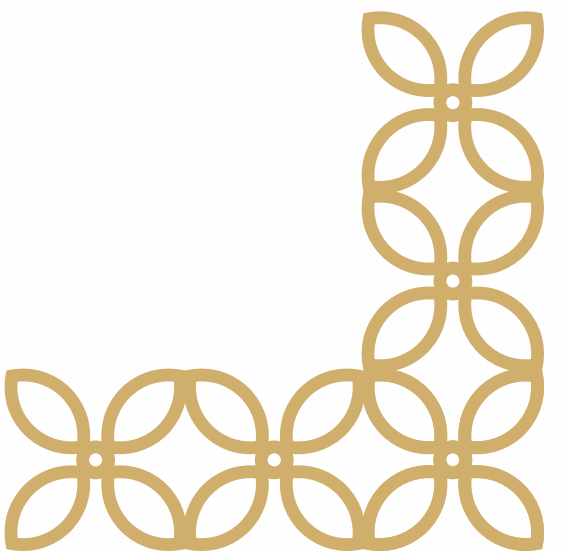
4 . 5 B H K
E L E G A N C E



@ B J B N A G A R



TM's Signature is an ultra-premium 4.5 BHK residential address nestled in the heart of Bhubaneswar's prestigious BJB Nagar. Designed for those who seek timeless elegance and modern comforts, it offers spacious living, curated amenities and unmatched connectivity, bringing together luxury, lifestyle and location in one iconic offering.



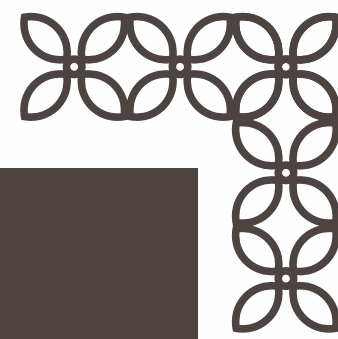
MARKET
0.7 KM

HOSPITAL
1.1 KM

RAILWAY STATION
2.4 KM

AIRPORT
4.0 KM



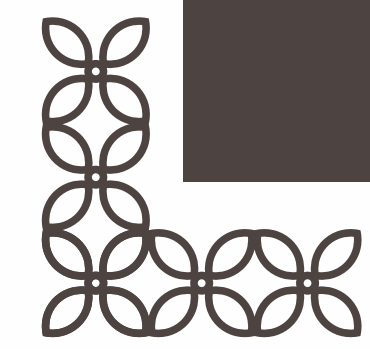


40

EXCLUSIVE APARTMENTS



Limited residences. Infinite signature experiences await



TMS SIGNATURE

TMS SIGNATURE

A
11 STOREY
BUILDING
STRUCTURE

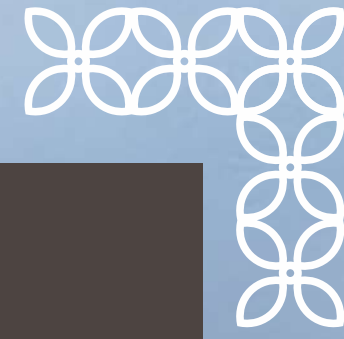
OVER
50 PREMIUM
AMENITIES
FOR YOUR COMFORT

A
2 BASEMENT
PARKING

SEPARATE
HOUSE HELP
ROOMS

FEATURES

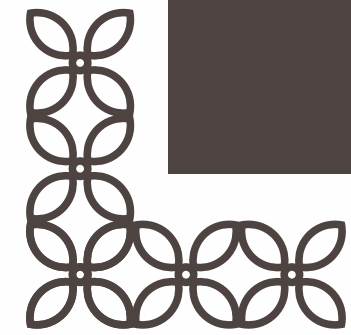




A grand gate that commands
prestige and presence



The grand entrance gate gives a strong
first impression. It looks beautiful,
feels royal and makes every arrival feel
special, safe and truly welcoming.




TM'S SIGNATURE



A royal retreat with pool
and deck side elegance

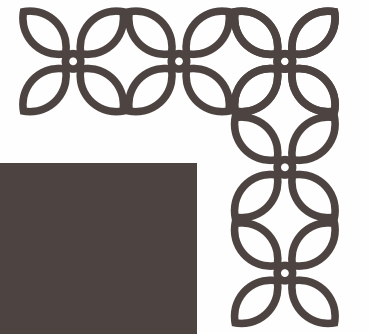
Dive into luxury with a grand
swimming pool, featuring a spacious
pool deck and fully equipped
changing rooms.



PET PLAY ZONE

A pet zone with playful agility areas, shaded spots, and safe exercise spaces.





Power, poise and grace combine in every thrilling competition.

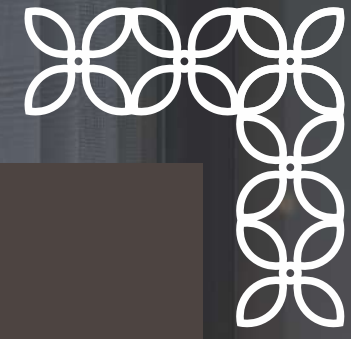


Spacious courts thoughtfully designed to support wellness, activity and leisure; offering you the ideal environment to stay fit, play, unwind and rejuvenate in comfort and style every day.



Image is for visual representation only.

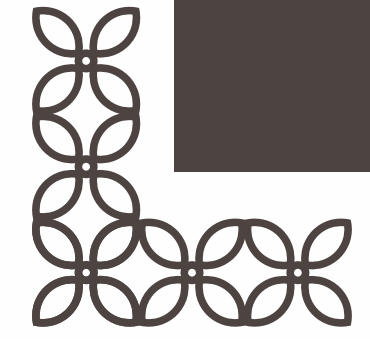




Landscapes crafted for swinging, soothing moments



Thoughtfully designed green spaces with stylish swings offer a scenic retreat, ideal for relaxed evenings, fresh air and quiet family time under open skies.



Quiet moments, great books,
cozy corners.

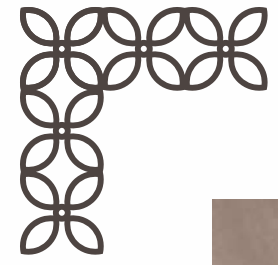
The perfect blend of knowledge and
tranquility in a residential library
designed to nourish your mind and
soul every day.





BANQUET HALL

A colossal banquet hall crafted for weddings, parties and celebrations that deserve nothing less than majestic perfection.



Playful luxury, laughter woven into every space

————— ❦ —————

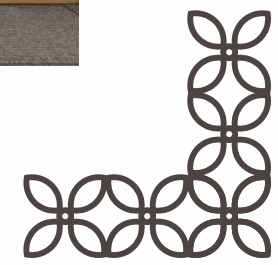
A lively yet serene space with engaging games, where joyful energy refreshes and invigorates the spirit for all visitors.

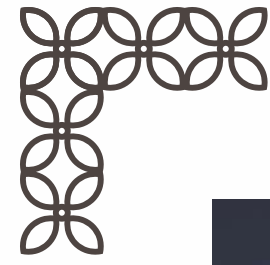


Spaces designed for strength, energy and elegance

————— ❦ —————

Strength and vitality come alive in a luxurious environment, offering an inspiring space for personal well-being.





Where smoky flavors meet
skyline moments



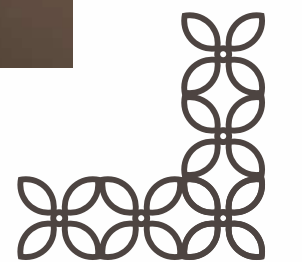
Crafted for relaxed evenings
and unforgettable gatherings
surrounded by great food and
warm conversations.

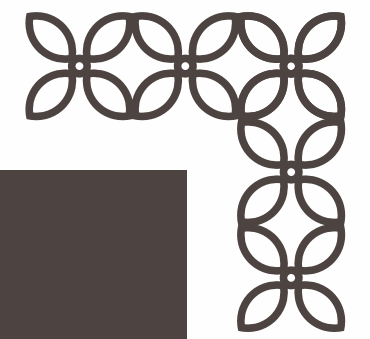


Fun, freedom and laughter
in motion



Bright, lively and full of
giggles, where every
playtime brings smiles that
light up the day.

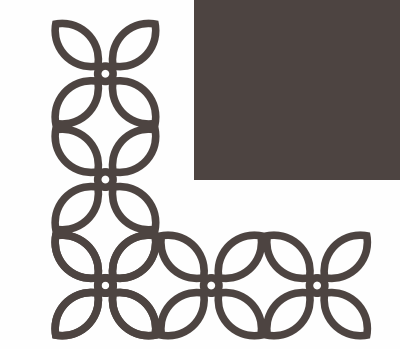




Terrace Amenities



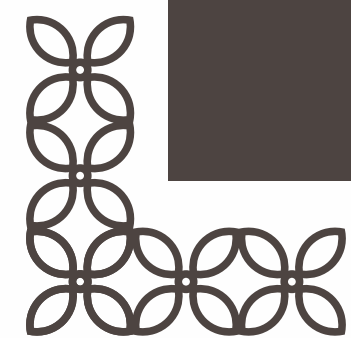
- | | |
|-------------------------|---------------------|
| Party lawn | Planter |
| Pebble bed with seating | Entrance canopy |
| Stepping stone | Yoga lawn |
| BBQ counter | Water body |
| Sky-gazing | Walkway |
| Pickle ball court | Buddha sculpture |
| Players waiting area | Meditation pavilion |
| Kids play | Sculpture |
| Seniors pavilion | Seating area |
| Reflexology | Pantry |



Elevate your evenings with
rooftop sky-gazing



The rooftop sky-gazing invites you to
unwind under vast skies. Whether
sunrise or starlight, this elevated escape
offers timeless, luxurious perspective





PLAY COURT

Laugh, rally & recharge with pickleball court



SMART HOME
SYSTEM

VIDEO
INTERCOM

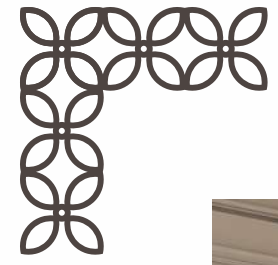
PANIC SWITCH
FACILITY

SAFETY DOOR
FEATURE

24/7 SMART
PERIMETER
SECURITY

VIDEO
DOOR
PHONE

HOME AUTOMATION & SAFETY



Entrance lobby and other common areas with facilities



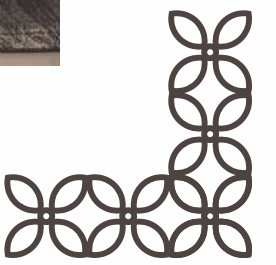
The building offers power backup with a dedicated floor lobby inverter, solar-powered common areas, spacious lobbies and concealed wiring.

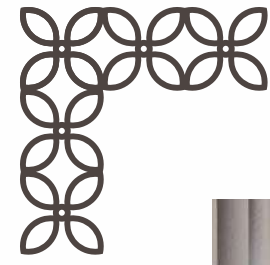


Comfort-led living with everyday thoughtful touches



Enhancing daily convenience with a centralized gas pipeline and an efficient clothing drying hanger in the utility.





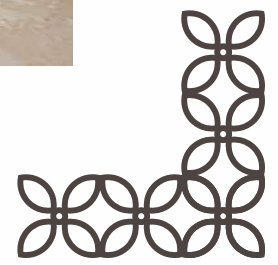
Spaces where
little dreams grow freely

Separate bedrooms offering comfort,
vibrant energy and endless joyful
moments, creating a lively, inspiring
home environment.



Parents' haven
for rest and relaxation

Bedrooms crafted with care,
combining space, comfort, and
tranquility for a truly relaxing
home experience daily.





NOBLE COMFORT

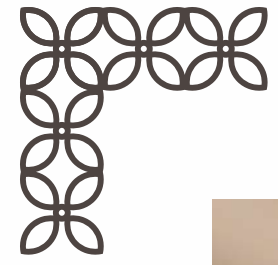
24/7 hot water supply for all
bathrooms, kitchen and wash basin



ELITE PARKING

Spacious car parking accommodate 2 cars with
dedicated EV charging plug points





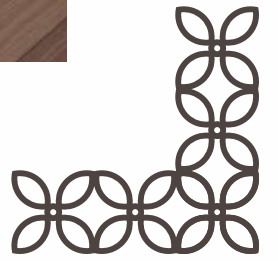
Functional kitchen crafted for happy cooking

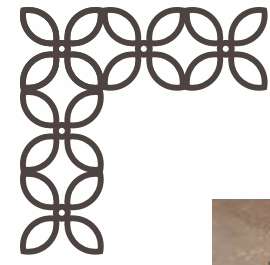
From a well-ventilated kitchen, enjoy effortless cooking, bright spaces, and a perfect blend of openness, elegance and luxury.



Open balcony perfect for leisure moments

Step onto a spacious balcony, where open views, comfort and natural elegance create relaxing, luxurious moments every day.





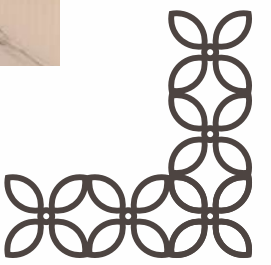
Refresh, rejuvenate and enjoy serene comfort

Step into a serene, luxurious space that pampers, refreshes and offers unmatched daily comfort and calm.



Elegance, comfort and serenity combined beautifully

A serene retreat offering peace, elegance and refined comfort, creating restful moments you will truly cherish daily.



Specifications



FOUNDATION & SUPER STRUCTURE

Foundation

Pile foundation with pile cap & basement raft

Super structure

RCC framed structure

Walls

RCC frame structure with all exterior including structural and nonstructural wall

FINISHING

LIVING & DINING

Floor & Skirting Italian marble / vitrified tiles (optional) - 800 mm x 1600 mm with spacers

BALCONY

Floor Wooden plank tiles - 200 mm x 1200 mm with spacers

Railing MS railing with enamel paint finishes

Wall As per exterior wall finish with weather coat paint - 8 years warranty

Ceiling 200 mm x 1200 mm plank ceiling in wooden pattern

KITCHEN

Floor Anti skid - 600 mm x 1200 mm / 800 mm x 1600 mm

Counter Granite

Dado Glossy - 600 mm x 600 mm till 600 mm height over kitchen counter

Sink SS 304 single bowl with drain board sink

Sink mixture with cold & hot water options

Provision for chimney / exhaust Fan

Centralized gas pipeline

UTILITY / DRY BALCONY

Floor Matt - 600 mm x 600 mm

Dado Glazed ceramic tiles - 300 mm x 600 mm up to 1200 mm from floor

Railing MS railing with enamel paint finishes

Wall As per exterior wall finish with weather coat paint - 8 years warranty

Ceiling Putty with emulsion paint

Provision for washing machine / dish washer

Clothes drying hangers

BED ROOMS

Floor & Skirting Italian marble / vitrified tiles (optional) - 1600 mm x 800 mm

TOILETS

Floor Anti skid - 300 mm x 300 mm

Wash Basin Counter Granite

CP & Sanitary CP fittings and sanitary ware of Grohe / Jaquar / Kohler or equivalent premium brands

Along with provision for geyser and exhaust Fan

Centralized hot water system with water heater connection

Ceiling rain shower diverter with hand shower in master bathroom

Shower diverter with hand shower in other bathrooms

Vanity counter top unit

Shower cubicle

Wall mounted fan

DOORS

Main Door King size 8 feet polished veneer finish solid core factory made doors with WPC door frame & smart digital lock and safety door

Internal Door All internal door 8 feet - painted / laminated factory made pre - engineered doors with WPC door frame

Hardware Stainless steel (SS304) hardware of reputed brand

SLIDING DOORS, WINDOWS & VENTILATORS

Aluminum powder coated sliding doors & windows with 6mm glass & mosquito net, glass louvered ventilators

Sills & jambs finishes with granite

INTERNAL WALL FINISHES & CEILING

Gypsum putty finished walls with one coat of primer & two coat of acrylic emulsion paint

ELECTRICAL WORK & FITTINGS

Conduiting FRLS wires with PVC conduits of reputed brand

Premium quality modular smart switches, socket & switch gears

Provision for AC (indoor / outdoor unit) in all rooms including living / dining

Provisions for TV points in all bedrooms and living rooms

OTHER FACILITIES

Intercom with video door phone

Provision for internet connectivity

Wi-Fi enabled in common areas

COMMON AREA SPECIFICATIONS

Common Lift Lobby

Granite flooring in common lobby & floor lobby

Common lobby & floor lobby with CCTV camera

Wall Cladding at Lift Fascia

Granite

Ceiling of Common Lobby

False ceiling with LED lights in lobby

Staircase

Tread & riser - Granite

Railing - MS railing with enamel paint finish

External Wall Finishes

Finished with weather coat paint complimenting to elevational intent in plain painted surface texture

Fire Doors

Fire resistant doors as per fire standard specification

Elevators

Passenger elevators along with stretcher elevator of reputed brand

Covered Parking & Driveway

Vacuum dewatered flooring

Common Area Lighting

Energy efficient LED lighting system proposed in most areas

Fire Fighting Network

As per NBC / fire safety recommendation

EV Charging Points

As per authority requirement

AC

AC for all reception hall, multipurpose hall, gym, indoor games in ground floor

Smart Home Technology

From appliances to lights, control everything through an app*

Panic Button

Provision in master bedroom and living room

Water Supply

24 hours water supply through UGR & OHT of adequate capacity from deep tube well

Power Back-up

For each flat from DG supply back-up for all common area & lift through Dgs

Telephone / Cable TV

Connection in apartment also common areas Wi-Fi enabled

Security

24/7 security at gate & lobby

CCTV surveillance in both basements, entrance lobby, ground floor & inside premises

Additional security

Video door phone integrated with security gate panic buttons for any emergency





NEARBY LANDMARKS	
PLACE	DIST.
Paramount Sporting's Club	0.3 Km
BJEM School	0.7 Km
Utkal Mall	1.0 Km
Shree Hospital	1.1 Km
Railway Station	2.8 Km
Mothers Public School	2.8 Km
Janpath	3.5 Km
Capital Hospital	3.7 Km
Airport	4.5 Km
DAV	5.0 Km

● BIJU PATNAIK INTERNATIONAL AIRPORT

SCAN QR FOR LOCATION



TM'S SIGNATURE

4.5 BHK ELEGANCE

CONTACT
70777 75565 | sales@tmconstructions.in



RP/19/2025/01407
www.rera.odisha.gov.in

DEVELOPER



TM CONSTRUCTIONS

SITE ADDRESS

D-23, 24, 25, BJB Nagar, Bhubaneswar, Odisha - 751014

OFFICE ADDRESS

D-20, BJB Nagar, Bhubaneswar, Odisha - 751014



PROJECT LOAN AVAILED FROM LICHFL
 PROPERTY IS MORTGAGED WITH LICHFL
 NOC WILL BE REQUIRED FOR SALE OF UNIT FLATS IN THE PROJECT

ARCHITECT



LANDSCAPE ARCHITECT



STRUCTURE DESIGN BY



MEPF CONSULTANT



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