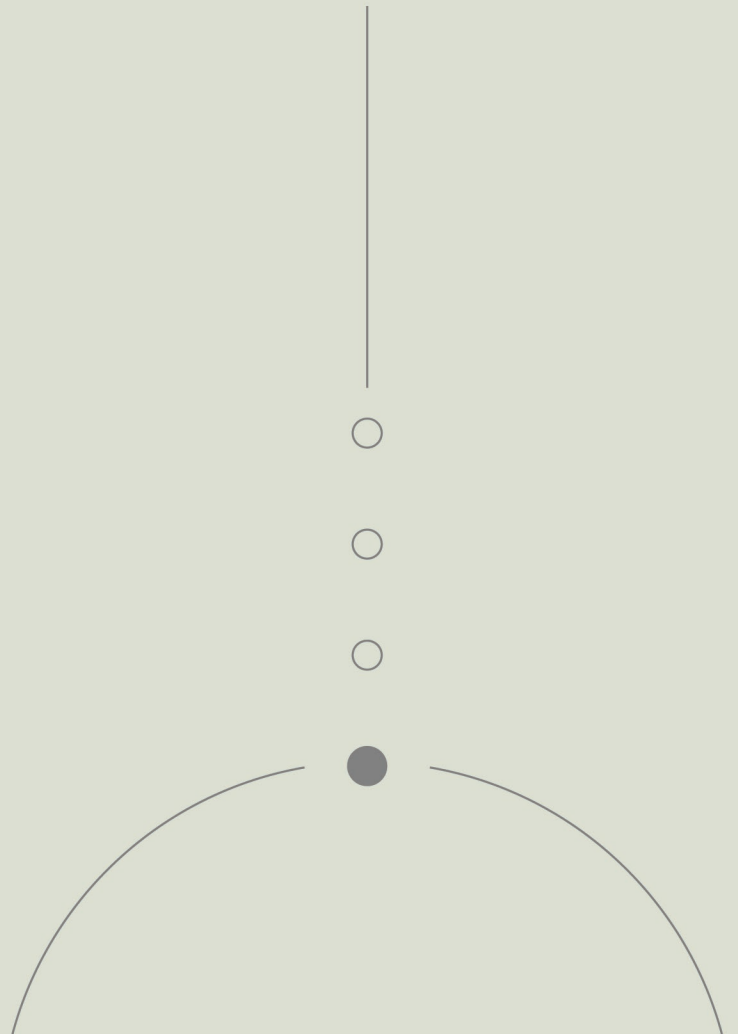




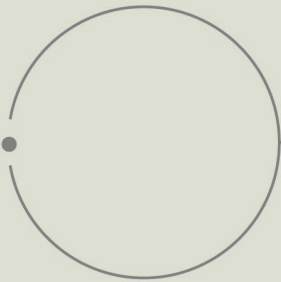
ELEVATE YOUR LIFESTYLE, EVERYDAY











Welcome to URBAN PARADISE, an epitome of luxury living with spacious rooms, premium amenities, and our characteristic of neoclassical architecture designed as self-contained and sustainable ecosystem, which brings alive a multitude of experiences for you.



EVENING VIEW



AMENITIES & FACILITIES

-  24 X 7 Manual Security
-  CCTV Surveillance
-  EPABX System
-  ARD Enabled Strecher Elevator
-  100% Power Back-up to Common area and 1KVA to each flat
-  Provision of Inverter Installation to all Flats.
-  On Grid Solar System
-  Video Call Door Bell





Sewage Treatment Plant



Rainwater Harvesting


Energy Efficient Lights


Beautifully Landscaped Areas


FTTH - Jio / Airtel / Equivalent


Power Point for EV Charging For All The Flats.


Smart / Dual Meter



Artificial False Ceiling : Toilet / All Common Area


Walkways/Jogging


Kid's Play Area


Air conditioned Gymnasium


Air Conditioned Society Hall


DTH - Tata / Airtel / Reliance


Fire Fighting Facility As Per Norms.


Lightning Arrester


Heat / Cold Pump With Provision Of Geyser



SITE PLAN

Transforming Spaces With Nature's Serene Elegance.

The site plan showcases a thoughtfully designed layout featuring spacious homes, lush landscaping, and community amenities. Pathways connect recreational areas, parks, and gathering spaces, fostering a sense of community while ensuring residents enjoy tranquility and convenience in their everyday lives.





NIGHT VIEW

Elegant Homes With Serene Nightscape And Tranquility.

Experience serene urban living with stunning night views at our exclusive residential project. Elegant architecture blends seamlessly with modern amenities, offering a perfect balance of comfort and luxury. Discover your dream home illuminated under the stars.

FLOOR PLAN



TYPICAL 1ST TO 5TH FLOOR

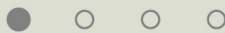
FLAT	TYPE	CARPET AREA	BALCONY AREA	SBUA
101-501	3 BHK	1009 SQ FT	82 SQ FT	1627 SQ FT
102-502	3 BHK	1006 SQ FT	86 SQ FT	1633 SQ FT
103-403	3 BHK	1062 SQ FT	86 SQ FT	1734 SQ FT

TYPICAL 1ST TO 5TH FLOOR

FLAT	TYPE	CARPET AREA	PVT. TERRACE	BALCONY AREA	SBUA
104-404	3 BHK	1032 SQ FT	—	85 SQ FT	1704 SQ FT
105-505	3 BHK	990 SQ FT	45 SQ FT	36 SQ FT	1593 SQ FT
106-506	3 BHK	1051 SQ FT	15 SQ FT	64 SQ FT	1698 SQ FT



ISOMETRIC VIEW



FLAT 101-501 TYPICAL 1ST TO 5TH FLOOR			
TYPE	CARPET AREA	BALCONY AREA	SBUA
3 BHK	1009 SQ FT	82 SQ FT	1627 SQ FT

ISOMETRIC VIEW



FLAT 103-403 TYPICAL 1ST TO 5TH FLOOR			
TYPE	CARPET AREA	BALCONY AREA	SBUA
3 BHK	1062 SQ FT	86 SQ FT	1734 SQ FT



FLAT 102-502 TYPICAL 1ST TO 5TH FLOOR			
TYPE	CARPET AREA	BALCONY AREA	SBUA
3 BHK	1006 SQ FT	86 SQ FT	1633 SQ FT



FLAT 104-404 TYPICAL 1ST TO 5TH FLOOR				
TYPE	CARPET AREA	PVT. TERRACE	BALCONY AREA	SBUA
3 BHK	1032 SQ FT	---	85 SQ FT	1704 SQ FT



ISOMETRIC VIEW



FLAT 105-505		TYPICAL 1ST TO 5TH FLOOR		
TYPE	CARPET AREA	PVT. TERRACE	BALCONY AREA	SBUA
3 BHK	990 SQ FT	45 SQ FT	36 SQ FT	1593 SQ FT



FLAT 106-506		TYPICAL 1ST TO 5TH FLOOR		
TYPE	CARPET AREA	PVT. TERRACE	BALCONY AREA	SBUA
3 BHK	1051 SQ FT	15 SQ FT	64 SQ FT	1698 SQ FT



PAYMENT SCHEDULE

% OF FLAT COST	INSTALLMENT
10 % at the time of Allotment & Agreement within 15 days of Booking including Booking Amount.	1st Installment
20 % on Completion of Foundation.	2nd Installment
8 % on completion of Stilt Roof Casting.	3rd Installment
8 % on completion of First Floor Roof Casting.	4th Installment
8 % on completion of Second Floor Roof Casting.	5th Installment
8 % on completion of Third Floor Roof Casting.	6th Installment
8 % on completion of Fourth Floor Roof Casting.	7th Installment
8 % on completion of Fifth Floor Roof Casting.	8th Installment
10 % on completion of Brick work of Respective Units.	9th Installment
7 % on completion of flooring of Respective Units.	10th Installment
5 % of the Flat Cost before 7 days of Registration & Possession.	11th Installment

PROJECT SPECIFICATIONS

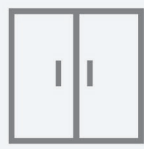


STRUCTURE

Earthquake Resistance R.C.C Frame Structure with pile foundation & M25 grade concrete design.

CEMENT

OCL /Ultratech/Novoco or equivalent.



STEEL

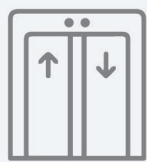
Sail / Vizag / Jindal panther or equivalent fe500.

WALLS

Fly Ash & AAC blocks masonry work.

PLASTERING

ALL inside in 1:6 & outside in 1:5.



LIFT

1 Stretcher lift of Kone / OTIS / Schindler / Equivalent.

STILT FLOOR

400mm*400mm heavy duty designer tiles.

DRIVEWAYS

Heavy duty pavers / Tiles Floor.

TOILET / BATH FITTINGS

SINGLE LEVER DIVERTER AT BATH FOR SPOUT & SHOWER
ALL CP & Ceramic Fittings of Kohler / Jaquar / Equivalent.

DOORS / WINDOWS

MAIN DOOR

Factory made flush door with front side veneer polished with WPC door frame & trio lock.

OTHER DOORS

Factory made flush door with both side laminate. WPC door frame with mortise lock.

HARDWARE MAKE

Quba / Dorset / Equivalent.

WINDOWS

UPVC Windows With 5mm Clear Glass & mosquito net.



WALL FINISH

INTERIOR

Superior acrylic emulsion paint over wall putty.

EXTERIOR

Weather shield paint over Textured / Putty Surface.

RAILINGS

BALCONY

CI / MS designer railing over Granite.

STAIRCASE

MS / CI / SS railing over Granite.



PREMIUM PORCELAIN TILES

MAKE

Johnson / Somany / RAK / EQUIVALENT

FLOOR TILE

IN SIDE FLAT - 1200mm X 600mm

BALCONIES - 600mm X 600mm (ANTI SKID)

BATHROOM - 600mm X 600mm (ANTI SKID)

CORRIDOR - 1200mm X 600mm

WALL TILE

TOILET - 1200mm X 600mm height up to 2400mm

KITCHEN - 1200 mm X 600 mm

Height upto 600 mm from granite counter top

UTILITY

Size - 1200mm x 600mm height up to 2400mm

ELECTRICAL

SWITCHES : LEGRAND / Equivalent

WIRE : FINOLEX / RR / Equivalent

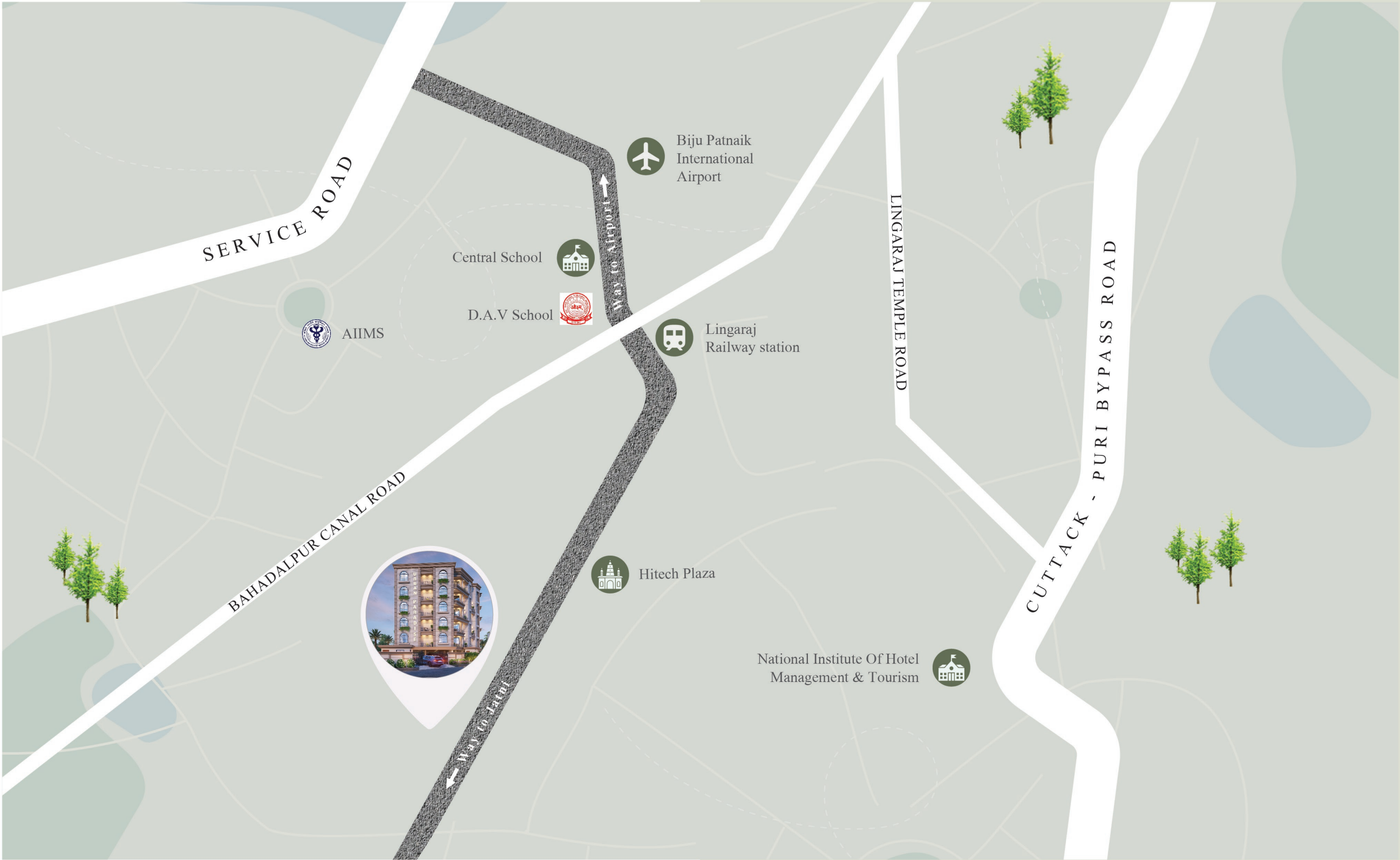




AERIAL VIEW

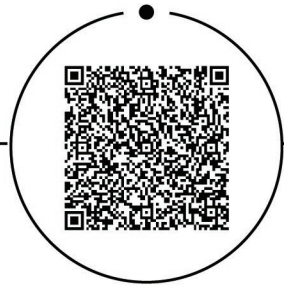
Spacious Layout And Lush Surroundings From Above.

Urban Paradise keeps you connected both to different parts of the city as well as a great neighbourhood. This much coveted location will give you the seamless lifestyle you've been looking for. After all, where you live does decide how you live.



IDEALLY LOCATED

SCAN ME
to view project location



Biju Patnaik International Airport - 8 Km
Lingaraj Station - 5 Km
Pokhripur DAV School - 5 Km

Pokhripur Central School - 5 Km
AIIMS Hospital - 10 Km
Barmunda Bus Terminal - 10 Km

Xavier University - 7 Km
Aditya Birla Public School - 7 Km

Bhubaneswar Railway Station - 11 Km
Galleria Mall - 10 Km

DEVELOPERS



Plot No-536-p,
Dakbanglow, Chahak
Old Town, Bhubneswar
Khordha, Odisha-751002
E-mail : info@mksrbuilders.com
Website : www.mksrbuilders.com

SITE ADDRESS

Mouza-Kantilo
Sundarpada Road
Bhubaneswar, Odisha -751002

CONSULTANT



Plot No -A/19,
Pokhariput, Lingaraj Vihar
Bhubaneswar, Odisha-751020
E-mail : info@mksrassociates.com
Website : www.mksrassociates.com
Mobile : +91 9438380000/9937023820

MARKETING

8338 8338 40
8338 8338 41

BDA APPROVED RERA REGISTRATION

RP/19/2024/01285

PROJECT APPROVED BY



DISCLAIMER

All details in this booklet are for easy information and concept purposes only, and do not form part of the agreement. This document is tentative and developers reserve the right to make variations and modifications. Tolerance of +1 - 2% is possible in the unit areas an account of design and construction variance.