



Luxury you truly deserve



Roshan
PARADISE

@POKHARIPUT





About Us

Sai Roshan Infrastructure Private Limited (SRIPL) as incorporated in the year 2009, continues to be one of the leading companies serving in the field of constructions and development providing hassle free ways to make your dream house come true. Its marvelous creations and flawless performance has let the people find their dream house with the best architecture and amenities. It has got its excellence in developing residential bungalows, residential Apartments and Duplexes, Commercial Complexes, Corporate houses, serving both private and public sector.

SRIPL believes in providing the unique and promising products to its customer and always committed to the quality, timely completion and customer satisfactions by giving priorities to enhancement of customer value.

The company's only aim is to create, design and build the most conducive dwelling places in this world.

The company is fully aware of its right and obligations towards its customers. It is obligated to ensure its customer, their contentment in choosing it above all.



Sai Roshan

INFRASTRUCTURE

LUXURY YOU TRULY DESERVE

Spacious yet affordable home? Fun Amenities to fill your leisure house? A location that keeps you connected to every part of your city? At Roshan Paradise all these little luxuries of urban life comes together to give you the fire living experience you've been dreaming of all along





Typical Floor Plan





FLAT No. 101 - 401 (3BHK)

Carpent Area	940Sqft
Balcony Area	130sqft
Superbuiltup Area	1850sqft

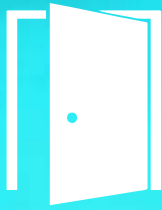


FLAT No. 102 - 402 (3BHK)

Carpent Area	866Sqft
Balcony Area	150sqft
Superbuiltup Area	1804sqft



Specifications



WINDOWS AND DOORS

- I) UPVC Sliding windows
- II) TATA Pravesh or equivalent main entrance door.
- III) Premium Quality frames and doors with S.S. hardware for internal doors.



WALL FINISHING

- I) Internal Walls & Ceiling are Finished with Putty and double coat Plastic Paint
- II) External Walls are Finished with Exquisite Combination of Premium Weather Proof Paints.



FLOORING

- I) Premium quality glazed vitrified tiles.
- II) Antiskid tile in kitchen & bathroom floor.



ELECTRICAL

- I) Standby Generator for elevators and common Areas Lighting.
- II) Concealed copper wiring of reputed brand & modular switches.
- III) Inverter points in each flat.
- IV) AC points provision in all rooms.
- V) 15amp provision in Kitchen, Toilets, Dining



KITCHEN

- I) Granite finished counter Top with Stainless Steel Sink.
- II) Tile on Kitchen walls from counter top.
- III) Provide Modular type Kitchen



TOILETS

- I) Premium Tiles Dado on the floor and Walls Upto Door Height.
- II) C.P. fittings by Jaquar or equivalent brand.
- III) Western style wall hung commode with concealed cistern and wash basin in all washroom.
- IV) Single lever diverter with overhead shower and spout in all washrooms.

OTHER A

CCTV Surveillance



Parking



Maximum Comfort in every Square Foot. Explore the Specifications of a good Life!



Foundation And Super Structure
Earthquake Resistant
RCC Framed Structure
with fly ash bricks wall.



Fire Fighting
Provision for Fire Fighting in
Building as per Fire safety Norms.



Power Back Up
Power Backup for Residential
towers and common areas.



Elevators
2 no. of Elevators
of Otis or Equivalent brand.



Common Lobby
Well Decorate Lobby with Combination
of Granites and Premium Tiles.

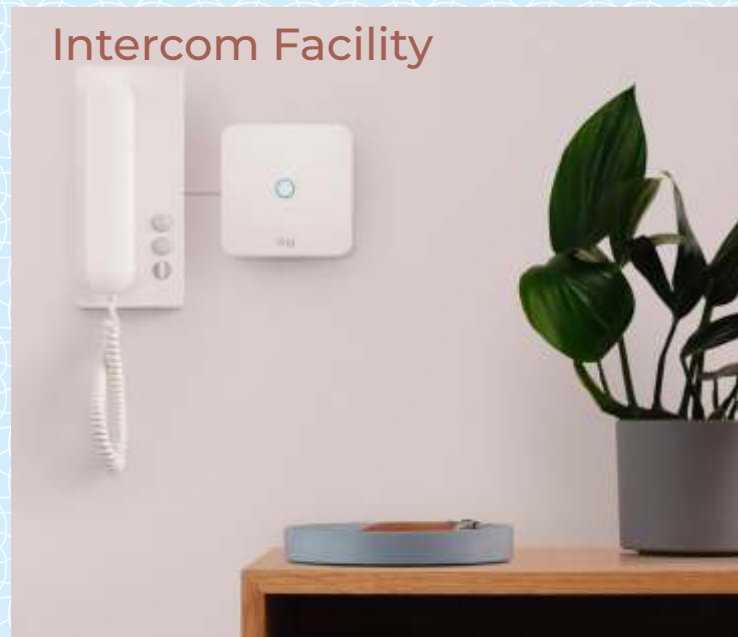


Balcony
270 Degree view from
running panoramic
balconies with glass railings.

AMENITIES



Intercom Facility



Round the Clock Security | 24x7 Power Backup | 24x7 Water Supply



Completed Project

- Roshan Homes Kalarahanga
- Roshan Homes Mahatab Road
- Roshan Homes Jharpada
- Roshan Homes Shree Vihar
- Roshan Homes Patia
- Roshan Seven Heven Naharakanta
- Roshan Elegant Hanspal
- Roshan Villa Shyampur
- Roshan River View Utara
- Sabita Residency Shyampur



LOCATION MAP



Dav School 1.5 km

Central School 1.5km
Union Bank 500met
SBI Bank 900met



Bijupatnaik Inter Airport 5km

Bhubaneswar Rly. Station 7km
Mo Bus Stop 900met
Lingaraj PH Rly Station 1.5km



Madhusudhan Park 900meter

Pokhariput UPHC Hospital 500met
HDFC Bank 1.2km
Capital Hospita 5.5km



Developer



Sai Roshan
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Project Address

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DISCLAIMER

This brochure is not a legal document. It describes the conceptual plan to convey the intent and purpose of ROSHAN PARADIES. The images are imaginary and the details mentioned in this brochure are tentative and subject to change at the sole discretion of the developer and / or architects.