



Developers

SAI KRISHNA HOMES PVT. LTD.

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Email: saikrishnahomes@gmail.com

Site:- Kalarahanga | Patia | Bhubaneswar | Odisha.

BDA & ORERA Approved
ORERA REGD. NO. - RP / 19/ 2023/ 00993.

Architect



Plot No: 271 | 2nd Flor | Kharvel Nagar | Unit - III | Bhubaneswar- 751001
Email: sthaphathi.architects@gmail.com



Disclaimer:- All designs, perspectives, specifications, layout plans etc. are indicative & subject to change. Accessories shown in some of the pictures in this brochure such as furniture, cabinets, electrical appliances, light fittings, paintings, wall & floor textures etc. are indicative/ decorative & are not part of the sale offered.



SAI KRISHNA HOMES PVT. LTD.

COMPANY LEGACY.

Our deep-rooted connection to Bhubaneswar and our role as caretakers of tradition set us apart. Our properties are strategically located in key areas of Bhubaneswar, offering a lifestyle that seamlessly blends tradition with modernity.

VISION

We want our customers to enjoy a meaningful and long lasting lifestyle by being a trusted real-estate developer in Odisha.

MISSION

We endeavor to provide highest level of service to our customers and unwavering in our integrity and place our customers interest before our own.

VALUES

COMMITMENT ! TRUST ! INNOVATION ! RESPECT ! QUALITY ! TIMELINE !



 STREET VIEWS



 A GRANDEUR ENTRANCE WAY

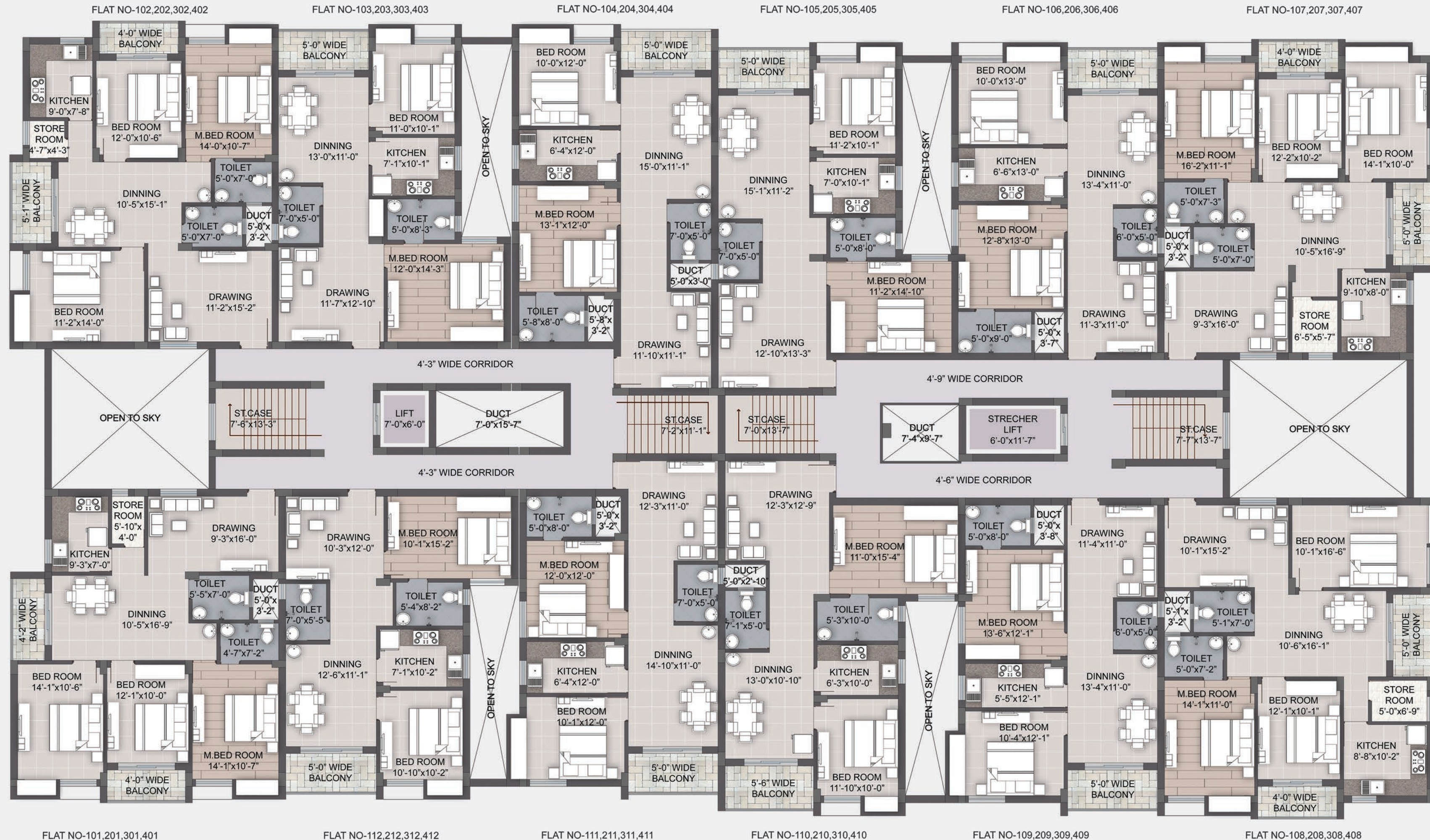
 MASTER PLAN.



 OUR FACILITIES & AMENITIES.

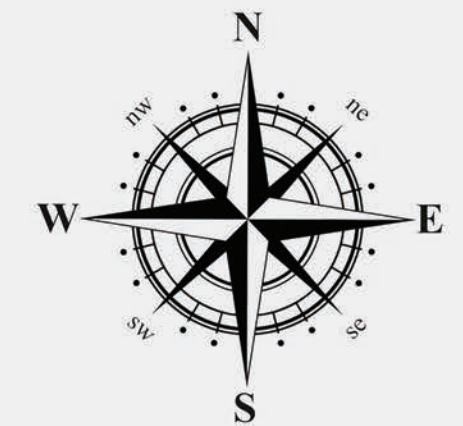
- Classical elevation
- Intercom Facility
- Modern Gymnasium
- Swimming Pool
- Kids Play-area (indoor)
- Senior Citizen sitting area
- Paved Jogging track
- Dedicated A/C Society Hall with attached toilet
- Deep bore well with submersible pump set
- Yoga Room
- 24*7 Securities with Guard Room
- Rainwater Harvesting
- Power Backup (DG)
- Driveway
- Separate Transformer
- Reflexology Path
- Sewerage Treatment Plant (STP)
- Fire Protection

TYPICAL FLOOR PLAN BLOCK- A

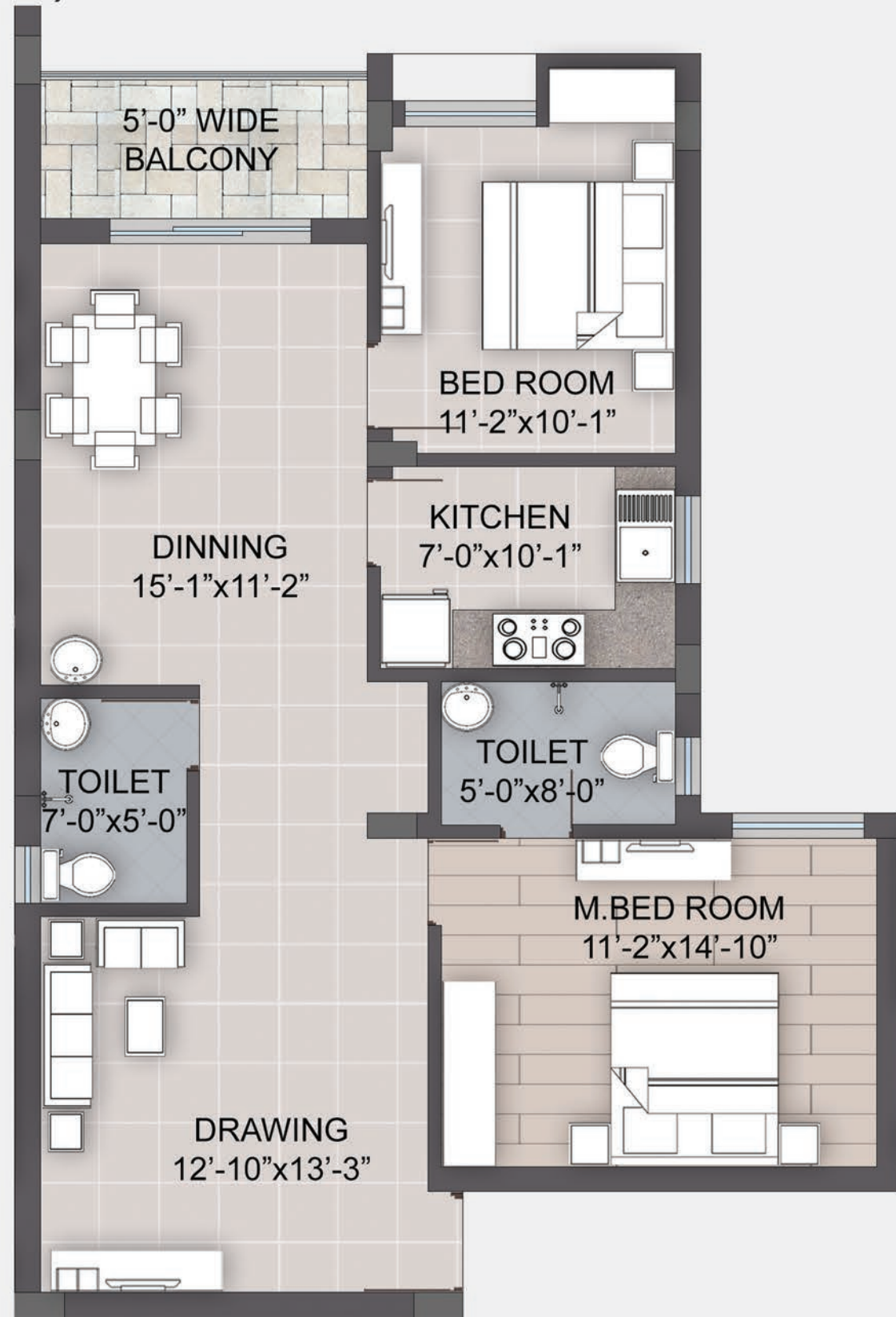


AREA TABLE BLOCK- A

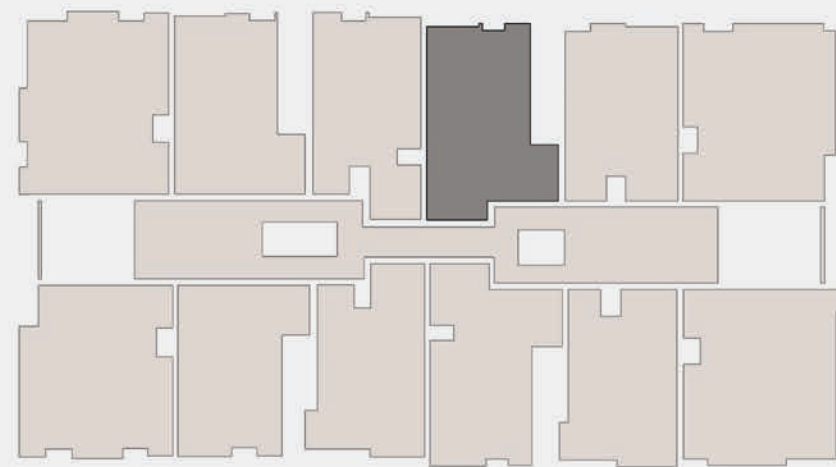
FLAT NUMBER	FLAT TYPE	CAEPET AREA	BALCONY AREA	BUILT-UP AREA	SALEABLE AREA
A101 - A401	3BHK	954 Sqft.	80 Sqft..	1185 Sqft.	1659 Sqft.
A102 - A402	3BHK	974 Sqft.	89 Sqft..	1215 Sqft.	1701 Sqft.
A103 - A403	2BHK	788 Sqft.	55 Sqft..	971 Sqft.	1359 Sqft.
A104 - A404	2BHK	811 Sqft.	55 Sqft..	1020 Sqft.	1428 Sqft.
A105 - A405	2BHK	835 Sqft.	56 Sqft..	1020 Sqft.	1428 Sqft.
A106 - A406	2BHK	778 Sqft.	55 Sqft..	970 Sqft.	1358 Sqft.
A107 - A407	3BHK	997 Sqft.	90 Sqft..	1237 Sqft.	1732 Sqft.
A108 - A408	3BHK	1018 Sqft.	89 Sqft..	1263 Sqft.	1768 Sqft.
A109 - A409	2BHK	721 Sqft.	55 Sqft..	922 Sqft.	1291 Sqft.
A110 - A410	2BHK	812 Sqft.	59 Sqft..	1002 Sqft.	1403 Sqft.
A111 - A411	2BHK	779 Sqft.	55 Sqft..	963 Sqft.	1348 Sqft.
A112 - A412	2BHK	743 Sqft.	55 Sqft..	924 Sqft.	1294 Sqft.



BLOCK- A (2 BHK FLAT TYPE-1)



BLOCK- A



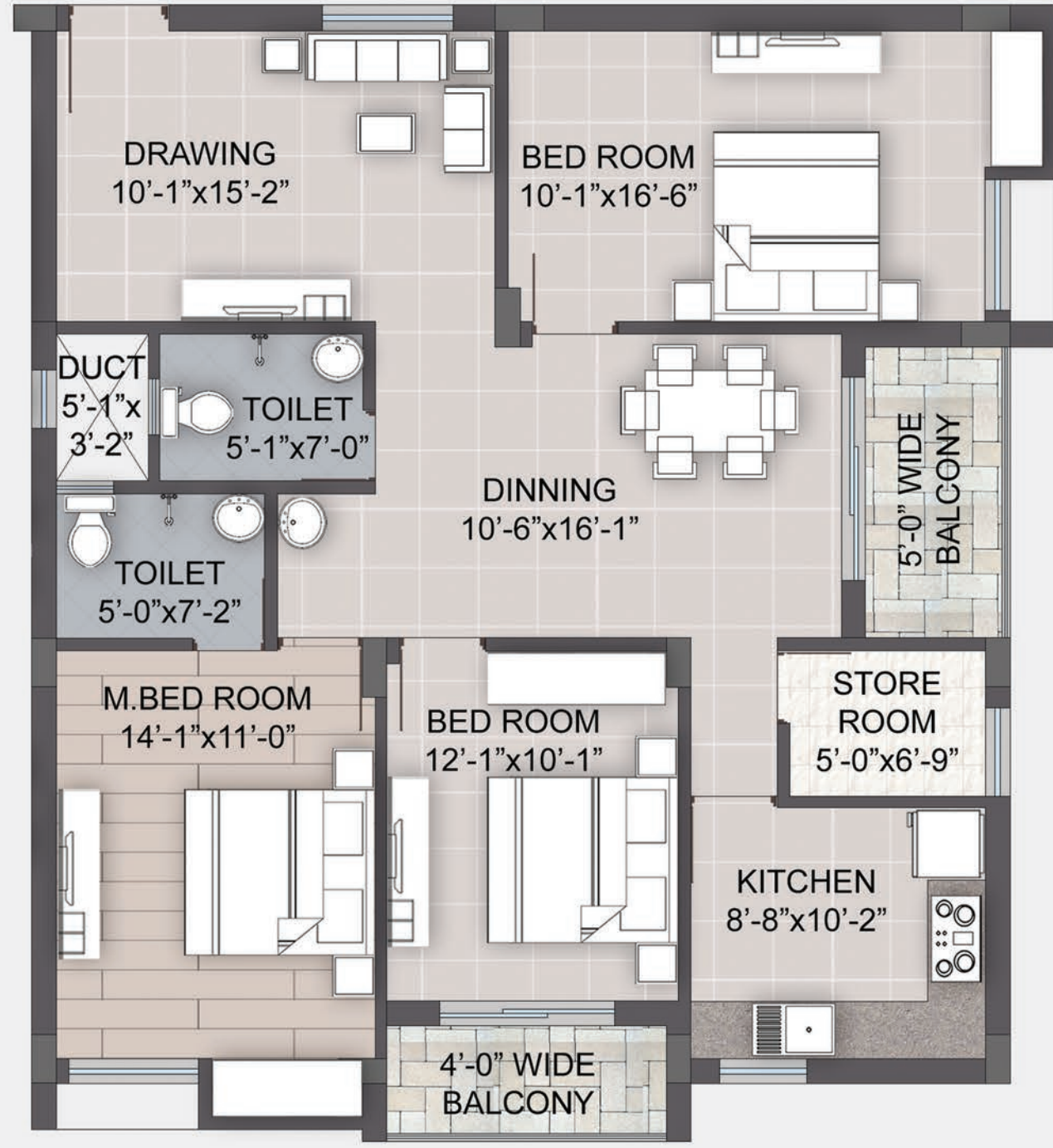
FLAT NO- 105, 205, 305 & 405

SALEABLE AREA
1428 Sqft.

SECTIONAL VIEW FLAT NO- A105, A205, A305 & A405



BLOCK- A (3 BHK FLAT TYPE-1)



BLOCK- A



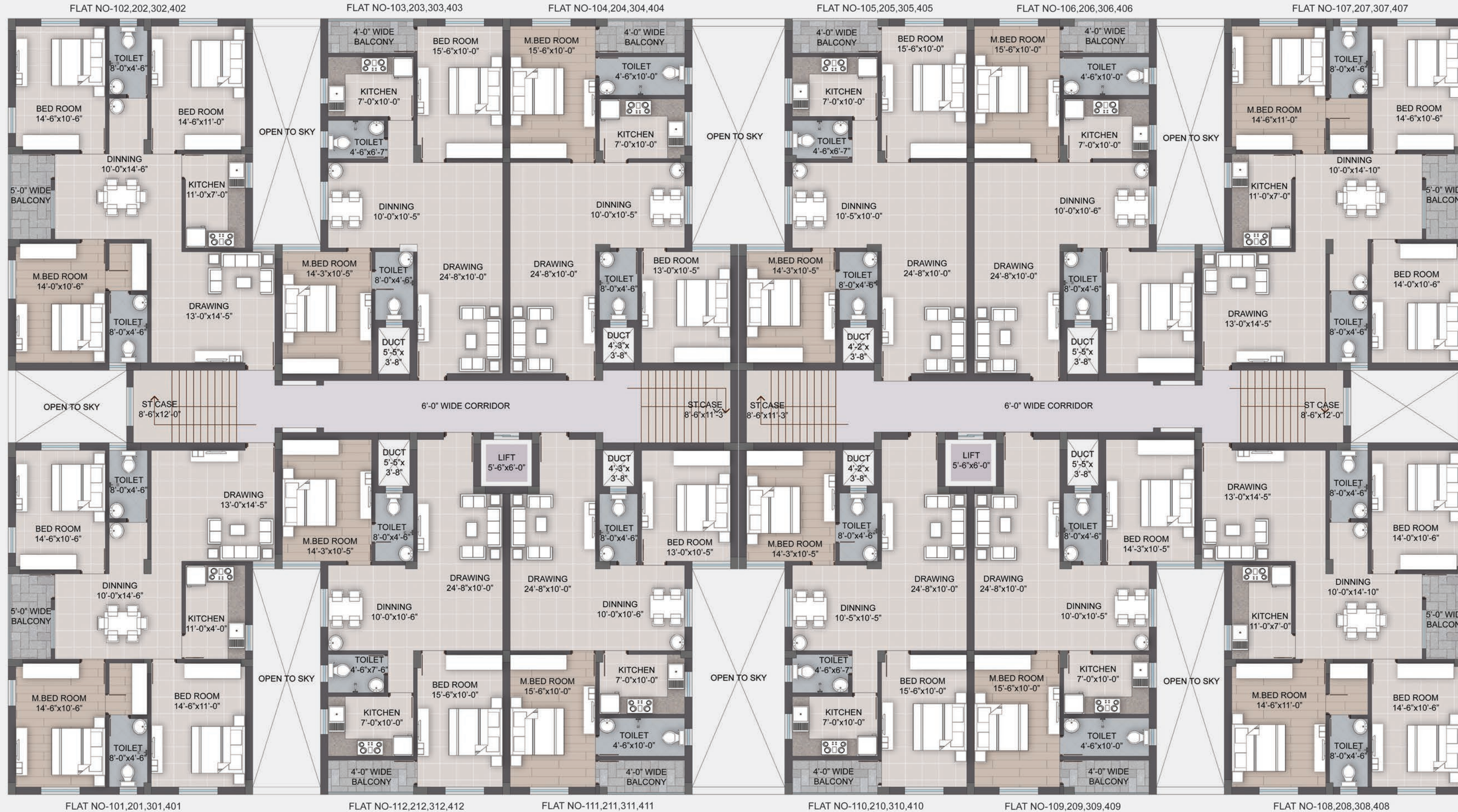
FLAT NO- 108, 208, 308 & 408

SALEABLE AREA
1768 Sqft.

SECTIONAL VIEW FLAT NO- A108, A208, A308 & A408

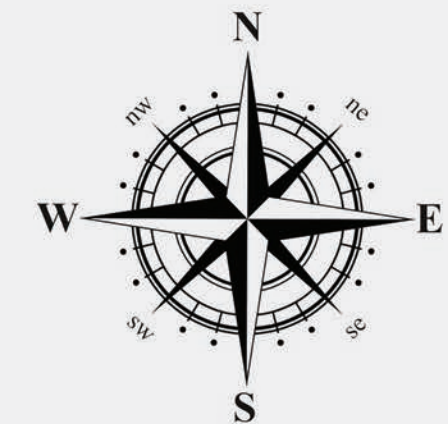


TYPICAL FLOOR PLAN BLOCK- B

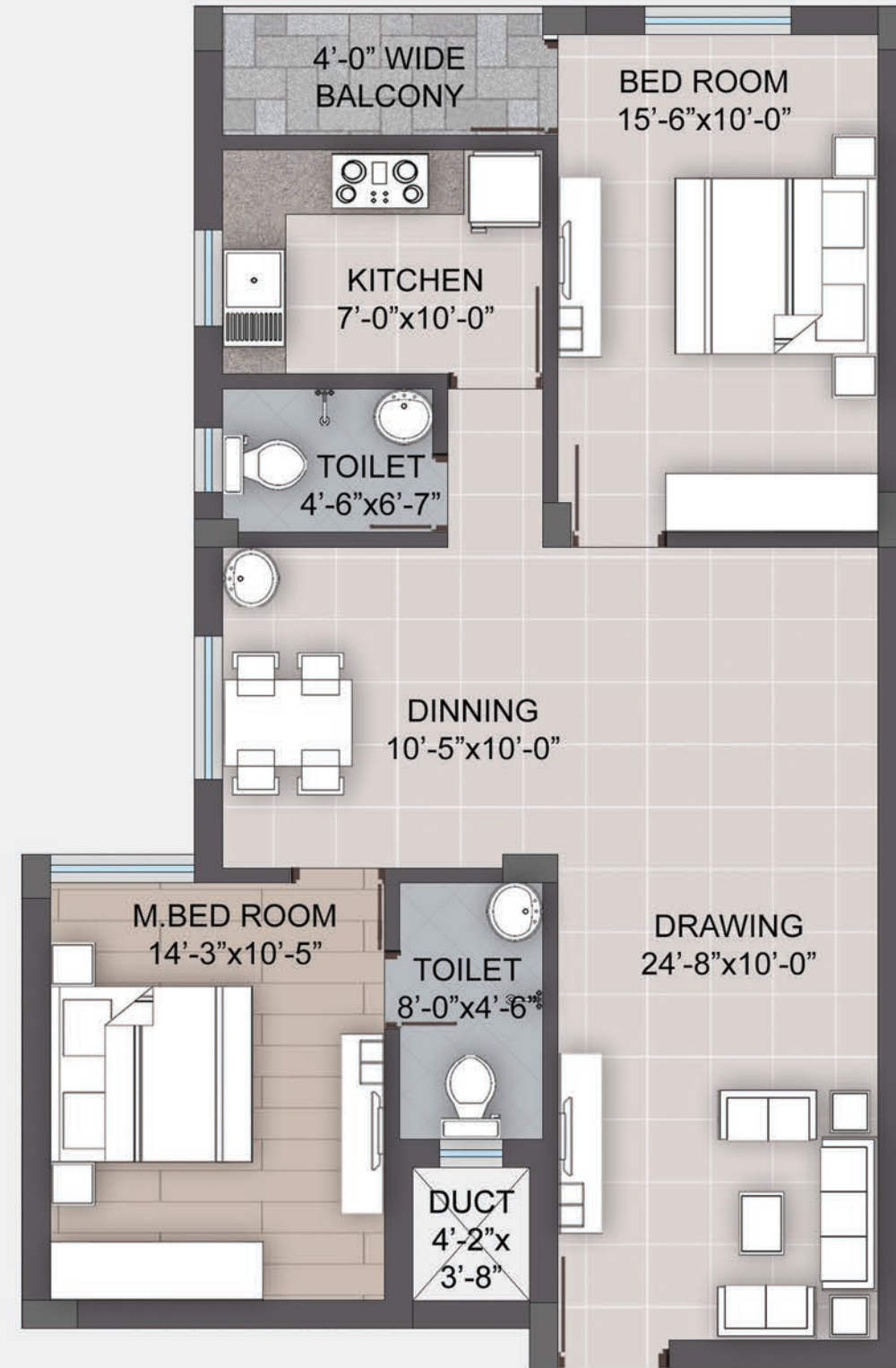


AREA TABLE BLOCK- B

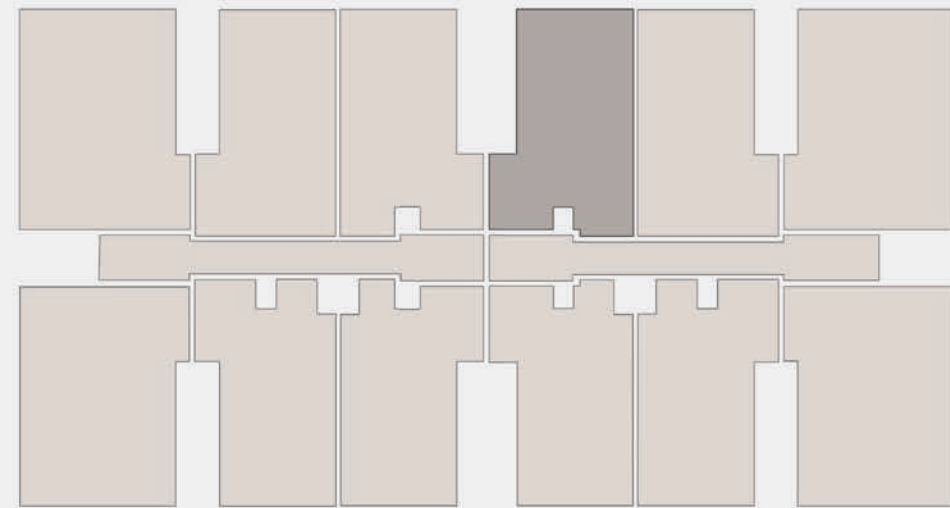
FLAT NUMBER	FLAT TYPE	CAEPET AREA	BALCONY AREA	BUILT-UP AREA	SALEABLE AREA
B101 - B401	3BHK	1010 Sqft.	50 Sqft..	1213 Sqft.	1698 Sqft.
B102 - B402	3BHK	1009 Sqft.	50 Sqft..	1213 Sqft.	1698 Sqft.
B103 - B403	2BHK	809 Sqft.	40 Sqft..	972 Sqft.	1361 Sqft.
B104 - B404	2BHK	795 Sqft.	39 Sqft..	963 Sqft.	1348 Sqft.
B105 - B405	2BHK	796 Sqft.	40 Sqft..	963 Sqft.	1348 Sqft.
B106 - B406	2BHK	809 Sqft.	39 Sqft..	972 Sqft.	1361 Sqft.
B107 - B407	3BHK	1009 Sqft.	50 Sqft..	1213 Sqft.	1698 Sqft.
B108 - B408	3BHK	1009 Sqft.	50 Sqft..	1213 Sqft.	1698 Sqft.
B109 - B409	2BHK	751 Sqft.	39 Sqft..	953 Sqft.	1334 Sqft.
B110 - B410	2BHK	774 Sqft.	40 Sqft..	943 Sqft.	1320 Sqft.
B111 - B411	2BHK	775 Sqft.	39 Sqft..	943 Sqft.	1320 Sqft.
B112 - B412	2BHK	750 Sqft.	40 Sqft..	953 Sqft.	1334 Sqft.



BLOCK- B (2 BHK FLAT TYPE-1)



BLOCK- B



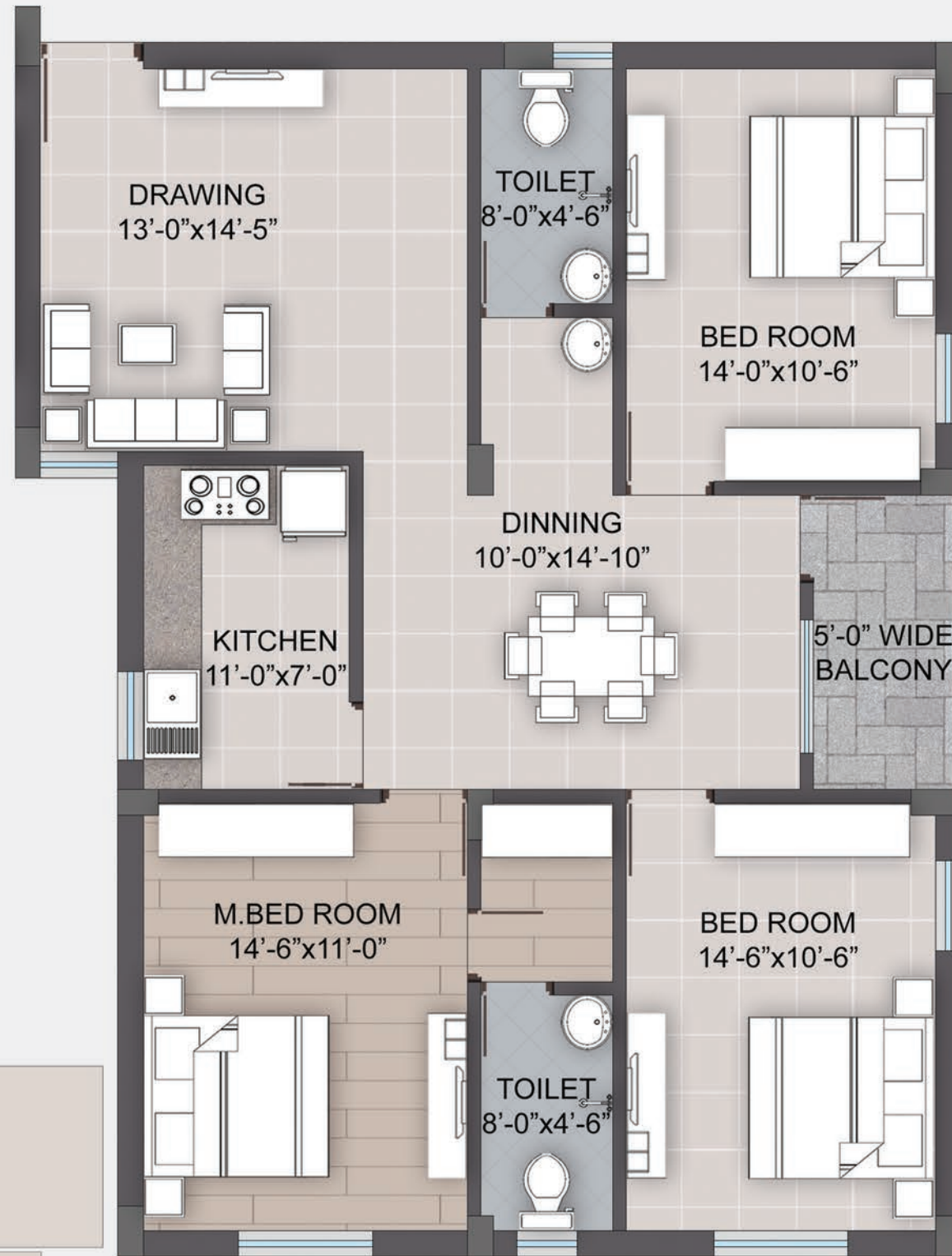
FLAT NO- 105, 205, 305 & 405

SALEABLE AREA
1348 Sqft.

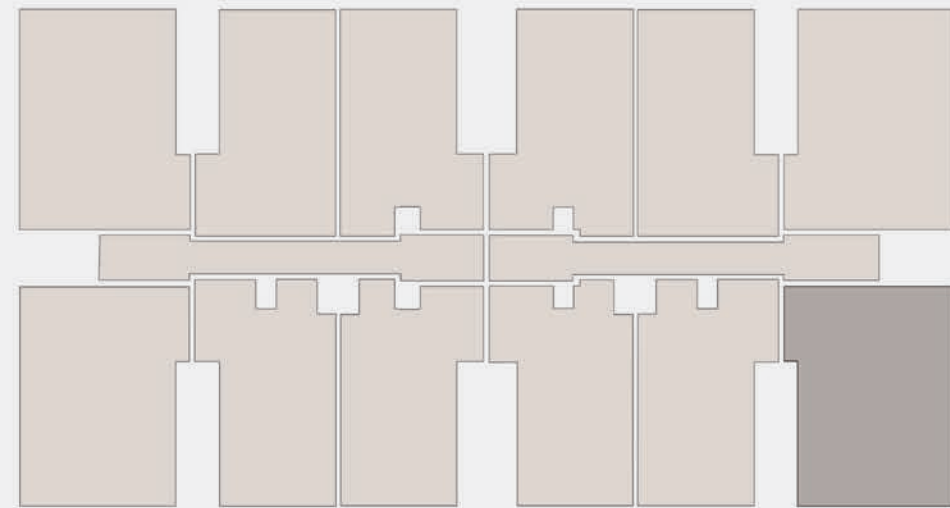
SECTIONAL VIEW FLAT NO- B105, B205, B305 & B405



BLOCK- B (3 BHK FLAT TYPE-1)



BLOCK- B



FLAT NO- 108, 208, 308 & 408

SALEABLE AREA
1698 Sqft.

SECTIONAL VIEW

FLAT NO- B108, B208, B308 & B408



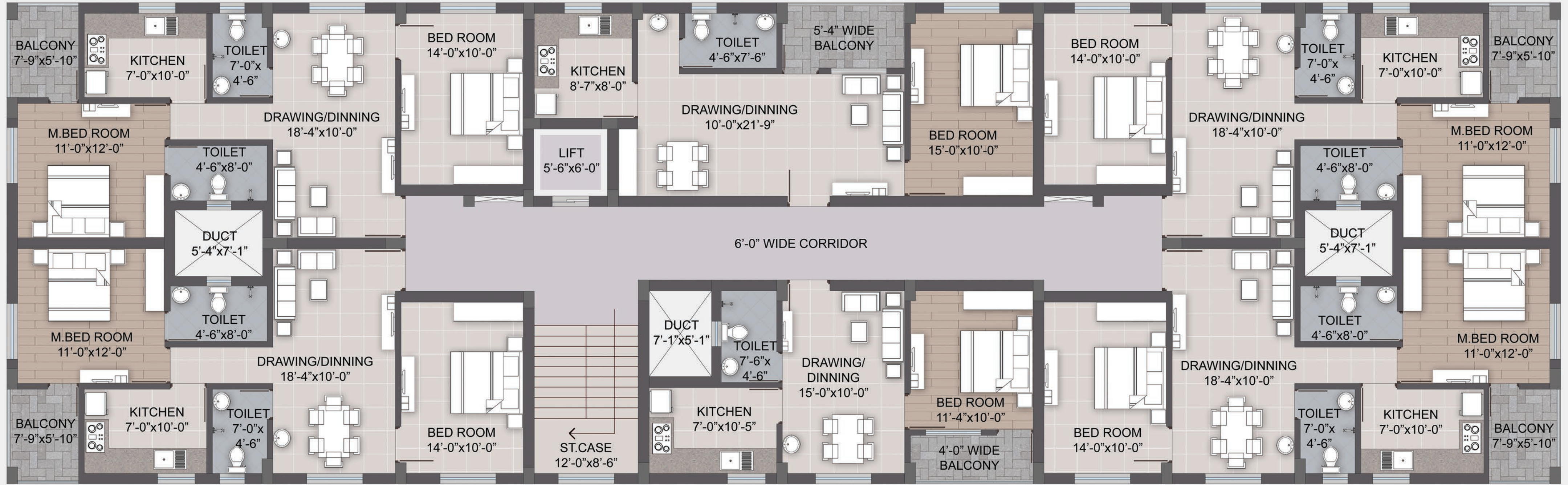
TYPICAL FLOOR PLAN BLOCK- C



FLAT NO-102,202,302,402

FLAT NO-103,203,303,403

FLAT NO-104,204,304,404



FLAT NO-101,201,301,401

FLAT NO-106, 206,306, 406

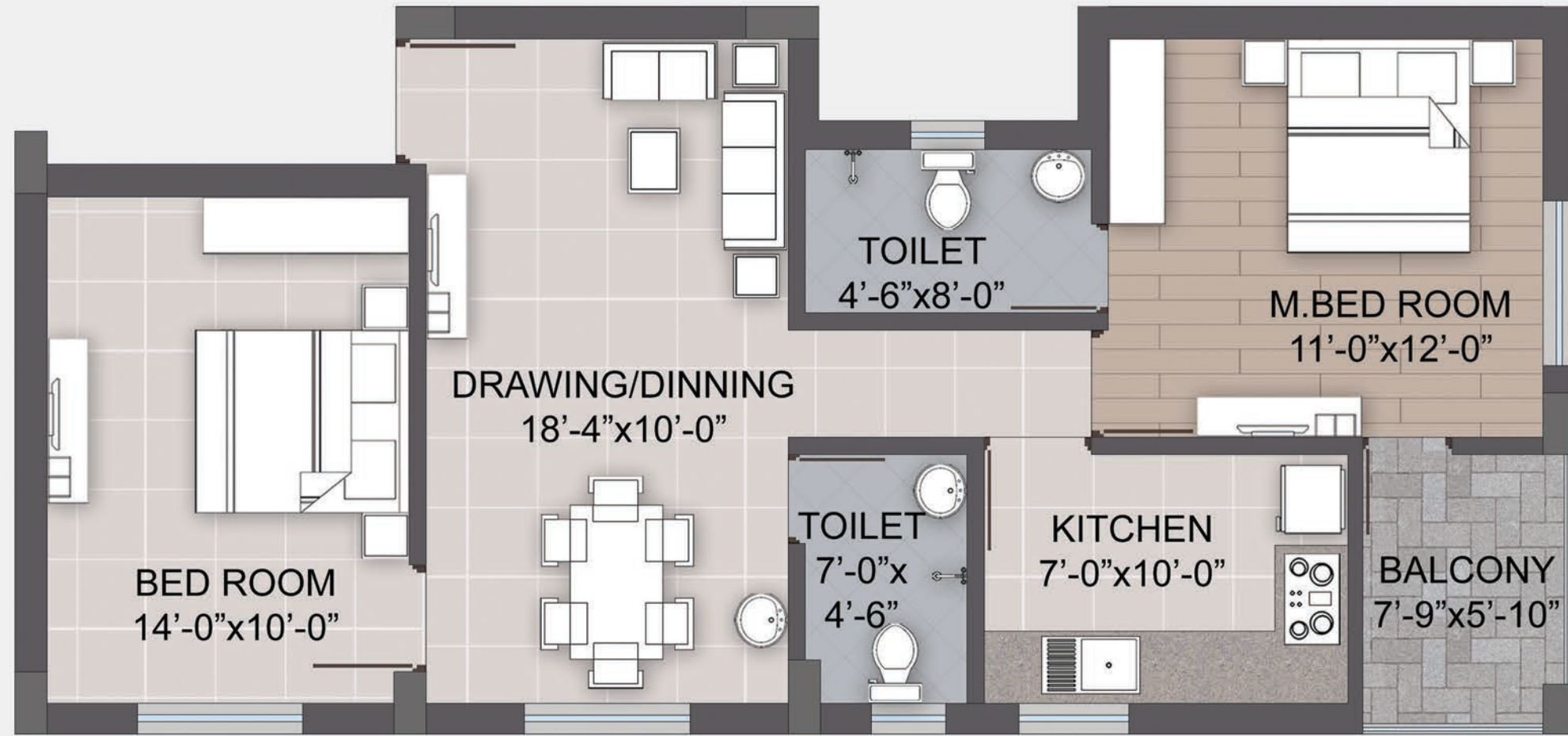
FLAT NO-105,205,305,405

AREA TABLE BLOCK- C

FLAT NUMBER	FLAT TYPE	CAEPET AREA	BALCONY AREA	BUILT-UP AREA	SALEABLE AREA
C101 - C401	2BHK	620 Sqft.	44 Sqft..	778 Sqft.	1089 Sqft.
C102 - C402	2BHK	620 Sqft.	44 Sqft..	774 Sqft.	1084 Sqft.
C103 - C403	1BHK	496 Sqft.	53 Sqft..	646 Sqft.	904 Sqft.
C104 - C404	2BHK	620 Sqft.	44 Sqft..	771 Sqft.	1079 Sqft.
C105 - C405	2BHK	620 Sqft.	44 Sqft..	771 Sqft.	1079 Sqft.
C106 - C406	1BHK	371 Sqft.	39 Sqft..	492 Sqft.	689 Sqft.

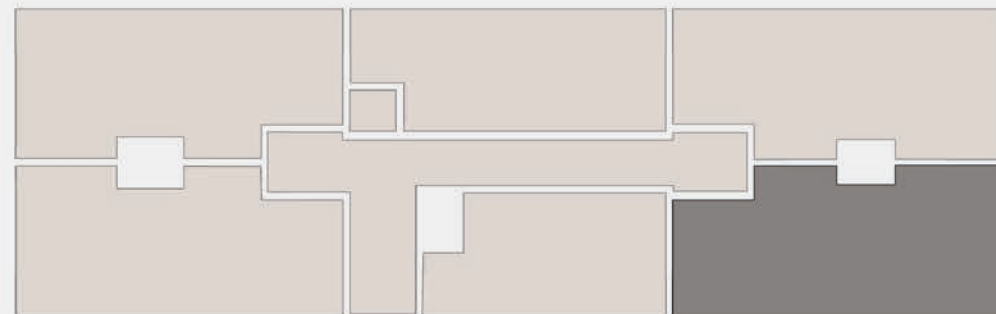


BLOCK- C (2 BHK FLAT TYPE-1)



FLAT NO- 105, 205, 305 & 405

BLOCK- C



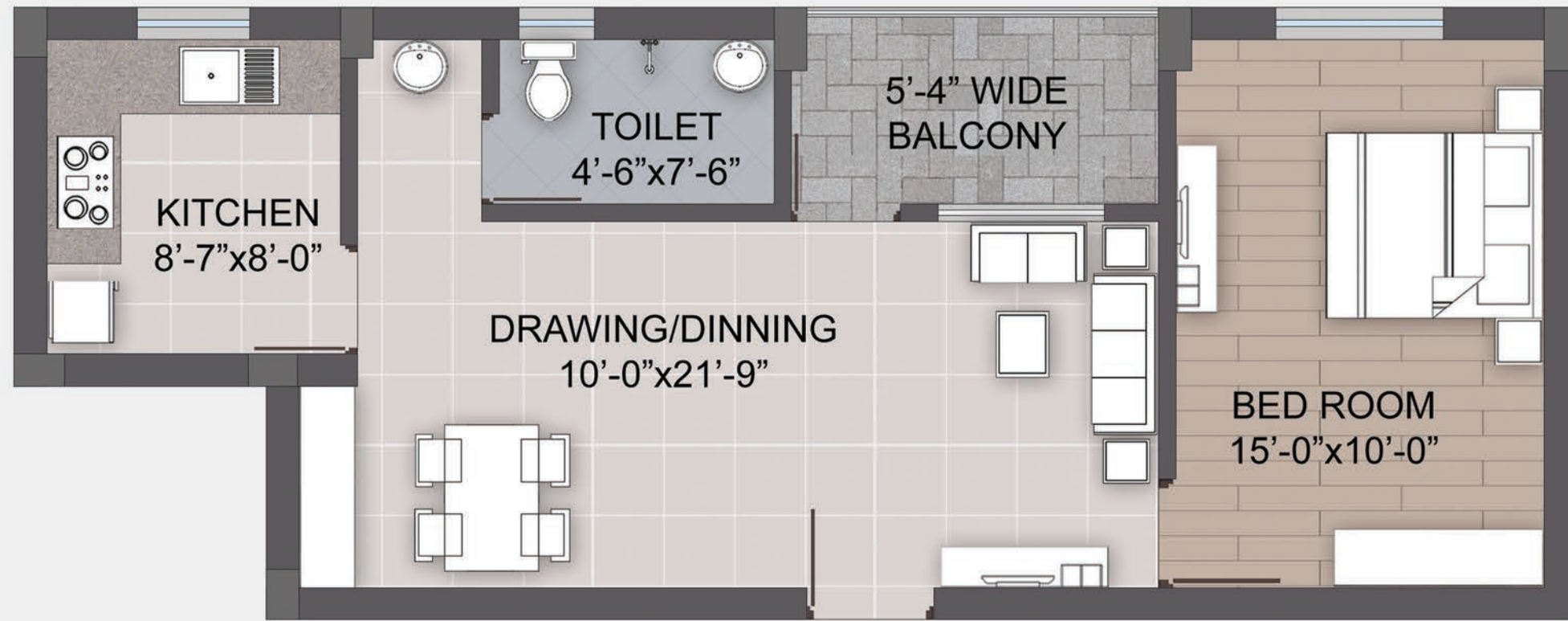
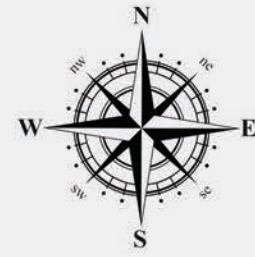
SALEABLE AREA
1079 Sqft.

SECTIONAL VIEW

FLAT NO- C103, C203, C303 & C403

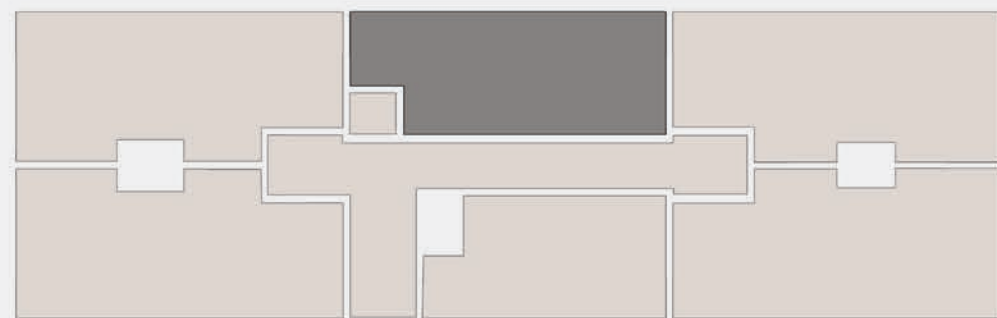


BLOCK- C (1 BHK FLAT TYPE-1)



FLAT NO- 103, 203, 303 & 403

BLOCK- C



SALEABLE AREA
904 Sqft.

SECTIONAL VIEW

FLAT NO- C103, C203, C303 & C403





SPECIFICATIONS.

STRUCTURE

- RCC framed structure.

FLOORING

- Living / Dining : Vitrified tiles
- Master Bed Room : Vitrified tiles
- Other Rooms : Vitrified tiles

KITCHEN

- Wall : Cement based Putty finish.
- Floor : Vitrified tiles.
- Counter : Granite counter top.
- Sink : Single Bowl Stainless Steel.
- Dado : Ceramic tiles up to 3ft. height from counter top only.

BATHROOMS

- Dado : Ceramic tiles up to lintel height.
- Floor : Ceramic tiles.
- WC : Reputed brand EWC with cistern.
- Wash basin : Reputed brand Porcelain.
- CP fittings: Branded CP fittings.

WALLS

- Internal : Cement based Putty finish.
- Windows : Glazed Aluminum window.

DOORS

- Main door : Fully laminated flush door.
- Other door : Painted flush door.

ELECTRICAL

- Wiring : Concealed copper wiring.
- Switches : Modular Switches.
- Points : TV point in Drawing room. Adequate electrical points for all bed rooms, Living/ Dining, Kitchen & Toilets. Point for Washing Machine as per plan. Power point for AC in all Bedrooms & Living Room.

LIFT AND STAIRCASE

- Lifts : 2 no's lift in each tower (A&B) & 1 no. lift in Block C respectively.
- Staircase : Main & fire escape stair case of Granite flooring.
- Lobby floor : Vitrified / Ceramic tiles
- Painting : External Weather Coat finishing.
- Other facilities : Generator backup for common areas and apartment with restricted load, water availability through Bore well as per guideline stipulated by Local Ground Water Authority.



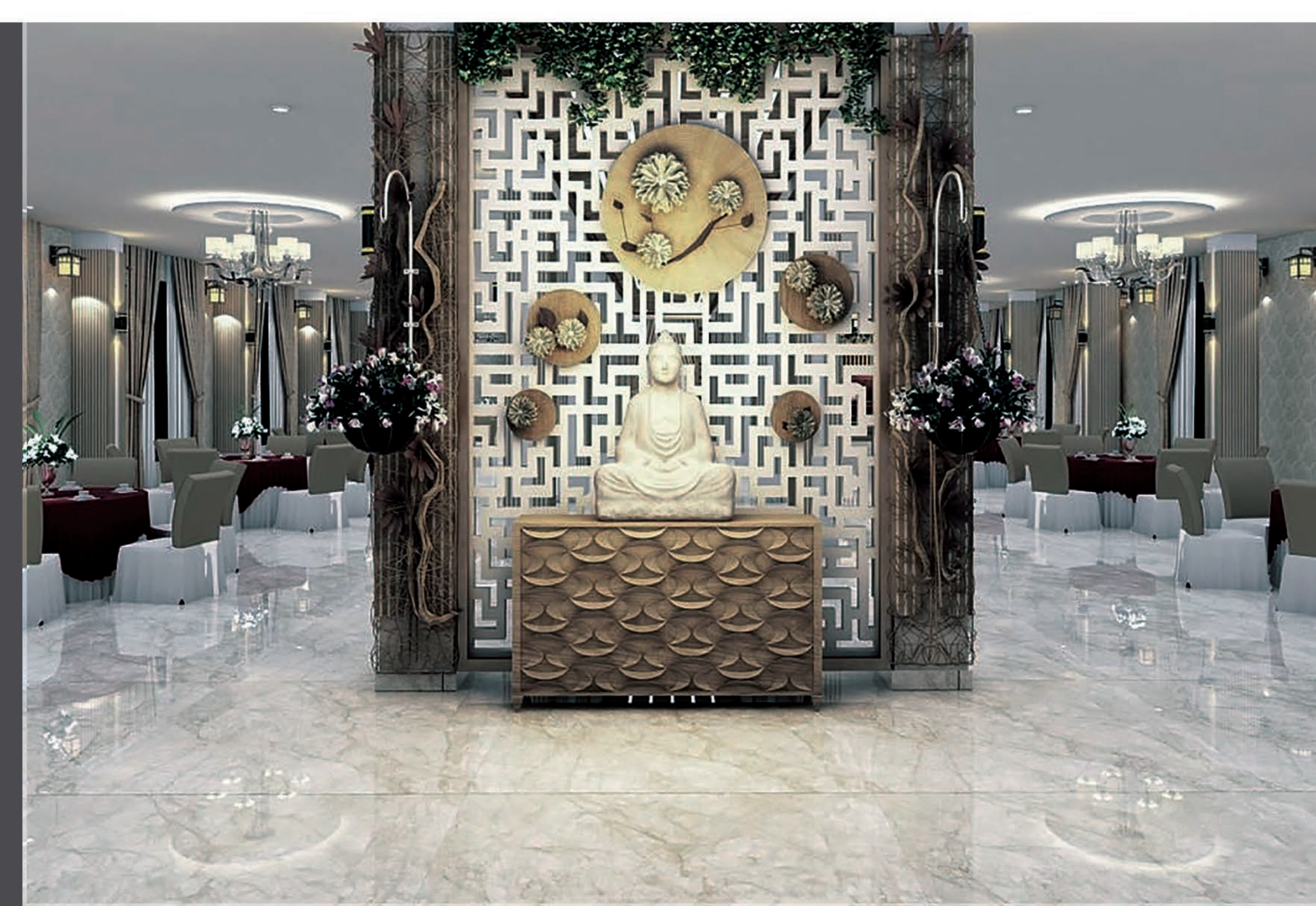
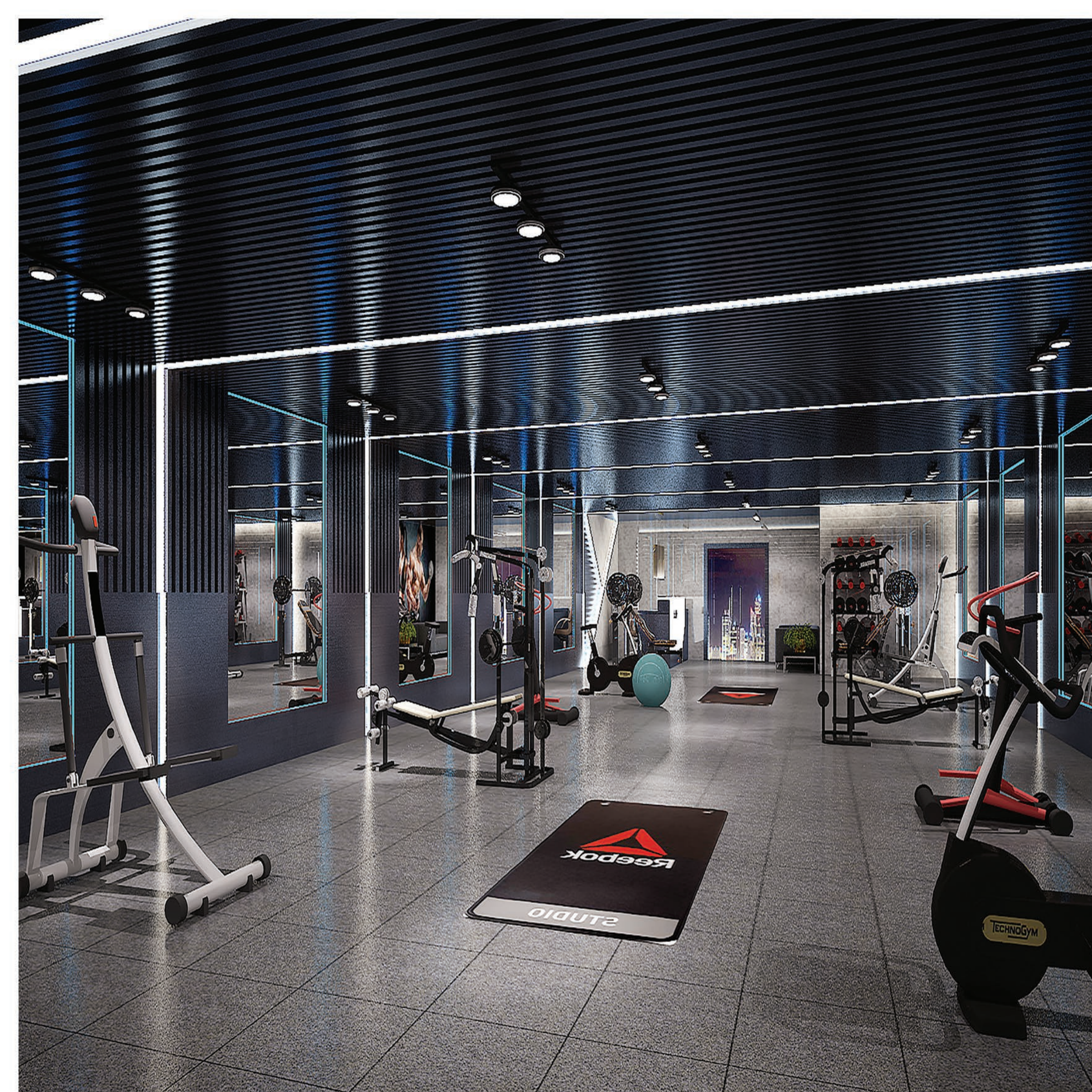
Let conversation bloom in comfort corners of our SKY LOUNGE



Fill your days with ripples of rejuvenation at the SWIMMING POOL



LANDSCAPED DRIVE WAY
KIDS PLAY AREA
SENIOR CITIZEN SITTING AREA



PAYMENT SCHEDULE.

• INITIAL BOOKING AMOUNT	15%	• ON COMPLETION OF BRICK WORK OF RESPECTIVE FLAT	15%
• UPON EXECUTION OF AGREEMENT	10%	• ON COMPLETION OF PLASTERING OF RESPECTIVE FLAT	10%
• ON COMPLETION OF FOUNDATION	25%	• ON COMPLETION OF FLOORING OF RESPECTIVE FLAT	05%
• ON COMPLETION OF ROOF SLAB OF RESPECTIVE FLOOR	15%	• ON OR BEFORE POSSESSION	05%



STREET VIEWS



LOCATION MAP



KEY LANDMARKS & DISTANCE

HOSPITALS.	SCHOOLS & COLEGES	IT SECTORS	TRANSPORT
KIMS Hospital - 4 KM	KIIT School & College - 2.5 KM	Infosys - 6 KM	BBSR Railway Station - 12 KM
Care Hospital - 7 KM	Sai International School - 4.7 KM	DLF Cyber City - 5 KM	Baramunda Bus Stand -12 KM
Utkal Hospital - 8 KM	ODM Public School - 4.3 KM	TCS - 6 KM	BBSR Airport- 15 KM



TOP VIEW