



RAINBOW ASSETS
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CREATIVE *Harmony*

RAGHUNATHPUR JALI,

A PROJECT BY



Creative Estcon Pvt. Ltd. is one of the most respected and progressive real estate companies in the state of Odisha registered with the register of companies. The company is managed by Smt. Nirupama Patra & Ms Rajalaxmi Patra as the Director. The project director has successfully completed eight real estate projects as of now.

LOCATION OF THE PROJECT

The proposed project is located on the Mandankanan Road at a distance of about 8km from JaydevVihar square and 4 km from Nandan Kanan. It is well connected to the main city through town bus service and is surrounded by health centres, educational institutions. The up-coming 'Bhubaneswar New' rail station is about 3 KM from the project site.

SCHEME PROFILE

The project has the approval of Bhubaneswar Development Authority (BDA) vide their letter No. 11440/BDA, dated 12.04.2023 and is registered under Odisha Real Estate Regulatory Authority (ORERA) bearing Regd. No. RP/19/2023/00995. The project comprises of 19 numbers of 3B and 1 number of 2B units along with earmarked parking space for each apartment to form an inseparable unit. The dwelling unit will be located in five floors whereas the parking space will be located in the basement and stilt floors.

LOCATION MAP

*not to scale



TERRACE GARDEN



3D CUT OUT



TYPE-A



TYPE-C



TYPE-D



TYPE-B



TYPE-E

FLAT	TYPE	CA (SFT)	SBA (SFT)	BUA(SFT)
TYPE A	3BHK	1565	1970	1640
TYPE B	3BHK	1430	1800	1500
TYPE C	3BHK	1215	1560	1300
TYPE D	3BHK	1175	1510	1260
TYPE E	2BHK	980	1210	1010

TYPICAL FLOOR PLAN



FLAT	TYPE	CA (SFT)	SBA (SFT)	BUA(SFT)
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SPECIFICATIONS

- Foundation & Super Structure:

Boundary Wall:

Parapet Wall:

Electricals:
- Earthquake Resistance RCC framed structure

5 feet concrete wall from the ground level on all sides with a main gate.

4 feet parapet wall on all sides of the roof.

Three phase concealed ISI certified copper electrical wiring; AC points in all rooms. Provision for generator for back-up power supply connection to common areas and working of one lift along with 500 watts of electricity to individual dwelling units and charging point in the garage.
- Lighting Arrestor:

Water Supply:
- Electronic lightening protection for the building.

Running water supply to individual dwelling units drawn from common water reservoir.
- Sewage Treatment:
- STP (Sewage Treatment Plant) for treatment of waste water with facility for channelizing waste water for other use.
- Fire Protection:

CCTV Vigilance:
- Provision for fire protection as required under the Fire Protection Act.

Provision for CCTV surveillance of common areas including parking area with display units in the security room.
- Elevator:
- ISI certified elevator of reputed brand with 8 stop and stretcher carrying capacity.
- Windows:

Doors:

Wall Finish:
- Domal section/ UPVC glass fitted window frames.

Waterproof laminated flush doors with WPC door frames.

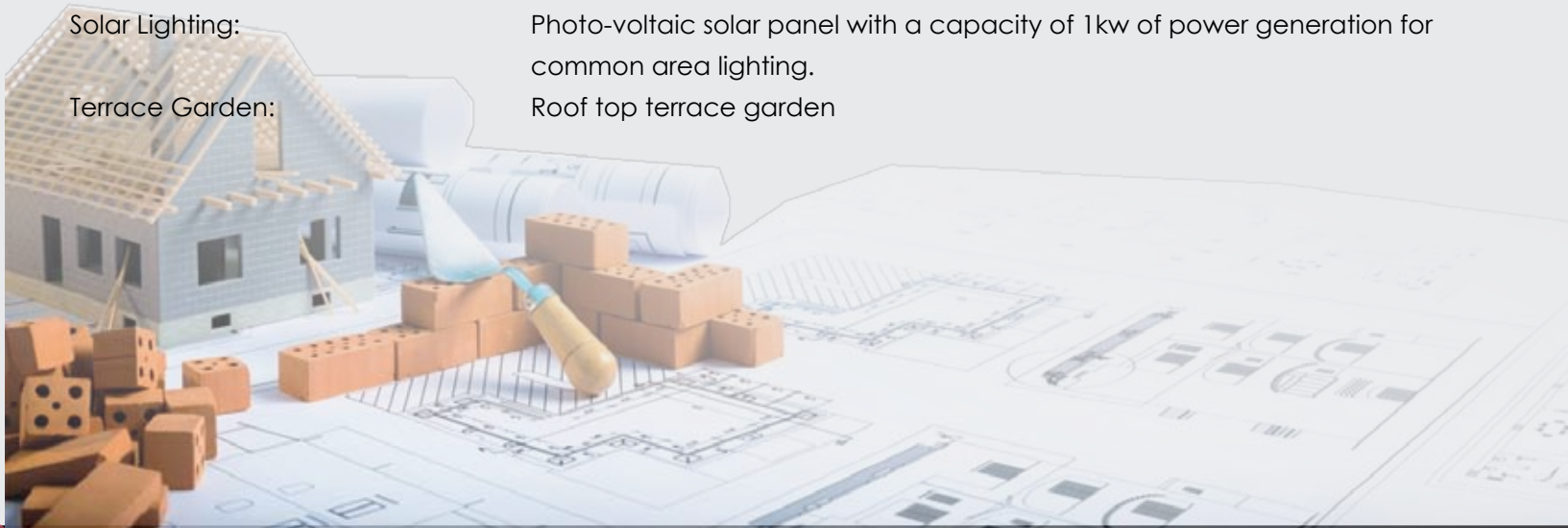
Internal walls and ceilings to be finished with two coat of putty, one coat of primer and two coats of paints. External walls to be painted with one coat of primer and two coats of weather proof paint.
- Flooring:
- 2 feet x 4 feet premium quality glazed vitrified tiles with epoxy grout for the living and bed rooms. Anti-skid tiles in the washrooms and kitchen. High strength vitrified tiles for the garage space. Decorative paver block in the setback area.
- Kitchen:
- Granite finish counter top with stainless steel sink and running water tap connection. Tile dado on kitchen walls from the counter tops.

Toilets:

Premium tiles dado on the floor and the walls up to ceiling level with floor drain. CP fittings of reputed brand. Western type wall hung commode, Wash basin along with mirror in all wash rooms. Single lever diverter with overhead shower and sprout in all wash rooms. Specified wet and dry area in the toilets having floor drain.
- Solar Lighting:

Terrace Garden:
- Photo-voltaic solar panel with a capacity of 1kw of power generation for common area lighting.

Roof top terrace garden





DEVELOPER



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