

# SUBHA RATNAM

Padhansahi, Sundarpada



Experience Comfort, Convenience & Class

# SUBHA RATNAM





# Subha Ratnam

## Overview

Subha Ratnam is a residential apartment complex offering spacious 2BHK, 3BHK, and 4BHK flats with modern amenities such as swimming pool, kids' play area, gym, terrace garden, jogging track, society hall, and landscaped greenery. Amidst the hustle of city life, Subha Ratnam brings you comfortable homes in Sundarpada, Bhubaneswar, just a 10-minute drive from Bhubaneswar International Airport.

Built with expertise and excellence, these budget-friendly apartments are designed to provide you with comfort, convenience, and a peaceful living experience, all with 24/7 security for your safety and peace of mind.

**Land Area : 0.775 Acre**

**Total No.Of Units : 62**

**RERA Registration No. - RP/19/2024/01193**

# PROJECT LAYOUT





# PROJECT SPECIFICATIONS

## STRUCTURE

Seismic load resistant RCC framed structure & reinforced conforming to BSI specifications designed by highly experienced structural engineer.

## STAIRCASE

Granite finish with stainless steel railing.

## ELECTRICAL

Concealed copper wiring with MCB, DB & modular Switches of reputed make. AC power point & TV point in all bedrooms & Living room.

## PLUMBING

SS Sink with branded CP fitting all kitchen & bathroom. Premium range of sanitary fittings.

## FIRE SAFETY

Modern fire fighting systems equipped with fire Extinguisher

## FLOORING

**Main Lobby:** Combination of granite and virtified tiles.

**Living/Dining, Bedroom, Kitchen:** Virtified tiles.

**Toilets:** ceramic tiles.

## KITCHEN

Wall Tiles Up to 2ft above granite counter slab. Stainless steel sink.

## ELEVATORS

Stretcher Lift

## DOORS

All door waterproof flush door with WPC Chaukath.

## WINDOWS

Sliding windows with UPVC/Aluminum frame with MS grill.

## PAINTING

**Interior:** Acrylic emulsion with putty finish.

**Exterior:** Weather coat.



## AMENITIES



GYM



CHILDREN'S  
PARK



SWIMMING  
POOL



SOCIETY  
HALL



TERRACE  
GARDEN



INTERCOM  
FACILITY



JOGGING  
TRACK



24/7 CCTV  
SURVEILLANCE

SEWAGE TREATMENT  
PLANT

RAIN WATER  
HARVESTING

PLANTATION ON  
SET BACK AREA

AUTOMATIC WATER  
TANK RESERVOIR



**TERRACE VIEW**

# 1ST FLOOR PLAN (Subha-1,2,3)

Only the 1st floor units have Private Terrace

- 2 BHK
- 3 BHK
- 4 BHK
- Toilet
- Private Terrace
- Stretcher Lift
- Staircase & Corridor
- Open to sky/ Duct



Subha-1

Subha-2

Subha-3

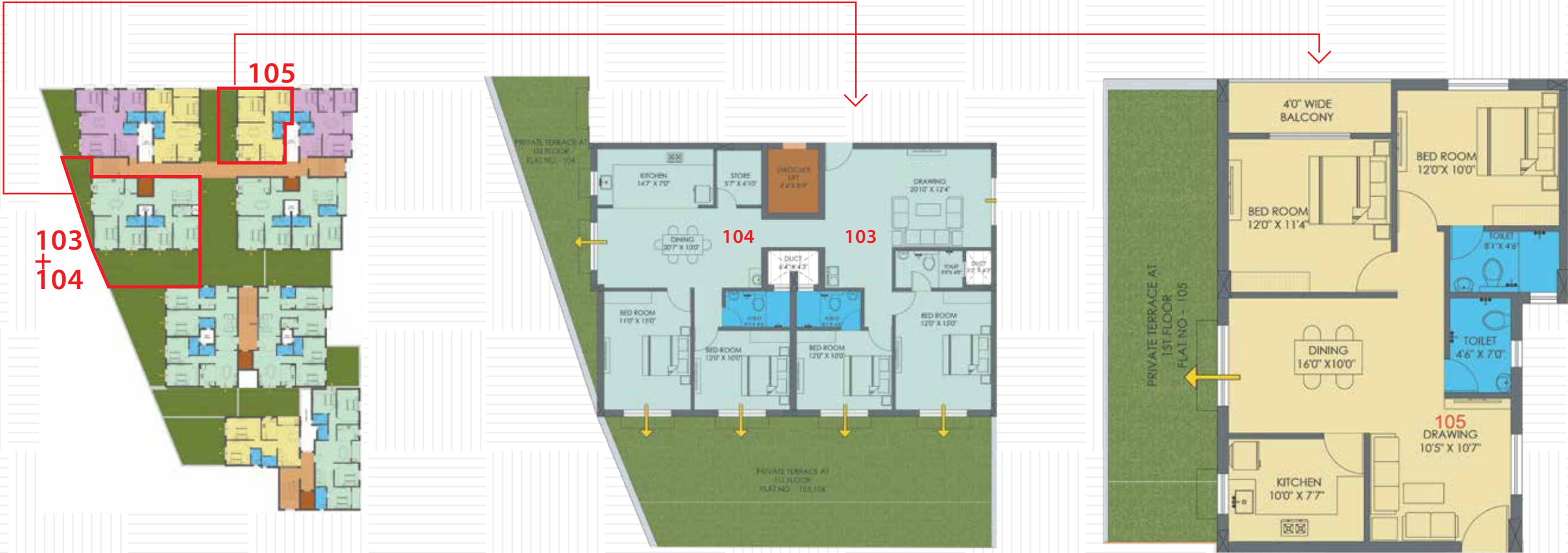


1ST FLOOR (Subha-1)



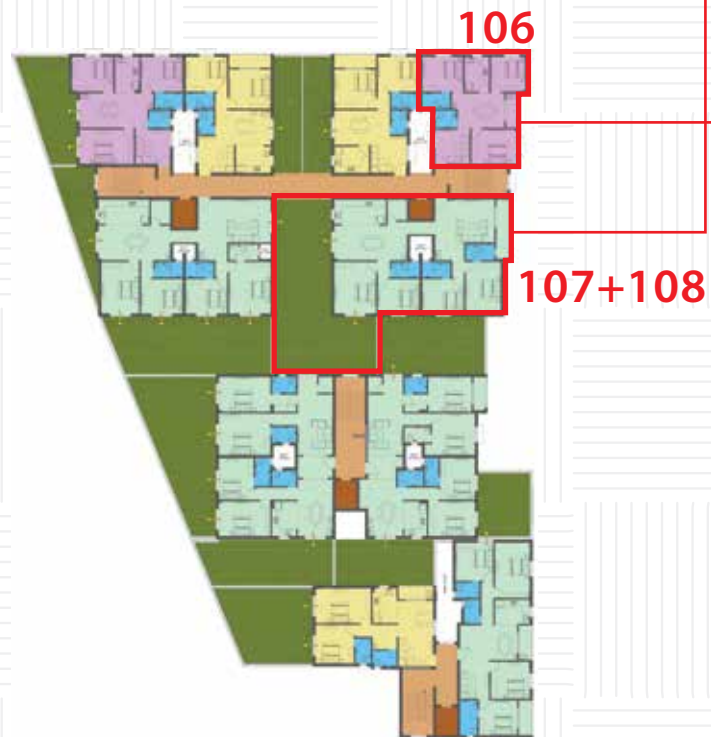
|                    |       |       |
|--------------------|-------|-------|
| Flat No.           | 101   | 102   |
| Type               | 3 BHK | 2 BHK |
| Carpet Area (sqft) | 803   | 665   |
| Balcony (sqft)     | 80    | 88    |
| S.B.A (sqft)       | 1368  | 1177  |
| Pvt.Terrace (sqft) | 406   | 289   |

1ST FLOOR (Subha-1)



|                    |                 |       |
|--------------------|-----------------|-------|
| Flat No.           | 103+104         | 105   |
| Type               | (2+2)4 BHK      | 2 BHK |
| Carpet Area (sqft) | (653+640)1293   | 665   |
| Balcony (sqft)     | 87+83           | 88    |
| S.B.A (sqft)       | (1158+1127)2285 | 1177  |
| Pvt.Terrace (sqft) | 283+289         | 289   |

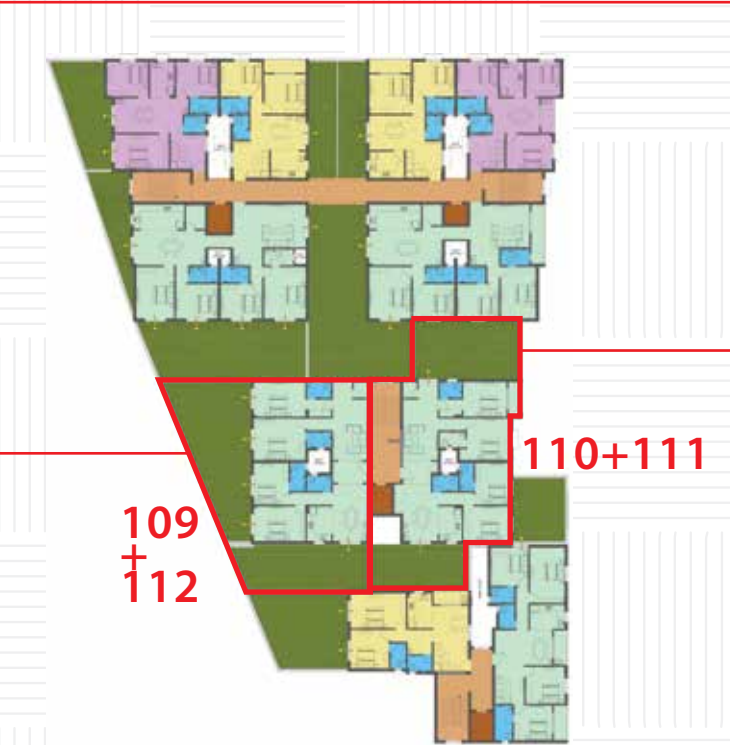
## 1ST FLOOR (Subha-1)



| Flat No.           | 106   | 107+108         |
|--------------------|-------|-----------------|
| Type               | 3 BHK | (2+2)4 BHK      |
| Carpet Area (sqft) | 766   | (629+653)1282   |
| Balcony (sqft)     | 40    | 80+87           |
| S.B.A (sqft)       | 1261  | (1113+1158)2271 |
| Pvt.Terrace (sqft) | NA    | 313+495         |



1ST FLOOR (Subha-2)



| Flat No.           | 109+112          | 110+111         |
|--------------------|------------------|-----------------|
| Type               | (2+2)4 BHK       | (2+2)4 BHK      |
| Carpet Area (sqft) | (629+629)1258    | (619+649)1268   |
| Balcony (sqft)     | 79+79            | 79+40           |
| S.B.A (sqft)       | (1110+1110) 2220 | (1093+1086)2179 |
| Pvt.Terrace (sqft) | 529+517          | 211+216         |

## 1ST FLOOR (Subha-3)



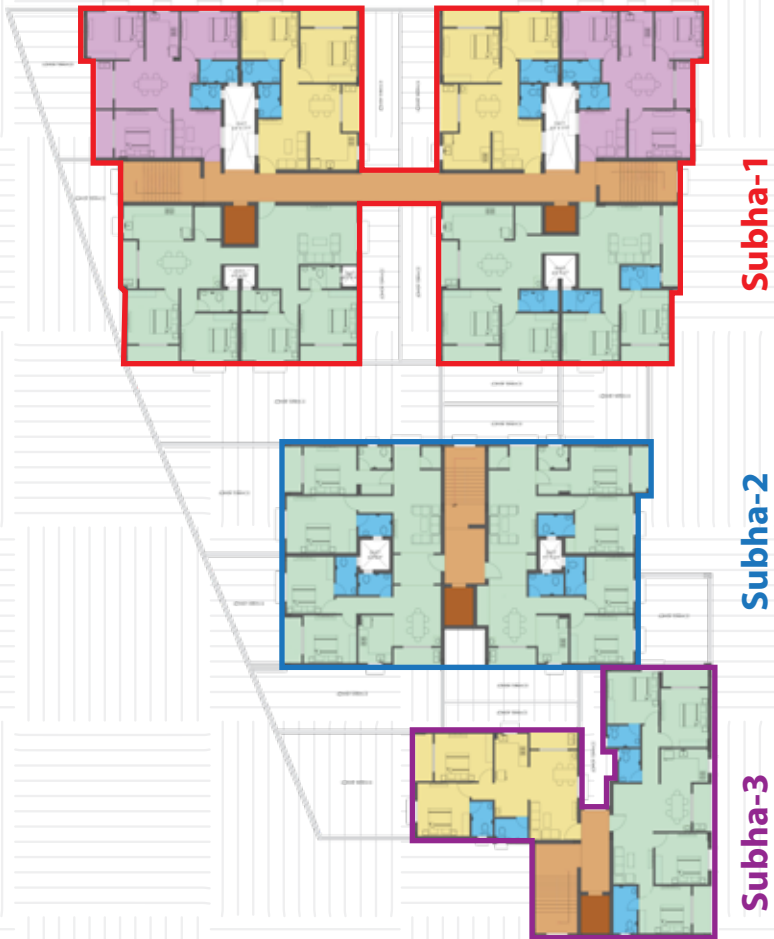
| Flat No.           | 113   | 114   |
|--------------------|-------|-------|
| Type               | 2 BHK | 4 BHK |
| Carpet Area (sqft) | 942   | 1004  |
| Balcony (sqft)     | 81    | 119   |
| S.B.A (sqft)       | 1176  | 1750  |
| Pvt.Terrace (sqft) | 735   | 310   |

# TYPICAL FLOOR PLAN (Subha 1,2,3)

2nd / 3rd Floor : Subha-2

2nd / 3rd / 4th / 5th Floor : Subha-1 & Subha-3

- 2 BHK
- 3 BHK
- 4 BHK
- Toilet
- Stretcher Lift
- Staircase & Corridor
- Open to sky/ Duct



Subha-1

Subha-2

Subha-3



# TYPICAL FLOOR PLAN (Subha 1)

2nd / 3rd / 4th / 5th Floor : Subha-1



## Subha-1

|                    |                          |                          |
|--------------------|--------------------------|--------------------------|
|                    | 201<br>301<br>401<br>501 | 202<br>302<br>402<br>502 |
| Type               | 3 BHK                    | 2 BHK                    |
| Carpet Area (sqft) | 803                      | 665                      |
| Balcony (sqft)     | 80                       | 88                       |
| S.B.A (sqft)       | 1368                     | 1177                     |



# TYPICAL FLOOR PLAN (Subha 1)

2nd / 3rd / 4th / 5th Floor : Subha-1



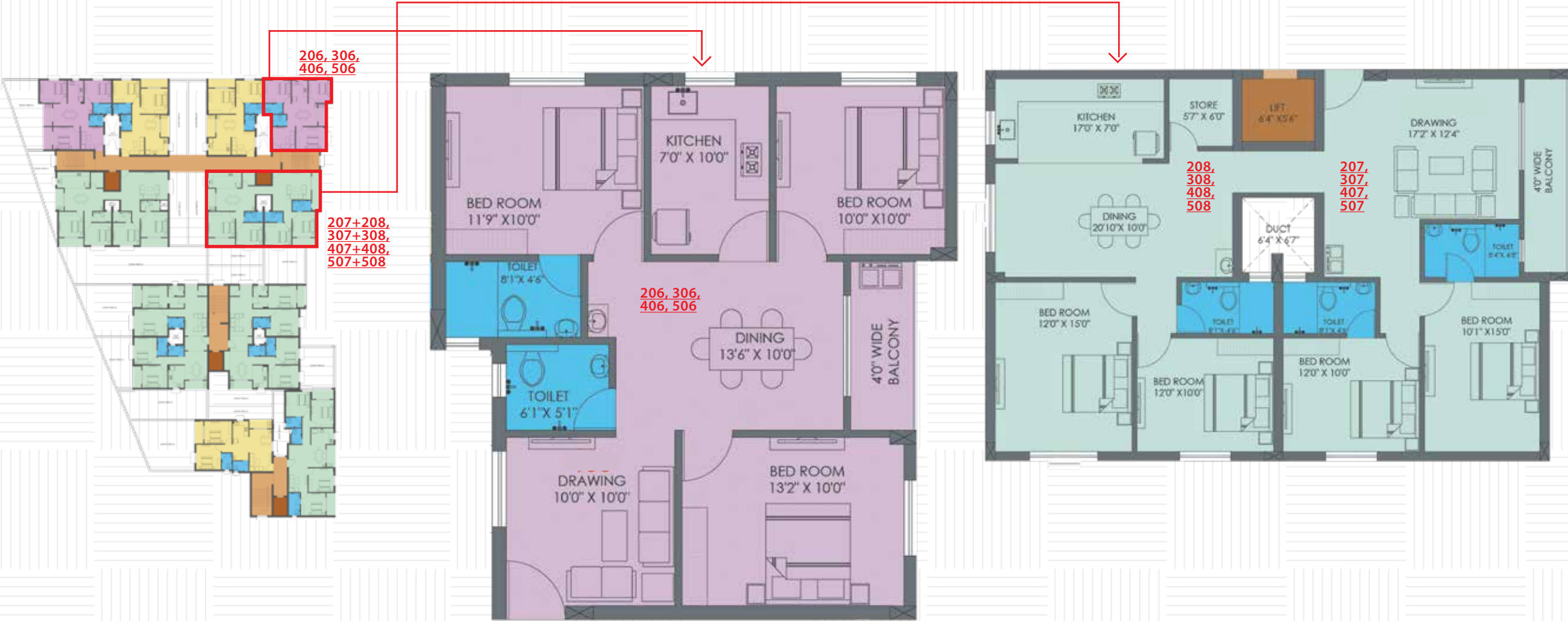
## Subha-1

|                    |                                          |                          |
|--------------------|------------------------------------------|--------------------------|
|                    | 203+204<br>303+304<br>403+404<br>503+504 | 205<br>305<br>405<br>505 |
| Type               | (2+2)4 BHK                               | 2 BHK                    |
| Carpet Area (sqft) | (653+640)1293                            | 665                      |
| Balcony (sqft)     | 87+83                                    | 88                       |
| S.B.A (sqft)       | (1158+1127)2335                          | 1177                     |



# TYPICAL FLOOR PLAN (Subha 1)

2nd / 3rd / 4th / 5th Floor : Subha-1



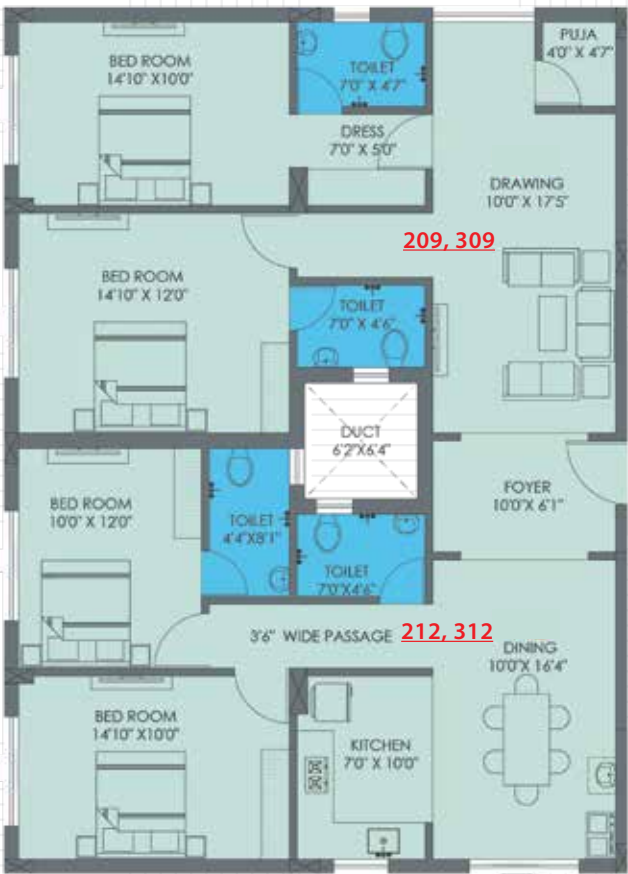
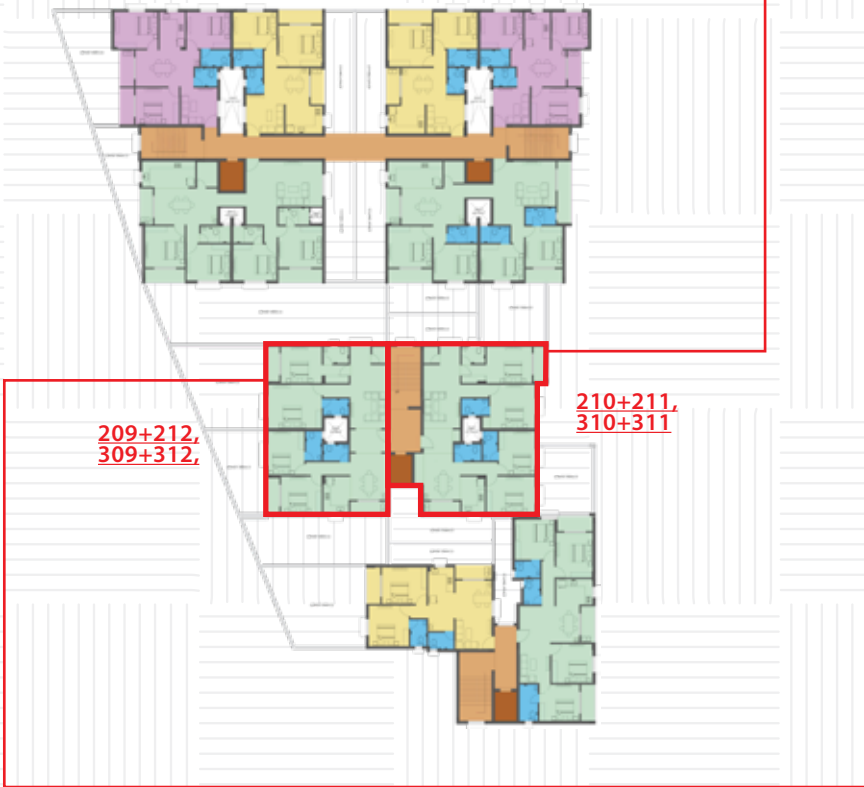
Subha-1

|                    | 206<br>306<br>406<br>506 | 207+208<br>307+308<br>407+408<br>507+508 |
|--------------------|--------------------------|------------------------------------------|
| Type               | 3 BHK                    | (2+2)4 BHK                               |
| Carpet Area (sqft) | 766                      | (629+653)1282                            |
| Balcony (sqft)     | 40                       | 80+87                                    |
| S.B.A (sqft)       | 1261                     | (1113+1158)2271                          |



# TYPICAL FLOOR PLAN (Subha 2)

2nd / 3rd Floor : Subha-2



## Subha-2

|                    | 209+212<br>309+312 | 210+211<br>310+311 |
|--------------------|--------------------|--------------------|
| Type               | (2+2)4 BHK         | (2+2)4 BHK         |
| Carpet Area (sqft) | (629+629)1258      | (619+649)1268      |
| Balcony (sqft)     | 79+79              | 79+40              |
| S.B.A (sqft)       | (1110+1110)2220    | (1093+1086)2179    |

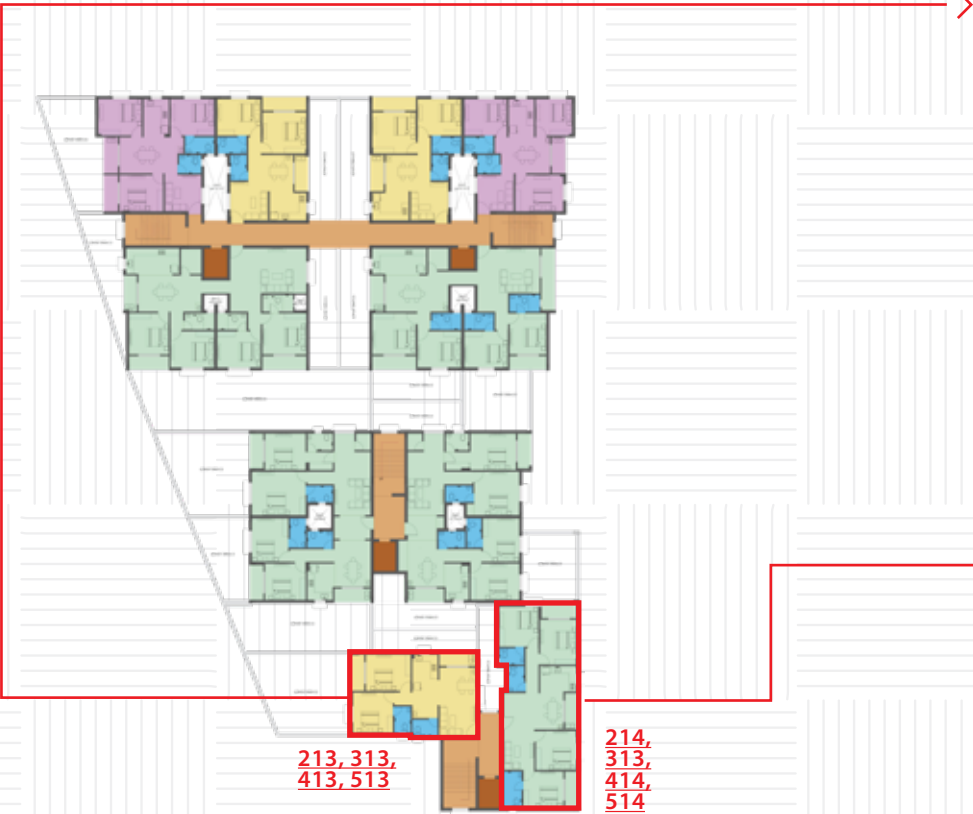


4TH FLOOR PLAN (Subha 2)



# TYPICAL FLOOR PLAN (Subha 3)

2nd / 3rd / 4th / 5th Floor : Subha-3



## Subha-3

|                    | 213,<br>313,<br>413,<br>513 | 214,<br>314,<br>414,<br>514 |
|--------------------|-----------------------------|-----------------------------|
| Type               | 2 BHK                       | 4 BHK                       |
| Carpet Area (sqft) | 942                         | 1004                        |
| Balcony (sqft)     | 81                          | 119                         |
| S.B.A (sqft)       | 1176                        | 1750                        |

# CONNECTIVITY

## Airport

Biju Pattnaik International Airport - - - - 7 km

## Railway Station

Bhubaneswar Railway station - - - - - 12 km

Lingaraj Railway station - - - - - 6 km

## Market

Bapuji Nagar - - - - - 9 km

Palasapalli - - - - - 6 km

## School

DAV Public School, Pokhariput - - - - - 6 km

Aditya Birla Public School - - - - - 2 km

Odisha Engineering College - - - - - 2 km

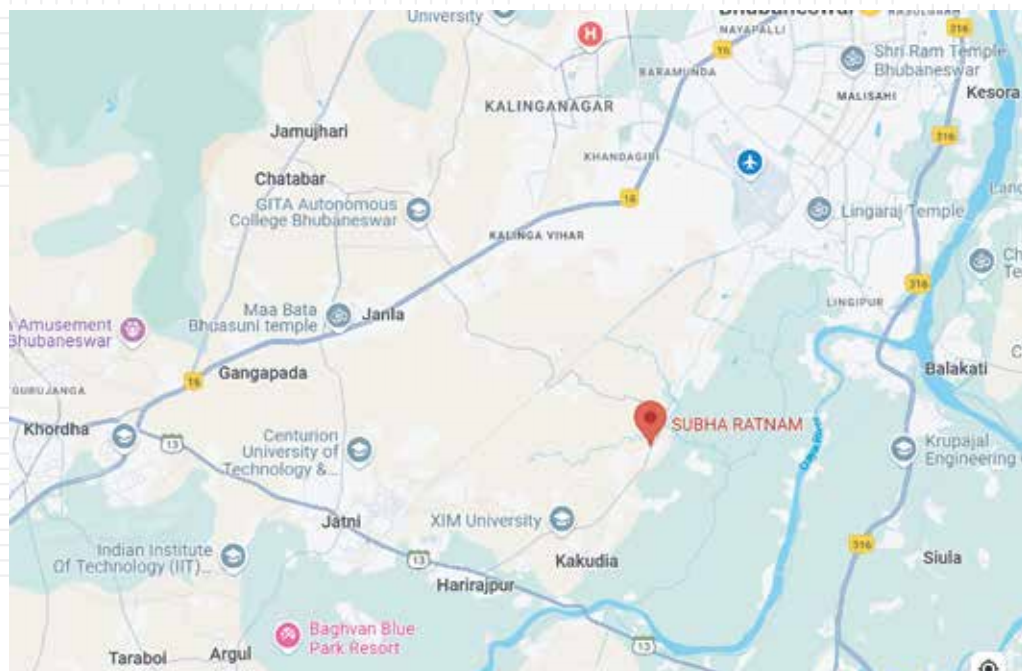
Xavier University - - - - - 2 km

## Hospital

Capital Hospital - - - - - 8 km

## Temple

Lingaraj Temple - - - - - 8 km



# SUBHA CONSTRUCTIONS & DEVELOPERS

**Building Dreams, Creating Landmarks  
Since 2005**

Established in 2005, Subha Construction has been a trusted name in real estate, shaping the skyline of Bhubaneswar with a commitment to excellence and innovation.

Our focus on quality construction, timely delivery, and customer satisfaction has made us a preferred choice for homeowners and businesses alike.

From modern apartments to large-scale government developments, Subha Construction continues to craft spaces that inspire and uplift communities across Odisha.



Developer

Subha Construction & Developers,  
Plot No.ND-18,VIP Colony, IRC Village,  
Nayapalli, Bhubaneswar

**Contact :**

0674-3156988 (Landline)  
8338090002 (mobile)



Architect

**STHAPATHI**

Plot No. 271, 2nd floor, Kharvel nagar,  
Unit - III, Nhubaneswar - 751001,  
Odisha

**ProMinds**  
D I G I T A L

Designed by

Plot No.- A/141, Shaheed Nagar,  
Near Maternity Care Hospital,  
Bhubaneswar - 751007, Odisha

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Subha Ratnam is registered with the Odisha Real Estate Regulatory Authority under Registration No. RP/19/2024/01193, dated 25/06/2024. For official information, please visit: [www.rera.odisha.gov.in](http://www.rera.odisha.gov.in)