

PRAMOD HEIGHTS



KORADAKANTA, BHUBANESWAR

WELCOME TO THE LIMITED EDITION HIGH LIFE!





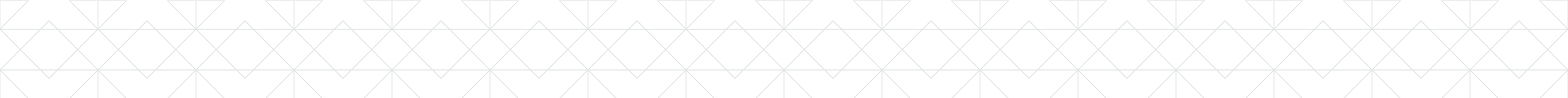
PRAMOD HEIGHTS

ELEVATING LIVING TO NEW HEIGHTS OF LUXURY,

Oasis in the Sky: Escape the hustle and bustle of the city without leaving your doorstep. "PRAMOD HEIGHTS" residences boasts meticulously landscaped sky gardens, recreational decks, and wellness amenities that provide a sea-of-tranquility retreat, above the urban fray. Enjoy a dip in the infinity pool, or stay active in the state-of-the-art fitness center – your oasis in the sky awaits." PRAMOD HEIGHTS" residences are not just a home, it's a signature lifestyle, blended with palatial living.

**THIS IS THE HIGH LIFE, RESERVED FOR A SELECT
FEW, LIKE YOU,**





DAY VIEW





LEGENDS

1. DRIVEWAY

2. SWIMMING POOL

3. DECK
4. OPEN TERRACE

5. PLANTER

6. ENTRY / EXIT



NIGHT VIEW



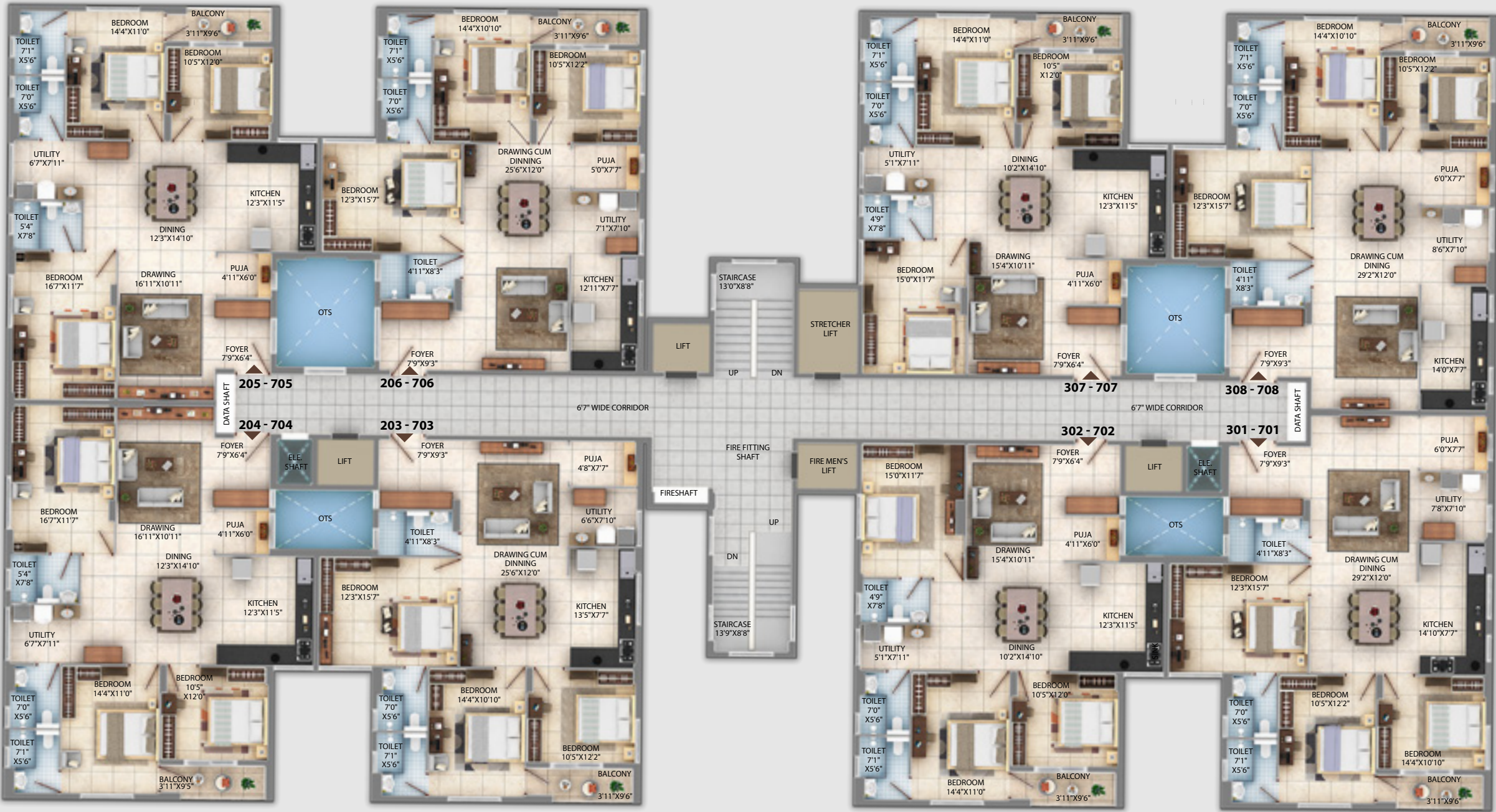
**PRAMOD HEIGHTS
COMPLETELY REDEFINES THE ELEMENT
OF HIGH LIFE,**

A distinguished address to call your own living in a tower has its own distinct aura and ambience coupled with privilege that is only accentuated by the project's unique design and sophistication.

"PRAMOD HEIGHTS" a coveted address, for its luxury residences, redefine elevated living, panoramic vista that transcends the horizon, where every view is a treasure and masterpiece, crafted & curated for your discerning taste.....

**EXCLUSIVITY THAT
TOWERS OVER THE CITY**

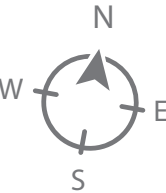


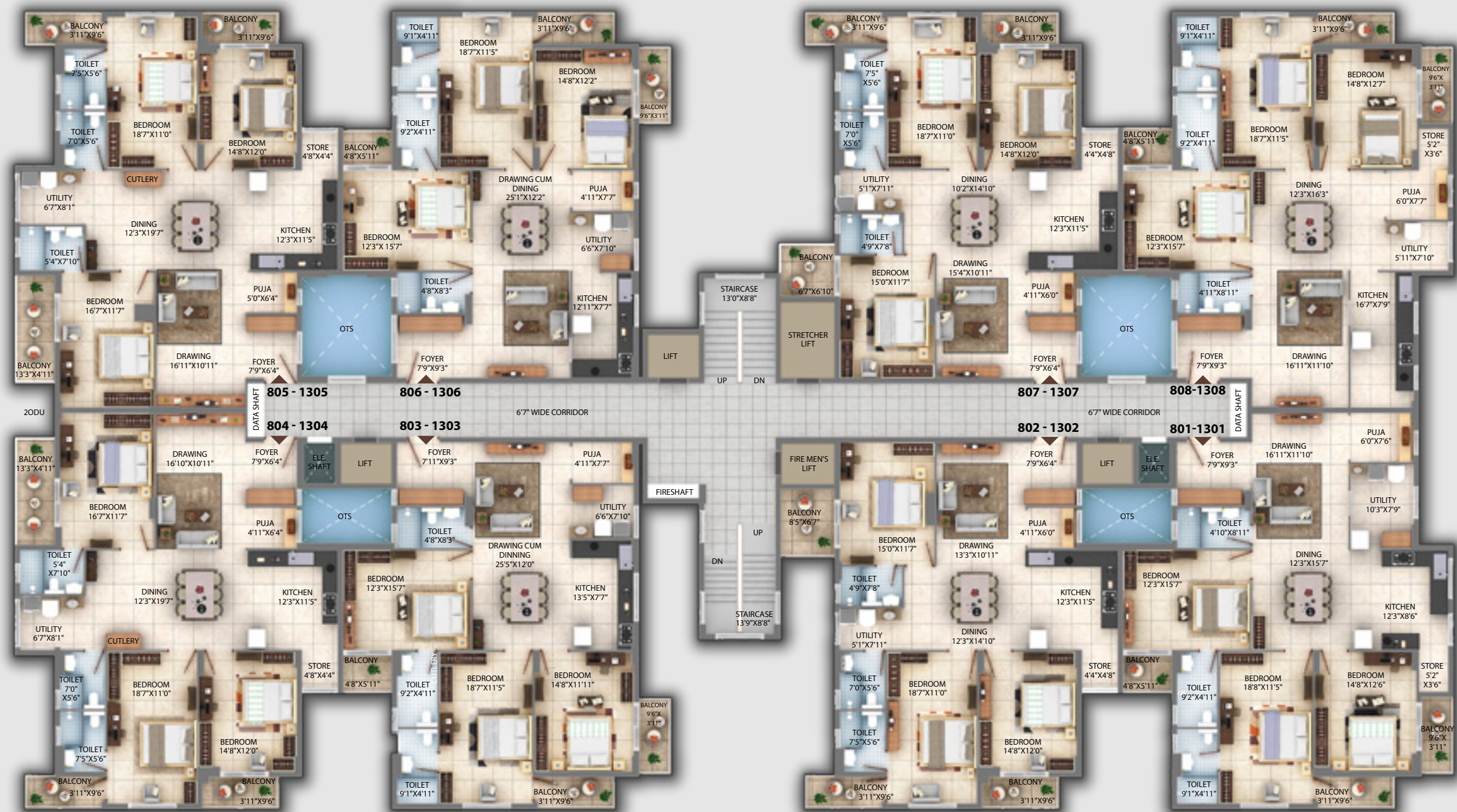


BLOCK B
TYPICAL 3RD TO 7TH FLOOR PLAN

SL NO	1	2	3	4
FLAT NO	301-701	302-702	203-703	204-704
NO OF UNITS	5	5	6	6
CARPET AREA	1291 sqft	1201 sqft	1219 sqft	1284 sqft
BALCONY AREA	37 sqft	37 sqft	37 sqft	37 sqft
SBA	1999 sqft	1873 sqft	1901 sqft	1984 sqft

SL NO	5	6	7	8
FLAT NO	205-705	206-706	307-707	308-708
NO OF UNITS	6	6	5	5
CARPET AREA	1284 sqft	1219 sqft	1201 sqft	1291 sqft
BALCONY AREA	37 sqft	37 sqft	37 sqft	37 sqft
SBA	1984 sqft	1901 sqft	1873 sqft	1999 sqft

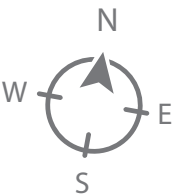




BLOCK B
TYPICAL 8TH TO 13TH FLOOR PLAN

SL NO	9	10	11	12
FLAT NO	801-1301	802-1302	803-1303	804-1304
NO OF UNITS	6	6	6	6
CARPET AREA	1492 sqft	1292 sqft	1332 sqft	1432 sqft
BALCONY AREA	106 sqft	154 sqft	106 sqft	164 sqft
SBA	2393 sqft	2177 sqft	2163 sqft	2386 sqft

SL NO	13	14	15	16
FLAT NO	805-1305	806-1306	807-1307	808-1308
NO OF UNITS	6	6	6	6
CARPET AREA	1432 sqft	1332 sqft	1292 sqft	1492 sqft
BALCONY AREA	164 sqft	106 sqft	154 sqft	106 sqft
SBA	2386 sqft	2163 sqft	2177 sqft	2393 sqft





FLAT 204 - 704

FLAT NO	CARPET AREA	BALCONY AREA	SBA
204-704	1284 sqft	37 sqft	1984 sqft



FLAT 206 - 706

FLAT NO	CARPET AREA	BALCONY AREA	SBA
206-706	1219 sqft	37 sqft	1901 sqft



FLAT 301 - 701

FLAT NO	CARPET AREA	BALCONY AREA	SBA
301-701	1291 sqft	37 sqft	1999 sqft



FLAT 307 - 707

FLAT NO	CARPET AREA	BALCONY AREA	SBA
800-1208	1201 sqft	37 sqft	1873 sqft





FLAT 807 - 1307

FLAT NO	CARPET AREA	BALCONY AREA	SBA
807-1307	1292 sqft	154 sqft	2177 sqft



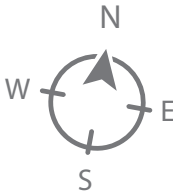
FLAT 808 - 1308

FLAT NO	CARPET AREA	BALCONY AREA	SBA
800-1208	1492 sqft	106 sqft	2393 sqft



FLAT 806 - 1306

FLAT NO	CARPET AREA	BALCONY AREA	SBA
806-1306	1332 sqft	106 sqft	2163 sqft





"PRAMOD HEIGHTS" A CRADLE OF
OPULENT LIVING...

When you spend your days in this lush green paradise, you will find that there's nothing more relaxing than a little time away from it all when your evenings are spent strolling through beautiful landscaped greenery, everyday will seem like a walk in the park. Leave behind your stress of the day, at the rejuvenating yoga deck, where there's nature, there's a place that is a fun for everyone with family.

EXCLUSIVE AMENITIES

Gymnasium



24x7 Security



Landscaped Garden



Children's Play Area with Swing & Slides



CCTV



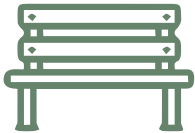
Reading Community Hall



Walking / Jogging Track



Senior Citizen Sitting Area



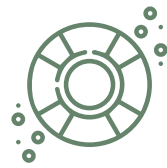
"Elevate your lifestyle with our unparalleled amenities: state-of-the-art fitness centers, serene spa retreats, gourmet dining options, gymnasium, rooftop infinity pools, and personalized concierge services await you."

EXCLUSIVE AMENITIES

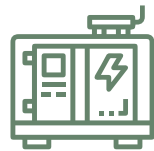
Adult Pool



Kids / Splash Pool



Power Back Up



High Speed Elevator



STP & Rainwater System



Water Pump



Fire Safety



Ev Charging



"Indulge in opulent amenities at our exquisite enclave: from rejuvenating spas and state-of-the-art fitness centers to lavish pools and meticulously landscaped gardens, every moment is curated for your utmost satisfaction."



EXCLUSIVITY IS A FEELING,
YOU WILL GET USED TO

Living in exclusivity feels completely natural, when you reside in a luxurious tower with nothing to disturb your thoughts. Our club house has been thoughtfully built to meet the recreation needs for every family, taken care of you can take a refreshing swim, relax in the sauna or just lounge around in our indoor water park. You will feel at ease and let your worries float away, all by just taking a dip in the swimming pool.

SPECIFICATIONS

STRUCTURE

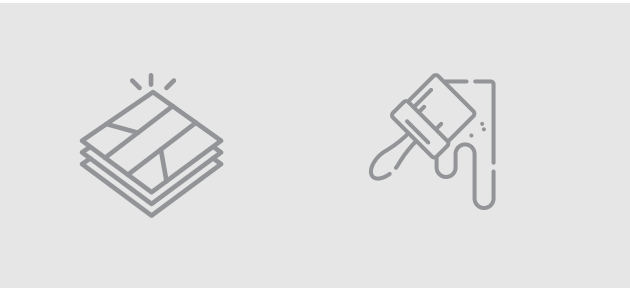
Earthquake resistance R.C.C frame structure with pile foundation & M30 grade concrete design vetted by NIT Rourkela.

CEMENT

OCL /Ultratech /Lafarge/Jindal/Novoco or equivalent.

STEEL

Sail/ Vizag/Jindal panther or equivalent FE500.



WALLS

AAC blocks masonry work fixing with adhesive.

PLASTERING

All inside & outside plastering shall be in 1:5.

DRIVEWAYS

Heavy duty pavers.

LIFTS

5 Lift - Passenger, service and firemake
-Kone/Johnson/Otis/Equivalent.



TOILET / BATH FITTINGS

MIXERS AT BATH

Single lever divertor and shower head . Other CP fittings.

MAKE

Kohler/ Jaquar.

DOORS/WINDOWS

MAIN DOOR

Factory made flush door with one side veneer polished and back side laminate, panneled WPC door frame with trio lock key @Knob

OTHER DOORS

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

MAKE

Godrej.

WINDOWS

3 track upvc window with mosquito net & ms grill of square bar.



RAILINGS

BALCONY

MS square bar designer railing.

STAIRCASE

SS railing of 304 grade.



FLOOR TILES

MAKE

Johnson/Somany/Simpolo.

FLATS :- 1200x600

BALCONIES :- 600x600

BATHROOM :- 300x300

STAIRCASE :-

Granite.

WALL TILES

TOILET

Size - 300x600 height up to 8 FT.

UTILITY

Size - 300x600 height up to 8 FT.

KITCHEN

Size - 300x600 height up to 2 FT above counter.



"EXQUISITE DESIGN, OPULENT AMENITIES,
UNRIVALED ELEGANCE,"

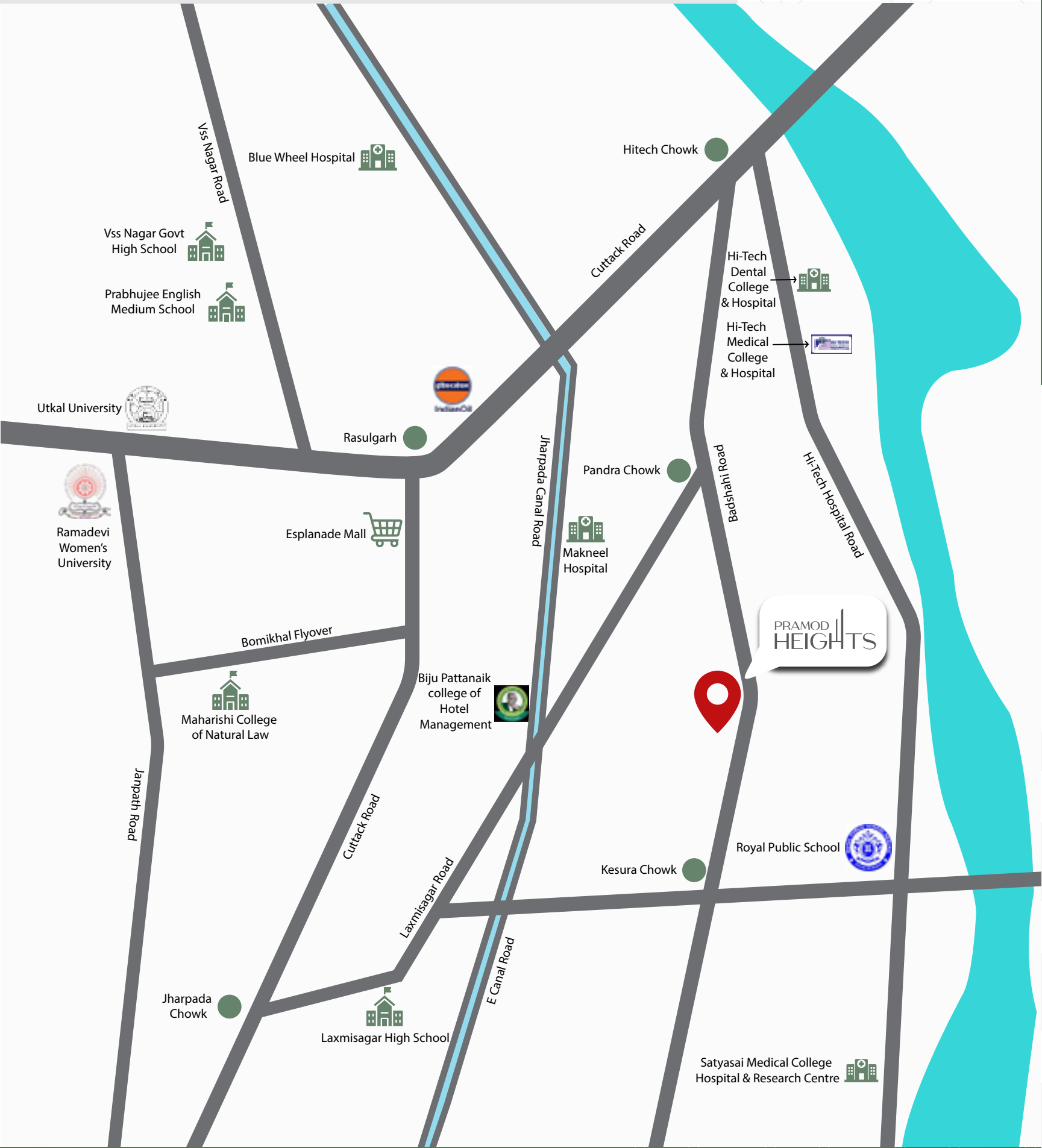
AERIAL VIEW



Experience the unparalleled grandeur from the sky, as our luxurious residences redefine city living escaping the hustle & bustle of the city. A bird's eye panorama unveils a world of sophistication, where architecture and nature seamlessly coverage

ELEVATE YOUR LIVING EXPERIENCE SKYWARD,

LOCATION MAP



SCAN ME FOR GOOGLE LOCATION

2 KM

HI-TECH MEDICAL - 2 Km

4 KM

RASULGARH - 4 Km

7 KM

ESPLANADE MALL - 7 Km
EDUCATIONAL INSTITUTIONS-BIEM - 7 Km

3 KM

SAI MANDIR - 3.5 Km

5 KM

RAILWAY STATION - 5 K
SYMPHONY MALL - 6 Km

8 KM

UTKAL KANIKA GALLERIA - 8 Km
MOTHERS PUBLIC SCHOOL - 10 Km
AIRPORT - 11 Km



PAYMENT SCHEDULE

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



DEVELOPER-



SHREE GANESH BUILDCON PVT LTD
N1/A21, IRC Village Nayapalli, Bhubaneswar,
Odisha-751015
www.sgbpl.com
Email - sgbpl2000@gmail.com
Phone No. - 0674 - 2555575

SITE ADDRESS

PRAMOD HEIGHTS
Koradakanta, Bhubaneswar, District-Khordha
Odisha-751006

RERA REGISTRATION NUMBER

MP/19/2023/01068

CONSULTANT



MKSR ASSOCIATES
PRIVATE LIMITED

MKSR ASSOCIATES PVT. LTD.
HIG - A/19, Lingaraj Vihar, Pokhariput, Bhubaneswar - 751020
Email - mksrapl2022@gmail.com
Phone No. - 9438380000 / 9937023820

MARKETING

8599097575 , 7008721505

HOUSING LOAN APPROVALS



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 accorent of design and construction variance.