

Location Plan



KEY DISTANCE :

- AIRPORT PATNA 3 KM
- PATNA ZOO 3 KM
- PATNA RAILWAY STATION 7 KM
- PATLIPUTRA STATION 2 KM
- PARAS HOSPITAL 2 KM

Site Address : Saubhgya Sharma Path, Rupaspur, Patna

Builders & Developers :



Sunrise Sai Developers Private Limited

Office :

Maurya Path, Khajpura, Patna 800014

E-mail : sunrisecivil@gmail.com, Website : www.sunrisesai.com

Architect :

Smriti Architect Pvt. Ltd.

Boring Road, Patna

For Booking Contact : 81027 73315, 91232 25417

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A Project By:
Sunrise Sai Developers
Private Limited



RUPASPUR CITY

*Cerebral Planning
an effort from The Heart*

A Project By:
Sunrise Sai Developers
Private Limited



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Live Connected
with lifestyle

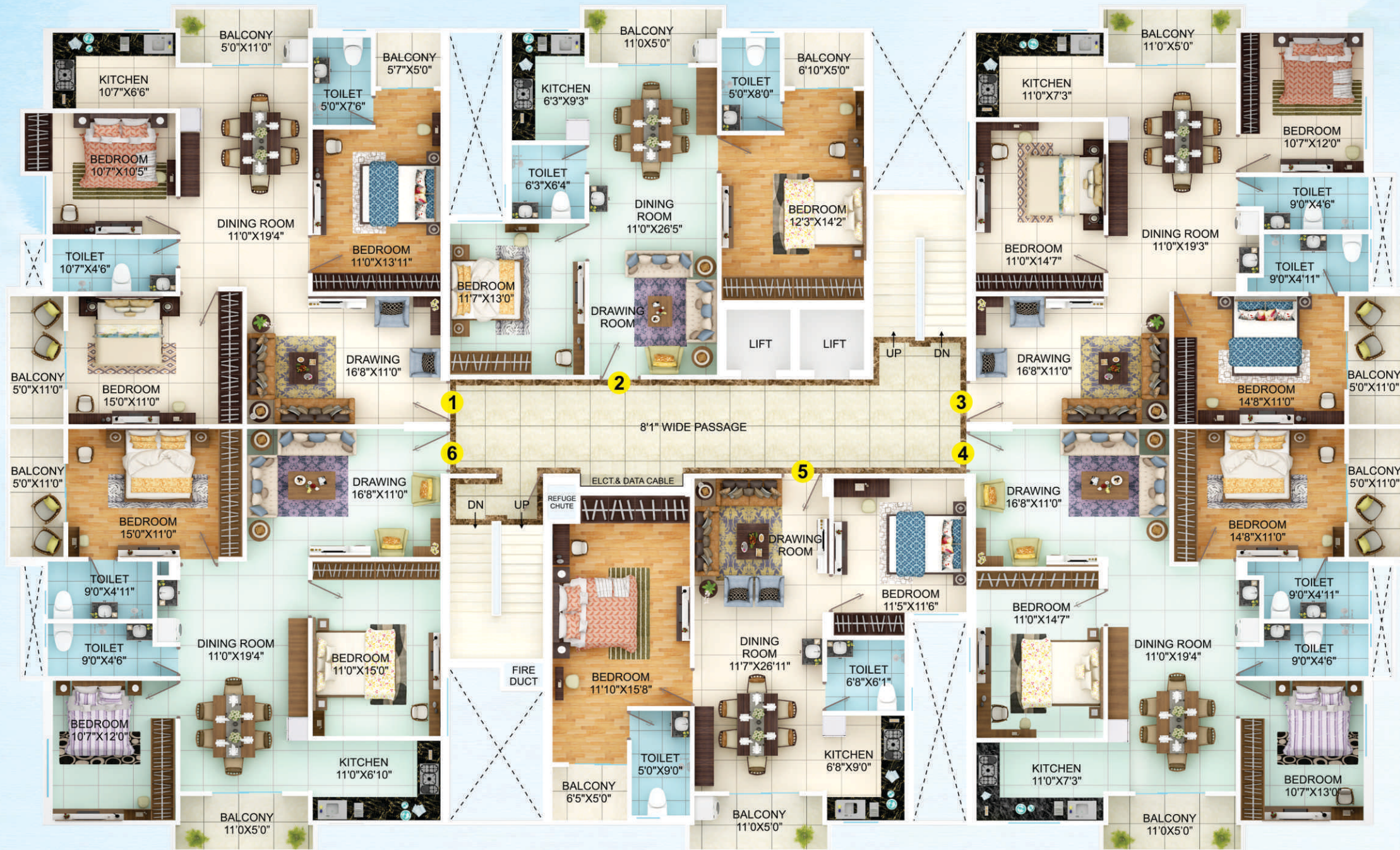


Developed by renowned Sunrise Sai Developers Private Limited, Sunrise Rupaspur City is next to real joy, real satisfaction and real pleasure. It is all about finding a calm place to share emotions and spending the rest of the life with utter comfort. It is an exceptional effort which gives you everything beyond what is expected and is a ray of hope to the people who dream of having a comforting space of their own.

Luxury beyond comfort, togetherness beyond relationships, trust beyond expectations and life beyond happiness is what Sunrise Rupaspur City is all about.



TYPICAL FLOOR PLAN – BLOCK-A



AREA STATEMENT (TYPICAL FLOOR PLAN BLOCK - A)

FLAT NO.	1 (3 BHK)	2 (2 BHK)	3 (3 BHK)	4 (3 BHK)	5 (2 BHK)	6 (3 BHK)
CARPET AREA	1016 SQ. FT.	776 SQ. FT.	1035 SQ. FT.	1041 SQ. FT.	830 SQ. FT.	1045 SQ. FT.
S/B UP AREA	1590 SQ. FT.	1200 SQ. FT.	1555 SQ. FT.	1565 SQ. FT.	1265 SQ. FT.	1565 SQ. FT.



TYPICAL FLOOR PLAN – BLOCK-B



AREA STATEMENT (TYPICAL FLOOR PLAN BLOCK - B)

FLAT NO.	1 (3 BHK)	2 (2 BHK)	3 (3 BHK)	4 (3 BHK)	5 (2 BHK)	6 (3 BHK)
CARPET AREA	1022 SQ. FT.	782 SQ. FT.	1041 SQ. FT.	1035 SQ. FT.	824 SQ. FT.	1050 SQ. FT.
S/B UP AREA	1590 SQ. FT.	1205 SQ. FT.	1560 SQ. FT.	1555 SQ. FT.	1255 SQ. FT.	1570 SQ. FT.



TYPICAL FLOOR PLAN – BLOCK-C



FLAT NO.	1 (3 BHK)	2 (2 BHK)	3 (3 BHK)	4 (3 BHK)	5 (2 BHK)	6 (3 BHK)
CARPET AREA	1073 SQ. FT.	816 SQ. FT.	1085 SQ. FT.	1121 SQ. FT.	803 SQ. FT.	1059 SQ. FT.
S/B UP AREA	1610 SQ. FT.	1240 SQ. FT.	1735 SQ. FT.	1790 SQ. FT.	1230 SQ. FT.	1650 SQ. FT.

TYPICAL FLOOR PLAN – BLOCK-D



TYPICAL FLOOR PLAN – BLOCK-E



AREA STATEMENT (TYPICAL FLOOR PLAN BLOCK - E)

FLAT NO.	1 (3 BHK)	2 (2 BHK)	3 (2 BHK)	4 (3 BHK)	5 (3 BHK)	6 (2 BHK)	7 (2 BHK)	8 (3 BHK)
CARPET AREA	967 SQ. FT.	811 SQ. FT.	746 SQ. FT.	1019 SQ. FT.	1004 SQ. FT.	807 SQ. FT.	789 SQ. FT.	1004 SQ. FT.
S/B UP AREA	1510 SQ. FT.	1210 SQ. FT.	1130 SQ. FT.	1545 SQ. FT.	1570 SQ. FT.	1215 SQ. FT.	1190 SQ. FT.	1505 SQ. FT.

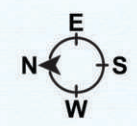


TYPICAL FLOOR PLAN – BLOCK-F



AREA STATEMENT (TYPICAL FLOOR PLAN BLOCK - F)

FLAT NO.	1 (3 BHK)	2 (3 BHK)	3 (3 BHK)	4 (2 BHK)	5 (2 BHK)	6 (3 BHK)	7 (3 BHK)	8 (2 BHK)
CARPET AREA	996 SQ. FT.	996 SQ. FT.	863 SQ. FT.	682 SQ. FT.	685 SQ. FT.	911 SQ. FT.	911 SQ. FT.	675 SQ. FT.
S/B UP AREA	1570 SQ. FT.	1570 SQ. FT.	1300 SQ. FT.	1085 SQ. FT.	1085 SQ. FT.	1450 SQ. FT.	1450 SQ. FT.	1075 SQ. FT.





Specifications :

- **STRUCTURE** : R.C.C. frame structure as/structural Drawing.
- **BRICK WORK** : AAC Block
- **DOORS** : Main Door - Decorative Both Side Laminate/Pasted flush door & Other doors - Both Side laminated flush door with Painted Sal/Hard Wood door frames.
- **WINDOWS** : UPVC sliding window and shutters with 4mm thick clear glass including M.S. Grill.
- **FLOORING** : Living & Dining Room - Vitrified Tile
Master Bed Room - Vitrified Tile
Kitchen - Anti skid Vitrified tile
Toilets - Anti skid tiles
Balcony - Anti skid Vitrified tile
- **KITCHEN** : Granite counter with stainless sink of ISI mark.
Glazed ceramic tiles, upto 2' height above counter.

- **DADO** : Toilets - Glazed ceramic tiles, Dado upto 7' height.
- **TOILETS** : White glazed vitreous wash basin of Parryware / Hindware / Jaquar or equivalent make in all toilets.
White glazed vitreous EWCs of Parryware / Hindware / Jaquar or equivalent make in one toilets.
Hot & Cold water wall mixer of Jaquar / Parryware / Hindware or equivalent make in all toilets.
Wall Hung EWC of Jaquar / Parryware / Hindware or equivalent make in one toilets.
Acrylic/Fiber glass cisterns in white colour in toilets.
Health faucet in one toilets.
- **PAINTING & CLADDING** : Internal Walls & Ceiling- Wall Putty over plaster surface only.
External Finish-Exterior grade cement paint.
MS Grill- Synthetic enamel paint of approved colour & shade.

- **ELECTRICAL OUTLINE SPECIFICATIONS** : All electrical wiring in concealed PVC conduit and using insulated copper wires of RR Kabel / Anchor or equivalent make
Modular switches of Anchor/ABB or equivalent.
Aduqate Lighting/Power point socket and outlets in each room.

TV POINTS : Living room & Master Bedroom

TELEPHONE POINTS : Living - Complete with wiring
Exhaust Fan Point - Complete with wiring & outlet in all toilets & kitchen.

Water Purifier Point - Complete with wiring outlet in Kitchen.

Washing Machine Point - Complete with wiring & outlet in utility.

Security System - CCTV for ground floor, common area and campus.

Intercom from main security cabin to all apartments.
Generator - Kirloskar / Mahindra or equivalent silent generator of adequate capacity.

- **WATER PROOFING** : Terrace Roof Tiles, Water Proof.
- **BORING** : Boring of adequate capacity with adequate size ISI mark submersible pump.



ENTRANCE GATE

Temple



Community Hall



Health Club



C.C. TV Camera



Passenger Lift of ISI Mark



Garden

Payment Plan

The consideration amount will be paid as per the following schedule

1	At the time of booking	10%
2	1st Installment after completion of foundation	21%
3	2nd Installment after completion of First roof slab	08%
4	3rd Installment after completion of Second roof slab	08%
5	4th Installment after completion of Third roof slab	08%
6	5th Installment after completion Fourth roof slab	08%
7	6th Installment after completion of Fifth roof slab	08%
8	7th Installment after completion of Terrace roof slab	08%
9	8th Installment after completion of Brick work	08%
10	9th Installment after completion of Plaster work	08%
11	Final Installment at the time of Completion	5%



Swimming Pool



Intercom Connectivity



Fire Fighting System As Per Norm



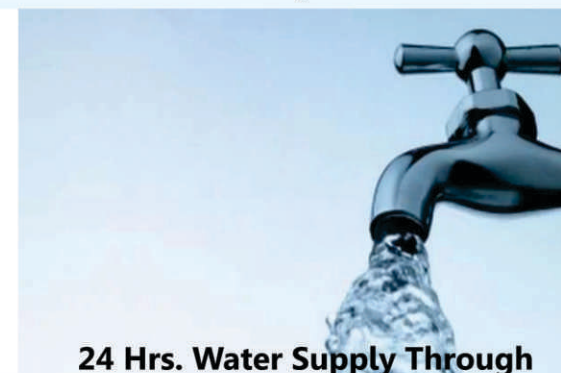
Waste to Compost Converter



Sewage Treatment Plant



Silent Dg Set For Power Back Up



24 Hrs. Water Supply Through Deep Borewell