



A CLASS APART



WHAT IS CLASS ?

*C*lass is the style that generates respect wherever you go. It is the confidence that comes from knowing that others look up to you. It is the knowledge of having achieved success and deserving the best of life. It is the presence that quietly conveys who and what you are.





SPACE FOR CLASS



Sahej Plaza has been built for people with class. Located in the heart of Sambalpur and designed to international specifications, it is a high-end commercial and residential complex that takes lifestyles a step ahead. From the moment you walk in you will know it is meant for the select. Class has come to Sambalpur.





CLASS BY SERVICE

Sahej Plaza devotes two floors to shops, showrooms and offices and four floors for premium residences, along with Basement Parking and all other facilities you can expect. Professional maintenance, management and security ensure a hassle-free life. Class demands there are compromises in quality.



Location Map



- 5 minutes from Railway Station
- Gole Bazar, Sambalpur's main market
- Close to Govt. Bus Stand
- Close to renowned schools and academy
- Close to Boating Club

Site: Gaiety Road, Gole Bazar, Sambalpur, Orissa



CLASS WITH CONVENIENCE

Class comes to Sambalpur in the same premises that once housed Gaiety Talkies in Gole Bazar, the main market. A few steps further is the Bus Stand and the Railway Station is also nearby. A boating club adds to the premium lifestyle. School, recreation, shopping or transport... the good life begins with a location advantage.





CLASS FOR COMMERCE

The right premises are the first requirement for business success. Sahej Plaza provides plug-and-play business space so that you can get started quickly. The prime location and ready market will help you take off without delay. A beautifully maintained world-class environment with independent access driveways, full back up power and multiple services will turn business into profit and pleasure. Why wait to grab this opportunity?



COMMERCIAL SPECIFICATION

Frame Structure : Earthquake Resistant R.C.C Frame Structure
Internal Wall : P.O.P. over Cement
Common Area Wall : Paint over P.O.P.
Finishing of external walls : Weather Proof / ACP Structural Glazing
Doors : Rolling Shutters / Flush Door with Wooden Frame
Flooring : Shops & Offices : Vitrified 2' x 2' Tiles, Common Passage : Marble / Vitrified Tiles
Toilet : 6' Height Ceramic Tiles on Walls, White Basin & EWC,
Marc / Jaguar or Equivalent C.P. Sanitary Fittings
Electrification : Concealed Electrical Wiring / Adequate Power Points
Treatment : Water Proofing



FEATURES

Two Semi-Automatic Lift • *Vehicle Parking Space • Good Architectural Planning
Proper Ventilation & Adequate Natural Light • *Power Back-Up for Common Facilities
Vaastu Aided Design • Overhead Tank for 24hrs Water Supply • Fire Fighting System
Professional Waste Management • Eye Catching Elevation

Shops ranging from 179-2024 sq.ft
Offices ranging from 536-795 sq.ft





CLASS FOR LIVING

The four top floors of residences provide a choice of apartments with twin elevators for access. The environment-friendly planning maximizes air and sunlight. The designs are vastu-aided and homes are finished to support a premium lifestyle. There's ample parking for residents in the basement and guests with a separate car wash area to maximize convenience. The common rooftop garden is a daily pleasure, and there's space and equipment for children to play.





CLASS INFRASTRUCTURE

*S*ahej Plaza is backed by infrastructure that makes life a pleasure. There is 24x7 manned and CCTV security. Generators provide power backup for common areas. A water filtration plant ensures pure drinking water while overhead tanks guarantee 24-hour water supply. The latest fire fighting equipment assures safety. Class living means never having to worry!



SPECIFICATION

Frame Structure : R.C.C.

Internal Wall Finish : P.O.P. over Cement Plaster

Common Area Wall : Plastic Paint over P.O.P

External Wall : Finished with Weather Exterior Paint

Windows : Two Track Aluminium Window with M.S. Grill

Door : Flush Door Shutters/Decorative Main Gate

Door Frame : Sal Wood Frame

Flooring : Living / Dining - 2' x 2' Vitrified Tiles,

Toilet & Kitchen : Anti-skid Ceramic Floor Tiles

Kitchen : Green Marble Counter Top Stainless Steel Sink. 2 Dado of Ceramic Tiles over Counter 2' High.

Toilets : 7' Height Ceramic Tiles on Walls, C.P. Fittings of Standard Make White Glazed Sanitary Ware of Reputed Make Wash Basin PVC Cistern Hot/ Cold Water

Electrification : Concealed Electrical Wiring with Modular Switches, A.C. Point in Master Bedroom, Concealed Cable TV and Telephone Point in All Bedrooms, Drawing Room, Aquaguard Point in Kitchen, Geyser Point in toilets & kitchen Chimney point

Common Services : Water Filtration Plant

Water Supply : Overhead Tank, Deep Tubewell Borings

*Generator facility : Light Point from Common Generator will be provided (total 500w)

FEATURES

Environment Friendly Planning

Proper Ventilation with Adequate Natural Light

Car Wash Area

Spacious Entry and Exit Driveways

Children Play Area

Landscaped Rooftop Garden

Rainwater Harvesting

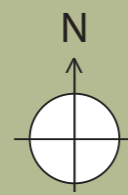
Professional Waste Management

*Ample Parking in the Basement

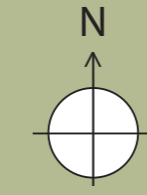
*Sufficient Power Backup



GROUND FLOOR PLAN



1ST FLOOR PLAN



TYPICAL FLOOR PLAN (2ND TO 5TH)



Flat no.	Bedrooms	Saleable area
A	3	1502 sq.ft
B	2	1080 sq.ft
C	2	1189 sq.ft
D	3	1409 sq.ft
E	3	1417 sq.ft

Flat no.	Bedrooms	Saleable area
F	1	564 sq.ft
G	2	1068 sq.ft
H	3	1406 sq.ft
I	3	1395 sq.ft

CLASS BY QUALITY

Class comes with experience and RealTech Group has years of experience in providing people with an exquisite living experience. The group has achieved extraordinary success in making dreams come alive with a commitment towards quality, on time delivery and maintaining relationships with patrons. Sahej Plaza takes it forward in a journey towards excellence.



Our Projects

COMPLETED: Sahej Enclave, Natural Comfort, Sahej Villa
 ONGOING: Sahej Garden, Sahej Residency, Sahej Lagoon, Natural Life
 UPCOMING: Sahej Green, Sambalpur Residential, Sahej Square, Sahej Deep



Site: Gaiety Road, Gole Bazar, Sambalpur, Orissa



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