



Eastern Square Builders Pvt. Ltd

Plot No: 10/5B/1668, CDA Sector 10, Cuttack – 753014

Mobile : 9090449099 Email : easternsquarebuilders@gmail.com

www.easternsquarebuilders.com



**EASTERN
PARADISE**

RERA REGD NO: RP/07/2025/01334 | RERA.ODISHA.GOV.IN

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Nature-inspired living is more than a design approach—it is a harmonious lifestyle that integrates the wisdom and beauty of the natural world into daily life. It draws from nature's timeless principles to create homes and communities that promote wellbeing, sustainability, and a deep sense of connection to the environment. At Eastern Paradise, this philosophy shapes every corner, ensuring that residents live in sync with nature while enjoying modern comforts.

- **Independent Air Flow and Cross Ventilation**
- **Abundant Natural Light in Every Home**
- **Thoughtfully Designed Common Areas**
- **Sustainable Construction Principles**

THE ESSENCE OF NATURE-INSPIRED LIVING

THE VISION OF
EASTERN SQUARE BUILDERS PVT. LTD.

With a reputation for excellence and timely delivery, Eastern Square Builder Pvt. Ltd. continues to redefine urban residential landscapes. Our focus on quality, transparency, and customer satisfaction has made us a trusted name in the region's real estate industry.

CORE VALUES:

- INNOVATION IN DESIGN
- SUSTAINABILITY IN PRACTICE
- INTEGRITY IN EXECUTION
- EXCELLENCE IN CUSTOMER EXPERIENCE

30 YEARS

**CRAFTING ODISHA'S
REAL ESTATE WITH IDEAS**



At Eastern Square Builders Pvt. Ltd., we believe homes aren't just built—they're envisioned. Eastern Paradise stands as a testament to this philosophy, blending architecture, nature, and urban convenience in perfect harmony.

Designed for those who cherish calm, clarity, and connected living, this project is an invitation to breathe, live, and grow amidst nature's finest canvas.

CRAFTING SPACES BEYOND IMAGINATION



INTRODUCING



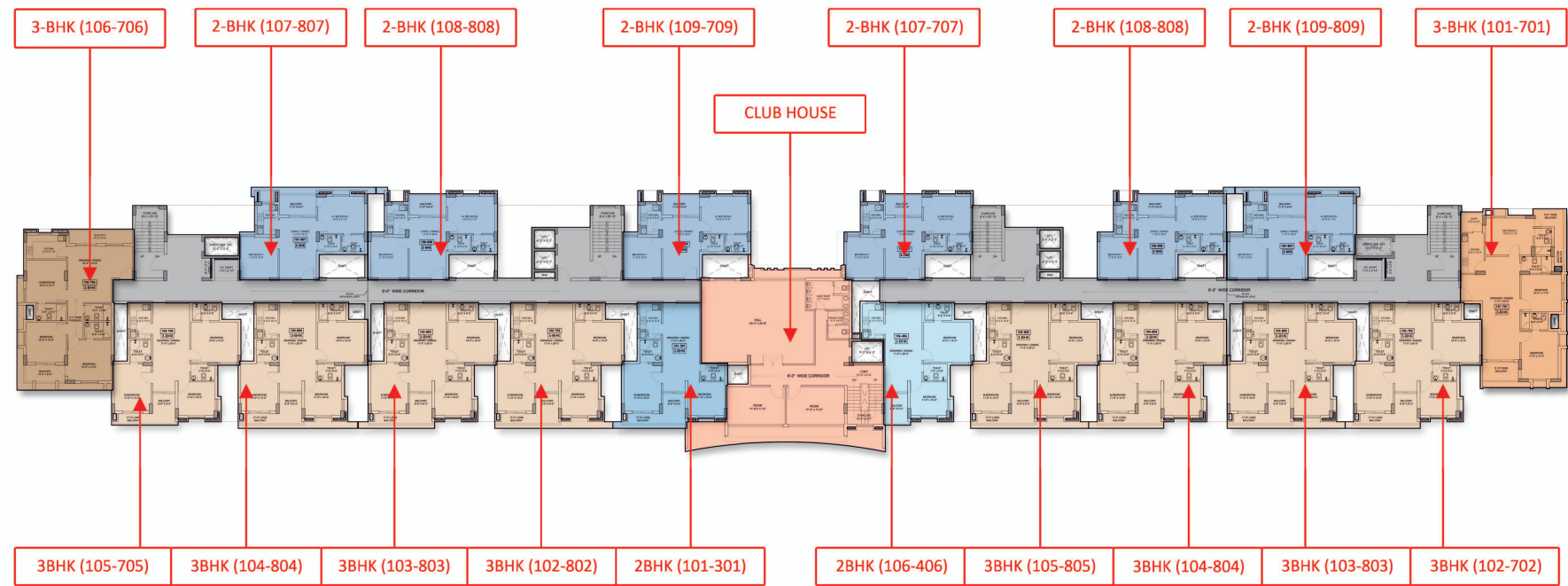
**EASTERN
PARADISE**

Tucked beside 19 acres of government plantation, Eastern Paradise brings together the best of environment and architecture. The development embodies serenity, sunlight, ventilation, and Vastu perfection—all within an oxygen-rich setting.

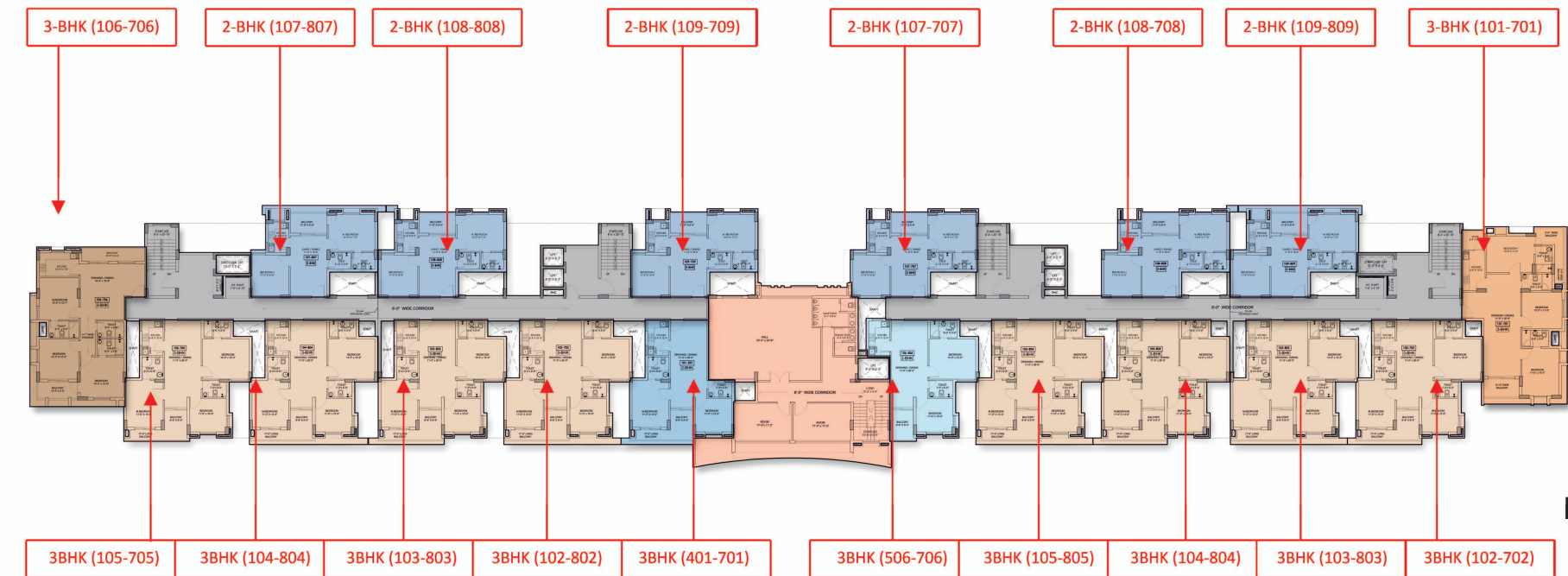
EXPERIENCE THOUGHTFUL DESIGN

Eastern Paradise is crafted to blend nature and convenience seamlessly. The site plan features well-positioned towers, lush green open spaces, wide internal roads, and dedicated parking. A central clubhouse and amenity zone foster community living, while proximity to the adjoining 19-acre plantation ensures a serene, green backdrop. This layout guarantees sunlight, fresh air, and easy access for every resident.



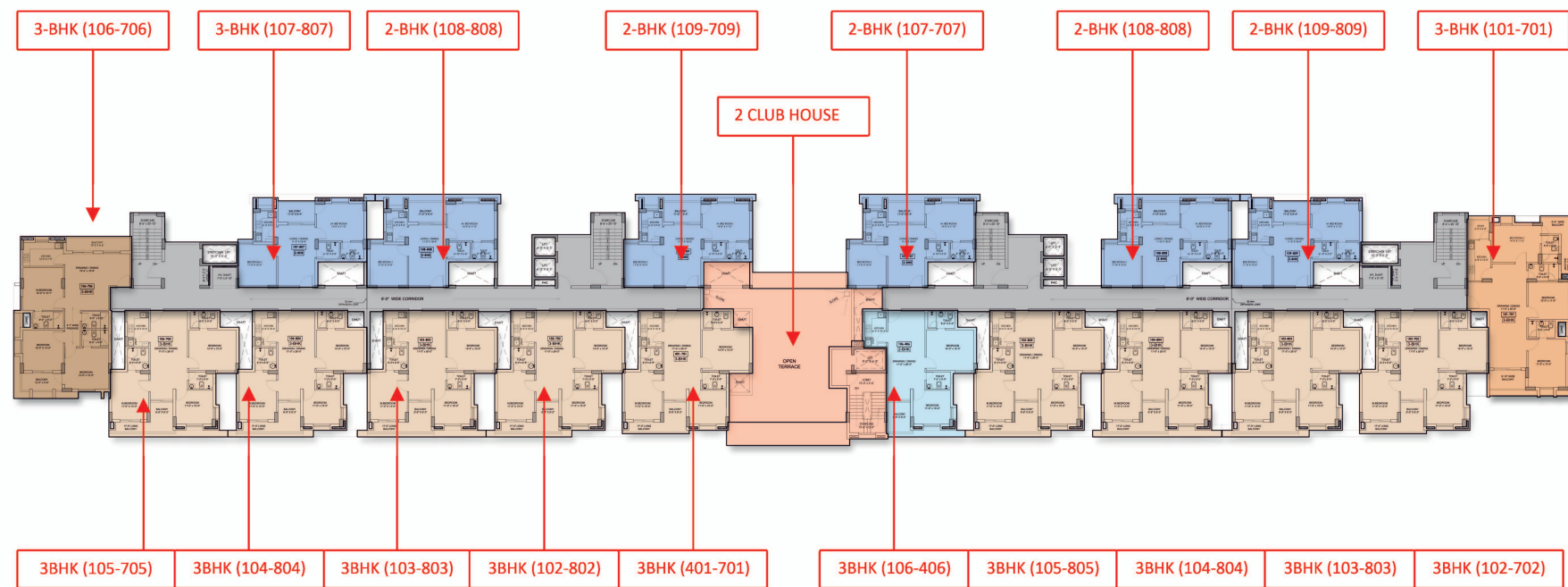


FIRST TO THIRD FLOOR PLAN

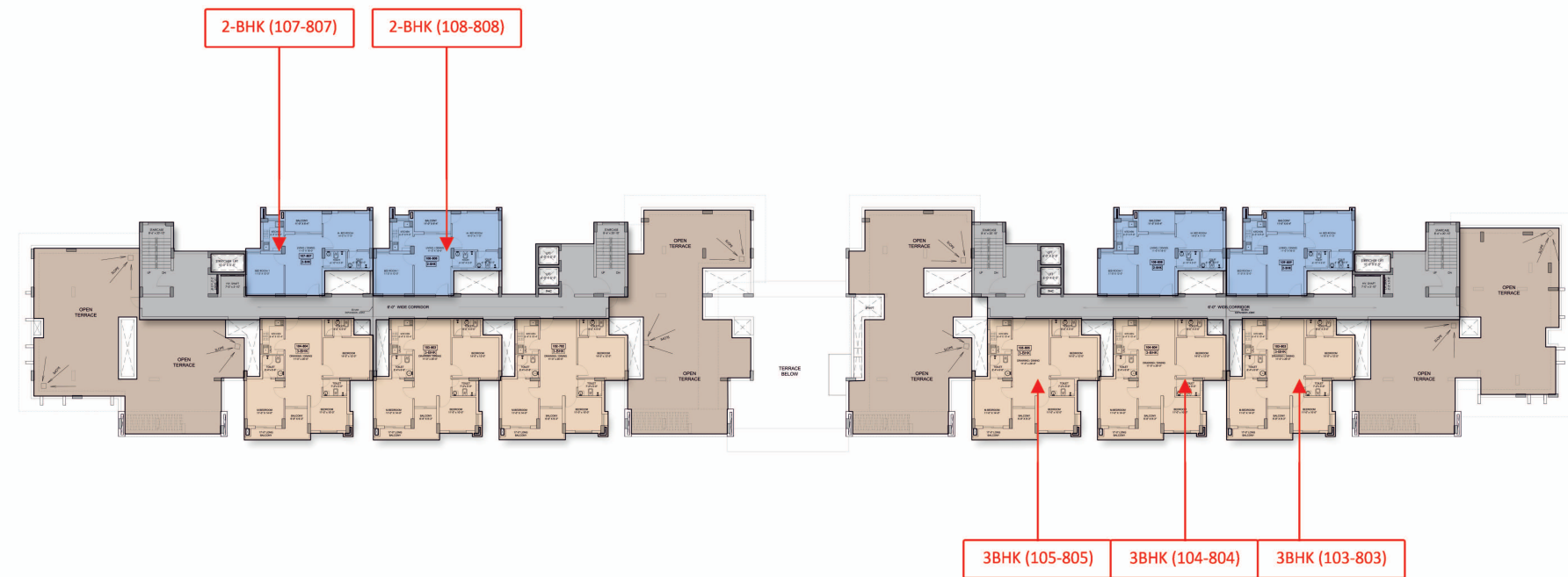


FIFTH TO SEVENTH FLOOR PLAN

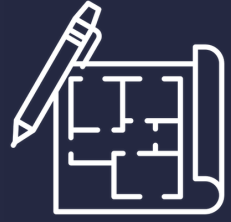
FOURTH FLOOR PLAN



EIGHTH FLOOR PLAN



DESIGN ADVANTAGE & PHILOSOPHY



Beneficial
Floor Area
Ratio



100%
Vastu Complaint



Independent Ventilation
& Sunlight Source

Additional Features

- 70% Open Space
- 30% Internal Concrete Road
- Roof Top Amenities
- 3 Side Open to Air

DESIGN PHILOSOPHY

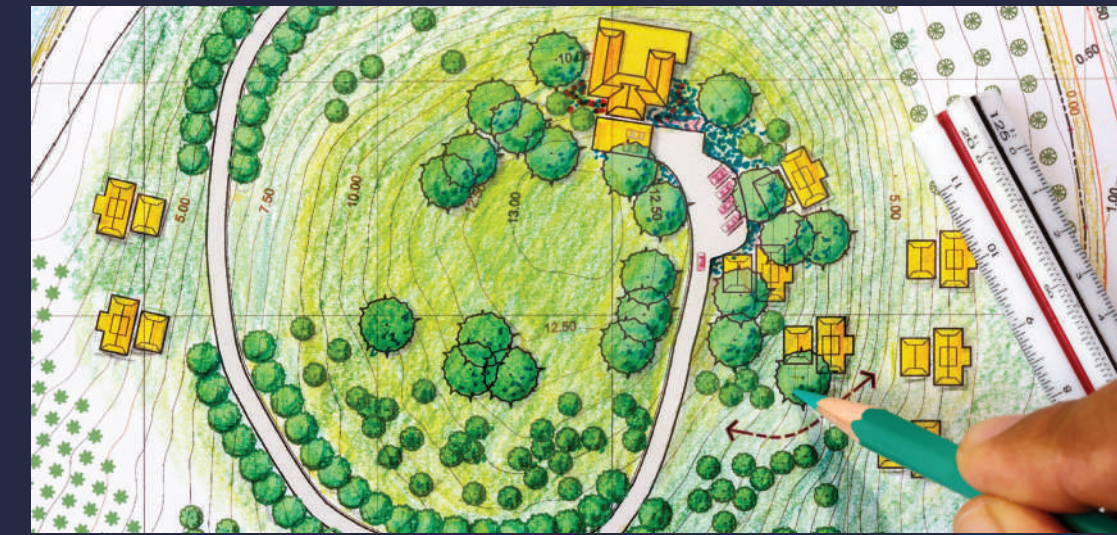
Every home in Eastern Paradise is a study in space optimization and elemental harmony. The masterplan ensures all apartments receive sunlight, natural air circulation, and complete Vastu compliance. Open greens and shaded walks enhance daily living aesthetics.



CREATING EVERYDAY MOMENTS OF JOY

Eastern Paradise is built to offer residents every modern comfort while preserving the charm of organic community living.

- Gymnasium
- Indoor Game Zone
- Library
- Projection Room
- Amphitheater
- Club House
- Chess / Card Room
- Childrens Play Area
- Co-Working Area
- Cafeteria
- BBQ Zone
- Banquet Space
- Jogging / Cycling Track
- Swimming Pool
- Childrens Play Area
- Flag Hosting Area
- Temple
- Visitor's Parking
- Basket Ball Court
- Open Gym
- Entrance Foyer
- Water Features
- Meditation / Yoga Deck
- Observation Deck
- Hopscotch
- Gazebo Seating
- Private Nook
- Drop off Zone
- Arrival & Exit Greens
- Premium Landscaping
- Covered Parking



2 BHKS

BIGGER THAN ITS
DIMENSIONS



A 2 BHK That Feels Bigger Than Its Dimensions

Intelligent planning ensures no space is wasted. With well-planned bedrooms, a spacious living-dining area, a modern kitchen with utility space, and a balcony that brings in natural light and fresh air, every corner is crafted for effortless everyday living.

- **Optimal room-to-circulation ratio**
- **Cross-ventilated layout design**
- **Wide living-dining frontage**
- **Kitchen aligned for efficiency and convenience**
- **Balcony positioned for privacy and airflow**
- **Washrooms with natural ventilation (where applicable)**



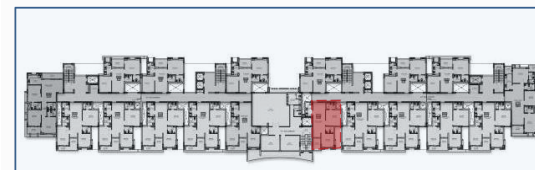
Carpet Area
630 SQFT
Balcony Area
70 SQFT
Built-Up Area
888 SQFT
Salawble Area
1267 SQFT

2 Bedded Residences
TYPE - I (TOWER 1 & 2)



Carpet Area
719 SQFT
Balcony Area
63 SQFT
Built-Up Area
958 SQFT
Saleable Area
1368 SQFT

2 Bedded Residences
TYPE - II (TOWER 1)



Carpet Area
702 SQFT
Balcony Area
98 SQFT
Built-Up Area
971 SQFT
Saleable Area
1387 SQFT

2 Bedded Residences
TYPE - III (TOWER 2)



3 BHKs

AMPLE SPACE
FOR EVERYDAY

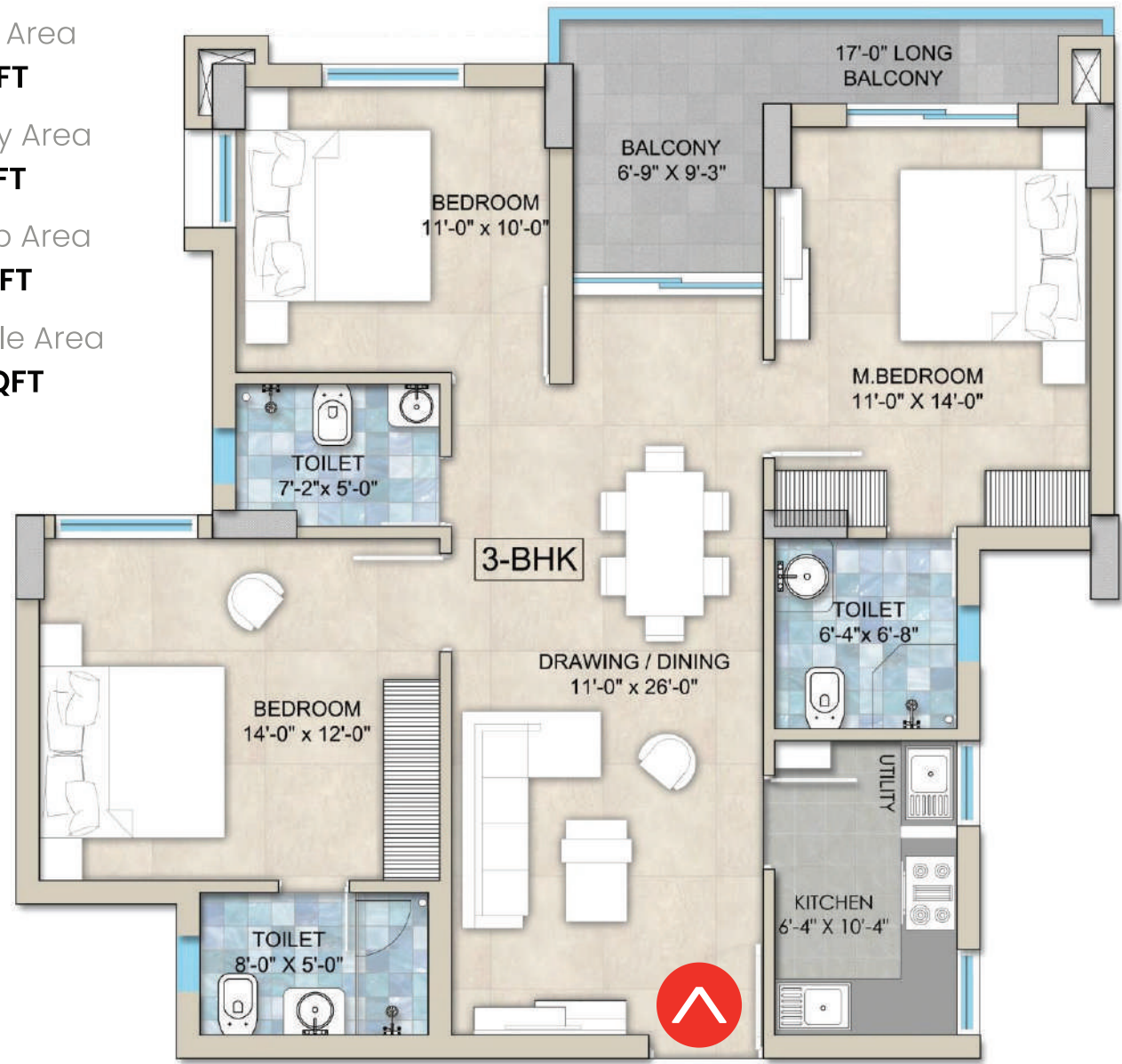


3BHK with Master bedroom and ample space embedded with privacy

Our 3 BHK homes offer generous space for growing families, with well-defined bedrooms, an expansive living-dining area, a modern kitchen with utility, and thoughtfully positioned balconies that enhance light, ventilation, and everyday comfort.

- **Spacious layout designed for family comfort**
- **Well-separated private and common areas**
- **Expansive living-dining zone for everyday gatherings**
- **Modern kitchen with functional utility space**
- **Balconies positioned for natural light and ventilation**

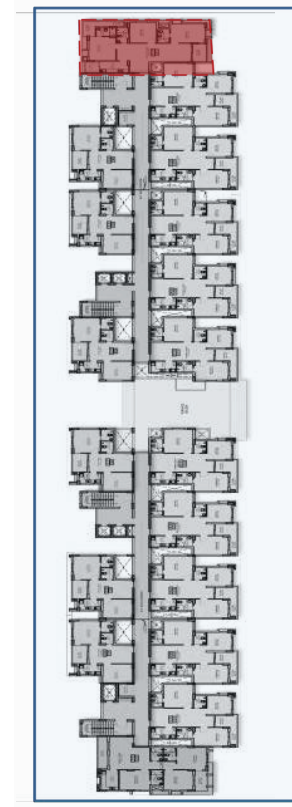
Carpet Area
926 SQFT
Balcony Area
100 SQFT
Built-Up Area
1221 SQFT
Saleable Area
1744 SQFT



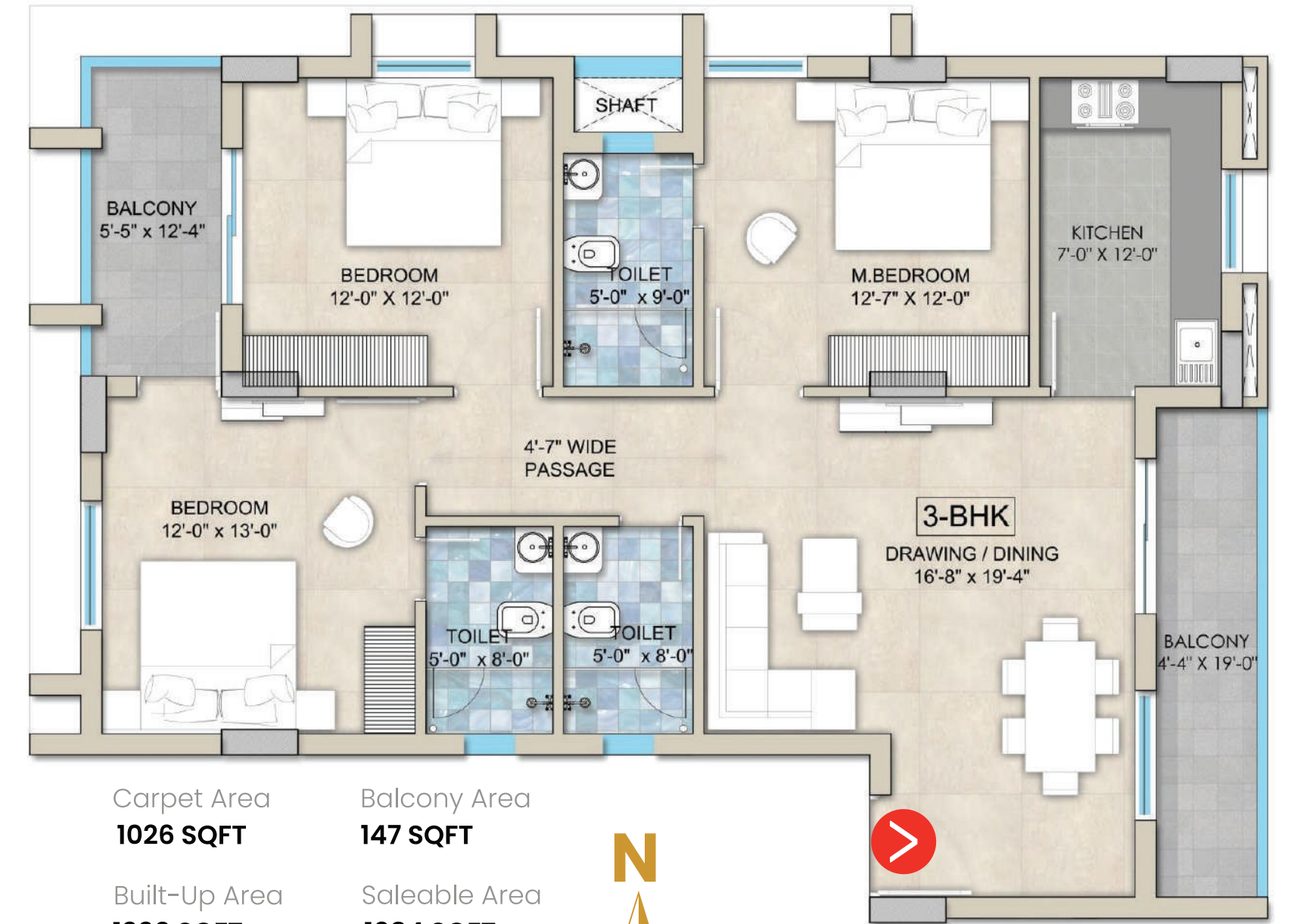
3 Bedded Residences
TYPE - I (TOWER 1 & 2)



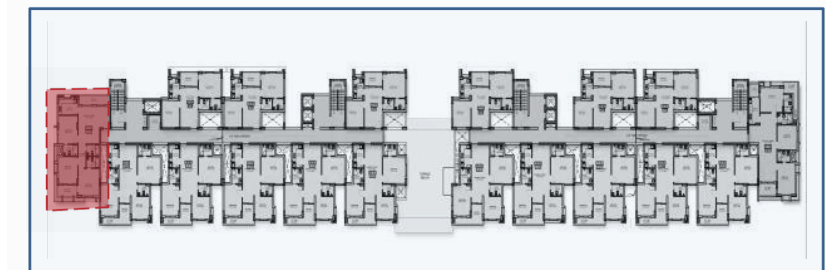
3 Bedded Residences
TYPE - II (TOWER 1)



Carpet Area
1074 SQFT
Balcony Area
181 SQFT
Built-Up Area
1471 SQFT
Saleable Area
2100 SQFT



3 Bedded Residences
TYPE - III (TOWER 2)



Carpet Area
1026 SQFT
Balcony Area
147 SQFT
Built-Up Area
1390 SQFT
Saleable Area
1984 SQFT

A DESTINATION OF GROWTH AND PROMISE

Located amidst fast-emerging economic zones and lifestyle hubs, Eastern Paradise promises strong appreciation potential. With nature's edge and robust infrastructure, it combines health, harmony, and high returns in one address.

- HIGH GROWTH ZONE NEAR INDUSTRIAL CORRIDOR
- LOW DENSITY DEVELOPMENT
- LONG-TERM VALUE APPRECIATION
- IDEAL FOR END USERS AND INVESTORS ALIKE

CISF KRTC - 800 Meters

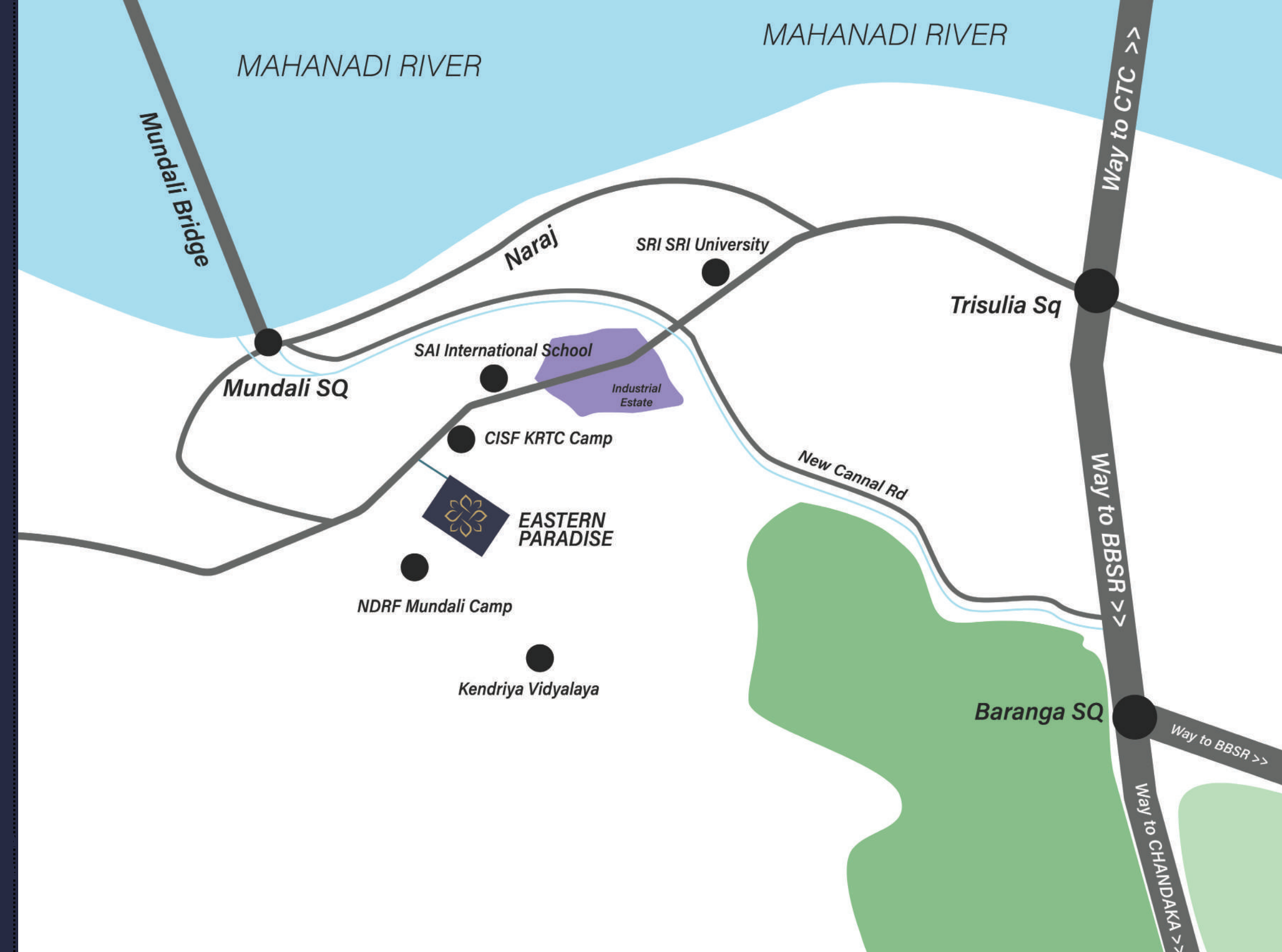
SAI International Residential School : 800 Meters

Kendriya Vidyalaya Cuttack No 3 : 1.3 KM

NIET Cuttack: 1.5 KM

SRI SRI University : 4.5 KM

NDRF Mundali : 400 Meters



PERFECTLY POSITIONED
FOR A BALANCED LIFE

Strategically located near the city's upcoming manufacturing corridor, Eastern Paradise offers an ideal blend of connectivity and calm. While industrial and commercial hubs lie minutes away, the surrounding greenery ensures residents breathe in pure, unpolluted air daily.





SPECIFICATION

CRAFTED WITH PRECISION. DESIGNED FOR PERFECTION.

ARCHITECTURE

Contemporary design with clean lines, Earthquake-resistant RCC structure & Layout planned for maximum light & ventilation

STRUCTURE & WALLS

- Structure & Walls
- Solid block masonry
- Heat-reflective exterior paint

FLOORING

- Living & Bedrooms: Premium vitrified tiles
- Kitchen & Utility: Anti-skid ceramic tiles
- Bathrooms: Anti-skid tiles with wall dado
- Balcony & Staircase: Textured anti-slip tiles

KITCHEN

- Granite countertop with SS sink
- Tile dado above counter
- Provision for chimney & water purifier
- Adequate electrical & plumbing points

PAINTING & FINISHES

- Interior: Premium acrylic emulsion
- Exterior: Weather-shield paint
- Smooth putty finish on ceilings

WATER SUPPLY & PLUMBING

- Underground & overhead tanks
- CPVC/UPVC piping
- Rainwater harvesting system

BATHROOMS & CP FITTINGS

- Branded sanitaryware & CP fittings
- Hot & cold mixer in shower
- Concealed plumbing (CPVC/UPVC)
- Anti-skid flooring & designer wall tiles

DOORS & WINDOWS

- Main door: Teak-finish laminated door
- Internal doors: Skin-moulded flush doors
- UPVC/Aluminium sliding windows with mesh

ELECTRICAL

- Concealed copper wiring
- Modular switches
- AC points in living & bedrooms
- Generator backup for common areas & lifts

SECURITY & COMMON AREAS

- CCTV surveillance in common zones
- 24x7 security & controlled access
- Automatic lifts with backup
- Ventilated corridors & staircases