

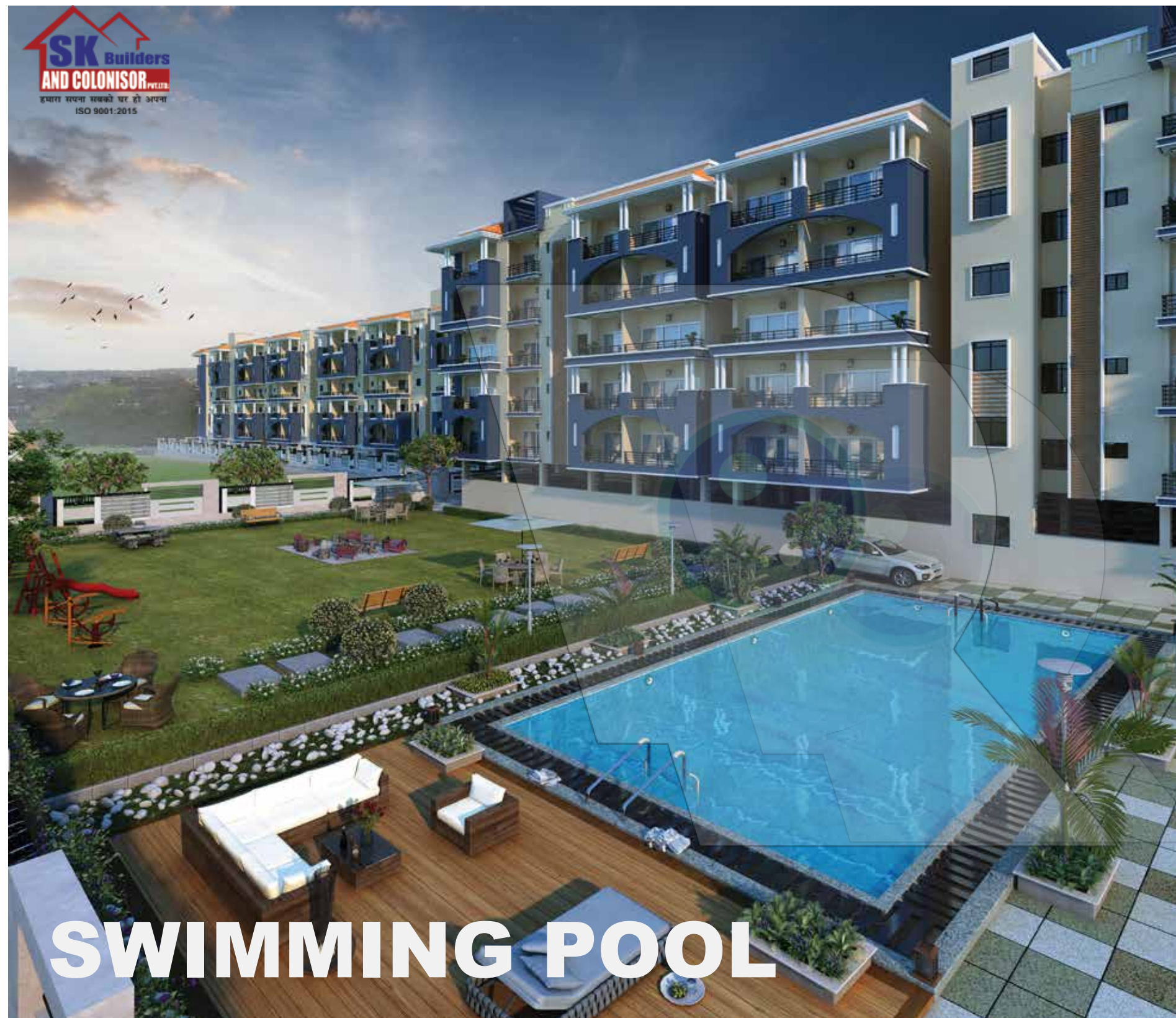


PATLIPUTRA CITY

BRERAP00043-5/49/R-1184/2021

AT GOLA ROAD, PATNA (Bihar)

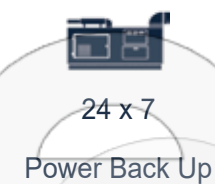
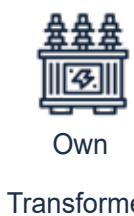




SWIMMING POOL

COMFORT COVENIENCE

GOOD CONSTRUCTION QUALITY FINISHING

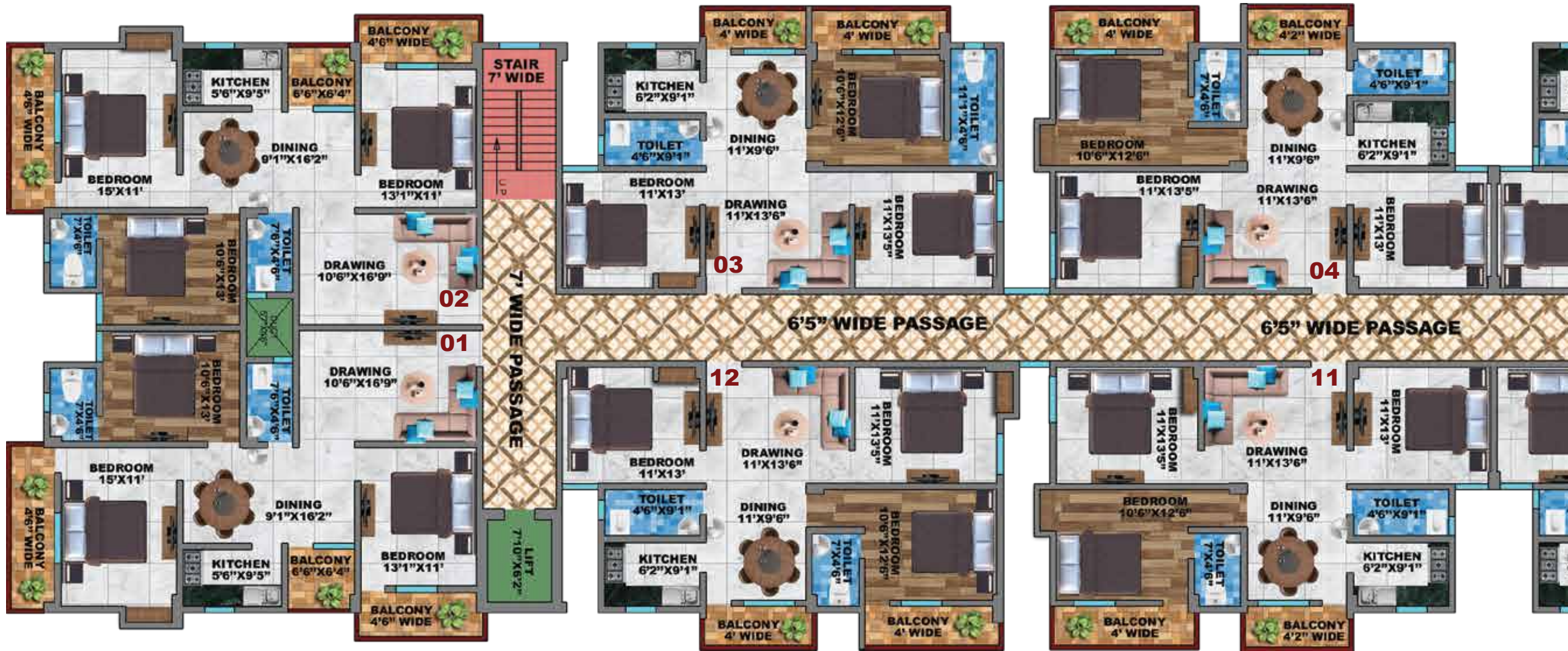


OUR MISSION

The company will continue to acquire and develop quality properties for its own investment affiliates. Once properties are acquired or developed, we will provide all the adjunct services, skills and systems necessary to achieve the greatest operating efficiencies.

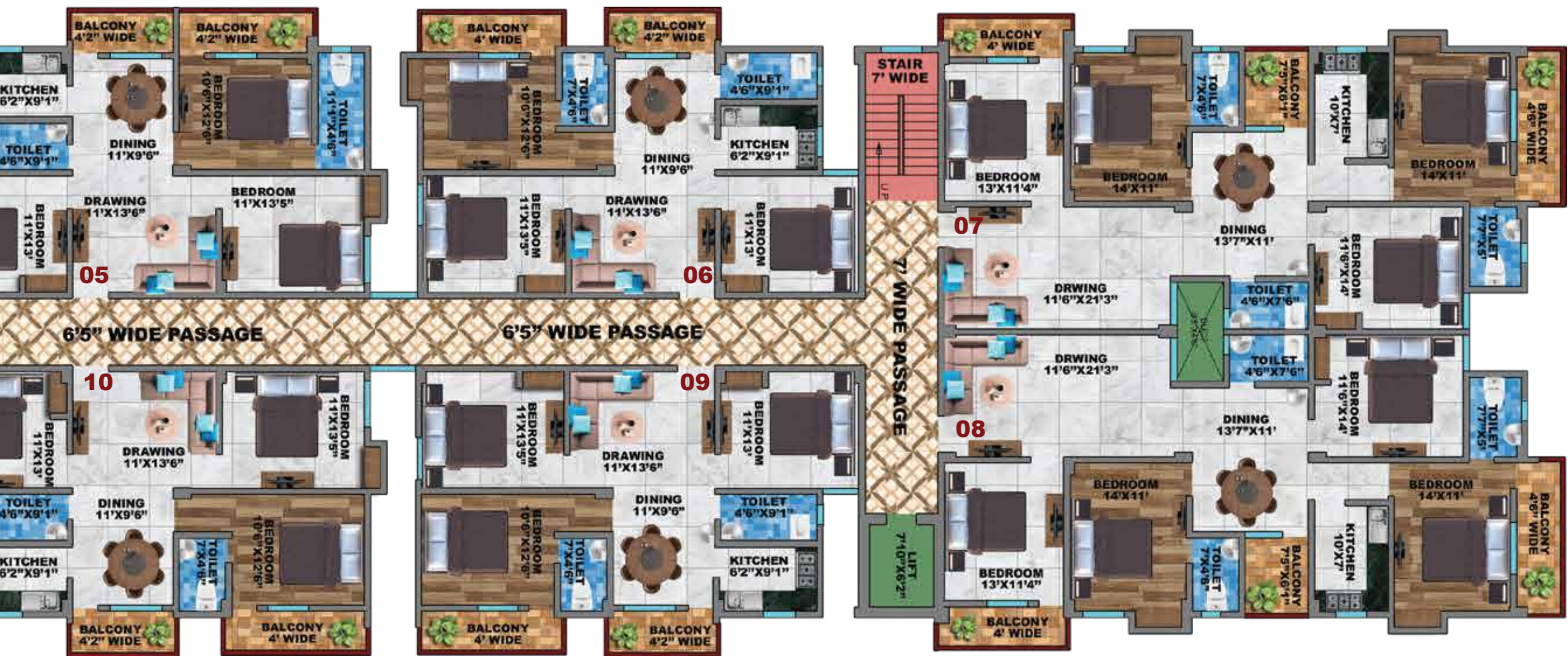
We seek to run a high performance Real Estate Company that benefits our clients, our community, and eventually want to contribute to the Society as a whole. We value family, spirituality, and giving back to those in need. We have committed to live and business around this philosophy

AERIAL VIEW



FLAT NO	TYPE	BALCONY AREA	SU/BU AREA
01	3BHK	163.00 SFT	1699.00 SFT
02	3BHK	163.00 SFT	1699.00 SFT
03	3BHK	92.00 SFT	1487.00 SFT
04	3BHK	92.00 SFT	1487.00 SFT
11	3BHK	92.00 SFT	1487.00 SFT
12	3BHK	92.00 SFT	1487.00 SFT

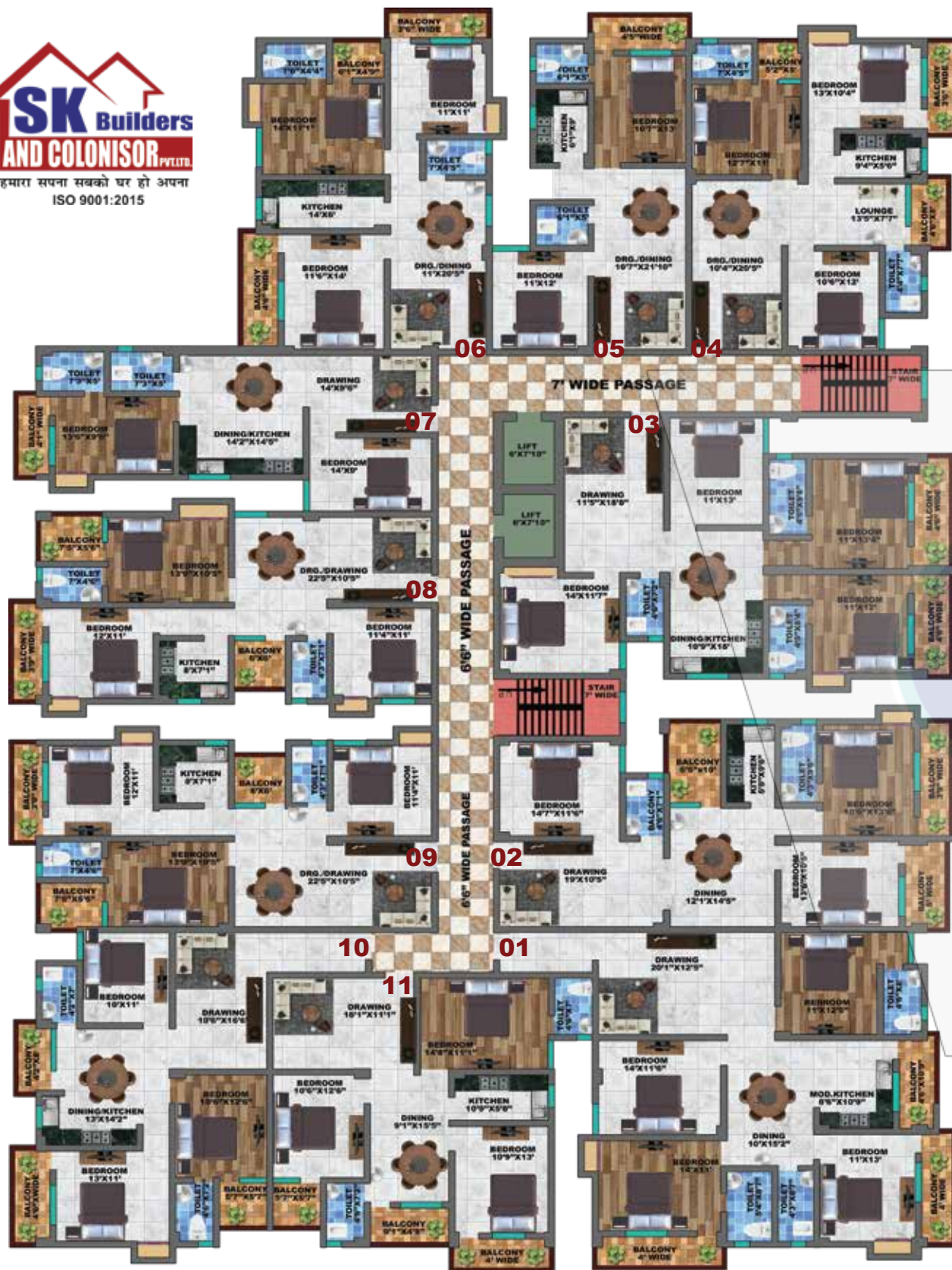
TYPICAL FL
(1ST TO 5TH)
BLOC



FLOOR PLAN (1ST FLOOR) SK A

FLAT NO	FLAT TYPE	BALCONY AREA	SU/BU AREA
05	3BHK	92.00 SFT	1487.00 SFT
06	3BHK	92.00 SFT	1487.00 SFT
07	4BHK	163.00 SFT	2251.00 SFT
08	4BHK	163.00 SFT	2251.00 SFT
09	3BHK	92.00 SFT	1487.00 SFT
10	3BHK	92.00 SFT	1487.00 SFT





TYPICAL FLOOR PLAN

(1ST TO 5TH FLOOR)

BLOCK B

FLAT NO	FLAT TYPE	BALCONY AREA	SU/BU AREA
01	4BHK	161 SFT	2301 SFT
02	3BHK	118 SFT	1671 SFT
03	4BHK	118 SFT	2021 SFT
04	3BHK	124 SFT	1621 SFT
05	2BHK	170 SFT	1161 SFT
06	3BHK	124 SFT	1551 SFT
07	2BHK	41 SFT	1161 SFT
08	3BHK	92 SFT	1551 SFT
09	3BHK	132 SFT	1551 SFT
10	3BHK	121 SFT	1621 SFT
11	3BHK	103 SFT	1611 SFT



TYPICAL FLOOR PLAN

(1ST TO 5TH FLOOR)

BLOCK C

FLAT NO	FLAT TYPE	BALCONY AREA	SU/BU AREA
01	3BHK	139 SFT	1735 SFT
02	3BHK	139 SFT	1735 SFT
03	3BHK	87.59 SFT	1735 SFT
04	3BHK	89.61 SFT	1735 SFT
05	2BHK	47 SFT	1151 SFT
06	2BHK	139 SFT	1171 SFT
07	2BHK	139 SFT	1171 SFT
08	2BHK	87.59 SFT	1171 SFT
09	2BHK	90 SFT	1151 SFT





**KID'S
PLAY
GROUND**



**SWIMMING
POOL**



**JOGGING
TRACK**

ISOMETRIC VIEW

4 BHK

Studio Plot

Luxury is an address

3 BHK



BLOCK "A" TYPICAL UNITS



FLAT 01 & 02

- 3 BEDROOMS
- 3 BALCONY
- 2 BATHROOM

SALEABLE AREA : 1699 SQFT



FLAT 03, 04, 05, 06
&
09, 10, 11, 12

- 3 BEDROOMS
- 2 BALCONY
- 2 BATHROOM

SALEABLE AREA : 1487 SQFT



FLAT 07 & 08

- 4 BEDROOMS
- 3 BALCONY
- 3 BATHROOM

SALEABLE AREA : 2251 SQFT

BLOCK "C" TYPICAL UNITS



FLAT 01, 02, 03 & 04

 3 BEDROOMS
 3 BALCONY
 2 BATHROOM
SALEABLE AREA : 1735 SQFT



FLAT 07

 2 BEDROOMS
 2 BALCONY
 1 BATHROOM
SALEABLE AREA : 1171 SQFT



FLAT 09 & 05

 2 BEDROOMS
 2 BALCONY
 2 BATHROOM
SALEABLE AREA : 1551 SQFT



FLAT 06 & 08

 2 BEDROOMS
 2 BALCONY
 2 BATHROOM
SALEABLE AREA : 1171 SQFT

BLOCK "B" TYPICAL UNITS



FLAT 01

4 BEDROOMS
3 BALCONY
3 BATHROOM

SALEABLE AREA : 2301 SQFT



FLAT 04

3 BEDROOMS
3 BALCONY
2 BATHROOM

SALEABLE AREA : 1621 SQFT



BLOCK "B" TYPICAL UNITS



3 BEDROOMS 3 BALCONY 2 BATHROOM
SALEABLE AREA : 1551 SQFT

FLAT 08 & 09



3 BEDROOMS 3 BALCONY 2 BATHROOM
SALEABLE AREA : 1671 SQFT

FLAT 02



2 BEDROOMS 1 BALCONY 2 BATHROOM
SALEABLE AREA : 1161 SQFT

FLAT 07 & 05



4 BEDROOMS 2 BALCONY 3 BATHROOM
SALEABLE AREA : 2021 SQFT

FLAT 03

FOUNDATION

- R.C.C. Piling Earthquake resistant with Tata/Magadh iron rods and Acc, Ultratech.

STRUCTURE

- R.C.C. Earthquake resistance structural with brick wall/ fly ask with Tata / Magadh iron rods and Acc,
- Ultratech as per the design of structural engineers.

BRICK WORK

- Brick with cement (Acc, Ultratech) mortar wall.

LIFT

- Lift Otis/Kone/Mitsubishi/ThyssenKrupp ISI mark in each block with 6 passenger capacity.

GENERATOR

- Supply of 500 watt to each flat and common lift and pump.
- Kirloskar/Crompton/Greaves/Ashok Leyland/Mahindra silent generator of adequate capacity.

PARKING AREA FLOORING

- Designer anti skid parking tiles of Kajaria / somany / Johnson in covered area and pay inter locking tiles in open area.

ELECTRICAL

- Light connection around the driveway.
- AC, TV, Fan, Intercom connection in Visitors lounge, Common Space, Room for Staying of Driver.
- Light connection in terrace garden.
- Light and fan connection in parking.

INTERCOM

- Intercom point provides in Flat/apartment

SECURITY AND AUTOMATION

- CCTV cameras at strategic point in the common area and parking with digital video recorder.

FIRE FIGHTING SYSTEM

- As per Norms.
- Fire alarm in common area and parking.

STAIR LANDING AND ENTRANCE

- Designer tiles/marble flooring/Granite with s.s. railing.

WATER PROOFING SUNKEN TO TOILET

- Double coat of teenoxy treatment of choksey chemical/ roft chemical/ or equivalent.

WATER PROOFING AND HEAT TREATMENT ON TOP ROOF

- Water proofing of top slab by water proofing chemical and heat product treatment by backbat with chemical mixed plaster on top floor finishing.

OVERHEAD WATER TANK

- Overhead water tank of adequate capacity.

LOBBY AND STAIRCASE

- Furnish with granite.

RAILING IN BALCONY

- S.S.Railing/Jindal Steel.

INTERNAL WALL

- All internal walls shall be finished with white putty.

EXTERNAL WALL

- Finished with wall putty, texture paint & weather coat paint of Asian/Nerolac.

FLOORING

- Designer vitrified flooring with Kajaria / somany and Johnson.

KITCHEN

- Flooring designer concept Kajaria / somany / Johnson tiles floor
- Working platform: granite slab.
- Dado 24" designer concept Kajaria / somany / Johnson.
- Sink: Steel Sink.
- Aqua Guard point in kitchen.
- All fitting with Jaguar / Essco/Johnson.

DINING SPACE

- One number ISI mark Jaguar / Hindware / Parryware white colour hand wash basin with bottle trap provided in dining space.

BATHROOM / TOILET

- Flooring designer concept Kajaria / somany / Johnson tiles flooring.
- Wall designer bathroom concept Kajaria / somany / Johnson upto full height.
- All fitting with jaguar / Essco.
- Commode in master bedroom toilet.
- Diverter system for shower in all bathroom
- Single liver mixer in dining basin and all wash basin
- S.W.R through PVC with Ashirvad pipes / supprime pipes
- CPVC with Ashirvad pipes / supprime pipes.

DOOR FRAME

- Door frame (chaukhat) of sal wood with beating

ENTRANCE DOOR

- Entrance door decorative venire / door skin isi mark

OTHER DOORS

- Flush door board ISI mark Century/Austin/ Amul.

WINDOWS

- Wooden frames and shutter with 3mm clear glass window or UPVC / Aluminium with Glass/ domar section.

ELECTRICAL

- All internal wiring in concealed conduits with copper wires Havels / R.R.Cable.
- All electrical modular switches accessories of Havels / Philips.
- Cable point in all room.
- Light connection and fan connection in balcony.
- Master switch on main gate in every Flat/apartment.
- Ac power point in every flat.



PAYMENT PLAN

■ At the time of booking.	10%
■ After completion of piling and plinth work and after execution of registered agreement for sale.	15%
■ At the time of BasementFloor Roof Fasting.	10%
■ At the time of Ground Floor Roof Casting.	10%
■ At the time of 1 st Floor Roof Casting.	10%
■ At the time of 2 nd Floor Roof Casting.	10%
■ At the time of 3 rd Floor Roof Casting.	10%
■ At the time of 5 th Floor Roof Casting.	10%
■ At time time of Starting of Brickwork.	05%
■ At the time of Flooring.	05%
■ Final payment before Registry.	05%

Note:
Parking and other miscellaneous charges Rs. 4 Lakh. GST and Other Government taxes Extra as applicable.

AMENITIES



SWIMMING POOL



TEMPLE



CCTV



VASTU BASED



WIFI



COMMUNITY HALL



PARK



WATER FOUNTAIN



GYM



OWN TRANSFORMER



JOGGING TRACK



24x7 WATER SUPPLY

OUR COMPLETED PROJECT

RAJDEV ENCLAVE



ISHWAR CHANDRA ENCLAVE



BHADRA RAJ ENCLAVE



OUR BANKING PARTNERS



KEY DISTANCE

	SagunaMore	2.5 km
	Patliputra jn.	03 km
	Patna jn.	11 km
	Airport	07 km
	School	500m
	Hospital	01 km



BUILDERS & DEVELOPERS

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E-mail : skbuildersgaurav@gmail.com

Contact : +91 7360064821 | 7360060502 / 524 | 8578002130 / 33

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LOCATION MAP



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