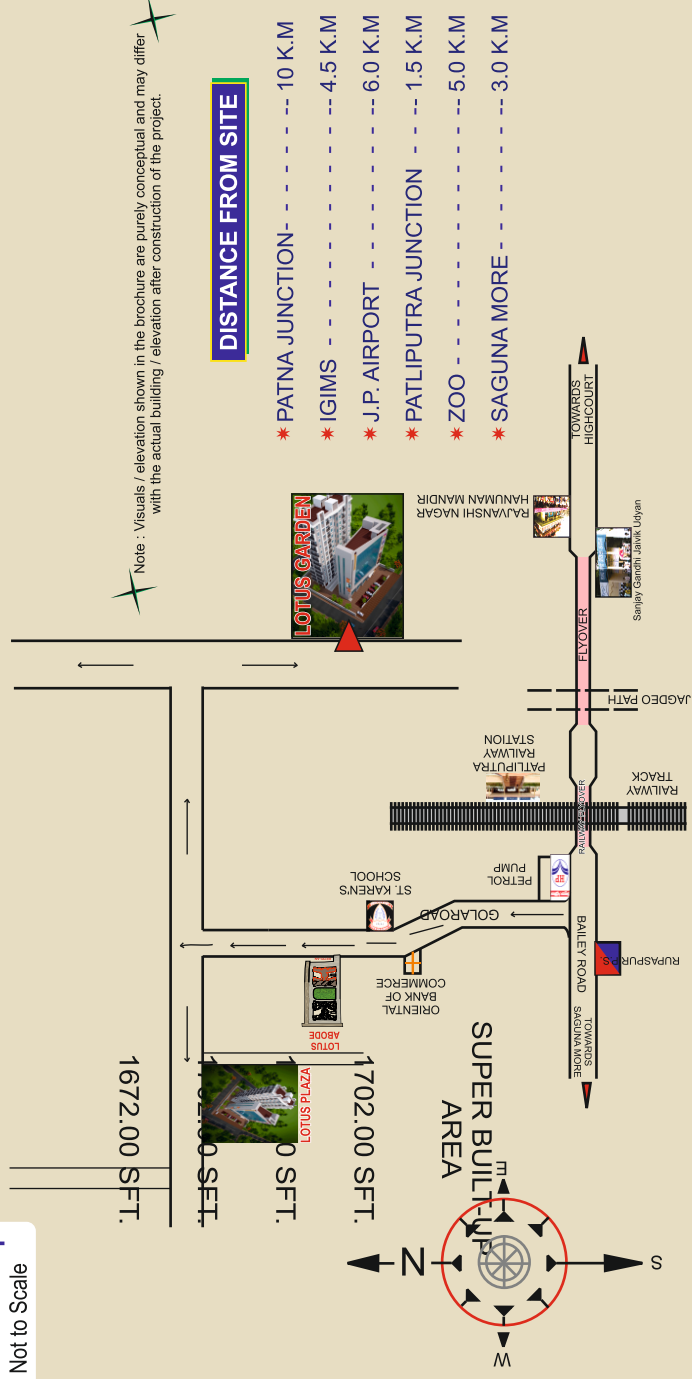


**Location Map**  
Not to Scale



Note : Visuals / elevation shown in the brochure are purely conceptual and may differ with the actual building / elevation after construction of the project.

# LOTUS PLAZA

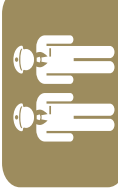
Experience The Excellence



Elegantly planned towers



R.C.C. frame structure with brick filler walls.



Guard room, common toilet and bath on ground floor



Lift of reputed make - Otis /Kone Thyssenkrupp/ Johnson/equivalent brand



Gym/Community hall.



100% generator back up for common areas and 500w power back up in each flat.



Vastu compliant



Ample parking space.



24 hours fresh water supply from own bore well.



Lift lobby with Lounge at ground floor.



Complete fire fighting system as per fire fighting norms



Attached servant room with toilet for select flats



24 hours cable intercom system from gate to all apartments for top level security with CCTV coverage in the entire campus.



Nutan Plaza, 8th Floor, Bandar Bagicha, Dakbunglow Road, Patna - 800001.

T: 0612 - 2203308

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E: nutanconpatna07@gmail.com

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Design Architect :

FORM SPACE N DESIGN ARCHITECTS, Mumbai.

**KAPOOR & KAPOOR ASSOCIATES, Patna.**

Disclaimer: The Planning as shown in this Brochure may vary / differ due to construction contingencies and site conditions, etc., consequently actual development and any other aspect may differ from what is portrayed herein. All layouts, plans, specifications, dimensions, designs, measurements and locations are indicative and not to scale and are subject to variation as may be required.

All dimensions are from unfinished wall surfaces, approximate and subject to construction variances. Interior designing shown in the flat/unit is only for representation purpose.

The pictures of the proposed Residential Flat/Unit and all furniture's, fixtures, items, electronic goods, amenities, landscaping, accessories etc. as well as equipments shown in fitness centre specified therein are only for the purpose of show casing the Residential Flat/Unit and we are not liable / required to provide any furniture, items, electronic goods, amenities, accessories etc. as displayed in the Brochure. The views shown in the Brochure may vary over period of time. All intending purchaser's are bound to inspect all plans and approvals and acquaint with the relevant information in this Project.

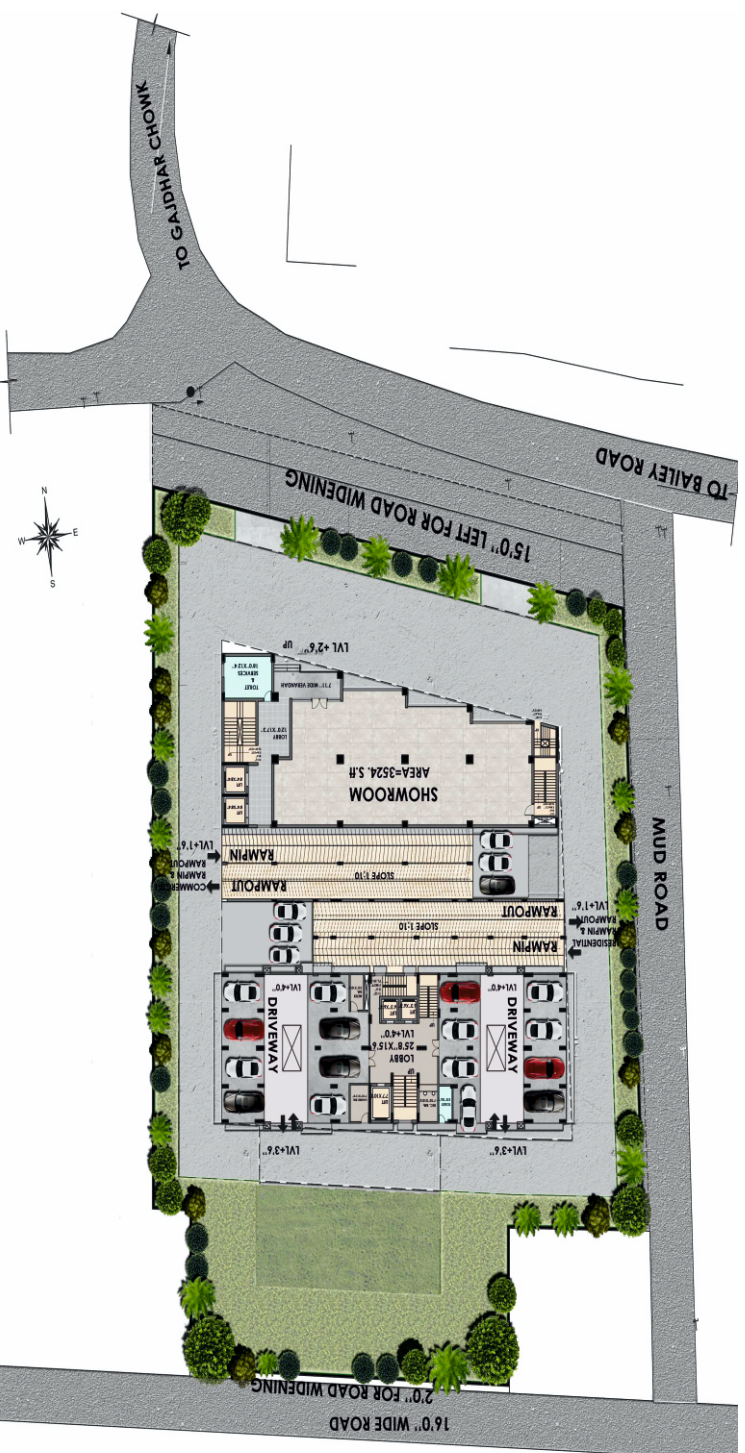
Site Address :  
Gola Road, T-Point, Patna

**TYPICAL FLOOR PLAN**

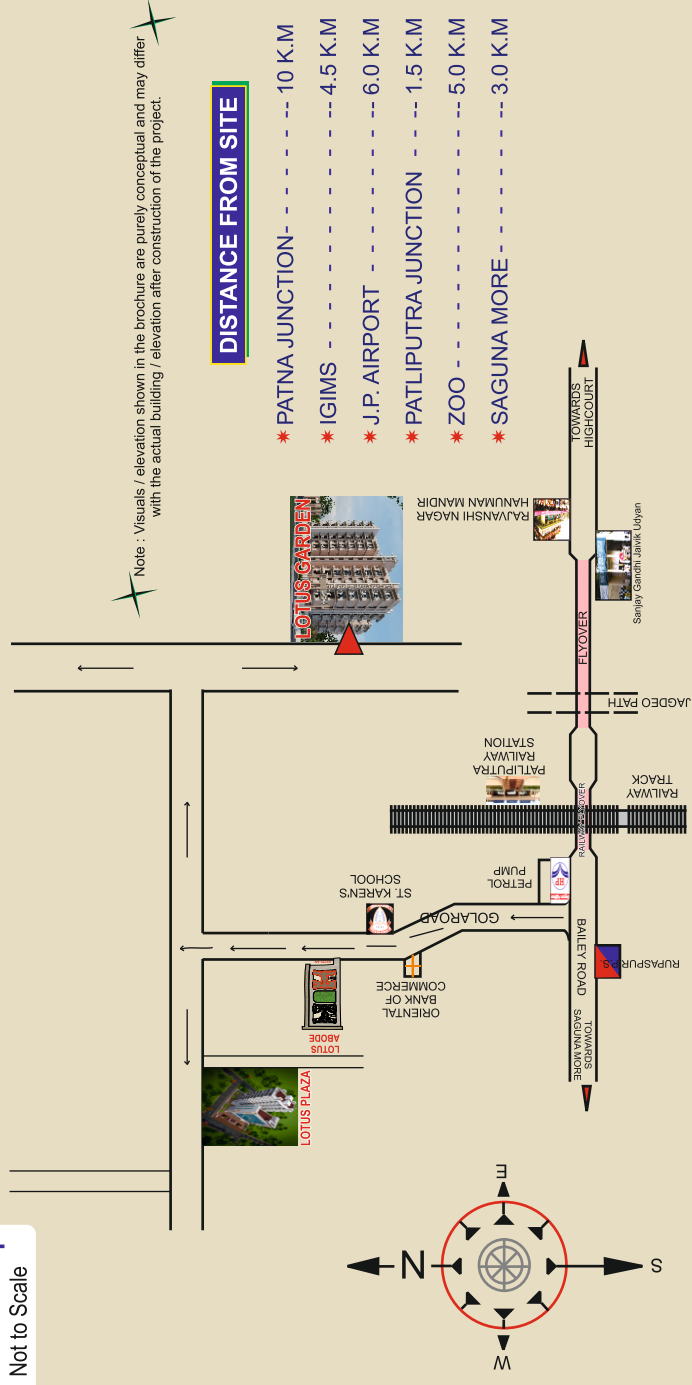


**BLOCK - B**

FLAT NO.	PLINTH AREA	CIRCULATION AREA @32% OF PLINTH AREA
01	1289.00 SFT.	413.00 SFT.
02	1289.00 SFT.	412.00 SFT.
03	1289.00 SFT.	413.00 SFT.
04	1267.00 SFT.	405.00.00 SFT.



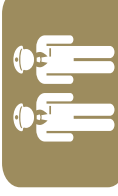
**Location Map**  
Not to Scale



Elegantly planned towers



R.C.C. frame structure with brick filler walls.



Guard room, common toilet and bath on ground floor



Lift of reputed make - Otis / Kone Thyssenkrupp / Johnson / equivalent brand



Gym/Community hall.



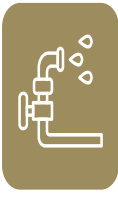
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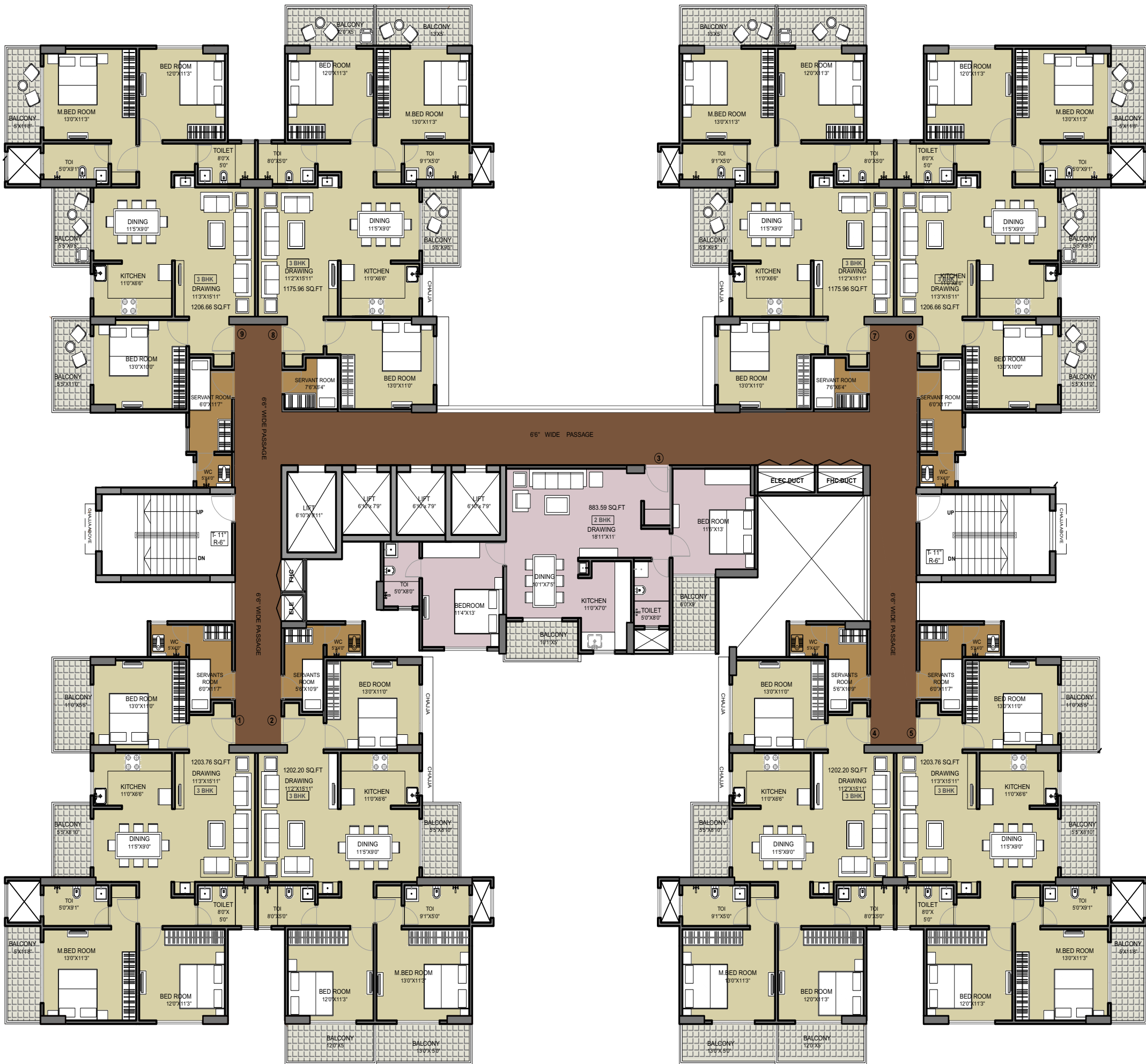
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**Site Address :**  
East of T-Point, Gola Road, Patna

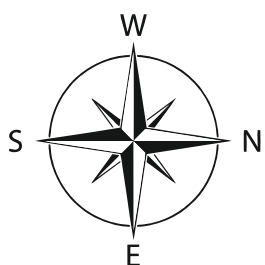
Ganesh Screen # 9334247691, 9334027673

# LOTUS GARDEN, PATNA

## TYPICAL FLOOR PLAN



## TYPICAL FLOOR PLAN



FLAT NO	DESCRIPTION	CARPET AREA (SQ.FT)	BALCONY CA (SQ.FT)	AREA UNDER EXTERNAL WALLS AND COLUMNS (SQ.FT)	SERVICE AREA (32% OF BUA) (SQ.FT)	TOTAL AREA (SQ.FT)
1,5	3 BHK + 2 TOILETS + SERVANT AREA	1048.09	152.75	126.66	424.80	1752.30
2,4	3 BHK + 2 TOILETS + SERVANT AREA	1040.53	158.75	124.95	423.75	1747.98
3	2 BHK + 2 TOILETS	785.25	100.35	98.33	314.85	1298.78
6,9	3 BHK + 2 TOILETS + SERVANT AREA	1051.49	155.16	132.44	428.50	1767.59
7,8	3 BHK + 2 TOILETS + SERVANT AREA	1014.29	166.37	117.50	415.41	1713.57