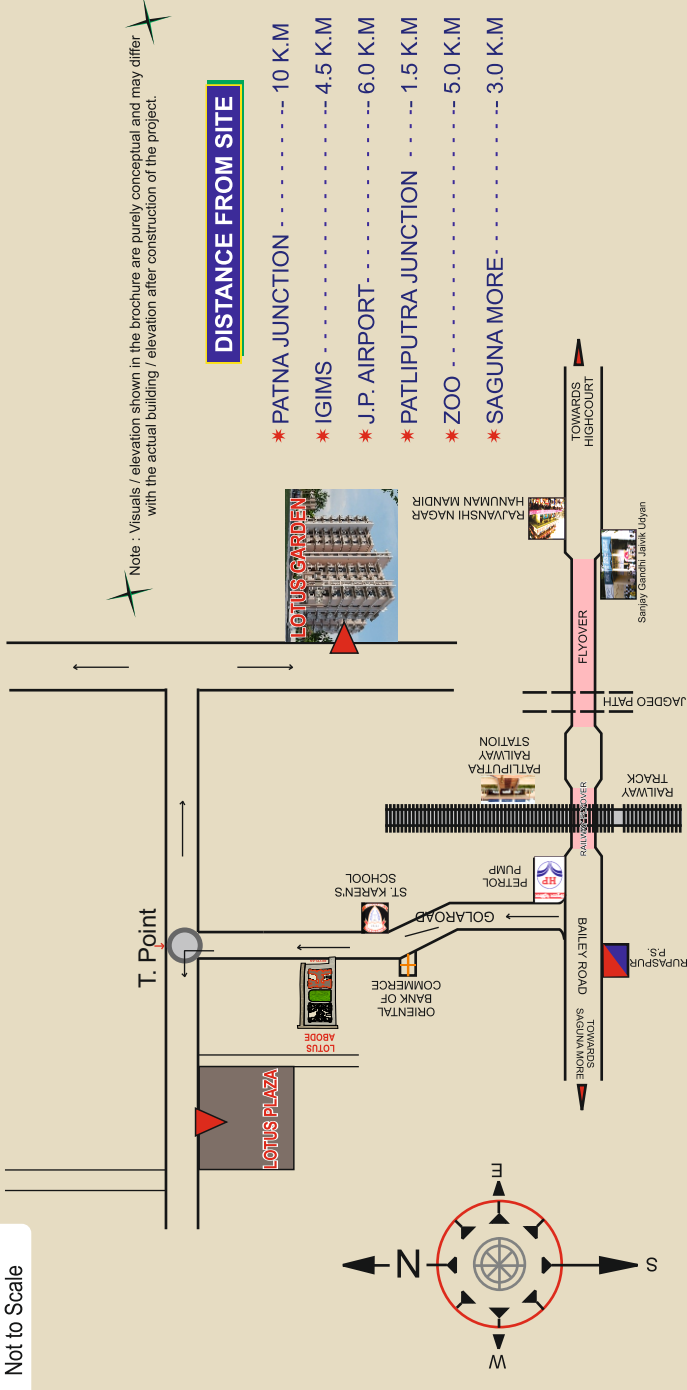


**Location Map**  
Not to Scale



# NUTAN CONSTRUCTION

## LOTUS GARDEN

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.
- 24 hours cable intercom system from gate to all apartments for top level security with CCTV coverage in the entire campus.
- Lift lobby with Lounge at ground floor.
- Complete fire fighting system as per fire fighting norms
- Attached servant room with toilet for select flat

Nutan Plaza, 8th Floor, Bandar Bagicha,  
Dakbunglow Road, Patna - 800001.  
T: 0612 - 2203308  
Mob. : 9334152344, 7033336555  
E: nutanconpatna07@gmail.com  
W: nutanconstruction.com



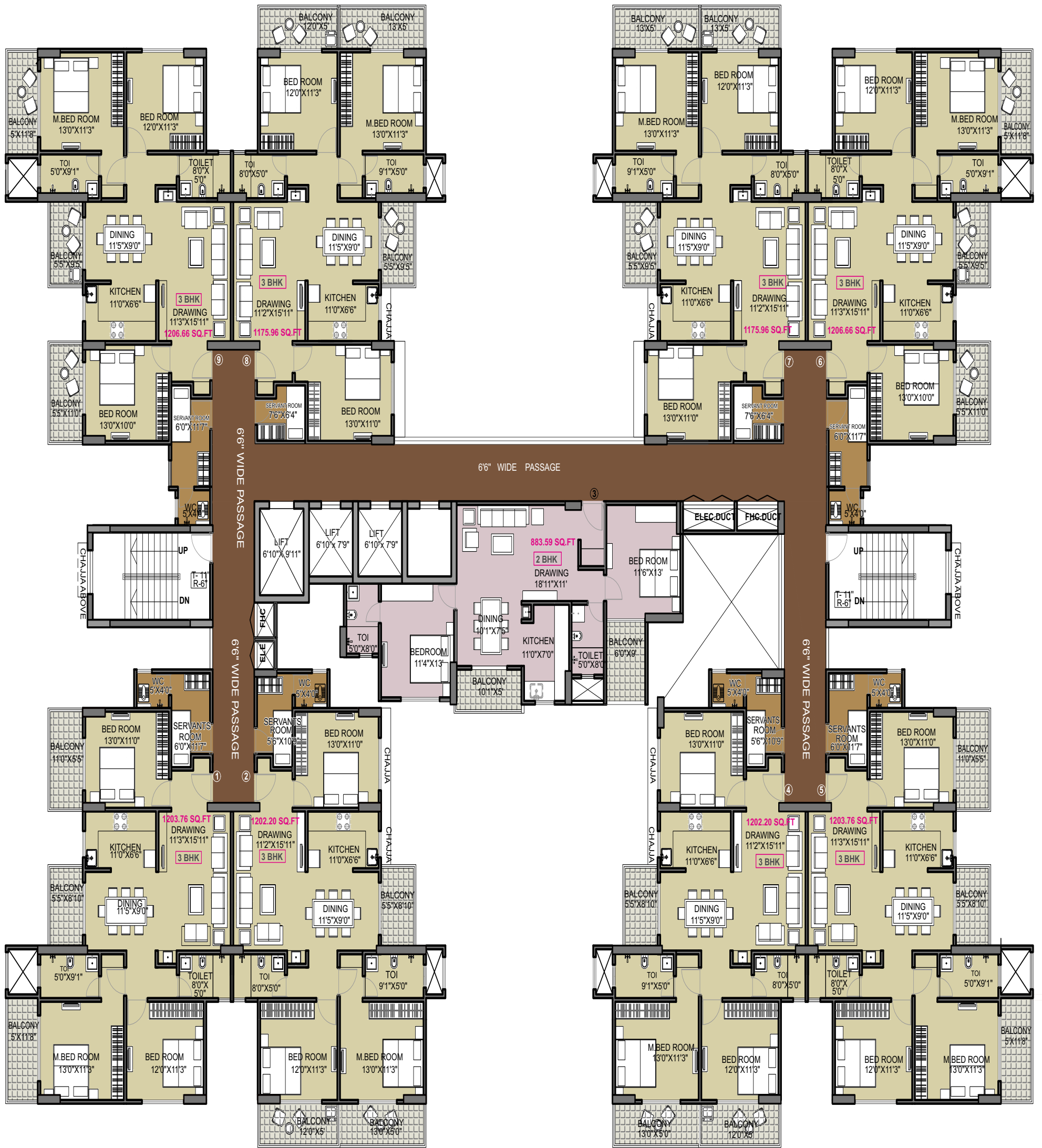
Design Architect :  
FORM SPACE N DESIGN ARCHITECTS, Mumbai.  
**KAPOOR & ASSOCIATES, Patna.**

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 picture 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.

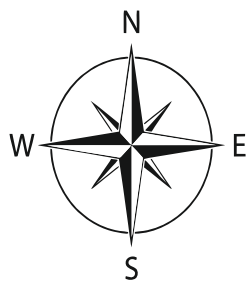
**Site Address :**  
East of T-Point, Gola Road, Patna  
RERA Registration No. : BRERAP00041-6/105/R1410/2022



## TYPICAL FLOOR PLAN



## TYPICAL FLOOR PLAN AREA



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