

A PROJECT BY NUTAN CONSTRUCTION



LOTUS ELEGANCE

Gola Road, Near St. Karen's School, Patna

RERA Registration No.:



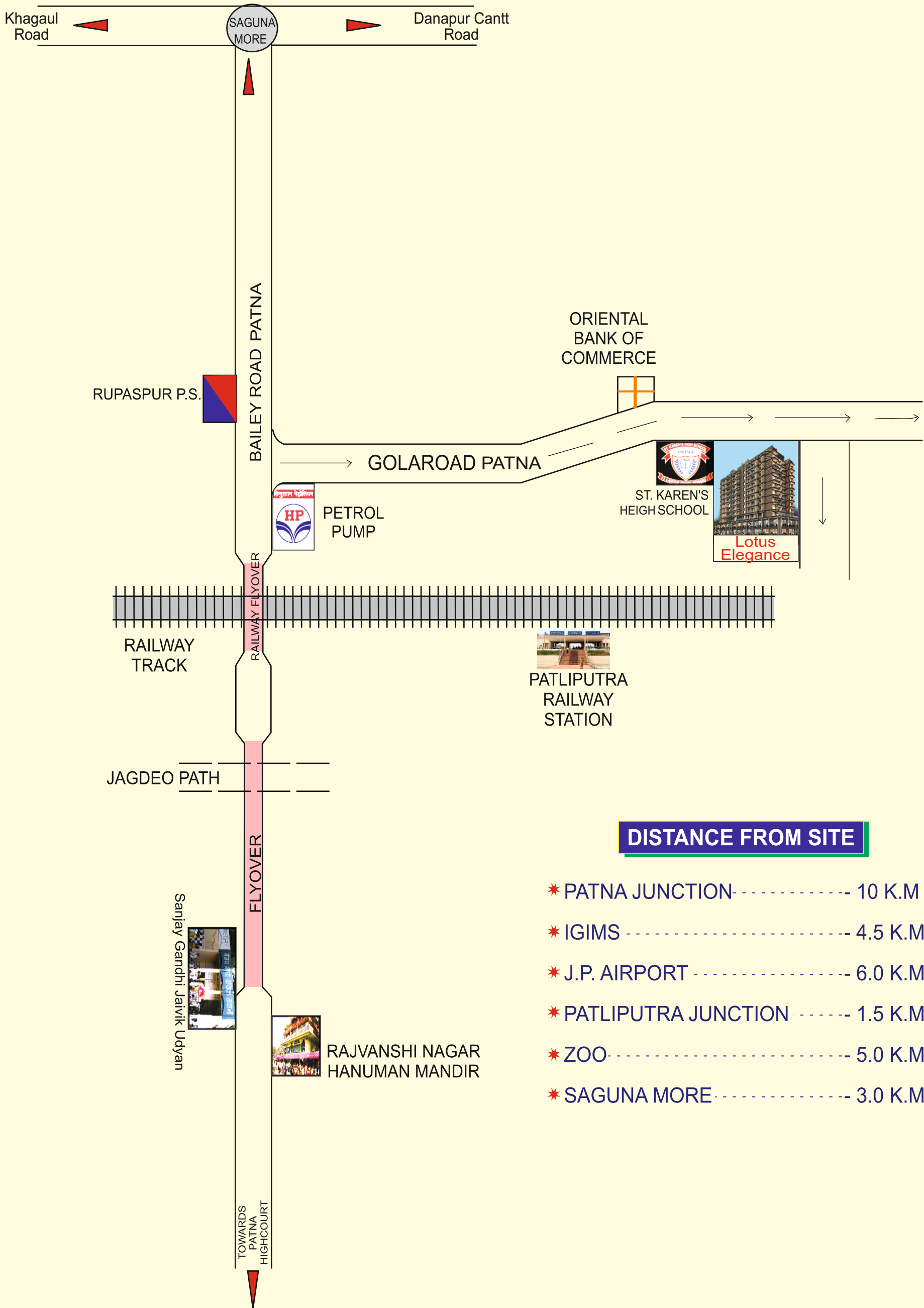
Nutan Construction

8th Floor, Nutan Plaza,
Bandar Bagicha,
Dakbungalow Road, Patna
Mobile : 8875519777, 9334152344
Ph.: 2203308

Architect:
FSND Architects, Mumbai

Location Map

Not to Scale



DISTANCE FROM SITE

- * PATNA JUNCTION ----- 10 K.M
- * IGIMS ----- 4.5 K.M
- * J.P. AIRPORT ----- 6.0 K.M
- * PATLIPUTRA JUNCTION ----- 1.5 K.M
- * ZOO ----- 5.0 K.M
- * SAGUNA MORE ----- 3.0 K.M

Design by : 9334247691, 9334027673

COMMERCIAL

FIRST FLOOR

SR NO.	DESCRIPTION	CARPET AREA (SQ.FT)	BALCONY C \ (SQ.FT)	AREA UNDER WALLS AND COLUMNS \ (SQ.FT)	BUILT UP AREA (SQ.FT)	SERVICE AREA (50% OF B) (SQ.FT)	TOTAL AREA (SQ.FT)
		A	B	H (G-C)	A+B+H+G	50% OF B	G+H+J
1	OFFICE	1729.70	00	56.63	1786.33	893.16	2679.49
2	OFFICE	1551.93	00	60.65	1612.58	806.29	2418.87
3	OFFICE	609.40	00	29.71	639.11	319.55	958.66
4	OFFICE	573.53	00	26.55	600.08	300.04	900.12
5	OFFICE	406.20	00	21.35	427.55	213.77	641.32
6	OFFICE	484.34	00	23.77	508.11	254.05	762.16
7	OFFICE	484.34	00	23.77	508.11	254.05	762.16
8	OFFICE	484.34	00	23.77	508.11	254.05	762.16
9	OFFICE	484.34	00	23.77	508.11	254.05	762.16
10	OFFICE	484.34	00	23.77	508.11	254.05	762.16
11	OFFICE	484.34	00	23.77	508.11	254.05	762.16
12	OFFICE	659.27	00	35	694.27	347.13	1041.4
13	OFFICE	1573.47	00	70.06	1643.53	821.76	2465.29
14	OFFICE	752.28	00	44.59	796.87	398.43	1195.3
15	OFFICE	458.73	00	23.17	481.90	240.95	722.85
16	OFFICE	1093.13	00	42.83	1135.96	567.98	1703.94
17	OFFICE	872.65	00	37.16	909.81	454.90	1364.71
18	OFFICE	766.18	00	44.47	810.65	405.32	1215.97
19	OFFICE	1928.73	00	59.46	1988.19	994.09	2982.28

GROUND FLOOR

SR NO.	DESCRIPTION	CARPET AREA (SQ.FT)	BALCONY C \ (SQ.FT)	AREA UNDER WALLS AND COLUMNS \ (SQ.FT)	BUILT UP AREA (SQ.FT)	SERVICE AREA (50% OF B) (SQ.FT)	TOTAL AREA (SQ.FT)
		A	B	H (G-C)	A+B+H+G	50% OF B	G+H+J
1	SHOWROOM	1728.08	00	57.54	1785.62	892.81	2678.43
2	SHOWROOM	1551.80	00	62.71	1614.51	807.25	2421.76
3	SHOP	936.94	00	31.88	976.94	488.47	1465.41
4	SHOP	833.95	00	33.99	867.94	433.97	1301.91
5	SHOP	457.52	00	22.94	480.46	240.23	720.69
6	SHOP	430.75	00	27.87	458.62	229.31	687.93
7	SHOP	2678.64	00	98.75	2777.39	1388.69	4166.08
8	SHOP	484.36	00	29.51	513.87	256.93	770.8
9	SHOP	459.92	00	23.44	483.36	241.68	725.04
10	SHOP	586.25	00	26.9	613.15	306.57	919.72
11	SHOP	1245.76	00	42.99	1288.75	644.37	1933.12
12	SHOWROOM	1926.41	00	70.17	1996.58	998.29	2994.87

RESIDENTIAL FLAT

SECOND FLOOR

FLAT NO	DESCRIPTION	CARPET AREA (SQ.FT)	BALCONY C \ (SQ.FT)	AREA UNDER WALLS AND COLUMNS \ (SQ.FT)	BUILT UP AREA (SQ.FT)	SERVICE AREA (35% OF B) (SQ.FT)	TOTAL AREA (SQ.FT)
		A	B	H (G-C)	A+B+H+G	35% OF B	G+H+J
3	3 BHK + 3 TOI	1151.74	269.79	157.44	1578.97	552.63	2131.6
4	3 BHK + 3 TOI	1072.22	96.81	151.34	1903.42	666.19	2569.61
5	3 BHK + 3 TOI	1072.22	96.84	162.75	1914.85	670.19	2585.04

THIRD FLOOR

FLAT NO	DESCRIPTION	CARPET AREA (SQ.FT)	BALCONY C \ (SQ.FT)	TERRACE C \ (SQ.FT)	AREA UNDER WALLS AND COLUMNS \ (SQ.FT)	BUILT UP AREA (SQ.FT)	SERVICE AREA (35% OF B) (SQ.FT)	TOTAL AREA (SQ.FT)
		A	B	Z	H (G-C)	A+B+H+G	35% OF B	G+H+J
1	3 BHK + 3 TOI	1072.22	98.54	299.42	145	1615.18	565.31	2180.49
2	3 BHK + 3 TOI	1072.22	98.54	350.52	156.09	1675.68	586.48	2262.16
3	3 BHK + 3 TOI	1151.74	146.90		137.94	1436.58	502.80	1939.38
4	3 BHK + 3 TOI	1072.22	200.72		144.42	1417.36	502.80	1920.16
5	3 BHK + 3 TOI	1072.22	200.72		148.22	1421.16	497.40	1918.56
6	3 BHK + 3 TOI	1132.53	146.89		163.34	1442.76	504.96	1947.72

TYPICAL FLOOR

FLAT NO	DESCRIPTION	CARPET AREA (SQ.FT)	BALCONY CA (SQ.FT)	AREA UNDER WALLS AND COLUMNS (SQ.FT)	BUILT UP AREA (SQ.FT)	SERVICE AREA (35% OF BUA) (SQ.FT)	TOTAL AREA (SQ.FT)
		A	B	H (G-C)	A+B+H+G	35% OF G=I	G+H+J
1	3 BHK + 3 TOILETS	1072.22	200.72	144.4	1417.34	496.06	1913.4
2	3 BHK + 3 TOILETS	1072.22	200.72	153.78	1426.72	499.35	1926.07
3	3 BHK + 3 TOILETS	1151.74	146.90	137.94	1436.58	502.80	1939.38
4	3 BHK + 3 TOILETS	1072.22	200.72	144.42	1417.36	502.80	1920.16
5	3 BHK + 3 TOILETS	1072.22	200.72	148.22	1421.16	497.40	1918.56
6	3 BHK + 3 TOILETS	1132.53	146.89	163.34	1442.76	504.96	1947.72

SALIENT FEATURES



Elegantly planned garden.



Ample parking space.



Vastu compliant



Lift lobby with Lounge at ground floor.



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



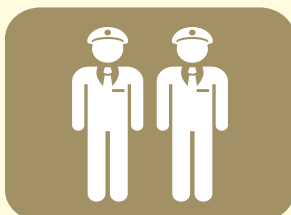
Gym/Community hall



Swimming pool.



Complete fire fighting system as per fire fighting norms.



Guard room, common toilet and bath on ground floor



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



24 hours fresh water supply from own bore well.



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



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

Ganesh Screen # 9334247691, 9334027673



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Design Architect :
FORM SPACE N DESIGN ARCHITECTS, Mumbai.

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.

GENERAL SPECIFICATION OF “LOTUS ELEGANCE”

STRUCTURE

- ❖ RCC Frame Structure with brick Filler Walls. (outer wall width 5” inches and inner wall width 5”.
- ❖ Earthquake resistant structure.

STEEL

- ❖ Primary producers like SALE/TATA STEEL/ Electro steel/ JSW/JSPL/ Rungta TMT.

CEMENT

- ❖ Ultra tech cement/Ambuja cement/ACC cement/ Shree Cement/ Birla Cement/ Dalmia Cement/Novoco.

FLOORING

- ❖ Vitrified Tiles inside the flats/shops/offices Kajaria/ Somany/ Simpolo.

DOORS & WINDOWS

- ❖ Main Door – All Doors will be Flush Doors with both sides Mica finishing. (Main Door Height 8')
- ❖ Sal wood/Kapoor Sal/Hardwood of door frame.
- ❖ Fully double-glazed windows/paneled high quality UPVC with net panel.

WALLS & CEILINGS

- ❖ POP on walls and ceilings.

PLUMBING

- ❖ Astral/ Supreme CPVC pipes..

KITCHEN

- ❖ Slabs of well Finished Granite Stone with Stainless Steel Sink and Drain Board; Glazed Tiles dado wall up to 2' height over counter.
- ❖ Three Power plug will be provided for microwave, mixer & geyser in Kitchen.

BATHROOM

- ❖ White Ceramic Sanitary ware of Parry ware /Hindware/Jaquar make in all bathrooms.
- ❖ Ceramic Floor Tiles, Ceramic Tile up to 7' on Walls, European WC in Toilet attached to Master bed room shall of Kajaria/Somany/Simpolo/Johnson.
- ❖ Provision for Hot & Cold Water Supply. Wash Basin (Jaquar/hindware/parryware) in all toilets. ❖ Power plug for geyser in each Bathroom.

ELECTRICAL

- ❖ Copper wiring in concealed P.V.C Conduits. Sufficient light points. Provision for T.V Points in each Bedroom & Drawing Room.
- ❖ Wires - Finolex / Havells / RR Kabel/Polycab.
- ❖ MCB- Siemens/ Schnider / L & T/ MDS/Havells/Finolex.
- ❖ SWITCHES - Legrand / GM Modular / Anchor / Havells / Simon.
- ❖ Power points in each bedroom and drawing room.

FINISHING

- ❖ All internal walls with P.O.P punning. Weather coat of branded company to be provided on external walls.

WATER

- ❖ 24 Hours Fresh water supply from own Tube well.

PARKING

- ❖ Basement parking space or Covered Car Parking space on ownership basis separately for commercial and residential

LIFT

- ❖ High speed equipped with the best technology would be installed. They would extend from basement to roof allowing access of terrace through lifts.
- ❖ Standard company make like Thyssenkrupp / Otis/ Kone/ Schindler /Mitsubishi Electric Elevator will be provided.
- ❖ Access control system for residential area

GENERATOR

- ❖ Self start silent Gen-set of Govt. approved Company.
- ❖ Each residential unit must have at least 1kva power backup from DG in case of power failure.

SECURITY

- ❖ 24 Hours cable Intercom system from the gate to all the units of the apartment for the greatest Security with CCTV Installation. The CCTV system will also cover the common area and designated facilities for greater security for covering emergency situations from law point of view also.
- ❖ Fire fighting system along with fire alarms in at all floors including a centralized arrangement for the whole of the building,

24' WIDE ROAD



SECOND FLOOR PLAN

90' WIDE GOLA ROAD

GRADUAL SLOPE FROM 2.6" TO 1.0"

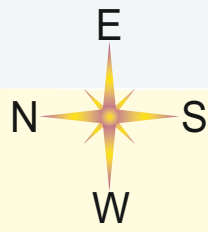
24' WIDE ROAD

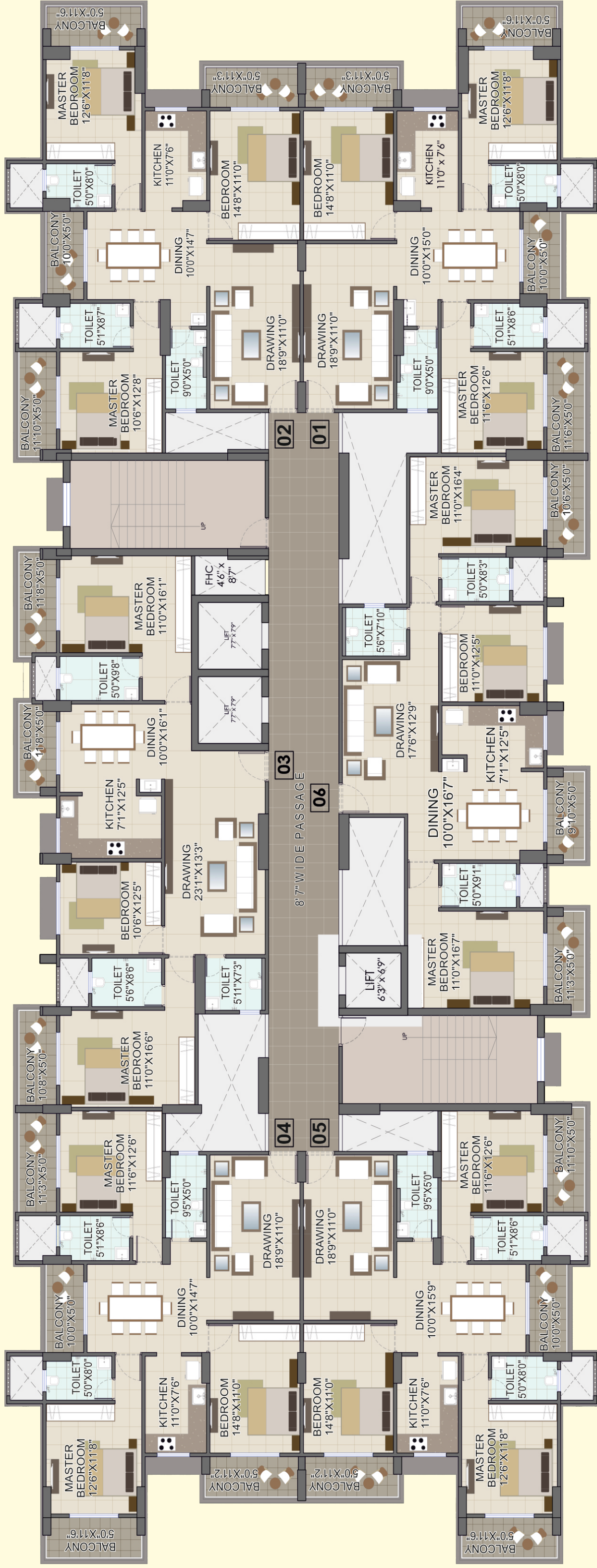


THIRD FLOOR PLAN

90' WIDE GOLA ROAD

GRADUAL SLOPE FROM 2.6" TO 1.0"





Typical Floor (4th to 10th)

FLAT NO	DESCRIPTION	CARPET \ ARE (SQ.FT)	BALCONY \ C (SQ.FT)	AREA \ UNDE WALLS \ AN COLUMNS (SQ.FT)	BUILT \ U \ ARE (SQ.FT)	SERVICE \ ARE (35% \ OF B (SQ.FT)	TOTAL \ ARE (SQ.FT)
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