

LOCATION PLAN



Builders & Developers



KIRTI SAGAR CONSTRUCTION PVT. LTD.

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Kirti
Raman
Residency

A Project By:



Kirti Raman Residency

ABOUT US

The proposed Kirti Raman Residency 4 towers of 6 storeys each. It will have spacious well lit, well ventilated and contemporary 1,2,3 BHK flats. Each one of them will have large living rooms with balconies and a separate dining area.

At Kirti Raman Residency we have planned some of the most important amenities within the complex. You will have swimming pool, indoor game, gym and community hall. The project is connected to every important location in Patna. The project is laid on strong foundations to surpass and survive all natural design making it all the more impressive and lucrative. All in all Kirti Raman Residency is a place that will enable you to live life to the fullest.



BLOCK-A(1ST FLOOR PLAN)



AREA STATEMENT (1ST FLOOR PLAN BLOCK - A)

FLAT NO.	FLAT TYPE	B.U. AREA	SUPER B/UAREA	FLAT NO.	FLAT TYPE	B.U. AREA	SUPER B/UAREA
1	3 BHK	1200.00 SQ. FT.	1600.00 SQFT	4	3 BHK	1200.00 SQ. FT.	1600.00 SQFT
2	3 BHK	1200.00 SQ. FT.	1600.00 SQFT	5	3 BHK	1200.00 SQ. FT.	1600.00 SQFT
3	2 BHK	954.00 SQ. FT.	1285.00 SQFT	6	2 BHK	1001.00 SQ. FT.	1350.00 SQFT



Kiati
Raman
Residency

BLOCK-A (2ND TO 6TH FLOOR PLAN)



AREA STATEMENT (2ND TO 6TH FLOOR PLAN BLOCK - A)

FLAT NO.	FLAT TYPE	B.U. AREA	SUPER B/UAREA	FLAT NO.	FLAT TYPE	B.U. AREA	SUPER B/UAREA
1	3 BHK	1227.00 SQ. FT.	1675.00 SQFT	4	3 BHK	1227.00 SQ. FT.	1675.00 SQFT
2	3 BHK	1227.00 SQ. FT.	1675.00 SQFT	5	3 BHK	1227.00 SQ. FT.	1675.00 SQFT
3	2 BHK	972.00 SQ. FT.	1308.00 SQFT	6	2 BHK	1050.00 SQ. FT.	1399.00 SQFT



Kiati
Raman
Residency

BLOCK - B
(1ST FLOOR PLAN)



AREA STATEMENT (1ST. FLOOR PLAN BLOCK - B)

FLAT NO.	FLAT TYPE	B.U. AREA	SUPER B/UAREA	FLAT NO.	FLAT TYPE	B.U. AREA	SUPER B/UAREA
1	3 BHK	1245.00 SQ. FT.	1681.00 SQFT	4	3 BHK	1245.00 SQ. FT.	1681.00 SQFT
2	3 BHK	1245.00 SQ. FT.	1681.00 SQFT	5	3 BHK	1245.00 SQ. FT.	1681.00 SQFT
3	3 BHK	1245.00 SQ. FT.	1681.00 SQFT	6	3 BHK	1170.00 SQ. FT.	1600.00 SQFT



BLOCK - B & C
(2ND TO 6TH FLOOR PLAN)



AREA STATEMENT (2ND TO 6TH FLOOR PLAN BLOCK - B & C)

FLAT NO.	FLAT TYPE	B.U. AREA	SUPER B/UAREA	FLAT NO.	FLAT TYPE	B.U. AREA	SUPER B/UAREA
1	3 BHK	1290.00 SQ. FT.	1740.00 SQFT	4	3 BHK	1290.00 SQ. FT.	1740.00 SQFT
2	3 BHK	1290.00 SQ. FT.	1740.00 SQFT	5	3 BHK	1290.00 SQ. FT.	1740.00 SQFT
3	3 BHK	1245.00 SQ. FT.	1680.00 SQFT	6	3 BHK	1220.00 SQ. FT.	1650.00 SQFT





AREA STATEMENT (1ST FLOOR PLAN BLOCK - C)

FLAT NO.	FLAT TYPE	B.U. AREA	SUPER B/UAREA	FLAT NO.	FLAT TYPE	B.U. AREA	SUPER B/UAREA
1	3 BHK	1247.00 SQ. FT.	1681.00 SQFT	4	3 BHK	1269.00 SQ. FT.	1710.00 SQFT
2	3 BHK	1256.00 SQ. FT.	1690.00 SQFT	5	3 BHK	1269.00 SQ. FT.	1710.00 SQFT
3	3 BHK	1247.00 SQ. FT.	1681.00 SQFT	6	3 BHK	1200.00 SQ. FT.	1600.00 SQFT

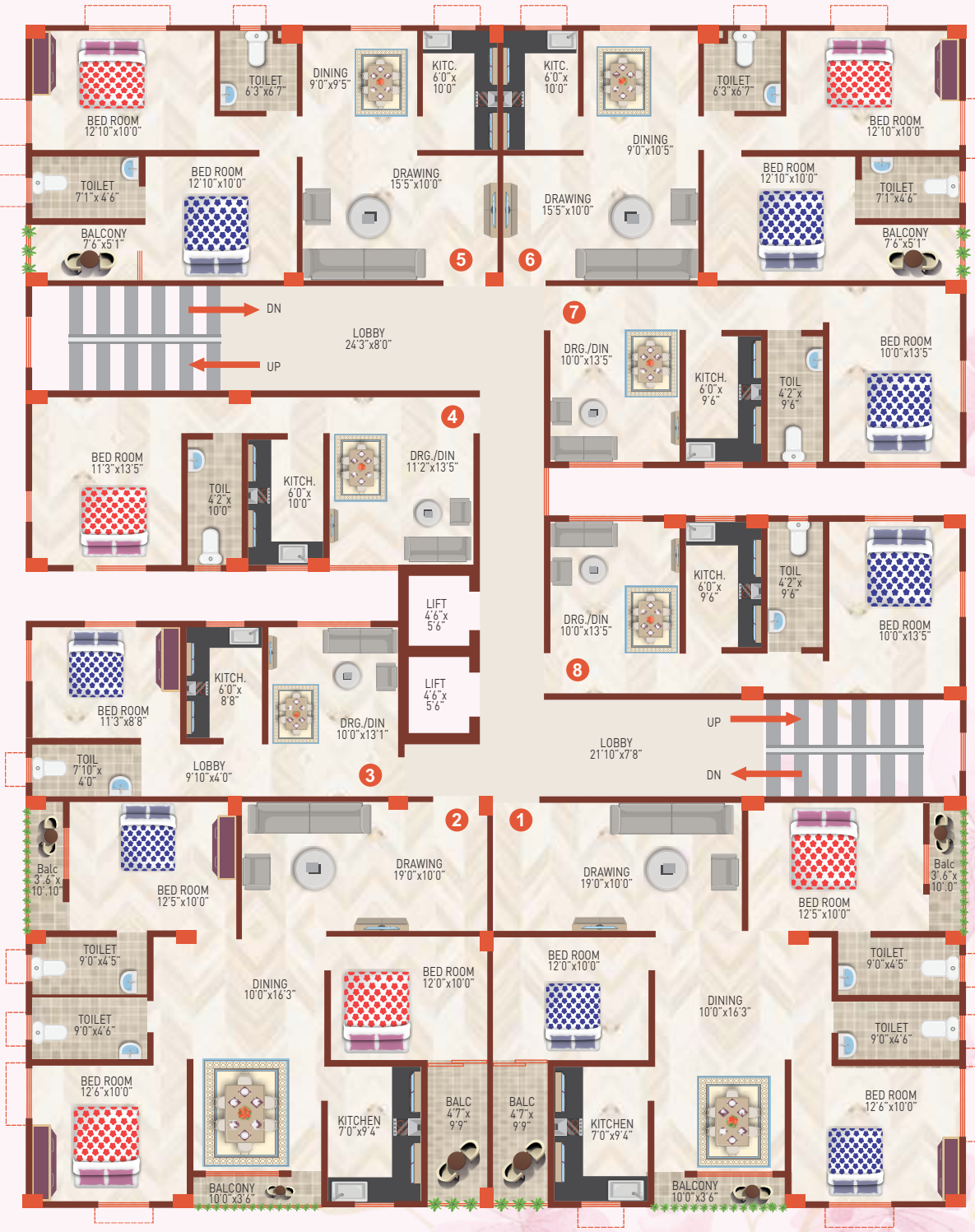
BLOCK - C
(1ST FLOOR PLAN)

BLOCK-D (GROUND FLOOR PLAN)

Live Connected
WITH LIFESTYLE

AREA STATEMENT(GROUND FLOOR PLAN BLOCK - D)

FLAT NO.	FLAT TYPE	B.U. AREA	SUPER B/U AREA
1	3 BHK	1209.00 SQ.FT.	1630.00 SQ.FT.
2	3 BHK	1214.00 SQ.FT.	1635.00 SQ.FT.
3	1 BHK	384.00 SQ.FT.	517.00 SQ.FT.
4	1 BHK	400.00 SQ.FT.	540.00 SQ.FT.
5	2 BHK	908.00 SQ.FT.	1225.00 SQ.FT.
6	2 BHK	908.00 SQ.FT.	1225.00 SQ.FT.
7	1 BHK	400.00 SQ.FT.	540.00 SQ.FT.
8	1 BHK	506.00 SQ.FT.	682.00 SQ.FT.

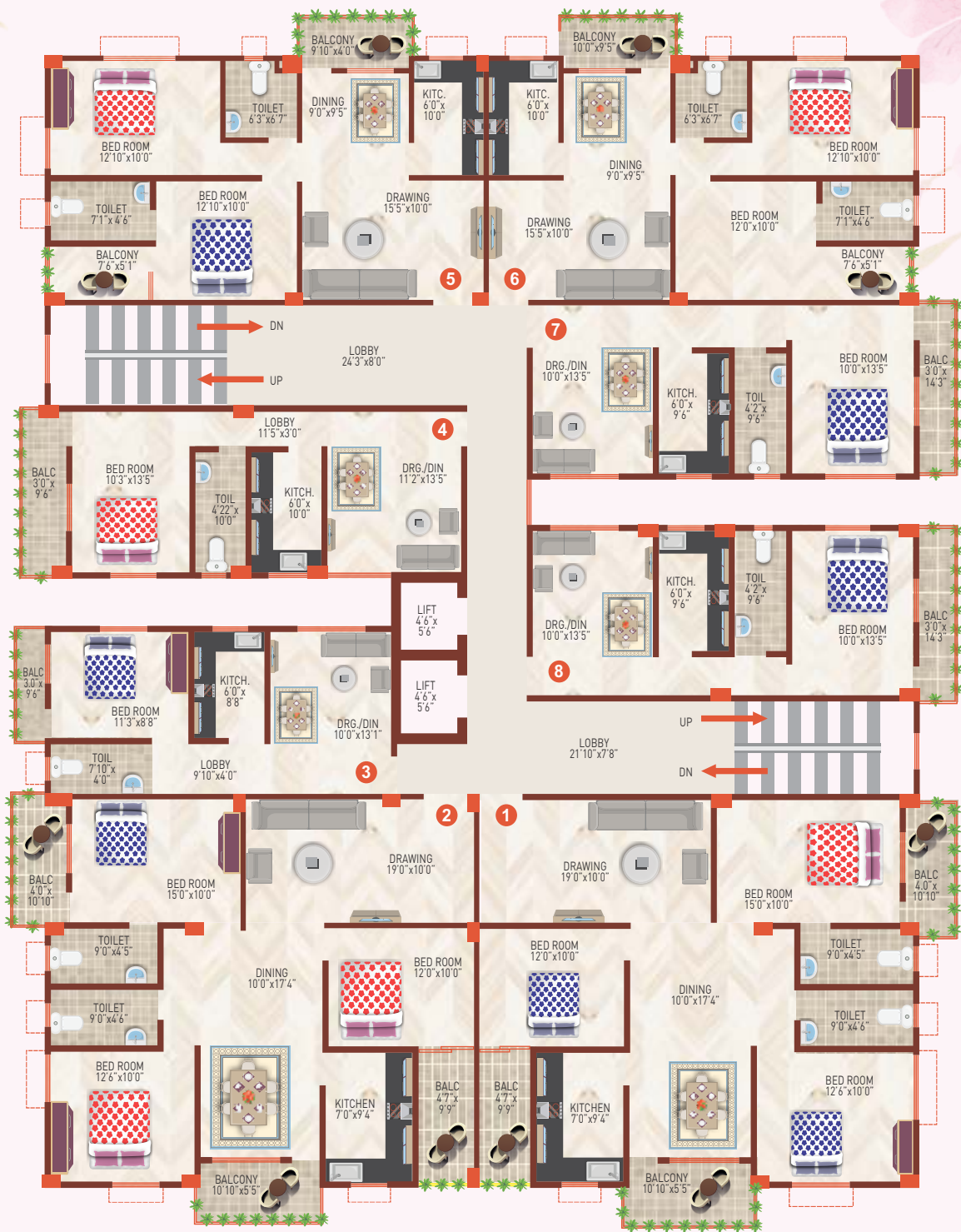


BLOCK-D (2ND TO 6TH FLOOR PLAN)



AREA STATEMENT(2ND TO 6TH FLOOR PLAN BLOCK - D)

FLAT NO.	FLAT TYPE	B.U. AREA	SUPER B/U AREA
1	3 BHK	1230.00 SQ. FT.	1660.00 SQFT
2	3 BHK	1240.00 SQ. FT.	1675.00 SQFT
3	1 BHK	445.00 SQ. FT.	600.00 SQFT
4	1 BHK	405.00 SQ. FT.	550.00 SQFT
5	2 BHK	927.00 SQ. FT.	1250.00 SQFT
6	2 BHK	927.00 SQ. FT.	1250.00 SQFT
7	1 BHK	405.00 SQ. FT.	550.00 SQFT
8	1 BHK	515.00 SQ. FT.	700.00 SQFT

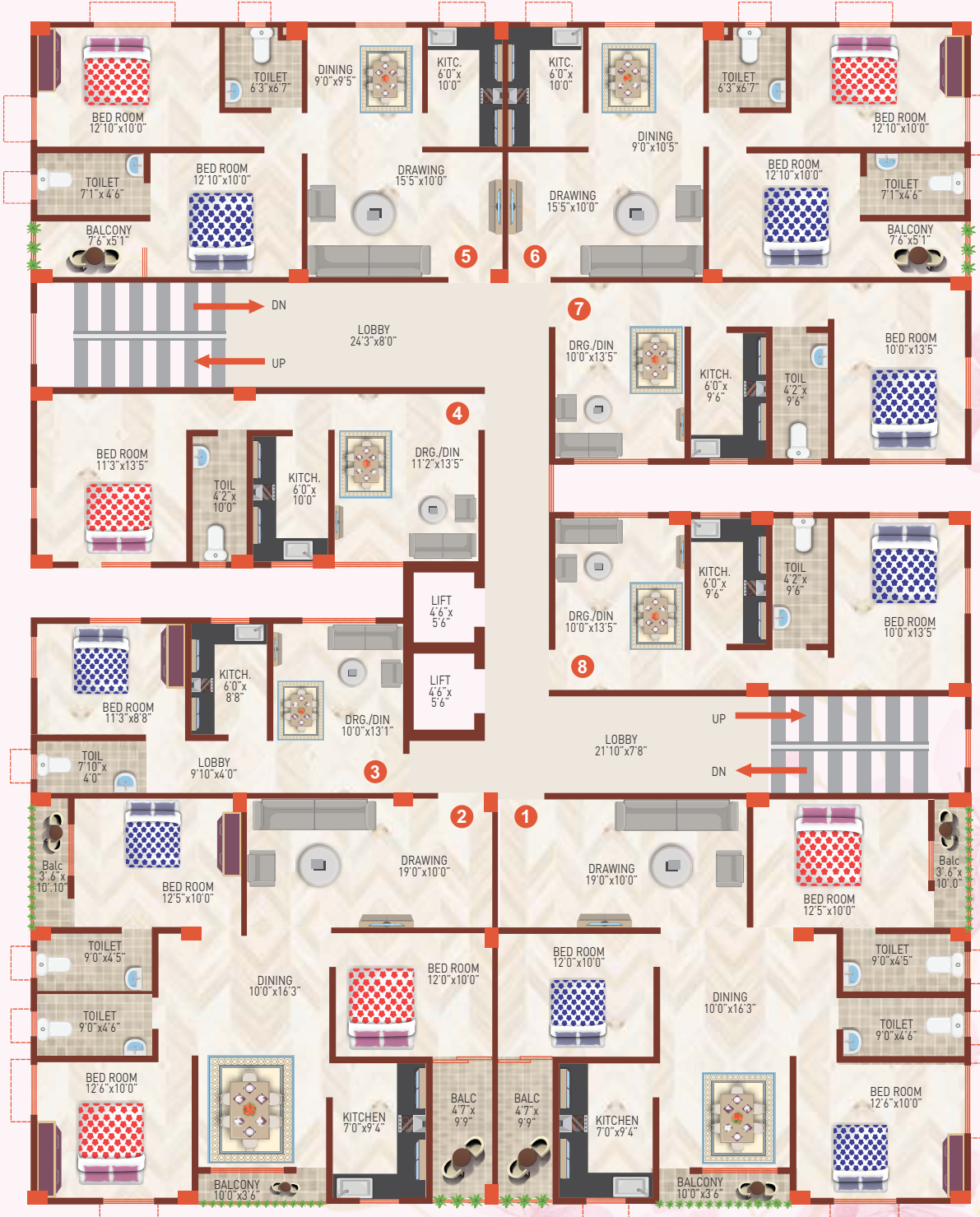


BLOCK-D (1ST FLOOR PLAN)



AREA STATEMENT(2ND TO 6TH FLOOR PLAN BLOCK - D)

FLAT NO.	FLAT TYPE	B.U. AREA	SUPER B/U AREA
1	3 BHK	1230.00 SQ. FT.	1660.00 SQFT
2	3 BHK	1240.00 SQ. FT.	1675.00 SQFT
3	1 BHK	445.00 SQ. FT.	600.00 SQFT
4	1 BHK	405.00 SQ. FT.	550.00 SQFT
5	2 BHK	927.00 SQ. FT.	1250.00 SQFT
6	2 BHK	927.00 SQ. FT.	1250.00 SQFT
7	1 BHK	405.00 SQ. FT.	550.00 SQFT
8	1 BHK	515.00 SQ. FT.	700.00 SQFT



BASEMENT FLOOR PARKING PLAN



SITE LAYOUT PLAN



ISOMETRIC VIEW



ISOMETRIC VIEW



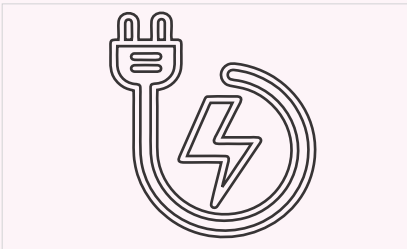


Live Connected
WITH PEACE

SPECIFICATION

STRUCTURE :	R.C. 0 frame structure building as / structural drawing with 200/100th MC wall.
DOOR:	Main Door 125x62.5 mm thick sal wood frame including decorative wooden bead around. solid core flush door (green ply/century/mayor) make.
TOILET/INTERNAL DOOR :	100x62.5 mm th sal wood frame including decorative wooden bead around. solid core flush door (green ply/century/mayor) or equivalent make. with synthetic enamel finish.
WINDOWS:	aluminum/wooden frames and shutters with 3mm th clear glass including m.s grill.
FLOORING:	Main Lobbies- granite/marble/vitrified tiles Common lobbies and corridor-granite/marble/vitrified tiles Staircase-granite/marble/kota stone parking- parking tiles flooring. Apartment flooring living & Dining room vitrified tiles.
MASTER BED ROOM:	Vitrified tiles. Kitchen & Utility-anti skid vitrified tiles. Toilets: anti skid ceramic tiles.
BALCONIES:	Antiskid ceramic tiles.
KITCHEN :	Granite counter with stainless steel sink of ISI mark.
CAMPUS :	Pathway and Driveway- Cement Interlocking tiles DADO-Lift lobbies : Vitrified/granite/decorative tiles toilets : Glazed ceramic tiles up to 7' ht Kitchen: glazed ceramic tiles up to 2' ht above counter.
TOILETS :	white glazed vitreous wash basin of parryware, hindware or equivalent make in all toilets. white glazed vitreous EWCs of parry ware, Hindware or equivalent make in all toilets. Hot & Cold water wall mixer of Hindware or equivalent make in all toilets. Acrylic/Fiber glass cisterns in white colour in toilets. Health faucet in all toilets.
PAINTING & CLADDING:	Internal walls & Ceilings: interior grade wall putty surface only. External Finish: Partially Exterior grade texture paint over of ICI/Berger or equivalent make. MS grills & Railings: synthetic enamel paint of approved shade and colour.
ELECTRICAL OUTLINE SPECIFICATIONS:	All electrical wiring in concealed conduit and using PVC insulated copper wires with modular switches of RR kable/Anchor or equivalent make. Adequate lighting/ power point socket and outlets in each room.
AC POINTS:	All bedrooms & living rooms: Provision for split AC (wiring and external socket point only).
TV POINTS:	Living Room & Master Bedroom: Complete with wiring & outlet. DTH Connection: DTH Conduit Shall be provided in the ducts from terrace to the individual units. TV wiring upto the ducts from living and master bedrooms only.
TELEPHONE POINTS:	Living Room & master Bedroom All other Bedrooms Data Point Exhaust Fan Point Water Purifier Point Washing Machine Point Security System.
GENERATOR:	Complete with wiring & outlet. (only conduits- no wiring & outlet). Master bedroom/living room/children bedroom. Complete with wiring & outlet in all toilets & kitchen. Complete with wiring & outlet in utility. CCTV for ground floor common area and campus. Intercom from main Security cabin to all apartments. kirlosker or equivalent silent generator of adequate capacity.
WATER PROOFING:	Terrace and Sunken Slab water Proofing by DR.Fixit/Choksey chemical or equivalent.
BORING & TUBE WELL:	Boring and tube well of adequate capacity with adequate size ISI mark submersible Pump.
LANDSCAPE WORK:	Campus landscaping work shall be done as per design, drawing and specification given by architect.

AMENITIES

															
SWIMMING POOL	GYM	YOGA PARK	JOGGING TRACK	TEMPLE	COMMUNITY HALL										
															
INDOOR GAMES	LIFT	BASEMENT PARKING	24X7 POWER BACKUP	WI-FI-FACILITY	24X7 WATER SUPPLY										
				<u>PAYMENT SCHEDULE</u>											
24X7 SECURITY	CCTV	INTERCOM	FIRE EXTINGUISHER	<table><tr><td>At the time of booking</td><td>10%</td></tr><tr><td>At the time of agreement</td><td>10%</td></tr><tr><td>At the starting of the foundation</td><td>15%</td></tr><tr><td>At the casting of 1st slab</td><td>10%</td></tr><tr><td>At the casting of 2nd slab</td><td>10%</td></tr></table>		At the time of booking	10%	At the time of agreement	10%	At the starting of the foundation	15%	At the casting of 1st slab	10%	At the casting of 2nd slab	10%
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PREVIOUS PROJECT

				
GORAKH VILLA	SURESH ENCLAVE	CHAMAN GARDEN	SAGAR ENCLAVE	RAJ RANI PALACE
				
ANJU APARTMENT	SRI GANESH SHAKUNTLAM ENCLAVE	SRI GANESH KIRTI APARTMENT	SRI GANESH ASHOKA ENCLAVE	KIRTI DHARNI DHAR KUWAR ENCLAVE

TERMS & CONDITIONS	
• Cheque/drafts to be issued in favor of Kirti Sagar Construction Pvt. Ltd. • Timely payment schedule is essence of the agreement. • Cost of registration, stamp duty, service Tax/GST & other charges if any shall be borne by the buyer. • Prices are subject to revision from time to time at the sole discretion of the company. • All the building plan, layout specification etc are tentative and subject to variation and modifications as may be decided by the architect/company. • Rs. 6,00,000/- (Six Lakhs only) - Miscellaneous Expenses only cheque or draft is accepted.	