BIGRAHPURM
DEVELOPERS PVT. LTD.

# B.S. HITECH APARTMENT

at Khemni Chak, Kankarbagh, Patna-800027

*Peace of Mind*

A PROJECT BY BIGRAHPURM DEVELOPERS PVT. LTD.



at Khemni Chak,
Kankarbagh, Patna-800027



*Elevate your lifestyle with elegance & comfort.*




## QUALITY OF
## THE PROJECT

- 60% area green
- Landscaping & playground for children
- Ample car parking space
- Water harvesting
- Twenty four hours communication from any other place.
- Nearer to best school of Patna.
- Best Nursing Homes nearer to the project.

A life where dreams take the front seat. Where pampering doesn't call for an occasion and where smart living ensures peace of mind.

*Your happiness will always find a place at* B.S. HITECH APARTMENT

vastu shastra
BASED







# services and facilities that will blow your mind

## Residential flats & Shop

| 04 | 189 | 16 | 12 | 70 | 73 |
|---|---|---|---|---|---|
| TOWER | TOTAL FLATS | SHOP | 1BHK FLATS | 2BHK FLATS | 3BHK FLATS |

B.S. HITECH APARTMENT is strategically located in one of the best residential location area of Patna Bihar with easy access to educational institutions, shopping malls, hospitals and important business and leisure hubs. The location is ideal for cutting down your commute time while enjoying a pleasantly relaxed lifestyle and nature splendors. The project location at Khemni Chak, Kankarbagh, Patna-800027

- **High speed elevator**
- **Club house with indoor game facility**
- **All flats are 1, 2 and 3 BHK**
- **24X7 power backup**
- **Garden & Kid's Play area**
- **Temple in campus**
- **Fire fighting system on every floor**
- **24X7 security guard & CCTV**

Spacious & thoughtfully designed homes
will give you ample ventilation and natural sunlight.

Fire Safety
Earthquake Resistant
Intercom facility
High speed elevator
Visitor parking
24X7 Water supply
24X7 Power backup
Green area Garden
Jogging Track
CCTV Security
Basketball Court
Badminton Court
Multiprpose hall
Party lawn
Guest house

**SWIMMING POOL**
**GYM FACILITY**
**CHILDREN PLAYING AREA**
**CLUB HOUSE**
**TEMPLE IN CAMPUS**
**GREEN GARDEN AREA**

*Your happiness will always find a place at*

# B.S. HITECH APARTMET

# TOWER - I

## Typical 1st to 6th Floor Plan

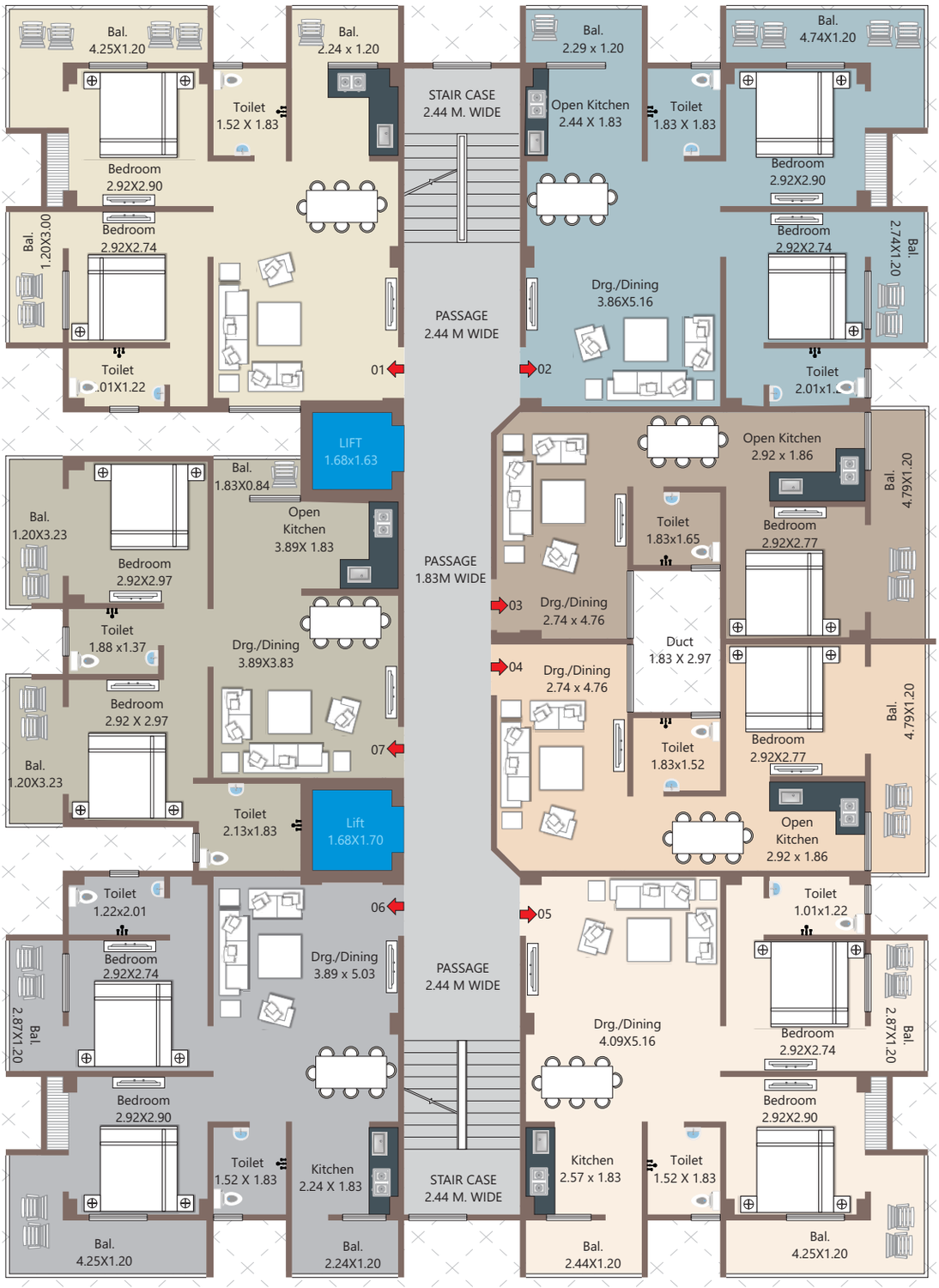



| Flat No. | Built up Area (SFT) | Super Built up Area (SFT) | Carpet Area (SFT) | Balcony Area (SFT) |
|---|---|---|---|---|
| 101-3BHK | 1263.90 SFT. | 1769.46 SFT. | 1008.15 SFT. | 186.80 SFT. |
| 102-2BHK | 860.06 SFT. | 1204.08 SFT. | 736.41 SFT. | 50.20 SFT. |
| 103-3BHK | 1282.04 SFT. | 1794.85 SFT. | 1004.56 SFT. | 199.98 SFT. |
| 104-3BHK | 1277.05 SFT. | 1787.87 SFT. | 1007.07 SFT. | 199.71 SFT. |
| 105-2BHK | 860.06 SFT. | 1204.08 SFT. | 739.60 SFT. | 50.20 SFT. |
| 106-3BHK | 1280.99 SFT. | 1793.38 SFT. | 1006.86 SFT. | 199.03 SFT. |



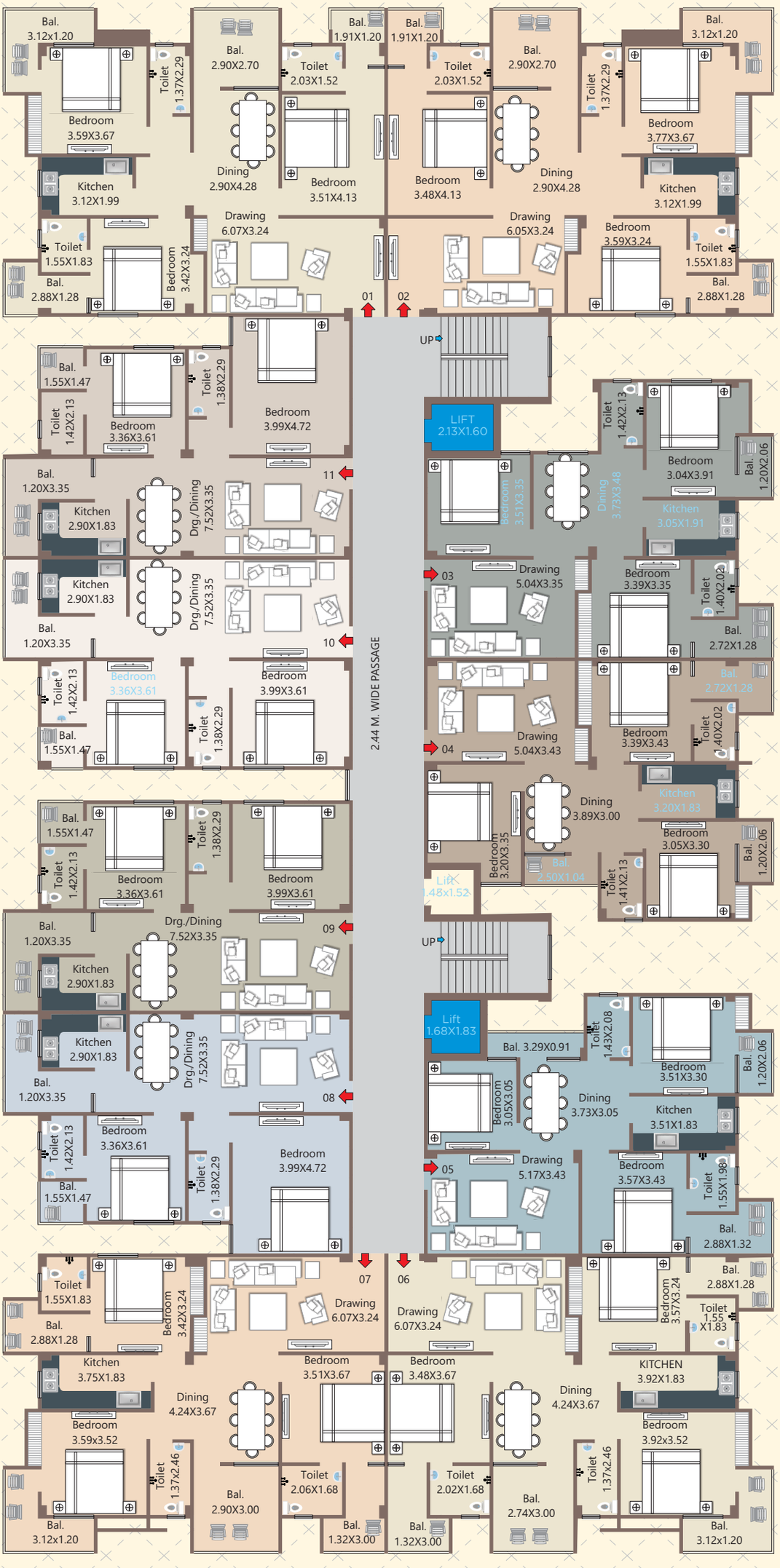
# TOWER - II (EWS)

## Typical 1st to 6th Floor Plan




| Flat No. | Built up Area (SFT) | Super Built up Area (SFT) | Carpet Area (SFT) | Balcony Area (SFT) |
|---|---|---|---|---|
| 101-2BHK | 683.85 SFT. | 957.39 SFT. | 529.19 SFT. | 145.96 SFT. |
| 102-2BHK | 627.2 SFT. | 878.08 SFT. | 529.57 SFT. | 83.26 SFT. |
| 103-2BHK | 715.94 SFT. | 1002.31 SFT. | 530.26 SFT. | 145.96 SFT. |
| 104-2BHK | 732.29 SFT. | 1025.20 SFT. | 547.10 SFT. | 145.98 SFT. |
| 105-1BHK | 454.99 SFT. | 636.98 SFT. | 363.82 SFT. | 64.97 SFT. |
| 106-1BHK | 455.01 SFT. | 637.01 SFT. | 358.801 SFT. | 64.97 SFT. |
| 107-2BHK | 735.08 SFT. | 1029.11 SFT. | 548.56 SFT. | 148.98 SFT. |






# TOWER - III

## Typical 1st to 7th Floor Plan

| Flat No. | Built up Area (SFT) | Super Built up Area (SFT) | Carpet Area (SFT) | Balcony Area (SFT) |
|---|---|---|---|---|
| 101 3BHK | 1374.95 SFT. | 1924.93 SFT. | 1074.25 SFT. | 157.00 SFT. |
| 102 3BHK | 1387.35 SFT. | 1942.29 SFT. | 1091.05 SFT. | 157.00 SFT. |
| 103 3BHK | 1019.29 SFT. | 1427.00 SFT. | 890.07 SFT. | 54.74 SFT. |
| 104 3BHK | 1014.96 SFT. | 1420.94 SFT. | 854.61 SFT. | 54.74 SFT. |
| 105 3BHK | 978.09 SFT. | 1369.32 SFT. | 846.11 SFT. | 55.19 SFT. |
| 106 3BHK | 1342.83 SFT. | 1879.96 SFT. | 985.50 SFT. | 158.13 SFT. |
| 107 3BHK | 1338.97 SFT. | 1874.55 SFT. | 1004.36 SFT. | 160.93 SFT. |
| 108 2BHK | 891.25 SFT. | 1247.75 SFT. | 791.06 SFT. | 45.73 SFT. |
| 109 2BHK | 891.25 SFT. | 1247.75 SFT. | 710.28 SFT. | 45.73 SFT. |
| 110 2BHK | 889.88 SFT. | 1245.83 SFT. | 743.72 SFT. | 45.59 SFT. |
| 111 2BHK | 937.85 SFT. | 1312.99 SFT. | 790.98 SFT. | 45.86 SFT. |






# TOWER - IV
## Ground Floor Plan





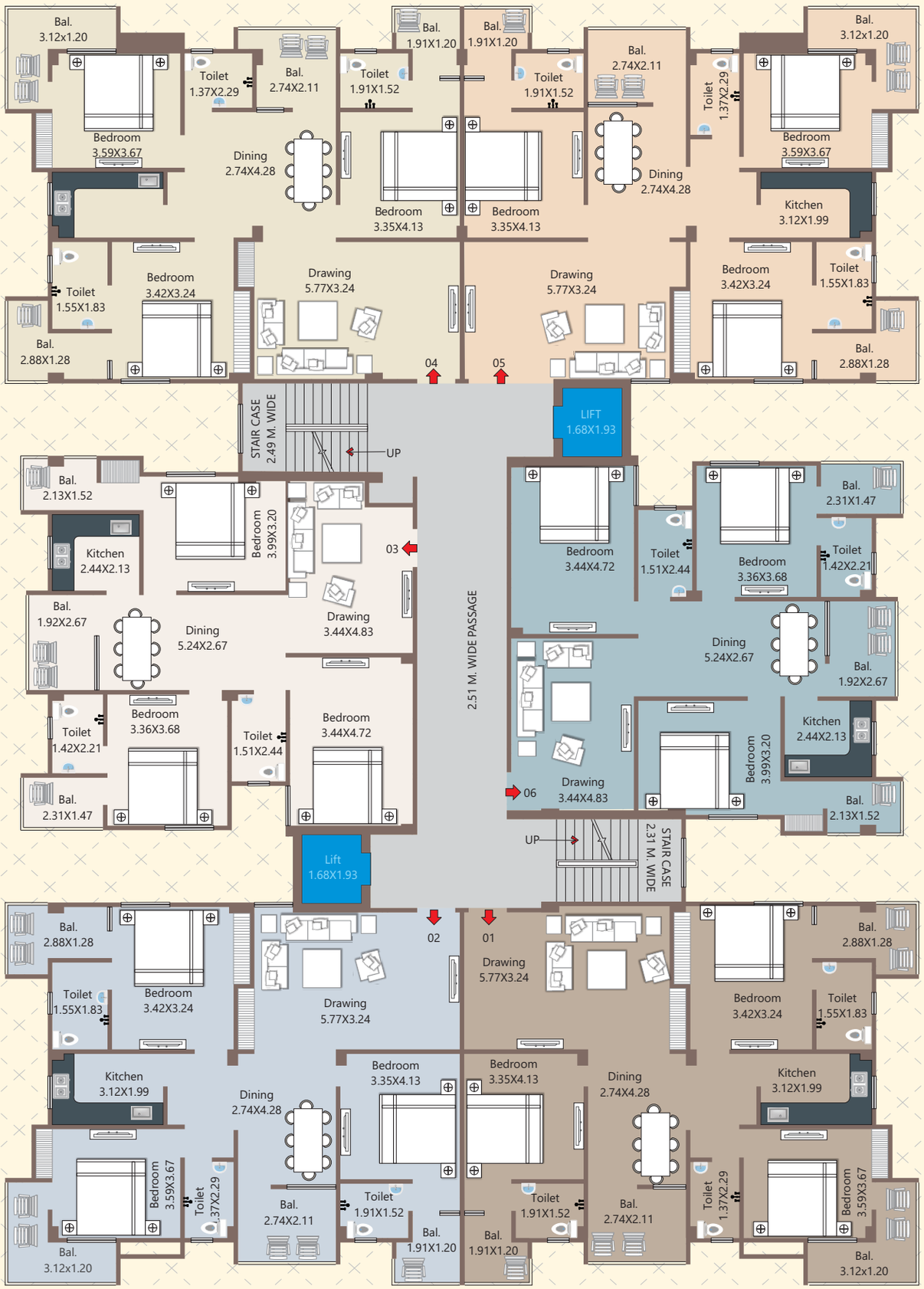


| Sl.No. | Built up Area (SFT) | Super Built up Area (SFT) | Carpet Area (SFT) |
|---|---|---|---|
| 01 Shop | 237.13 SFT. | 474.26 SFT. | 217.01 SFT. |
| 02 Shop | 305.85 SFT. | 611.7 SFT. | 281.76 SFT. |
| 03 Shop | 150.18 SFT. | 300.36 SFT. | 137.04 SFT. |
| 04 Shop | 166.36 SFT. | 322.72 SFT. | 150.37 SFT. |
| 05 Shop | 164.46 SFT. | 328.92 SFT. | 150.29 SFT. |
| 06 Shop | 92.80 SFT. | 185.6 SFT. | 82.59 SFT. |
| 07 Shop | 187.52 SFT. | 375.04 SFT. | 168.26 SFT. |
| 08 Hall | 2018.53 SFT. | 4037.06 SFT. | 1937.85 SFT. |
| 09 Shop | 235.92 SFT. | 471.84 SFT. | 215.25 SFT. |

| Shop No. | Built up Area (SFT) | Super Built up Area (SFT) | Carpet Area (SFT) |
|---|---|---|---|
| 10 Shop | 223.63 SFT. | 447.26 SFT. | 204.47 SFT. |
| 11 Shop | 144.42 SFT. | 288.24 SFT. | 131.83 SFT. |
| 12 Shop | 296.11 SFT. | 592.22 SFT. | 273.19 SFT. |
| 13 Shop | 247.04 SFT. | 494.08 SFT. | 226.73 SFT. |
| 14 Shop | 194.82 SFT. | 389.64 SFT. | 179.37 SFT. |
| 15 Shop | 261.62 SFT. | 523.24 SFT. | 248.27 SFT. |
| 16 Shop | 192.57 SFT. | 385.14 SFT. | 177.69 SFT. |
| 17 Shop | 271.48 SFT. | 542.96 SFT. | 250.30SFT. |

# TOWER - IV

## 1st to 5th Floor Plan




| Flat No. | Built up Area (SFT) | Super Built up Area (SFT) | Carpet Area (SFT) | Balcony Area (SFT) |
|---|---|---|---|---|
| 101-3BHK | 1337.74 SFT. | 1872.83 SFT. | 1058.33 SFT. | 138.49 SFT. |
| 102-3BHK | 1333.75 SFT. | 1867.25 SFT. | 1050.38 SFT. | 138.16 SFT. |
| 103-3BHK | 1164.34 SFT. | 1630.07 SFT. | 951. 83 SFT. | 45.84 SFT. |
| 104-3BHK | 1324.59 SFT. | 1854.42 SFT. | 1052.77 SFT. | 141.54 SFT. |
| 105-3BHK | 1327.21 SFT. | 1858.09 SFT. | 1047.58 SFT. | 142.16 SFT. |
| 106-3BHK | 1154.49 SFT. | 1616.28 SFT. | 924.12 SFT. | 44.80 SFT. |

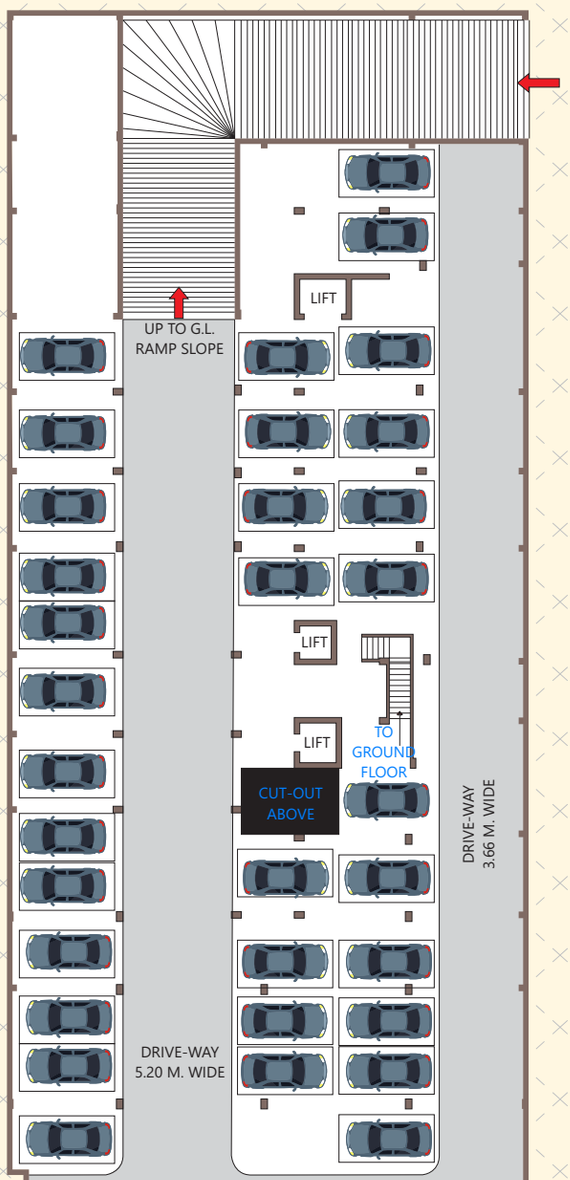


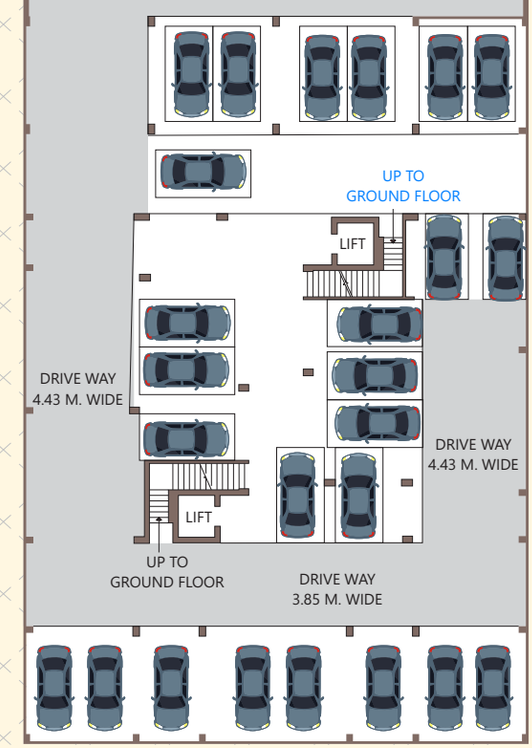
# TOWER - IV
## 6th Floor Plan



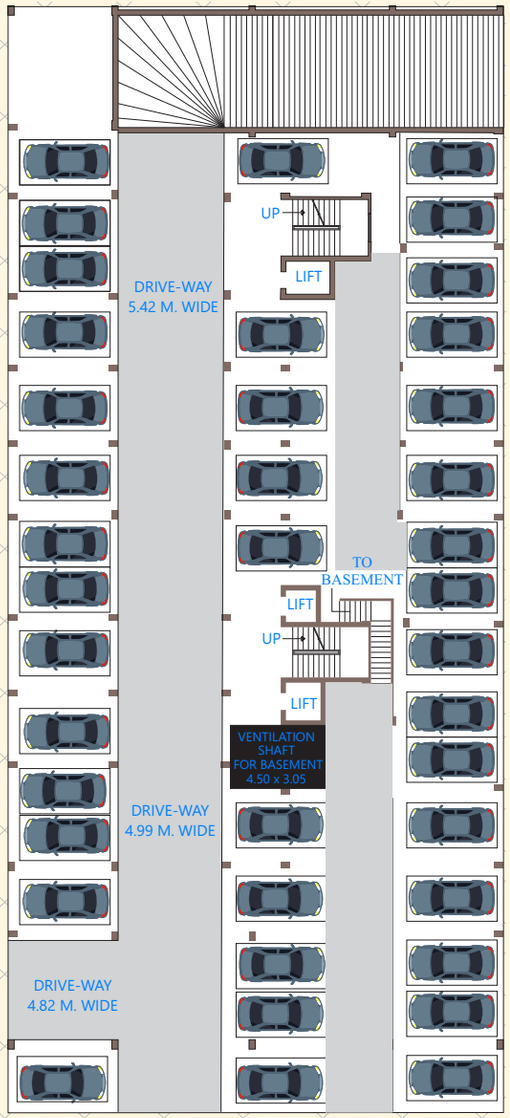

| Flat No. | Built up Area (SFT) | Super Built up Area (SFT) | Carpet Area (SFT) | Balcony Area (SFT) |
|---|---|---|---|---|
| 603-3BHK | 1164.34 SFT. | 1630.07 SFT. | 951.83 SFT. | 45.84 SFT. |
| 604-3BHK | 1324.59 SFT. | 1854.42 SFT. | 1052.77 SFT. | 141.54 SFT. |
| 605-3BHK | 1327.21 SFT. | 1858.09 SFT. | 1047.58 SFT. | 142.16 SFT. |
| 606-3BHK | 1154.49 SFT. | 1616.28 SFT. | 924.12 SFT. | 44.80 SFT. |



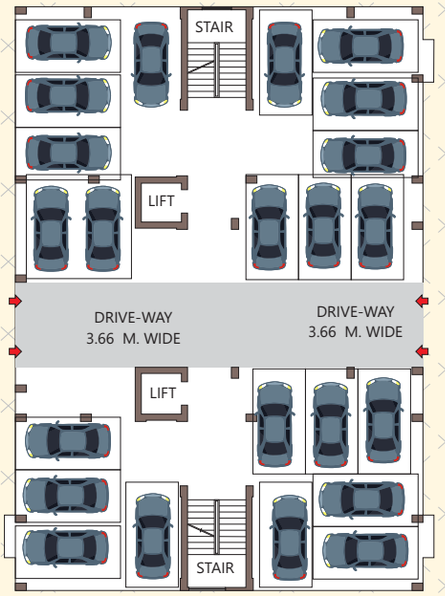



BASEMENT PARKING FLOOR PLAN
TOWER- III & IV



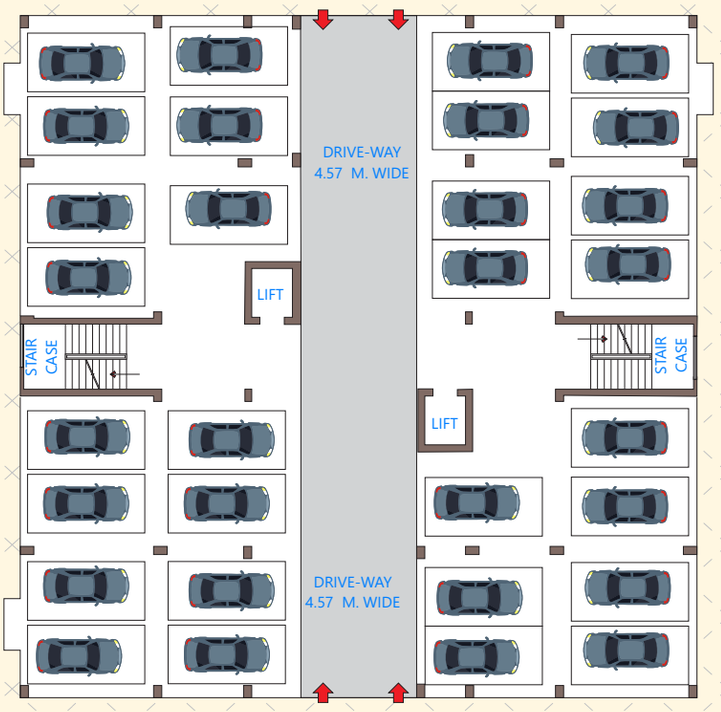

GROUND PARKING FLOOR PLAN TOWER- III




GROUND PARKING FLOOR TOWER II




# PARKING PLAN OF
## ALL IV BLOCKS




TOWER- I GROUND PARKING FLOOR PLAN

# specifications



**STRUCTURE :**
R.C.C frame structure with brick work in cement mortar as per design and specification of the structural consultants.

**CHOWKHATS :** Door frames of Sal wood.

**MAIN DOOR :** Flush door with both side vinior & polish.

**OTHER DOOR:**
30 MM thick ISI mark flush door with both side paint.

**WINDOWS :**
Two Track Aluminium sliding/openable NCL make window.

**FLOORING :** Vitrified Tiles flooring in all area of the flat.

**KITCHEN :**
- Flooring : Tiles.
- Working Platform : Granite Slab Platform.
- Dado 24" high Tiles.
- Sink : Steel Sink

**BATHROOM:**
- Flooring : Flooring Tiles.
- Wall : Glazed tiles up to 7' height.
- Fittings : Chromium plated fitting of Jaquar or equivalent.
- Cistern : Acrylic / Fibreglass cistern in white colour.

**ELECTRICAL :**
- All internal wiring in concealed conduits with copper wires.
- All electrical switches and accessories are branded

**DINING SPACE :** Provision of one wash basin in related space.

**INTERNAL WALL :**
All internal walls shall be finished with plaster of paris.

**EXTERNAL WALL :**
External wall shall be painted with weather coat / Texture after laying of Birla/Johnson Putty.

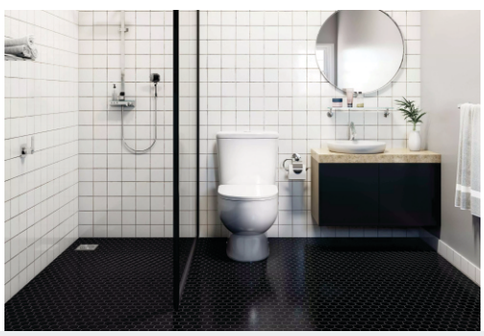
**PARKING :** 12" X 12" Parking Tiles.

**BORING :**
Boring & Tube well of adequate capacity by direct / reserve circulation machine with adequate capacity KSB or equivalent make submersible pump.

**COM TOILET :** Common Toilet for Servant.

**LIFT :** Elevator of a standard company like Kone / Otis / Johnson or equivalent of six passenger Capacity will be installed.

**GENERATOR :** Generator of adequate capacity of Cummins / Kirloskar or equivalent make for stand by power supply.







*Live better in apartments that give you more than what you expect.*

## SITEPLAN




*A realization of your dream begins now*

## CONSTRUCTION LINKED PAYMENT PLAN

| Sl. No. | Milestones | Amount in % |
|---|---|---|
| 1 | At the time of Booking | 10% |
| 2 | Within 30 days of Booking | 10% |
| 3 | On commencement of Plinth | 10% |
| 4 | On commencement of 1st slab | 8% |
| 5 | On commencement of 2nd slab | 8% |
| 6 | On commencement of 3rd slab | 8% |

| Sl. No. | Milestones | Amount in % |
|---|---|---|
| 7 | On commencement of 4th slab | 8% |
| 8 | On commencement of 5th slab | 8% |
| 9 | On commencement of 6th slab | 8% |
| 10 | On commencement of 7th slab | 8% |
| 11 | Completion of finishing work | 9% |
| 12 | On offer of possession | 5% |

OTHER FIXED CHARGES

Fixed charges will have to paid by the purchaser at the time of booking of that unit.

CANCELLATION OF BOOKING

10% Cancellation charge will be deducted on the total cost of the flats in case of cancellation of booking.

# 2 & 3 BHK Luxurious Flats

## ENJOY

spacious , eco-friendly apartments
with beautiful recreational area at

## B.S. HITECH APARTMENT









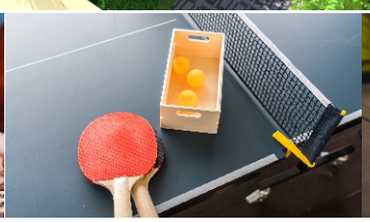


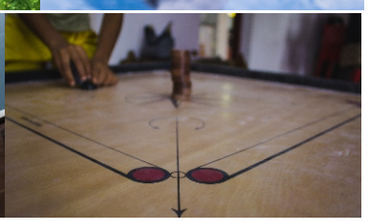








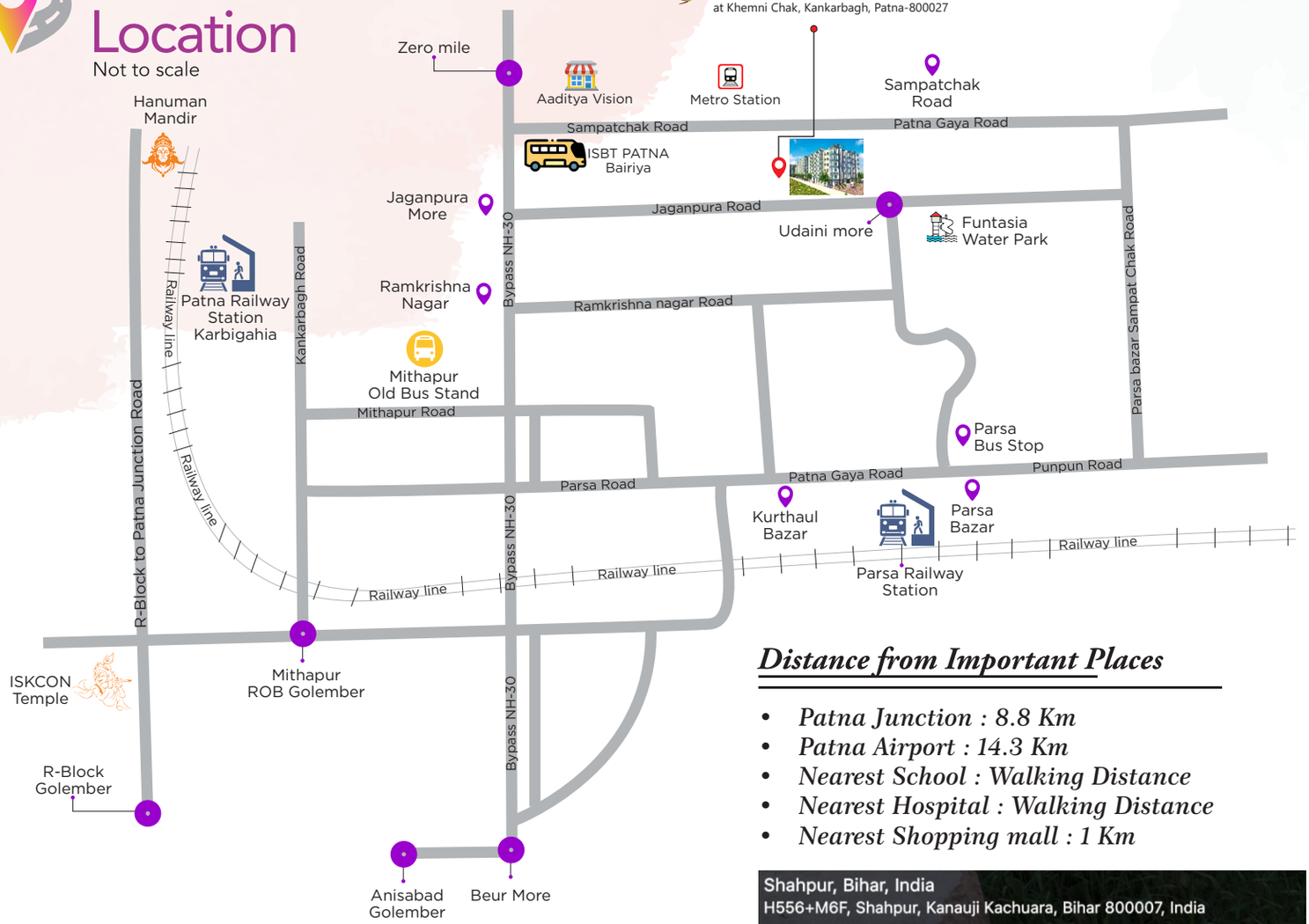





# Location

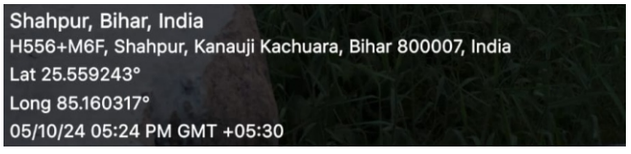
Not to scale

**B.S. HITECH APARTMENT**
at Khemni Chak, Kankarbagh, Patna-800027




## *Distance from Important Places*

- *Patna Junction : 8.8 Km*
- *Patna Airport : 14.3 Km*
- *Nearest School : Walking Distance*
- *Nearest Hospital : Walking Distance*
- *Nearest Shopping mall : 1 Km*






BIGRAHPURM
DEVELOPERS PVT. LTD.

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**SITE ADDRESS :**
Khemnichak, Kankarbagh, Patna-800027

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