



SHANVI RESIDENCY

Because you deserve the best

Lakhani Bigha, Danapur, Patna

LUXURIOUS 2/3 BHK DELUXE FLATS



RERA No :
BRERAP0000-000/00/R-0000/2024



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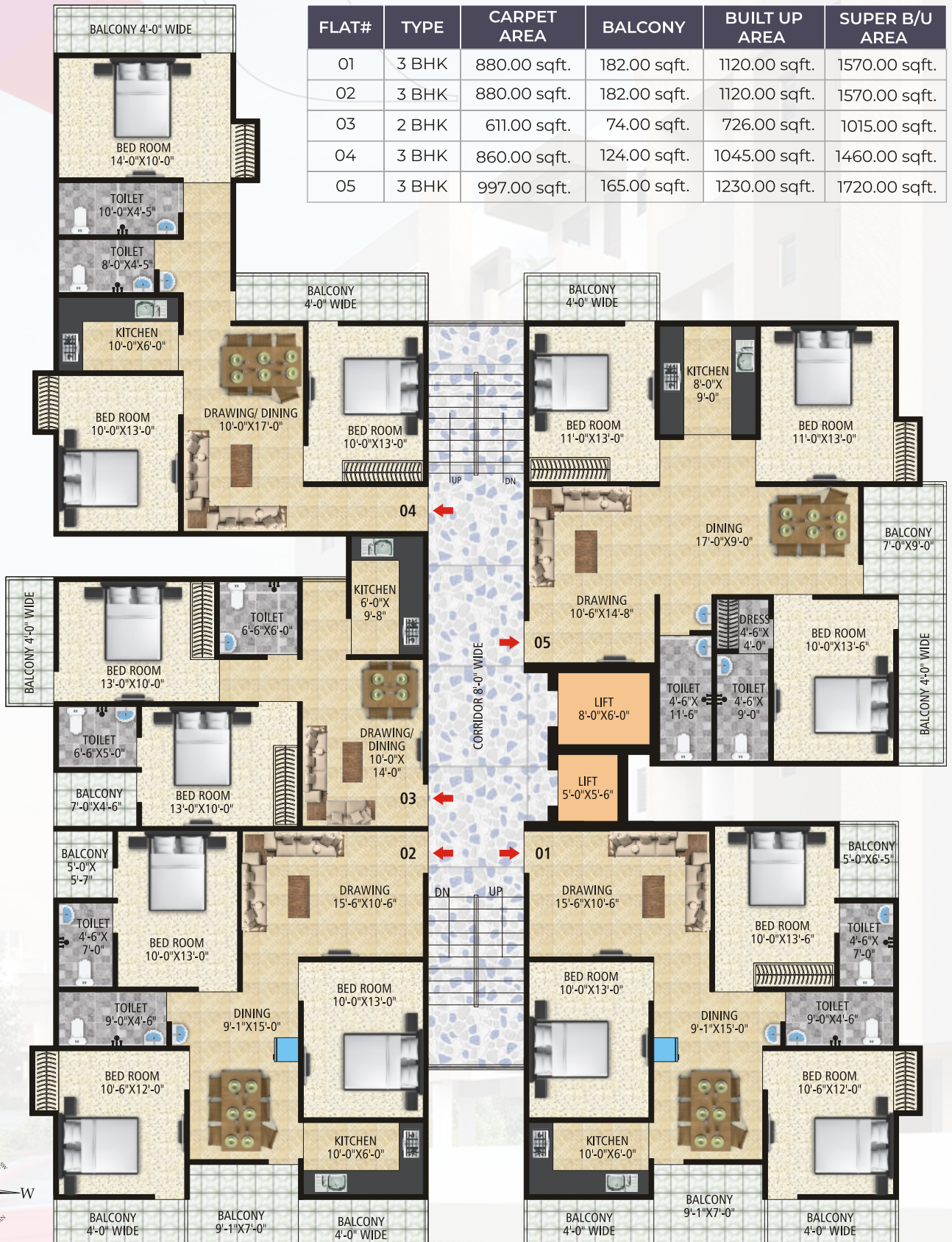


Platinum Heritage Homes Pvt. Ltd. (P.H.H.P.L) is a Private Limited Company registered under the Companies Act (Registration No.- 03-08796 of 1999-2000).

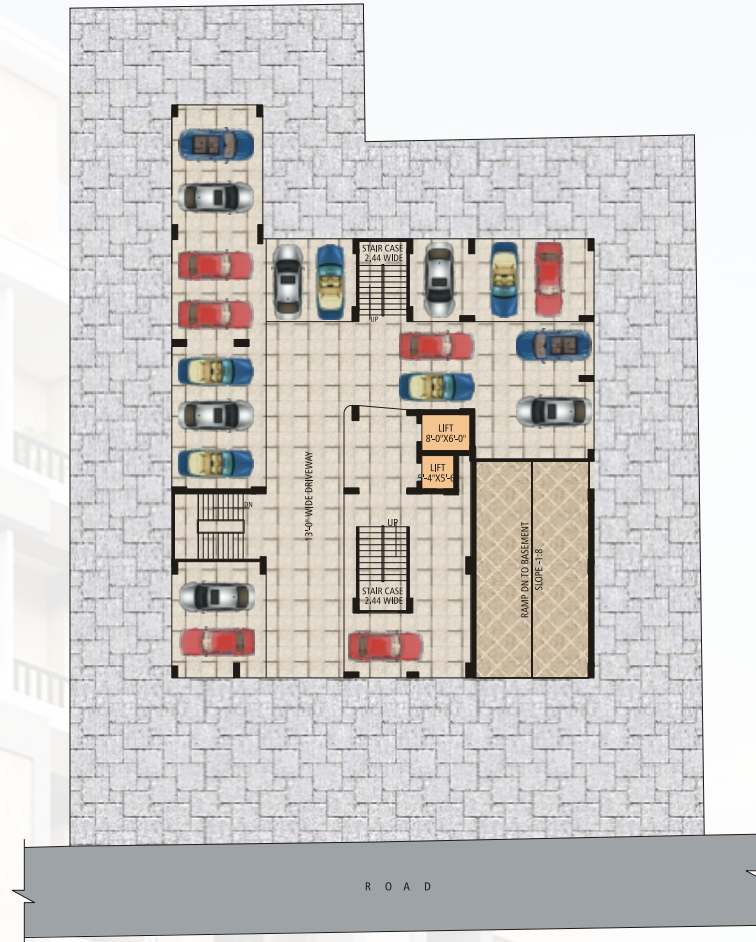
P.H.H.P.L is a professionally managed team of experts in the field of construction with one goal in life that is to give its prestigious clients the best in location, construction and amenities.

Rashtriya Nirman Ratan Award (Gold Medal), 2009 Bharat Gaurav Award (Gold)-2010 presented to Nawnil Kumar Singh, M.D. of Platinum Heritage Homes (Pvt.) Ltd. For contribution in the field of building construction. We are one of the most quality and performance oriented organization.

TYPICAL FLOOR PLAN (1st & 6th Floor)



GROUND FLOOR PLAN



BASEMENT FLOOR PLAN



PAYMENT PLAN

■ At the time of Booking10%	■ After Completion of Second Floor Roof Slab15%
■ At the time of Piling10%	■ Completion of Brick Work10%
■ After Completion of Basement Floor Roof Slab ..15%	■ Completion of Plaster.....10%
■ After Completion of Ground Floor Roof Slab.....15%	■ Completion of Flooring05%
■ After Completion of First Floor Roof Slab15%	■ At the time of Possession.....05%

Note : Full and final settlement of account will be done before one month of possession.

15% interest will be charged on delayed payment.

Registration and other Govt. Tax charges is to be given by the purchaser

Other Fixed Charges

Fixed charges of ₹ 3,00,000/- (Rupees Three Lakhs Only) will have to paid by the prospective buyer's/owner's for Electricity, Generator (500 Watt each flat), Lift, Intercom, Fire Fighting Equipments.

LOCATION

NOT TO SCALE



Location of Project

Danapur Khagaul Railway	: 2.7 km.
Radiant School	: 2.0 km.
Aqua Water Park	: 2.3 km.
St. Karen's School	: 3.1 km.
Saguna More	: 4.6 km.
Patna Junction	: 14.1 km.
Airport	: 11.1 km.
IGIMS & Paras Hospital	: 9.6 km.
AIIMS	: 7.3 km.

ARCHITECTURAL AND STRUCTURAL SPECIFICATIONS

Foundation	R.C.C. cast in situ foundation as per the structural design.
Super Structure	R.C.C. framed structure with AAC bricks masonry in cement mortar as per design & specification of structural consultants.
Doors	a) Door frames (RCC / Wooden / Stone choukhats) b) 32mm thick waterproof flush/ panel door shutters (as per ISI specification)
Window	Aluminium / powder coated window
Flooring	Vitrified Tiles / Ceramic Tiles
Kitchen	Working platform – Granite top with two feet high ceramic tiles and sink (24x18) of standard make
Bathroom	a) Provision for hot & cold water connection in all toilets. b) Flooring : Ceramic Tiles. c) Dado : colored ceramic tiles up to 7 feet high d) Sanitary Ware : Glazed vitreous sanitary ware of Paryware or any other standard make. e) Fittings : All C.P. of Paryware or any other standard fittings of standard make. f) Cistern : concealed flush cock.
Electrical	a) All internal wiring in copper conductor using concealed PVC conduits. b) At least two T.V. point, one Intercom points provided in each flat. c) All electrical switches and accessories as per ISI Mark. d) Adequate lighting/power points, socket, outlets provided in each flat
Internal Wall	All internal walls shall be finished with white cement putty
External Wall	All external walls shall be painted acrylic paint on white cement putty
Genset & Intercom	Generator & Intercom, Electrical connection (B.S.E.B.)
EPBX & CCTV Camera	In all flats one point which is connected to the guardroom, ground floor
Lift	Provision for lift (standard make lift)
Extra Work	Any extra work other than our standard specification shall be charged extra as decided by our authorized engineer and such amount shall be deposited before the execution of work.

AMENITIES AND LIFESTYLE

- The project welcomes you with a modern & elegant elevation.
- Technically designed to assure natural sunlight and fresh air.
- Round the clock security with manned security cabin and intercom facility.
- Ample car parking at Basement.
- Fire-fighting equipment.
- Exclusive entrance gate & designer compound wall for the project.
- Internal parking with concrete and outer pathway with paver blocks.



Earthquake Resistant Structure Design



24x7 Water Supply



24x7 Power Back Up



Security



Lift



Car Parking



Intercom



Heat Treatment



Waterproof



Fire Safety

COMPANY V ENTURE



SATYAM APARTMENT
Montessori School Lane, Boring Road, Patna



SHIVANIL APARTMENT
Kasturba Path, North S.K. Puri, Boring Road, Patna



LEKHRAJ PARISAR
Rd. No.-3, East Patel Nagar, Patna



MANISH KUNJ
Anandpuri, Patna



MANJU VATIKA
Gola Road, Bailey Road, Patna



BHUBANESHWARI RESIDENCY
Pandit Clinic Road, Bartand, Dhanbad (Jharkhand)



KAPIL SHREE
Montessori School Lane, Boring Road, Patna



RAMSHAKHI TOWER
Tupudana, Ranchi (Jharkhand)



DINESH ENCLAVE
West Anandpuri, Boring Road, Patna



SAM TOWER
Bank More, Dhanbad (Jharkhand)



ABHILASHA APARTMENT
Road No.-10, East Patel Nagar, Patna



SHIVJISHNU ENCLAVE
Anand Puri, Boring Road, Patna



ANUSHKA
Anand Puri, Boring Road, Patna



RADHIKA
Anand Puri, Boring Road, Patna



MANSAROVAR ENCLAVE
....., Patna

design & print : adzone # 8877111190, 8877788802, info@adzonegraphics.com



PLATINUM HERITAGE HOMES PVT. LTD.

Sarari Railway Gumti, Near Power Grid,
Khagaul Bihta Main Road, Danapur, Patna 801105 (Bihar)

☎ 7280005270, 9708039411
 🌐 www.platinumheritagehomes.com
 ✉ info@platinumheritagehomes.com



SCAN THIS QR CODE
TO GET LOCATION

Architects : Aryan Architects , Pahalawan Mkt., Hartali More, Patna, Mo. : 9693615566, 9334999262, Email : umashankar_architect@rediffmail.com

- Internal changes shall be done only with prior permission of architect & project consultant & shall be charged extra.
- All the building plans & layout is approved by Patna Nagar Nigam. Specifications, variation and modification as may be decided by the architect/company. Accessories shown in the layout plans in the brochure such as furniture, cabinet, appliances etc. are purely indicative and not a part of sale offering.