VENUS STAR CONSTRUCTION PVT. LTD.
Regd. Off. :Venus Heritage, 102/103,
(North of Pillar No. 91)
Sheikhpura More, Balley Road Patna-14

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Note : Visual representations shown in this brochure are purely conceptual. SII building plans, Specifications, Layout Plans etc. are tentative and subject to variation & modification by the company or the competent authorities sanctioning plans.



VENUS

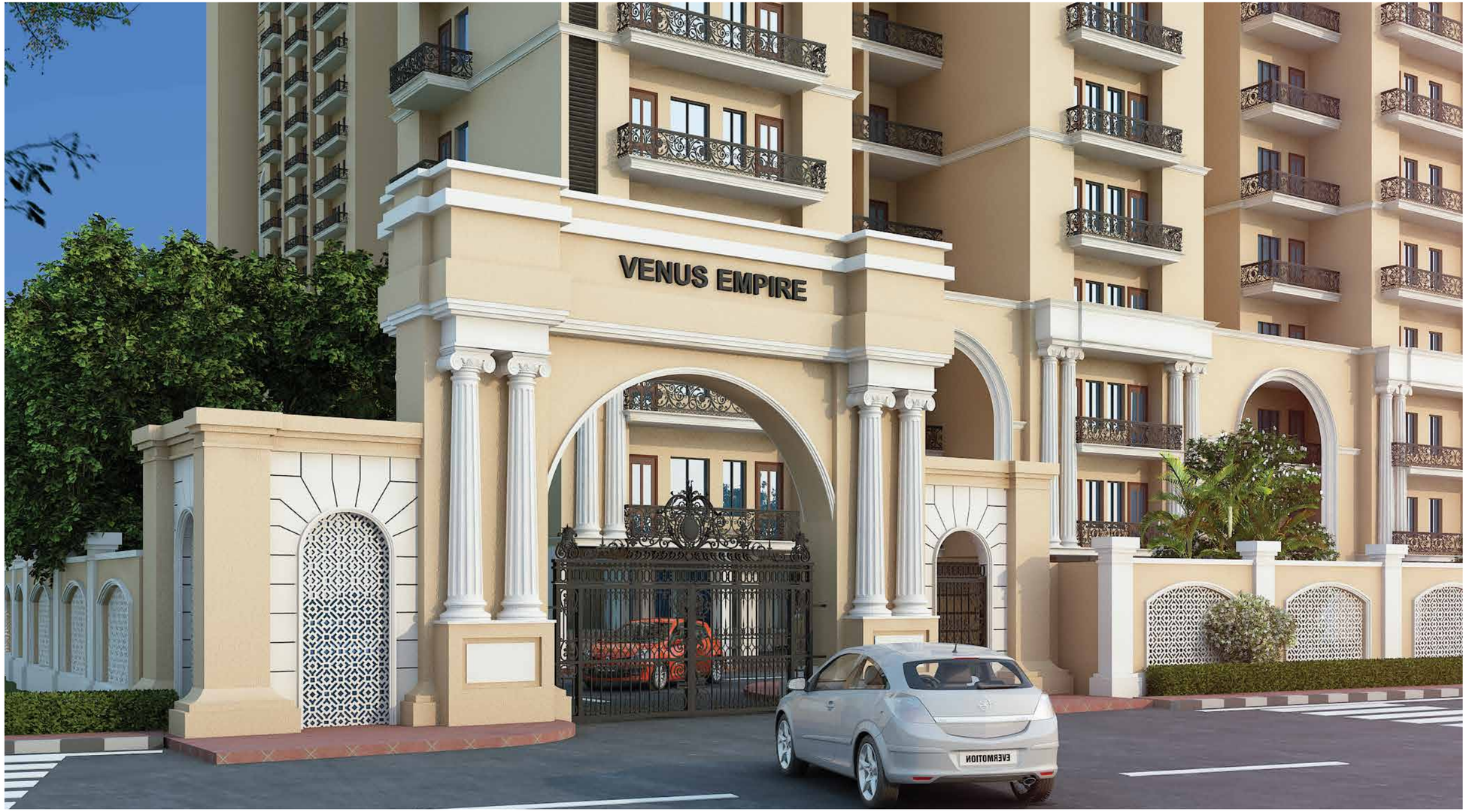
EMPIRE

BUILT TO INHABIT KINGS

Because You are a Class Apart

Royalty is grand. It is not just power, but honor, courage, and integrity – the strength to pivot one's own life and self. It is the essence of a lifestyle that sets you apart from the crowd.

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Sky Club on Roof top



Experience Magnificence. Feel the Abundance.

Royalty is not just the opulent riches of gold, ruby, emerald, and diamond but a way of life. Discover and experience your life's expansion to a whole new horizon of empirical bliss at Venus Empire. Enliven and embody the dormant emperor and empress residing within you.

Designed for Your Royal Ascension

We believe you should have everything in your palace. And, that's why Venus Empire's design and plan has everything you can ever think of or imagine.

Apart from expansive 4/3/2/1 BHK apartments and a luxurious penthouse guaranteeing palatial living, it comes with state-of-the-art:

- Retail stores
- Salons for Men and Women
- Outdoor Terrace Swimming Pool
- Cafeteria
- Multipurpose Hall
- Party Lawn
- Home Theatre
- Gym/Yoga
- Guest House
- Sky Walk (Jogging Track)



Transcend Your Spirit to Nature's Sublime Oneness

Cocooned from the humdrums of the city, get to bask in nature's majestic aura inside Venus Empire. Breathe in the freshness of lush green gardens ornamented with the vibrance and delicacy of colorful flowers. Experience the richness of good health & lavish lifestyle right here.

- Parks
- Jogging Track
- Apartment & Open Terrace
- Entrance Lobby
- Children's Play Area





A Location that Defines Convenience

Minimizing commute and maximizing luxurious comfort, the strategic location of Venus Empire offers easy access to not just important business and leisure hubs but airport, railway station, hospitals, educational institutions, shopping malls, and lots more.

Gift your life the ease and breeze it always needed.

Distances from Venus Empire

- 10km from Bailey Road, Zoo
- 11km from the airport
- 2.8km from Saguna More
- 6km from Paras Hospital
- 3km from Danapur Railway Station
- 1km from Danapur Khagaul Road
- 1.1km from The Radiant International School
- 6km from Patliputra Railway Station

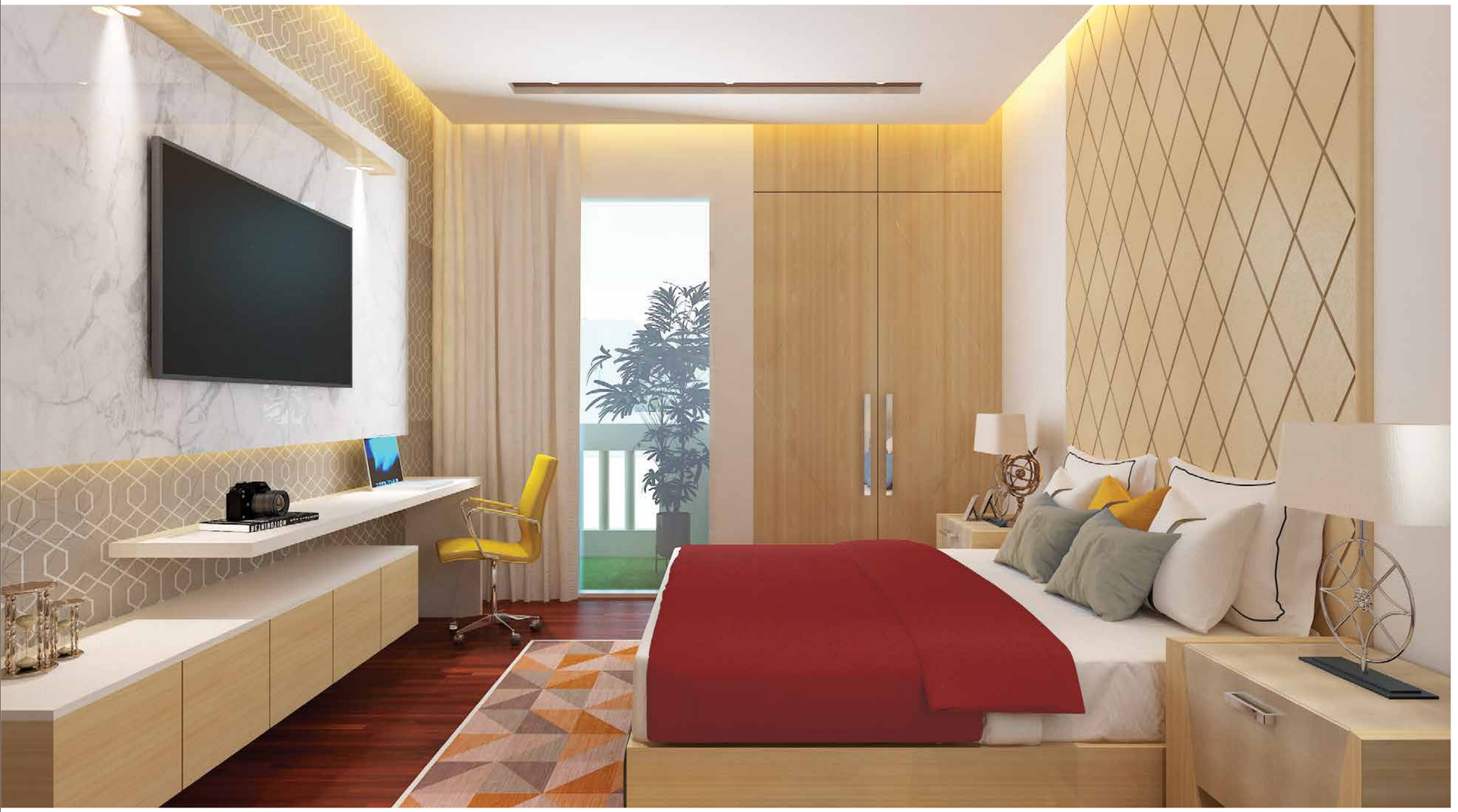


Site Plan

Plan

1. Entrance Foyer
2. Reception
3. Lobby
4. Pass Lift
5. Bed Lift
6. Staircase
7. Kitchen
8. Multipurpose Hall
9. Creche
10. Retail Store
11. Electrical Room
12. Fire Control Room
13. Children's Play Area
14. Party Lawn
15. 30.5m Wide Road
16. Ramp To/From Upper Basement
17. Driveway
18. Side Setback
19. 6.0m Wide Road





Supreme Specifications

Drawing Room/Dinning Room:

- Flooring/Skirting: (800x800)mm Vitrified tile (Somany/ RAK/Vermora or equivalent make).
- Walls: Wall putty (ready to paint).
- Doors: Main door designer with digital lock and SS fittings duly painted (Century/Green or equivalent make). Fittings from Dorma, Godrej or Ozone.
- Windows: UPVC Windows with toughened glass.

Bedroom:

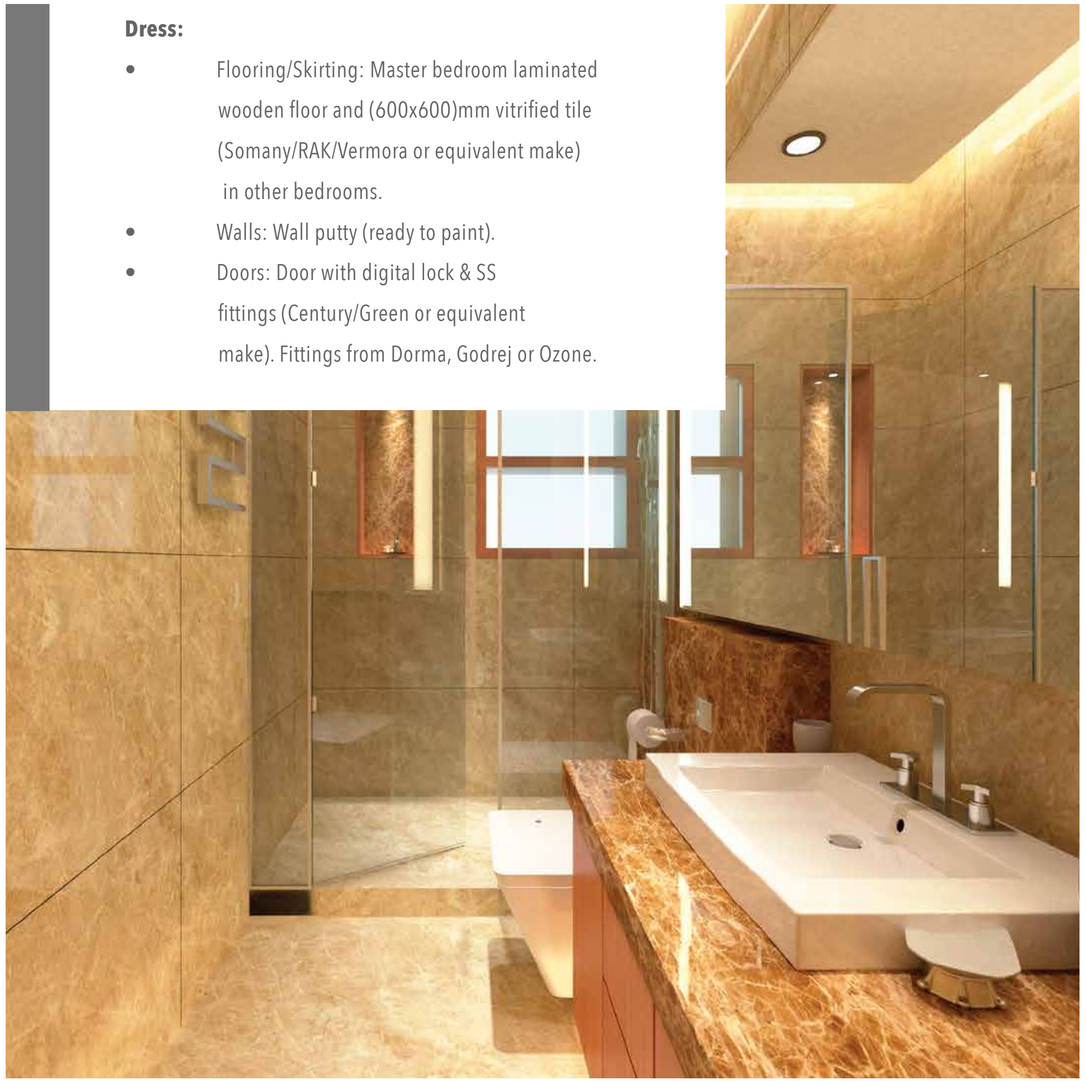
- Flooring/Skirting: Master bedroom laminated wooden floor and (600x600)mm vitrified tile (Somany/RAK/Vermora or equivalent make) in other bedrooms.
- Walls: Wall putty (ready to paint).
- Doors: Door with motion lock and SS fittings (Century/Green or equivalent make). Fittings from Dorma, Godrej or Ozone.
- Windows: UPVC Windows with toughened glass.





Dress:

- Flooring/Skirting: Master bedroom laminated wooden floor and (600x600)mm vitrified tile (Somany/RAK/Vermora or equivalent make) in other bedrooms.
- Walls: Wall putty (ready to paint).
- Doors: Door with digital lock & SS fittings (Century/Green or equivalent make). Fittings from Dorma, Godrej or Ozone.





Kitchen:

- Flooring/Skirting: Anti-skid ceramic tile (Somany/RAK/Vermora or equivalent make).
- Walls: Ceramic tiles up-to 600mm height above counter top.
- Ceiling: Wall putty (ready to paint).
- Doors: Door and SS fittings (Century/Green or equivalent make).
- Counter Top: Polished granite.
- Sink Water Supply: Single bowl stainless sink with drain board. Provision for Hot & Cold Water supply.
- Fittings: Single lever CP Fittings (Jaguar, Kohler Hindware or equivalent make).

Toilet:

- Flooring/Skirting: Ceramic tile flooring (Somany/RAK/Vermora or equivalent make).
- Walls: Ceramic tiles up-to ceiling.
- Ceiling: POP Punning.
- Doors: Door and SS fittings (Century/Green or equivalent make). Fittings from Dorma, Godrej or equivalent.
- Counter Top: Stone/Granite counter.
- Water Supply: Provision for Hot & Cold Water supply.
- Fittings: Single lever CP Fittings with wall mounted commode (Jaguar, Hindware, Kohler or equivalent make).
- Other Fixtures: Towel ring, rod, soap dish and health faucet.

Balcony

- Flooring: Anti-skid ceramic tile (Somany/RAK/Vermora or equivalent make).
- Walls: All weather textured paint.
- Ceiling: Plaster with external paint (Asian/Berger or equivalent).
- Doors: Door and SS fittings (Century/Green or equivalent make). Fittings from Dorma, Godrej or equivalent.

Corridor:

- Flooring: Granite.
- Walls: Plastic emulsion paint up-to full height (Asian/ Berger or equivalent).
- Ceiling: POP punning with plastic emulsion paint.

Lift Lobby:

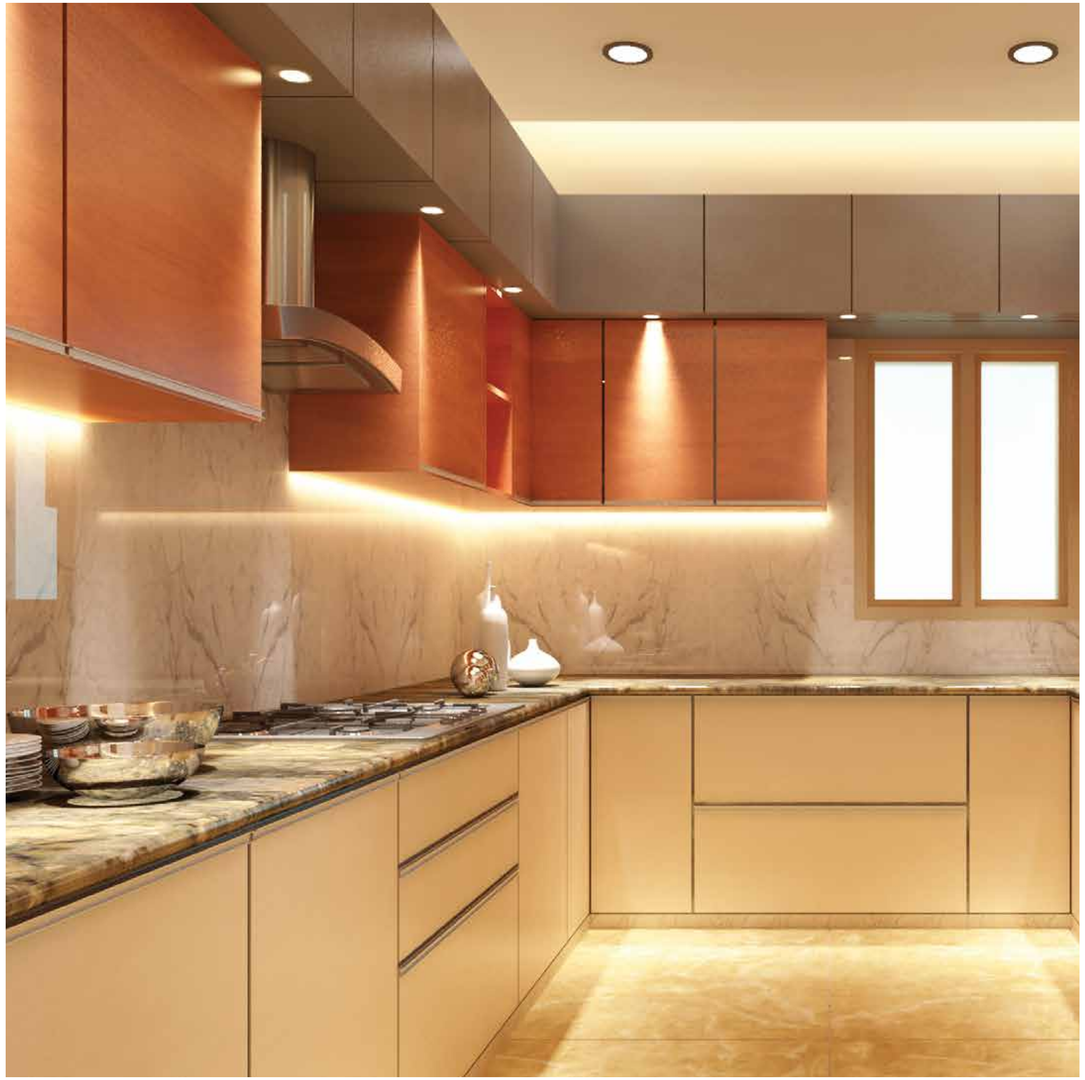
- Flooring: Natural stone/Granite.
- Walls/Lift Facia: Plastic emulsion paint on wall & Italian Marble/Granite in lift facia.
- Ceiling: POP punning with plastic emulsion paint.
- Sensor Lighting in Parking and Common Area.

Other features:

- Electrical: Copper wiring in conduit with modular switches (Havells/Legrand or equivalent make).
- Telecom: Provision of telephone points in drawing/dining room.
- Provision of:
  - DTH Points: In drawing room/lobby and all bedrooms.
  - Stair: Granite on riser & tread with SS railings.
  - External Finishing: All weather textured paint.
  - Common area light control by sensor.

Structure:

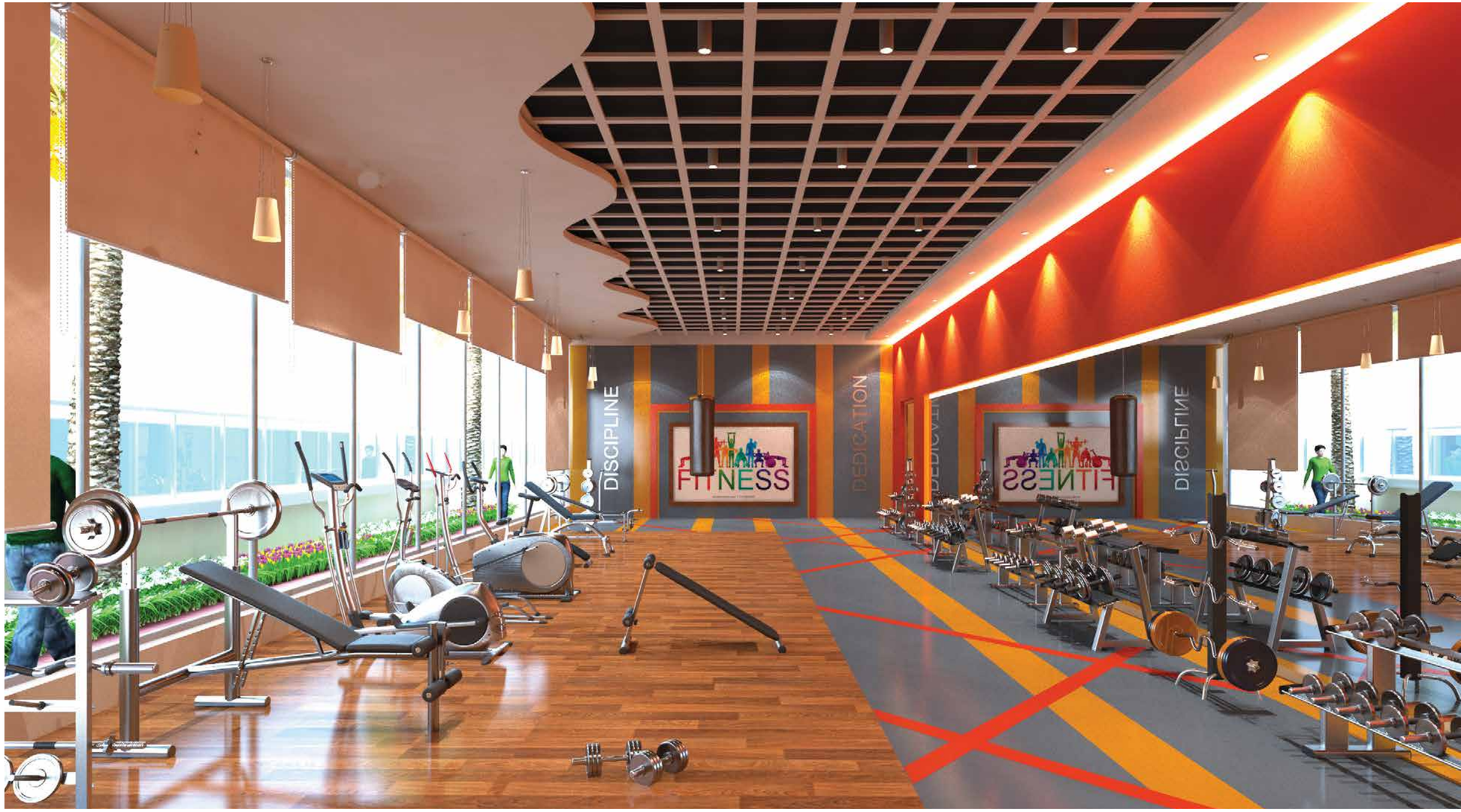
- Earthquake resistant structure of RCC framed columns and beams.



Discovery luxury through good health and good times at Venus Empire!

GYM:

Ascend to a fit and healthy life with the all-equipped in-house Gym at Venus Empire

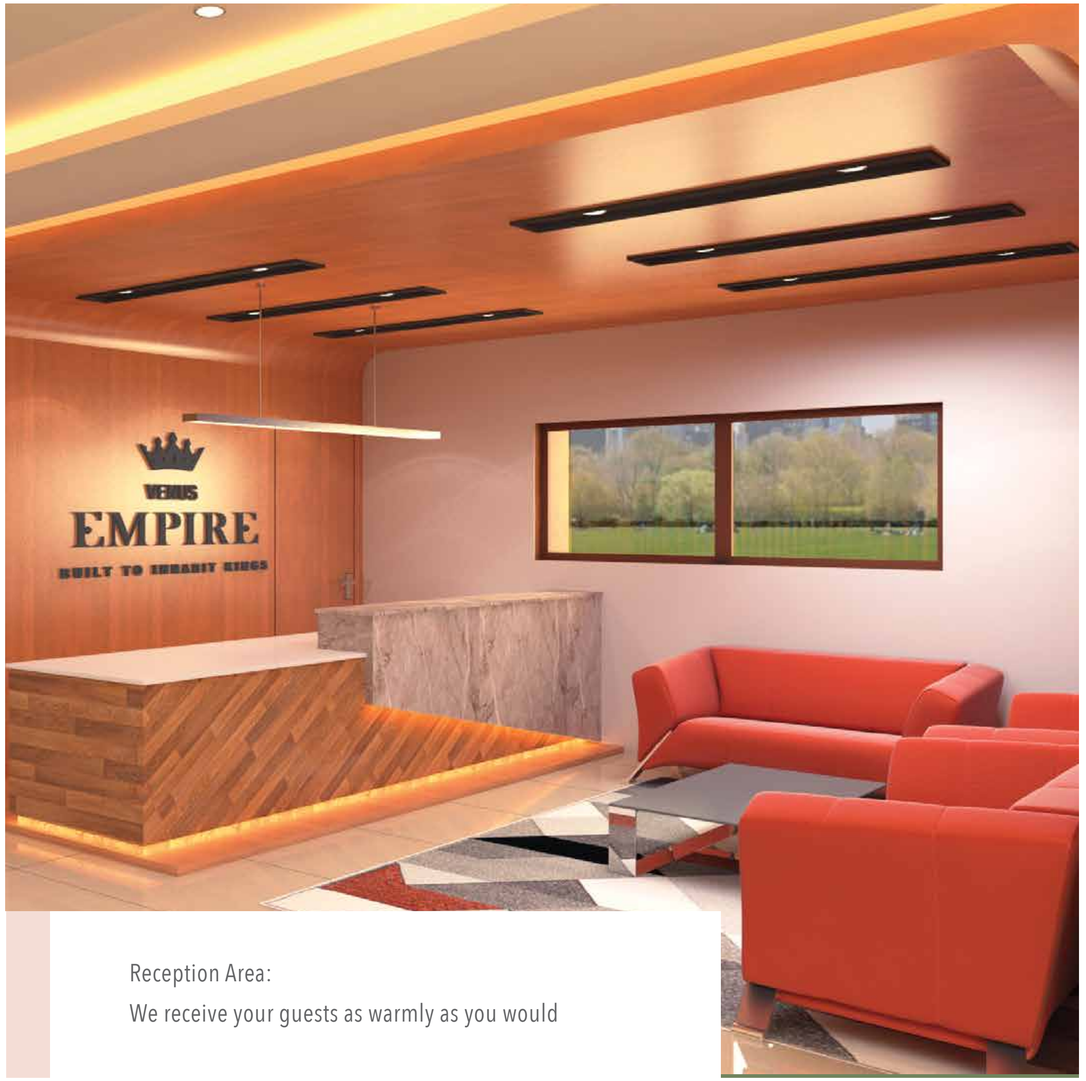




Banquet:

Create memories of togetherness and communion
with grander celebrations





Reception Area:

We receive your guests as warmly as you would

Sky Club:

Feel the opulence and splendor of a larger than life experience forever



Floor Plan
With Terrace & Balcony

3BHK+Study+4T

- Unit 4 with Terrace
- Placement: 2nd Floor
- Carpet Area: 1232 SQF
- Balcony: 165 SQF
- Terrace: 1001 SQF

Unit 4





Unit 5

3BHK+Study+4T

- Unit 5 with Terrace
- Placement: 2nd Floor
- Carpet Area: 1232 SQF
- Balcony: 165 SQF
- Terrace: 513 SQF

3BHK+3T

- Unit 2 with Terrace
- Placement: 1st Floor
- Carpet Area: 1032 SQF
- Balcony: 178 SQF
- Terrace: 208 SQF

Unit 2



3BHK+3T

- Unit 6 and 7 with Terrace
- Placement: 2nd Floor
- Carpet Area: 1033 SQF
- Balcony: 171 SQF
- Terrace: 771 SQF

Unit 6



Unit 7



Floor Plan
With Terrace & Balcony

3BHK+2T

- Unit 8 with Terrace
- Placement: 1st Floor
- Carpet Area: 911 SQF
- Balcony: 143 SQF
- Terrace: 95 SQF



Unit 8



Unit 9

3BHK+2T

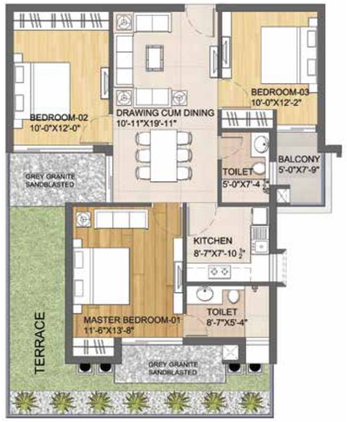
- Unit 9 with Terrace
- Placement: 1st Floor
- Carpet Area: 926 SQF
- Balcony: 126 SQF
- Terrace: 380 SQF

3BHK+2T

- Unit 10 with Terrace
- Placement: 1st Floor
- Carpet Area: 957 SQF
- Balcony: 147 SQF
- Terrace: 445 SQF



Unit 10



Unit 12

3BHK+2T

- Unit 12 with Terrace
- Placement: 1st Floor
- Carpet Area: 827 SQF
- Balcony: 138 SQF
- Terrace: 236 SQF

Floor Plan
With Terrace & Balcony

2BHK+Study+2T

- Unit 11 with Terrace
- Placement: 1st Floor
- Carpet Area: 821 SQF
- Balcony: 112 SQF
- Terrace: 977 SQF

Unit 11





Unit 13

2BHK+2T

- Unit 13 with Terrace
- Placement: 1st Floor
- Carpet Area: 600 SQF
- Balcony: 73 SQF
- Terrace: 164 SQF

Penthouse

- 3BHK+3T
- Placement: 20th Floor
- Carpet Area: 1741 SQF
- Balcony: 337 SQF
- Terrace: 1415 SQF

Penthouse



Floor Plan
With Balcony

4BHK+Servant+5T

- Unit 3
- Placement: 1st – 19th Floor
- Carpet Area: 1571 SQF
- Balcony: 272 SQF



3BHK+Study+4T

- Unit 4 and 5
- Placement: 3rd – 19th Floor
- Carpet Area: 1232 SQF
- Balcony: 165 SQF



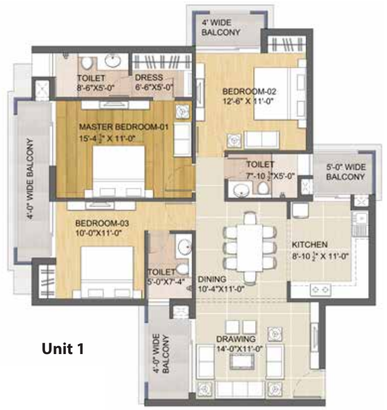
Unit 4



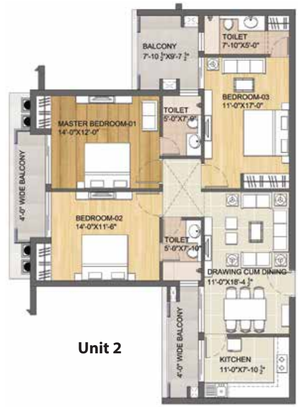
Unit5

3BHK+3T

- Unit 1
- Placement: 1st – 19th Floor
- Carpet Area: 1031 SQF
- Balcony: 193 SQF



Unit 1



Unit 2

3BHK+3T

- Unit 2
- Placement: 2nd – 19th Floor
- Carpet Area: 1032 SQF
- Balcony: 178 SQF

Floor Plan
With Balcony

3BHK+3T

- Unit 6 and 7
- Placement: 3rd to 19th Floor
- Carpet Area: 1033 SQF
- Balcony: 171 SQF

Unit 6

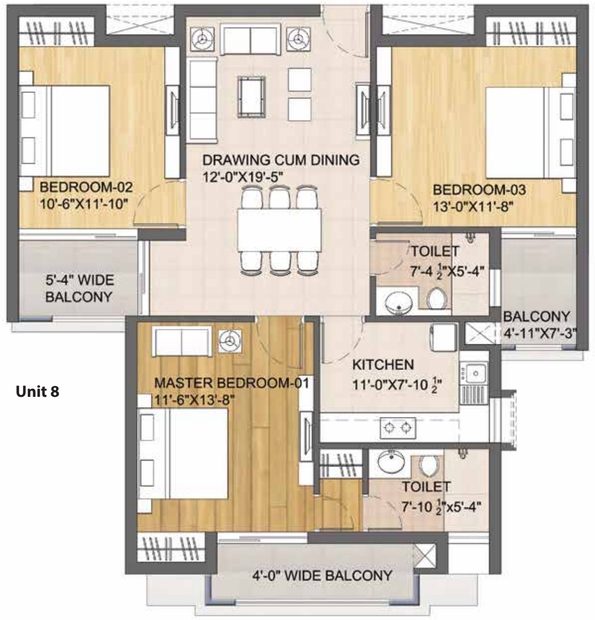


Unit 7



3BHK+2T

- Unit 8
- Placement: 2nd – 19th Floor
- Carpet Area: 911 SQF
- Balcony: 143 SQF



Unit 8

Floor Plan
With Balcony

3BHK+2T

- Unit 9
- Placement: 2nd – 19th Floor
- Carpet Area: 926 SQF
- Balcony: 126 SQF



Unit 9



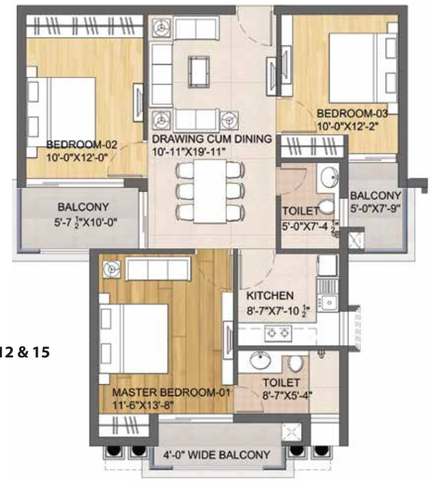
Unit 10

3BHK+2T

- Unit 10
- Placement: 2nd – 19th Floor
- Carpet Area: 957 SQF
- Balcony: 147 SQF

3BHK+2T

- Unit 12 and 15
- Placement:
- o Unit 12: 2nd – 19th Floor
- o Unit 15: 1st – 19th Floor
- Carpet Area: 827 SQF
- Balcony: 138 SQF



Unit 12 & 15



Unit 11

2BHK+Study+2T

- Unit 11
- Placement: 2nd – 19th Floor
- Carpet Area: 821 SQF
- Balcony: 112 SQF

Floor Plan
With Balcony

2BHK+2T

- Unit 13
- Placement: 2nd – 19th Floor
- Carpet Area: 600 SQF
- Balcony: 73 SQF



Unit 13



Unit 14

2BHK+2T

- Unit 14
- Placement: 1st – 19th Floor
- Carpet Area: 535 SQF
- Balcony: 74 SQF

1BHK+1Bath+1WC

- Unit 16,17,18, and 19
- Placement: 1st – 19th Floor
- Carpet Area: 300 SQF
- Balcony: 19 SQF

Unit 16, 17, 18 & 19



VENUS

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BUILT TO INHABIT KINGS







Other properties of Venus

- Landmark Gold | RK Puram, Saguna More, Patna
- Venus Residency | Nehru Nagar, Patna
- Venus Heritage | Bailey Road, Patna
- Venus Enclave| Nehru Nagar, Patna
- Venus Orchid | Nehru Nagar, Patna





Our Brand Ambassador: Shadow Chrome

Winner of a thousand hearts and Eastern India's biggest modeling show, Dev and Diva Tallent Hunt Show Season 10, Shadow Chrome is a true inspiration to Patna's youth. His sensational voice from the musical bash 'One Time' has already enchanted millions.

He believes home to be the sanctum of reflection, rest, and rejoice. Good living is when you have a great home. To him Venus Empire is the perfect abode that offers life the ascension it needs.



VENUS STAR
Construction Pvt.Ltd

Venus Star Construction Pvt. Ltd.

Promising unparalleled realty solutions, Venus Star Construction Pvt. Ltd. is one of the most trusted real estate companies in Patna. Steered by the visionary CMD, Mr. Sanjay Kumar Singh, the group has made its presence felt since 2010 via groundbreaking solutions in real estate. Adhering to innovation, expertise, teamwork, and professionalism, we guarantee excellence and on-time delivery of the finest quality in every project we take up.

Vision: To make significant contributions in the development of New Patna and emerge as Bihar's best real estate organization.

Mission: Innovate world-class real estate properties adhering to ethics, quality and customer service.

Value:

- Customer value and quality development
- Compliance to environmental and legal laws and regulation
- Boost teamwork efficiency via mentorship
- Grow a safe, productive, and conducive work culture



ARCH-EN DESIGN

A renowned and award winning organization offering multidisciplinary services ARCH-EN DESIGN holds 35 years of proven expertise in Architectural Design and Engineering, Integrated Planning, Urban Planning, Project Management Consultancy, Landscape Planning, and Advisory Solutions.

With a dynamic team piloted by principal architect, Ashok Kumar along with Senior Designers and Architects Mr. Annkit Kummar and Sakshi Mathur, the company adheres to a holistic approach to project delivery catering to all the diverse client requirements, starting from feasibility study to project completion.

Spread across Delhi, Lucknow, Patna, and Ranchi, their clientele includes numerous residential and mixed use private organizations, Central Govt. deptts., and various State Govts across the country.

ARCH-EN DESIGN Mission Statement:

"We aim to make the world a better place through all that we design and the relationships we have with our co-workers, clients and partners."


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