

Deva Tower- II

Premium 2 and 3 BHK Apartments



ARTIST'S IMPRESSION

100 years of giving back to society

Deva family has a living history of giving back to the society. We have always been in the forefront in the field of education and child welfare. The Deva Group pledges to uphold and carry forward this tradition.

1914 - Brahmadev Prasad Higher English (BPHE) School, Begusarai . Set-up to address the lack of higher education facilities. Currently catering to over 1000 students from all walks of the society.

1920 - RD and DJ College, Munger. Gave very large donation towards establishment of the school. It was the first intermediate college in Munger.

1927 - Sri Ram Sumaran Anath Nidhi, Singhaul. An orphanage set up on 24 Acres of family land and a very generous yearly grant, it performed a very great service to the weaker section of our society and looked after around 6000 children during its existence till 2004.

1939 - Jayanti Kumari (J.K.) High School, Begusarai - Along with the larger family, this was setup to address the need for higher secondary education facilities in the district. Currently over 1000 students are studying there.

1945- Basic School, Ulao - Setup to address the lack of basic schooling facilities in the village of Ulao. It is now a full-fledged primary school with over 500 children studying there.

1954 - Shri Savitri High School, Ulao - Initially envisaged as a girls only school to encourage education of the girl child, it has now grown into a co-ed school with about 800 children studying there.

1986- Primary School, Ulao - Set up to address the growing need of primary schooling facilities in the village of Ulao. It now caters to over 200 students.

2004 - SOS Children's Village, Begusarai - It is set up on the Anath Nidhi lands with the help of SOS Kinderdorf International, an Austria based organisation. It looks after orphan children in a very different manner. It has individual houses with a house mother who looks after 8-12 children. With 14 houses, around 140 orphan children are currently residing there and an additional 1500 poor children in the adjoining villages are being taken care of, through the Family Strengthening Programme (FSP) by way of school fees, uniforms, meals, regular health check-ups and most importantly by training the families to earn extra income through self help groups.



Our completed projects at a glance



Annapurna Enclave Type 1 and Type 2



Deva Tower 1



Deva Tower 1

Deva Nagar

The colony with your future needs in mind

The idea of Deva Nagar was conceived more than fifteen years back. With 30ft two lane pucca all weather main road and 20ft parallel arterial road layout, it was envisioned as a premier colony in Begusarai.

Then came "Annapurna Enclave". With beautifully designed and laid out bungalows, it went on to become the most sought after colony of Begusarai.

"Deva Tower I" followed. Designed by premier Architects and structural Engineers, it features fire safety norms as per "National Building Code". It has 2 borings, Individual water tanks, spacious parking, and has all other amenities required in an apartment building. With very spacious & airy rooms and large balconies it soon became "first in class" building.

Next came 3BHK bungalows. 18 units are under construction. With large bedrooms and a sit out, they have been very well received.

We now bring you "Deva Tower II" It will have all the features of Tower-1 and much more.



Team Deva Developers

Promoters:

Deva Family of ULAO, one of the oldest & well known family of Begusarai.

Led By:

Bharat Bhushan Deva: Mechanical engineer from BHU. He brings his valuable experience and wisdom of past to the opportunities of present & possibilities of future.

Saumitra Deva: Engineer, & MBA from "ISB Hyderabad", one of the topmost management institutions of the world. He provides a fresh vision and perspective to residential and commercial developments.

Architects:

"Studio Next", based in New Delhi, having varied experience designing institutional, residential, healthcare and hospitality projects all over the country. Currently, they are the architects for all the residential buildings of the prestigious Tata Cancer Center at BHU Varanasi, a key project initiated by the Hon. Prime Minister.

The firm is led by Principal Architect Sh. Tarun Kumar, who has over 20 years of experience, including a number of years in Australia, USA and currently in New Delhi.

He is ably assisted by his team of architects who are all graduates from premier architectural institutes of India.

Structural Engineers:

"ST. AR. Consulting Engineers" based in New Delhi. It is led by S.C.Gupta, Civil Engineer from IIT Delhi. He has over 40 years experience in structural design and consultancy. He has spent a large part of his career in Middle East, primarily in Dubai & Kuwait and has a solid reputation.

Project Execution: We have a very capable team to execute the project. The team is locally assisted by Sh Sandeep Kumar, Architect, Purnea and Sh Pradeep Megotia M.Tech civil Engineer from IIT Delhi.

Our Promise

We will adhere to the "Bihar Building Bye Laws" guidelines and provisions.

We will follow the "National Building code of India 2016" stipulations.

We will never compromise on safety issues.

We will use ISI grade best quality materials.

We will provide fine quality finish.

We will make every effort to complete the projects on time.

Deva Tower 2 project at a glance

Built - up area : 51,411 sq. ft (4776 sq.m.)
Plot size : 20,899 sq. ft. (1,942 sq.m.)
No. of floors : Stilt Parking + 7 floors
No. of units : 21 no. 3bhk & 21 no. 2bhk

- Excellent cross ventilation and lighting with big size rooms with large balconies.
- Children's park and jogging track in township.
- 24 hours water supply.
- 2 Lifts
- 15 KW back up power generator for common areas and facilities.
- 24 hours security.

Specification

FOUNDATION AND SUPERSTRUCTURE: Earthquake- resistant R.C.C. frame with brick walls.

FLOORING: Fine Quality Vitified tiles.

PLUMBING: All internal pipes of Supreme/ leading brands of ISI grade.

INNER WALLS: Finished with P.O.P.

ROOMS: Large size rooms with ample light and cross ventilation, space for wardrobe, sofa, study table and adjoining balcony.

KITCHEN: Granite top platform with 2' ceramic tile dado & CP fittings, geyser point, R.O. point, power point switches for electrical gadgets.

TOILETS: Ceramic tiles upto 7' ht. on walls and matching floor tiles, western W.C. and wash basin in white vitreous china, C.P. fittings of high range. Concealed pipes with point for geyser.

WASHING AREA: Water, drainage, geyser & power point for washing machine in the balcony.

DOORS: Well seasoned wood chaukhats. All internal doors: Flush Doors, Main Entrance: Flush Door with decorative teak veneer facing and bead.

WINDOWS: Sliding, aluminium / UPVC frame with glass & beautifully designed iron grills.

ELECTRICAL: Copper wiring in concealed conduits. Convinient provision of plug points for home appliances/ telephone/ EPABX/ Cable TV in each apartment. Switches of premium quality with provision for ACs in all bedrooms.

WATER SUPPLY: The building block will have its own 2 boring and submersible pump and overhead water storage tank for continuous 24 hr water supply.

EXTERIOR WALLS: Finished with weather resistant exterior paint.

FIRE SAFETY: Space all around the apartment building for fire brigade movement and 2 staircases as per fire safety norms of National Building Code.

LIFT: 2 no. very large lifts. Best quality- Otis/ Schindler/ Thyssenkrupp or equivalent brand.

ALL MATERIALS USED WILL BE OF LEADING BRANDS/ ISI BRANDS.



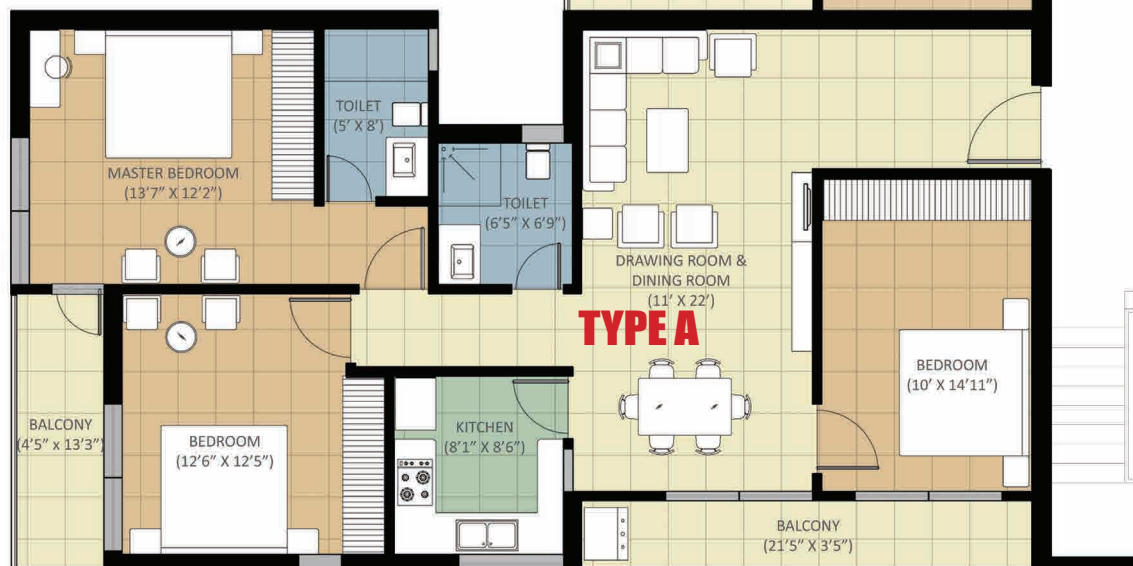
TYPE C (3 BHK)

Carpet Area : 1029 sq.ft.
Balcony Area : 132 sq.ft.
Built up area
(including balcony): 1262 sq.ft.
Super built up area:1413 sq.ft.



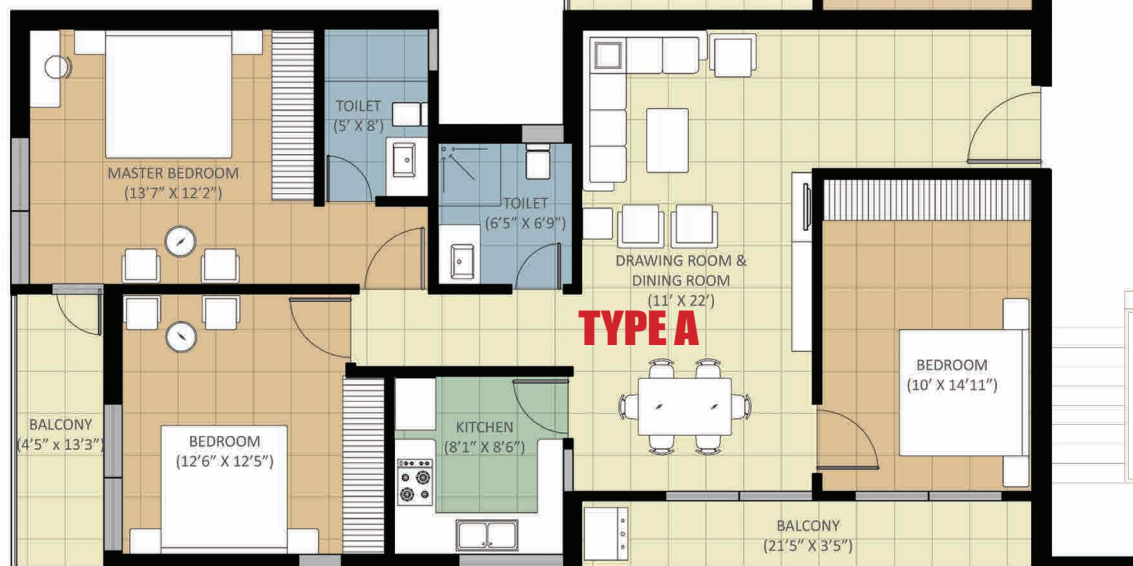
TYPE B (3 BHK)

Carpet Area : 1057 sq.ft.
Balcony Area : 212 sq.ft.
Built up area
(including balcony): 1372 sq.ft.
Super built up area:1526 sq.ft.



TYPE A (3 BHK)

Carpet Area : 1029 sq.ft.
Balcony Area : 132 sq.ft.
Built up area
(including balcony): 1262 sq.ft.
Super built up area:1413 sq.ft.

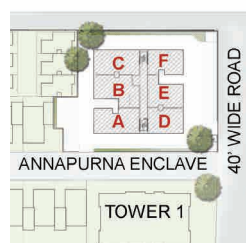




RERA (Real Estate Regulatory Authority) definition of Carpet area:

"carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

1st FLOOR



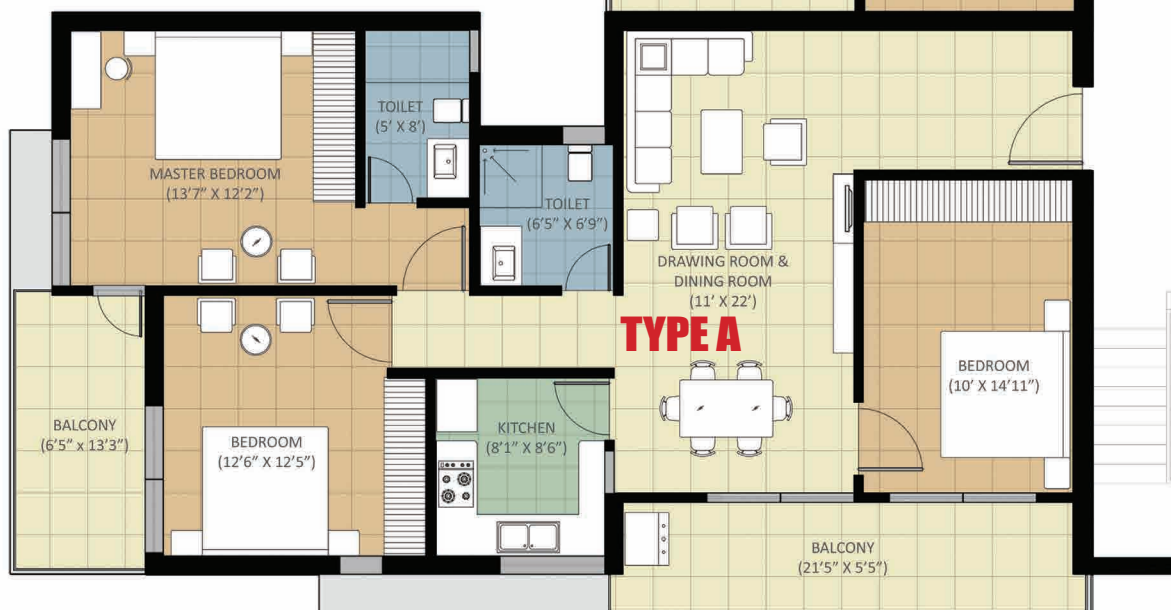
TYPE C (3 BHK)

Carpet Area : 1029 sq.ft.
Balcony Area : 205 sq.ft.
Built up area
(including balcony): 1336 sq.ft.
Super built up area:1486 sq.ft.



TYPE B (3 BHK)

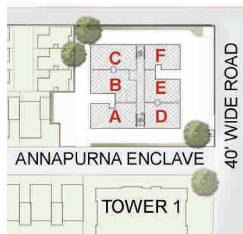
Carpet Area : 1057 sq.ft.
Balcony Area : 239 sq.ft.
Built up area
(including balcony): 1399 sq.ft.
Super built up area:1554 sq.ft.



TYPE A (3 BHK)

Carpet Area : 1029 sq.ft.
Balcony Area : 205 sq.ft.
Built up area
(including balcony): 1336 sq.ft.
Super built up area:1486 sq.ft.

2ND - 5TH FLOOR



TYPE F (2 BHK)

Carpet Area : 794 sq.ft.
Balcony Area : 147 sq.ft.
Built up area
(including balcony): 1035 sq.ft.
Super built up area: 1153

TYPE E (2.5 BHK)

Carpet Area : 953 sq.ft.
Balcony Area : 168 sq.ft.
Built up area
(including balcony): 1204 sq.ft.
Super built up area: 1342 sq.ft.

TYPE D (2 BHK)

Carpet Area : 794 sq.ft.
Balcony Area : 147 sq.ft.
Built up area
(including balcony): 1035 sq.ft.
Super built up area: 1153 sq.ft.

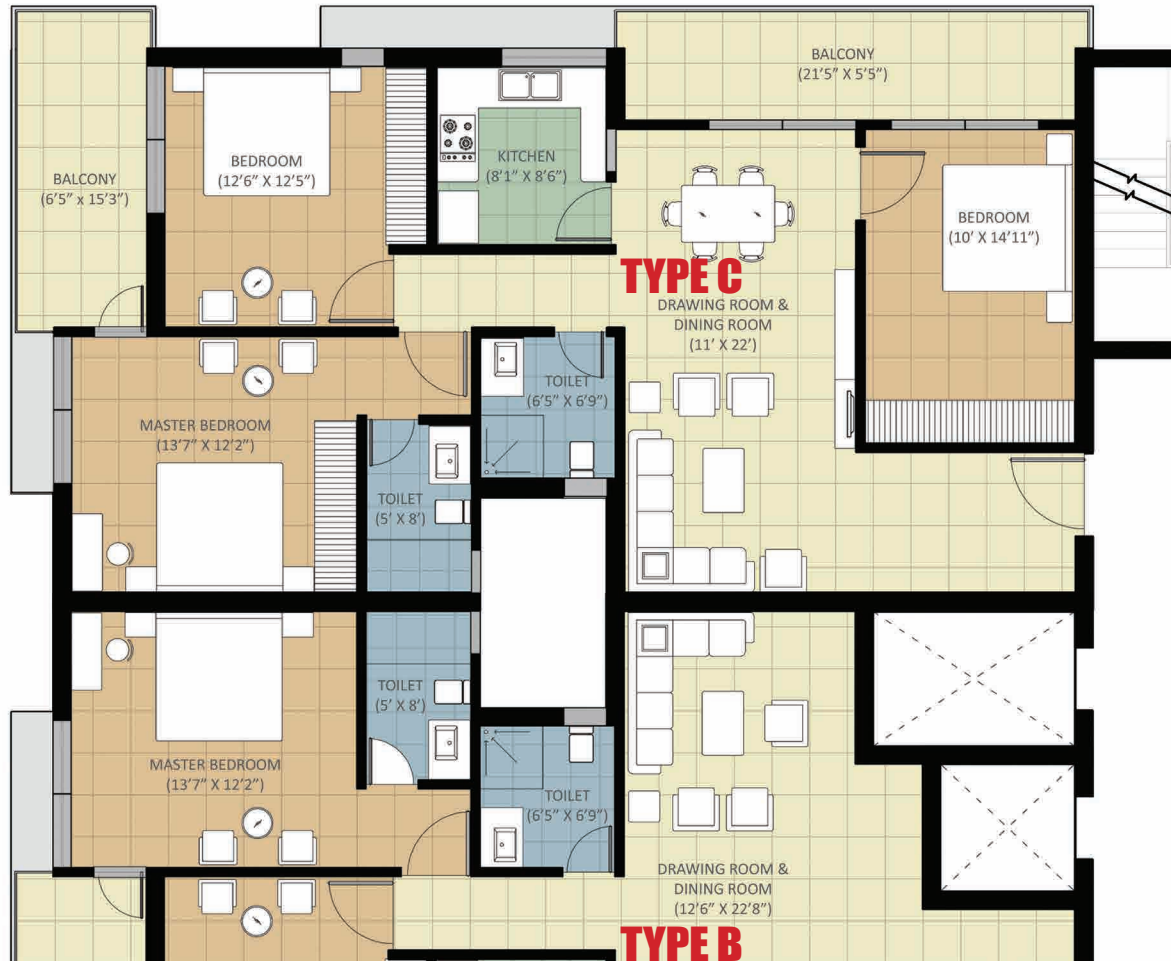


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TYPE C (3 BHK)

Carpet Area : 1029 sq.ft.
Balcony Area : 218 sq.ft.
Built up area
(including balcony): 1349 sq.ft.
Super built up area:1499 sq.ft.



TYPE B (3 BHK)

Carpet Area : 1057 sq.ft.
Balcony Area : 239 sq.ft.
Built up area
(including balcony): 1399 sq.ft.
Super built up area:1554 sq.ft.

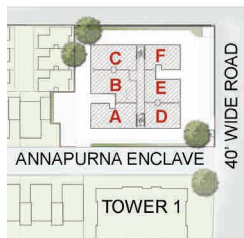


TYPE A (3 BHK)

Carpet Area : 1029 sq.ft.
Balcony Area : 218 sq.ft.
Built up area
(including balcony): 1349 sq.ft.
Super built up area:1499 sq.ft.



6TH AND 7TH FLOOR



TYPE F (2 BHK)

Carpet Area : 794 sq.ft.
Balcony Area : 160 sq.ft.
Built up area
(including balcony): 1047 sq.ft.
Super built up area: 1165 sq.ft.

TYPE E (2.5 BHK)

Carpet Area : 953 sq.ft.
Balcony Area : 168 sq.ft.
Built up area
(including balcony): 1204 sq.ft.
Super built up area: 1342 sq.ft.

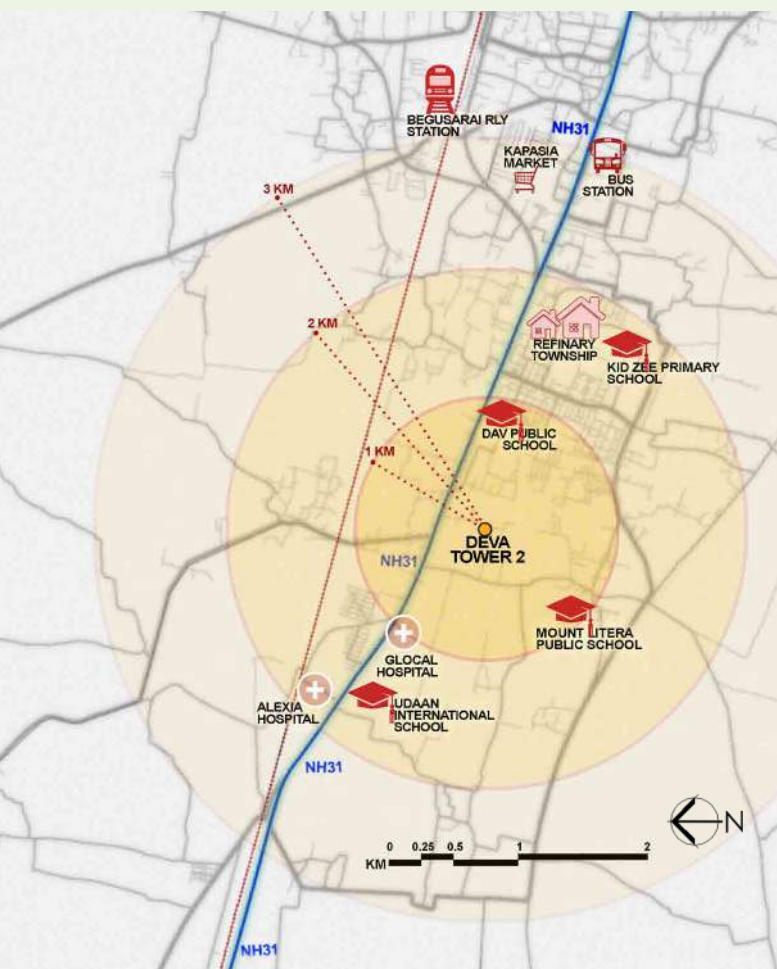
TYPE D (2 BHK)

Carpet Area : 794 sq.ft.
Balcony Area : 160 sq.ft.
Built up area
(including balcony): 1047 sq.ft.
Super built up area: 1165 sq.ft.



RERA (Real Estate Regulatory Authority) definition of Carpet area:

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Location Benefits:

- Adjacent to refinery township just off the National Highway.
- Approx 2 km from railway/ bus station.
- Approx 3 km from district court.
- Very good schools (KidZee Primary School, D.A.V Public school, Mount Litera School, Udaan international) within a radius of about 1.5 km.
- Very good hospitals (Agrasen / Alexia Multi Speciality/ Glocal Multi Speciality) within a radius of about 1.5 km.
- Close to Kapasia and township market.
- Peaceful, green neighbourhood.

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Home Loan available from Canara Bank, LIC Housing Finance, State Bank of India and other banks in Begusarai

This brochure is not to be treated as part of sale document. It is for easy display of the project.

Promoters reserve the right to make modifications/ changes in design/ execution, if and when necessary.