

DEVELOPERS :

Laxmi shree infra and services pvt. Ltd.



❀ GANGAJALI ENCLAVE ❀

Contact For Booking 9304815202

AREA CALCULATION

FLAT NO.	B.U. AREA	C. AREA	S/B AREA	B. AREA
G-01	591.00 sft.	533.11 sft.	770.00 sft.	00.00 sft.
101	924.31 sft.	737.66 sft.	1201.00 sft.	73.96 sft.
102	927.75 sft.	760.81 sft.	1206.00 sft.	65.09 sft.
103	782.11 sft.	652.17 sft.	1016.00 sft.	47.15 sft.
104	970.77 sft.	796.31 sft.	1262.00 sft.	71.52 sft.
105	896.48 sft.	729.06 sft.	1165.00 sft.	67.67 sft.



TYPICAL (1st, 2nd & 3rd) FLOOR PLAN

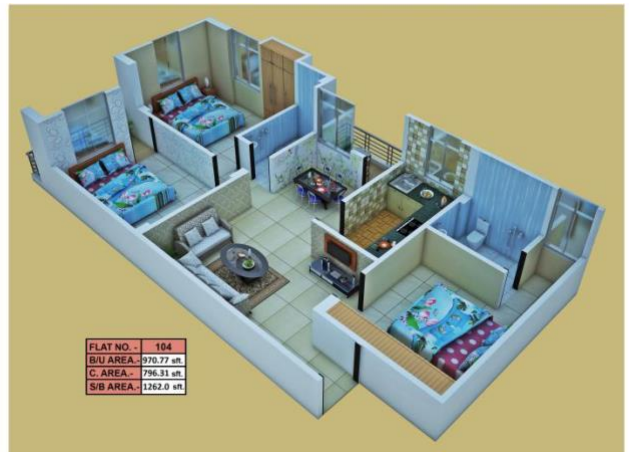
DEVELOPERS -
LAXMI SHREE INFRA
AND SERVICE PVT.LTD.
OFFICE - Ambika Vihar Colony, Ambedkar Path,
Bailey Road, Patna - 800014.
Mob. - 9304815202

PROJECTS -
GANGAJALI ENCLAVE
AT - JAGDEEPKATH SIDHARTH NAGAR,
BAILEY ROAD, PATNA

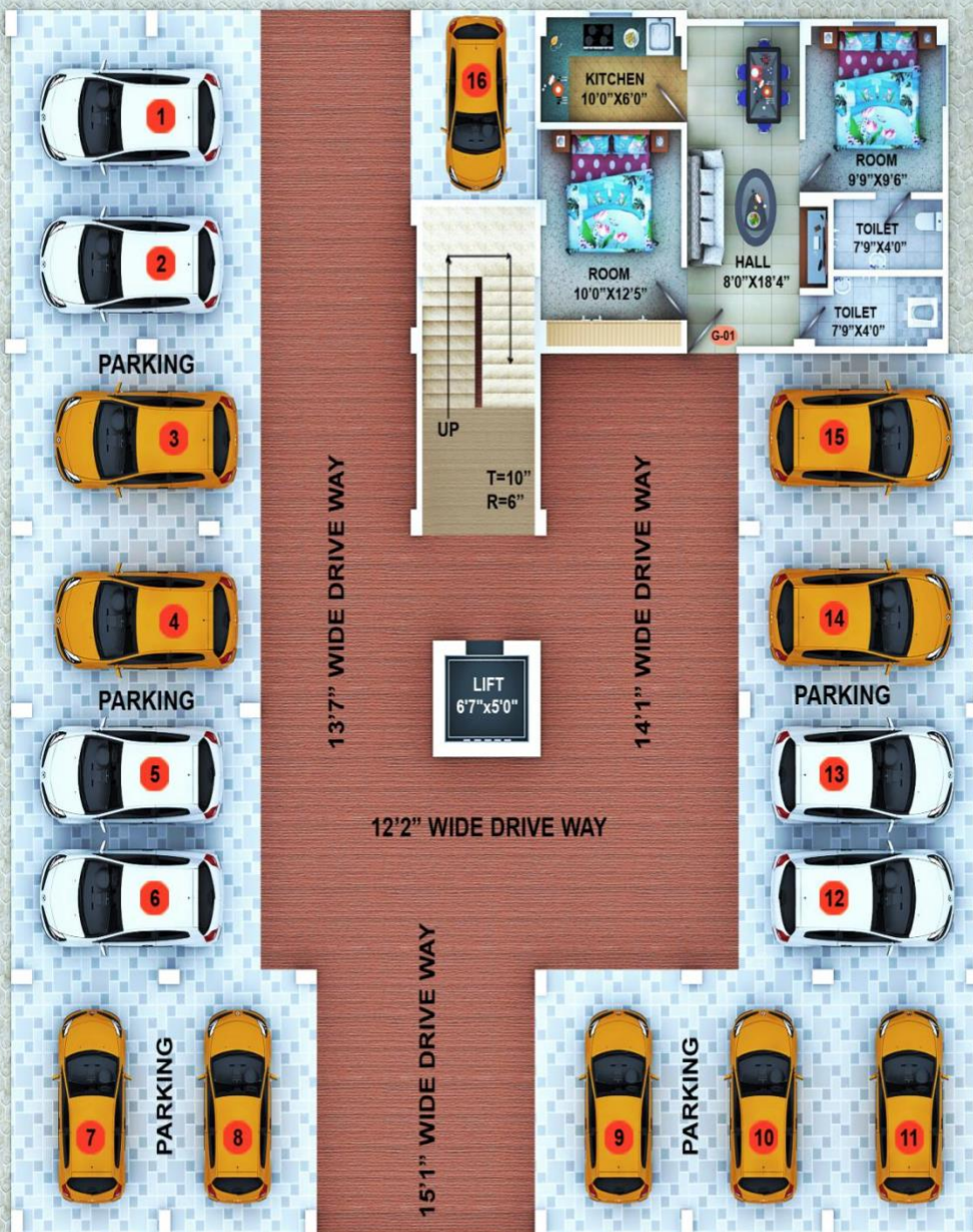
SHEET TITLE -
TYPICAL BOOKING FLOOR PLAN

NORTH -
NORTH

ARCHITECTS -
L. K. & ASSOCIATES
Architect engineer, cad
Email: lakshmi_sree@yahoo.com website: www.lkassociates.in
Office: Bailey Road Rukmapura, sharma path
Flat no. (102-A) First Floor, Sunrise Narayan Palace - Patna-14
Mob. No. - 9234308614, 7094311156



**1st, 2nd and 3rd
floor plan**



GROUND (PARKING) FLOOR PLAN

DEVELOPERS :-
LAXMI SHREE INFRA AND SERVICE PVT.LTD.
OFFICE :- Anilika Vihar Colony, Anandapur Path, Bailey Road, Patna - 800014, Mob. :- 9304815302
PROJECTS :-
GANGAJALI ENCLAVE AT: JAGDEOPATH SIDHARTH NAGAR BAILEY ROAD, PATNA
SHEET TITLE :-
GROUND FLOOR PLAN
NORTH -
ARCHITECTS :-
L.K & ASSOCIATES Architect, engineer, cad Email: lkan_ward@yahoo.com website: www.lkanassociates.in Office: Bailey Road Pukampur, Sharma path, Patna-800012, At: First Floor, Sunrise Nagar, Patna - Patna-14 Mob. No. :- 9224305514, 7004311105

— 20'0" WIDE ROAD —

SPECIFICATION

STRUCTURE	:	Earthquake resistance R.C.C Frame Structure reinforced with ISI mark steel and Brick masonry work.
CHOWKHATS	:	Door Frames (Chowkhats) to HARD WOOD (sal)
DOORS	:	30 mm thick ISI mark flush door shutters, painted with two coats synthetic Enamel paint on a coat of primer.
WINDOWS	:	Full glazed Alluminium sliding track with decorative grill with two coats synthetic Enamel paint
FLOORING	:	Vitrified floor tiles.
KITCHEN	:	
▪ FLOORING	:	Vitrified Tiles
▪ PLATFORM	:	Black Granite
▪ DADO	:	24" height glazed tiles
▪ SINK	:	Steel
DINING HALL	:	One number ISI mark white colour hand wash basin in Dining hall.
BATHROOM	:	FLOORING : Vitrified Tiles (Antiskid)
• WALLS	:	Glazed Tiles up to 6' height
• SANITARY WARE	:	White glazed vitreous sanitary ware of ISI mark. Like Parry ware/ Hindware
• FITTINGS	:	Chrom, plated C.P. Fitting, Wash basin,
• CISTERN	:	PVC cistern in white like parryware and its equivalent
• HOT & COLD	:	Hot/ Cold fitting in Both toilet,
ELECTRICAL	:	All internal wiring in concealed conduits with copper wire. All electrical switch and accessories of ISI mark.
TV/TEL, PLUG POINT	:	One T.V. Point and telephone plug, Provided in drawing room& Master bed room.
WASHING M. POINT	:	Washing machine point with water inlet and outlet provided at as suitable at as suitable location.
INT. WALL FINISH	:	All internal walls shall be finished with P.O.P. only.
EXT. WALL FINISH	:	All external wall finished with Plaster and two coat weather proof Paint.
PARKING FLOORING	:	Parking area CRAZY CHECKER TILES.
WATER PROOFING	:	Double coat of water proofing treatment for all toilets.
TOP ROOF	:	Heat and Water proof work with Sika on top floor roof.
COMMON FACILITIES	:	Generator- Sound proof generator set Lift – One lift ISI Mark. Water – Water supply through overhead water tank.

RULES & REGULATION

- INTERNAL CHANGES SHALL BE DONE ONLY WITH PRIOR PERMISSION OF ARCHITECT & PROJECT CONSULTANT & SHALL BE CHARGED EXTRA.
- ALL THE BUILDING PLANS, LAYOUT, SPECIFICATIONS ETC. ARE TENTATIVE AND SUBJECT TO 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.

Schedule of Payment:

AT THE TIME OF BOOKING	25%
ON 1 ST FLOOR SLAB	20%
ON 2 ND FLOOR SLAB	20%
ON 3 RD FLOOR SLAB	20%
AT THE TIME OF FINISHING	10%
ON OFFER OF POSSESSION	5%

Full and final settlement of payment will be
Done before one month of the possession.

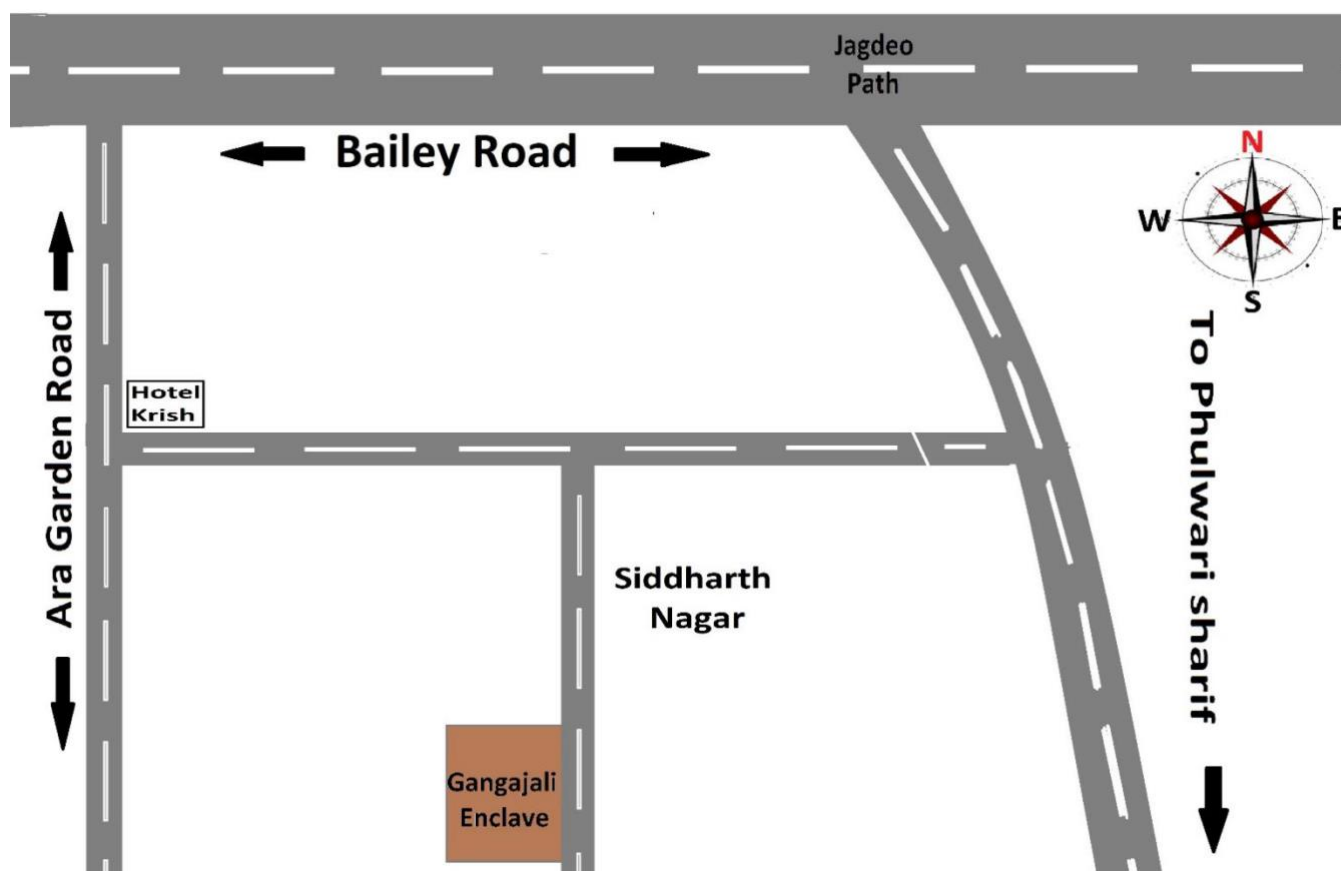
- Default of scheduled payment, bank interest rate shall be charged for permit of default.
- On cancellation of booking from client's side Rs 50,000/- shall be deducted from the booking amount.

EXTRA CHARGES:

1. Extra charge electric connection.
2. Extra charges of Reserved car parking, Generator and lift.
3. Extra charges for Registration of Flat.
4. Extra charges for GST.
5. Extra work on extra cost, which shall be paid to the developer before execution.

Near by:-

- Airport – 2 Kms.
- Patliputra Jn. – 2 Kms.
- Phulwari station – 1.5 Kms.
- Patna Jn. – 8 Kms.
- All Best Schools, Hospitals, Mall and Shopping Complex under 500 meters to 5 Kms.



Site -

**Gangajali Enclave
Siddharth Nagar
Jagdeo Path
Bailey Road
Patna, Bihar 800014**

Office –

**K R Enclave
Ambika vihar colony
Ambedkar Path
Bailey Road
Patna, Bihar 800014.**