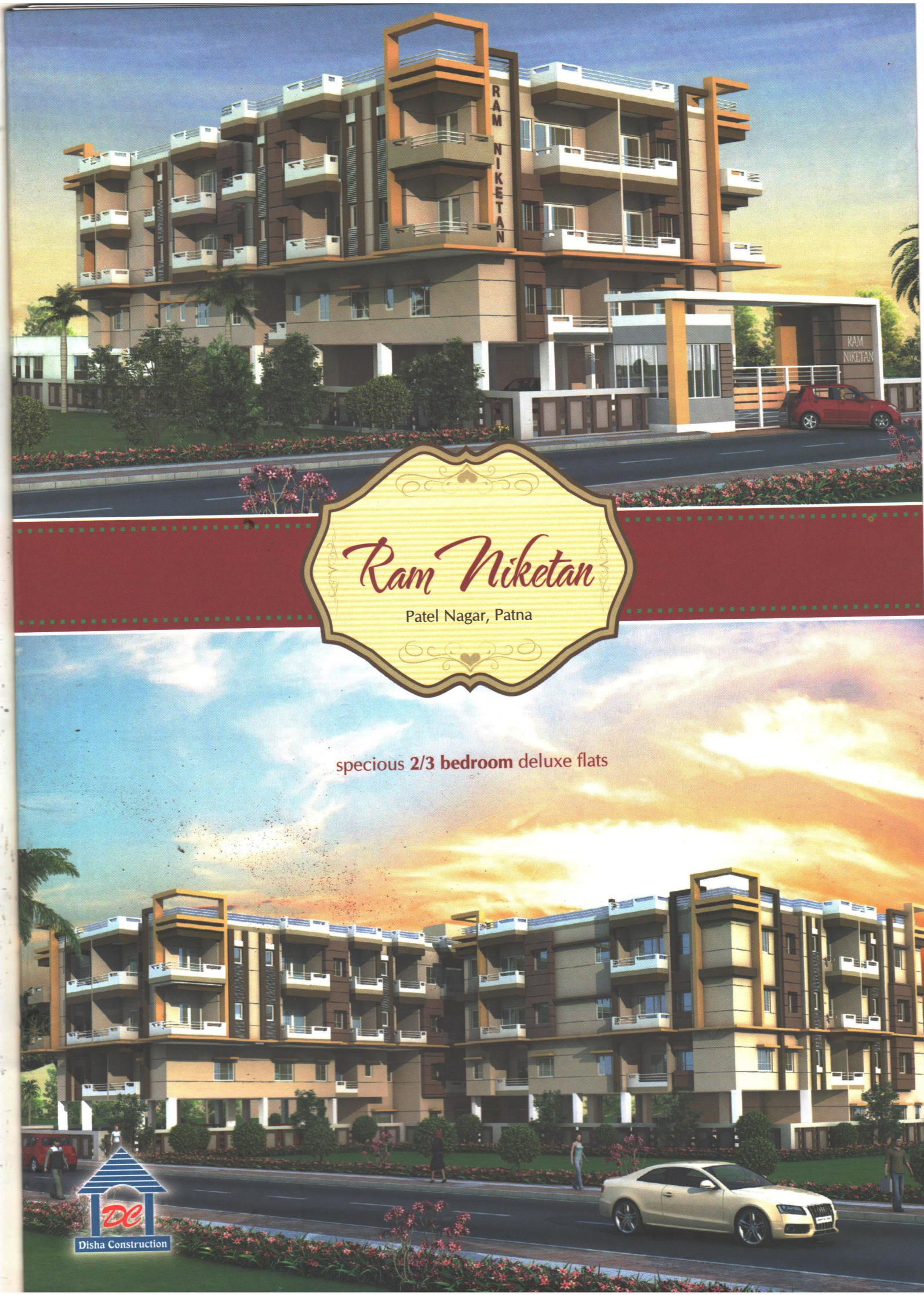


Ram Niketan

Patel Nagar, Patna

specious **2/3 bedroom** deluxe flats

Disha Construction

FIRST FLOOR **PLAN**

Ram Niketan



Flat # 101
Super B/U Area **1340 sft.**
3 BHK Flat

Flat # 102
Super B/U Area **1320 sft.**
3 BHK Flat

Flat # 103
Super B/U Area **1020 sft.**
2 BHK Flat

Flat # 104
Super B/U Area **985 sft.**
2 BHK Flat

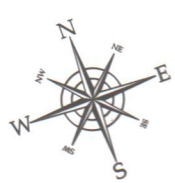
Flat # 105
Super B/U Area **1325 sft.**
3 BHK Flat

Flat # 106
Super B/U Area **1040 sft.**
2 BHK Flat

Flat # 107
Super B/U Area **1020 sft.**
2 BHK Flat

Flat # 108
Super B/U Area **1390 sft.**
3 BHK Flat

Flat # 109
Super B/U Area **1425 sft.**
3 BHK Flat



TYPICAL FLOOR **PLAN**

Ram Niketan



Flat # 201/301
Super B/U Area **1790 sft.**
3 BHK Flat

Flat # 202/302
Super B/U Area **1775 sft.**
3 BHK Flat

Flat # 203/303
Super B/U Area **1080 sft.**
2 BHK Flat

Flat # 204/304
Super B/U Area **1085 sft.**
2 BHK Flat

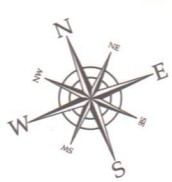
Flat # 205/305
Super B/U Area **1435 sft.**
3 BHK Flat

Flat # 206/306
Super B/U Area **1060 sft.**
2 BHK Flat

Flat # 207/307
Super B/U Area **1060 sft.**
2 BHK Flat

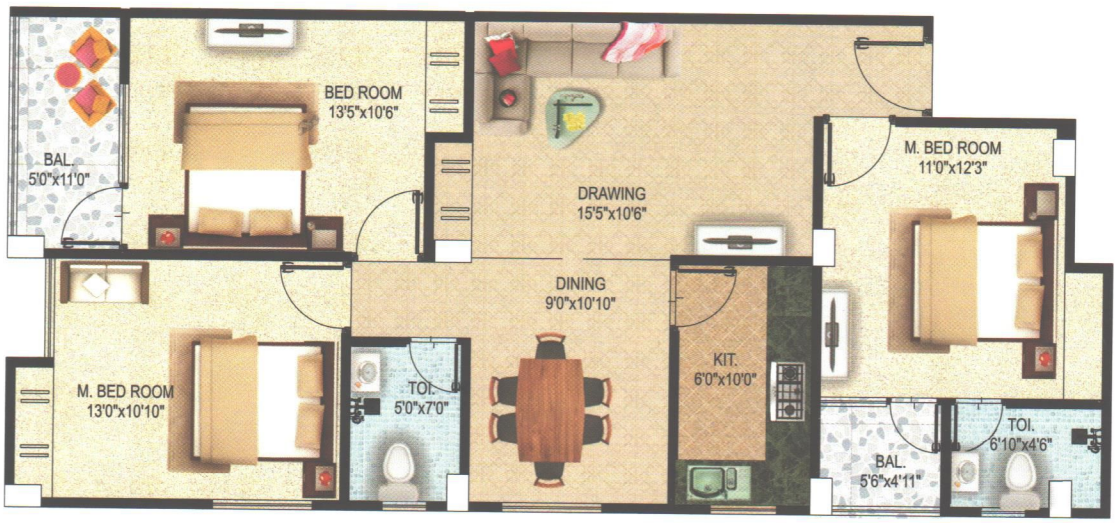
Flat # 208/308
Super B/U Area **1450 sft.**
3 BHK Flat

Flat # 209/309
Super B/U Area **1490 sft.**
3 BHK Flat



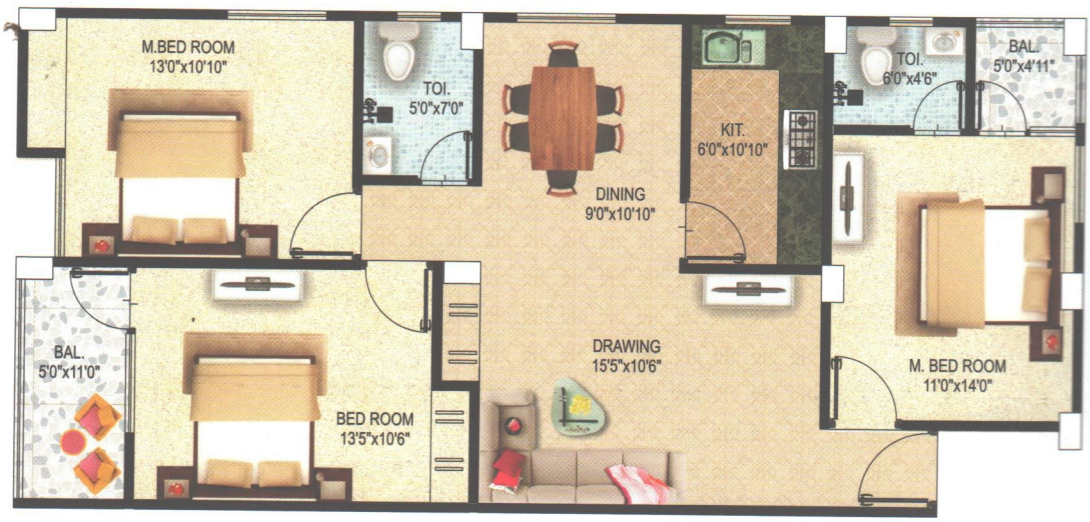
FLAT **LAYOUT**

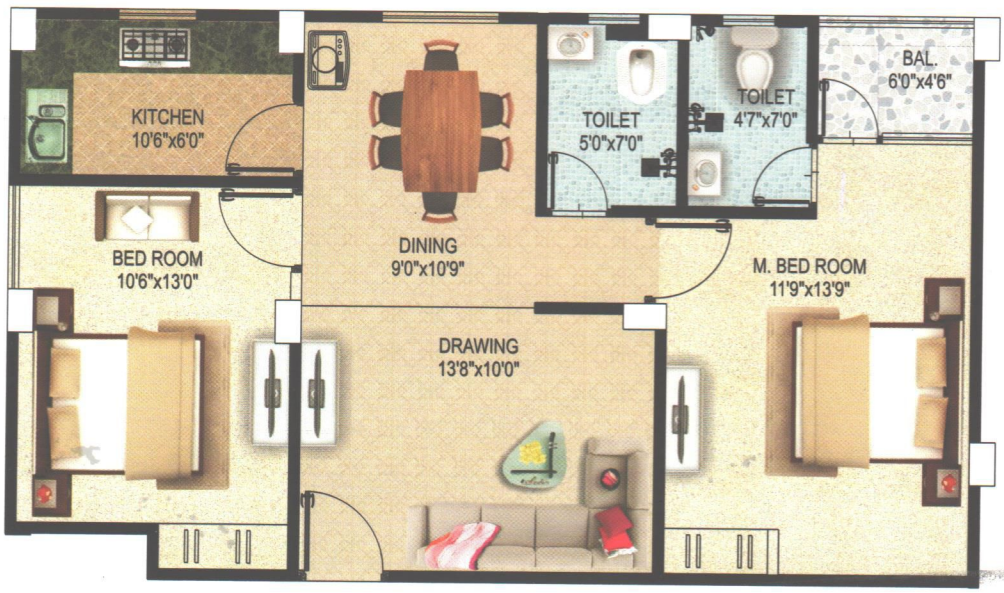
FIRST FLOOR



Flat # 101
Super B/U Area
1340 sft.
3 BHK Flat

Flat # 102
Super B/U Area
1320 sft.
3 BHK Flat





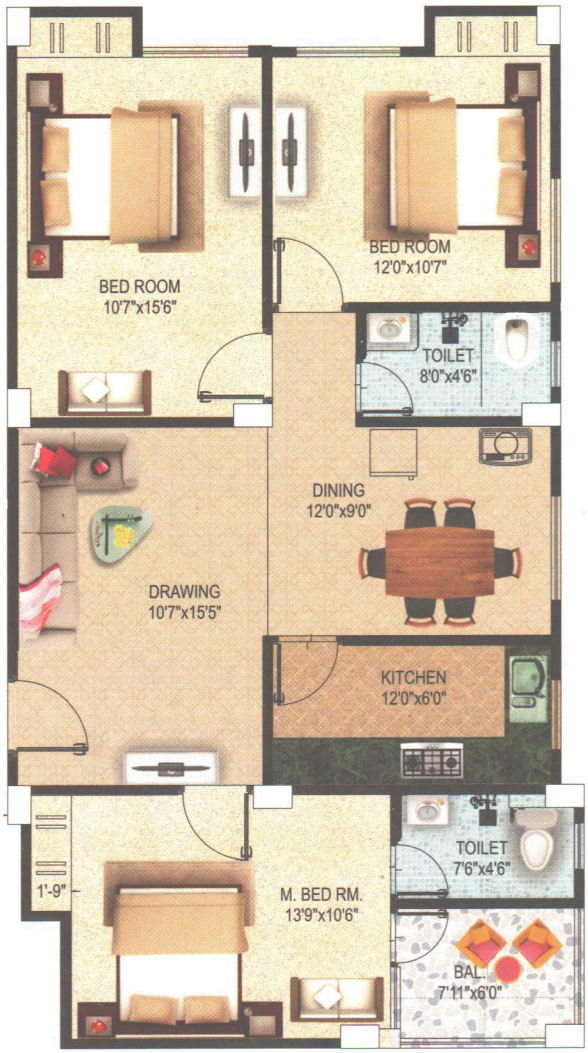
Flat # 103
Super B/U Area
1020 sft.
2 BHK Flat

FLAT **LAYOUT**

FIRST FLOOR



Flat # 104
Super B/U Area
985 sft.
2 BHK Flat



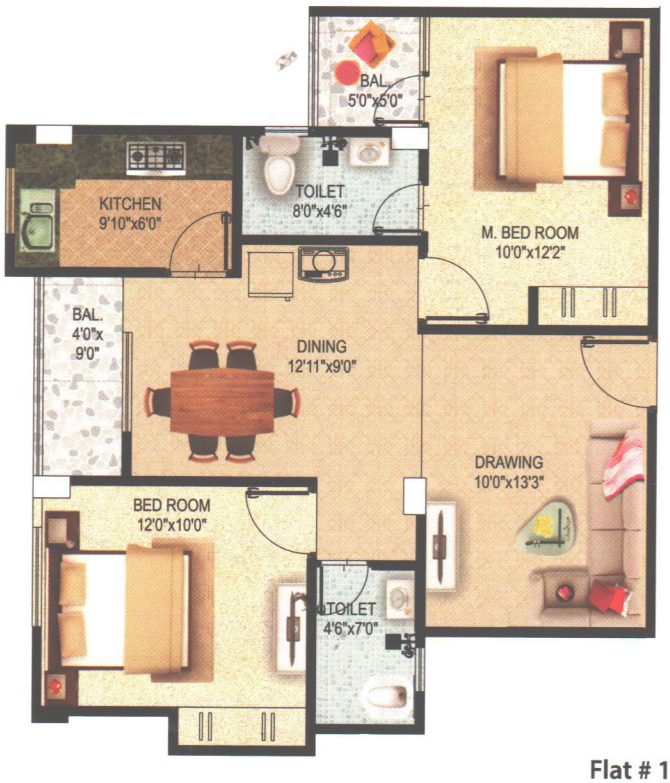
Flat # 105
Super B/U Area
1325 sft.
3 BHK Flat



Flat # 106
Super B/U Area
1040 sft.
2 BHK Flat

FLAT **LAYOUT**

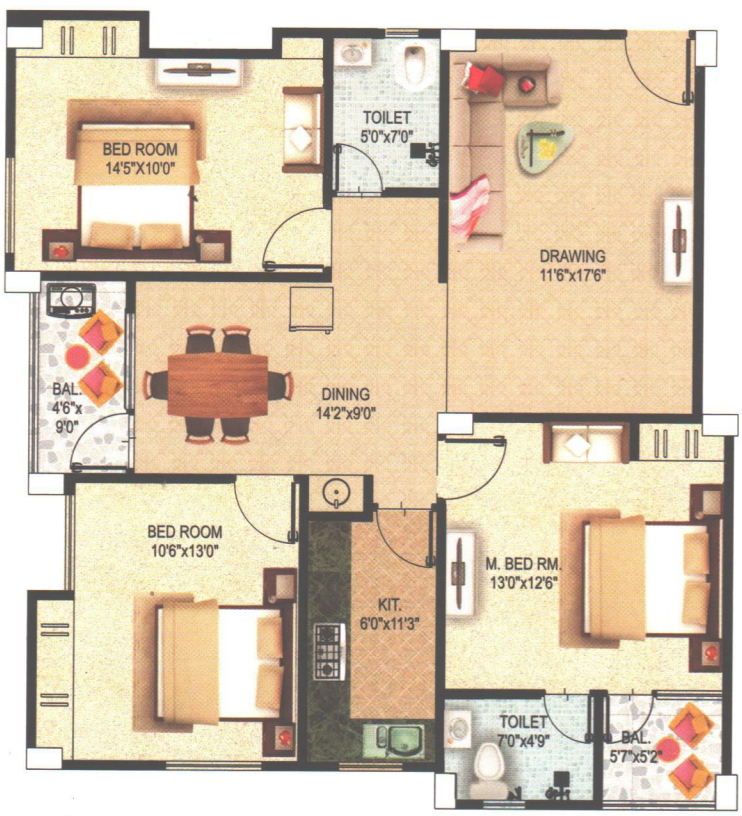
FIRST FLOOR



Flat # 107
Super B/U Area
1020 sft.
2 BHK Flat

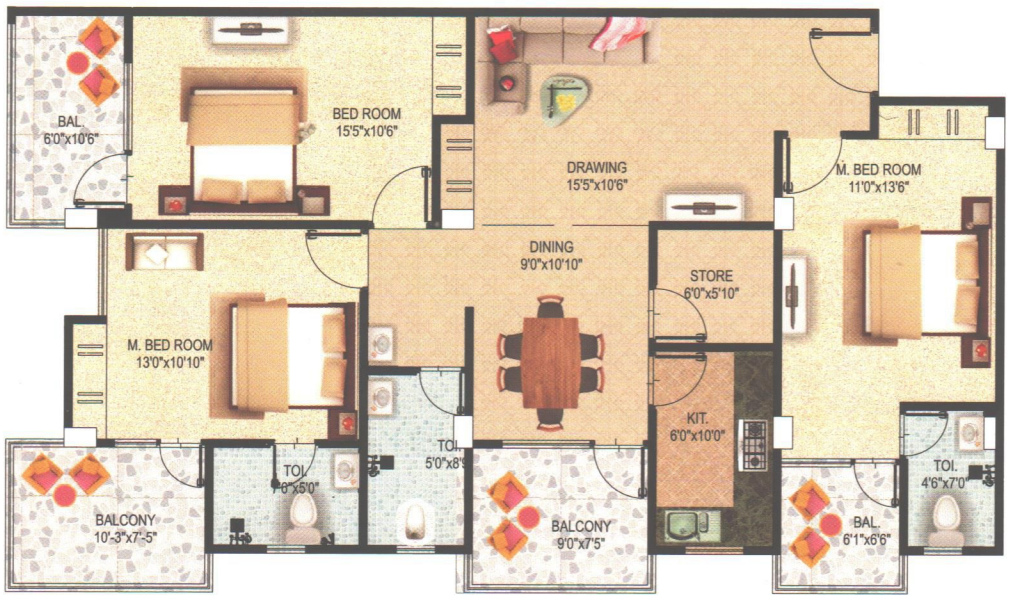


Flat # 108
Super B/U Area
1390 sft.
3 BHK Flat

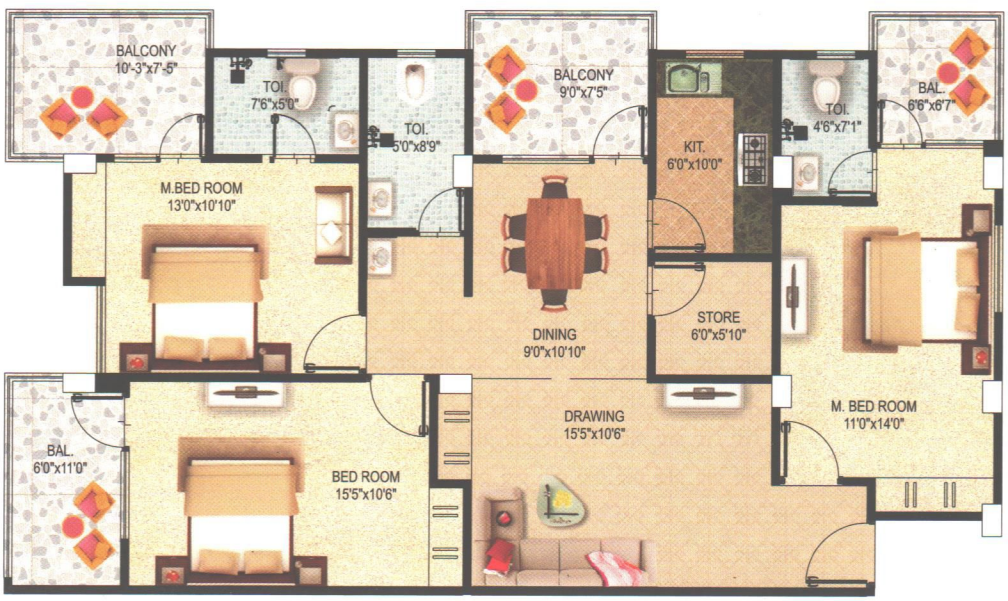


Flat # 109
Super B/U Area
1425 sft.
3 BHK Flat

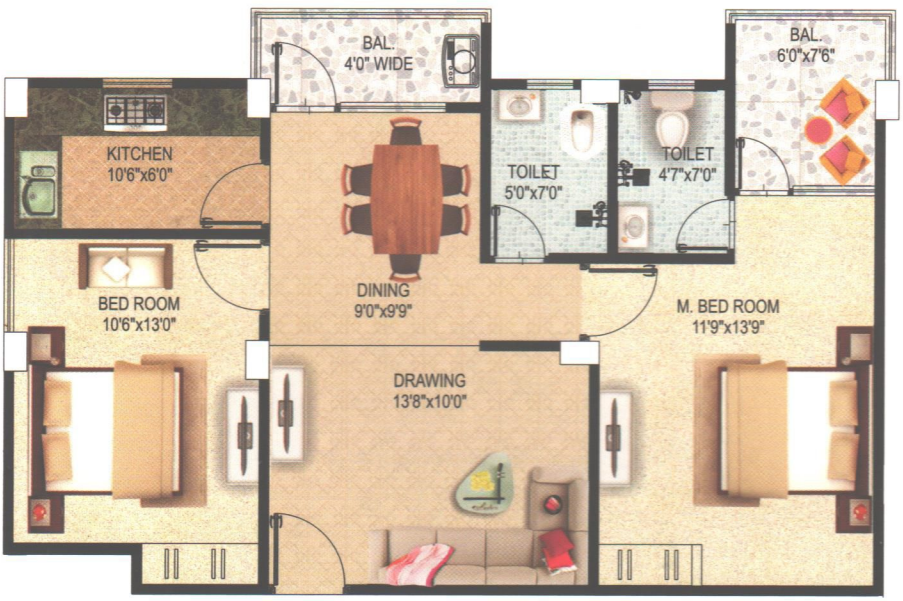
FLAT **LAYOUT**



Flat # 201/301
Super B/U Area
1790 sft.
3 BHK Flat



Flat # 202/302
Super B/U Area
1775 sft.
3 BHK Flat

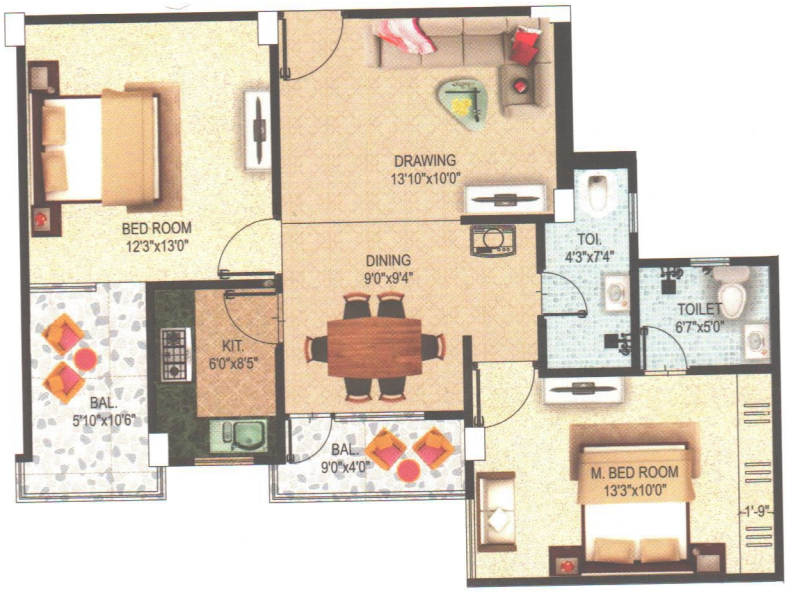


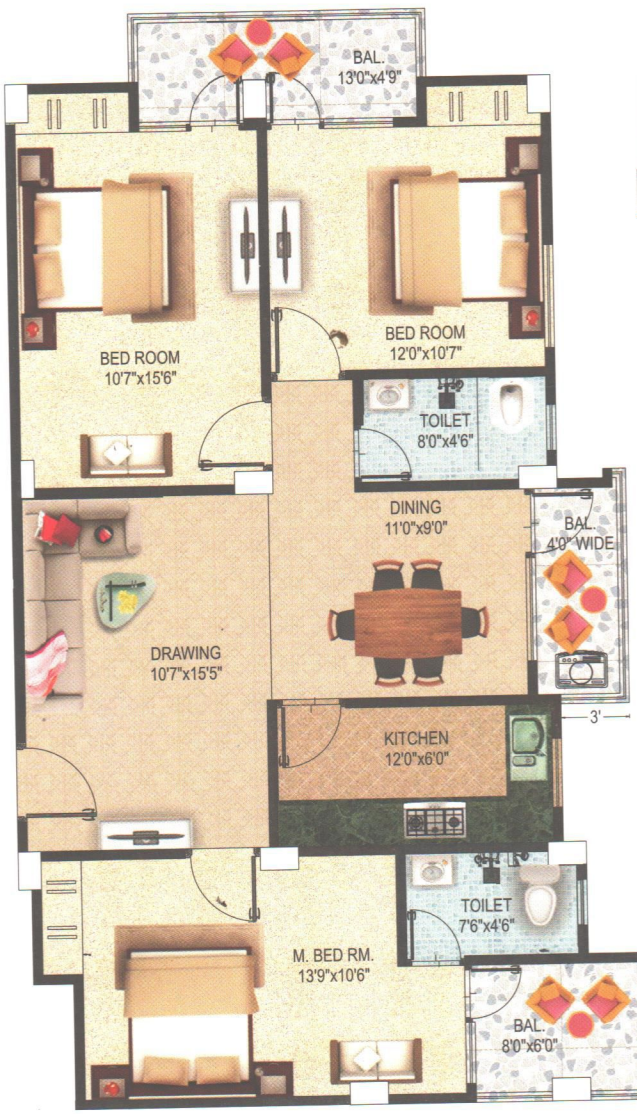
Flat # 203/303
Super B/U Area
1080 sft.
2 BHK Flat

FLAT **LAYOUT**

SECOND & THIRD FLOOR

Flat # 204/304
Super B/U Area
1085 sft.
2 BHK Flat





Flat # 205/305
Super B/U Area
1435 sft.
3 BHK Flat

Flat # 206/306
Super B/U Area
1060 sft.
2 BHK Flat



FLAT **LAYOUT**

SECOND & THIRD FLOOR.



Flat # 207/307
Super B/U Area
1060 sft.
2 BHK Flat



Flat # 208/308
Super B/U Area
1450 sft.
3 BHK Flat



Flat # 209/309
Super B/U Area
1490 sft.
3 BHK Flat



SPECIFICATIONS

1. **Structure**
   Earthquake resistant R.C.C. Frame Structure reinforced
2. **Superstructure**
   First class brick shall be used
3. **Chowkhats**
   Hard Seasoned Good quality Sal wood 5"x2"
4. **Doors**
   i) All door shall be door Frame of 32 mm thick flush door with vinier.
   ii) Main door should be fitted with Godrej lock.
5. **Windows**
   All the window chowkhat will be Sal wood
6. **Flooring**
   Vitrified floor tiles 2'0"x2'0"
7. **Kitchen**

Flooring	:	Vitrified Tiles
Platform	:	24" wide granite top on kitchen slab
Dado	:	2' height Somany / Kazaria wall tiles
Sink	:	Steel Sink

8. **Dining Hall**
   Wash basin original HINDWARE.
9. **Bathroom**

Flooring	:	Ceramic anti skid flooring
Walls	:	Glazed tiles up to door level
Fitting	:	Chromium plated fittings of Essco
Cistern	:	Original Hindware
Hot & Cold	:	in all Toilets

10. **Electrical**
    Roma White switch, power distribution with MCB'S Havell's make, Provision of two power point in kitchen, one in all bathroom, two in drawing room, two in dinning area, and each in all bedroom. Security intercom in all flats will be linked to reception counter.
11. All internal wall shall be finished with Birla wall Putty with two coats of Primer and plastic distemper paint.
12. External wall finish with syntax matter weather proof paint.
13. Silent Generator at ground floor to supply each flat 400 watts. one Lift Fire Fighting provision parking flooring : Parking area marble Crazi.
14. **Water Proofing**
    Double coat of water proofing with Sika on top floor roof and all toilets.
15. **Lift**
    Kone/OTIS

Special Amenities

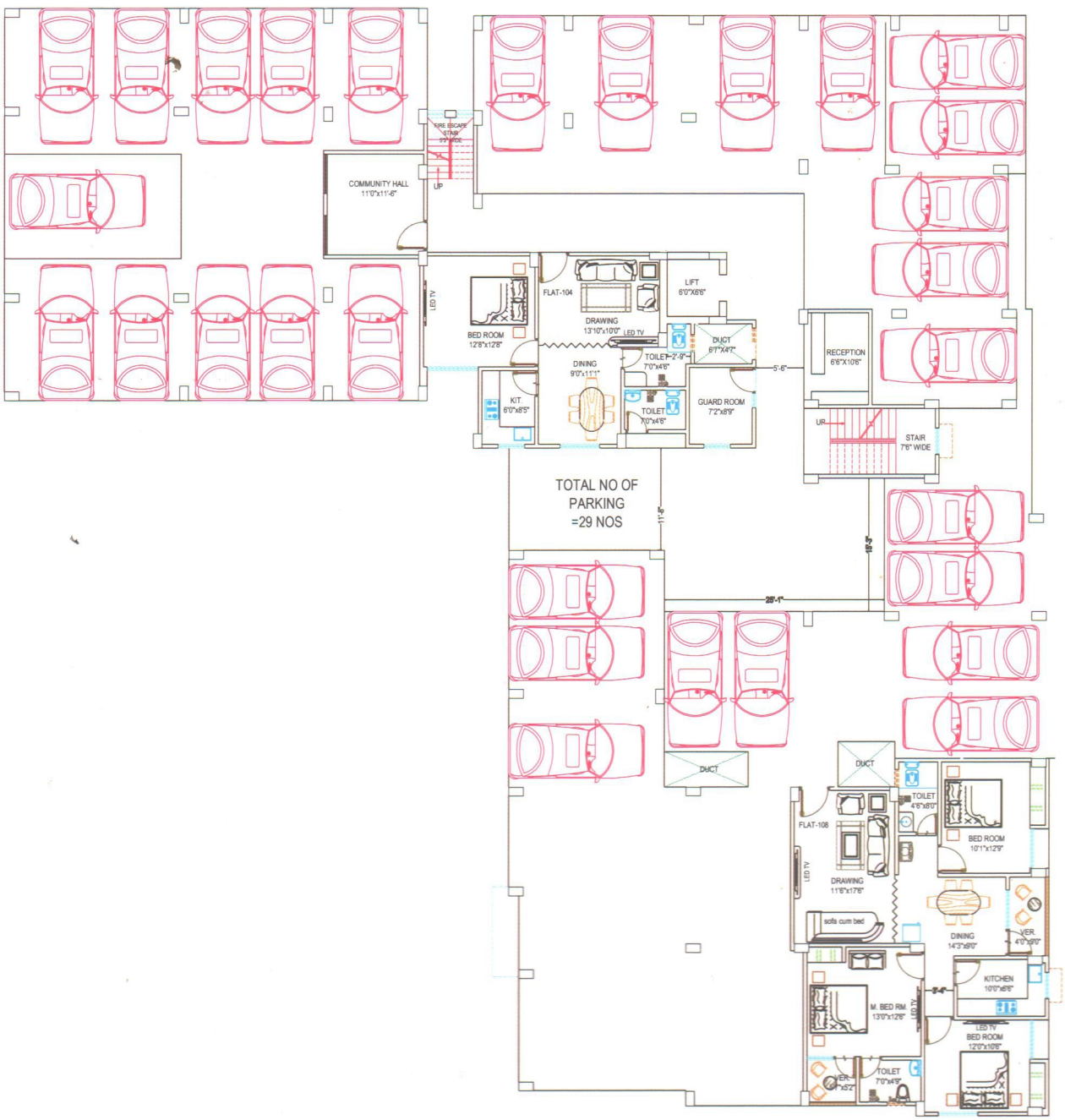
- The project welcomes you with a modern & elegant elevation.
- Technically designed to assure natural sunlight and fresh air ventilation.
- Exclusive entrance gate & compound wall for the entire project.
- Round the clock security with manned security cabin and inter com facility.
- Ample car parking at Ground Floor.
- Elevator with 24 hrs. generator backup & fully equiped with safety device.
- Fire-fighting equipment.
- Intercom facility to individual flat for personalized security.

NOTE : If certain specifications are improved upon as per the advice of the Architect / decision of the promoters, then the customer will accept the same and shall pay for the same provided the cost involved is within or up to Rs. 25/ - per sq.ft of the Super Built up area, for which prior consent of the customer will not be taken

All specification, size and layouts etc. are subject to such variation, additions, alterations and modifications as decided by the competent authority



PARKING PLAN



OUR LANDMARK



P. M. City
Danapur Station - Bihta Road, Patna



Katyayni Enclave
Near RPS School, Bailey Road, Patna



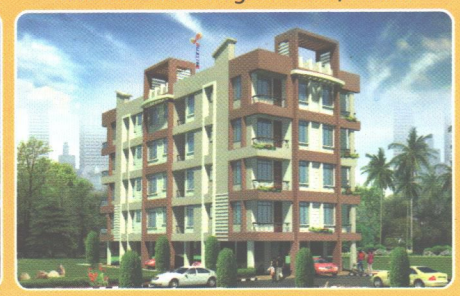
Pramila Sudha Kunj
R.K. Puramn Khagaul Road, Patna



Radhika Apartment
Patel Nagar, Road No. 13, Patna



Renu Satya Kunj
Ram Krishna Nagar, Khagaul Road
Patna



R.P. Enclave
Boring Road, Patna



Chandrakanta Abadh Enclave
Jagdeo Path, patna

PAYMENT SCHEDULE:

Additional amount on the Flats are as under:

SL No.	ITEM	COST (INR)
A	Cost of the Parking	4,00,000
B	Cost of Electrification	50,000
C	Cost of Generator Connection	50,000
D	Cost of Lift	1,00,000

Calculation / Total Cost of a Flat are as under:
Cost of Flat + SL.NO. (A +B+C+D) [i.e. 6 lacks]

MODE OF PAYMENT:

- 20% at the time of booking
- 20% after the foundation work is completed
- 10% after casting of the 1st Floor
- 10% after casting of the 2nd Floor
- 10% after casting of the 3rd Floor
- 10% before Brick work Starts
- 10% before the Plaster starts
- 8% before the finishing is completed
- 2% at the time of Handover of the Flats

Scheduled completion of the Project is 2.5 years after the Project is approved / passed by the Government.

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

Developer

Disha Construction

Ground Floor, Radhika Apartment, Road No.-13
Patel Nagar, Near SBI & Petrol Pump, Patna - 800023
Tel. : **09199797158, 08294074607, 8294075225**
email : md@dishaconstruction.com, info@dishaconstruction.com
web : www.dishaconstruction.com

Architect :
INTERFACE ARCHITECTS PVT. LTD.
003 Shree Ganesh Apartment
Nageshwar Colony, Boring Road, Patna - 800001
+91-9431021391, 9431021356
Email : interfacepatna@gmail.com