



a project by
Yash Raj Builders & Promoters Pvt. Ltd.

*The Epitome of
Life Style*

Kalawati
enclave

Jai Prakash Nagar, Patna



Yash Raj Builders & Promoters Pvt. Ltd.

a realty brand that is a hall mark of innovation quality, reliability and engineering. A bench mark for residential unit of the future, that answers your quest for peace and pace. In a location that'll provide instant access to the fastest modes of modern conveyance. Yet designed to provide a respite in the din and bustle of the city with all the modern features and facilities that ensures a peaceful and pleasant life style.



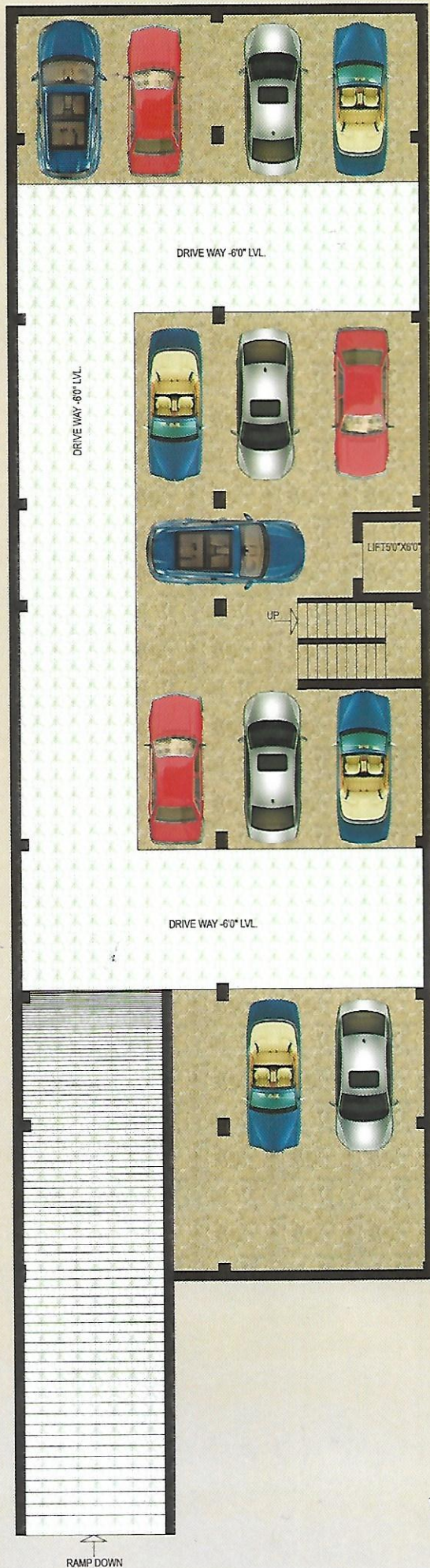
spacious
2/3 bedroom flats



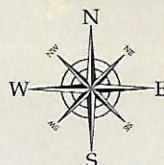
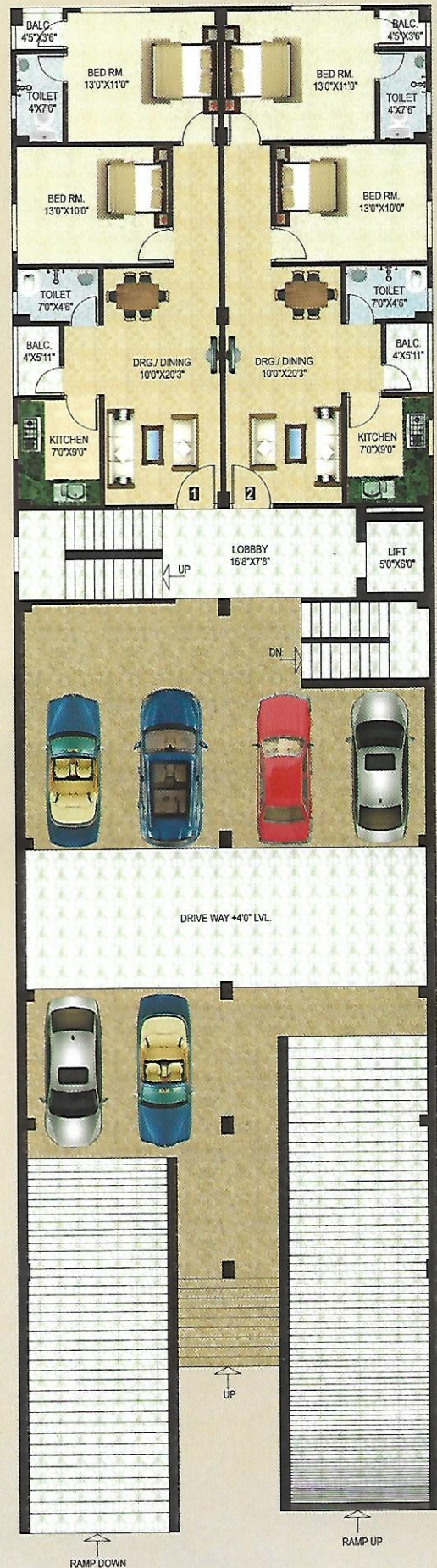
Kalawati enclave



Basement Floor Plan



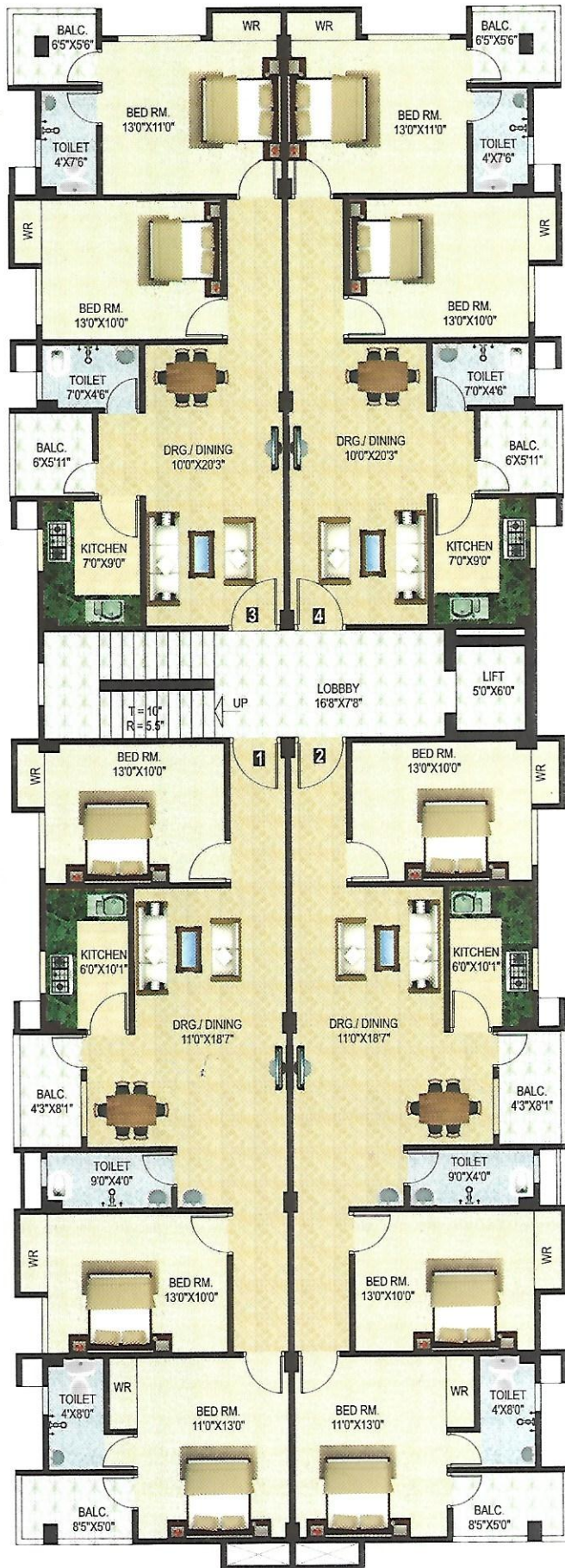
Ground Floor Plan



Flat No. 1/2

Super B/U Area **970 sq ft**
2 BHK Flat

1st Floor Plan

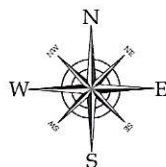


Flat No. 1/2

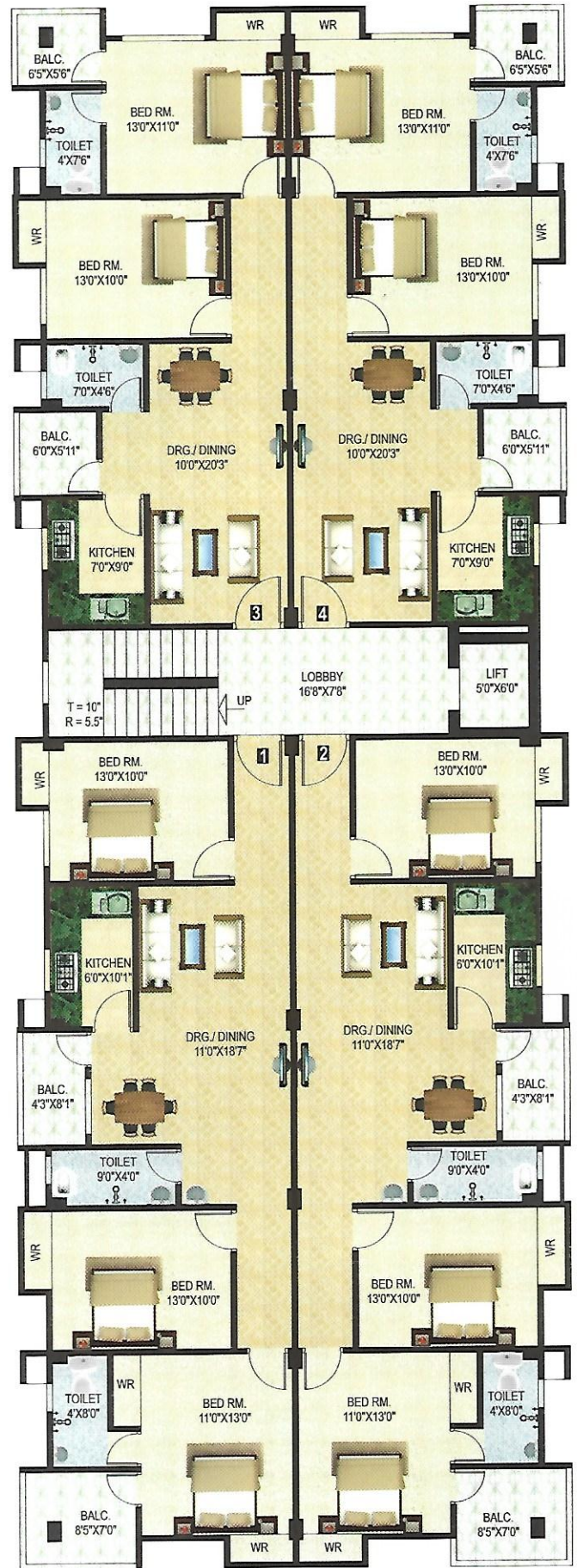
Super B/U Area 1375 sq ft
3 BHK Flat

Flat No. 3/4

Super B/U Area 1040 sq ft
2 BHK Flat



2nd, 3rd & 4th Floor Plan



Flat No. 1/2

Super B/U Area 1412 sq ft
3 BHK Flat

Flat No. 3/4

Super B/U Area 1040 sq ft
2 BHK Flat

The Upper Levels of Luxury

Structure

Building designed with R.C.C. framed structure (Earth quake resistant)

Flooring

Entire floor of the flats & common space will be of Marble/Vetrified Tiles

Kitchen

Granite kitchen platform with stainless steel sink & glazed tile dado upto 2 ft. height. Exhaust fan space in window.

Bathroom

Provision for hot & cold water system. Glazed tiles in eye soothing colour on wall up to lintel level. Sanitary ware and fixtures of standard ISI make.

Windows

Sal wooden/aluminium frame with partly glazed paneled window with decorative grill.

Doors

Entrance door of decorative teak veneer flush door & all other flush door with aluminium fittings.

Electrical

Concealed electrification with fire retardant cables & switches of ISI make. Provision for adequate light and power point, TV and telephone point in living and master bed. Power distribution with MCB's.

Plaster

Water proof exterior plaster with permanent algae paint, interior plaster with wall putty.



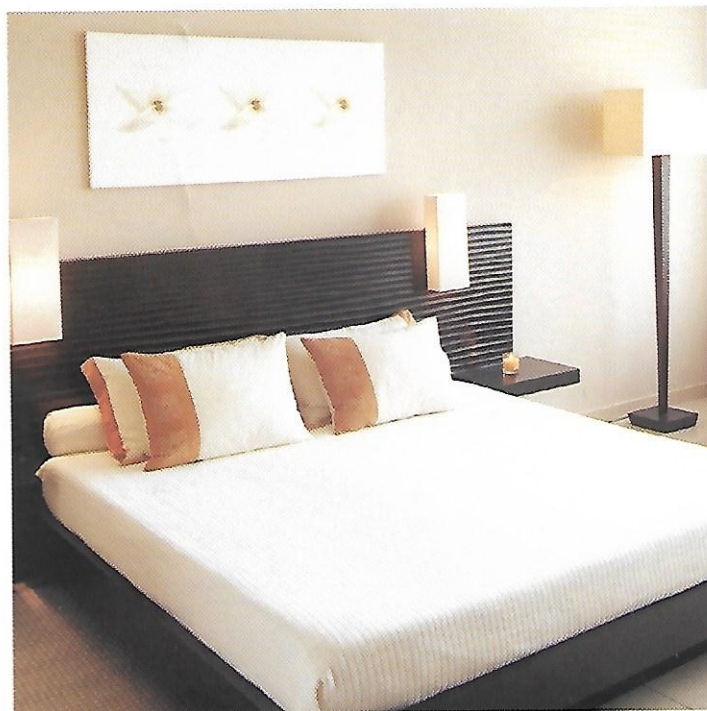
Gems of Specification

- The project welcomes you with a modern & elegant elevation.
- Technically designed to assure natural sunlight and fresh air ventilation.
- Round the clock security with manned security cabin and inter com facility
- Ample car parking at ground floor (on extra cost).
- Elevator with 24 hrs. generator backup & fully equipped with safety device.
- Reserve car parking for all flats is designed as well as enough parking are provided for visitors.
- Provision for cable TV & Telephone point.
- Intercom facility to individual flat for personalized security.

(Note : All specification, designs, layouts, conditions etc. are only indicative and some of these can be changed at the discretion of the builder. They are purely conceptual and not a legal offence.)

Location Plan

Not to Scale



Our Land Mark's



SHYAM YASH ENCLAVE
Braham Sthan Road, Raja Bazar, Patna



SINHA COTTAGE
Gardanibagh, Patna



SAVITRI COMPLEX
Professor Colony, Shivpuri, Patna



BIDYA VIHAR (Block-B)
Jai Prakash Nagar, Ashiana, Patna



SHATABDI ENCLAVE
Shiv Mandir Road, Kusum Vihar, Phase-I, Dhanbad



BIDYA VIHAR (Block-E&F)
Jai Prakash Nagar, Ashiana, Patna



BHAGWATI COMPLEX
Bank Road, Dhanbad



GAJADHAR KAILASH
Patel Nagar, Road No.-2 (Near DAV School), Patna



BIDYA VIHAR (Block-D)
Jai Prakash Nagar, Ashiana, Patna



AADYA VILLA
A.G. Colony, Patna



EKDANT ENCLAVE
Matkuria Katras Road, Dhanbad (Jharkhand)



SHIV YASH ENCLAVE
Gola Road, Patna



Yash Raj Builders & Promoters Pvt. Ltd.

Jay Prakash Nagar, Ashiana Road, Patna - 800 025
Tel. : 0612-2581777, 9334027179



Structure by:

design era

1st Floor, Motikunj, Near N.M.C.H.
Old Bypass Road, Patna - 800 026
Tel. : 9835664060