

# *Your Gateway to a Richer Lifestyle*



A Residential Enclave at Bhikhachak , By-Pass road , Anishabad , Patna

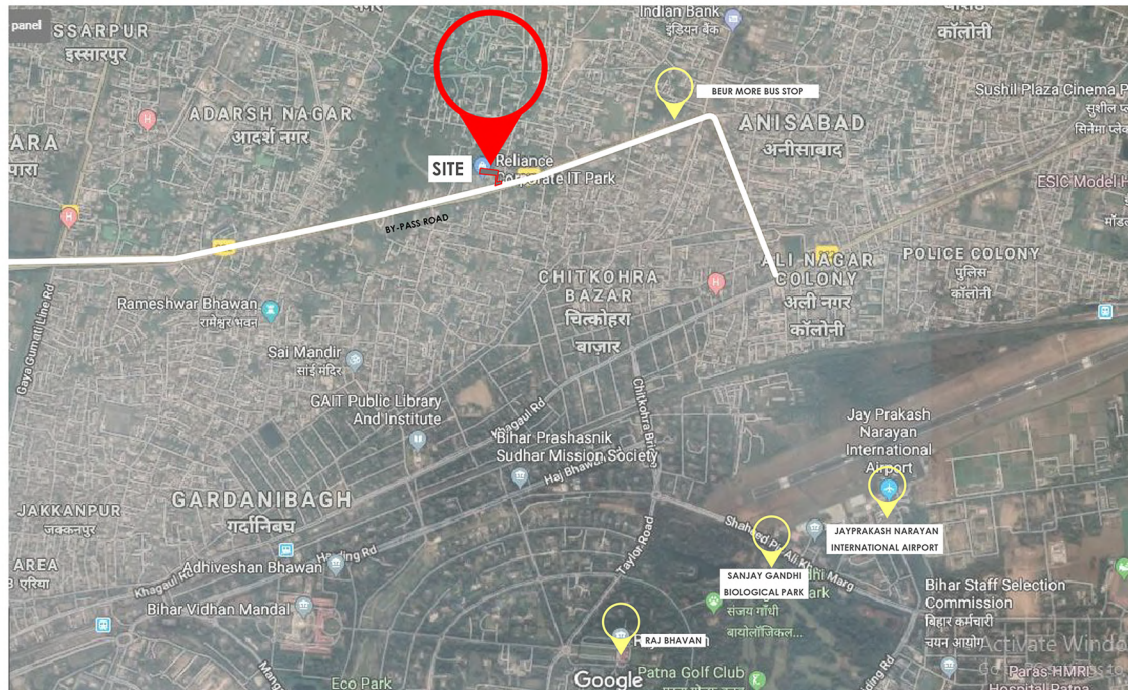


&  
Shalimar Venture

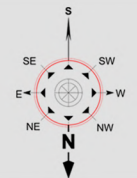


**LOCATION :**  
ANISABAD , PATNA

- BEUR MORE BUS STOP - 1.1 KM
- JAYPRAKASH NARAYAN INTERNATIONAL AIRPORT - 7.5 KM
- SANJAY GANDHI BIOLOGICAL PARK - 6.5 KM
- RAJ BHAVAN - 8.9 KM



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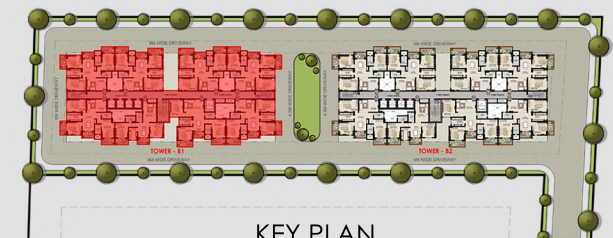


**TOWER B1  
TYPICAL FLOOR PLAN (1ST TO 12TH FLOOR)**



**ELEVATION FEATURE**

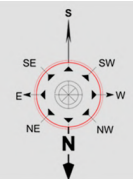
FLAT NO	DESCRIPTION	RERA CARPET (SQ.FT)	BALC. (SQ.FT)	TOTAL RERA CARPET (SQ.FT)	BUILT UP AREA (SQ.FT)
1	3 BHK + 2 TOILETS	1005	160	1165	1230
2	3 BHK + 2 TOILETS	1005	155	1160	1225
3	3 BHK + 2 TOILETS	1026	158	1184	1251
4	3 BHK + 2 TOILETS	1008	163	1171	1247
5	2 BHK + 2 TOILETS	756	99	855	918
6	3 BHK + 2 TOILETS	1008	159	1167	1230
7	3 BHK + 2 TOILETS	1005	155	1160	1225
8	3 BHK + 2 TOILETS	1005	160	1165	1230



**KEY PLAN**



A Residential Enclave at Bikhachak , By-Pass road , Anishabad , Patna



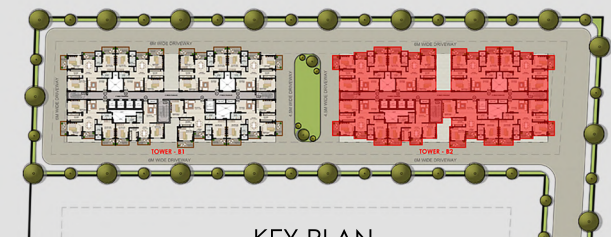


**TOWER B2**  
TYPICAL FLOOR PLAN (1ST TO 12TH FLOOR)



**ELEVATION FEATURE**

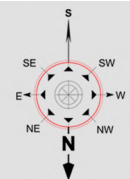
FLAT NO	DESCRIPTION	RERA CARPET (SQ.FT)	BALC. (SQ.FT)	TOTAL RERA CARPET (SQ.FT)	BUILT UP AREA (SQ.FT)
1	3 BHK + 2 TOILETS	1005	160	1165	1230
2	3 BHK + 2 TOILETS	1005	155	1160	1225
3	3 BHK + 2 TOILETS	1026	158	1184	1251
4	3 BHK + 2 TOILETS	1008	163	1171	1247
5	2 BHK + 2 TOILETS	756	99	855	918
6	3 BHK + 2 TOILETS	1008	159	1167	1230
7	3 BHK + 2 TOILETS	1005	155	1160	1225
8	3 BHK + 2 TOILETS	1005	160	1165	1230



**KEY PLAN**



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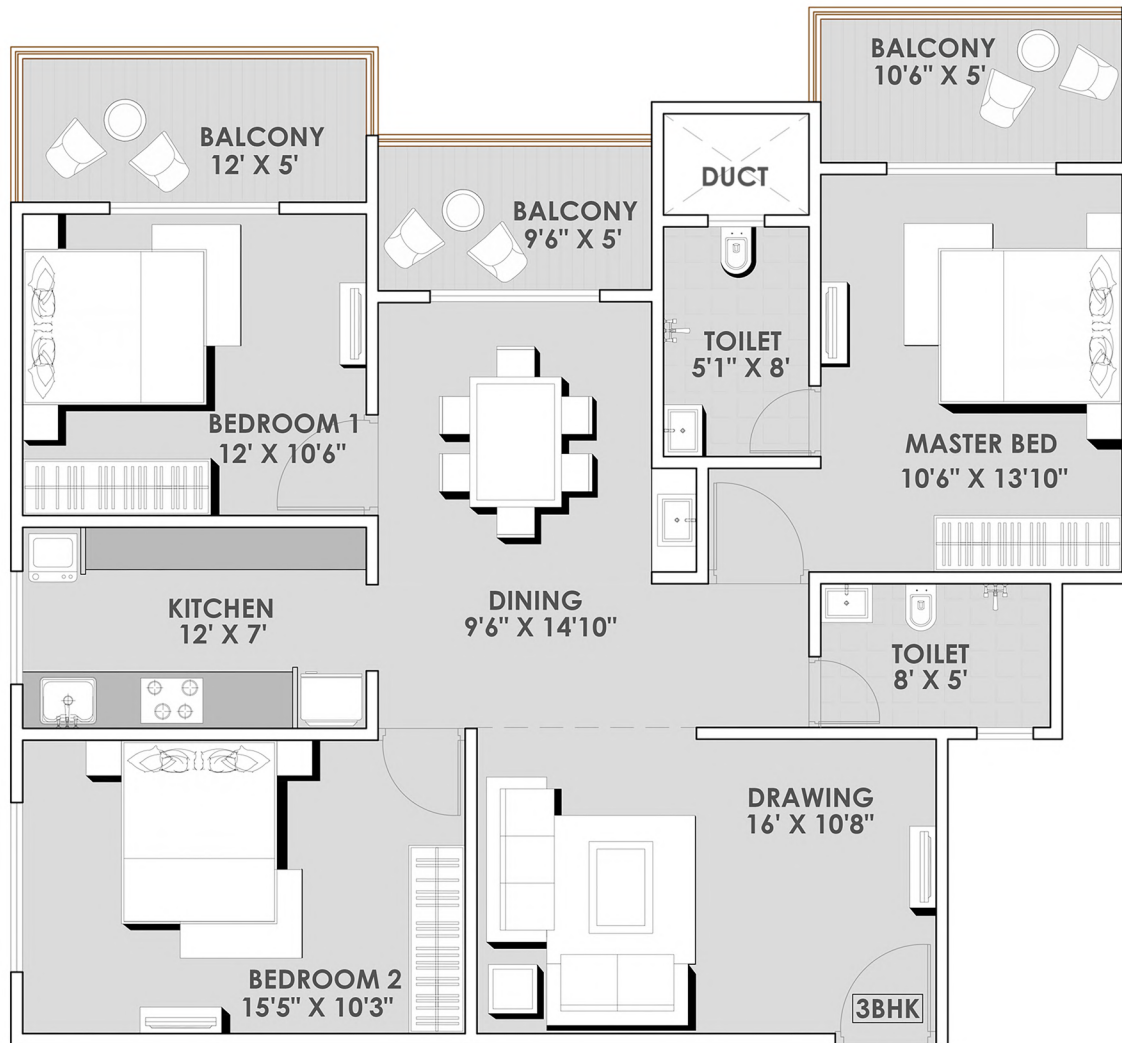


**TOWER B1 & B2**

FLAT : 01

CONFIGURATION: 3BHK+2TOI.

BUILT UP AREA:1230 SQ.FT.



KEY PLAN



A Residential Enclave at Bikhachak , By-Pass road , Anishabad , Patna

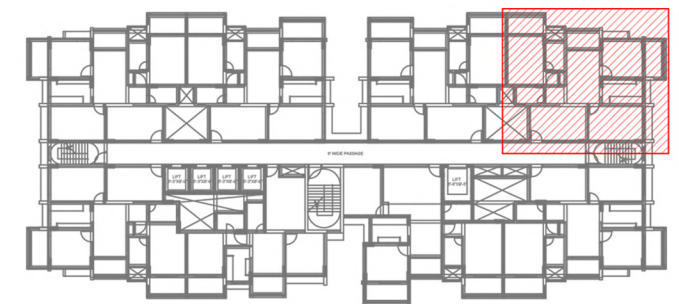
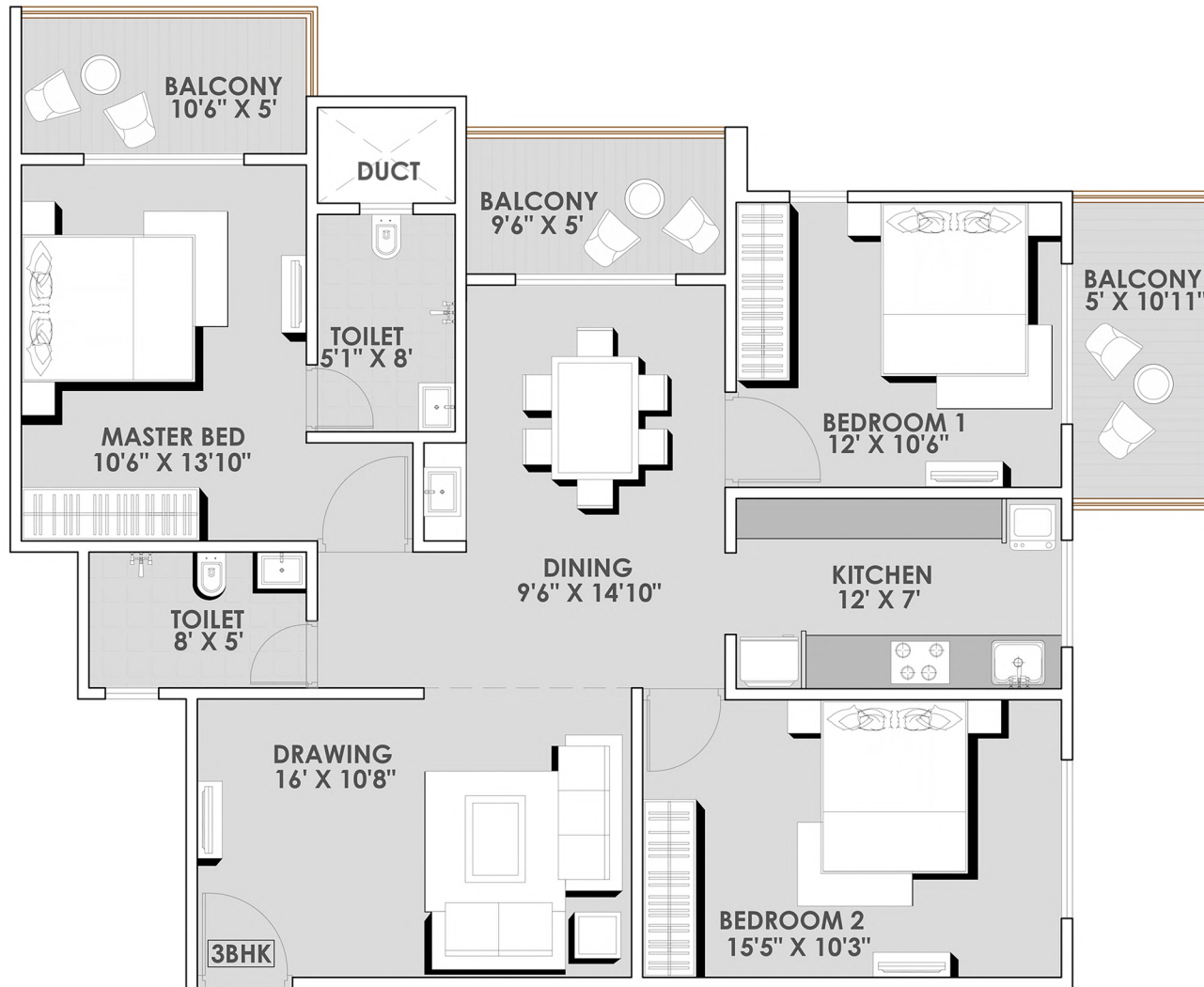


**TOWER B1 & B2**

FLAT : 02

CONFIGURATION: 3BHK+2TOI.

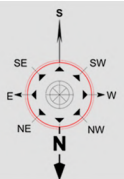
BUILT UP AREA:1225 SQ.FT.



KEY PLAN



A Residential Enclave at Bikhachak , By-Pass road , Anishabad , Patna

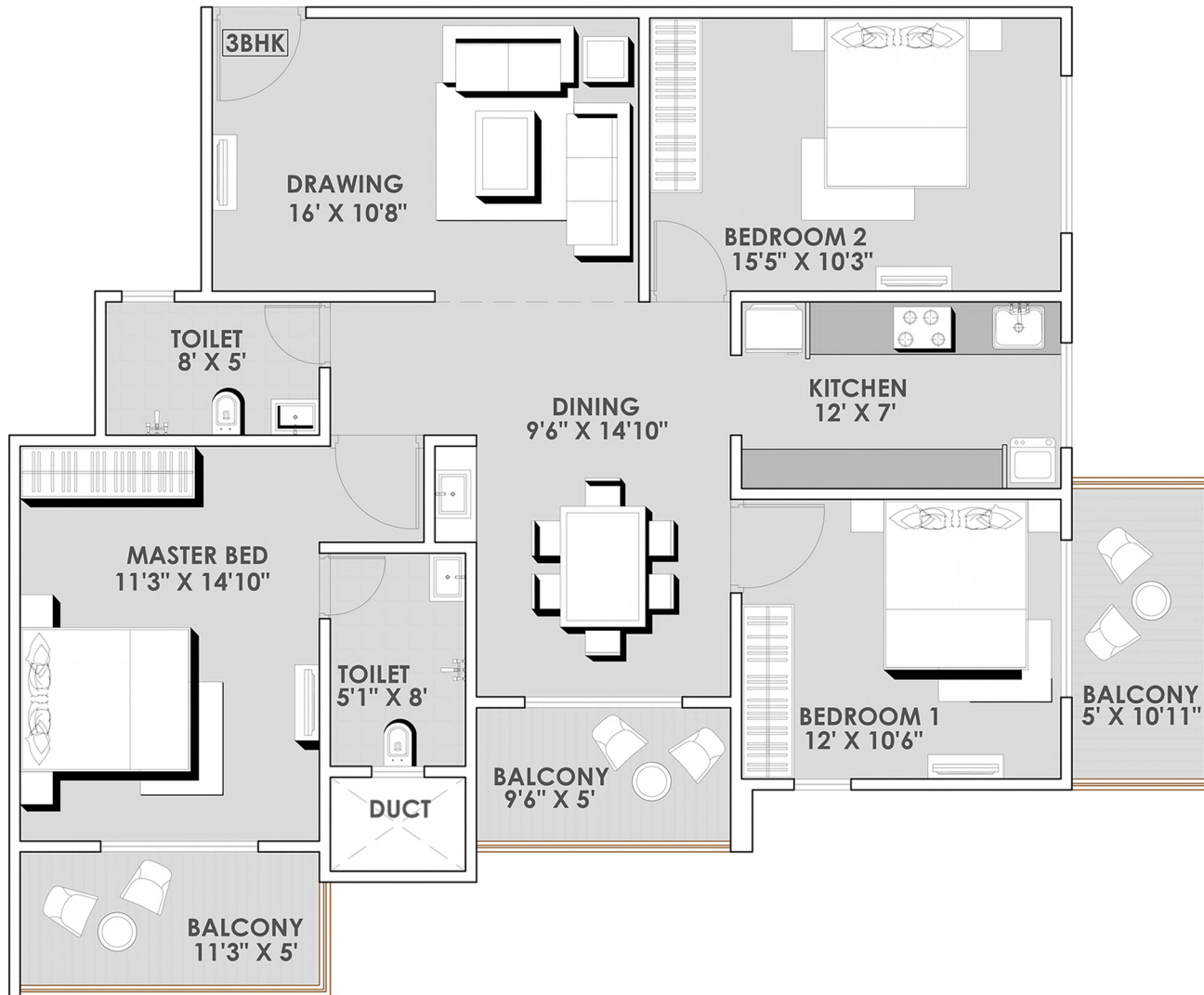


**TOWER B1 & B2**

FLAT : 03

CONFIGURATION: 3BHK+2TOI.

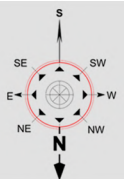
BUILT UP AREA:1251 SQ.FT.



KEY PLAN



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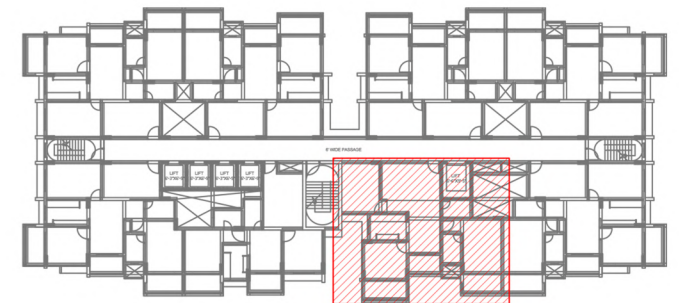
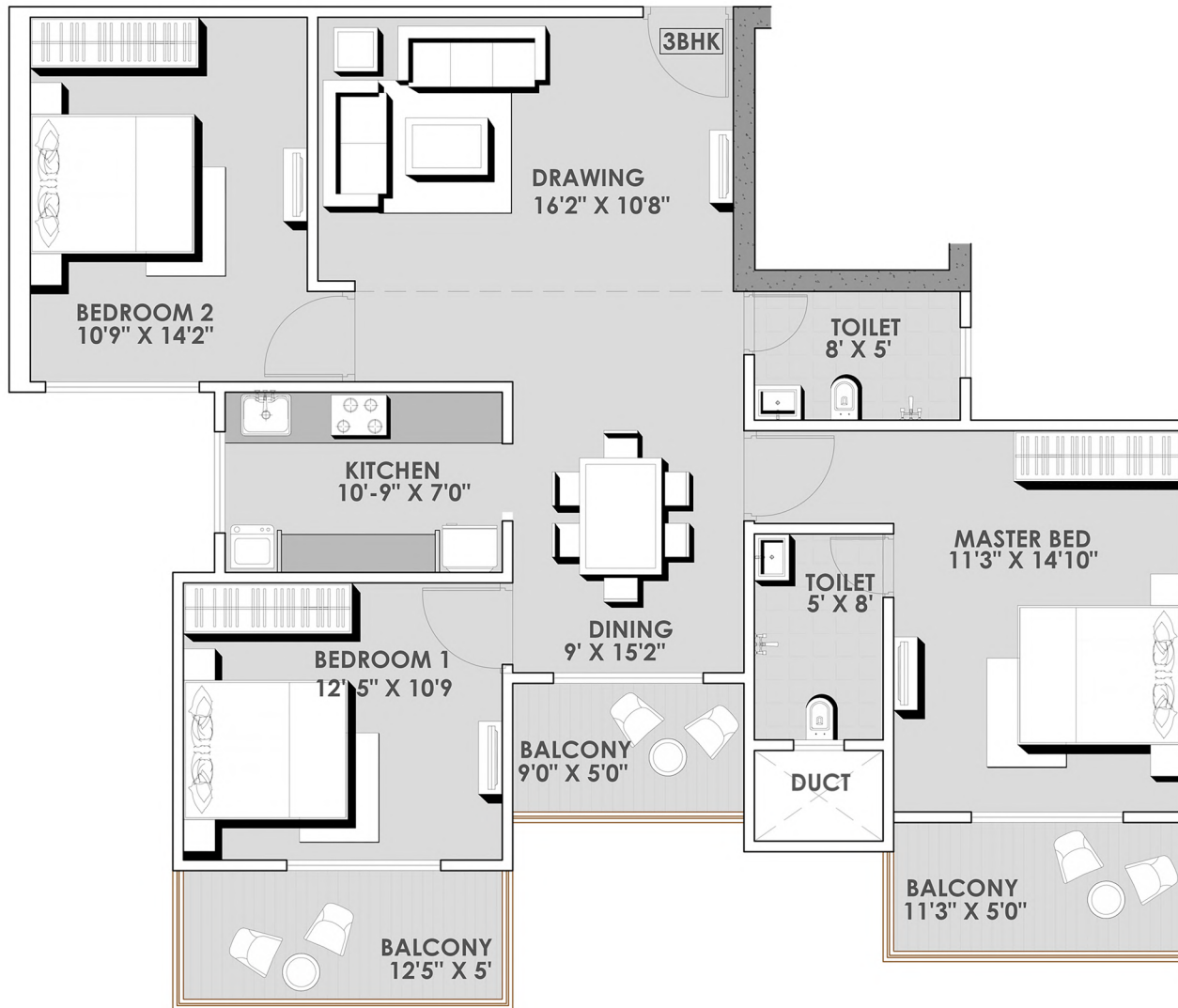


**TOWER B1 & B2**

FLAT : 04

CONFIGURATION: 3BHK+2TOI.

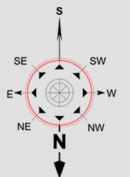
BUILT UP AREA:1247 SQ.FT.



KEY PLAN



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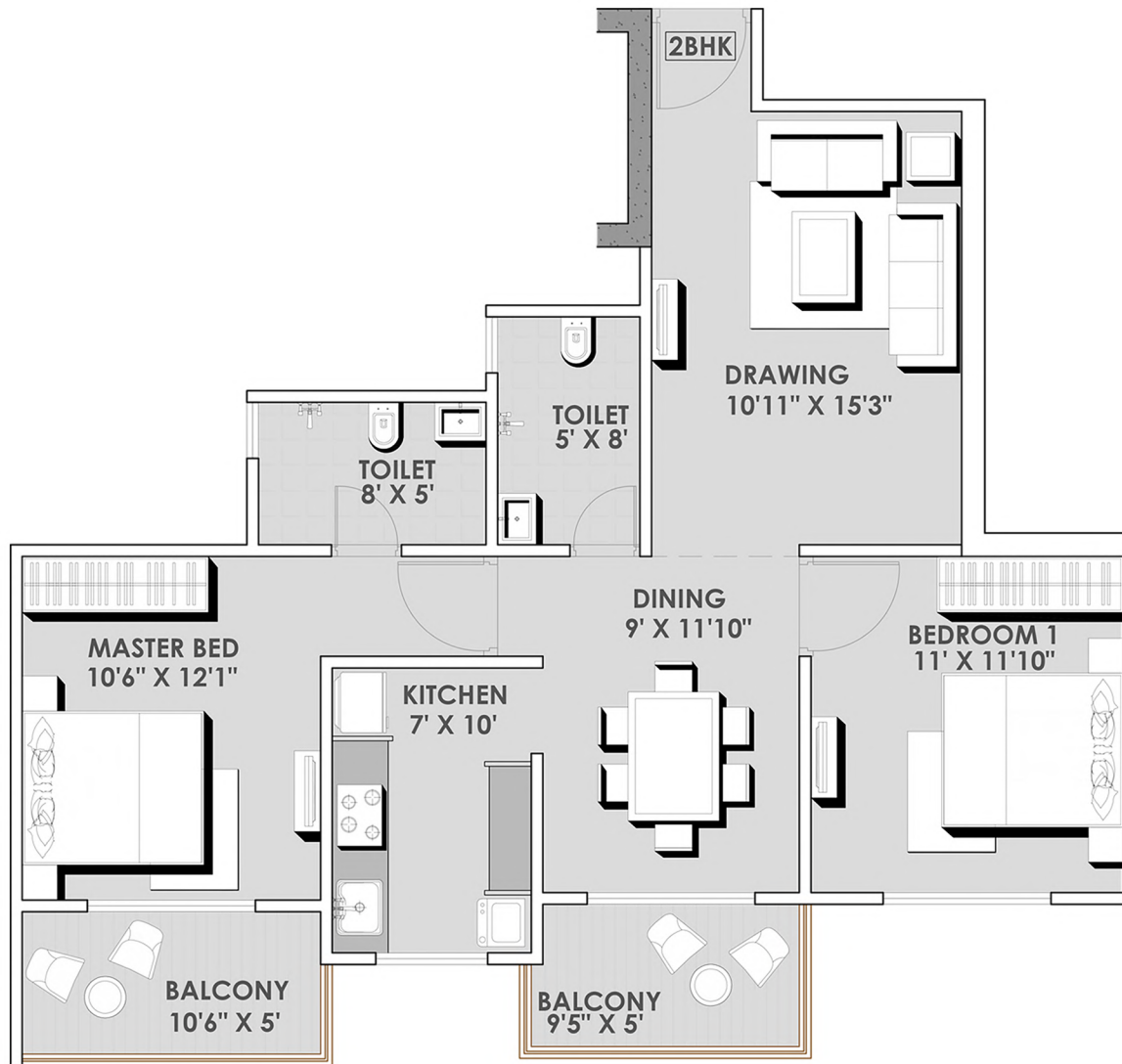


**TOWER B1 & B2**

FLAT : 05

CONFIGURATION: 2BHK+2TOI.

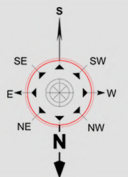
BUILT UP AREA: 918 SQ.FT.



KEY PLAN



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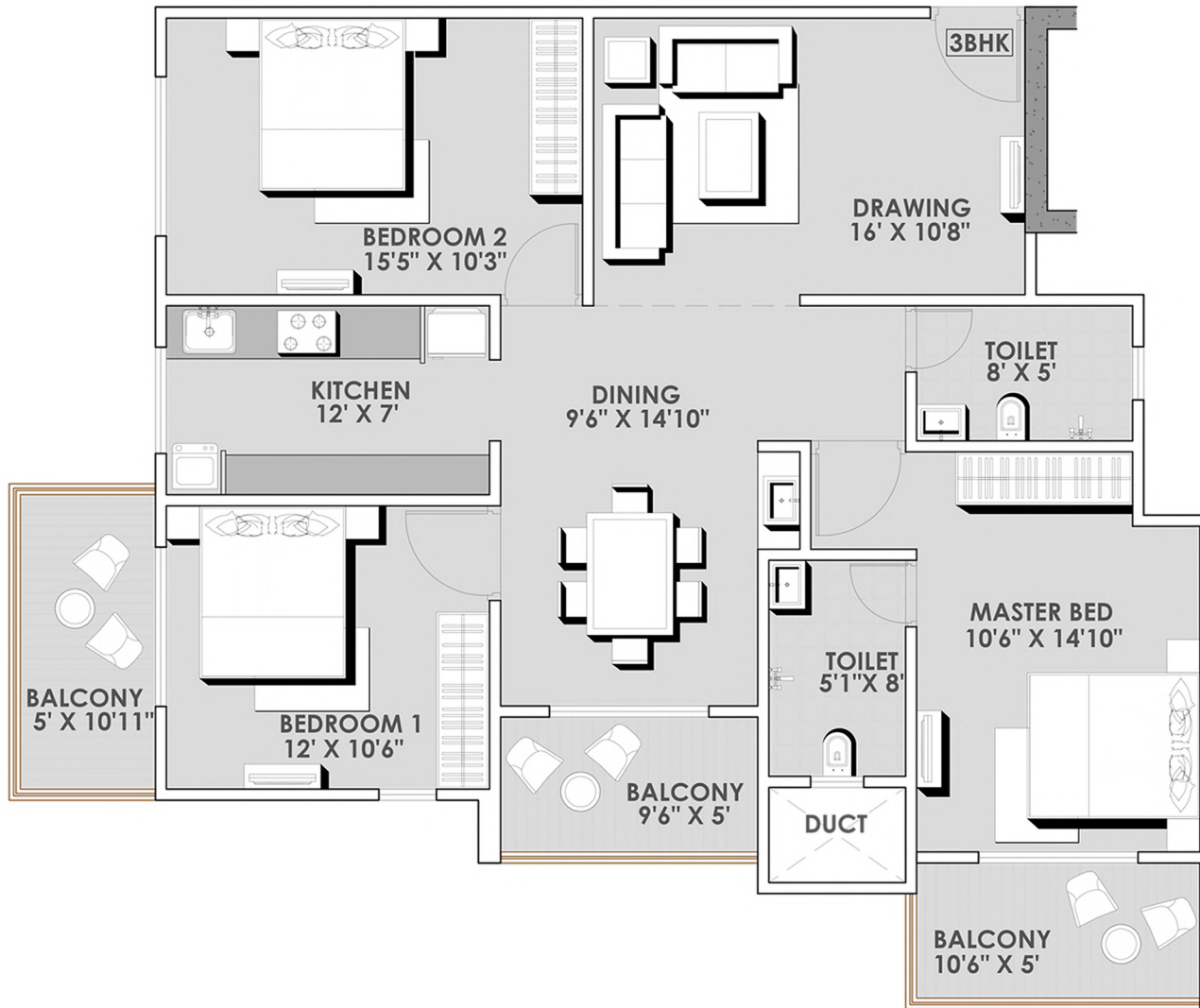


**TOWER B1 & B2**

FLAT : 06

CONFIGURATION: 3BHK+2TOI.

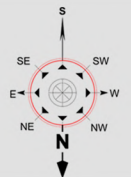
BUILT UP AREA:1230 SQ.FT.



KEY PLAN



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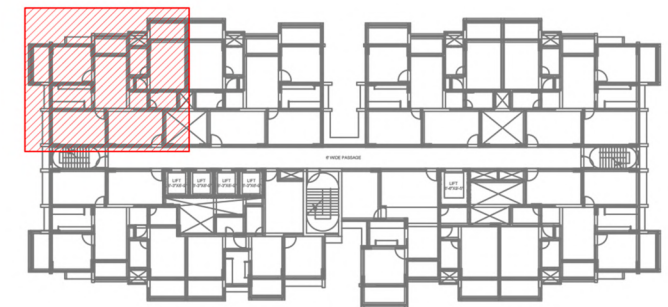
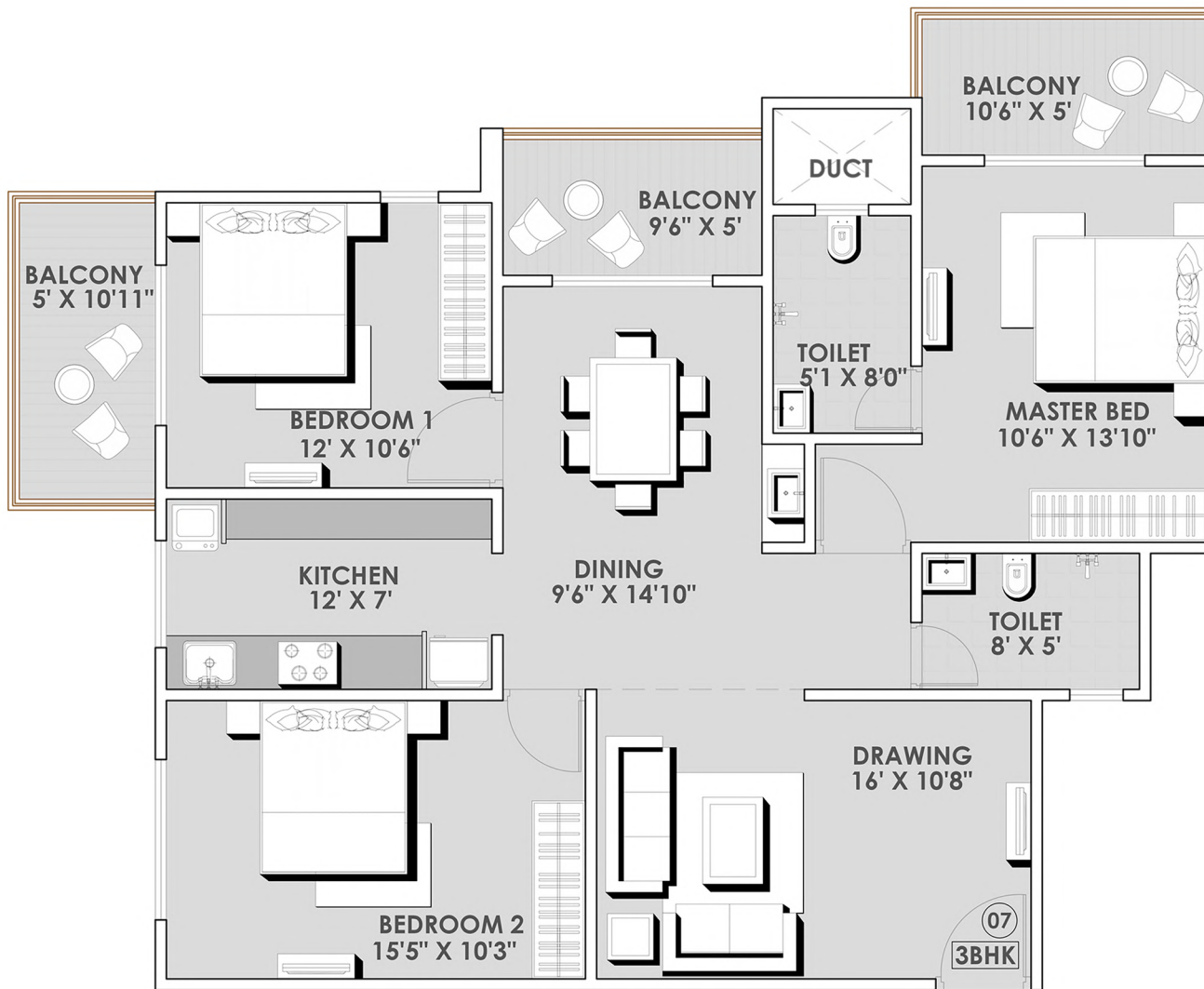


**TOWER B1 & B2**

FLAT : 07

CONFIGURATION: 3BHK+2TOI.

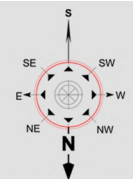
BUILT UP AREA:1225 SQ.FT.



KEY PLAN



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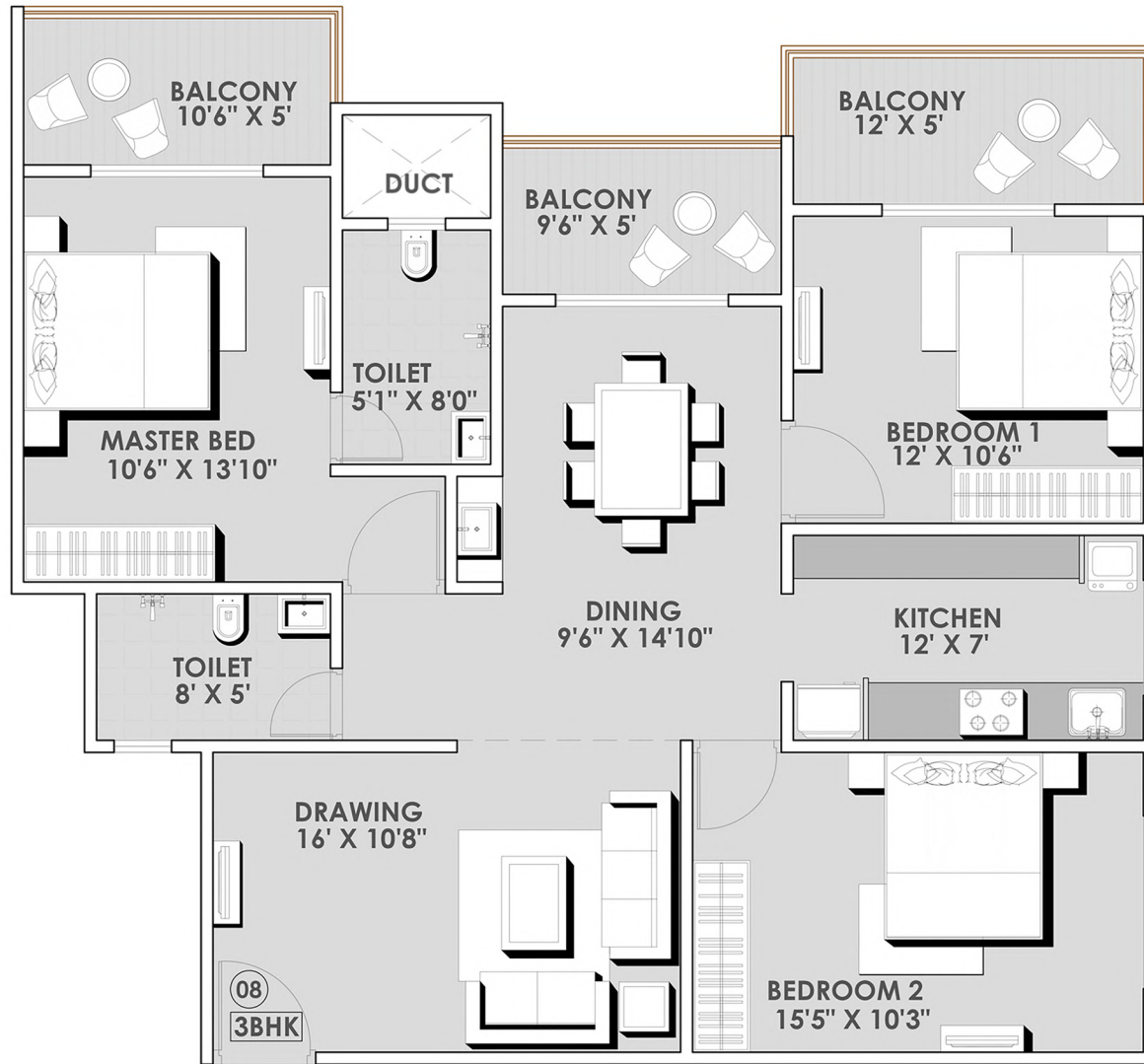


**TOWER B1 & B2**

FLAT : 08

CONFIGURATION: 3BHK+2TOI.

BUILT UP AREA:1230 SQ.FT.



KEY PLAN



A Residential Enclave at Bikhachak , By-Pass road , Anishabad , Patna



## SALIENT FEATURES

- Elegantly planned two towers of Basement+ Ground+12 floors with large central garden.
- Ample parking space.
- Vastu compliances.
- R.C.C. frame structure with brick filler wall.
- Gym/Community hall.
- Swimming pool.
- Lift lobby with the provision of sittings at ground floor.
- Lift of reputed make - Otis / Kone Thyssen-Krupp/Johnson/equivalent brand
- 24 hours cable intercom system from gate to all the apartments for the top security with CCTV in the entire campus.
- Complete fire fighting system as per fire fighting norms.
- 24 hours fresh water supply from own bore well.
- Attached servant room with toilet for selected flats.
- Guard room, common toilet and bath on ground floor
- 100% generator back up for common areas and 500w power back up in each flat.



# SPECIFICATIONS

STRUCTURE:	<ul style="list-style-type: none"> <li>• Earthquake resistant</li> <li>• Water proofing &amp; anti-termite treatment</li> </ul>
FLOORING :	<ul style="list-style-type: none"> <li>• Vitrified Tiles from reputed brands like Nitco, Kajaria, Varmora, Simpolo, Asian or equivalent brand.</li> </ul>
TOILETS:	<ul style="list-style-type: none"> <li>• Anti-skit ceramic flooring and Glazed Tiles upto 7' height from reputed brands like Nitco, Kajaria, Varmora, Simpolo, Asian or equivalent brand.</li> <li>• Sanitary ware from Parry ware / Hind-ware/Jaquar/ Equivalent brand</li> <li>• All CP fitting will be from Jaquar / marc/ equivalent brands.</li> </ul>
KITCHEN:	<ul style="list-style-type: none"> <li>• Granite platform with S.S. Sink.</li> <li>• Glazed tiles dado up to 2" 0' above the platform.</li> <li>• 2 power plugs for micro-wave and mixer</li> </ul>
DOOR:	<ul style="list-style-type: none"> <li>• ALL DOORS: Flush door one side laminated with mica &amp; other side painted with enamel paint.</li> </ul>
DOOR FRAME:	<ul style="list-style-type: none"> <li>• Salwood / Red Mirandi/ Kapoor sal/ Hardwood</li> </ul>

LOCKS:	<ul style="list-style-type: none"> <li>• Mortise handle in SS finish with door set/ link/ other equivalent brand on doors.</li> </ul>
WINDOWS:	<ul style="list-style-type: none"> <li>• Glazed two track UPVC section or equivalent.</li> </ul>
RAILING:	<ul style="list-style-type: none"> <li>• M.S Painted railings for all balconies.</li> </ul>
ELECTRICAL:	<ul style="list-style-type: none"> <li>• Copper wiring in concealed P.V.C. Conduits. Sufficient light points.</li> <li>• Provision for T.V. Points in each bedroom and drawing room.</li> <li>• Telephone points in drawing room &amp; master bedroom.</li> <li>• Modular switches of branded company.</li> </ul>
FINISHES:	<ul style="list-style-type: none"> <li>• External - plaster with weather coat paint (Asian paints / ICI / Berger/ Nerolac) on wall putty or texture.</li> <li>• Internal - P.O.P with one coat primer/</li> </ul>
LIFT:	<ul style="list-style-type: none"> <li>• ThyssenKrupp, Kone, OTIS or equivalent brand</li> </ul>
GENERATOR:	<ul style="list-style-type: none"> <li>• Kirloskar or equivalent brand.</li> </ul>
TUBE-WELL:	<ul style="list-style-type: none"> <li>• Own tube-well with submersible pump.</li> </ul>
PARKING:	<ul style="list-style-type: none"> <li>• Car parking spaces on ownership basis on ground floor /basement floor/ open parking space. On extra cost.</li> </ul>



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