



M/S LOVELY RANI CONSTRUCTIONS PVT. LTD.

Office Address:- 301, Raj Krishna Apartment, East Boring Canal Road, Patna, Bihar-800001

Site Address:- Pearl Heights, Near Gyan Niketan Girls School, Ghurdaur Road , Digha Patna

✉ lovelyraniconstruction@gmail.com
www.lovelyconstructions.com



+91 7643876347, +91 9431012078, +91 9304955903, 0612- 4145598
for more details

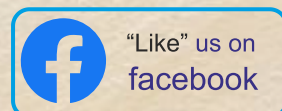
ARCHITECT

Artcon design Consultants

ARCHITECTS, ENGINEERS
Interior Designers, Computer Aided Design
G-04, Laxmi Palace, Mitra Compound
Boring Road, Patna-1



SCAN QR CODE
FOR SITE ADDRESS



PearlHeightsPatna



lovelyraniconstructions



PearlHeightsPatna

Launch Date as per RERA 29-06-2026

Completion Date as per RERA 31-10-2030

Design by Atlas Studio 9939038209

Disclaimer: All plans, drawings, amenities, facilities etc. are subject to the approval of the respective authorities and would be changed, if necessary. The discretion remains with the developer. All rendering, floor plans, pictures and maps are the artist's conceptions and not actual depictions of the building, its walls, roadways or landscaping. In future additional floor will be build after approval of competent authority. This brochure is for guidance and not a legal document. This brochure should also not be reproduced, copied or made available to others in any form of transmission. The Design & specifications depicted in the brochure are subject to change without prior notice.



RERA NO.
BRERAP200828040626311030E00
<https://rera.bihar.gov.in>



SCAN QR CODE
FOR RERA DETAILS



DEOBAIJ PEARL HEIGHTS

Experience the privilege of a life time

A Luxurious Project by Lovely Rani Constructions Pvt. Ltd.



AT - Near Gyan Niketan Girls School, Ghurdaur Road, Digha, Patna, Bihar

www.lovelyconstructions.com

email-lovelyraniconstruction@gmail.com



M/s LOVELY RANI CONSTRUCTIONS (P) LTD (in short “Lovely Realty”), is the most trusted and reliable name in the real estate industry in Patna, Bihar. Since, the days of its inception in the year 2010 Lovely Realty has focused on some essential core values- Quality, Excellency and customer satisfaction. In its more than a decade of experience, Lovely Realty has been instrumental in delivering residential & commercial projects such as Pearl Avenue, Jayant Residency, Paras Ratan Enclave, Jagannath- Leela Complex, Jagannath -Mundrika Complex, Sudama- Muni Enclave, Kamala- Sudama Complex, Ramanand Apartment, Dhruv- Rajendra Complex, Dharmnath Palace, etc in Patna, Bihar.

Lovely Realty has established a culture of creating a customer friendly environment and ensures a long lasting relationship with all customers. We always endeavor to ensure maximum comfort and the best service to our customers even post delivery of their homes. The team experienced and enthusiastic professionals has earned Lovely Realty a reputa as a real estate developer with highest quality practices and reliability standards. Lovely Realty the home grown trendsetter of Patna, Bihar real estate, is grateful towards its esteemed customer for making Lovely Realty their beloved brand.



**DISCOVER A PEARL OF
LUXURIOUS LIFESTYLE**

B + G + 6 Floors
3 Blocks 🏢



After Successful delivery of our project “Pearl Avenue”, Digha, here we are introducing “Pearl Heights”, Digha.

Pearl Heights is located in Digha, Patna near Ashok Rajpath and J. P. Ganga Path (Marine Drive). Its's proximate to Hospitals, schools, marketplaces and shopping mall and it's convenient to all nearby sights. It provides you with a set of 100 luxurious designed 3 BHK flats with structurally sound infrastructure and the top of the line modern amenities. It provides the luxurious apartment complex with a temple and a lovely green atmosphere.

 Temple	 Gym	 Security	 EV Charging Point	 Wifi	 Rain Water Harvesting	 Guard Rest Room	 Guest/ Meeting Lounge
---	--	---	--	---	--	--	--

PERFECT BLEND OF

Comfort, Luxury
& Modern Living



24X7
Power Back Up



24X7
Water Supply



Lifts with ARD



Own Transformer



Lighting
for Common Area



CCTV



Fire Safety



Swimming Pool

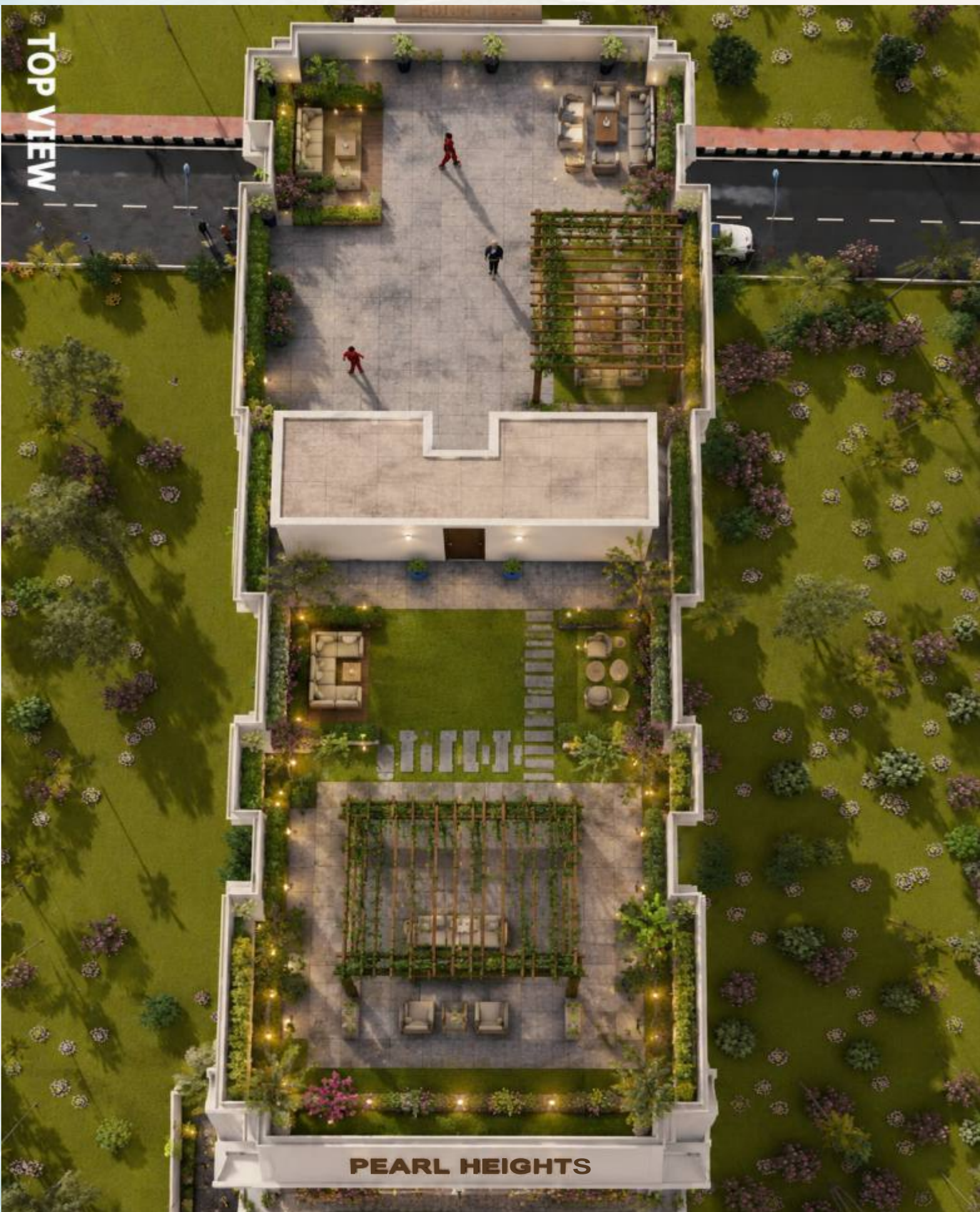


LUXURY IN EVERY SINGLE DETAIL

Pearl Heights, where contemporary architecture meets the timeless essence of peace and luxury. Designed to be more than just living space, Pearl Heights represents a harmonious blend of modern functionality, spacious interiors and redefined aesthetics. Every corner of this thoughtfully planned real estate project is crafted to elevate your life style. From expansive layouts that maximize natural light and air flow to functional designs that seamlessly balance beauty and practicality, Pearl Heights sets a new standard in luxury living. Our thoughtfully designed apartments feature spacious layouts, breathe taking views and premium finishes. Urban serene is crafted to nurture your well being, offering lush green spaces, wellness amenities and open areas for relaxation. Breathe in clean, fresh air and experience the true essence of serene living.

Pearl Heights is more than a home- it's a heaven that whispers promises of joy, peace and serenity. It's a retreat where life's worries fade nature unfolds before your eyes- a place to recharge, reconnect and truly call your own.

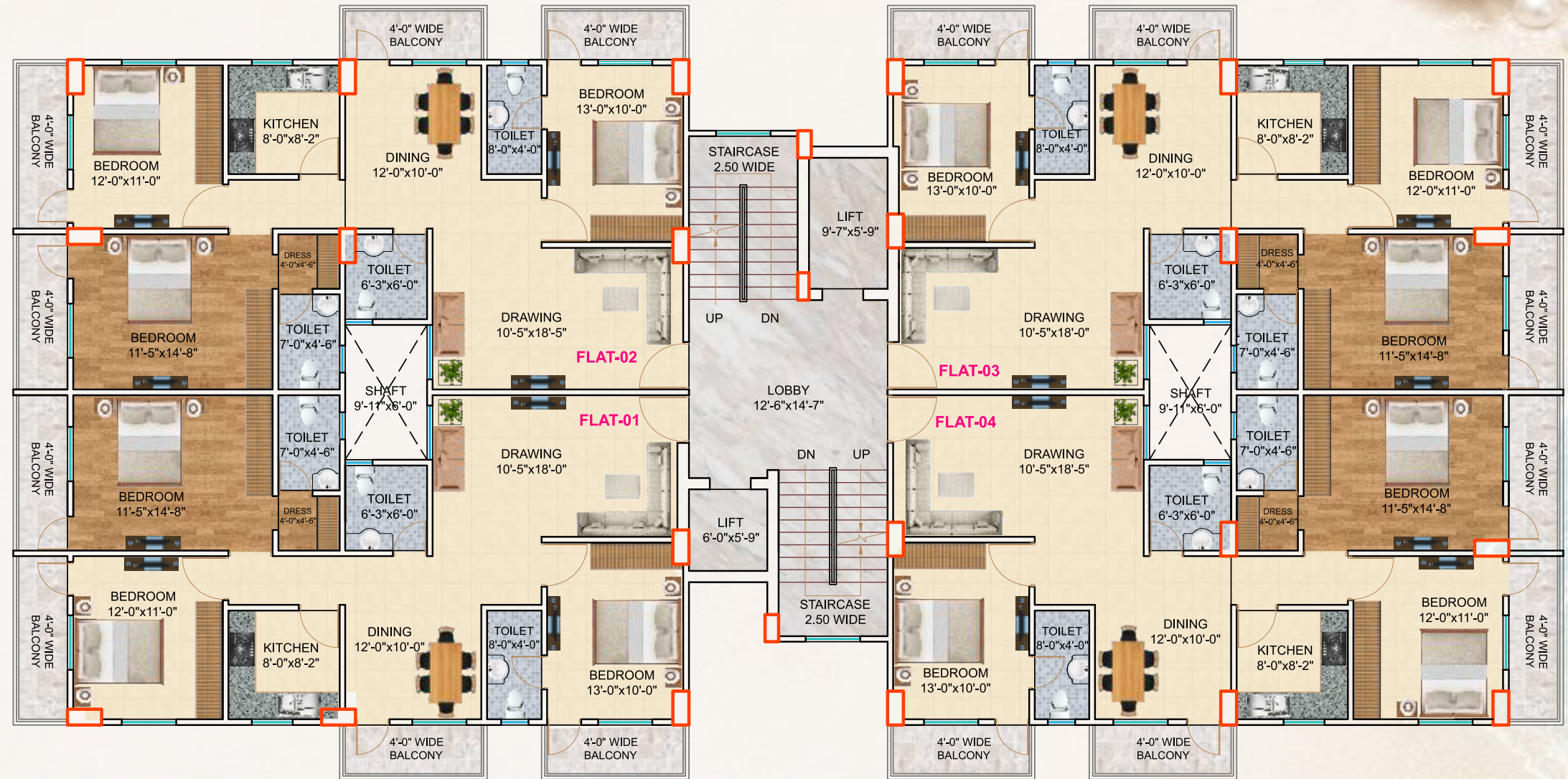
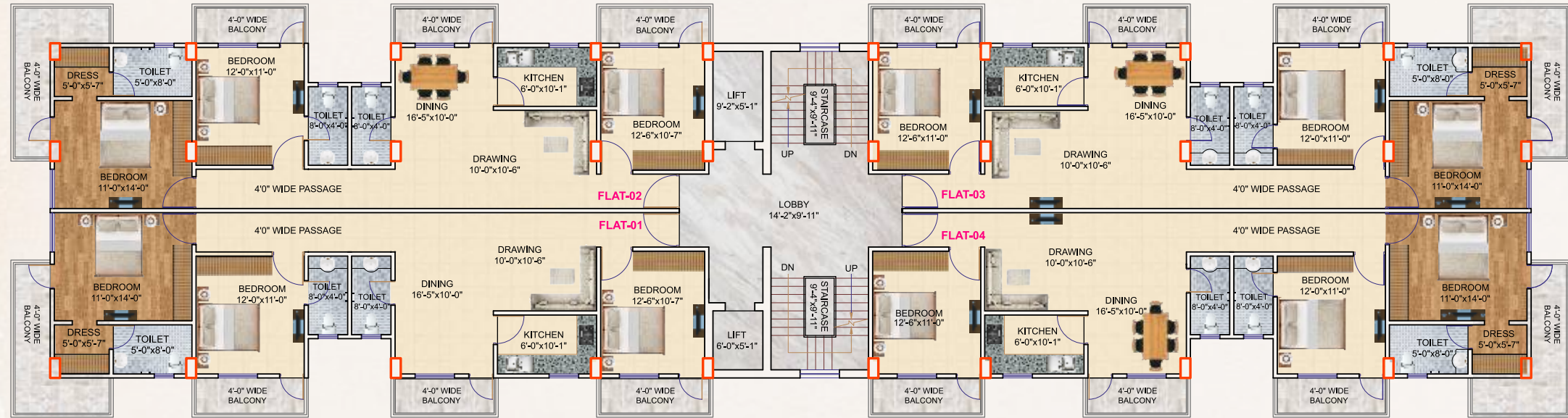
 Swimming Pool	 Pool Deck	 Green Area	 Children Play Area	 Jogging / Walking Lane	 Outdoor Sitting Area
--	--	---	---	---	---



Step into “Oasis in the Sky”, a thoughtfully designed rooftop heaven that elevates your life style to new heights. This luxurious terrace space is crafted to cater to every age and interest, offering amenities that blend leisure, fitness and relaxation. Start your mornings at the yoga Court, where serenity and fresh air set the tone for the day and as night falls, the star gazing arena invites you to marvel at the cosmos, creating unforgettable moments under the Open sky. Finally, the cozy sit-out area provides the perfect spot to relax, chat or simply soak panoramic views. “Oasis in the sky” is more than a terrace- it's your personal sanctuary in the clouds.



- 
Roof Top Garden
- 
Kids Zone
- 
Chit Chat Area
- 
Yoga / Meditation Deck
- 
Chhath Ghat





Vastu
Compliant



TATA PRAVESH
Main Door



WPC
Bath Door



UPVC Windows



Dressing Area
in Master Bedroom



Intercom Facility



Vastu
Compliant



TATA PRAVESH
Main Door



WPC
Bath Door



UPVC Windows

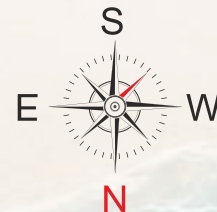


Dressing Area
in Master Bedroom



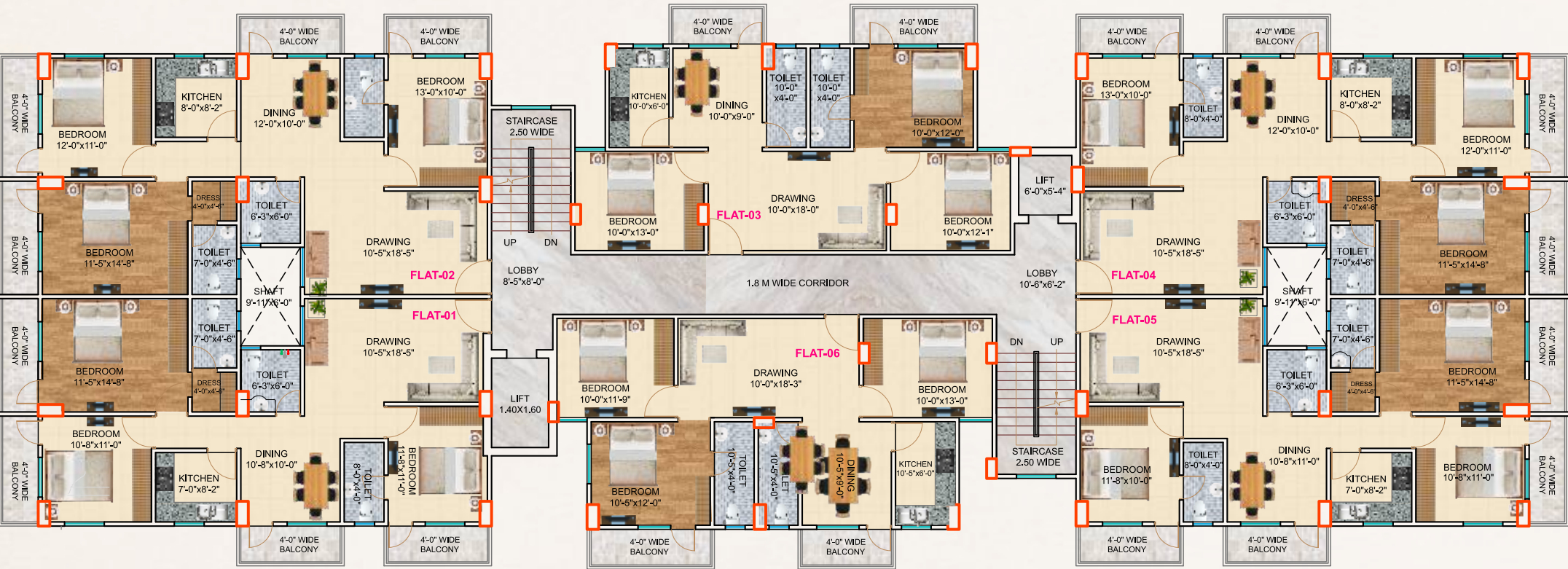
Intercom Facility

AREA CALCULATION					
FLAT NO.	TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	BUILT-UP AREA (SQFT)	SUPER BUILT-UP AREA(SQFT)
01	3BHK	1048.50	228.00	1323.00	1786.00
02	3BHK	1048.50	228.00	1323.00	1786.00
03	3BHK	1048.50	228.00	1327.00	1791.00
04	3BHK	1048.50	228.00	1327.00	1791.00



AREA CALCULATION					
FLAT NO.	TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	BUILT-UP AREA (SQFT)	SUPER BUILT-UP AREA(SQFT)
01	3BHK	1039.00	184.50	1269.50	1714.00
02	3BHK	1039.00	184.50	1268.50	1712.50
03	3BHK	1034.00	184.50	1265.50	1708.50
04	3BHK	1039.00	184.50	1268.50	1712.50

TYPICAL FLOOR PLAN
1ST TO 6TH





Vastu
Compliant



TATA PRAVESH
Main Door



WPC
Bath Door



UPVC Windows



Dressing Area
in Master Bedroom



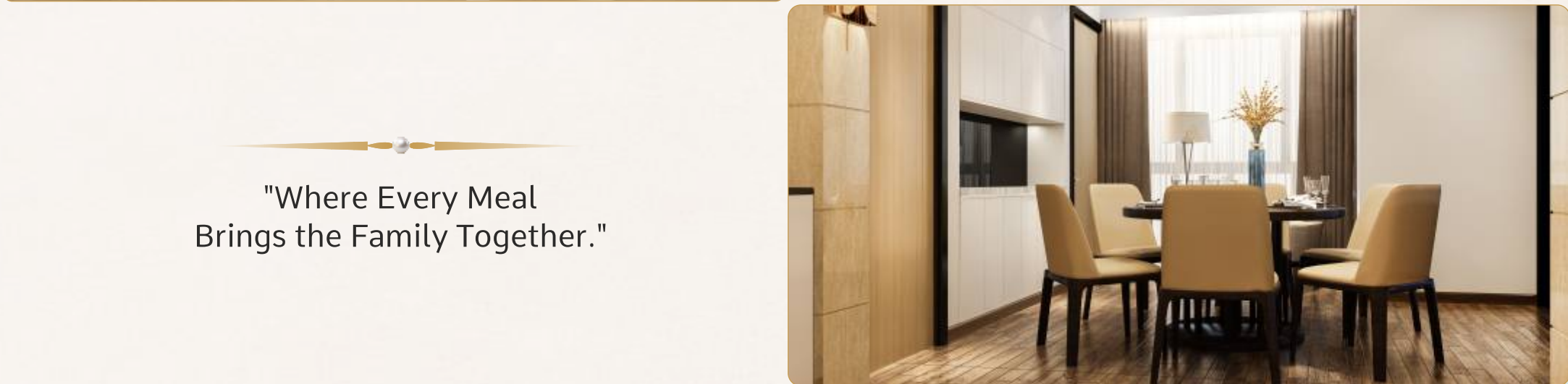
Intercom Facility

AREA CALCULATION

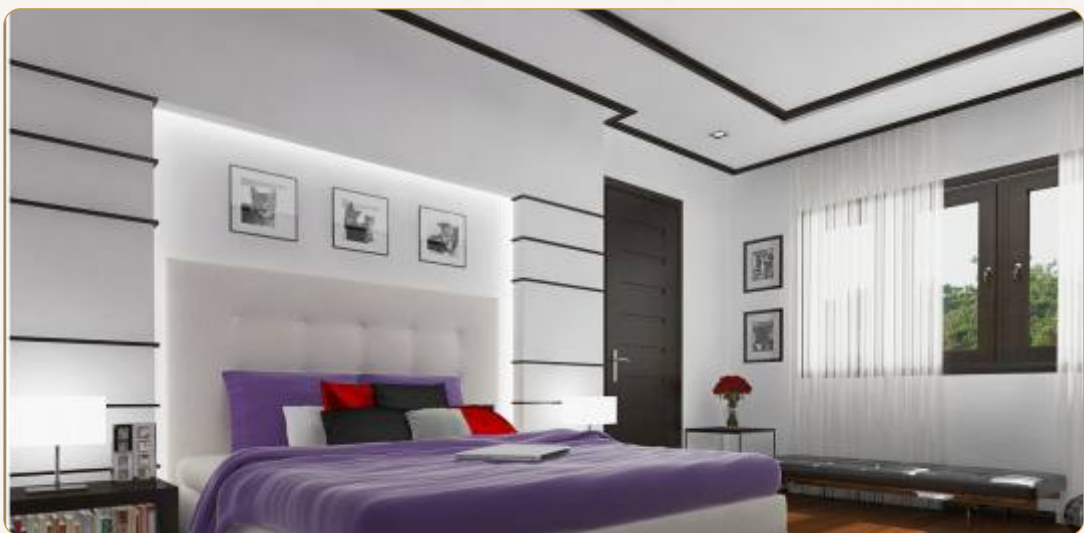
FLAT NO.	TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	BUILT-UP AREA (SQFT)	SUPER BUILT-UP AREA(SQFT)
01	3BHK	974.00	179.00	1200.00	1620.00
02	3BHK	1039.00	184.50	1268.50	1712.50
03	3BHK	824.00	90.50	954.00	1288.00
04	3BHK	1039.00	184.50	1271.00	1716.00
05	3BHK	999.00	179.00	1202.50	1623.50
06	3BHK	839.50	90.50	970.00	1309.50



"Designed for Togetherness.
Crafted for Timeless Living."



"Where Every Meal
Brings the Family Together."



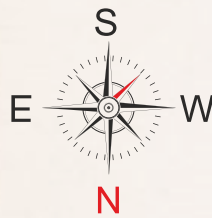
"Wake Up to Comfort.
Sleep in Luxury."



"A Kitchen
Crafted for Every
Memory."

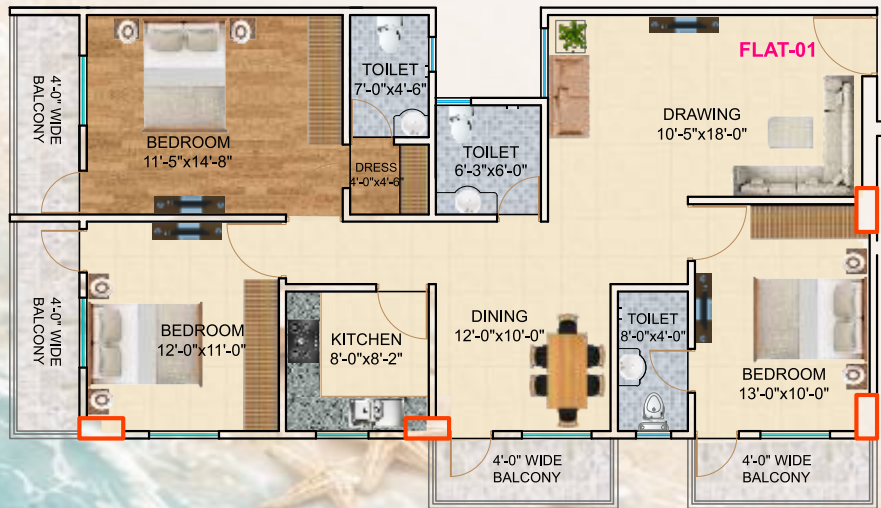
BLOCK - A

ISOMETRIC VIEW



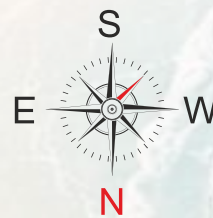
BLOCK - B

ISOMETRIC VIEW



BLOCK - C

ISOMETRIC VIEW



Flat No. # 01 (3 BHK)

1620.00 SQ.FT.

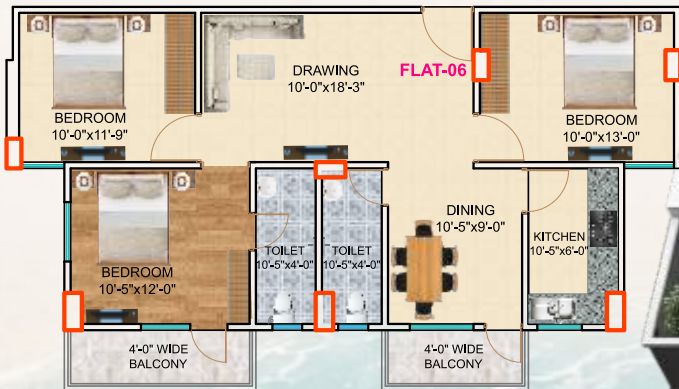
- 3 Bedrooms
- 4 Balconies
- 3 Toilets
- 1 Living Room
- 1 Dining Room
- 1 Kitchen



Flat No. # 06 (3 BHK)

1309.00 SQ.FT.

- 3 Bedrooms
- 2 Balconies
- 2 Toilets
- 1 Living Room
- 1 Dining Room
- 1 Kitchen



ENTRY

ISOMETRIC VIEW





SENIOR CITIZEN ZONE

"Because Every Golden Age Deserves a Golden Space."



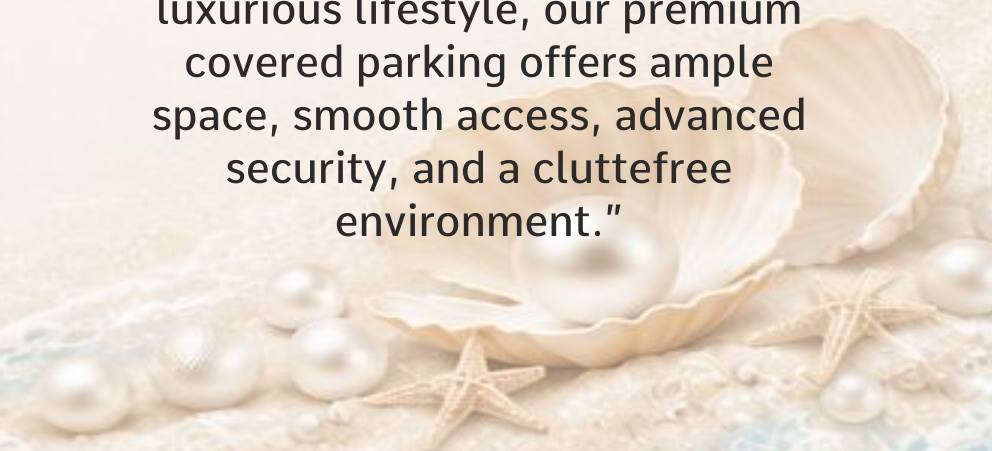
KIDS ZONE

"A Safe Place to Play, Learn & Create Beautiful Childhood Memories." Play Area Offers safe and Vibrant Space for children to explore and play



EV CHARGING FACILITY

"Designed to complement a luxurious lifestyle, our premium covered parking offers ample space, smooth access, advanced security, and a clutterfree environment."





PARKING

The basement is designed with an impressive 11 foot clear height, providing enhanced ventilation, easy vehicle movement, and a spacious parking experience. The increased height improves accessibility for SUVs and larger vehicles while ensuring a comfortable and well planned parking environment.



WATERPROOFING & SAFETY

Built to Last, retaining walls are protected using a premium SBS Membrane Water proofing System combined with Acrylic Polymer Coating. This dual layer water proofing solution provides superior resistance against water seepage, hydrostatic pressure, and moisture intrusion, ensuring long term durability and structural integrity.



RCC FRAMED STRUCTURE

At Pearl Height, every structure is reinforced with premium-quality JSW TMT Steel, ensuring superior strength, durability, and long term safety. The high grade steel reinforcement enhances the building's resistance to heavy loads, earthquakes, and corrosion, providing a solid foundation for a secure and comfortable lifestyle.



QUALITY CONSTRUCTION

We use Premium Ready Mix Concrete (RMC) to ensure consistent quality, superior strength, and long lasting durability. Produced in a controlled batching plant and delivered with precision, RMC minimizes construction defects and enhances the overall structural performance of the building.

SPECIFICATIONS

STRUCTURE SEISMIC ZONE

R.C.C Frame structure building with seismic zone V compliance.

BRICK WORK

250/125 mm thick brick masonry work.

REINFORCEMENT

JSW/ JINDAL/ TATA STEEL / SAIL / Equivalent.

WINDOWS

UPVC / Aluminium frames fixed with clear glass.

FLOORING

2'X4' Vitrified flooring in the living, dining, kitchen and bedrooms.

KITCHEN

Kitchen as per standards with 2' height ceramic tile. Granite top counter with stainless steel sink with fixture will be provided .

DOORS

TATA Pravesh main door with frame.

All internal doors are ISI marked 32 mm Century/ Green Ply with door skin & Sal wood frames will be provided.WPC frame & door will be provided in all bathroom.

BATHROOM

Antiskid Ceramic tiled flooring and glazed ceramic Tiles upto 8' heights with Jaquar / Aashirwad/ Astral or equivalent plumbing fixtures. Divertor, shower head and floor mounted 2 Western Commode & 1 Indian Sheet will provided in toilets along with hot & cold water supply.

ELECTRICAL

Copper wiring in concealed PVC conduits with modular switches of Anchor / KEI / Havells for light and power points. Provisions for TV and Intercom points will be provide.

WATER SUPPLY

24 hours water supply by water tank. Through borewells of adequate capacity & size. Crompton or equivalent ISI Mark Submersible pump will be provided.

PAINTING

Cement based water proof paint of Asian / Berger / Birla Opus for external wall and fine double coat wall putty with primer for internal walls and ceiling will be provided.

All M.S. railing are coated with black enamel paint.

BALCONIES

Antiskid ceramic tiled flooring with provision for rain water drainage. Railing design as per safety norms. All MS Railing will be provided.

DG SET

100% power backup for common areas and essential services, ensuring uninterrupted comfort.

LIFT

Two Lift in each block of ISI marked Kone / Ocean / Thyssen / Otis or equivalent will be provided.

STAIR

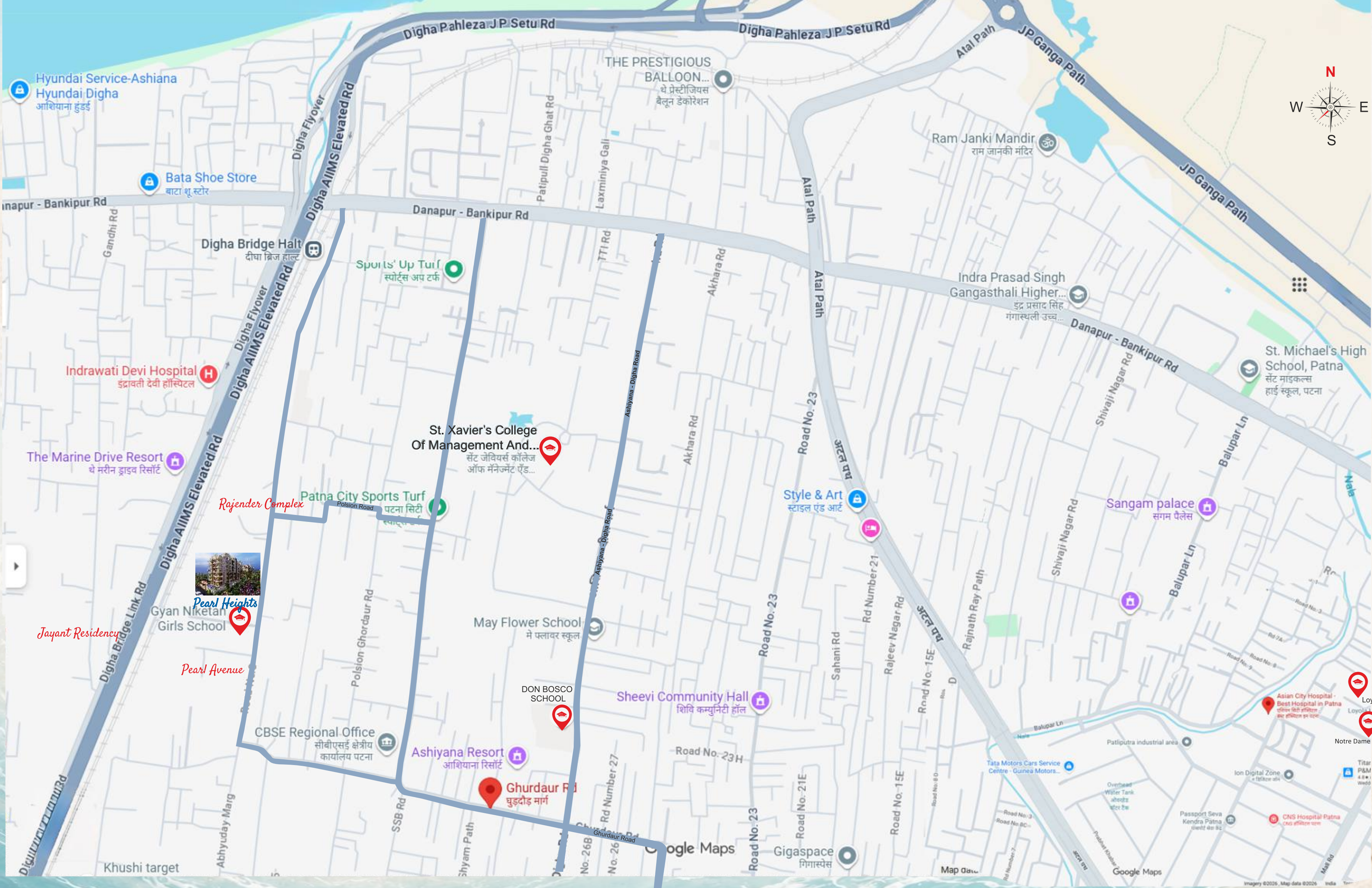
Two wide staircase in each block with fire safety norms will be provided.

PAYMENT PLAN

At the Time of Booking	10%	Upon Casting of 5th Floor roof	05%
At the Time of Basement Slab Casting	10%	Upon Casting of 6th Floor roof	05%
Upon Casting of Ground Floor roof	10%	At the Time of Brick work	05%
Upon Casting of 1st Floor roof	10%	At the Time of Electrical Fittings	05%
Upon Casting of 2nd Floor roof	10%	At the Time of Plaster	05%
Upon Casting of 3rd Floor roof	10%	At the Time of Flooring	05%
Upon Casting of 4th Floor roof	05%	At time of Registration	05%

Note:- Registration charges and GST extra





Connectivity & Convenience



AIRPORT

Jayprakash Narayan International Airport 7.0 Km



ROAD TRANSPORT

Gandhi Maidan Bus Stand 10.0 Km
J. P. Ganga Path 1.0 Km
Digha Thana 900 m



RAIL TRANSPORT

Danapur Railway Station 7.8 Km
Patna Junction 8.6 Km
Patliputra Station 2.7 Km
Digha Bridge Halt 900 m



HOSPITALS

Paras HMRI 4 Km
IGIMS 4.5 Km
AIIMS 11.0 Km
PMCH 12 Km
Medanta 12.5 Km



RETAIL STORES

P & M Mall 2.7 Km
City Centre Mall 9.0 Km
Bailey Square Mall 4.5 Km



EDUCATION

Gyan Niketan Girls School 0.0 Km
Don Bosco School 1.0 Km
ST. Xaviers College 1.5 Km
Notre dame Academy 3.5 Km
Loyala High School 3.5 Km
ST. Michael School 3.0 Km

