



JAYANT

Residency

A Premium Residential Space by Lovely Rani Constructions Pvt. Ltd.
Opp. Pillar No.- 254, Digha AIIMS Road, Link Road, Digha, Patna

Near Marine Drive



**Possession
in
JULY 2024**

Luxurious
3 BHK FLATS



RERA NO: BRERAP00892-2/97/R-1408/2022

BUILDING PLAN CASE NO: 100/21-22 Approved by Nagar Parishad Danapur Nizamat

www.lovelyconstructions.com lovelyraniconstruction@gmail.com

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ABOUT US

Lovely Rani Constructions Pvt. Ltd. provides class of engineering in construction services. We emphasis on quality with standards using the innovation of engineering.

INCORPORATED IN 2010

The company is engaged in **Civil Engineering projects, Housing, real estate development**, colonization etc. Its now also **expanding** into **civil engineering projects** with various departments like PWD, CPWD, and other Public sector companies.

The company has already launched in a big way to expend its area of operation and to capitalize on the enormous goodwill that it enjoys amongst its customers and has entered into development agreement with various property owners in **Patna**.

PROJECT COMPLETED

01	JAGANNATH LEELA RESIDENTIAL COMPLEX	At S.K Nagar, Kidwa puri Near Income Tax Circle, Patna
02	SUDAMA MUNI RESIDENTIAL COMPLEX	At Arya Samaj Mandir Road, Bailey Road, Patna.
03	KAMLA SUDAMA RESIDENTIAL COMPLEX	At RPS More, Bailey Road, Patna
04	RAJENDRA RESIDENTIAL COMPLEX	At Digha, Patna.
05	RAMANAND RESIDENTIAL COMPLEX	At Ambedkar Chowk, Anishabad, Patna
06	DHARMNATH PALACE	At RMS Colony, Kankarbagh, patna
07	PARAS-RATNA ENCLAVE	Near Rps Engineering College, Saguna More, Patna
08	J.M COMMERCIAL COMPLEX	Near IAS Colony, At Bailey Road, Rupaspur, Danapur
09	PEARL AVENUE	Near Gyan Niketan Girls School, Shurdaur Road, Digha, Patna

UPCOMING PROJECT

"PEARL HEIGHTS" Ghurdaur Road, Ashiana-Digha, Patna

Key Features

- ⇒ Earth Quake Resistance
- ⇒ Earthquake resistance structures are designed and constructed to with stand various types of hazards earthquake exposures at the site of their particular location.
- ⇒ We design structures according to building code IS:1893:2002 (Criteria for Earthquake Resistant Design of structure)



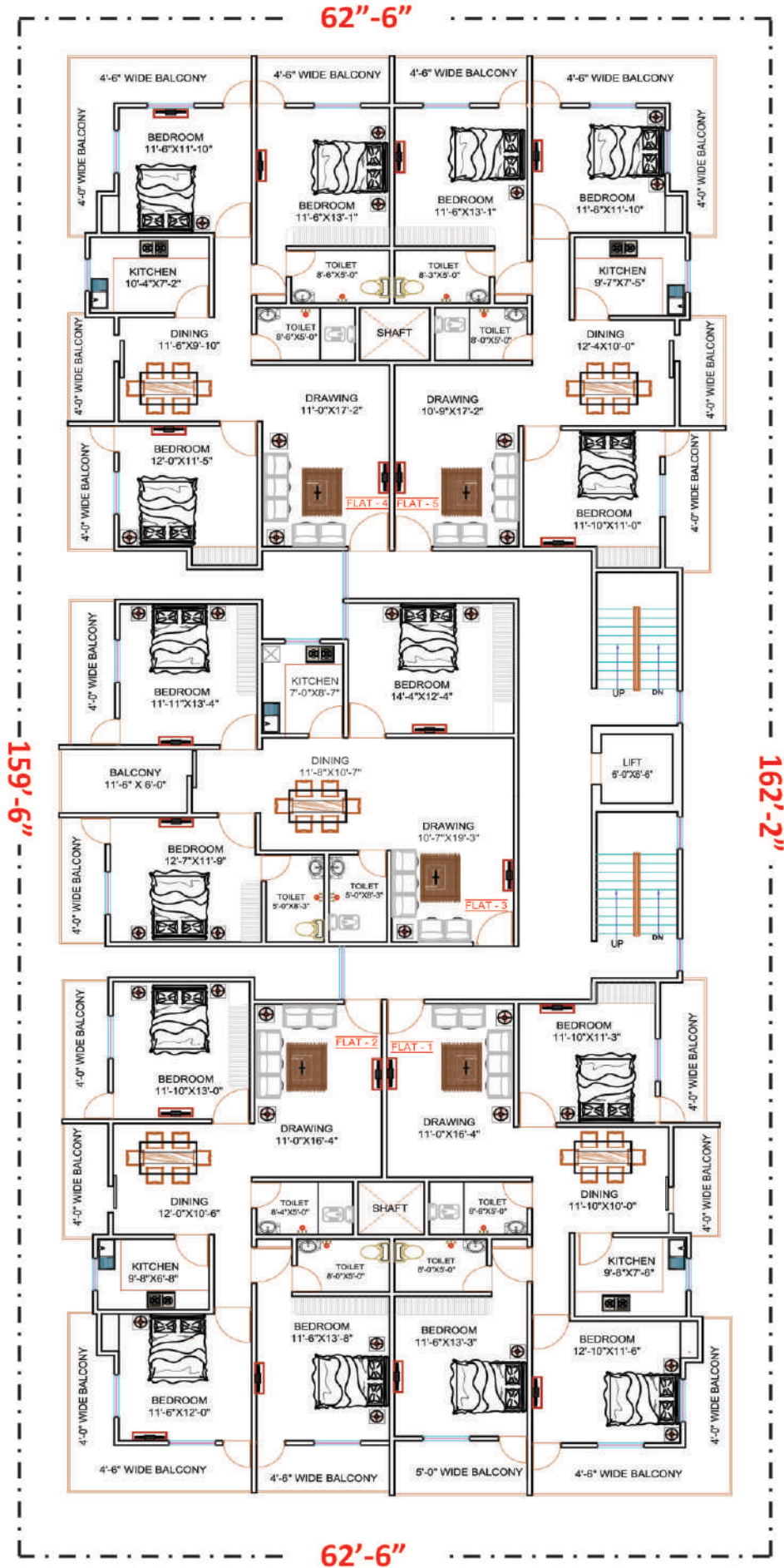
QUALITY

- ⇒ In this modern culture we give more importance to quality than quantity, keeping this in mind we provide our customers with world class technology to bring the building alive
- ⇒ We use TATA steel to reinforce all our Structures.
- ⇒ We accept RMC (Ready mix concrete) from Lafarge Mix Plant for all the casting purposes.
- ⇒ We provide high quality electrical works in all of our structures with the options for modular boards in flats.
- ⇒ We install silent Generator with auto-start on power cuts.
- ⇒ All of our buildings are fully fire resistance.
- ⇒ We also give our customers advance/custom flooring option with the variety in TILES/MARBLES

STANDARDS

- ⇒ We strictly follow IS 456: 2000 [Indian Standard PLAIN AND REINFORCED CONCRETE - CODE OF PRACTICE].
- ⇒ We also follow IS 800: 2007 [Indian Standard GENERAL CONSTRUCTION IN STEEL-CODE OF PRACTICE].
- ⇒ We design structures according to building code IS: 1893:2002 [Criteria for Earthquake Resistant Design of structure].

FLOOR PLAN



AREA CALCULATION

FLAT No.	01	02	03	04	05
Type of Flat	3BHK	3BHK	3BHK	3BHK	3BHK
Carpet Area (Sqft)	1275.00	1258.00	1198.00	1244.00	1248.00
S. B/U Area (Sqft)	1724.00	1706.00	1629.00	1689.00	1689.00

40ft Wide Road

PROJECT APPROVED BY RERA & NAGAR PARISHAD DANAPUR NIZAMAT

At the Time of Booking	.....	10%
After Plinth Work	.....	10%
1st Floor Casting	.....	10%
2nd Floor Casting	.....	10%
3rd Floor Casting	.....	10%
4th Floor Casting	.....	10%
At time of Plaster Work	.....	10%
At time of Electrical Fittings	.....	5%
At Time of Tiles Fitting	.....	10%
At Time of Sanitary Fitting	.....	10%
At time of Registry	.....	5%

Name of Project: JAYANT RESIDENCY

Name of Developer: Lovely Rani construction Pvt. Ltd.

Project Registration No.: BRERAP00892-2/97/R-1408/2022

Rera website: www.nagarseva.bihar.gov.in/rerabihar

Date of commencement of the Project-10.06.2022

Registered office - 301 Rajkrishana Apartment,
East Boring Canal Road Patna-800 001

Mob: +91-9155995585, +91-6204412234

Date of completion of the Project: 30.04.2026 (As Per Rera)

Email ID: lovelyraniconstruction@gmail.com

Website: www.lovelyconstructions.com

Doors :-	TATA Pravesh (Main Door) & Flush Door in Other Rooms
Windows :-	UPVC Window with glass
Floor :-	Vitrified Tiles (600mmx1200mm) AGL / Somany / Johnson / Blackberry
Kitchen :-	Black Marbles Steel sink
Bathroom :-	8ft Height Wall Tiles Western Commod
Electrical Fitting :-	I.S.I Marked wires, Cables & Switches, Havells / Anchor.
Wall :-	Putty inside wall (JK Wall Putty)

Foundation :-	R.C.C Pile Foundations as per design of Structural Engineer
Structure :-	R.C.C. Frame Structure
Roof :-	R.C.C (Tata Steel) M 25
Brick :-	1st Quality Brick
Plaster :-	NUVOCO Cement Plaster on Both side of brick.
Wall :-	Weather coated paint Outerwall (Asian)
Generator :-	30KVA Sound proof D.G
Lift :-	ISI Marked (Ocean Elevator)
Intercomm :-	Connection in each flat
CCTV :-	Cover Common Areas/ CP Plus

Payment Plan



Project Details



Specifications, Amenities, Facilities Part of Apartment/Flat



Common Amenities, Facilities Part of Apartment/Flat



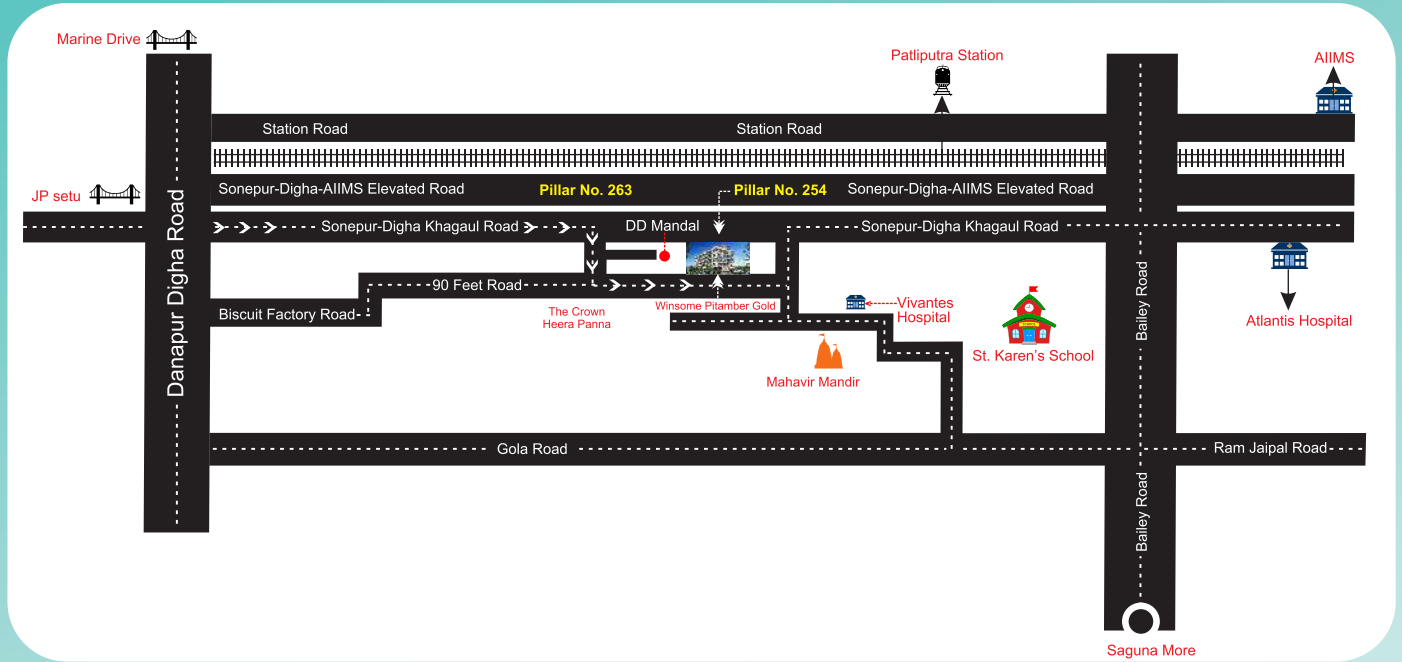


<u>FLOORING</u> Vetrified tiles 600mm x 1200 mm in drawing / dining / bedrooms and kitchen. Anti-skid ceramic tiles in toilet and balcony. (Somany, Johnson, AGL, Blackberry)	<u>DOOR / WINDOWS</u> Tata Pravesh Entrance Doors / Other Room Shall be With Flush of Green Ply with Doorskin, uPVC window & glass.	<u>KITCHEN</u> Stainless Steel Sink, with Hot & Cold Tap, Ceramic Glazed tiles 2" above working platform
<u>EXTERNAL WALL FACADE</u> Exterior in superior paints finish. (Asian)	<u>TOILET</u> Anti-Skid Ceramic Floor Tiles, Ceramic Tiles up to door level on the wall. Hindware / Jaquar Fittings.	<u>INSIDE WALL FINISH</u> Inside wall finish inside wall with J.K. Wall Putty.
<u>ELECTRICAL</u> Concealed electrification with fire retardant cable of Havelles & Anchor Modular switches of ISI Mark, Provision for adequate light, power point, T.V and Telephone point in living room and master bedrooms	<u>EXTRA FACILITY</u> Lift & Generator, 24/7 Guard Intercom, CCTV Camera etc	<u>SUPER STRUCTURE</u> Earthquake-resistant RCC frame Structure. TATA Steel TMT, Nuvoco cement, 1st Class, Brick, Chips & Sand.
<u>FIRE FIGHTING</u> Building Shall be Fire Resistant	<u>PARKING</u> High Quality Parking Tiles & EV Charging Point in Parking	<u>CEILING</u> Gypsum False Ceiling in Drawing and Dinning Area with Lights.
<u>SECURITY</u> Godrej Door Camera on Main Gate of all Flats.	<u>PLAY AREA FOR CHILDREN</u> Swing, See-Saw, Slider etc.	<u>TEMPLE</u> Hindu Temple Area for Worship & Peace



* Proposed Swimming Pool & Gym on Terrace Floor # After Aproved of NPDN

LOCATION MAP



MAJOR DISTANCES

Marine Drive	Approx	1.2 Kms.
Proposed Metro Station (PMRCL)	Approx	3.1 Mtrs.
Digha	Approx	1.1 Kms.
Bailey Road	Approx	3.0 Kms.
St. Karen's School	Approx	1.8 Kms.
Ishan Internationals Girls School	Approx	3.3 Kms.
Jai Prakash Narayan Airport (Patna)	Approx	8.3 Kms.
Danapur Junction, Patna	Approx	7.2 Kms.
Patna Railway Station	Approx	12.3 Kms.
Patliputra Station	Approx	3.1 kms.
Chhapra	Approx	60 Kms.
Siwan	Approx	120 Kms
Muzaffarpur	Approx	80 Kms.
Aurangabad	Approx	139 Kms.
AIIMS	Approx	9.9 Kms.
Lovelys J.M Complex	Approx	3.3 Kms.



Railway
Station



Hospital



Bus Depot



School



Metro
Station



College



M/S LOVELY RANI CONSTRUCTIONS PVT. LTD.

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