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**BHUSHAN**  
REALTORS PVT.LTD  
CRAFTING CASTLE  
ISO 9001 : 2015

# HARIHAR

## *Residency*

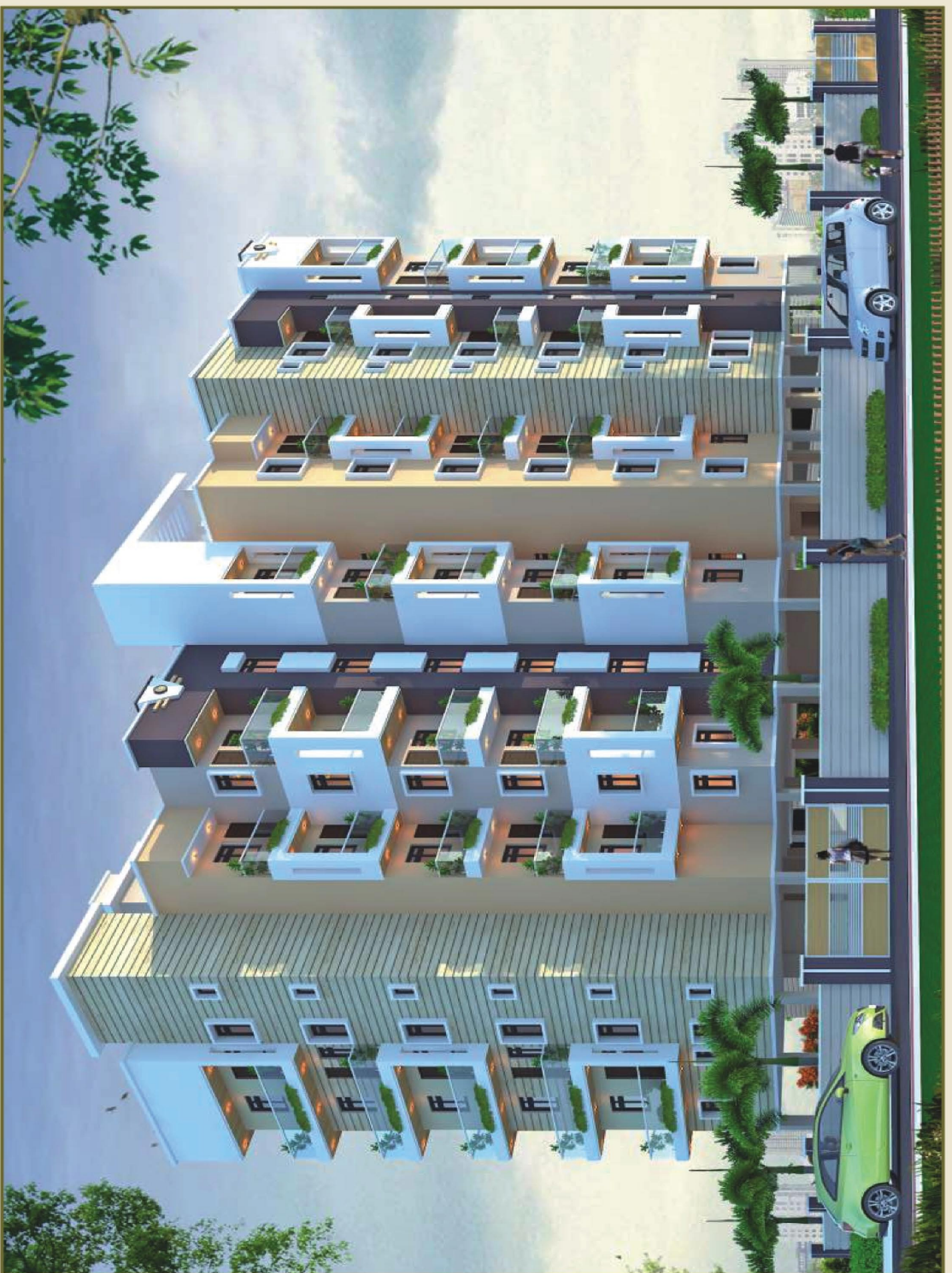
*First Digital Building in Bihar*

 **At - Udaini, Gopalpur, Patna**

**A PROJECT OF BHUSHAN REALTORS PVT LTD**

RERA Reg. No. BRERAP12472-001/167/R-1666/2024





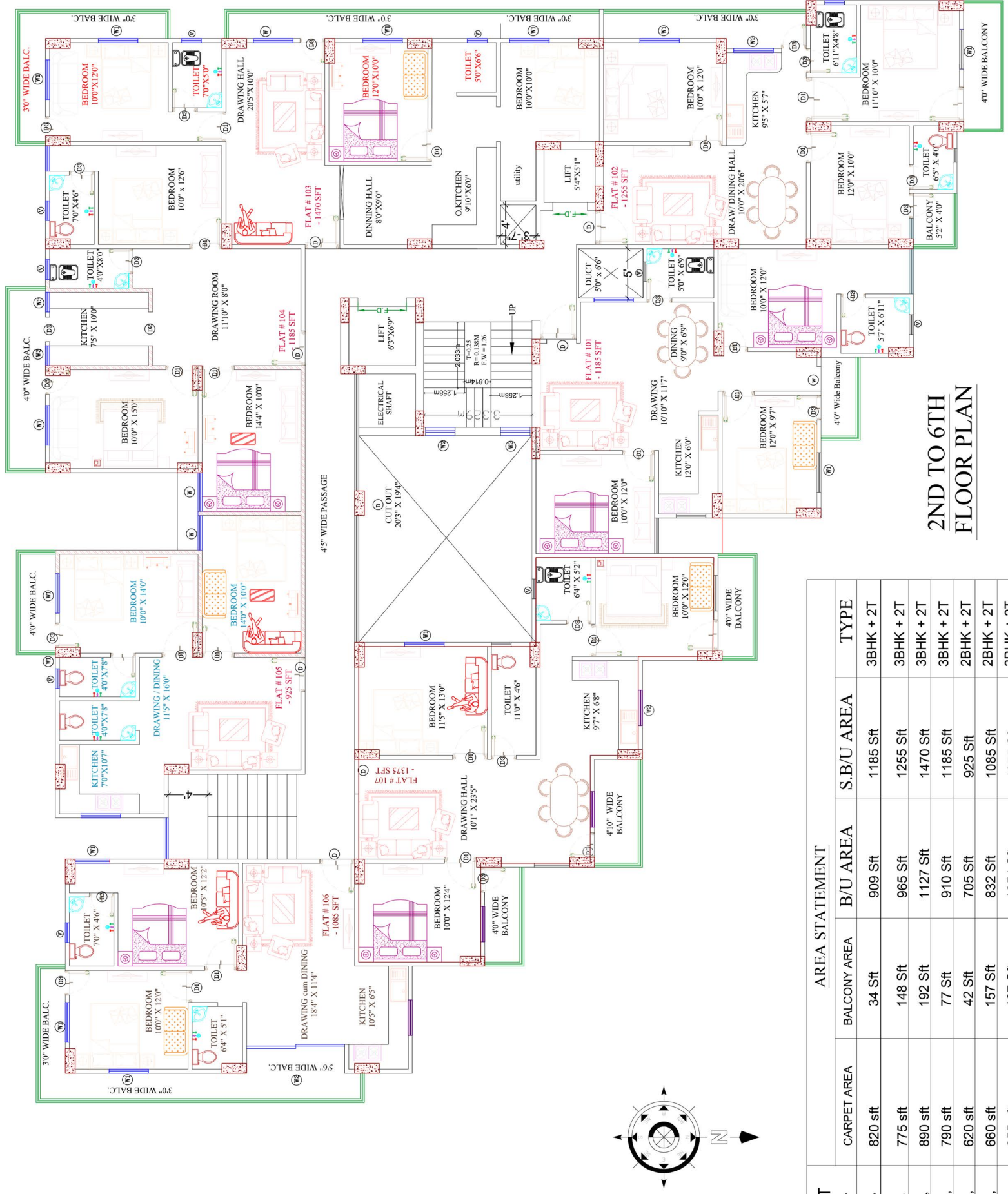


# HARIHAR RESIDENCY

AERIAL  
VIEW





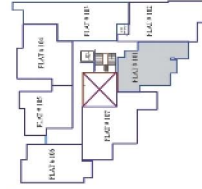


## 2ND TO 6TH FLOOR PLAN

| FLAT NO- | AREA STATEMENT |              |          |            |           |  |
|----------|----------------|--------------|----------|------------|-----------|--|
|          | CARPET AREA    | BALCONY AREA | B/U AREA | S/B/U AREA | TYPE      |  |
| 101,     | 820 sft        | 34 Sft       | 909 Sft  | 1185 Sft   | 3BHK + 2T |  |
| 102,     | 775 sft        | 148 Sft      | 965 Sft  | 1255 Sft   | 3BHK + 2T |  |
| 103,     | 890 sft        | 192 Sft      | 1127 Sft | 1470 Sft   | 3BHK + 2T |  |
| 104,     | 790 sft        | 77 Sft       | 910 Sft  | 1185 Sft   | 3BHK + 2T |  |
| 105,     | 620 sft        | 42 Sft       | 705 Sft  | 925 Sft    | 2BHK + 2T |  |
| 106,     | 660 sft        | 157 Sft      | 832 Sft  | 1085 Sft   | 2BHK + 2T |  |
| 107,     | 855 sft        | 137 Sft      | 1054 Sft | 1375 Sft   | 3BHK + 2T |  |



# UNIT PLAN



**Flat # 01** (3 BHK)

Carpet Area : 820 sq ft

B/U Area : 909 sq ft

Super B/U Area : 1185 sq ft



**Flat # 02** (3 BHK)

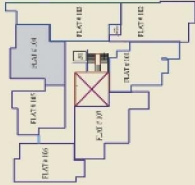
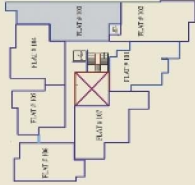
Carpet Area : 775 sq ft

B/U Area : 965 sq ft

Super B/U Area : 1255 sq ft



UNIT PLAN



**Flat # 03** (3 BHK)

Carpet Area : 890 sq ft  
B/U Area : 1127 sq ft  
Super B/U Area : 1470 sq ft

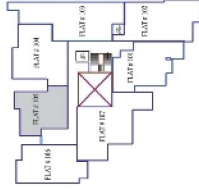


**Flat # 04** (3 BHK)

Carpet Area : 790 sq ft  
B/U Area : 910 sq ft  
Super B/U Area : 1185 sq ft

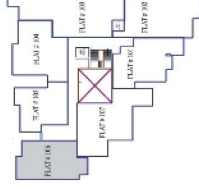


## UNIT PLAN



### Flat # 05 (2 BHK)

Carpet Area : 620 sq ft  
B/U Area : 705 sq fit  
Super B/U Area : 925 sq fit



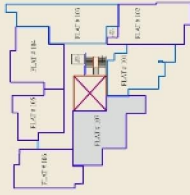
### Flat # 06 (2 BHK)

Carpet Area : 660 sq ft  
B/U Area : 832 sq fit  
Super B/U Area : 1085 sq fit





UNIT PLAN



**Flat # 07** (3 BHK)  
Carpet Area : 855 sq ft  
B/U Area : 1054 sq ft  
Super B/U Area : 1375 sq ft



A WORLD OF  
LUXURY.  
A WORLD OF  
YOUR OWN.



# SPECIFICATIONS



## STRUCTURE

- **RCC** Frame Structure approved by competent authorities; use of Fe - 500 D or equivalent; M30 design mix.
- First class Clay / Cement brick work as approved by competent authorities.



## DOORS/WINDOWS

- **DOORS:** Chauthat of hard wood and premium solid wood door covered with two coats of wood primer and two coats of synthetic enamel paint.

- **WINDOWS :** Good quality ISO Marked Windows.



## TOILET

- **TOILETS:** All CPVC fittings and good quality ISO marked sanitary fittings of Johnson or equivalent make; matt finish anti skid flooring tiles and full wall height glazed tiles.



## FLOORING

- **FLOORING :** Vitrified tiles double charged in all covered areas



## WALL FINISHING

- **FINISHING:** External surface will be plastered and painted with weather coat; All interior walls and ceiling shall be cement plastered with POP finish, primer.



## ELECTRICALS

- **ELECTRICAL:** Concealed P.V.C. conduit wiring of Finolux /Polycab make or equivalent with modular switches and sockets of Philips and Legrand make or equivalent.



## OTHER FEATURES

- Terrace to have heat treatment with water proofing.
- Earthquake resistant structure.
- Basement, structure, woodwork anti termite treated.
- Internal and external plumbing of Ashirwad or equivalent make.
- 24 Hours Water Supply from own tube well from common overhead tank.
- Complete fire fighting safety features including smoke detectors fire extinguishers and fire alarms.
- Branded lifts.
- Back up generator up to 0.8 KVA load per flat.
- Multilevel security features (overall CCTV coverage)
- Rainwater harvesting and ground water recharging, waste management and other environmentally friendly features.



24 hours Power backup



24x7 Water Supply



Convenient Elevators



24x7 Security Guard



Fire Fighting as per norm



24 X 7 CCTV surveillance in campus



Car Parking

**Note:** The above specifications are subject to change as may be decided by the promoter/architect.

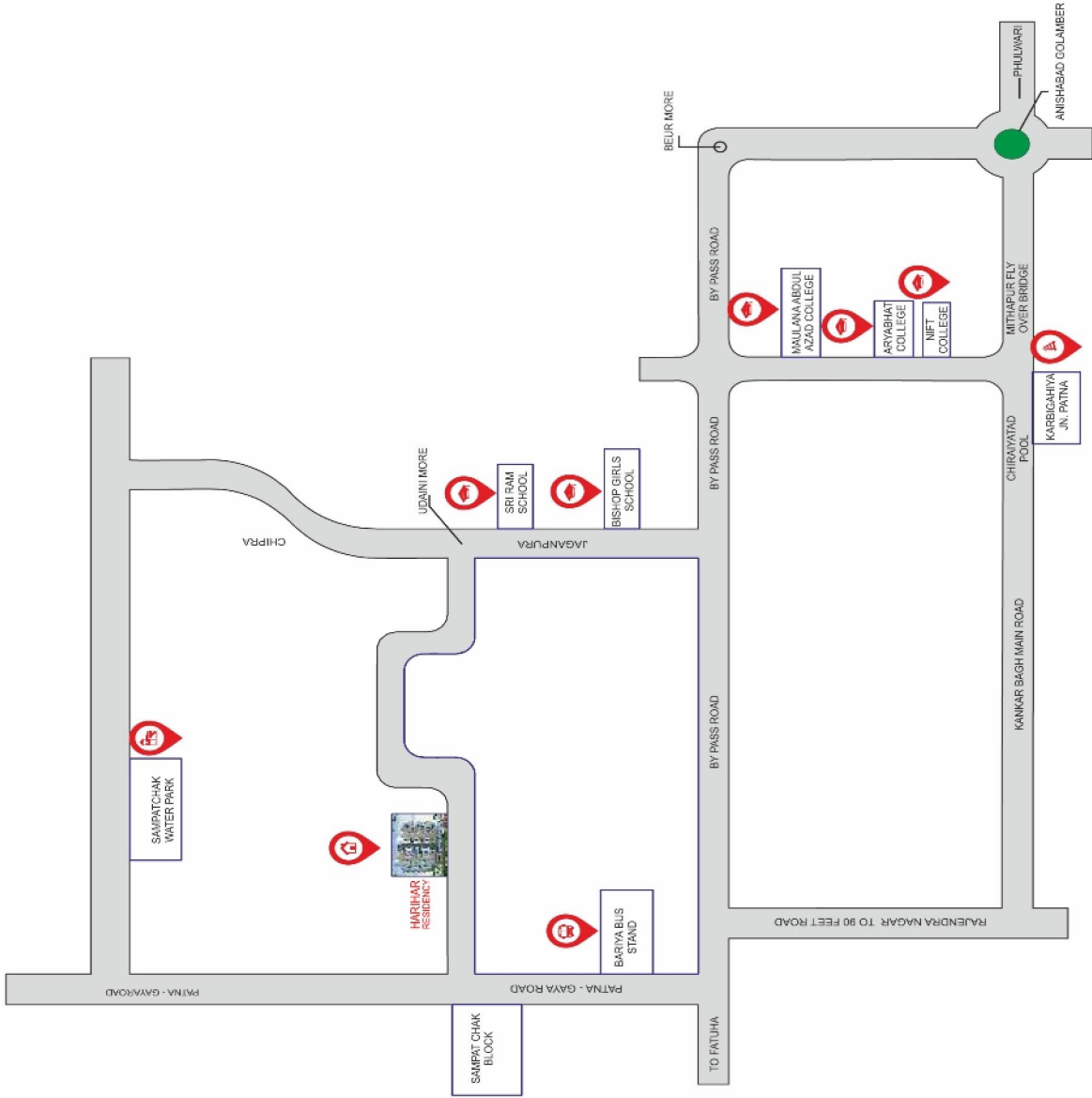


# LOCATION PLAN

## Connectivity & Convenience

|                             |         |
|-----------------------------|---------|
| Reputed School              | 01 KM   |
| Water Park                  | 01 KM   |
| Sampatchak- Parsa Main Road | 01 KM   |
| New Bas Stand               | 05 KM   |
| Jaganpur Market             | 04 KM   |
| Metro Station 90' Kankarbag | 05.5 KM |
| Patna Jn./Karbigahiya       | 08.5 KM |
| Airport                     | 12 KM   |

| PAYMENT PLAN                                    |       |
|-------------------------------------------------|-------|
| At the time of booking                          | - 10% |
| At the time of Ageement (withing 30 Days)       | - 10% |
| On start of 1 <sup>st</sup> floor Slab          | - 10% |
| On start of 2 <sup>nd</sup> floor Slab          | - 10% |
| On start of 3 <sup>rd</sup> floor Slab          | - 10% |
| On start of 4 <sup>th</sup> floor Slab          | - 10% |
| On start of 5 <sup>th</sup> floor Slab          | - 10% |
| On start of 6 <sup>th</sup> floor Slab          | - 10% |
| At the time of Brick & Plaster work             | - 10% |
| At the time of Flooring & Painting              | - 05% |
| At The time of Possession                       | - 05% |
| Registration Charges, Service Tax And GST Extra |       |





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CRAFTING CASTLE

ISO 9001 : 2015

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Developers :-  
**BHUSHAN REALTORS PVT. LTD.**

Site Address :-  
**Village - Udaini, P.O. - Mittachak, Gopalpur  
Jaganpura, District - Patna-804453**

Office Address :-

**H.O. - Satyendra Kumar, Behind Shagun Medico  
Opp. Dadan Handi, Danapur, Khagaul Main Road  
Lekhanagar, Danapur, Bihar - 801503**

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 **www.bhushans.in**



**24\*7 Security**



**Water Supply**



**Power Backup**



**Cctv**



**Guest Parking**



**Fire Safety**

Note : This Brochure is for information only & not a legal document. All specification, designs, layout etc. are purely indicative and subject to variation and some of these can be modified at discretion of the developer without prior notice. Accessories shown in the layout plan, pictures, scenes etc. are purely indicative and not a part of sale offerings.