

RERA Reg. No. : BRERAP00113-1/74/R28/2018



Gharonda Buildcon Present's

# GANGA HEIGHTS

KENDUI, GAYA



**GMC Approved Plan**



# GANGA HEIGHTS

GAYA

## About Us

GBPL, Started its business in 1999, doing business in Patna, Ranchi, Completed several Projects including apartment, Mall, Commercial Complex, after successful completion of various Projects . We offer yet another refreshingly new concept in Comfortable living through Ganga Height Located at Kendui, Gaya

1. In Our construction activities we follow a work culture which is supported by sound business and management Principle. We take pride in the fact that our last project was sold out even before the foundation was completed.
2. In our project quality control is seen to be believed.  
Thus, we sumup that once you are here your worries end.

## Features and Amenities



CCTV Camera  
Security



Rain Water  
Harvesting



Swimming  
Pool



Fire Fighting  
System



24/7 Power  
Backup



Earthquake  
Resistant



Fenesta  
Windows



KOHLER  
Bathroom

## Architectural and Structural Specifications

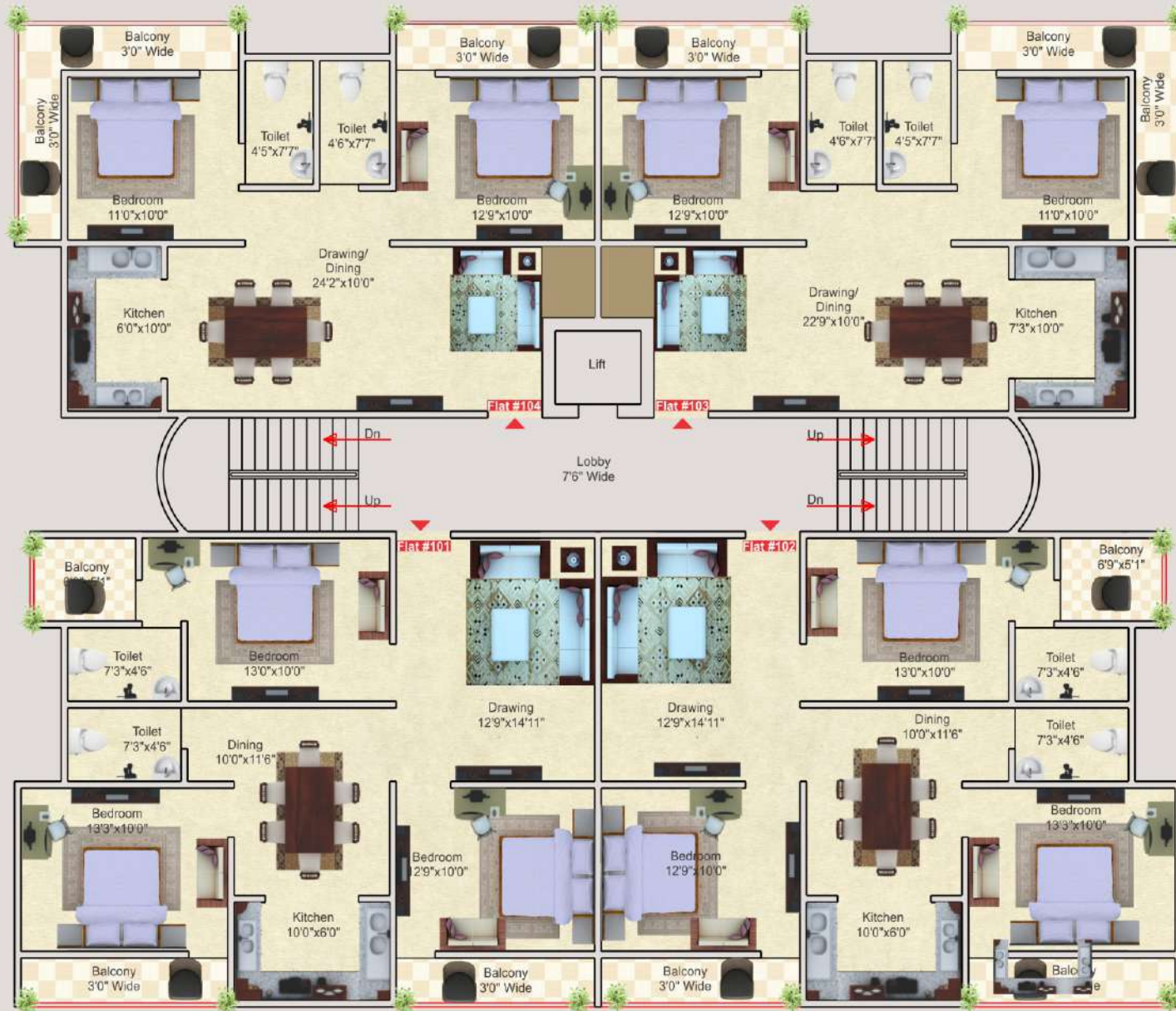
- Foundation** : Isolated or combined, R.C.C. footing as per R.C.C design
- Structure** : R.C.C. frame structure as per design and specification of Structural Engineer including Sesmic (Earthquake) Consideration.
- Civil Work** : 1st Class Burnt Brick/ Equivalent masonry for external and internal partition walls in cement mortar.
- Plaster** : In Cement mortar 1:6 / Equivalent on brick surface and 1:4 on R.C.C. surface.
- Doors** : 30mm thick factory made Flush door shutter fixed to a hard wood door frame. Painted 2 Coats with enamel over a coat of Primer and Putty to approved colour and shade. Main Door OST Flush Door.
- Windows** : UPVC Window of Fenesta or equivalent supported with steel Grills.
- Toilets** : Ceramic tiles upto 7'-0" height with Anti Skid ceramic tile flooring, White glazed sanitarywares and C.P. fittings of Kohler/Grohe or equivalent with wall hung E.W.C. and concealed cistern in all toilets, concealed PVC pipes with hot and cold arrangements in toilets.
- Kitchen** : Working Platform of Granite with steel sink, Ceramic tiles dado up to 2'0" height from working top. Anti Skid ceramic tile flooring with point for water purifier & Geysers.
- Electrical** : Concealed P.V.C. conduit wiring with standard electric accessories, adequate light, power points, Wiring for the Telephone/T.V. connection in Master/bed room and Drawing/Dinning.
- Plumbing** : All internal G.I./P.V.C. pipes shall be concealed. Provision of Hot & cold water in both toilet & fittings will be of ISI approved.
- Finishing** : All Internal walls & ceiling finished with P.O.P./Putty. External surfaces painted with cement based paints.
- Note** :
- i) The above specifications are subjected to minor changes as may be decided by the promoters/builder and Architect in the overall interest of the project.
  - ii) The Structure design of the building shall be done after the safe bearing capacity of the soil is determined by carrying out the soil test by an independent agency, recommended by the structural consultant.
  - iii) Any Changes in the drawings and the agreed specification shall be charged extra for which the rate shall be negotiated at that stage separately.
  - iv) Project schedule : This project is expected to be completed within 60 month periods.

### Highlights

- Swimming Pool
- 24hr. water supply from own tubewell.
- 500 watts Generator connection to each Flat.
- Provision of two stairs in each block.
- Separate lift in each block.
- Ample Parking space.
- 24 hr. Internal security through CCTV & Owner's Association.
- Loan facility available from all leading banks as per their norm.
- Intercom facilities provided in each flat.
- Fire Fighting as per Norms



# BLOCK B : TYPICAL FLOOR PLAN



## AREA STATEMENT (BLOCK B)

Flat No.	101 & 102	103 & 104
Type	3 BHK	2 BHK
Carpet Area	894	686
Balcony Area	129	127
Wall & Column Area	45	34
Common Area	320	254
Total Area (Sq.ft.)	1388	1101

## PAYMENT SCHEDULE

1.	AT THE TIME OF BOOKING	20%
2.	BASEMENT FLOOR ROOF CASTING	10%
3.	GROUND FLOOR ROOF CASTING	10%
4.	FIRST FLOOR ROOF CASTING	10%
5.	SECOND FLOOR ROOF CASTING	10%
6.	THIRD FLOOR ROOF CASTING	10%
7.	FOURTH FLOOR ROOF CASTING	10%
8.	FIFTH FLOOR ROOF CASTING	10%
9.	AFTER COMPLETION MASONRY WORK/FLOORING	5%
10.	20 DAYS BEFORE POSSESSION	5%



## Our Consultants :

Architect :

### M.K. & Associates

202-B, Gharounda Complex

Jagdeo Path More, Bailey Road, Patna-14

Mob. : 9431063329

Structural Engineer :

### Computer Foundation Pvt. Ltd.

Opp. Tapasya Complex,

Boring Road, Patna

Mob. : 9835047253

## Builder & Developers :



### Corporate Office

Mahadevi Apartment, Kashinath Lane  
East Lohanipur, Patna- 800 003

### Site Address :

Ganga Heights, Gaya-Bodhgaya Road,  
Kendui, Near Mahesh Singh B.Ed College,  
Gaya- 823 001

+91-9334110626, 7979099327

gharoundabuildcon@gmail.com  
vaishalimall52@gmail.com

www.gharondabuildcon.com

For Booking, Contact :

**9334110626, 7979099327**

**9431020137, 9334112523**

## Location Plan :



Google Map



Disclaimer : This Brochure and all concepts depicted in it are the intellectual property of the builder/promoter. Unauthorized duplication, plagiarism, Modification or distribution of this brochure or any content depicted in it is a punishable offence. All depiction in the brochure are indicative only and do not enforce any legally binding commitment or liability on the builder/promoter. The builder/promoter reserves the right to make changes in the project without any prior intimation to any person or party. The project has received all prerequisite approvals mandated by the concerned government bodies. For more details, please contact the builder/promoter. The images, graphics & visuals are used solely for representational purpose. Design Domain does not hold any responsibility of the same.