



KAVITA SHREE HOMES PVT. LTD.



Welcome to Baikunth Niwas

at AIIMS-Digha nahar road, near Patliputra Railway station

RERA No. : BRERAP21050-3/144/R-1255/2021

Committed to getting
the results
you **Deserve**

A PROJECT BY
KAVITA SHREE HOMES PVT. LTD.

BAIKUNTH NIWAS



PREMIUM 3BHK FLATS and SHOPS



QUALITY OF THE PROJECT

- Every flat is fully lighted and airy.
- All flats are spacious and Vastu based.
- No water logging area.
- Near Police station & Railway station.
- 5 Km from Patna Airport.
- Nearer to best schools and hospital.
- Situated in the Heart of Patna.



vastu shastra
B A S E D

Residential flats

3

Tower for residential

70

Residential 3BHK flats

6

Floors residential

6

Elevators

Baikunth Niwas is strategically located in one of the best residential location area of Patna with easy access to educational institutions , shopping malls, hospitals and important business and leisure hubs. The location is ideal for cutting down your commute time while enjoying a pleasantly relaxed lifestyle and nature splendors. The Project located at AIIMS-Digha nahar road, near Patliputra Railway station.

- 2 high speed elevator in every tower
- Parking in basement and ground floor
- All flats are 3BHK
- 24X7 power backup
- Garden & kid's play area on terrace
- Fire fighting system on every floor
- 24X7 security guard
- CCTV security also available



Fire safety



Earthquake resistant



Intercom facility



Multiple lift in every block



Visitor parking



24X7 Water supply



24X7 Power backup



Terrace Garden



Jogging track



Security





Shops space

79

Premium shop space

3

Floor shops

1

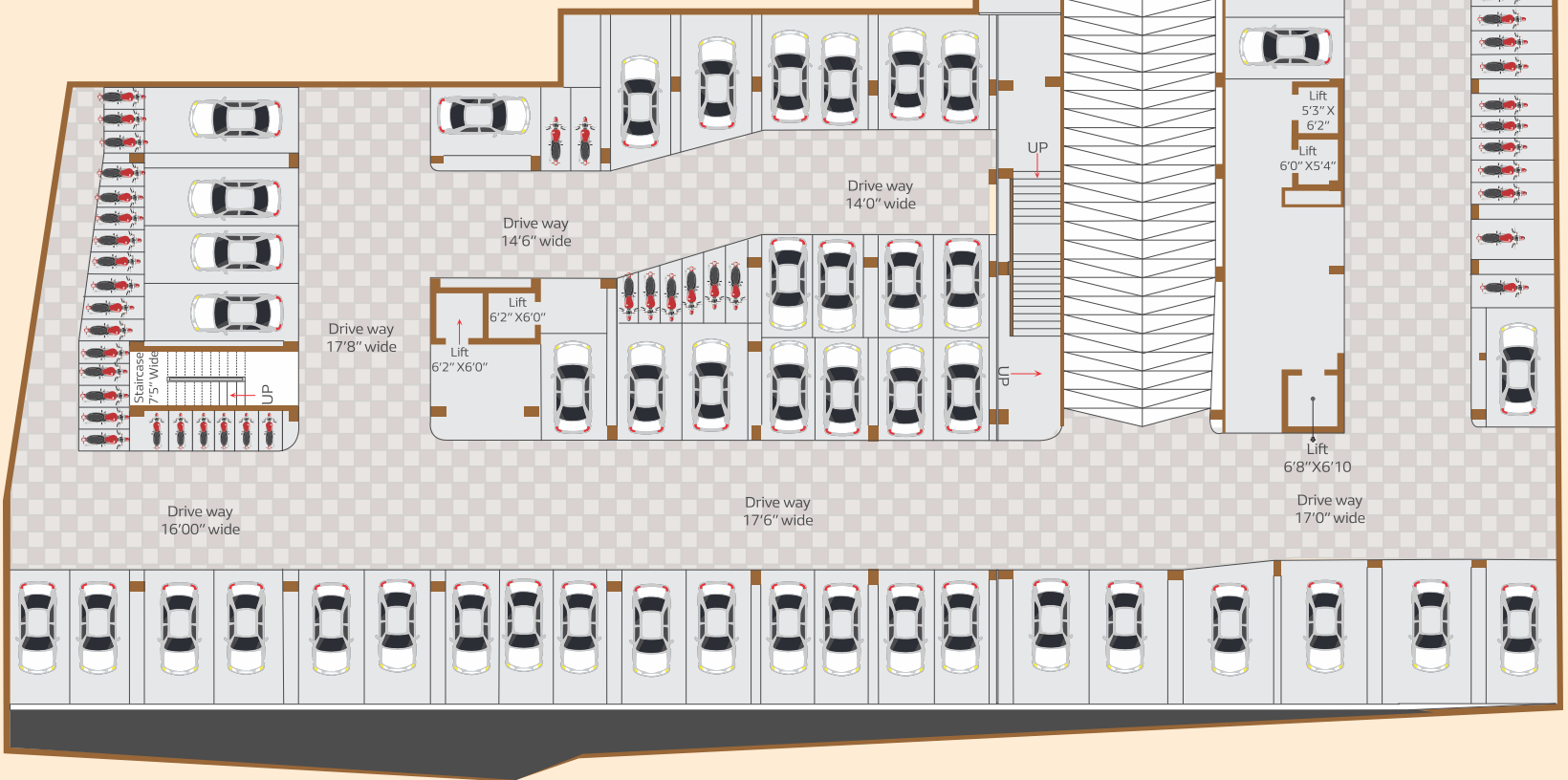
High speed Elevator

Baikunth Niwas Shop and office will become the benchmark in the city, offering the city's only Grade A shop space. A premium shops space with a variety of the most coveted shop brands space options. Retail shops with a residential space will make the premier destination of AIIMS-Digha Nahar Road, near Patliputra Railway station.

- **Inspirational shop spaces**
- **Modern and elegant elevation**
- **Wide parking area**
- **Full power backup**
- **High speed elevator**
- **Fire fighting system**
- **24 hrs security with latest system & devices**
- **Well - appointed public toilets**



CONVENIENT CAR PARKING



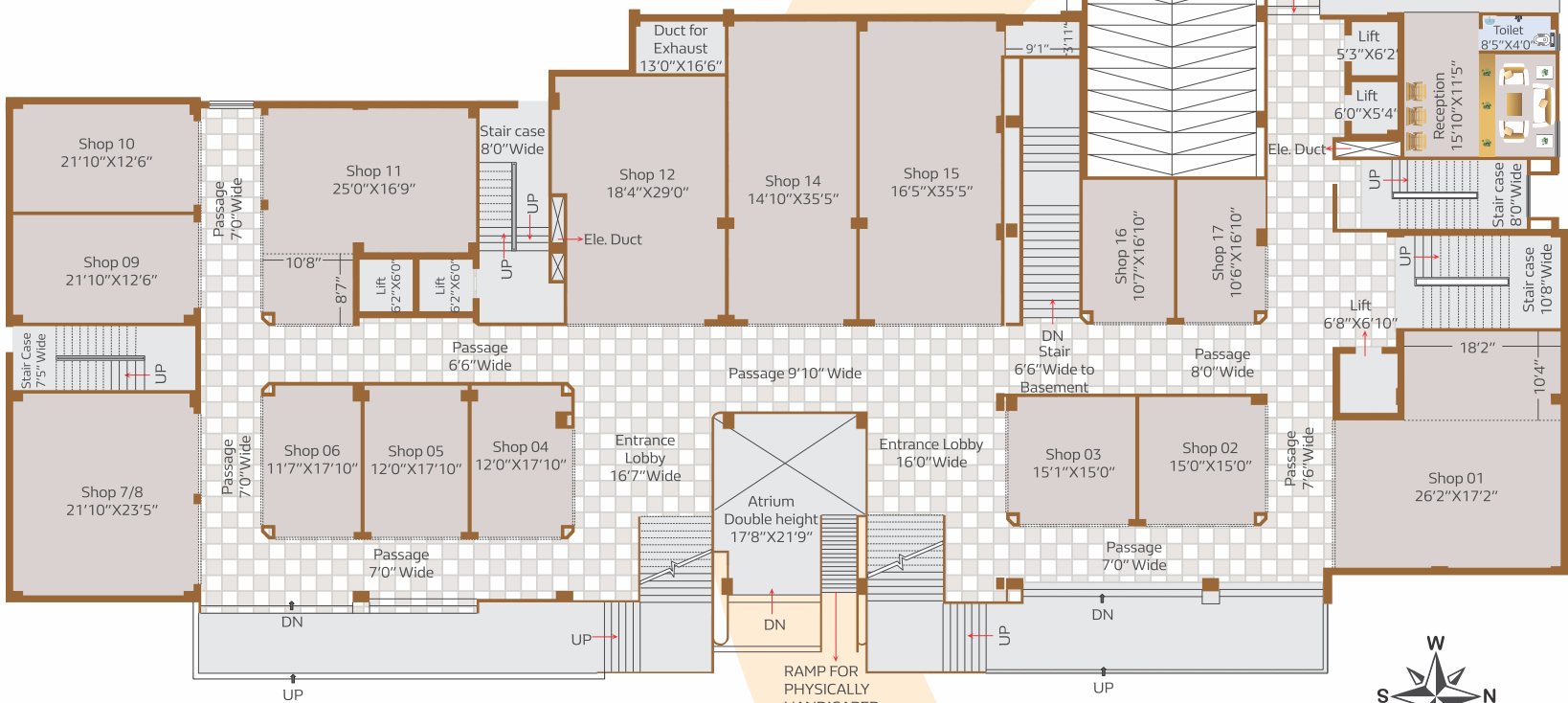
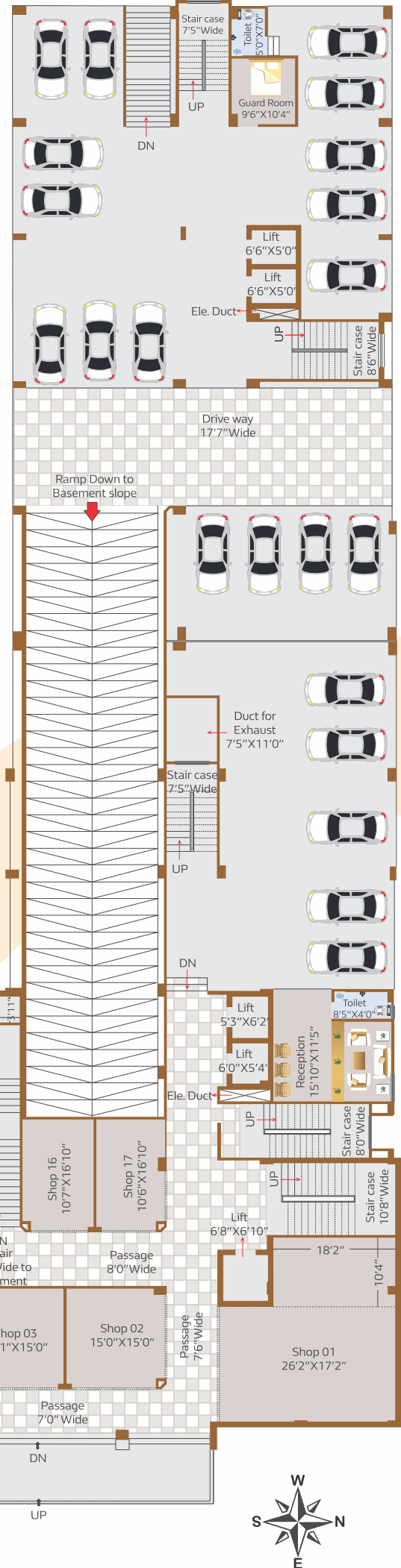
BASEMENT PLAN



GROUND FLOOR PLAN

GROUND FLOOR AREA STATEMENT

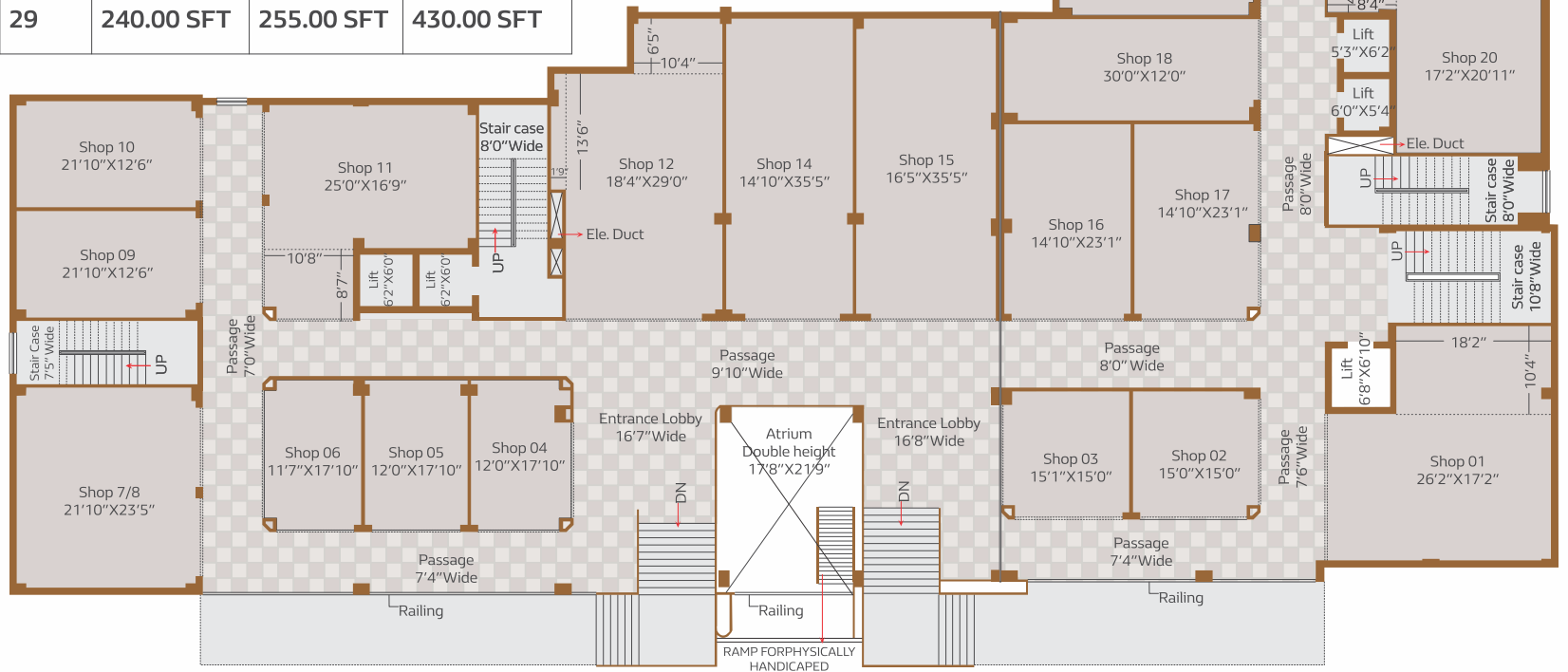
SHOP NO.	CARPET AREA	B/U AREA	SUPER B/U AREA
01	635.00 SFT	705.00 SFT	1145.00 SFT
02	225.00 SFT	235.00 SFT	405.00 SFT
03	225.00 SFT	235.00 SFT	405.00 SFT
04	215.00 SFT	225.00 SFT	390.00 SFT
05	215.00 SFT	230.00 SFT	390.00 SFT
06	205.00 SFT	215.00 SFT	370.00 SFT
07/08	510.00 SFT	560.00 SFT	920.00 SFT
09	275.00 SFT	300.00 SFT	495.00 SFT
10	275.00 SFT	305.00 SFT	495.00 SFT
11	510.00 SFT	545.00 SFT	920.00 SFT
12	555.00 SFT	585.00 SFT	1005.00 SFT
14	525.00 SFT	555.00 SFT	945.00 SFT
15	635.00 SFT	685.00 SFT	1145.00 SFT
16	180.00 SFT	195.00 SFT	325.00 SFT
17	180.00 SFT	185.00 SFT	325.00 SFT



SHOP NO.	CARPET AREA	B/U AREA	SUPER B/U AREA
01	635.00 SFT	705.00 SFT	1145.00 SFT
02	225.00 SFT	235.00 SFT	405.00 SFT
03	225.00 SFT	235.00 SFT	405.00 SFT
04	215.00 SFT	225.00 SFT	390.00 SFT
05	215.00 SFT	230.00 SFT	390.00 SFT
06	205.00 SFT	215.00 SFT	370.00 SFT
07/08	510.00 SFT	560.00 SFT	920.00 SFT
09	275.00 SFT	300.00 SFT	495.00 SFT
10	275.00 SFT	305.00 SFT	495.00 SFT
11	510.00 SFT	545.00 SFT	920.00 SFT
12	620.00 SFT	665.00 SFT	1115.00 SFT
14	525.00 SFT	555.00 SFT	945.00 SFT
15	580.00 SFT	615.00 SFT	1045.00 SFT
16	345.00 SFT	360.00 SFT	620.00 SFT
17	345.00 SFT	350.00 SFT	620.00 SFT
18	360.00 SFT	375.00 SFT	650.00 SFT
19	405.00 SFT	430.00 SFT	730.00 SFT
20	400.00 SFT	430.00 SFT	720.00 SFT
21	240.00 SFT	255.00 SFT	435.00 SFT
22	210.00 SFT	225.00 SFT	380.00 SFT
23	215.00 SFT	236.00 SFT	390.00 SFT
24	175.00 SFT	190.00 SFT	315.00 SFT
25	175.00 SFT	195.00 SFT	315.00 SFT
26	150.00 SFT	165.00 SFT	270.00 SFT
27	150.00 SFT	155.00 SFT	270.00 SFT
28	460.00 SFT	490.00 SFT	830.00 SFT
29	240.00 SFT	255.00 SFT	430.00 SFT

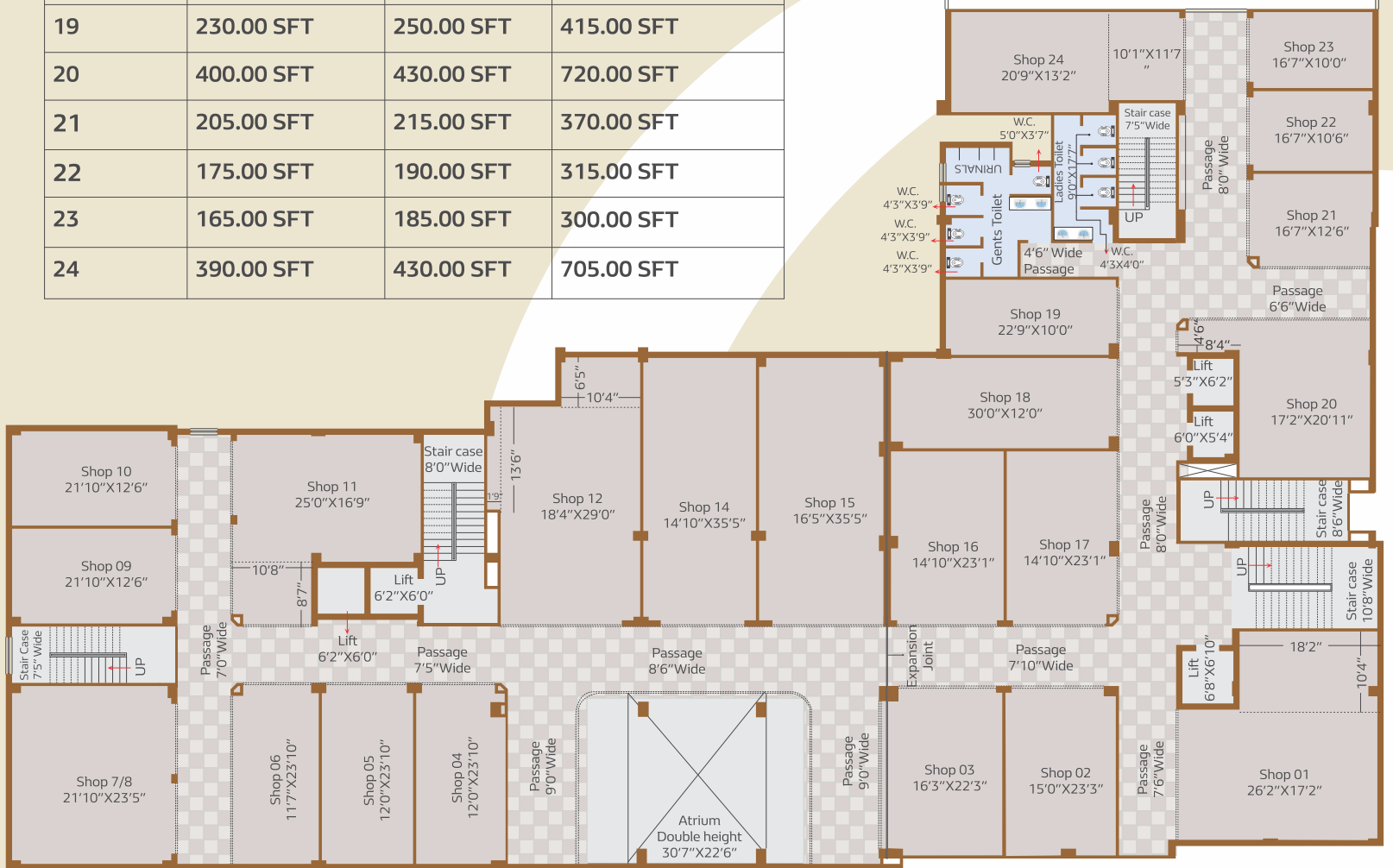
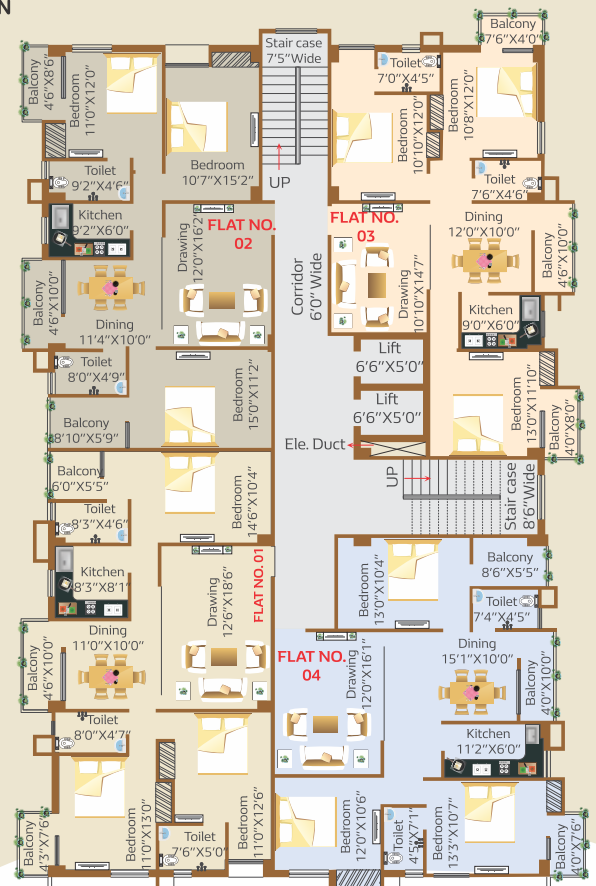
SHOP NO.	CARPET AREA	B/U AREA	SUPER B/U AREA
30	240.00 SFT	255.00 SFT	430.00 SFT
31	305.00 SFT	325.00 SFT	550.00 SFT
32	325.00 SFT	350.00 SFT	585.00 SFT
33	260.00 SFT	285.00 SFT	470.00 SFT
34	280.00 SFT	305.00 SFT	505.00 SFT
35	280.00 SFT	305.00 SFT	505.00 SFT
36	345.00 SFT	380.00 SFT	620.00 SFT
37	195.00 SFT	215.00 SFT	350.00 SFT
38	195.00 SFT	225.00 SFT	350.00 SFT

FIRST FLOOR PLAN



2nd FLOOR SHOPS AREA STATEMENT

SHOP NO.	CARPET AREA	B/U AREA	SUPER B/U AREA
01	635.00 SFT	705.00 SFT	1145.00 SFT
02	335.00 SFT	345.00 SFT	605.00 SFT
03	360.00 SFT	375.00 SFT	650.00 SFT
04	285.00 SFT	300.00 SFT	515.00 SFT
05	285.00 SFT	305.00 SFT	515.00 SFT
06	275.00 SFT	290.00 SFT	495.00 SFT
07/08	510.00 SFT	560.00 SFT	920.00 SFT
09	275.00 SFT	300.00 SFT	495.00 SFT
10	275.00 SFT	305.00 SFT	495.00 SFT
11	510.00 SFT	545.00 SFT	920.00 SFT
12	620.00 SFT	665.00 SFT	1115.00 SFT
14	525.00 SFT	555.00 SFT	945.00 SFT
15	580.00 SFT	615.00 SFT	1045.00 SFT
16	345.00 SFT	360.00 SFT	620.00 SFT
17	345.00 SFT	350.00 SFT	620.00 SFT
18	360.00 SFT	375.00 SFT	650.00 SFT
19	230.00 SFT	250.00 SFT	415.00 SFT
20	400.00 SFT	430.00 SFT	720.00 SFT
21	205.00 SFT	215.00 SFT	370.00 SFT
22	175.00 SFT	190.00 SFT	315.00 SFT
23	165.00 SFT	185.00 SFT	300.00 SFT
24	390.00 SFT	430.00 SFT	705.00 SFT



2nd FLOOR RESIDENTIAL AREA STATEMENT

Flat No. 1(3BHK)

RERA Carpet Area : 1130.00 SFT.
Balcony Area : 145.00 SFT.
Built Up Area : 1315.00 SFT.
Super B/U Area : 1640.00 SFT.

Flat No. 2(3BHK)

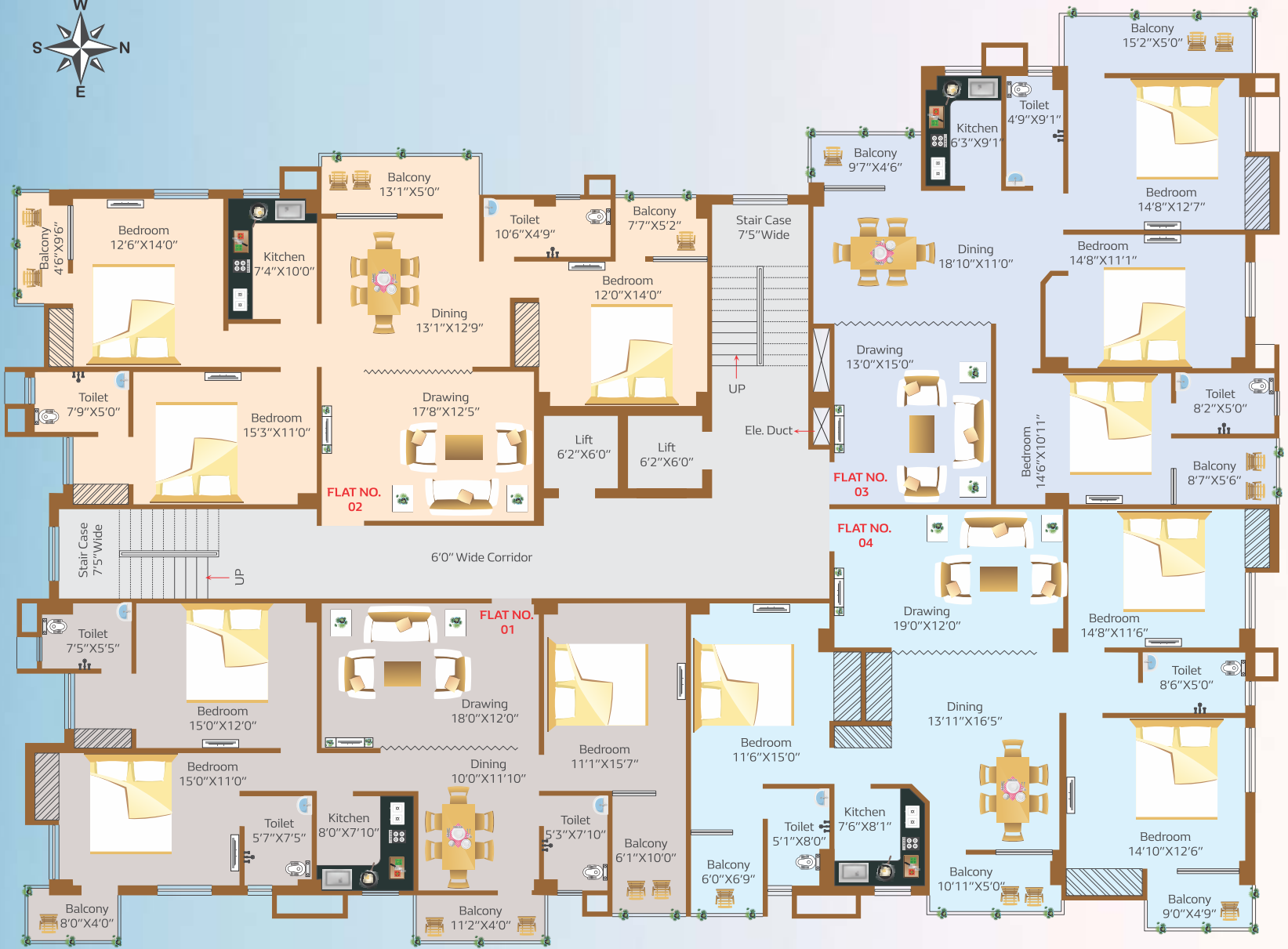
RERA Carpet Area : 1035.00 SFT.
Balcony Area : 160.00 SFT.
Built Up Area : 1220.00 SFT.
Super B/U Area : 1535.00 SFT.

Flat No. 3(3BHK)

RERA Carpet Area : 960.00 SFT.
Balcony Area : 125.00 SFT.
Built Up Area : 1110.00 SFT.
Super B/U Area : 1335.00 SFT.

Flat No. 4(3BHK)

RERA Carpet Area : 1025.00 SFT.
Balcony Area : 145.00 SFT.
Built Up Area : 1210.00 SFT.
Super B/U Area : 1515.00 SFT.



TOWER 01 (3rd to 8th FLOOR)

Flat No. 1(3BHK)

RERA Carpet Area : 1215.00 SFT.
Balcony Area : 155.00 SFT.
Built Up Area : 1415.00 SFT.
Super B/U Area : 1770.00 SFT.

Flat No. 2(3BHK)

RERA Carpet Area : 1225.00 SFT.
Balcony Area : 170.00 SFT.
Built Up Area : 1440.00 SFT.
Super B/U Area : 1805.00 SFT.

Flat No. 3(3BHK)

RERA Carpet Area : 1165.00 SFT.
Balcony Area : 190.00 SFT.
Built Up Area : 1395.00 SFT.
Super B/U Area : 1760.00 SFT.

Flat No. 4(3BHK)

RERA Carpet Area : 1310.00 SFT.
Balcony Area : 155.00 SFT.
Built Up Area : 1505.00 SFT.
Super B/U Area : 1895.00 SFT.

A place With
Maximum
Happiness





TOWER 02 (3rd to 7th FLOOR)

Flat No. 1(3BHK)

RERA Carpet Area : 1300.00 SFT.
Balcony Area : 240.00 SFT.
Built Up Area : 1540.00 SFT.
Super B/U Area : 1935.00 SFT.

Flat No. 2(3BHK)

RERA Carpet Area : 1100.00 SFT.
Balcony Area : 185.00 SFT.
Built Up Area : 1300.00 SFT.
Super B/U Area : 1615.00 SFT.

Flat No. 3(3BHK)

RERA Carpet Area : 1130.00 SFT.
Balcony Area : 180.00 SFT.
Built Up Area : 1360.00 SFT.
Super B/U Area : 1670.00 SFT.

Flat No. 4(3BHK)

RERA Carpet Area : 1420.00 SFT.
Balcony Area : 190.00 SFT.
Built Up Area : 1635.00 SFT.
Super B/U Area : 2045.00 SFT.

Perfect Choice for your Dream's...



TOWER 02 (8 FLOOR)

Flat No. 1(3BHK)

RERA Carpet Area : 1300.00 SFT.
Balcony Area : 240.00 SFT.
Built Up Area : 1540.00 SFT.
Super B/U Area : 1935.00 SFT.

Flat No. 4(3BHK)

RERA Carpet Area : 1420.00 SFT.
Balcony Area : 190.00 SFT.
Built Up Area : 1635.00 SFT.
Super B/U Area : 2045.00 SFT.

Bringing It All Together

A PROJECT BY
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BAIKUNTH NIWAS



TOWER 03 (2nd to 7th FLOOR)

Flat No. 1(3BHK)

RERA Carpet Area : 1130.00 SFT.
Balcony Area : 145.00 SFT.
Built Up Area : 1315.00 SFT.
Super B/U Area : 1640.00 SFT.

Flat No. 3(3BHK)

RERA Carpet Area : 960.00 SFT.
Balcony Area : 125.00 SFT.
Built Up Area : 1110.00 SFT.
Super B/U Area : 1335.00 SFT.

Flat No. 2(3BHK)

RERA Carpet Area : 1035.00 SFT.
Balcony Area : 160.00 SFT.
Built Up Area : 1220.00 SFT.
Super B/U Area : 1535.00 SFT.

Flat No. 4(3BHK)

RERA Carpet Area : 1025.00 SFT.
Balcony Area : 145.00 SFT.
Built Up Area : 1210.00 SFT.
Super B/U Area : 1515.00 SFT.



specifications

FOUNDATION

R.C.C. frame structure building as per the design of structural engineers.

WALL

Internal wall shall be finished with wall putty & External wall finished with texture paint as per design.

DOOR

Main door Sal Wood Frames and water proof flush doors with decorative front side laminate/door skin, internal doors wooden chowkhat painted with two coat of enamel paints.

WINDOW

Wooden frames and shutters with 3mm clear glass window or UPVC / Aluminium with Glass.

FLOORING

Vitrified tiles from reputed brands like Kajaria, Somany, equivalent brand.

KITCHEN & TOILETS

Anti Skid ceramic Tiles, reputed same brand.

KITCHEN

Granite of green marble platform with stainless steel sink of ISI Mark. Glazed tiles dado up to 2 fit above the platform. Exhaust fan Space in window of Aqua Guard, Micro-wave, Point in Kitchen.

TOILETS

Ceramic anti skid tiles of Kajaria, Somany and equivalent brand. Sanitary ware from Jaguar, Parryware, Hindware and equivalent brand All CP Fitting will be Jaguar, Hindware or equivalent make in all toilets hot & cold waters supply.

ELECTRICAL

High Quality Insulated Copper Wiring with Modular Switches Branded Company Like Havels & Anchor, or Equivalent Make.

TV/TELEPHONE

Telephone Points in drawing room & master bedroom. Cable TV Point in all bedroom & drawing room.

INTERCOM

Provision of Intercom with one nos. Hand set to each Flat.

SECURITY SYSTEM

Provision CCTV for common area of campus.

FIRE FIGHTING SYSTEM

As per Norms.

LIFT

Two Lifts of Otis/Kone/Mitsubishi/Thyssenkrupp or equivalent ISI make in each block.

GENERATOR

Silent Generator Kirloskar or equivalent brand of adequate capacity.



Services and facilities
that will **blow your mind**

LOCATION PLAN



SITE ADDRESS
At AIIMS Digha nahar road,
west of Patliputra station Patna

NOT TO SCALE

DISTANCE FROM BAIKUNTH NIWAS

- Patliputra Railway Station : 300 meters
- Danapur Railway station : 5 Km
- Patna Railway Junction : 10 Km
- Patna Airport : 5 Km
- Bailey Road : 700 meter
- Saguna more : 3 Km
- Sonepur Bridge : 3 Km
- St. Karen's school : 1.25 Km
- Ishan International girls school : 800 meter
- Patna AIIMS : 7 Km
- IGIMS : 2 Km

you are not buying a house
you are buying a lifestyle...

BAIKUNTH NIWAS

RERA No. : BRERAP21050-3/144/R-1255/2021





KAVITA SHREE HOMES PVT. LTD.

OFFICE ADDRESS

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SITE ADDRESS (BAIKUNTH NIWAS)

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This Brochure is purely conceptual and not a legal offering.
The specification are only indicative and some of these can be changed in consultation with the architect at the discretion of the builder.