

# THE EMPEROR



LUXURY AT ITS BEST!

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HIRA PANNA  
INFRA PROJECTS LLP



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STEP INTO THE LUXURY SPACE  
THAT YOU TRULY DESERVE.

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Hira Panna Infra Projects LLP presents The Emperor, international quality luxury apartments strategically positioned within Patna. Enjoy the benefits of being part of a contemporary, stylish and exclusive development.

# HIRA PANNA PROJECTS LLP



## THE EMPEROR



Hira Panna Infra is an ambitious Real Estate association with a vision to serve customers and communities by consistently producing developments of lasting value. Committed to the finest quality parameters, the group believes in Team-Work, Innovation and Professionalism.

We endeavour to enhance our reputation for integrity through unparalleled realty solutions with well-known and well-qualified people in the real estate field on the board. We have rich experience in executing residential and Commercial projects of various magnitudes in Patna, Bihar.

Hira Panna enjoys the association of architects, engineers and landscaping consultants of the highest order.



### VISION

To contribute significantly to building the new Patna and become Bihar's most valuable real estate organization.

### MISSION

To build world-class real estate concepts synonymous with Innovation, Professionalism, Ethics, Quality and Customer Service.

### VALUES

- Consistently enhancing customer value and quality.
  - Adhering to ethical and professional service.
- Complying with environmental & legal requirements.
- Encouraging teamwork through mentorship & growth.
  - Nurturing a positive & conducive work culture.

Here is inviting you to make your dream home at a place that is one of the most flourishing areas of Patna's exclusive spaces. Experience the pure Joy of Living with Hira Panna Infra Projects LLP.

## ARIAL VIEW



SIDE VIEW



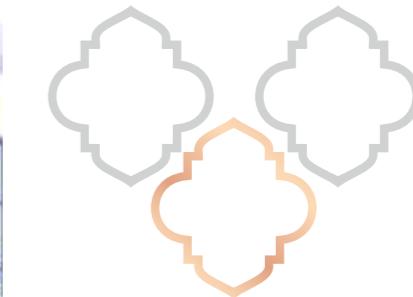
NIGHTVIEW



## ENTRANCE LOBBY

Introducing you to life you've aspired for and the world-class designs you've always yearned for. You've lived your version of a lavish life; now experience the real deal... at '**THE EMPEROR.**'

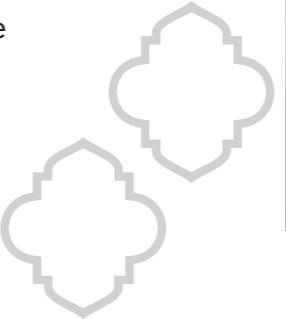
With an edge over the rest and centrally located in the heart of Patna, The Emperor is a luxury landmark in the making. This premium project by Hira Panna Infra Projects LLP is adorned with every necessary convenience of city life.



Tastefully stylish and luxurious apartments with distinctive specifications, convenient roadways, the proximity of institutions and entertainment hubs, lush green corners, and an exhaustive list of amenities, The Emperor is your royalty realized.



The terrace connected to the living room at The Emperor offers more than just a stunning view. It provides a peaceful retreat from the hustle and bustle of daily life, allowing residents to enjoy a serene and relaxing environment without ever having to leave their homes. So whether you're looking to entertain guests, enjoy a morning cup of coffee, or unwind after a long day, the terrace offers the perfect space to do so. With comfortable seating, beautiful landscaping, and breathtaking views, the terrace is just one of the many luxurious features that make The Emperor a genuinely exceptional place to call home.



## LUXURY OF LEISURE

When every aspect of your luxury is taken care of at The Emperor, even the luxury of leisure becomes necessary to provide the complete living experience. A spacious terrace next to the living room that allows you to open yourself up to the sun, moon, and stars is a piece of luxurious leisure that completes your home.



## LUXURY OF CRAFTING CUISINE



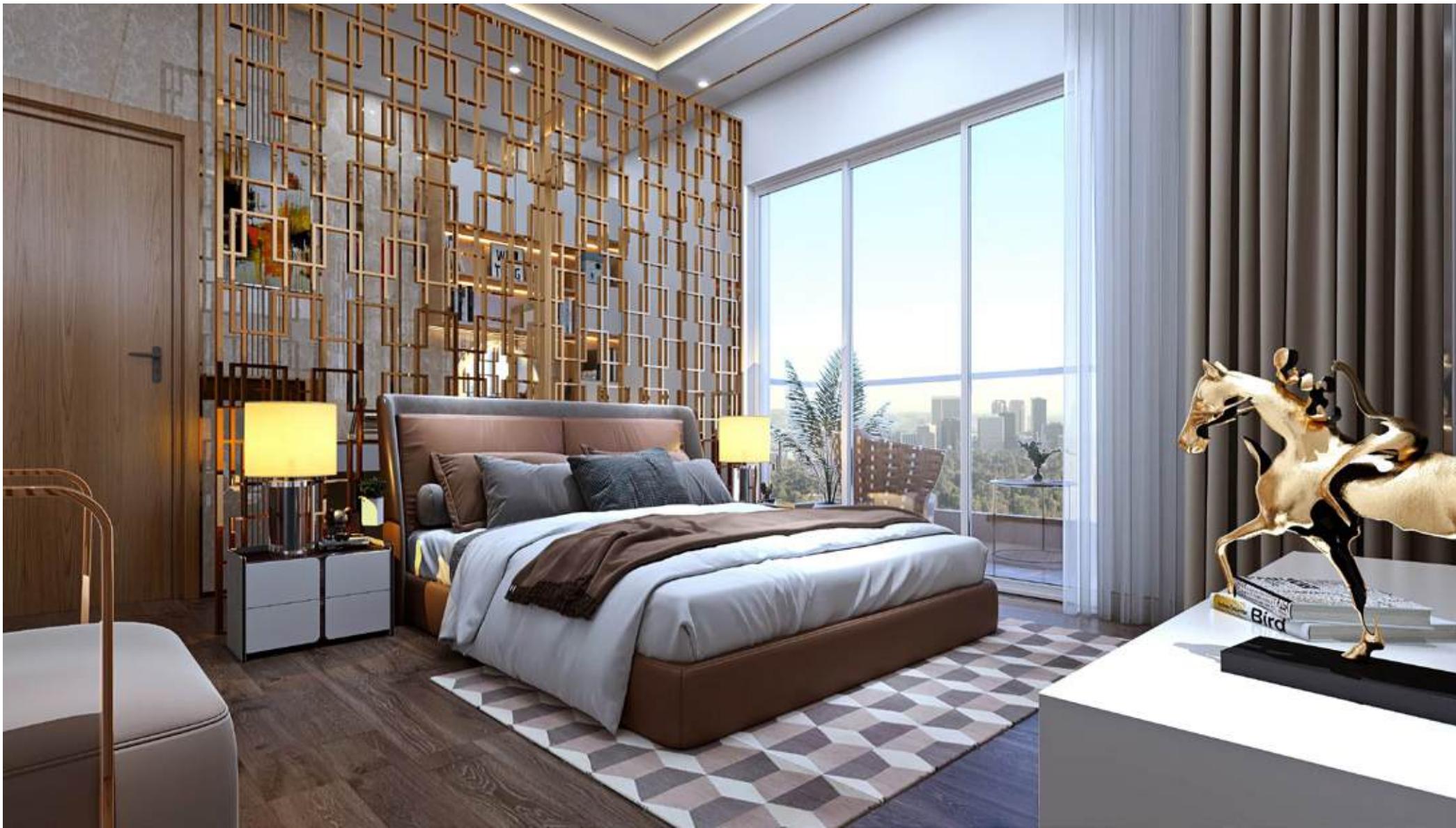
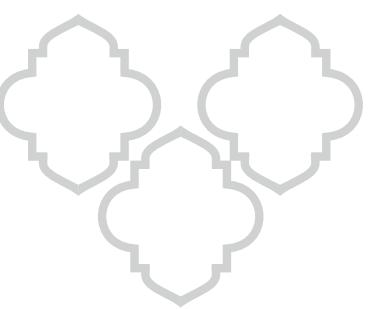
After breathing, eating is one thing we all do. We enjoy eating. As a result, we decided to devise a cooking space that reflects your passion for food. A genuinely spacious kitchen outfitted with modern accessories (if we are giving them a modular kitchen built) invites the chef within you to create delectable food and treat your taste buds to your family members.



## DINING ROOM

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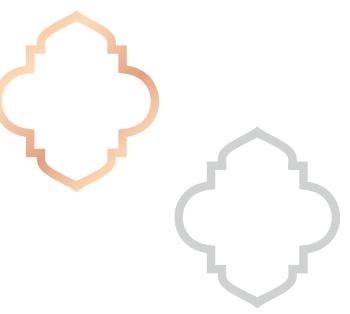




## BEDROOM

The Emperor's bedrooms are a reflection of luxury and comfort. Each room is thoughtfully designed to create a peaceful, relaxing environment with ample space and elegant furnishings. The interiors are carefully curated to provide visually stunning living spaces. The result is a perfect blend of functionality and aesthetics, creating an inviting and visually pleasing environment. The Emperor's bedrooms offer residents the ideal place to unwind and recharge.



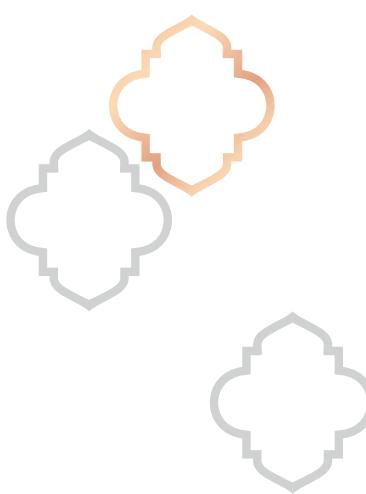


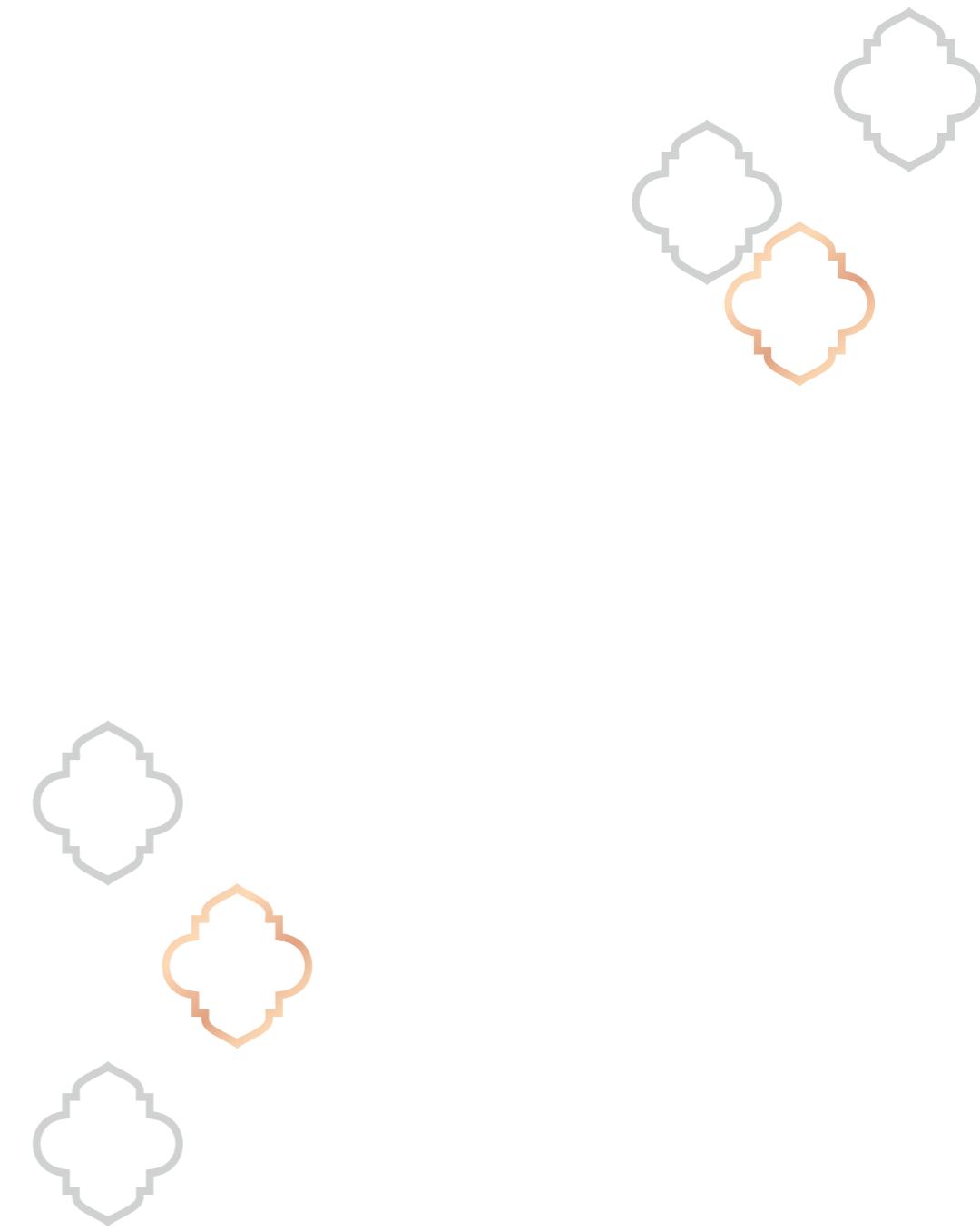
## LUXURY OF SPACE

Every aspect of The Emperor's interiors is positioned professionally and functionally. As a result, you get the most out of every inch of space. Open up to an eye-pleasing view even indoors, draped in leading lifestyle and home decor brands. Here, great care is taken to ensure that no space is left unused and that the vision of a utility-based design is adhered to.



The Emperor is about maximising space and creating a harmonious balance between functionality and aesthetics. The spacious interiors allow residents to move around freely and enjoy the full extent of their living space. So whether you're hosting a dinner party or simply lounging with your family, the generous space of The Emperor ensures that you have the freedom to do so comfortably.





## YOGA ROOM

The Emperor's yoga room is serene and promotes physical and mental wellness. The room is spacious and filled with natural light, creating a peaceful environment conducive to yoga practice. In addition, the interiors are carefully curated to provide visually stunning living spaces with top-tier home decor brands, adding to the overall sense of tranquillity and luxury.



# CLUB HOUSE

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## SWIMMING POOL

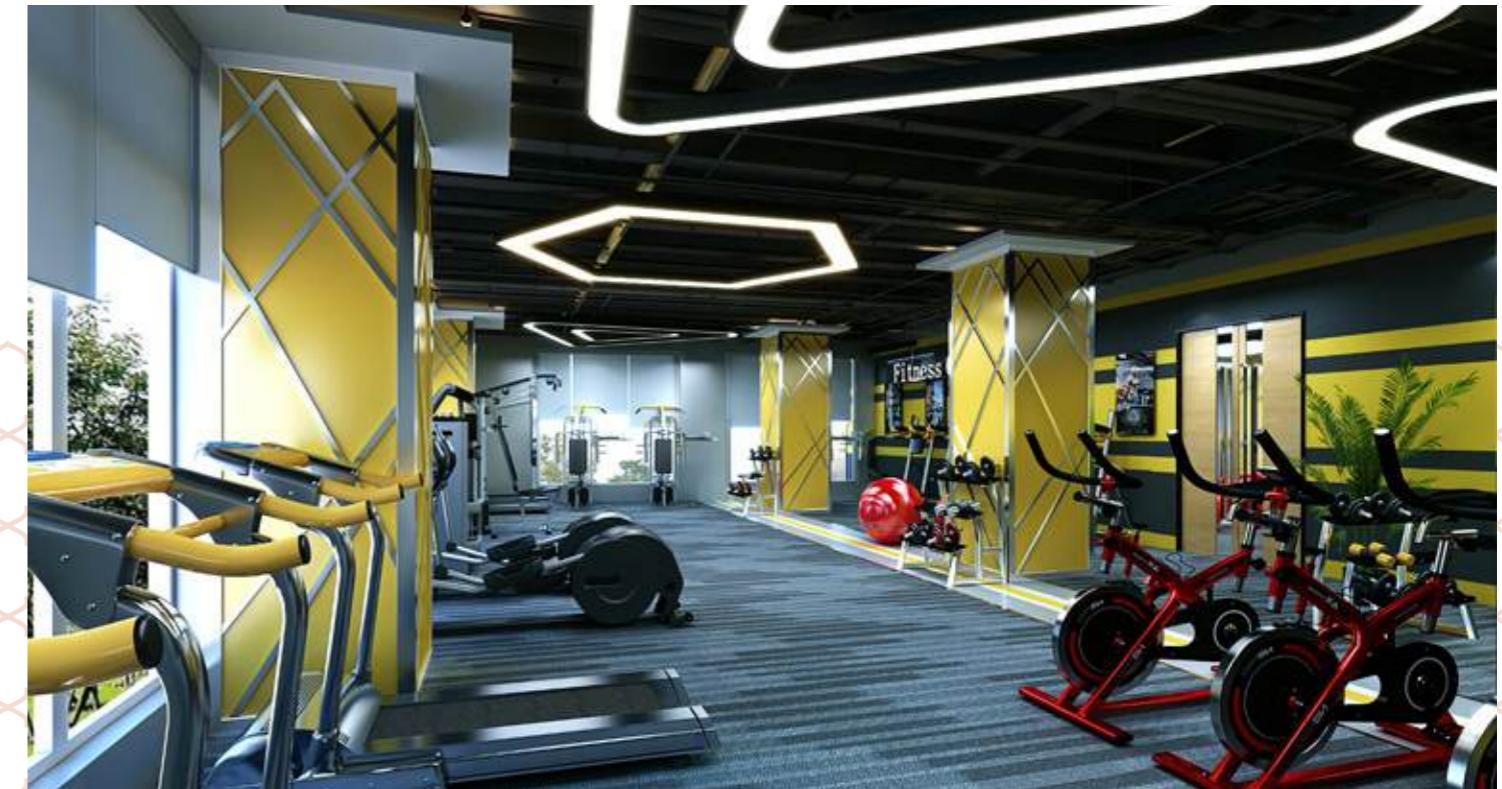


## GAMES AREA

Lorem ipsum dolor sit amet, consectetuer adipiscing elit, sed diam nonummy nibh euismod tincidunt ut laoreet dolore magna aliquam erat volutpat.

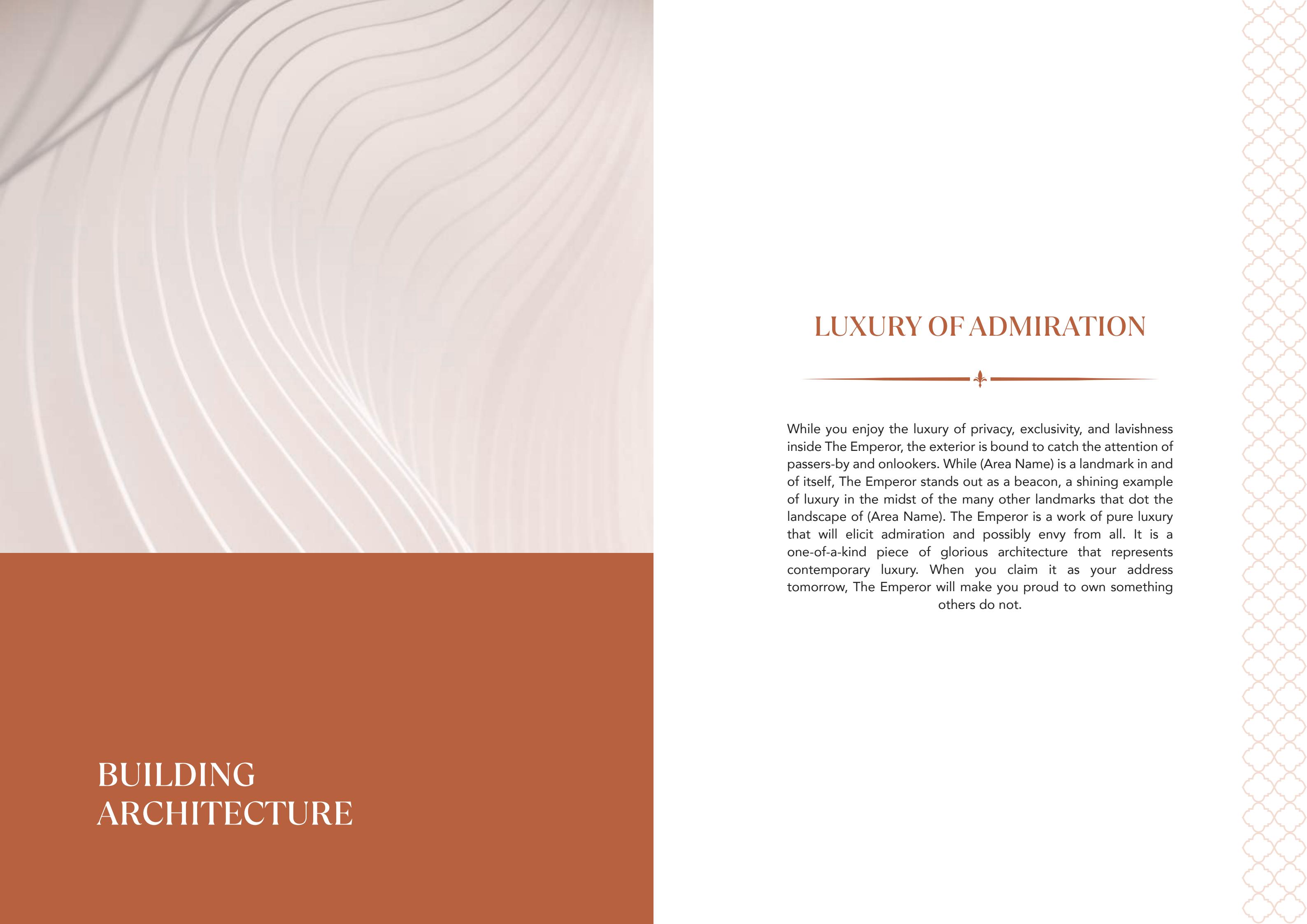


## GYM



# BANQUET





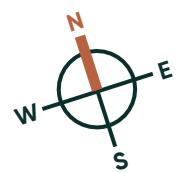
## BUILDING ARCHITECTURE

### LUXURY OF ADMIRATION

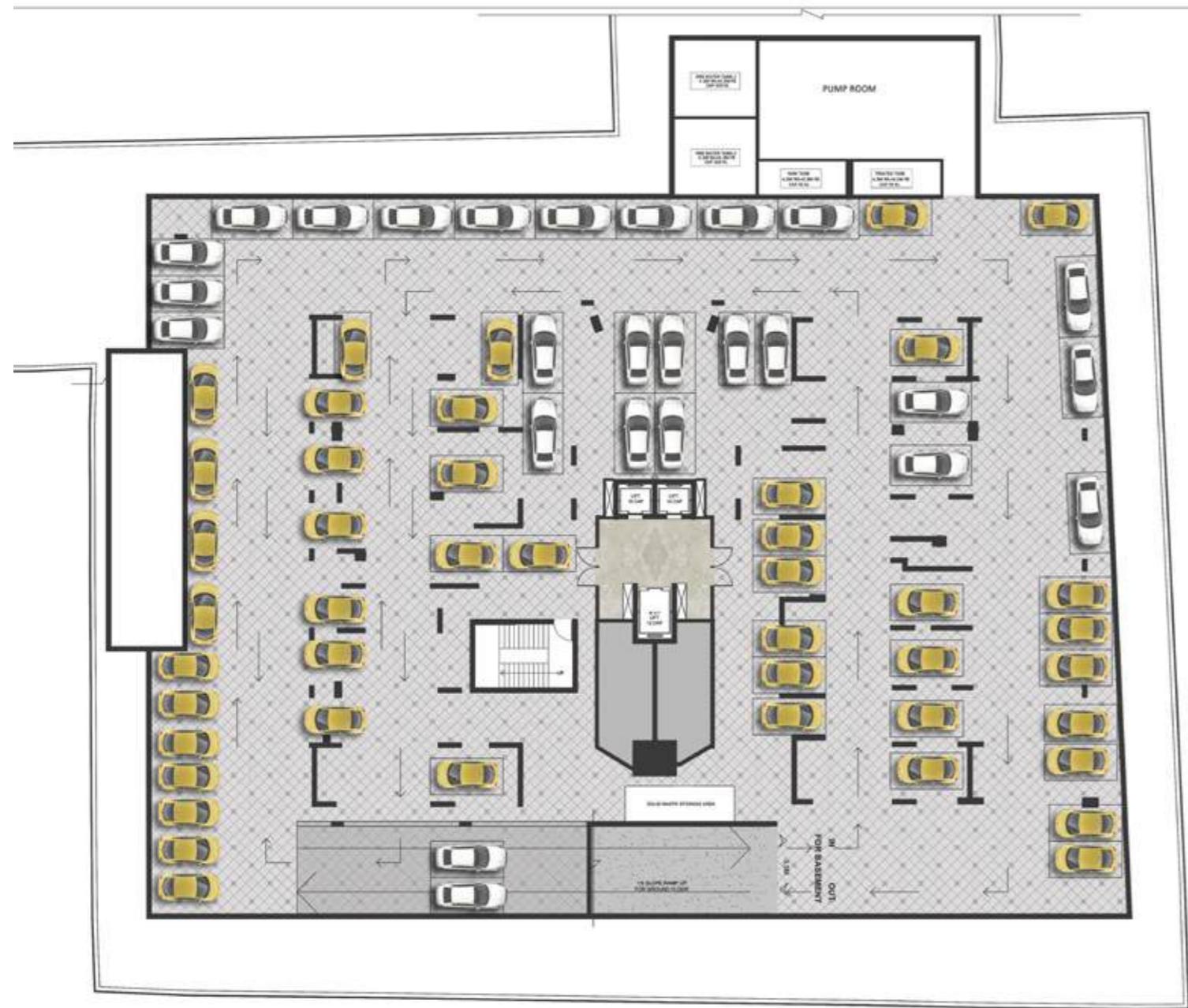
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While you enjoy the luxury of privacy, exclusivity, and lavishness inside The Emperor, the exterior is bound to catch the attention of passers-by and onlookers. While (Area Name) is a landmark in and of itself, The Emperor stands out as a beacon, a shining example of luxury in the midst of the many other landmarks that dot the landscape of (Area Name). The Emperor is a work of pure luxury that will elicit admiration and possibly envy from all. It is a one-of-a-kind piece of glorious architecture that represents contemporary luxury. When you claim it as your address tomorrow, The Emperor will make you proud to own something others do not.

# SITE PLAN



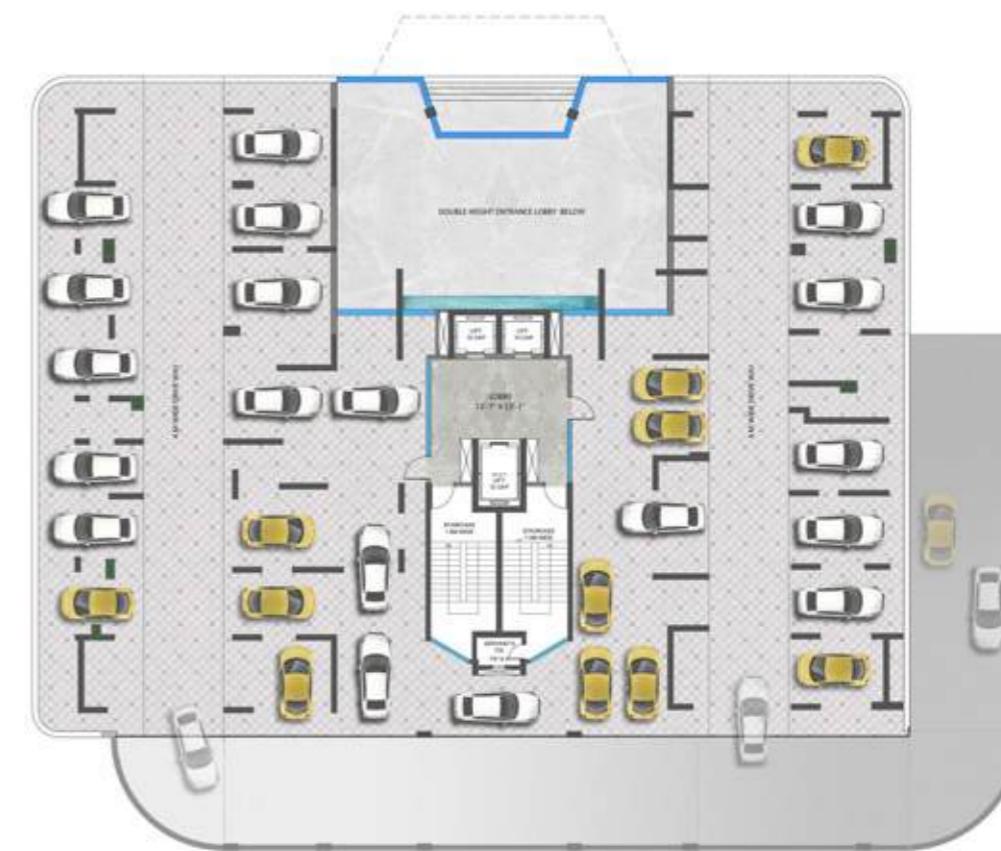
# BASEMENT PLAN



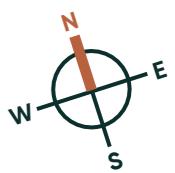
## **BASEMENT**



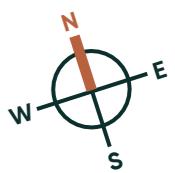
GROUND FLOOR



FIRST FLOOR



# CLUSTER PLAN



# CLUSTER PLAN



PENTHOUSE



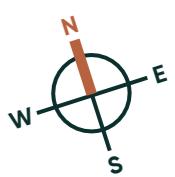
# CLUSTER PLAN



DUPLEX - LOWER FLOOR



DUPLEX - UPPER FLOOR





**FIND YOUR  
WAY TO  
UNMATCHED  
LUXURY IN  
PATNA**

## 2<sup>ND</sup> FLOOR

### ISOMETRIC 3D VIEW

UNIT NO. 01A - 4BHK + 4T + TERRACE



### AREA IN SQ. FT.

CARPET AREA	TERRACE & BALCONY	SALE AREA	FLOOR HEIGHT
1580	821	3459	11'2"



KEY PLAN



## 2<sup>ND</sup> FLOOR

### ISOMETRIC 3D VIEW

UNIT NO. 02A - 4BHK + 4T + TERRACE



### AREA IN SQ. FT.

CARPET AREA	TERRACE & BALCONY	SALE AREA	FLOOR HEIGHT
1740	1041	4001	11'2"



KEY PLAN



## 2<sup>ND</sup> FLOOR

### ISOMETRIC 3D VIEW

UNIT NO. 03A - 4BHK + 4T + TERRACE



### AREA IN SQ. FT.

CARPET AREA	TERRACE & BALCONY	SALE AREA	FLOOR HEIGHT
1564	1231	4024	11'2"



KEY PLAN



## 2<sup>ND</sup> FLOOR

### ISOMETRIC 3D VIEW

UNIT NO. 04A - 4BHK + 4T + TERRACE



### AREA IN SQ. FT.

CARPET AREA	TERRACE & BALCONY	SALE AREA	FLOOR HEIGHT
1594	1160	3965	11'2"



KEY PLAN



3RD - 15TH FLOOR

ISOMETRIC 3D VIEW

UNIT NO. 01 - 4BHK + 4T



AREA IN SQ. FT.

CARPET AREA	BALCONY	SALE AREA	FLOOR HEIGHT
1580	416.1	2874	11'2"



KEY PLAN



3RD - 15TH FLOOR

ISOMETRIC 3D VIEW

UNIT NO. 02 - 4BHK + 4T

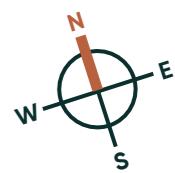


AREA IN SQ. FT.

CARPET AREA	BALCONY	SALE AREA	FLOOR HEIGHT
1559	390.2	2808	11'2"



KEY PLAN



3RD - 15TH FLOOR

ISOMETRIC 3D VIEW

UNIT NO. 03 - 4BHK + 4T

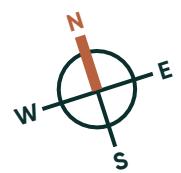


AREA IN SQ. FT.

CARPET AREA	BALCONY	SALE AREA	FLOOR HEIGHT
1572	427.9	2883	11'2"



KEY PLAN



3RD - 15TH FLOOR

ISOMETRIC 3D VIEW

UNIT NO. 04 - 4BHK + 4T

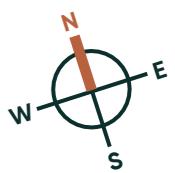


AREA IN SQ. FT.

CARPET AREA	BALCONY	SALE AREA	FLOOR HEIGHT
1599	422.6	2912	11'2"



KEY PLAN



# PENTHOUSE

## ISOMETRIC 3D VIEW

UNIT NO. 05 - 6BHK + 7T + STUDY + SERVANT + TERRACE

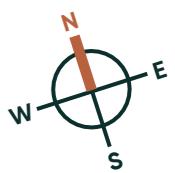


## AREA IN SQ. FT.

CARPET AREA	TERRACE & BALCONY	SALE AREA	FLOOR HEIGHT
3379	1222	6621	13'1"



KEY PLAN



# PENTHOUSE

## ISOMETRIC 3D VIEW

UNIT NO. 06 - 6BHK + 7T + STUDY + SERVANT + TERRACE

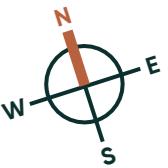


## AREA IN SQ. FT.

CARPET AREA	TERRACE & BALCONY	SALE AREA	FLOOR HEIGHT
3338	1293	6659	13'1"



KEY PLAN



# DUPLEX

## ISOMETRIC 3D VIEW

UNIT NO. 07 - DUPLEX LOWER LEVEL -  
6 BHK + 7T + STUDY + SERVANT + TERRACE + POOL

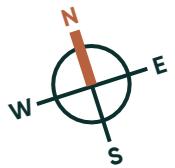


## AREA IN SQ. FT.

CARPET AREA	TERRACE & BALCONY	SALE AREA	FLOOR HEIGHT
4621	1888	9363	14'1"



KEY PLAN



# DUPLEX

## ISOMETRIC 3D VIEW

UNIT NO. 07 - DUPLEX UPPER LEVEL



KEY PLAN



# DUPLEX

## ISOMETRIC 3D VIEW

UNIT NO. 08 - DUPLEX LOWER LEVEL -  
6 BHK + 7T + STUDY + SERVANT + TERRACE + POOL

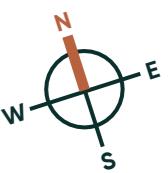


## AREA IN SQ. FT.

CARPET AREA	TERRACE & BALCONY	SALE AREA	FLOOR HEIGHT
4611	2091	9642	14'1"



KEY PLAN



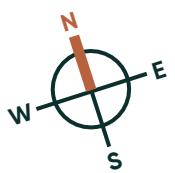
# DUPLEX

## ISOMETRIC 3D VIEW

UNIT NO. 08 - DUPLEX UPPER LEVEL



KEY PLAN



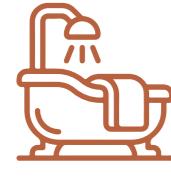
# SPECIFICATIONS

## Detailing to Perfection



### DINING ROOM | DRAWING ROOM

Flooring / Skirting: (1200x600)mm vitrified tile (Somany/Kajaria or equivalent make)  
 Walls: Wall putty (ready to paint)  
 Doors: Pre-laminated flush floor shutter with SS fittings duly painted (Mayur/Green or equivalent make). Fittings from Dorma, Godrej or equivalent.  
 Windows: UPVC Windows with float glass.



### TOILETS

Flooring / Skirting: Ceramic tile flooring  
 Walls: Ceramic tiles full height  
 Ceiling: False ceiling  
 Doors: Flush door shutter with SS fittings duly painted (Mayur / Green or equivalent make). Fittings from Dorma, Godrej or equivalent.  
 Counter Top: Stone/Granite counter.  
 Water Supply: Provision for Hot & Cold water supply.  
 Fittings: Single lever CP Fittings with wall mounted commode (Jaguar, Hindware or equivalent make).  
 Other Fixtures: Towel ring, rod, soap dish and health faucet.



### LIFT LOBBY

Flooring: Natural stone/Granite.  
 Walls/Lifts Facia: Plastic emulsion paint on wall & Italian marble/Granite in lift facia.  
 Ceiling: False ceiling



### BEDROOM

Flooring/Skirting: Master Bedroom laminated wooden floor & (1200x600)mm vitrified tile (somany/Kajaria or equivalent make) in other bedrooms.  
 Walls: Wall putty (ready to paint)  
 Doors: Flush door shutter with SS fittings duly painted (Mayur/Green or equivalent make). Fittings from Dorma, Godrej or equivalent.  
 Windows: UPVC Windows with float glass.



### BALCONY

Flooring: (Anti-skid ceramic tiles (Somany/Kajaria or equivalent make).  
 Walls: All weather textured paint.  
 Ceiling: Plaster with external paint (Asian/Berger or equivalent).  
 Doors: Flush door shutter with SS fittings duly painted (Mayur /Green or equivalent make). Fittings from Dorma, Godrej or equivalent.



### CAMERA AND SECURITY

CCTV with cameras in floor lobby and common areas  
 Access control system at entrance lobbies of building & other areas  
 Central security control room



### KITCHEN

Flooring / Skirting: (Anti-skid ceramic tile (Somany/Kajaria or equivalent make).  
 Walls: Ceramic tiles up-to 600mm height above counter top.  
 Ceiling: Wall putty (ready to paint)  
 Doors: Flush door shutter with SS fittings duly painted (Mayur /Green or equivalent make). Fittings from Dorma, Godrej or equivalent.  
 Counter Top: Polished Granite.  
 Sink Water Supply: Single bowl stainless sink with board. Provision for Hot & Cold water supply.  
 Fittings: Single lever CP Fittings (Jaguar, Hindware or equivalent make).



### CORRIDOR

Flooring: Granite/Vetrified tiles  
 Walls: Plastic emulsion paint up-to full height (Asian/Berger or equivalent).  
 Ceiling: False ceiling



### OTHER FEATURES

Electrical: Copper Wiring in conduit with modular switches (Havells or equivalent make).  
 Telecom: Provision of telephone points in drawing/dining room.  
 Provision of DTH Points: In drawing room/lobby and all bedrooms.  
 Stair: Granite on riser & trend with SS railings.  
 External Finishing: All weather textured paint.  
 Structure: Earthquake resistant structure of RCC framed columns and beams.

\*Imported marble flooring in Penthouse and Duplex

Disclaimer: The Planning as shown in this Brochure may vary/differ due to construction contingencies and site conditions, etc., consequently actual development and any other aspect may differ from what is portrayed herein. All layouts, plans, specifications, dimensions, designs, measurements and locations are indicative and not to scale and are subject to variation as may be required. All dimensions are from unfinished wall surfaces, approximate and subject to construction variances. Interior designing shown in the flat/unit is only for representation purpose. The picture of the proposed Residential Flat/Unit and all furniture's, fixtures, items, electronic goods, amenities, landscaping, accessories etc. as well as equipments shown in fitness centre specified therein are only for the purpose of show casing the Residential Flat/Unit and we are not liable/required to provide any furniture, items, electronic goods, amenities, accessories etc. as displayed in the Brochure. The views shown in the Brochure may vary over period of time. All intending purchaser's are bound to inspect all plans and approvals and acquaint with the relevant information in the Project.

## PAYMENT SCHEDULE PLAN

## LOCATION MAP

INSTALMENT	DESCRIPTION	PERCENTAGE OF PAYMENT (OF TOTAL COST)
1	FIRST PAYMENT AT THE TIME OF BOOKING	10%
2	SECOND PAYMENT AT THE TIME FOR COMMENCEMENT OF WORK	20%
3	THIRD PAYMENT AT THE TIME OF COMPLETION OF FOUNDATION WORK	20%
4	FOURTH PAYMENT AT THE TIME OF FIRST FLOOR ROOF CASTING	7%
5	FIFTH PAYMENT AT THE TIME OF 3RD FLOOR ROOF CASTING	7%
6	SIXTH PAYMENT AT THE TIME OF 7TH FLOOR ROOF CASTING	7%
7	SEVEN PAYMENT AT THE TIME OF 10TH FLOOR ROOF CASTING	7%
8	EIGHT PAYMENT AT THE TIME OF 13TH FLOOR ROOF CASTING	7%
9	NINTH PAYMENT AT THE TIME OF 17TH FLOOR ROOF CASTING	7%
10	TENTH PAYMENT AT THE TIME OF 20TH FLOOR ROOF CASTING	3%
11	FINAL PAYMENT AT THE TIME OF POSSESSION	5%

MAP PLACEHOLDER

RERA NO. 0000000000

Major Distances from Hira Panna Infra Project LLP

Patliputra Station: 1.5 km	Digha: 2 km	Paras Hospital: 5 km	DPS: 3 km
Patna Junction: 12 km	Bailey Road: 3 km	IGIMS: 6 km	St. Karens School: 5 km
Patna Airport: 8 km	Saguna More: 4 km	Patna AIIMS: 6.5 km	RPS Engineering College: 5.5 km



**OTHER  
PROJECTS**



**HIRA PANNA**  
INFRA PROJECTS LLP

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Note: The information contained in this leaflet is indicative of the kind of development that is proposed and it is subjective to the approval of the authorities. The Developers reserve their right to make changes or alteration at their sole discretion. All the plans and pictures used are rendered according to the artist's perception.