



**HIRA PANNA**  
INFRA PROJECT LLP

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**HIRA PANNA**  
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A world in itself, Hira Panna Infra Project is a beautiful haven crafted with exquisite features and lifestyle amenities. Premium features that redefine and add value to your life.



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

Hira Panna enjoys the association of architect, 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 team work 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 exclusive spaces. Experience the pure Joy of Living with Hira Panna Infra Project.



# AMENITIES MANY AND MARVELOUS



  
ENTRANCE LOBBY



WELCOME TO YOUR VERY OWN PRIVATE & PREMIUM COVE OF A NICHE LIFESTYLE.  
ALLOW YOURSELF TO BE ENCHANTED WITH THE MAGNIFICENCE OF HIRA PANNA INFRA PROJECT.  
ALSO, THIS SPECTACULAR LOBBY IS SURE TO LEAVE ALL YOUR GUESTS IN AWE.



YOUR LIVING ROOMS ARE OPTIMALLY PLANNED, KEEPING IN MIND THE BUSY SATURDAY NIGHTS WITH YOUR GUESTS, AND THE LAZY SUNDAY EVENINGS BY YOURSELVES. THE AREA IS SO DESIGNED AS TO OFFER MAXIMUM NATURAL LIGHT AND VENTILATION AND IT SEAMLESSLY EXTENDS INTO YOUR PERSONAL DECK AREA.



 KITCHEN

THE KITCHEN IS AN EFFICIENTLY LAID-OUT SPACE, WITH PROVISION TO HOUSE ALL POSSIBLE STATE-OF-THE-ART EQUIPMENT FOR YOU TO EXPERIMENT AND INDULGE IN, ALONG WITH A WELL-APPOINTED DINING SPACE FOR YOUR FAMILY. IT IS SPACIOUS AND WELL VENTILATED FOR A COMFORTABLE COOKING AND DINING EXPERIENCE.





  
DINING ROOM

WITH YOU, FOR YOU

EVEN THE VASTLY TRAVELED  
WOULD AGREE THAT THERE IS  
NOTHING  
LIKE WELCOMING WARMTH  
OF A HOME.

NO MATTER WHAT YOUR  
CIRCUMSTANCES OR IDENTITY  
OUTSIDE,

WHEN YOU ARE HOME ALL YOU  
NEED IS OODLES OF COMFORT AND  
PAMPERING.

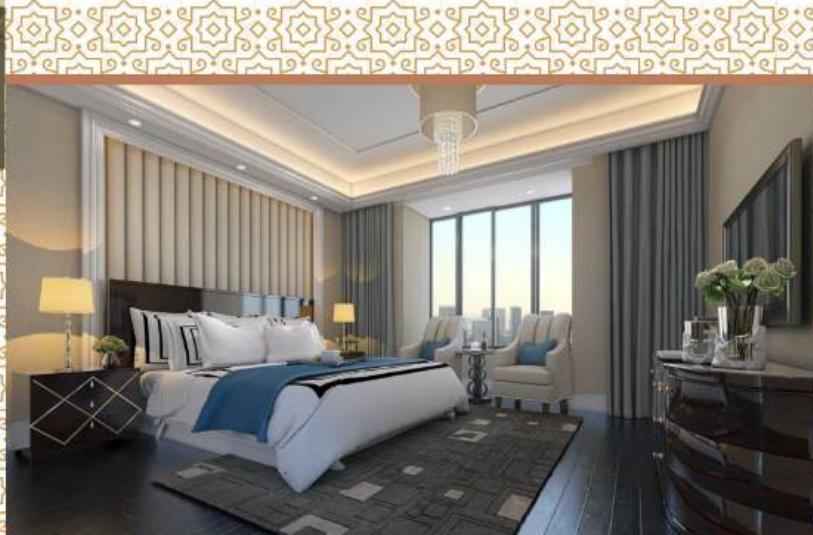
NO MATTER HOW MUCH YOU  
ACHIEVE IN LIFE,

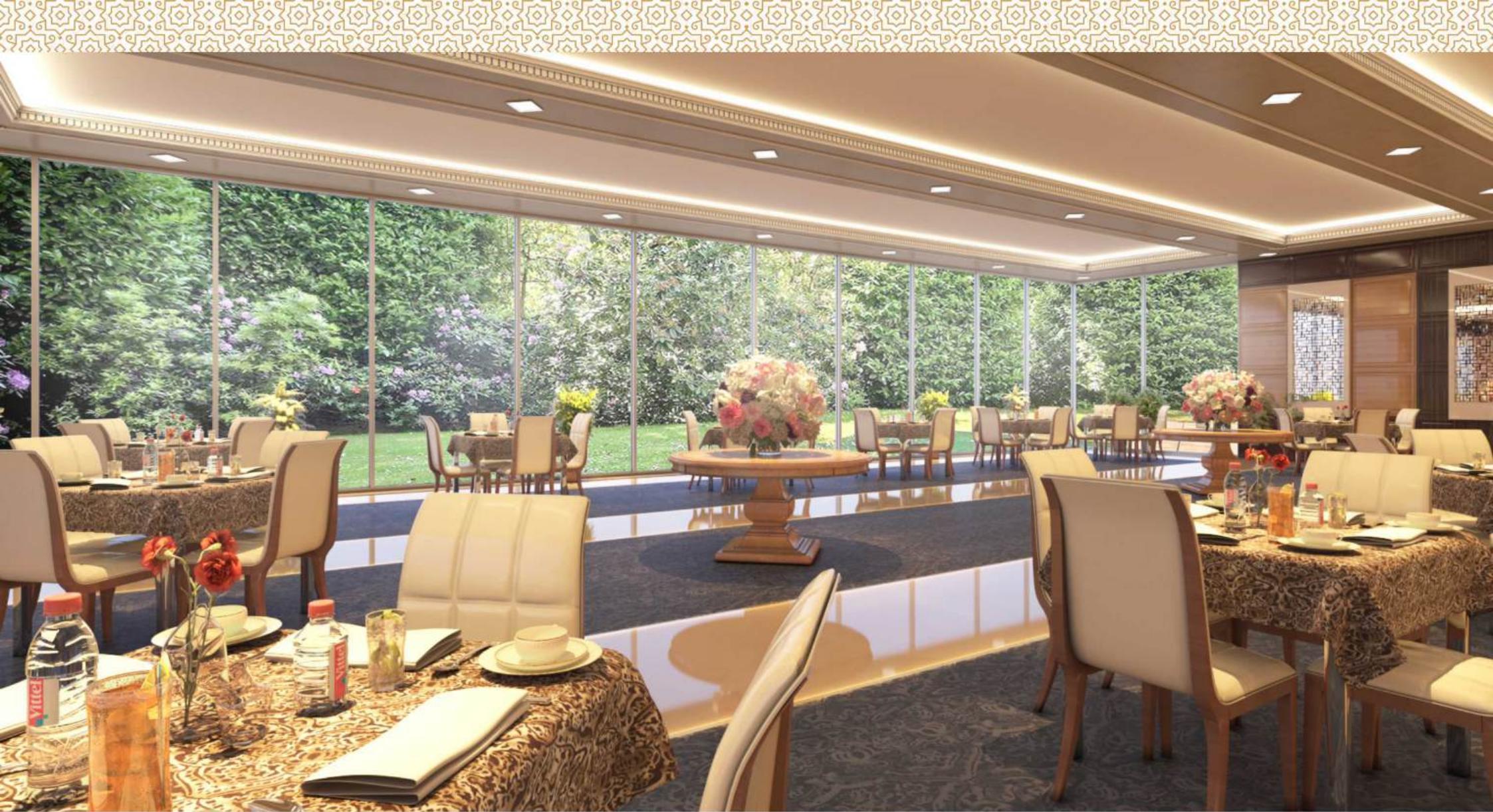
THERE IS NOTHING COMPARED TO  
A WARM HOME TO COME BACK TO.  
NO MATTER WHAT YOUR DREAMS  
OR AMBITIONS,

YOUR MIND SHALL ALWAYS BE  
AT PEACE AND YOUR HEART  
COZY ONLY IN YOUR  
VERY OWN HOME.

AT HIRA PANNA, WE BUILT IT  
TO PERFECTION, SEAMLESSLY  
BLENDING  
CASUAL COMFORT WITH  
THOUGHTFUL AND SMART  
CONVENIENCES.

YOUR BEDROOMS WILL BE REGULARLY VISITED BY GORGEOUS SUNRISES  
WHILST OUR WELL-APPOINTED WINDOWS ENSURE THAT YOU ENJOY A  
SPECTACULAR VIEW, UNLIMITED FRESH AIR AND PLEASANT WEATHER.  
THE BATHROOMS ARE SPACIOUS AND WELL-PLANNED TO ACCOMMODATE  
THE BEST OF BATH ACCESSORIES AS YOU DESIRE.





OUR SOCIAL NETWORK, AMIDST A LAVISH LIFESTYLE  
THE BANQUET FEATURES VERSATILE MEETING AND EVENT SPACES EQUIPPED  
WITH STATE-OF-THE-ART COMMUNICATION EQUIPMENT'S, AUDIO AND VIDEO  
FACILITIES, MAKING IT IDEAL FOR PRIVATE EVENTS.



RECREATIONAL AREA



GYM



BILLIARDS



CARDS ROOM



TABLE TENNIS

WHILE THE REST TALK OF A GOOD LIFESTYLE LET YOUR WAY OF LIFE BE MUCH MORE THAN THAT.  
LET YOURS BE PROLIFIC. PRIVATE. PREMIUM.

# ARCHITECTURE



A GREAT MIX OF BEAUTY & FUNCTIONALITY

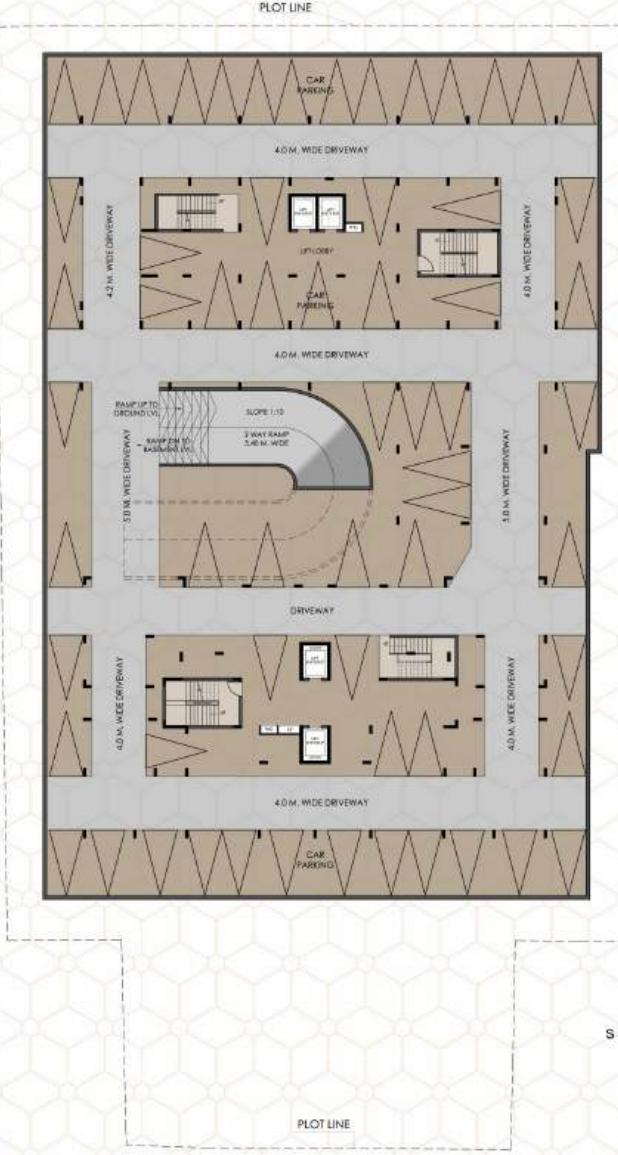




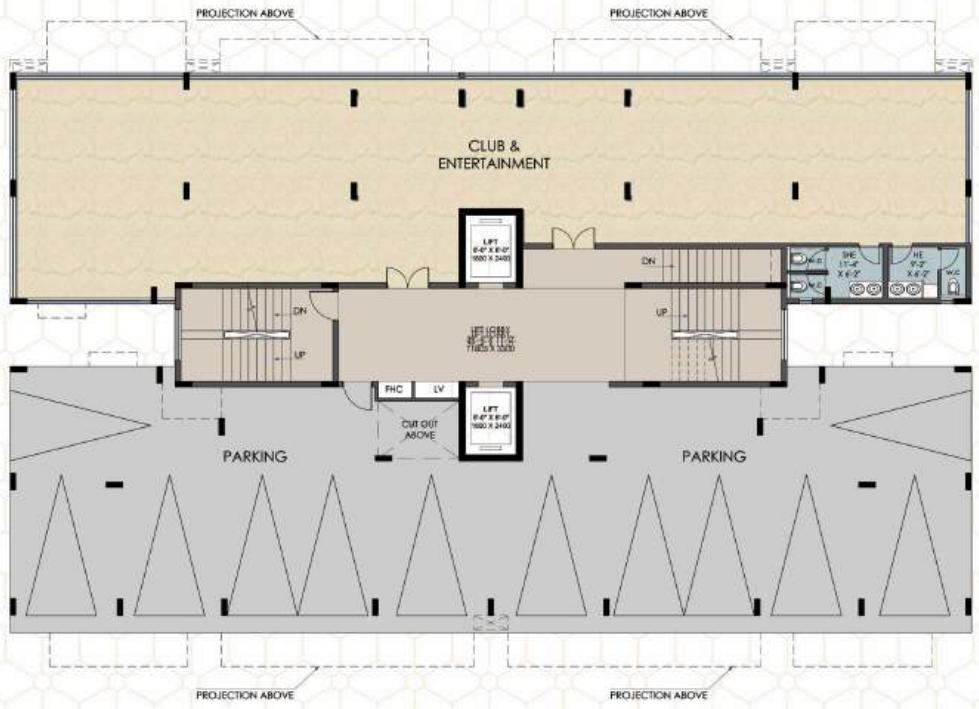
TOWER 1



SITE PLAN



# BASEMENT PLAN





## CLUSTER PLAN

TOWER 01 - 7<sup>TH</sup> FLOOR PLAN

## CLUSTER PLAN

TOWER 01 - TERRACE PLAN

# ISOMETRIC 3D VIEWS

## TOWER 1

TYPE 01: 4BHK + 3T + STUDY

AREA IN SQ.FT.

CARPET AREA	BALCONY AREA	SALE AREA
1459.81	265.65	2345.26



ENTRY



KEY PLAN



# ISOMETRIC 3D VIEWS

## TOWER 1

TYPE 02 : 4BHK + 3T

AREA IN SQ.FT.

CARPET AREA	BALCONY AREA	SALE AREA
1371.44	265.65	2257.31



## KEY PLAN



# ISOMETRIC 3D VIEWS

## TOWER 1

TYPE 03 : 3BHK + 3T

AREA IN SQ.FT.

CARPET AREA	BALCONY AREA	SALE AREA
1198.67	235.94	2075.40



ENTRY  
N  
S  
E  
W

## KEY PLAN



# ISOMETRIC 3D VIEWS

TOWER 1

TYPE 04 : 3BHK + 3T

AREA IN SQ.FT.

CARPET AREA	BALCONY AREA	SALE AREA
1188.99	235.94	2066.58



ENTRY



KEY PLAN



# ISOMETRIC 3D VIEWS

## TOWER 1

TYPE 05 : 5BHK + 4T + SERVANT

AREA IN SQ.FT.

CARPET AREA	BALCONY AREA	SALE AREA
2525.34	186.97	4353.60



KEY PLAN





TOWER 2



**CLUSTER PLAN**  
TOWER 02 - STILT FLOOR PLAN

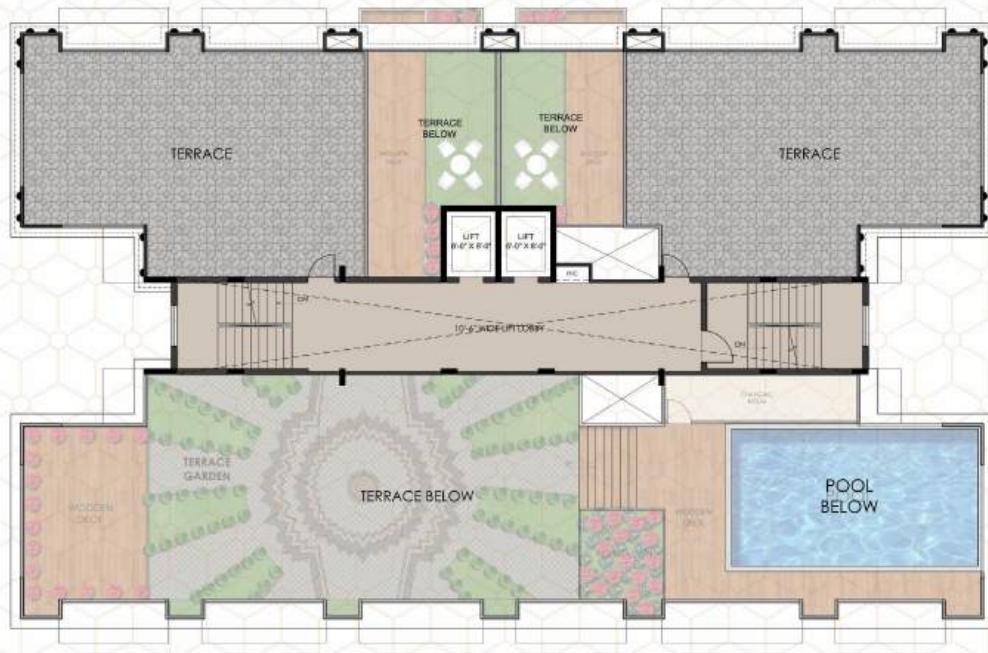


**CLUSTER PLAN**  
TOWER 02 - TYPICAL FLOOR PLAN



## CLUSTER PLAN

TOWER 02 - 7<sup>TH</sup> FLOOR PLAN



## CLUSTER PLAN

TOWER 02 - TERRACE PLAN

# ISOMETRIC 3D VIEWS

TOWER 2

TYPE 01: 3BHK + 2T

AREA IN SQ.FT.

CARPET AREA	BALCONY AREA	SALE AREA
948.41	175.99	1601.79



ENTRY



KEY PLAN



# ISOMETRIC 3D VIEWS

TOWER 2

TYPE 02 : 2BHK + 2T + STORE

AREA IN SQ.FT.		
CARPET AREA	BALCONY AREA	SALE AREA
841.74	135.30	1452.81



# ISOMETRIC 3D VIEWS

TOWER 2

TYPE 03 : 3BHK + 2T + TERRACE

AREA IN SQ.FT.		
CARPET AREA	BALCONY AREA	SALE AREA
1023.54	166.30	2136.54



ENTRY

KEY PLAN



# ISOMETRIC 3D VIEWS

TOWER 2

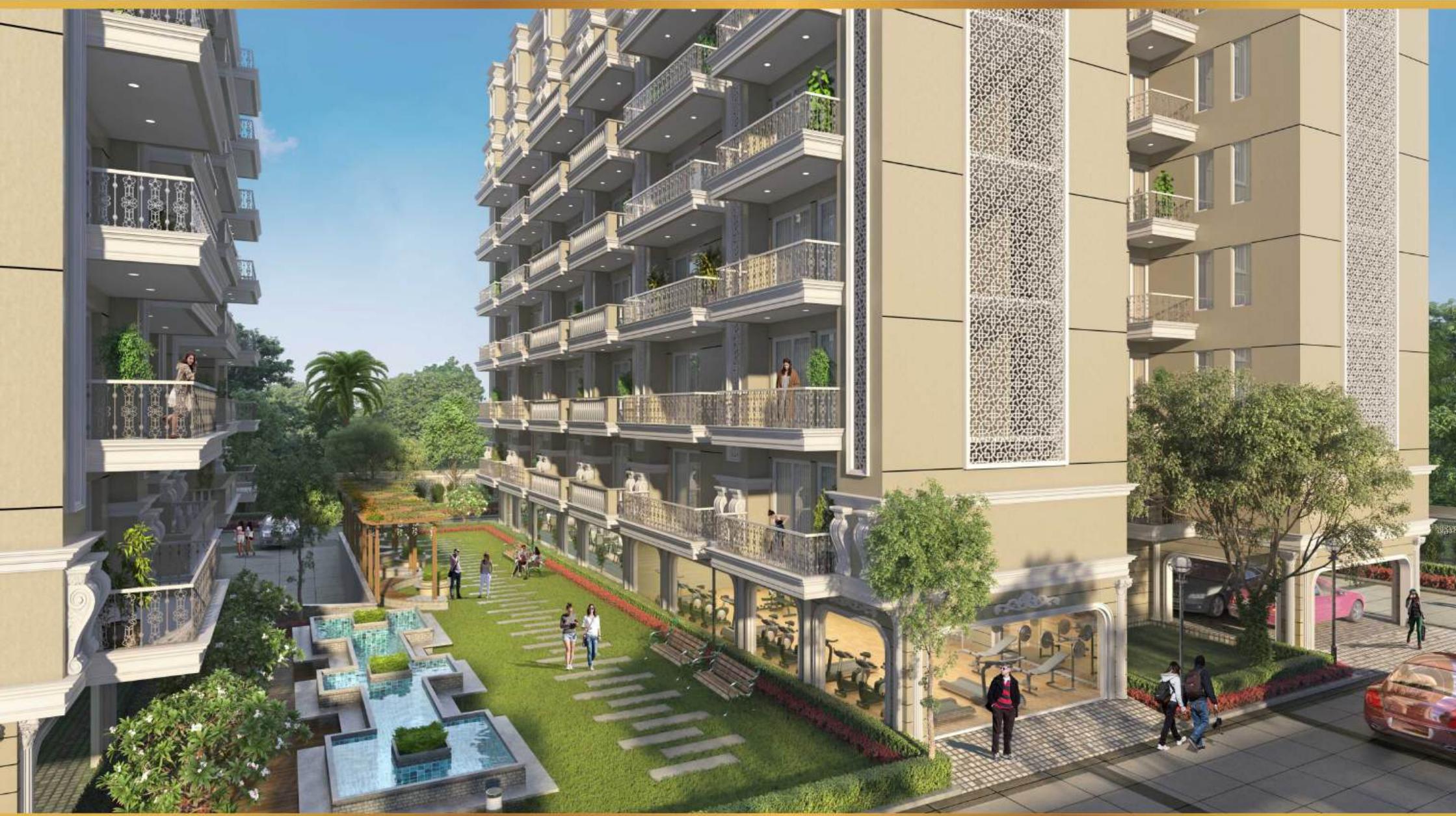
TYPE 04 : 3BHK + 2T + TERRACE

AREA IN SQ.FT.		
CARPET AREA	BALCONY AREA	SALE AREA
1041.30	175.99	2073.36



CONSTRUCTION - QUALITY AT ITS BEST





# SPECIFICATIONS

## SPECIFICATIONS DETAILING TO PERFECTION



### DINING ROOM | DRAWING ROOM

Flooring / Skirting	: (800x800) mm vitrified tile (Somany / Kajaria or equivalent make)
Walls	: Wall putty (ready to paint)
Doors	: Pre-laminated 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.



### BEDROOM

Flooring/Skirting	: Master Bedroom laminated wooden floor & (600x600) 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.



### KITCHEN

Flooring / Skirting	: Anti-skid ceramic tile (Somany / Kajaria or equivalent make).
Walls	: Ceramic tiles up-to 900mm 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).



### TOILETS

Flooring / Skirting	: Ceramic tile flooring.
Walls	: Ceramic tiles up-to 2100mm height / Plastic emulsion paint above.
Ceiling	: POP Punning.
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.



### 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.



### CORRIDOR

Flooring	: Granite
Walls	: Plastic emulsion paint up-to full height (Asian / Berger or equivalent).
Ceiling	: POP Punning with plastic emulsion paint.



### LIFT LOBBY

Flooring	: Natural stone/ Granite.
Walls / Lifts Facia	: Plastic emulsion paint on wall & Italian marble / Granite in lift facia.
Ceiling	: POP punning with plastic emulsion paint.



### CAMERA & SECURITY

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



### 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.



## PAYMENT SCHEDULE PLAN

INSTALMENT NO.	DESCRIPTION	PERCENTAGE OF PAYMENT (OF TOTAL COST)
01.	First payment at the time of booking	10%
02.	Second Payment at the time for commencement of work	20%
03.	Third Payment at the time of completion of foundation work	10%
04.	Fourth Payment at the time of Ground floor roof casting	08%
05.	Fifth Payment at the time of 1st Floor roof casting	08%
06.	Sixth Payment at the time of 2nd Floor roof casting	08%
07.	Seventh Payment at the time of 3rd Floor roof casting	08%
08.	Eighth Payment at the time of 4th Floor roof casting	08%
09.	Ninth Payment at the time of 5th Floor roof casting	08%
10.	Tenth Payment at the time of 6th Floor roof casting	07%
11.	Final Payment at the time of possession	05%

## LOCATION MAP



### Major Distances from Hira Panna Infra Project LLP

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