



A Project By:  
**Aakriti Buildcon Pvt. Ltd.**  
(A Quality Construction Company)



The  
*Nest*

*Experience*  
The excellence  
of living





*Experience*  
the new age design

The  
*Nest*



#### **ABOUT GROUP**

Aakriti Buildcon Pvt. Ltd. A Quality Construction Company, has been initiated in the state of Bihar with core values of integrity, commitment and loyalty to customers.

In Aakriti's, we believe that there is no better proof of a commitment to service than a project, which demonstrates the integrity of its builder. What we do for a living is not especially unique. What we believe is unique.

M/s Aakriti Buildcon Pvt.Ltd was founded In the year 1994 for construction of residential apartments in Patna , and within 23 years around 3,68,000 sft was developed through various projects, a phenomenal growth fuelled by the dynamic leadership of its Directors.

We have acquired a prime ranking amongst the top 10 construction companies in Patna. Today, Aakriti Buildcon Pvt. Ltd. is one of the most respected and renowned business entities in the market which has endowed more than 289 families. Our venture "Green Heritage" at Nehru Nagar was the unique gated community residential project in Heart of the town Having Around 132 flats with amenities like Club house, Swimming pool, Jogging track, Children's Park, etc. Now similar projects are in pipeline in the heart of Patna.

Aakriti's has fast grown into an entity renowned for its Quality and Consistency in residential projects around the City of Destiny and has rapidly acquired a brand image as a "quality conscious and reliable premium developer".







The Nest















The

*Nest*



*Experience*  
The next level of living







CLUB









drinks

drinks

drinks



The

*Nest*



*Experience  
the true meaning  
of luxury*













*Experience  
a whole new  
way of living*

The

*Nest*

















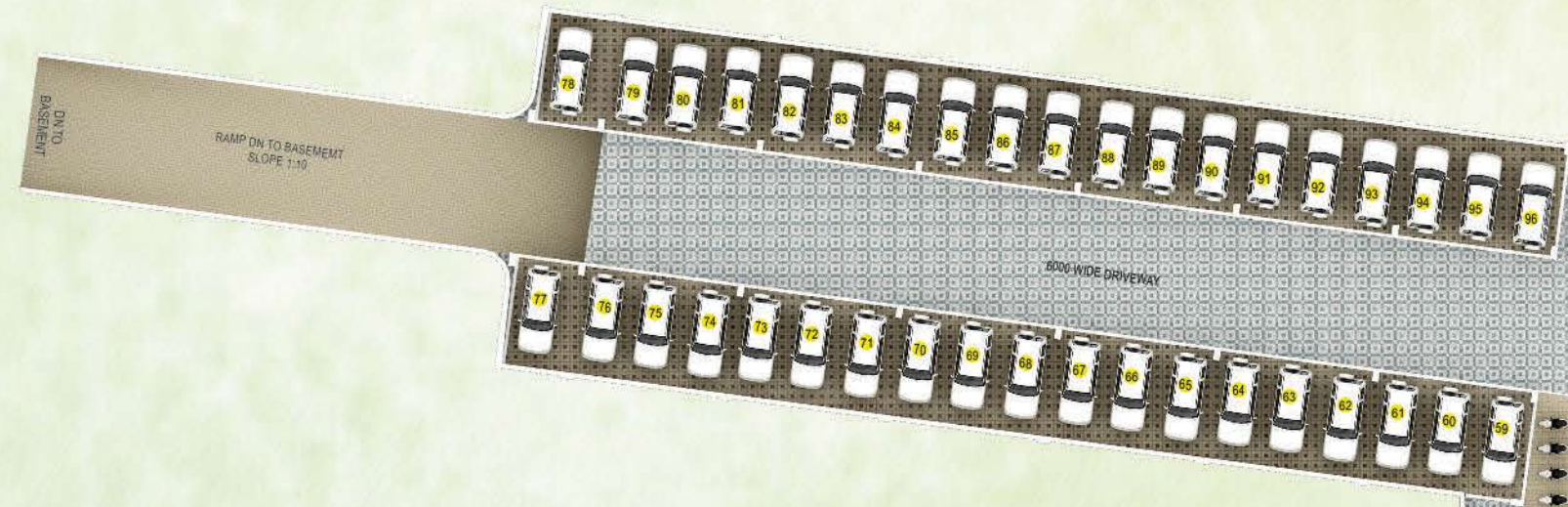








# BASEMENT FLOOR PLAN



*Experience*  
A luxurious living space









# GROUND FLOOR PLAN



FLAT NO	001	002	003	004	005	006
TYPE	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK
CARPET AREA	1117.94	1051.85	1095.63	1095.63	1051.85	1117.94
EXCLUSIVE (bal./Ver/Utility)	89.73	97.62	81.47	81.47	97.62	89.73
TERRACE AREA	0	267.39	220.96	220.96	267.39	0
PLANTER AREA	0	9.32	17.67	17.67	9.32	0
TOTAL AREA	1736.03	1851.25	1863.60	1863.60	1851.25	1736.03
NET AREA	1740	1850	1865	1865	1850	1740





ISOMETRIC VIEW



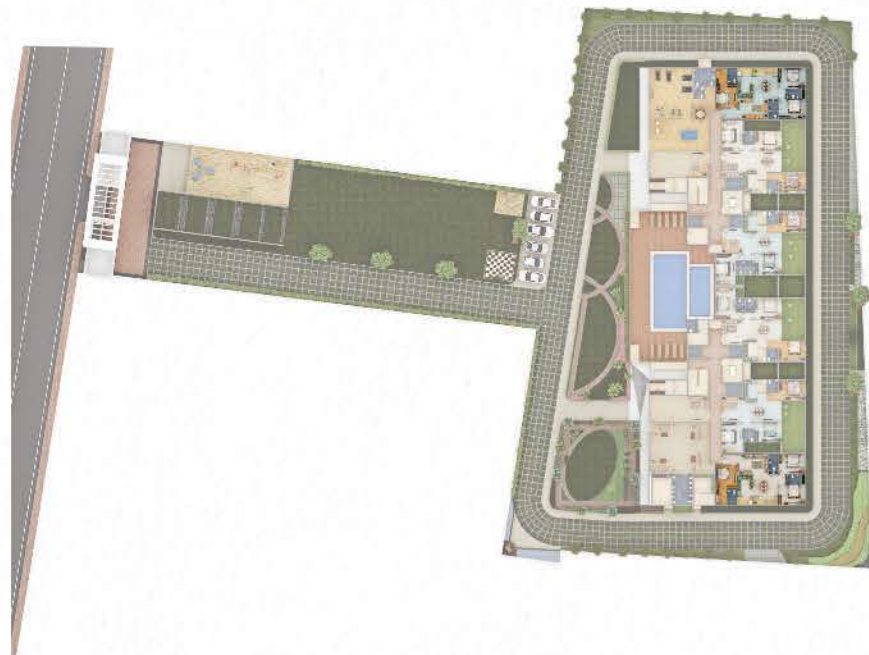
TYPE : 3 BHK  
FLAT NO. : 001, 006



TYPE : 3 BHK  
FLAT NO. : 003, 004



TYPE : 3 BHK  
FLAT NO. : 002, 005





# FIRST FLOOR PLAN



FLAT NO	101	102	103	104	105	106	107	108	111	112
TYPE	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK
CARPET AREA	1121.09	1051.85	1095.63	1095.63	1051.85	1121.09	1121.09	1051.85	1051.85	1121.09
EXCLUSIVE (bal./Ver/Utility)	111.58	32.56	32.56	32.56	32.56	124.28	124.28	32.56	32.56	116.52
TERRACE AREA	49.21	72.78	72.78	72.78	72.78	69.59	69.59	72.78	72.78	60.89
PLANTER AREA	29.33	74.38	66.59	66.59	74.38	29.33	29.33	74.38	74.38	29.33
TOTAL AREA	1271.94	1157.99	1197.88	1197.88	1157.99	1294.83	1294.83	1157.99	1157.99	1282.72
NET AREA	1830	1665	1720	1720	1665	1860	1860	1665	1665	1845

AREA STATEMENT



ISOMETRIC VIEW



TYPE : 3 BHK  
FLAT NO. : 103, 104



TYPE : 3 BHK  
FLAT NO. : 108, 111



TYPE : 3 BHK  
FLAT NO. : 112





# SECOND FLOOR PLAN



FLAT NO	201	202	203	204	205	206	207	208	209	210	211	212
TYPE	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK
CARPET AREA EXCLUSIVE (bal./Ver/Utility)	1121.09	1051.85	1095.63	1095.63	1051.85	1121.09	1121.09	1051.85	1095.63	1095.63	1051.85	1121.09
TERRACE AREA	36.91	70.49	70.49	70.49	70.49	69.59	69.59	70.49	386.01	386.01	70.49	37.98
PLANTER AREA	29.33	37.58	45.93	45.93	37.58	29.33	29.33	37.58	31.81	31.81	37.58	29.33
TOTAL AREA	1265.71	1138.45	1186.40	1186.40	1138.45	1294.83	1294.83	1138.45	1418.61	1418.61	1138.45	1271.24
NET AREA	1820	1640	1705	1705	1640	1860	1860	1640	2040	2040	1640	1830



# ISOMETRIC VIEW



TYPE : 3 BHK  
FLAT NO. : 201, 206, 207



TYPE : 3 BHK  
FLAT NO. : 202, 205, 208, 211



TYPE : 3 BHK  
FLAT NO. : 209, 210





# 3RD, 5TH, 7TH & 9TH FLOOR PLAN



FLAT NO	1	2	3	4	5	6	7	8	9	10	11	12
TYPE	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK
CARPET AREA	1121.09	1051.85	1095.63	1095.63	1051.85	1121.09	1121.09	1051.85	1095.63	1095.63	1051.85	1121.09
EXCLUSIVE (bal./Ver/Utility)	111.58	32.56	32.56	32.56	32.56	124.28	124.28	32.56	32.56	32.56	32.56	116.52
TERRACE AREA	49.21	188.67	151.46	151.46	188.67	69.59	69.59	188.67	151.46	151.46	188.67	60.89
PLANTER AREA	29.33	30.72	39.07	39.07	30.72	29.33	29.33	30.72	39.07	39.07	30.72	29.33
TOTAL AREA	1271.94	1194.11	1223.46	1223.46	1194.11	1294.83	1294.83	1194.11	1223.46	1223.46	1194.11	1282.72
NET AREA	1830	1715	1760	1760	1715	1860	1860	1715	1760	1760	1715	1845

AREA STATEMENT



ISOMETRIC VIEW



TYPE : 3 BHK  
 FLAT NO. : 303, 304, 503,  
 504, 703, 704, 903, 904



TYPE : 3 BHK  
 FLAT NO. : 302, 305, 308, 311, 502, 505, 508,  
 511, 702, 705, 708, 711, 902, 905, 908, 911



TYPE : 3 BHK  
 FLAT NO. : 301, 306, 307, 501, 506,  
 507, 701, 706, 707, 901, 906, 907





# 4TH, 6TH & 8TH FLOOR PLAN



**AREA STATEMENT**

FLAT NO	1	2	3	4	5	6	7	8	9	10	11	12
TYPE	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK
CARPET AREA	1121.09	1051.85	1095.63	1095.63	1051.85	1121.09	1121.09	1051.85	1095.63	1095.63	1051.85	1121.09
EXCLUSIVE (bal./Ver./Utility)	111.58	32.56	32.56	32.56	32.56	124.28	124.28	32.56	32.56	32.56	32.56	116.52
TERRACE AREA	36.91	70.49	70.49	70.49	70.49	69.59	69.59	70.49	70.49	70.49	70.49	37.98
PLANTER AREA	29.33	37.57	45.93	45.93	37.57	29.33	29.33	37.57	45.93	45.93	37.57	29.33
TOTAL AREA	1265.79	1138.44	1186.40	1186.40	1138.44	1294.83	1294.83	1138.44	1186.40	1186.40	1138.44	1271.24
NET AREA	1820	1635	1705	1705	1635	1860	1860	1635	1705	1705	1635	1830



ISOMETRIC VIEW



TYPE : 3 BHK  
 FLAT NO. : 401, 406, 601, 606, 801, 806



TYPE : 3 BHK  
 FLAT NO. : 403, 404, 408, 409, 603, 604, 608, 609, 803, 804, 808, 809



TYPE : 3 BHK  
 FLAT NO. : 402, 405, 408, 411, 602, 605, 608, 611, 802, 805, 808, 811





# TENTH FLOOR PLAN



**AREA STATEMENT**

FLAT NO	1001E	1001L	1002E	1002L	1003L	1003E	1004E	1004L	1005L	1005E	1006L	1006E	1007	1008	1009	1010	1011	1012
TYPE	STUDIO FLAT	2BHK	STUDIO FLAT	2BHK	2BHK	STUDIO FLAT	STUDIO FLAT	2BHK	2BHK	STUDIO FLAT	2BHK	STUDIO FLAT	3BHK	3BHK	3BHK	3BHK	3BHK	3BHK
CARPET AREA EXCLUSIVE (Bal./Ver./Utility)	329.49	735.4	279.85	807.13	801.21	336.12	336.12	801.21	806.96	279.85	735.4	329.4	1121.09	1051.85	1095.63	1095.63	1051.85	1121.09
TERRACE AREA	0	36.91	24.43	70.49	70.49	0	0	70.49	70.49	24.43	69.59	0	69.59	70.49	70.49	70.49	70.49	37.98
PLANTER AREA	15.2	14.12	0	28.25	28.25	0	0	28.25	28.25	0	14.12	15.2	29.33	37.58	45.93	45.93	37.57	29.33
TOTAL AREA	368.74	838.96	331.01	856.50	850.58	375.58	375.58	850.58	856.33	331.02	868.05	386.65	1294.83	1138.45	1186.40	1186.40	1138.44	1271.24
NET AREA	530	1205	475	1230	1220	540	540	1220	1230	475	1250	530	1860	1635	1705	1705	1635	1830



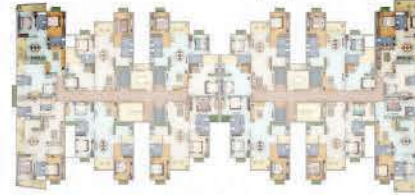
# ISOMETRIC VIEW



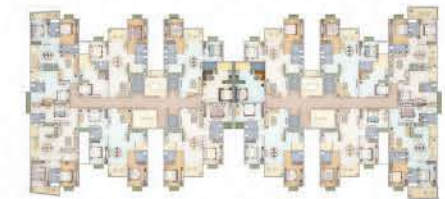
TYPE : 1HALL/KITCHEN  
FLAT NO. : 1001/E, 1006/E



TYPE : 2 BHK  
FLAT NO. : 1001/L, 1006/L



TYPE : 1HALL/KITCHEN  
FLAT NO. : 1003/E, 1004/E



TYPE : 2 BHK  
FLAT NO. : 1003/L, 1004/L



TYPE : 1HALL/KITCHEN  
FLAT NO. : 1002/E, 1005/E



TYPE : 2 BHK  
FLAT NO. : 1002/L, 1005/L





# ELEVENTH FLOOR PLAN



**AREA STATEMENT**

FLAT NO	1101E	1101L	1102E	1102L	1103L	1103E	1104E	1104L	1105L	1105E	1106L	1106E	1107E	1107L	1108E	1108L	1109L	1109E	1110E	1110L	1111L	1111E	1112L	1112E
<b>TYPE</b>	STUDIO FLAT	2BHK	STUDIO FLAT	2BHK	2BHK	STUDIO FLAT	STUDIO FLAT	2BHK	2BHK	STUDIO FLAT	2BHK	STUDIO FLAT	STUDIO FLAT	2BHK	STUDIO FLAT	2BHK	2BHK	STUDIO FLAT	STUDIO FLAT	2BHK	2BHK	STUDIO FLAT	2BHK	STUDIO FLAT
<b>CARPET AREA EXCLUSIVE</b> <small>(bat./Ver./Utility)</small>	329.49	735.4	279.85	807.13	801.21	336.12	336.12	801.21	806.96	279.85	735.4	329.49	326.64	741.24	281.32	807.8	801.21	336.12	336.12	801.21	807.8	281.32	740.81	326.64
<b>TERRACE AREA</b>	0	72.66	0	188.88	151.46	66.4	66.4	151.46	188.68	0	106.79	0	0	106.79	0	188.68	151.46	66.4	66.4	151.46	188.68	0	87.89	0
<b>PLANTER AREA</b>	15.2	14.12	0	21.39	21.39	0	0	21.39	21.39	0	14.12	15.2	15.2	14.12	0	21.39	21.39	0	0	21.39	21.39	0	14.12	15.2
<b>TOTAL AREA</b>	368.74	835.03	318.79	912.27	887.64	408.77	408.77	887.64	912.00	318.79	852.10	368.73	365.88	857.94	320.26	912.84	887.64	408.77	408.77	887.64	912.84	320.26	848.06	365.89
<b>NET AREA</b>	530	1200	460	1310	1275	590	590	1275	1310	460	1225	530	525	1235	460	1310	1275	590	590	1275	1310	460	1220	525



ISOMETRIC VIEW



TYPE : 1 HALL/KITCHEN  
FLAT NO. : 1102/E, 1105/E, 1108/E, 1111/E



TYPE : 2 BHK  
FLAT NO. : 1102/L, 1105/L, 1108/L, 1111/L



TYPE : 1 HALL/KITCHEN  
FLAT NO. : 1103/E, 1104/E, 1109/E, 1110/E



TYPE : 2 BHK  
FLAT NO. : 1103/L, 1104/L, 1109/L, 1110/L



TYPE : 1 HALL/KITCHEN  
FLAT NO. : 1107/E



TYPE : 2 BHK  
FLAT NO. : 1107/L





# Experience

## Living in a growing landmark for a rewarding future

### STANDARD SPECIFICATION

STRUCTURE	: R.C.C. Frame structure with brick work in cement Mortar as per design and specification.	TV/ TELEPHONE	: One TV & one Telephone/internet point will be provided in drawing or master bed room (not connection).
ENTRANCE DOOR	: Entrance door shutters of 35 mm thick ISI mark one side TEAK finished with Natural polish.	INTERNAL WALL FINISH	: All internal walls will be finished with Wall care Putty on plastered Surface.
OTHERS DOOR	: 30 mm thick ISI mark flush door shutters, painted with two coats synthetic enamel on a coat primer.	EXTERNAL WALL	: Exquisitely designed classical exterior finish with Weather coat paint/sand mat finish/Texture Paint.
DOOR FRAME WINDOWS	: Door frames (chowkhats) of Hard wood of size 100x65 mm. UPVC : Windows of ISI mark.	WATER PROOFING	: Water proofing treatment will be done on top roof slab.
ENTRANCE LOBBY/ STAIRS AND IT'S LANDING	: Attractive designed Marble/Granite Tiles flooring as Per Specification and Design.	HEAT PROOFING	: A coat of Chemical as per standard Will be done on top roof slab.
FLOORING	: Vitrified tiles of 600X600 of ISI mark.	OVERHEAD WATER	: Overhead water tank of adequate capacity with adequate size submersible pump.
KITCHEN :	: (a) Ceramic tiles (b) Granite Top (c) 24" high Glazed tiles (d) Steel Sink of ISI Mark.	INTERCOM	: Intercom facility along with CCTV Surveillance for safety purpose will be provided.
BATHROOM	: (a) Flooring: Ceramic Tiles (b) Walls : Glazed tiles up to 7' hight © Sanitary ware : white glazed vitreous sanitary ware of ISI mark.(d) Fitting:Chromium plated C.P. fitting of ISI Mark.(e) Cistern : cistern in white colour.(f) Hot & cold : Hot & Cold in both toilet.	GENERATOR	: For lighting common area and water supply All flats will get 500watt power supply.
PARKING AREA FLOORING	: Parking area chequered tiles /sand stone/Cement Tiles as per Design.	LIFT	: Lift of standard make in each block will be provided
ELECTRICAL	: (a)All internal wiring in concealed conduits With cooper Wires of ISI mark.(b) All electrical switches and accessories of ISI mark.(c)Adequate lighting /power point socket. outlets etc. provided in each room as per the design & Specification.	ELECTRICITY	: Electric supply for the complex form B.S.E.B and all flats have individual connection of 3KWs with separate meter. Extra Load if needed will be provided at Extra cost.
		CAR PARKING	: Reserved car parking spaces are available.







*Experience*  
A new living concept



The  
*Nest*







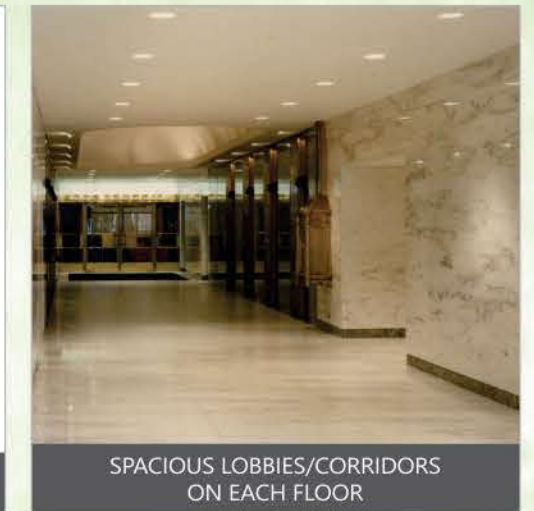
GRAND ENTRANCE GATE



VISITORS PARKING



GENERATOR BACKUP FOR LIFTS AND COMMON AREAS



SPACIOUS LOBBIES/CORRIDORS ON EACH FLOOR



24X7 WATER SUPPLY THROUGH OVERHEAD TANK FROM DEEP TUBE BORING



EPABX SYSTEM



CHILDREN'S PLAY ZONE



SWIMMING POOL



A COMPREHENSIVE FIRE FIGHTING SYSTEM WITH FIRE EXTINGUISHER AND FIRE ALARM



SOLAR LIGHTS IN COMMON AREA AS PER CONSULTANT



PAVED PATHWAY



JOGGING TRACK



ELEVATORS



CCTV FOR EFFECTIVE SURVEILLANCE



SOLAR GEYSER AT ROOFTOP



CAMPUS SECURED WITH BOUNDARY WALL



FITNESS CENTER/ GYM



ROOM FOR MAINTENANCE STAFF



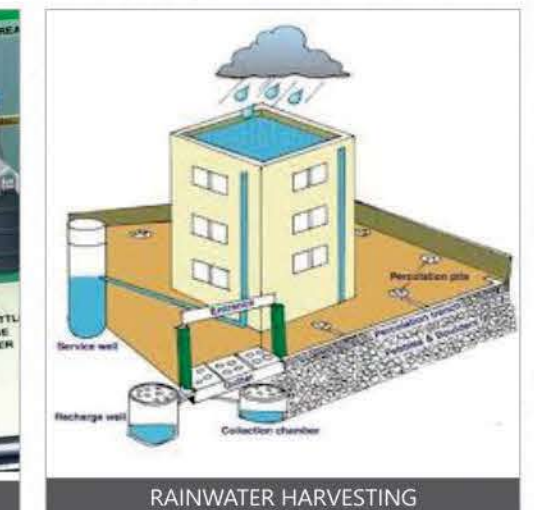
BEAUTIFUL LANDSCAPED GARDEN



LANDSCAPE LIGHT



STP FOR SEWAGE MANAGEMENT



RAINWATER HARVESTING







# LOCATION PLAN: -

