



VENUS STAR CONSTRUCTION PVT. LTD.

Regd. Off. : Venus Heritage, 102/103,

(North of Pillar No. 91)

Sheikhpura More, Balley Road Patna-14

Call: +91 9905334888



Architect Ashok Kumar

Principal Architect : ARCH-EN DESIGN

Delhi Office: B-1/37, Ground Floor, Hauz Khaz, New Delhi-110016,

Tel : (+91) 011-26510350, 011-45188222, Email : info.delhi@aed.co.in,

Lucknow Office : 4 / 5, Vishal Khand, Gomti Nagar, Lucknow-10

Tel : (+91) 0522-4088222, Fax : (+91) 4088288

info.lucknow@aed.co.in, info.patna@aed.co.in

Website : www.aed.co.in

Note : Visual representations shown in this brochure are purely conceptual. Sll building plans, Specifications, Layout Plans etc. are tentative and subject to variation & modification by the company or the competent authorities sanctioning plans.



Royalty Finds a New Home

JWDiNFRA
Sales and Marketing Team


VENUS
EMPIRE
BUILT TO INHABIT KINGS

Because You are a Class Apart

Royalty is grand. It is not just power, but honor, courage, and integrity – the strength to pivot one's own life and self. It is the essence of a lifestyle that sets you apart from the crowd.





VENUS
EMPIRE
BUILT TO INHABIT KINGS

Sky Club on Roof top



Experience Magnificence. Feel the Abundance.

Royalty is not just the opulent riches of gold, ruby, emerald, and diamond but a way of life. Discover and experience your life's expansion to a whole new horizon of empirical bliss at Venus Empire. Enliven and embody the dormant emperor and empress residing within you.



Designed for Your Royal Ascension

We believe you should have everything in your palace. And, that's why Venus Empire's design and plan has everything you can ever think of or imagine.

Apart from expansive 4/3/2/1 BHK apartments and a luxurious penthouse guaranteeing palatial living, it comes with state-of-the-art:

- Retail stores
- Salons for Men and Women
- Outdoor Terrace Swimming Pool
- Cafeteria
- Multipurpose Hall
- Party Lawn
- Home Theatre
- Gym/Yoga
- Guest House
- Sky Walk (Jogging Track)

RECREATION AREA ALONG WITH JOGGING TRACK ON THE SKY CLUB IN 20TH FLOOR

Transcend Your Spirit to Nature's Sublime Oneness

Cocooned from the humdrums of the city, get to bask in nature's majestic aura inside Venus Empire. Breathe in the freshness of lush green gardens ornamented with the vibrance and delicacy of colorful flowers. Experience the richness of good health & lavish lifestyle right here.

- Parks
- Jogging Track
- Apartment & Open Terrace
- Entrance Lobby
- Children's Play Area

SWIMMING POOL WITH DECK ON SKY CLUB IN 20TH FLOOR



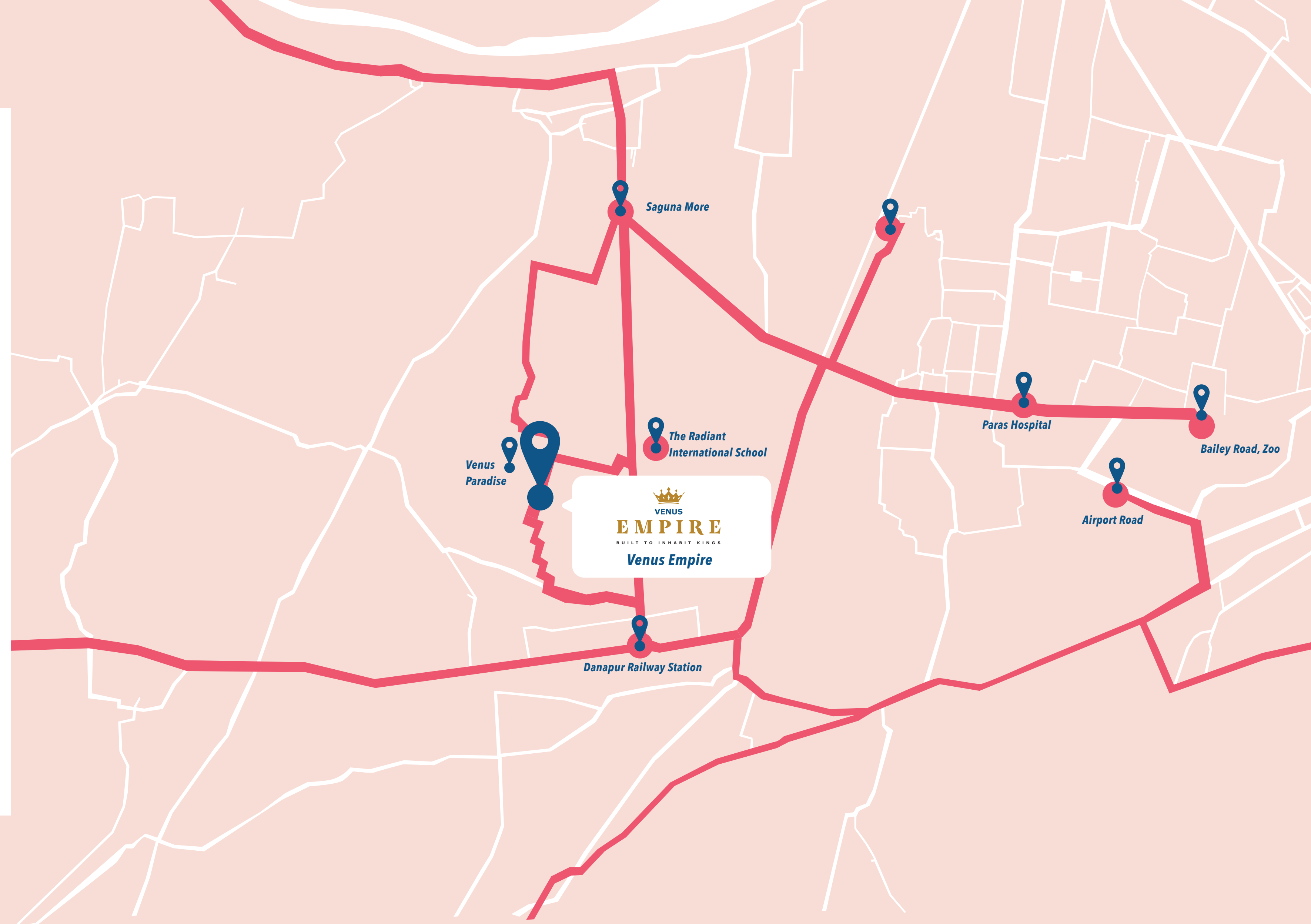
A Location that Defines Convenience

Minimizing commute and maximizing luxurious comfort, the strategic location of Venus Empire offers easy access to not just important business and leisure hubs but airport, railway station, hospitals, educational institutions, shopping malls, and lots more.

Gift your life the ease and breeze it always needed.

Distances from Venus Empire

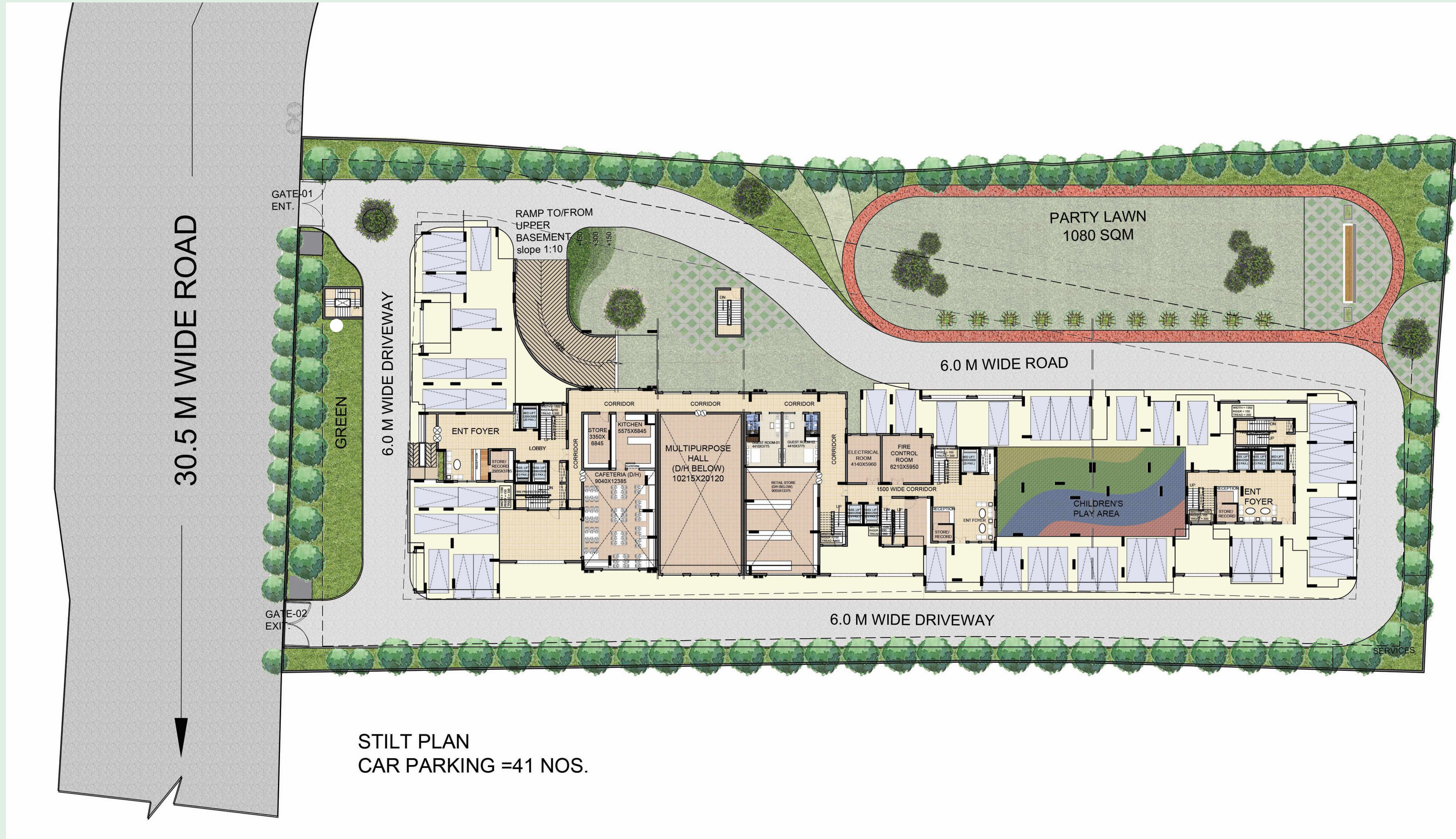
- 10km from Bailey Road, Zoo
- 11km from the airport
- 2.8km from Saguna More
- 6km from Paras Hospital
- 3km from Danapur Railway Station
- 1km from Danapur Khagaul Road
- 1.1km from The Radiant International School
- 6km from Patliputra Railway Station

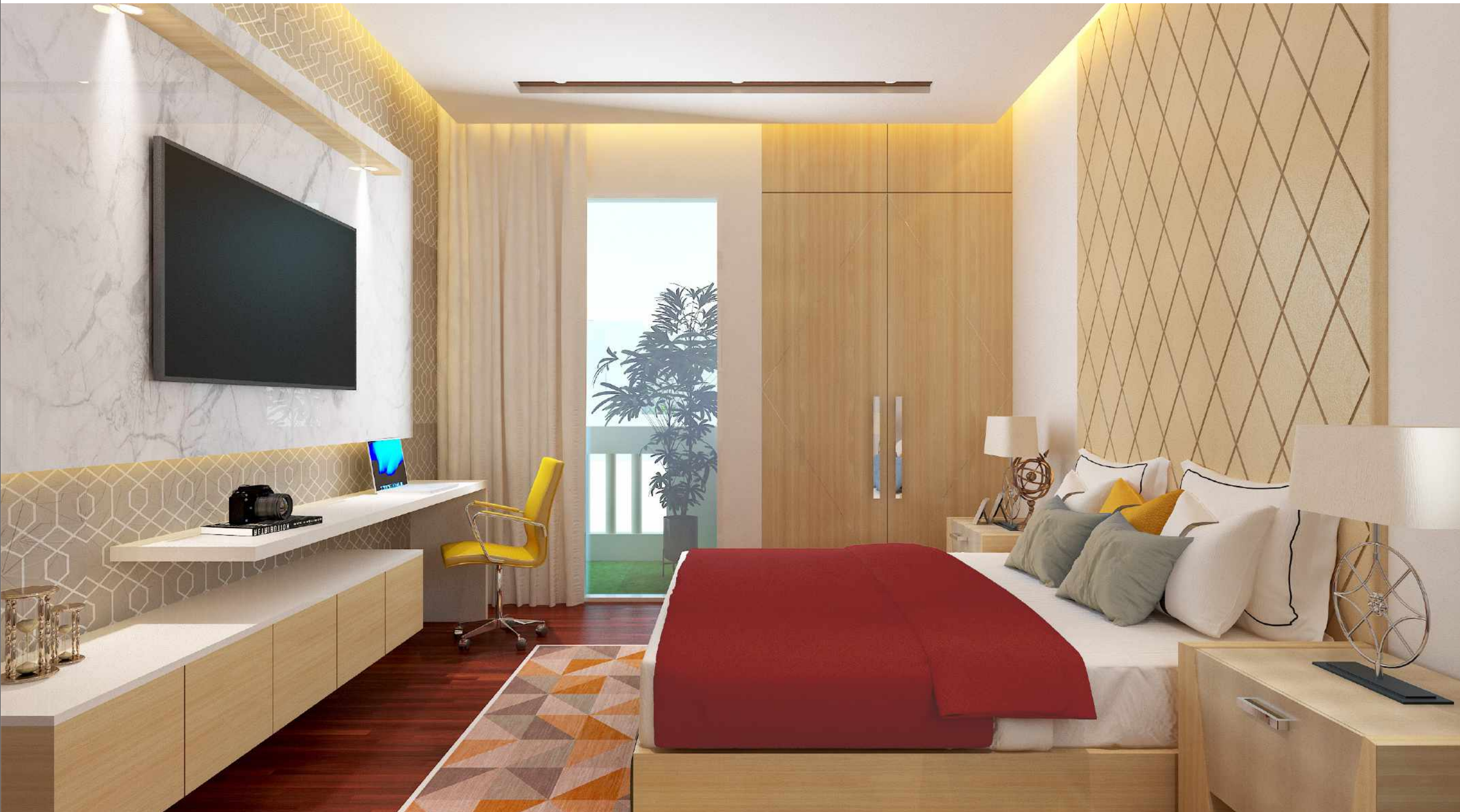


Site Plan



1. Entrance Foyer
2. Reception
3. Store/Record
4. Lobby
5. Pass Lift
6. Bed Lift
7. Staircase
8. Corridor
9. Store
10. Kitchen
11. Cafeteria
12. Multipurpose Hall
13. Retail Store
14. Guest Room
15. Electrical Room
16. Fire Control Room
17. Children's Play Area
18. Party Lawn
19. 30.5M Wide Road
20. Gate 1 Entrance/Exit
21. Gate 2 Extrance/Exit
22. 15.0 M Wide Front Setback
23. Ramp To/From Upper Basement
24. 9.0 M Wide Side Setback
25. 6.0 M Wide Driveway





Supreme Specifications

Drawing Room/Dinning Room:

- Flooring/Skirting: (800x800)mm Vitrified tile (Somany/ RAK/Vermora or equivalent make).
- Walls: Wall putty (ready to paint).
- Doors: Main door designer with digital lock and SS fittings duly painted (Century/Green or equivalent make). Fittings from Dorma, Godrej or Ozone.
- Windows: UPVC Windows with toughened glass.

Bedroom:

- Flooring/Skirting: Master bedroom laminated wooden floor and (600x600)mm vitrified tile (Somany/RAK/Vermora or equivalent make) in other bedrooms.
- Walls: Wall putty (ready to paint).
- Doors: Door with motion lock and SS fittings (Century/Green or equivalent make). Fittings from Dorma, Godrej or Ozone.
- Windows: UPVC Windows with toughened glass.

MASTER BEDROOM VIEW-1




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MASTER BEDROOM VIEW-2



DRAWING ROOM VIEW



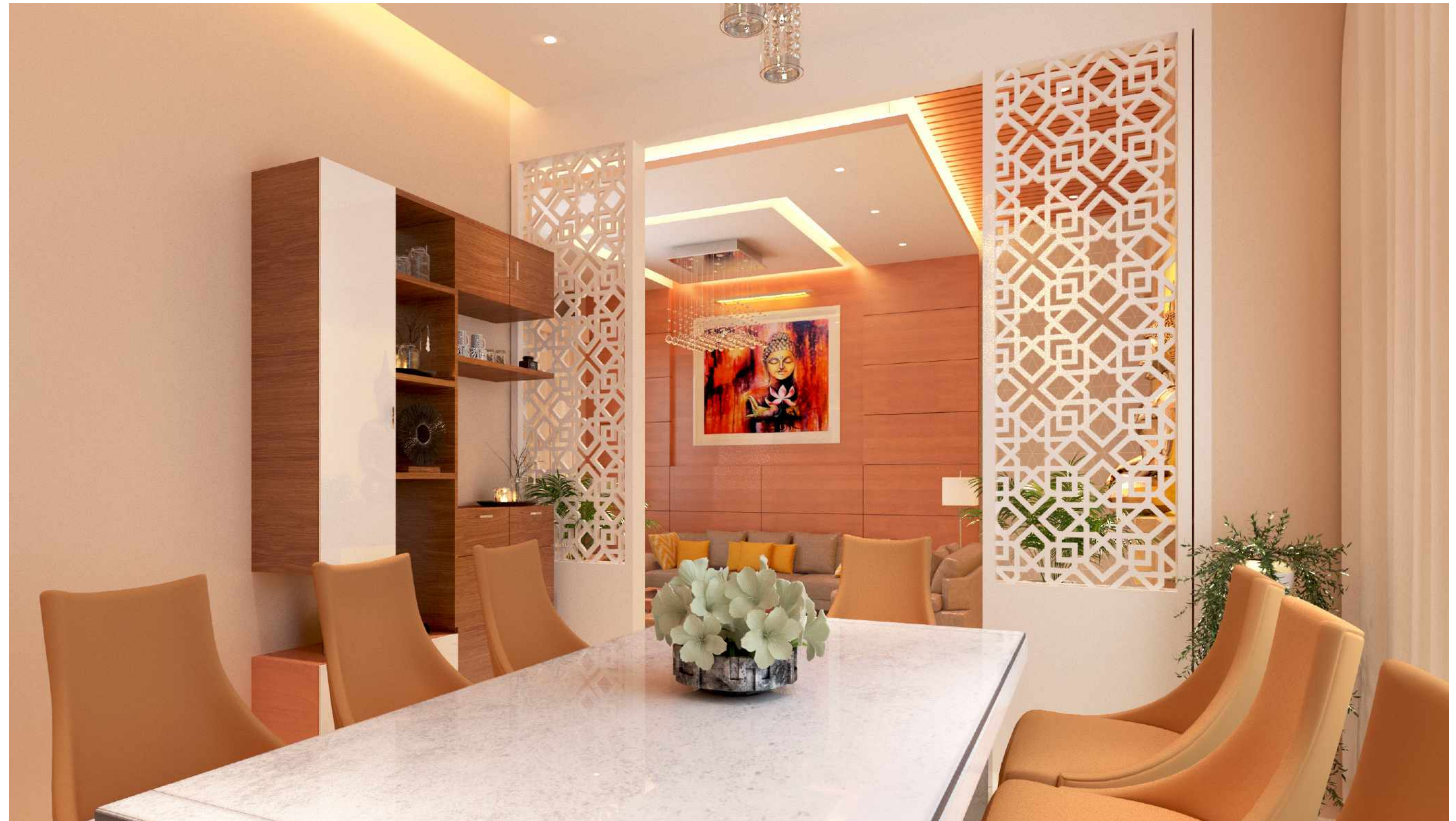
TOILET VIEW

Dress:

- Flooring/Skirting: Master bedroom laminated wooden floor and (800x800)mm vitrified tile (Somany/RAK/Vermora or equivalent make) in other bedrooms.
- Walls: Wall putty (ready to paint).
- Doors: Door with digital lock & SS fittings (Century/Green or equivalent make). Fittings from Dorma, Godrej or Ozone.


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DINING CUM LOBBY
ALONGWITH DRAWING ROOM



Kitchen:

- Flooring/Skirting: Anti-skid ceramic tile (Somany/RAK/Vermora or equivalent make).
- Walls: Ceramic tiles up-to 600mm height above counter top.
- Ceiling: Wall putty (ready to paint).
- Doors: Door and SS fittings (Century/Green or equivalent make).
- Counter Top: Polished granite.
- Sink Water Supply: Single bowl stainless sink with drain board. Provision for Hot & Cold Water supply.
- Fittings: Single lever CP Fittings (Jaguar, Kohler Hindware or equivalent make).

Toilet:

- Flooring/Skirting: Ceramic tile flooring (Somany/RAK/Vermora or equivalent make).
- Walls: Ceramic tiles up-to ceiling.
- Ceiling: POP Punning.
- Doors: Door and SS fittings (Century/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, Kohler or equivalent make).
- Other Fixtures: Towel ring, rod, soap dish and health faucet.

Balcony

- Flooring: Anti-skid ceramic tile (Somany/RAK/Vermora or equivalent make).

- Walls: All weather textured paint.
- Ceiling: Plaster with external paint (Asian/Berger or equivalent).
- Doors: Door and SS fittings (Century/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/Lift Facia: Plastic emulsion paint on wall & Italian Marble/Granite in lift facia.
- Ceiling: POP punning with plastic emulsion paint.
- Sensor Lighting in Parking and Common Area.

Other features:

- Electrical: Copper wiring in conduit with modular switches (Havells/Legrand 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 & tread with SS railings.
 - External Finishing: All weather textured paint.
 - Common area light control by sensor.

Structure:

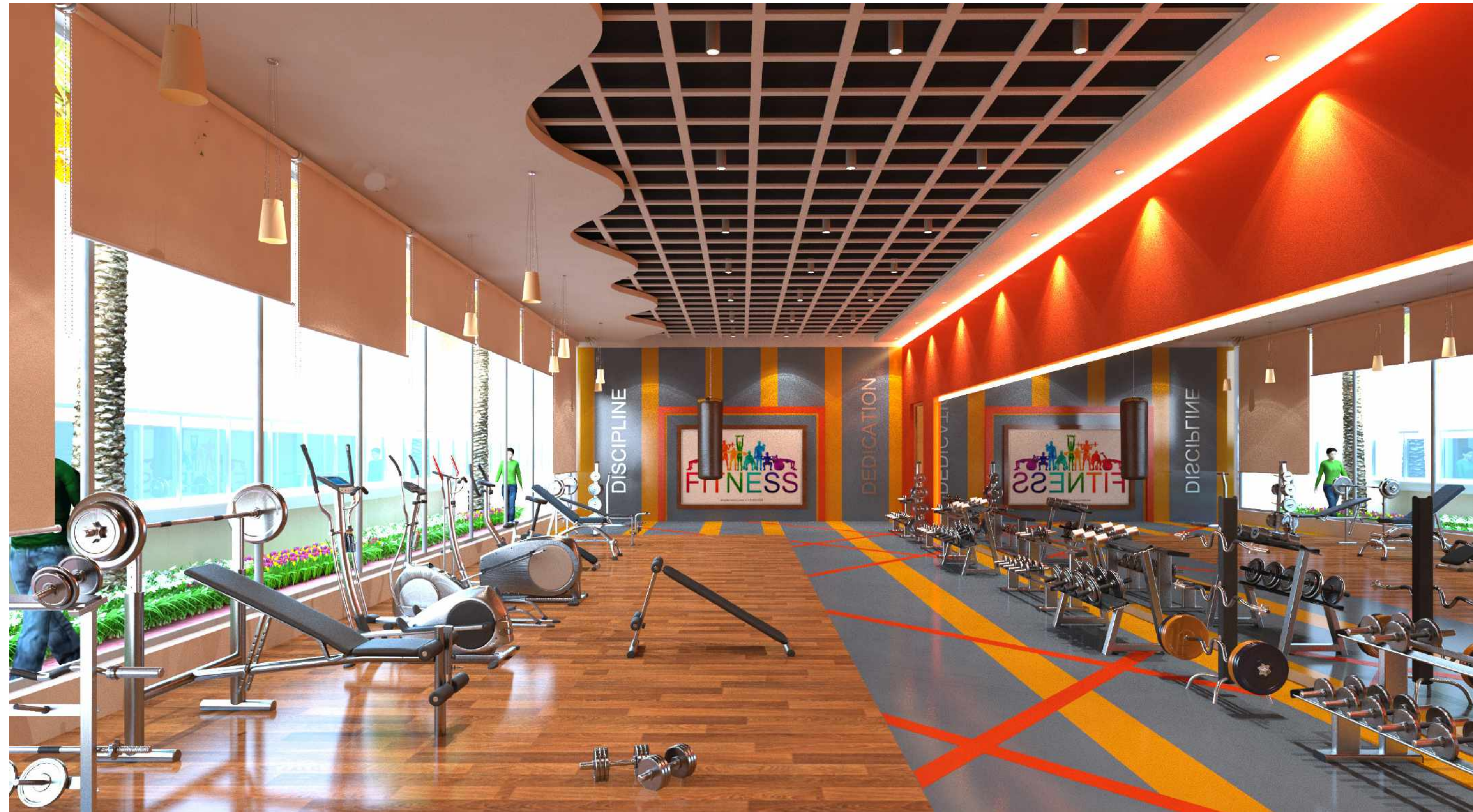
- Earthquake resistant structure of RCC framed columns and beams.

**KITCHEN INTERIOR**

Discovery luxury through good health and good times at Venus Empire!

GYMNASIUM:

Ascend to a fit and healthy life with the all-equipped in-house Gym at Venus Empire





BANQUET HALL:

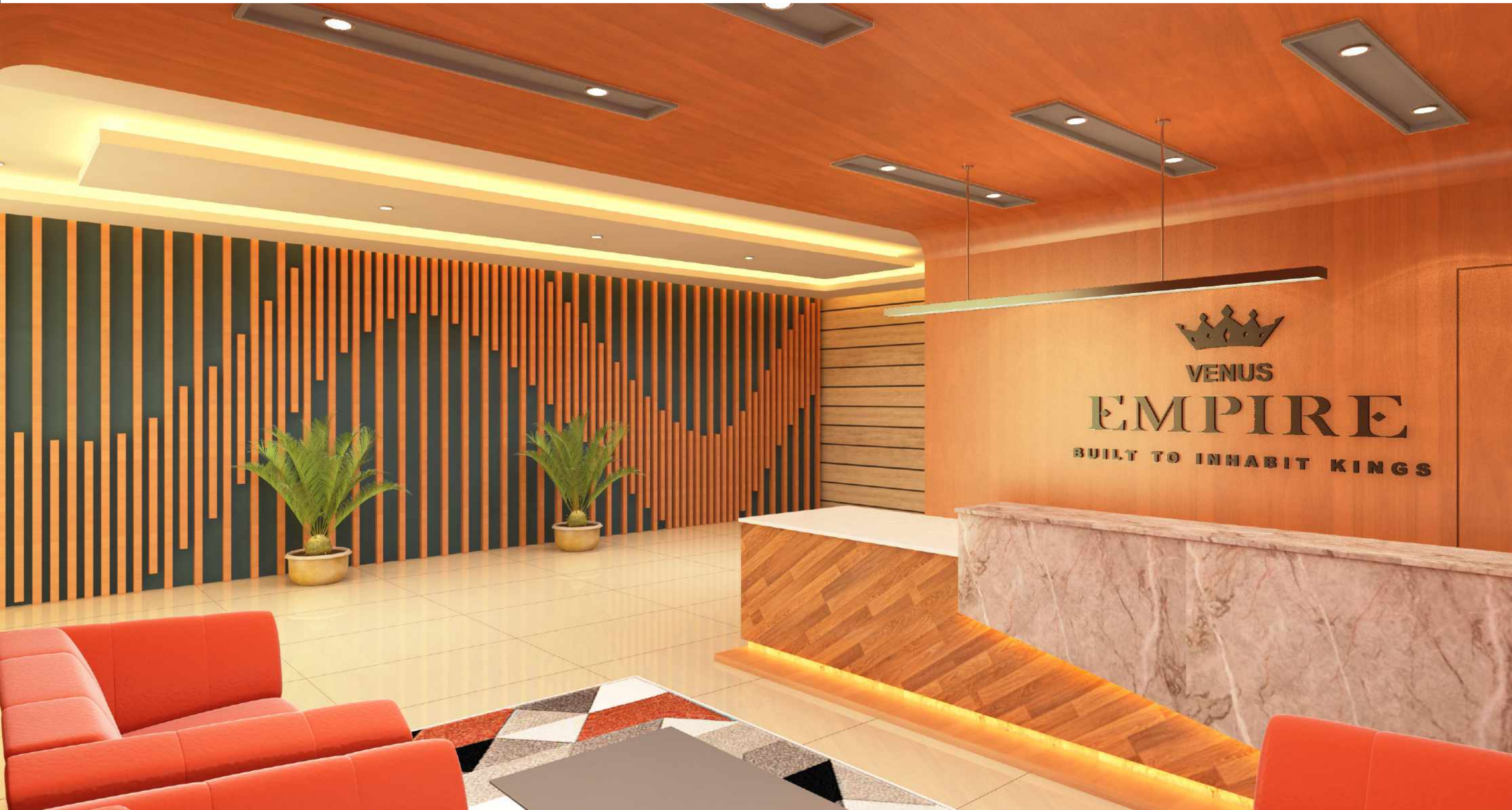
Create memories of
togetherness and communion
with grander celebrations



RECEPTION AREA:

We receive your guests as warmly as you would






VENUS
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BUILT TO INHABIT KINGS

RECEPTION AND WAITING



SKYCLUB AT 20TH FLOOR:
Feel the opulence & splendor of
a larger than life experience
forever





VENUS

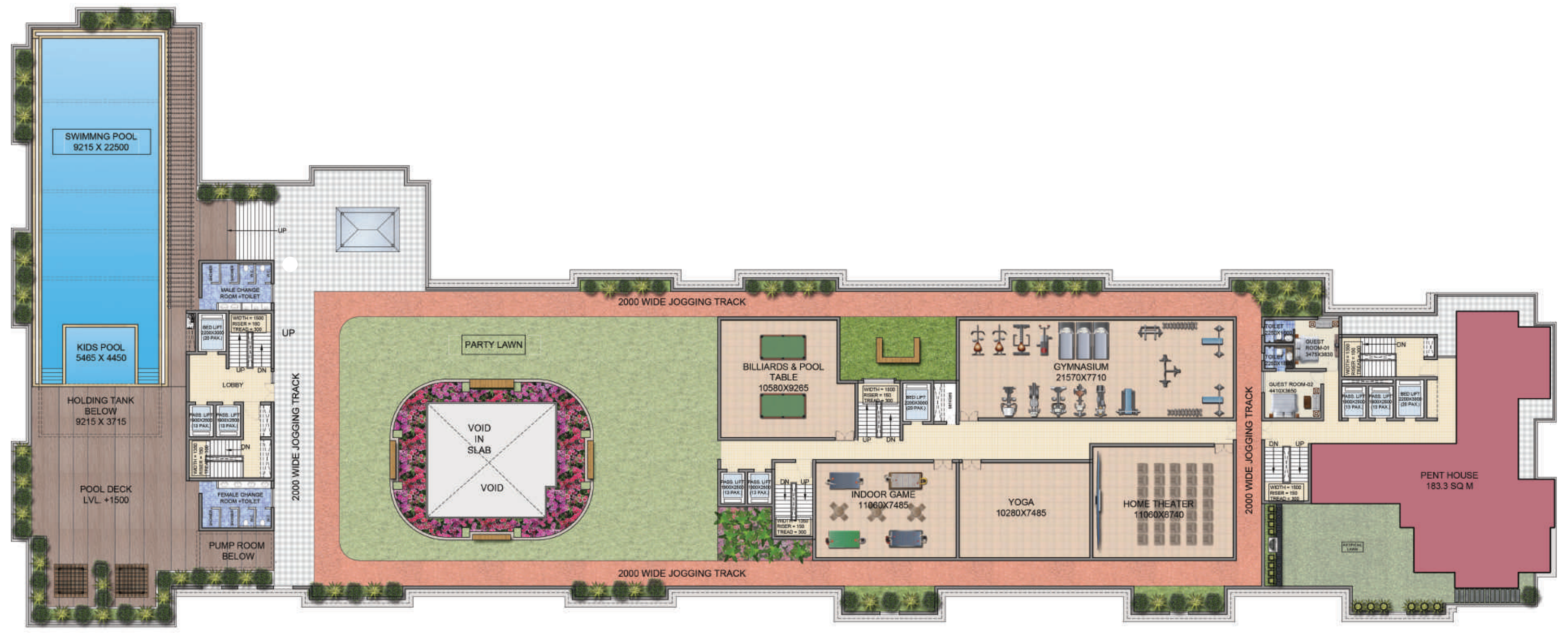
EMPIRE

BUILT TO INHABIT KINGS

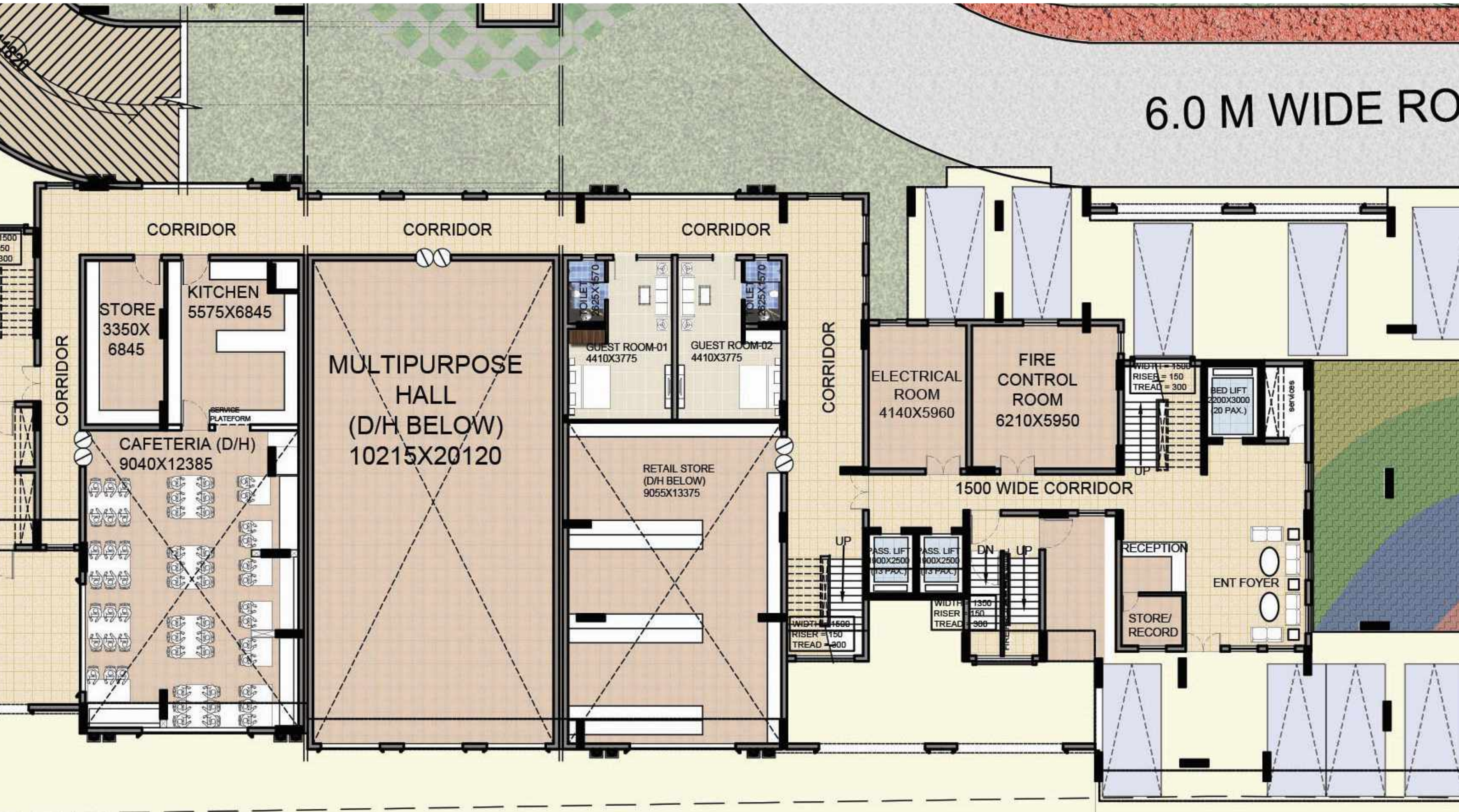
ROOF TOP VIEW

Sky Club Floor Plan

1. Swimming Pool
2. Kids Pool
3. Holding Tank Below
4. Pool Deck
5. Male Change Room + Toilet
6. Bed Lift
7. Pass Lift
8. Lobby
9. Staircase
10. Female Change Room + Toilet
11. Pump Room Below
12. 2000 M Wide Jogging Track
13. Party Lawn
14. Void in Slab
15. Void
16. Billiards and Pool Table
17. Indoor Game
18. Services
19. Yoga
20. Gymnasium
21. Home Theatre
22. Toilet
23. Guest Room
24. Artificial Lawn
25. Penthouse



20TH FLOOR PLAN
(Sky Club)



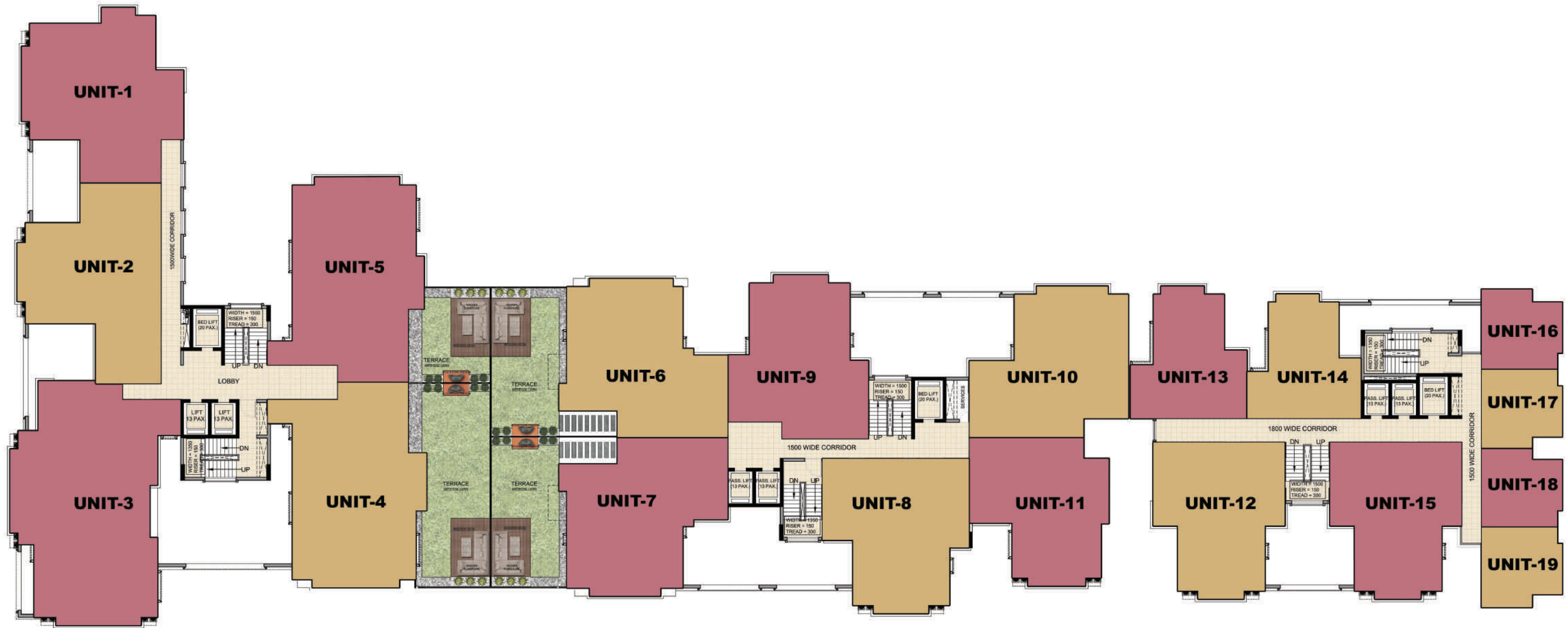
6.0 M WIDE RO

In-House Club Stilt Floor Plan

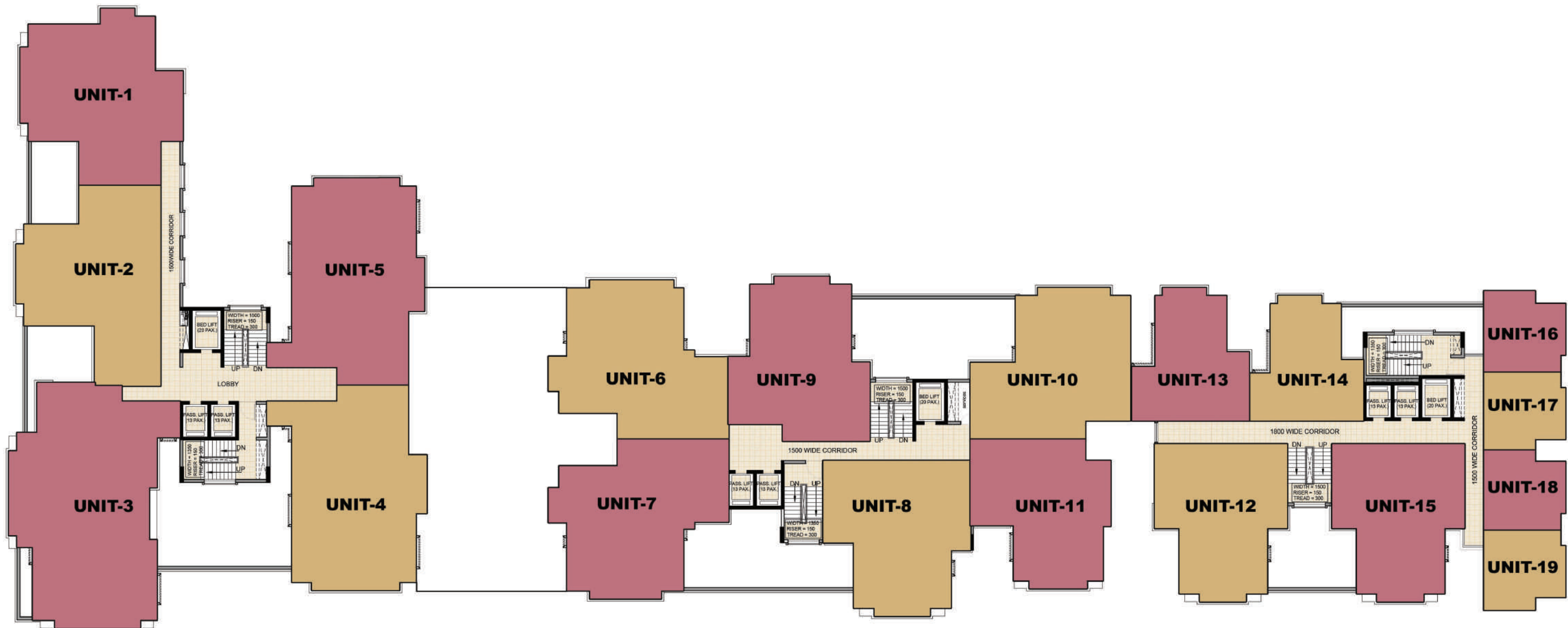
1. Corridor
2. Store
3. Kitchen
4. Cafeteria
5. Multipurpose Hall
6. Retail Store
7. Guest Room
8. Toilet
9. Staircase
10. Electrical Room
11. Fire Control Room
12. Pass Lift
13. 1500 M Wide Corridor
14. Reception
15. Store/Record
16. Entrance Foyer
17. Lift
18. Services
19. 6.0 M Wide Driveway



1ST FLOOR PLAN

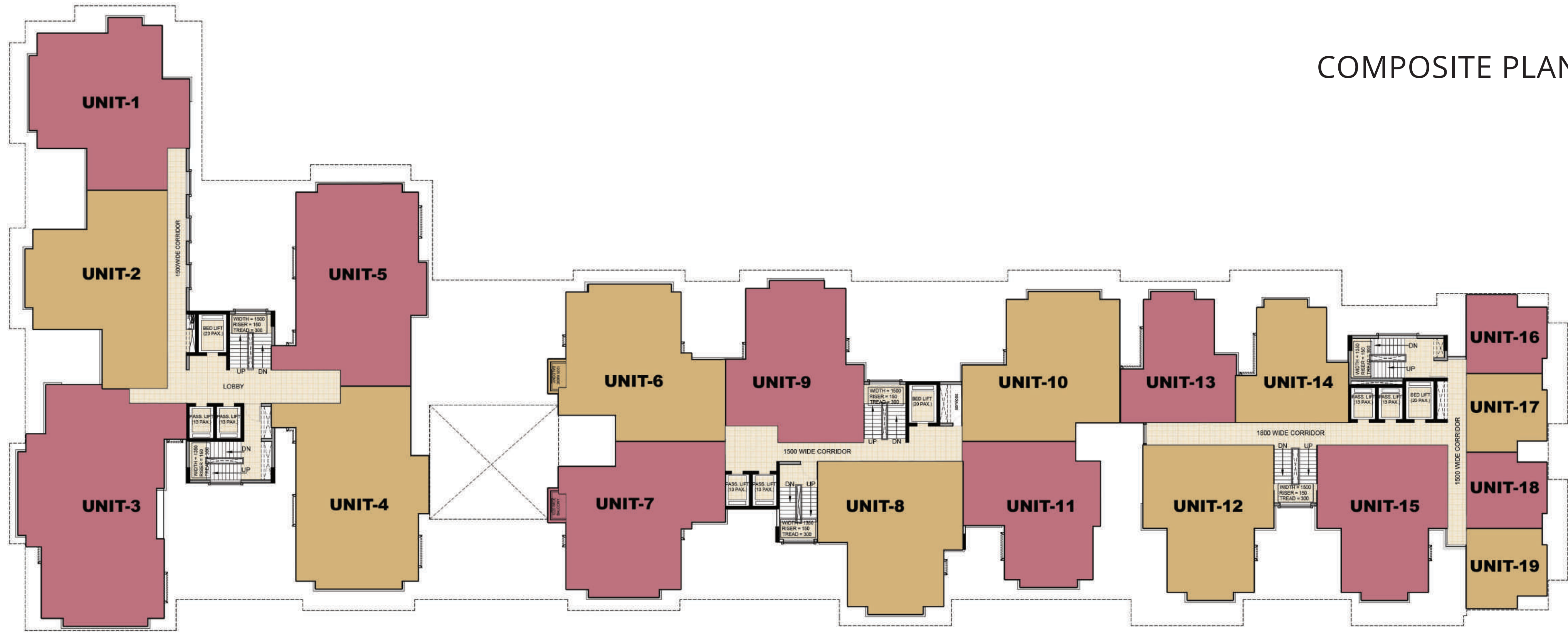


2ND FLOOR PLAN



3RD FLOOR PLAN

COMPOSITE PLAN



4TH TO 19TH FLOOR PLAN

Floor Plan With Terrace & Balcony

3BHK+Study+4T

- Unit 4 with Terrace
- Placement: 2nd Floor
- Carpet Area: 1232 SQF
- Balcony: 165 SQF
- Terrace: 1001 SQF



3BHK+Study+4T

- Unit 5 with Terrace
- Placement: 2nd Floor
- Carpet Area: 1232 SQF
- Balcony: 165 SQF
- Terrace: 513 SQF

3BHK+3T

- Unit 2 with Terrace
- Placement: 1st Floor
- Carpet Area: 1032 SQF
- Balcony: 178 SQF
- Terrace: 208 SQF



3BHK+3T

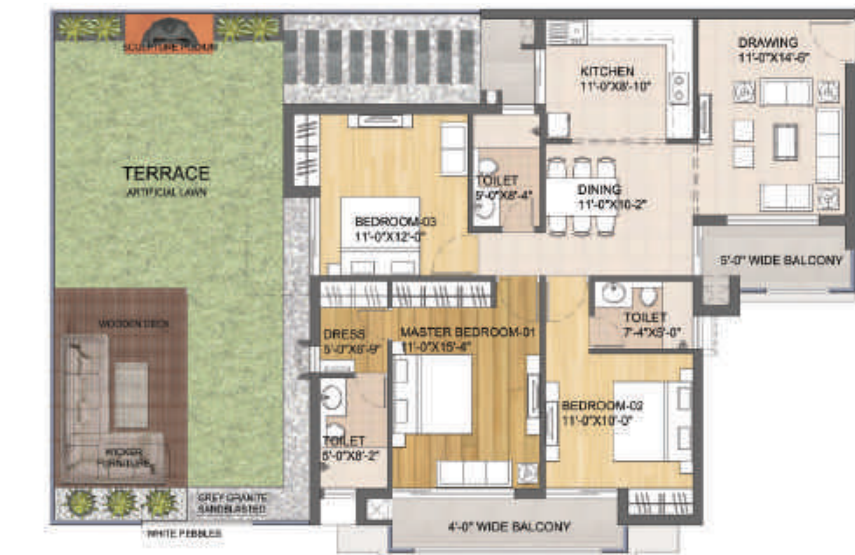
- Unit 6 and 7 with Terrace
- Placement: 2nd Floor
- Carpet Area: 1033 SQF

- Balcony: 171 SQF
- Terrace: 771 SQF

Unit 6



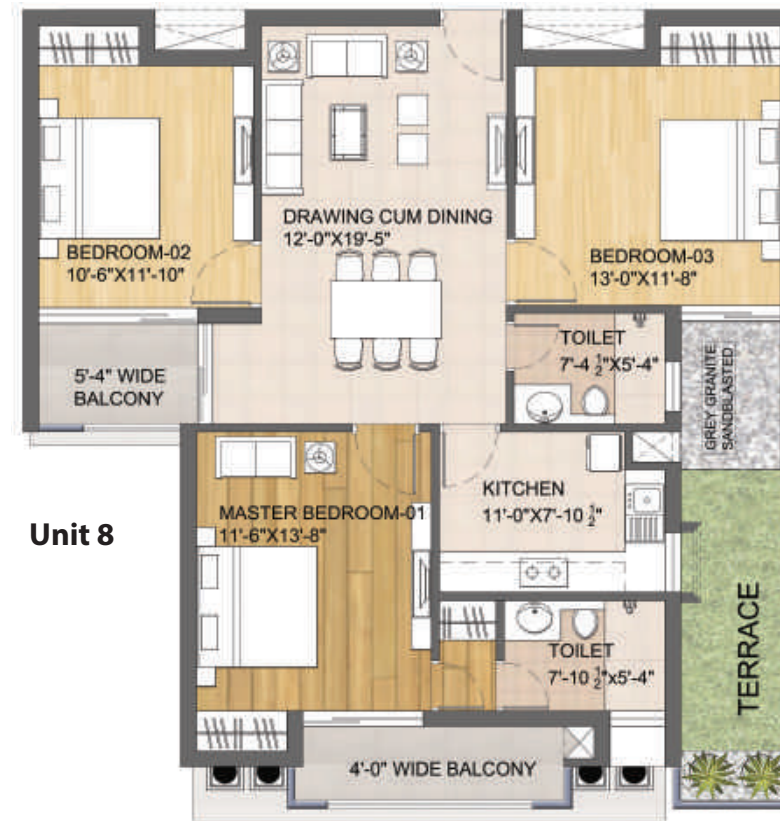
Unit 7



Floor Plan With Terrace & Balcony

3BHK+2T

- Unit 8 with Terrace
- Placement: 1st Floor
- Carpet Area: 911 SQF
- Balcony: 143 SQF
- Terrace: 95 SQF



Unit 8



Unit 9

3BHK+2T

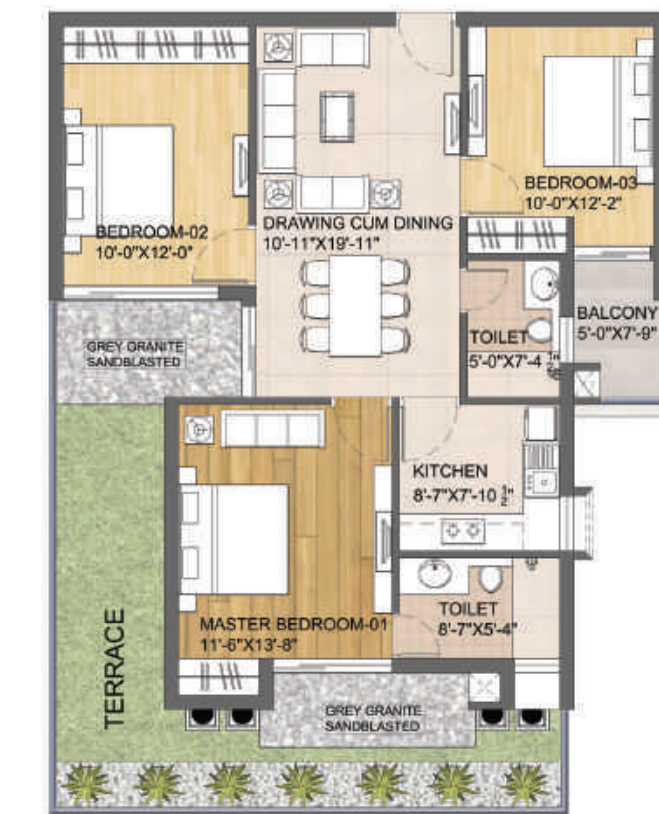
- Unit 9 with Terrace
- Placement: 1st Floor
- Carpet Area: 926 SQF
- Balcony: 126 SQF
- Terrace: 380 SQF

3BHK+2T

- Unit 10 with Terrace
- Placement: 1st Floor
- Carpet Area: 957 SQF
- Balcony: 147 SQF
- Terrace: 445 SQF



Unit 10



Unit 12

3BHK+2T

- Unit 12 with Terrace
- Placement: 1st Floor
- Carpet Area: 827 SQF
- Balcony: 138 SQF
- Terrace: 236 SQF

Floor Plan With Terrace & Balcony

2BHK+Study+2T

- Unit 11 with Terrace
- Placement: 1st Floor
- Carpet Area: 821 SQF
- Balcony: 112 SQF
- Terrace: 977 SQF

Unit 11



2BHK+2T

- Unit 13 with Terrace
- Placement: 1st Floor
- Carpet Area: 600 SQF
- Balcony: 73 SQF
- Terrace: 164 SQF

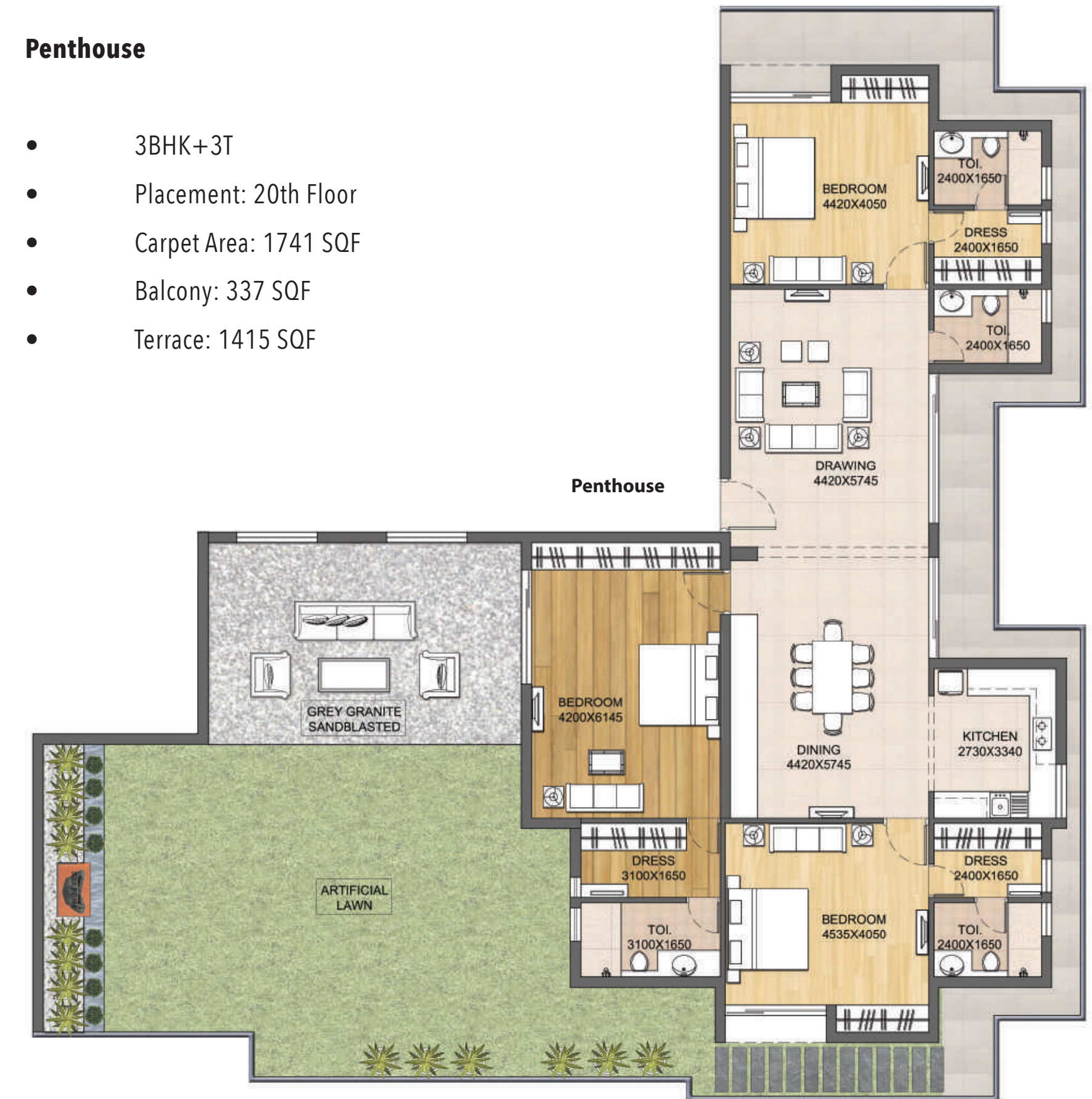
Unit 13



Penthouse

- 3BHK+3T
- Placement: 20th Floor
- Carpet Area: 1741 SQF
- Balcony: 337 SQF
- Terrace: 1415 SQF

Penthouse



Floor Plan With Balcony

4BHK+Servant+5T

- Unit 3
- Placement: 1st - 19th Floor
- Carpet Area: 1571 SQF
- Balcony: 272 SQF

Unit 3



3BHK+Study+4T

- Unit 4 and 5
- Placement: 3rd - 19th Floor
- Carpet Area: 1232 SQF
- Balcony: 165 SQF

Unit 4



Unit 5



3BHK+3T

- Unit 1
- Placement: 1st - 19th Floor
- Carpet Area: 1031 SQF
- Balcony: 193 SQF

Unit 1



Unit 2



3BHK+3T

- Unit 2
- Placement: 2nd - 19th Floor
- Carpet Area: 1032 SQF
- Balcony: 178 SQF

Floor Plan With Balcony

3BHK+3T

- Unit 6 and 7
- Placement: 3rd to 19th Floor

- Carpet Area: 1033 SQF
- Balcony: 171 SQF

Unit 6

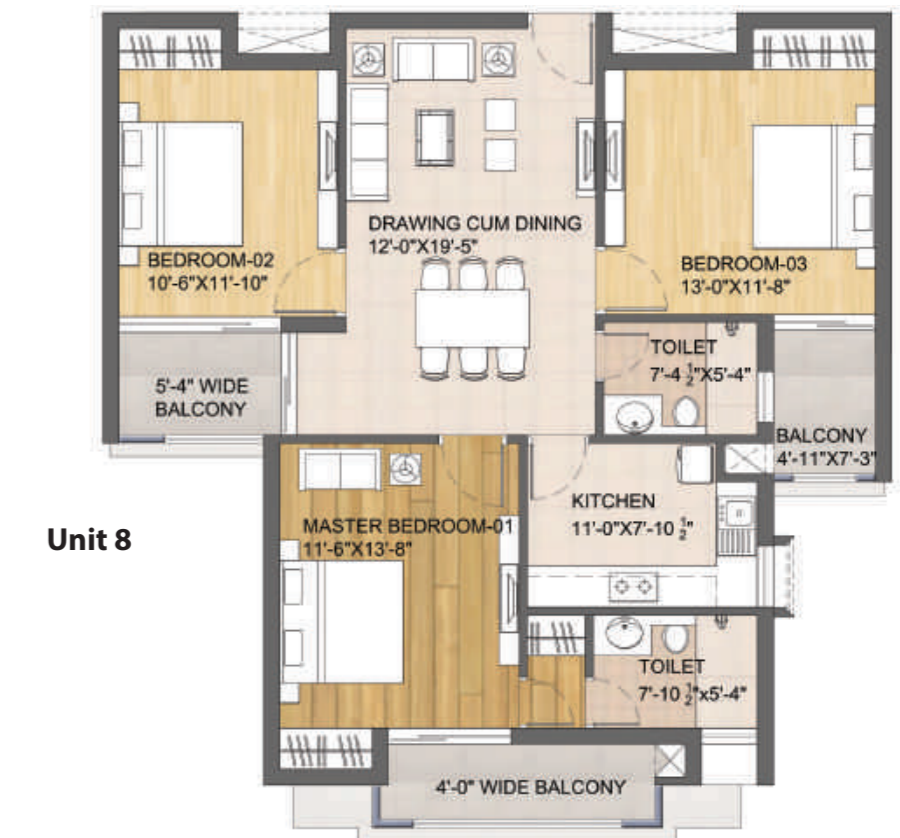


Unit 7

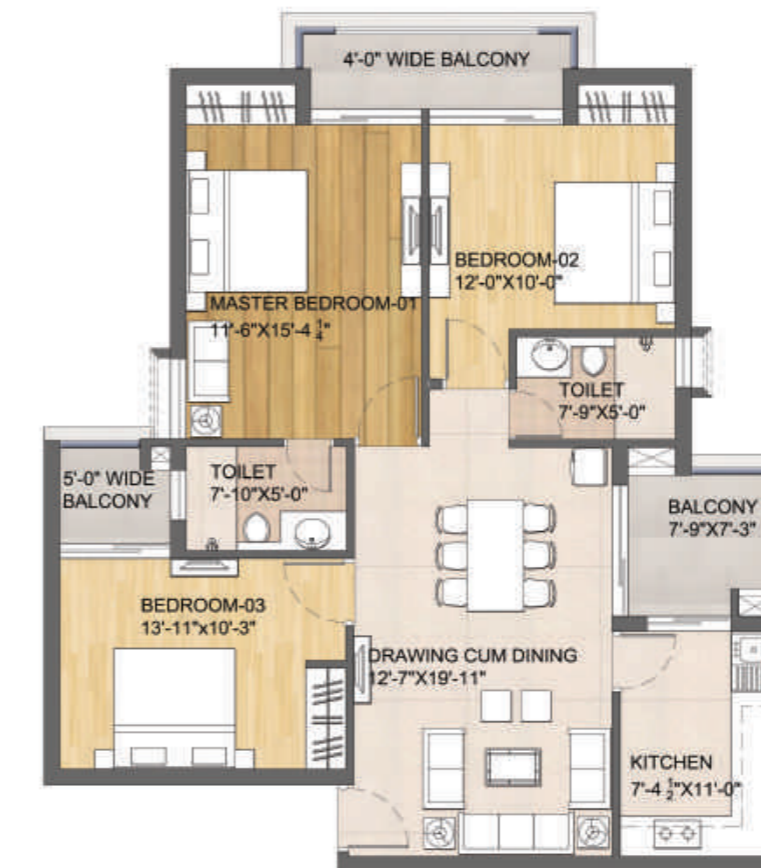


3BHK+2T

- Unit 8
- Placement: 2nd - 19th Floor
- Carpet Area: 911 SQF
- Balcony: 143 SQF



Unit 9



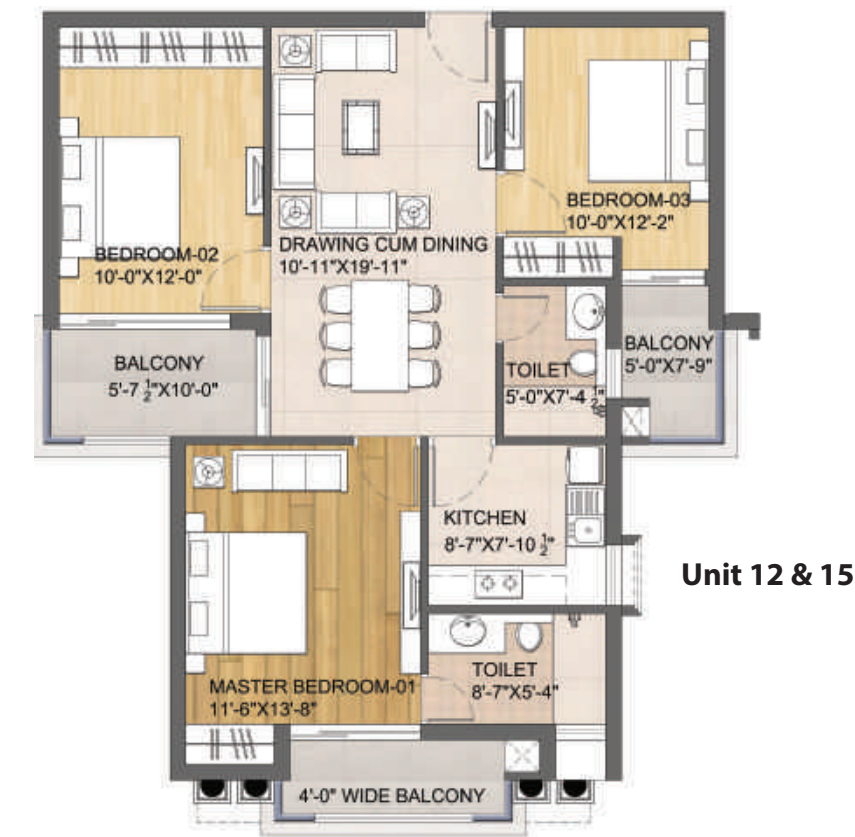
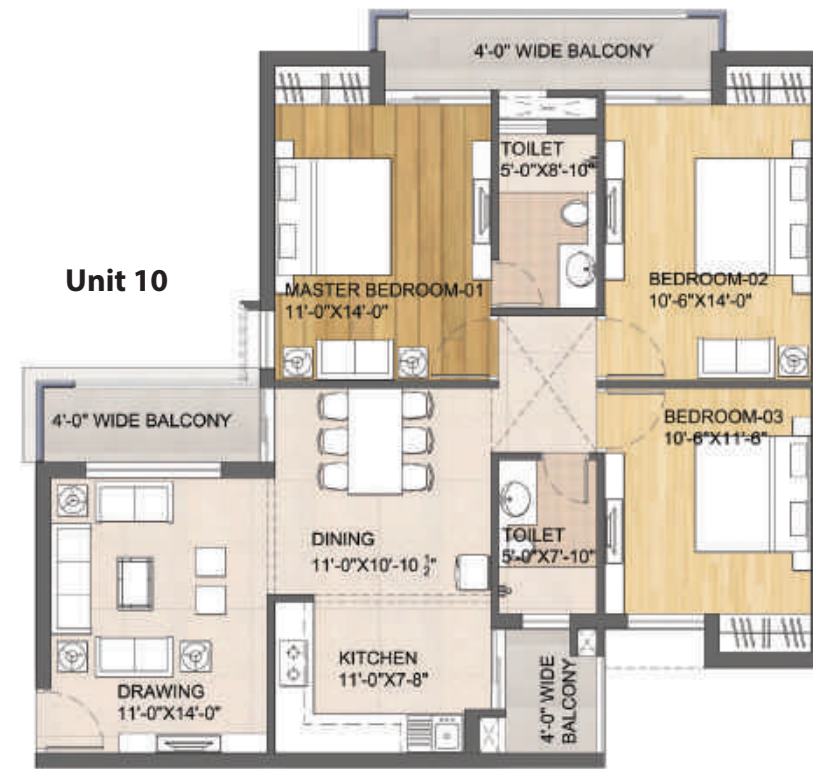
3BHK+2T

- Unit 9
- Placement: 2nd - 19th Floor
- Carpet Area: 926 SQF
- Balcony: 126 SQF

Floor Plan With Balcony

3BHK+2T

- Unit 10
- Placement: 2nd - 19th Floor
- Carpet Area: 957 SQF
- Balcony: 147 SQF

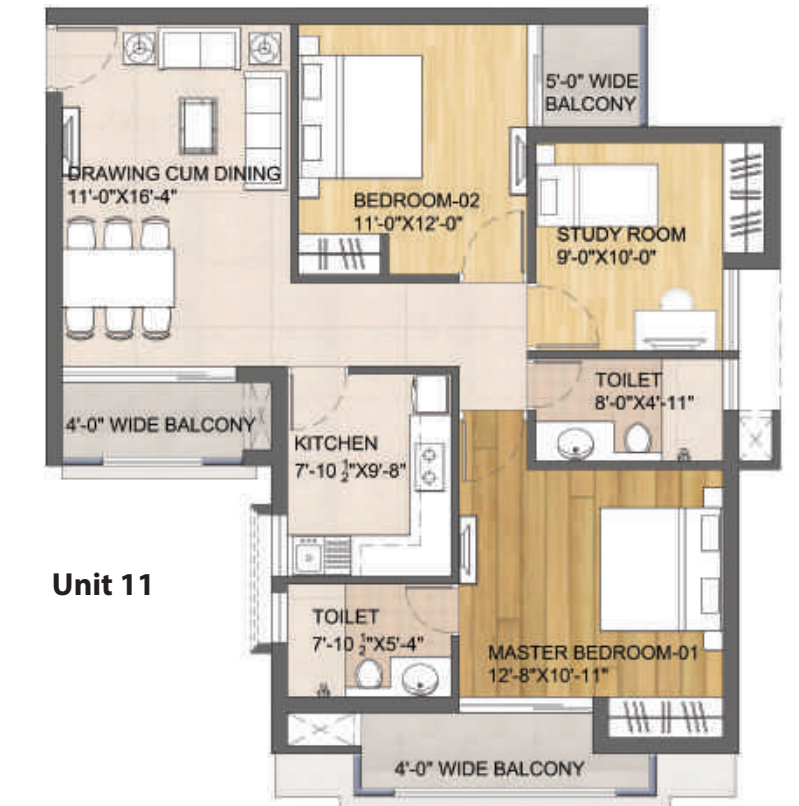


3BHK+2T

- Unit 12 and 15
- Placement:
 - o Unit 12: 2nd - 19th Floor
 - o Unit 15: 1st - 19th Floor
- Carpet Area: 827 SQF
- Balcony: 138 SQF

2BHK+Study+2T


- Unit 11
- Placement: 2nd - 19th Floor
- Carpet Area: 821 SQF
- Balcony: 112 SQF



2BHK+2T

- Unit 13
- Placement: 2nd - 19th Floor
- Carpet Area: 600 SQF
- Balcony: 73 SQF




VENUS
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BUILT TO INHABIT KINGS

TOWER VIEW FROM
SOUTH-WEST CORNER



Other properties of Venus

- Venus Paradise | Danapur - Khagaul Rd, Patna
- Landmark Gold | RK Puram, Saguna More, Patna



- Venus Residency | Nehru Nagar, Patna
- Venus Heritage | Bailey Road, Patna
- Venus Enclave | Nehru Nagar, Patna
- Venus Orchid | Nehru Nagar, Patna



Our Brand Ambassador: Shadow Chrome

Winner of a thousand hearts and Eastern India's biggest modeling show, Dev and Diva Tallent Hunt Show Season 10, Shadow Chrome is a true inspiration to Patna's youth. His sensational voice from the musical bash 'One Time' has already enchanted millions.

He believes home to be the sanctum of reflection, rest, and rejoice. Good living is when you have a great home. To him Venus Empire is the perfect abode that offers life the ascension it needs.



Venus Star Construction Pvt. Ltd.

Promising unparalleled realty solutions, Venus Star Construction Pvt. Ltd. is one of the most trusted real estate companies in Patna. Steered by the visionary CMD, Mr. Sanjay Kumar Singh, the group has made its presence felt since 2010 via groundbreaking solutions in real estate. Adhering to innovation, expertise, teamwork, and professionalism, we guarantee excellence and on-time delivery of the finest quality in every project we take up.

Vision: To make significant contributions in the development of New Patna and emerge as Bihar's best real estate organization.

Mission: Innovate world-class real estate properties adhering to ethics, quality and customer service.

Value:

- Customer value and quality development
- Compliance to environmental and legal laws and regulation
- Boost teamwork efficiency via mentorship
- Grow a safe, productive, and conducive work culture



ARCH-EN DESIGN

A renowned and award winning organization offering multidisciplinary services under a single umbrella. ARCH-EN DESIGN, holds 36 years of proven expertise in Architectural Design and Engineering, Bespoke Residential Interiors, Corporate Interiors, Integrated Planning, Urban Planning, Project Management Consultancy, Landscape Planning, and Advisory Solutions.

With a dynamic team piloted by Principal Architect Ashok Kumar along with Senior

ARCH-EN DESIGN Mission Statement:

"We aim to make the world a better place through all that we design and the relationships we have with our co-workers, clients and partners."

🌐 www.aed.co.in 📷 @archendesign ✉ info.delhi@aed.co.in, info.lucknow@aed.co.in

ARCH-EN DESIGN DELHI OFFICE
B-1/37, Hauz Khas
New Delhi-110016
Landline: (+91) 011 45188222

Designers and Architects Ankit Kumar and Sakshi Mathur, the company adheres to a holistic approach to project delivery catering to all the diverse client requirements, starting from Feasibility Study to Project Completion.

With their offices across Delhi, Lucknow, Patna, Ranchi and Bhopal, their clientele includes numerous Residential and Mixed-Use Private Organizations, Central Govt. deptt. and various State Govt. deptt. across the country. The company has dealt with complex projects with High-rise Residential Towers up to G+20 and more floors in excess of 5000 flats in a single project using various innovative construction technologies such as Shear wall etc. to their credit.

ARCH-EN DESIGN LUCKNOW OFFICE
4/5, Vishal Khand, Gomti Nagar
Lucknow, Uttar Pradesh- 226010
Landline: (+91) 0522 4088222



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