



A project from



A Residential Enclave at By-Pass road Anisabad, Patna



LOCATION :
ANISABAD , PATNA

- BEUR MORE BUS STOP - 1.1 KM
- JAYPRAKASH NARAYAN INTERNATIONAL AIRPORT - 7.5 KM
- SANJAY GANDHI BIOLOGICAL PARK - 6.3 KM
- RAJ BHAVAN - 8.9 KM

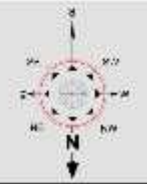
TOWER - B1

TOWER - B2

SITE



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BY-PASS ROAD
ENTRY FOR CRESCENT

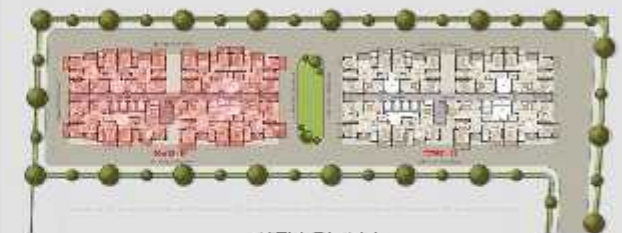


TOWER B1
TYPICAL FLOOR PLAN (1ST TO 12TH FLOOR)



ELEVATION FEATURE

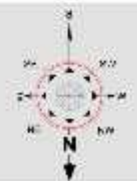
FLAT NO	DESCRIPTION	RERA CARPET AREA (SQ. FT.)	BALC. (SQ. FT.)	TOTAL RERA CARPET AREA (SQ. FT.)	BUILT UP AREA (SQ. FT.)
1	3 BHK + 2 TOILETS	1005	160	1165	1230
2	3 BHK + 2 TOILETS	1005	155	1160	1225
3	3 BHK + 2 TOILETS	1026	158	1184	1251
4	3 BHK + 2 TOILETS	1008	163	1171	1247
5	2 BHK + 2 TOILETS	756	99	855	918
6	3 BHK + 2 TOILETS	1008	159	1167	1230
7	3 BHK + 2 TOILETS	1005	155	1160	1225
8	3 BHK + 2 TOILETS	1005	160	1165	1230



KEY PLAN



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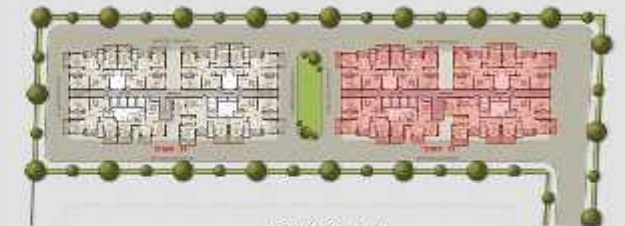


TOWER B2
TYPICAL FLOOR PLAN (1ST TO 12TH FLOOR)



ELEVATION FEATURE

FLAT NO	DESCRIPTION	RERA CARPET (SQ.FT)	TOTAL RERA		BUILT UP AREA (SQ.FT)
			BALC. (SQ.FT)	CARPET (SQ.FT)	
1	3 BHK + 2 TOILETS	1005	180	1165	1230
2	3 BHK + 2 TOILETS	1005	155	1160	1225
3	3 BHK + 2 TOILETS	1026	158	1184	1251
4	3 BHK + 2 TOILETS	1008	163	1171	1247
5	2 BHK + 2 TOILETS	756	99	855	918
6	3 BHK + 2 TOILETS	1008	159	1167	1230
7	3 BHK + 2 TOILETS	1005	155	1160	1225
8	3 BHK + 2 TOILETS	1005	160	1165	1230



KEY PLAN



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TOWER B1

FLAT NO : 01
 CONFIGURATION : 3BHK + 2 TOI.

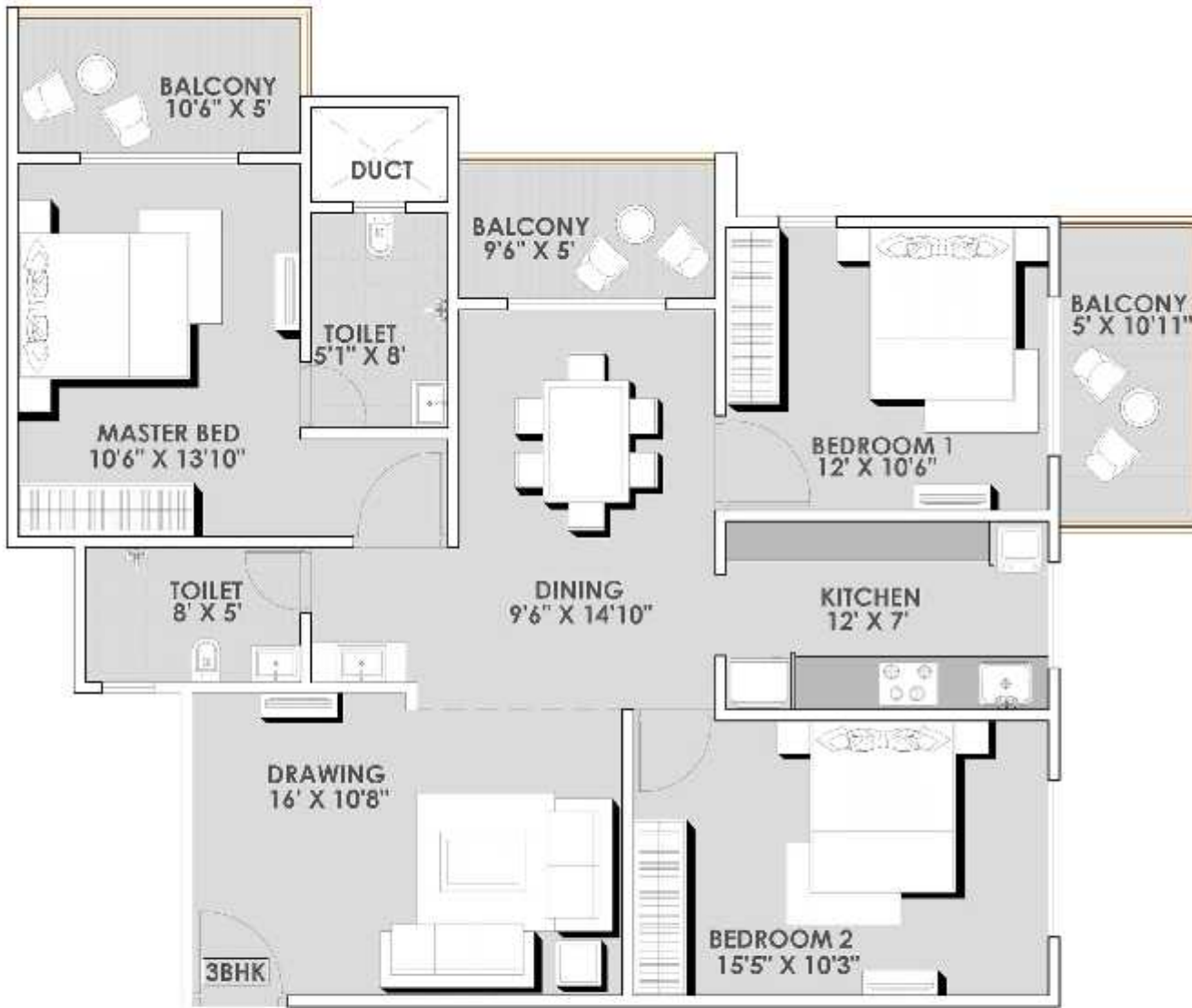


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TOWER B1

FLAT NO : 02
 CONFIGURATION : 3BHK + 2 TOI.



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TOWER B1

FLAT NO : 03
 CONFIGURATION : 3BHK + 2 TOI.



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TOWER B1

FLAT NO : 04
CONFIGURATION : 3BHK + 2 TOL.

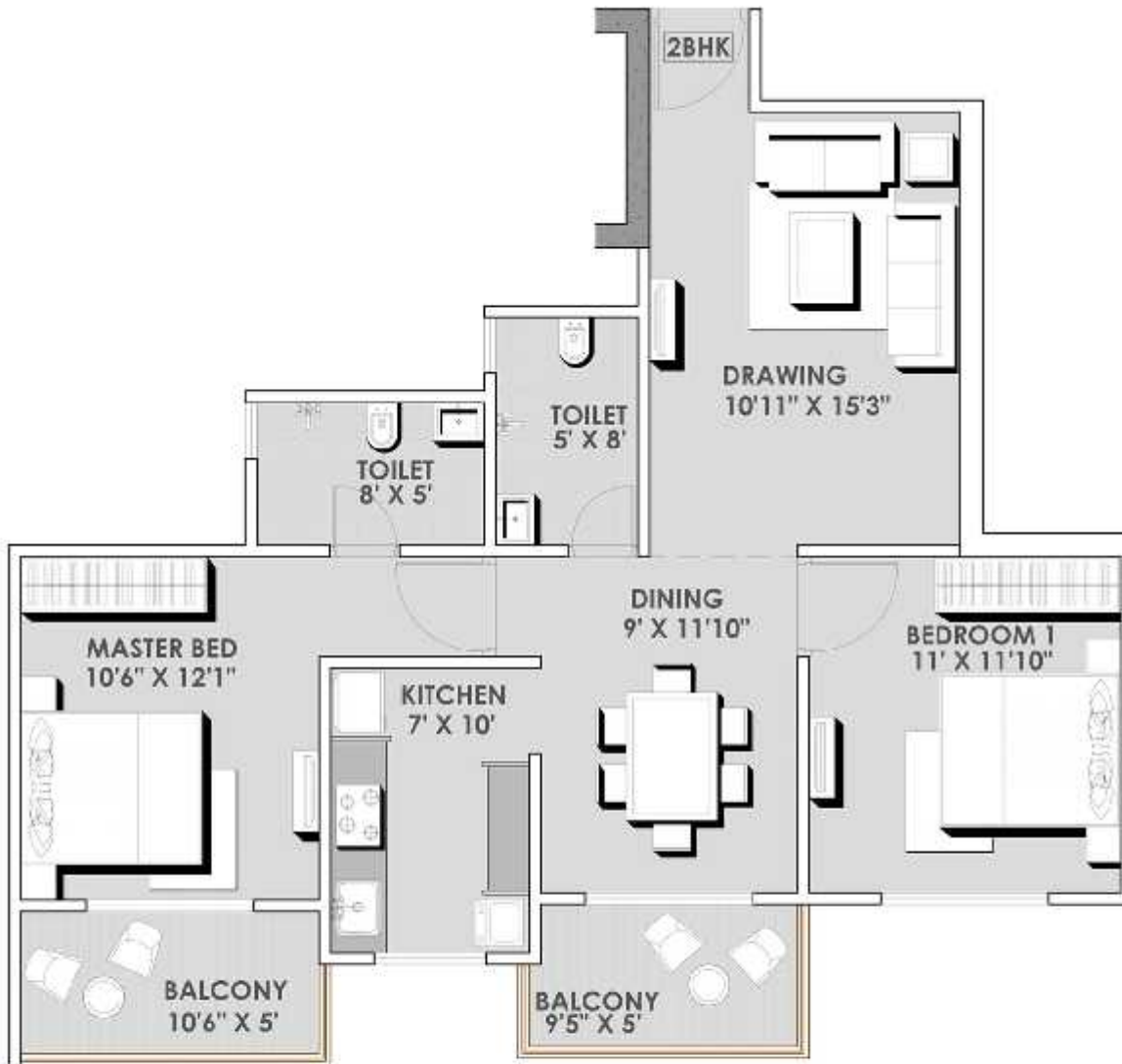


KEY PLAN



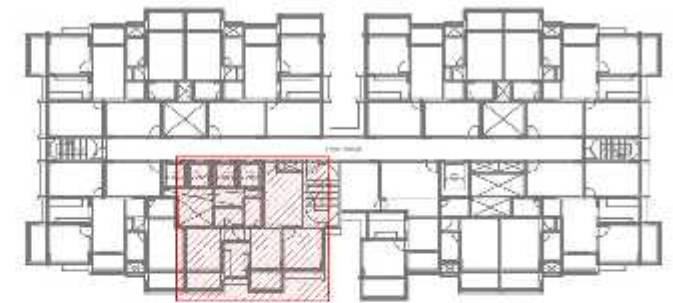
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TOWER B1

FLAT NO : 05
 CONFIGURATION : 2BHK + 2 TOI.



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TOWER B1

FLAT NO : 06
 CONFIGURATION : 3BHK + 2 TOI.



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TOWER B1

FLAT NO : 07
 CONFIGURATION : 3BHK + 2 TOL.

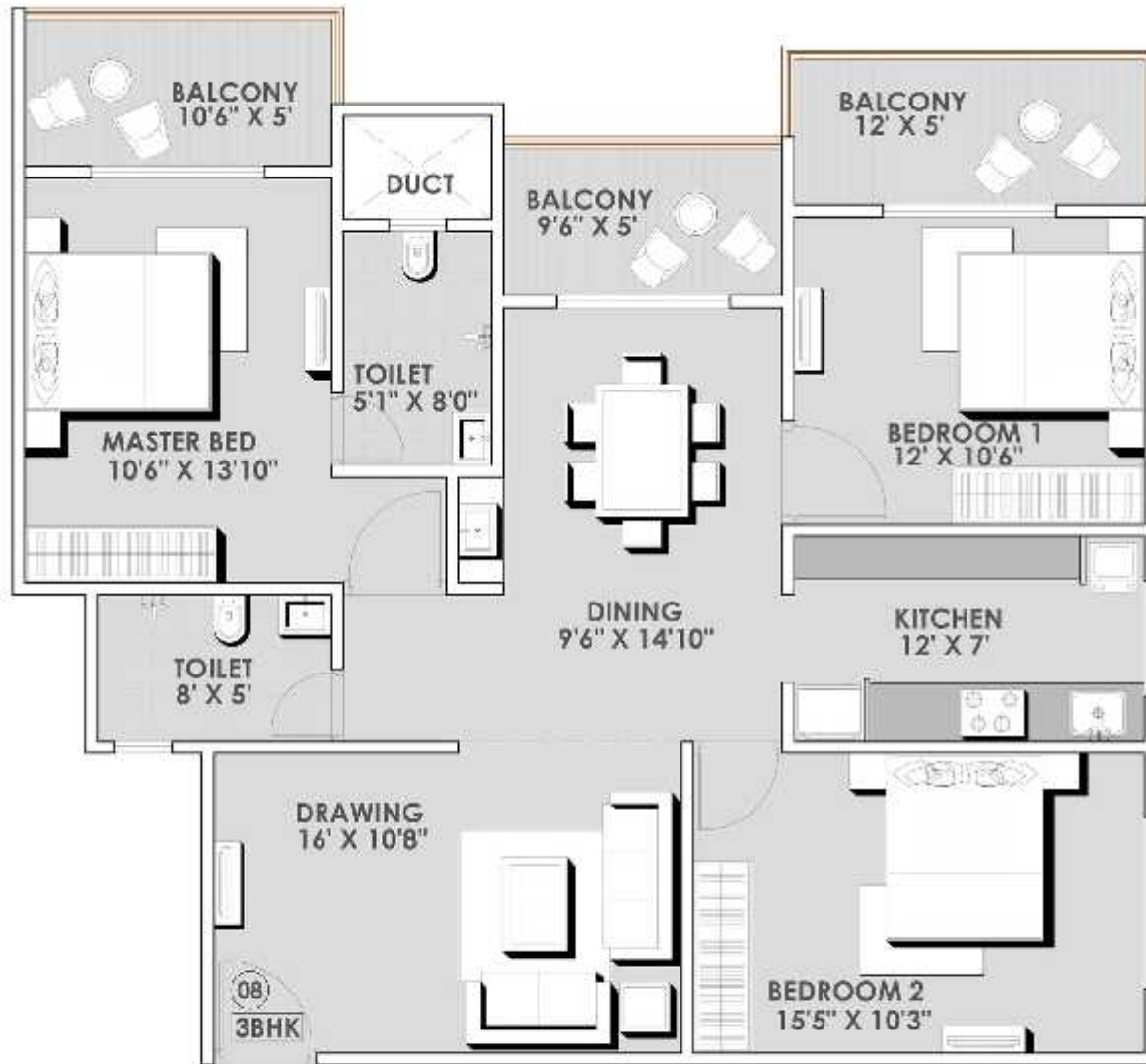


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TOWER B1

FLAT NO : 08
 CONFIGURATION : 3BHK + 2 TOI.



KEY PLAN



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SALIENT FEATURES

- Elegantly planned two towers of basement + stilt + 12 upper floors with large
- central garden.
- Entrance of each flat is as per vastu.
- Economical flat planning with Maximum light and ventilation.
- Ample parking space.
- R.C.C. frame structure with brick filler wall.
- Earthquake resistant structure.
- Elegantly designed entrance foyer with Italian marble finishing and sitting lounges.
- On site doctor's cabin with ambulance (Maruti Omni) facility.
- Multi functioned club house which includes – swimming pool with toddlers pool.
- Well equipped gym with multi purpose games room.
- Multipurpose party hall
- Lift lobby with the provision of sittings at ground floor.
- High-speed lift of reputed make – Otis / Kone / Thyseenkrupp/-Johnson/equivalent
- brand
- Provision of stretcher/service lift
- 24 hours cable intercom system from gate to all the apartments for the top security with CCTV in the entire campus.
- Complete fire fighting system as per fire fighting norms.
- 24 hours fresh water supply from own bore well.
- Attached toilet for selected flats.
- Guard room, common toilet and bath on ground floor
- Gas pipe line in each flat.
- 100% generator back up for common areas and 500w power back up in each flat
- Housing loan facilities available from leading financial Institutions, No hidden cost.



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FLAT AMENITIES

o FLOORING :

- Vitrified tile from reputed brands like Kajaria, Varmora, Simpolo or equivalent brand.

o TOILETS:

- Ceramic tiles of reputed make like Kajaria, Varmora, Simpolo and equivalent brand on floor and walls upto 7'-0" height.
- Sanitary ware from Parry ware / Hindware/Jaguar/ other branded company.
- All CP fitting will be from jaguar / marc/ equivalent brands.
- Hot and cold water supply line.
- Power plug for geyser.

o KITCHEN:

- Granite platform with S.S. Sink.
- Glazed tiles dado upto 2' 0' above the platform.
- 2 power plugs for micro wave and mixer

o DOORS

• MAIN DOOR:

- Flush door with one side laminate finish and other side painted with enamel paint.

o DOOR FRAME:

- Salwood / Red mirandi/ Kapoor sal/ Hardwood

o BED ROOM AND TOILET DOOR:

- Flush door with one side Laminate and other side painted With Enamel paint

o LOCKS :

- Mortise handle in SS finish with door set/ link/ other equivalent brand on doors.

o WINDOWS :

- Anodized aluminum section.

o GRILLS AND RAILING:

- M.S Painted railings for all balconies.

o ELECTRICAL :

- Copper wiring in concealed P.V.C. Conduits. Sufficient light points. Provision for T.V. Points in each bedroom and drawing room. Telephone points in drawing room & master bedroom.
- Modular switches of branded company.
- Provision of split air conditioner in master bedroom , A.C.Power plugs in every bedroom

o FINISHES :

- External – one coat of plaster with weather coat paint or texture from Asian paints / ICI / Berger.
- Internal – pop with one coat primer

o PARKING :

- Car parking spaces on ownership basis on ground floor /basement floor/ open parking space.



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Beyond amazing architecture and advanced building technologies **CRESCENT** is the perfect blend of luxury and leisure for balanced lifestyle. With futuristic strategies redefined space and beauty. Crescent is awesome in every aspect of smart living.