

garden HEIGHTS

a great place to call home



Welcome to Bhagalpur's most Secure and high end luxury residential complex!

Our intimate and secured residential complex with 50% open space is a perfect blend of comfort & luxury and provides the residents with some special never-seen-before amenities and facilities. For those who want to experience a contented and convenient community living, Garden Heights is the answer! It is surely the first of its kind in Bhagalpur with 15000 sq. ft. garden area

CLUB CLASS AMENITIES

Get Fit, Stay Happy !

- ★ Well equipped AC Gym with Yoga and Meditation centers
- ★ Separate swimming pool for elders and toddlers
- ★ Secured Children's play area
- ★ Indoor toddler zone
- ★ Indoor games – table tennis, carom, cards and pool
- ★ Outdoor play area – badminton, basket ball & volley ball
- ★ Jogging track



Stay Connected with the world !

- ★ WiFi enabled society
- ★ AC Community hall for parties and get-togethers
- ★ Community kitchen with Catering Services.



Beauty at its best !

- ★ Community Temple
- ★ Landscaped Garden with manicured lawns



24 Hour Assistance !

- ★ 24x7 ambulance
- ★ Doctor's clinic
- ★ Reserved Car parking for visiting doctors
- ★ In-house plumber & electrician
- ★ Shuttle bus and van pick & drop services
- ★ Laundry service
- ★ In-house Interior designer
- ★ Panel of consultants regarding amenity specifications
- ★ Society office
- ★ Generator with auto start feature
- ★ 24x7 Water supply

High-end Security and Safety!

- ★ 6 layer security system
- ★ Security Cabin with CCTV
- ★ Lighting Arrestor
- ★ Purified Water Supply
- ★ Modern Fire fighting equipments (Wet Riser type)



No Need to Move Out !

- ★ In-house Super Market
- ★ Bank ATM Machine

Eco Friendly !

- ★ Rain water harvesting
- ★ Sewage Treatment Plan
- ★ Fly ash bricks
- ★ Solar power for common area

SPECIFICATIONS

Construction

Strip Foundation
RCC Framed Super Structure
RCC Shear & Fly Ash bricks wall
Earthquake Resistant building
Modern Construction Technology
Anti-termite treatment

Wall Finish

Exterior finish – High quality water-proof weather coating for exterior walls
Interior finish – Plaster of Paris for interior walls & ceilings
Toilets – Ceramic tile panels of door heights for the toilets
Kitchen – Glazed Ceramic tile panels upto 2 feet above the counter for Kitchen

Flooring

Master Bedroom – Laminated wooden flooring
Bedroom – Vitrified tiles
Living & Dinning – Vitrified tiles
Kitchen – Anti-skid tiles
Toilets - Anti-skid glazed ceramic tiles
Floor Lobby – Vitrified tiles
Entrance lobby & Lift Facade on Ground floor – Granite
Staircase – Kota stone
Pathways – Pavered blocks

Others

Kitchen Counter – Granite counter top with rounded edges and stainless sink

Door & Windows

Door frame – made with good quality treated Sal wood
Main Door – Solid core flush with veneer and polished with computerised lock & night latch with eye piece.
Internal Doors – Solid core flush.
Windows – Fully glazed powder coated sliding doors

Lift

2 nos. fully automated steel body passenger lifts of national repute

Lighting

Compound Lighting – Reputed Illuminating Street and garden lighting
Lift Lobbies – Lighting to match the décor
Staircases – Lightings as required

Electrical Designs

A.C. Power Outlet – All bedrooms living and dining
Geyser Power Outlets – All toilets
Ceiling Fan Outlet – Electrical outlet & ceiling hook in all bedrooms, living & dinning
Power Sockets – 15 amps – 2 nos in kitchen (Microwave & Refrigerator)
Power Sockets – 5 amps – 2 nos in each bedroom, 4 nos in living & dinning & 2 nos in kitchen for water filter and kitchen chimney.
Wiring – Copper wiring concealed with MCB DB of reputed make
Switches & Control Devices – Anchor or equivalent, Cable TV and TV Points

Plumbing

Kitchen – Provision for water purifier
Toilets – Hot & cold water provisions
Sanitary Ware – Parryware, Jaguar or equivalent
Control Fixtures – Jaguar or equivalent

Communication

Telephone outlets in living room and master bedroom
Broadband / Wifi facility in living room



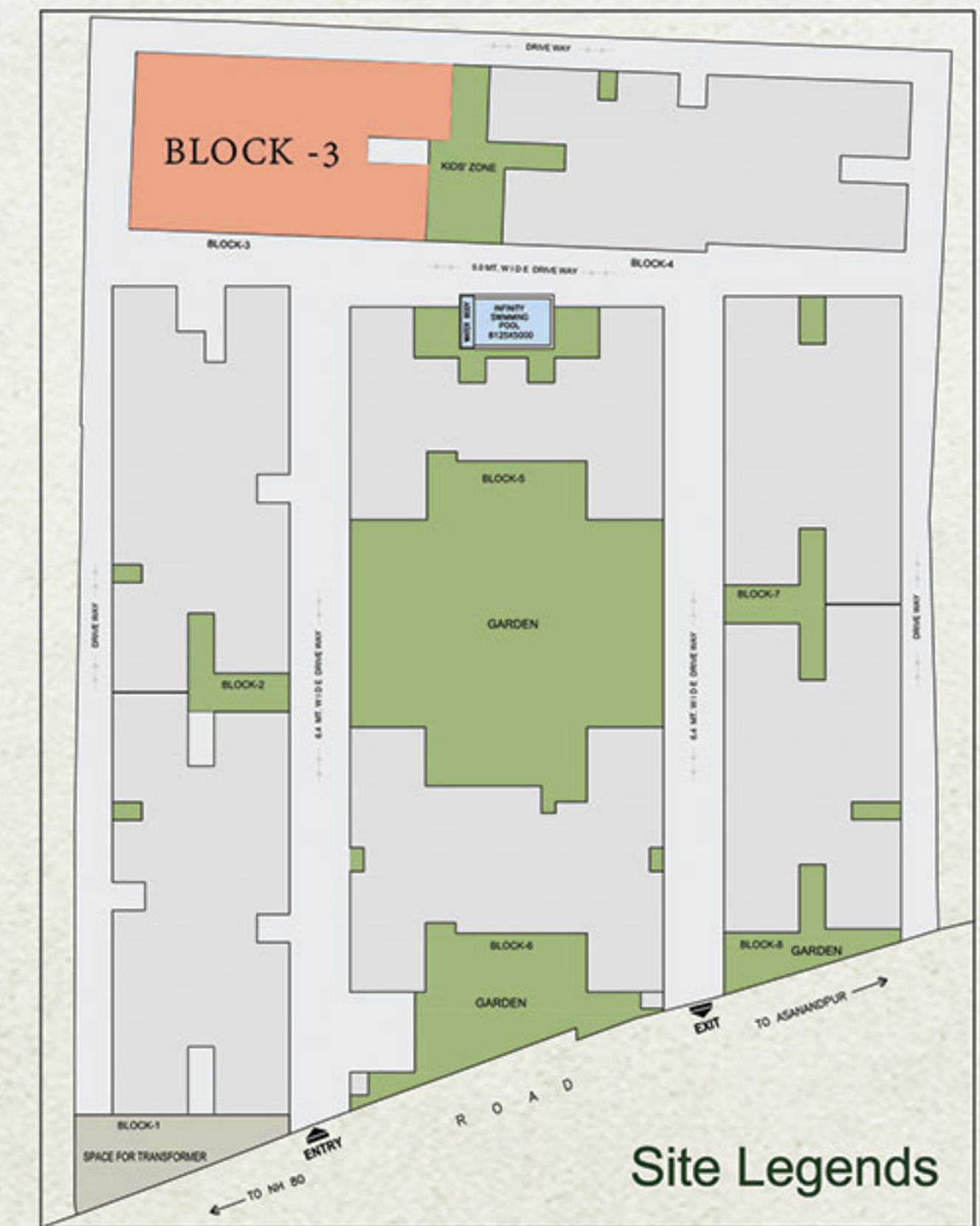
FLOOR PLANS

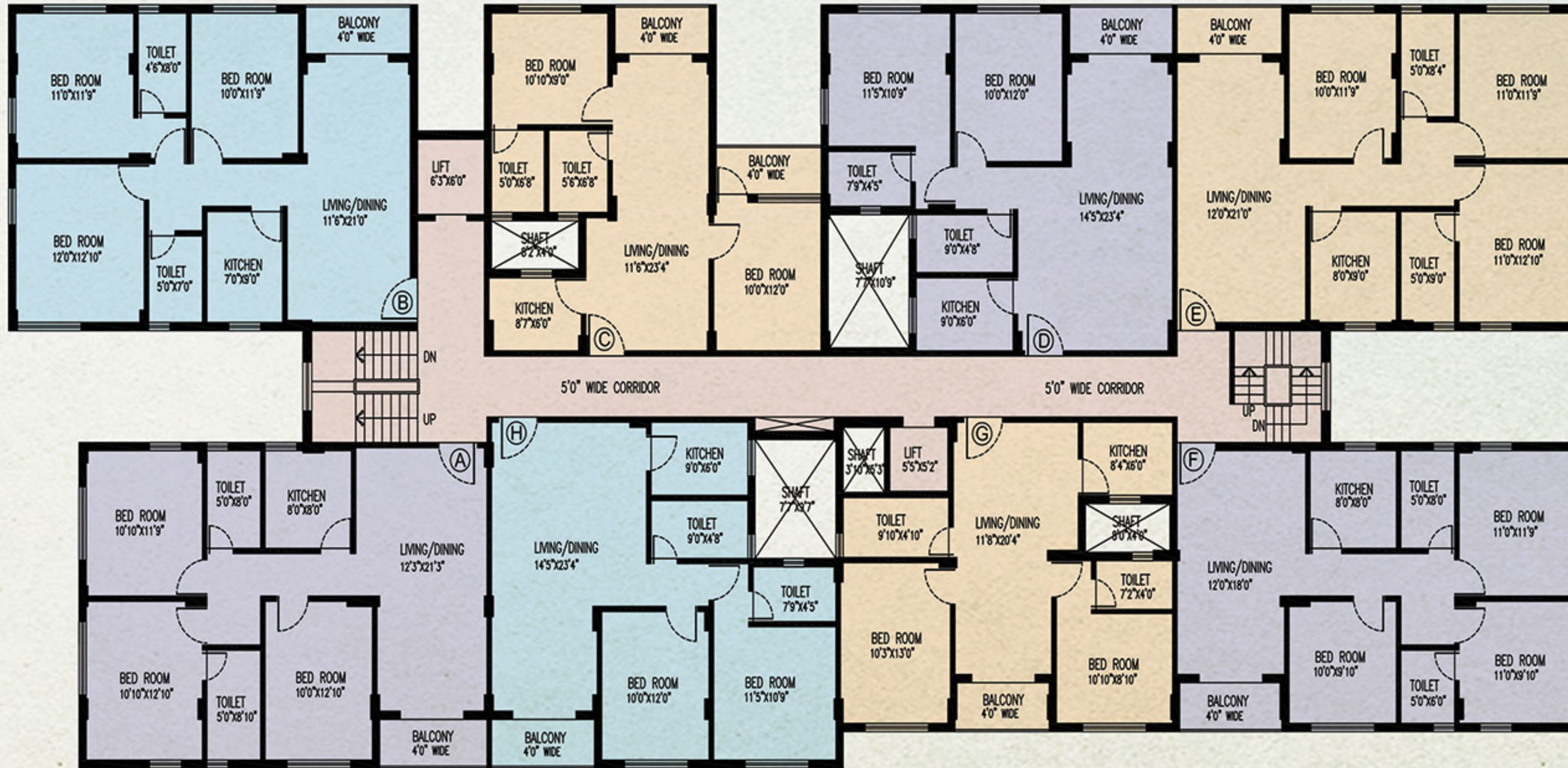
**garden
HEIGHTS**
a great place to call home



AREA STATEMENT OF BLOCK - 3
1ST FLOOR TO 6TH FLOOR

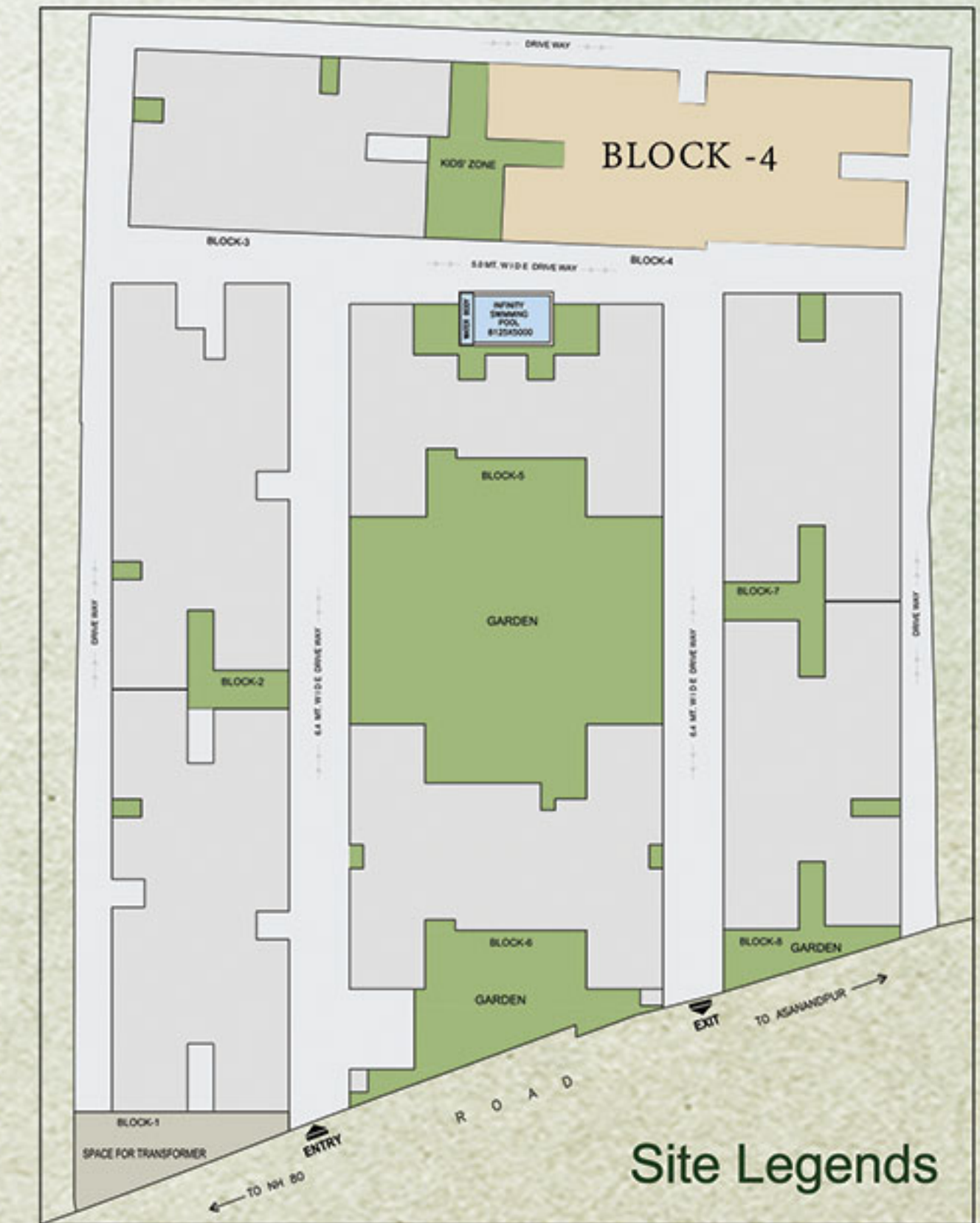
Flat Type	No. of BHK	Super Built up Area	Flat Type	No. of BHK	Super Built up Area
A	3	1,380 sq.ft	D	2	1,099 sq.ft
B	2	1,128 sq.ft	E	2	1,089 sq.ft
C	2	1,102 sq.ft	F	3	1,383 sq.ft



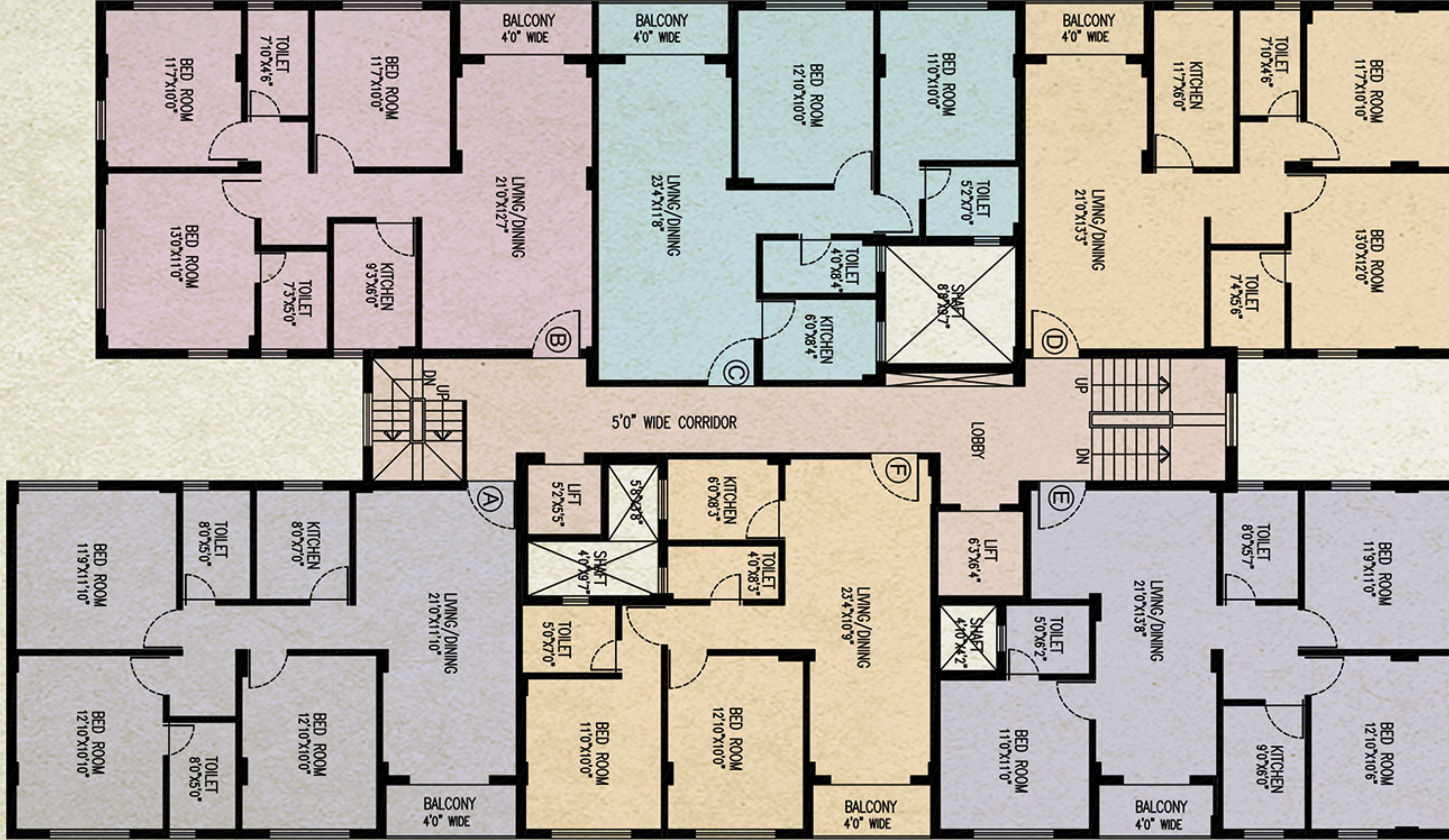


AREA STATEMENT OF BLOCK - 4
1ST FLOOR TO 6TH FLOOR

Flat Type	No. of BHK	Super Built up Area	Flat Type	No. of BHK	Super Built up Area
A	3	1,353 sq.ft	E	3	1,350 sq.ft
B	3	1,349 sq.ft	F	3	1,350 sq.ft
C	2	1,014 sq.ft	G	2	947 sq.ft
D	2	1,130 sq.ft	H	2	1,124 sq.ft



Site Legends



AREA STATEMENT OF BLOCK - 7
1ST FLOOR TO 6TH FLOOR

Flat Type	No. of BHK	Super Built up Area	Flat Type	No. of BHK	Super Built up Area
A	3	1,342 sq.ft	D	2	1,154 sq.ft
B	3	1,298 sq.ft	E	3	1,265 sq.ft
C	2	1,055 sq.ft	F	2	1,026 sq.ft



LOCATION



CONSULTANTS

Principal Architect

Ms. Amrita Basu and Mr. Arup Basu, Plan Vision, Kolkata

Structural Consultant

Mr. Sanjiv J. Parekh, SPA Consultants, Kolkata

Vastu Consultant

Mr. Dipak Agarwal, Sufal Bastu Planners, Kolkata

Electrical Consultant

Mr. Dipankar Banerjee, INDCON, Kolkata

Plumbing Consultant

Mr. Ratan Kr. Sarkar, Unique Engineering Consultancy Pvt Ltd, Kolkata

Interior Consultant

Mr. Rajiv & Indrani Dodia, D Square, Kolkata

Landscape Architect

Mr. K C. Singal, Singal Associates, New Delhi

Swimming Pool Consultant

Mr. Anand Chowla, Watco, Kolkata

Legal Advisor

Raj Kumar Singhania

Fire Consultant

TTS Consultants

3D Visualiser

F9 Planet, Kolkata

Communication

Avant Garde Omnimedia, Kolkata

Banker's & Financial Partner

Bank of Baroda, Patna Main Branch



Developer

JIWANSAGAAR REALTY PVT LTD

Registered Office

Poddar Point, 10th Floor,
113 Park Street, Kolkata-700016

Project Office

Shivshankar Mill Compund, Bahadurpur,
Central Jail Road, Bhagalpur, Bihar

Call: 0641-2611043
+917631332200

Email: info@jsrealty.in