



BHAGWATI
— HERITAGE —

Luxury Redefined in Nature's Lap

REDISCOVER THE JOYS OF CITY LIFE!

Can city life get any better? At Bhagwati Heritage it does. The project seeks to transfer your living to that of urban living with modern homes which are personally crafted only to bring you the best, city life can offer.

NIGHT VIEW



3 Side Open Flats



Basement Parking



Internal Roads



Landscaped Driveway



PERFECT SPACE FOR THE GOLDEN MOMENT'S

Life celebrations are special and so should be the place where you celebrate them! The amenities at Bhagwati Heritage has been impeccably designed to create a wholesome ambience for gatherings.

AMENITIES



Market Complex



24 X 7 Securities



Dispensary



Pipe Line Gas Connection



Indoor Games



Gymnasium



Community Hall



Badminton Court



Landscape Garden and Landscaped Terrace

MORE SPACE FOR GOLDEN CHILDHOODS

Bhagwati Heritage is the perfect space to lounge, unwind, and catch up with your favourite people. Stay here and experience leisure in a different way!

AMENITIES



Located Near By Schools & Mall



Rain Water Harvesting



24X7 Electricity



DG Backup

Senior Citizen Sitting Area



Office Spaces



Jogging Track



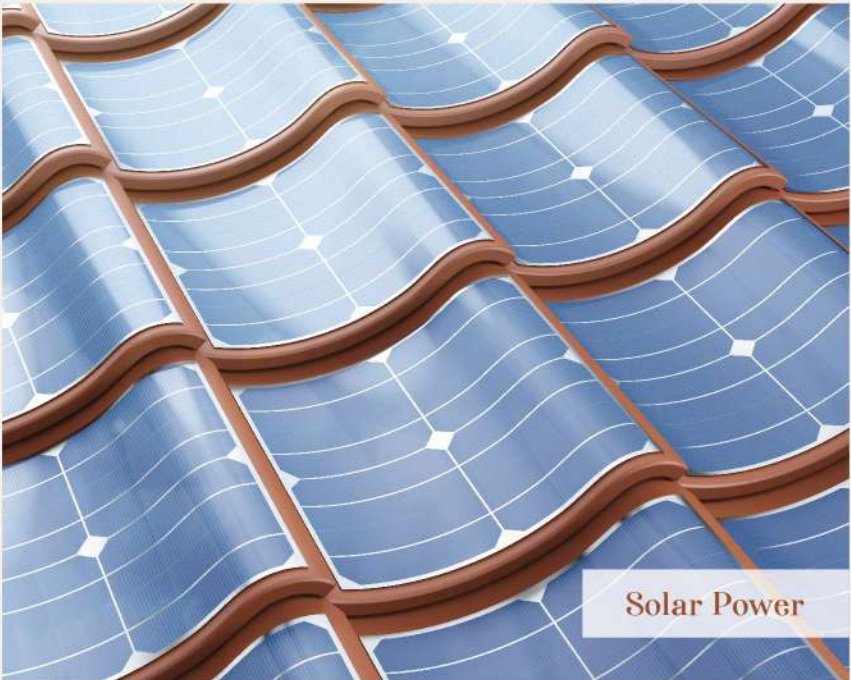
Outdoor Children's Play Area



Pergola Sitting Area and
Rooftop Gazebo Area



Solar Power



A SPACE WHERE FAMILY COMES TOGETHER

Don't miss out on the gold standard of urban living. Come to Bhagwati Heritage and live in a home that truly matches your biggest dreams!

SPECIFICATIONS

STRUCTURE

Earthquake Resistant Structural RCC Frame/ AAC / CLC.

DOORS

Door Frames
Made of hardwood / any new innovative material.

Door Shutters
Flush door shutters of BWP Grade.
(Brand : Green, Century, Fiden or equivalent)

WINDOWS

UPVC sliding windows.(with 4mm glass pane Brand: Modiguard / Saint Gobin)

ELECTRICAL

Wiring
Multi strand Copper Wire.
(Brand: Polycab, Finolex or equivalent)

Switch Gears
ELCBs , MCBs and Distribution Boards of make Legrand, Schneider, Havells, or equivalent

CONNECTIVITY

Provision for Internet cabling from centralised router to all the rooms

ENTERTAINMENT

Cable TV points in Living Room And Master Bedroom

INTERCOM POINT

At Living Room And Master Bedroom

AC POINT

Living and all the Bedrooms. Sleeves will be left in beams to take piping as per Service Manual



GEYSER POINT

All bathrooms & Kitchen

Load as per flat type
2BHK - 6KW,
3BHK - 8KW

Exhaust Fan Point.

Provision in toilets & Kitchen

Refrigerator Point.

FLOORING

Vitrified Tiles
2' X 2' in Drawing,Dining and Bedroom area of make Nitco , Kajaria or Equivalent.

Anti Skid Tiles
1'X1' in Toilets, Kitchen and Balconies of make Nitco , Kajaria or Equivalent
Marble / granite .

Marble / Granite
Staircase Lobby.
Staircases in polished Kota Stone



WATER SUPPLY

Municipal water connection

FIRE SAFETY

As per NBCC Fire Norms

FINISHES

Internal Finishes
Primer with base coat and Plastic Paint

External Finishes
External grade Acrylic base Paint

TOILET

Wall Tiles
Glazed Tiles upto 7'0" of make Nitco , Kajaria or Equivalent.

Wash Basin and WC
White Glazed Porcelain. (Brand: Jaquar, Hindware, Cera, Parryware or equivalent)

Fittings
C.P. Fittings with a mixture unit.(Brand: Jaquar, Hindware, Cera or equivalent)

KITCHEN

Kitchen Platform
Granite Slab

Sink
Stainless Steel Sink Nirali or Equivalent

Wall Tiles
2' Glazed Tiles over the kitchen slab of make Nitco , Kajaria or Equivalent

MAIN BUILDING RECEPTION
Italian marble on flooring and wall cladding

GYMNASIUM
Treated Laminated Wooden Flooring

COMMUNITY HALL
Marble/ granite

WATER RECYCLING

Dedicated STP for water to be recycled and used for toilets & gardening

RAIN WATER HARVESTING

Recharge of ground water through borewells

LIFT

3 nos. of 13 passengers fully automatic stretcher lift in each block.

6 nos. of 10 passengers fully automatic lift in each block.
(Brand: Kone, Jhonson or equivalent)



WELCOME TO A GOLDEN WORLD OF URBAN LIVING

True to its name, Bhagwati Heritage brings a premium way of life! With a home here, you'll experience the gold standards of modern lifestyle.

DAY VIEW



ROAD VIEW



PROJECT USP

1. Large size double height reception / lobby.

2. Verandah Greens with drip irrigation maintained by promoters. To create a micro climate and keep the dwellings cooler.

3. Landscaping with large green foliage.

4. Double basement with ample parking to decongest entry level. Visitors parking on the ground level.
5. Provision of using treated water for flushing and gardening.

6. Common areas to have solar generated lighting.

7. Terrace for jogging . walking there by reducing risks of crossing paths with vehicular traffic.

8. Ample elevators for all with dedicated service/ stretcher lifts.

9. Fully equipped Gymnasium & games room.

10. Get together spaces on ground and terrace.



Police Station
2.3 KM - 6 MIN



Railway Station
4.5 KM - 12 MIN



Airport
5.8 KM - 13 MIN

LOCATION MAP



UNIT PLANS



DIMENSIONS

- 1. LIVING & DINING AREA : 5.9 X 6.72 M (19'4"X22'1")
- 2. BEDROOM 1 : 3.87 X 3.69 M (12'8"X12')
- 3. MASTER BEDROOM : 3.82 X 4.3 M (12'6"X14'1")
- 4. TOILET 1 : 2.77 X 1.59 M (9'1"X5'3")
- 5. TOILET 2 : 2.77 X 1.59 M (9'1"X5'3")
- 6. KITCHEN : 2.81 X 3.35 M (9'3"X11')
- 7. UTILITY BALCONY : 1.2 M WIDE (4')
- 8. UTILITY BALCONY : 1.2 M WIDE (4')
- 9. TERRACE : 1.5 M WIDE (5')
- 10. BALCONY : 1.2 M WIDE (4')



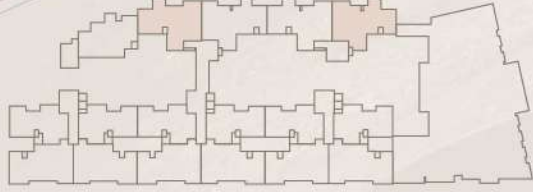
TYPE A | 2 BHK

CARPET AREA : 103.6 SQ.M (1115 SQ.FT)
BUA AREA : 117.81 SQ.M (1268 SQ.FT)
SBUA AREA : 137 SQ.M (1475 SQ.FT)



DIMENSIONS

- 1. LIVING & DINING AREA : 4.43 X 7.4 M (14'6"X24'3")
- 2. BEDROOM 1 : 4.08 X 3.98 M (13'4"X13'1")
- 3. MASTER BEDROOM : 3.72 X 4.16 M (12'3"X13'7")
- 4. BEDROOM 2 : 3.86 X 5.15 M (12'7"X19'11")
- 5. TOILET 1 : 2.92 X 1.52 M (9'6"X5')
- 6. TOILET 2 : 2.8 X 1.52 M (9'2"X5')
- 7. KITCHEN : 3.05 X 2.78 M (10'1"X9'2")
- 8. STORE : 2.2 X 1.5 M (7'3"X22'1")
- 9. UTILITY BALCONY : 1.2 M WIDE (4')
- 10. BALCONY : 1.5 M WIDE (5')
- 11. TERRACE : 1.2 M WIDE (4')



TYPE B | 3 BHK

CARPET AREA : 122.9 SQ.M (1323 SQ.FT)
BUA AREA : 139.19 SQ.M (1498 SQ.FT)
SBUA AREA : 161.86 SQ.M (1742 SQ.FT)

UNIT PLANS



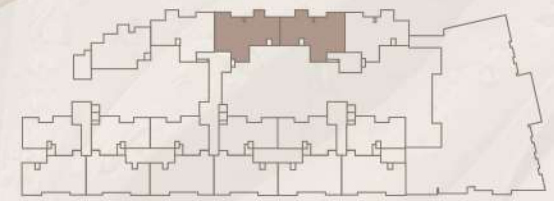
DIMENSIONS

- 1. LIVING & DINING AREA : 4.32 X 7.4 M (14'2"X24'4")
- 2. BEDROOM 1 : 4.08 X 3.98 M (13'5"X13'1")
- 3. MASTER BEDROOM : 3.67 X 5.1 M (12'1"X16'8")
- 4. BEDROOM 2 : 3.86 X 5.15 M (14'7"X16'11")
- 5. TOILET 1 : 1.64 X 2.63 M (5'5"X8'7")
- 6. TOILET 2 : 2.69 X 1.4 M (8'10"X4'7")
- 7. TOILET 3 : 1.93 X 1.52 M (6'3"X5')
- 8. STORE : 1.52 X 1.52 M (5'X5')
- 9. KITCHEN : 3.37 X 2.78 M (11'1"X9'2")
- 10. UTILITY BALCONY : 1.2 M WIDE (4')
- 11. TERRACE : 1.2 M WIDE (5')
- 12. BALCONY : 1.5 M WIDE (4')



TYPE C | 3 BHK

CARPET AREA : 129 SQ.M (1389 SQ.FT)
BUA AREA : 145.75 SQ.M (1569 SQ.FT)
SBUA AREA : 169.49 SQ.M (1824 SQ.FT)



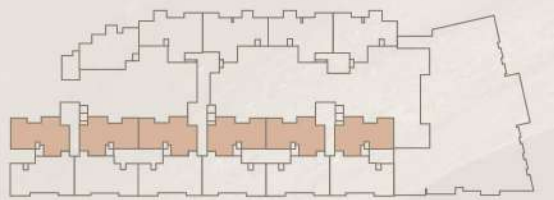
DIMENSIONS

- 1. LIVING & DINING AREA : 5.75 X 6.1 M (18'10"X20')
- 2. BEDROOM 1 : 4.2 X 3.4 M (13'1"X11'2")
- 3. MASTER BEDROOM : 4 X 3.92 M (13'1"X12'10")
- 4. TOILET 1 : 2.94 X 1.5 M (9'7"X5')
- 5. TOILET 2 : 2.73 X 1.5 M (9'X5')
- 6. KITCHEN : 2.5 X 3.3 M (8'2"X10'10")
- 7. STORE : 1.2 X 1.4 M WIDE (4'6")
- 8. UTILITY BALCONY : 1.2 M WIDE (4')
- 9. TERRACE : 1.5 M WIDE (5')
- 10. BALCONY : 1.2 M WIDE (4')



TYPE D | 2 BHK

CARPET AREA : 94.7 SQ.M (1019 SQ.FT)
BUA AREA : 107.67 SQ.M (1159 SQ.FT)
SBUA AREA : 125.21 SQ.M (1348 SQ.FT)



UNIT PLANS



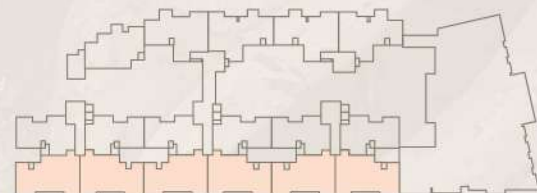
DIMENSIONS

- | | |
|--|--------------------------------------|
| 1. LIVING & DINING AREA : 4.75 X 8.6 M (15'7"X28'2") | 6. TOILET 2 : 2.75 X 1.5 M (9'X5') |
| 2. BEDROOM 1 : 4.17 X 4.4 M (13'8"X14'5") | 7. KITCHEN : 2.5 X 3.34 M (8'2"X11') |
| 3. BEDROOM 2 : 4.28 X 4.4 M (14'1"X14'5") | 8. UTILITY BALCONY : 1.2 M WIDE (4') |
| 4. MASTER BEDROOM : 2.77 X 1.59 M (12'X14'4") | 9. TERRACE : 1.5 M WIDE (5') |
| 5. TOILET 1 : 2.94 X 1.5 M (9'7"X5') | 10. BALCONY : 1.2 M WIDE (4') |



TYPE E | 3 BHK

CARPET AREA : 120.4 SQ.M (1296 SQ.FT)
BUA AREA : 135.09 SQ.M (1454 SQ.FT)
SBUA AREA : 157.09 SQ.M (1691 SQ.FT)



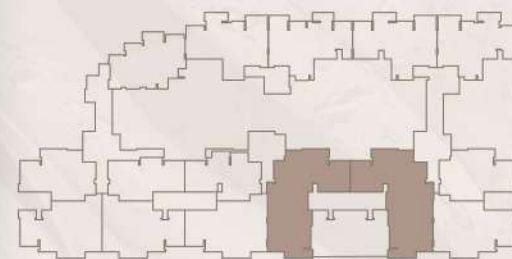
DIMENSIONS

- | |
|--|
| 1. LIVING & DINING AREA : 14.87 X 4.71 M (48'9"X15'5") |
| 2. MASTER BEDROOM : 4.17 X 5.42 M (13'7"X17'9") |
| 3. BEDROOM 1 : 4.2 X 3.4 M (13'8"X11'2") |
| 4. BEDROOM 2 : 4.02 X 3.92 M (13'2"X12'10") |
| 5. TOILET 1 : 2.9 X 1.5 M (9'6"X5') |
| 6. TOILET 2 : 2.73 X 1.5 M (9'X5') |
| 7. KITCHEN : 2.5 X 3.83 M (8'2"X12'6") |
| 8. UTILITY BALCONY : 1.2 M WIDE (4') |
| 9. STORE : 2.5 X 1.2 M (4') |
| 10. TOILET 3 : 3.38 X 1.5 M (5') |
| 11. TERRACE 1 : 1.5 M WIDE (5') |
| 12. BALCONY 1 : 1.2 M WIDE (4') |
| 13. TERRACE 2 : 1.5 M WIDE (5') |
| 14. BALCONY 2 : 1.2 M WIDE (4') |
| 15. STUDY : 3.72 X 3.77 M (12'2"X12'4") |



TYPE F | 4 BHK

CARPET AREA : 173.2 SQ.M (1864 SQ.FT)
BUA AREA : 192.68 SQ.M (2074 SQ.FT)
SBUA AREA : 224.06 SQ.M (2412 SQ.FT)



UNIT PLANS



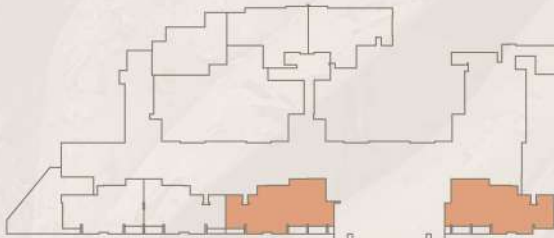
DIMENSIONS

- 1. LIVING & DINING AREA : 4.75 X 8.6 M (15'7"X28'3")
- 2. BEDROOM 1 : 4.17 X 4.4 M (13'7"X14'5")
- 3. BEDROOM 2 : 4.28 X 4.4 M (14'1"X14'5")
- 4. MASTER BEDROOM : 3.65 X 4.37 M (12'X14'4")
- 5. TOILET 1 : 2.94 X 1.5 M (9'7"X5')
- 6. TOILET 2 : 2.75 X 1.5 M (9'X5')
- 7. KITCHEN : 2.5 X 3.34 M (8'2"X11')
- 8. UTILITY BALCONY : 1.2 M WIDE (4')
- 9. LOUNGE : 3.5 X 4.0 M (11'6"X13'1")
- 10. DRESS : 1.31 X 1.5 M (4'4"X5')
- 11. TOILET 3 : 1.31 X 2.38 M (4'4"X7'10")
- 12. SITOUT 1 : 1.5 M WIDE (4')
- 13. SITOUT 2 : 1.2 M WIDE (4')
- 14. PRIVATE GARDEN : 1.5 M WIDE (5')



TYPE G | 4 BHK

CARPET AREA : 141.3 SQ.M (1521 SQ.FT)
BUA AREA : 158.24 SQ.M (1703 SQ.FT)
SBUA AREA : 184.01 SQ.M (1981 SQ.FT)



ETERNAL BUILDING HOMES

A home is more than a structure of brick and mortar. It is a space of love, togetherness, little joys and big moments. Hence, at Nirbhay Buildcon we strive to build homes that make your days feel more alive and keep you close to both leisure and convenience. From meticulous designing to picking the finest quality material and from choosing excellent locations to proving amenities and facilities that make your life easier.

PAST PROJECTS



STATION BUILDING
Dhalbhumgarh



BHAGWATI HOMES
Adityapur, Jamshedpur



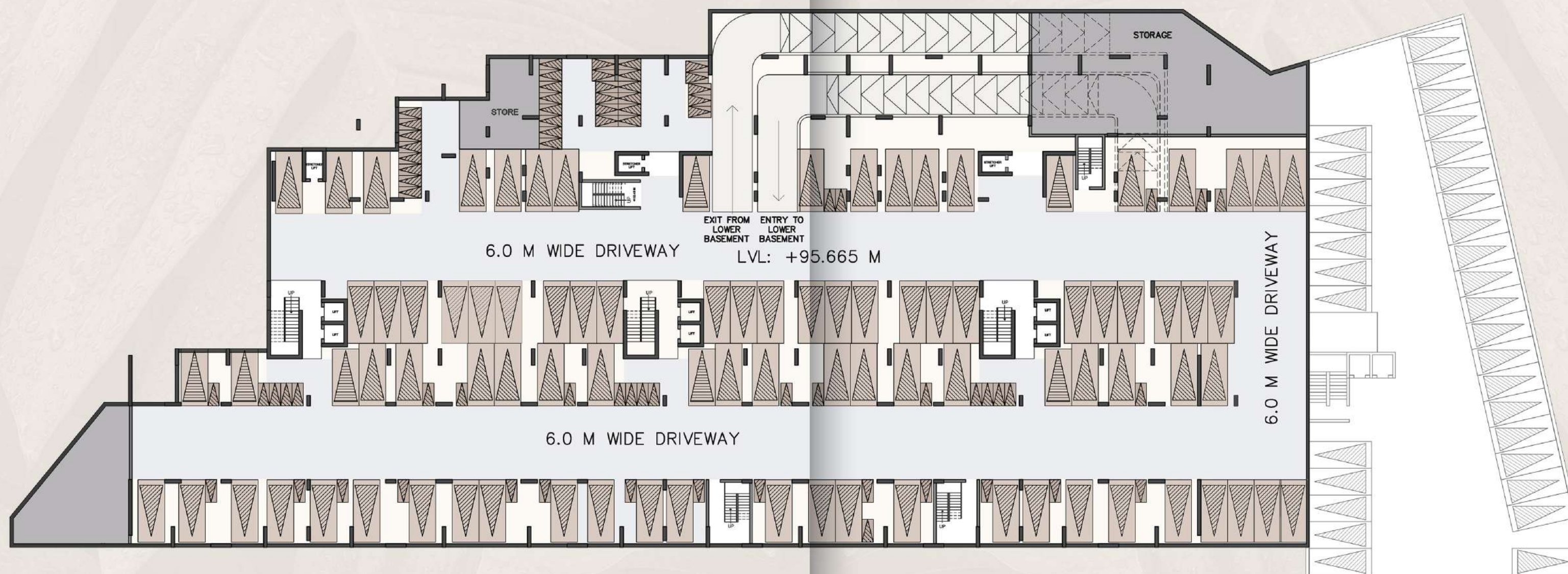
BHAGWATI ENCLAVE
Adityapur, Jamshedpur

CREATE GOLDEN MEMORIES EACH DAY

At Bhagwati Heritage is the perfect space to gather in for a fun evening together. Spacious, full of light and breeze and aesthetically designed, this space is perfect for making memories in!

AERIAL VIEW



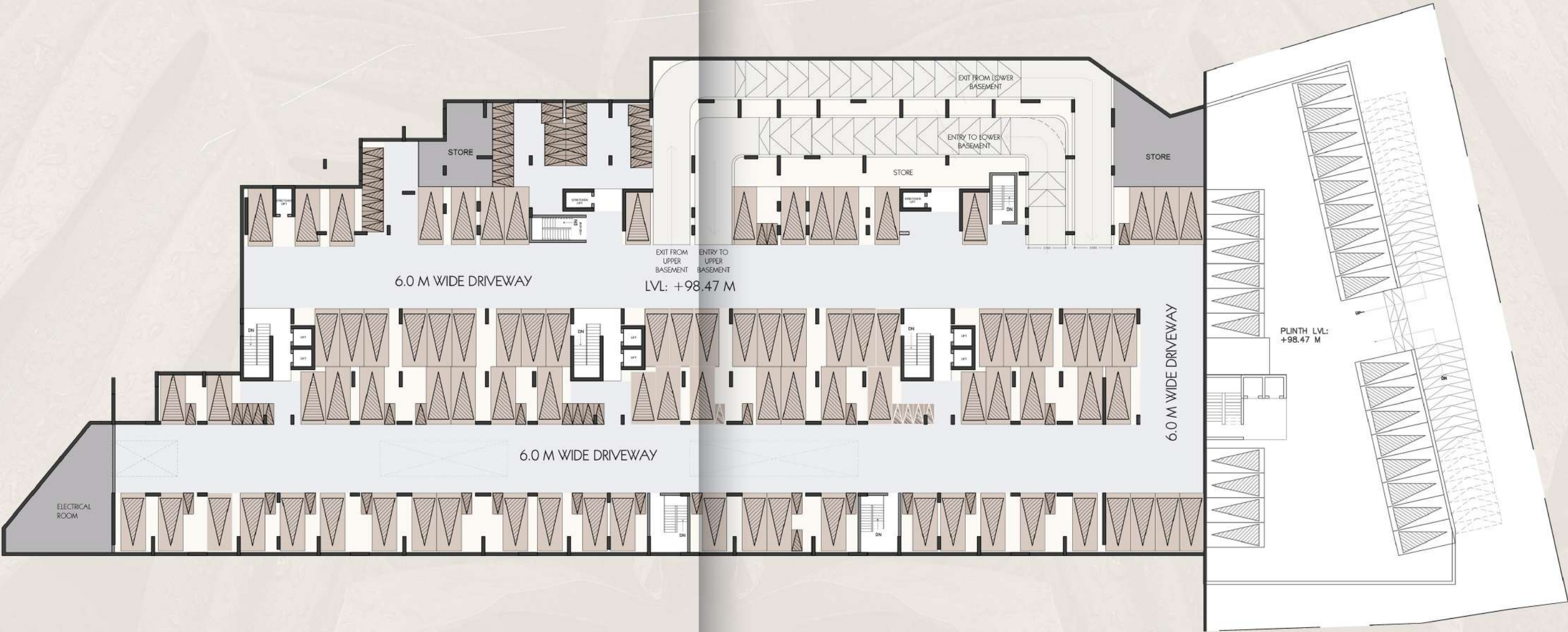


LOWER BASEMENT FLOOR

UNIT ALLOCATION

TOTAL NUMBER OF CAR PARKING - 86

TOTAL NUMBER OF TWO WHEELER PARKING - 81



UPPER BASEMENT FLOOR

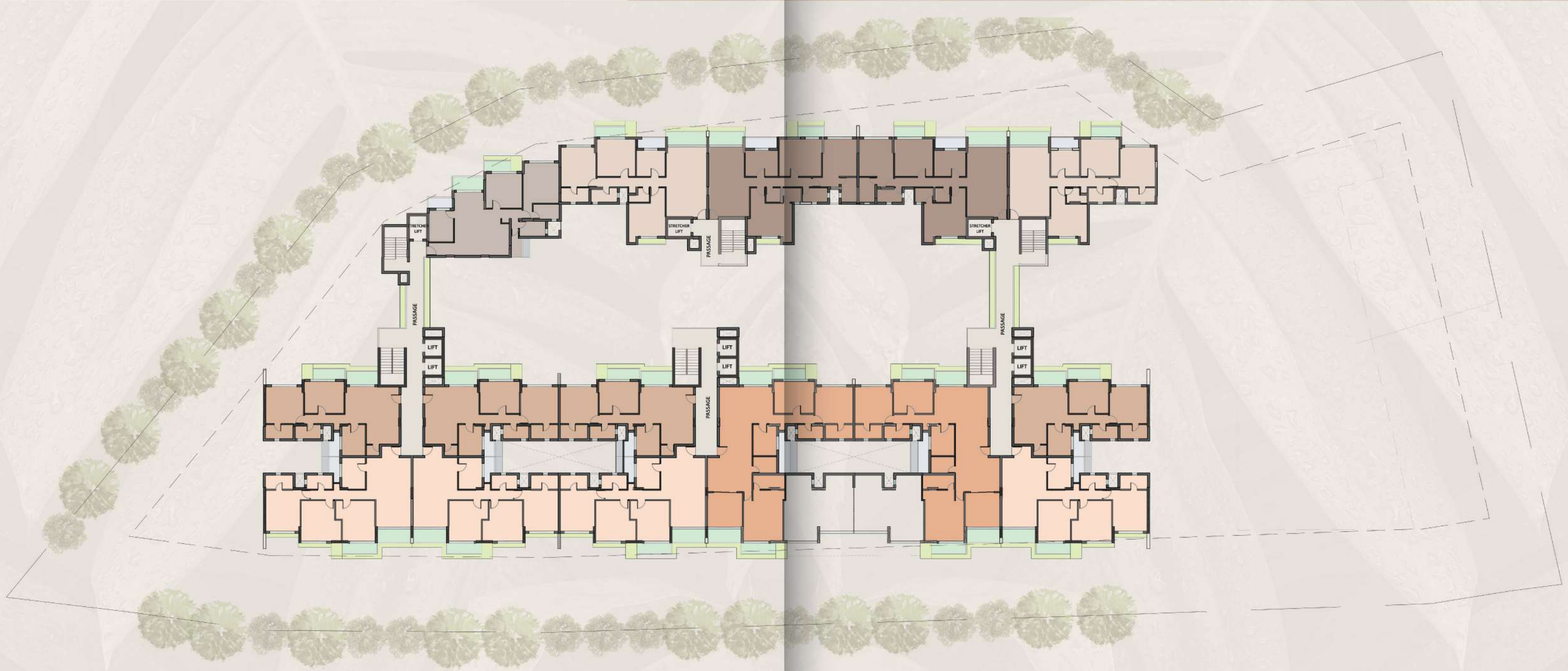
UNIT ALLOCATION

- TOTAL NUMBER OF CAR PARKING - 84
- TOTAL NUMBER OF TWO WHEELER PARKING - 79



	2 BHK TYPE A UNIT		G BHK TYPE G UNIT
	3 BHK TYPE B UNIT		LOBBY
	3 BHK TYPE C UNIT		GYM AND COMMUNITY HALL
	3 BHK TYPE E UNIT		

TOTAL NUMBER OF TWO WHEELER PARKING - 11



1ST FLOOR PLAN

UNIT ALLOCATION

2 BHK TYPE A UNIT	2 BHK TYPE D UNIT
3 BHK TYPE B UNIT	3 BHK TYPE E UNIT
3 BHK TYPE C UNIT	3 BHK TYPE F UNIT



TYPICAL FLOOR PLAN

UNIT ALLOCATION

- | | |
|-------------------|-------------------|
| 2 BHK TYPE A UNIT | 2 BHK TYPE D UNIT |
| 3 BHK TYPE B UNIT | 3 BHK TYPE E UNIT |
| 3 BHK TYPE C UNIT | |

CATCH THE BEAUTY OF GOLDEN SKYLINES

Savour the majestic views of the city skylines tinged with golden sunsets. The terrace at Bhagwati Heritage is the perfect place for you to enjoy your moments of solitude.

TERRACE VIEW



PROMOTERS

NIRBHAY BUILDCON PVT. LTD

MR. NAVEEN SINGH

Managing Director

IIT - BHU

C-2-8 & 13, Main Road, Adityapur Saraikela Kharsawan (Dist.)

Near IBP Petrol Pump, Adityapur Saraikela JH 831013 IN

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bhagwatiheritage.com

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STUDIO STRUCT - MUMBAI

Principal - Mr. Sushil Singh (IIT - Bombay)

MEP CONSULTANTS

RIDDHI CONSULTING ENGGS - Mumbai

Principal : Mr. Dhaval Jhaveri

University of Pune

LOCAL CONSULTANTS

AAKRITI CONSULTANTS

HOUSING LOAN APPROVALS



RERA REGISTRATION NUMBER

JHARERA/PROJECT/47/2023

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