



LOVELY RANI CONSTRUCTION PVT. LTD.
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for more details

ARCHITECT
Artcon design Consultants
ARCHITECTS, ENGINEERS
Interior Designers, Computer Aided Design
G-04, Laxmi Palace, Mitra Compound
Boring Road, Patna-1



SCAN QR CODE
FOR SITE ADDRESS

Completion Date as per RERA 31-10-2030

Disclaimer: All plans, drawings, amenities, facilities etc. are subject to the approval of the respective authorities and would be changed, if necessary. The discretion remains with the developer. All rendering, floor plans, pictures and maps are the artist's conceptions and not actual depictions of the building, its walls, roadways or landscaping. This brochure is for guidance and not a legal document. This brochure should also not be reproduced, copied or made available to others in any form of transmission. The Design & specifications depicted in the brochure are subject to change without prior notice.



RERA NO.
BRERAP200828040626311030E00



SCAN QR CODE
FOR RERA DETAILS

DEOBAIJ
PEARL HEIGHTS
Experience the privilege of a life time

A Luxurious Project by Lovely Rani Constructions Pvt. Ltd.



AT - Ghurdaur Road, Digha, Patna

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email-lovelyraniconstruction@gmail.com

Design by Atlas Studio 9939038209



ABOUT US



M/s Lovely Rani constructions (P) Ltd (in short “Lovely Realty”), is the most trusted and reliable name in the real estate industry in Patna,Bihar. Since, the days of its inception in the year 2010 Lovely Realty has focused on some essential core values- Quality, Excellency and customer satisfaction. In its more than one decade of experience, Lovely Realty has been instrumental in delivering marquee projects such as Pearl Avenue, Jayant Residency, Paras Ratan Enclave, Jagannath- Leela Complex, Jagannath -Mundrika Palace, Sudama- Muni Enclave, Kamala- Sudama Complex, Ramanand Apartment, Dhruv- Rajendra Complex, Dharmnath Enclave, etc in Patna,Bihar.

Lovely Realty has established a culture of creating a customer friendly environment and ensures a long lasting relationship with all customers. We always endeavor to ensure maximum comfort and the best service to our customers even post delivery of their homes. The team experienced and enthusiastic professionals has earned Lovely Realty a reputa as a real estate developer with highest quality practices and reliability standards. Lovely Realty the home grown trendsetter of Patna, Bihar real estate, is grateful towards its esteemed customer for making Lovely Realty their beloved brand.

The company specializes in civil engineering projects, residential housing, real estate development, and land colonization. We are continuously expanding our operations by undertaking projects with government departments and other public sector organizations.

DISCOVER A PEARL OF LUXURIOUS LIFESTYLE

B + G + 6
Floors



After Successful delivery of our project “Pearl Avenue” Digha here we are introducing “Pearl Heights” Digha, a piece of paradise nestled in the lap of nature.

Pearl Heights is located in Digha, Patna near Ashok Rajpath and J.P Ganga Path(Marine Drive). Its's proximate to Hospitals, schools, marketplaces and shopping mall and it's convenient to all nearby sights. It provides you with a set of 100 luxurious designed 3 BHK flats with structurally sound infrastructure and the top of the line modern amenities. It provides the luxurious apartment complex with a temple and a lovely green atmosphere.

 Temple	 Gym	 Security	 EV Charging Point	 Wifi	 Rain Water Harvesting
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- | | | | | | | |
|--|---|---|--|--|---|--|
| 
24X7
Power Back Up | 
24X7
Water Supply | 
Lifts with ARD | 
Own Transformer | 
Lighting
for Common Area | 
CCTV | 
Fire Safety |
|--|---|---|--|--|---|--|



Swimming Pool

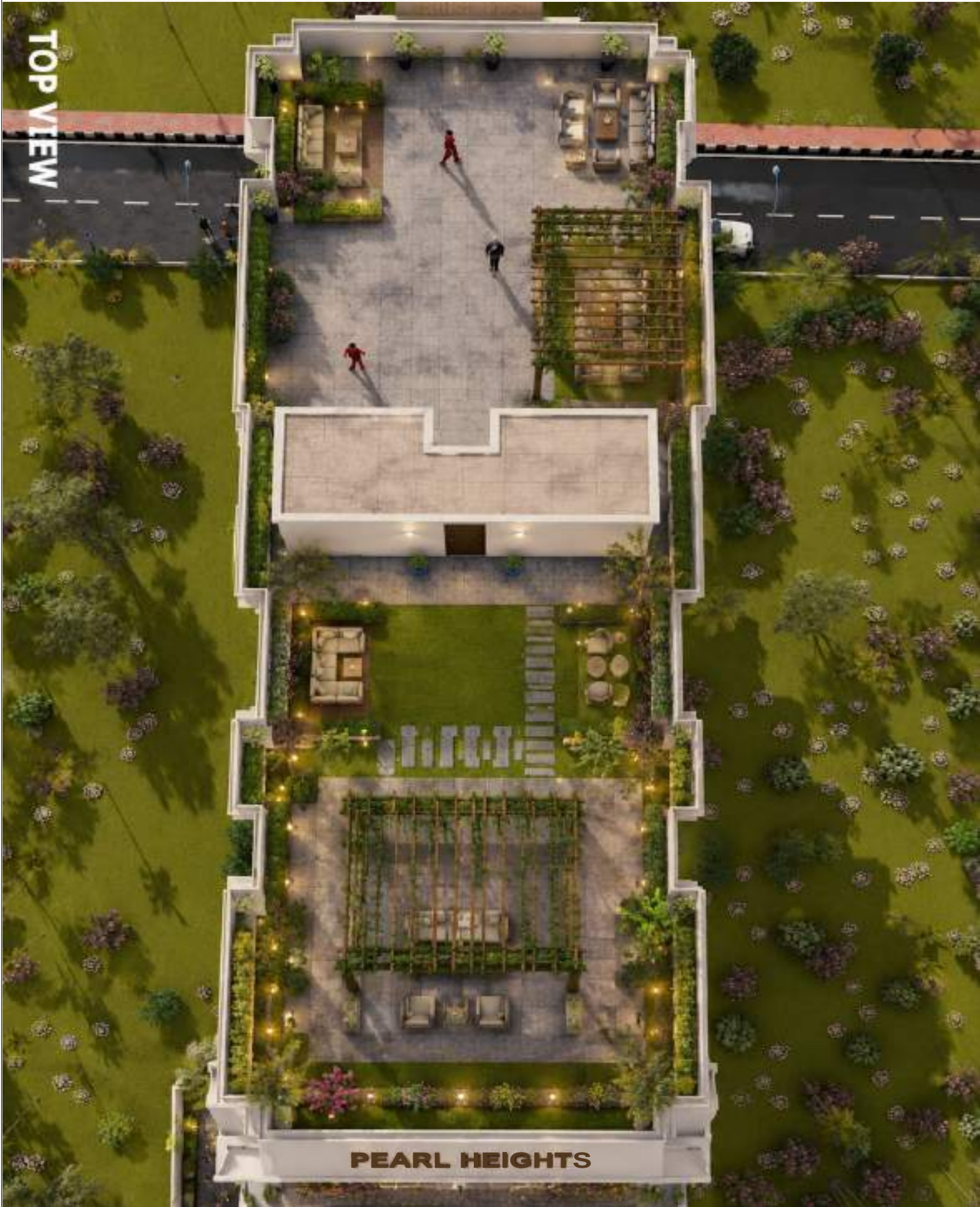


LUXURY IN EVERY SINGLE DETAIL

Pearl Heights, where contemporary architecture meets the timeless essence of peace and luxury. Designed to be more than just living space, Pearl Heights represents a harmonious blend of modern functionality, spacious interiors and redefined aesthetics. Every corner of this thoughtfully planned real estate project is crafted to elevate your life style. From expansive layouts that maximize natural light and airflow to functional designs that seamlessly balance beauty and practicality, Pearl Heights sets a new standard in luxury living. Our thoughtfully designed apartments feature spacious layouts, breathe taking views, and premium finishes. Urban serene is crafted to nurture your well being, offering lush green spaces, wellness amenities and open areas for relaxation. breathe in clean, fresh sir and experience the true essence of serene living.

Pearl Heights is more than a home- it's a heaven that whispers promises of joy, peace and serenity. It's a retreat where life's worries fade nature unfolds before your eyes- a place to recharge, reconnect and truly call your own.

 Swimming Pool	 Pool Deck	 Green Area	 Children Play Area	 Jogging / Walking Lane	 Outdoor Sitting Area
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OASIS IN THE SKY

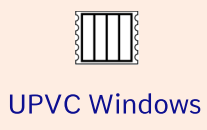
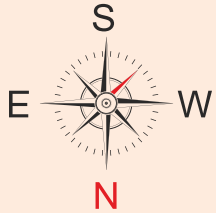
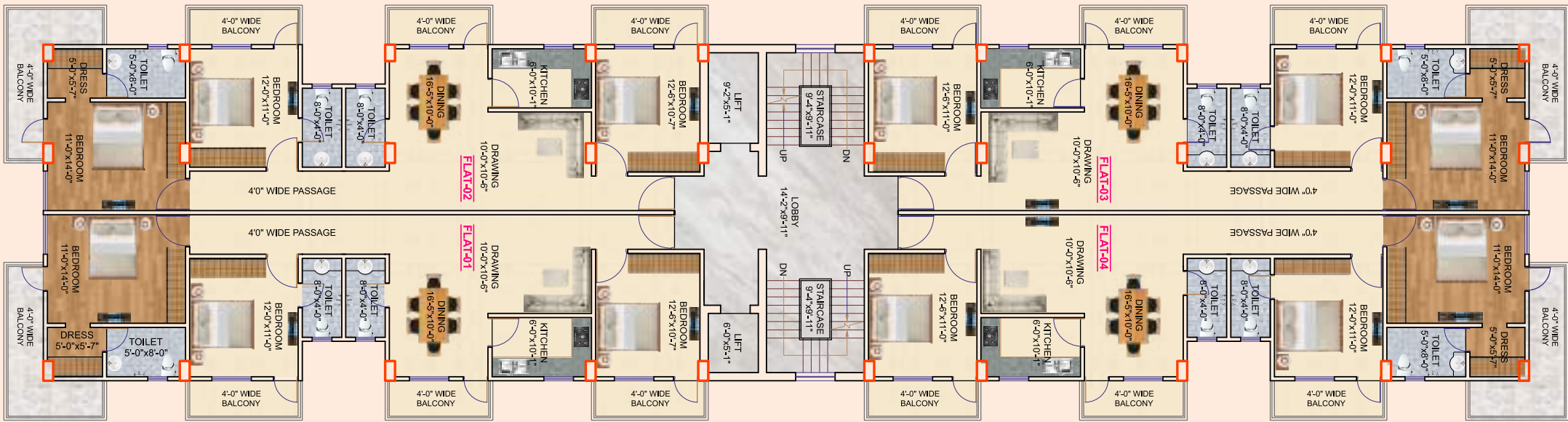
Step into “Oasis in the Sky”, a thoughtfully designed rooftop heaven that elevates your life style to new heights. This luxurious terrace space is crafted to cater to every age and interest, offering amenities that blend leisure, fitness, and relaxation. Start your mornings at the yoga Court, where serenity and fresh air set the tone for the day and as night falls, the star gazing arena invites you to marvel at the cosmos, creating unforgettable moments under the Open sky. Finally, the cozy sit-out area provides the perfect spot to relax, chat, or simply soak panoramic views. “Oasis in the sky” is more than a terrace- it's your personal sanctuary in the clouds.

- 
Roof Top Garden
- 
Kids Zone
- 
Chit Chat Area
- 
Yoga / Meditation Deck
- 
Chhath Ghat



BLOCK - A

TYPICAL 1ST TO 6TH FLOOR PLAN

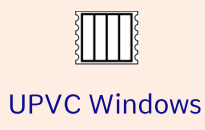
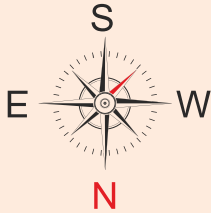
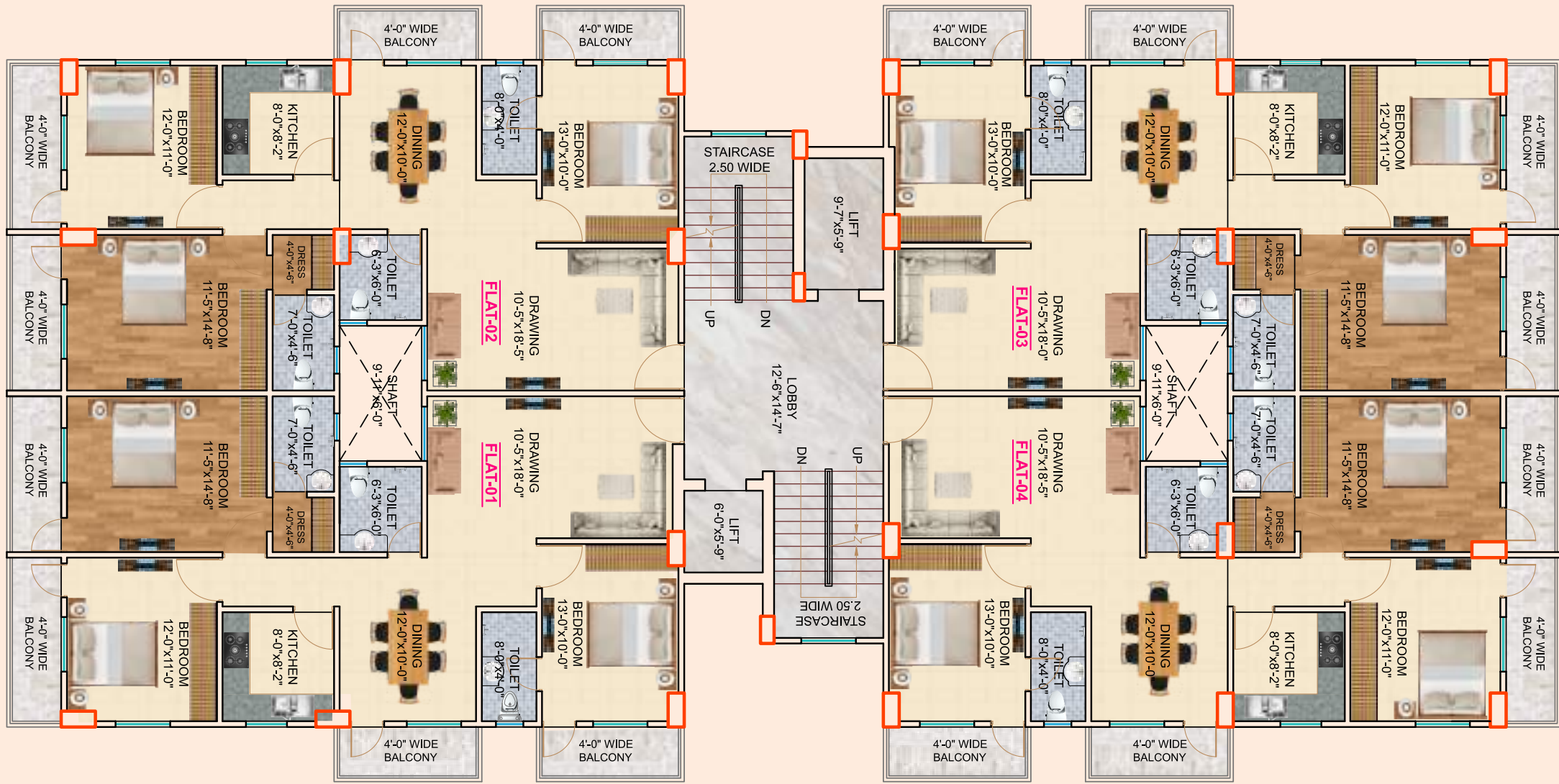


AREA CALCULATION

FLAT NO.	TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	BUILT-UP AREA (SQFT)	SUPER BUILT-UP AREA (SQFT)
01	3BHK	1048.50	228.00	1323.00	1786.00
02	3BHK	1048.50	228.00	1323.00	1786.00
03	3BHK	1048.50	228.00	1327.00	1791.00
04	3BHK	1048.50	228.00	1327.00	1791.00

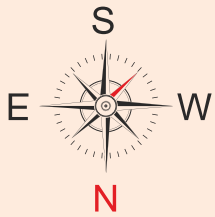
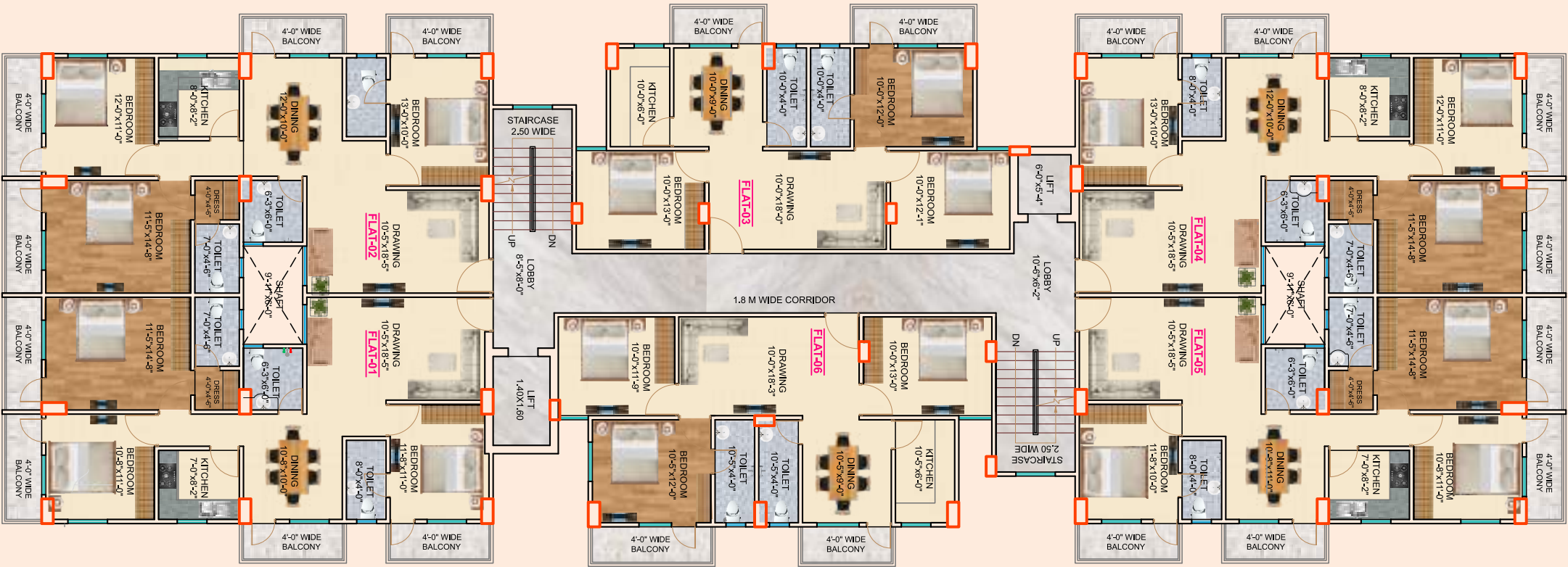
BLOCK - B

TYPICAL 1ST TO 6TH FLOOR PLAN



AREA CALCULATION

FLAT NO.	TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	BUILT-UP AREA (SQFT)	SUPER BUILT-UP AREA (SQFT)
01	3BHK	1039.00	184.50	1269.50	1714.00
02	3BHK	1039.00	184.50	1268.50	1712.50
03	3BHK	1034.00	184.50	1265.50	1708.50
04	3BHK	1039.00	184.50	1268.50	1712.50





Vastu
Compliant



TATA PRAVESH
Main Door



WPC
Bath Door



UPVC Windows



Dressing Area
in Master Bedroom



Intercom Facility

AREA CALCULATION

FLAT NO.	TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	BUILT-UP AREA (SQFT)	SUPER BUILT-UP AREA(SQFT)
01	3BHK	974.00	179.00	1200.00	1620.00
02	3BHK	1039.00	184.50	1268.50	1712.50
03	3BHK	824.00	90.50	954.00	1288.00
04	3BHK	1039.00	184.50	1271.00	1716.00
05	3BHK	999.00	179.00	1202.50	1623.50
06	3BHK	839.50	90.50	970.00	1309.50



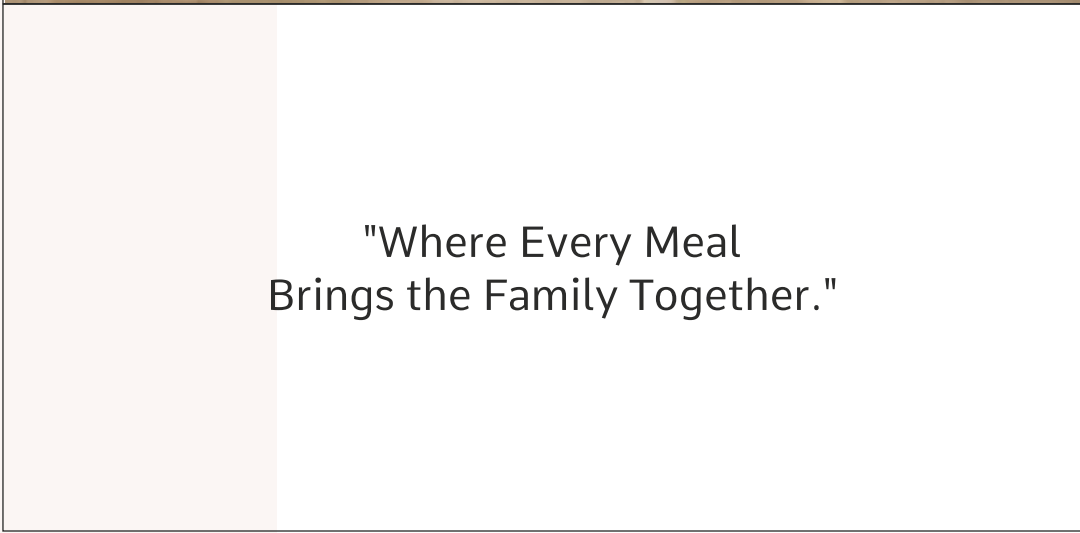
Senior Citizen zone
“Because Every Golden Age
Deserves a Golden Space.”

“A Safe Place
to Play, Learn & Create
Beautiful Childhood Memories.”
Play Area Offers safe and
Vibrant Space for children to
explore and play





"Designed for Togetherness.
Crafted for Timeless Living."



"Where Every Meal
Brings the Family Together."



"Wake Up to Comfort.
Sleep in Luxury."



"A Kitchen
Crafted for Every Meal,
Every Memory."



SPECIFICATIONS

STRUCTURE SEISMIC ZONE

R.C.C Frame structure building with seismic zone V compliance
250/125 mm thick brick masonry work.

REINFORCEMENT

JSW/ JINDAL/ TATA STEEL / SAIL / Equivalent.

WINDOWS

UPVC / Aluminium frames fixed with clear glass.

FLOORING

2'X4' Vitrified flooring in the living, dining, kitchen and bedrooms. Option for wood finish flooring provided in master bedroom.

BALCONIES AND TERRACES

Anti-skid ceramic tiled flooring with provision for rain water drainage. Railing design as per safety norms.

KITCHEN

Kitchen as per standards with 2' height ceramic tile.

Granite top counter with stainless steel sink

DOORS

TATA Pravesh main door with frame.

All internal doors are ISI marked 32 mm Sal wood frames
Century/ GreenPly with door skin.

WPC frame & door will be provided in all bathroom.

TOILET

Anti-Skid ceramic tiled flooring and glazed ceramic Tiles upto 8' heights with Jaquar / Aashirwad/ Astral or equivalent plumbing fixtures. Optional (shower mixer, shower head, shower curtain rod and floor mounted EWC / IWC will provided in toilets along with hot & cold water supply) and provision for exhaust fan and mirror.

ELECTRICAL

Copper wiring in concealed PVC conduits with modular switches of Anchor / KEI / Havells for light and power points. Provisions for TV and telephone points and intercom are provide.

WATER SUPPLY

24 hours water supply through bore wells of adequate capacity with adequate size ISI Mark Crompton or equivalent submersible pump.

PAINTING

Cement-based water proof paint of Asian / Berger / Birla Opus for external wall and fine POP finish for internal walls and ceiling.

All M.S. railing are coated with black enamel paint.

LIFT

Two Lift in each block of ISI marked Kone / Ocean / Thyssen / Otis or equivalent.

STAIR

Two Stair in each block.

Payment Plan

At the Time of Booking	10%	Upon Casting of 4th Floor roof	10%
At the Time of Basement Slab Casting	10%	Upon Casting of 5th Floor roof	10%
Upon Casting of Ground Floor roof	10%	Upon Casting of 6th Floor roof	05%
Upon Casting of 1st Floor roof	10%	At the Time of Brick work	05%
Upon Casting of 2nd Floor roof	10%	At the Time of Flooring	05%
Upon Casting of 3rd Floor roof	10%	At time of Registration	05%

Note:- Registration charges and GST extra



The basement is designed with an impressive 11foot clear height, providing enhanced ventilation, easy vehicle movement, and a spacious parking experience. The increased height improves accessibility for SUVs and larger vehicles while ensuring a comfortable and wellplanned parking environment.

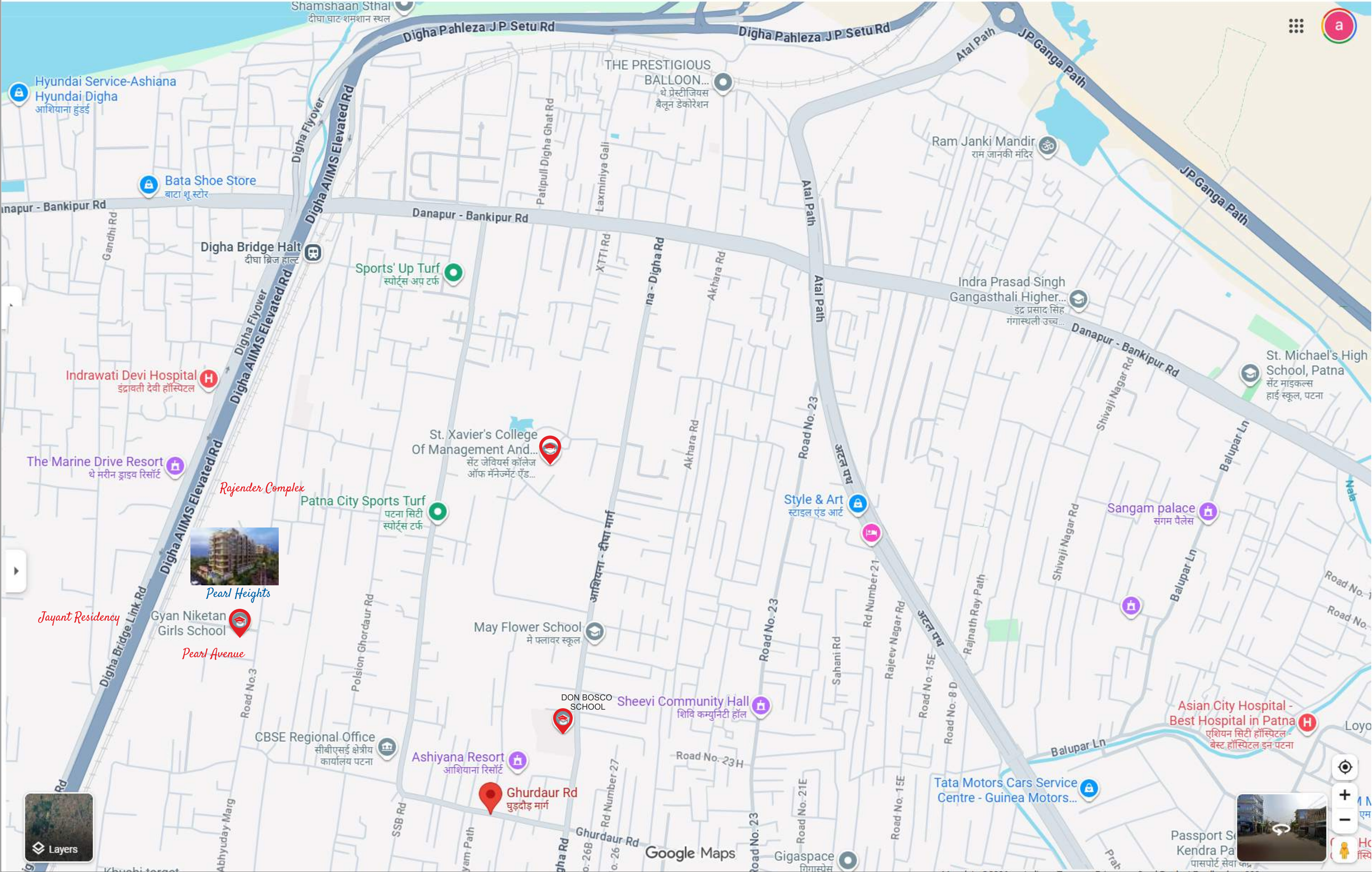
At Pearl Height, every structure is reinforced with premiumquality JSW TMT Steel, ensuring superior strength, durability, and longterm safety. The highgrade steel reinforcement enhances the building's resistance to heavy loads, earthquakes, and corrosion, providing a solid foundation for a secure and comfortable lifestyle.



We use Premium Ready Mix Concrete (RMC) to ensure consistent quality, superior strength, and longlasting durability. Produced in a controlled batching plant and delivered with precision, RMC minimizes construction defects and enhances the overall structural performance of the building.

Built to Last, retaining walls are protected using a premium SBS Membrane Waterproofing System combined with Acrylic Polymer Coating. This duallayer waterproofing solution provides superior resistance against water seepage, hydrostatic pressure, and moisture intrusion, ensuring longterm durability and structural integrity.





Connectivity & Convenience

 AIRPORT	Jayprakash Narayan International Airpot	7.0 kms
 ROAD TRANSPORT	Gandhi Maidan Bus Stand	10.0 kms
 RAIL TRANSPORT	Danapur Railway Station Patna Junction Patliputra Station	7.8 kms 8.6 kms 2.7 kms
 HOSPITALS	Paras HMRI PMCH Medanta IGMS	4 kms 12 kms 11.5 kms 5.8 kms
 RETAIL STORES	City Centre Mall P&M Mall	9.0 kms 2.7 kms
 EDUCATION	Gyan Niketan Girls School Don Bosco School ST. Xaviers College ST. Michael School	0.0 kms 2.3 kms 1.9 kms 4.0 kms

