



BRINGS
SANRACHNA CITY CENTER
for better TOMORROW





ABOUT SANRACHNA HOMES

Everyone Deserves Good Design.

Sanrachna Homes brings to you Sanrachna City Center. We strive to create solutions for our client's problems that are not only striking and aesthetic, but always with an eye towards budget.

Our goal is to increase the flow of solutions, reduce costly inefficiencies and improve the value delivered to our clients. Content Modern honors historical significance and works to integrate projects into their developments and communities. When we translate a design, additional consideration is given to construction practices, ecological features, environmental sustainability, energy efficiency, feasibility, and budget.

TOWER TYPOLOGY

Basement

Upper Basement

Ground Floor (Double heightshops)

First Floor (Lockable unfurnished office space)

2nd floor to 7th floor (Tower-A, Residential units)

2nd floor to 7th floor (Tower-B, Residentialunits)

NO. OF UNITS		
Tower A	3BHK, 29 units	2BHK, 6 units
Tower B	3BHK, 29 units	2BHK, 6 units
(Total units : 3Bhk =58 & 2 Bhk =12)		

LOCATION ADVANTAGES

•EDUCATIONAL HUB

- St. Karen's high school 200mtr.
- Kidzee play school-500mtr.

•SHOPPING

- Raja bazar market: 1km
- Haldiram: 2km Big Bazar -500mtr.

•CONNECTIVITY

- Paltiputra railway junction -3km Easy access to main bailey road Patna airport -4km

•HOSPITALS

- Paras hospital -2Km

AMENITIES

- Signature club
- Gym
- Yoga and meditation area on top floor

Service lift and guest lift

- available along with wide spaces in staircase

- Covered parking space available

- Security services with video surveillance and CCTV cameras

- 24x7 security

Power backup

ATMs



SPECIFICATIONS

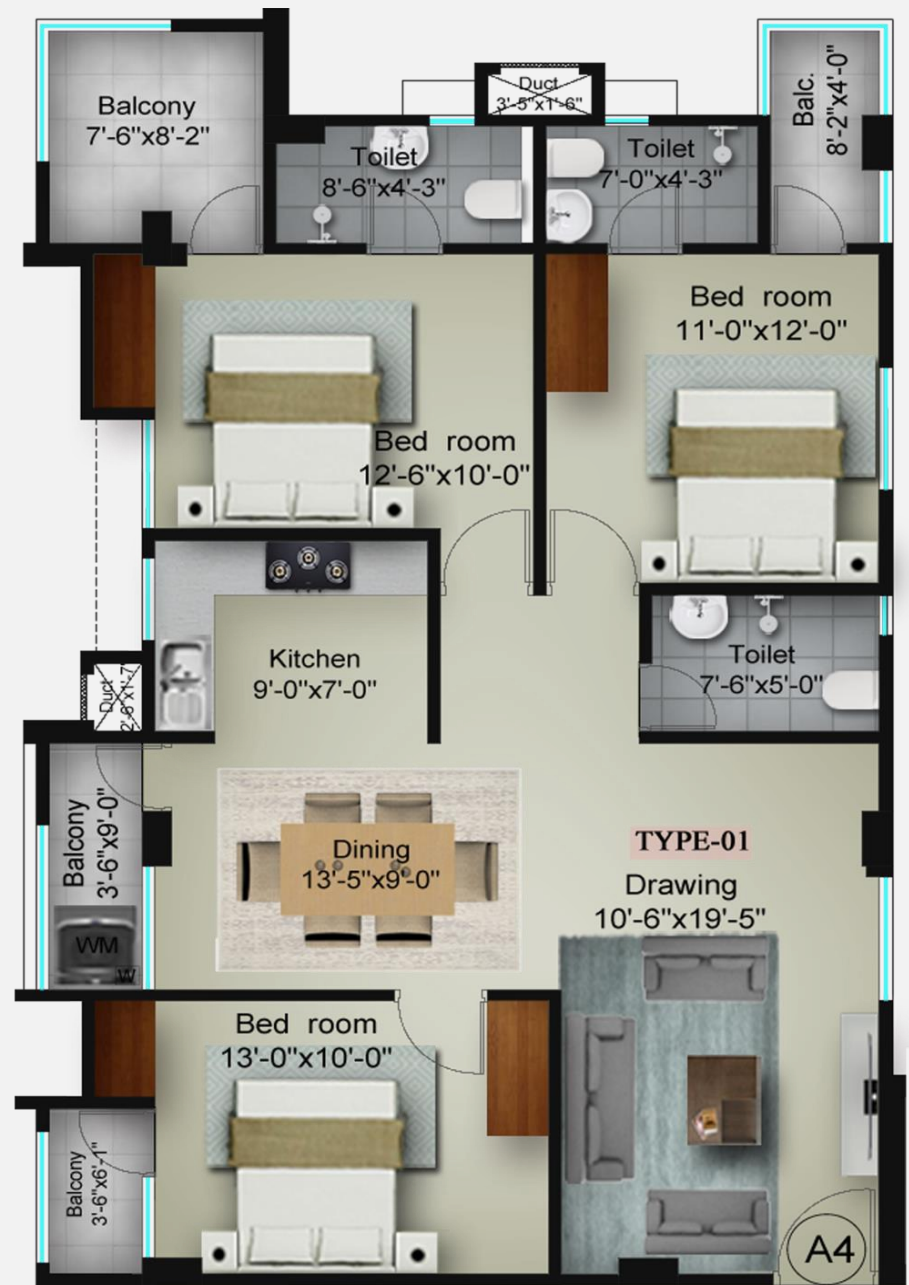
STRUCTURE	Earthquake resistant RCC framed structure
FLOORING	Flooring
LIVING/DINING/BEDROOMS	Vitrified tile flooring
TOILET	Ceramic tiles
COMMON AREAS & STAIRCASE	Marble/Kota
LIFT LOBBY	Stone/Vitrified tiles
WALL	Wall
EXTERNAL	Exterior paint with putty
INTERNAL	Finished with putty
LIFT LOBBY	Combination of stone & paint
LIFT	6 passenger lift in both block
KITCHEN	
FLOORING	Vitrified tile flooring
WALL FINISHES	Ceramic tiles upto 600mm height above the counter
KITCHEN COUNTER	Granite counter with stainless steel sink wft drain board
DOORS	
INTERNAL	30 mm door ply with door skin
EXTERNAL	Anodized/powder coated glazed aluminium doors
MAIN DOOR SHUTTERS	Seasoned hardwood frames with moulded European style
TOILET FITTINGS	
WALL	Ceramic tiles upto 2100mm height
FLOORINGS	Ceramic tile flooring
FITTINGS	EWC & wash basin in white colour, single leaver CP fittings, Granite counter, Pipelines for geyser
WINDOWS	Anodized/powder coated glazed aluminium windows
ELECTRICAL	Three phase supply with independent meter, copper wiring concealed conduits
TELEPHONE	One telephone jack I living room, Intercom facility to each flat in living room
AIR CONDITIONING	Electrical point provision in all bedrooms/living
TELEVISION	TV Point in living room and master bedroom
POWER BACK-UP	24x7 power back-up
CCTV	24x7 Security

UNIT PLAN

TYPE-01 (3BHK+3 TOL.)

CARPET AREA=1187 sq.ft.

SUPER BUILT UP AREA=1602 sq.ft.



TYPE-02 (3BHK+2 TOL.)

CARPET AREA=923 sq.ft.

SUPER BUILT UP AREA=1247 sq.ft.

UNIT PLAN



TYPE-03 (3BHK+3 TOL.)

CARPET AREA=1215 sq.ft.

SUPER BUILT UP AREA=1640 sq.ft.

TYPE-04 (2BHK+2 TOL.)

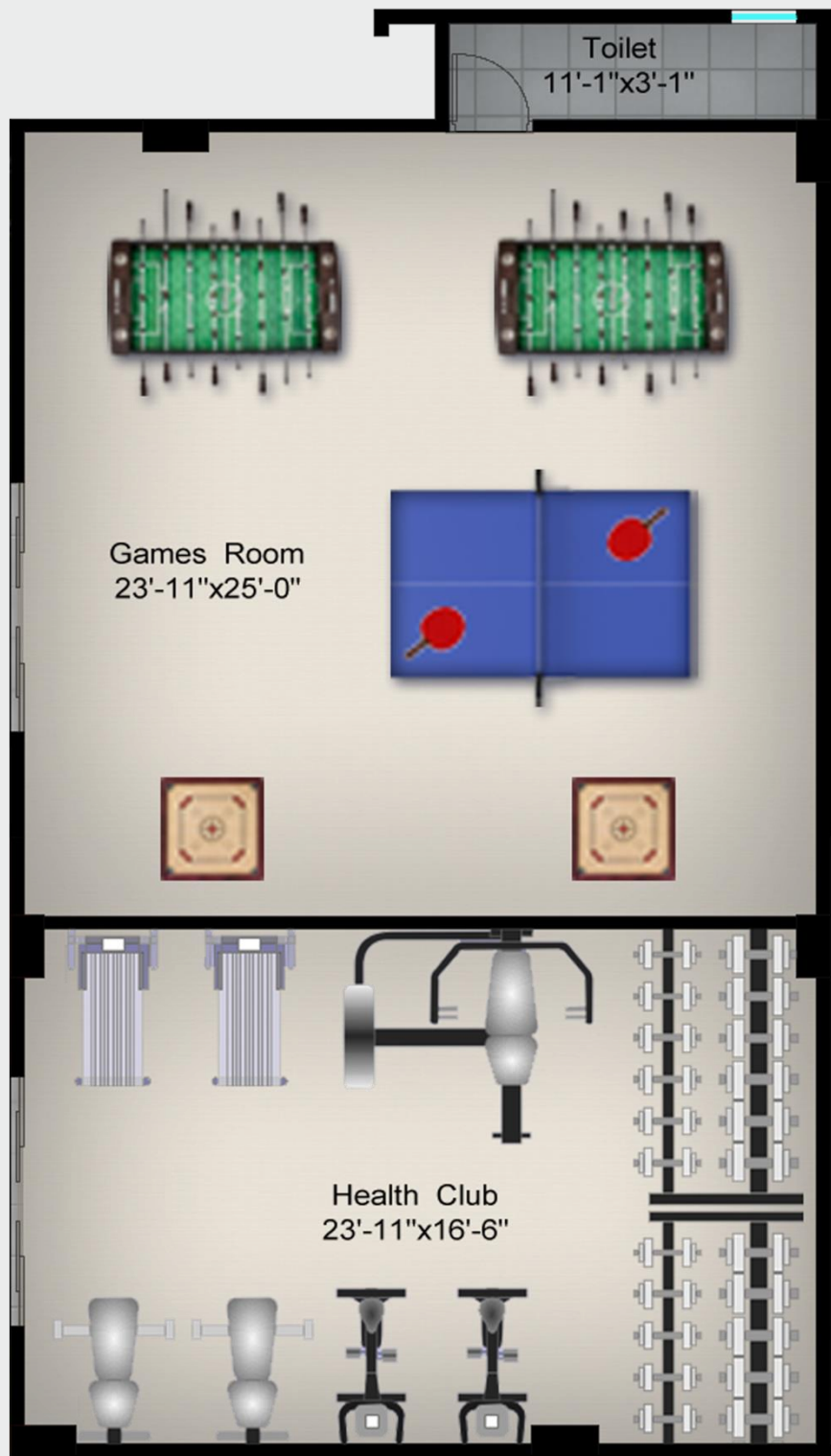
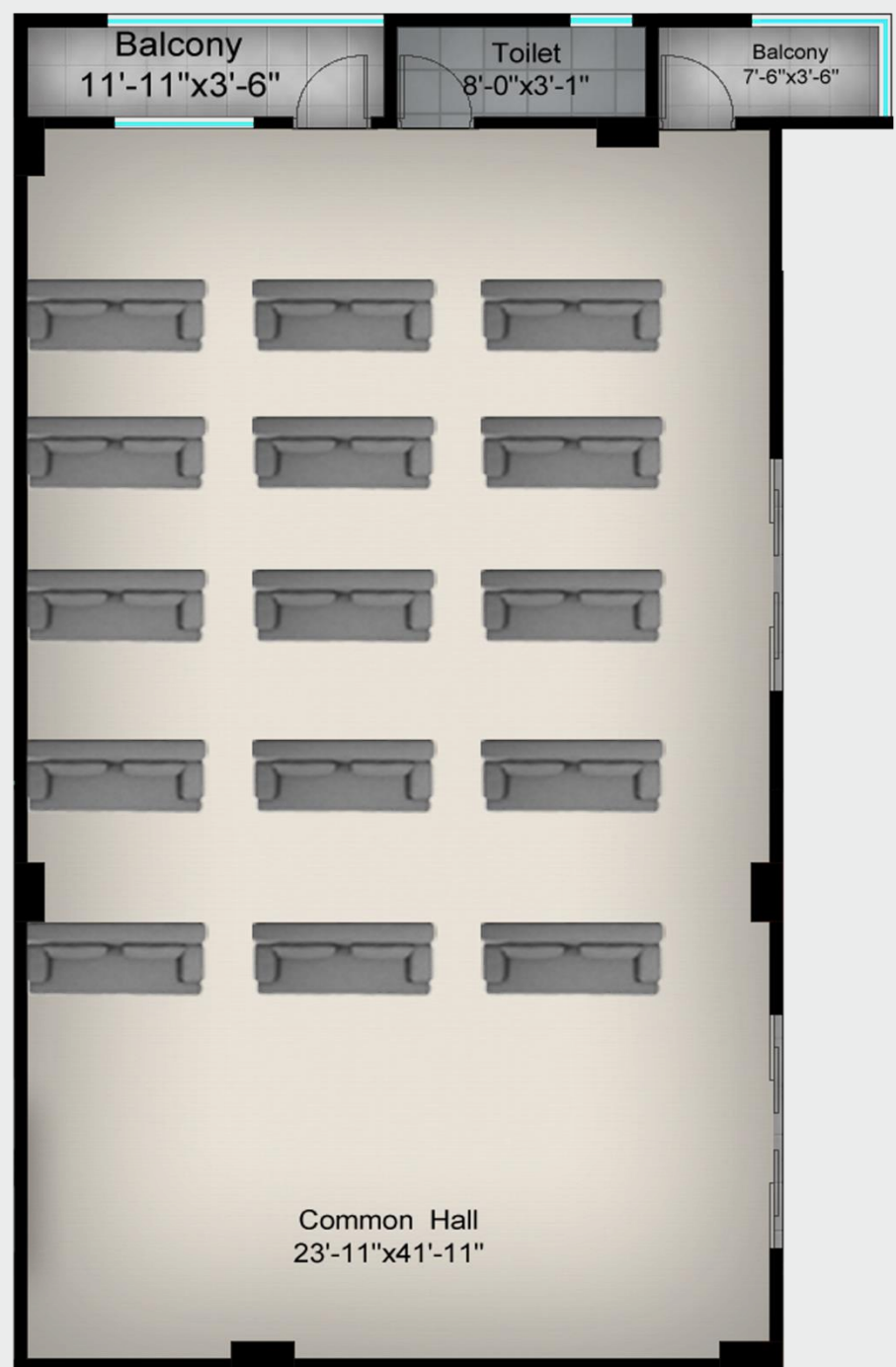
CARPET AREA=810 sq.ft.

SUPER BUILT UP AREA=1093 sq.ft.



SECOND FLOOR AMINITIES

COMMON HALL



GAMES ROOM & HEALTH CLUB

TYPICAL FLOOR(3RD TO 7TH)

CLUSTER PLAN

B L O C K - B



B L O C K - A





SPACES FOR MODERN CULTURE



ABOUT COMMERCIAL PROJECT:

Enjoy independent ownership of a physical space as against shared ownership most other investments offer today. The assurance of owning a physical space, with an independent registry, is a great factor not only for your peace of mind but that of your tenants also. It also makes it easier to both, take a loan on or liquidate, thus pushing up the value of your investment another notch.

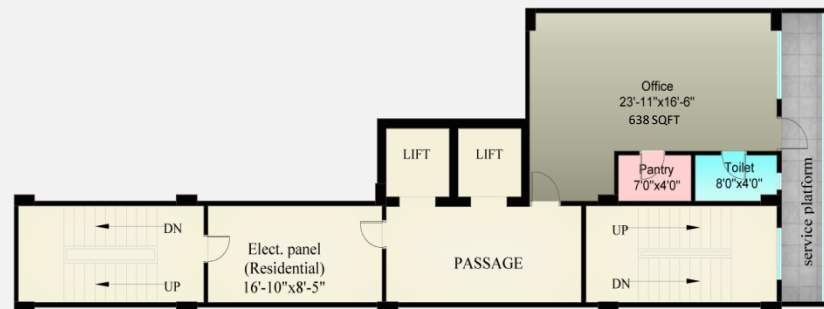
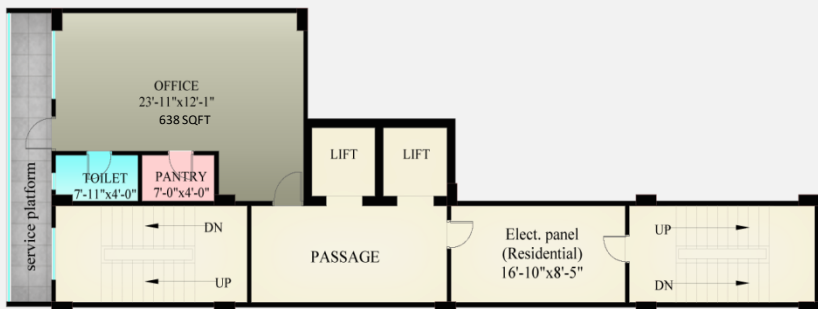
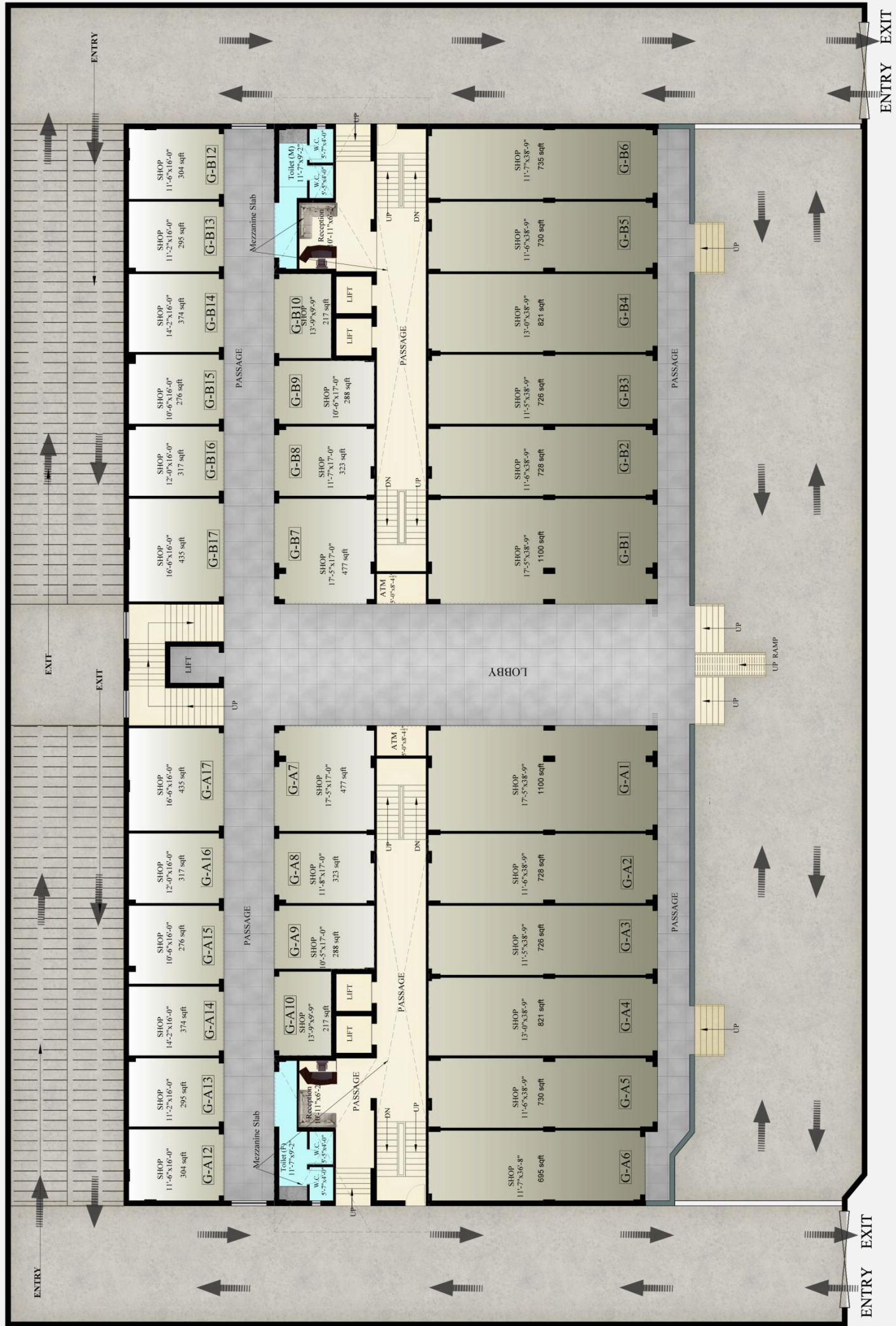
AMENITIES

- Lockable unfurnished officespace
- Lockable unfurnished double heightshops
- 100%power backup
- Signature club andgym Independent registry
- Easy re-sale
- Elegant glass facadestructure
- Atms
- Common parking space available
- Security services with video surveillanceand cctv cameras
- Hub for shopping, food,entertainment
- Wide entry area forshops

NO. OF OFFICES		NO. OF SHOPS	
12		32	
SIZES			
Shop	217 sqft to 1100sqft		
Office	638 sqft to 3108sqft		

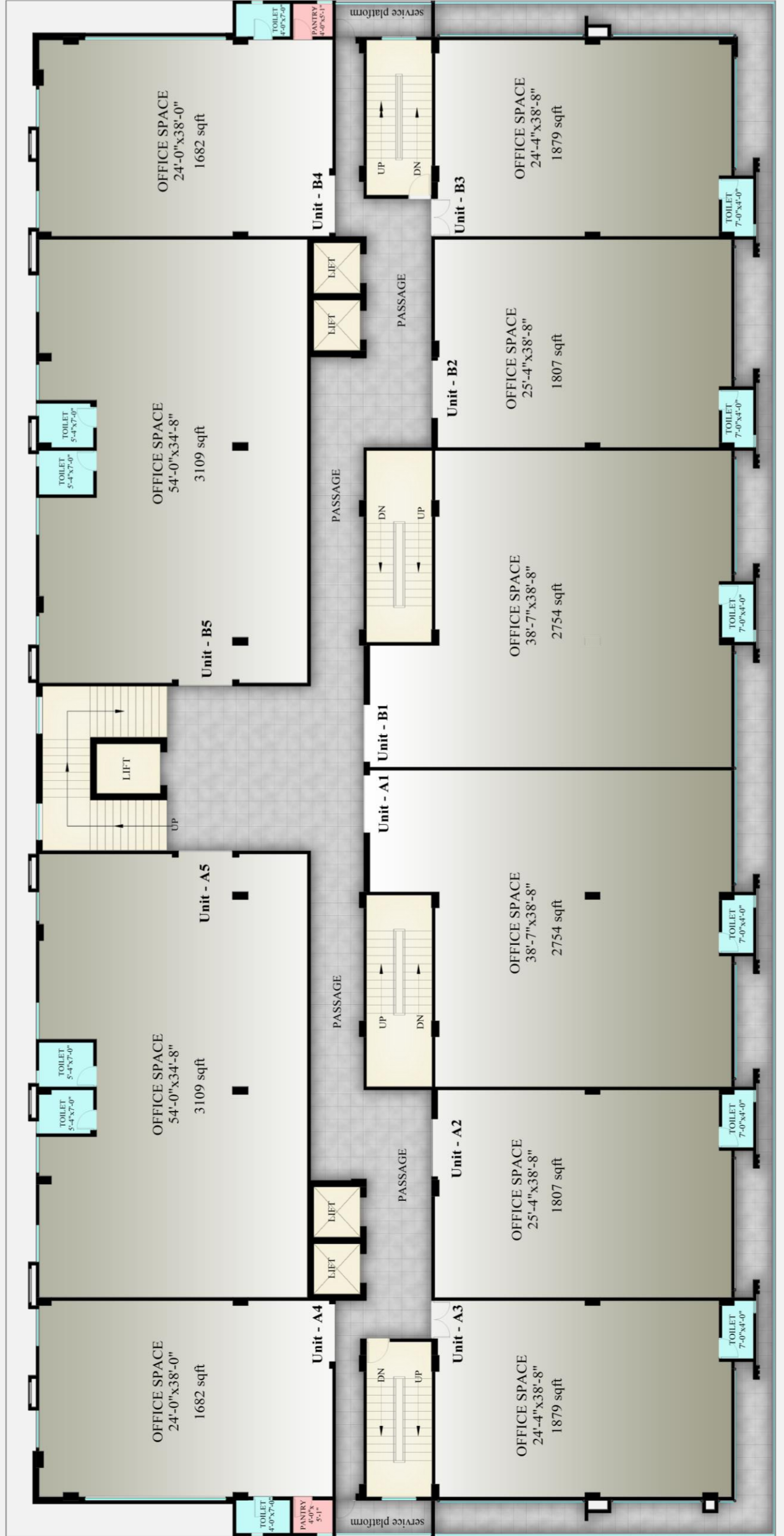


GROUND FLOOR PLAN

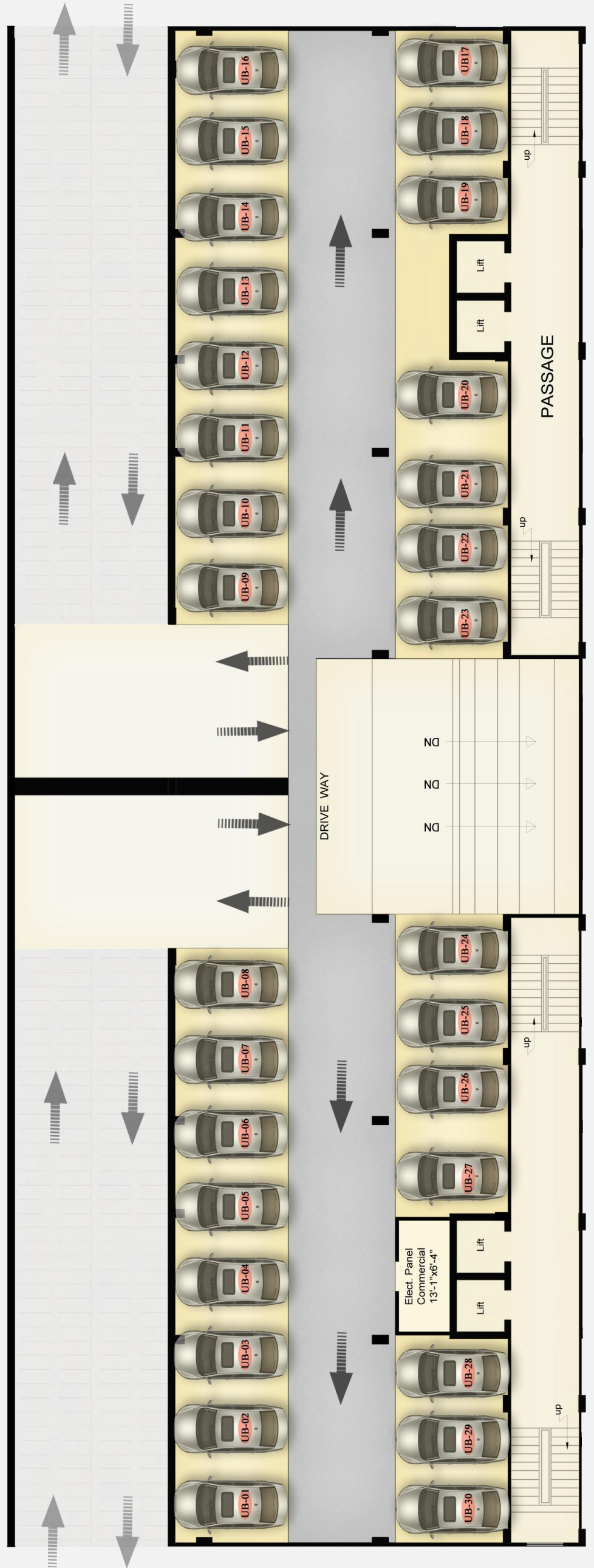


MEZZANINE SLAB

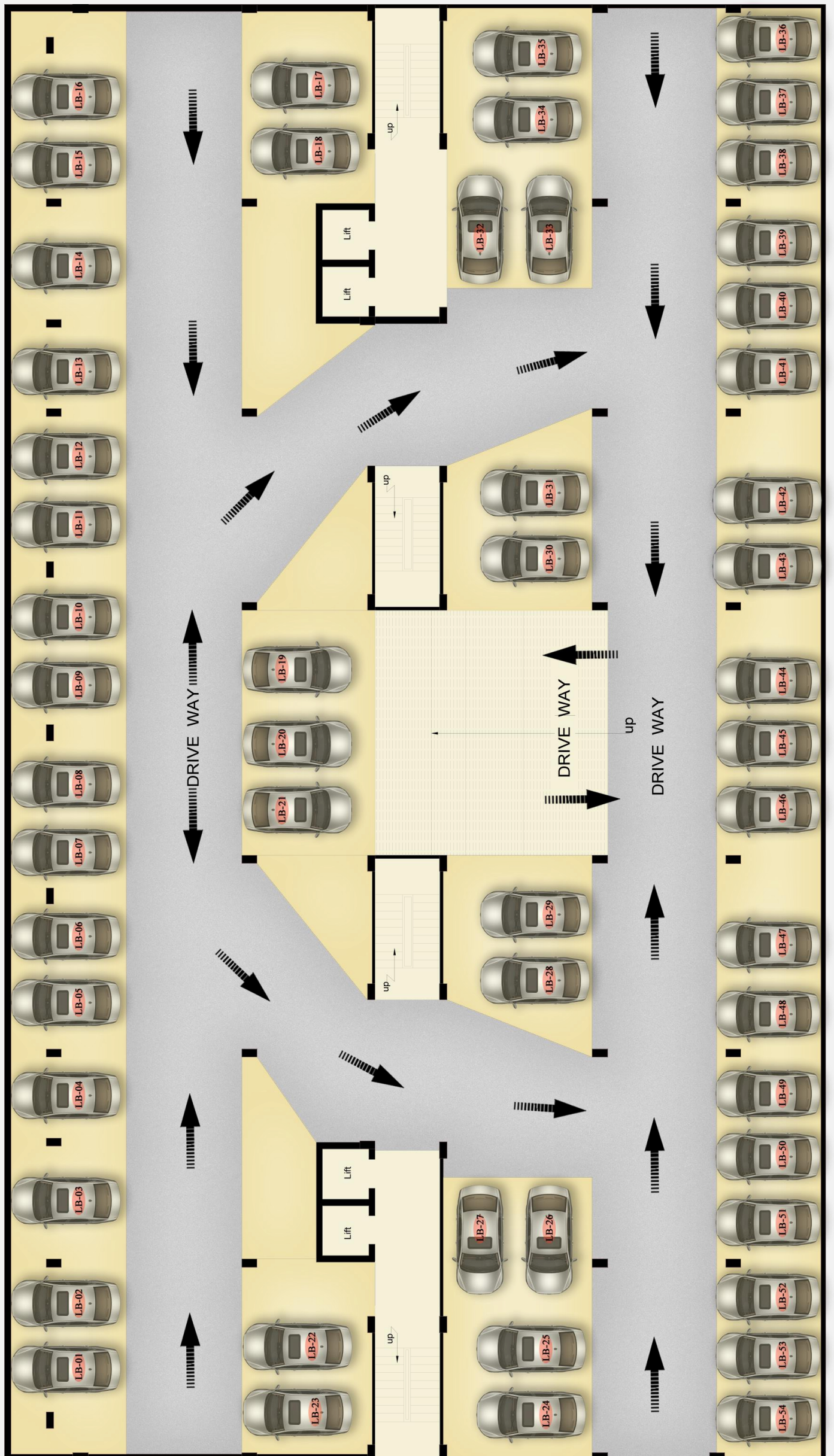
FIRST FLOOR PLAN FOR OFFICE SPACE



UPPER BASEMENT PLAN



LOWER BASEMENT PLAN





ONGOING PROJECT

Ravi Prem Enclave (Gola Road)

Kesar Enclave (Khagaul Road)

Kumar Enclave (Patel Nagar)

Sanrachna Galaxy (Anishabad More)



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