



# Laiba

DEVELOPER & CONSTRUCTIONS PVT. LTD.



Present's



**LAIBA** *Green* **GARDEN**  
(BLOCK - C)

**BUILDER & DEVELOPER**

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**DEVELOPER & CONSTRUCTION PVT. LTD.**

HEAD OFFICE : ARYAN TOWER , NEAR KADRU PETROL PUMP, MAIN ROAD KADRU | BRANCH OFFICE " LAIBA TOWER , KANTATOLI CHOWK , RANCHI (JHARKHAND)









LAIBA *Green* GARDEN

Booking Open

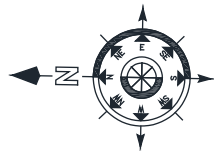


 **THE GREEN**  
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FLOOR PLAN

B+G+4TH FLOOR PLAN



LAIBA Green GARDEN

SL NO.		SL NO.		SUPER BUILT UP AREA	
1.		3 BHK		2010.00	SQ.FT.
2.		3 BHK		1787.00	SQ.FT.
3.		3 BHK		1924.00	SQ.FT.
4.		3 BHK		1860.00	SQ.FT.
5.		3 BHK		1832.00	SQ.FT.
6.		3 BHK		1843.00	SQ.FT.
7.		3 BHK		1903.00	SQ.FT.
8.		3 BHK		1820.00	SQ.FT.
9.		3 BHK		1846.00	SQ.FT.
10.		3 BHK		1750.00	SQ.FT.
11.		3 BHK		1645.00	SQ.FT.

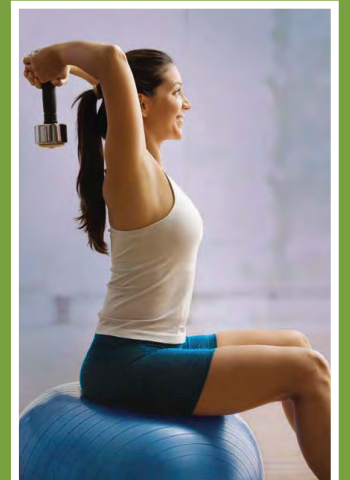


## PAYMENT SCHEDULE

Initial Booking Amount (At the time of Flat Booking)	25 %
At the time of 1st Roof Casting	15 %
At the time of 2nd Roof Casting	15 %
At the time of 3rd Roof Casting	15 %
At the time of 4th Roof Casting	15 %
At the time of 5th Roof Casting	10 %
At the time of possession	05 %

## FEATURES

1. B+G+4 Floors, for parking Vehicles of the resident, Guard Room, Generator Room, Common Taillet etc
2. Cable TV and Telephone wiring in Drawing Room and Master Bedroom
3. Round the Clock Water Supply through to deep Borewell with Overhead Tanks
4. Lighting in the entire campus through back-up in the entire campus
5. Silent Diesel Generator set of adequate capacity for back-up power supply for common area lighting, ift, water pump sets to each flat
6. Lighting Conductor
7. Loan facility will be arranged from bank
8. 24 Hours security
9. All flats as per Vastu
10. CCTV Camera
11. Gymnasium
12. Outside Jogging Track
13. Community Hall
14. Fire
15. Well Design 12' Ft. Baundry .
16. Well furnished entrance gate.



# SPECIFICATION

Foundation	: RCC frame structure will be seismic resistant with anti termite treatment both in foundati and plainth.
Structure	: G+4th storied building.
Wall	: Red bricks in cement mortar as per specification of structure consultant.
Wall Finish	: Internal wall and ceiling finish will be plaster of paris finish. External wall finish will be of two coat of weather coat over wall care putty.
Floor	: Kitchen, Bedroom and Balcony with Marble Slab /Vitrified Tiles floors with non skid ceramic tiles. Stairs and Lobby floor with Marble Tiles / Equivalent and Parking floors with crary flooring of equivalent.
Door	: All doors frame (Choukhat) with Steel Front panel door of Teakwood, Bathrooms Flush Door /Water Proof and other doors will be flush door with coat of wood primer
Windows	: Glass fitted Aluminium (Powder Coated) sliding windows with fabricated steel grill (3 Track).
Toilet	: Every toilets walls with colored & glazed tiles up to 7 feet height, provision for geyser & Exhaust, One Pan, One Wash Besin, One Cistern (PVC) Shower & Tap Systems, One Pan Indian and other European. All Sanitary wares, accessories, pipes etc of Premium Brands (Equipment not provided).
Kitchen	: Green Top Marbles, One Steel Sink, Colored and Glazed Ceramic Tiles upto 24 inches height, Provision for Electrical Points for fridge, Filter and Kitchen equipments.
Electrical	: Concealed Copper wiring with Modular Fitting and Fixture of standard brands, Master Bedroom with A.C. Point (One Bedroom), All Flats & common area will have adequate numberof electrical points.
Sewerage	: Sewerage disposal through Septic Tank & Soak Pit having of standard PVC pipes with adequate chambers.
Fire Fighting System	: Provided

## LOCATION MAP



**LAIBA GREEN GARDEN A,B BLOCK BARGAI BARYATU RANCHI  
BEHIND DR. K.K SINHA**



**LAIBA TOWER  
(ON RUNNING PROJECT)  
KANTATOLI CHOWK, RANCHI**



**LAIBA RESIDENCY PHASE -II  
RANI BAGAN (BARIATU)**



**LAIBA RESIDENCY PHASE -I  
RANI BAGAN (BARIATU)**

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Architects-



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