



**BASARGARH**  
**Heritage**

[AN ICON OF RANCHI]

CNT FREE



**BASARGARH  
Heritage**  
[AN ICON OF RANCHI]

DEVELOPED BY :-  
**NEWQONETIC  
TRADECOM LLP.**

-  Office : 'AMAYARA TOWER' Near hyundai showroom, Kachnar toli, NIFFT, Hatia, Ranchi - 834003.
-  Site Address : DONBOSCO HIGH SCHOOL, SINGHMORE, HESAG, HATIA, RANCHI, JHARKHAND.
-  Sales Enquiry : +91-7004784793, 9955343866, 9122193571
-  Email : nninternational06@gmail.com
-  Website : www.basargarhheritage.com

NOW FEEL  
RANCHI  
FROM HIGHRISE  
TOWER ...



**BASARGARH  
Heritage**  
[AN ICON OF RANCHI]

4 RESIDENTIAL HIGH-RISE TOWER,  
1 BHK, STUDIO APPT, 2BHK, 3BHK,  
PENT HOUSES WITH ROOF TOP &  
DUPLEX WITH ROOFTOP



**CORPORATE OFFICE:**  
2E, 2ND FLOOR, GOPAL MARKET COMPLEX,  
OPP. PNB BANK, ASHOK NAGAR ROAD,  
RANCHI - 834001, JHARKHAND  
**EMAIL :**  
dharmendra\_thegroup@yahoo.com

3D, WALKTHROUGH, BROCHURE DESIGN & PRINT - MADDY, 7903171497

RERA NO. - JHARERA/PROJECT/37/2023



Confederation of Indian Industry

Indian Green Building Council (IGBC)

hereby pre-certifies

# BASARGARH HERITAGE

Ranchi

(IGBC Registration No. GH 210145)

The project has demonstrated intent to design and build  
high performance building in accordance with

IGBC Green Homes Rating System

**Precertified Platinum**

February 2022

*(Precertification is valid for 3 years, renewed based on six monthly progress updates till certification)*

Sharukh Mistry  
Chair, IGBC Green Homes

Gurmit Singh Arora  
Chairman, IGBC

K S Venkatagiri  
Executive Director, CII-Godrej GBC



PASA RESOURCES PVT. LTD.

TATA TISCON READYBUILD

hereby pre-certifies

# BASARGARH HERITAGE

Ranchi

The Project has been demonstrated intent to use only Tata Tiscon Cut And Bend material

for the entirety of the project

*(Precertification is valid till completion of project)*

Sunil Kumar Jaiswal  
Business Head, Pasa Resources Pvt. Ltd





# NEWQONETIC TRADECOM LLP.

## ABOUT THE PROJECT

### ‘A SKYLIFE FOR A SELECT FEW ONE’

“BASARGARH HERITAGE” is only a significance heritage city in which “MIVAN TECHNOLOGY” (Aluminium Formwork) is used for the rapid construction of the project. MIVAN TECHNOLOGY is most innovative Aluminium Formwork Technology by which we delivered the project in stipulated time frame.

“BASARGARH HERITAGE” is for those with a taste for highrise living along with natural surroundings. An exclusive gated community sprawling over 2 Acres of area having 226 lavish flats in the spectacular locale of Hatia, Ranchi, this is a regal address. A rhapsody of luxurious interiors, picturesque outdoors, gorgeous club facilities and unmatched space, “BASARGARH HERITAGE” is where the city’s glitterati will find their home. Discover poetry across your residence with its king size bedrooms, stately living room and spacious sit-outs facing towards lush garden. They are designed to celebrate the outdoor living. These flats are an eclectic mix of linear contemporary entrance, doors and windows, inner courtyard, gently design grills creating a wonderful ambience. BASARGARH HERITAGE takes a cue from this repository of elements to present one-of-a-kind living in Hatia, Ranchi.

At the incredible Clubhouse within the enclosed precincts, you’ll be spoilt for choice! Work out at the gym. Swim a few laps in the sparkling pool. Win a match at the outdoor courts. Catch up with friends at the cafeteria. Set up a party at the community hall.

It’s your oasis of calm amidst urban concrete. After tackling board meetings and corporate mergers, rejuvenate your spirits on the grounds of BASARGARH HERITAGE. There is greenery, shady trees, seasonal blooms and winding pathways beckoning you to take a seat or go for a jog, meditate or sing along the natural beauty of the surroundings.

Live life, king size!



**BASARGARH  
Heritage**

[AN ICON OF RANCHI]

## AMENITIES



4 BLOCK, 226 RESIDENTIAL FLAT



TRUSTED BUILDER



OPEN DESIGN FOR FRESH AIR



2BHK, 3BHK, PENT HOUSES & DUPLEXES



TOTAL OPEN SPACE 65%



JOGGING TRACK



LUSH LANDSCAPED GARDEN



WATER FOUNTAIN



CHILDREN PLAY AREA / TOTLOTS



BASKET BALL POST









**BASARGARH  
Heritage**  
[AN ICON OF RANGUN]

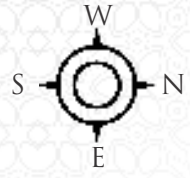
**BASARGARH HERITAGE**

**BLOCK**



**BASARGARH**





**BASARGARH  
Heritage**  
[AN ICON OF RANCHI]







BIRD'S EYE VIEW (ARTIST IMPRESSION)





BIRD'S NIGHT VIEW (ARTIST IMPRESSION)





SWIMMING POOL





COMMUNITY HALL (1558 SQFT)

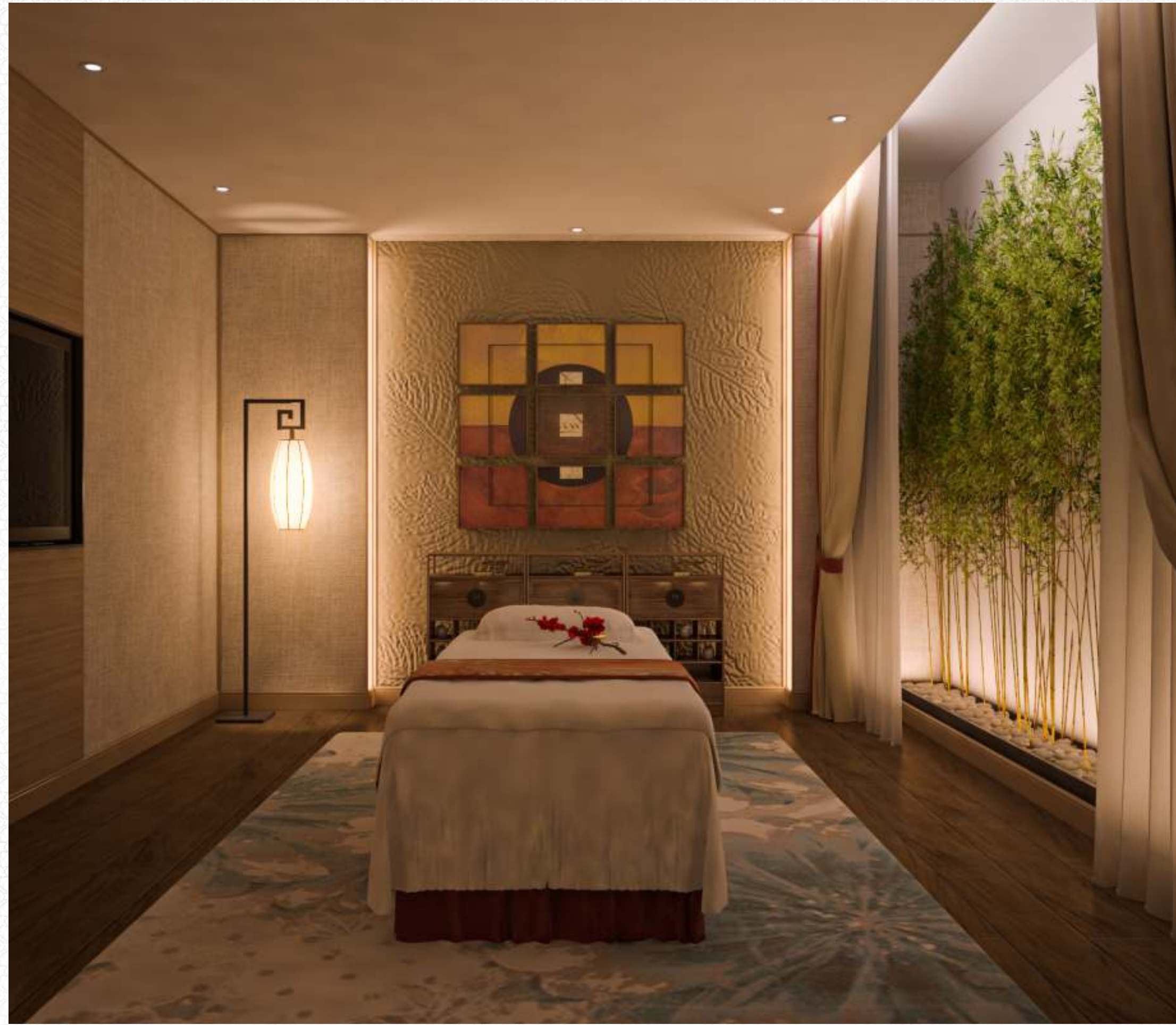


RESTAURANT (1176 SQFT)





GYMNASIUM (1575 SQFT)



SPA AND MASSAGE (1245 SQFT)





WAITING AREA WITH RECEPTION



MEDITATION/ AEROBICS (683 SQFT)





TABLE TENNIS (580 SQFT)



OUTDOOR GAME





DEPARTMENTAL STORE / VEGETABLE SHOP (333 SQFT + 220 SQFT)



DRIVER'S DOORMETRY





GUEST ROOM (1985.00 SQ.FT)



MEDICAL STORE





CAR WASH



TEMPLE





SAUNA AND STEAM BATH

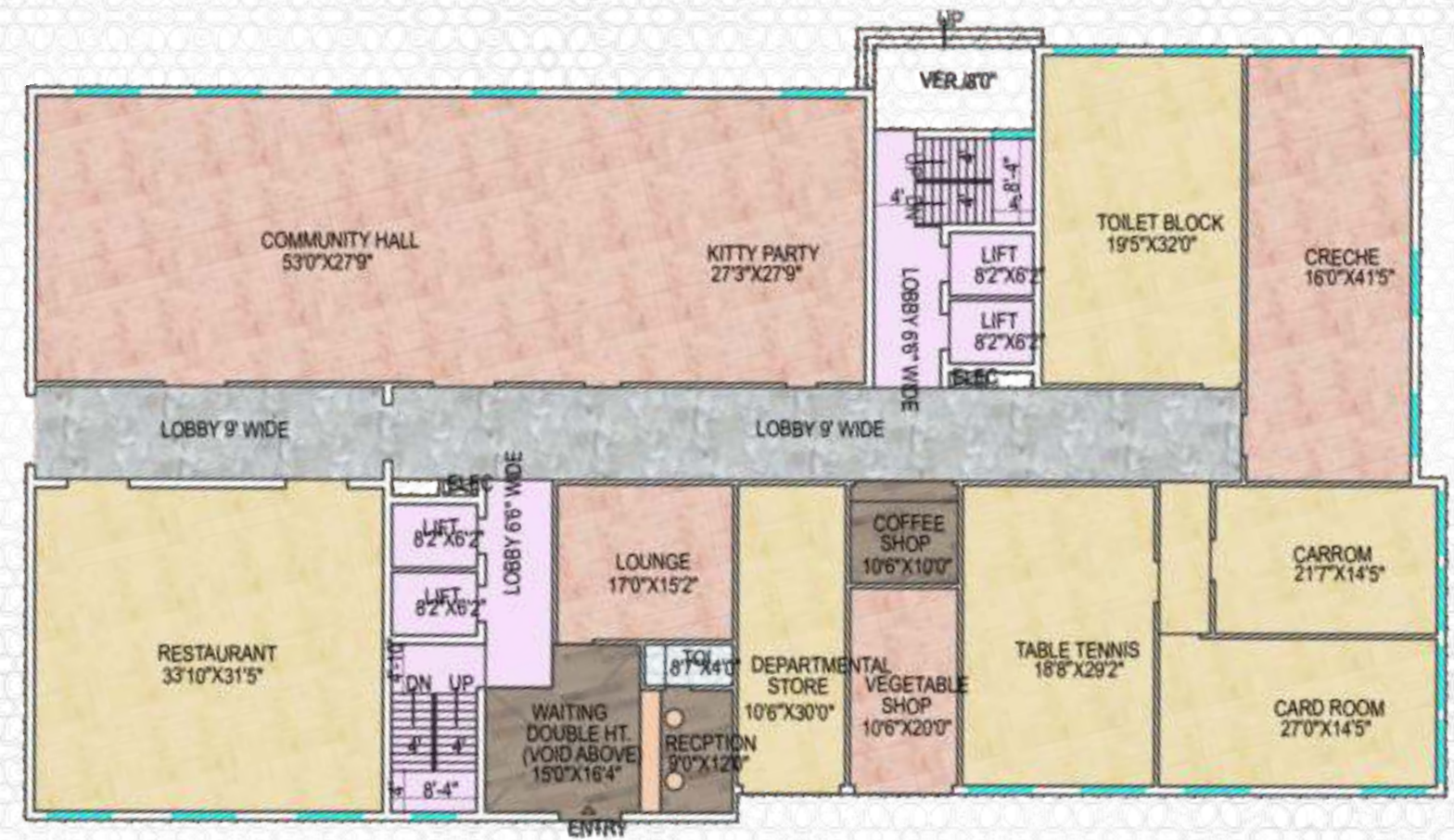


PARKING AREA

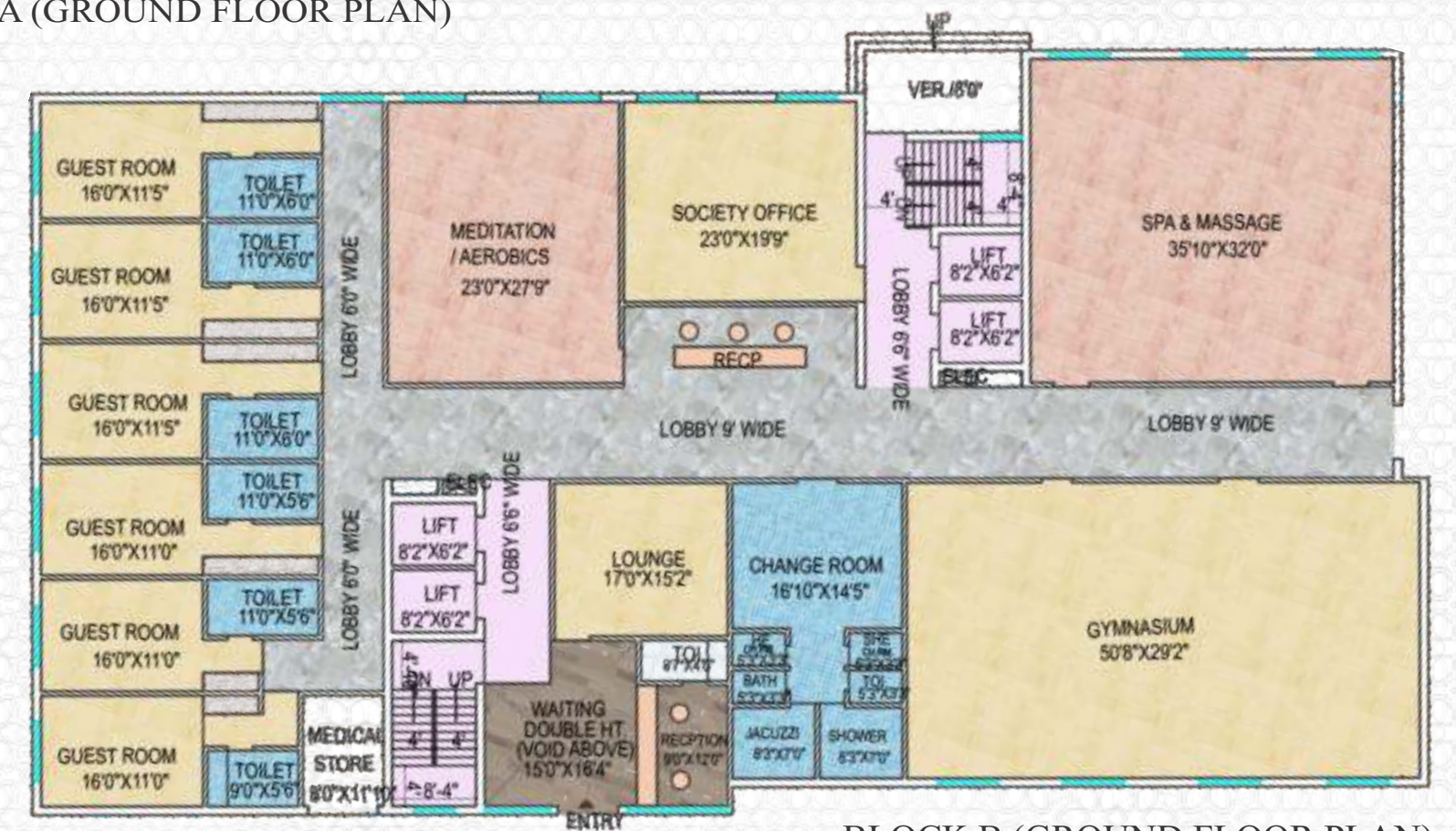




**BLOCK A** (3D ELEVATION, G+12 HEIGHTS) & **BLOCK B** (3D ELEVATION, G+11 HEIGHTS)



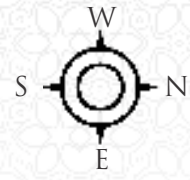
**BLOCK A (GROUND FLOOR PLAN)**



**BLOCK B (GROUND FLOOR PLAN)**

**GROUND FLOOR PLAN**



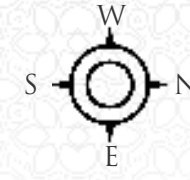


AREA STATEMENT

FLAT	TYPE	SELLABLE AREA
1	3BHK	1935.00
2	3BHK	2000.00
3	3BHK	1725.00

FLAT	TYPE	SELLABLE AREA
4	3BHK	1725.00
5	3BHK	2000.00
6	3BHK	1935.00

BLOCK - A & B TYPICAL FLOOR PLANS :- BLOCK A (G-1 TO G-10) / BLOCK B (G-1 TO G-9)



TYPE - 1 & 6

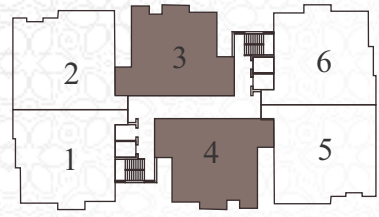
TYPE - 3BHK

Sellable Area :1935 SQFT

ISOMETRIC VIEW (BLOCK A & B)

1. DRAWING ROOM 16'5" X 11'0"
2. BEDROOM 11'0" X 13'0"
3. BALCONY 5'10" WIDE
4. TOILET 5'7" X 8'6"
5. BALCONY 8' WIDE
6. KITCHEN 10'0" X 8'1"
7. UTILITY 4'0" WIDE
8. BEDROOM 12'0" X 10'0"
9. DINING ROOM 10'0" X 19'4"
10. TOILET 9'0" X 5'6"
11. DRESS 6'2" X 5'6"
12. BEDROOM 15'0" X 11'0"





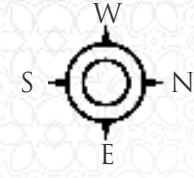
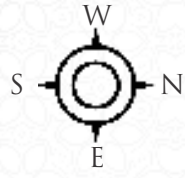
1. DRAWING ROOM 13'7" X 10'0"
2. BEDROOM 13'0" X 10'0"
3. TOILET 9'0" X 5'6"
4. BEDROOM 11'0" X 13'0"
5. BALCONY 5'0" WIDE
6. DINING ROOM 10'0" X 16'5"
7. KITCHEN 10'0" X 7'7"
8. TOILET 10'0" X 5'6"
9. BEDROOM 11'0" X 14'0"
10. UTILITY 4'0" WIDE
11. BALCONY 8'0" WIDE



TYPE - 3 & 4

TYPE - 3BHK

Sellable Area :1725 SQFT



TYPE - 2 & 5

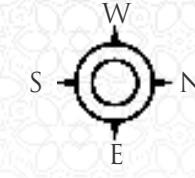
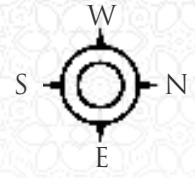
TYPE - 3BHK

Sellable Area :2000 SQFT



1. DRAWING ROOM 16'5" X 11'0"
2. BEDROOM 15'0" X 11'0"
3. BALCONY 5'0" WIDE
4. TOILET 9'0" X 5'6"
5. DRESS 5'6" X 5'6"
6. TOILET 12'0" X 5'6"
7. BALCONY 4'7" WIDE
8. BEDROOM 12'0" X 10'0"
9. DINING ROOM 10'0" X 18'10"
10. BALCONY 8' WIDE
11. UTILITY 4'
12. KITCHEN 11'0" X 7'7"
13. BEDROOM 11'0" X 13'0"





AREA STATEMENT

FLAT	TYPE	SELLABLE AREA
1	3BHK	1935.00
2	3BHK	2000.00
3	L.DUPLEX	1815.00

FLAT	TYPE	SELLABLE AREA
4	L.DUPLEX	1815.00
5	3BHK	2000.00
6	3BHK	1935.00

BLOCK 'A' AND 'B' LOWER DUPLEX PLAN

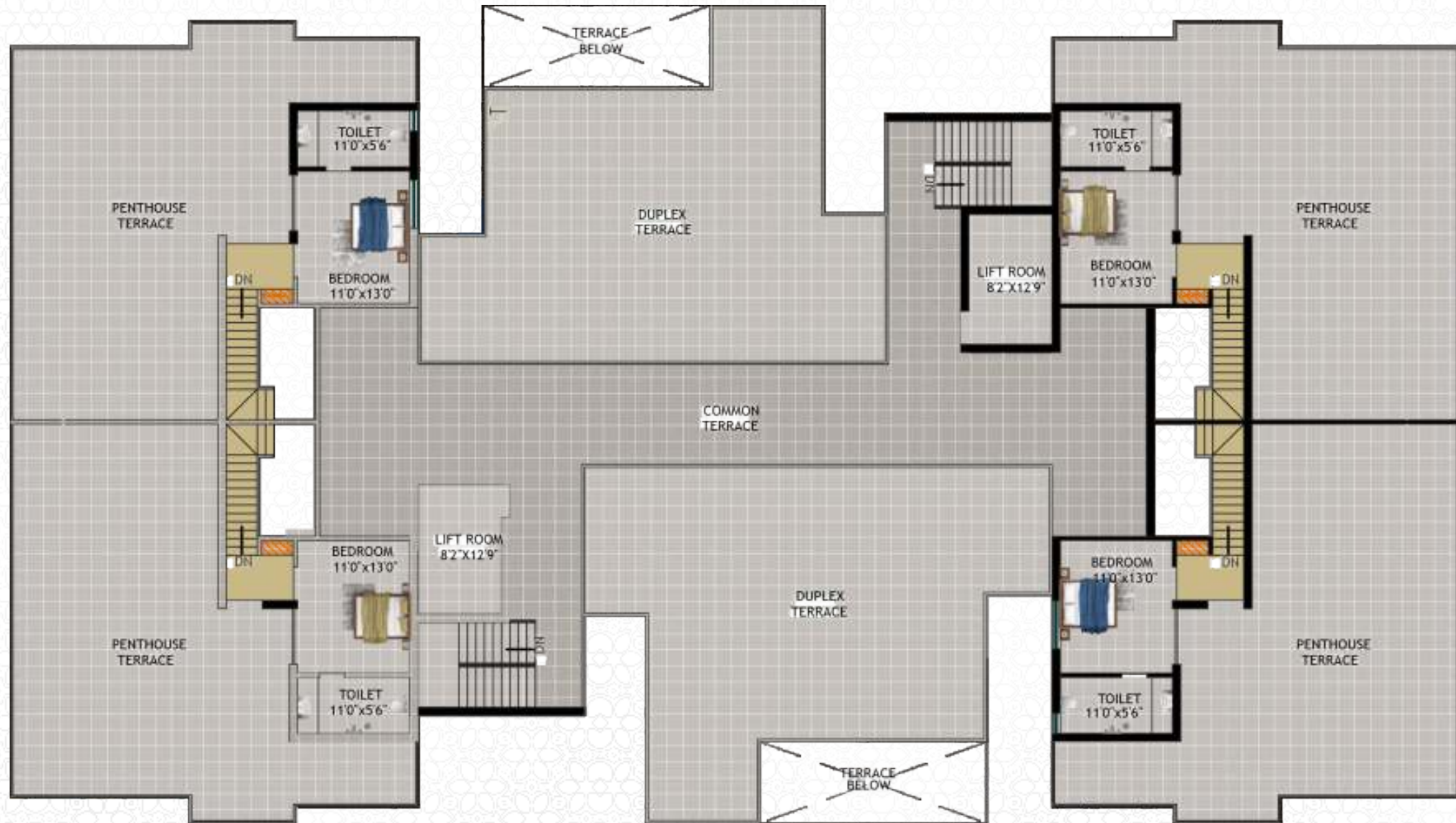
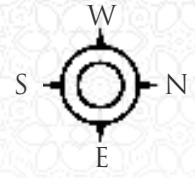
AREA STATEMENT

FLAT	TYPE	SELLABLE AREA
1	PENT HOUSE	1935.00
2	PENT HOUSE	2000.00
3	U. DUPLEX	1580.00

FLAT	TYPE	SELLABLE AREA
4	U. DUPLEX	1580.00
5	PENT HOUSE	2000.00
6	PENT HOUSE	1935.00

BLOCK 'A' AND 'B' PENT HOUSE AND UPPER DUPLEX PLAN



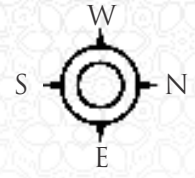


BLOCK 'A' AND 'B' TERRACE FLOOR PLAN



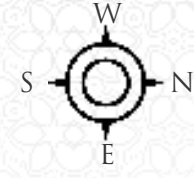
DUPLEX ARTISTIC IMPRESSION (DOUBLE HEIGHT)





1. DRAWING ROOM 13'5" X 14'0"
2. BEDROOM 10'0" X 14'0"
3. TOILET 10'0" X 5'6"
4. KITCHEN 10'0" X 14'1"
5. TERRACE 8'0" WIDE
6. SIT OUT 11'10" X 6'5"
7. DINING 10'0" X 12'10"
8. POWDER ROOM 4'6" X 7'7"
9. TOILET 6'1" X 7'7"
10. OFFICE 7'10" X 7'10"
11. BEDROOM 10'0" X 12'0"

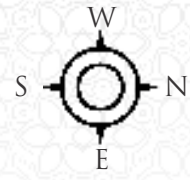
DUPLEX (GROUND FLOOR PLAN, ISOMETRIC VIEW)



1. BEDROOM 10'0" X 14'0"
2. TOILET 10'0" X 5'6"
3. BEDROOM 10'0" X 12'1"
4. FAMILY LOUNGE 10'0" X 16'4"
5. BALCONY 11'10" X 6'5"
6. DRESS 5'1" X 6'3"
7. TOILET 6'1" X 8'0"
8. BEDROOM 16'7" X 12'0"
9. AV ROOM 11'8" X 10'1"

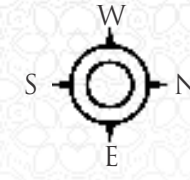
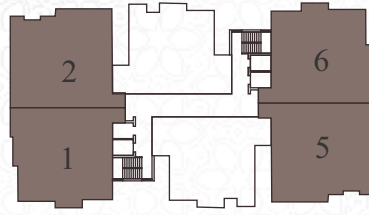
DUPLEX (1ST FLOOR PLAN, ISOMETRIC VIEW)



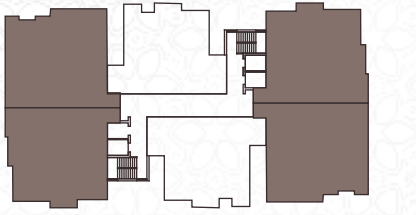


1. DRAWING ROOM 16'5" X 11'0"
2. BEDROOM 11'0" X 13'0"
3. BALCONY 5'10" WIDE
4. TOILET 5'7" X 8'6"
5. BALCONY 8' WIDE
6. KITCHEN 10'0" X 8'1"
7. UTILITY 4'0" WIDE
8. BEDROOM 12'0" X 10'0"
9. DINING ROOM 10'0" X 19'4"
10. TOILET 9'0" X 5'6"
11. DRESS 6'2" X 5'6"
12. BEDROOM 15'0" X 11'0"

PENTHOUSE (GROUND FLOOR PLAN, ISOMETRIC VIEW)



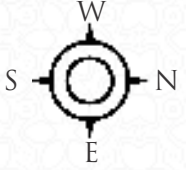
PENTHOUSE (1ST FLOOR PLAN, ISOMETRIC VIEW)







BLOCK C (3D ELEVATION, G+10 HEIGHTS)



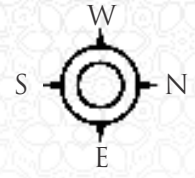
AREA STATEMENT

FLAT	TYPE	SELLABLE AREA
1	3BHK	1925.00
2	3BHK	1990.00

FLAT	TYPE	SELLABLE AREA
3	3BHK	1830.00
4	3BHK	1910.00

BLOCK - C TYPICAL FLOOR PLANS (1ST - 8TH)





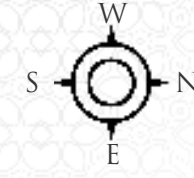
1. DRAWING ROOM 16'5" X 11'0"
2. BEDROOM 15'0" X 11'0"
3. BALCONY 5' WIDE
4. TOILET 9'0" X 5'6"
5. DRESS 6'2" X 5'6"
6. BEDROOM 12'0" X 10'0"
7. UTILITY 4' WIDE
8. KITCHEN 10'0" X 8'1"
9. BALCONY 8'0" WIDE
10. TOILET 5'7" X 8'6"
11. BALCONY 5'10" WIDE
12. BEDROOM 11'0" X 13'0"
13. DINING 10'0" X 19'4"



FLAT - 1 & 2

TYPE - 3 BHK

Sellable Area :1925/1990 SQFT



1. DRAWING ROOM 18'5" X 11'0"
2. BEDROOM 14'0" X 12'0"
3. BALCONY 5'4" WIDE
4. TOILET 8'0" X 5'6"
5. DRESS 8'0" X 5'0"
6. KITCHEN 8'0" X 10'5"
7. UTILITY 4'0" WIDE
8. DINING 10'0" X 12'4"
9. BALCONY 8' WIDE
10. TOILET 5'6" X 8'0"
11. BEDROOM 11'0" X 10'0"
12. BALCONY 3'6" WIDE
13. BEDROOM 15'0" X 11'0"
14. BALCONY 3'3" WIDE



FLAT - 3 & 4

TYPE - 3 BHK

Sellable Area :1895/1940 SQFT





AREA STATEMENT

FLAT	TYPE	SELLABLE AREA
1	3BHK	1925.00
2	3BHK	1990.00

FLAT	TYPE	SELLABLE AREA
3	L. DUPLEX	1895.00
4	L. DUPLEX	1940.00

BLOCK - C LOWER DUPLEX FLOOR PLANS (9TH FLOOR)



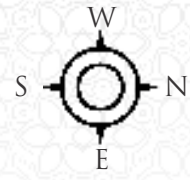
AREA STATEMENT

FLAT	TYPE	SELLABLE AREA
1	PENT HOUSE	1925.00
2	PENT HOUSE	1990.00

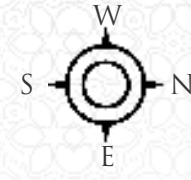
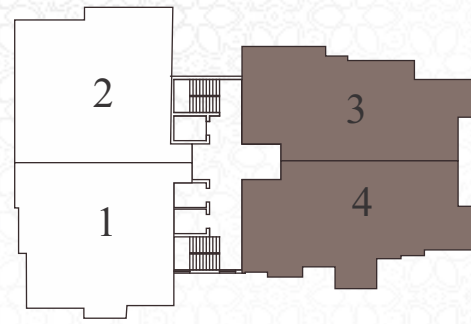
FLAT	TYPE	SELLABLE AREA
3	U. DUPLEX	1765.00
4	U. DUPLEX	1685.00

BLOCK - C UPPER DUPLEX & PENT HOUSE FLOOR PLANS (10TH FLOOR)

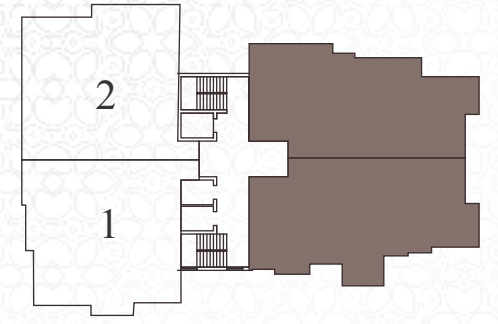




1. DRAWING ROOM 20'0" X 13'4"
2. OFFICE/GUEST ROOM 11'0" X 13'0"
3. BALCONY 5' WIDE
4. TOILET 4'0" X 8'0"
5. KITCHEN 10'0" X 11'8"
6. DINING 12'5" X 13'8"
7. BALCONY 5' WIDE
8. SITOUT 7'8" WIDE
9. TERRACE 11'4" WIDE
10. TOILET 7'0" X 5'0"
11. BALCONY 3'3" WIDE
12. BEDROOM 15'2" X 10'9"



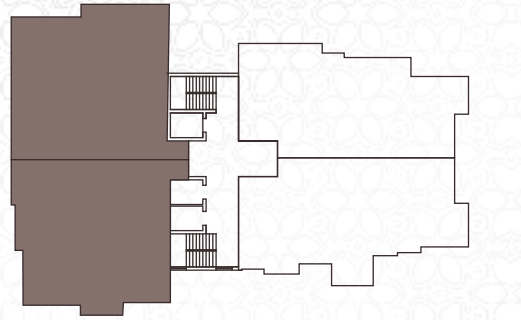
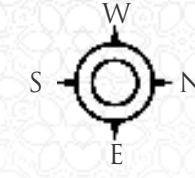
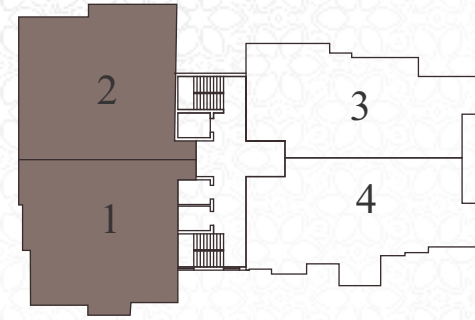
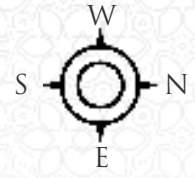
1. BEDROOM 11'0" X 13'10"
2. BALCONY 5' WIDE
3. TOILET 4'0" X 8'0"
4. BEDROOM 10'0" X 11'8"
5. BALCONY 5' WIDE
6. LOUNGE 12'5" X 13'8"
7. BALCONY 7'8" WIDE
8. TOILET 7'0" X 5'0"
9. BALCONY 3'3" WIDE
10. BEDROOM 15'2" X 10'9"



DUPLEX (GROUND FLOOR PLAN, ISOMETRIC VIEW)

DUPLEX (1ST FLOOR PLAN, ISOMETRIC VIEW)





1. DRAWING ROOM 16'5" X 11'0"
2. BEDROOM 15'0" X 11'0"
3. BALCONY 5' WIDE
4. TOILET 9'0" X 5'6"
5. DRESS 6'2" X 5'6"
6. BEDROOM 12'0" X 10'0"
7. UTILITY 4' WIDE
8. KITCHEN 10'0" X 8'1"
9. BALCONY 8'0" WIDE
10. TOILET 5'7" X 8'6"
11. BALCONY 5'10" WIDE
12. BEDROOM 11'0" X 13'0"
13. DINING 10'0" X 19'4"

PENTHOUSE (GROUND FLOOR PLAN, ISOMETRIC VIEW)



PENTHOUSE (1ST FLOOR PLAN, ISOMETRIC VIEW)





BLOCK - C TERRACE FLOOR PLANS



TERRACE (ARTIST IMPRESSION)

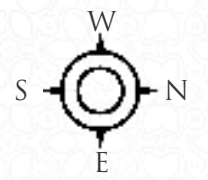




**BLOCK D** (3D ELEVATION, G+6 HEIGHTS)



**BLOCK - D** TYPICAL FLOOR PLANS (1ST - 6TH)



**AREA STATEMENT**

FLAT	TYPE	SELLABLE AREA
1	2BHK (LIG)	850.00
2	2BHK (LIG)	790.00
3	1BHK(EWS)	455.00
4	1BHK(EWS)	455.00

FLAT	TYPE	SELLABLE AREA
5	1BHK(EWS)	455.00
6	1BHK(EWS)	455.00
7	2BHK (LIG)	790.00
8	2BHK (LIG)	800.00





**BALCONIES**

Balconies having finished in vitrified tiles of appropriate shade/anti skid.

**HARDWARE**

Ornamented with premium quality & reputed brand.

**KITCHEN**

Slab top to be finished in granite and cladding with ceramic tiles upto 2feet above counter, stainless steel sink of reputed brands, Aqua guard power points, Provision for fitting kitchen related electrical gadgets.



**SECURITY**

A fully secured complex with boundary walls. Entry to be facilitated with sophisticated intercom connections, CCTV monitoring to provide perpetual surveillance of the ground floor area covering the Entry of lift & staircase.

**WATER**

Adequate storage of water in the underground and overhead reservoir. Provision for deep tubewell for continuous water supply along with water filtration unit.



**STRUCTURE**

RCC framed with earthquake resisting structure.

**BATHROOMS**

All floors will have anti-skid tiles and walls with standard tiles upto 6feet height. CP & Sanitary fittings will be of superior quality of make Jaquar Essco/ Hindware / Parryware / cera or equivalent.



**ELEVATIONS**

Provision of a lift for each block, make - kone/otis or equivalent.

**EXTRA CHARGEABLE**

PAC charge/electricity connection / DG cost / 1st year maintenance charges / security deposit / documentation charges / Registration charges of flats / Applicable taxes, Fees etc wherever applicable will be charged extra.



**ELECTRICAL FACILITIES**

Provision for AC in all bed rooms and living area, lights, fans and TV points with adequate extra plug points with Modular switches, Geyser points in one bathroom & kitchen, exhaust fan points in all bathrooms.

Concealed copper wiring - Polycab / Finolex or equivalent, DG power backup for common area, Invertor points in all flats, self operated individual prepaid electrical meter.

Prepaid electric connection provided (as per gov. norms)



**WINDOWS**

Sliding Aluminium glass windows with grill for providing safety & security.

**DOORS & CHAWKHATS**

All the chowkhats are made of wood / WPC, All doors will be flush doors.

**EXTERIOR WALL FINISH**

Exterior wall finished with putty & exterior type emulsion paint to withstand all weather conditions.

**FIRE SAFETY**

Equipped with alarm / fighting devices / extinguishers and other as per norms, A large fire fighting water reservoir as per norms.



**INTERIOR WALL FINISH**

Inside wall finished with putty.

**FLOORING**

All rooms will have vitrified tiles, staircases and lobbies will be finished with Marble / tiles as specified by the Architect.

**PLUMBING**

Concealed high quality plumbing lines with UPVC / CPVC of equivalent pipe and related fittings.

Gas pipe connection from GAIL (INDIA)

