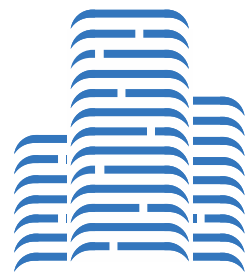




**MAHANAGAR**  
INFRACON PVT. LTD.  
(formerly known as Shree Shyam Infracon)



**THE  
IMPERIAL**  
*— a luxury living —*



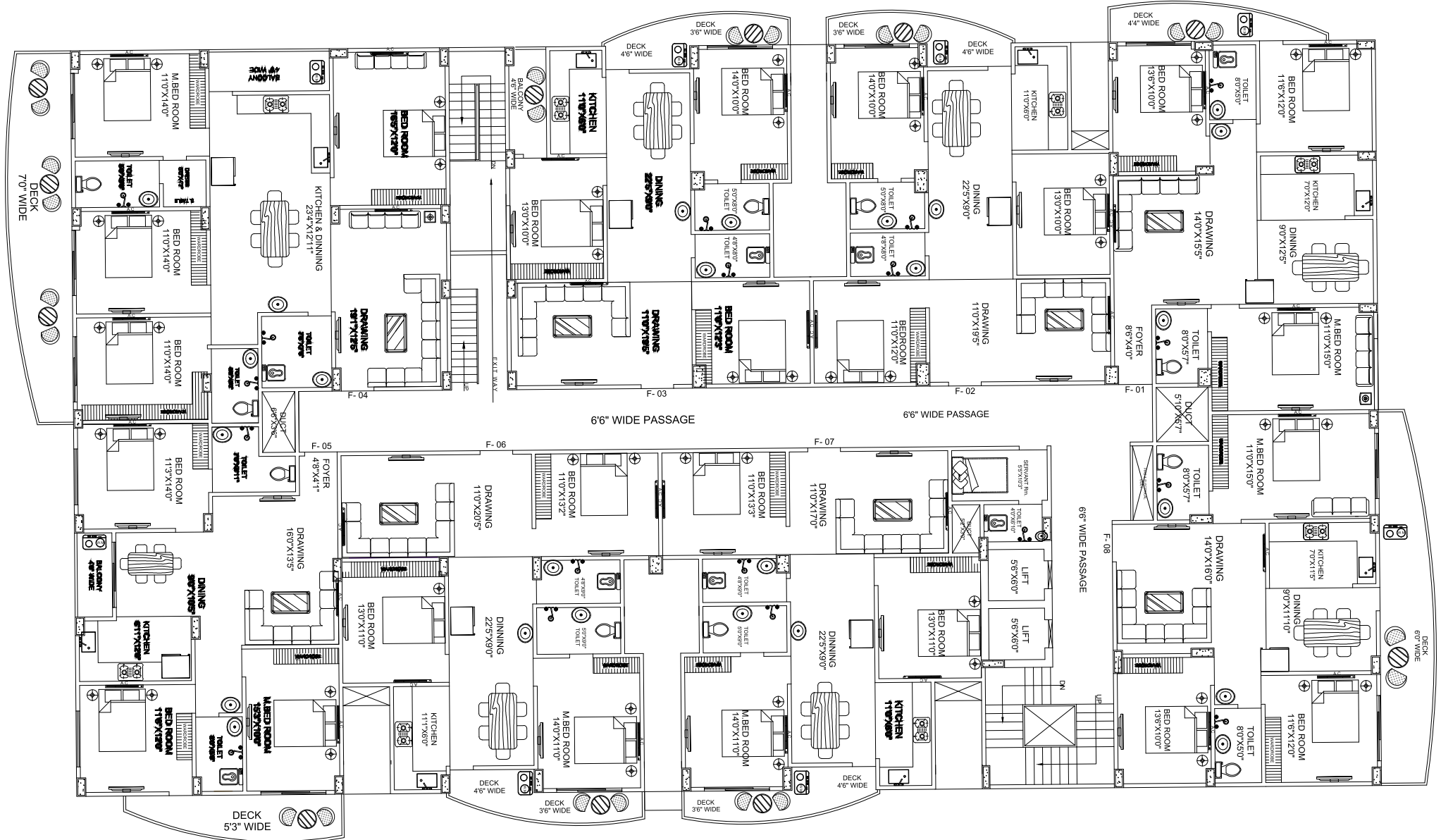
## ABOUT THE PROJECT

The Imperial is a high-rise Residential Development in the midst of a well-established and sought after location, at East Ram Krishna Nagar in Patna. It has good proximity to various educational institutions like Patna Central School, NIFT, Chanakya Law University and many others. Major transport hubs such as ISBT, Patna Junction & Patna Airport are within 40 mins reach. Also the proposed Patna Metro Rail Station is walking distance from the Imperial. The Imperial consists of 60 premium apartments and offers a combination of 3, 3.5 and 4 bedroom units, and sits on a prime land on the Main NH 30. It is designed in such a way that it provides maximum natural light and fresh air to the home buyers.

The overall architecture and space planning has been designed explicitly to spell luxury. A well developed Terrace along with other amenities like Open Gym, Lawn and Children play area has been integrated in the project.

RERA No. BRERAP00308-3/59/R-1357/2022





## AREA CHART

FLOOR	FLAT NO (SQFT)	TYPE (BHK)	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	WALL AREA (SQFT)	SBU AREA (SQFT)
1st, 3rd, 5th & 7th	1	3 BHK	1060	83	48	1548
1st, 3rd, 5th & 7th	2	3 BHK	997	81	53	1470
1st, 3rd, 5th & 7th	3	3 BHK	1000	132	58	1547
1st, 3rd, 5th & 7th	4	4 BHK	1433	312	66	2355
1st, 3rd, 5th & 7th	5	3 BHK	1067	105	48	1586
1st, 3rd, 5th & 7th	6	3 BHK	1059	83	55	1556
1st, 3rd, 5th & 7th	7	3 BHK	1083	83	59	1593
1st, 3rd, 5th & 7th	8	3 BHK	1030	210	53	1680
SERVANT ROOM			86	-	16	133

## AMENITIES



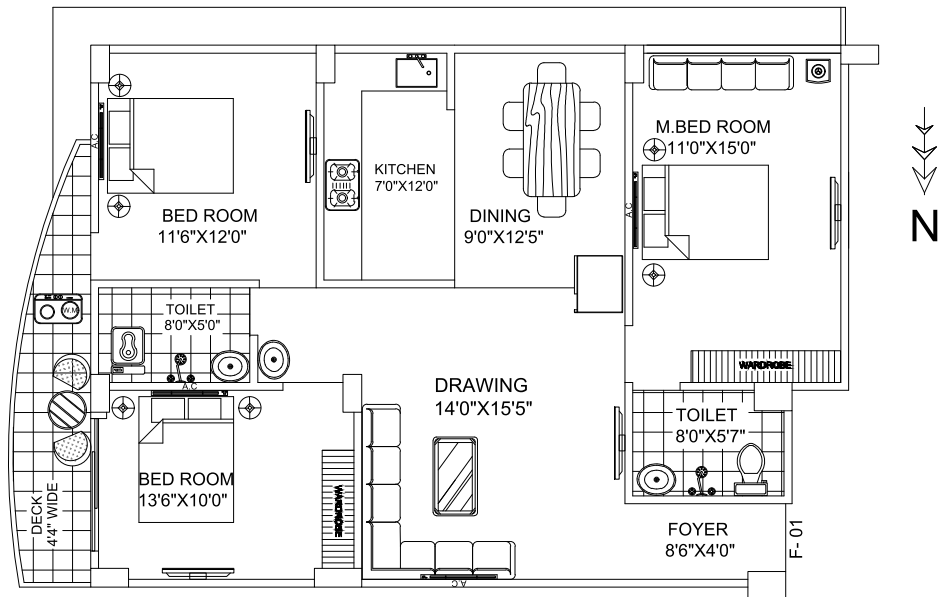
Vaastu Compliant Flats



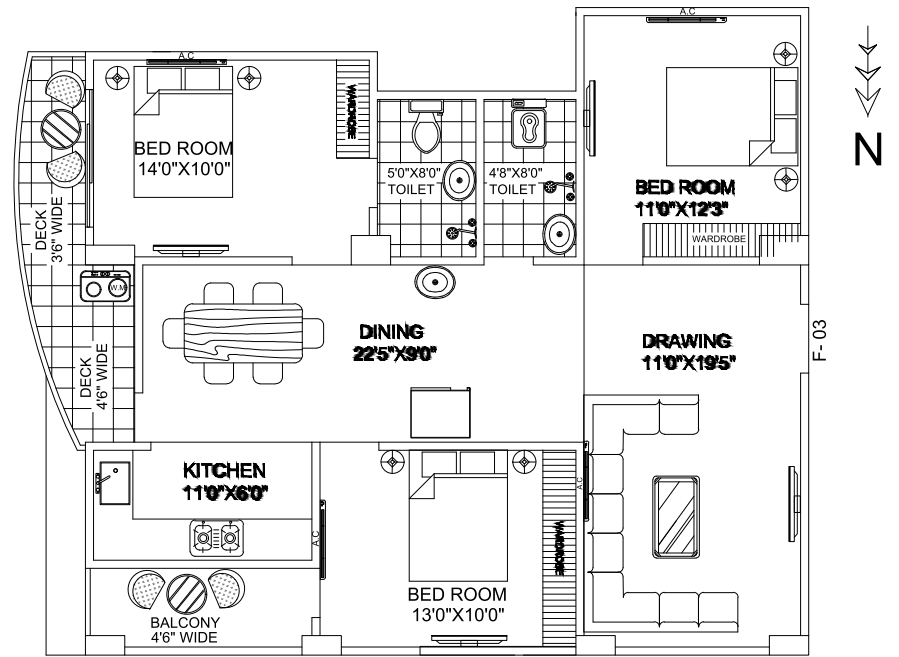
CCTV Secured Campus



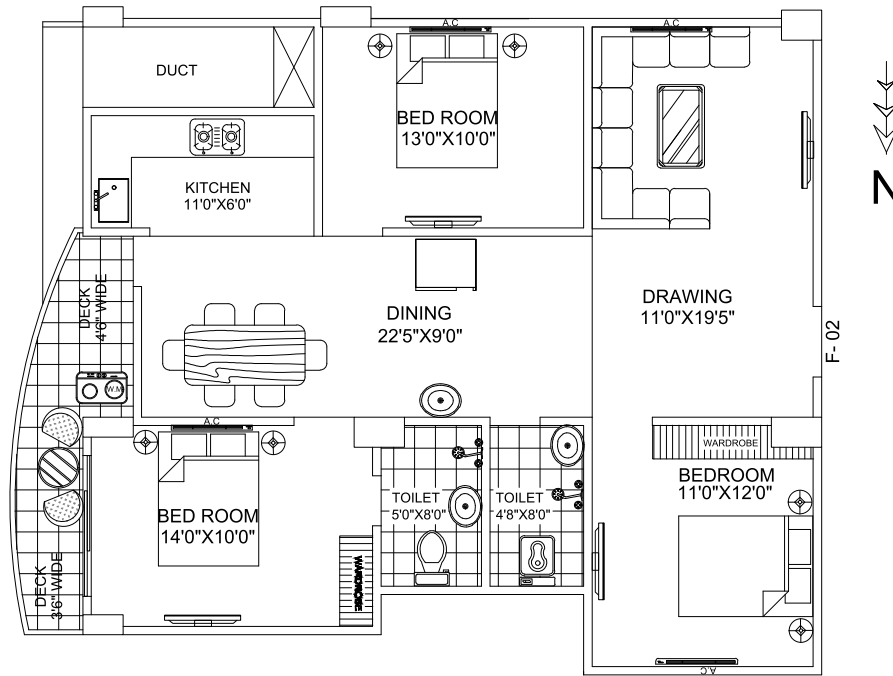
Water Harvesting



**FLAT NO - 101 ( 3BHK )**

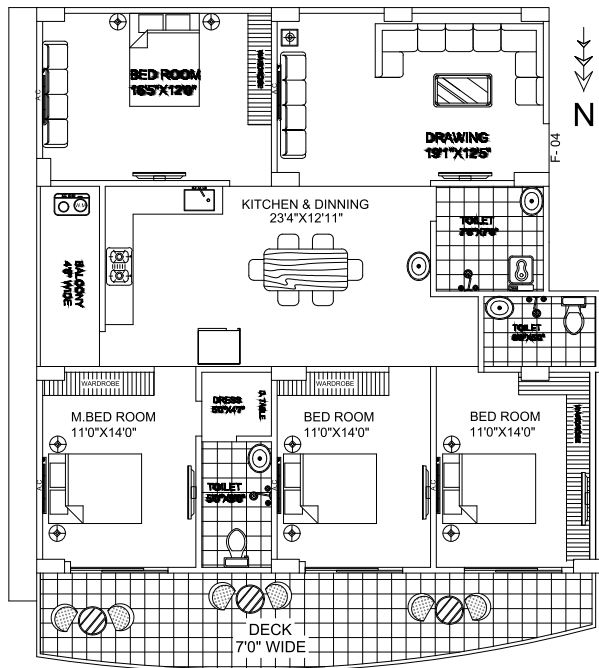


**FLAT NO - 103 ( 3BHK )**

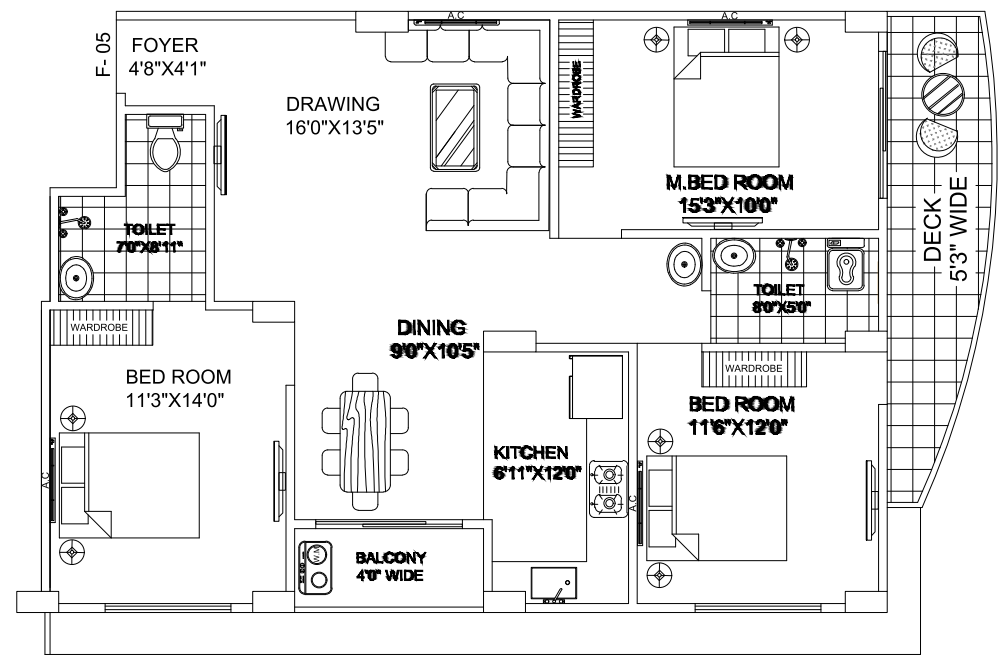


**FLAT NO - 102 ( 3BHK )**

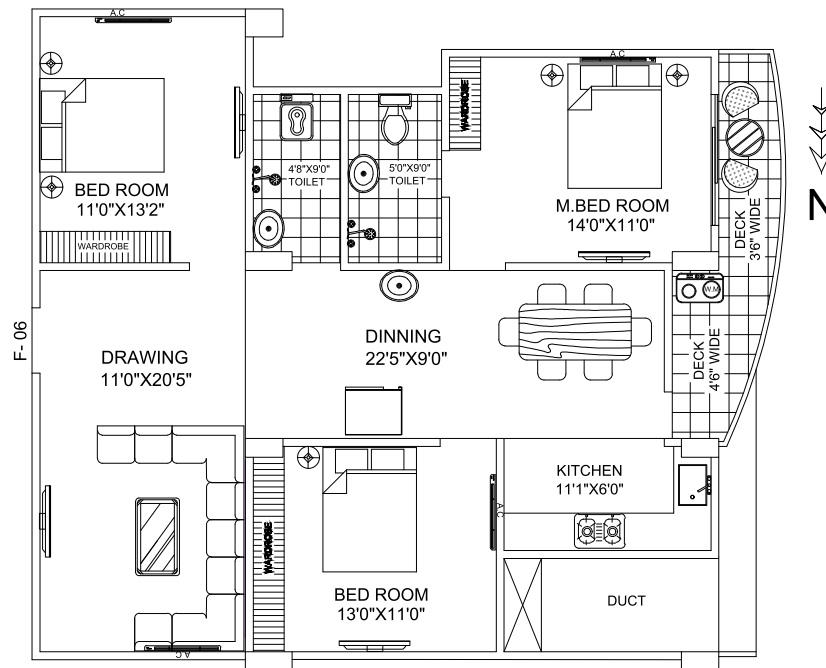
**1st, 3rd, 5th,  
& 7th floor flat**



FLAT NO - 104 ( 4BHK )

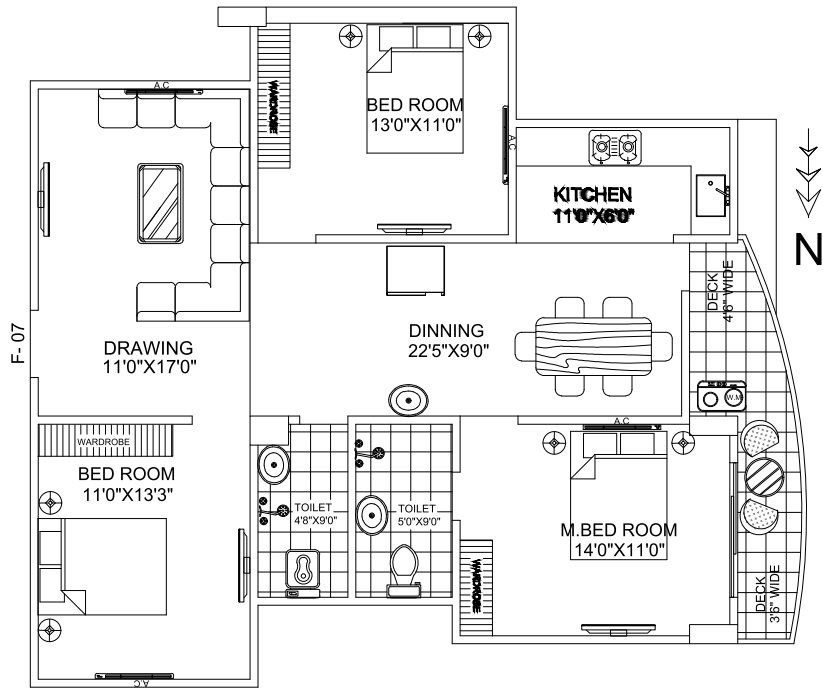


FLAT NO - 105 ( 3BHK )

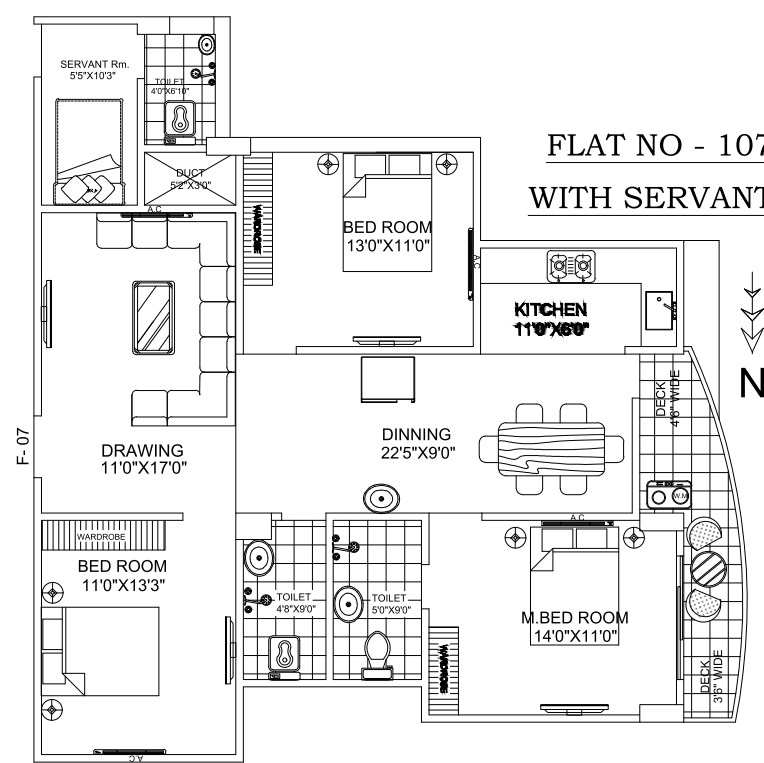


FLAT NO - 106 ( 3BHK )

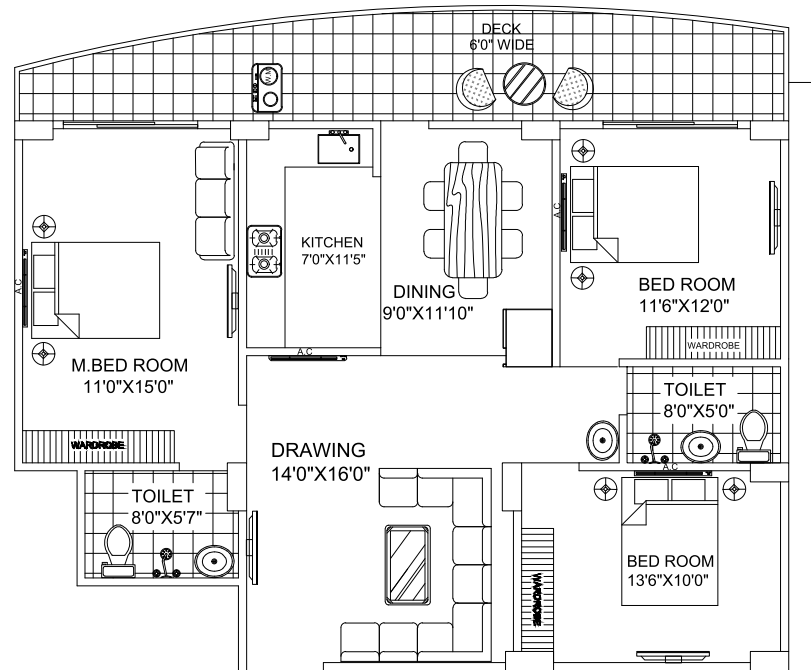
1st, 3rd, 5th,  
& 7th floor flat



FLAT NO - 107 ( 3BHK )



FLAT NO - 107 ( 3BHK )  
WITH SERVANT QUARTER

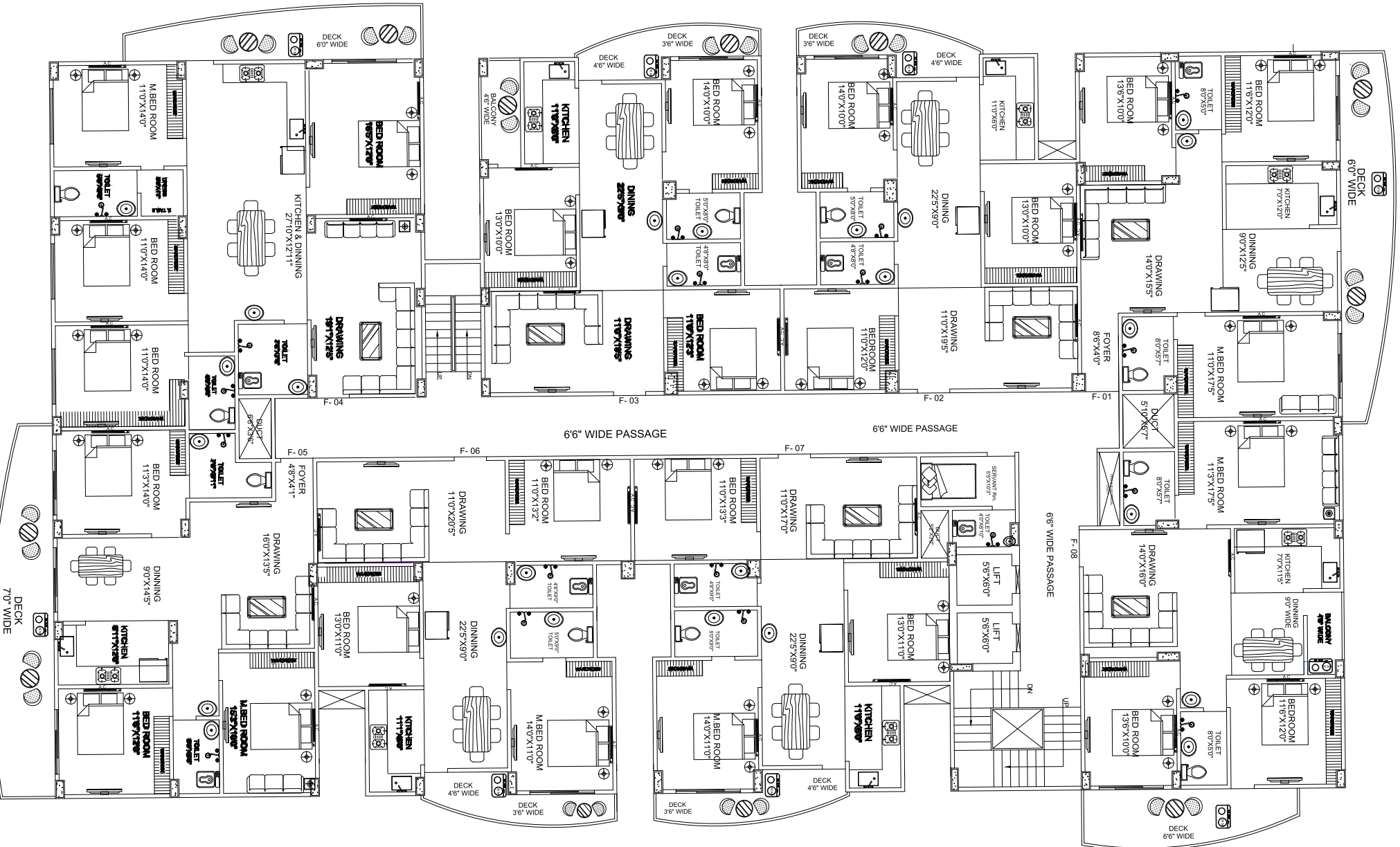


F-08

FLAT NO - 108 ( 3BHK )

1st, 3rd, 5th,  
& 7th floor flat





## AREA CHART

FLOOR	FLAT NO (SQFT)	TYPE (BHK)	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	WALL AREA (SQFT)	SBU AREA (SQFT)
2nd, 4th & 6th	1	3 BHK	1060	210	48	1712
2nd, 4th & 6th	2	3 BHK	997	81	53	1469
2nd, 4th & 6th	3	3 BHK	1000	132	58	1547
2nd, 4th & 6th	4	4 BHK	1495	168	63	2243
2nd, 4th & 6th	5	3 BHK	1067	258	48	1783
2nd, 4th & 6th	6	3 BHK	1059	83	55	1555
2nd, 4th & 6th	7	3 BHK	1083	83	59	1593
2nd, 4th & 6th	8	3 BHK	1030	135	53	1584
SERVANT ROOM			86	–	16	133

## AMENITIES



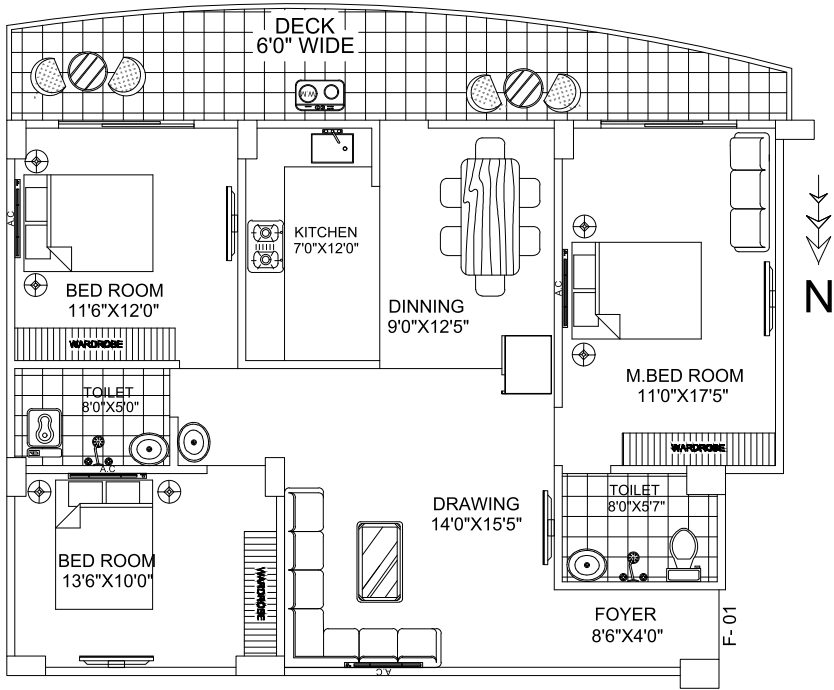
Large developed community terrace with open play area for children.



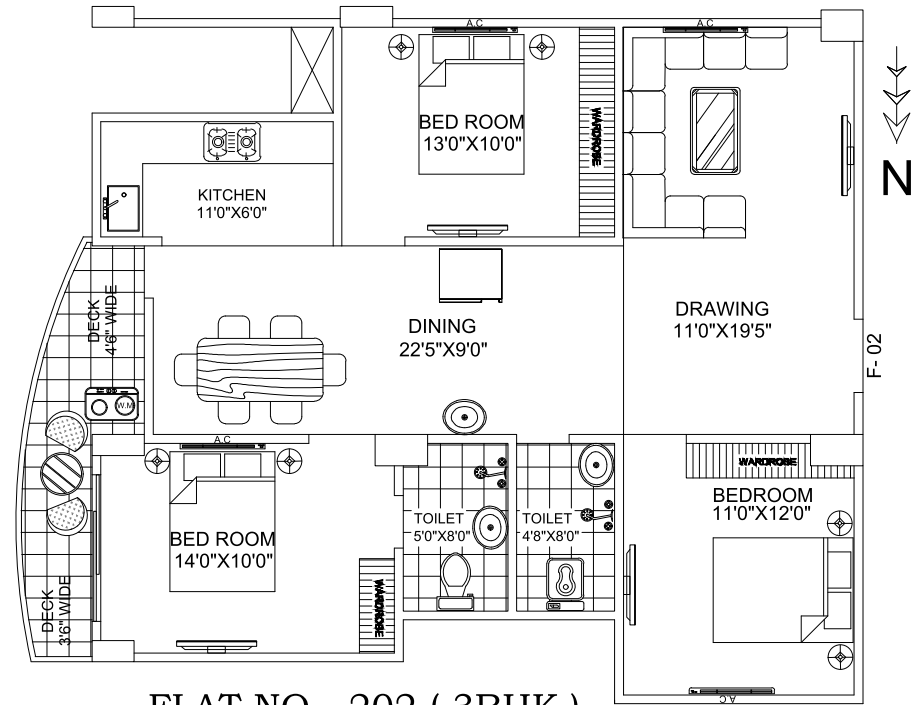
Fire Safety



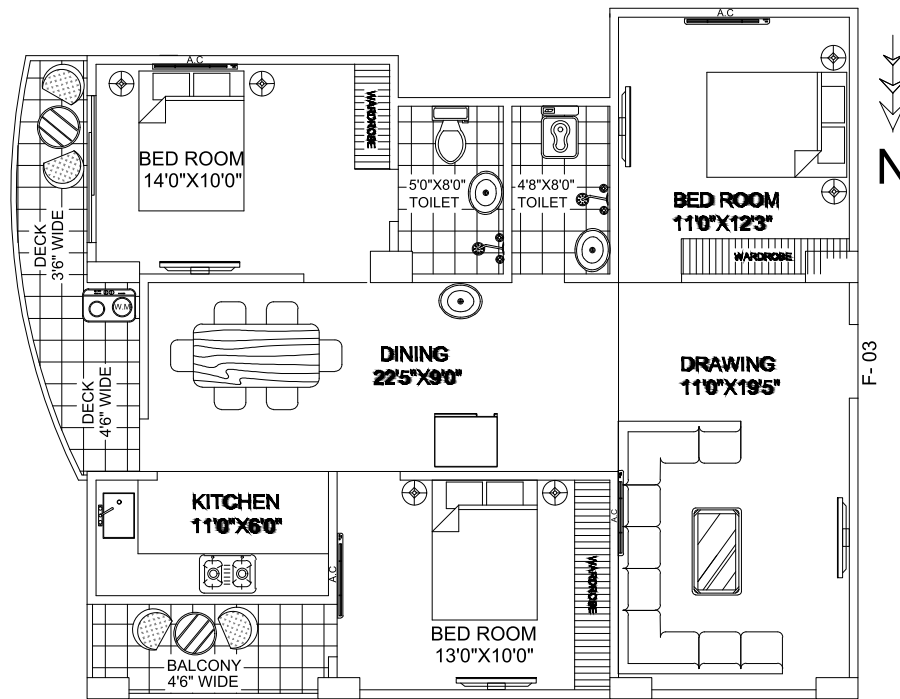
Large double height deck styled balconies for optimum light and air.



FLAT NO - 201 ( 3BHK )

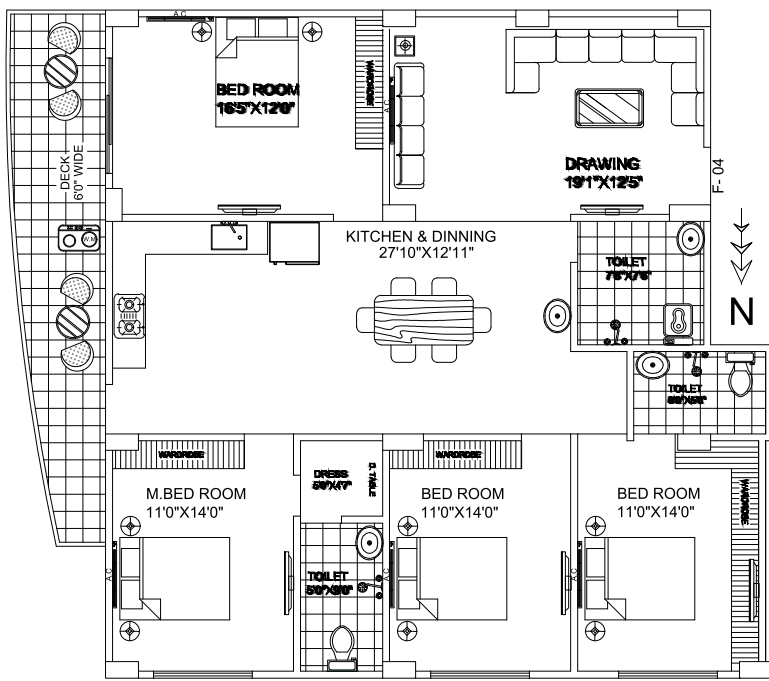


FLAT NO - 202 ( 3BHK )

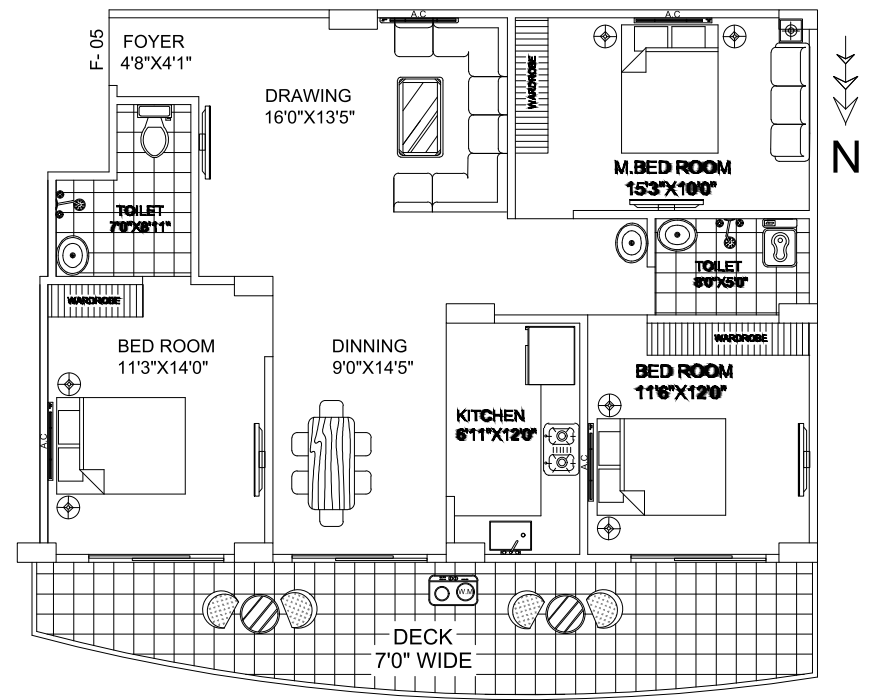


FLAT NO - 203 ( 3BHK )

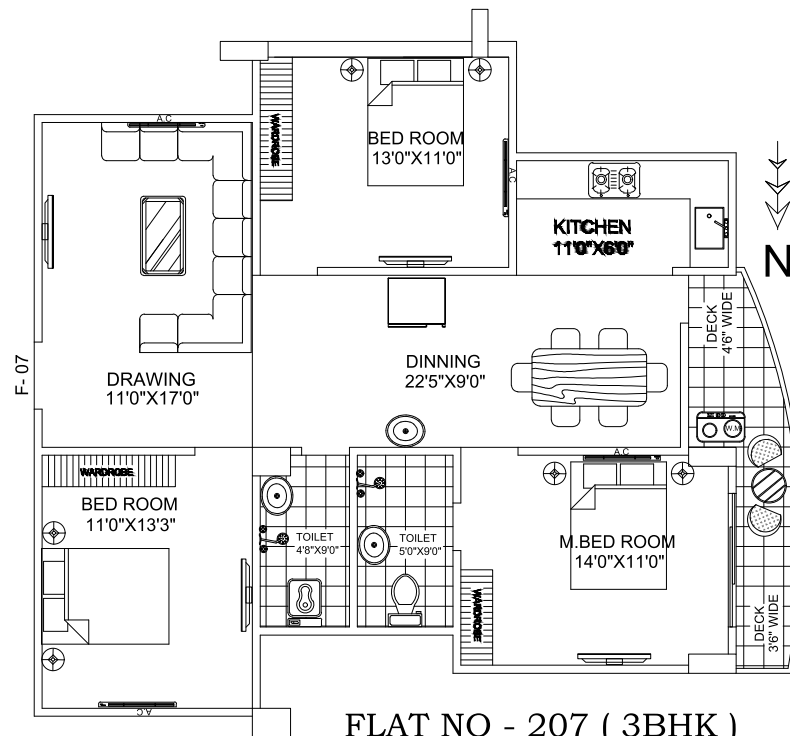
2nd, 4th & 6th,  
floor flat



FLAT NO - 204 ( 4BHK )

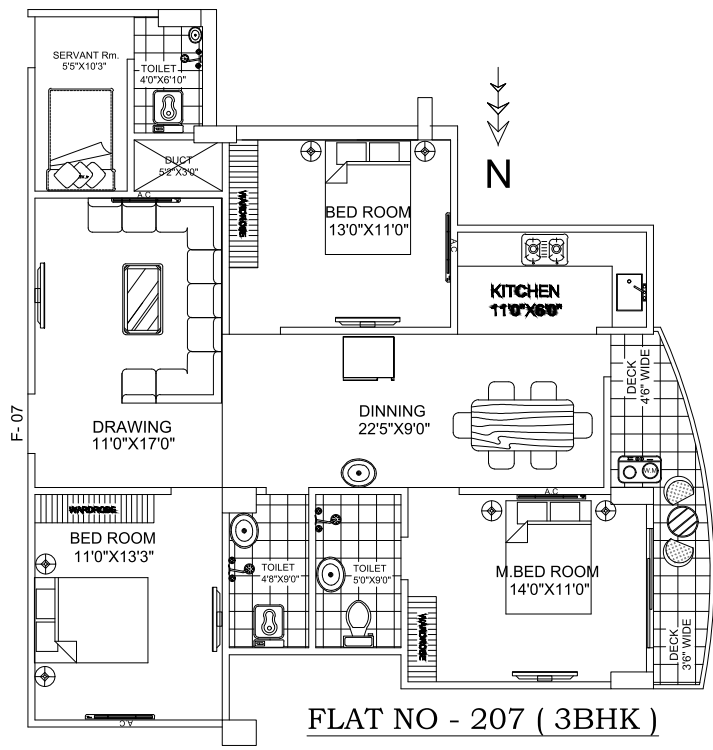


FLAT NO - 205 ( 3BHK )

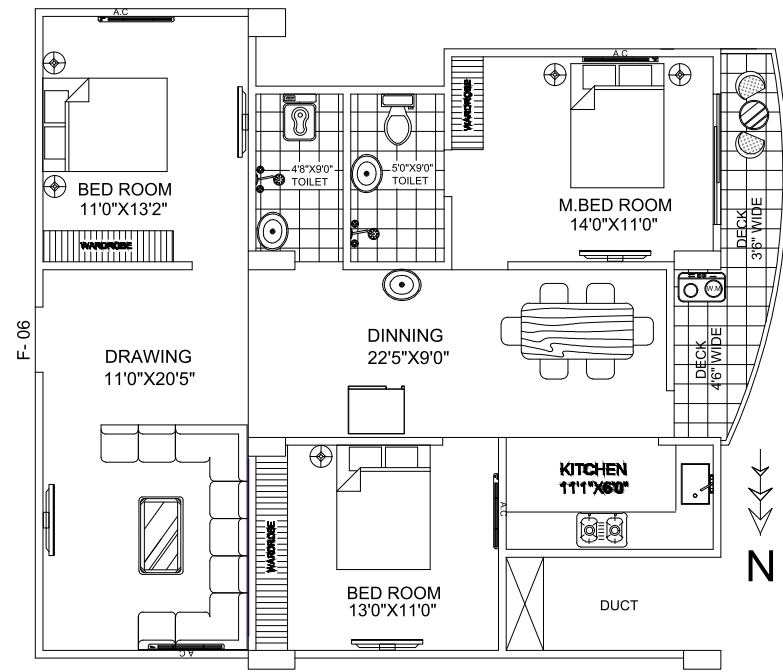


FLAT NO - 207 ( 3BHK )

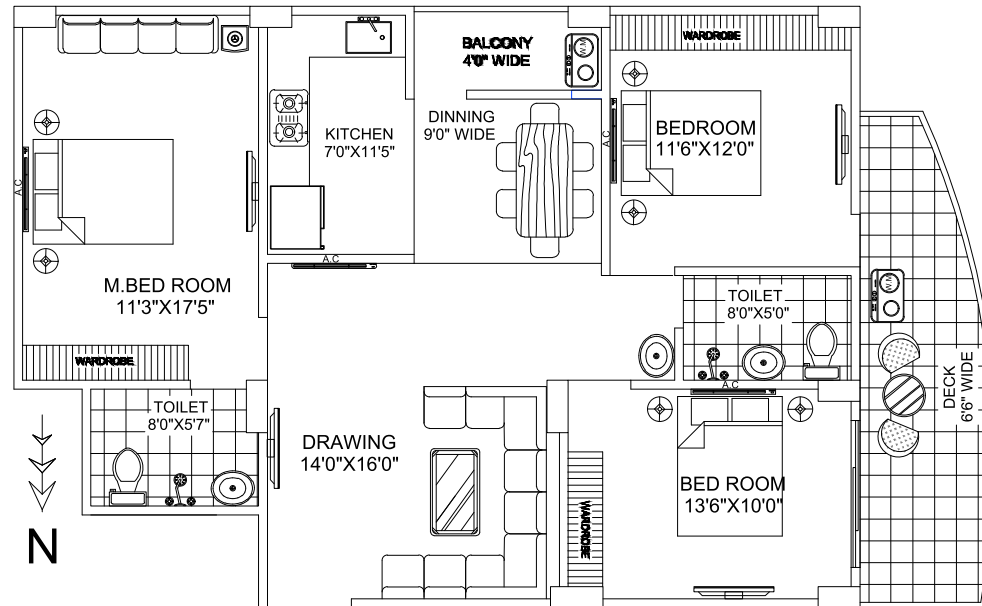
2nd, 4th & 6th,  
floor flat



**FLAT NO - 207 ( 3BHK )  
WITH SERVANT QUARTER**



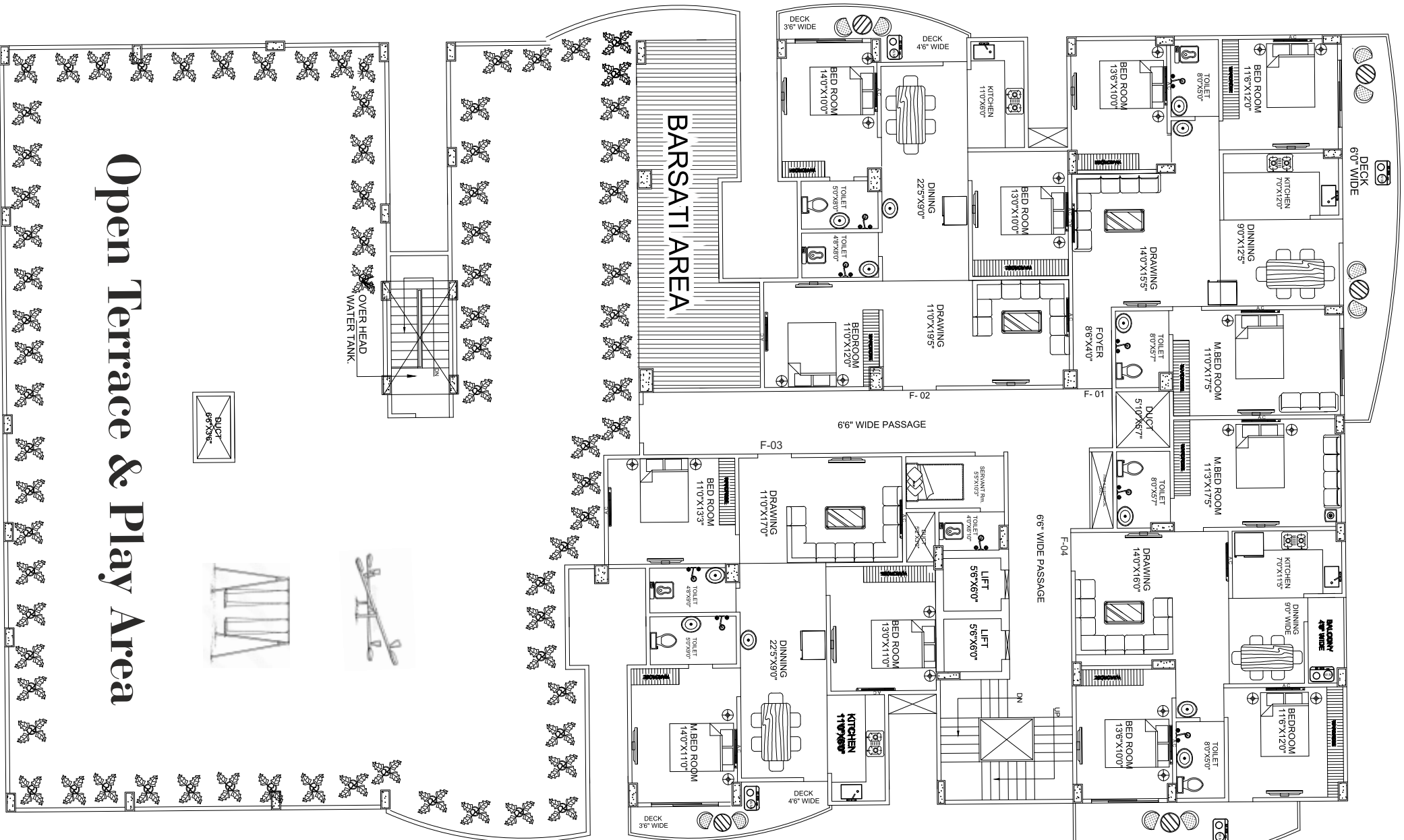
**FLAT NO - 206 ( 3BHK )**



**FLAT NO - 208 ( 3BHK )**

**2nd, 4th & 6th,  
floor flat**

F-08

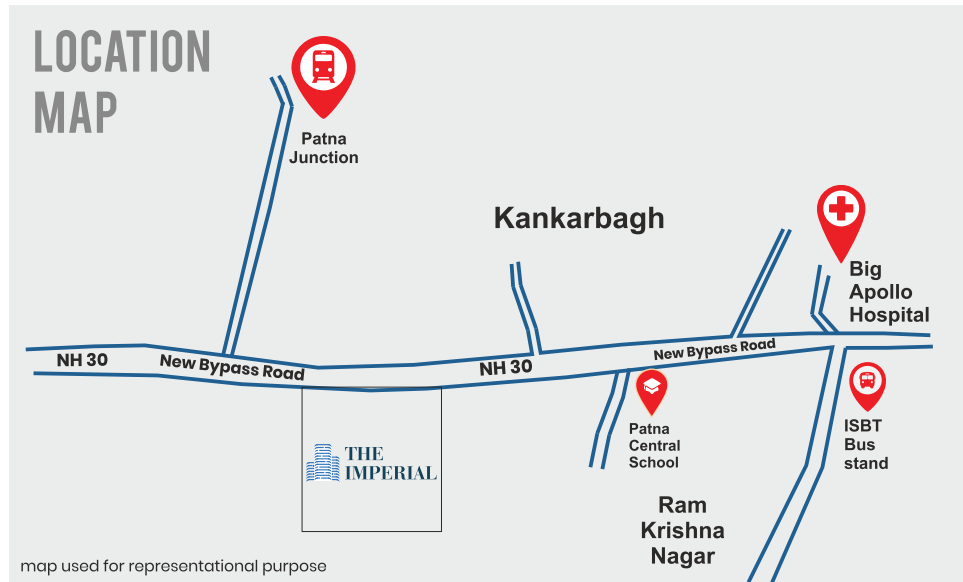


# Open Terrace & Play Area



# AREA CHART

FLOOR	FLAT NO (SQFT)	TYPE (BHK)	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	WALL AREA (SQFT)	SBU AREA (SQFT)
8th	1	3 BHK	1060	210	48	1712
8th	2	3 BHK	997	81	55	1473
8th	3	3 BHK	1083	83	62	1595
8th	4	3 BHK	1030	135	53	1584
SERVANT ROOM			86	–	16	133



## LOCATION ADVANTAGE :

1. Patna Junction – 4.5 km
2. Patna Airport – 8 km
3. ISBT – 7 km
4. Proposed Patna Metro – 1 km
5. Patna Central School – 1 km
6. Bishop Scott Girls School – 2 km
7. Chanakya Law University – 3 km
8. PMCH – 6 km
9. Big Apollo Spectra Hospital – 6 km

# THE IMPERIAL



The residences at The Imperial have are designed to be different in their own way and reflect your taste. The emphasis on space, natural light and fresh air is evident from large balconies to open terraces.

## Specifications:-

1. Structure : RCC framed earthquake resistant structure.
  2. Flooring : Vitrified Glazed Tiles in dry area. Granite finish in corridor and stairs
  3. Internal Finish : Plaster of Paris / Wall Putty/ Gypsum Plaster
  4. External Finish : Texture paints
  5. Passage Finish : Paints of pleasant shades
  6. Kitchen : Granite counter top with SS Sink
  7. Toilets: Anti skid tiles on floor. Edge cut ceramic tiles on walls. CP & Sanitary fittings of reputed make.
  8. Windows & Sliding Doors : Glazed UPVC / Anodized / Powder Coated Aluminum
  9. Doors : Flush doors of ISI mark.
  10. Air Conditioning : Optional Internal conduit wiring for A.C's
  11. Lifts : 2 lifts of adequate capacity of reputed make.
  12. Electrical : Copper electrical wiring in concealed conduits with modular switches
1. All floor plans, layouts & specifications are indicative and are subject to change.  
2. Soft finishing and furniture are not part of the offering.  
3. Photographs used in this brochure are artist impression for illustration purpose only.







# MAHANAGAR

INFRACON PVT. LTD.

(formerly known as Shree Shyam Infracon)

CIN NO.: U70109BR2022PTC056521



## THE IMPERIAL

— a luxury living —



8825118449 , 8544327775



[www.mahanagarinfracon.com](http://www.mahanagarinfracon.com)



**Site Address: Site Address : The Imperial, on Main NH – 30, East Ram Krishna Nagar, Near Jaganpura More, Patna, Bihar – 800027.**

**Office Address: 401, Hem Plaza, Fraser Rd, Patna, Bihar 800001**