



# GLOBAL BAIDYANATH CITY

RERA APPROVED: BRERAPOOOOOXXXXXX

A Project By



GLOBAL INFRA

# GLOBAL BAIDYANATH CITY





Pondra  
Studio Pvt Ltd  
Pondra Studio Pvt Ltd

GLOBAL  
INFRA  
BAIDYANATH  
CITY

LEVI'S

TOMMY HILF

Tommy Hilf

LC WALKO

LEVI'S



DISCOVER  
WHAT IT  
TAKES TO  
MAKE THE  
WHOLE  
FAMILY  
HAPPY.

| Global Infra



Rencon  
Studio Pvt Ltd  
Luxury with an addition

# SWIMMING POOL



*There's nothing a swim after  
hours can't undo*



Renarch  
Studio Pvt Ltd  
*Luxury is an addiction*

# On Terrace



# Yoga Deck



# kid's Play Area



# Badminton Court



Renarch  
Studio Pvt Ltd  
*Luxury is an addiction*





# EASY TO REACH

JUST MINUTES AWAY FROM THE NEXT FAMILY ADVENTURE.



20 MIN. MUZAFFARPUR RAILWAY STATION



15 MIN. NH-28



0 MIN. PETROL PUMP



5 MIN. SCHOOL

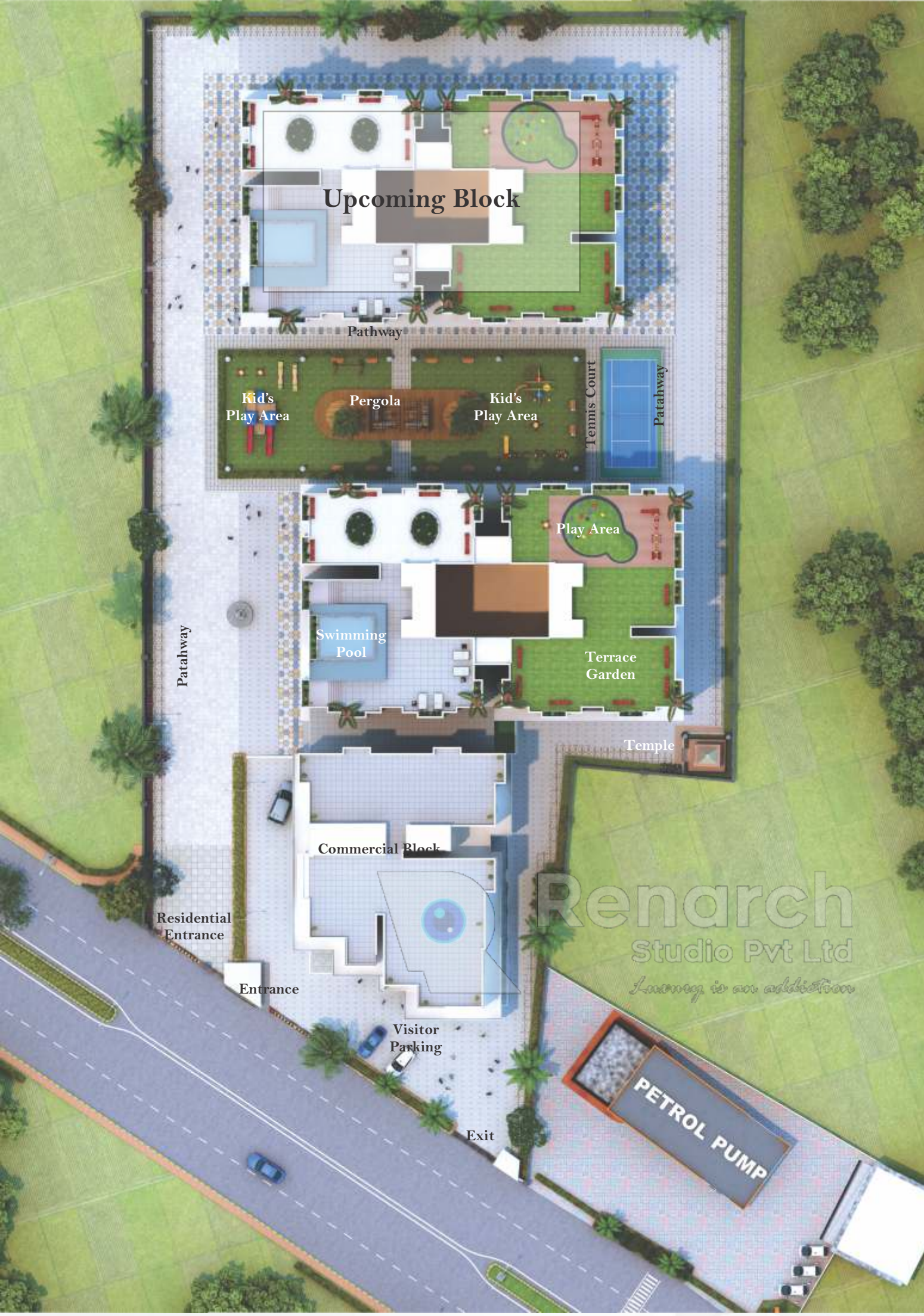


5 MIN. HOSPITAL



2 HR. AIRPORT





# Layout Plan Of

—●●●●●—

# BAIDYANATH CITY

# GLOBAL



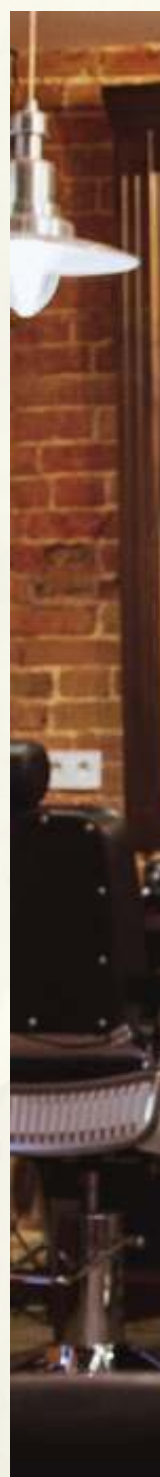
Research  
Studio Pvt Ltd  
*Luxury is an addiction*

# Commercial Space

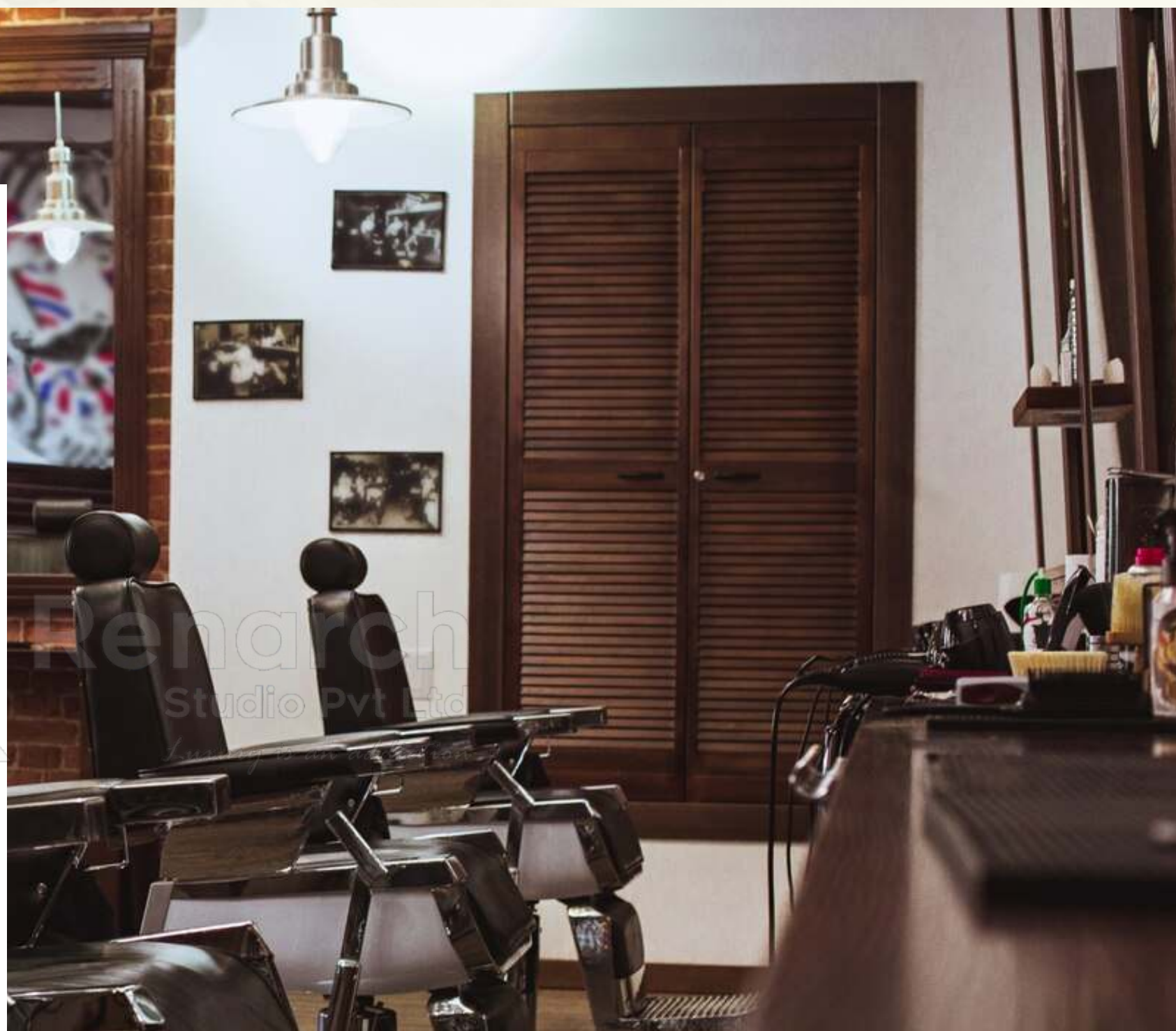




# Shopping



# Saloon



*Fall in Love with Your Reflection.*

# GYMNASIUM



*The secret to  
loving what you see  
in your mirror: the  
treadmill*



# MULTIPURPOSE FUNCTION ROOM



*There's a new season to binge watch. You got off early from work. In case you needed an excuse to throw a party*



# RESTAURANT

*A restaurant is a place  
where you go to celebrate  
a special occasion, or to  
create a new one*







# Game Zone



**REINVENTING  
MODERN  
CITY LIVING,  
ONE IDEA  
AT A TIME.**



# BLOCK A

COMMERCIAL SPACE



## Ground Floor

### AREA CALCULATION

Shop No.	Carpet Area	B/U Area	Super B/U Area
01	85.00 Sqft.	94.00 Sqft.	141.00 Sqft.
02	126.00 Sqft.	138.00 Sqft.	207.00 Sqft.
03	104.00 Sqft.	112.00 Sqft.	168.00 Sqft.
04	126.00 Sqft.	131.00 Sqft.	196.00 Sqft.
05	138.00 Sqft.	145.00 Sqft.	217.00 Sqft.
06	132.00 Sqft.	142.00 Sqft.	213.00 Sqft.
07	114.00 Sqft.	123.00 Sqft.	184.00 Sqft.
08	136.00 Sqft.	148.00 Sqft.	222.00 Sqft.
09	209.00 Sqft.	221.00 Sqft.	331.00 Sqft.
10	229.00 Sqft.	242.00 Sqft.	363.00 Sqft.
11	116.00 Sqft.	128.00 Sqft.	192.00 Sqft.
12	249.00 Sqft.	267.00 Sqft.	400.00 Sqft.
13	153.00 Sqft.	161.00 Sqft.	241.00 Sqft.
14	1306.00 Sqft.	1370.00 Sqft.	2055.00 Sqft. (Anchor Store)

# BLOCK A

COMMERCIAL SPACE



## 1st & 2nd Floor AREA CALCULATION

Shop No.	Carpet Area	Balcony Area	B/U Area	Super B/U Area
01	85.00 Sqft.	72.00 Sqft.	166.00 Sqft.	249.00 Sqft.
02	126.00 Sqft.	93.00 Sqft.	231.00 Sqft.	346.00 Sqft.
03	104.00 Sqft.	38.00 Sqft.	150.00 Sqft.	225.00 Sqft.
04	126.00 Sqft.	xxxx	131.00 Sqft.	196.00 Sqft.
05	138.00 Sqft.	xxxx	145.00 Sqft.	217.00 Sqft.
06	132.00 Sqft.	36.00 Sqft.	178.00 Sqft.	267.00 Sqft.
07	114.00 Sqft.	30.00 Sqft.	153.00 Sqft.	230.00 Sqft.
08	136.00 Sqft.	36.00 Sqft.	184.00 Sqft.	276.00 Sqft.
09	209.00 Sqft.	xxxx	221.00 Sqft.	331.00 Sqft.
10	229.00 Sqft.	65.00 Sqft.	307.00 Sqft.	460.00 Sqft.
11	116.00 Sqft.	78.00 Sqft.	206.00 Sqft.	309.00 Sqft.
12	249.00 Sqft.	54.00 Sqft.	321.00 Sqft.	481.00 Sqft.
13	270.00 Sqft.	xxxx	280.00 Sqft.	420.00 Sqft.
14	1972.00 Sqft.	xxxx	2056 Sqft.	3084.00 Sqft. (Anchor Store)

# BLOCK A

COMMERCIAL SPACE



## 3rd Floor

### AREA CALCULATION

Shop No.	Carpet Area	Balcony Area	B/U Area	Super B/U Area
01	1140.00 Sqft.	206.00 Sqft.	1395.00 Sqft.	2092.00 Sqft.
02	537.00 Sqft.	165.00 Sqft.	737.00 Sqft.	1104.00 Sqft.
03	492.00 Sqft.	51.00 Sqft.	573.00 Sqft.	859.00 Sqft.
04	981.00 Sqft.	xxxx	1028.00 Sqft.	1542.00 Sqft.
05	981.00 Sqft.	xxxx	1028.00 Sqft.	1542.00 Sqft.
06	965.00 Sqft.	104.00 Sqft.	1117.00 Sqft.	1675.00 Sqft.

# **RESIDENTIAL SPACE**

**THE MAXIMUM  
LIFE IS A TREAT  
FOR THE SENSES.  
STARTING WITH  
YOUR EYES**



# Living Space



*A well-designed living room is the perfect place to unwind and recharge.*





**kitchen**



**Dining Space**



*The kitchen is where you put all the ingredients together. No matter what you do in life, you have to have a plan and put it together.*





*Wake up with Beautiful Morning...*

## **MASTER BEDROOM**



# BLOCK A

## RESIDENTIAL SPACE



### 4th to 7th Floor

#### AREA CALCULATION

Flat No.	Type	Carpet Area	Balcony Area	B/U Area	Super B/U Area
01	3 BHK	1009.00 Sqft.	164.00 Sqft.	1230.00 Sqft.	1600.00 Sqft.
02	3 BHK	922.00 Sqft.	146.00 Sqft.	1126.00 Sqft.	1464.00 Sqft.
03	3 BHK	909.00 Sqft.	136.00 Sqft.	1100.00 Sqft.	1430.00 Sqft.
04	2 BHK	909.00 Sqft.	136.00 Sqft.	1100.00 Sqft.	1430.00 Sqft.
05	2 BHK	706.00 Sqft.	73.00 Sqft.	818.00 Sqft.	1063.00 Sqft.

anarch  
Studio Pvt Ltd  
*Luxury is an addiction*



Flat No

01

Super B/U Area : 1600.00 Sqft.

3 | 1 | 1 | 2 | 4



Flat No

03 | 04

Super B/U Area : 1430.00 Sqft.

3 | 1 | 1 | 2 | 4



BLOCK A

Flat No

02

Super B/U Area : 1464.00 Sqft.

3 | 1 | 1 | 2 | 3



Renarch

Studio Pvt Ltd

Luxury is an addition

Flat No

05

Super B/U Area : 1063.00 Sqft.

2 | 1 | 1 | 2 | 2





Block B  
2nd to 10th  
Floor



Flat No.	Type	Carpet Area	Balcony Area	B/U Area	Super B/U Area
01	3 BHK	833.00 Sqft.	180.00 Sqft.	1063.00 Sqft.	1381.00 Sqft.
02	3 BHK	820.00 Sqft.	117.00 Sqft.	982.00 Sqft.	1276.00 Sqft.
03	2 BHK	580.00 Sqft.	56.00 Sqft.	676.00 Sqft.	878.00 Sqft.
04	3 BHK	833.00 Sqft.	136.00 Sqft.	1018.00 Sqft.	1323.00 Sqft.
05	3 BHK	833.00 Sqft.	180.00 Sqft.	1063.00 Sqft.	1381.00 Sqft.

Block B

Flat No.	Type	Carpet Area	Balcony Area	B/U Area	Super B/U Area
06	3 BHK	833.00 Sqft.	180.00 Sqft.	1063.00 Sqft.	1381.00 Sqft.
07	2 BHK	668.00 Sqft.	137.00 Sqft.	864.00 Sqft.	1123.00 Sqft.
08	2 BHK	805.00 Sqft.	92.00 Sqft.	945.00 Sqft.	1228.00 Sqft.
09	3 BHK	820.00 Sqft.	117.00 Sqft.	982.00 Sqft.	1276.00 Sqft.
10	3 BHK	833.00 Sqft.	180.00 Sqft.	1063.00 Sqft.	1381.00 Sqft.



Block B  
2nd to 10th  
Floor

Flat No

01 | 05 | 06 | 10

Super B/U Area : 1381.00 Sqft.  
3 | 1 | 1 | 2 | 4



Flat No

02 | 09

Super B/U Area : 1276.00 Sqft.  
3 | 1 | 1 | 2 | 4



Flat No

03

Super B/U Area : 878.00 Sqft.  
2 | 1 | 1 | 2 | 2



Flat No

04

Super B/U Area : 1323.00 Sqft.  
3 | 1 | 1 | 2 | 4



Flat No

07

Super B/U Area : 1123.00 Sqft.  
2 | 1 | 1 | 2 | 3



Flat No

08

Super B/U Area : 1228.00 Sqft.  
2 | 1 | 1 | 2 | 2



BLOCK B



## THE AMENITIES



PARKING

ANCHOR SHOPS

FLEXIBLE SHOPS

FIRE COMPLAINT

CCTV IN COMMON AREA

BROAD PASSAGE

ELEVATOR

24/7 POWER BACKUP

TOILET IN COMMERCIAL AREA FOR HE/SHE

PARK

# SPECIFICATION

## LIVING / DINING LOBBY / PASSAGE

Floor : 2'x2' Vitrified Tile  
Wall : White Putty  
Ceiling : White Putty

## BEDROOMS

Floor : 2'x2' Vitrified Tile  
Wall : White Putty  
Ceiling : White Putty

## KITCHEN

Floor : Ceramic Tile  
Wall : Ceramic Tile up to 2' above counter  
Counter : Granite  
Ceiling : White Putty  
Fixture : CP Fitting

## STAIRCASE

Floor : Granite or Marble  
Wall : Wall Putty

## ELECTRICAL

Fixture & Fitting : Modular Switches, Ceiling Light  
Fitting in Toilet, Passages and  
Balcony only

Power Backup : DG Power backup-Flats &  
Common areas.

## TOILET

Floor : Ceramic Tile  
Wall : Combination of one or more Vitrified Tile/Paint  
Ceiling : White Putty  
Door :  
Internal : Door Frame white flush door  
External : Flush Door

## WINDOW

: Aluminum Sliding Glazed window two track  
: Aluminum Frame Ventilator

## BALCONY AREA

Floor : Ceramic Tile  
Ceiling : White Putty  
Walls : White Putty  
Railing : M.S. Railing

## BATHROOM FITTING

Sanitary Ware : Sanitary Ware Parry ware / Neycer /  
Cera / Hindware or Equivalent Brand

**CP FITTING** : Parryware or Hindware

**PLUMBING** : CPVC & UPVC Piping for water Supply

**SECURITY SYSTEM** : Gated Community, CCTV for Parking

**LIFT** : 4 Lift of Standard Quality

**FIRE FIGHTING** : As Per NBC

**INTERCOM** : All Flats

# GROUP OF COMPANY



GLOBAL INFRA



GLOBAL INFRATECH



VATS CONSTRUCTION



VATSHANDILYA CONSTRUCTION  
PVT. LTD.

# Running Project



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Tejpratap Nagar, Beur

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Khagaul



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Muzafferpur



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*At Muzaffarpur*



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