



FIRST HOME



**DIGHA
ORCHID**

Making living better

**PREMIUM 3 BHK FLATS
IN THE HEART OF THE CITY**

RERA Approved : BRERAP12413-001/119/R-1661/2024



Making living better

DIGHA - ASHIANA ROAD, PATNA



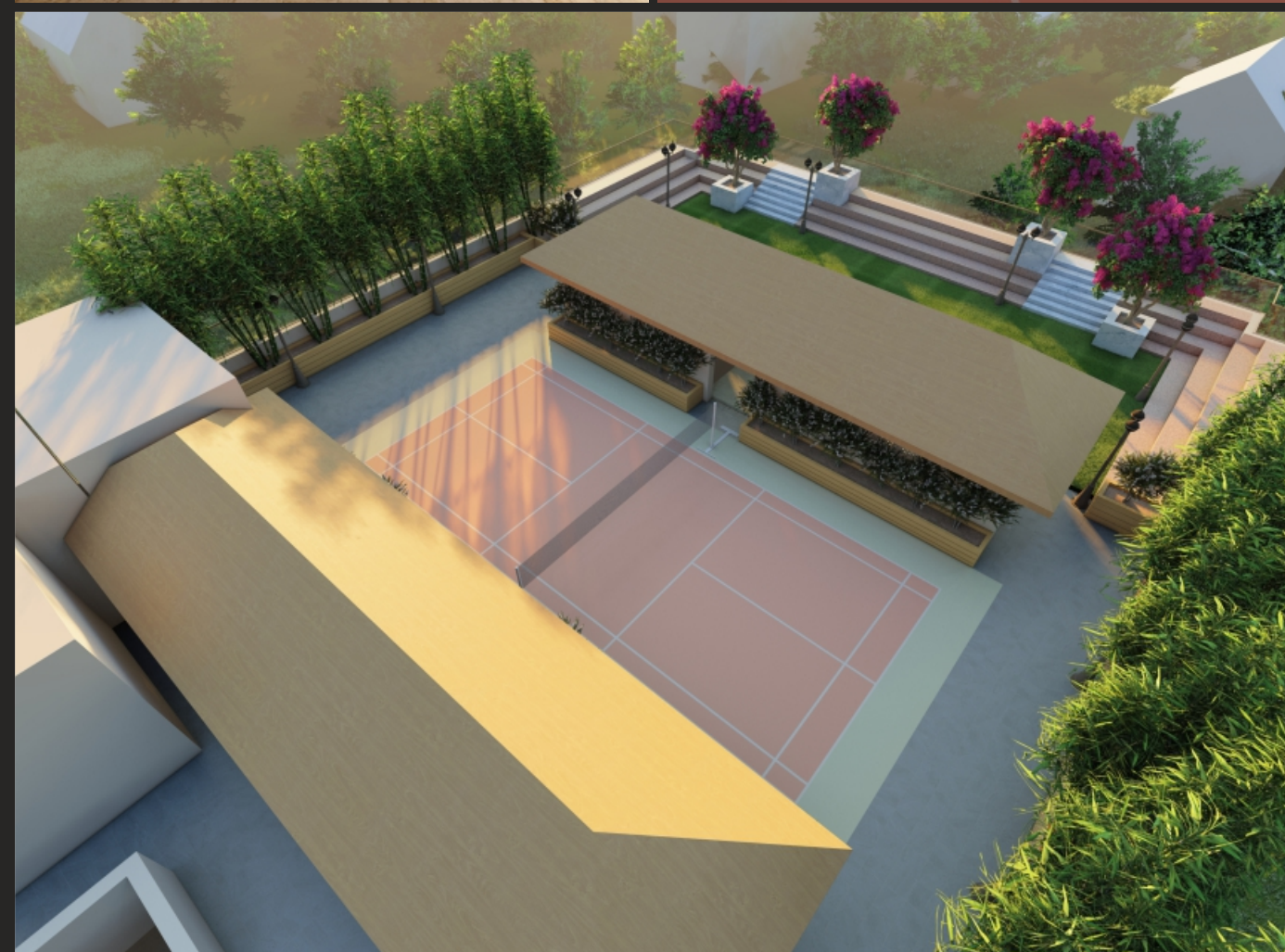
FIRST HOME





AMENITIES YOU DESERVE

- | | | | | | |
|--|--|---|---|---|---|
| 
24x7
Water Supply | 
24x7
Power Back Up | 
Security | 
2 Passengers
Lifts | 
1 Goods
Lifts | 
Rain Water
Harvesting |
| 
Heat
Treatment | 
Waterproof | 
Fire
Safety | 
Visitors
Car Parking | 
Yoga &
Meditation | 
Terrace
Garden |
| 
Party
Space | 
Open
Gym | 
Green
Area | 
Open
Amphitheater | 
Jogging
Track | 
Kids
Play Zone |
| 
Car Charging
Point | 
Gas Pipe Line | 
Visitors
Lounge | 
Solar Panel for
common area | <div>SPECIAL AMENITIES for
Physically Challenged People</div> <div> Parking  Ramp  Toilet</div> | |





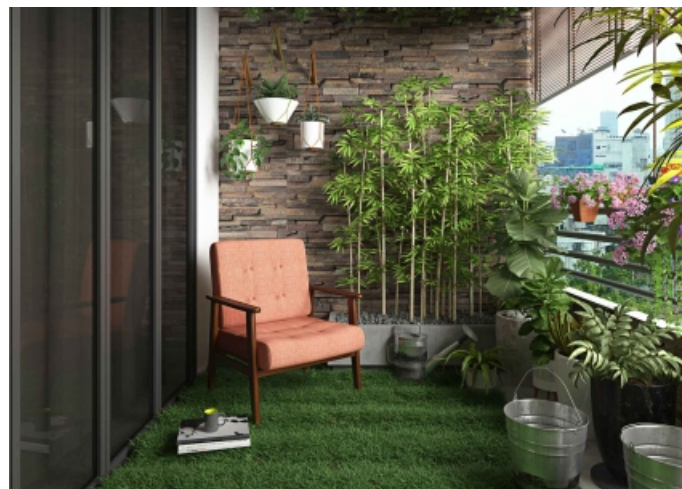
Good Design for Good Moments



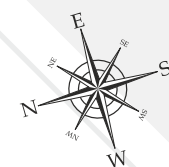
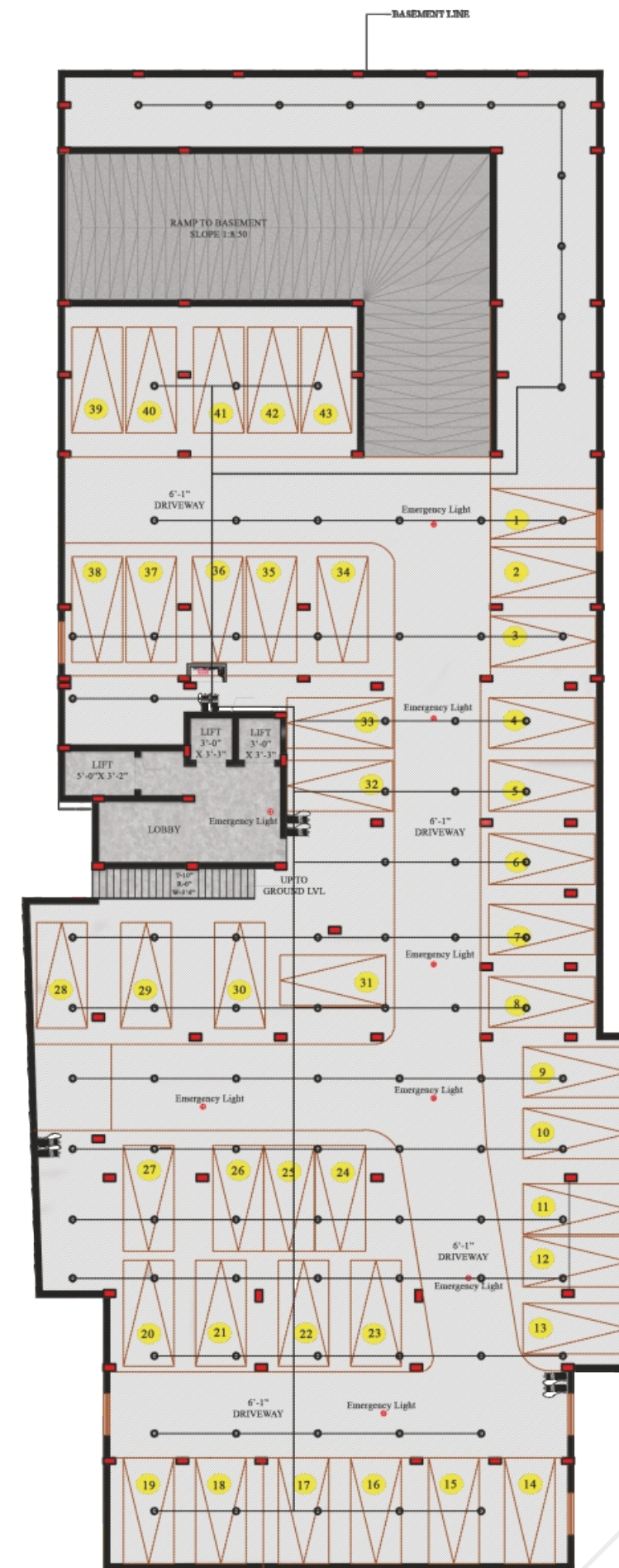
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TERRACE GARDEN



BASEMENT FLOOR PLAN



FIRST HOME

TYPICAL FLOOR PLAN

(1st, 3rd & 5th Floor)



Flat # 1
B/U Area 1159.82 sqft.
Carpet Area 960.94 sqft.
Balcony 134.55 sqft.
Super B/U Area 1676.00 sqft.

Flat # 2
B/U Area 1326.00 sqft.
Carpet Area 1008.10 sqft.
Balcony 247.89 sqft.
Super B/U Area 1916.00 sqft.

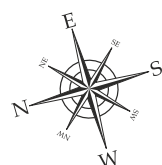
Flat # 3
B/U Area 1327.44 sqft.
Carpet Area 1010.01 sqft.
Balcony 248.10 sqft.
Super B/U Area 1918.00 sqft.

Flat # 4
B/U Area 1085.55 sqft.
Carpet Area 894.86 sqft.
Balcony 137.90 sqft.
Super B/U Area 1569.00 sqft.

Flat # 5
B/U Area 1094.12 sqft.
Carpet Area 898.12 sqft.
Balcony 137.90 sqft.
Super B/U Area 1581.00 sqft.

Flat # 6/9
B/U Area 1342.22 sqft.
Carpet Area 1094.60 sqft.
Balcony 190.52 sqft.
Super B/U Area 1940.00 sqft.

Flat # 7/8
B/U Area 1353.12 sqft.
Carpet Area 1094.60 sqft.
Balcony 180.83 sqft.
Super B/U Area 1955.00 sqft.



TYPICAL FLOOR PLAN

(2nd & 4th Floor)



Flat # 1
B/U Area 1118.81 sqft.
Carpet Area 960.94 sqft.
Balcony 93.64 sqft.
Super B/U Area 1616.68 sqft.

Flat # 2
B/U Area 1293.34 sqft.
Carpet Area 1008.10 sqft.
Balcony 215.63 sqft.
Super B/U Area 1868.88 sqft.

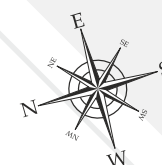
Flat # 3
B/U Area 1294.98 sqft.
Carpet Area 1010.01 sqft.
Balcony 215.94 sqft.
Super B/U Area 1871.25 sqft.

Flat # 4
B/U Area 1088.25 sqft.
Carpet Area 894.86 sqft.
Balcony 141.11 sqft.
Super B/U Area 1572.52 sqft.

Flat # 5
B/U Area 1095.74 sqft.
Carpet Area 898.12 sqft.
Balcony 141.11 sqft.
Super B/U Area 1583.34 sqft.

Flat # 6/9
B/U Area 1309.00 sqft.
Carpet Area 1094.60 sqft.
Balcony 143.98 sqft.
Super B/U Area 1891.51 sqft.

Flat # 7/8
B/U Area 1298.00 sqft.
Carpet Area 1094.60 sqft.
Balcony 136.77 sqft.
Super B/U Area 1875.61 sqft.





DIGHA ORCHID

*The shortest distance between
paradise and the place you call home*



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ORCHID**

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WAITING LAUNGE



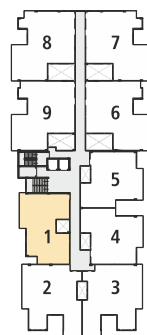
FLAT LAYOUT

1st, 3rd & 5th Floor

Flat # 1

1676 sqft

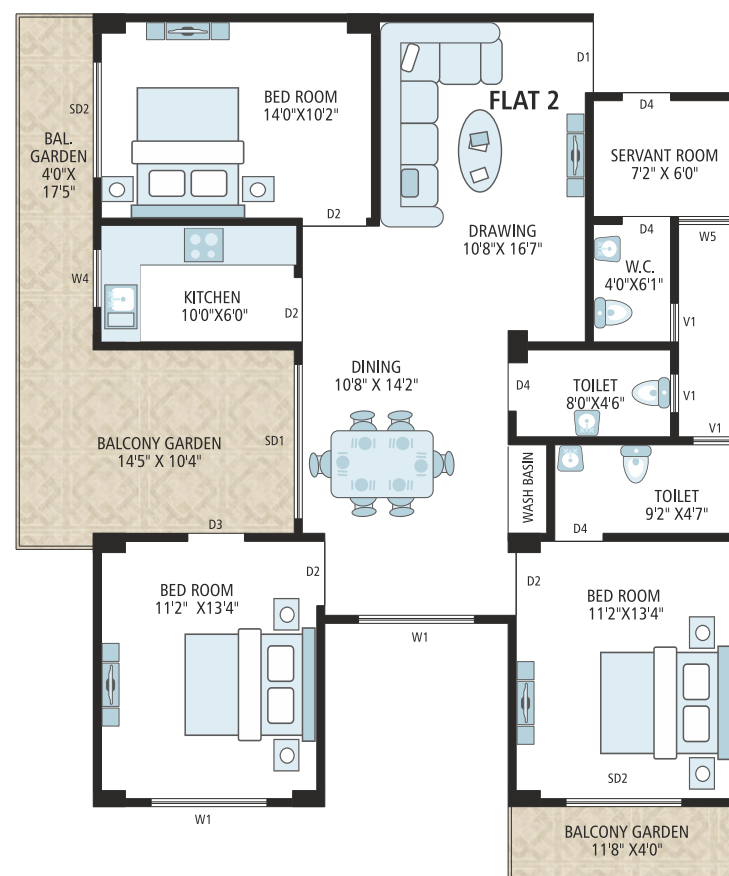
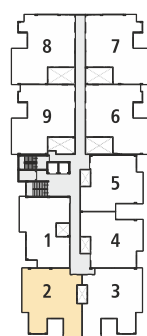
- 3 Bedrooms
- 2 Bathrooms
- 3 Balconies



Flat # 2

1916 sqft

- 3 Bedrooms
- 3 Bathrooms
- 2 Balconies
- 1 Terrace Garden
- 1 Servant Room



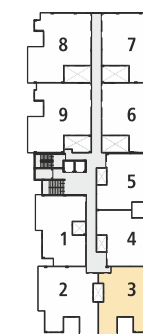
FLAT LAYOUT

1st, 3rd & 5th Floor

Flat # 3

1918 sqft

- 3 Bedrooms
- 3 Bathrooms
- 2 Balconies
- 1 Terrace Garden
- 1 Servant Room



Flat # 4

1569 sqft

- 3 Bedrooms
- 2 Bathrooms
- 3 Balconies



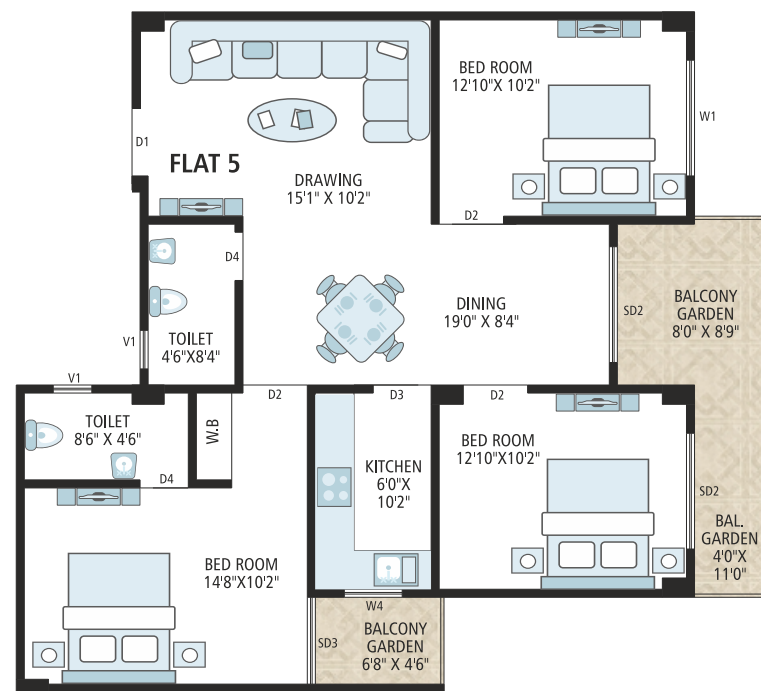
FLAT LAYOUT

1st, 3rd & 5th Floor

Flat # 5

1581 sqft

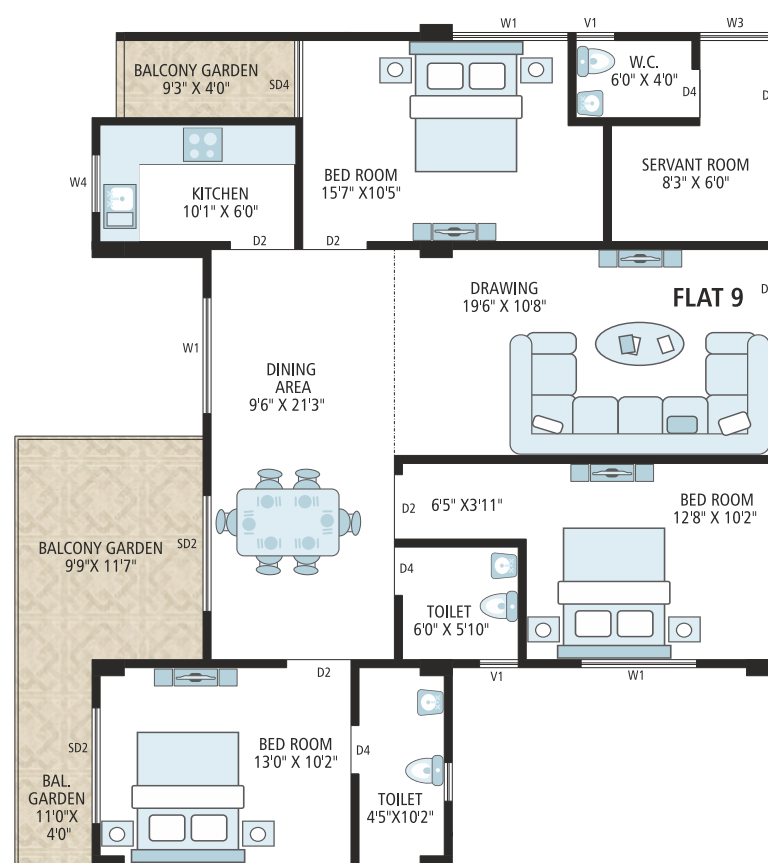
- 3 Bedrooms
- 2 Bathrooms
- 3 Balconies



Flat # 6/9

1940 sqft

- 3 Bedrooms
- 3 Bathrooms
- 2 Balconies
- 1 Terrace Garden
- 1 Servant Room



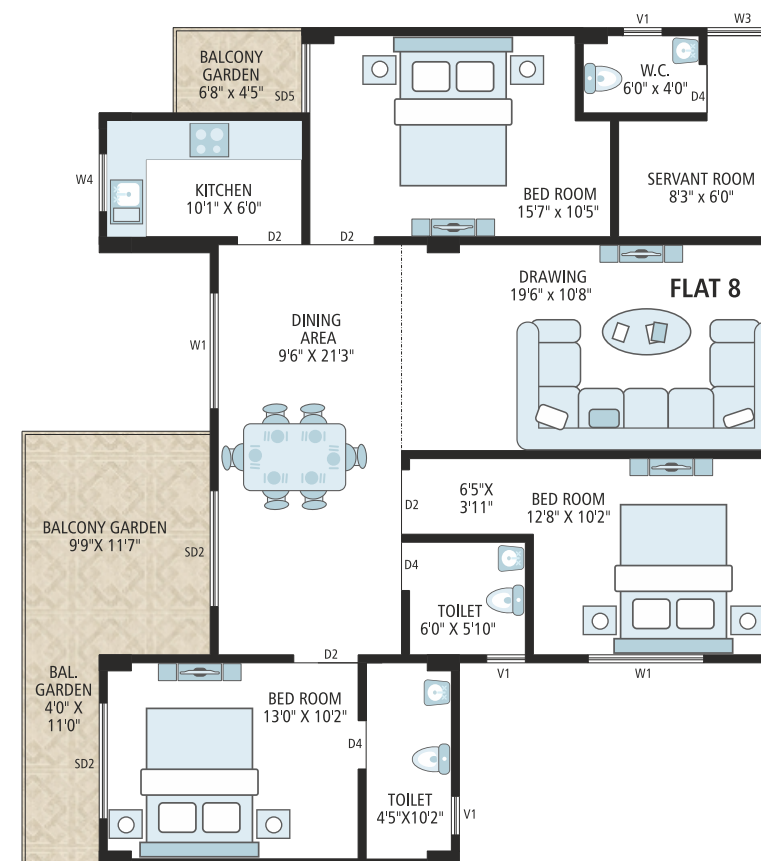
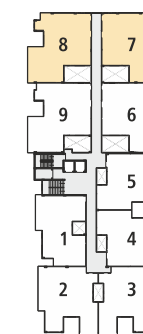
FLAT LAYOUT

1st, 3rd & 5th Floor

Flat # 7/8

1955 sqft

- 3 Bedrooms
- 3 Bathrooms
- 2 Balconies
- 1 Terrace Garden
- 1 Servant Room

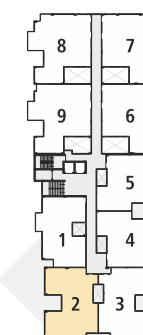


2nd & 4th Floor

Flat # 1

1616.68 sqft

- 3 Bedrooms
- 2 Bathrooms
- 2 Balconies



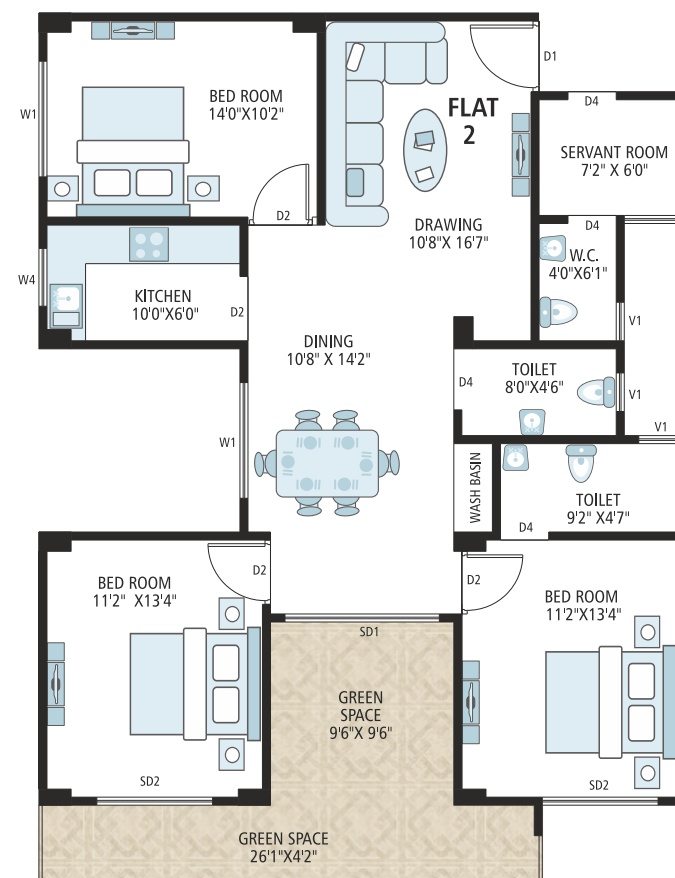
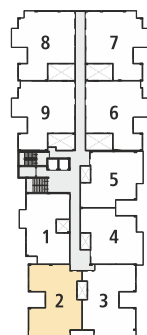
FLAT LAYOUT

2nd & 4th Floor

Flat # 2

1868.88 sqft

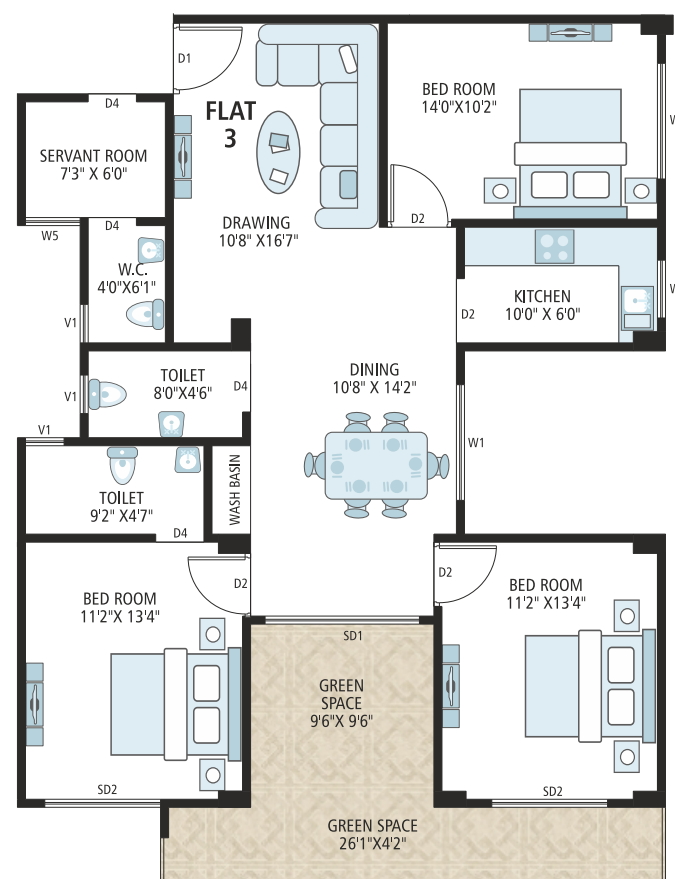
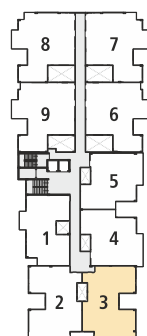
- 3 Bedrooms
- 3 Bathrooms
- 1 Balcony
- 1 Terrace Garden
- 1 Servant Room



Flat # 3

1871.25 sqft

- 3 Bedrooms
- 3 Bathrooms
- 1 Balcony
- 1 Terrace Garden
- 1 Servant Room



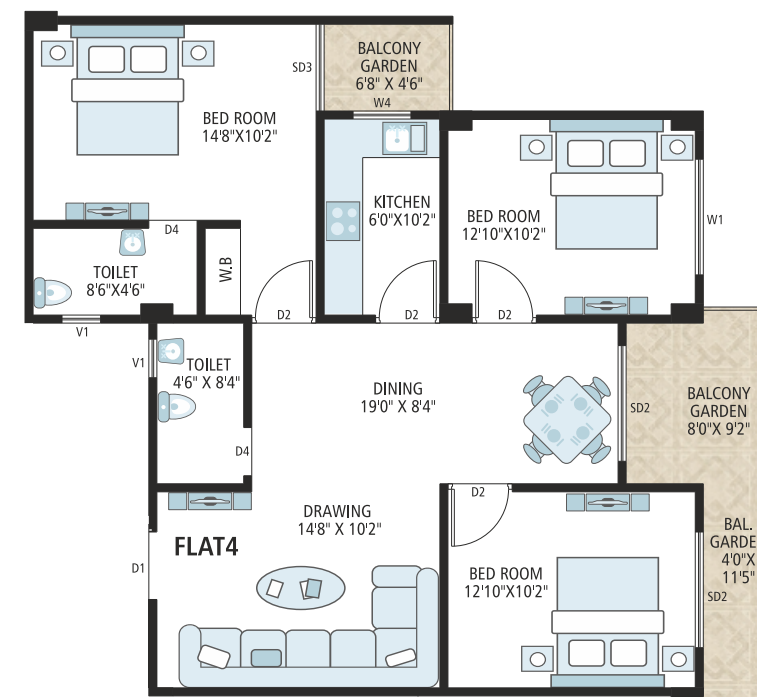
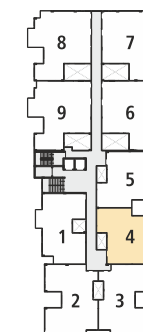
FLAT LAYOUT

2nd & 4th Floor

Flat # 4

1572.52 sqft

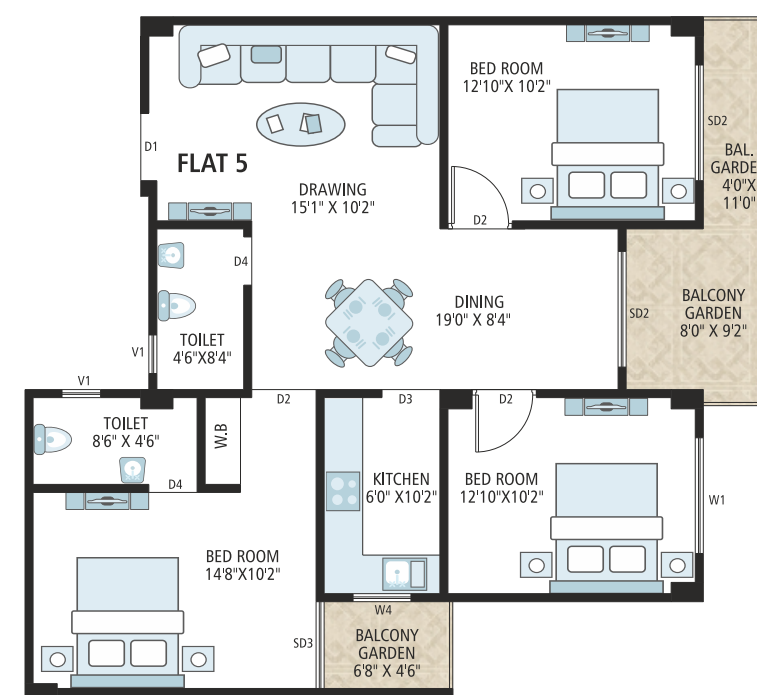
- 3 Bedrooms
- 2 Bathrooms
- 3 Balconies



Flat # 5

1583.34 sqft

- 3 Bedrooms
- 2 Bathrooms
- 3 Balconies



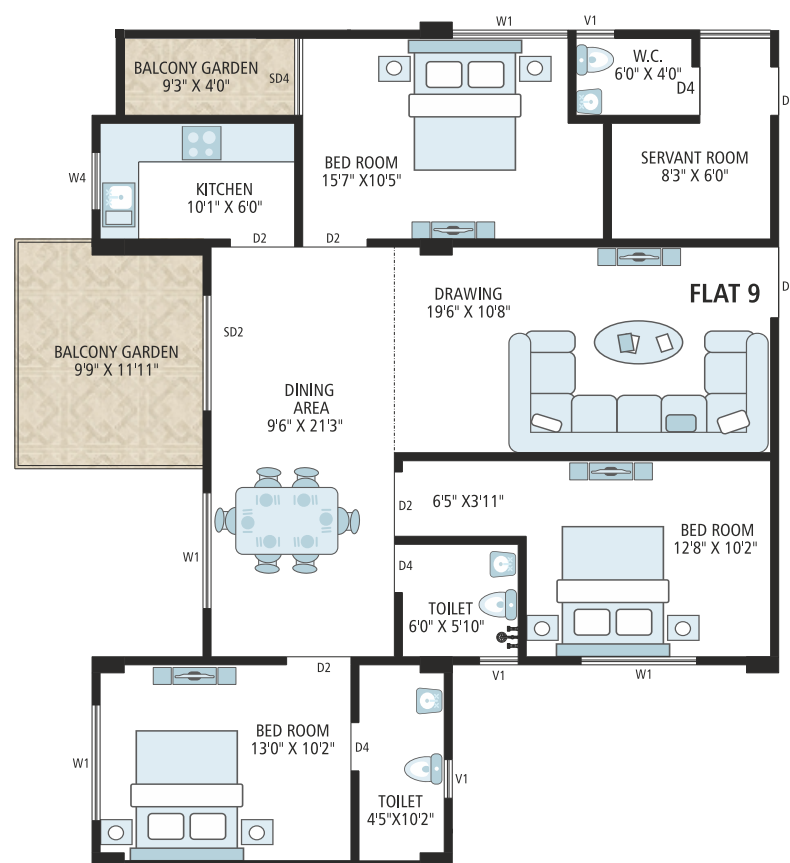
FLAT LAYOUT

2nd & 4th Floor

Flat # 6/9

1891.51 sqft

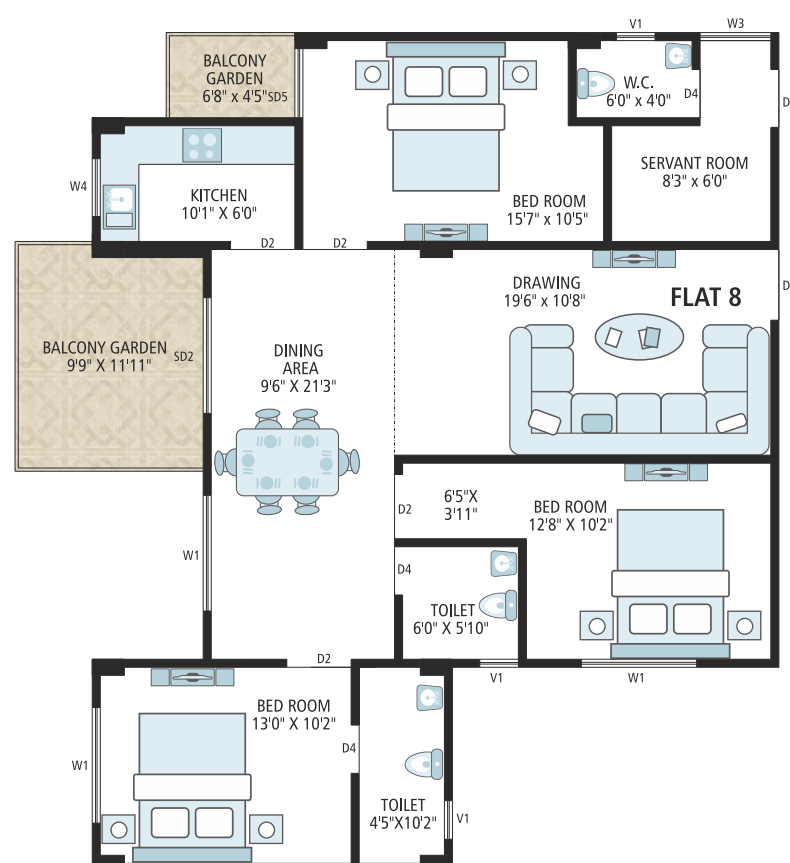
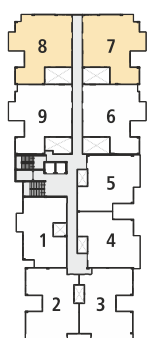
-  3 Bedrooms  3 Bathrooms
-  1 Balcony  1 Terrace Garden
-  1 Servant Room



Flat # 7/8

1875.61 sqft

-  3 Bedrooms  3 Bathrooms
-  1 Balcony  1 Terrace Garden
-  1 Servant Room



Specifications

- STRUCTURE** : Earth Quake resistance RCC frame structure.
- FINISHING** : All walls & ceilings internally will be finished with P.O.P. / Wall Putty and external wall will be cement plastered and painted with Weather Coat.
- DOORS** : Door frame will be of Wood only. Door Shutter will be 30 mm thick.
- WINDOWS** : uPVC windows with glass.
- FLOORING** : Vitrified tiles flooring inside the flats.
- KITCHEN** : Working platform of Granite top with Steel Sink. Glazed tiles up to 2'-0" Height from working platform.
- TOILETS** : Ceramic anti skid tiles of Kajaria, Somany and equivalent brand. Sanitary ware from Parryware, Hindware and equivalent brand All CP Fitting will be Jaquar, Hindware or equivalent make in all toilets hot & cold waters supply.
- ELECTRICAL** : High Quality Insulated Copper Wiring with Modular Switches Branded Company Like Havels & Anchor, or Equivalent Make.
- TV/TELEPHONE** : TV Point in master bedroom & drawing room.
- SECURITY SYSTEM** : Provision CCTV for common area of campus.
- FIRE FIGHTING SYSTEM** : As per Norms.
- LIFT** : Two Lifts of Otis/Kone/Mitsubishi/Thyssenkrupp or equivalent ISI make.
- GENERATOR** : Silent Generator of reputed company.



Construction Linked Payment Plan

At the time of booking	: 10%	On start of 3rd floor roof	: 10%
On start of foundation	: 10%	On start of 4th floor roof	: 10%
On start of basement roof	: 10%	On start of 5th floor roof	: 10%
On start of Ground floor roof	: 10%	On start of Bricks work of respective flat	: 05%
On start of 1st floor roof	: 10%	Before Possession	: 05%
On start of 2nd floor roof	: 10%		

Final Payment should be made "before two month" of possession"



LOCATION

NOT TO SCALE



LOCATION ADVANTAGES

Schools

Don Bosco Academy	0.3 km
St. Michael's School	2.2 km
Loyola High School	3.6 km
Notre Dame Academy	4.4 km

Shopping & Entertainment

P&M Mall	4.0 km
Smart Bazar	4.0 km
Reliance Digital	4.3 km
Westside	4.7 km

Hospitals

Paras Hospital	4.2 km
IGIMS	4.5 km
Ruban Hospital	4.5 km
Sahyog Hospital	4.1 km

Road & Transportation

Ganga Marine Drive	2.3 km
Patliputra Rly Station	4.5 km
Airport	5.4 km
Patna Junction	8.9 km



FIRST HOME

FIRST HOME BUILDCON PVT. LTD.

Ground Floor, Sona Palace
Citimed Building, Opposite WITI, Main Road
Digha Ghat, Patna 800011

+91-93340 67883, +91-93040 24877
firsthomebuildcon@gmail.com



SCAN THIS QR CODE
TO GET LOCATION

Architects : **NOUVEAU**, Patliputra Colony, Patna, Tel. : +91-7544007432, +91-93340406963

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