



**BABA
COMPLEX**

Bringing it
all together

OFFICES | RETAIL | RESIDENTIAL



Committed to a brighter world

RD Eco Developer corporate philosophy is built on trust and commitment expertly merged with a keen insight into how people aspire to live. Today, RD Eco Developer is one of the top construction companies in Bihar. Having earned an outstanding reputation for its residential developments, RD Eco Developer is now foraying into Mixed -Use development with its new venture "Baba Complex" that blends residences, retail and offices into one space in one of the most coveted location of Bihar.

Baba Complex is here to redefine living, entertainment and business to newer heights. Located at a fully-fledged and well-connected business zone, Baba Complex offers a perfect blend of residences office spaces, shops for high street retail and food courts to those who want to redefine their businesses too. Close to Gulab Bagh Mandi, Baba Complex gives an elaborate frontage for brands, and is surrounded by roads on three sides while facing a 130 m wide road that connects the bypass, Patna and Kishanganj.

- A mega highstreet destination spread 1 acre approx
- Located on 75m wide road
- 2-Side open plot with frontage as wide as large imposing frontage of new age architecture
- Separate entry and exit for smooth traffic flow
- Blend of retail and anchor stores and multi-cuisine Restaurants

38
RESIDENTIALS

101
SHOPS

10
OFFICES



Bringing the goodness and
glitter of Residence, Retail
& Office together



Futuristic by design,
thoughtful by intent



Disclaimer - The depiction of layout and features as mentioned above are based on artistic impression. The customers are advised to check and re-verify the layout and features as mentioned from the website of RERA and/or from the office of the Developer.

Master plan



Making a perfect emblem of luxury, Baba Complex nestles the Retail dominion in the freshness of lush greenery. With an iconic and never seen before design concept, this unique one stop destination has taken a modern swing to cater the needs of the discerning, keeping the elements of nature close to its heart. Baba Complex proffers high-end facilities and customized services, giving an experience of sheer fulfillment to visitors and investors alike.

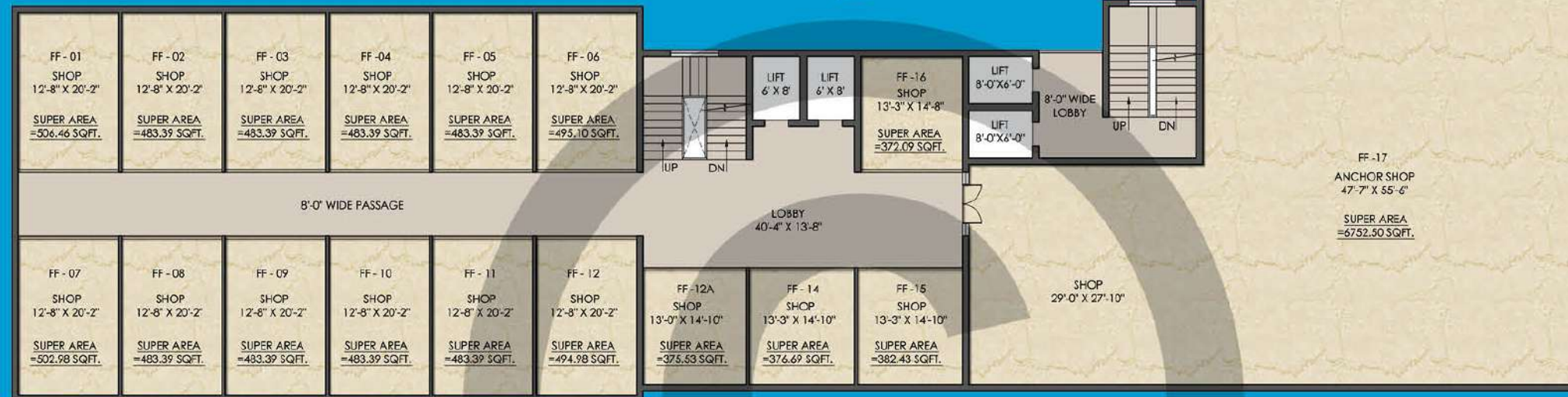


MAP NOT IN SCALE

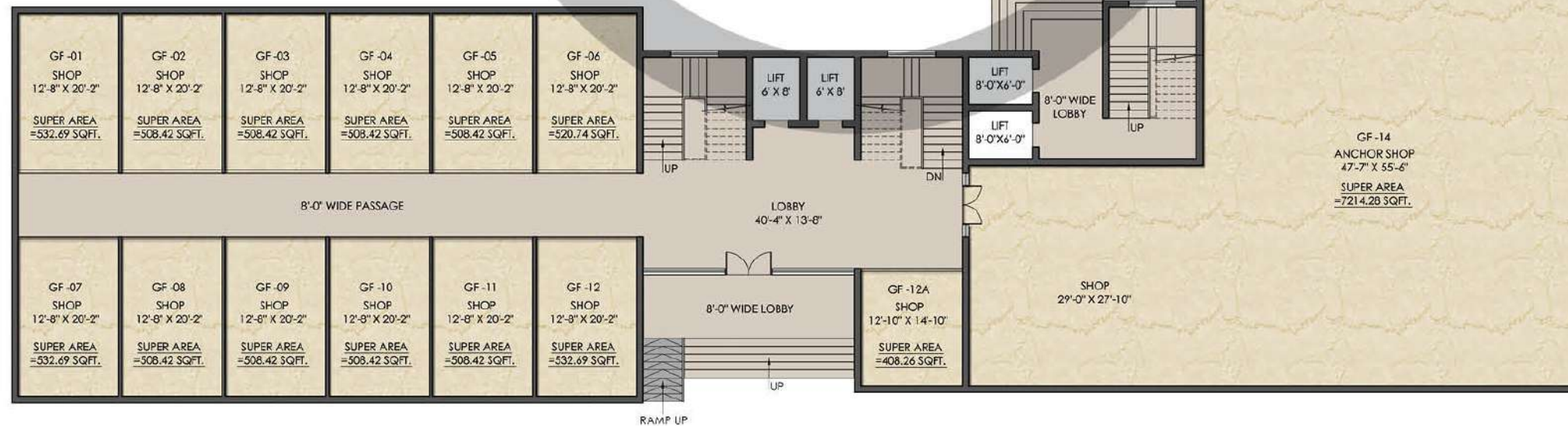


Give your lifestyle
a lofty edge...

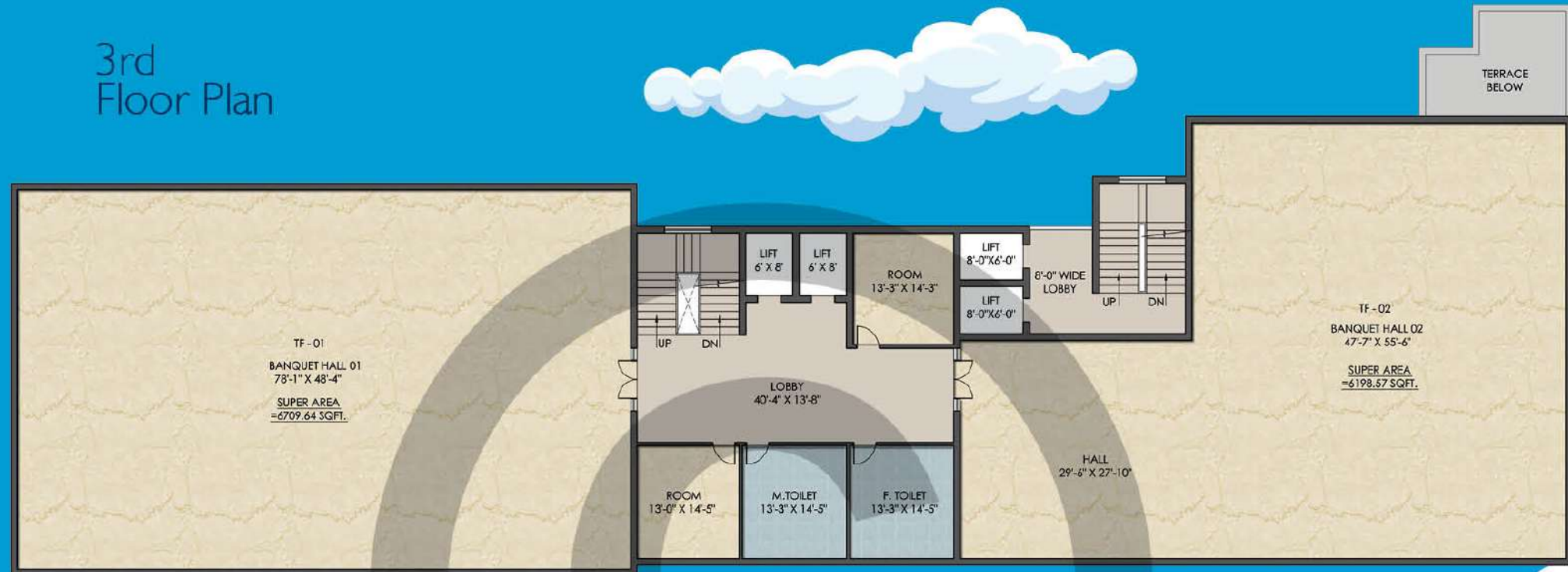
First Floor Plan



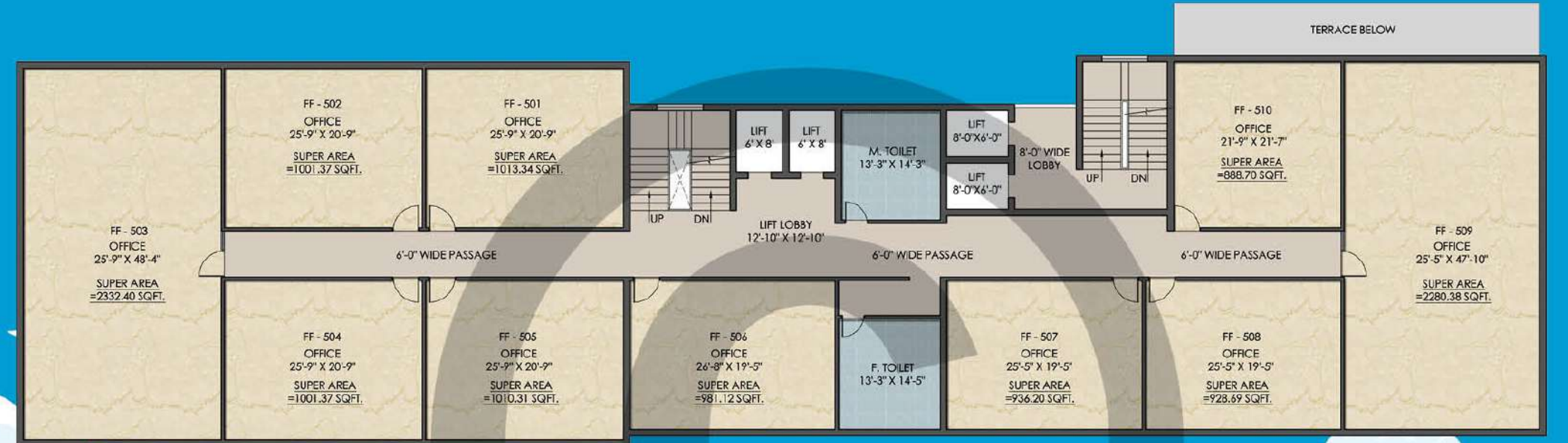
Ground Floor Plan



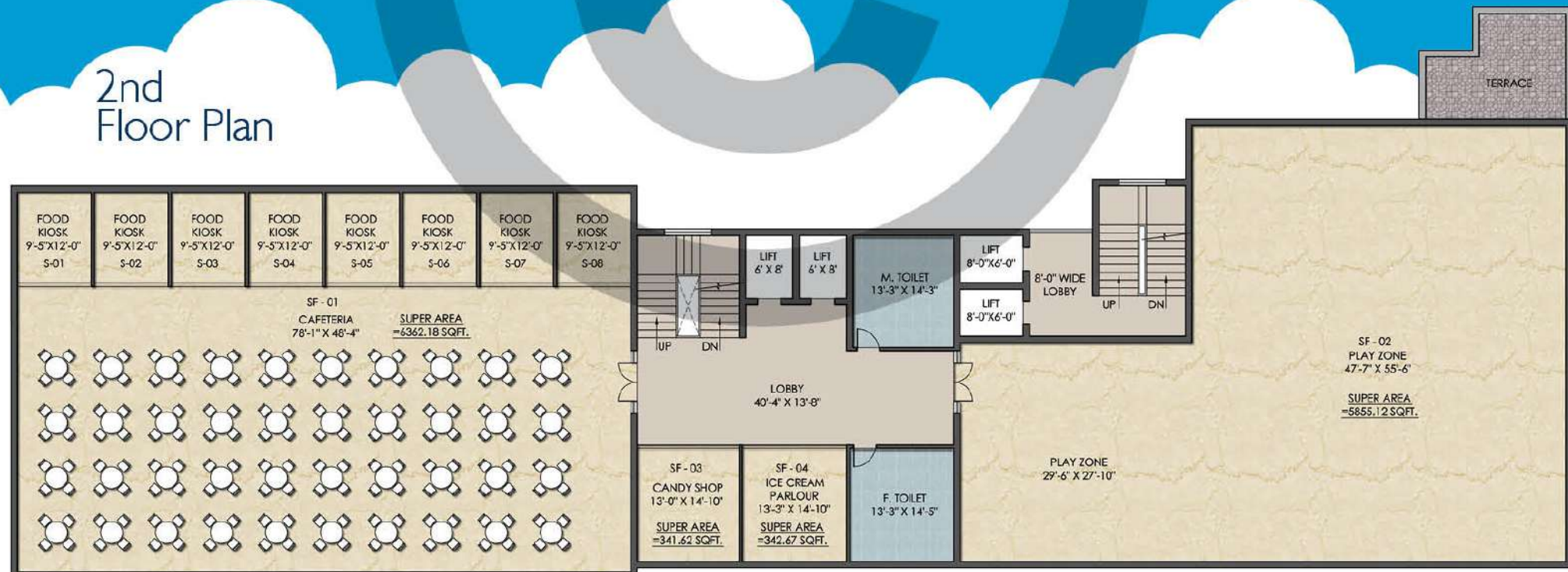
3rd Floor Plan



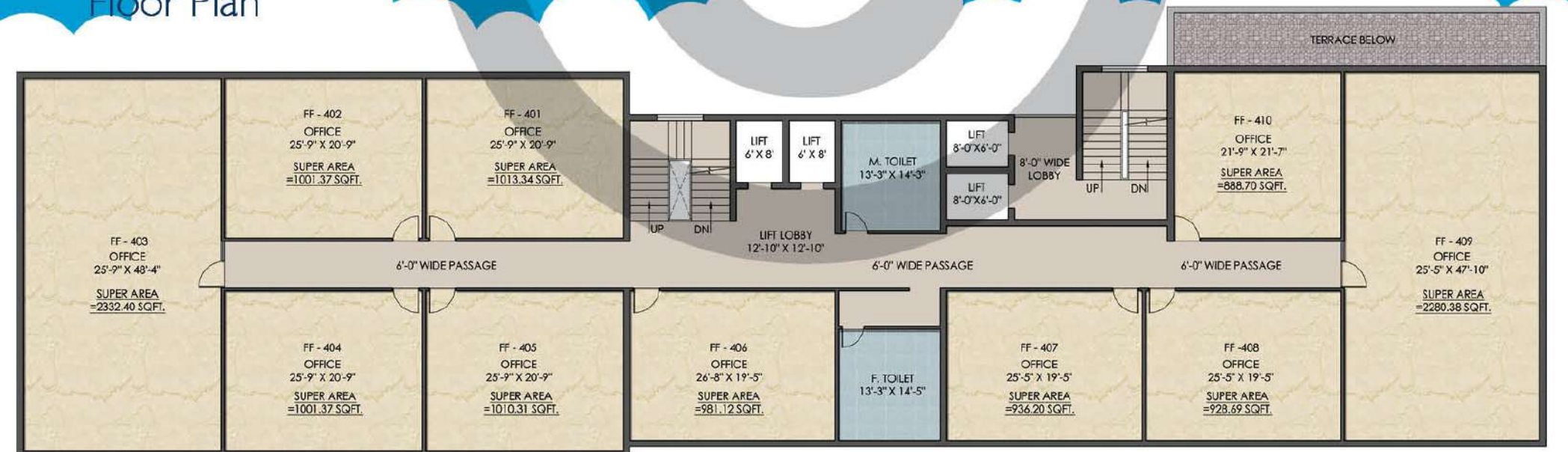
5th Floor Plan



2nd Floor Plan



4th Floor Plan

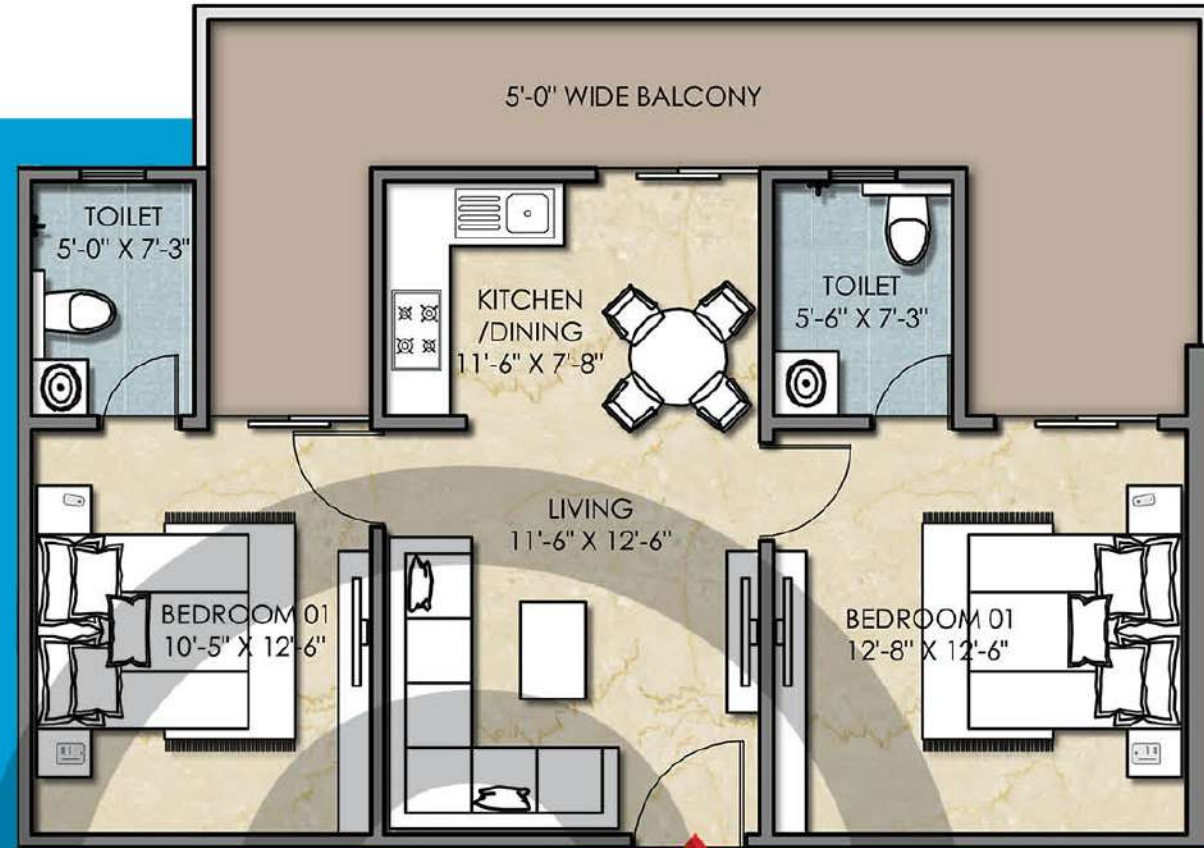


6th to 10th Floor Plan



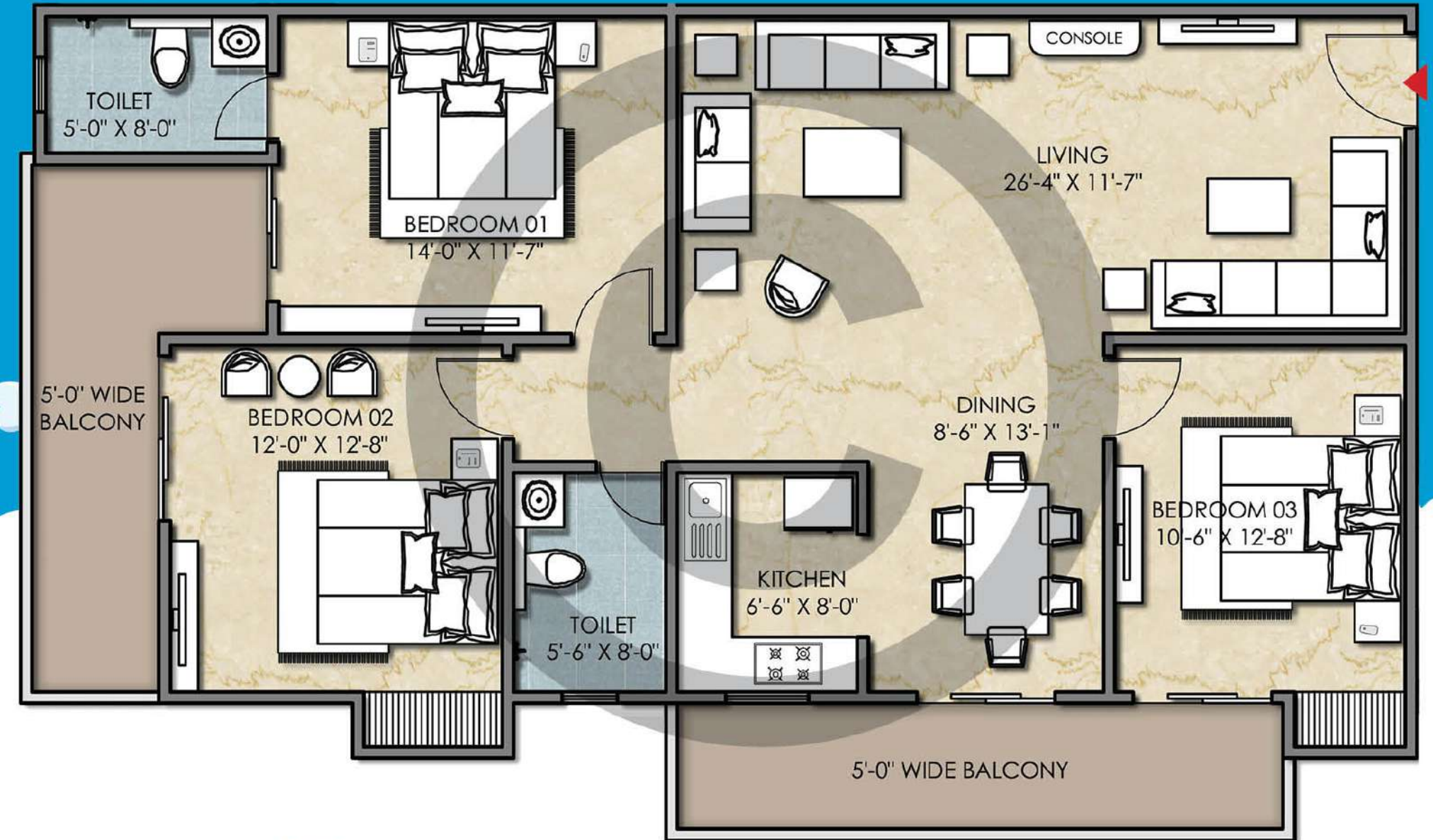
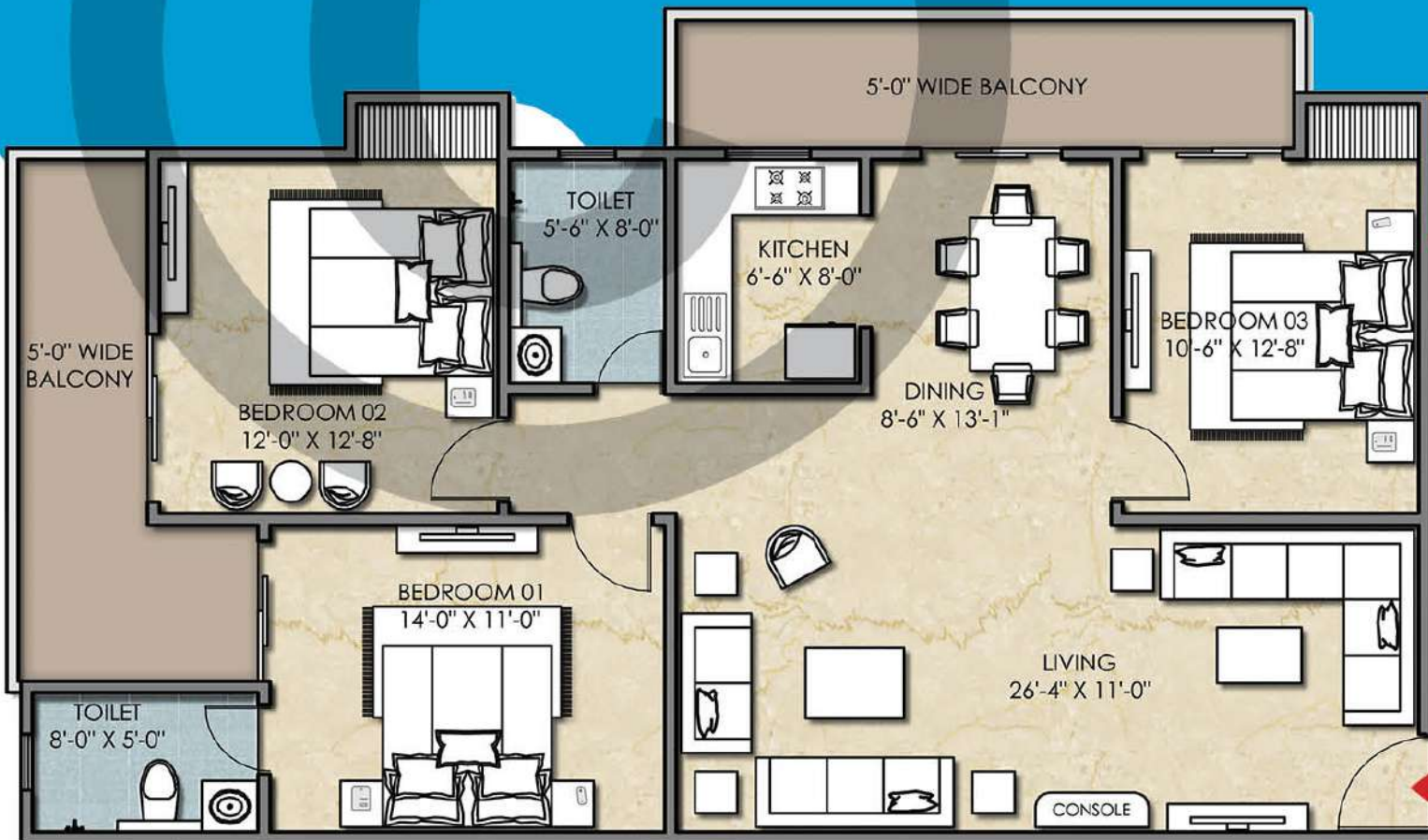
Unit Plan
2BHK
1336 sqft

- 2 Bedroom
- Living and Dining
- Kitchen
- 1 Balcony
- 2 Toilet

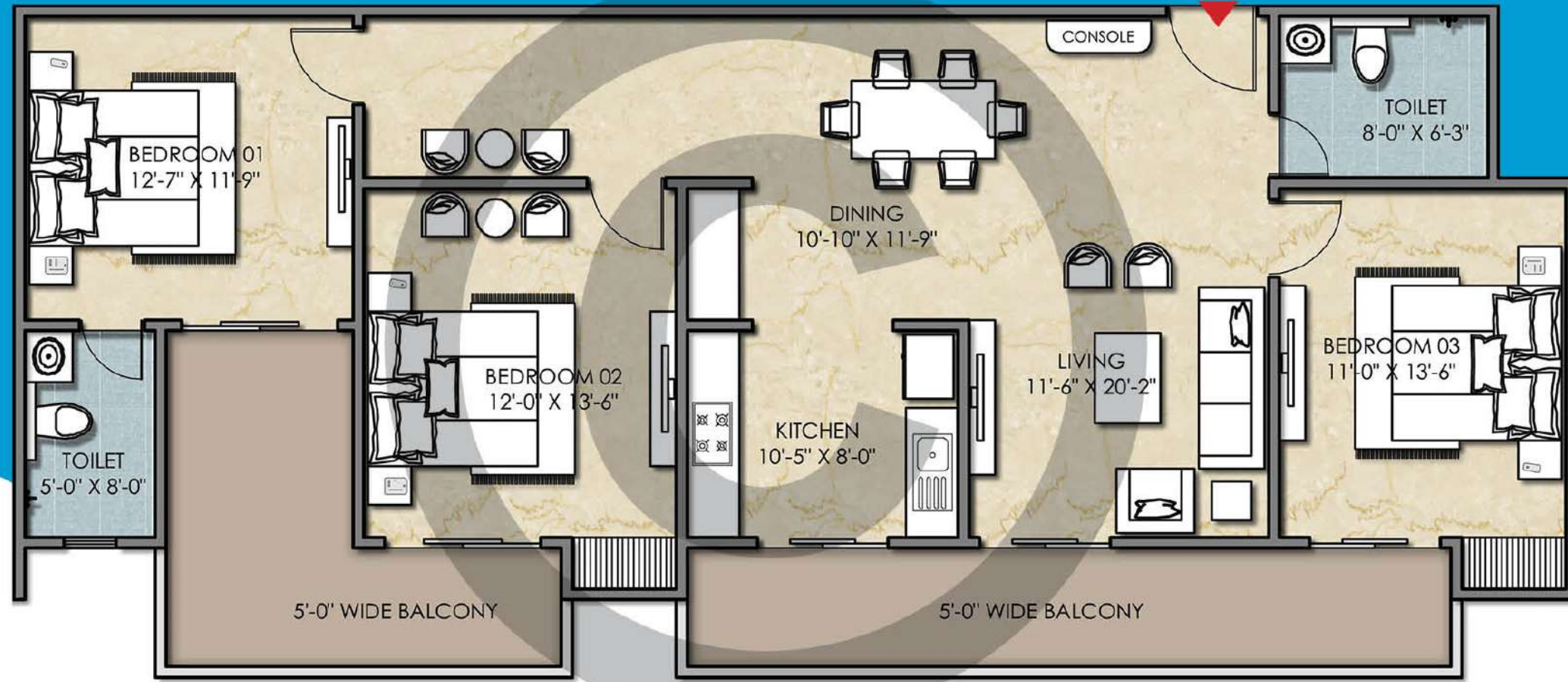


3BHK
2007 sqft

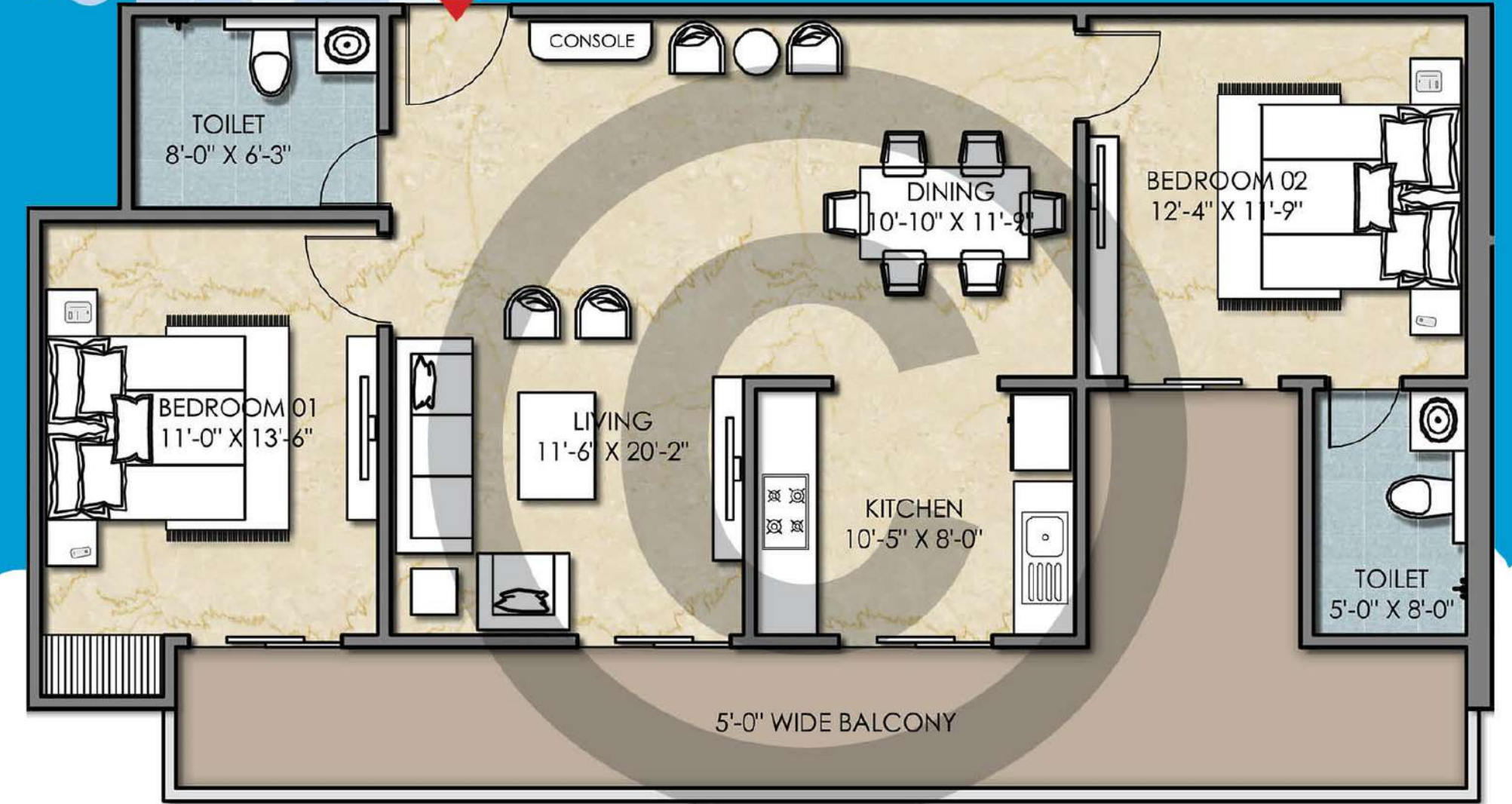
- 3 Bedroom
- Living and Dining
- Kitchen
- 2 Balcony
- 2 Toilet



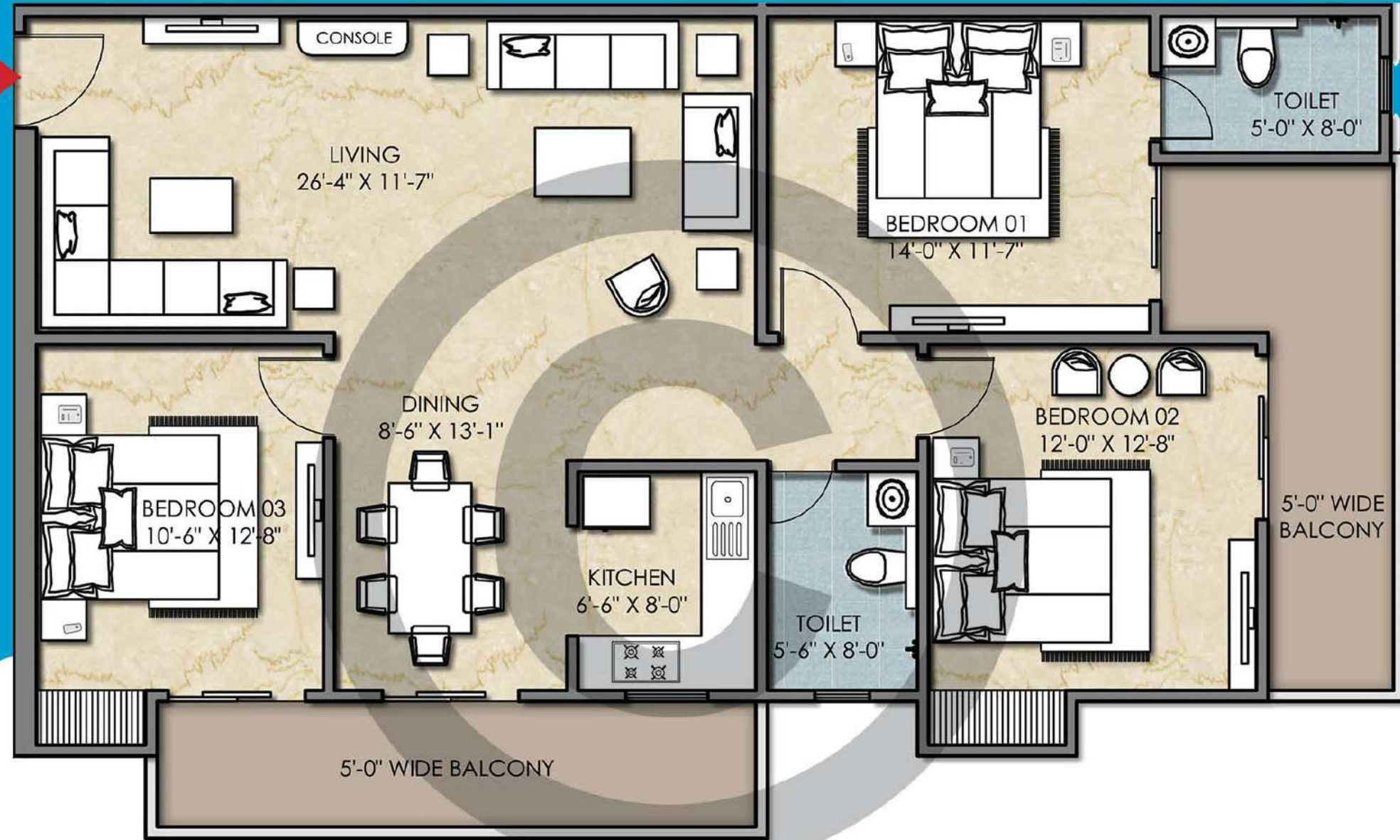
Unit Plan
2BHK
1743 3BHK
 3 Bedrooms | Living and Dining | Kitchen
 2 Balcony | 2 Toilets



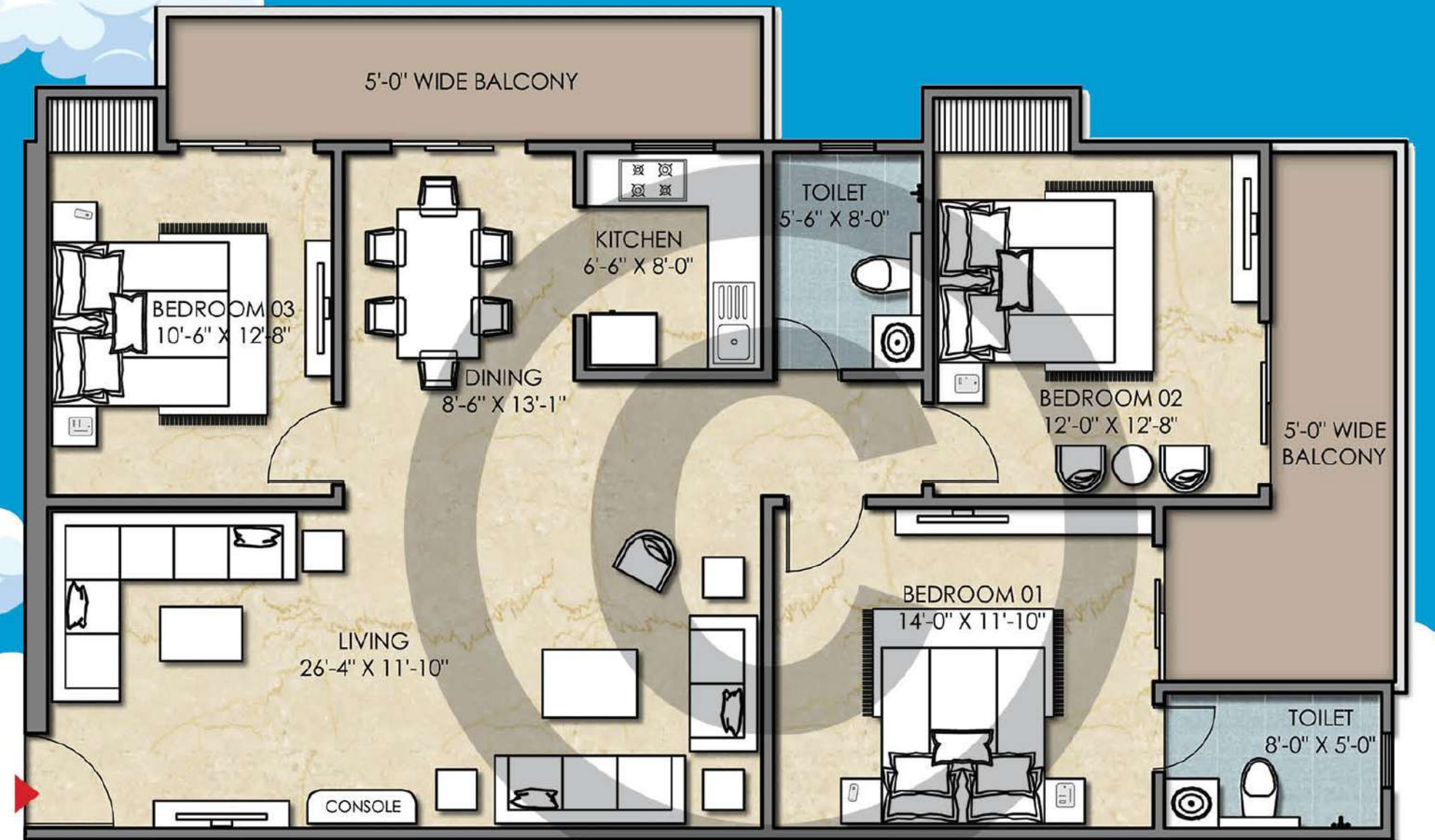
Unit Plan
3BHK
2160 sqft
3 Bedrooms | Living and Dining | Kitchen
2 Balconies | 2 Toilets



Unit Plan
2BHK
1743 sqft
2 Bedrooms | Living and Dining | Kitchen
1 Balcony | 2 Toilets



Unit Plan
3BHK
2059 sqft
3 Bedrooms | Living and Dining | Kitchen
2 Balcony | 2 Toilets



Unit Plan
3BHK
2081 sqft
3 Bedrooms | Living and Dining | Kitchen
2 Balcony | 2 Toilets

Comfort
founded on rich
specifications
structure



CIVIL

- Raft Foundation
- Solid / hollow bricks masonry for external and internal walls
- RCC earth quake resistant frame work
- Polished concrete for car park flooring within the building

FLOORING

- 1200x600 vitrified filed flooring for living dinning & Bedrooms & Kitchen & Balcony rustic tiles

PAINTING

- External wall 2 coat of premium emulsion and texture Finish as per architect design internal wall & ceiling two coat putty finish

DOOR & WINDOWS

- Premium quality pre-hug doors
- Premium quality hardware
- Premium powder coated aluminum / upvc balcony slide doors & windows
- Main Door With Branded Locks
- S.S Handrails & Stair case for balconies

BATHROOMS

- Equipped with Jaguar/Parryware/Cera/Kerovit or equivalent make washbasins and WCs. CP fittings of Jaguar/ Parryware/Cera/Kerovit or equivalent make.

ELECTRICAL & ELECTRONICS

- Concealed wiring using PVC conduits exhaust fans in Kitchen all washrooms

- Automatic DG backup for each apartment & shop with change Over system
- TV & AC points in all bedrooms & living area Modular switches of premium brand Ceiling light in balcony
- Light fixtures for the common area external area apartment Balconies and at entrance door of the individual apartment

KITCHEN

- Adequate power points for home appliances bare kitchen for Customization of interior design points for water purifier Washing machine / dish washer

TOILETS

- Premium sanitary ware
- Premium branded bath fittings and accessories
- Premium quality anti-skid floor tiles and wall tiles up to ceiling

SECURITY SAFETY FEATURES

- Round the clock security
- Standards fire safety features on all floors
- CCTV for common area surveillance
- Intercom facility in apartment / Common area

OFFICE SUITES SPECIFICATIONS

FINISHES

- Lobbies: Combination of Stone/ Vitrified tiles and painted surface
- Basement: Broom finish Concrete
- Tenant Floor Finish: Concrete Floor
- Common Toilets: Finished toilets with modern fittings and fixtures

PARKING

- Basement for parking and services Provision of video surveillance

SECURITY Video Surveillance:

- Basement parking and at appropriate location on upper floors

LIFE SAFETY

- Wet Riser/Hose Reels/Sprinklers/Fire Extinguishers: Provided as per norms
- ELECTRICAL Distribution: Provision of cable upto tenants Distribution Board
- Metering: Tenant load will be metered

RETAIL SPECIFICATIONS

RETAIL SHOPS

- Large storefronts and glazing areas for

- Retail units
- Dedicated signage areas for all units as per design
- Structure-RCC slab and column structure with masonry partitions
- Escalators and staircases connecting Retail levels
- Pedestrian plaza designed with seating areas and kiosks
- FINISHES Exterior: Combination of Glazed windows, Stone and painted surface
- Lobbies: Combination of Stone/ Vitrified tiles and painted surface
- Basement: Broom finish Concrete

- Tenant Floor Finish: Concrete Floor
- Common Toilets: Finished toilets with modern fittings and fixtures

PARKING

- Basement for parking and services.
- Provision of video surveillance.

SECURITY

- Video Surveillance: Basement parking and at appropriate location on upper floors
- Manned security: Boom Barrier at all Vehicular Entry & Exit Points

Disclaimer: Baba Complex reserves its right to change the area and specifications without prior notice; if the area differs at the time of possession, cost would be adjusted upwards or downwards, as the case may be. Variation in area shall not exceed 10%

LOCATION



Site Address:

Baba Complex, GulabBagh Chowk,
Purnia, Bihar

ARCHITECT: M/s DES ARC

UG SR 1A | Upper Ground Floor, Ansal Plaza
Sector - 1, Vaishali, Ghaziabad - 201010
Ph. : (O) 9818711273, 9818799463

Developer Address:

R D ECO DEVELOPERS PRIVATE LIMITED

RD Green Resort | 1st Floor | Opposite Durga Mandir
Gosai Tola | Patna - 800013
e-mail- rdecodevelopers@gmail.com
m: +91-9264495675 | +91-9264495677 | +91-9264444421

*Disclaimer: *This Brochure is not a legal document. It describes the conceptual plan to convey the intent and purpose of RD Heights. The image are imaginary and the details mentioned in this brochure are tentative and subject to change at the sole discretion of the developer and / or architects.*