



The future of  
*living*  
is here





# The fine art of building homes!

At RD Eco Developer, we continuously endeavor to create happy communities by building homes with best-in-class features. We design architecture that promotes community and holistic living. With tremendous focus on quality, world-class design, construction technology and robust execution, we stand committed to deliver smart, efficient, and spirited homes. Within a short span, RD Eco Developer has emerged as a strong brand in the realty industry for relevant, best-in-class and value for money products with on-time delivery and customer-first approach. RD Eco Developer is one of the fastest growing firms in Bihar with diverse interests in Retail, Hospitality, Real Estate and Commercial.

But for the time the focus of all attention is our new development "RD Heights" that is bound to spoil one with an overdose of luxury wrapped up in an elite lifestyle.





## Enter a world of grandeur!

For homeowners wanting to elevate their lifestyle, fine living in Patna now has a new name – RD Heights. Spread over a sprawling 10 acres approx, the residential project offers 4 majestic towers with exclusive 3BHK well-designed flats complete with plush modern facilities and amenities required for a luxurious lifestyle.

With nature in its heart and heart in its nature, RD Heights presents future-ready residences for the love of being at home. The life at RD Heights is like an oasis far from the hustle and bustle of the urban life. It is packed with an array of modern facilities and active lifestyle options with calming water features and abundant green spaces.

*Welcome to a greener world, a purposeful world, a future-ready home!!*







Signature spaces for you to indulge!

# Experience uncompromised luxury

Don't settle for increasingly compromised apartment sizes. After all, what is luxury without the feeling of grandeur and excess? RD Heights offers exclusive 3BHK homes that are expansive in every sense - high ceilings, incredibly spacious rooms, classic interiors and views that overlook the horizon. Detailed with the finest finishing, RD Heights brings to you uncompromised luxury at every turn.



The lavish opulence of the drawing room provides a canvas to your imagination where you can decorate your dreams. The majestic bedrooms are the perfect rendezvous for a stylish and unconventional affair. They are simple yet elegant, intelligently detailed, tossed with abundance of open spaces that exudes a remarkable freshness to touch lives. The smartly designed modular kitchen complemented by intelligently planned usage of space and light add glamour quotient to the boring affair.







## A place where you can stay indulged!

At RD Heights your life will become much better with diverse leisure and recreation facilities for everyone and for every age. RD Heights has brought together amenities that ensure happy times for your little ones as well as an active lifestyle for you.



*\*Image for representation purpose only.*

Explore the myriad shades of nature with acres and acres of greenery, golden sunshine, colorful flower beds and your innumerable expressions of happiness. Watch the birds, stroll through the tree-lined tracks, simply sit back and cherish every moment. Nature has its own necklace of surprises for you.



Designed as heart of the project, the clubhouse at RD Heights is nothing less than several gems put together on display.



State of the art Clubhouse with multipurpose hall for organising events



Jogging Track



Separate kids play area



Swimming pool



Landscaped lawn for parties at the terrace level



Tennis Court

With a tennis court and an array of other sporting and fitness facilities at RD Heights, meeting your fitness goals will be super easy. Burn your calories in a world-class gymnasium. Recharge yourself with some good food. Or simply get together with your friends and loved ones at the party lawn to celebrate every day like an achievement. Take a dip in the enormous swimming pools or soak in the day under the shade of breezy trees.



Meditation area



Half Basketball court



Large Central Green with themed gardens



Visitors Lounge in Reception





# sustainable architecture for today & future generations



The Aluminium Formwork System is the most versatile construction system in the world wherein monolithic crack free construction of beams, columns, slabs and walls are done.

RD Heights, we are redefining the construction industry with Aluminium Formwork which is specifically designed to allow rapid and long lasting structures for all types of architectural layouts. Here are some key points that will give you a better insight into **"Why Aluform?"**

- Speedy Construction hence cost effective
- Casting of walls and slabs possible simultaneously
- Eco-friendly products lead to lesser debris generation
- Higher scrap value
- Increased carpet area
- High tensile strength
- Durable
- Smooth finish
- Seismic resistant
- Negligible labour intensive work
- Rust proof hence reusable
- Negligible maintenance required
- Other salient features of ALUMINIUM FORMWORK SYSTEM is its resistance to earthquake tremors, resistance to fire, its low noise transmission and its proven durability giving long life with low maintenance.



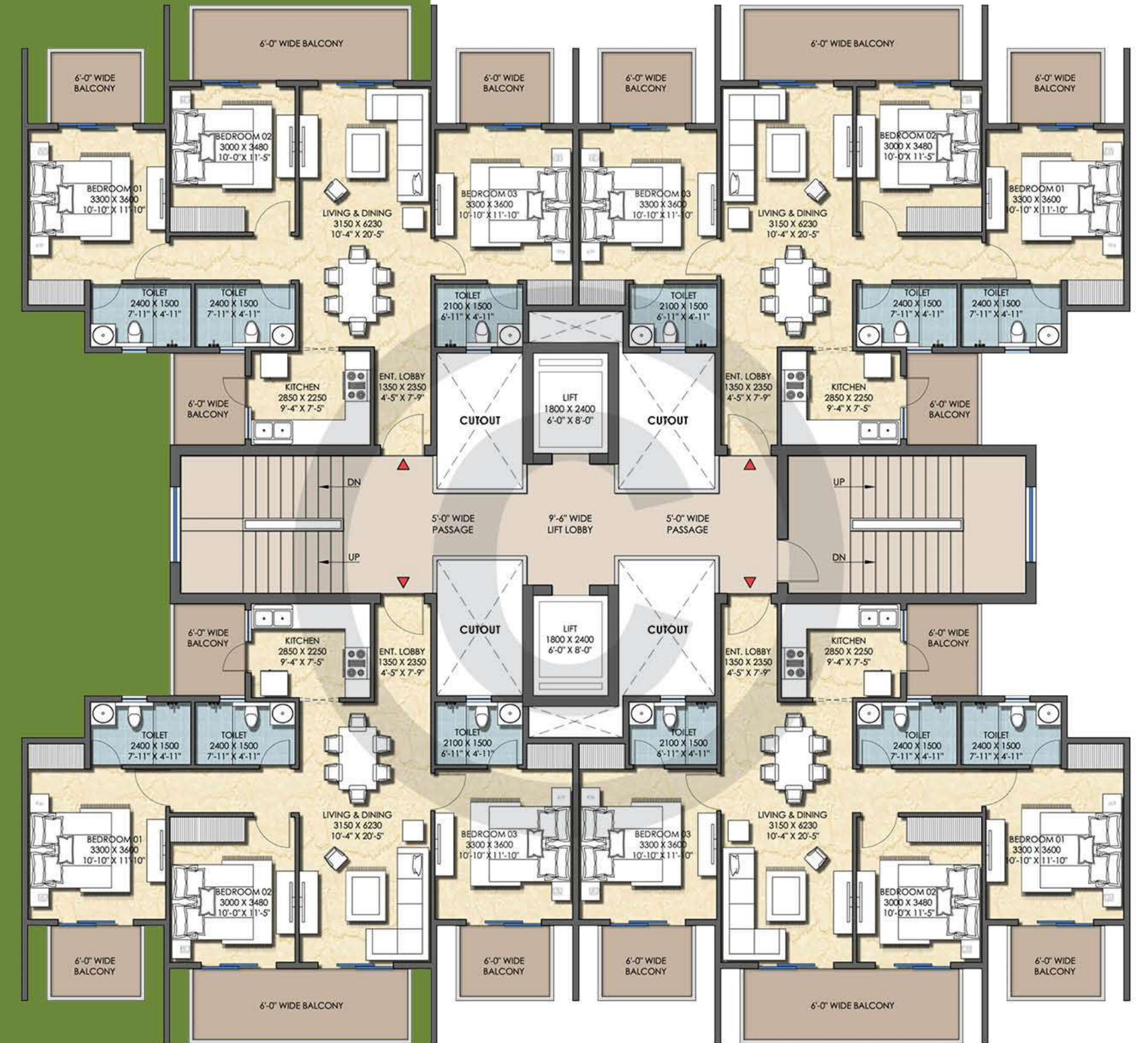




Planned  
to perfection

## MASTER PLAN

Main entry | Lawn | Swimming pool | Kids pool | Club entry  
Entry Lawn | Kids' play zone | Hangout zone | Tennis court



## TYPICAL FLOOR PLAN

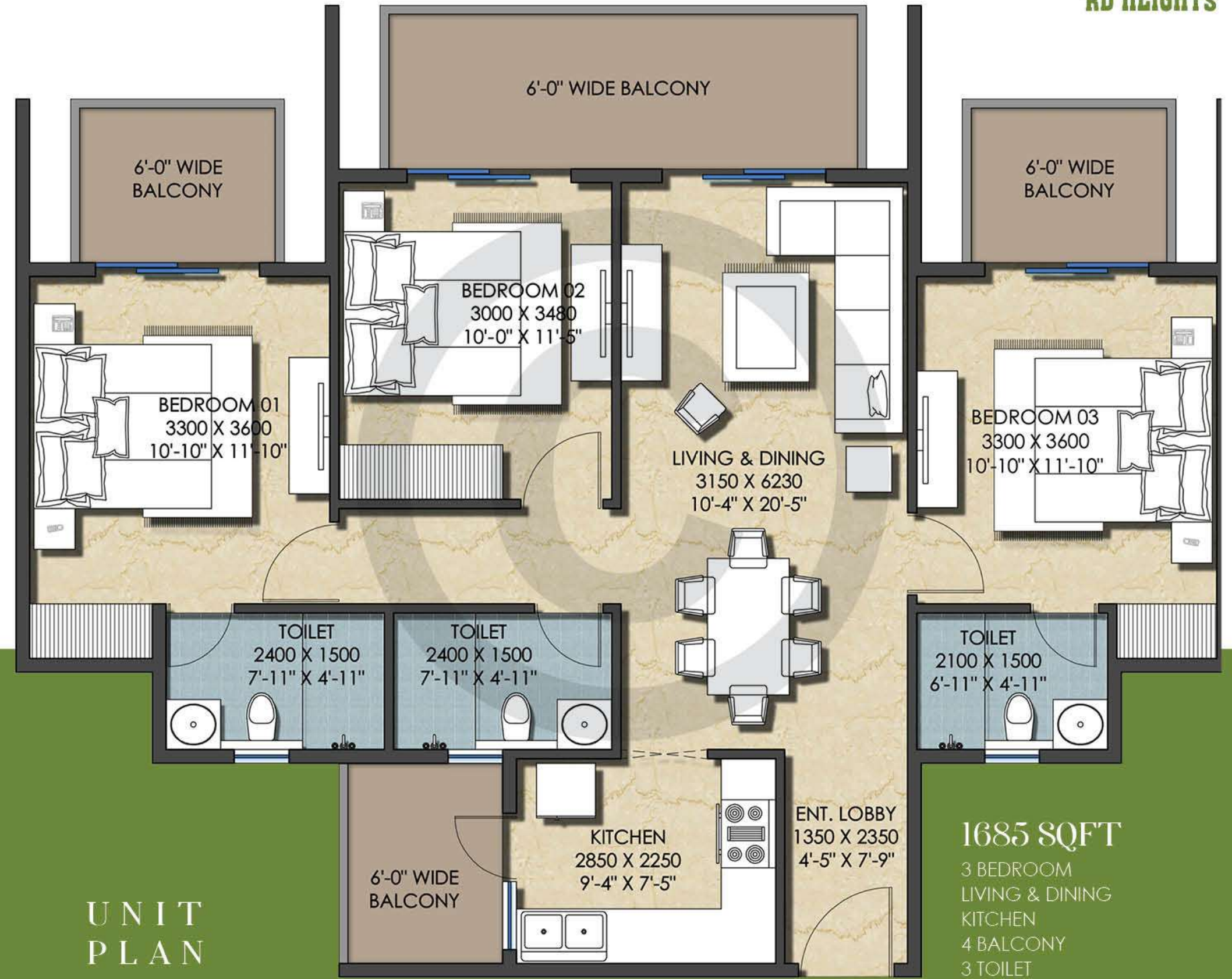
3 BHK + 3 TOILET





TOWER 05  
(19TH FLOOR PLAN)

3 BHK + 3 TOILET



UNIT  
PLAN

1685 SQFT

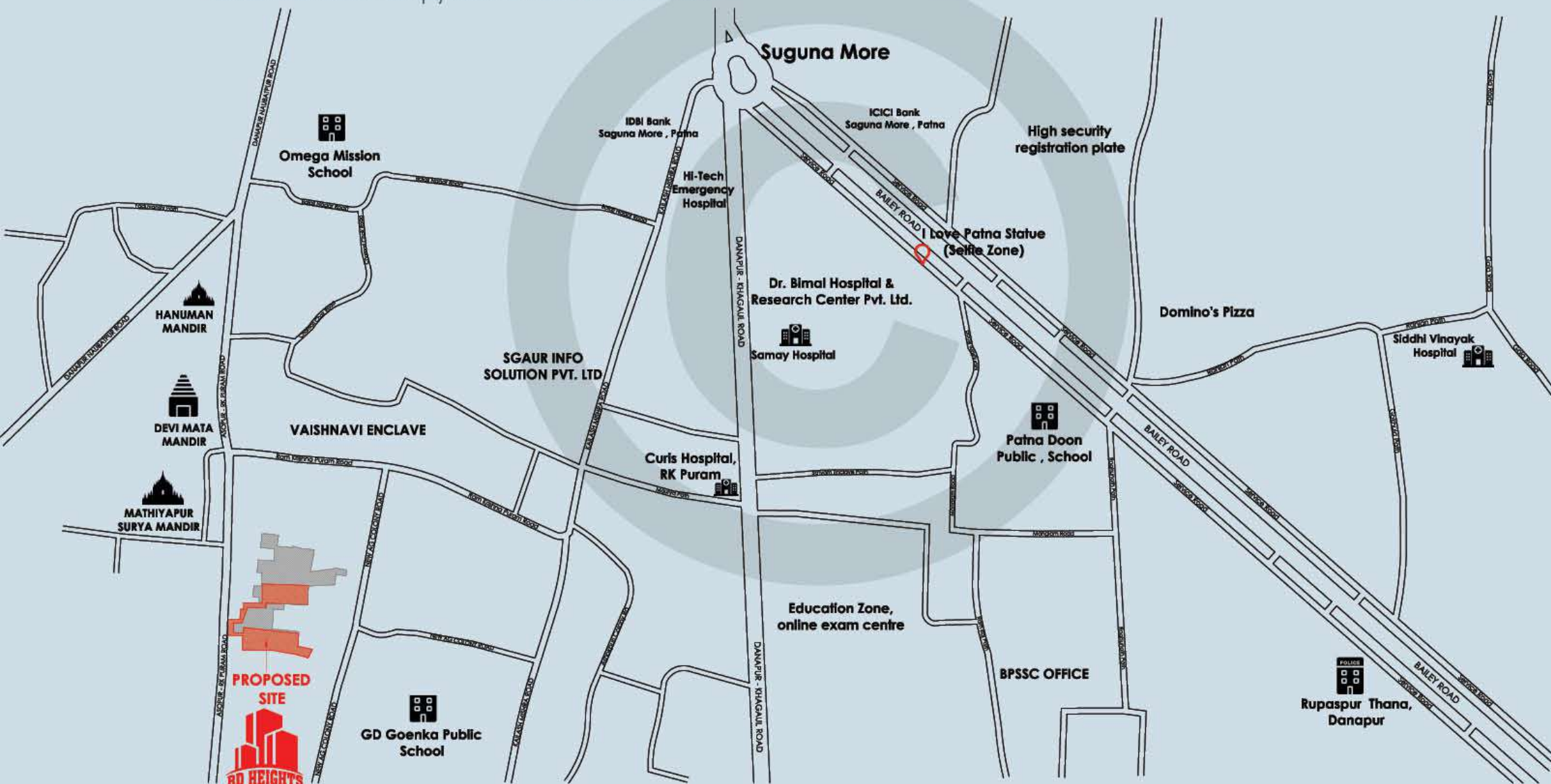
3 BEDROOM  
LIVING & DINING  
KITCHEN  
4 BALCONY  
3 TOILET



# And now exclusivity has an address!

RD Heights enjoys an exceptional location right in the heart of capital. It is well connected to major highways, making your commute to anywhere in the city easy. All along the road lie multiple corporate addresses, prime malls and eateries, healthcare centers, and luxury residential abodes.

After all, a luxury lifestyle – where you walk to work, live a wholesome life of ease, enjoy the best of retail, leisure and entertainment – simply must be where all the action is.



2 km drive to Danapur Railway Jn



6.2 km drive to Patliputra Railway Jn

12.4 km drive to Patna Jn



5 km drive to Airport



6.7 km drive to IGIMS

1 km drive to Hitech Hospital



500 M drive to Karen's School



## At a glance

### STRUCTURE

Earthquake resistant R.C.C. frame structure with R.C.C. shear Walls using one of its kind Aluminium Formwork Technology.

### EXTERIOR

- Texture paint of Acro/Shalimar paints.
- Decorative railing with as per elevation design.

### FLOORING

- Vitrified Wooden Planks tile in master bedroom of Kajana/Somany/Johnson or equivalent make.
- 80 X 80/60 X 60 Vitrified tile flooring in Drawing/Dining and other bedrooms of Kajana/Somany/Johnson or equivalent make.

- Anti-Skid floor tiles of Kajaria/Somany or equivalent make in Toilets and Balconies.
- Full height Glazed/Ceramic Tiles in Toilets of Kajaria/Somany or equivalent make.

### KITCHEN

Kitchen with Granite Slab Counter, R.O for purified water, Stainless Steel sink with drainboard of Nirali or equivalent make alongwith glazed tiles 2ft above counter of Kajaria/Somany/Johnson or equivalent make.

### DOOR & WINDOWS

- Flush Door with decorative laminate for main entrance door of the flat.
- All balcony openings to be UPVC door & windows of international make.
- Flush doors for all internal doors.

- All door hardware to be of Godrej/Doorset or equivalent make.

### BATHROOMS

- Equipped with Jaguar/Kohler/Hindware or equivalent make washbasins and WCs. CP fittings of Jaguar/Kohler/Grohe or equivalent make.

### ELECTRICAL

- Electrical (copper) wiring as per ISI code with Modular switches of Anchor/Wipro or equivalent make.
- Circuits with MCB of approved make AS PER ISI code. TV and Telephone/Intercom points in every room.

Disclaimer: Marble / granite being natural materials have inherent characteristics of color and grain variations. Specifications are indicative and are subject to change as decided by the Company or Competent Authority. Marginal variations may be necessary during construction. The brands of the equipments / appliances are tentative and liable to change at the sole discretion of the Company. Applicant / Allottee shall not have any right to raise objections in this regards. Areas and plans are subject to changes following detail design of services.



*Image for representation purpose only.*





### Payment Plan:

At the time of Booking	10%
On completion of Plinth Level	15%
Upon casting of 1st Floor	10%
Upon casting of 2nd Floor	10%
Upon casting of 3rd Floor	8%
Upon casting of 4th Floor	8%
Upon casting of 5th Floor	8%
Upon casting of 6th Floor	8%
Upon Start of Brickwork	10%
Upon Start of Flooring	8%
Upon Offer of Possession	5%





Site Address: **RD HEIGHTS**  
RK Puram, Danapur Khagaul Road, Sagunamore  
Patna, Bihar - 801503



Developer: **R D ECO DEVELOPERS PRIVATE LIMITED**  
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*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.*

