

DEVELOPERS



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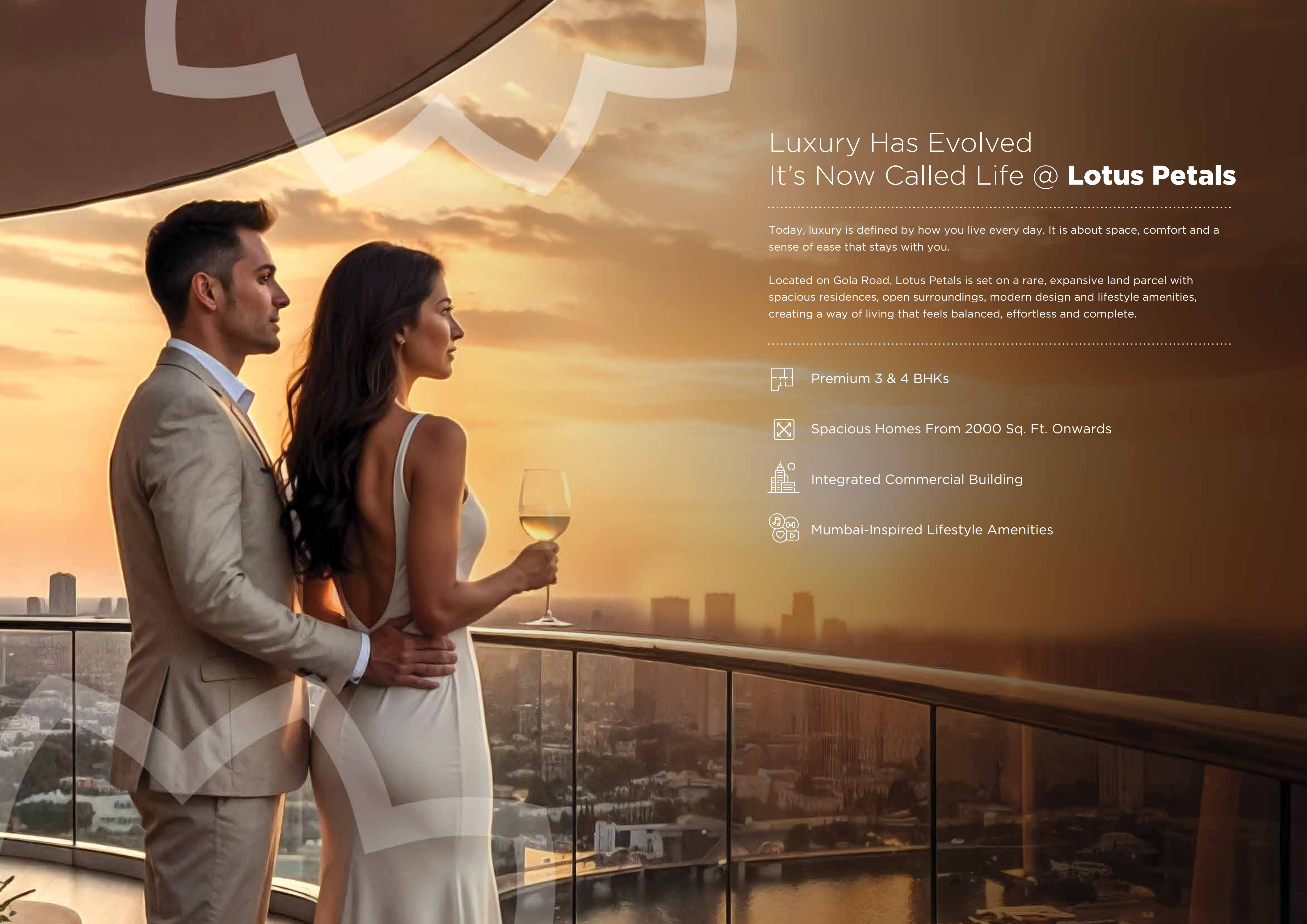
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Lotus Petals

Lifestyle Is The New Luxury



Luxury Has Evolved It's Now Called Life @ **Lotus Petals**

Today, luxury is defined by how you live every day. It is about space, comfort and a sense of ease that stays with you.

Located on Gola Road, Lotus Petals is set on a rare, expansive land parcel with spacious residences, open surroundings, modern design and lifestyle amenities, creating a way of living that feels balanced, effortless and complete.



Premium 3 & 4 BHKs



Spacious Homes From 2000 Sq. Ft. Onwards



Integrated Commercial Building



Mumbai-Inspired Lifestyle Amenities



A Landmark

Designed To Rise Above
The Ordinary

Connected To Today

Aligned To Tomorrow

KEY DISTANCES

CONNECTIVITY

- DIGHA AIIMS ELEVATED ROAD - 2.5 KM TO 3 KM
- PATNA- ARRAH- BUXAR HIGHWAY (NH 922) - APPROXIMATELY 1-2 KM
- NATIONAL HIGHWAY 31 - APPROXIMATELY 4-6 KM AWAY
- NATIONAL HIGHWAY 131G (PATNA RING ROAD) - APPROXIMATELY 5-8 KM
- NATIONAL HIGHWAY 22 - APPROXIMATELY 7-9 KM AWAY
- NATIONAL HIGHWAY 139 - APPROXIMATELY 3-5 KM AWAY
- JAY PRAKASH NARAYAN INTERNATIONAL AIRPORT - 7 KM

TRANSPORTATION

- DIGHA BRIDGE HALT (TRAIN STATION) - 4.3 KM
- PATLIPUTRA JUNCTION (TRAIN STATION) - 5.4 KM

EDUCATIONAL INSTITUTES

- ST. KAREN'S HIGH SCHOOL - 1.3 KM
- JANA KDHARI HIGH SCHOOL - 3.5 KM
- DR.D RAM D.A.V. PUBLIC SCHOOL - 900 MTR
- GYAN NIKETAN SCHOOL - 1.8 KM
- MAGADH INSTITUTE OF TECHNOLOGY - 1.6 KM
- ARADHYA ONLINE EXAMINATION CENTRE - 5.8 KM

HOSPITALS

- DD MANDAL HOSPITAL PVT. LTD. - 5.6 KM

PHARMACY

- KASHISH MEDICAL HALL - 6.1 KM

HOLY PLACES

- RAM MANDIR - 600 MTR
- JHAKHARI MAHADEV MANDIR - 1.2 KM

CLUBS & GARDENS

- T POINT RESORT - 450 MTR
- AYUSH RESORT - 450 MTR
- SUPER COLLECTION O GOLA ROAD - 1 KM

GYMS

- FITNESS FIXER GYM - 1.5 KM

RESTAURANTS

- NAMO HOTEL - 4.2 KM
- UPPER DECK RESTAURANT AND CAFÉ - 1.7 KM
- TASTE BUDZ - 750 MTR

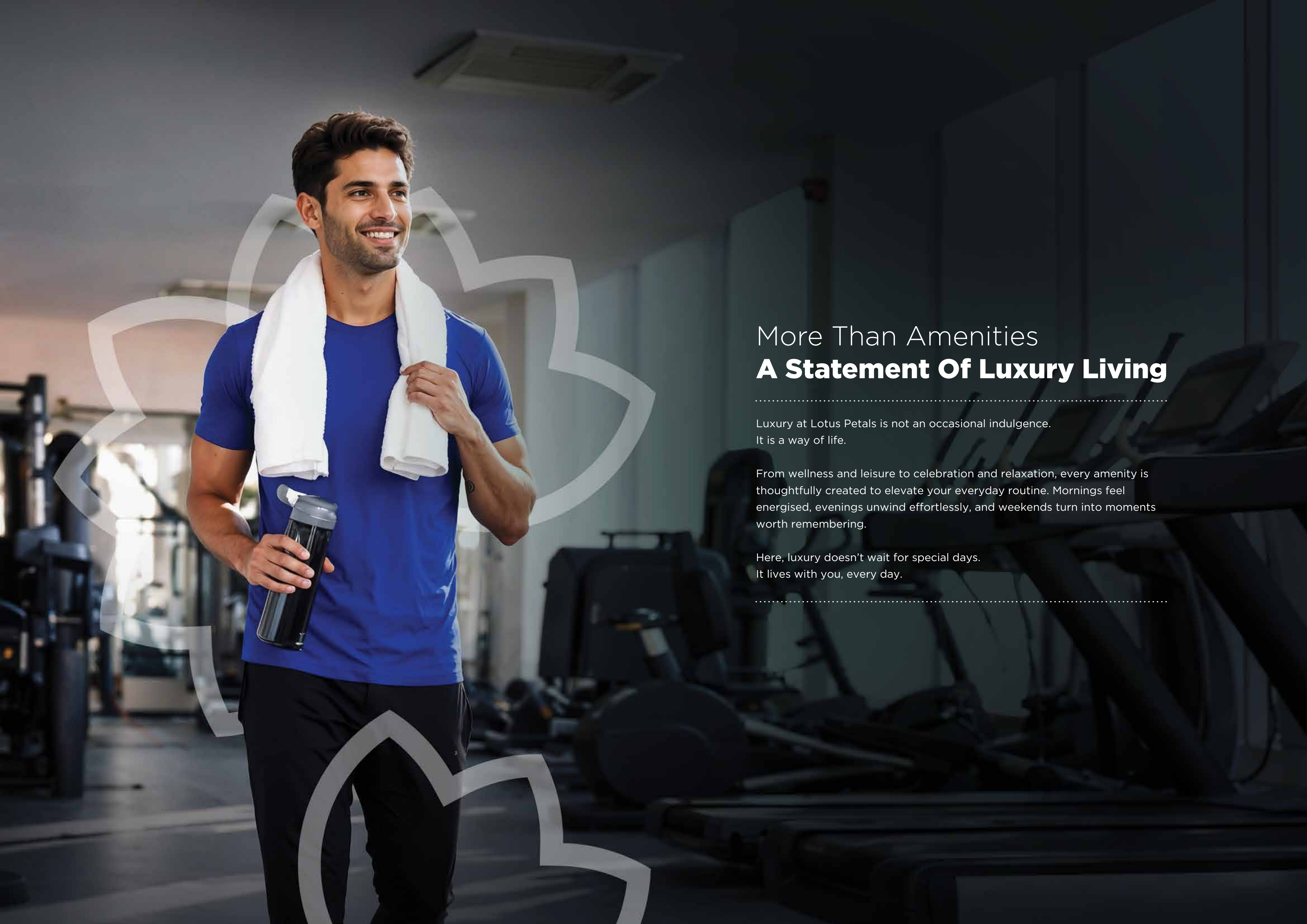
OTHERS

- BRIJ BALAJI TOWER - 1 KM
- MAJESTIC JANKI CITY - 1.2 KM
- LOTUS ABODE - 550 MTR
- MATESHWARI SINGH VILLA - 1 KM



Where Scale And
Design Meet Luxury





More Than Amenities **A Statement Of Luxury Living**

Luxury at Lotus Petals is not an occasional indulgence.
It is a way of life.

From wellness and leisure to celebration and relaxation, every amenity is thoughtfully created to elevate your everyday routine. Mornings feel energised, evenings unwind effortlessly, and weekends turn into moments worth remembering.

Here, luxury doesn't wait for special days.
It lives with you, every day.

A World Of **Green Spaces And Serenity**

In a fast-developing neighbourhood, Lotus Petals offers a rare sense of openness through expansive layouts and thoughtfully planned green spaces. Here, life slows down, beautifully.



- Landscaped Gardens & Green Zones



- Thoughtfully Planned & Crafted Open Areas



- Homes with Natural Light & Ventilation



- One of the Most Spacious Developments in the Area



Designed For Openness
Crafted For Comfort

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Everyday Living, Elevated With
Thoughtful Experiences



Swimming Pool

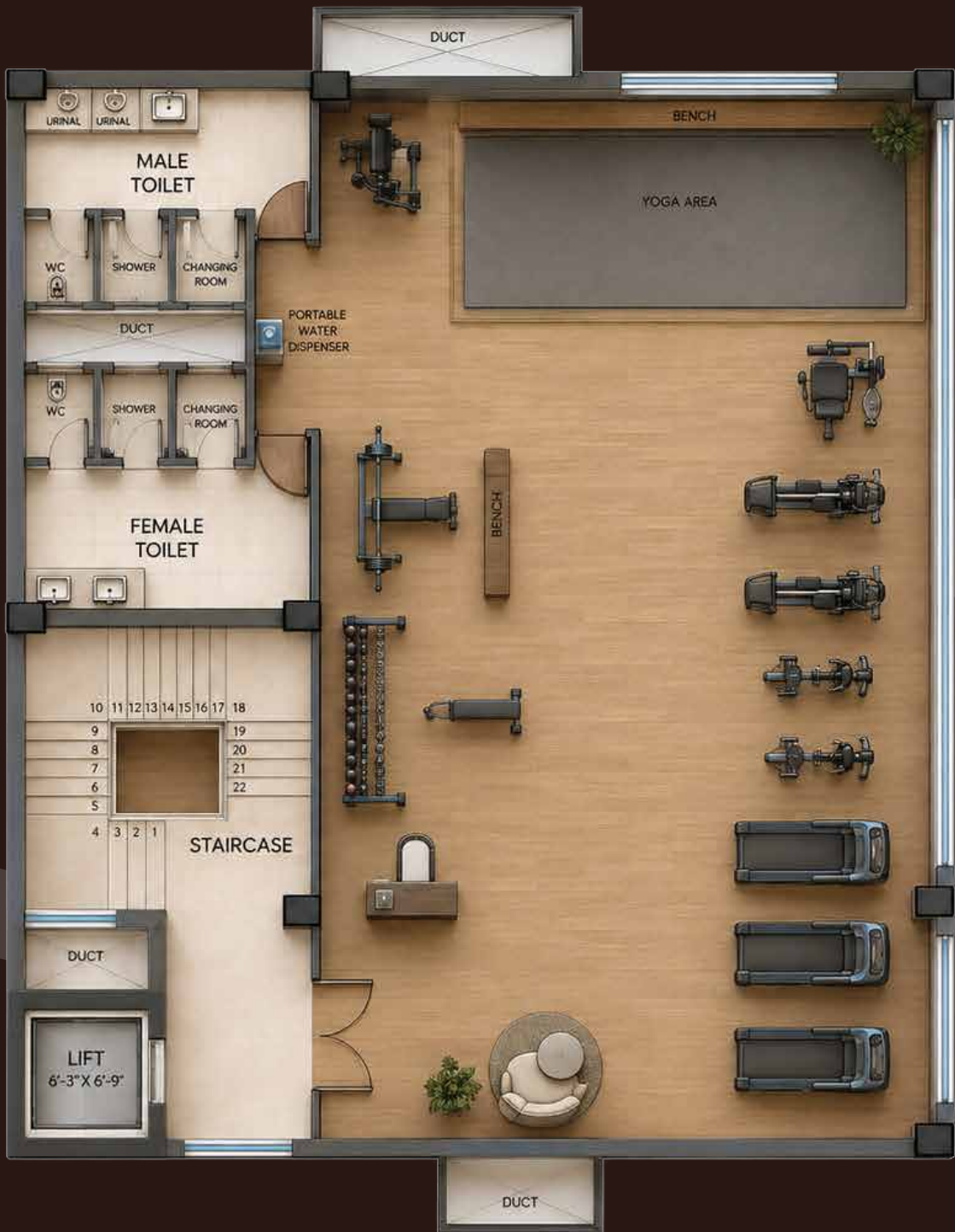
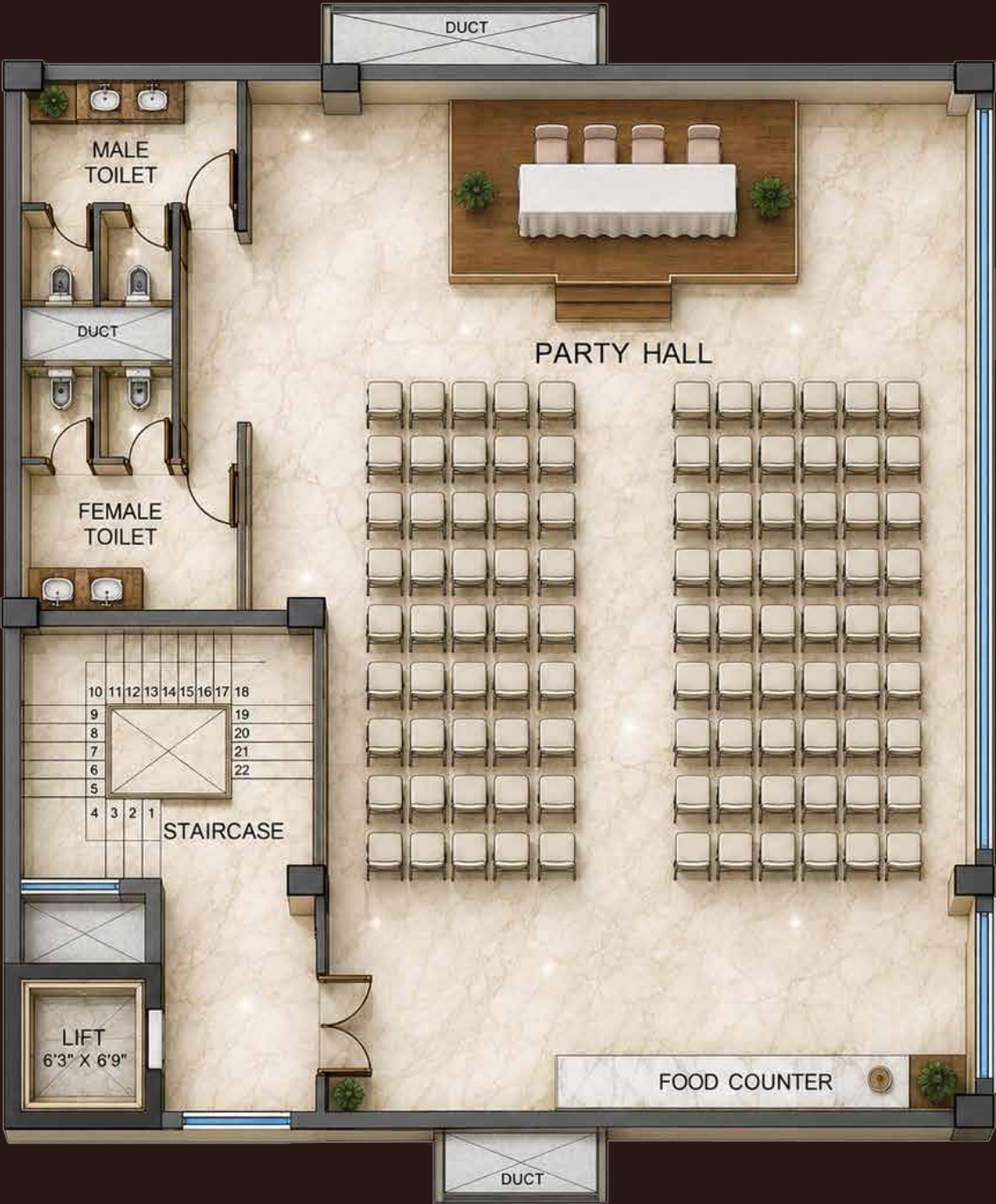
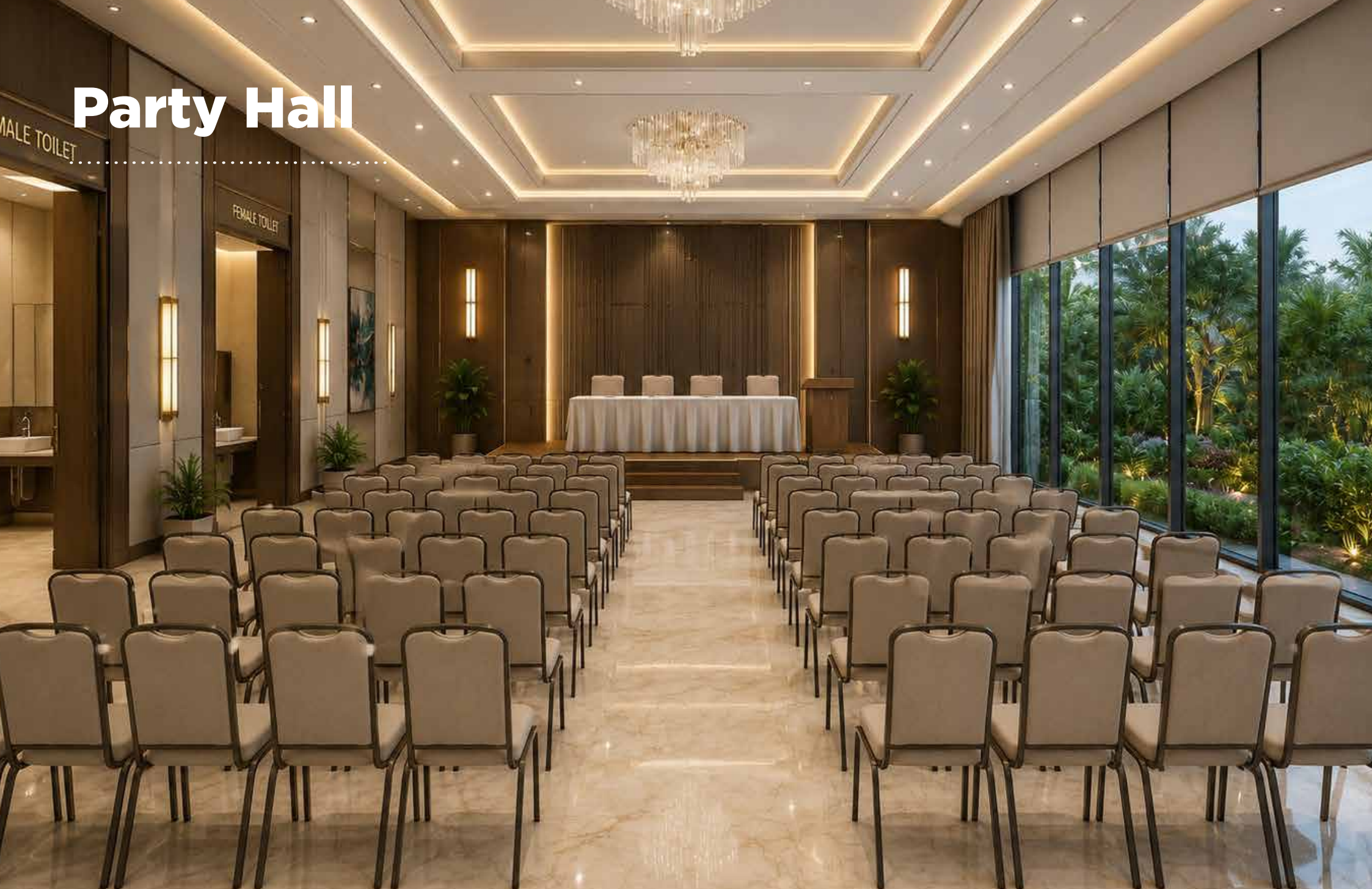


Garden



Lobby

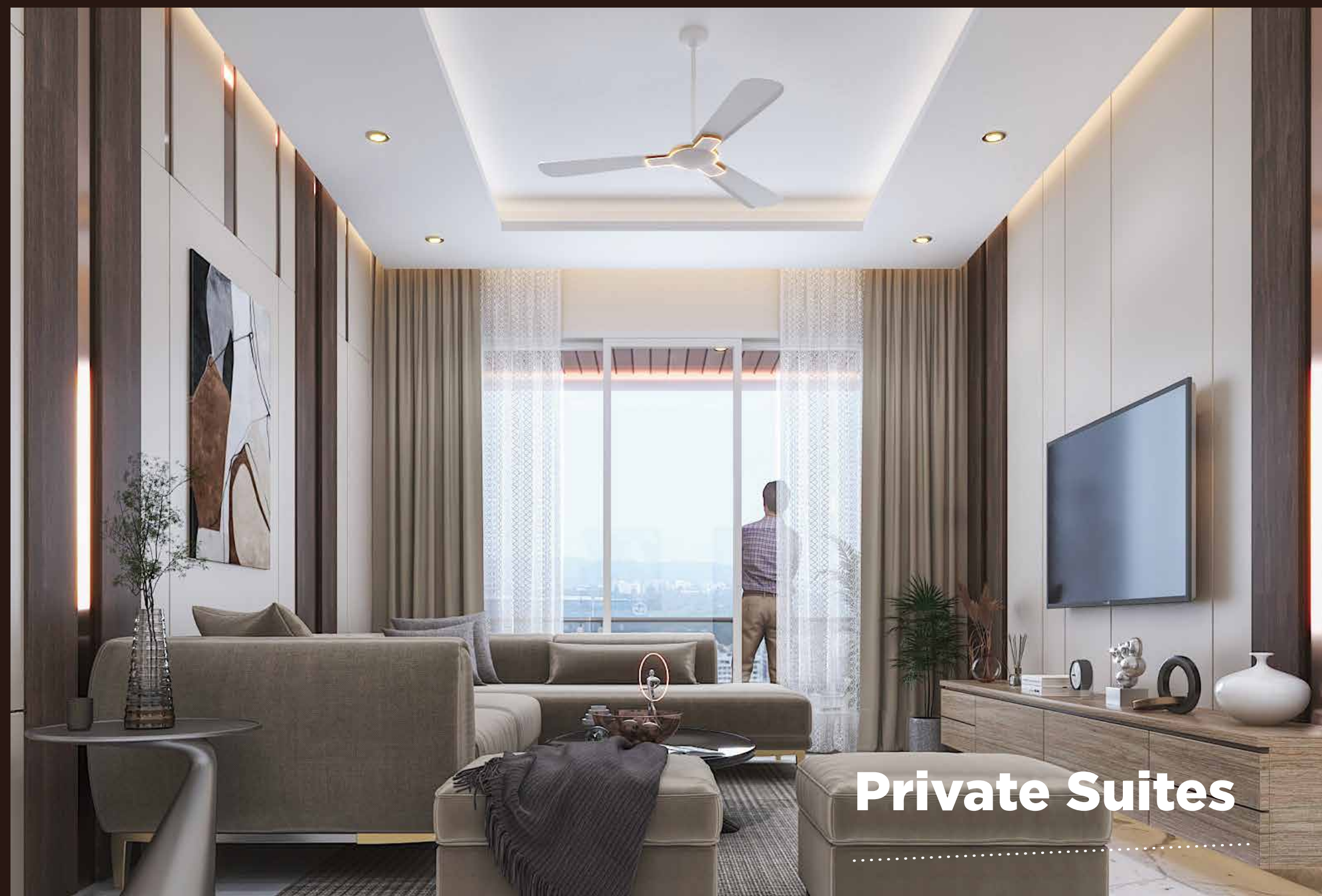
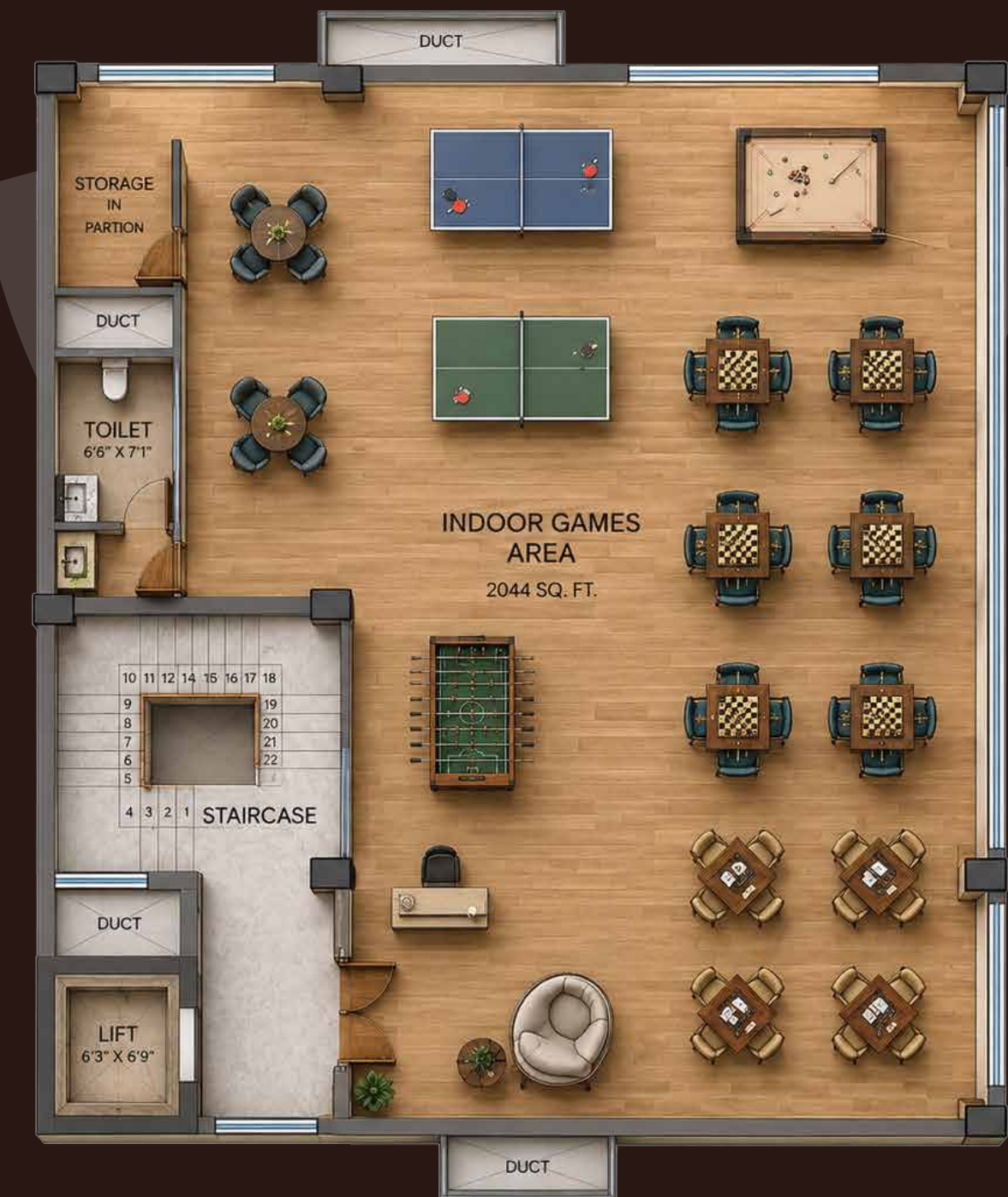
Party Hall



Gymnasium



Indoor Games



Private Suites

Living Room



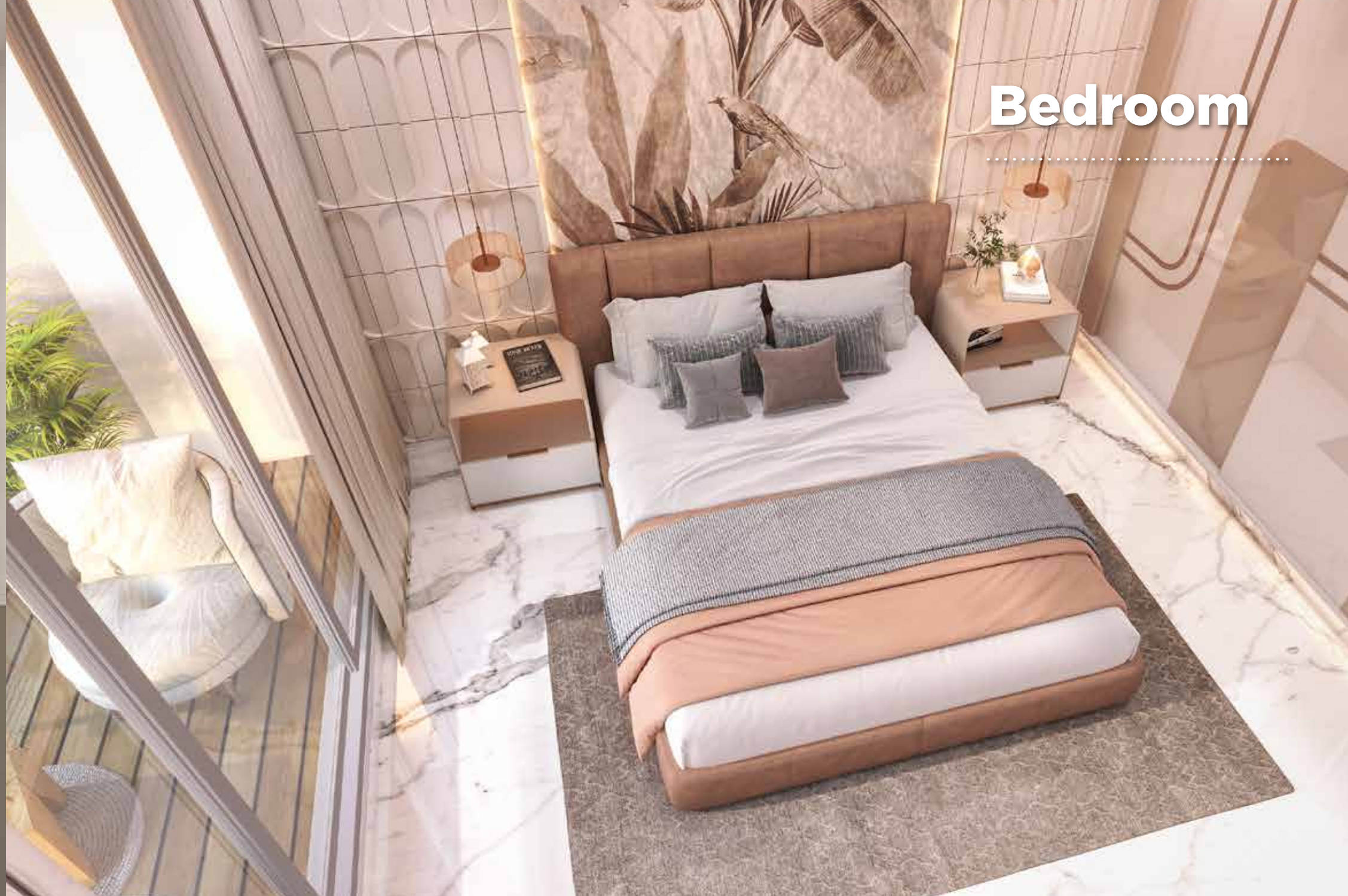
Master Bedroom



Kitchen



Bedroom



Dining Room



Thoughtfully Planned Layouts That Maximise Space



LEGEND

- 1. ENTRY / EXIT
- 2. PLAZA
- 3. COMMERCIAL BLOCK
- 4. AMINITY AREA
- 5. GARDEN
- 6. ENTRANCE LOBBY
- 7. POOL
- 8. KIDS POOL





Homes Designed Around The Way You Live

FLAT NO.	CARPET AREA (SQ. FT.)	BALC. AREA (SQ. FT.)	BUA (SQ. FT.)	SALEABLE (SQ. FT.)
1 - 4BHK	1668	205	2096	2829.6
2 - 3BHK	1250	175	1598	2157.3
3 - 4BHK	1556	218	1990	2686.5
4 - 3BHK	1222	152	1532	2068.2
5 - 3BHK	1209	154	1517	2047.95
6 - 3BHK	1073	154	1447	1953.45
7 - 4BHK	1504	214	1924	2597.4
8 - 3BHK	1195	156	1525	2058.75
9 - 4BHK	1715	219	2182	2945.7



A Landmark With
A Garden Runway



A Legacy Of Trust

A Vision For Tomorrow



Founded in 1992 by Mr. Sanjay Kumar Sinha, Nutan Construction has grown into one of the most trusted real estate developers in Patna. A strong presence across Bihar and NCR, Nutan Construction is recognised for its construction excellence, timely delivery and long-term value creation.

Driven by a team of experienced professionals, their focus remains on creating spaces that not only meet expectations but elevate lifestyles, ensuring every home delivers comfort, trust and lasting satisfaction.

ONGOING PROJECTS

- Lotus Elegance - Gola Road, Near St. Karen's School, Patna
- Crescent - Bypass Road, Anishabad, Patna
- Lotus Garden - Near T- Point, Gola Road, Patna
- Lotus Plaza - Near T- Point, Gola Road, Patna



Lotus Elegance



Crescent



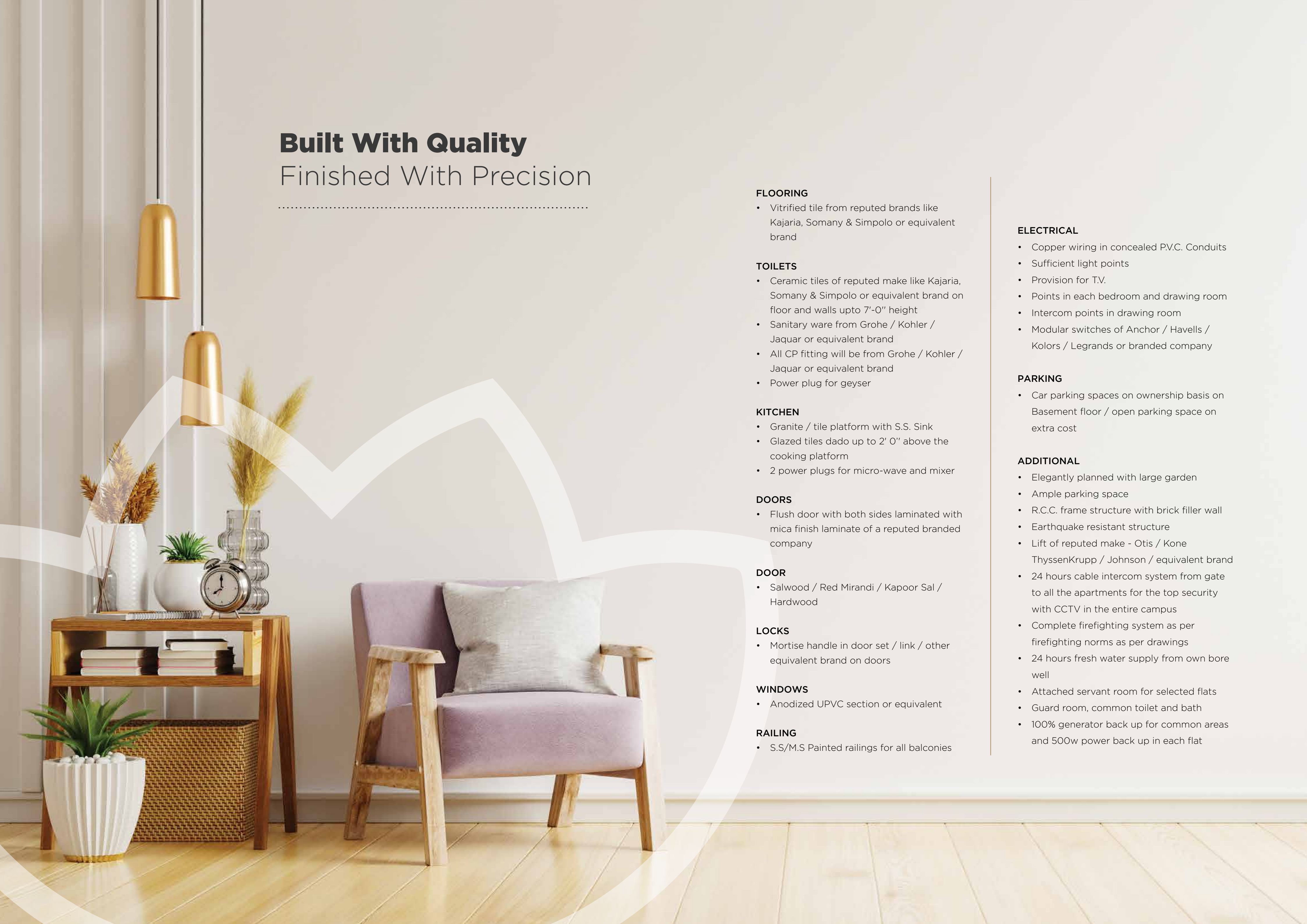
Lotus Garden



Lotus Abode

COMPLETED PROJECTS

- Rameshwaram Apartments - Kankarbagh, Patna
- Gopeshwar Heritage - Boring Canal Road, Patna
- Nutan Residency - Kalikat Nagar, Patna
- Nutan Vihar Apartment - Kankarbagh, Patna
- Hariom Apartment - Exhibition Road, Patna
- Angad Apartment - G.D. Mishra Path, New Patilputra Colony, Patna
- Hariom Commercial Complex - New Dakbunglow Road, Patna
- Arya Apartment - Dariyapur Gola Road, Patna
- Awadh Vihar Apartment - Mulchand Path, Patna
- Ramnath Apartment - I.A.S. Colony, Kidwaipuri, Patna
- Hardeo Vihar - Mulchand Path, Patna
- Savitri Apartment - Anandpuri, Patna
- Uma Vihar Apartment - Mulchand Path, Patna
- Mahalaxmi Complex - Rajendra Path, Patna
- Amba Sadan - I.A.S. Colony, Kidwapuri, Patna
- Kanti Palace - Shasthri Nagar, Patna
- Imam Shopping Centre - Patna Market, Patna
- Sabita Apartment - Ashiyana Road, Patna
- Parsauni Plaza - Ashiyana Road, Patna
- Purshottam Palace - Bailey Road, Patna
- Shiv Shankar Complex - Kankarbagh, Patna
- Vidya Complex - Patel Nagar, Patna
- Maxwell Apartment - Rajapur Pool, Patna
- Surya Prabha Mansion - New Dakbunglow Road, Patna
- Radha Krishna Complex - R K Bhattacharya Road, Patna
- Nutan Towers - Kankarbagh Main Road, Patna
- Amarkunj Apartments - Vivekanand Marg, Boring Road, Patna
- Sri Krishna Apartment - Ashok Nagar, Kankarbagh, Patna
- Shiv Radhika Complex - Shasthri Nagar, Patna
- Hari Sewa Complex - Mithapur Bus Stand, Patna
- R.K. Sadan - Gola Road, Patna
- Saket Sadan - Gola Road, Patna
- Narayan Sadan - Gola Road, Patna
- Sheetalkunj - Kalikat Nagar, Patna
- Nutan Plaza - Bandar Bagicha, Patna
- Lotus Abode - Gola Road, Patna
- Badri Mansion - Shasthri Nagar, Patna



Built With Quality Finished With Precision

FLOORING

- Vitrified tile from reputed brands like Kajaria, Somany & Simpolo or equivalent brand

TOILETS

- Ceramic tiles of reputed make like Kajaria, Somany & Simpolo or equivalent brand on floor and walls upto 7'-0" height
- Sanitary ware from Grohe / Kohler / Jaquar or equivalent brand
- All CP fitting will be from Grohe / Kohler / Jaquar or equivalent brand
- Power plug for geyser

KITCHEN

- Granite / tile platform with S.S. Sink
- Glazed tiles dado up to 2' 0" above the cooking platform
- 2 power plugs for micro-wave and mixer

DOORS

- Flush door with both sides laminated with mica finish laminate of a reputed branded company

DOOR

- Salwood / Red Mirandi / Kapoor Sal / Hardwood

LOCKS

- Mortise handle in door set / link / other equivalent brand on doors

WINDOWS

- Anodized UPVC section or equivalent

RAILING

- S.S/M.S Painted railings for all balconies

ELECTRICAL

- Copper wiring in concealed P.V.C. Conduits
- Sufficient light points
- Provision for T.V.
- Points in each bedroom and drawing room
- Intercom points in drawing room
- Modular switches of Anchor / Havells / Kolors / Legrands or branded company

PARKING

- Car parking spaces on ownership basis on Basement floor / open parking space on extra cost

ADDITIONAL

- Elegantly planned with large garden
- Ample parking space
- R.C.C. frame structure with brick filler wall
- Earthquake resistant structure
- Lift of reputed make - Otis / Kone ThyssenKrupp / Johnson / equivalent brand
- 24 hours cable intercom system from gate to all the apartments for the top security with CCTV in the entire campus
- Complete firefighting system as per firefighting norms as per drawings
- 24 hours fresh water supply from own bore well
- Attached servant room for selected flats
- Guard room, common toilet and bath
- 100% generator back up for common areas and 500w power back up in each flat

Life Wrapped
In Elegant Luxury

