

PROJECT BY
R. R. BUILDERS AND INFRACON



Site Address : HIGHLINE TOWER
Mauza -lakhnibigha, Near Dm Office, Khagaul, Danapur

Office Address : A-131, Opposite Ashiyana Nagar Phase -1 Park
Ashiyana Nagar, Baily Road, Patna - 800025

E-mail : infracon@rrbuilderspatna.com
Web : www.rrbuilderspatna.com



SCAN QR CODE FOR
SITE LOCATION

CONTACT US

+ 91 7061266602, +91 9905409090



SCAN QR CODE FOR
OFFICE LOCATION

Principal Architect

ARCHITECT HAFEEZ CONTRACTOR

The Leading Architectural Design Consultancy Firm, Of India

FORT, MUMBAI

Impanelled Architect

ARYAN ARCHITECTS

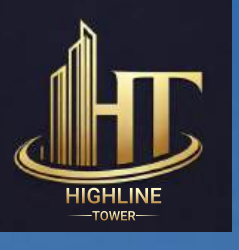
ARCHITECTS, INTERIOR & LANDSCAPE DESIGNERS

Office address:- Ashiyana More, Patna.

Disclaimer : This brochure is purely conceptual & not a legal offering. The plans, specifications, images & other details herein are indicative, furniture & accessories will not be provided by the developer & the developer / owner reserves all the rights to change. All dimensions mentioned in the drawings may vary / differ due to construction contingencies & site conditions. All dimensions are shown from unfinished surfaces. The printed material does not constitute an offer of any type between the developer / owner & the recipient. Any purchase / lease of this development shall be governed by terms & conditions of agreement for sale / lease entered into between parties & no details mentioned in this printed material shall in any way govern such transaction.



R. R. BUILDERS AND INFRACON



R. R. HIGHLINE TOWER

AT LAKHNIBIGHA, KHAGAUL, DANAPUR, PATNA



SCAN QR CODE
FOR RERA DETAILS

RERA NO. BRERAP195728070226290929E00

Web : www.rrbuilderspatna.com

ARCHITECT HAFEEZ CONTRACTOR



Company Overview

R.R Builders is a Patna-based real estate and construction company committed to delivering high-quality residential and commercial projects. With over a decade of experience in the industry, the company has established a strong presence in the local market through its focus on reliability, innovation, and customer satisfaction.

Our Expertise

We specialize in a comprehensive range of construction and development services, including:

- Residential Apartments (2BHK, 3BHK, 4BHK)
- Civil Construction and Engineering Solutions
- End-to-End Project Management

Our team of skilled engineers and professionals ensures precision, efficiency, and excellence at every stage of development.

Our Projects

R.R Builders has successfully delivered multiple residential developments across Patna.

Each project is thoughtfully designed to offer:

- Modern architecture
- Functional living spaces
- Quality construction standards
- Affordable luxury

Vision

To be a trusted leader in the real estate sector by delivering innovative, sustainable and customer-centric construction solutions.

Mission

- To provide superior quality construction at competitive prices
- To maintain transparency and integrity in all dealings
- To ensure timely delivery of projects
- To exceed customer expectations through continuous improvement

Core Values

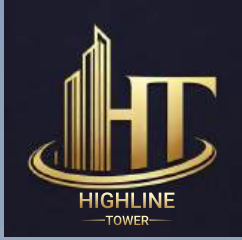
- Quality: Commitment to excellence in construction
- Integrity: Ethical and transparent business practices
- Customer Focus: Building long-term relationships
- Reliability: Delivering on promises with consistency

Why Choose Us

- Proven track record in the Patna real estate market
- Experienced and professional team
- Customer-centric approach
- Focus on timely project completion

Building a Better Tomorrow

At R.R Builders we believe in creating spaces that inspire better living. Our commitment to quality and trust continues to shape the skyline of Patna, one project at a time.



SEAMLESS INTEGRATED DESIGN APPROACH

DESTINATION HOME

R.R HIGHLINE TOWER is a B+G+15 floors tower with unique blend of residential spaces by reputed promoters. All residential floors take your lifestyle higher. R.R HIGHLINE TOWER rises above the ordinary with stunning facade, intelligent space planning crafted to offer comfort, convenience, and a premium lifestyle. This project blends modern architecture with high-quality construction to create a perfect urban home for you and your family.

Configuration

- Spacious 2BHK & 3BHK Apartments
- Well-ventilated and naturally lit homes
- Smart space utilization with elegant interiors

CREDIBLE PROMOTERS



DRIVEN BY DILIGENCE

Founded with a vision to create exceptional living spaces, RR Builders has been a trusted name in real estate development for over 15 years. During this journey, the company has successfully delivered numerous residential projects, earning the confidence of homeowners, investors, and stakeholders through its unwavering commitment to quality, transparency and timely delivery.

At RR Builders, we believe that real estate development goes beyond constructing buildings—it is about creating thoughtfully designed spaces that enhance lifestyles and build lasting communities. Each project is developed with a strong focus on modern architecture, superior construction standards, and sustainable development practices, ensuring long-term value for our customers.

Backed by a team of experienced professionals including architects, engineers, planners, and project managers, the company follows a meticulous approach to planning, design, and execution. Our commitment to excellence and customer satisfaction has enabled us to establish a strong reputation in the industry over the past decade and a half.

As we continue to grow, RR Builders remains dedicated to delivering premium developments that combine innovation, quality craftsmanship, and trust—creating homes and spaces that truly stand the test of time

10 RESIDENTIAL PROJECTS

1500 Happy Families

1500 homes delivered, 1500 happy families created and still counting

OUR COMPLETED PROJECTS



BAHORNA NIWAS @Beur



HARINANDAN NIWAS @Beur



VISHNU PLAZA @Gardanibagh



BEUR MANSION @Beur



Sanchar Nagar @ Danapur



MEADOW VIEW @ Danapur



LAL MANSION @ Digha



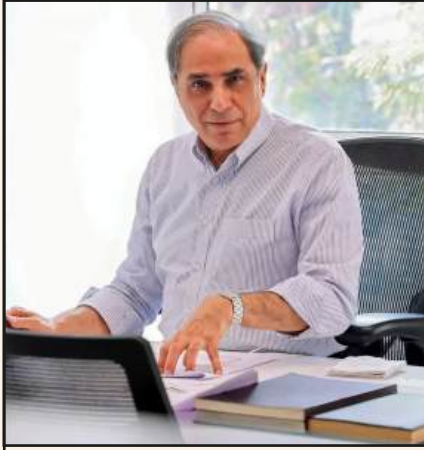
RAM VATIKA @ Mahuabagh



JAGDEEP MANSION @ Near Patliputra Station



L. H MANSION @ Digha



Architect
Hafeez
Contractor
40 Years
ESTD. 1982

Architect
Hafeez Contractor

ALIAGD Arch, MS Arch & UD (USA)
Doctor of Architectural Honoris Causa

Hafeez Contractor is one of India's leading architects, known for designing modern high-rise buildings and large urban developments. Born in Mumbai in 1950, he studied architecture at the Academy of Architecture and later at Columbia University. He founded his firm, Architect Hafeez Contractor, which has completed numerous landmark projects across India and abroad, including residential towers, townships, and commercial complexes. Known for his bold and contemporary style, he has played a significant role in shaping the skylines of major Indian cities. In recognition of his contributions, he was awarded the Padma Bhushan in 2016.

Today Hafeez Contractor heads the largest architectural firm in India, with over 550 team members, comprising of architects, urban/town planners, interior designers, landscape artists, civil engineers, CAD operators and 3D and graphics designers.

The firm has to its credit over 2500 clients and 7.2 billion square foot of on going projects in 100 cities and 5 countries. Hafeez Contractor was born in Mumbai and studied at Boy's Town Boarding school Nasik.

Structural Consultant

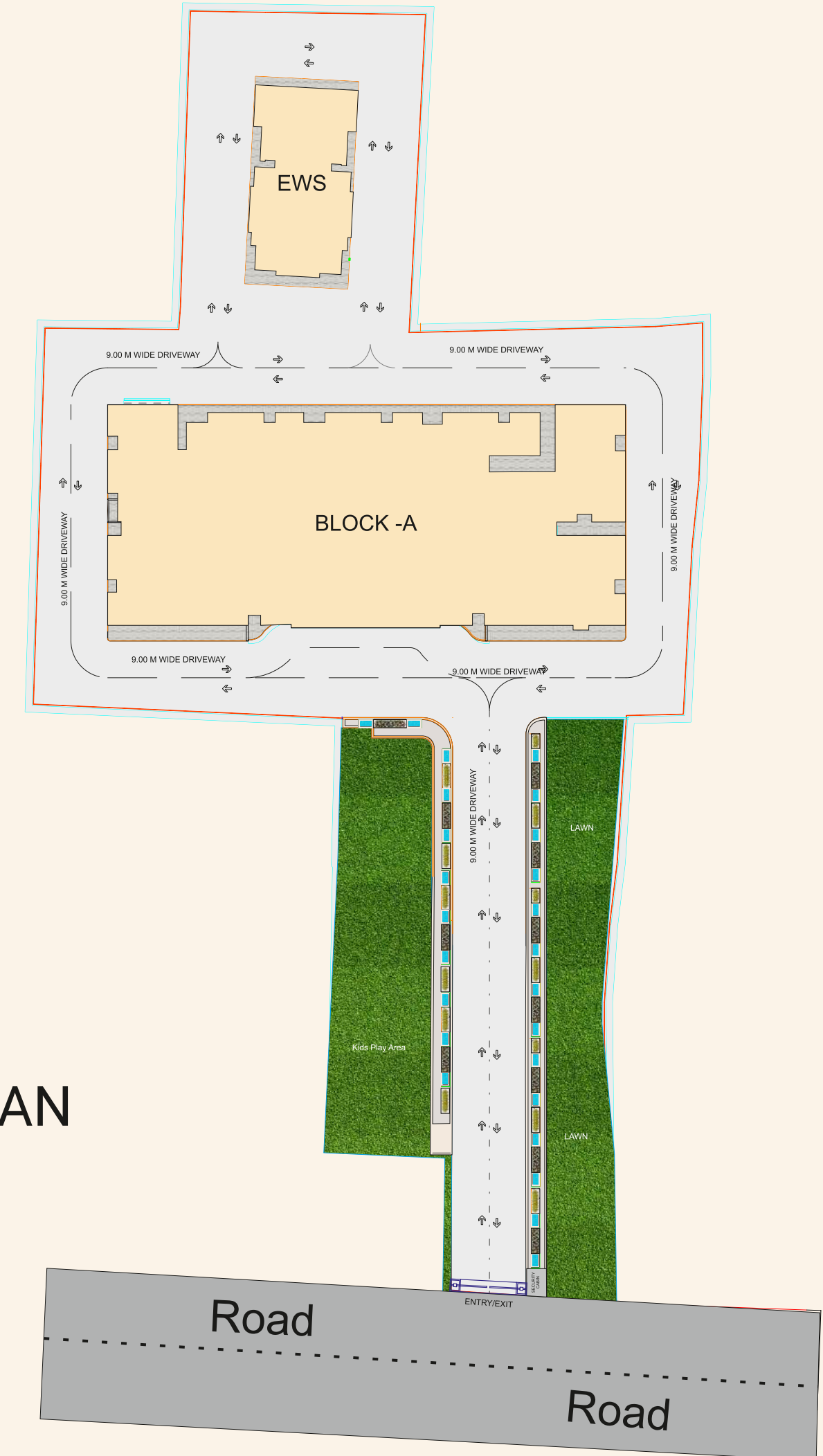


S C ENGINEERS
CONSULTING ENGINEERS & STRUCTURAL AUDITING CONSULTANCY.
A-201, Sayali Apt, Shadi Mahal Road, Amut Nagar, Mumbra, Thane - 400612

MEP Consultant



**Specialised Mep
Engineering Consultants**
Mumbai, Maharashtra



SITE PLAN

Fire Consultant



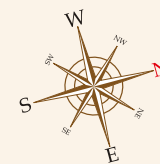
Shree Bajrang Fire Safety Device
Patna, Bihar



Architect UmaShankar
(Aryan Architects)

Aryan Architects is a PATNA based complete Design organization established in 2010 having professional practice in ARCHITECTURE & INTERIOR DESIGNING & offering Engineering Services all over India. The Firm is proficiently equipped to handle jobs of various types and magnitude.

Being broadly experienced in Eco-friendly & energy efficient Building Architecture Green & Indian Green Building Council (IGBC) the Green Norms are followed in various IT & Commercial projects.



LIFESTYLE, REDEFINED

Where Luxury and comfort go-hand-in -hand



Indoor Sports Area



24 x 7 Water Supply



Green Area



Multipurpose Hall



Waterproof



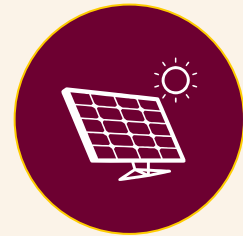
Fire Safety



Visitors Car Parking



24x7 Power Back Up



Light for common area



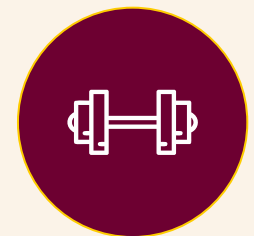
Jogging Track



Swimming Pool



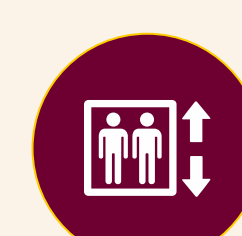
Own Transformer



Health Club



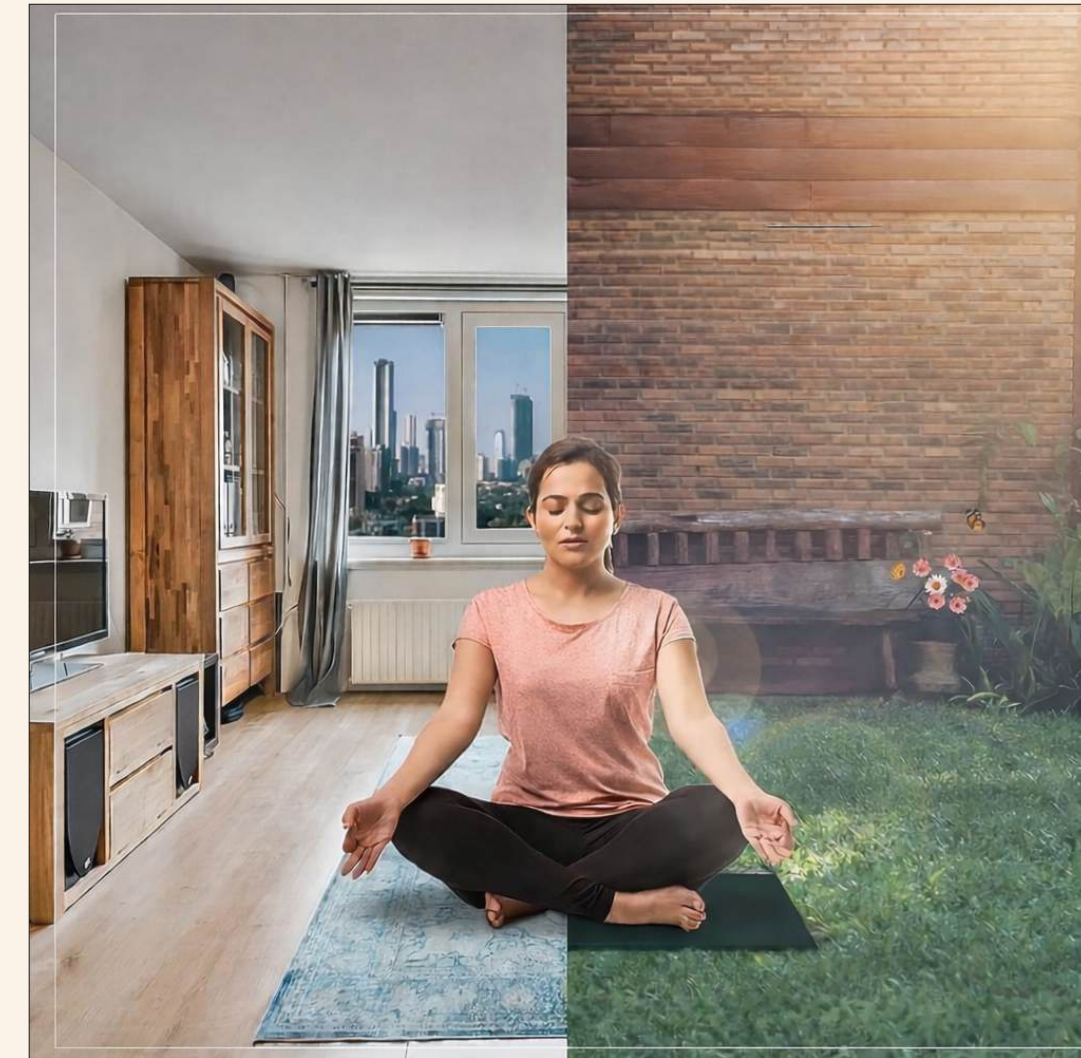
Kids Play Zone



Lifts



Security



CONNECT

WITH YOUR VISION OF AN

IDEAL LIFESTYLE

BEDROOMS

THAT BLENDS

COMFORT WITH STYLE

PERFECTLY





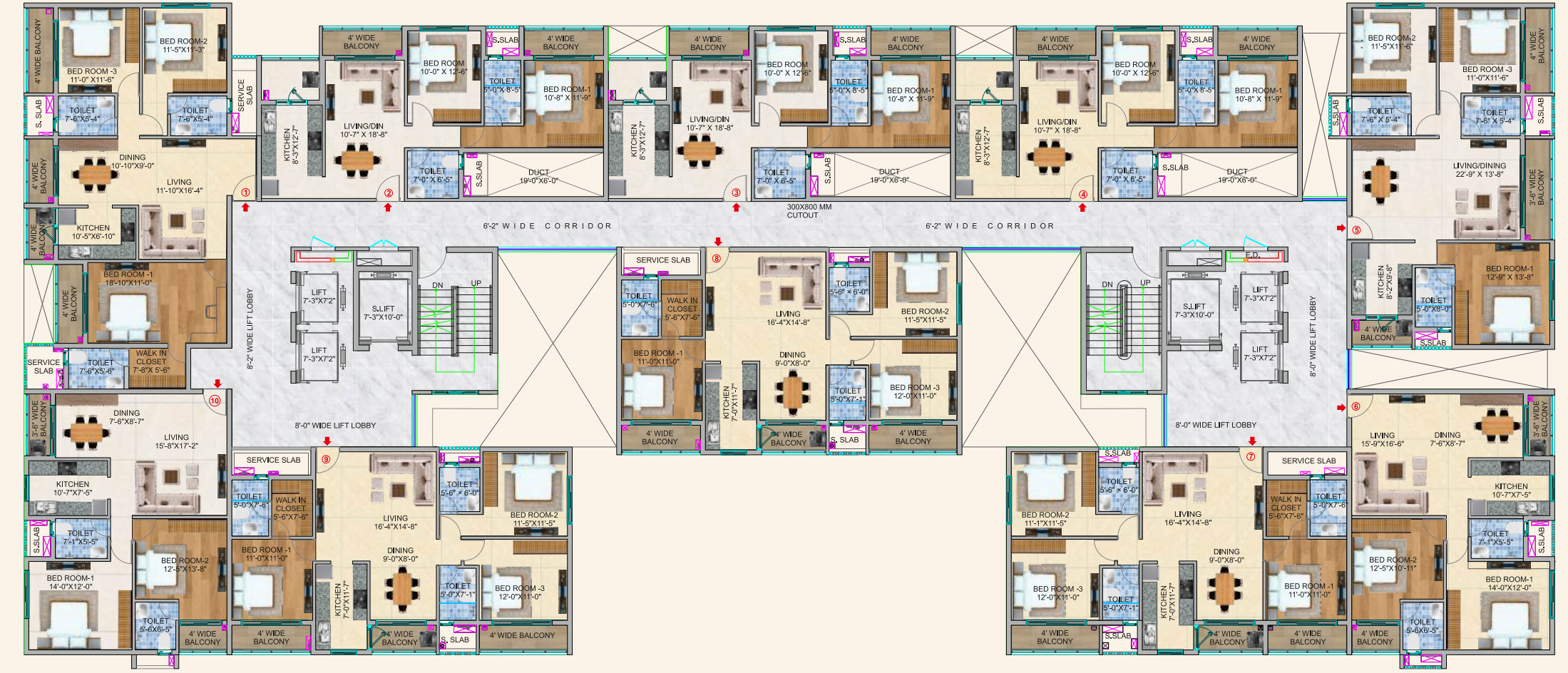
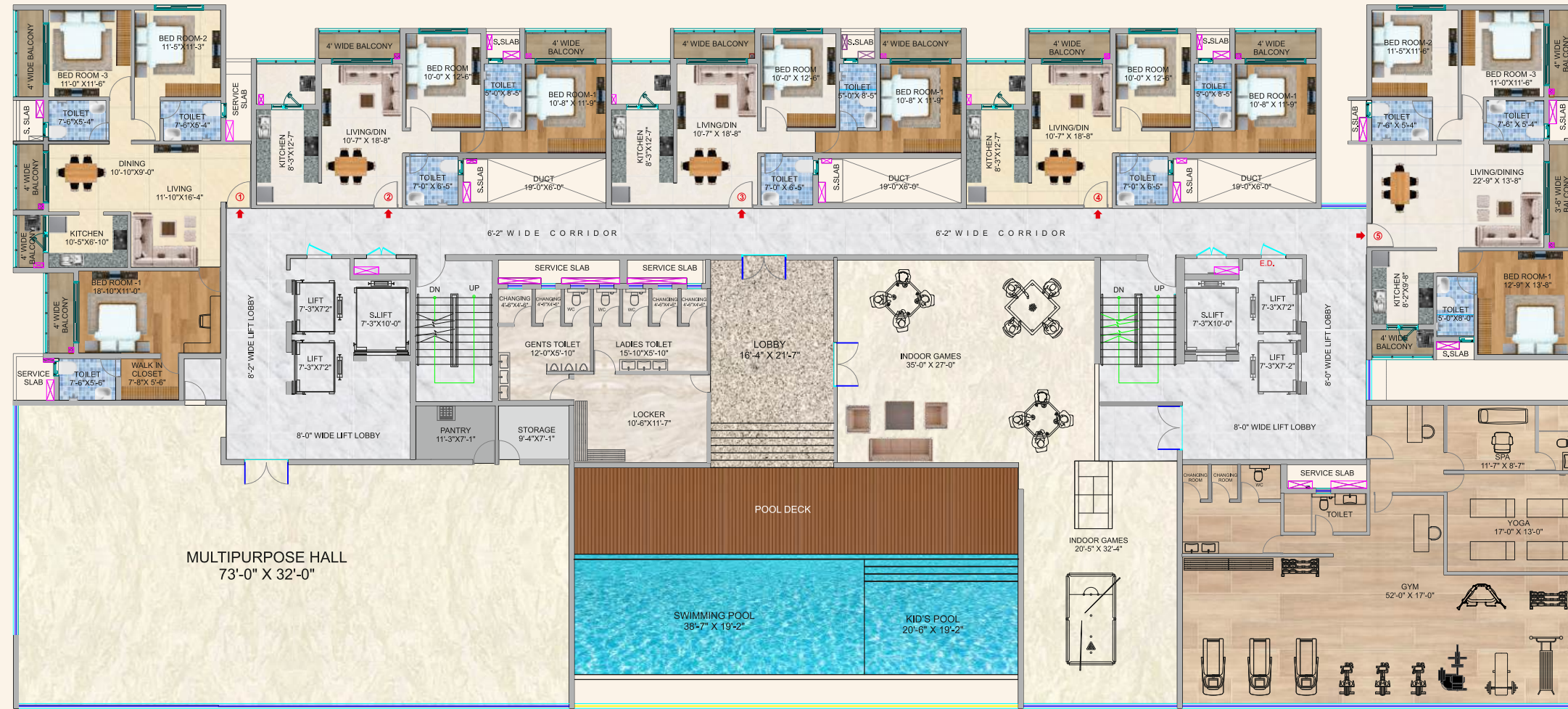
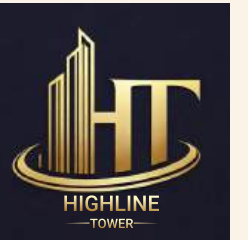
GET FITTER AND HEALTHIER WITH
WORLD CLASS EQUIPMENTS



YOUR PERFECT SPOT FOR
REFRESHING POOLSIDE MOMENTS

BLOCK - A

BLOCK - A



1ST FLOOR PODIUM LEVEL PLAN

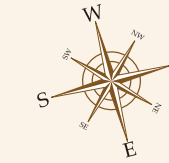
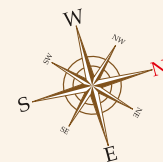
2ND TO 14TH TYPICAL FLOOR PLAN

AREA CALCULATION

Flat No.	# 01	# 02, # 03, # 04	# 05
Type	3 BHK	2 BHK	3 BHK
Carpet Area	1086.00 SQFT	700.00 SQFT	1020.00 SQFT
Balcony Area	153.00 SQFT	119.00 SQFT	135.00 SQFT
B/U Area	1403.00 SQFT	960.00 SQFT	1305.00 SQFT
S.B/U Area	1824.00 SQFT	1248.00 SQFT	1697.00 SQFT

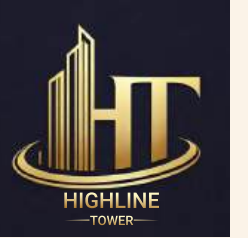
AREA CALCULATION

Flat No.	# 01	# 02, # 03, # 04	# 05	# 06, # 10	# 07, # 08, # 09
Type	3 BHK	2 BHK	3 BHK	2 BHK	3 BHK
Carpet Area	1086.00 SQFT	700.00 SQFT	1020.00 SQFT	835.00 SQFT	980.00 SQFT
Balcony Area	153.00 SQFT	119.00 SQFT	135.00 SQFT	57.00 SQFT	126.00 SQFT
B/U Area	1403.00 SQFT	960.00 SQFT	1305.00 SQFT	1004.00 SQFT	1265.00 SQFT
S.B/U Area	1824.00 SQFT	1248.00 SQFT	1697.00 SQFT	1305.00 SQFT	1645.00 SQFT



BLOCK - A

BLOCK - B (EWS / LIG)

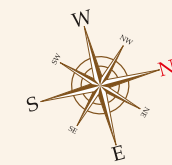


15TH FLOOR PLAN

TYPICAL (1ST TO 8TH) FLOOR PLAN

AREA CALCULATION

Flat No.	# 01	# 03, # 04	# 05	# 06, # 10	# 07, # 08, # 09
Type	3 BHK	2 BHK	3 BHK	2 BHK	3 BHK
Carpet Area	1086.00 SQFT	700.00 SQFT	1020.00 SQFT	835.00 SQFT	980.00 SQFT
Balcony Area	153.00 SQFT	119.00 SQFT	135.00 SQFT	57.00 SQFT	126.00 SQFT
B/U Area	1403.00 SQFT	960.00 SQFT	1305.00 SQFT	1004.00 SQFT	1265.00 SQFT
S.B/U Area	1824.00 SQFT	1248.00 SQFT	1697.00 SQFT	1305.00 SQFT	1645.00 SQFT



AREA CALCULATION

Flat No.	# 01, # 02	# 03, # 04, # 05, # 06
Type	2 BHK	1 BHK
Carpet Area	535.00 SQFT	310.00 SQFT
Balcony Area	65.00 SQFT	14.00 SQFT
B/U Area	700.00 SQFT	388.00 SQFT
S.B/U Area	910.00 SQFT	504.00 SQFT



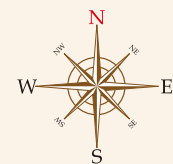
BLOCK - B (EWS / LIG)



TYPICAL (9TH) FLOOR PLAN

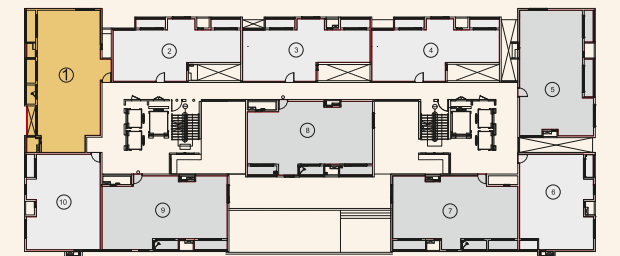
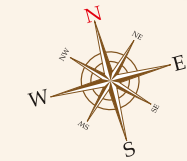
AREA CALCULATION

Flat No.	# 01, # 02	# 03, # 04, # 05, # 06
Type	2 BHK	1 BHK
Carpet Area	535.00 SQFT	310.00 SQFT
Balcony Area	65.00 SQFT	14.00 SQFT
B/U Area	700.00 SQFT	388.00 SQFT
S.B/U Area	910.00 SQFT	504.00 SQFT



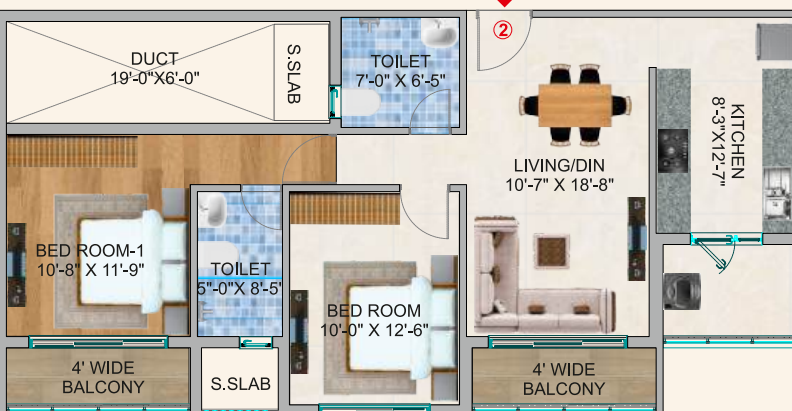
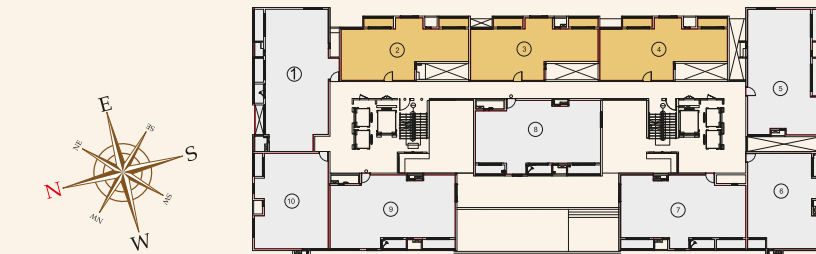
Flat No. # 01
1824.00 SQ.FT.

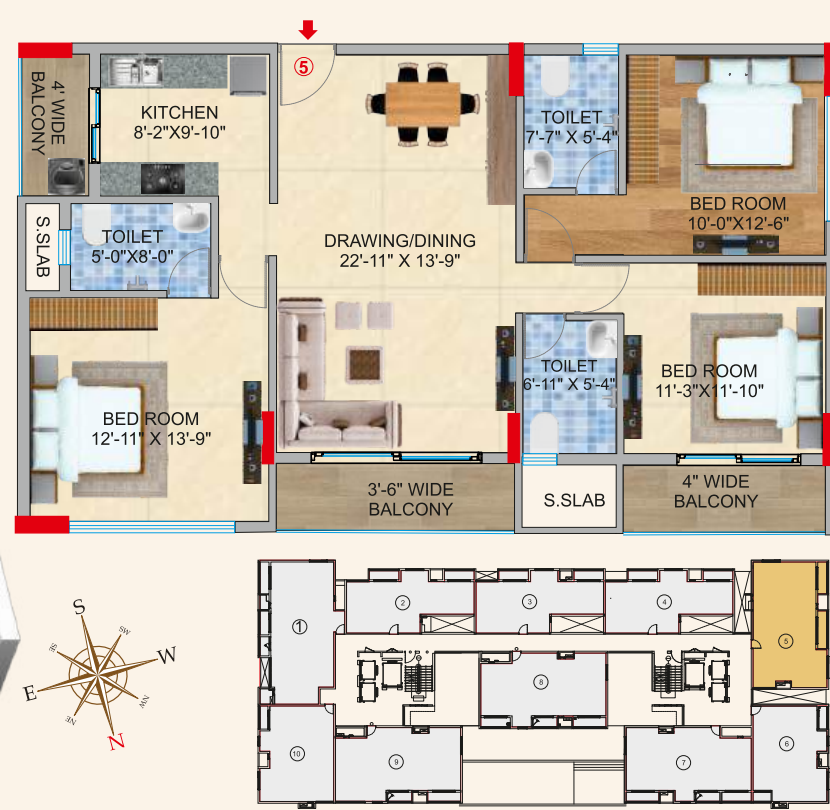
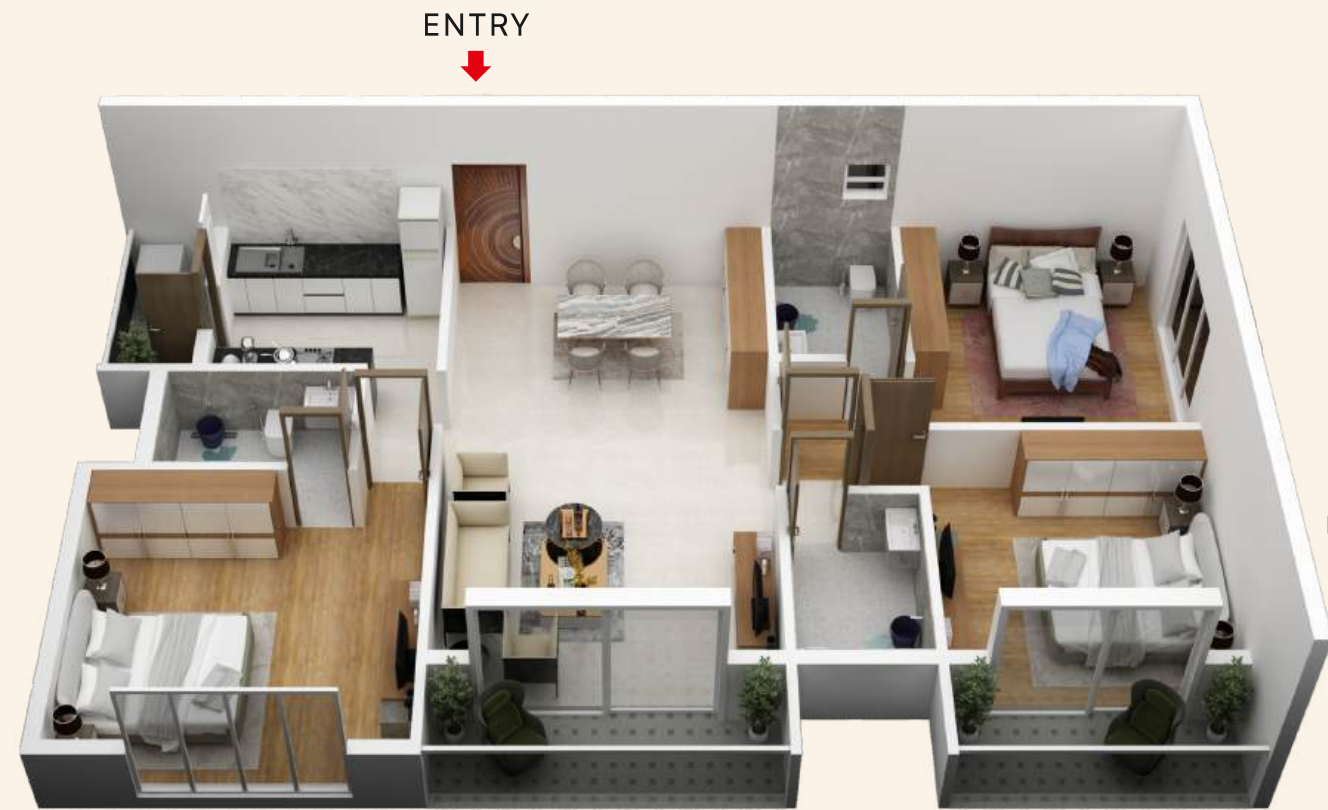
- 3 Bedrooms
- 3 Toilets
- 4 Balconies



Flat No. # 02, # 03 & # 04
1248.00 SQ.FT.

- 2 Bedrooms
- 2 Toilets
- 3 Balconies





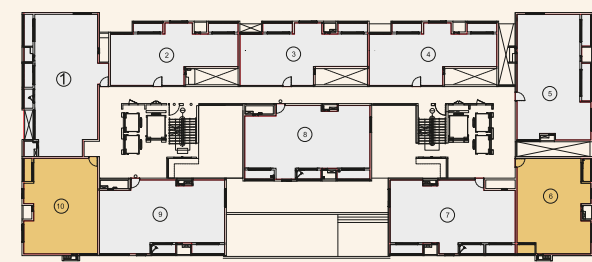
Flat No. # 05
1697.00 SQ.FT.

- 3 Bedrooms 3 Toilets
- 3 Balconies



Flat No. # 07, 08 & 09
1645.00 SQ.FT.

- 3 Bedrooms 3 Toilets
- 3 Balconies

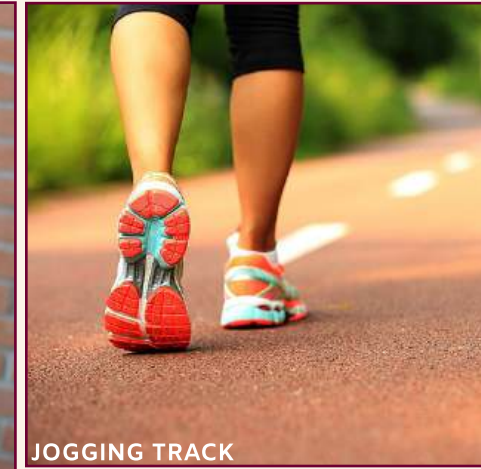


Flat No. # 06 & 10
1305.00 SQ.FT.

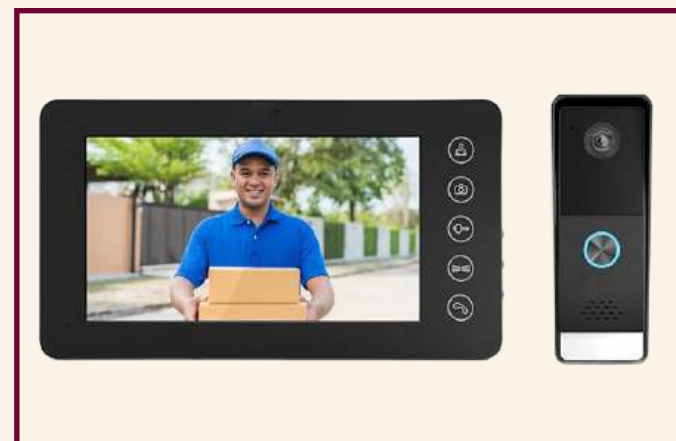
- 2 Bedrooms 2 Toilets
- 2 Balconies



Special Amenities



Eco System



Digital Access & Monitoring



Yoga Deck



Electric Car Charging Point at Selected Spots



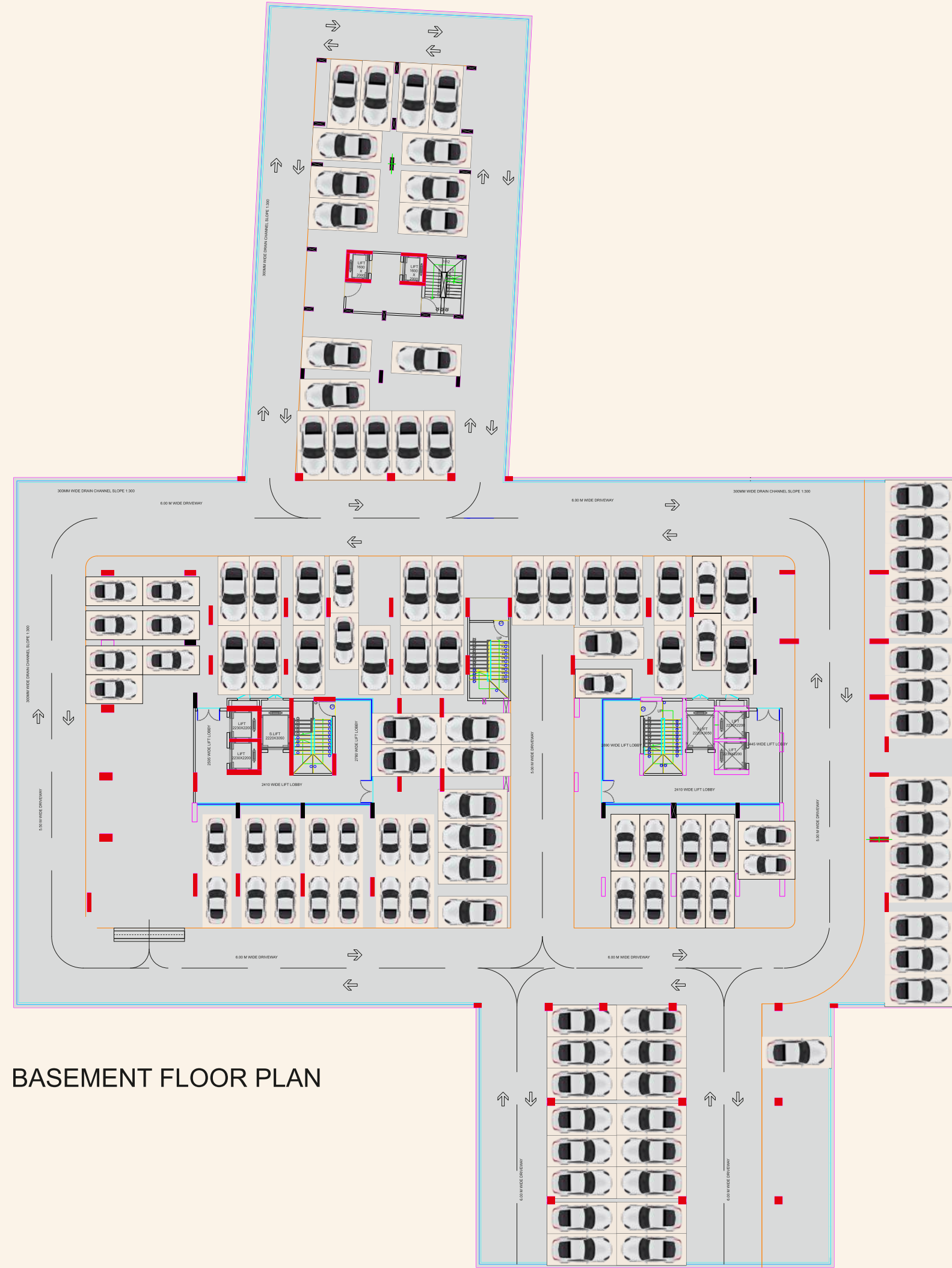
Passage



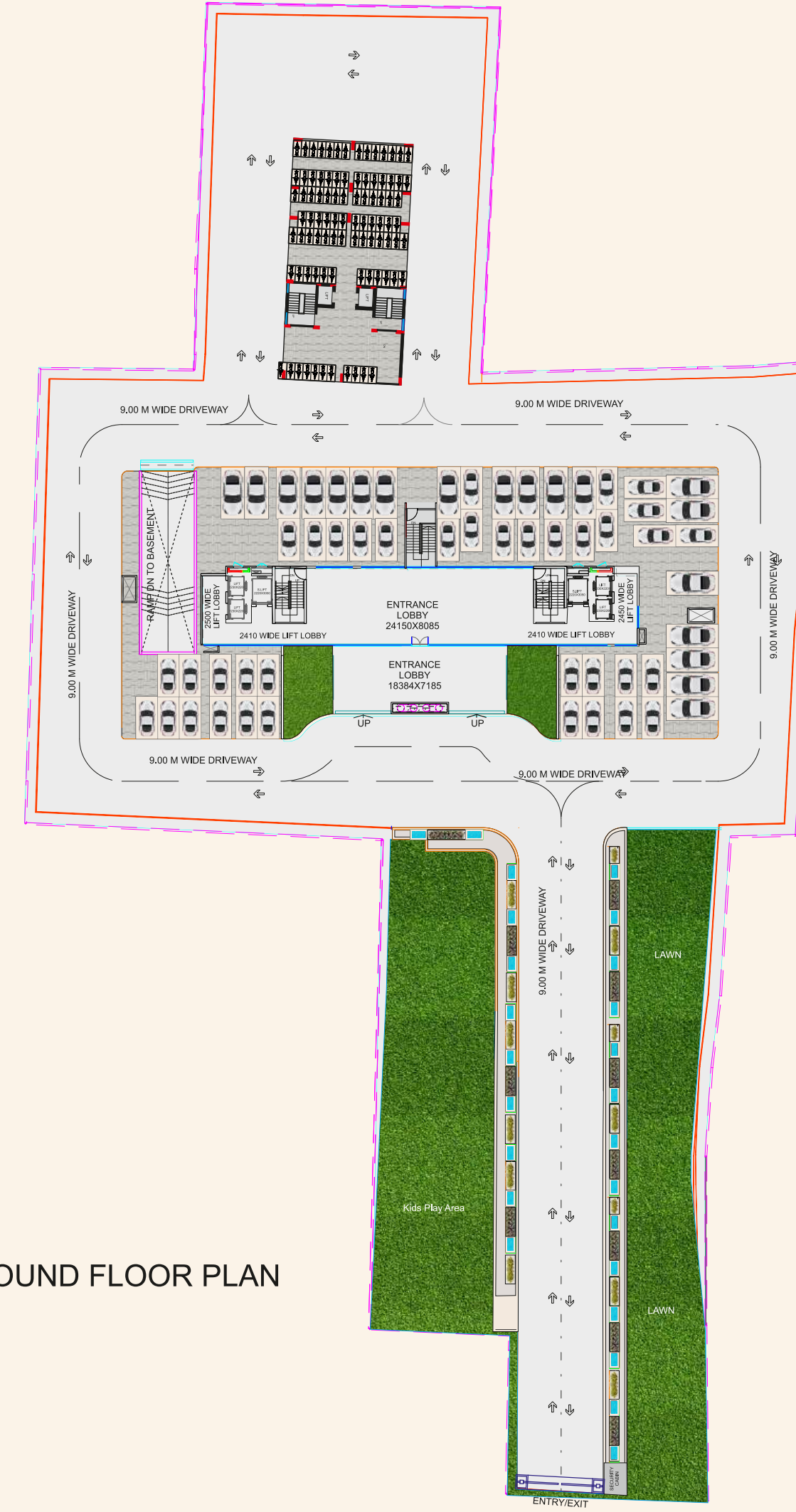
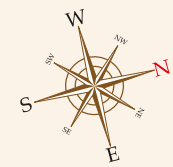
Modern Lobby



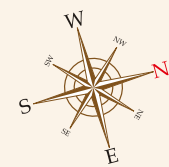
Multipurpose Hall



BASEMENT FLOOR PLAN



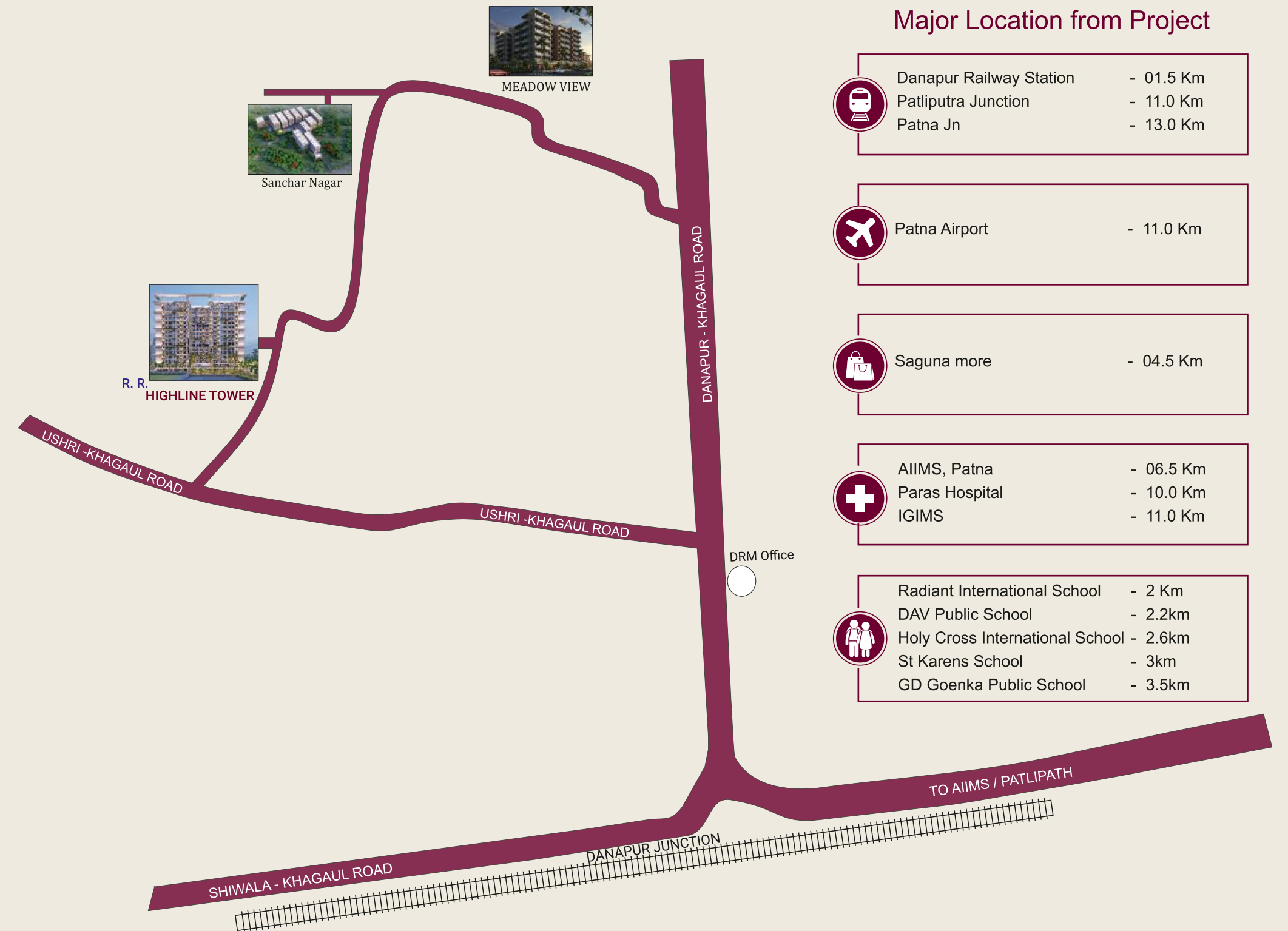
GROUND FLOOR PLAN





S P E C I F I C A T I O N S

Foundation	: Isolated / Combined / RCC Piling / Raft or as per Structural Design.
Structure	: RCC framed structure as per design.
Civil Work	: First class brick work in cement mortar or concrete blocks / Fly Ash Bricks as per standard specification.
Finish	: All internal walls and ceiling shall be finished with Plaster and two coats of POP and One Coat Primer. All external walls shall be painted with two coats of Apex Exterior Paint.
Flooring	: All floors will be combination of ceramic and vitrified tiles of Kajaria / Somany / Johnson / Orient or equivalent make Tiles.
Kitchen	: Granite working top with steel sink. Tiles dado up to 2'-0" height above working top only.
Toilets	: White glazed Indian / European W.C. (Parryware / Hindware or equivalent with stern. Hot & Cold concealed water supply arrangements with C.P fittings of Jaguar / Hindware / Parryware / Asian / Cera / Equivalent.
Plumbing	: All internal CPVC / WPVC pipes of Supreme / Ajay / Ashirwad / Astral / Equivalent shall be concealed.
Staircase	: RCC Stairs with Granite Floors with S.S./M.S Railings.
Doors	: Frames of Hard wood/WPC, Laminated Flush door shutter/Commercial Ply board Shutter with locking arrangements of standard quality i.e. Link/Godrej/Dorset or equivalent and all accessories in steel fitting.
Windows	: Aluminum/UPVC two track sliding window.
Electricals	: Concealed PVC conduit wiring of Finolex / Havells / ABB / Polycab / HPL / KEI with standard electric accessories, modular switches of Finolex / Anchor / ABB / Havells or equivalent ISI make & adequate light, power points of Air Conditioners for all rooms and Living room, Geysers Point in all bathrooms and kitchen, Telephone points and cable T.V Sockets.
Lift	: Lifts of OTIS / KONE / TKE / JOHNSON or Equivalent.
Generator	: Silent Diesel Generator with sufficient capacity to be provided common area and for each Flat.



PAYMENT PLAN

At the time of booking	10%	On 11th Floor Roof Casting	05%
Start of Piling work	15%	On 13th Floor Roof Casting	05%
Casting of Basement Roof.....	10%	On 15th Floor Roof Casting	05%
On Ground Roof Casting.....	10%	At the time of Brick Work	05%
On 1st Floor Roof Casting.....	05%	At the time of Plaster Work	2.5%
On 3rd Floor Roof Casting.....	05%	At the time of Flooring Work	2.5%
On 5th Floor Roof Casting.....	05%	At the time of POP Work	2.5%
On 7th Floor Roof Casting.....	05%	At the time of Registration	2.5%
On 9th Floor Roof Casting.....	05%		

