



🌟 **FLAGSHIP MASTERPLANNED TOWNSHIP**

GURU NIWAS COLONY

Near IIT Patna Gate No. 1, Mouza Bihta, Patna — 100% Clear Title Residential Villa Plotting

159

APPROVED PLOTS

30 Ft.

WIDE ROADS

100%

DLRS VERIFIED

₹1,600

PER SQ.FT BASE

📍 Strategic Connectivity & Landmark Distances



IIT Patna (Gate No. 1)

1.5 KM



NSMCH Multi-Specialty Hospital

2.0 KM



Bihta International Airport

3.0 KM



ESIC Medical College & Hospital

4.0 KM



Patna Ring Road / Kanhauli Hub

4.5 KM



Bihta Railway Junction

3.5 KM



100% दाखिल-खारिज (Mutation) एवं तत्काल रजिस्ट्री की कानूनी गारंटी :

स्वरूप ग्रुप द्वारा विकसित 'गुरु निवास कॉलोनी' बिहार सरकार राजस्व एवं भूमि सुधार विभाग (DLRS) के नक्शे और मानकों पर प्रमाणित है। CS/RS खतियान, लगान रसीद और LPC की पूरी पारदर्शिता उपलब्ध।



Available Plot Configurations

Plot Type	Area (Sq.Ft)	Dimensions	Facing	Price Est.
Compact Villa Plot	900 Sq.Ft	30' × 30'	East / West	₹14.40 Lakh
Standard Residential Plot	1,200 Sq.Ft	30' × 40'	North / South	₹19.20 Lakh
Luxury Corner / Executive Plot	1,600 Sq.Ft	40' × 40'	Corner Dual Road	₹28.16 Lakh



Official Architectural Layout & Sector Blueprint (159 Plots)



World-Class Township Amenities



30-Ft Wide Metalled Roads



Solar LED Street Lighting



24/7 Gated Security & CCTV



Underground Drainage & Water



Green Parks & Children Play Area



Instant Registry & Dakhil Kharij



Swarup Group Corporate Headquarters

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