



L U X U R Y L O C A T I O N C O N V E N I E N C E



Project Highlights

WELCOME TO THE RETAIL PARADISE

Welcome to ORBIT! As a futuristic retail hub in the heart of Patna, ORBIT brings a classy ambience, a luxurious retail experience and the finest facilities all under one roof! Get ready to be in the centre of a thriving business address and become a part of Patna's retail revolution!



RETAIL AREA

More Than
1,20,000
sqft

MULTIPLEX

More Than
33,000
sqft

FOOD & BEVERAGES

More Than
20,000
sqft

ENTERTAINMENT

More Than
5,000
sqft

PARKING

More Than
1,00,000
sqft

Shoppers' Bliss



Multiple Anchor Stores



Hyper Mart



Over 50 Brand Stores



Minimum 150000 Sqft Of High-end Retail



Leasing Tie-ups



Centrally Air-conditioned



ORBIT is set to become the ultimate destination for the ardent shopper at heart! The mall will feature some of the most popular brand outlets in thoughtfully designed showrooms, thus bringing the high-end retail experience to Patna. ORBIT will effortlessly become a place of high footfall and happiness!



Power Back-up



Direct Atrium Access



Five Passenger Lifts & Two Service Lifts



Longest Escalator First Time In Patna



GROUND FLOOR



Food Heaven



More than 20,000 Sq. Ft. For Eateries



Centrally Air-conditioned Court



Serving The Finest



Dedicated Seating



Variety Of Authentic Cuisines



Hi-tech Fire Fighting



ORBIT brings a delicious culinary experience to the residents of Patna! The eateries at ORBIT will serve a wide variety of authentic cuisines, along with a wonderful ambience to sit and eat in. ORBIT will be every foodie's go-to destination!





FOOD COURT





Hang Out

- AR / VR Games
- Video Games
- Bowling
- Billiards
- Football



For those looking for a fun time, Orbit will be the spot of choice! The mall will feature various avenues of a playful time, such as video gaming, snooker, toy shops and more, thus becoming a favourite with the youth and the youthful at heart!







Filmy Delights



Comfortable Seating



Lavish Lobby with Seating areas



Cinematic Experience



6 Screen Multiplex



11D Kids Theatre



Digital Dolby Sound



Hi-tech Projection System



The 6-screen multiplex at ORBIT will play the latest silver screen releases and will be the perfect place for ardent movie lovers! From high quality, comfortable seats, excellent screen and Dolby digital audio to the availability of delicious snacks, everything is here to ensure a good experience!





SAVOUR THE SILVER SCREEN EXPERIENCE !

Orbit's 6-screen multiplex is ideal for passionate movie enthusiasts as it offers the latest silver screen releases. With top-notch features such as high-quality and comfortable seating, excellent screens, and Dolby digital audio, coupled with the convenience of delicious snacks, everything is in place to guarantee an enjoyable experience.

Happy Space



Banquet Hall



Seating Areas & Hangout Spaces



Terrace Garden Restaurant



Dedicated WIFI Zone



The beautifully designed celebration spaces at ORBIT are perfect to cherish every small or big occasion of note! These spaces will not only bring people together, but will also amplify the presence of ORBIT in the minds of the first time visitors.



Play Time

Kids Play Zone

Toy Shops

Dedicated Theatre For Kids

Kids Garment Stores

Sports Shop



There is a dedicated kids zone in ORBIT, designed to create a safe and fun space for the kids, when they come with their parents. This makes ORBIT a destination to look forward to for everyone in the family!



Lucrative Location

A HIGH NET WORTH ADDRESS!

ORBIT enjoys a high convenience, easy connectivity and affluent location in the heart of Patna. It stands tall with a distinct facade and has close proximity to prominent city locations. Get ready for unparalleled footfall and soaring gains!



SCHOOL

DAV Public School – 800 M
Radiant Int'l Public School – 900 Meters
Presidency Global School – 1.1 Km
Kendriya Vidyalaya Khagaul – 3.8 Km
International School of Management – 4.5 Km



BANK

UCO Bank – 1.5 Km
HDFC Bank – 2.5 Km



BUS STAND

Khagaul Bus Stand – 3.1 Km
Bus Stand Mithapur – 14.8 Km



RAILWAY STATION

Danapur Railway Station – 2.9 Km
Patliputra Railway Station – 7.2 Km
Patna Junction – 13 Km

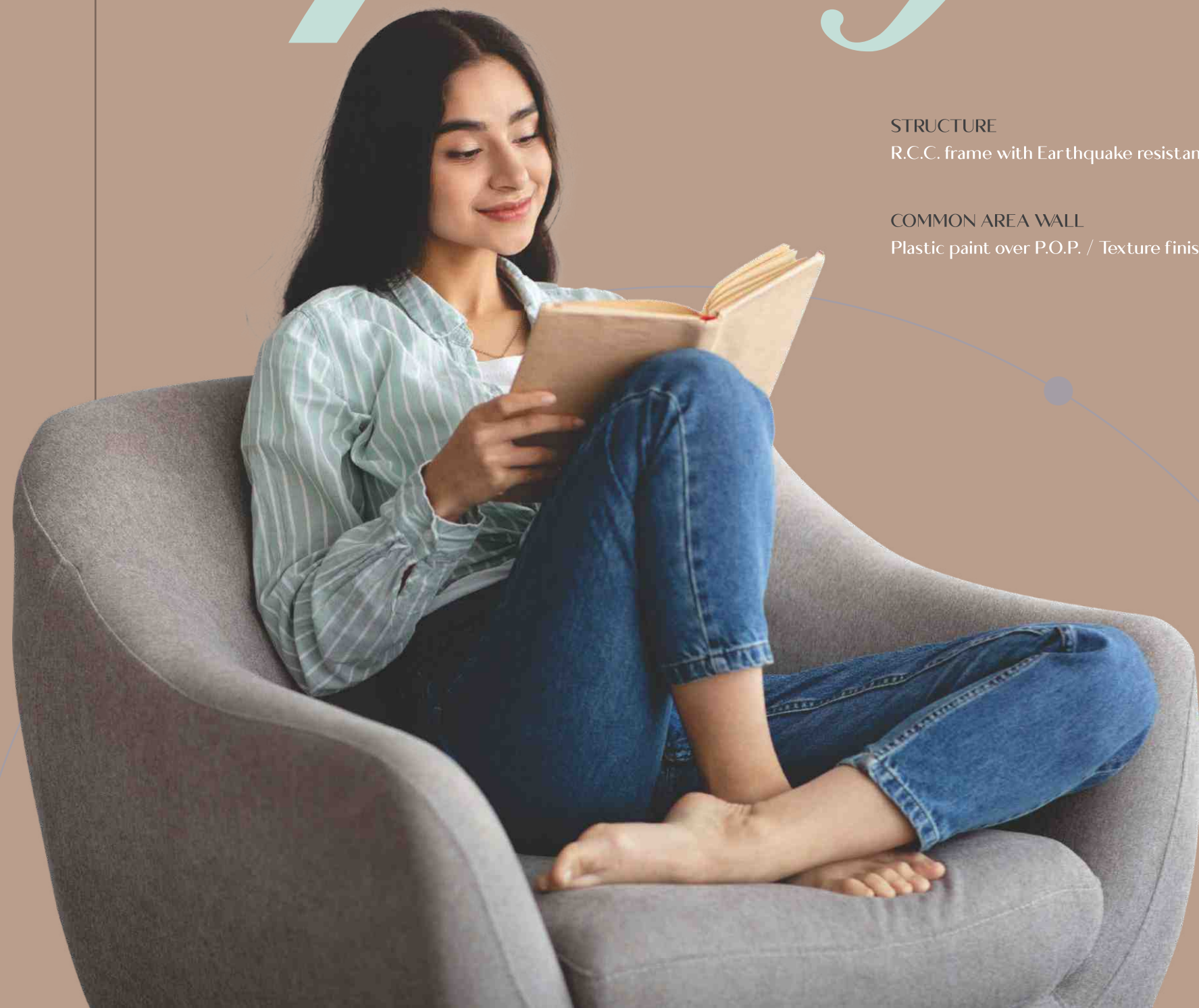


OTHERS

Aqua Water Park – 750 Meters
The Heritage Mall – 800 Meters
Shiva Hospital – 1.1 Km
Saguna More – 2.3 Km
Patna Airport – 9.1 Km



Specifications



STRUCTURE

R.C.C. frame with Earthquake resistant structure.

COMMON AREA WALL

Plastic paint over P.O.P. / Texture finish.

FINISHING OF EXTERNAL WALL

External Acrylic waterproof paint / Texture Finish / Reflective and Clear Glazing / ACP.

WINDOW

Glazed Windows

HAND RAIL

Stainless steel glass handrail in stairs, atrium & passage.

LOBBY PASSAGE AND STAIR FLOORING

Branded high quality vitrified tiles / Italian Marble / Granite.

TOILET

Matt finish tiles / Vitrified tiles / Granite on floor
White basin, E.W.C. and urinal pan.
Kohler / Jaquar or equivalent C.P. sanitary fitting.

FINISHING OF INTERNAL WALL IN SHOP

Putty & Primer over cement plaster.

ELECTRIFICATION

Concealed electrical wiring modular switches.
Telephone / Cable / DTH points.
Aqua Guard in the Drinking Water Zone.

AIR CONDITION

Centralized Air Condition.



GENERATOR FACILITY

Eco Generator for Common Area. Lift, Escalator.

LIFT

Otis / Kone / Johnson or equivalent Two
13passengers lift
One goods lift.

ESCALATOR

Otis / Kone /Johnson or equivalent.

FIRE FIGHTING SYSTEM

As per norms.

CLOSE CIRCUIT SECURITY SYSTEM

C.C.T.V. surveillance enabled complex.



DROP OFF AREA

Floor Plans



At Orbit, every detail is in place to bring you an experience like no other. See for yourself the blueprints of a perfect space that brings you comfort, luxury, wellness and a true sense of shoppers Paradise.

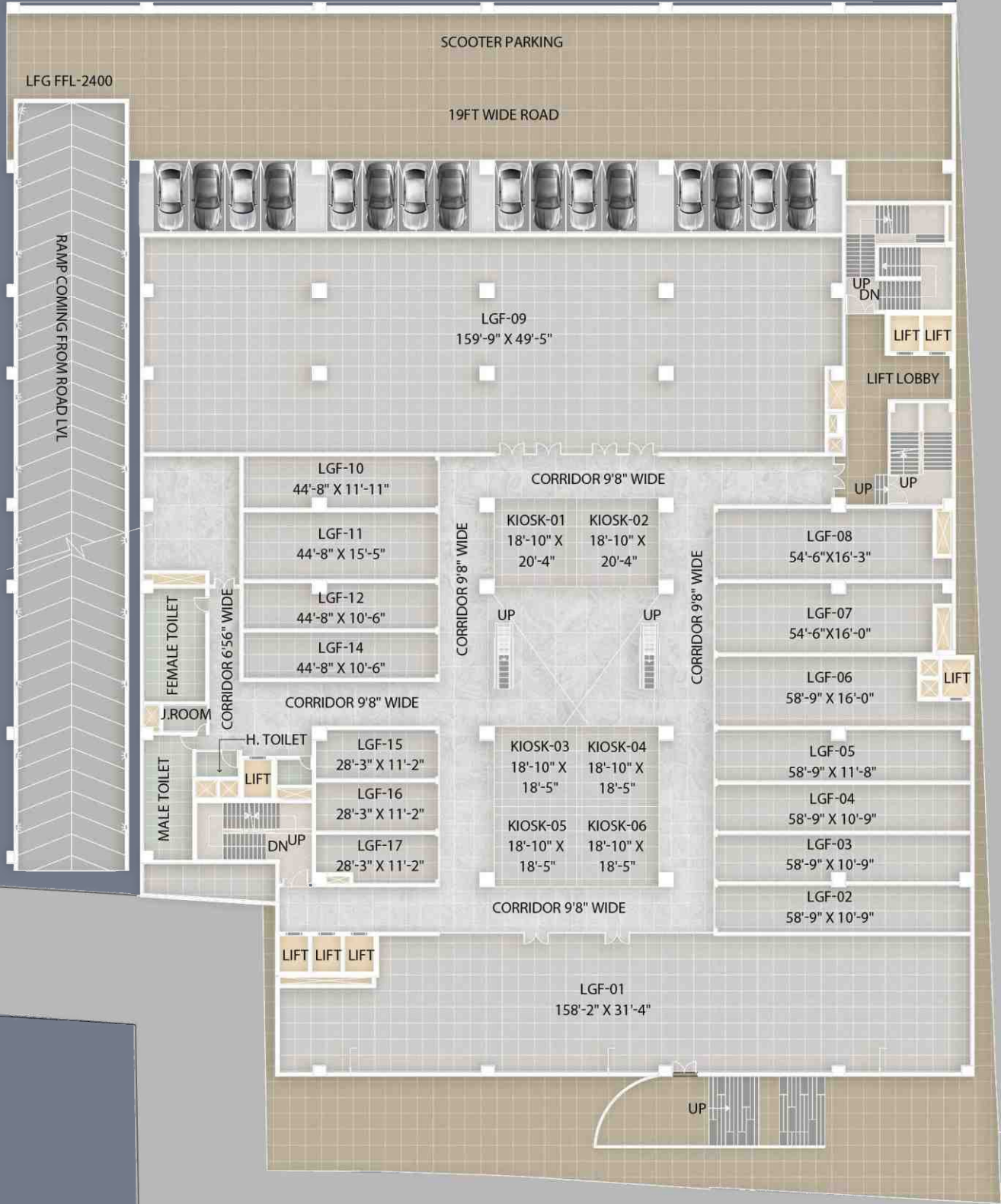


BASEMENT - 2





BASEMENT - 1



LOWER GROUND

SHOP NO.	C. AREA	SALABLE AREA
LGF - 01	4769 SO FT	7869 SO FT
LGF - 02	626 SO FT	1033 SO FT
LGF - 03	616 SO FT	1017 SO FT
LGF - 04	628 SO FT	1037 SO FT
LGF - 05	673 SO FT	1111 SO FT
LGF - 06	814 SO FT	1342 SO FT
LGF - 07	807 SO FT	1332 SO FT
LGF - 08	830 SO FT	1369 SO FT
LGF - 09	7850 SO FT	12953 SO FT
LGF - 10	523 SO FT	863 SO FT
LGF - 11	690 SO FT	1138 SO FT
LGF - 12	461 SO FT	761 SO FT
LGF - 14	469 SO FT	773 SO FT
LGF - 15	308 SO FT	508 SO FT
LGF - 16	314 SO FT	519 SO FT
LGF - 17	294 SO FT	485 SO FT
KIOSK - 01	383 SO FT	632 SO FT
KIOSK - 02	383 SO FT	632 SO FT
KIOSK - 03	346 SO FT	571 SO FT
KIOSK - 04	346 SO FT	571 SO FT
KIOSK - 05	346 SO FT	571 SO FT
KIOSK - 06	346 SO FT	571 SO FT
TOTAL	22823 SO FT	37657 SO FT





UPPER GROUND (Double Height – 18 Ft)

SHOP NO.	C. AREA	SALABLE AREA
SHOP – 001	978 SO FT	1613 SO FT
SHOP – 002	988 SO FT	1630 SO FT
SHOP – 003	788 SO FT	1299 SO FT
SHOP – 004	616 SO FT	1017 SO FT
SHOP – 005	628 SO FT	1037 SO FT
SHOP – 006	673 SO FT	1111 SO FT
SHOP – 007	814 SO FT	1342 SO FT
SHOP – 008	807 SO FT	1332 SO FT
SHOP – 009	830 SO FT	1369 SO FT
SHOP – 010	471 SO FT	782 SO FT
SHOP – 011	14439 SO FT	23824 SO FT
SHOP – 012	954 SO FT	1571 SO FT
SHOP – 014	686 SO FT	1132 SO FT
SHOP – 015	690 SO FT	1138 SO FT
SHOP – 016	468 SO FT	773 SO FT
SHOP – 017	476 SO FT	785 SO FT
SHOP – 018	449 SO FT	711 SO FT
SHOP – 019	315 SO FT	520 SO FT
SHOP – 020	294 SO FT	485 SO FT
SHOP – 021	685 SO FT	1131 SO FT
SHOP – 022	619 SO FT	1021 SO FT
KIOSK – 01	364 SO FT	600 SO FT
KIOSK – 02	365 SO FT	602 SO FT
TOTAL	28398 SO FT	46857 SO FT



1ST FLOOR

SHOP NO.	C. AREA	SALABLE AREA
SHOP – 101	988 SO FT	1630 SO FT
SHOP – 102	814 SO FT	1343 SO FT
SHOP – 103	787 SO FT	1299 SO FT
SHOP – 104	616 SO FT	1017 SO FT
SHOP – 105	628 SO FT	1037 SO FT
SHOP – 106	673 SO FT	1111 SO FT
SHOP – 107	814 SO FT	1342 SO FT
SHOP – 108	857 SO FT	1414 SO FT
SHOP – 109	879 SO FT	1450 SO FT
SHOP – 110	10938 SO FT	18047 SO FT
SHOP – 111	527 SO FT	869 SO FT
SHOP – 112	690 SO FT	1138 SO FT
SHOP – 114	468 SO FT	773 SO FT
SHOP – 115	476 SO FT	785 SO FT
SHOP – 116	308 SO FT	508 SO FT
SHOP – 117	315 SO FT	520 SO FT
SHOP – 118	294 SO FT	485 SO FT
SHOP – 119	861 SO FT	1421 SO FT
SHOP – 120	457 SO FT	753 SO FT
TOTAL	22389 SO FT	36943 SO FT

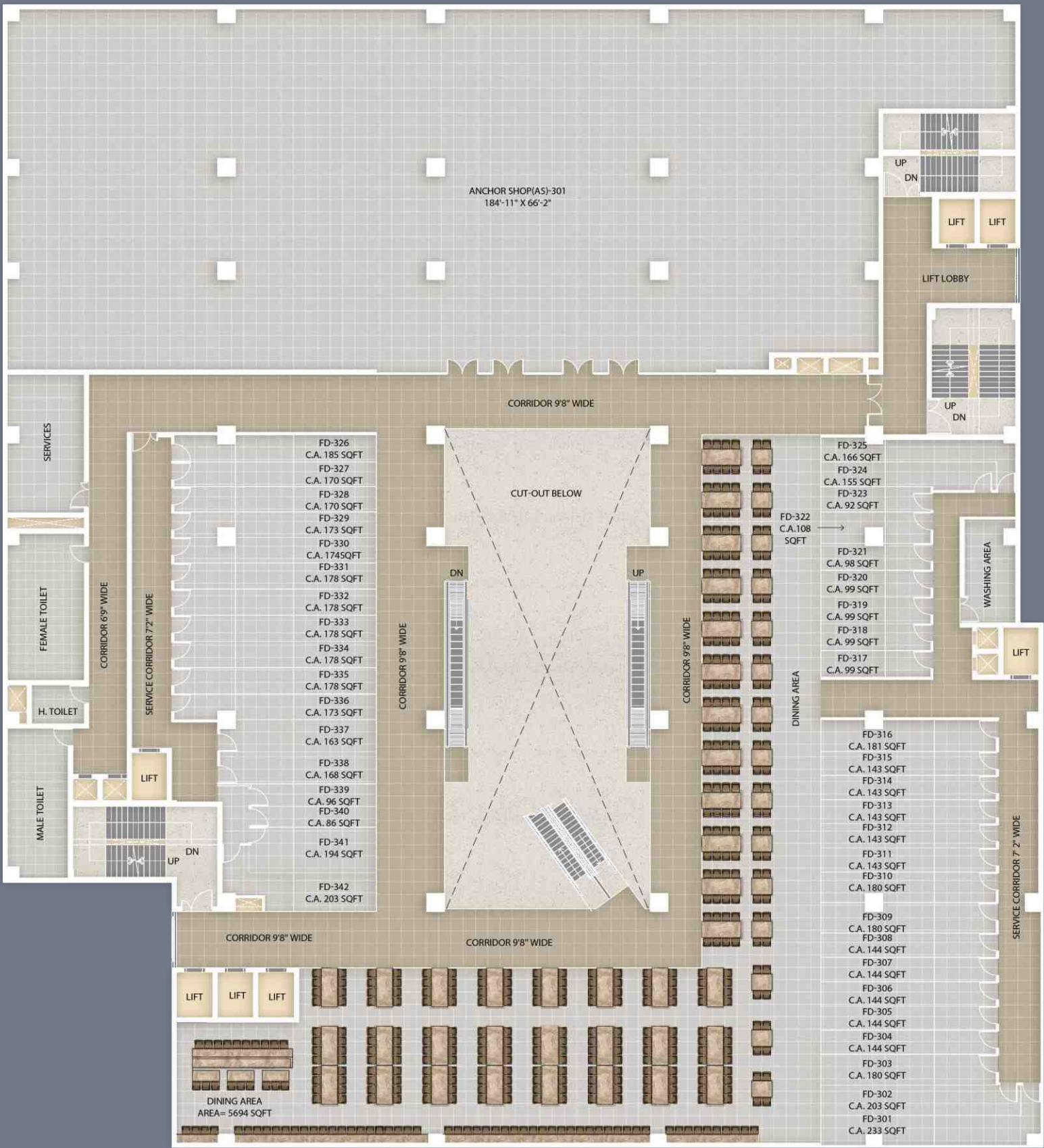


Floor Plans



2ND FLOOR

SHOP NO.	C. AREA	SALABLE AREA
SHOP - 201	807 SQ FT	1331 SO FT
SHOP - 202	814 SQ FT	1343 SO FT
SHOP - 203	787 SQ FT	1299 SO FT
SHOP - 204	616 SQ FT	1017 SO FT
SHOP - 205	628 SQ FT	1037 SO FT
SHOP - 206	673 SQ FT	1110 SO FT
SHOP - 207	814 SQ FT	1342 SO FT
SHOP - 208	857 SQ FT	1414 SO FT
SHOP - 209	879 SQ FT	1450 SO FT
SHOP - 210	10938 SQ FT	18047 SO FT
SHOP - 211	527 SQ FT	869 SO FT
SHOP - 212	690 SQ FT	1138 SO FT
SHOP - 214	468 SQ FT	773 SO FT
SHOP - 215	476 SQ FT	785 SO FT
SHOP - 216	308 SQ FT	508 SO FT
SHOP - 217	315 SQ FT	520 SO FT
SHOP - 218	294 SQ FT	485 SO FT
SHOP - 219	848 SQ FT	1399 SO FT
SHOP - 220	328 SQ FT	542 SO FT
SHOP - 221	324 SQ FT	534 SO FT
SHOP - 222	328 SQ FT	542 SO FT
SHOP - 223	328 SQ FT	542 SO FT
SHOP - 224	354 SQ FT	584 SO FT
TOTAL	23400 SQ FT	38611 SO FT



3RD FLOOR

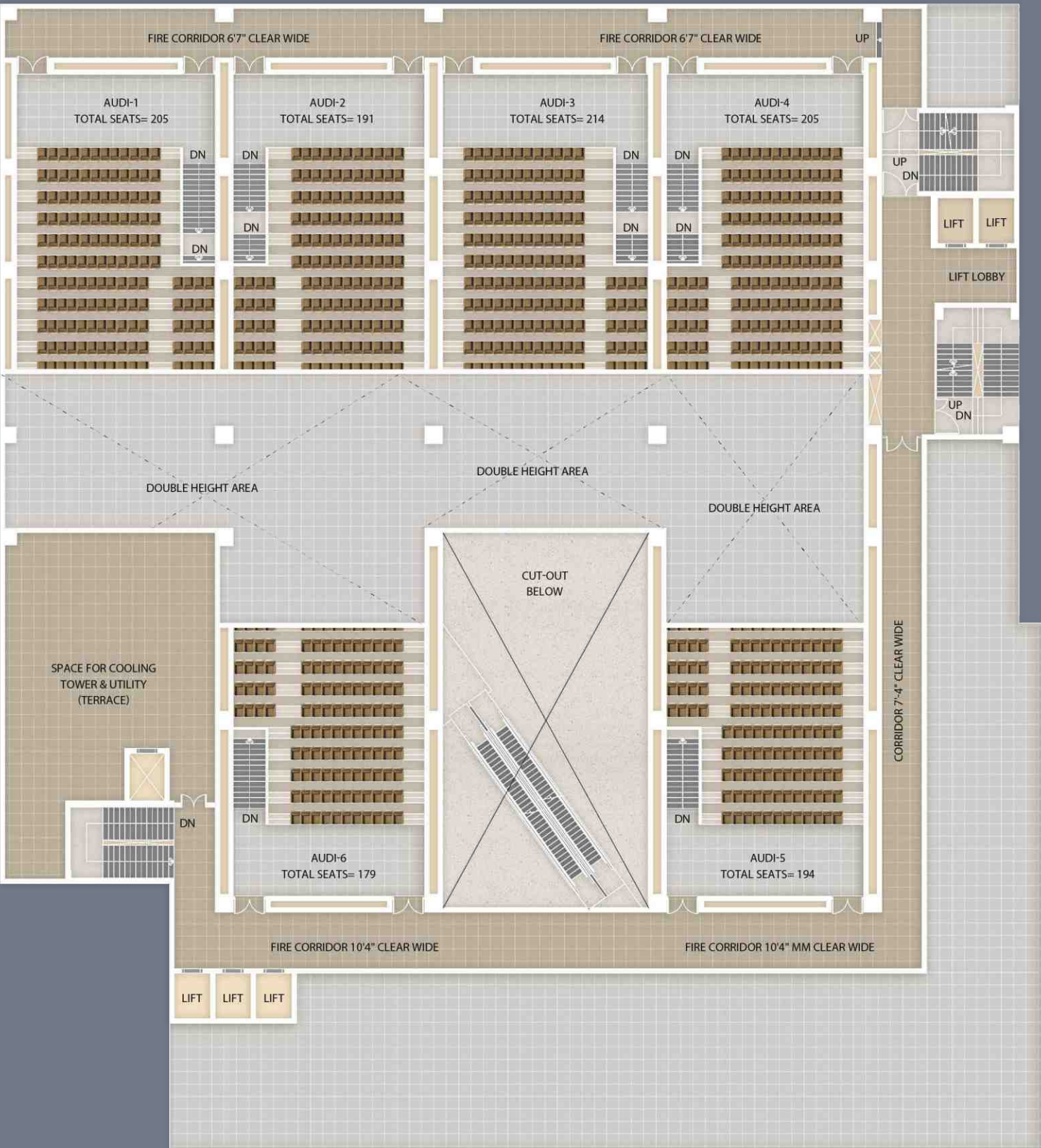
Floor Plans

SHOP NO.	C. AREA	SALABLE AREA
FD - 301	233 SO FT	796 SO FT
FD - 302	203 SO FT	695 SO FT
FD - 303	180 SO FT	615 SO FT
FD - 304	144 SO FT	491 SO FT
FD - 305	144 SO FT	491 SO FT
FD - 306	144 SO FT	491 SO FT
FD - 307	144 SO FT	491 SO FT
FD - 308	144 SO FT	491 SO FT
FD - 309	180 SO FT	615 SO FT
FD - 310	180 SO FT	615 SO FT
FD - 311	143 SO FT	487 SO FT
FD - 312	143 SO FT	487 SO FT
FD - 313	143 SO FT	487 SO FT
FD - 314	143 SO FT	487 SO FT
FD - 315	143 SO FT	487 SO FT
FD - 316	181 SO FT	618 SO FT
FD - 317	99 SO FT	339 SO FT
FD - 318	99 SO FT	339 SO FT
FD - 319	99 SO FT	339 SO FT
FD - 320	99 SO FT	339 SO FT
FD - 321	98 SO FT	334 SO FT
FD - 322	108 SO FT	368 SO FT
FD - 323	92 SO FT	315 SO FT
FD - 324	155 SO FT	529 SO FT
FD - 325	166 SO FT	567 SO FT
FD - 326	185 SO FT	632 SO FT
FD - 327	170 SO FT	580 SO FT
FD - 328	170 SO FT	580 SO FT
FD - 329	173 SO FT	591 SO FT
FD - 330	174 SO FT	595 SO FT
FD - 331	178 SO FT	609 SO FT
FD - 332	178 SO FT	609 SO FT
FD - 333	178 SO FT	609 SO FT
FD - 334	178 SO FT	609 SO FT
FD - 335	178 SO FT	609 SO FT
FD - 336	173 SO FT	591 SO FT
FD - 337	163 SO FT	558 SO FT
FD - 338	168 SO FT	571 SO FT
FD - 339	96 SO FT	328 SO FT
FD - 340	86 SO FT	295 SO FT
FD - 341	194 SO FT	663 SO FT
FD - 342	203 SO FT	693 SO FT
DINNING	5694 SO FT	000 SO FT
AS - 301	10936 SO FT	18045 SO FT
TOTAL	23092 SOFT	40081 SO FT

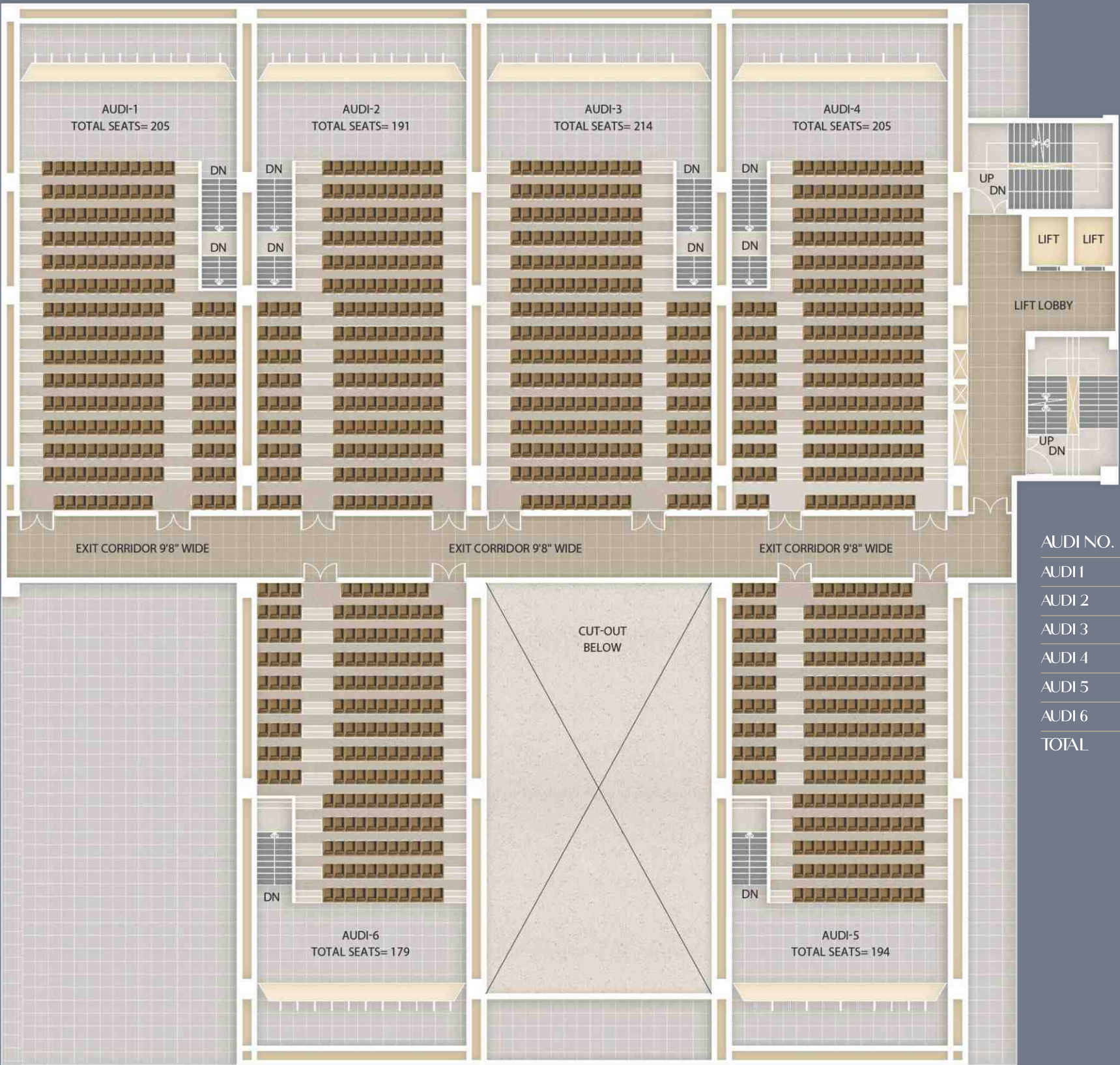


PLACE	C. AREA	SALABLE AREA
AUDI LOBBY	17539 SQ FT	28939 SQ FT
IID AUDI	1156 SQ FT	1907 SQ FT
BANQUET HALL/ RESTAURANT	5664 SQ FT	9346 SQ FT
TOTAL	24358 SQ FT	40192 SQ FT

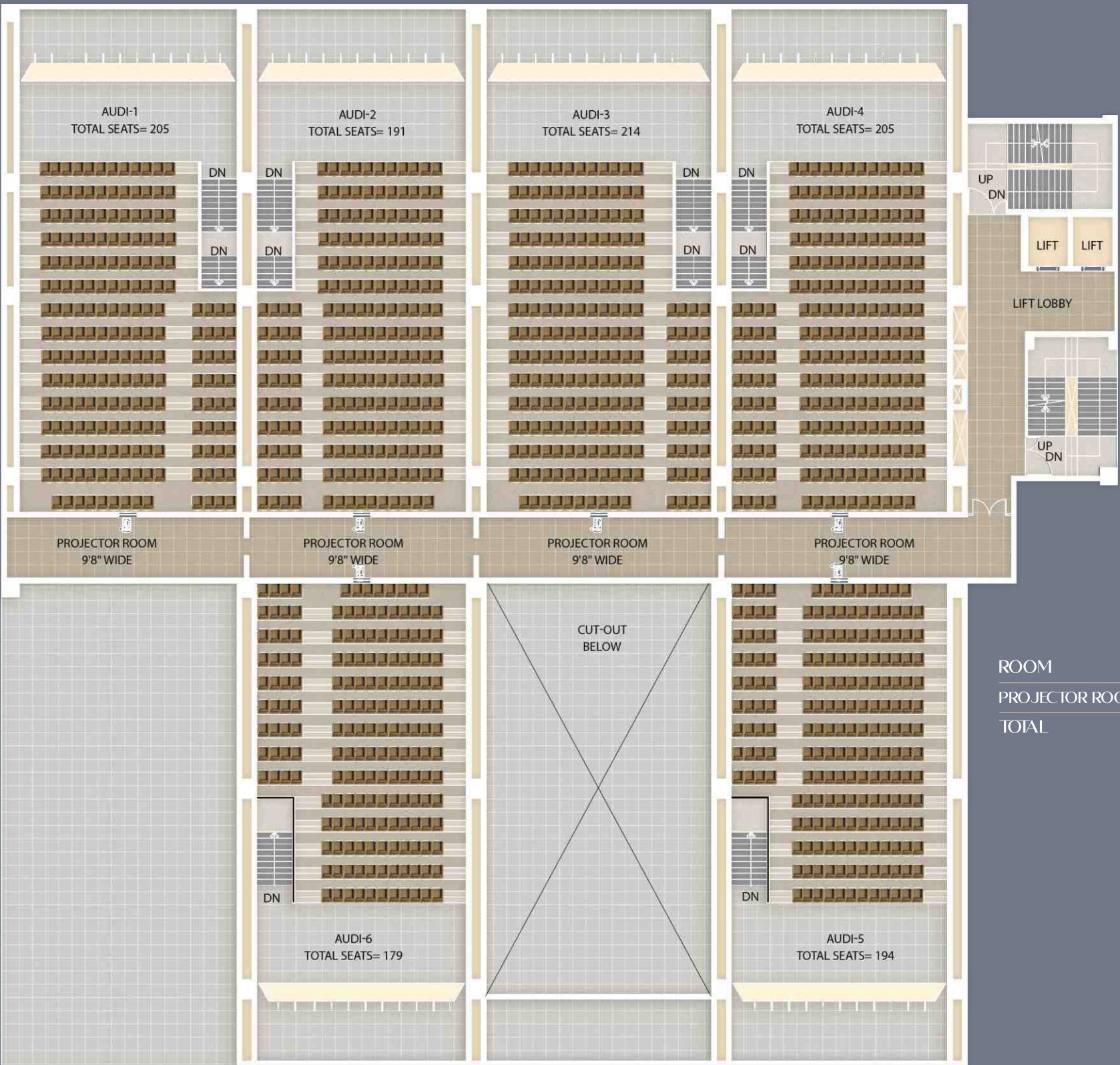
4TH FLOOR



5TH FLOOR



6TH FLOOR



7TH FLOOR



Rising Curve



RETAIL AREA

FOOD & BEVERAGES

MULTIPLEX

ENTERTAINMENT

GRASP THE UNFOLDING OPPORTUNITY
INVEST IN THE FINEST DEVELOPMENT

KNOW WHY?

A WORLD OF PROFITS

With spaces that increase your ROI and showrooms that cut through the retail clutter and stand out, ORBIT is the best business investment you can ever make! It enjoys a convenient location in a heavy footfall area, is easy to access from every corner of the city and has every facility that makes it a world class space for profitable business!

Lack of good commercial property options in patna

affuent location with high network & easy connectivity

value of money proposition with high rental returns

dedicated leasing options from the developers

brand tie-ups to ensure footfall

mall promotions to be managed by developers

Completed Projects



ASOPUR AVENUE
Danapur–Khagaul Road, Patna



BAILEY GREENS
Bailey Road, Patna



MUNDESHWARI TRIDENT
Danapur–Khagaul Road, Patna



MUNDESHWARI CRESCENT
Danapur–Khagaul Road, Patna



MUNDESHWARI JALALPUR TOWER
Abhimanyu–Nagar, Danapur



TERRACE GARDENIA
Ashiana–Digha Road, Patna



MUNDESHWARI SAPPHIRE
Danapur–Khagaul Road, Patna



TOSHANI TOWERS
Kalambagh Chowk, Muzaffarpur



BISHWANATH COMPLEX
Arrah

Ongoing Projects



THE HERITAGE MALL
Danapur, Patna



CRYSTAL TOWERS
Danapur – Khagaul Road, Patna

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EVERYDAY!





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<https://rera.bihar.gov.in/>

DEVELOPERS



1st Floor, Amitabh Kunj, Main Road, Buddha Colony
Patna – 800001 Bihar, India.
info@mundeshwari.co.in
www.mundeshwari.com

ARCHITECTS

SpaceMatters
Delhi

SITE ADDRESS

DANAPUR-KHAGAUL ROAD, OPPOSITE INDIAN
PETROL PUMP, PIN NO- 801503



DISCLAIMER

This brochure is not a legal document. It describes the conceptual plan to convey the intent and purpose of ORBIT. The images 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.