



A CLOSER
LOOK AT

The home
BEHIND THE DOOR TO
IT PARK



About Us

Welcome to IT Park, a business hub located at the heart of Patna. It is merely a stone's throw away from NIT Patna. The project is designed as a prime destination for tech companies, startups, and entrepreneurs by offering strategically located plots for commercial development in one of the rapidly growing cities of India.

At IT Park Patna, we offer a harmonious mix of modern infrastructure, advanced technology, and world-class amenities to make the businesses grow effortlessly. We are close to NIT Patna, and proximity to the highest academic

Our plots are designed to cater to the growth of high-tech IT offices, coworking spaces, and tech-enabled businesses. The park is facilitated with high-speed internet, 24/7 security, ample parking, and reliable utilities set in a vibrant, tech-centric environment.

Paving THE WAY FOR A WELL-ROUNDED & BALANCED Lifestyle

At Embassy Capital, we are focused on creating a safe, inclusive, and vibrant environment for our community. We offer plots that provide you with the freedom to build your ideal home for family living or investment purposes. With a prime location, excellent infrastructure, and a community spirit that is warm and inviting, Embassy Capital is the best choice for any investment in a sustainable and prosperous future.



Why Invest in IT Park

THE FUTURE OF BUSINESS & TECHNOLOGY STARTS HERE!



Strategic Location

Situated near IT Patna, the heart of Bihar's technology revolution, ensuring high accessibility and connectivity.



Growing IT Hub

Patna is emerging as a leading IT destination, attracting top companies, start-ups, and skilled professionals, ensuring long-term appreciation.



High Rental Yield & Demand

Tech companies, co-working spaces, and startups are actively seeking premium office spaces, ensuring steady rental income and property appreciation.



World-Class Infrastructure

Designed with state-of-the-art amenities, cutting-edge IT facilities, 24/7 security, ample parking, and green spaces for a seamless business environment



Government Support & Policies

With Bihar's push for Digital India & Smart City initiatives, investing in an IT-centric project means benefiting from tax incentives and business-friendly policies.



Future-Proof Investment

The digital economy is booming! Investing in IT Park means securing a future-ready asset in a sector that guarantees exponential growth.



Tech-Driven Community

Surround yourself with like-minded innovators, entrepreneurs, and global companies, creating endless networking and business opportunities.

Secure YOUR SPACE IN THE FUTURE OF
IT Business!

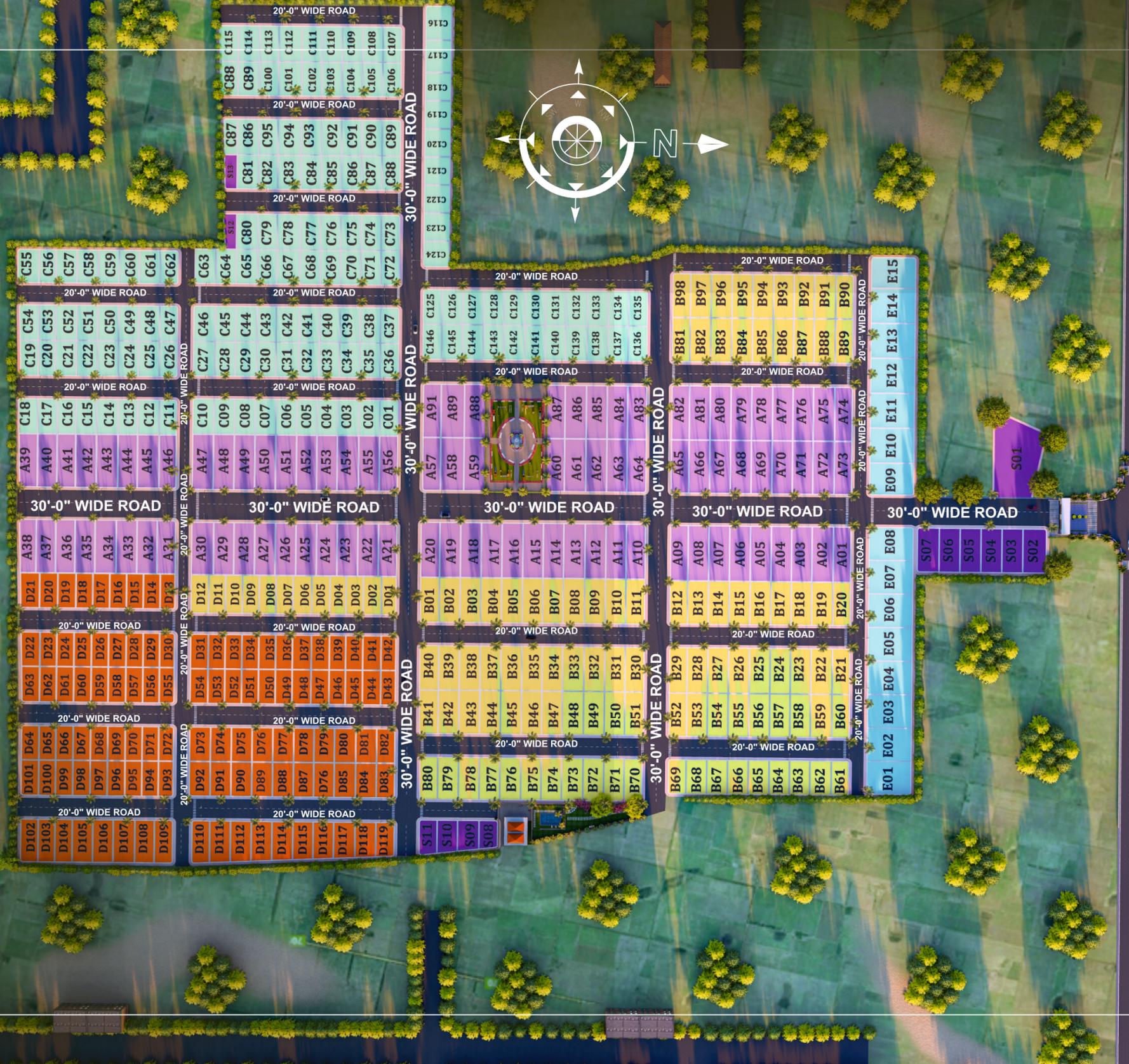
Sound Investing, Growth

LOTS TAILORED FOR SPEEDY AVENUE OF

BIRD EYE VIEW

TYPE	PLOT SIZE	PLOT AREA	NO. OF PLOT
A	60'X30'	1800 SFT.	90
B	50'X30'	1500 SFT.	98
C	40'X30'	1200 SFT.	146
D	40'X25'	1000 SFT.	119
E	60'X40'	2400 SFT.	15
S	S/ PLOT	S/ PLOT	13
TOTAL NO OF PLOT-			480 NOS.

AREA CALCULATION:-	
TOTAL PROJECT AREA	9,00,701 SFT. <small>(33 Bigha 1.80 KATTHA)</small>
TOTAL PARK & TEMPLE AREA	15,600 SFT.
TOTAL ROAD AREA	2,28,501 SFT.
SALEABLE AREA	6,56,600 SFT.
%OF WASTAGE	-27.10%



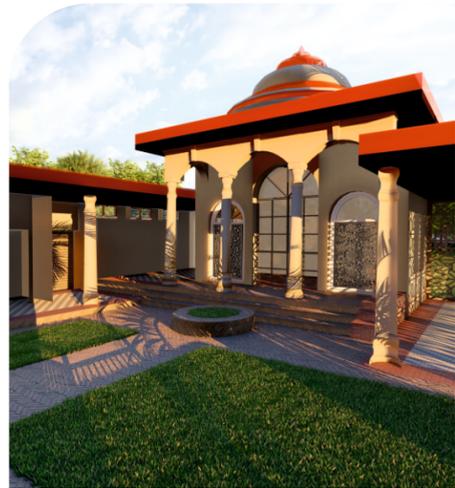
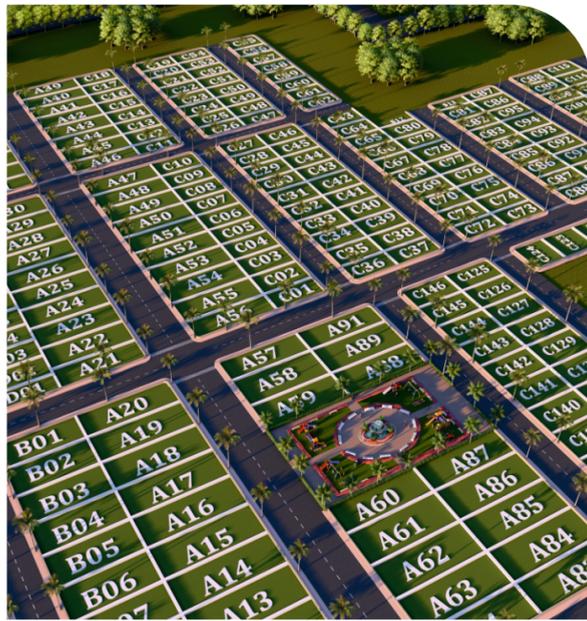
100'-0" WIDE GOVERNMENT ROAD

100'-0" WIDE GOVERNMENT ROAD



NIT BIHTA

Gallery



Amenities



GATED SOCIETY



ELECTRICITY POLL



DAMAR ROAD



SWIMMING POOL



24X7 SECURITY*



CCTV SECURITY*



40,30 AND 20 FEET
WIDE ROAD



TEMPLE



PARK



DRAINAGE SYSTEM



FOUNTAIN

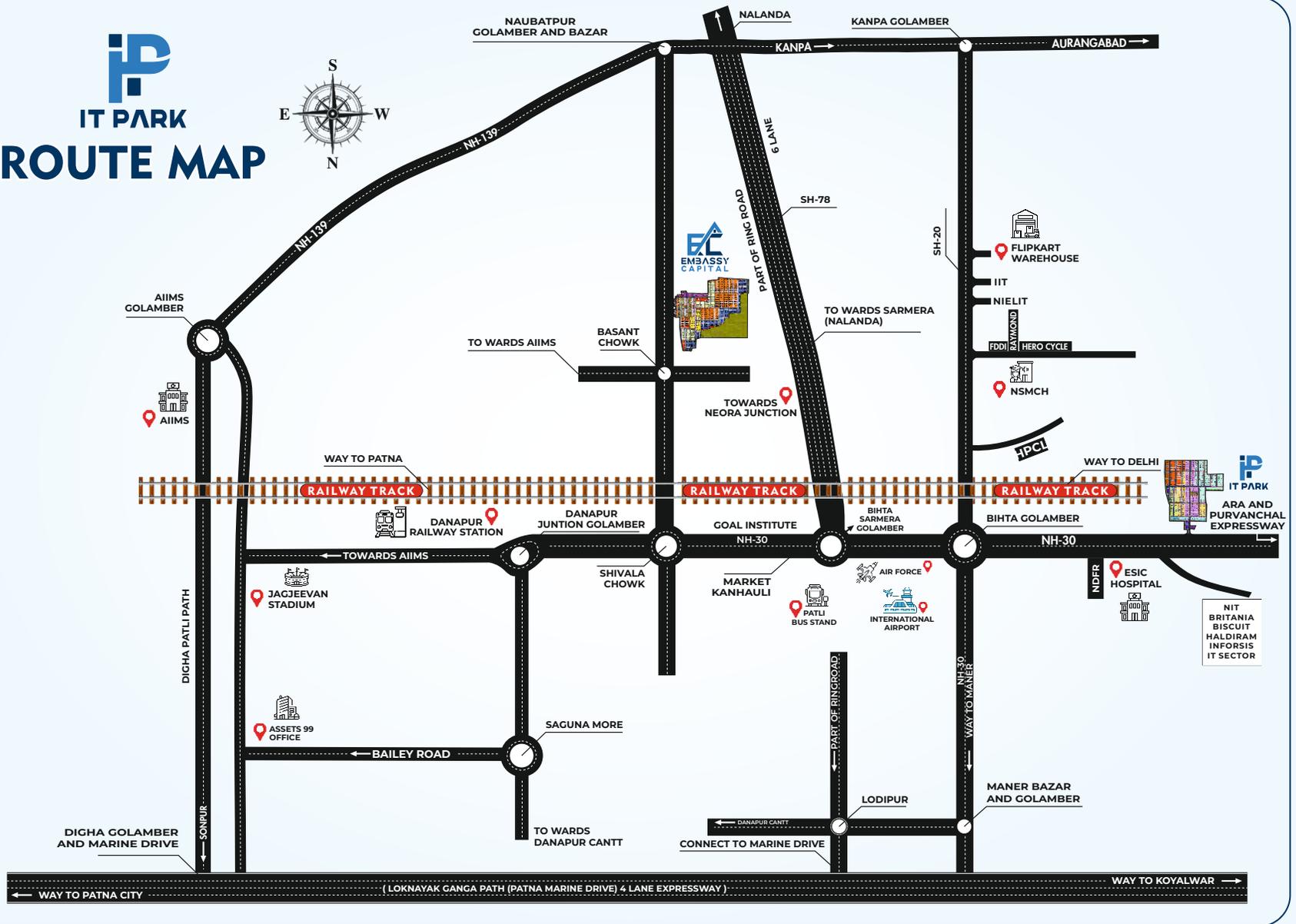


COMMERCIAL MARKET



WATER FACILITY

IT PARK ROUTE MAP



- Head Office :**
702, 7th Floor, Gharounda Complex,
Jagdeopath Bailey Road Patna Branch
- Office :**
5th floor Leeds Towers ,
Rupaspur , Digha Road - 801503



SCAN FOR WEBSITE