



A Project By:
Aakriti Buildcon Pvt. Ltd.
(A quality construction company)

Aakriti's
The
Mango
Groves

Open-up to
A Blissful Life

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ABOUT GROUP

Aakriti Buildcon Pvt. Ltd. A Quality Construction Company, has been initiated in the state of Bihar with core values of integrity, commitment and loyalty to customers.

In Aakriti's, we believe that there is no better proof of a commitment to service than a project, which demonstrates the integrity of its builder. What we do for a living is not especially unique. What we believe is unique.

M/s Aakriti Buildcon Pvt.Ltd was founded In the year 1994 for construction of residential apartments in Patna , and within 23 years around 3,68,000 sft was developed through various projects, a phenomenal growth fuelled by the dynamic leadership of its Directors.

We have acquired a prime ranking amongst the top 10 construction companies in Patna. Today, Aakriti Buildcon Pvt. Ltd. is one of the most respected and renowned business entities in the market which has endowed more than 289 families. Our venture "Green Heritage" at Nehru Nagar was the unique gated community residential project in Heart of the town Having Around 132 flats with amenities like Club house, Swimming pool, Jogging track, Children's Park, etc. Now similar projects are in pipeline in the heart of Patna.

Aakriti's has fast grown into an entity renowned for its Quality and Consistency in residential projects around the City of Destiny and has rapidly acquired a brand image as a "quality conscious and reliable premium developer".







THE
MANGO
GROOVES



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OUR MISSION

Our mission is to deliver promises with strong adherence to ethical business practices. Our pledge is to establish lasting relationships with our customers by exceeding their expectations and gaining their trust through exceptional service by every member of our team. We provide value-added construction services to our customers by creating a successful partnership with them throughout the construction process.



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ABOUT PATNA

Life in Patna is unique and different in itself. With the Ganga flowing through the city, there is never shortage of drinking water. The place also gives a kind of peaceful atmosphere. The time of durga puja is celebrated with great joy and excitement. Whole of Patna is decorated with lights and many pandals. Patna has a rich culture which gives a great joy of living.

Patna is also famous for its places like - Golghar, Harmandir Sahib and some of the famous British architecture like: Padri-ki-Haveli, High Court and Secretariat building.

Patna is also well known for its quality education and sport. In short life in Patna is good and our township The Mango Grooves gives you one such great experience.







Open-up to *A Blissful Life*

A part from providing comfortable living spaces, we also provide you with a range of various best-in-class amenities and comfort. Our township provides you with a bigger open space, gardens, jogging tracks, play ground for children and a spacious parking spot for every individual. We provide you with all sorts of advance automation and control system to ensure your safe and security. Be it party space, club house, swimming pool or sports area we offer you numerous comforts under one roof.





BASEMENT FLOOR
BLOCK A & B



GROUND FLOOR PLAN
BLOCK A & B

AREA
STATEMENT

FLAT NO	01	02	03	04	05
TYPE	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK
CARPET AREA	966.32	966.32	924.8	924.8	966.32
EXCLUSIVE AREA	62.5	62.5	37.66	37.66	62.5
TOTAL AREA	1028.82	1028.82	962.46	962.46	1028.82
NET AREA	1480	1480	1385	1385	1480





FIRST FLOOR PLAN
BLOCK A



AREA
STATEMENT

FLAT NO	01	02	03	04	05	06	07	08
TYPE	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	2 BHK	2 BHK
CARPET AREA	966.32	966.32	924.8	924.8	966.32	966.32	786.47	786.47
EXCLUSIVE AREA	62.5	62.5	37.66	37.66	62.5	62.5	36	36
TOTAL AREA	1028.82	1028.82	962.46	962.46	1028.82	1028.82	822.47	822.47
NET AREA	1480	1480	1385	1385	1480	1480	1185	1185

2ND 3RD 4TH & 5TH FLOOR PLAN
BLOCK A



AREA
STATEMENT

FLAT NO	01	02	03	04	05	06	07	08
TYPE	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	2 BHK	2 BHK
CARPET AREA	979.81	979.81	930.35	930.35	979.81	979.81	791.67	791.67
EXCLUSIVE AREA	140.38	140.38	109.15	109.15	140.38	140.38	107.77	107.77
TOTAL AREA	1120.19	1120.19	1039.5	1039.5	1120.19	1120.19	899.44	899.44
NET AREA	1610	1610	1495	1495	1610	1610	1295	1295


FIRST FLOOR PLAN ISOMETRIC VIEW
BLOCK A

3 BHK (TYPE -A) BLOCK -A
FLAT NOS: 001,002,101,102,105 & 106

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ENTRY 





3 BHK (TYPE -B) BLOCK -A
FLAT NOS: 003,004,103 & 104



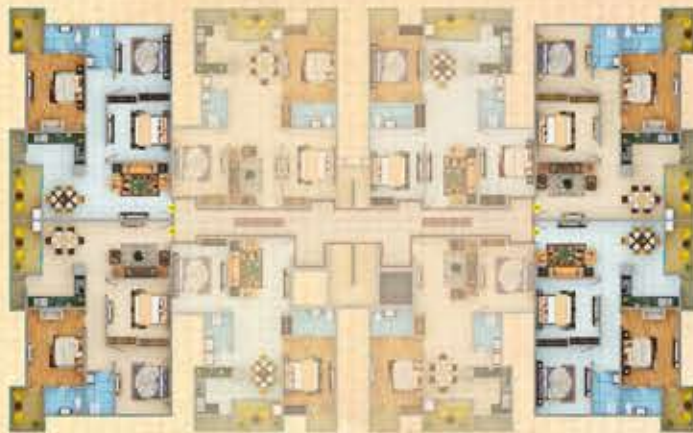
2 BHK (TYPE -C) BLOCK -A
FLAT NOS: 107 & 108



TYPICAL FLOOR PLAN ISOMETRIC VIEW
BLOCK A

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3BHK (TYPE -D) BLOCK -A
FLAT NOS: 201,202,205 & 206



ENTRY ➡

**3BHK (TYPE -E) BLOCK -A
FLAT NOS: 203 & 204**



ENTRY ➡



**2 BHK (TYPE -F) BLOCK -A
FLAT NOS: 207 & 208**

FIRST FLOOR PLAN
BLOCK B



AREA
STATEMENT

FLAT NO	01	02	03	04	05	06	07	08
TYPE	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	2 BHK	2 BHK
CARPET AREA	966.32	966.32	924.8	924.8	966.32	966.32	786.47	786.47
EXCLUSIVE AREA	62.5	62.5	37.66	37.66	62.5	62.5	36	36
TOTAL AREA	1028.82	1028.82	962.46	962.46	1028.82	1028.82	822.47	822.47
NET AREA	1480	1480	1385	1385	1480	1480	1185	1185

2ND 3RD 4TH & 5TH FLOOR PLAN BLOCK B



AREA STATEMENT

FLAT NO	01	02	03	04	05	06	07	08
TYPE	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	2 BHK	2 BHK
CARPET AREA	979.81	979.81	930.35	930.35	979.81	979.81	791.67	791.67
EXCLUSIVE AREA	140.38	140.38	109.15	109.15	140.38	140.38	107.77	107.77
TOTAL AREA	1120.19	1120.19	1039.5	1039.5	1120.19	1120.19	899.44	899.44
NET AREA	1610	1610	1495	1495	1610	1610	1295	1295

FIRST FLOOR PLAN ISOMETRIC VIEW
BLOCK B

3 BHK (TYPE -A) BLOCK -B
FLAT NOS: 002,005,101 ,102,105 & 106

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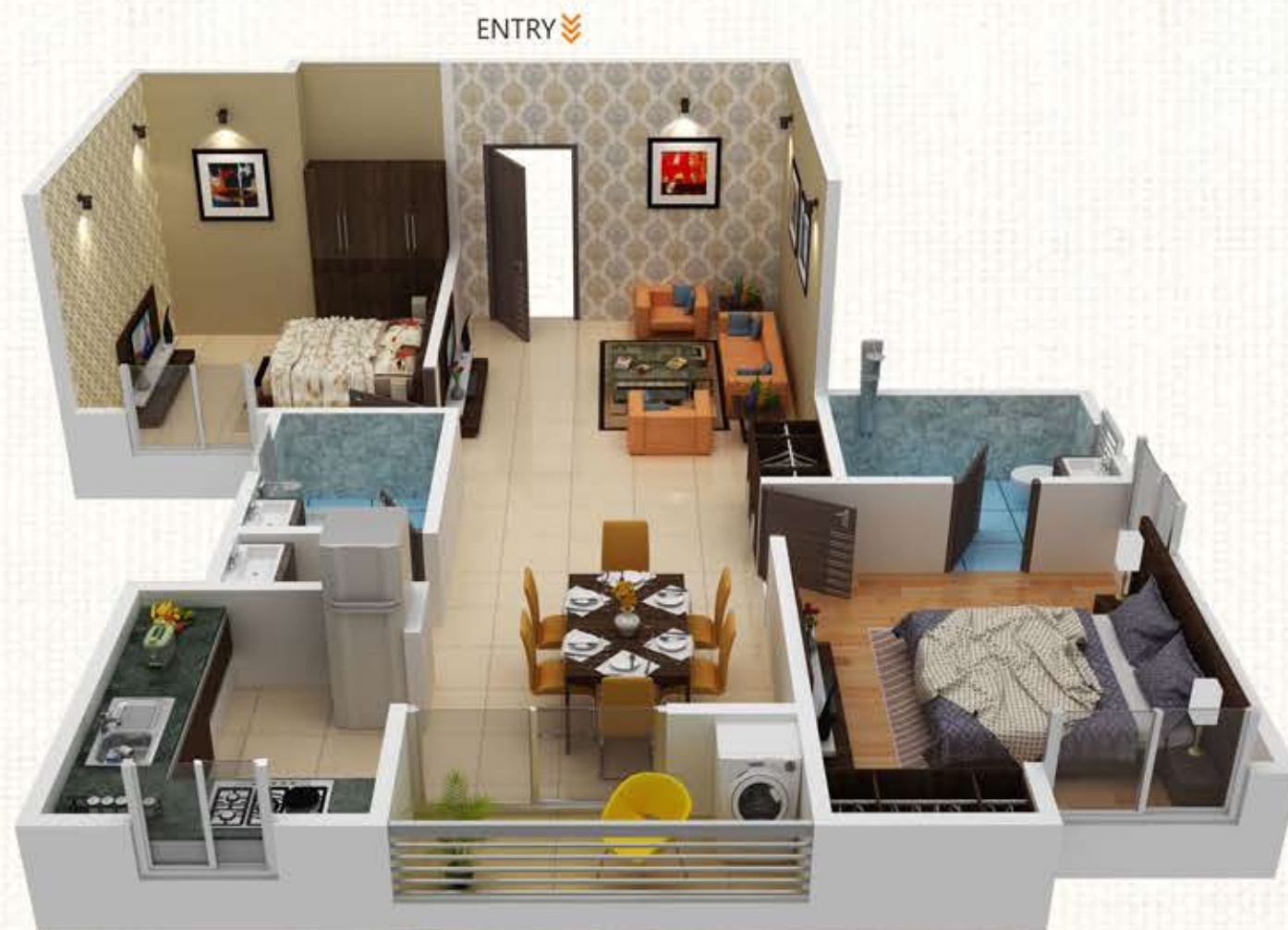
ENTRY ↗





**3 BHK (TYPE -B) BLOCK -B
FLAT NOS: 003,004,103 & 104**

ENTRY >>>



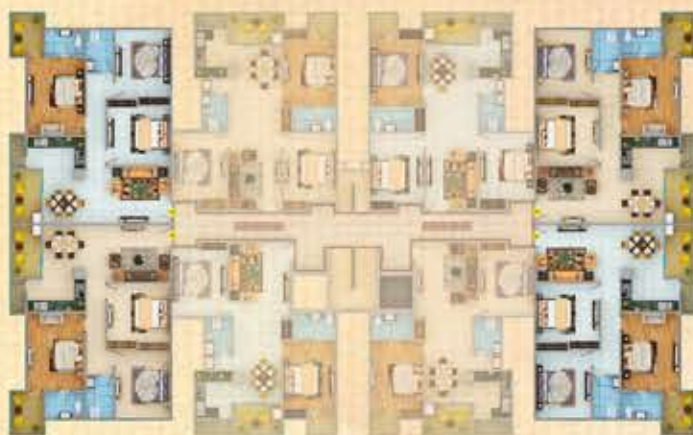
**2 BHK (TYPE -C) BLOCK -B
FLAT NOS: 107 & 108**



TYPICAL FLOOR PLAN ISOMETRIC VIEW
BLOCK B

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3BHK (TYPE -D) BLOCK -B
FLAT NOS: 201,202,205, & 206



ENTRY ➡

**3BHK (TYPE -E) BLOCK -B
FLAT NOS: 203,& 204**



**2 BHK (TYPE -F) BLOCK -B
FLAT NOS: 207 & 208**

ENTRY ➡







Open-up to *A Blissful Life*

The Mango Groves itself being at peace with the environment provides you with a bunch of amenities that will help you de-stress and rejuvenate. Here, inner peace is just a foot step away. It provides you with every amenity that you can imagine at a very affordable price.



AMENITIES



Grand Entrance Gate



Spacious lobbies/
Corridors on each floor



CCTV for Effective
surveillance



EPABX System



24X7 Water Supply Through Overhead tank
from deep Tube boring



Jogging Track



Children's
play zone



Swimming
Pool



Community
Hall



Fitness
center/ Gym



Generator Backup for
Lifts and common areas



Rainwater
harvesting



Parking



Campus Secured
with Boundary wall



Paved
pathway



Two lifts in each block



Shoki Fire Sprinkler System in
Parking Area



Terrace green

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STANDARD SPECIFICATION

STRUCTURE	R.C.C. frame structure with brick work in cement Mortar as per design and specification.	ELECTRICAL	(a) All internal wiring in concealed conduits With cooper Wires of ISI mark. (b) All electrical switches and accessories of ISI mark. (c) Adequate lighting /power point socket, outlets etc. provided in each room as per the design Specification.
ENTRANCE DOOR	Entrance door shutters of 30 mm thick ISI mark one side TEAK finished with natural polish.	TV/ TELEPHONE	One TV & one Telephone/internet point will be provided in drawing or master bed room (not connection).
OTHERS DOOR	30 mm thick ISI mark flush door shutters, painted with two coats synthetic enamel on a coat primer.	INTERNAL WALL FINISH	All internal walls will be finished with P.O.P. on plastered Surface.
DOOR FRAME	Door frames (chowkhats) of Hard wood of size 100x65 mm	EXTERNAL WALL	Exquisitely designed classical exterior finish with Weather coat paint/sand mat finish.
WINDOWS	Fully glazed Alluminium window.	WATER PROOFING	Water proofing treatment will be done on top roof slab.
ENTRANCE LOBBY/ STAIRS AND IT'S LANDING	Attractive designed Marble/ Marble crazy flooring as per specification/consultant.	HEAT PROOFING	A coat of Chemical as per standard will be done on top roof slab.
FLOORING	Vitrified tiles of 600x600mm	OVERHEAD WATER	Overhead water tank of adequate capacity with adequate size submersible pump.
KITCHEN	(a) Ceramic tiles (c) 24" high glazed tiles	INTERCOM	Intercom facility along with CCTV Surveillances for safety purpose will be provided.
BATHROOM	(b) Granite Top (d) Steel Sink of ISI mark (a) Flooring: Ceramic Tiles (b) Walls : Glazed tiles up to 7' hight (c) Sanitary ware : white glazed vitreous sanitary ware of ISI mark . (d) Fitting: Chromium plated C.P.fitting of ISI mark. (e) Cistern : P.V.C cistern in white colour. (f) Hot & cold : HOT & COLD in both toilet.	GENERATOR	For lighting common area and water supply All flats will get 400watt power supply.
PARKING AREA FLOORING	Parking area chequered tiles/Cement Tiles/ Marble crazy flooring as per design.	LIFT	Lift of standard make in each block will be provided .
		ELECTRICITY	Electric supply for the complex form B.S.E.B and all flats have individual connection of 3KW's with separate meter. Extra Load if needed will be provided at Extra cost.
		CAR PARKING	Reserved car parking spaces are available.







LOCATION MAP

