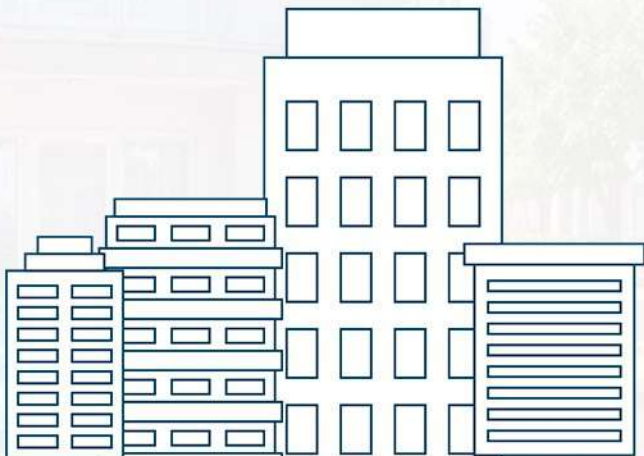




THE PLACE WHERE YOUR DREAM HOME COMES TRUE

From blueprint to reality, we shape homes and complexes. Construction that reflects progress, pride, and modern living.

Quality you can see, strength you can trust, excellence we deliver!



ABOUT US

BUILDING SPACES THAT LAST FOR GENERATIONS

We understand the local landscape, the aspirations of its people, and the importance of creating spaces that feel connected to the community. Every project we deliver carries the values that set us apart.

15+ years of Experience
100% Quality Assurance

AMENITIES

Strong Foundations, Modern Living

Apartments - Thoughtfully planned residential spaces that balance comfort, design, and affordability.

Complexes - Commercial and residential complexes built to support growth and community living.

Renovation - Upgrading existing spaces with modern standards, while preserving their strength and value.



BUILDING TRUST. CREATING SPACES. SINCE 2008.

Founded in 2008–09, Modern Bath Pvt. Ltd. has grown into a trusted name in construction and apartment building. Led by directors Gyan Kaushik and Reena Kumari, the company has completed a wide range of projects, from modern residential apartments to large commercial complexes.

Our focus is simple: strong foundations, timely delivery, and customer satisfaction. With years of experience and a dedicated team, we continue to shape Bihar's skyline with reliable and affordable construction solutions.

OUR APPROACH

CONSTRUCTION IS MORE THAN JUST MAKING BUILDINGS

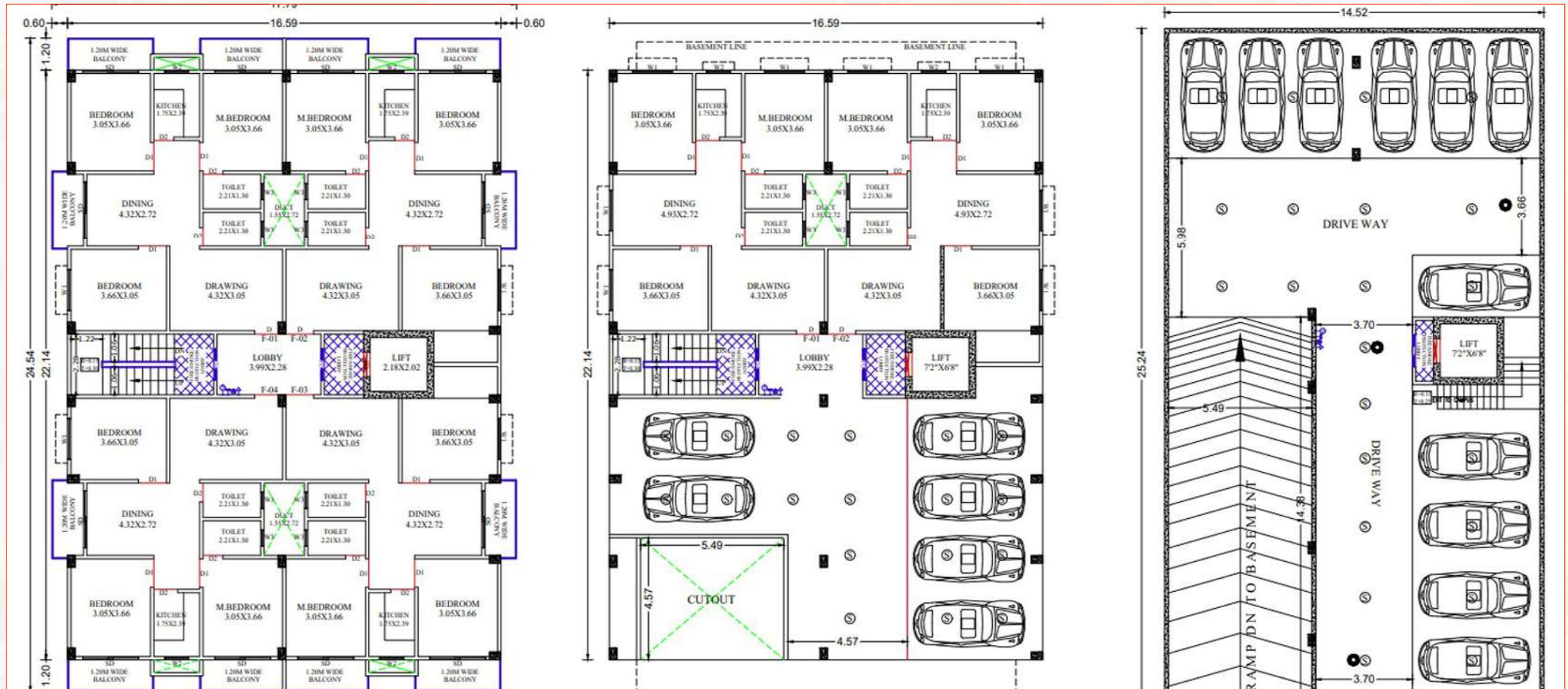
It is about creating spaces that require proper planning, the right resources, and clear intent in the right direction. Since construction is something that cannot be easily changed once built, we focus on getting it right from the very beginning. From blueprint to finishing, our approach is guided by quality, transparency, and timely delivery. Every project is handled thoughtfully, ensuring strong foundations, modern design, and lasting value for families and businesses

OUR MISSION

To deliver reliable residential and commercial spaces that combine modern design with lasting strength. We aim to make every home and complex a place where families and businesses can grow with confidence.

OUR VISION

To be recognized as Bihar's most trusted construction company, shaping the state's future with projects that reflect progress, pride, and community living. Our vision is to build spaces that stand the test of time and carry forward the essence of the foundation



DIRECTOR'S MESSAGE



GYAN KAUSHIK

At Modern Bath Pvt. Ltd., my vision has always been clear: to build with honesty and strength. Since 2008, we have worked to deliver projects that stand firm and serve families and businesses across Bihar. For me, construction is not just about walls and roofs; it is about creating spaces that people can rely on for generations. With every project, we aim to add value to Bihar's growth and give our clients the confidence that their investment is in safe hands.

REENA KUMARI

When I look at the journey of Modern Bath Pvt. Ltd., I see more than buildings — I see homes filled with memories and workplaces driving progress. Since the beginning, my focus has been on understanding what people truly need and ensuring our projects reflect comfort, safety, and modern living.

WHY CHOOSE US

WHY WE'RE THE RIGHT CHOICE FOR YOUR NEXT PROJECT

Choosing the right construction partner is more than comparing prices - it's about trust, quality, and reliability that we definitely promise.

- 15+ Years of Building Excellence
- 24/7 Project Support
- 100% Customized Solutions
- 0% Compromise on Safety



OUR SERVICES

APARTMENTS

Thoughtfully designed residential apartments that balance comfort, affordability, and durability. Each home is built with strong foundations and modern amenities, giving families a safe and welcoming space to grow.

COMPLEXES

Commercial and residential complexes that support business growth and community living. We deliver projects that combine modern infrastructure with practical layouts, ensuring long-term value for owners and occupants.

RENOVATION

Upgrading existing spaces with modern standards while preserving their strength and character. From interiors to structural improvements, our renovation services breathe new life into homes and offices.

AMENITIES

We provide modern facilities that make everyday living easier and more enjoyable from reliable utilities to thoughtful community features, ensuring comfort and convenience for residents and businesses alike..

OUR PROJECT

Structures That Define Our Expertise

RUNNING PROJECTS



COMPLETED PROJECTS



- Ashiana Nagar, Patna

Modern Vidya Tower

Completed Oct, 2024

Type Apartment



- Swaraj Lekha Nagar Patna, Bihar

Swaraj Krishna Enclave

Completed 2018

Type Residential



- Road no.2 A, Magistrate Colony Ashiana Nagar Patna

Kaushik Residency

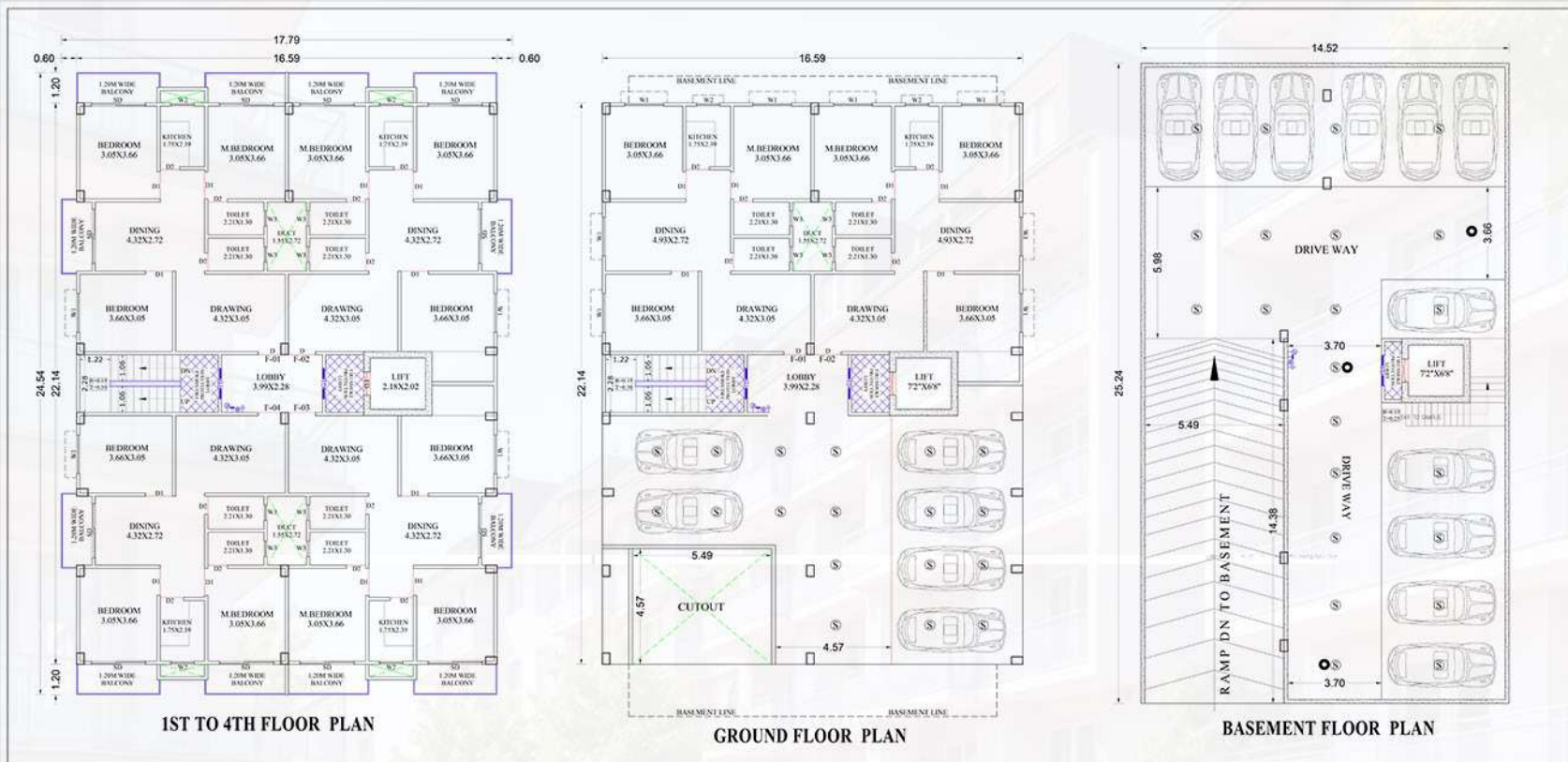
Completed 2020

Type Apartment

OUR UPCOMING PROJECTS

RAJESHWARI PALACE

📍 Khajpura, Patna



FOR RESIDENTIAL-
 PARKING AREA REQUIRED @ 25%
 TOTAL PARKING AREA REQUIRED = **18,019.53 SFT**
 SO PARKING AREA REQUIRED AFTER DECREASED OF
 B/U AREA = 18019.53 - 15% = **15,316.60 SFT**
 AS/AMMENDMENT POINT NO. - 37, (iii)
 SO PARKING AREA REQUIRED FOR RESIDENTIAL
 = 15,316.60 @ 25% = 3,829.15 SFT
 TOTAL PARKING REQUIRED
 = **3,829.15 SFT.**
 PARKING PROVIDED AT BASEMENT FLOOR
 = Basement Floor Area - (Bsmt. Flr. B/u Area)
 = (3944.10) - (Bsmt. flr. B/u Area)
 = 3944.10 - 151.16 = **3,792.94 SFT**
 PARKING PROVIDED AT Cov. GROUND FLOOR
 = Ground Floor Area - (Gr. Flr. B/u Area)
 = 3607.07 - 1919.09 = **1687.98 SFT.**
 TOTAL PARKING AREA PROVIDED
 = 3792.94 + 1687.98 = **5480.92 SFT.**

PLOT AREA = 7513.56 Sqft.
 BSMT FLOOR B/U AREA = 151.16 Sqft.
 GR FLOOR B/U AREA = 1,919.09 Sqft.
 1ST FLOOR B/U AREA = 4,025.11 Sqft.
 2ND FLOOR B/U AREA = 4,025.11 Sqft.
 3RD FLOOR B/U AREA = 4,025.11 Sqft.
 4TH FLOOR B/U AREA = 4,025.11 Sqft.
 TOTAL B/U AREA = 18,170.69 Sqft.

F.A.R. = 2.418





TYPICAL FLOOR AREA			GROUND FLOOR AREA		
FLAT NO.	BHK	B/U AREA	FLAT NO.	BHK	B/U AREA
F-01	3BHK	970.00 Sqft	F-01	3BHK	865.00 Sqft
F-02	3BHK	1005.00 Sqft	F-02	3BHK	900.00 Sqft
F-03	3BHK	970.00 Sqft			
F-04	3BHK	1005.00 Sqft			

(B+G+4) 16 Mtrs. Ht.
 RESIDENTIAL BUILDING
 KHAJPURA, PATNA, BIHAR

PROJECT :- RESIDENTIAL BUILDING KHAJPURA, PATNA, BIHAR	SHEET TITLE :- FLOOR PLAN	NORTH :- 	DRAWN BY :- ER. PRAJAPATI	CONSULTANT:- AVN ENTERPRISES ANAND MARKET, KANKARBAGH MAIN ROAD, PATNA-80020 (MOB. NO - 9936902076)
	ENVELOPE :- MODERN BATH		DATED BY :- 24.12.2025	

CONTACT US

SEEKING A REPUTABLE CONSTRUCTION COMPANY? CONTACT US

-  **MOBILE NO. - 9123409961/9798833923**
-  **WHATSAPP - 9123409961**
-  **EMAIL ID - MODERNBATHPVTLTD11@GMAIL.COM**
-  **ADDRESS - PILLAR NO.79, VIDYA TOWER, BAILEY ROAD, SHEIKHPURA, PATNA**

TURNING EMPTY LAND INTO LIVING LANDMARKS

