



MAA DEVRANI  
ENGICON PVT LTD



# Farmview HEIGHTS

Luxury Design

Secure Living

Green Surroundings

Farmview Heights delivers well-planned residences with premium amenities, quality construction, and a serene environment, ensuring a lifestyle that's both modern and comfortable.



PROJECT BY - MAA DEVRANI ENGICON PVT. LTD.



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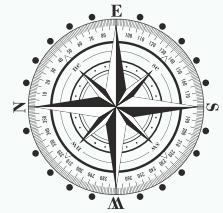
## ABOUT US

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FARMVIEW HEIGHTS is an elite township that redefines modern living into laps of nature by MAA DEVRANI ENGICON PRIVATE LIMITED. Surrounded by lush greenery, pristine landscapes, and the gentle whispers of the breeze, it offers a perfect harmony between luxury and sustainability. Designed for those who seek an elevated lifestyle away from the city's chaos, this township blends world-class amenities with the soothing charm of nature, creating an idyllic haven where comfort meets elegance.



# TYPICAL FLOOR PLAN



TOWER - 1





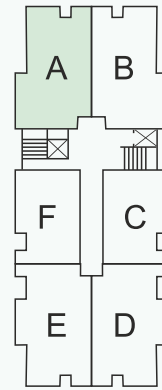
**SITE PLAN**

## 3 BHK TYPE - A BLOW UP PLAN

IN TOWER 1 AND TOWER 2 : Flat No- 101, 201, 301, 401, 501, 601



Tower - 1



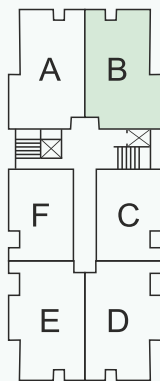
Tower - 2

## 3 BHK TYPE - A

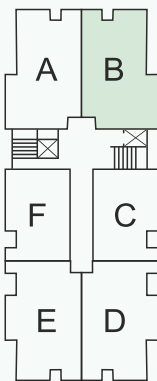
AREA	SQ.FT.
CARPET AREA	951.42
BALCONY	191.71
BUILT-UP	1223.65
SELLABLE	1713.11

## 3 BHK TYPE - B BLOW UP PLAN

IN TOWER 1 AND TOWER 2 : Flat No- 102, 202, 302, 402, 502, 602



Tower - 1



Tower - 2

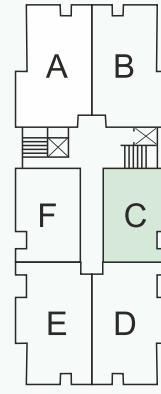
## 3 BHK TYPE - B

AREA	SQ.FT.
CARPET AREA	951.42
BALCONY	191.71
BUILT-UP	1223.65
SELLABLE	1713.11

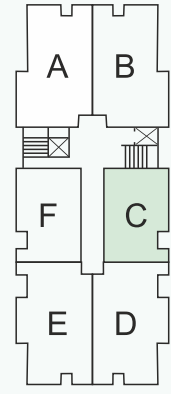


## 2 BHK TYPE - C BLOW UP PLAN

IN TOWER 1 AND TOWER 2 : Flat No- 103, 203, 303, 403, 503, 603



Tower - 1



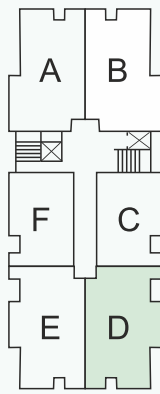
Tower - 2

### 2 BHK TYPE - C

AREA	SQ.FT.
CARPET AREA	698.57
BALCONY	116.33
BUILT-UP	878.10
SELLABLE	1229.34

## 3 BHK TYPE - D BLOW UP PLAN

IN TOWER 1 AND TOWER 2 : Flat No- 104, 204, 304, 404, 504, 604



Tower - 1



Tower - 2

### 3 BHK TYPE - D

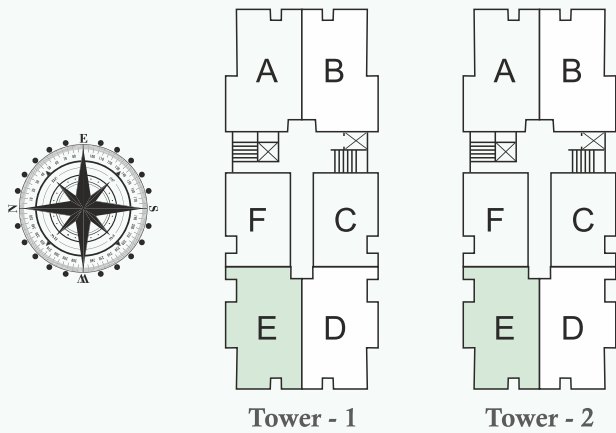
AREA	SQ.FT.
CARPET AREA	951.42
BALCONY	191.71
BUILT-UP	1223.65
SELLABLE	1713.11





### 3 BHK TYPE - E BLOW UP PLAN

IN TOWER 1 AND TOWER 2 : Flat No- 105, 205, 305, 405, 505, 605

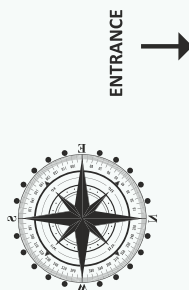
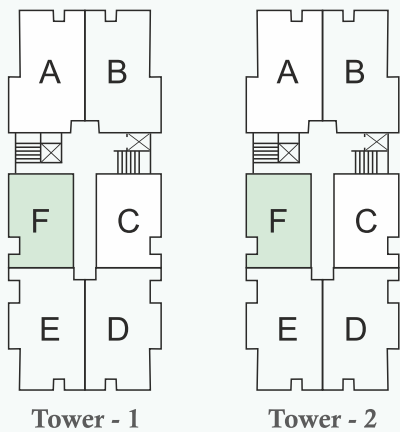


### 3 BHK TYPE - E

AREA	SQ.FT.
CARPET AREA	951.42
BALCONY	191.71
BUILT-UP	1223.65
SELLABLE	1713.11

### 2 BHK TYPE - F BLOW UP PLAN

IN TOWER 1 AND TOWER 2 : Flat No- 103, 203, 303, 403, 503, 603



### 2 BHK TYPE - F

AREA	SQ.FT.
CARPET AREA	698.57
BALCONY	116.33
BUILT-UP	878.10
SELLABLE	1229.34

# FLATS CUT-SECTION

The flat cut-section showcases a well-planned and efficient layout designed for comfortable modern living. The living room is spacious and welcoming, seamlessly connected to the dining area to create an open and airy feel. The bedroom offers privacy and relaxation with ample space for rest and storage. The kitchen is thoughtfully designed for convenience and functionality, ensuring smooth daily use. A well-placed balcony enhances ventilation and natural light while providing a pleasant outdoor space. Overall, the layout balances aesthetics, comfort, and practicality, making it ideal for everyday living.



## BEDROOM

The bedroom offers a peaceful and private environment, thoughtfully planned to ensure comfort, relaxation, and restful sleep.

## LIVING ROOM

The living room is designed as a comfortable and welcoming space for relaxation and family time, with ample natural light and a modern layout.

## BALCONY

The balcony provides an open and refreshing space, ideal for relaxation, fresh air, and enjoying outdoor views.

## KITCHEN

The kitchen is efficiently designed with a functional layout that supports easy movement, daily cooking needs, and proper ventilation.

## DINING AREA

The dining area is conveniently located to create a warm setting for everyday meals and family gatherings.

# FLATS CUT-SECTION

The 3 BHK flat cut-section highlights a thoughtfully planned layout designed for spacious and comfortable modern living. The living room is large and inviting, seamlessly connected to the dining area, creating an open and airy environment ideal for family gatherings. All three bedrooms are well-proportioned, offering privacy, comfort, and sufficient space for storage and relaxation.

The kitchen is efficiently designed to support smooth daily activities with a practical workflow. Multiple balconies enhance natural light and ventilation while providing refreshing outdoor spaces. Overall, the layout perfectly balances functionality, comfort, and aesthetics, making it an ideal home for families.



## BEDROOM

The three bedrooms are designed to offer privacy, comfort, and a calm atmosphere, making them ideal for rest, relaxation, and personal space.

## LIVING ROOM

The living room is spacious and inviting, designed for family gatherings and everyday relaxation with ample natural light and a modern layout.

## BALCONY

The balcony offers a refreshing open space for fresh air, natural light, and moments of relaxation.

## KITCHEN

The kitchen features an efficient and practical layout that supports smooth movement, daily cooking, and proper ventilation.

## DINING AREA

The dining area is thoughtfully placed to create a warm and comfortable space for meals and family time.

# INTEGRATED AMENITY



## Podium Swimming Pool

Experience luxury at our society's modern podium swimming pool, one of its type in Patna. Designed for relaxation, fitness, and refreshing leisure.



## Skyline Terrace Garden

Our Skyline Terrace Garden offers stunning city views and a peaceful escape.

Lush greenery and well-designed spaces for relaxation and gatherings.



## Integrated Temple

Our society features a beautifully designed integrated temple, thoughtfully created to offer a serene space for reflection and devotion.

Surrounded by a tranquil environment, it encourages prayer, meditation, and moments of inner peace.

The temple serves as a spiritual retreat where residents can reconnect with faith and mindfulness.

Blending timeless traditions with modern architectural design, it reflects harmony and balance.

It also acts as a gathering space for community rituals and festivals.

Overall, the temple provides a peaceful sanctuary that nurtures both spirituality and togetherness.



## Community Space

Elegant community space for guests, designed for gatherings and celebrations. Fosters social bonding, enhances community living, and offers a perfect spot to relax, network, and create memories.

## Toddler Area

Our toddler area provides a safe and fun space for little ones. With engaging play structures and soft surfaces, it encourages creativity and active play.

A perfect spot for children to explore, learn, and enjoy safely.





### Integrated Gym

Our state-of-the-art integrated gym caters to fitness enthusiasts of all levels.

Modern equipment and wellness facilities for a complete workout.



### Terrace Gazebo

Experience tranquility in our stylish terrace gazebo, offering sweeping city and skyline views.

An ideal space for relaxation, intimate gatherings, or peaceful reflection.



### Open Terrace Yoga Center

Yoga nurtures body and mind, promoting physical health, mental clarity, and emotional balance. It encourages mindfulness, reduces stress, and improves flexibility, fostering inner peace.

### Connected Tower

Our two towers are seamlessly connected at the top, creating a striking architectural feature.

The sky bridge offers panoramic views and a unique vantage point. Designed for elegance and convenience, it elevates the living experience.



## SPECIFICATIONS

### STRUCTURE

- Earthquake resistant R.C.C. frame structure.
- CLC Blocks/Fly ash bricks for an energy efficient building.

### FLOORING

- Vitrified tile flooring inside the flat with ISI-certified best quality.
- Anti-skid floor tiles of ISI-certified best quality.
- 7 ft height glazed tiles in toilets of ISI-certified best quality.

### KITCHEN

- Granite slabs with stainless steel sink.
- Glazed tiles on walls up to 2 ft above the counter.

### PAINTING

- Weather coat painting on the exterior of the building using Asian / Berger / Indigo / Nerolac paints.

### INTERIOR

- All interior walls finished with wall putty.

### BATHROOMS

- Anti-skid ceramic tiles with ISI marks.
- All CP fittings will be ISI-marked, with hot & cold water supply provision in common toilets.

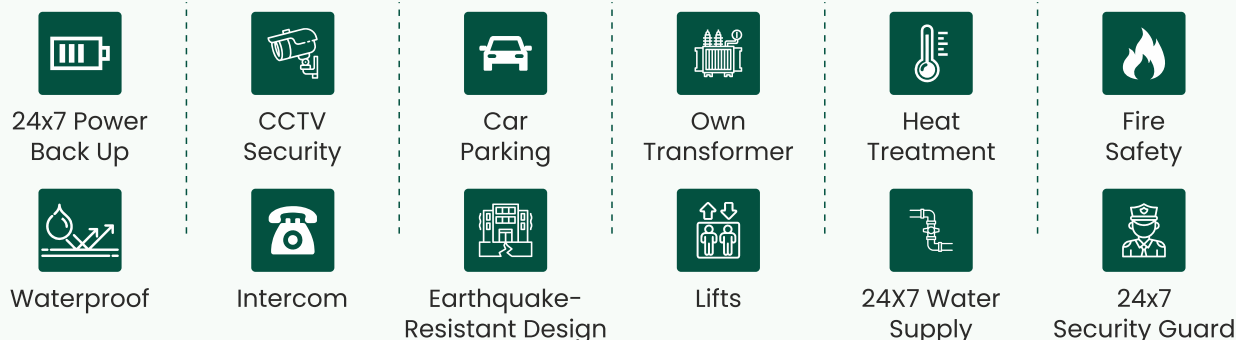
### DOOR & WINDOWS

- All balcony openings will have uPVC sliding doors / uPVC windows with toughened glass in uPVC frames.
- Flush doors for all internal doors with ISI mark.
- MS grill in the balcony.

### ELECTRICAL

- Electrical (copper) wiring as per ISI code.
- Circuits with MCBs of approved make as per ISI code, with one TV point in all flats.

## SPECIAL AMENITIES



## PAYMENT SCHEDULE

### CONSTRUCTION LINKED PAYMENT PLAN (C.L.P PLAN)

S. NO	STAGE	% of Total Amount
1	On Booking	10%
2	On Agreement (within 45 days of Booking)	10%
3	On Start of Basement/Foundation work	10%
4	On start of Ground Floor Roof	15%
5	On start of 2nd Floor Roof	15%
6	On start of 4th Floor Roof	15%
7	On Start of Brick Work	10%
8	On Start of Flooring	10%
9	On Possession	5%
	<b>TOTAL</b>	<b>100%</b>

### Note

- 1) Parking and other miscellaneous charges are extra.
- 2) GST and other government taxes are extra, as applicable.



## NEARBY PLACE APPROX DISTANCE

### 1. TRAVEL & CONVENIENCE

ISBT Bus Stand & Metro Station	1.8 km
Rajendra Nagar Terminal	6.5 km
Patna Railway Station	8 km
JPN International Airport	10 km

### 2. HOSPITAL & EMERGENCY

Apollo Big Hospital	3 km
NMCH Hospital	5 km
PMCH Hospital	8 km
Medanta Hospital	6 km
AIIMS Patna	14 km

### 3. SCHOOL & EDUCATION

DPS World School	200 m
Usha Martin World School	2 km
RPS Public School	2 km
Open Minds Birla School	4 km
Dr. DY Patil School	3.5 km
Bishop Scott Girls School	4 km



**FARMVIEW HEIGHTS:**  
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WHERE  
QUALITY

Meets  
CONSTRUCTION



## FARMVIEW HEIGHTS

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