OM PARADISE

Khabra, Muzaffarpur

Luxurious 2BHK & 3BHK Apartments

A project by

MAA BHAWANI
INFRA & DEVELOPERS

Welcome to a world of **Quality Living** with infinite comfort

- Ultra spacious vast compliant flats With abundant lighting.
- Community temple, with ample space For meetings and Poona.
- Rooftop siting and green Area for community.
- Safe and secure parking Spaces.



A modern adobe with world class **Amenities**

WORLD CLASS AMENITIES

KEY HIGHLIGHTS

1 BEAUTIFUL TERRACE

Big Terrace for community activity
Sitting Area
Lift Access

2 ROOF-TOP SWIMING POOL

Large roof-top swiming pool
Pool side sitting area

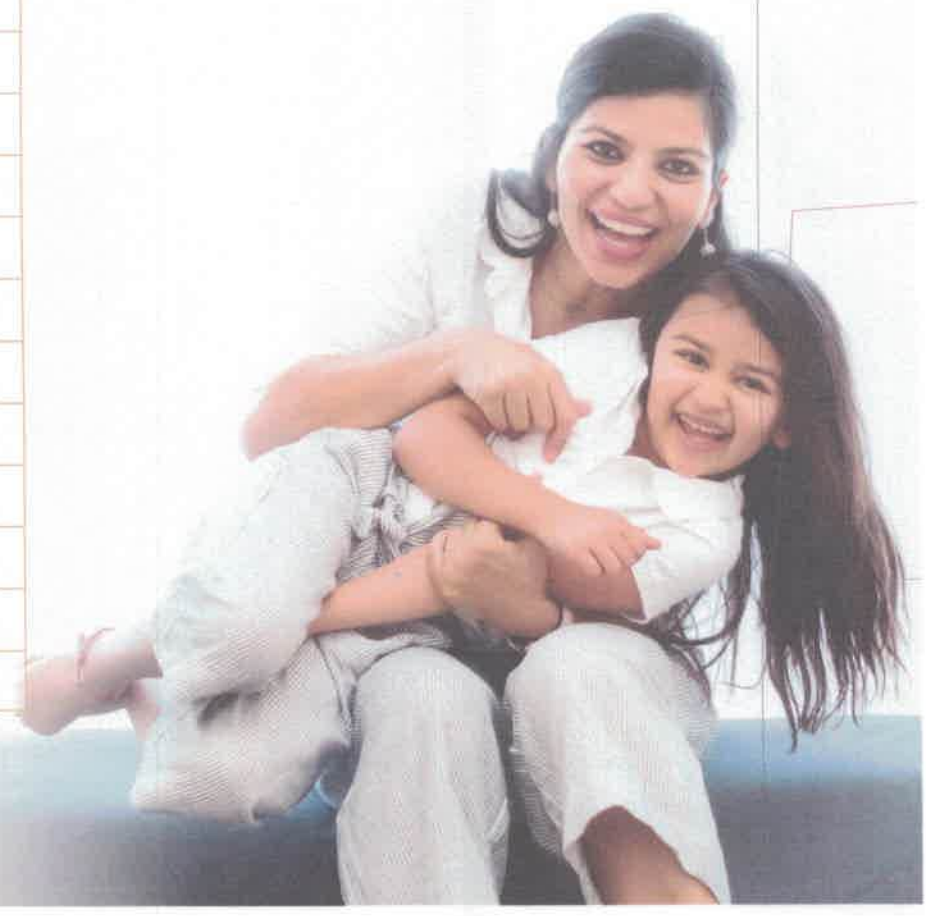
3 BIG BALCONIES

4 TIMELESS FACADE DESIGN

5 COMMUNITY TEMPLE

6 COMMERCIAL FLOOR

- Vaastu Friendly Building
- Majestic Entrance
- Wide Balconies
- Commercial Block
- Ample Parking Space
- Proper Ventilated Buildings
- Community Temple
- Durable Exterior Texture
- Fire Fighting System
- Round the Clock CCTV Surveillance
- 24 Hours Water & Power Supply
- Guard Room
- Basement Parking
- Roof-Top Swimming Pool
- Modern Design



OM PARADISE, MUZAFFARPUR

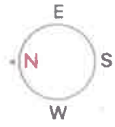
TERRACE PLAN

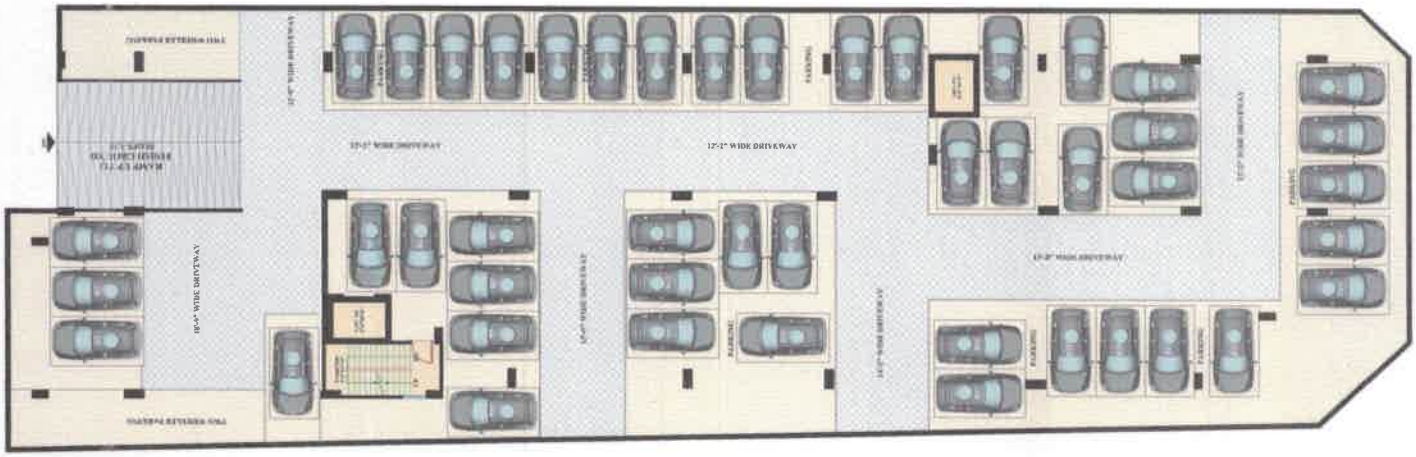


Terrace Plan | Roof Top Swimming Pool | Pool Side Sitting & Garden | Common Sitting Area | Roof Top Lift access

OM PARADISE, MUZAFFARPUR

BASEMENT FLOOR PLAN





Type	Dimension
Stair Case (Left)	8'0" x 17'5"
Basement Lift (Left)	5'6" x 8'0"
Basement Lift (Right)	8'0" x 6'0"

Contact our 24x7 Support Line in case of any emergency
Visit our website for more information at www.headwaygroup.com/contact-us/

OM PARADISE, MUZAFFARPUR

TYPICAL FLOOR PLAN

2ND, 4TH & 6TH FLOORS



3RD, 5TH & 7TH FLOORS



Flat No.	Type	Carpet Area	Balcony Area	Built-up Area	Super Built-Up Area	Terrace Area
01	3 BHK	994.37 sq.ft	266.51 sq.ft	1382.52 sq.ft	1866.50 sq.ft	47.36 sq.ft
02	3 BHK	997.81 sq.ft	230.34 sq.ft	1347.47 sq.ft	1819.08 sq.ft	41.01 sq.ft
03	2 BHK	764.34 sq.ft	110.54 sq.ft	929.70 sq.ft	1255.10 sq.ft	00.00 sq.ft
04	2 BHK	751.21 sq.ft	192.88 sq.ft	1002.83 sq.ft	1353.82 sq.ft	00.00 sq.ft
05	3 BHK	1115.57 sq.ft	269.95 sq.ft	1517.76 sq.ft	2048.97 sq.ft	47.79 sq.ft
06	3 BHK	1046.25 sq.ft	255.85 sq.ft	1377.33 sq.ft	1859.40 sq.ft	00.00 sq.ft
07	2 BHK	833.66 sq.ft	179.00 sq.ft	1072.43sq.ft	1447.79 sq.ft	00.00 sq.ft
08	3 BHK	899.00 sq.ft	171.89 sq.ft	1132.05 sq.ft	1528.27 sq.ft	00.00 sq.ft

8 Total Floors

48 Total Flats

OM PARADISE, MUZAFFARPUR

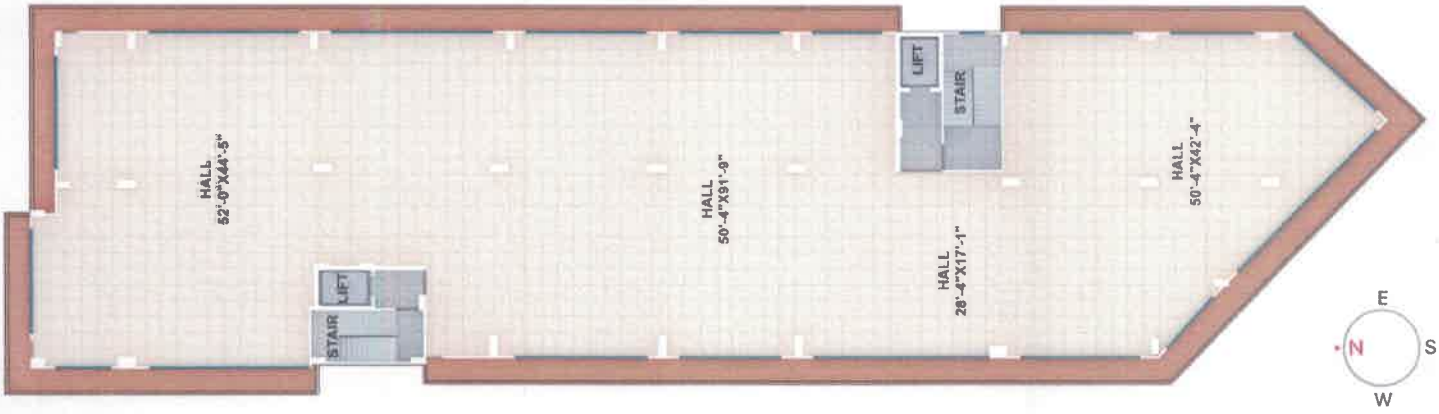
GROUND FLOOR PLAN COMMERCIAL TYPE



Type	Area Calculation
Built-Up Area	7397.55 sqft
Super Built-Up Area	11096.32 sqft
Carpet Area	7049.50 sqft

OM PARADISE, MUZAFFARPUR

FIRST FLOOR PLAN COMMERCIAL TYPE



S No.	Type	Carpet Area	Balcony Area	Built-up Area	Super Built-Up Area
01	Commercial	9140.17 sq.ft	1879.91 sq.ft	11465.67 sq.ft	17198.51 sq.ft

SPECIFICATION

REINFORCEMENT & STRUCTURE

All steel will be used of TATA & SAIL Steel.
Earthquake resisant RCC framed structures.
5" (125mm) thick ACC block or fly ash brick masnsory in RCC frames.

FLOORING

300x300mm branded ceramic tiles in bathrooms,
600x600mm double charge branded vitrified tiles in all the other areas of the flats, marbles or vitrified tiles in all the common area's floors.

INTERNAL & EXTERNAL WALLS

Sand cement plaster covered with two coats of wall putty over it. Paints shall be charged extra.
Finished with cement sand plaster covered with two coats of acrylic emulsion paint over the coat of wall putty.

KITCHEN

Granite kitchen top, 2 feet high glazed tiles dado over it.
Stainless steel kitchen sink with a hot & cold point in it.

ELECTRICALS

Concealed copper wirings of Anchor/Havels or equivalent brands. Modular switches & sockets of anchor/Havels or equivalent brands.
1 T.V. point & adequate lighting/fan points in all the rooms & drawing
hall, as per the design of the architect/electrical consultant.

LIFT & GENERATOR

KONE/OTTIS/JOHNSON or equivalent brands shall be provided.
Generator: Eco-Friendly common generator for 500VA supply in
each flats.



INSTALLMENT PLAN

• At the time booking	10%
• After Booking (within 45 days of booking)	30%
• On completion of Ground Floor Work	15%
• On completion of 1st Floor Work	15%
• On completion of Brick Work	15%
• On completion of Plaster Work	10%
• On Time of Possession	05%

NOTE

The colour and design of the tiles and motifs can be changed without any prior notice.
Variation in the colour and size of tiles/granite/mica may occur.
Area in all categories of apartment may vary upto 3% without any change in cost.
However, in case of variation is beyond 3% pro-rate charges are applicable.



OM PARADISE

Near NEXA Rajiv Automobiles,
NH-28, Khabra, Muzaffarpur,
Bihar 843165

+91 9801887774, 7781912800
98018 88858

Scan the QR to open in Maps

Project Name

OM PARADISE

Developers

MAA BHAWANI INFRA & DEVELOPERS

Architecture Team

C R GENESIS ARCHITECTS

Brand Consultant

polardot

Contact Us

+91 9801887774, 7781912800, 98018 88858

Office Address

Rekha Chandrale, JP Kunj Moriya Path, Near Binda Vatika Aashiyana Nagar
Patna - 800025

RAMASHRAM COMPLEX : Beside Mahavidya Global School, NH 139 Bhusaula, Near AIIMS Golambar, Phulwarisharif, Patna 801505. Contact us on our sales channel for more information +91 90318 09013, 12, 11 or send a message on WhatsApp. Designed with Polardot.in | +91 90451 87480 | www.polardot.in