



# MANGLAM FARMS



# About Mangalam Farms

Mangalam Farms is a thoughtfully planned farmhouse plot development in Lucknow, designed for those who seek peaceful living without disconnecting from the city. We blend modern planning, sustainable architecture, and affordability to create farmhouse lifestyles that are practical, accessible, and future-ready.

## Our Vision

At Mangalam Farms, we envision a new face of real estate in Lucknow—one that goes beyond luxury and serves society as a whole. Our goal is to combine intelligent architectural planning with cost-effective farmhouse living solutions, making quality land ownership and healthy lifestyles accessible to every aspiring homeowner, not just the elite.

## Our Mission

Our mission is driven by innovation, responsibility, and long-term impact.

To develop farmhouse plots using smart construction planning and sustainable practices

To provide world-class amenities at affordable prices

To create living spaces that promote nature, wellness, and community life

To build a passionate team committed to transforming challenges into opportunities

To deliver real estate solutions that benefit present needs and future generations

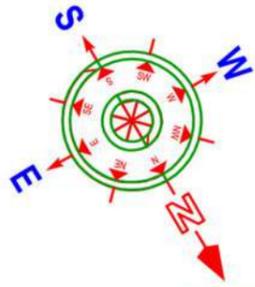
## Sustainable Architecture

At One Next Builder Pvt. Ltd., we believe that responsible design and visual excellence can go hand in hand. Our architectural approach focuses on resource efficiency, smart planning, and minimal environmental impact, without ever compromising on aesthetics or comfort.

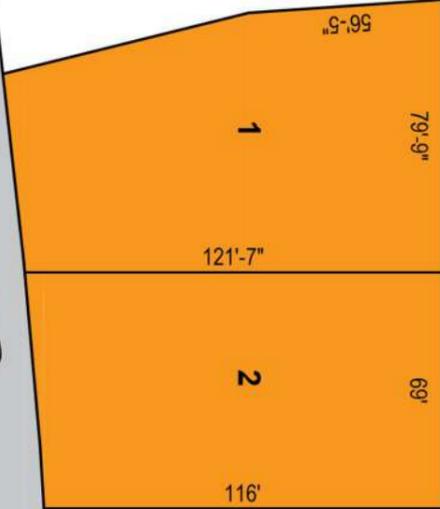
# LAYOUT PLAN



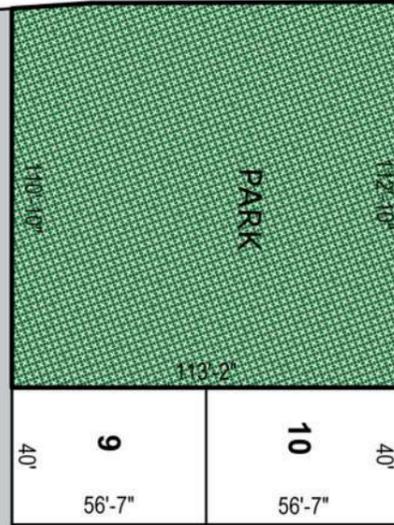
TO JAIL ROAD



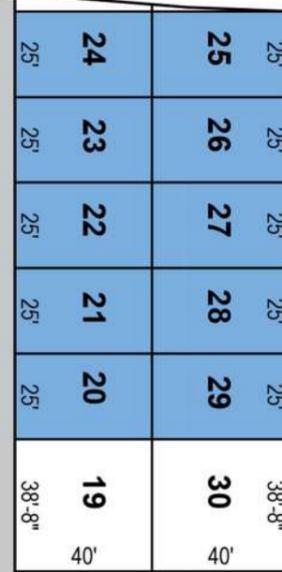
15.00 MT WIDE ROAD



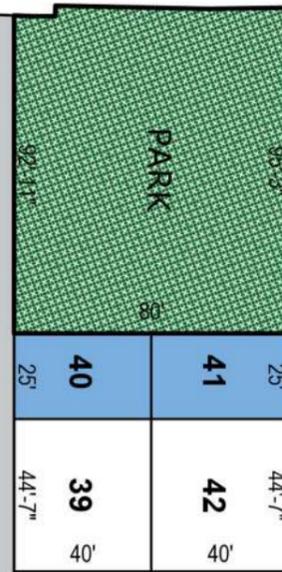
30'-0" WIDE ROAD



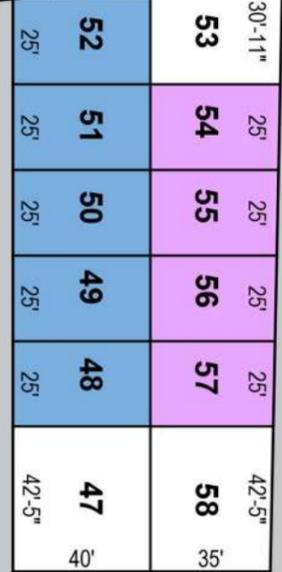
30'-0" WIDE ROAD



30'-0" WIDE ROAD

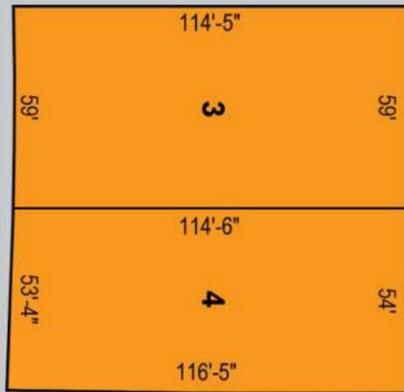


30'-0" WIDE ROAD

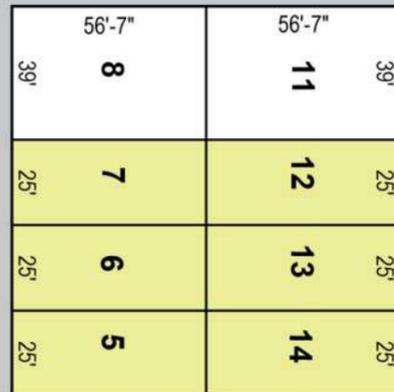


30'-0" WIDE ROAD

40'-0" WIDE ROAD



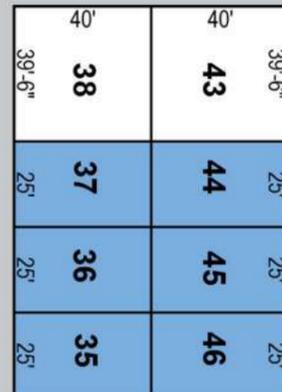
30'-0" WIDE RD.



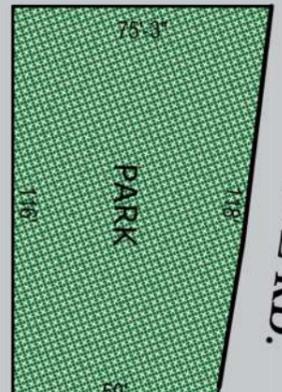
30'-0" MT WIDE RD.



30'-0" WIDE RD.



30'-0" WIDE RD.



30'-0" WIDE RD.

CHAK ROAD

CHAK ROAD

CHAK ROAD

CHAK ROAD

15.00 MT WIDE ROAD

**AT SITHAULI KALA, JAIL ROAD, PURVANCHAL EXPRESSWAY , LUCKNOW**

## LEGEND.-

PLOT NO.	PLOT AREA
01	8994.90 SQFT
02	8185.65 SQFT
03	6741.76 SQFT
04	6240.70 SQFT
05 TO 07	1414.57 SQFT
08	2206.62 SQFT
09 TO 10	2263.20 SQFT
11	2206.62 SQFT
12 TO 14	1414.57 SQFT
15 TO 17	1000.00 SQFT
18	1560.00 SQFT
19	1546.40 SQFT
20 TO 29	1000.00 SQFT
30	1546.40 SQFT
31	1560.00 SQFT
32 TO 37	1000.00 SQFT
38	1580.00 SQFT
39	1783.20 SQFT
40 TO 41	1000.00 SQFT
42	1783.20 SQFT
43	1580.00 SQFT
44 TO 46	1000.00 SQFT
47	1696.40 SQFT
48 TO 52	1000.00 SQFT
53	1081.85 SQFT
54 TO 57	875.00 SQFT
58	1484.35 SQFT

DEVELOPED BY



**NEXT BUILDERS PVT . LTD**  
your growth our priority

# AMENITIES:

## Swimming Pool:

Dive into our sparkling, private swimming pool, perfect for a refreshing dip on a warm day or a relaxing evening under the stars. Unwind on the spacious pool deck, complete with comfortable loungers, offering a perfect spot to soak up the sun.

## Expansive Green Space:

Roam freely across our sprawling lawns, ideal for outdoor games, picnics, or simply enjoying the tranquil countryside.

## Secure Parking:

Enjoy the ease of a dedicated, secure parking area with ample space for multiple vehicles.

## Duplex Living:

Enjoy a seamless flow between our lower-level living spaces and a private upper floor, creating a sense of a grand, yet cozy, home.

## Skylit Architecture:

Bask in the abundance of natural light with our stunning skylit design, bringing the beauty of the outdoors inside.



**GROUND FLOOR PLAN**

- Parking Space
- Swimming Pool
- Living Room
- Kitchen & Dining
- 1 Bedroom - Toilet
- 1 Common Toilet



**FIRST FLOOR PLAN**

- 1 Bedroom - Toilet
- 1 Bedroom
- 1 Room
- Balcony in all rooms.

## BUILT-UP AREA:

- Ground Floor - 1496 Sq. Ft.
- First Floor - 1215 Sq. Ft.
- Total Built-up Area - 2711 Sq. Ft.



# MANGALAM FARMS

**Escape the everyday hustle:** Step into a world where time slows down, and the only agenda is to relax.

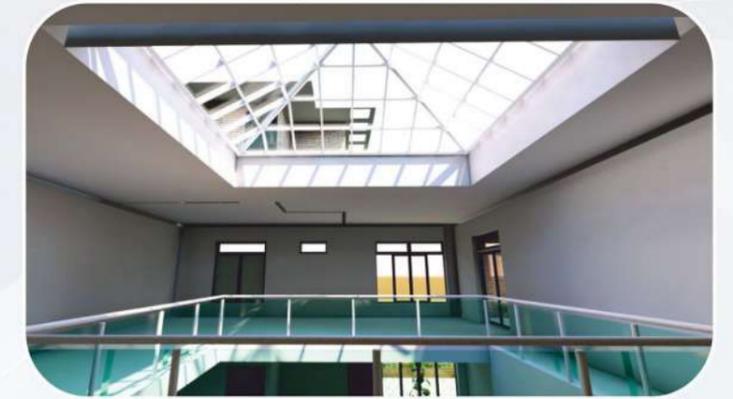
**A peaceful retreat for the soul:** Our farmhouse offers a quiet escape where you can reconnect with nature and yourself.

**Gather, unwind, and make memories:** Perfect for family gatherings, quiet weekends, or simply a moment of peace.

**Where rustic charm meets modern comfort:** Experience the authentic farmhouse feel with all the amenities you need to be comfortable.



SWIMMING POOL



SKYLIT DUPLEX



Your dream FARMHOUSE awaits!



# Farmhouse Images





# KEY PLAN



**NEXT BUILDERS PVT . LTD**

*your growth our priority*

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