



KRISHNA ENCLAVE

3/4 BHK LUXURIOUS DUPLEXES

Opp. BMHRC, Ayodhya Bypass, Karond, Bhopal

Happiness is just a heartbeat away!




KRISHNA
ENCLAVE

The Happiness of



A modern residential project, embellished for a luxurious living, **"Krishna Enclave"** is strategically located in a sprawling 6 acres of land, opposite BHMRC Hospital. The project with the most prime location, lets you enjoy the happiness of proximity to prosperity just a heartbeat away from the biggest landmarks of Bhopal.

Just a heartbeat away
A T 0 - K M S D I S T A N C E



• Bhopal Railway Station • Bhopal Airport • Mittal Engineering College Located in Close Proximity

Proximity!





The Happiness of Opulence

Every inch and corner of “**Krishna Enclave**” has been decked and designed with ultra modern amenities and luxuries to ensure an opulent lifestyle for you. Branded utilities, world class accessories and high-end furnishings, every thing here stands for class.

Luxuries just a heartbeat away

- Lavishly done Apartments • Premium finish and fittings
- Plush Interiors and Architecture • Spacious units with
Abundant Sunlight



The Happiness of Exuberance

Envisioned To Be The most prime address of the city of lakes,
“**Krishna Enclave**” assures a life full of exuberance and
animation. The meticulously planned township adorns all
modern facilities, to fill every moment of your lives with utmost
contentment and thrill.

Facilities just a heartbeat away

Lush Green Garden, Swimming Pool, Children's Park,
Mandir & Jain Temple, Fully Equipped Club House,
24 hours Security, Completely Covered Campus.









The Happiness of Trust!

A project of the KTR Group, "**Krishna Enclave**" is the coming together of vast experience, intense passion and immense goodwill. A joint venture of three celebrated business entities hailing from diverse business backgrounds and different cities, KTR Is incorporated by Kanjani's from Bhopal, Takhtani's from Indore and Raichandani's from Hyderabad.

The group, envisioned to achieve new milestones in the Real Estate Sector, combines the individual Strengths of its stakeholders to create marvellous Living spaces for the future.

Goodwill Just a heartbeat away!

- A Combined Experience of more than 40 years • A Collaborative Credibility of Three Partner Firms • 24 Mega Real Estate Projects in Hyderabad • 15 Grand real estate Marvels in Pune • 4 Successful Real estate projects in Goa and Indore • Prestigious Clientele Including several Multinationals





Layout Plan



specifications

STRUCTURE

- RCC framed structure
- Anti-termite treatment
- Designed seismic resistant structure Zone III using Fe 500 steel TMT bars
- 8 inch red/fly ash brick for outer walls and 4 inch red/fly ash brick for internal partition wall
- Slab height will be maintained at 10 feet for duplex

WALL FINISHES

- Internal wall in the living, bedrooms, kitchen and other internal areas will be finished with 1 coat of primer, 2 coats of putty and emulsion paint
- Ceiling will be finished with 2 coats of putty and emulsion paint
- Exterior faces of the building will be finished with 1 coat of primer and 2 coats of emulsion paint
- Toilets will be finished with 1 coat of primer
- Toilet wall will be finished with double glazed ceramic tiles up to 8 inches height

FLOORING

- Foyer, living, dining, kitchen, and bedrooms will have vitrified tile flooring.
- Bathroom floor will have 2 x 2 & 1 x 1 feet anti-skid ceramic tiles

KITCHEN

- Granite Platform top with standard steel sink, ceramic tiles dado up to 600mm height above platform



BATHROOMS

- Bathrooms will have wall hung WC with Cistern and health faucet
- All CP and sanitary fittings will be of Jaquar, Essco Series, Sonet Plumber or equivalent
- Concealed water mixer with shower for hot and cold water
- Plumbing lines would be CPVC pipes for all Bathrooms and PVC for underground drainage
- Water storage PVC tank - 1000 Liter

FRONT BALCONY

- Glass railing / MS railing

DOORS AND WINDOW

- Mica Laminated Flush Door Shutter with thumb-turn with key, door stopper, etc
- Window will have aluminum panel with see-through plain glass
- Mosquito mesh will be given for bedroom window

ELECTRICAL FITTINGS

- Finolex or Equivalent cables and wiring
- Switches and sockets will be RR/Anchor Roma or equivalent Adequate number of electrical outlets,
- Concealed copper wiring and circuit protected by MCB/fixtures
- A.C line in each room
- Inverter line provided



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The Happiness of Class



NIBM SWARNA VATIKA, PUNE



45 BANER STREET, PUNE



DABOLIM, GOA



VILLA @ SHAMIRPET,
HYDERABAD



KOKAPET ONE, HYDERABAD



UNITY ONE, INDORE

Every foundation, a matter of prestige!

Isometric View

3BHK : Size 23' x 42'



First Floor
Interior Isometric View



Ground Floor
Interior Isometric View

Floor Plan

3BHK : Size 23' x 42'



Ground Floor



First Floor



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Isometric View

4BHK : Size 28' x 52'



First Floor
Interior Isometric View

Ground Floor
Interior Isometric View

Floor Plan

4BHK : Size 28' x 52'



Ground Floor



First Floor



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Location Map



Location Advantage: • People's Mall- 0 km • Bhopal Memorial Hospital - 0 km • Best Price - 0km • Karond Sabji Mandi - 1 km
 • Engineering College & School - 500 mtr • Proposed Metro Station - 0 km • Banks & Atms - 200 mtr
 • Airport - 5 km • Railway Station - 6 km

Promoted By:



RERA REG. NO.:

Site Address: Opp. BMHRC, Ayodhya By Pass Road, Karond Kalan, Bhopal
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