

# KARAMCHAND greens

Karamchand City, South Nagpur

Jahan Milengi *Total* Khushiyan™

New Plotted Project by



**KARAMCHAND  
PROPERTIES**

*The*  
**JOY**  
*of*  
**LIVING™**

**KARAMCHAND**  
**greens**  
Karamchand City, South Nagpur  
Jahan Milengi *Total* Khushiyan™



Disclaimer: Artist impression only. These are not actual site images.



## Group Karamchand

Originating from the city of Nagpur, Group Karamchand™ created the iconic AllOut®\* mosquito repellent for the Indian consumer. Group Karamchand™ exited the brand AllOut®\* in favour of S. C. Johnson & Son Inc.\*

We have since diversified into creating consumer delight in Real Estate, and Gems & Jewellery business based on path breaking lab grown gem technologies. The Group has invested in consumer facing start-ups and continues to guide and add value to our partners.

\*AllOut® is currently owned by S. C. Johnson & Son Inc.



Disclaimer: Artist impression only. These are not actual site images.



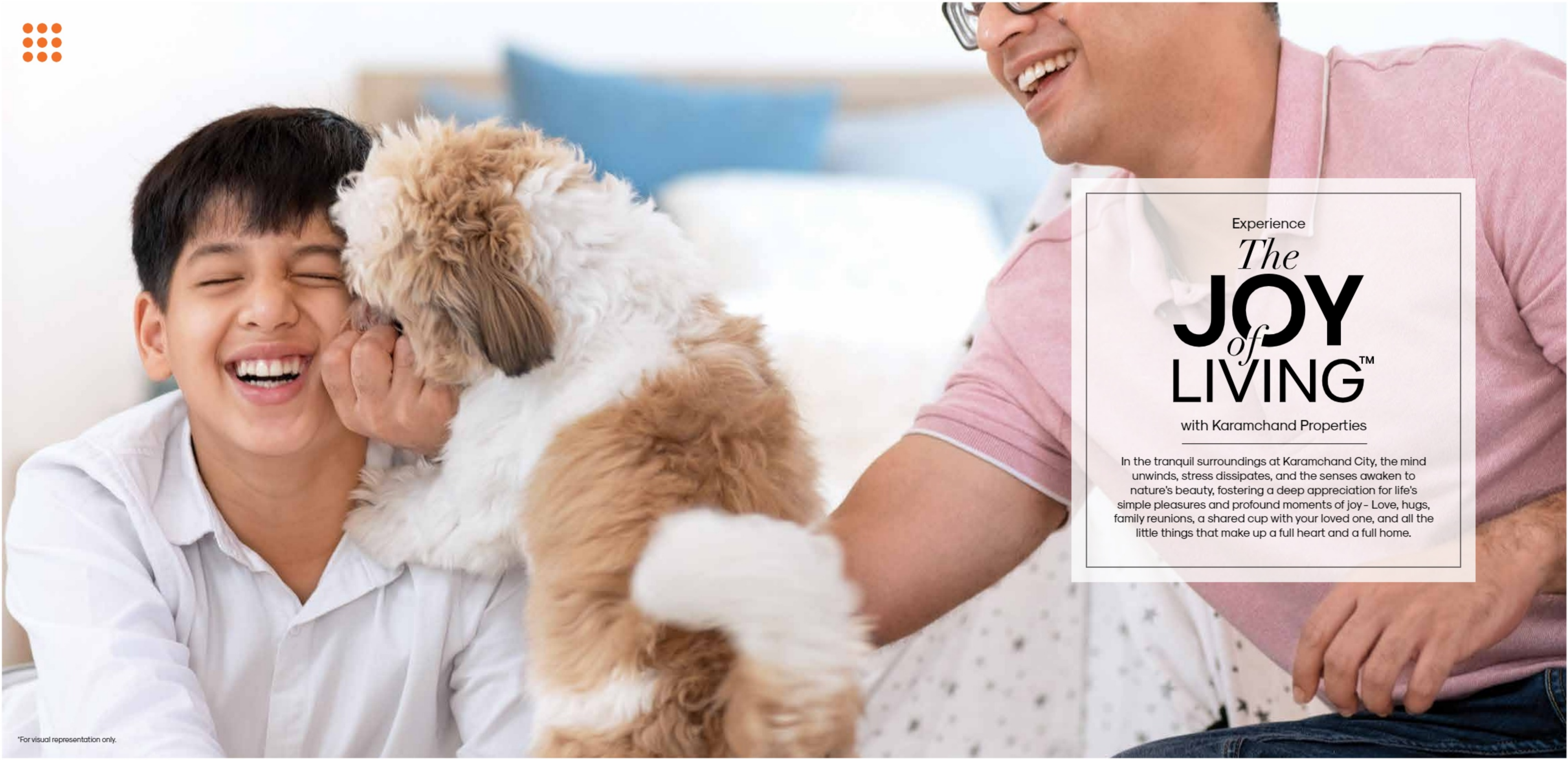
## Karamchand Properties

We ventured into the captivating domain of Real Estate in Nagpur, from where our humble origins began. We are committed to quality, design, people & community, always aiming to deliver CUSTOMER DELIGHT!

Our aim is to create an oasis of tranquility and calm in our strategically located land parcels in the high growth corridor of South Nagpur.

We are devoted to enhancing life's little pleasures, allowing you to truly savor The Joy of Living™

*The*  
**JOY**  
*of*  
**LIVING™**



Experience

*The*  
**JOY**  
*of*  
**LIVING**<sup>TM</sup>

with Karamchand Properties

In the tranquil surroundings at Karamchand City, the mind unwinds, stress dissipates, and the senses awaken to nature's beauty, fostering a deep appreciation for life's simple pleasures and profound moments of joy - Love, hugs, family reunions, a shared cup with your loved one, and all the little things that make up a full heart and a full home.



Nagpur Airport



MIHAN



National Cancer Institute



Samruddhi Circle

## Karamchand City

Group Karamchand™ owns approximately 200+ acres in the location close to MIHAN and opposite to National Cancer Institute (NCI) on Outer Ring Road, the high growth corridor of South Nagpur.

It is our endeavour to create a well planned holistic development in the area, which we proudly call KARAMCHAND CITY.

### *An Unmatched Location*

#### South Nagpur's High Growth Corridor

- In close proximity to Nagpur Airport, MIHAN, Samruddhi Circle and opposite National Cancer Institute, Nagpur (NCI).
- Nagpur yields a 66% growth in demand, surpassing prominent real estate markets in Maharashtra\*.
- Nagpur is an emerging Metropolis of India and the fastest growing millionaire city\*.

\*Source:  
<https://property.magicbricks.com/microsite/research-insights/src/pdf/Market-Report-on-Nagpur-Residential-Sector.pdf>  
<https://timesofindia.indiatimes.com/city/nagpur/properties-on-citys-outskirts-see-huge-price-appreciation-in-ready-reckoner/articleshow/90599048.cms>



# Committed to *Design*

With sustainable design at the core, our projects fuse innovation and aesthetics, creating spaces that transcend expectations, elevating lifestyles effortlessly. Integrating drip irrigation, rainwater harvesting, solar panels, and water recycling for efficient resource utilization is testament to our commitment to environmental preservation.

Disclaimer: Artist impression only. These are not actual site images.





# Committed to *People & Community*

Dedicated to people and community, our real estate endeavors prioritize inclusivity & green spaces fostering a vibrant, connected and thriving neighbourhood. With people as our compass, we strive to weave happiness into the fabric of the communities we build.





# Committed to *Quality*

Committed to uncompromising quality, our real estate developments exemplify meticulous craftsmanship and innovative design through the use of timeless materials. Our projects are built with well researched raw materials, that provide stability and durability. We conduct thorough quality checks and implementation of all construction materials at the site. As Nagpur's premier real estate developer, we seek to deliver the very best.



Welcome to  
**KARAMCHAND**  
**greens**  
Karamchand City, South Nagpur

Jahan milengi  
*Total Khushiyan™*

Bathed in the glow of the rising, as well as the setting sun, Karamchand Greens is a well planned plotted development with an enchanting and welcoming Clubhouse\*, expansive open spaces and beautifully landscaped gardens, which lend a sense of calm and tranquility to this beautiful locale.

Karamchand Greens is a place with a soul, a strong commitment to quality, growth, people and community. This pocket of peace and *Total Khushiyan™* is waiting for you to call it home.

Disclaimer: The design and layout of the Gate may change depending on the setbacks and useful spaces and amenities permissible in open areas.  
\*The Developer intends to construct a Clubhouse/Community Centre or equivalent structure and the same is subject to approval from the appropriate authority in the area proposed within the Layout.

*The*  
**JOY**  
*of*  
**LIVING™**



# Karamchand City

We are on South Nagpur's High-Growth Corridor



## Educational

9 minutes from Delhi Public School  
9 minutes from IIM/AIIMS



## Medical

9 minutes from AIIMS  
11 minutes from Midas Hospital  
2 minutes from National Cancer Institute



## Recreational

2 minutes from ISKCON Temple  
8 minutes from Vidarbha Cricket Association Stadium



## Corporate

10 minutes from TCS  
8 minutes from Lupin  
5 minutes from MIHAN  
7 minutes from Infosys



## Connectivity

15 minutes from Nagpur Airport  
5 minutes from Samruddhi Mahamarg Start Circle  
25 minutes from Nagpur Zero Mile

\*Approximate travel time is calculated as per google maps.  
It is subject to change as per traffic conditions.



## Central Greens

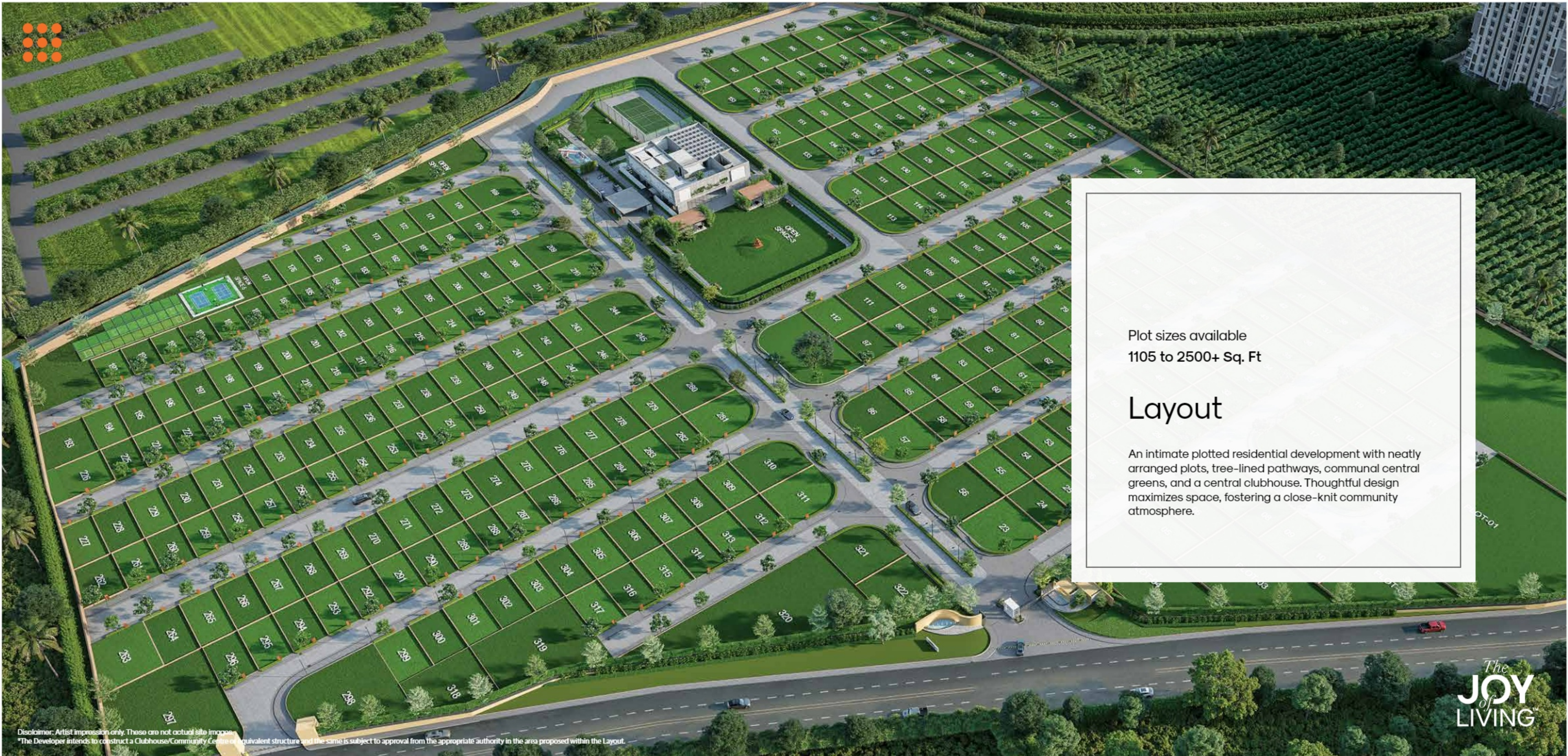
Nestled amidst serene landscapes, this residential plotted development offers a harmonious blend of nature and modern living. Central Greens, with the Imli Bagh Club ensconced right in the middle, manicured lawns with trimmed hedges, creates a tranquil oasis, inviting residents to unwind and connect with the outdoors. Thoughtfully designed plots surround this verdant sanctuary, promising residents a picturesque backdrop for their dream homes.





Kuch special lamhe  
*khushiyon se bhare*

At Karamchand Greens, tranquility dances through every sun-kissed corner. Amidst lush landscapes and gentle whispers of nature, we craft havens where happiness finds its home, nurturing souls with peace and joy.



Plot sizes available  
1105 to 2500+ Sq. Ft

## Layout

An intimate plotted residential development with neatly arranged plots, tree-lined pathways, communal central greens, and a central clubhouse. Thoughtful design maximizes space, fostering a close-knit community atmosphere.

Disclaimer: Artist impression only. These are not actual site images.  
\*The Developer intends to construct a Clubhouse/Community Centre of equivalent structure and the same is subject to approval from the appropriate authority in the area proposed within the Layout.



Disclaimer: Artist impression only. These are not actual site images.

# KARAMCHAND greens

## Project Features



### A Lush Green Neighbourhood

- Central greens with a clubhouse spread over 1.5 acres within approximately 3 minutes of walking distance from any corner of the development
- Five large open spaces spread over the neighbourhood
- Fruit bearing and shade trees with landscaped greens in front of every plot
- Landscaping with fruit bearing trees and flower beds in common areas



### Conveniences

- Retail and daily needs commercial plots on main 18m DP road
- Wheelchair friendly zones
- Bus Shelter



### A Well Planned Neighbourhood

- Two entry and exits to the project from 18m wide concrete road for ease of traffic movement
- Main entry gate leads to 15m wide central avenue road with beautiful landscaped central median
- Clubhouse on 15m wide road
- All plots facing east or west
- Modern signages for roads and plots



### Sustainability

- Harnessing solar power for reduced electricity consumption
- High capacity rainwater harvesting pits for water conservation
- Drip irrigation system in open areas for optimum irrigation needs of greens



### Additional Outdoor Sports

- Cricket practice pitch
- Basketball practice zone
- Badminton Court

The  
**JOY**  
of  
**LIVING™**



Environmental preservation  
is important to us

## *The Story of Our* Imli Tree

On site at Karamchand Greens sits a 100 year old Tamarind tree. Lore has it that it was once a popular spot for people in the local community. Many a conversations were had under the shade of this old tree, make-do swing sets were hung, and many a people delighted in the sweet and sour tamarind, also known as imli. It has seen a few small weddings, witnessed quiet moments of introspection and heard many a life story.

It's legacy is worth preserving. This is why, we have taken due care and attention to preserve this beautiful old tree. It is our poster boy and the inspiration behind the clubhouse at Karamchand Greens, Imli Bagh Club.

For visual representation only.

*The*  
**JOY**  
*of*  
**LIVING™**





Disclaimer: Artist impression only. These are not actual site images.

\*The Developer intends to construct a Clubhouse/Community Centre or equivalent structure and the same is subject to approval from the appropriate authority in the area proposed within the Layout.



## *Imli* Bagh

### The Clubhouse\* at Karamchand Greens

Feel the pulse of the close-knit Karamchand Greens community at the Imli Bagh Club. Take your pick from a round of miniature golf putting greens, a light and airy cafe, a sunny terrace, an uber cool lounge, a home theatre, a state-of-the-art gym, kids playroom, yoga room and so much more.

Whether you're meeting up with family for a long lazy afternoon, catching up with friends over chai, or spending some quiet time by yourself, the Imli Bagh Club is the perfect setting. With its stunning jaali facade, beautiful architecture and carefully thought out spaces, the club is designed with a vision to have you experience The Joy of Living.

*The*  
**JOY**  
*of*  
**LIVING™**



## Indoor Facilities

### *Imli* Bagh Club

- Banquet Hall with an outdoor sit-out next to party lawns
- Premium Lounge for cozy get-togethers
- 14 seater Home Theater for private viewing
- Gymnasium with modern equipment
- 2 Ensuite Guest Rooms
- Game Room with Pool Table, Table Tennis etc
- Kids Playroom
- Library & Co-Working Space
- Yoga Room that opens out onto a private open terrace
- Provision of an Elevator and Wheelchair access

\*Terms & Conditions apply. Please refer to the maintenance clauses in the agreement.



## Outdoor Facilities

### *Imli* Bagh Club

- Lush green Party Lawns next to Banquet Hall
- Lawn Tennis Court with floodlights
- Jogging & Walking Track
- Open Gymnasium
- Kids Fountain & Play Area
- Senior Citizen's Peace Zone
- Gazebos with water-bodies
- Barbeque Corner
- 24/7 CCTV
- Terrace Private Party Lounge
- Miniature Golf Putting Greens

\*Terms & Conditions apply. Please refer to the maintenance clauses in the agreement.



## Miniature Golf Putting Greens

The golf putting greens at Imli Bagh offer a serene oasis for golf enthusiasts to practice precision and finesse. Immaculately manicured, they provide a tranquil space for honing putting skills.



## Kids' Playroom

A vibrant kids' playroom filled with colorful toys, interactive games, soft play mats, and whimsical decorations. Imaginative murals adorn the walls, creating a joyful space for creativity and play.



## Gymnasium

A cutting-edge gym featuring advanced fitness equipment, a personalized virtual trainer, sleek design, green views, and a dynamic atmosphere promoting health and well-being.

Disclaimer: Artist impression only. These are not actual site images. Terms & Conditions apply. Please refer to the maintenance clauses in the agreement.

The  
**JOY**  
of  
LIVING



## Terrace

Our enchanting outdoor terrace beckons for gatherings under the stars. Surrounded by nature's embrace, share laughter and stories in an ambiance where memories are woven into the fabric of the night.

Disclaimer: Artist impression only. These are not actual site images. Terms & Conditions apply. Please refer to the maintenance clauses in the agreement.



## Cafeteria

At our outdoor terrace cafeteria, enjoy a hot chai beneath the open sky. Savor every sip amidst panoramic views, complemented by the gentle breeze and the warmth of the sun.

Disclaimer: Artist impression only. These are not actual site images. Terms & Conditions apply. Please refer to the maintenance clauses in the agreement.

The  
**JOY**  
of  
LIVING™



## Library & Co-Working Space

A cozy library adorned with warm lighting, custom shelves showcasing a curated collection of books, comfortable seating, and a tranquil ambiance that invites relaxation and intellectual exploration.





## Guest Bedrooms at *Imli* Bagh

Two serene guest bedrooms with neutral tones, a plush bed adorned with crisp linens, warm wood accents, soft lighting, and a single piece of art for subtle elegance. Let your guests soak in the tranquil ambience and peaceful setting.



JOY  
of  
LIVING



## Office

Nestled in quiet seclusion, our intimate office enclave offers a haven for productivity and focus. With minimalist design and ergonomic comforts, it's a sanctuary where ideas thrive and ambitions flourish.

Disclaimer: Artist impression only. These are not actual site images. Terms & Conditions apply. Please refer to the maintenance clauses in the agreement.

## Yoga

Step into our tranquil yoga sanctuary, a haven of serenity and inner peace. Bathed in soft light and adorned with calming decor, find solace and rejuvenation amidst the gentle flow of movement.

Disclaimer: Artist impression only. These are not actual site images. Terms & Conditions apply. Please refer to the maintenance clauses in the agreement.

The  
**JOY**  
of  
LIVING™



Itni Amenities  
Aur Itni Khushiyan  
**Bas Yahan**

KARAMCHAND  
**greens**

\*For visual representation only.

The  
**JOY**  
of  
LIVING™

Plot No.	'L' in Mts.	'W' in Mts.	Plot Area Sqm	Plot Area sqft	Pro-Rata FSI Factor	Built up area on Pro-Rata basic in Sam.	Basic FSI	Permissible Built-up area on basic FSI Sam.	Zoning Type
A	B	C	D	E	F	G= D * F	H	I=G*H	J
301	14	7.62	106.680	1148.293	1.62	172.822	1.1	190.104	RH
302	14	7.62	106.680	1148.293	1.62	172.822	1.1	190.104	RH
303	14	7.62	106.680	1148.293	1.62	172.822	1.1	190.104	RH
304	14	8.5	119.000	1280.904	1.62	192.780	1.1	212.058	RH
305	14	8.5	119.000	1280.904	1.62	192.780	1.1	212.058	RH
306	14	8.5	119.000	1280.904	1.62	192.780	1.1	212.058	RH
307	14	8.5	119.000	1280.904	1.62	192.780	1.1	212.058	RH
308	14	8.5	119.000	1280.904	1.62	192.780	1.1	212.058	SD

Plot No.	'L' in Mts.	'W' in Mts.	Plot Area Sqm	Plot Area sqft	Pro-Rata FSI Factor	Built up area on Pro-Rata basic in Sam.	Basic FSI	Permissible Built-up area on basic FSI Sam.	Zoning Type
A	B	C	D	E	F	G= D * F	H	I=G*H	J
309	14	9.26	129.640	1395.432	1.62	210.017	1.1	231.018	SD
310	14	15.5	205.547	2212.487	1.62	332.986	1.1	366.285	SD
311	14	15.5	205.547	2212.487	1.62	332.986	1.1	366.285	SD
312	14	9.26	129.640	1395.432	1.62	210.017	1.1	231.018	SD
313	14	8.5	119.000	1280.904	1.62	192.780	1.1	212.058	SD
314	14	8.5	119.000	1280.904	1.62	192.780	1.1	212.058	RH
315	14	8.5	119.000	1280.904	1.62	192.780	1.1	212.058	RH

Plot No.	'L' in Mts.	'W' in Mts.	Plot Area Sqm	Plot Area sqft	Pro-Rata FSI Factor	Built up area on Pro-Rata basic in Sam.	Basic FSI	Permissible Built-up area on basic FSI Sam.	Zoning Type
A	B	C	D	E	F	G= D * F	H	I=G*H	J
316	14	8.5	119.000	1280.904	1.62	192.780	1.1	212.058	RH
317	14	8.5	119.000	1280.904	1.62	192.780	1.1	212.058	SD
318			500.981	5392.510	1.62	811.589	1.1	892.748	D
319			270.453	2911.126	1.62	438.133	1.1	481.947	D
320			954.972	10279.223	1.62	1547.055	1.1	1701.760	D
321	16.39	15.5	242.515	2610.402	1.62	392.873	1.1	432.161	D
322	16.39	15.5	253.968	2733.681	1.62	411.427	1.1	452.570	D



Scan for Location

**Neerja Realtors Pvt. Ltd.**

Corresp. Add. The Edge, Plot No. 12, 3rd Floor  
W.H.C. Road, Shankar Nagar Nagpur - 440010

Site Address. : KH. NO. 23, 24, 25, 26-1, 26-2  
Mouza Sondapar Hingna, Nagpur



Scan to  
Download Brochure

Member of  
**CREDAI**  
NAGPUR METRO

**RERA No. P50500055231**

<https://maharera.mahaonline.gov.in>

MAHARERA QR CODE



Call us on

**8010 490 490**

[sales1@karamchand.com](mailto:sales1@karamchand.com)

[www.karamchandproperties.com/karamchandgreens](http://www.karamchandproperties.com/karamchandgreens)

Disclaimer: The open spaces, amenities, etc., in the project shall be in accordance with the Final Layout Approval and all other approvals from competent authority. The Developer intends to construct a Clubhouse/Community Centre or equivalent structures and the same is subject to approval from the appropriate authority in the area proposed within the Layout. This project has been registered via MahaRERA registration number P50500055231 and is available on the website <https://maharera.mahaonline.gov.in>. However, the pictures, images, plans, specifications, amenities, facilities, Site Branding Terms and details shown in this [advertisement/brochure/website] are merely an artistic impression and are subject to variations, modifications, deletions, and/or revisions as per the applicable laws, rules, regulations and design development. This is not an offer, an invitation to offer and/or commitment of any nature. This contains artistic impressions and no warranty is expressly or impliedly given that the completed development will comply in any degree with such artists impression as depicted. \* Terms & Conditions Apply

**KARAMCHAND**  
**greens**  
Karamchand City, South Nagpur

**KARAMCHAND**  
**PROPERTIES**

The  
**JOY**  
of  
**LIVING**

Plot No.	L' in Mts.	W' in Mts.	Plot Area Sqm	Plot Area sqft	Pro-Rata FSI Factor	Built up area on Pro-Rata basic in Sqm.	Basic FSI	Permissible Built-up area on basic FSI Sqm.	Zoning Type
A	B	C	D	E	F	G=D * F	H	I=G*H	J
1			1838.163	19785.804	1.62	2977.824	1.1	3275.607	D
2			424.980	4574.442	1.62	688.468	1.1	757.314	D
3			580.360	6246.937	1.62	940.183	1.1	1034.202	D
4			614.449	6613.868	1.62	995.407	1.1	1094.947	D
5	16.5	10	165.000	1776.044	1.62	267.300	1.1	294.030	SD
6	16.5	10	165.000	1776.044	1.62	267.300	1.1	294.030	SD
7	10.5	13.5	134.024	1442.621	1.62	217.119	1.1	238.831	SD
8	10.5	13.5	141.750	1525.783	1.62	229.635	1.1	252.599	SD
9	10.5	13.5	141.750	1525.783	1.62	229.635	1.1	252.599	SD
10	10.5	13.5	141.750	1525.783	1.62	229.635	1.1	252.599	SD
11	16.5	8.6	141.900	1527.397	1.62	229.878	1.1	252.866	SD
12	16.5	8.6	141.900	1527.397	1.62	229.878	1.1	252.866	SD
13	16.5	8.6	141.900	1527.397	1.62	229.878	1.1	252.866	SD
14	16.5	8.6	141.900	1527.397	1.62	229.878	1.1	252.866	SD
15	16.5	10.6	167.174	1799.444	1.62	270.822	1.1	297.904	D
16	16.5	10.6	167.174	1799.444	1.62	270.822	1.1	297.904	D
17	16.5	8.6	141.900	1527.397	1.62	229.878	1.1	252.866	SD
18	16.5	8.6	141.900	1527.397	1.62	229.878	1.1	252.866	SD
19	16.5	8.6	141.900	1527.397	1.62	229.878	1.1	252.866	SD
20	16.5	8.6	141.900	1527.397	1.62	229.878	1.1	252.866	SD
21	13.5	12.24	165.200	1778.191	1.62	267.623	1.1	294.386	SD
22	13.5	12.24	165.200	1778.191	1.62	267.623	1.1	294.386	SD
23	15.25	15.14	219.432	2361.944	1.62	355.480	1.1	391.028	D
24	15.25	9	137.250	1477.345	1.62	222.345	1.1	244.580	SD
25	15.25	7.62	116.205	1250.819	1.62	188.252	1.1	207.077	RH
26	15.25	7.62	116.205	1250.819	1.62	188.252	1.1	207.077	RH
27	15.25	7.62	116.205	1250.819	1.62	188.252	1.1	207.077	RH
28	15.25	7.62	116.205	1250.819	1.62	188.252	1.1	207.077	RH
29	15.25	7.62	116.205	1250.819	1.62	188.252	1.1	207.077	RH
30	15.25	7.62	116.205	1250.819	1.62	188.252	1.1	207.077	RH
31	15.25	9.14	139.385	1500.326	1.62	225.804	1.1	248.384	SD
32	15.25	9.14	139.385	1500.326	1.62	225.804	1.1	248.384	SD
33	15.25	7.62	116.205	1250.819	1.62	188.252	1.1	207.077	RH
34	15.25	7.62	116.205	1250.819	1.62	188.252	1.1	207.077	RH
35	15.25	7.62	116.205	1250.819	1.62	188.252	1.1	207.077	RH
36	15.25	7.62	116.205	1250.819	1.62	188.252	1.1	207.077	RH
37	15.25	7.62	116.205	1250.819	1.62	188.252	1.1	207.077	RH
38	15.25	7.62	116.205	1250.819	1.62	188.252	1.1	207.077	RH
39			153.049	1647.404	1.62	247.939	1.1	272.733	SD
40			158.204	1702.887	1.62	256.290	1.1	281.919	SD
41	15.25	7.62	116.205	1250.819	1.62	188.252	1.1	207.077	RH
42	15.25	7.62	116.205	1250.819	1.62	188.252	1.1	207.077	RH
43	15.25	7.62	116.205	1250.819	1.62	188.252	1.1	207.077	RH
44	15.25	7.62	116.205	1250.819	1.62	188.252	1.1	207.077	RH
45	15.25	7.62	116.205	1250.819	1.62	188.252	1.1	207.077	RH
46	15.25	7.62	116.205	1250.819	1.62	188.252	1.1	207.077	RH
47	15.25	9.14	139.385	1500.326	1.62	225.804	1.1	248.384	SD
48	15.25	9.14	139.385	1500.326	1.62	225.804	1.1	248.384	SD
49	15.25	7.62	116.205	1250.819	1.62	188.252	1.1	207.077	RH
50	15.25	7.62	116.205	1250.819	1.62	188.252	1.1	207.077	RH
51	15.25	7.62	116.205	1250.819	1.62	188.252	1.1	207.077	RH
52	15.25	7.62	116.205	1250.819	1.62	188.252	1.1	207.077	RH
53	15.25	7.62	116.205	1250.819	1.62	188.252	1.1	207.077	RH
54	15.25	7.62	116.205	1250.819	1.62	188.252	1.1	207.077	RH
55	15.25	9	137.250	1477.345	1.62	222.345	1.1	244.580	SD
56	15.25	15.14	219.432	2361.944	1.62	355.480	1.1	391.028	D
57	14	15.14	200.507	2158.237	1.62	324.821	1.1	357.303	D
58	14	9	126.000	1356.251	1.62	204.120	1.1	224.532	SD
59	14	9.14	127.960	1377.349	1.62	207.295	1.1	228.025	SD
60	14	9.14	127.960	1377.349	1.62	207.295	1.1	228.025	SD
61	14	9.14	127.960	1377.349	1.62	207.295	1.1	228.025	SD
62	14	9.14	127.960	1377.349	1.62	207.295	1.1	228.025	SD
63	14	9.14	127.960	1377.349	1.62	207.295	1.1	228.025	SD
64	14	9.14	127.960	1377.349	1.62	207.295	1.1	228.025	SD
65	14	9.14	127.960	1377.349	1.62	207.295	1.1	228.025	SD
66	14	9.14	127.960	1377.349	1.62	207.295	1.1	228.025	SD
67	14	9.14	127.960	1377.349	1.62	207.295	1.1	228.025	SD
68	14	9.14	127.960	1377.349	1.62	207.295	1.1	228.025	SD
69	14	9.14	127.960	1377.349	1.62	207.295	1.1	228.025	SD
70	14	9.14	127.960	1377.349	1.62	207.295	1.1	228.025	SD
71			158.120	1701.992	1.62	256.155	1.1	281.770	SD
72			175.749	1891.745	1.62	284.713	1.1	313.185	SD
73	14	9.14	127.960	1377.349	1.62	207.295	1.1	228.025	SD
74	14	9.14	127.960	1377.349	1.62	207.295	1.1	228.025	SD
75	14	9.14	127.960	1377.349	1.62	207.295	1.1	228.025	SD
76	14	9.14	127.960	1377.349	1.62	207.295	1.1	228.025	SD
77	14	9.14	127.960	1377.349	1.62	207.295	1.1	228.025	SD
78	14	9.14	127.960	1377.349	1.62	207.295	1.1	228.025	SD
79	14	9.14	127.960	1377.349	1.62	207.295	1.1	228.025	SD
80	14	9.14	127.960	1377.349	1.62	207.295	1.1	228.025	SD
81	14	9.14	127.960	1377.349	1.62	207.295	1.1	228.025	SD
82	14	9.14	127.960	1377.349	1.62	207.295	1.1	228.025	SD
83	14	9.14	127.960	1377.349	1.62	207.295	1.1	228.025	SD
84	14	9.14	127.960	1377.349	1.62	207.295	1.1	228.025	SD
85	14	9	126.000	1356.251	1.62	204.120	1.1	224.532	SD
86	14	15.14	200.507	2158.237	1.62	324.821	1.1	357.303	D
87	14	11.36	159.040	1711.891	1.62	257.645	1.1	283.409	SD
88	14	11.36	159.040	1711.891	1.62	257.645	1.1	283.409	SD
89	14	11.36	159.040	1711.891	1.62	257.645	1.1	283.409	SD
90	14	9.14	127.960	1377.349	1.62	207.295	1.1	228.025	SD
91	14	9.14	127.960	1377.349	1.62	207.295	1.1	228.025	SD
92	14	9.14	127.960	1377.349	1.62	207.295	1.1	228.025	SD
93	14	9.14	127.960	1377.349	1.62	207.295	1.1	228.025	SD
94	14	9.14	127.960	1377.349	1.62	207.295	1.1	228.025	SD
95	14	9.14	127.960	1377.349	1.62	207.295	1.1	228.025	SD
96	14	9.14	127.960	1377.349	1.62	207.295	1.1	228.025	SD
97	14	9.14	127.960	1377.349	1.62	207.295	1.1	228.025	SD
98	14	9.14	127.960	1377.349	1.62	207.295	1.1	228.025	SD
99			203.627	2191.815	1.62	329.875	1.1	362.862	SD
100			244.256	2629.147	1.62	395.695	1.1	435.264	SD

Plot No.	L' in Mts.	W' in Mts.	Plot Area Sqm	Plot Area sqft	Pro-Rata FSI Factor	Built up area on Pro-Rata basic in Sqm.	Basic FSI	Permissible Built-up area on basic FSI Sqm.	Zoning Type
A	B	C	D	E	F	G=D * F	H	I=G*H	J
101	16	9.14	146.240	1574.113	1.62	236.909	1.1	260.600	SD
102	16	9.14	146.240	1574.113	1.62	236.909	1.1	260.600	SD
103	16	9.14	146.240	1574.113	1.62	236.909	1.1	260.600	SD
104	16	9.14	146.240	1574.113	1.62	236.909	1.1	260.600	SD
105	16	9.14	146.240	1574.113	1.62	236.909	1.1	260.600	SD
106	16	9.14	146.240	1574.113	1.62	236.909	1.1	260.600	SD
107	16	9.14	146.240	1574.113	1.62	236.909	1.1	260.600	SD
108	16	9.14	146.240	1574.113	1.62	236.909	1.1	260.600	SD
109	16	9.14	146.240	1574.113	1.62	236.909	1.1	260.600	SD
110	16	11.36	181.760	1956.446	1.62	294.451	1.1	323.896	SD
111	16	11.36	181.760	1956.446	1.62	294.451	1.1	323.896	SD
112	16	11.36	181.760	1956.446	1.62	294.451	1.1	323.896	SD
113	18.25	12	211.274	2274.132	1.62	342.264	1.1	376.490	SD
114	18.25	9	164.250	1767.971	1.62	266.085	1.1	292.694	SD
115	18.25	9	164.250	1767.971	1.62	266.085	1.1	292.694	SD
116	18.25	9	164.250	1767.971	1.62	266.085	1.1	292.694	SD
117	18.25	9	164.250	1767.971	1.62	266.085	1.1	292.694	SD
118	18.25	9	164.250	1					



# KARAMCHAND PROPERTIES

## *The* **JOY** *of* **LIVING**<sup>TM</sup>

NAGPUR'S PREMIER REAL ESTATE DEVELOPER

### Contact

#### Site Address

KH. NO. 23, 24, 25, 26-1, 26-2  
PH. NO. 72, Mouza Sondapar  
Hingna, Nagpur

#### Correspondence Address

Neerja Realtors Private Ltd.  
The Edge, Plot No. 12, 3rd Floor  
W.H.C. Road, Shankar Nagar  
Nagpur 440010

#### India Headquarters

493 Udyog Vihar Phase III  
Gurugram,  
Haryana 122001



Scan to  
Download Brochure



Scan for Location



maharera.maharashtra.gov.in  
MahaRERA No. P50500055231

Disclaimer: The open spaces, amenities, etc., in the project are indicated and will be in accordance with the Final Layout Approval and all other approvals from competent authority. The Developer intends to construct a Clubhouse/Community Centre or equivalent structure and the same is subject to approval from the appropriate authority in the area proposed within the Layout. This project has been registered via Maha RERA registration number P50500055231 and is available on the website <https://maharera.mahaonline.gov.in>. However, the pictures, images, plans, specifications, amenities, facilities, Site Branding Terms and details shown in this [advertisement/brochure/website] are merely an artistic impression and are subject to variations, modifications, deletions, and/or revisions as per the applicable laws, rules, regulations and design development without any further reference to the Purchasers. This is not an offer, an invitation to offer and/or commitment of any nature. This contains artistic impressions and no warranty is expressly or impliedly given that the completed development will comply in any degree with such artist's impression as depicted. The furniture, accessories, paintings, items electronic goods, additional fittings/ fixtures, decorative items, false ceiling including finishing material, specifications, shades, sizes and colour of the tiles, etc. shown in the image are only indicative in nature and are only for the purpose of illustrating/indicating a conceived layout and do not form part of the standard specifications/amenities/services to be provided in the unit/layout. All specifications of the unit will be as per the final Agreement/Sale Deed between the parties. The developer reserves the right to make alterations and modifications as per the approved/ revised plans and specifications. Before making a decision to purchase, all persons are requested to independently, either directly or through your legal/financial consultants, thoroughly verify all details/documents pertaining to this project.

Registered Office Address: 1/234/3230, Tagore Nagar, Vikhroli East, Mumbai, Maharashtra 400083

[www.archanapress.com](http://www.archanapress.com)