



No Comparison. No Compromise.

84 PREMIUM BUNGALOWS

OUR COMPLETED PROJECT - AISHWARYA RESIDENCY

(ACTUAL PHOTOGRAPHS)



The Directors

The directors behind the Aishwarya Kingdom project include some of the most distinguished personalities in Raipur they have built formidable equity of reliability and trust, based on the foundations of integrity and honesty, backed by years of experience never before has such an eminent team come together for a project of this magnitude



Constructing varied solutions for classy lifestyle, striving to change the way people dream and think about their homes. Presenting the masterpiece of advanced designing and quality standard. **Mr. Nikhil Dhagat** is a Civil Engineer and has vast experience in this field.



Aishwarya kingdom is fusion of international style and Indian culture. **Mr. Mohan Neelay** is having 27yrs of vast experience in residential and commercial construction field. He has completed Capital Residency at VIP estate, Ram Residency at Shankar Nagar road and recently Aishwarya residency at G.E road. Over two decades of quality building experience



Aishwarya Kingdom will be another landmark and mile stone of the industry. **Mr. Sunil Khetan** is a well known name in heavy automobile business and real estate development

Today, we provide you with the finest of quality homes. Set in convenient surroundings and bringing you the best of cosmopolitan lifestyle. Homes that pay attention to detail and elegant design. All surrounded by landscape greens. Bringing you quality lifestyles by building on values that matter



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The emperors of enterprise, the true kings of the twenty first century can finally lay claim to their kingdom.

Aishwarya Kingdom; grandeur, luxury and majesty fit for the royalty. Architectural aristocracy blooming in its full splendour in the midst of lush green open surroundings, carefully manicured & landscaped for the refined tastes.

An ethereal environment for an evolved quality of life, never before experienced in this part of the country.







Majestic Magnificence

Spread across twelve acres of undulating greens 84 modern palaces, each a poetry of passion. The thoughtful detailing resulting in five different kinds of bungalows, after all even the royalty differs a little in their needs and tastes.

All tastefully designed in the classical Victorian style to bring alone a bygone era of understated opulence.

Located on the new one fifty feet wide Vidhan Sabha Road, the ultimate in premium location on power centre on way to the other.

But what really takes the breath away is the fine detail of planning and the specifications. Absolutely the last word in ultra-luxury lifestyle.



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" Style makes it easy to remember, Class makes it difficult to forget "





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84 Premium Bungalows







Lavish Lifestyle

- Servant's Room with separate entry.
- A resort like ambience with Sky Gardens.
- The sheer vastness of space with 10.5 feet floor to ceiling height.
- Panic Button in one ground floor bedroom.
- Pooja Room with POP dome.
- Vastu-compliant design
- Independent wi-fi connection in each unit.
- Flower beds, planters & ready lawn.
- Coloured Video Door Phone.
- Pre-installed Worldspace Radio with six months subscription & with Philips speakers
- A sprawling central green area flanked by tree-lined avenues.
- Cascading water falls, reflecting pools and cool fountains.
- Dense green exotic flora.
- A large play-area with sand pit for children.
- A large multi-purpose lawn.
- Complete 24x7 security.
- DTH connection with six months subscription



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" You know it, we show it "





Luxurious Amenities

- Under Ground Wiring
- CCTV monitored in common areas like entrances, roads and intersections.
- Independent cabling for Cable/Satellite TV.
- Pre-installed Telephone & Broadband connectivity with Centrex facility.
- Eco-friendly garbage disposal system.
- Hassle free life
- Temple inside
- In house Fogging Machine for mosquitoes.
- Car wash area with Pressure Gun.
- Three suits for guests in Clubhouse
- Rain water harvesting in each house.
- Water softener plant in colony & R.O. unit in each house for water purification
- LPG reticulated Gas Pipe system
- In house laundry with laundry man & Kirana Store at one place.
- Automatic generator backup for common services
- Centralized bill payment facility
- In house team of plumber
- In house team of electrician
- Single entry gated community with Boom Barrier
- Night vision video camera with fortnight backup
- Fire fighting equipments at appropriate locations
- Furnished society office



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" Take right decision. Think about tomorrow, today itself "

King's Club

- Air Conditioned Tuition Room with glass blackboard with ready furniture
- Air Conditioned Kitty Party Room
- A modern, well appointed club house with Steam, Sauna, Jacuzzi & Massage facilities etc.
- Hi-tech Gymnasium facility with modern weight training equipment, Cardio & Aerobics.
- Yoga & Meditation room.
- Cricket Pitch with automatic bowling machine & nets.
- Lap pool for adults & kids.
- A multi-purpose activity hall.
- Indoor games like Billiards, Carom, Chess, Table tennis, Card room etc.
- A large lounge for those relaxed Sundays & evenings.
- Business Centre with Broadband connectivity, Fax, Copier etc.
- Music Room with DJ Sound and Instruments



Our Other Projects

Aishwarya Market - Vidhan Sabha Road, Amaseoni, Raipur.



Aishwarya Chamber - GE Road, Raipur.



Aishwarya Bazar - Daldal Seoni, Mowa



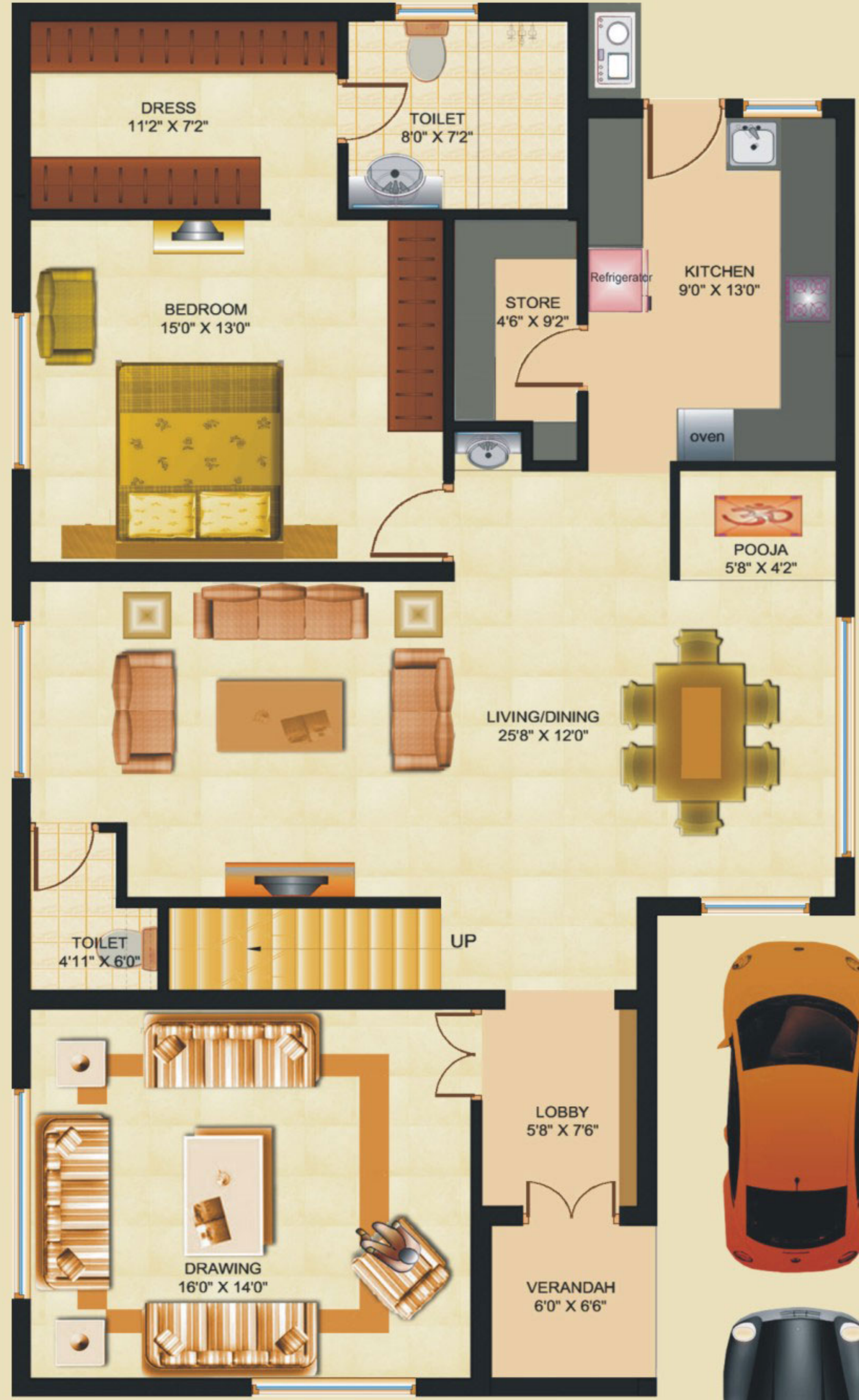
Aishwarya Residency

" The hallmark of construction. The hallmark for the generation "

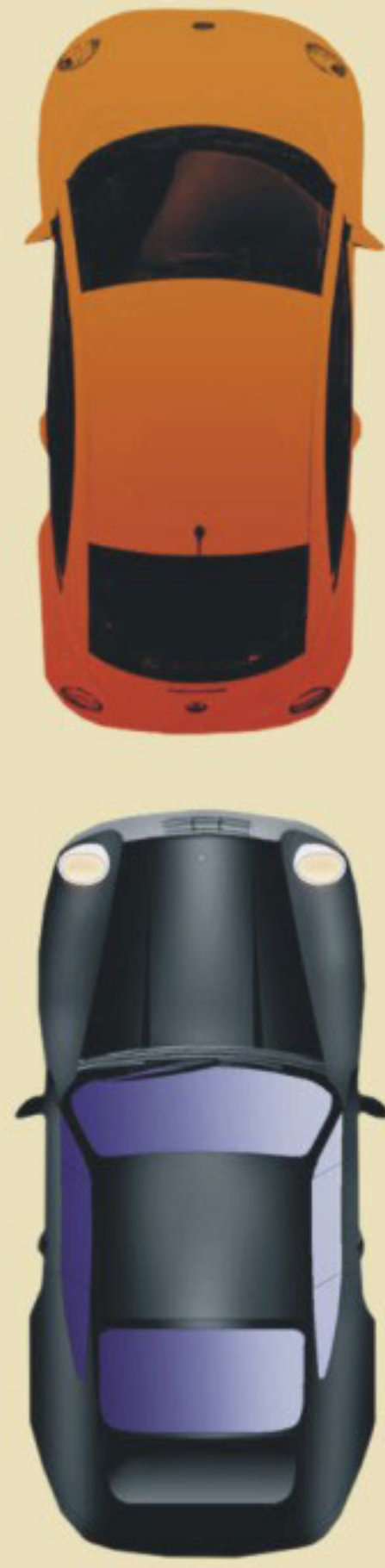


AISHWARYA

 KINGDOM



Ground Floor Plan



(East Facing)



First Floor Plan



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Architects :

Sandeep Neena Associates, Raipur
Arch Neena Shrivastawa &
Arch. Sandeep Shrivastawa
Ph. No. 0771-2420521.

Structural Consultant :

M.D. Keskar, M.Tech. (Struct.)
Nagpur: Ph.No- 09423683530

P.H.E consultant :

Arch. Kishor Kogje, M. Arch
Nagpur. Ph. no- 09822644104

Electrical consultant :

ER. Hemraj Bain, Raipur. 94255-01356.

Legal consultant :

Adv. Sudhir Agrawal, Raipur.
Ph. No.0771 2234458.
Adv. Raghuraj Singh Thakur.
093291-17685

Our Banks :

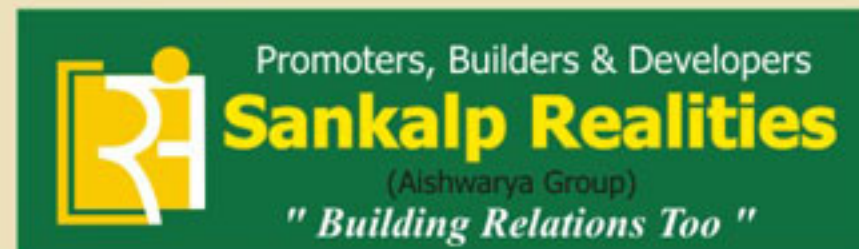


Ph. No.0771-4092585-86.



STATE BANK OF INDIA
Zonal office. 0771-4025040

A Project by –



Site Address : Shanker Nagar- Khamardih- Kachna- Road, New Vidhan Sabha Road. Raipur. (C.G.)-492007. Ph. : 09755577722, 33

Office Address : 28/620, ' Anand Niwas', Shanker Nagar Main Road, Raipur. (C.G.)-492007. Ph. : 0771-2444500, Tele Fax : 0771 2444600
Web site : sankalprealities.com E-mail : sankalprealities@gmail.com / aishwaryakingdon@gmail.com

Contact : Builders & Developers

Sunil Khetan : 098267-03333
Mohan Neelay : 098261-67600
Er. Nikhil Dhagat, B.E. (Civil) : 098267-04560
Akhil Dhagat :
Shashank Khetan : 098261-62800

Associates :

Laxmi Auto Dealers, K. K. Road, Raipur.
Babla Brothers, BPCL Petrol Pump, Rawabhata, Raipur.
Neelay Builders, Shankar Nagar Road, Raipur.

Promoters :

Shri Amrutbhai Tank
Shri Keshavbhai Tank

Note : This brochure is only a conceptual presentation of the project and not a legal offering or contract. the builders/developers reserve the right to make changes in plans, specifications, and elevation as deemed fit,

Approved by Town & Country Planning Department of Chhattisgarh



Member
Chhattisgarh
Builders
Association



Member
Confederation of
Real Estate Developers
of India (CREDAI)

Specifications

Structure

RCC framed structure with red bricks/fly ash bricks of 8" thick.

Joinery

Teak wood main door frame and other frames are in Sal wood, Door Shutter of TEAK WOOD, sprit polished with PU coating, with Godrej or equivalent locks. UPVC / aluminum powder coated windows with fixed mosquito mesh panel and combination of plain and reflective glass .

Electrical

Concealed steel and PVC conduit pipe with copper wiring of Finolux /RR cable and modular switches of LEGRAND or equivalent. Sufficient TV, telephone and power points in every room. One MCB for one room with LED indicator of RYB and three phase changeover. Panic button for emergency help. Copper plate and wire earthing with curing pipe.

Road and drain

40' and 30', feet wide concrete road over WBM with cable duct and covered drain. Main entry (without gate), Granite Name plate, Light, Call bell, House Number at entry post. Rear and side boundary wall.

Flooring

Granite floor in kitchen, Entry Lobby, Granite Window sills, 2'x2' Vitrified tile in rooms. Ceramic and anti-skid tile in bathrooms, wash, utility and balcony. IT flooring on roof top. Porch and surrounding area in strong ceramic tile.

Kitchen

Black Granite cooking and machine platform and Vitrified tile dado with steel sink. Double deep bowl sink in wash .

Toilets

Designer ceramic tile 7' high, mixer shower, taps in CP finish of JAGUAR single lever or equivalent, white /ivory sanitary ware, and provision for solar point.

Paintings

External Acrylic Emulsion and Internal Plastic Emulsion of Dulax Velvet Touch or Asian paints Royal Touch or equivalent over wall care smooth putty.

Water supply

1200 liter water storage Brick-RCC combination heat resistant tank. 24 hours treated softened water supply from in house plant, through PVC pipes from RCC sump well & Overhead Tank of One Lac Liter capacity.

Park Garden & Plantation

Beautiful centrally located lawn, garden with sprinkler irrigation system. Separate play area for kids with jhoola and sand pit etc.

Generator & street lights

Backup through diesel operated genset for common lights, pumps, security gate and club house. White metal Hilide Street light with timer controlled operation.

Security

Single boom barrier gate entry/exit .One telephone installation free in each house, connected from gate through Centrex system. Video surveillance system with night vision motion sensor camera with backup of 15 days. 12' high periphery boundary wall with guard wire/bar.

Car wash

Facility with pressure water gun at one common point.

Club house, Gymnasium & Lap pool

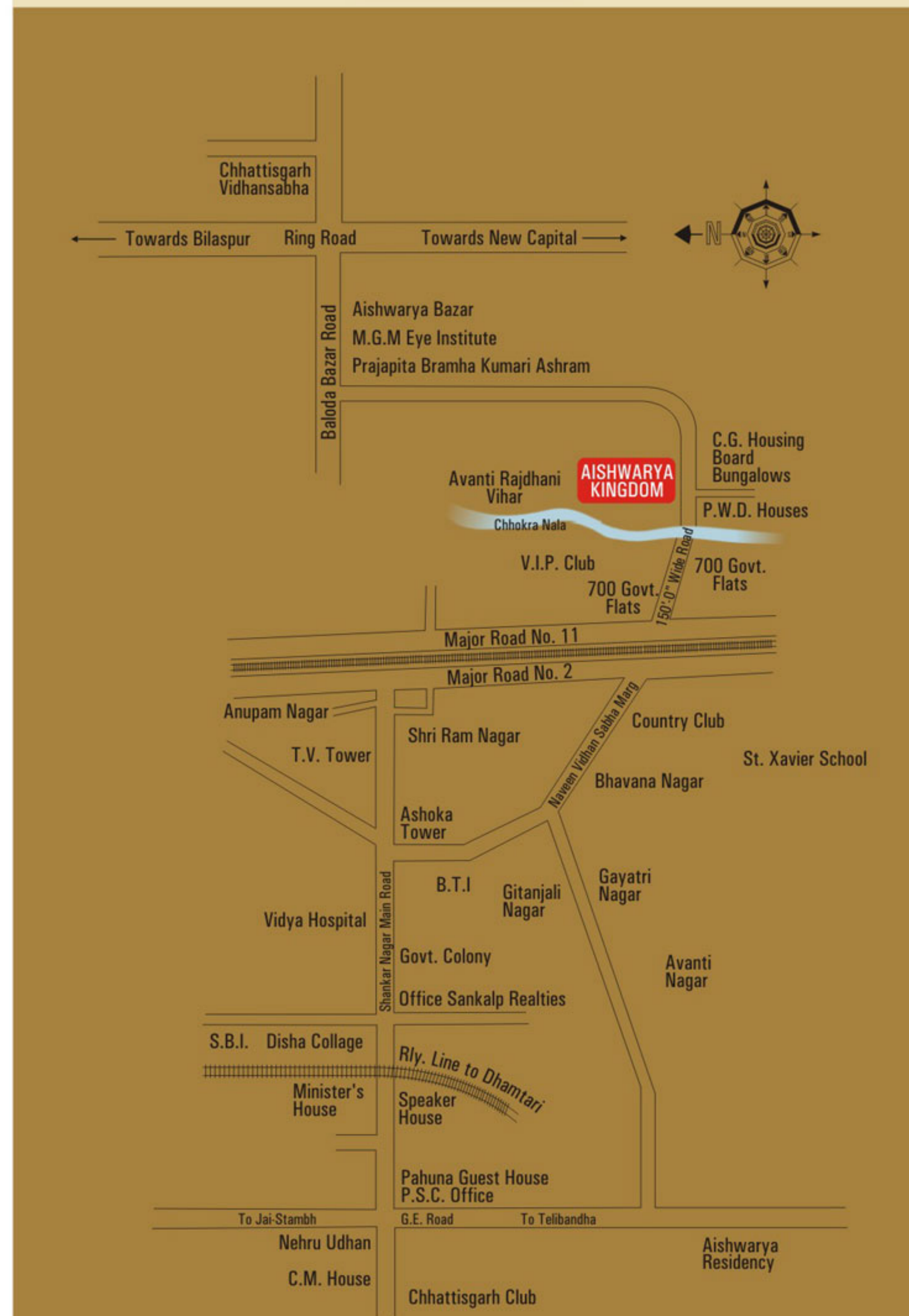
Club house with party lawn, club lounge, pantry, lap pool, steam, sauna, indoor Jacuzzi, games/card room, pool/billiard/ table tennis lounge, yoga/ meditation room, multi purpose function hall, music room with gadgets, foreign birds nest. Multi station full fledged world class unisex gymnasium. Three air conditioned Guest suites fully furnished for your dear ones at club house.

Locations	Distance
Jai-Stambh	7.5 Km
Mantralaya	6.5 Km
Door Darshan Tower	2.0 Km
Shanker Nagar	2.5 Km
St. Xavier School	2.5 Km
D.P.S. School	5.0 Km
V. I. P. Club	1.2 Km
Vidhan Sabha	4.0 Km



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Location Plan



Site Address :

84-Premium Bungalow,
Shankar Nagar, Khamhardiah-Kachna Road,
Raipur.