



AISHWARYA
Windmill
51 Premium Bungalows

No Comparison. No Compromise.

Our Completed Projects (ACTUAL PHOTOGRAPHS)



Aishwarya Residency, G.E. Road, Raipur



Aishwarya Kingdom, Kacana, Raipur

The Directors

The directors behind the Aishwarya Windmill 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 vast experience of 30 years, never before has such an eminent team come together for a project of this magnitude.

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 landscaped greens. Bringing you quality lifestyle by building on values that matter.



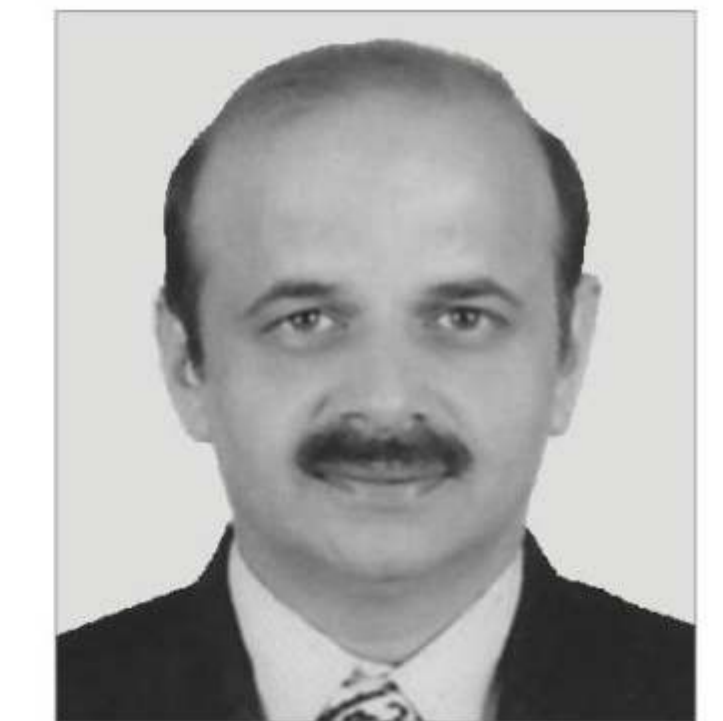
“When you design and build a structure, you are actually creating a whole lifestyle. Windmill is the epitome of sophistication and class”
Mr. Nikhil Dhagat



“Windmill will stand out for its classy, modern, clean straight line architecture”
Mr. Mohan Neelay



“Landmark true to our heritage will be another benchmark setting higher standards in the industry.”
Mr. Sunil Khetan



“Each of Aishwarya’s project have strengthened its foundation of trust, integrity and quality; Windmill will be a continuation of this saga”
Mr. Akhil Dhagat

The azure blue of the skies gently reaches out to the undulating verdant greens. A gentle breeze sweeps you to a land where the tall masts of the windmills speak to the skies. And you realize why the great outdoors has the power to reenergise the soul. To rekindle the dreams you always had about how life should be lived. Time to live that life. Time to let the wind play in your hair and a rarified existence become a reality.

AISHWARYA
Windmill
No Comparison. No Compromise.



" We are what we do. Excellence for us is not an act, but a habit"



Life on a roll

Acres of openness in an age where space is a luxury, for that is how life can be savoured. As if that weren't enough at a location which can well be called the most desirable & central, perched in the vicinity of such landmarks as Ambuja Mall, VIP Club, Ashoka Ratan and important hospitals, schools, banks etc. A neighbourhood of the rich and the happening folks. It is here that 51 ultra-premium 5 BHK bungalows will come up. Reflecting the best in modern design and architecture, with straight lines and clean facades it will incorporate only the very best of global products and features. The attention to detail and absolute meticulousness that every facet of the project is the hallmark of the Aishwarya group's three decade legacy and experience. Aishwarya Windmill will set a completely new benchmark in quality and a luxurious lifestyle.

*"Perfection is not attainable, but
if we chase perfection we can catch excellence."*



AISHWARYA

Windmill

No Comparison. No Compromise.



AISHWARYA
Windmill
No Comparison. No Compromise.







Lavish Lifestyle

- The sheer vastness of space with 10.5 feet floor to ceiling height. • Vastu-compliant design • Independent wi-fi connection in each unit.
- Flower beds, planters & ready lawn. • A sprawling central green area flanked by tree-lined avenues. • A large, multi-purpose lawn.
- Complete 24x7 security. • DTH connection with six months subscription

"To affect the quality of the day, That is the highest of the arts."



AISHWARYA
Windmill
No Comparison. No Compromise.



Luxurious Amenities

- Underground Wiring • Independent cabling for Cable/Satellite TV. • Hassle free life • R.O. unit in each house for water purification • Rain water harvesting
- CCTV monitoring in common areas • LPG reticulated Gas Pipe system • Automatic generator backup for common services • Single entry gated community

Our other Projects



Aishwarya Kingdom - Kachna, Raipur.



Aishwarya Chamber - GE Road, Raipur.



Aishwarya Residency - GE Road, Raipur.



Aishwarya Bazar - Daldal Seoni, Raipur

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



AISHWARYA
Windmill

No Comparison. No Compromise.

East Facing



Ground Floor Plan



First Floor Plan



Second Floor Plan



AISHWARYA
Windmill

No Comparison. No Compromise.

"The strength of a nation derives from the integrity of the home."

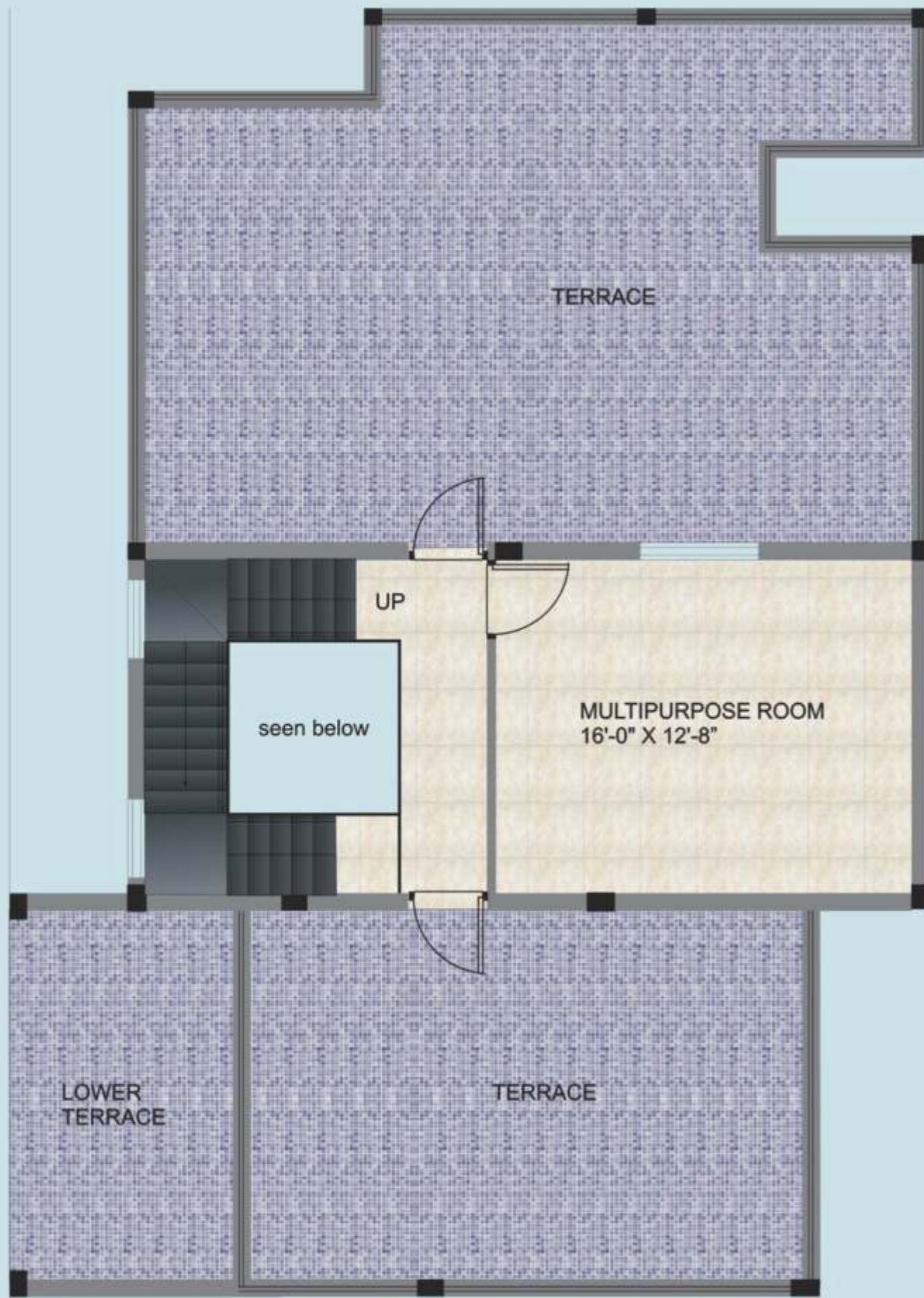
West Facing



Ground Floor Plan



First Floor Plan



Second Floor Plan



AISHWARYA

Windmill

No Comparison. No Compromise.

"Quality is not an accident, we maintain it"

Plot Details

(PART - A)

PLOT NO.	SIZE OF PLOT	AREA OF EACH PLOT IN SQ.FT.
01	----	2,586 Sq.Ft.
02 to 07	35'-0" x 57'-0"	1,995 Sq.Ft.
08	----	1,778 Sq.Ft.
09 to 12	35'-0" x 57'-0"	1,995 Sq.Ft.
13	----	2,065 Sq.Ft.
14	----	1,543 Sq.Ft.
15	----	2,292.50 Sq.Ft.
16	----	2,292.50 Sq.Ft.
17	----	2,305 Sq.Ft.
18	----	2,305 Sq.Ft.
19	----	2,523 Sq.Ft.
20 to 25	35'-0" x 57'-0"	1,995 Sq.Ft.
26	----	2,433 Sq.Ft.
27	----	1,662 Sq.Ft.
28 to 36	34'-0" x 57'-0"	1,938 Sq.Ft.
37	----	2,127 Sq.Ft.

(PART B)

PLOT NO.	SIZE OF PLOT	AREA OF EACH PLOT IN SQ.FT.
01	----	3,780 Sq.Ft.
02 & 03	35'-0 x 57'-0"	1,995 Sq.Ft.
04	----	1,822 Sq.Ft.
05	----	2,353 Sq.Ft.
06 to 08	35'-0 x 57'-0"	1,995 Sq.Ft.
09	----	2,261 Sq.Ft.
10 & 11	35'-0 x 57'-0"	1,995 Sq.Ft.
12	----	2,950 Sq.Ft.
13	----	2,180 Sq.Ft.
14	----	2,028 Sq.Ft.



Layout Plan

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 Dorma 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 Finolex /RR cable and modular switches of LEGRAND or equivalent. Sufficient TV, telephone and power points in every room, Three phase changeover. Copper plate and wire earthing with curing pipe.

Road and drain

30' and 25', 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 only.

Flooring

Granite Window sills & sides, 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 Kohler single lever or equivalent, white /ivory sanitary ware, and provision for solar point. Water efficient fixtures.

Paintings

External Acrylic Emulsion and Internal Plastic Emulsion of Dulax Velvet Touch or Asian paints Royal, Apex or equivalent over wall care smooth putty. Zero VOC (Voiilite organic compound free paint)

Water supply

1200 liter water storage Brick-RCC combination heat resistant tank. through CPVC pipes from RCC sump well & Overhead Tank of total One Lac Litre capacity.

Park Garden & Plantation

Beautiful centrally located lawn, garden with irrigation system.

Generator & street lights

Backup through diesel operated genset for common lights, pumps, security gate 24wt LED Street light with timer controlled operation.

Security

Single 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 on main gate of colony High periphery boundary wall with guard wire/bar. Car recognition stickers.

Gymnasium

Multi station full fledged world class unisex gymnasium.



AISHWARYA

Windmill

No Comparison. No Compromise.



Location Plan

Distances

Locations	Distance
Air Port	13.5 Km
Railway Station	8.0 Km
Interstate Bus Stand	5.0 Km
Jai Stambh	7.0 Km
Mantralaya	6.5 Km
Market	0.5 Km
DPS School	6.0 Km
VIP CLUB	0.8 Km
Vidhan Sabha	5.2 Km
MGM Eye Institute	3.0 Km

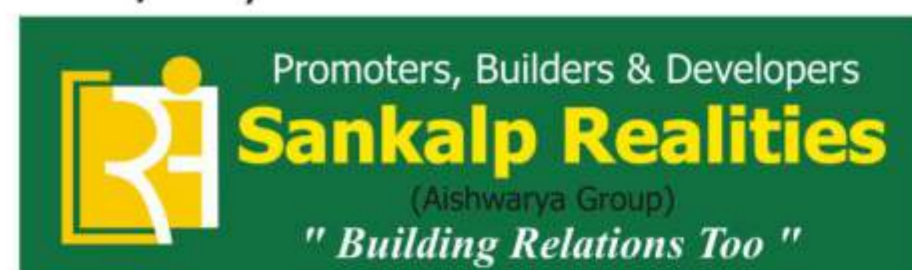
Site Address :

Aishwarya Windmill
 Next to BSNL Office,
 Near VIP Club,
 Vidhan Sabha Road,
 Khamardih-Mova,
 Raipur (CG)
 Pin : 492007
 Ph. : +91 771 6456450

Google

21° 14' 56.5"N 81° 41' 27.13" E

A Project by-



Site Address : Next to BSNL Office, Near VIP Club, Vidhan Sabha Road, Khamardih-Mova, Raipur (CG) Pin : 492007 Ph. : +91 771 6456450

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 : sankalp@aishwaryagroup.in / aishwaryakingdon@gmail.com

Approved by :



Ph. No.0771-4243100



STATE BANK OF INDIA
0771-4267159 / 4040323



Member
Confederation of
Real Estate Developers
of India (CREDAI)



CRISIL Rating : NSIC-CRISIL
SE-3B

Approved by Town & Country Planning Department of Chhattisgarh & Municipal Corporation of Raipur, Chhattisgarh

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,

Contact : Builders & Developers

Mohan Neelay : 098261-67600

Er. Nikhil Dhagat, B.E. (Civil) : 098267-04560

Sunil Khetan : 098267-03333

Akhil Dhagat : 094252-04660

Shashank Khetan : 098261-62800

Prasann Neelay : 099938-52444

Our special & sincere thanks to - Mr. Mohammed Sharif

Architects :

Sandeep Neena Associates, Raipur
Arch Neena Shrivastawa &
Arch. Sandeep Shrivastawa
Ph. No. 0771 4207900

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

Legal Consultant :

Adv. Sudhir Agrawal, Raipur.
096692-22296
Adv. Raghuraj Singh Thakur.
093291-17685

Landscape :

Vanya Landscape,
Deepak Tyagi
094252-85781

Electrical Consultant :

ER. Hemraj Bain, Raipur. 94255-01356

Our Team :

Er. Bharat Chawda, Er. G. Venkat,
Arch. Anand Murty, R.P. Choubey, Sanjay Sharma,
Krishna Jha, Anuj Bakshi, N K Razak,
Bushan, N K Sahu