



New Kohe-Fiza

BHOPAL



SCAN FOR VIRTUAL TOUR

A PROJECT BY



Vaajeen
THE TRUST

Safarnama

THE JOURNEY

8 PILLARS OF PAKIZA REALTY

LEGAL **TIMELY POSSESSION**
QUALITY DEVELOPMENT
TRANSPARENT SALES POLICIES
CUSTOMER CARE **PROMISE THAT COULD BE DELIVERED** **END USER DRIVEN PROJECTS**
NO FAKE COMMITMENTS



www.pakizarealty.com

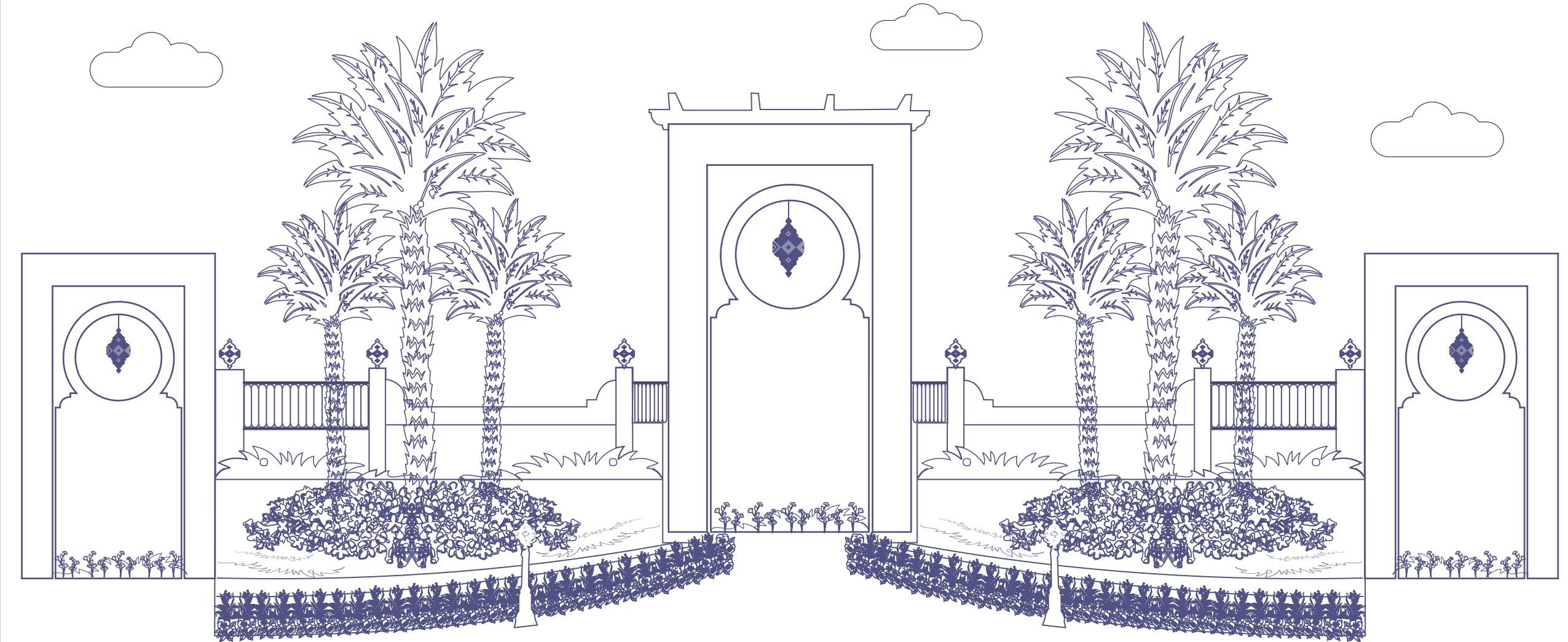


BHOPAL
THE HERITAGE CAPITAL
AND THE MEGAPOLIS



WELCOME TO THE CITY OF LAKES

PAKIZA REALTY INDORE
INTRODUCE ITS FIRST BHOPAL'S
FLAGSHIP PROJECT



NEW KOHE FIZA
THE LANDMARK DESTINATION
FOR YOUR LIFESTYLE



Azmat
GRANDEUR

When you look
at the things the way they are
and ask why.
I dream of things that never work,
and ask why not.



Community Living

Gated Township

World Class Development



New Kohe-Fiza
BHOPAL



Barkat

PROSPERITY

When your lifestyle is
a status symbol,
You're obviously living in
prosperity

Plots

Duplexes

Commercial

Hifazat

SAFETY



When security is not a worry
You're obviously at the right place



Entrance Plaza

Security Capsule

Aesthetic Branding

CCTV Surveillance

Customized Wall

Elegant Gate

Baugh-o-bahar

PLEASANT GARDEN

When space is in aplomb you're obviously living in the cradle of luxury



Walk Way | Aesthetic Pattern | Street Scaping | Theme Based Garden | Well Designed Pavers | Outdoor Open Play Station with Rides | Water Body

Garden | Kids Play Area | Relaxing Gazebo | Multipurpose Court | Site outs | Lush Lawns

Tehzeeb

THE CLUB



When fun, frolic & peace become a regular outline

Fully Equipped Club House

Gym

Mini Party Hall

Aerobics/Yoga Rooms

Guest Rooms

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN





Sahuliyat CONVENIENCE

When like-minded folks are all around,
You're obviously in a good company

Reception

Bookings

Sitting Lounge

Pantry

Rest Room

Naimat DELIGHT



When you live king sized,
You obviously own honour



GROUND
FLOOR PLAN



FIRST
FLOOR PLAN

Type-Naimat

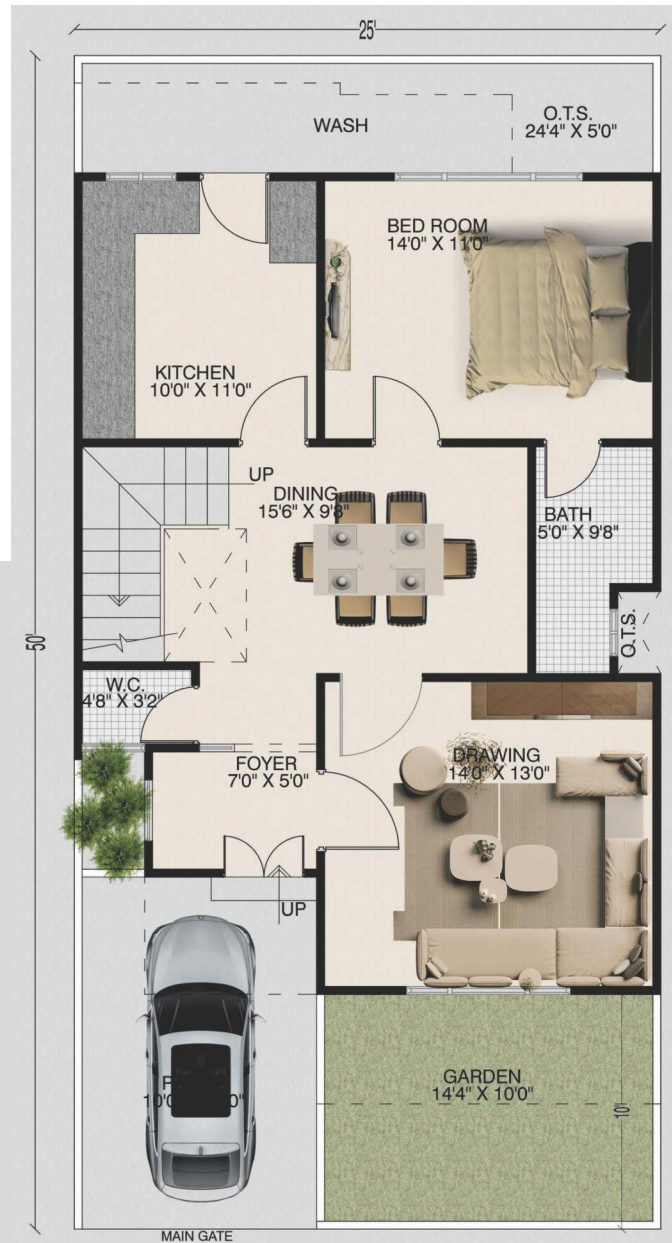
PLOT SIZE- 25'X50'-

BUILT-UP AREA-2210 SQFT

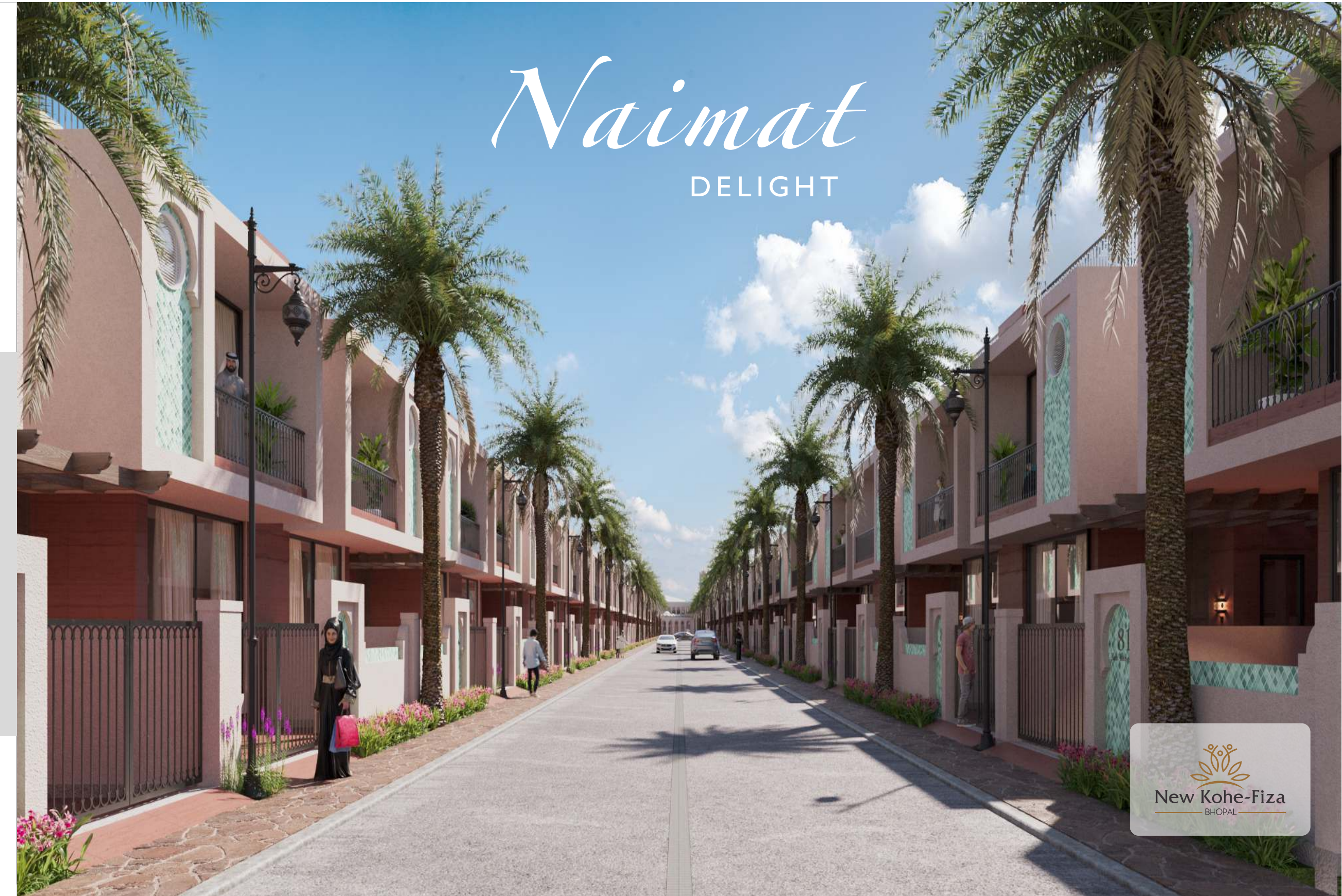
Naimat DELIGHT

Naimat

DELIGHT



Type-Naimat
 PLOT SIZE- 25'X50'-
 BUILT-UP AREA-2210 SQFT



Zeenat

Beauty



Zeenat

Beauty

Beautifully Planned Row Houses



GROUND FLOOR PLAN



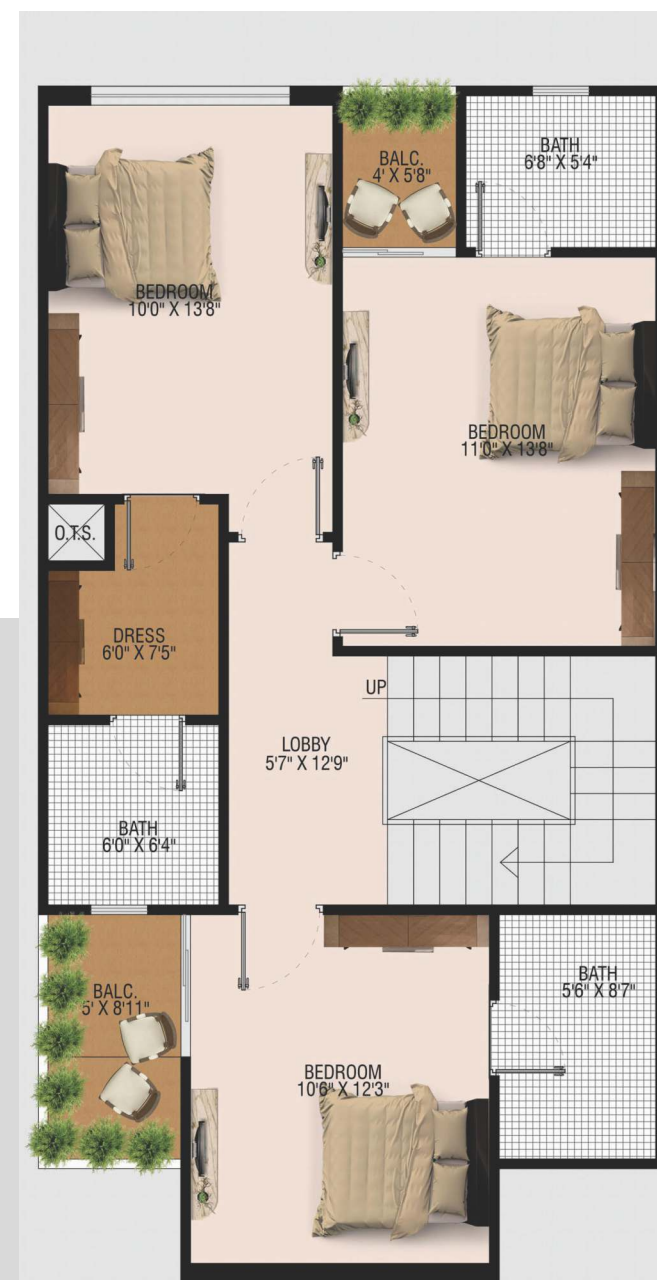
FIRST FLOOR PLAN

Type-Zeenat
SIZE- 22'X50'
BUILT-UP AREA-1970 SQFT



Zeenat

Beauty



Zeenat

Beauty

Beautifully Planned Row-Houses



Type-Zeenat

SIZE- 22'X50'

BUILT-UP AREA-1970 SQFT



ULTRA MODERN CAMPUS FEATURES

TITLE

- Registered Sale deed for individual property will be executed
- It is 100% Legal Project
- T & C P Sanctioned, No.: BPLLP-6813/LP-198/29/TNCP/GK/2020, Bhopal, Date 16.02.2021
- Fully Diverted Township by SDM of Bhopal, No.: प्र.क.-0233 / अ-2 / 2020-2021
- Development Permission from Municipal Corporation of Bhopal No.: 975 Dated 06.04.21
- All the NOC have been obtained from the respective departments
- Colonizer license obtained, No. 598 dated 18.11.19
- Rera Registered Project No. P-BPL-21-2961

KIDS

- Maktab for Moral Education
- School Pick & Drop off Zone with CCTV
- Kids Play Area in Club House
- Kids Cycling Area
- Kids Outdoor Playground Systems with rides
- Multipurpose Court

CONVENIENCES

- RCC Road
- A Reserved Place for Prayer Hall
- Underground Water Tank
- Well Leveled sewerage line (Drainage Line)
- Direction Boards & Traffic Signs
- STP Sewerage Treatment Plant
- Separate Water Lines for Fresh & Treated Water

WE'LL TAKE CARE

- 5 Years Maintenance taken care by Colonizer up till 31st March 2026
- Staff for the cleaning of roads and common areas
- Gardeners to keep the gardens well maintained
- Periodic pest control
- Electrician and Plumber for common area
- Township manager to address all your problems
- Maintenance of Motors, STP, Street Lights, CCTV etc will be township's responsibility
- Festive lighting on Two Occasions in a year

CLUB HOUSE

- Mini Party Hall for Birthdays & Kitties
- Gymnasium with Equipment
- Indoor Game Areas
- Kids Room
- Yoga Hall

POWER PACKED FEATURES

- Street Lights and Landscape Lighting
- Underground Electrification to make it a wireless township
- Pre Laid Pipe for Data Cable, Internet, Phone etc
- Power Cable up to your feeder pillar for easy plug in and use
- Branded & Certified Electrical Cables, Equipment & Materials
- Landscape lighting

SAFETY AND SECURITY

- Secured Gated Township with Security Measures
- Boundary wall around the entire township
- Elegant Entrance Gate with Security Capsule
- Entrances Equipped with CCTV
- Well Equipped Security Guards
- Security capsules



SPECIFICATIONS

FEW RESTRICTIONS

- No Commercial activity
- Follow speed limit
- No Barricading
- No fencing will be allowed on the common passages
- No speed breakers can be made on own
- Blocking of roads will not be allowed
- Arranging parties in gardens or vacant plots is not permitted
- Pets not allowed in the township except one week of Eid-ul-Azha in your house but not in common area
- Spitting, dumping garbage or disposing waste on roads, gardens or vacant plots will not be tolerated
- Parking in front of others' plot is not permitted
- No excavation is permitted on public area
- NOC required from colonizer for transfer, re-sale or renting the property
- Changes/alteration/fencing in front of compound wall in not permitted
- Changes affecting the overall designing concept & outlook of the township are strictly not permitted

BEAUTY OF THE PLACE

- Widest Roads of 10.5 meter / 35 feet.
- 2.50 Feet Flower beds on both side of roads
- 6 Feet flushed Walkways on both side of Roads
- Customized block pavers on footpath
- Theme Based Landscaped Gardens at different places in the township
- Street Scaping of both Major Roads
- Beautiful Compound wall in front of each plot
- With gates
- Name plates
- Aesthetic patterns
- Jogging Tracks to keeps you healthy
- Well Planed Theme Gardens
- Aesthetically Designed Gazebos
- Benches to Relax
- Landscaped Lighting to take you in a different mood
- Sculptures



WORLD CLASS ASSOCIATION



PROJECT APPROVED BY LEADING FINANCIAL INSTITUTIONS





REAL ESTATE
60% growth
highest in Central India



METRO
Metro Project
work has started



AIRPORT
18th Rank in all over India
and best mid-sized airport



MALLS & MULTIPLEXES
There are 5+ active
malls & multiplexes in the city



ARMY AREA
Close proximity to
Army area & residences



RAILWAY
It is the largest division
of West Central Railway
and has been awarded with
the Best Tourist Friendly
State Trophy of IR.



EDUCATION
80+ colleges
& universities



IT PARK
Close proximity to
IT Park



ROAD CONNECTIVITY
Well Connected Roads,
easy access to Market &
out station



HOSPITALS
Well Connected & easy
access to big hospitals



IMAGE USED FOR REFERENCE PURPOSE ONLY



BHOPAL AIRPORT



IT PARK



HABIGANJ STATION
Just 5 kms away from Bhopal Station

Nazdeekiyaan

PROXIMITY

When everything is close to you,
You're obviously at the heart of
conveniences



SCAN
FOR
GOOGLE
LOCATION



STRATEGIC GROWTH LOCATION

0-4 KM
Airport, Hospital, Police Station
University, Schools, Banks
College, Marriage Garden
Karond Square, Metro Station*

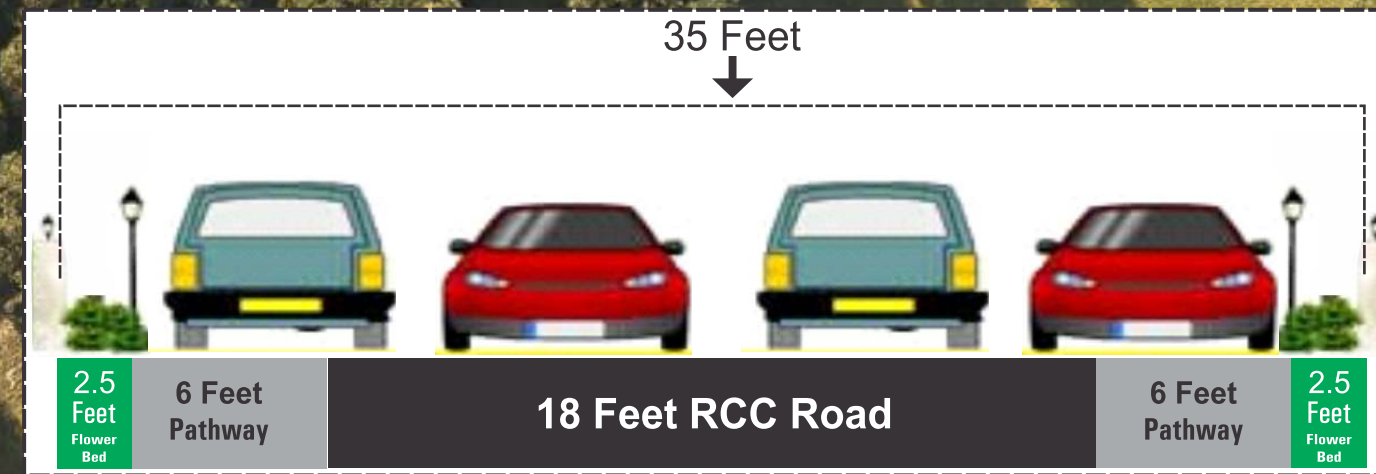
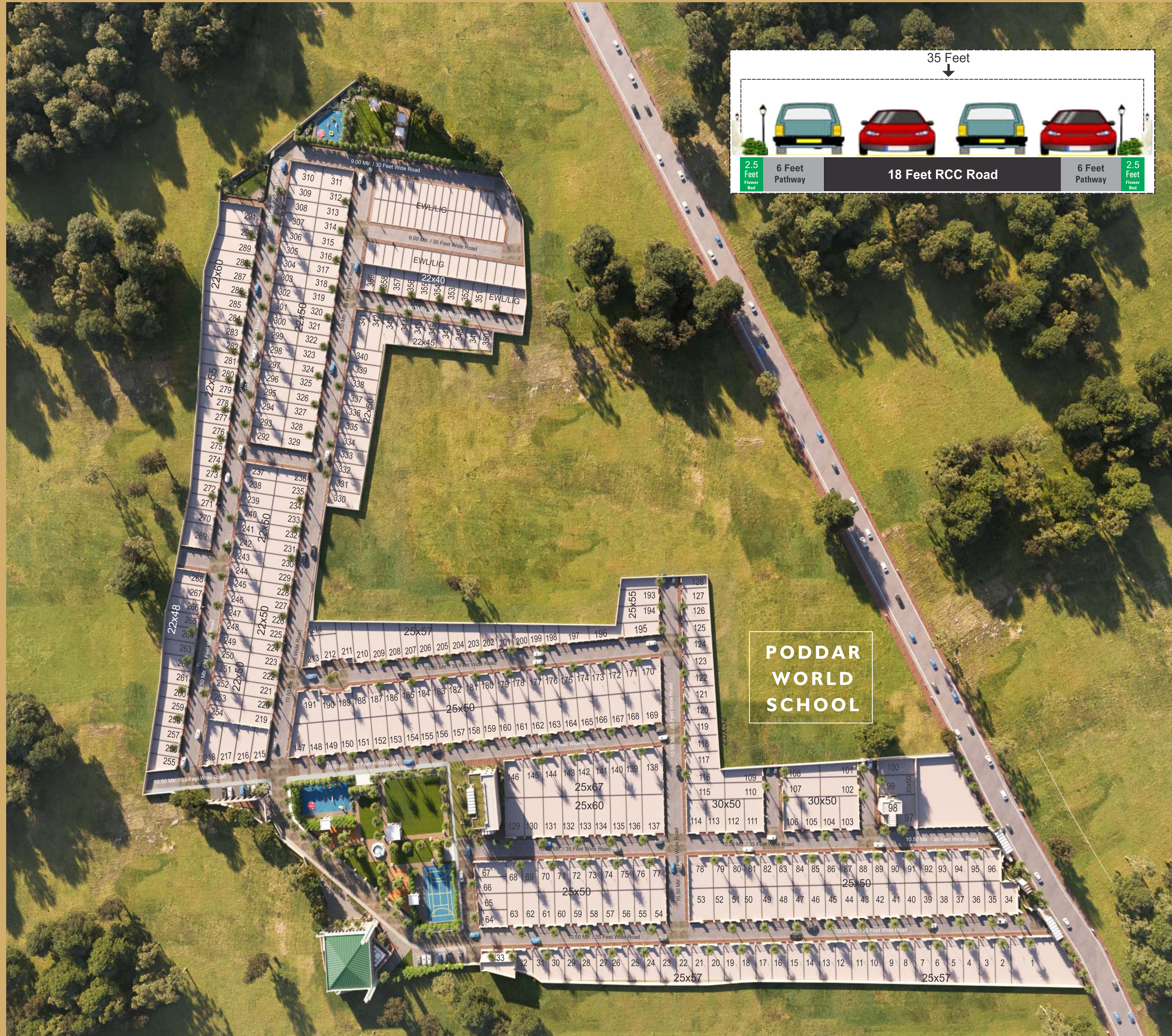
4 to 5 KM
Hospitals
Best Price
Bhopal Memorial Hospital
Peoples Mall

5 to 12 KM
D-Mart
Lalghati Square
Railway Station
Bus Stand

EDUCATIONAL INSTITUTE
Close proximity to
International Schools,
IT Park, RGPV, MIMS
Truba College &
Malhotra College of Pharmacy



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**PODDAR
WORLD
SCHOOL**

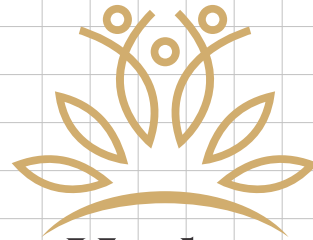
FEATURES



1. ENTRANCE PLAZA
 - A. ELEGANT GATES
 - B. SECURITY CAPSULE
 - C. AESTHETIC BRANDING
 - D. CCTV SURVEILLANCE
2. CLUB HOUSE
 - A. MINI PARTY HALL
 - B. GYMNASIUM
 - C. AEROBICS & YOGA HALL
 - D. INDOOR GAMES
 - E. KIDS PLAY ROOM
3. COMPOUND WALL OF EACH UNIT
 - A. WITH GATES
 - B. AESTHETIC PATTERN
 - C. NAME PLATE
4. GAZEBOS
5. WALKING TRACK
6. SCULPTURES AS THEME
7. KIDS PLAY AREA
8. THEME BASED GARDEN
9. LANDSCAPE LIGHTING
10. WELL DESIGNED PAVERS
11. 6 FEET PAVED AREA BOTH SIDE
12. 2.50 FEET FLOWER BED BOTH SIDE
13. STREETS SCAPING
14. SIT OUTS
15. LUSH LAWNS
16. DESIGNER STREETS LIGHTS
17. SIGNAGES & DIRECTION BOARDS
18. SCHOOL WITH IN THE CAMPUS
19. CAR PARK
20. OUTER BOUNDARY WALL
21. BENCHES TO SIT
22. FRONT BOUNDARY WALL
23. OUTER OPEN PLAY STATION WITH RIDES
24. KIDS CYCLING AREA
25. MULTIPURPOSE COURT
26. COBBLE STONE ON JUNCTIONS
27. 35 FEET WIDE ROADS
28. CAR PARKING FOR PRAYER HALL
29. SITE OFFICE

Khush Aamdeed

WELCOME



New Kohe-Fiza

BHOPAL

Rera Registration No. P-BPL-21-2961

Site & Office : Airport-Karond Road, Badwai, Bhopal-462038 (M.P)

Contact : +91 94244 75626, +91 95229 54455, +91 88151 07831



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