



SANSKRITI  
CITY  
BHOPAL



SCAN  
FOR  
VIRTUAL  
TOUR

# Offering you the best township of Bhopal Latest Gen-Next City

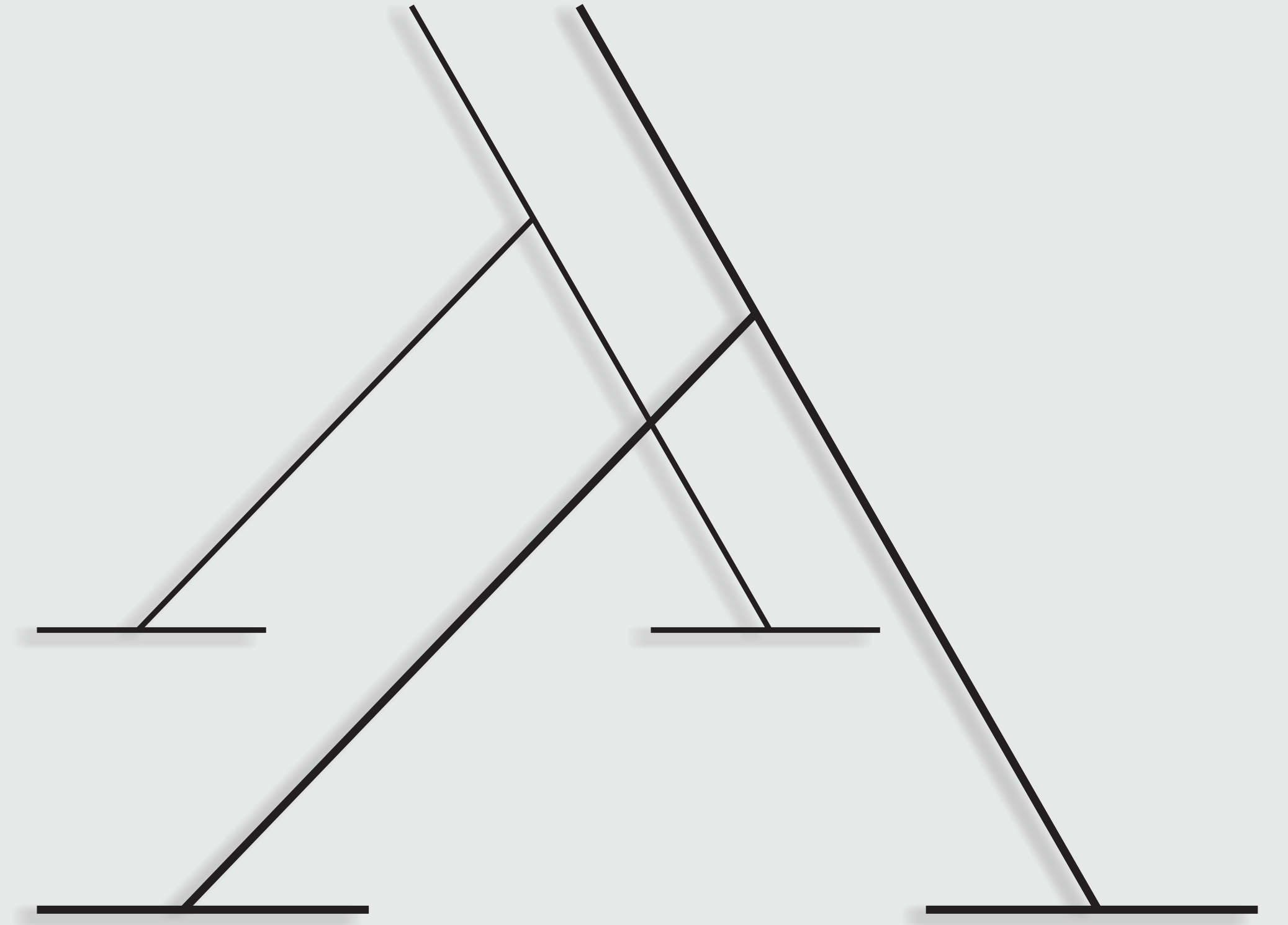
Why own a unit at Sanskriti City?

The reasons are plenty.

Like being at the right place at the right time.

A serene living environment that's virtually impossible to find in any other city except Bhopal.

An amazing investment opportunity all these and much more.





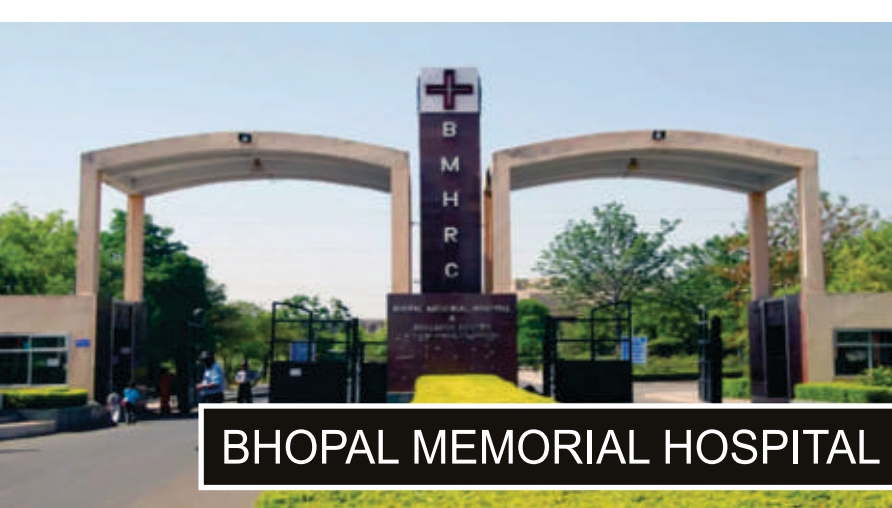
DRONACHAL (NEORI HILLS)



BHOPAL AIRPORT



IT PARK



BHOPAL MEMORIAL HOSPITAL

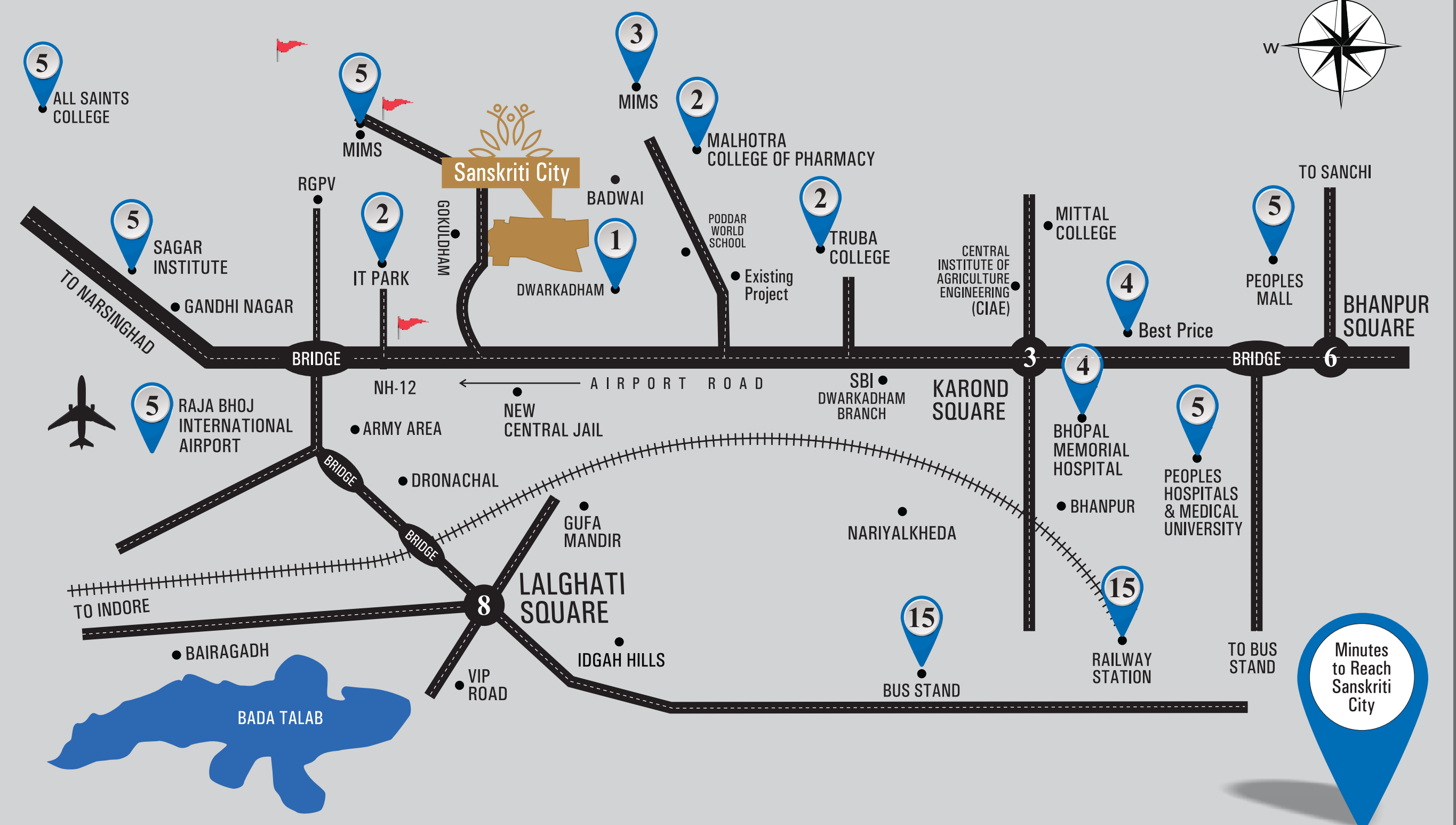
# Never too Far

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

<p><b>REAL ESTATE</b> 60% growth highest in Central India</p>	<p><b>METRO</b> Metro Project work has started</p>	<p><b>AIRPORT</b> 18th Rank in all over India and best mid-sized airport</p>	<p><b>MALLS &amp; MULTIPLEXES</b> There are 5+ active malls &amp; multiplexes in the city</p>	<p><b>ARMY AREA</b> Close proximity to Army area &amp; residences</p>
<p><b>RAILWAY</b> It is the largest division of West Central Railway and has been awarded with the Best Tourist Friendly State Trophy of IR.</p>	<p><b>EDUCATION</b> 80+ colleges &amp; universities</p>	<p><b>IT PARK</b> Close proximity to IT Park</p>	<p><b>ROAD CONNECTIVITY</b> Well Connected Roads, easy excess to Market &amp; out station</p>	<p><b>HOSPITALS</b> Well Connected &amp; easy access to big hospitals</p>



SCAN FOR GOOGLE LOCATION



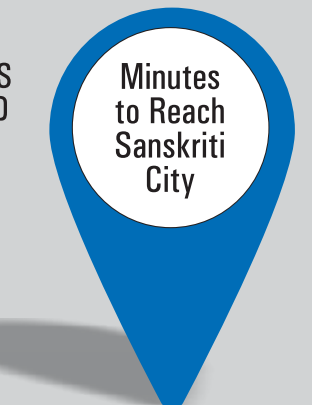
## STRATEGIC GROWTH LOCATION

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

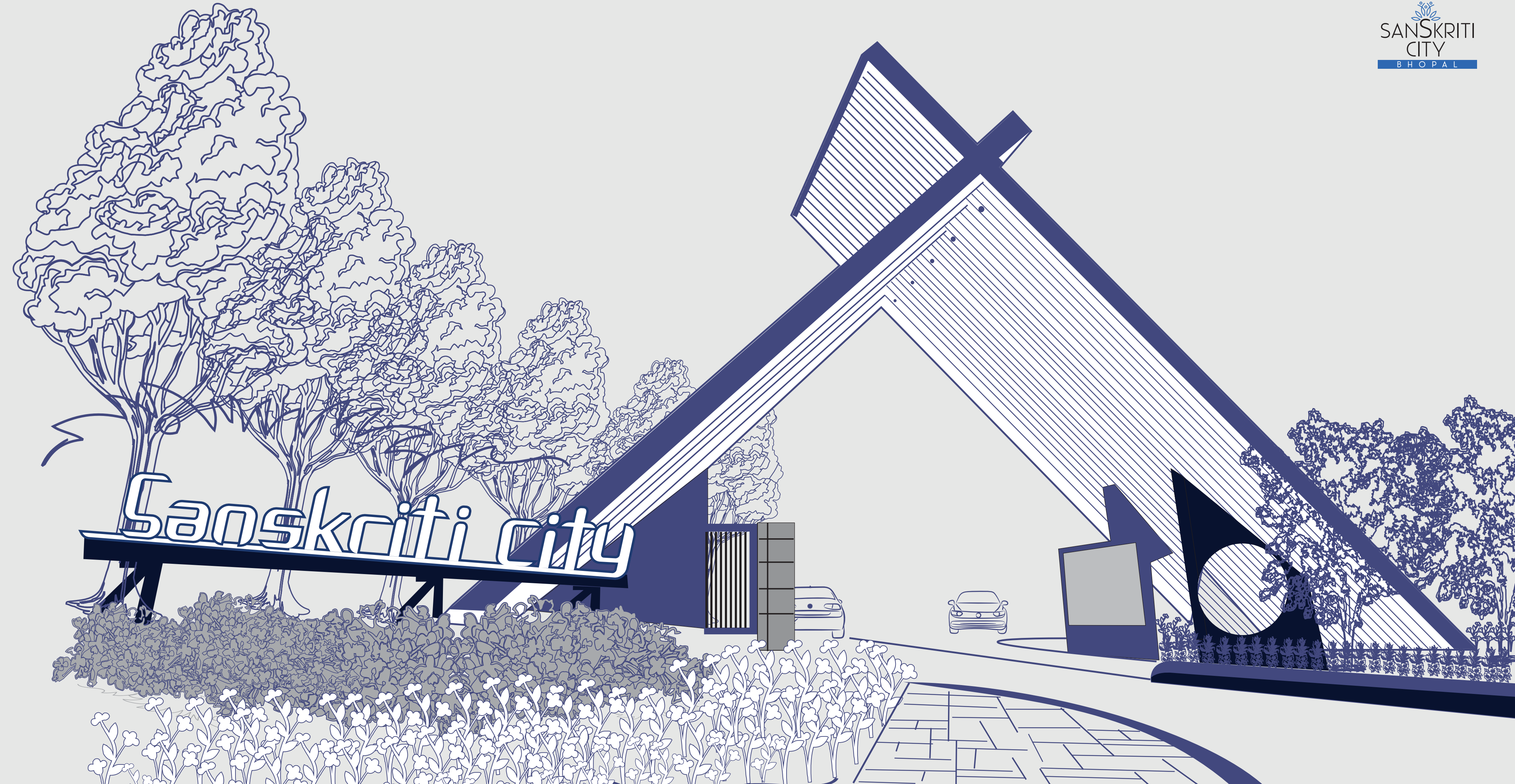
**4 to 5 KM**  
Hospitals Best Price Bhopal Memorial Hospital Peoples Mall

**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



Experience the true joy of owning your home, from the ground up. House of Sanskriti City, Bhopal is where you yourself can lay the foundation of your future and watch your dream being built brick by brick. These gorgeous plots nestled and designed for world class community, provides the privilege of ultra-privacy, freedom of home design, world-class amenities, clear title and quicker monetisation.



*Security, Peace & Prosperity*  
*-A Rare Boon*



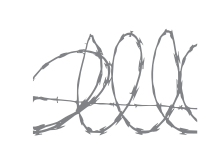
MAKE WAY FOR AN  
ADDRESS TO REMEMBER



Security



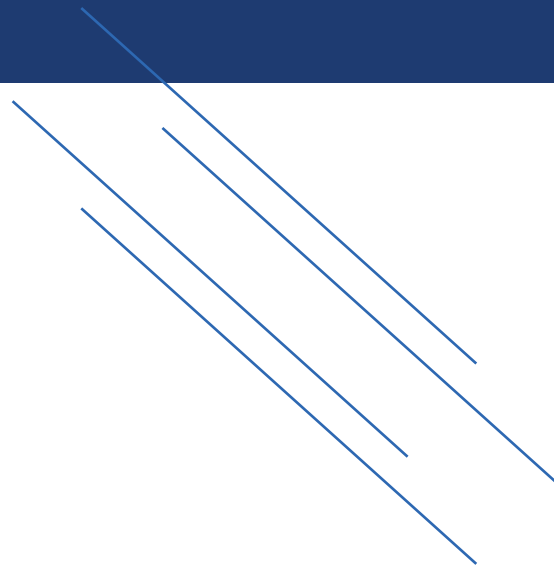
CCTV



Outer Boundary wall



Boom Barrier

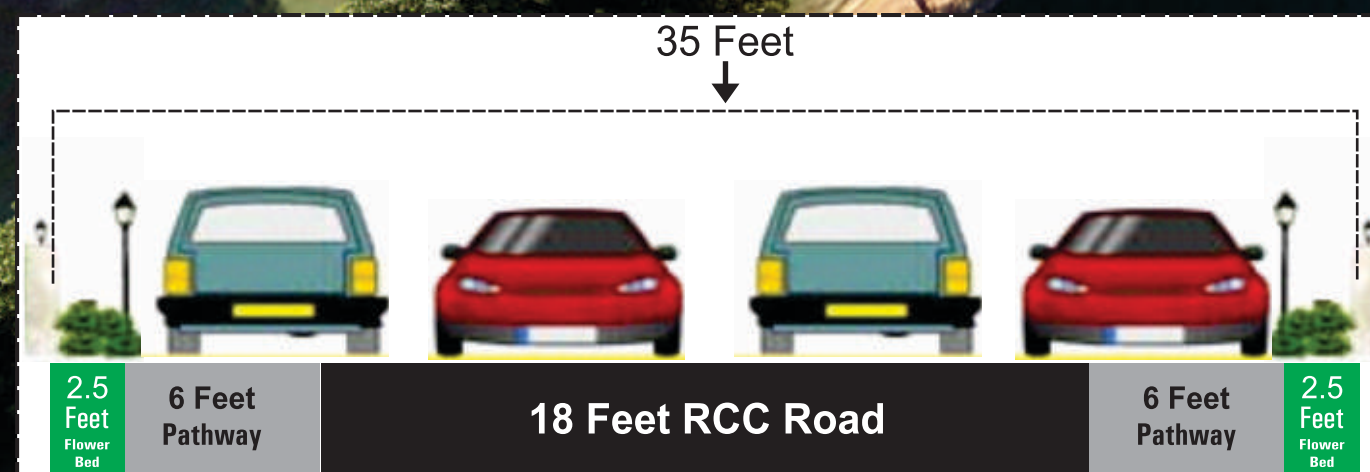


# Grandeur

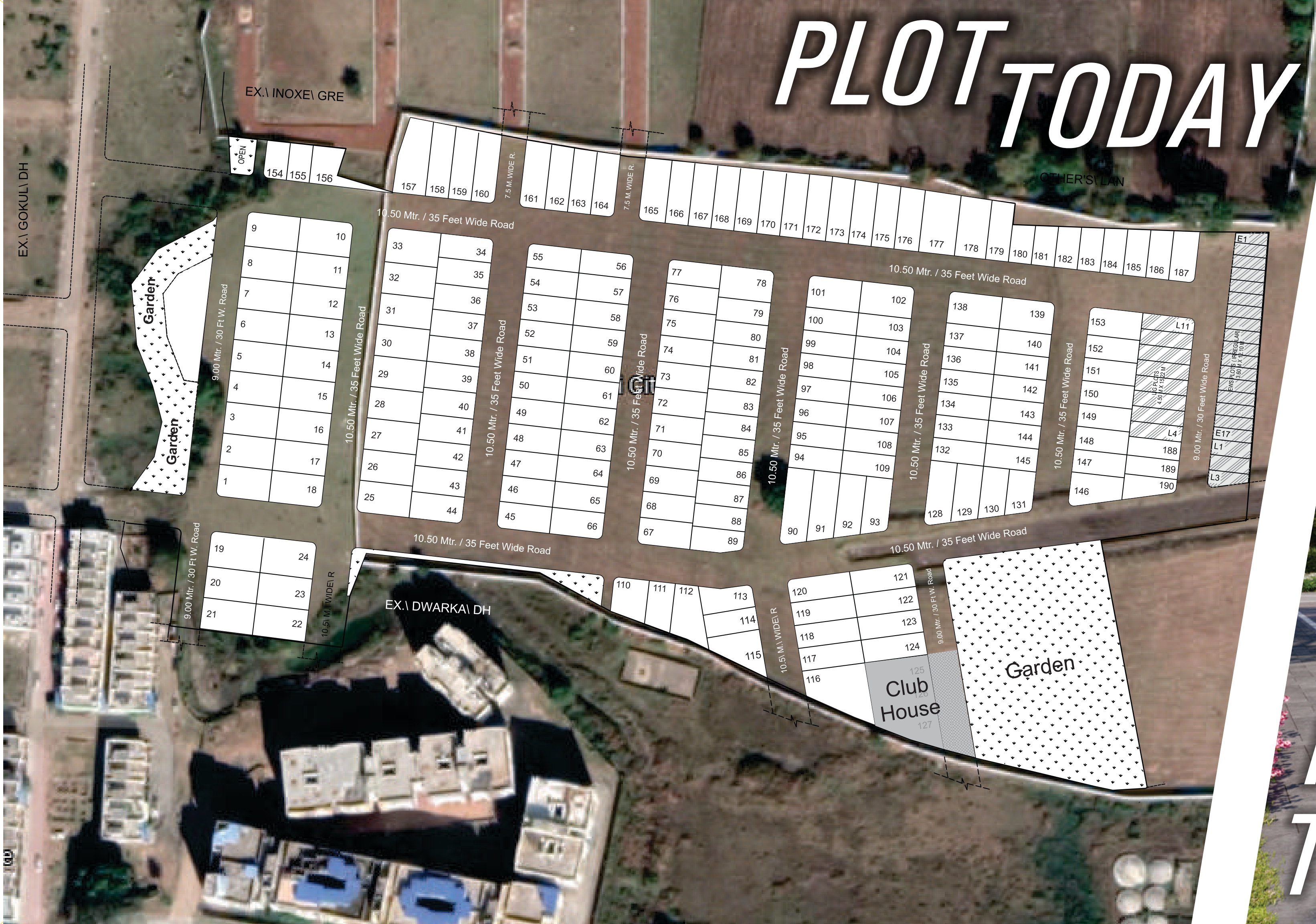
The Magnificent lifestyle offered  
by Sanskriti City at Bhopal,

## 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. GAZEBO
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. 35 FEET WIDE ROADS
15. SIT OUTS
16. LUSH LAWNS
17. DESIGNER STREETS LIGHTS
18. SIGNAGES & DIRECTION BOARDS
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. CAR PARKING FOR PRAYER HALL
28. SITE OFFICE



# PLOT TODAY



# Prosperity

Sanskriti city is designed to elevate your every day. With well-shaded walkable streets, generous green spaces and an array of exceptional amenities, you and your loved ones will live the lifestyle you have always dreamt of.

Plots

Duplexes

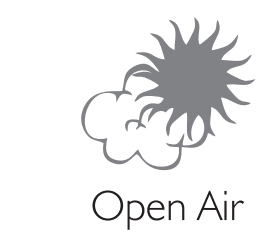
Row Houses





# Peace

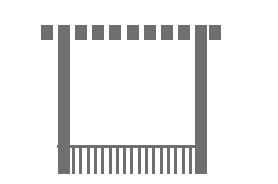
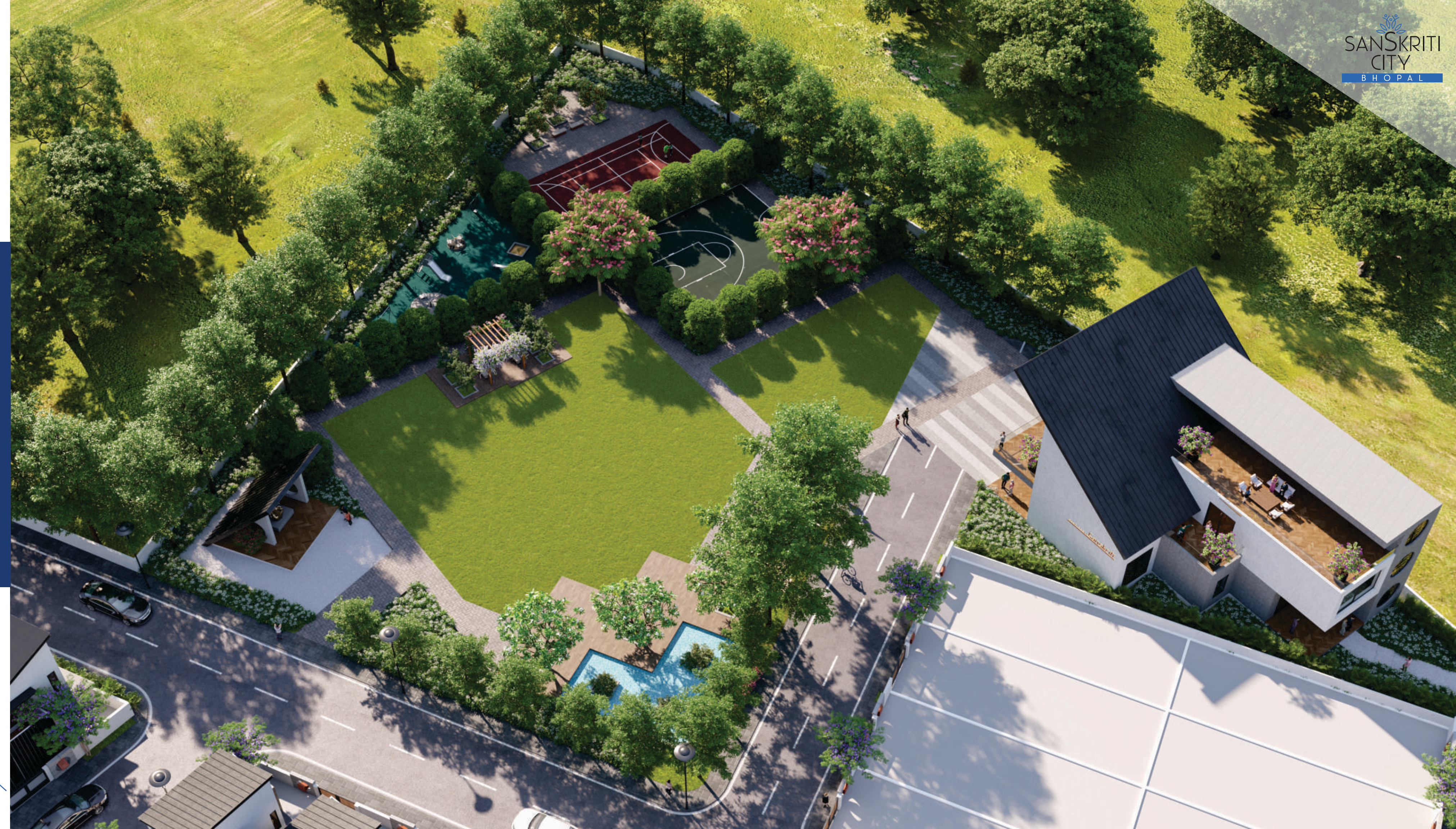
Customized your comforts,  
the way you desire.



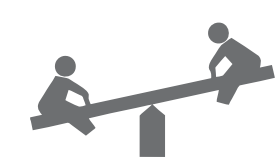
# Serenity



Sanskriti city is not just designed for living. It's designed for dreaming. The quaint township harks back to the good old days of close knit neighborhood.



Relaxing Gazebo



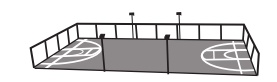
See-Saw



Kids Slide



Kids Swing



Multipurpose Court

# Sanskriti

The Club

A place where you can escape the city,  
where your mind can wander endlessly,  
where you and your loved ones can  
bond uninterruptedly, where you feel like  
you belong, where you are limitless.



Gymnasium



Yoga Room



Mini Party Hall



Indoor Games



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



## 7 BED ROOMS PLAN

1st Floor

1 Bedroom

2nd Floor

2 Bedroom

3rd Floor

2 Bedroom

PLOT SIZE-  
22'X50'

## An overview of 7 BED ROOMS PLAN

1st Floor

1 Bedroom

2nd Floor

3 Bedroom

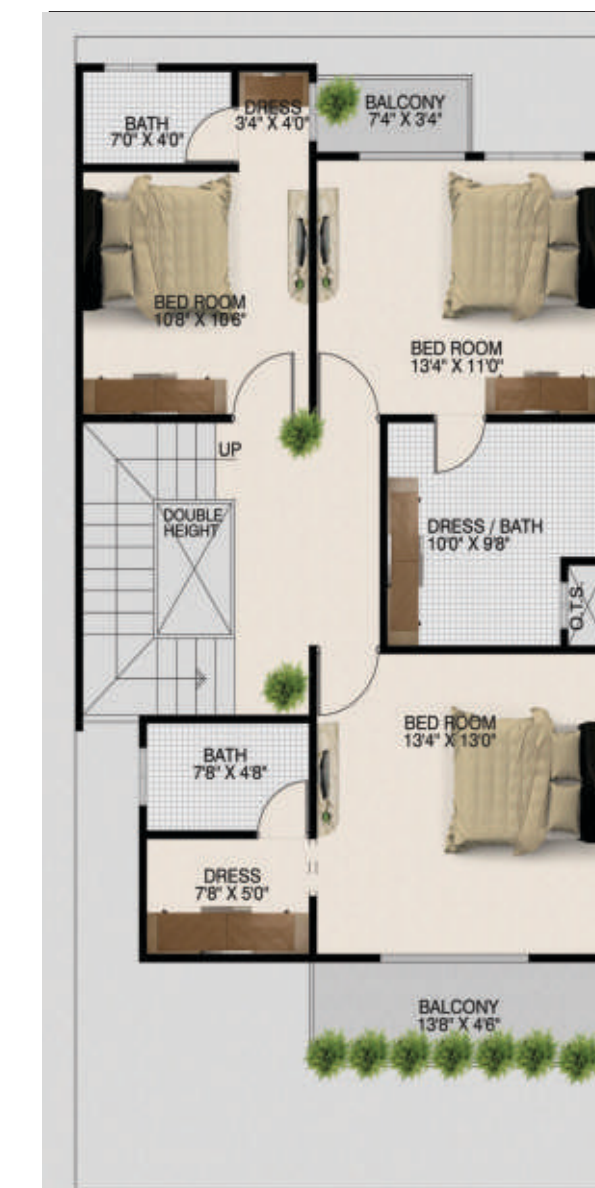
3rd Floor

3 Bedroom

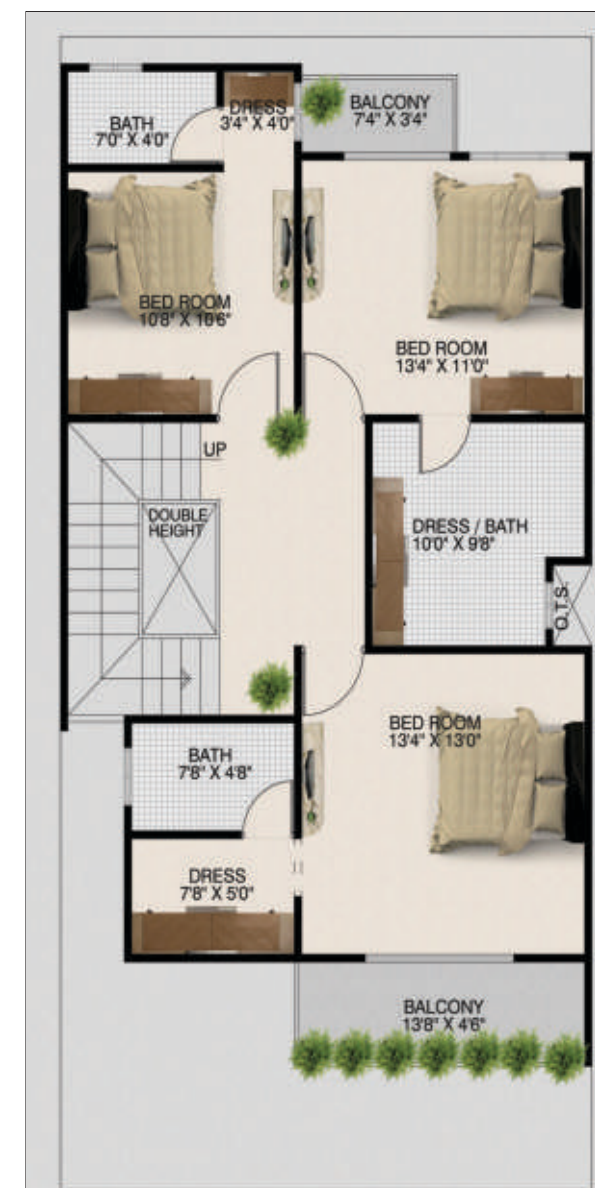
PLOT SIZE-  
25'X50'



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



An overview of  
**7 BED ROOMS PLAN**

1st Floor

1 Bedroom

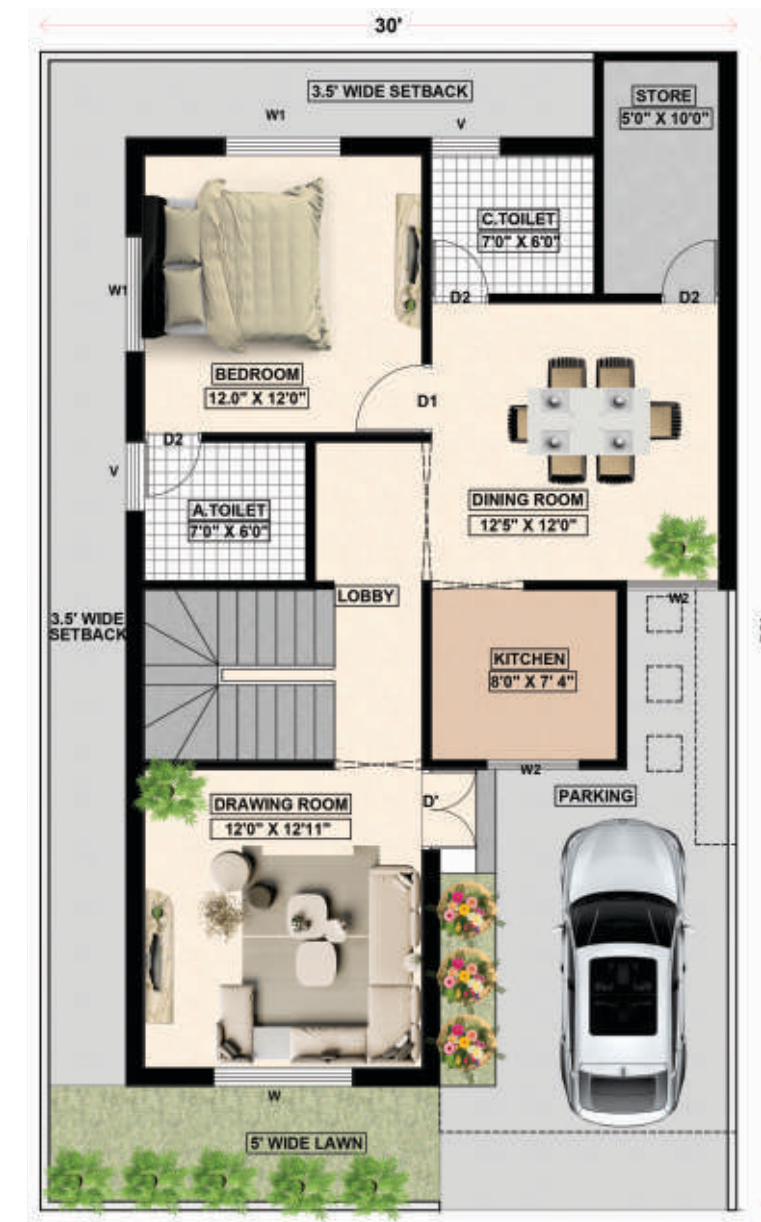
2nd Floor

2 Bedroom

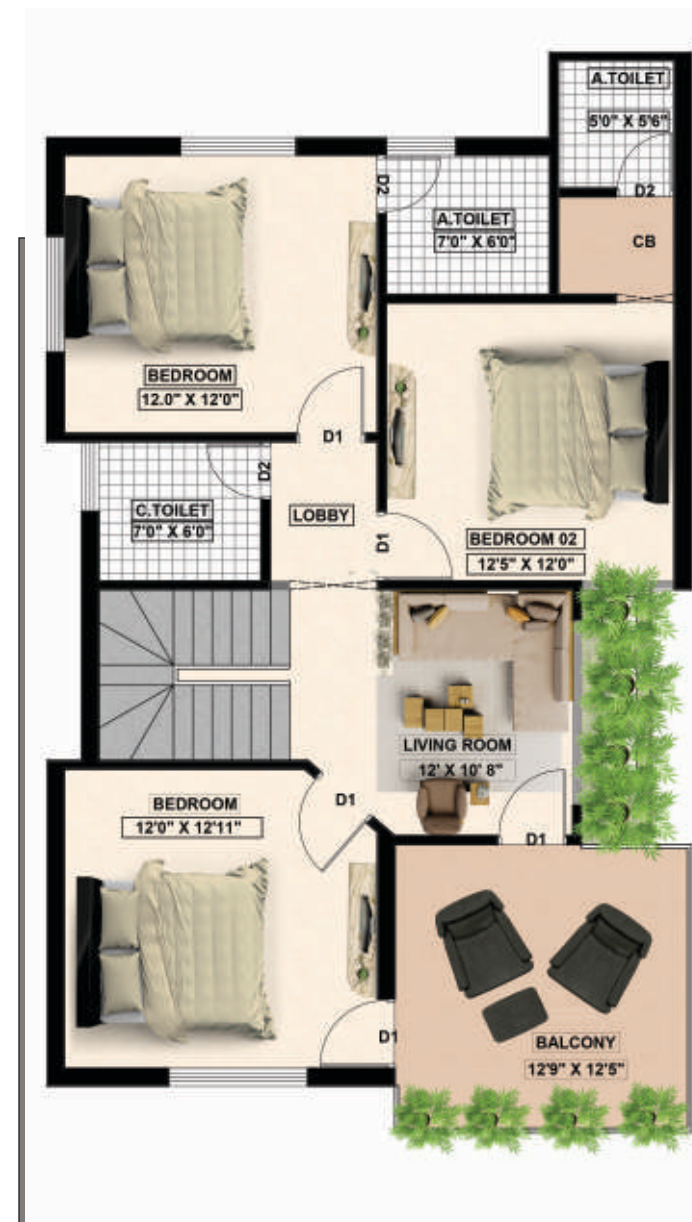
3rd Floor

2 Bedroom

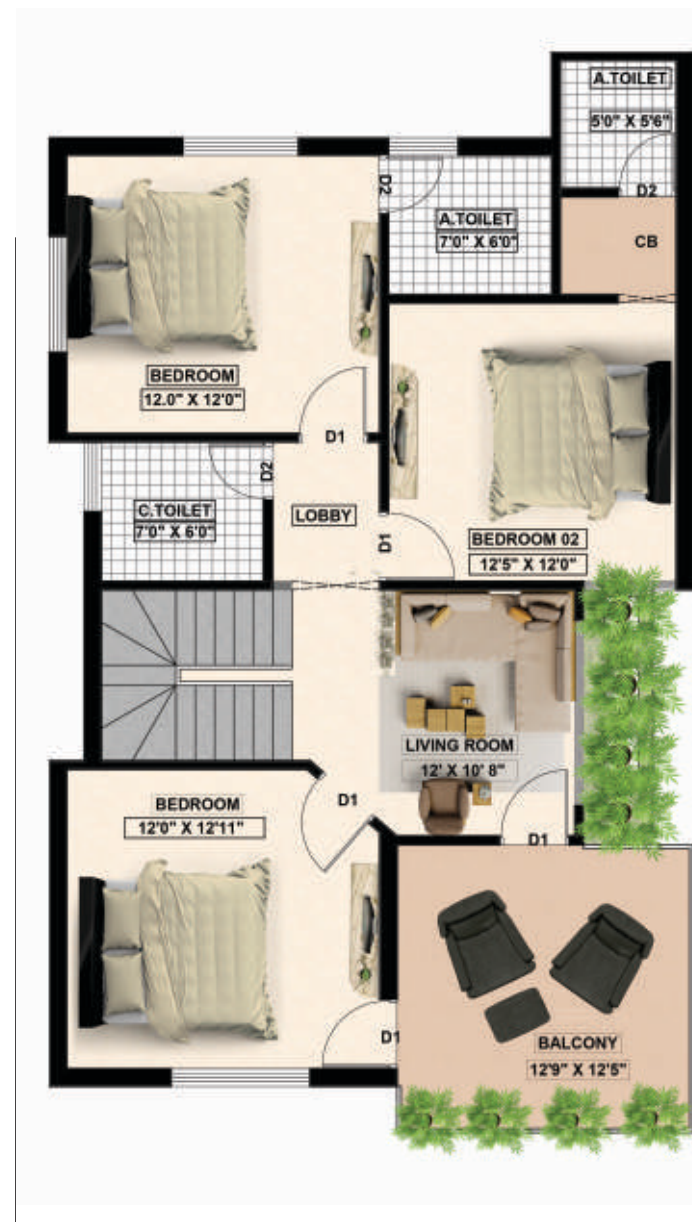
PLOT SIZE-  
**30' X 50'**



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**

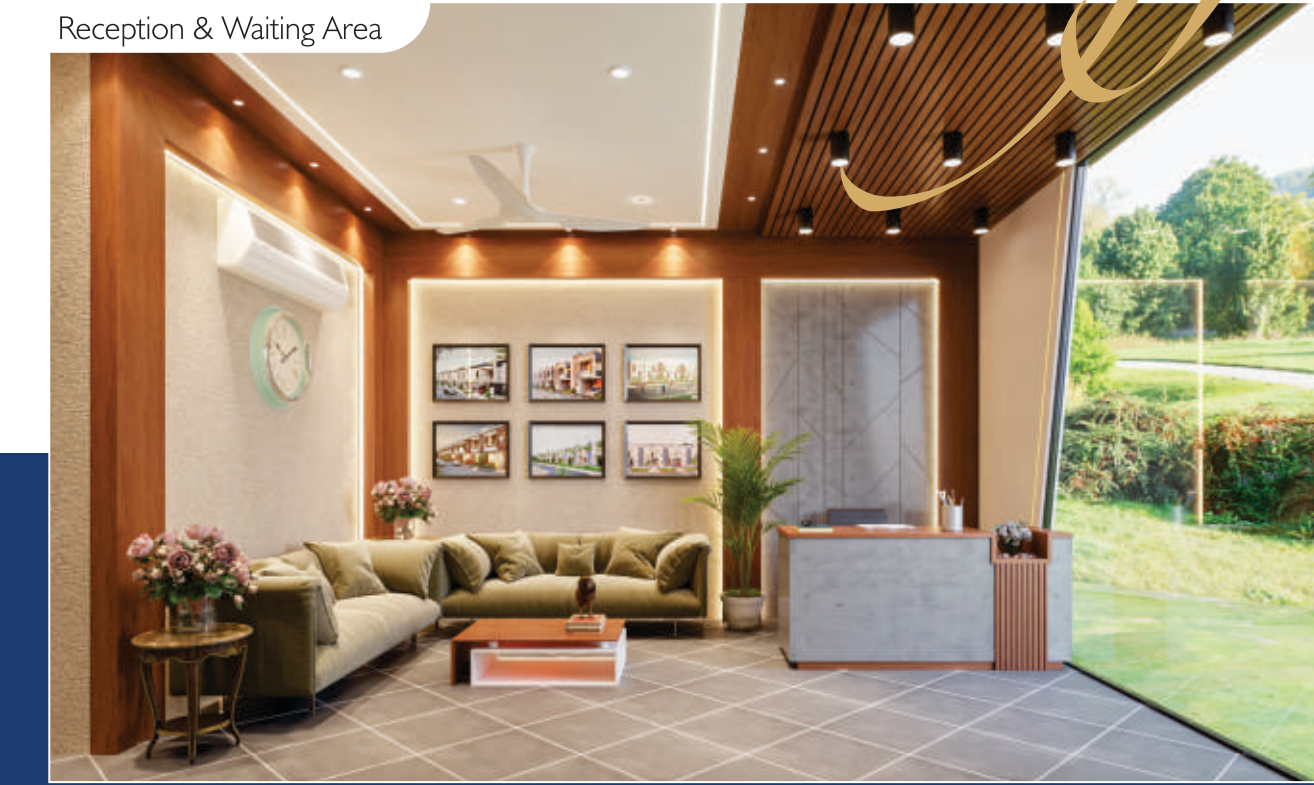


**SECOND FLOOR PLAN**



# Sales Office

Reception & Waiting Area



Project Head Cabin



Conference Hall



Lobby



Project Manager Cabin



Reception



Sitting Lounge



Pantry



Rest Room

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

## 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-6814/LP-129/29/TNCP/GK/2020, Bhopal, Date 16.02.2021
- Fully Diverted Township by SDM of Bhopal, No.: अ.फ़.-0053 / अ-2 / 2020-16-17
- Development Permission from Municipal Corporation of Bhopal No.: 976 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-21-2967

### KIDS

- 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
- Underground Water Tank
- Well Leveled sewerage line (Drainage Line)
- Direction Boards & Traffic Signs
- STP Sewerage Treatment Plant
- Water Line Up to Your Plot

### WE'LL TAKE CARE

- 5 Years Maintenance taken care by Colonizer
- 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
- 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
- Police verification of tenant is mandatory

### 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

PROUD  
MEMBER  
**CREDAI**

APPROVED  
BY RERA  
**RERA** Real Estate  
Regulatory Authority  
Madhya Pradesh

ARCHITECTS &  
SITE PLANNING  
**Genesis** DESIGN  
STUDIO  
ARCHITECTS & INTERIOR DESIGNERS

DEVELOPERS  
**Vivan Construction**  
Contractor & Developer

3-D &  
VISUALS  
**LOFT**

PRINT  
SOLUTION  
**PRAGATI**  
OFFSET

MECHANICAL  
& PLUMBING  
SOLUTION  
**TRIUMPH**  
DESIGN CONSULTANT

LANDSCAPE  
PLANNING  
**The Susmit SV**  
Landscape Development Consultants

Lighting  
Solution  
**PENTALUX**  
Lighting's

Pavers  
Solution  
**Khurana Pavers**

### PROJECT APPROVED BY LEADING FINANCIAL INSTITUTIONS



AND VARIOUS OTHER FINANCIAL ORGANIZATIONS....

# Su-Swagatam

WELCOME

  
SANSKRITI  
CITY  
B H O P A L  
Rera Registration No. P-BPL 21-2967



SCAN  
FOR  
GOOGLE  
LOCATION

Site & Office :

Airport-Karond Road, Next to Dwarkadham, In-front of Gokuldham, Badwai, Bhopal- (M.P.)

Contact : +91 88151 07831



DISCLAIMER : • Stamp duty, registration charges, legal documentation charges, namantaran charges, electrical charges of there personal connection, shall be borne by the purchaser. • Any GST and additional charges, taxes, cess or duties levied by the government/local authorities during or after the completion of the township on property or maintainance will be borne by the purchaser • All residents have to obey the rules, regulations & restrictions said by the colonizer & maintenance society • The developer reserves all the rights to make any changes in the township including development guidelines, technical specification, design planning, layout shown in the brochure and all the purchasers abide by such changes without any prior notice or information • Changes/alterations of any nature will be at the sole discretion of the developer • Changes/alterations of any nature including the front compound wall of plot, flower bed, or any other changes affecting the overall design concept & outlook of the township are strictly not permitted during or after the completion of the township. • Developer reserve the rights for any future development/extention using the present roads of the township • This brochure is intended only to convey the essential design & technical features of the township and shall not be construed to forms part of the legal documents • Plot size, number & location may vary according to the demarcation available at site • The logos & brands shown in the brochure are subject to change without any prior notice. Same brands or different similar brands and products can be used by the developer, brands shown are just for indication purpose • M/s Sanskriti City is acting as developer & promoters, constructions of duplexes will be done by 3rd party • The content including brochures and marketing collateral displayed/provided on this brochure are solely for informational purposes and is not intended to constitute an offer or sollicitation and are confidential and privileged. Any disclosure, copying, distribution, or the taking of any action in reliance upon the contents of this brochure is strictly prohibited. It is Artistic impression/ Schematic representation of the project shown on this brochure and is indicative of how the unit can be used. No furniture/s or accessories shown in the visuals are provided with the unit/tenement/apartment. This brochure material does not constitutes an offer and / or contract of any type between the developer/Promoter/owner and the recipient, all intending prospective purchaser/s in any project displayed herein and shall be governed by the terms and conditions envisaged under The Real Estate (regulation And Development) Act 2016. \* Maintenance charges till March 2026 & after March 2026 as per RERA Colony Maintenance Norms. • subject to Bhopal jurisdiction.