

# Location Map



Project Registered Under  
**RERA NO. P-BPL-25-5990**



# Bansi ENCLAVE

SCAN TO LOCATE

PROMOTED BY:



KANJANI | TAKHTANI | RAICHANDANI

**Corporate Office:** M-2, Plot 29, V.M. Tower, Zone-1, M.P. Nagar Bhopal  
**Site Address:** Near Best Price, Opp. BMHRC, Mittal College Road, Bhopal

**Mob:** +91 62675 81243, 97524 26519 | **Email:** ktrconstructions.ind@gmail.com

**Disclaimer:** This brochure is purely conceptual & not a legal offering. All visual photographs used in this brochure are artists impressions. All specifications, sizes & layout etc. are tentative & subject to such variations, additions, modifications as decided by the Architects or by the Promoters.

Architect:



## Home to Melodious Living

# Welcome to The World of Luxury

Designed for luxurious living, "Bansi Enclave" is the epitome of royal architecture built with exquisite style and ample amenities incorporated in addition to the unmatched location. The project is an example of unique art planned for those who have exquisite taste in living. The royal residential project opens the door to infinite celebrations of life.

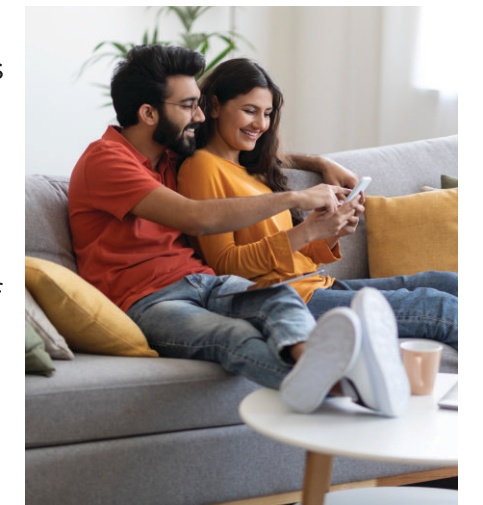




# Celebrate Endless Comfort and Space

Our triplexes, duplexes, and commercial spaces offer the perfect blend of traditional living and modern business. Designed according to Vaastu principles, our properties sprawl across vast areas, ensuring ample space and comfort.

Crafted with meticulous attention to detail, our homes prioritize comfort above all else, providing residents with a heavenly living experience. From abundant sunlight to lush greenery, every aspect of our project is designed to enhance your lifestyle.



# Celebrate an Abundant Lifestyle

"Bansi Enclave" epitomizes conscious architecture, offering infinite amenities for residents. Nestled in the city's heart, it ensures convenience, connectivity, and modern facilities. Customer comfort is prioritized in design, with every basic amenity within easy reach.



Lush Green Garden

Swimming Pool

Club House

Mandir

Turf

24-hour Security

Completely Covered Campus



# Celebrate Endless Splendour

Built with a vision to serve you with an extraordinary experience, "Bansi Enclave" is a lavishly designed state-of-the-art architecture. Every inch ensures an opulent lifestyle for you. The triplexes and duplexes are a sight to watch, as every block is a work of vast experience and intense passion.

## LAVISHLY DESIGNED DUPLEXES AND TRIPLEXES

- Premium Finish and Fittings
- Plush Interiors and Architecture
- Spacious Duplexes and Triplexes



## SPECIFICATIONS

### STRUCTURE

- RCC framed structure
- Anti-termite treatment
- Designed seismic resistant structure Zone III using fe 500 steel TMT bars
- 8 inch red brick for outer walls and 4 inch red brick for internal partition wall
- Slab height will be maintained at 10'6" for duplex

### WALL FINISHES

- Internal wall in the living, bedrooms, kitchen and other internal areas will be finished with 2 coats of putty and emulsion paint
- Ceiling will be finished with 2 coats of putty and emulsion paint
- Exterior faces of the building will be finished with 2 coats of emulsion paint
- Toilets wall will be finished with double glazed ceramic tiles up to 8 feet height

### FLOORING

- Foyer, living, dining, kitchen, and bedrooms will have vitrified tile flooring.
- Bathroom floor will have 2 x 2 feet anti - skid ceramic tiles

### KITCHEN

- Granite Platform top with standard steel sink, ceramic tiles dado up to 600mm height above platform

### BATHROOMS

- Bathrooms will have wall concealed hung WC with Cistern and health faucet
- All CP and sanitary fittings will be of Jaquar, Essco Series, Sonet Plumber or equivalent
- Concealed water mixer with shower for hot and cold water
- Plumbing lines would be CPVC pipes for all Bathrooms and PVC for undergrou drainage
- Water storage PVC tank - 1000 Litre

### FRONT BALCONY

- MS railing

### DOORS AND WINDOW

- Mica Laminated Flush Door Shutter with thumb-turn with key, door stopper, etc
- Window will have aluminum panel with see-through plain glass
- Mosquito mesh will be given for bedroom window

### ELECTRICAL FITTINGS

- Finolex or Equivalent cables and wiring
- Switches and sockets will be RR/Anchor Roma or equivalent Adequate number of electrical outlets,
- Concealed copper wiring and circuit protected by MCB/fixtures
- A.C point in each room
- Inverter point provided

## BIRD EYE VIEW





LIG 1

LIG 2

LIG 3

LIG 4

83

84

85

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99

100

3 MT. Wide Road

3 MT. Wide Road

101

102

103

104

LIG 5

LIG 6

CL1

9 MT. Wide Road

9 MT. Wide Road

12.00 MT. Wide Road

1 2 3 4 5 6 7

41

40

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37

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9 MT. Wide Road

19

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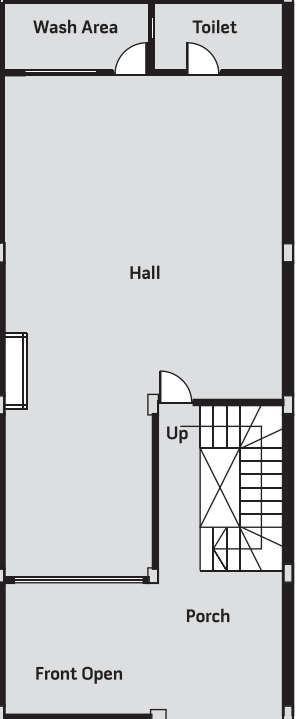
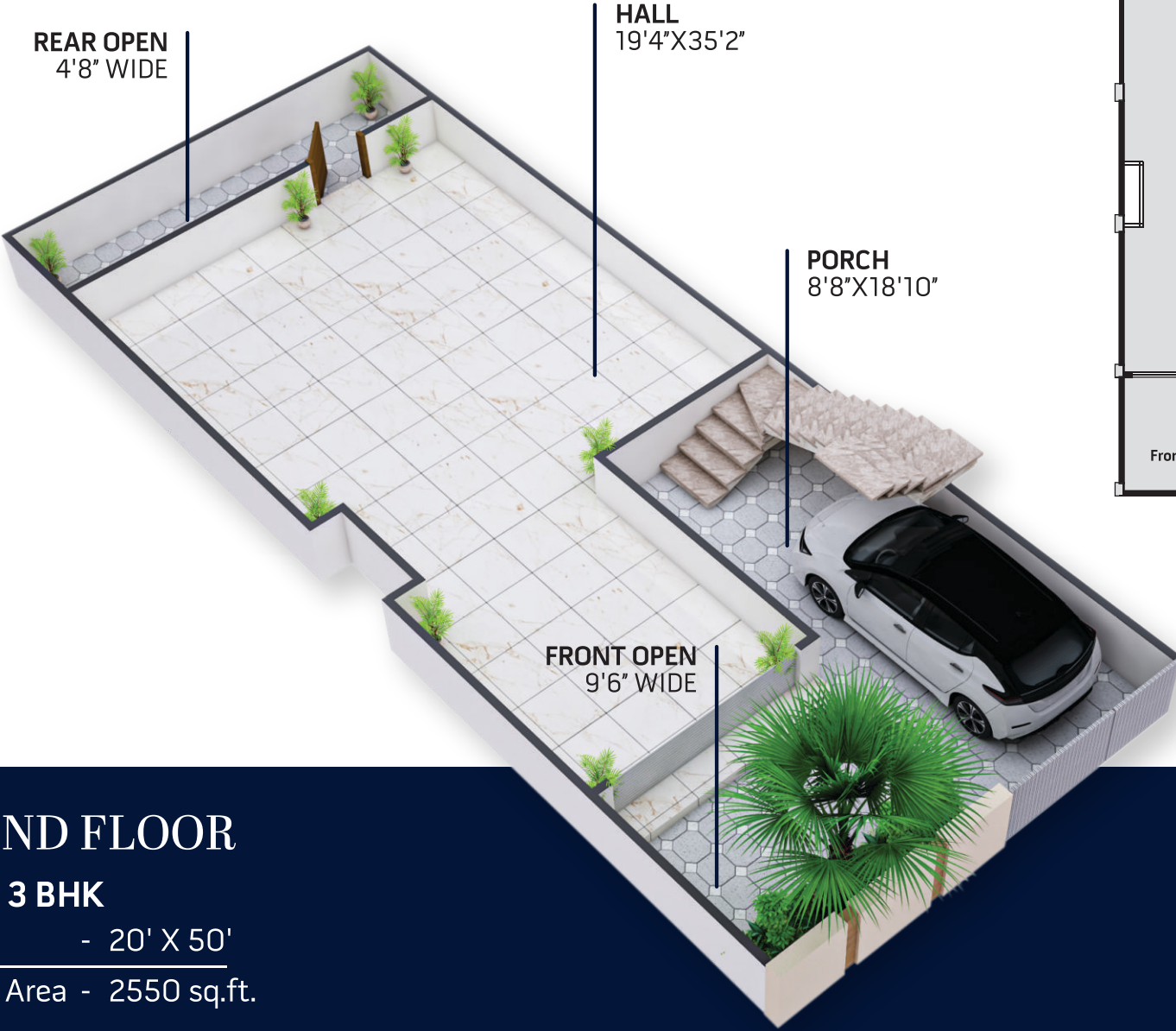
CL2

CL3

CL4



# TRIPLEX



Floor Plan

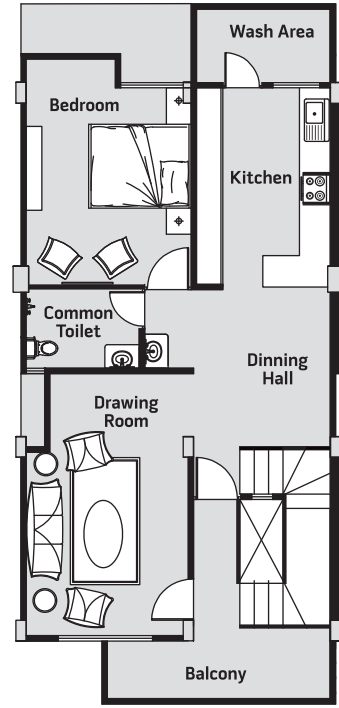
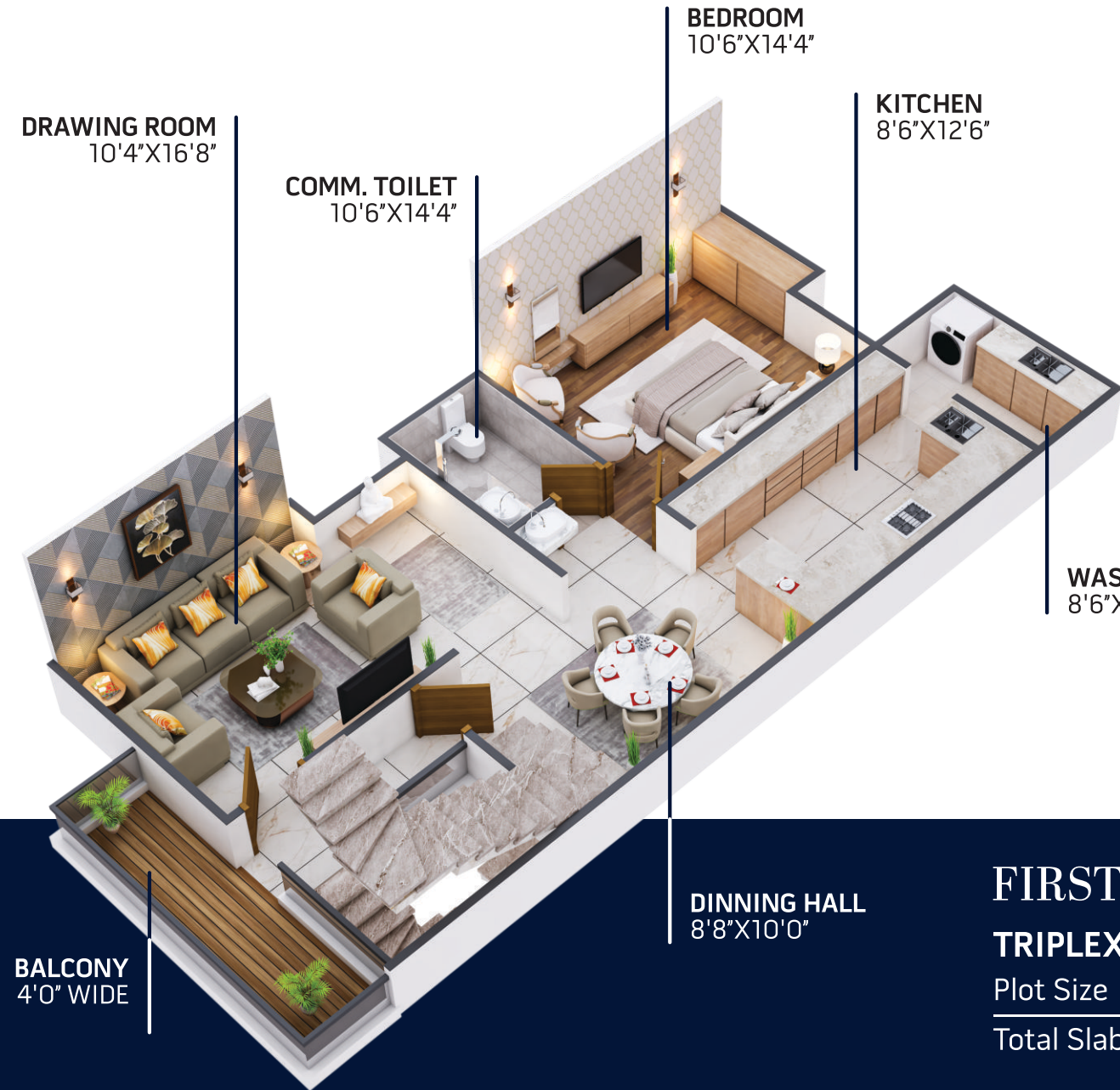
## GROUND FLOOR

### TRIPLEX 3 BHK

Plot Size - 20' X 50'

Total Slab Area - 2550 sq.ft.

# TRIPLEX



Floor Plan

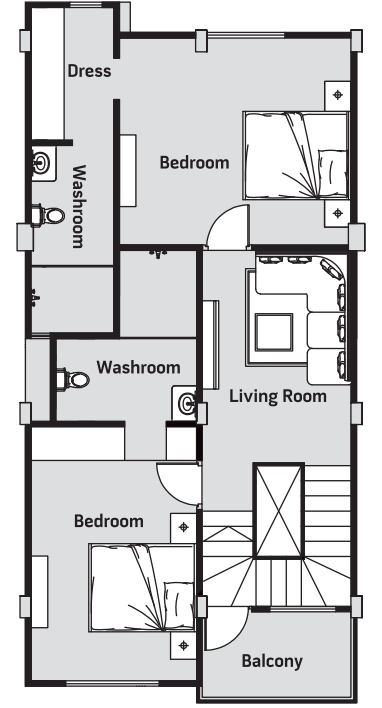
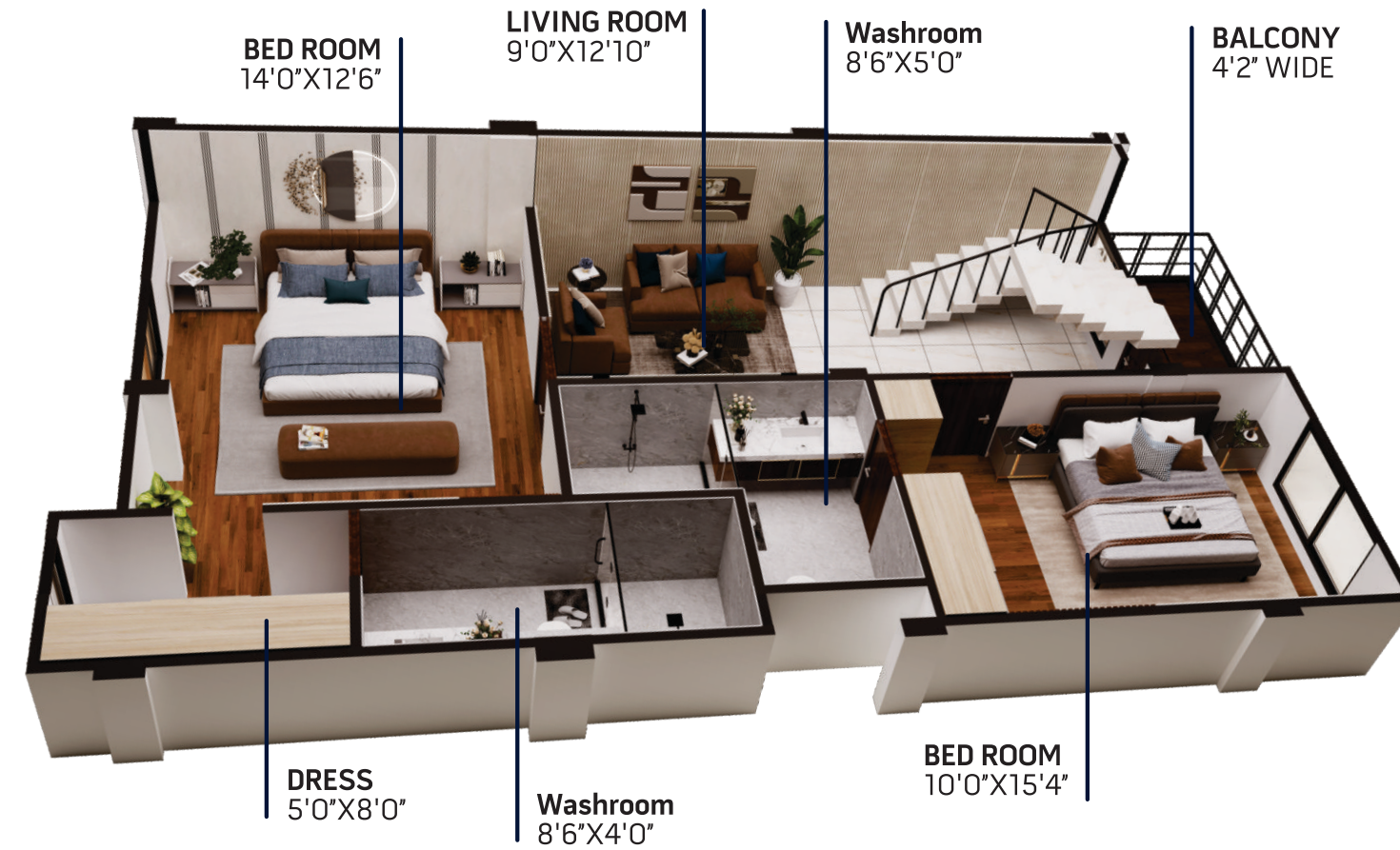
## FIRST FLOOR

### TRIPLEX 3 BHK

Plot Size - 20' X 50'

Total Slab Area - 2550 sq.ft.

# TRIPLEX



Floor Plan

## SECOND FLOOR

### TRIPLEX 3 BHK

Plot Size - 20' X 50'

Total Slab Area - 2550 sq.ft.



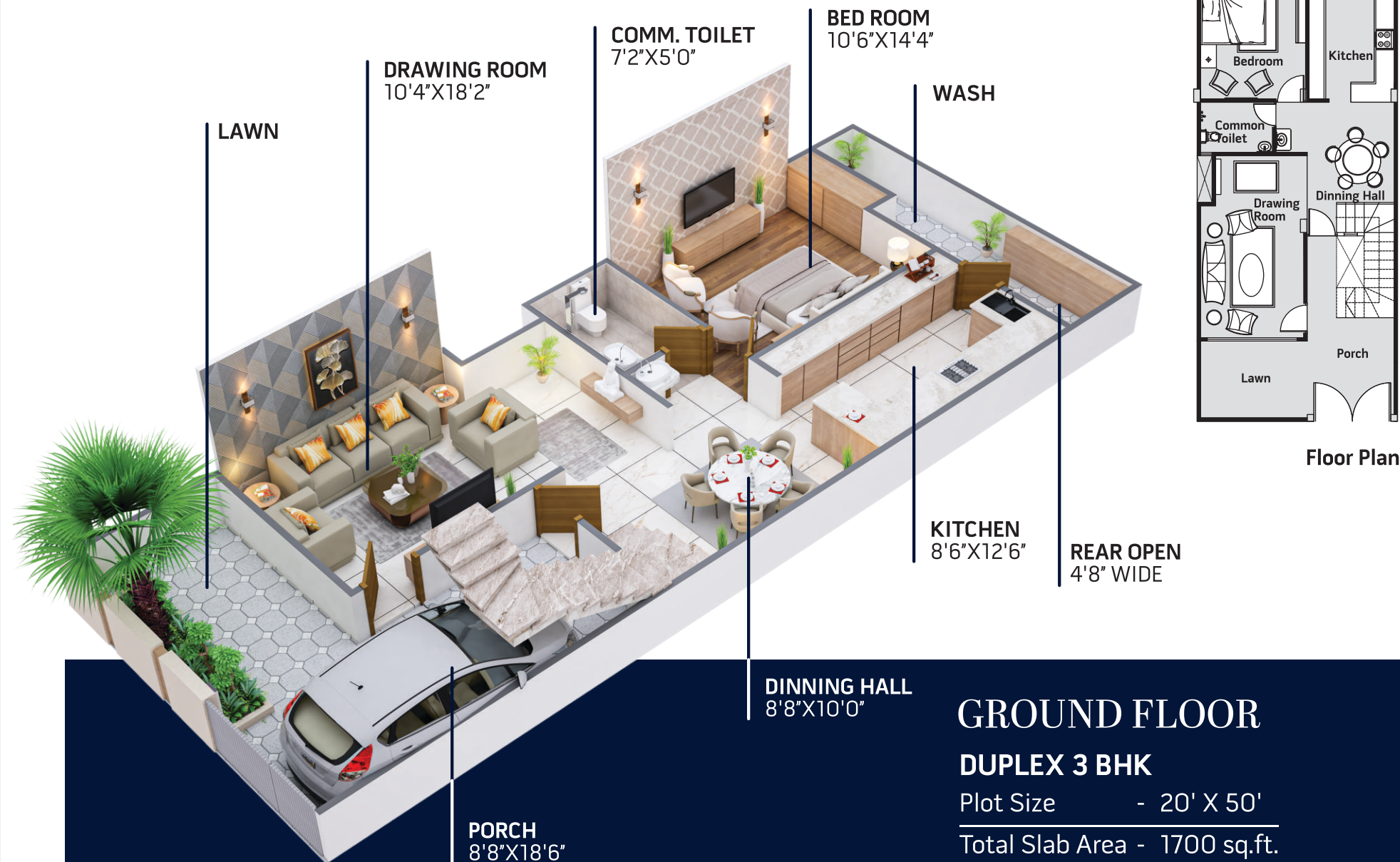
## DUPLEXES

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Promise of  
More Luxury  
More Space  
& Sophistication



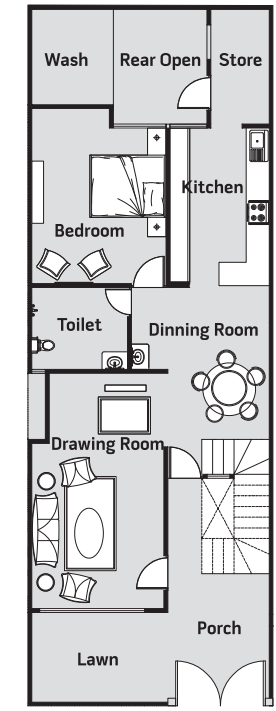
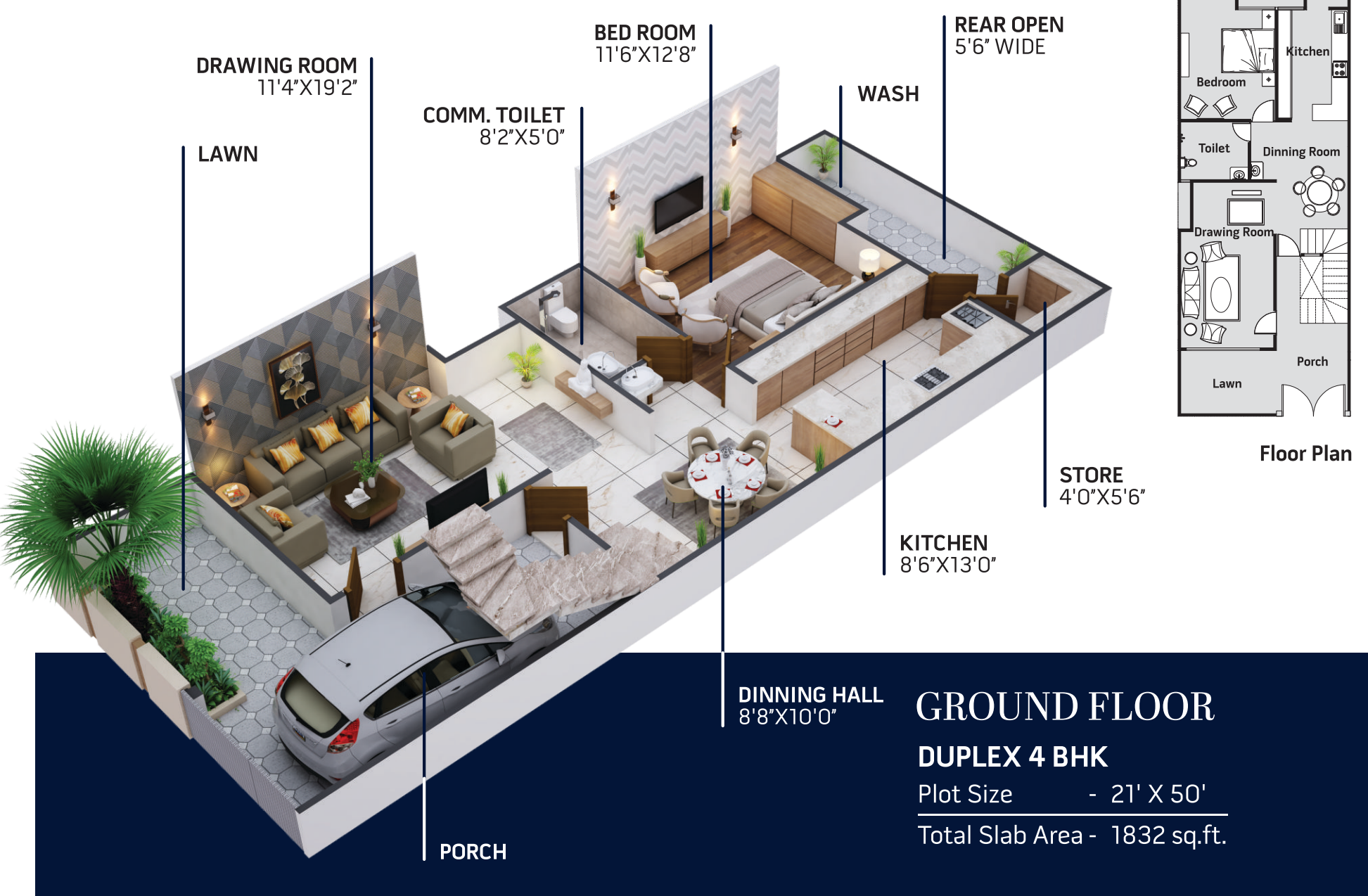
# DUPLEX 3BHK



# DUPLEX 3BHK



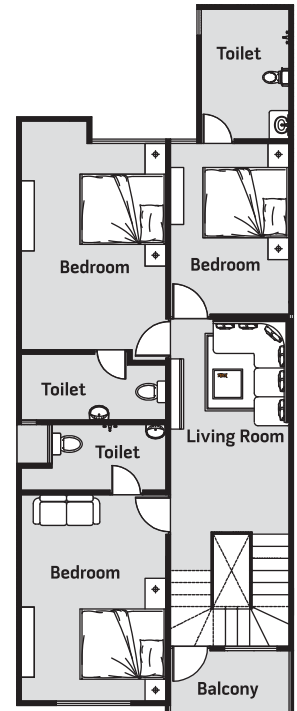
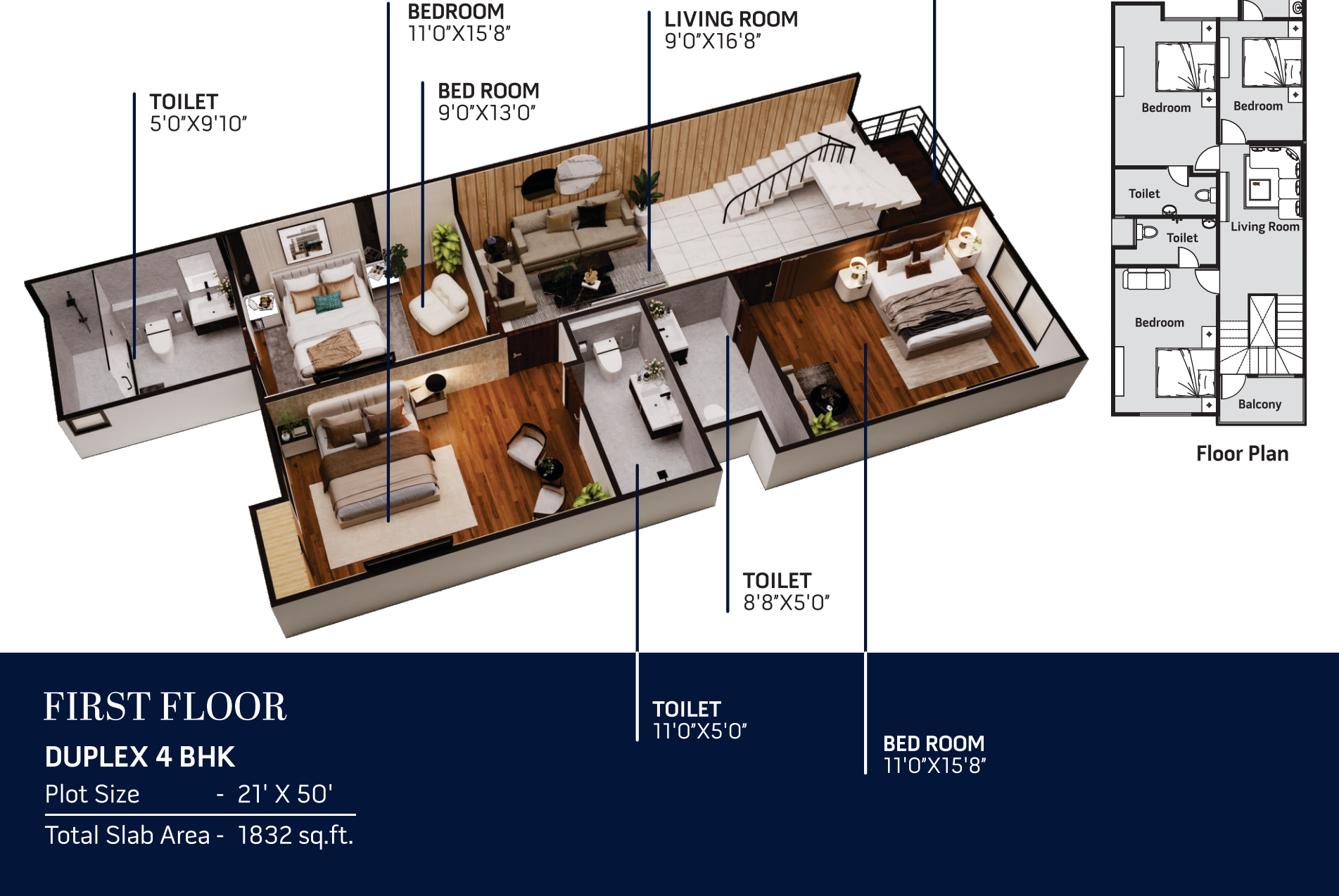
# DUPLEX 4BHK



Floor Plan

**GROUND FLOOR**  
**DUPLEX 4 BHK**  
 Plot Size - 21' X 50'  
 Total Slab Area - 1832 sq.ft.

# DUPLEX 4BHK



Floor Plan

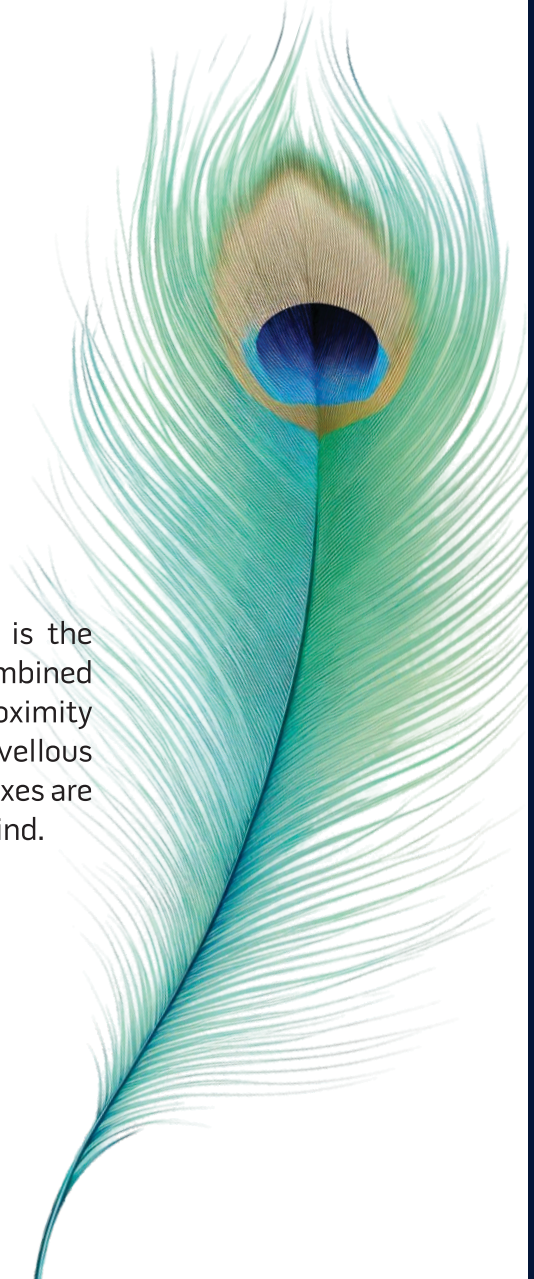
**FIRST FLOOR**  
**DUPLEX 4 BHK**  
 Plot Size - 21' X 50'  
 Total Slab Area - 1832 sq.ft.



**KRISHNA**  
ENCLAVE

## The Ultimate Address of Luxury

"**Krishna Enclave**", an ongoing project of the KTR Group is the amalgamation of determination, passion, and experience combined with the ideology of modern architecture. Located in the proximity of every amenity, Krishna Enclave is a vision to create marvellous Living spaces for the future. The spacious 3 and 4 BHK Duplexes are designed with the idea of Luxury, Comfort, and Opulence in mind.





45 BANER STREET, PUNE



BOHO BLISS, CANDOLIM



ARYA-1, BAGA



PALM & SAND, ARPORA



## Celebrate A Relationship of Trust

**KTR group** is a joint venture of three celebrated business entities hailing from diverse business backgrounds and different cities, **KTR** is incorporated by Kanjani's from Bhopal, Takhtani's from Indore and Raichandani's from Hyderabad.

The group, envisioned to achieve new milestones in the Real Estate Sector, combines the individual Strengths of its stakeholders to create marvellous Living spaces for the future.



KOKAPET ONE, HYDERABAD



UNITY ONE, INDORE

## Every Foundation, A Matter of Prestige!

A Combined Experience of more than 40 years

A Collaborative Credibility of Three Partner Firms

24 Mega Real Estate Projects in Hyderabad

15 Grand Real Estate Marvels in Pune

4 Successful Real Estate Projects in Goa and Indore

Prestigious Clientele including several Multinationals