

KARAMCHAND greens

Karamchand City, South Nagpur

Jahan Milengi *Total* Khushiyan™

New Plotted Project by



**KARAMCHAND
PROPERTIES**

The
JOY
of
LIVING™

KARAMCHAND
greens
Karamchand City, South Nagpur
Jahan Milengi *Total* Khushiyan™



Disclaimer: Artist impression only. These are not actual site images.



Group Karamchand

Originating from the city of Nagpur, Group Karamchand™ created the iconic AllOut®* mosquito repellent for the Indian consumer. Group Karamchand™ exited the brand AllOut®* in favour of S. C. Johnson & Son Inc.*

We have since diversified into creating consumer delight in Real Estate, and Gems & Jewellery business based on path breaking lab grown gem technologies. The Group has invested in consumer facing start-ups and continues to guide and add value to our partners.

*AllOut® is currently owned by S. C. Johnson & Son Inc.



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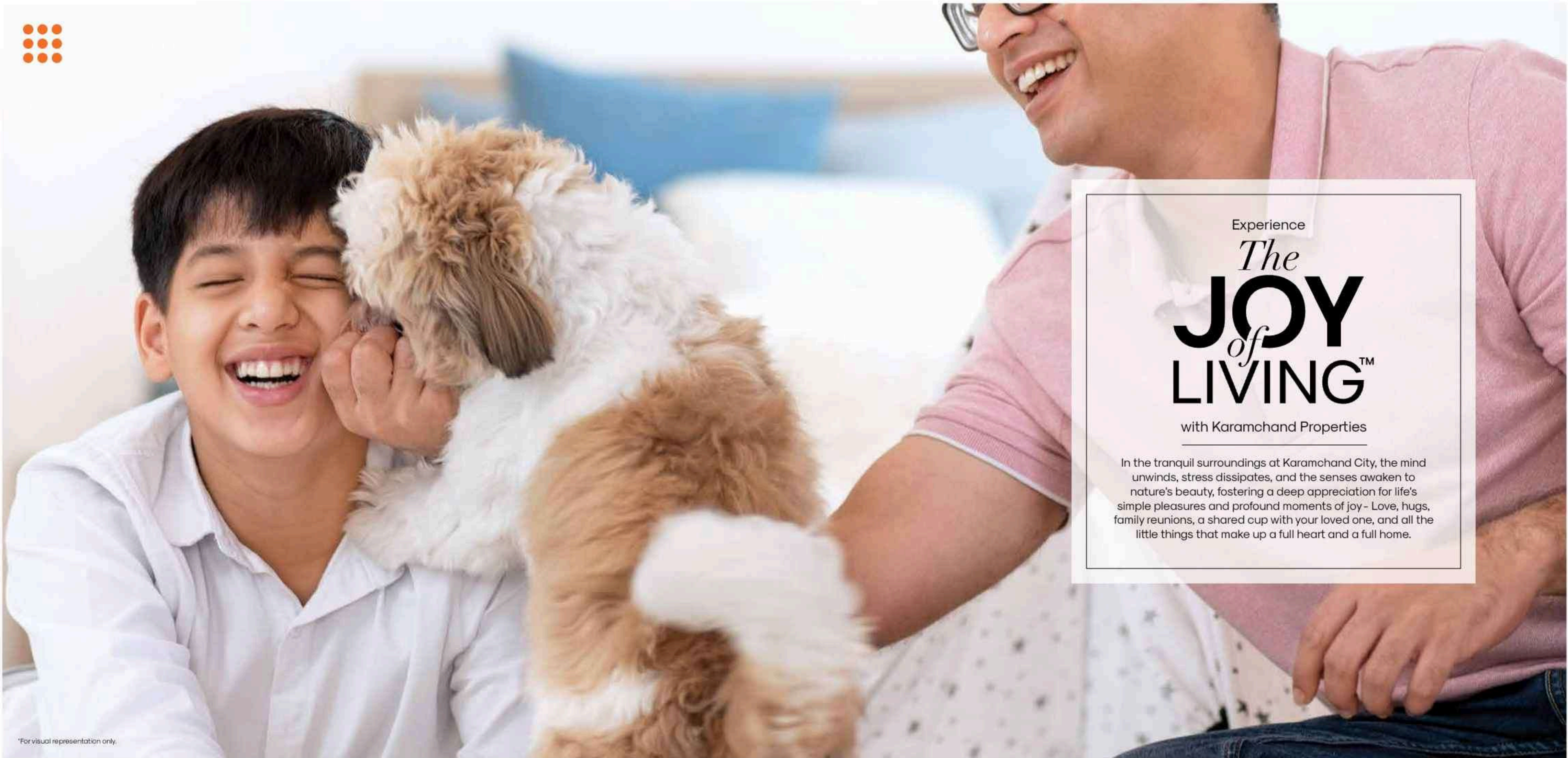
Karamchand Properties

We ventured into the captivating domain of Real Estate in Nagpur, from where our humble origins began. We are committed to quality, design, people & community, always aiming to deliver CUSTOMER DELIGHT!

Our aim is to create an oasis of tranquility and calm in our strategically located land parcels in the high growth corridor of South Nagpur.

We are devoted to enhancing life's little pleasures, allowing you to truly savor The Joy of Living™

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Experience

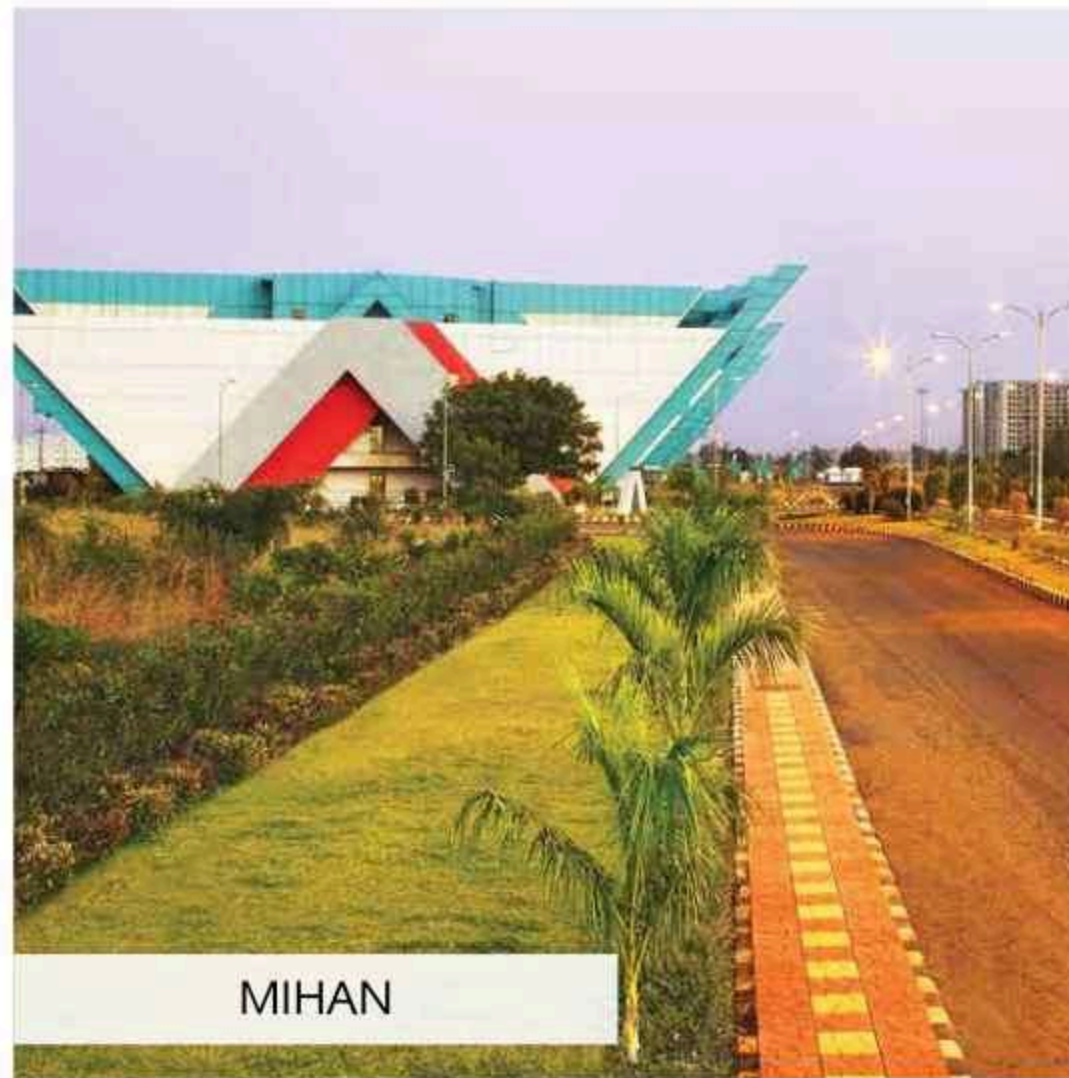
The
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with Karamchand Properties

In the tranquil surroundings at Karamchand City, the mind unwinds, stress dissipates, and the senses awaken to nature's beauty, fostering a deep appreciation for life's simple pleasures and profound moments of joy - Love, hugs, family reunions, a shared cup with your loved one, and all the little things that make up a full heart and a full home.



Nagpur Airport



MIHAN



National Cancer Institute



Samruddhi Circle

Karamchand City

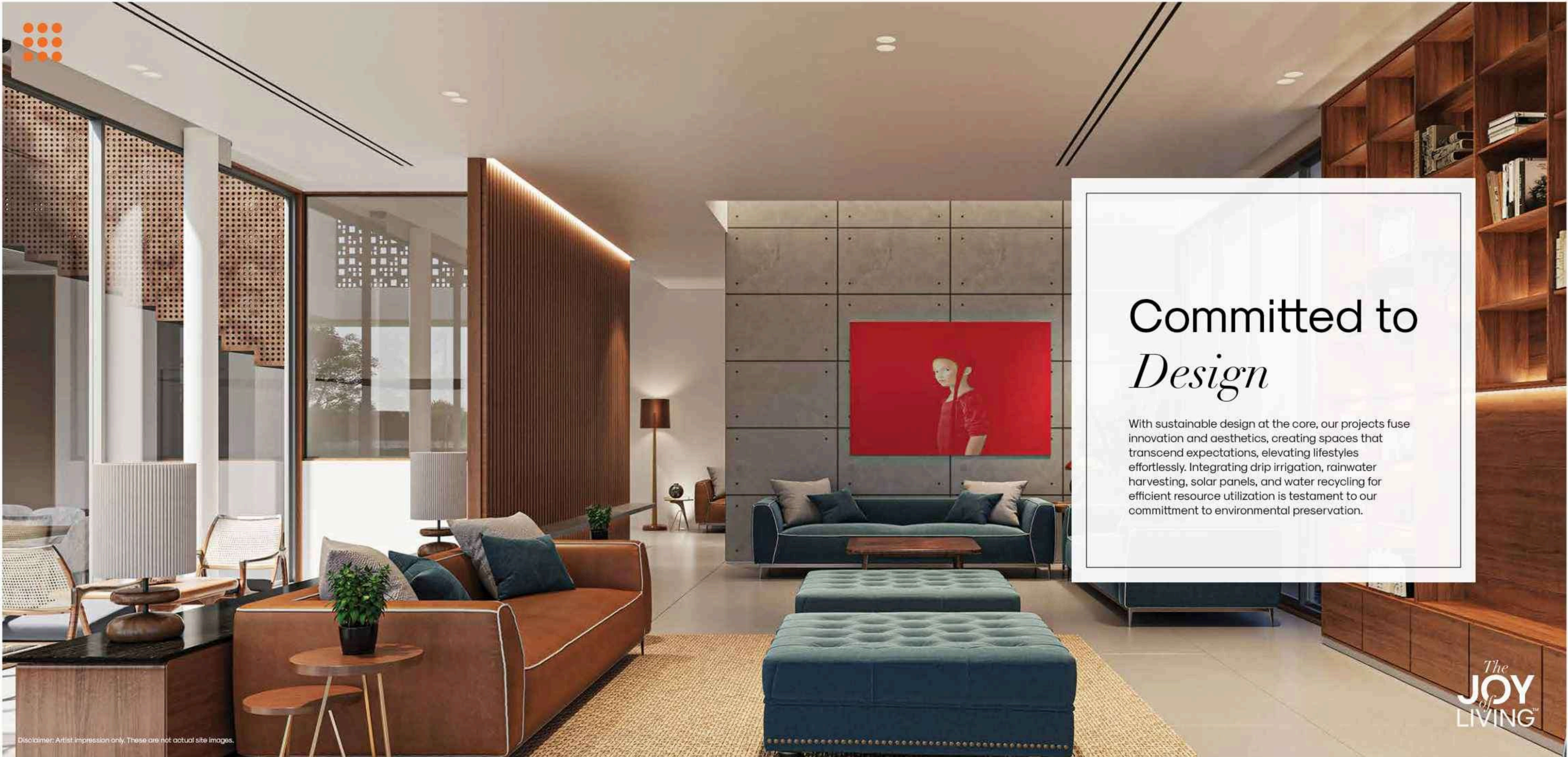
Group Karamchand™ owns approximately 200+ acres in the location close to MIHAN and opposite to National Cancer Institute (NCI) on Outer Ring Road, the high growth corridor of South Nagpur.

It is our endeavour to create a well planned holistic development in the area, which we proudly call KARAMCHAND CITY.

An Unmatched Location South Nagpur's High Growth Corridor

- In close proximity to Nagpur Airport, MIHAN, Samruddhi Circle and opposite National Cancer Institute, Nagpur (NCI).
- Nagpur yields a 66% growth in demand, surpassing prominent real estate markets in Maharashtra*.
- Nagpur is an emerging Metropolis of India and the fastest growing millionaire city*.

*Source:
<https://property.magicbricks.com/microsite/research-insights/src/pdf/Market-Report-on-Nagpur-Residential-Sector.pdf>
<https://timesofindia.indiatimes.com/city/nagpur/properties-on-citys-outskirts-see-huge-price-appreciation-in-ready-reckoner/articleshow/90599048.cms>



Committed to *Design*

With sustainable design at the core, our projects fuse innovation and aesthetics, creating spaces that transcend expectations, elevating lifestyles effortlessly. Integrating drip irrigation, rainwater harvesting, solar panels, and water recycling for efficient resource utilization is testament to our commitment to environmental preservation.

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Committed to *People & Community*

Dedicated to people and community, our real estate endeavors prioritize inclusivity & green spaces fostering a vibrant, connected and thriving neighbourhood. With people as our compass, we strive to weave happiness into the fabric of the communities we build.

*For visual representation only

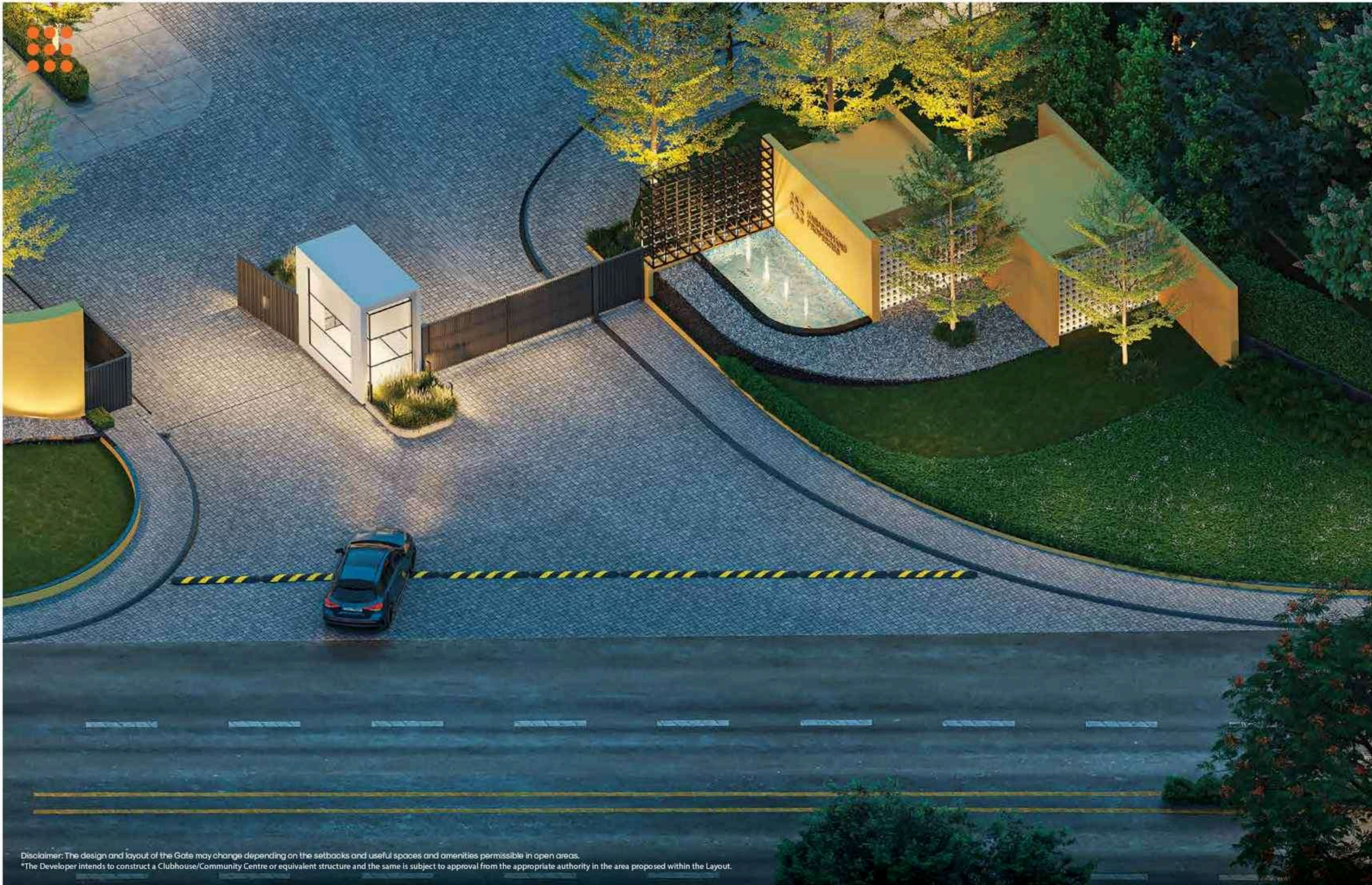
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Committed to *Quality*

Committed to uncompromising quality, our real estate developments exemplify meticulous craftsmanship and innovative design through the use of timeless materials. Our projects are built with well researched raw materials, that provide stability and durability. We conduct thorough quality checks and implementation of all construction materials at the site. As Nagpur's premier real estate developer, we seek to deliver the very best.

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Welcome to

KARAMCHAND greens

Karamchand City, South Nagpur

Jahan milengi

Total Khushiyan™

Bathed in the glow of the rising, as well as the setting sun, Karamchand Greens is a well planned plotted development with an enchanting and welcoming Clubhouse*, expansive open spaces and beautifully landscaped gardens, which lend a sense of calm and tranquility to this beautiful locale.

Karamchand Greens is a place with a soul, a strong commitment to quality, growth, people and community. This pocket of peace and *Total* Khushiyan™ is waiting for you to call it home.

Disclaimer: The design and layout of the Gate may change depending on the setbacks and useful spaces and amenities permissible in open areas.
*The Developer intends to construct a Clubhouse/Community Centre or equivalent structure and the same is subject to approval from the appropriate authority in the area proposed within the Layout.

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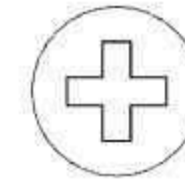
Karamchand City

We are on South Nagpur's High-Growth Corridor



Educational

9 minutes from Delhi Public School
9 minutes from IIM/AIIMS



Medical

9 minutes from AAIMS
11 minutes from Midas Hospital
2 minutes from National Cancer Institute



Recreational

2 minutes from ISKCON Temple
8 minutes from Vidarbha Cricket Association Stadium



Corporate

10 minutes from TCS
8 minutes from Lupin
5 minutes from MIHAN
7 minutes from Infosys



Connectivity

15 minutes from Nagpur Airport.
5 minutes from Samruddhi Mahamarg Start Circle
25 minutes from Nagpur Zero Mile

*Approximate travel time is calculated as per google maps.
It is subject to change as per traffic conditions.



Central Greens

Nestled amidst serene landscapes, this residential plotted development offers a harmonious blend of nature and modern living. Central Greens, with the Imlī Bagh Club ensconced right in the middle, manicured lawns with trimmed hedges, creates a tranquil oasis, inviting residents to unwind and connect with the outdoors. Thoughtfully designed plots surround this verdant sanctuary, promising residents a picturesque backdrop for their dream homes.



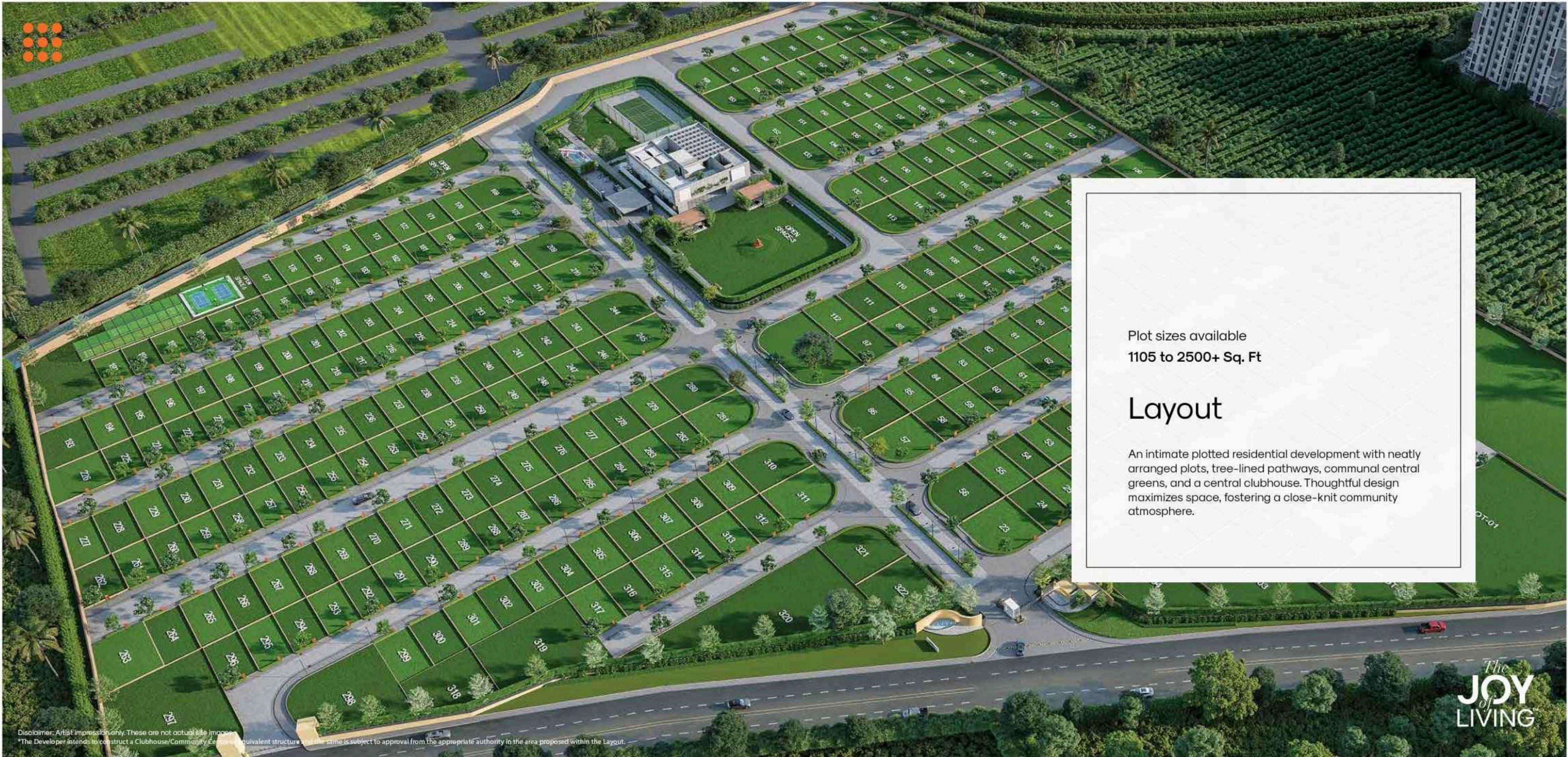


Kuch special lamhe
khushiyon se bhare

At Karamchand Greens, tranquility dances through every sun-kissed corner. Amidst lush landscapes and gentle whispers of nature, we craft havens where happiness finds its home, nurturing souls with peace and joy.

*For visual representation only.

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Plot sizes available
1105 to 2500+ Sq. Ft

Layout

An intimate plotted residential development with neatly arranged plots, tree-lined pathways, communal central greens, and a central clubhouse. Thoughtful design maximizes space, fostering a close-knit community atmosphere.

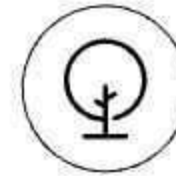
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KARAMCHAND greens

Project Features



A Lush Green Neighbourhood

- Central greens with a clubhouse spread over 1.5 acres within approximately 3 minutes of walking distance from any corner of the development
- Five large open spaces spread over the neighbourhood
- Fruit bearing and shade trees with landscaped greens in front of every plot
- Landscaping with fruit bearing trees and flower beds in common areas



Conveniences

- Retail and daily needs commercial plots on main 18m DP road
- Wheelchair friendly zones
- Bus Shelter



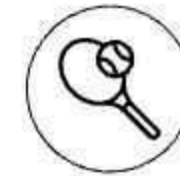
A Well Planned Neighbourhood

- Two entry and exits to the project from 18m wide concrete road for ease of traffic movement
- Main entry gate leads to 15m wide central avenue road with beautiful landscaped central median
- Clubhouse on 15m wide road
- All plots facing east or west
- Modern signages for roads and plots



Sustainability

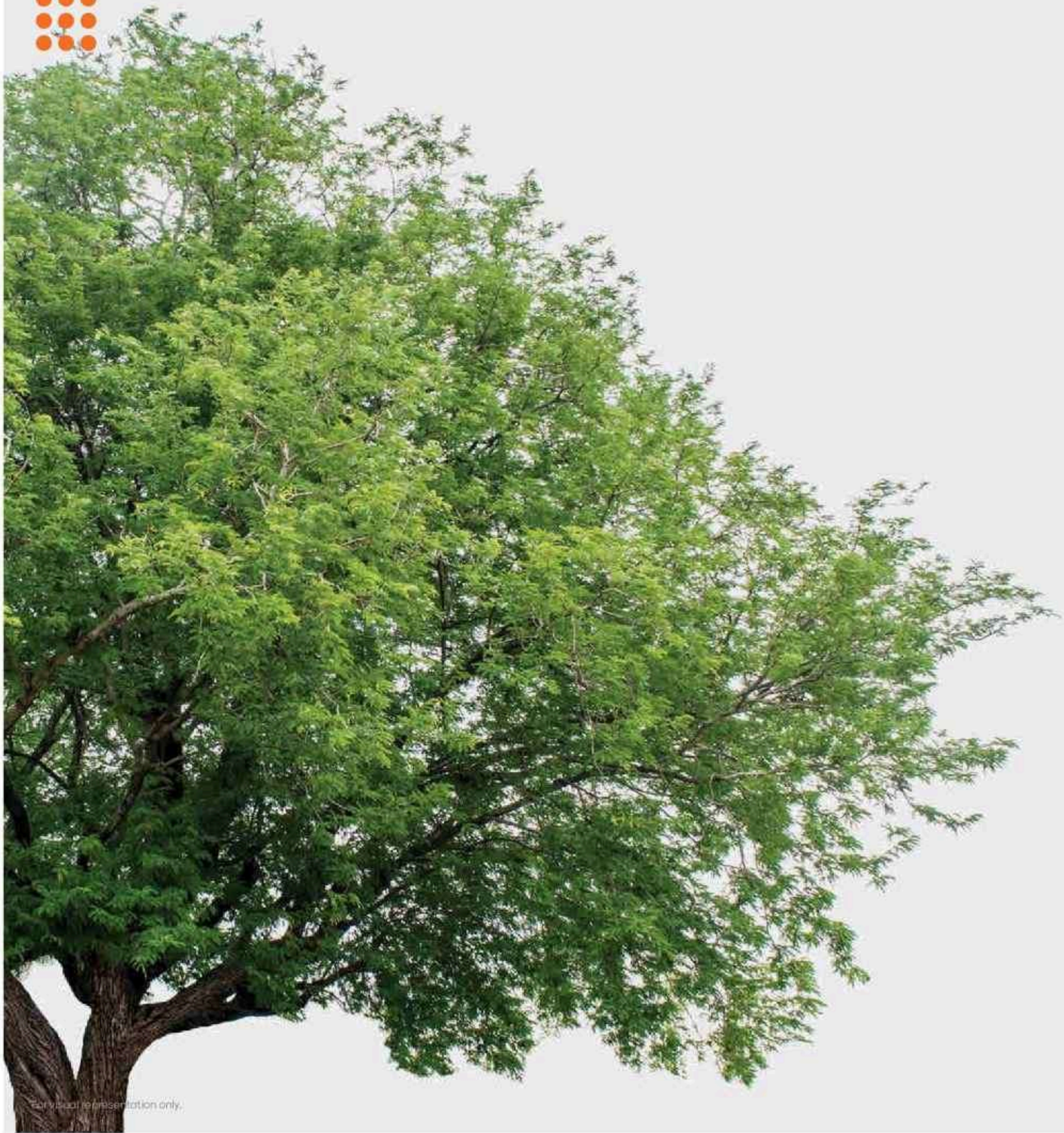
- Harnessing solar power for reduced electricity consumption
- High capacity rainwater harvesting pits for water conservation
- Drip irrigation system in open areas for optimum irrigation needs of greens



Additional Outdoor Sports

- Cricket practice pitch
- Basketball practice zone
- Badminton Court

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Environmental preservation
is important to us

The Story of Our Imli Tree

On site at Karamchand Greens sits a 100 year old Tamarind tree. Lore has it that it was once a popular spot for people in the local community. Many a conversations were had under the shade of this old tree, make-do swing sets were hung, and many a people delighted in the sweet and sour tamarind, also known as imli. It has seen a few small weddings, witnessed quiet moments of introspection and heard many a life story.

It's legacy is worth preserving. This is why, we have taken due care and attention to preserve this beautiful old tree. It is our poster boy and the inspiration behind the clubhouse at Karamchand Greens, Imli Bagh Club.

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Imli Bagh

The Clubhouse* at Karamchand Greens

Feel the pulse of the close-knit Karamchand Greens community at the Imli Bagh Club. Take your pick from a round of miniature golf putting greens, a light and airy cafe, a sunny terrace, an uber cool lounge, a home theatre, a state-of-the-art gym, kids playroom, yoga room and so much more.

Whether you're meeting up with family for a long lazy afternoon, catching up with friends over chai, or spending some quiet time by yourself, the Imli Bagh Club is the perfect setting. With its stunning jaali facade, beautiful architecture and carefully thought out spaces, the club is designed with a vision to have you experience The Joy of Living.

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Indoor Facilities

Imli Bagh Club

- Banquet Hall with an outdoor sit-out next to party lawns
- Premium Lounge for cozy get-togethers
- 14 seater Home Theater for private viewing
- Gymnasium with modern equipment
- 2 Ensuite Guest Rooms
- Game Room with Pool Table, Table Tennis etc
- Kids Playroom
- Library & Co-Working Space
- Yoga Room that opens out onto a private open terrace
- Provision of an Elevator and Wheelchair access

*Terms & Conditions apply. Please refer to the maintenance clauses in the agreement.



Outdoor Facilities

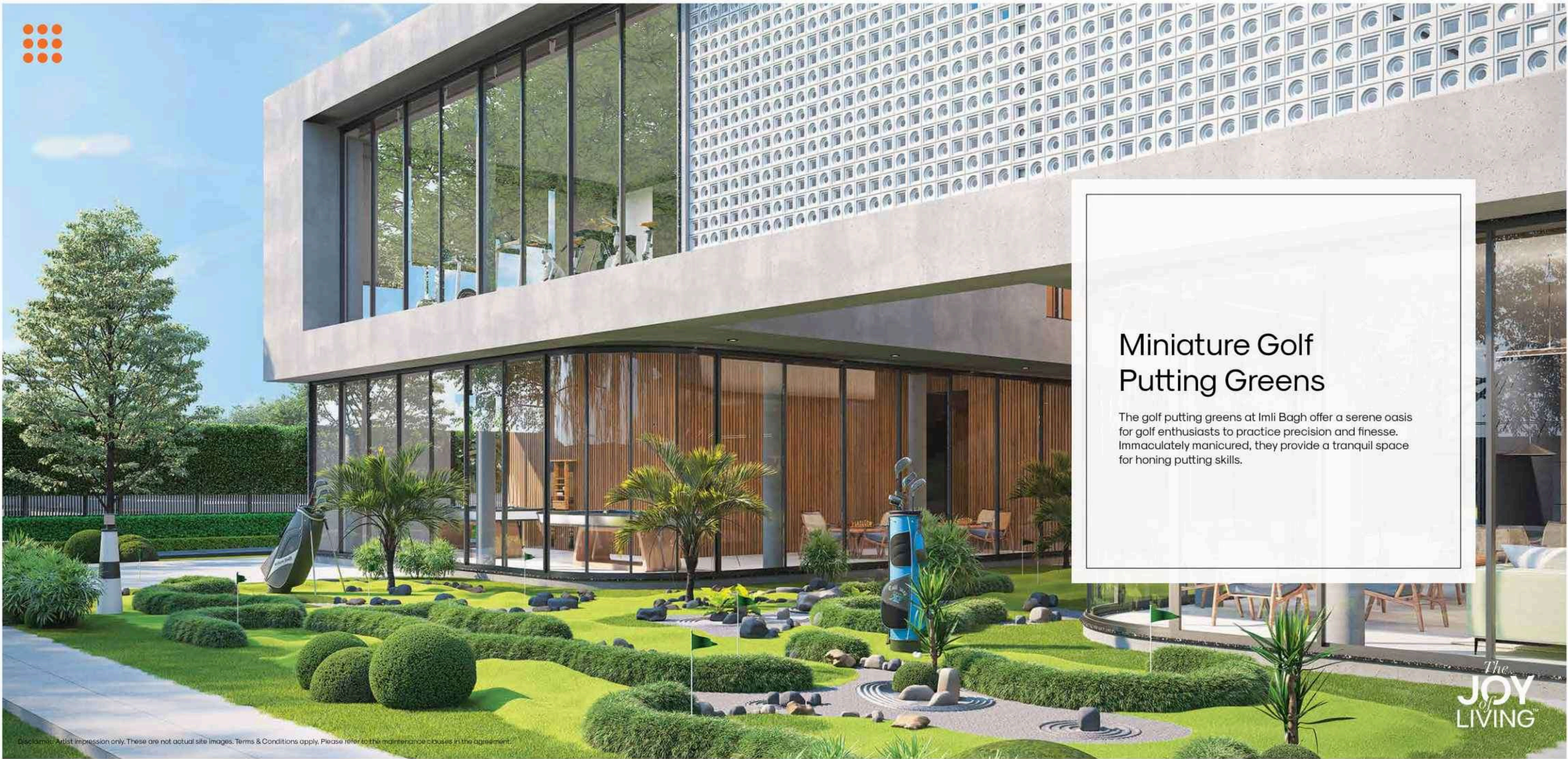
Imli Bagh Club

- Lush green Party Lawns next to Banquet Hall
- Lawn Tennis Court with floodlights
- Jogging & Walking Track
- Open Gymnasium
- Kids Fountain & Play Area
- Senior Citizen's Peace Zone
- Gazebos with water-bodies
- Barbeque Corner
- 24/7 CCTV
- Terrace Private Party Lounge
- Miniature Golf Putting Greens

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Miniature Golf Putting Greens

The golf putting greens at Imli Bagh offer a serene oasis for golf enthusiasts to practice precision and finesse. Immaculately manicured, they provide a tranquil space for honing putting skills.

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Kids' Playroom

A vibrant kids' playroom filled with colorful toys, interactive games, soft play mats, and whimsical decorations. Imaginative murals adorn the walls, creating a joyful space for creativity and play.

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Gymnasium

A cutting-edge gym featuring advanced fitness equipment, a personalized virtual trainer, sleek design, green views, and a dynamic atmosphere promoting health and well-being.

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Terrace

Our enchanting outdoor terrace beckons for gatherings under the stars. Surrounded by nature's embrace, share laughter and stories in an ambiance where memories are woven into the fabric of the night.

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Cafeteria

At our outdoor terrace cafeteria, enjoy a hot chai beneath the open sky. Savor every sip amidst panoramic views, complemented by the gentle breeze and the warmth of the sun.

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Library & Co-Working Space

A cozy library adorned with warm lighting, custom shelves showcasing a curated collection of books, comfortable seating, and a tranquil ambiance that invites relaxation and intellectual exploration.



Guest Bedrooms at *Imli* Bagh

Two serene guest bedrooms with neutral tones, a plush bed adorned with crisp linens, warm wood accents, soft lighting, and a single piece of art for subtle elegance. Let your guests soak in the tranquil ambience and peaceful setting.





Office

Nestled in quiet seclusion, our intimate office enclave offers a haven for productivity and focus. With minimalist design and ergonomic comforts, it's a sanctuary where ideas thrive and ambitions flourish.

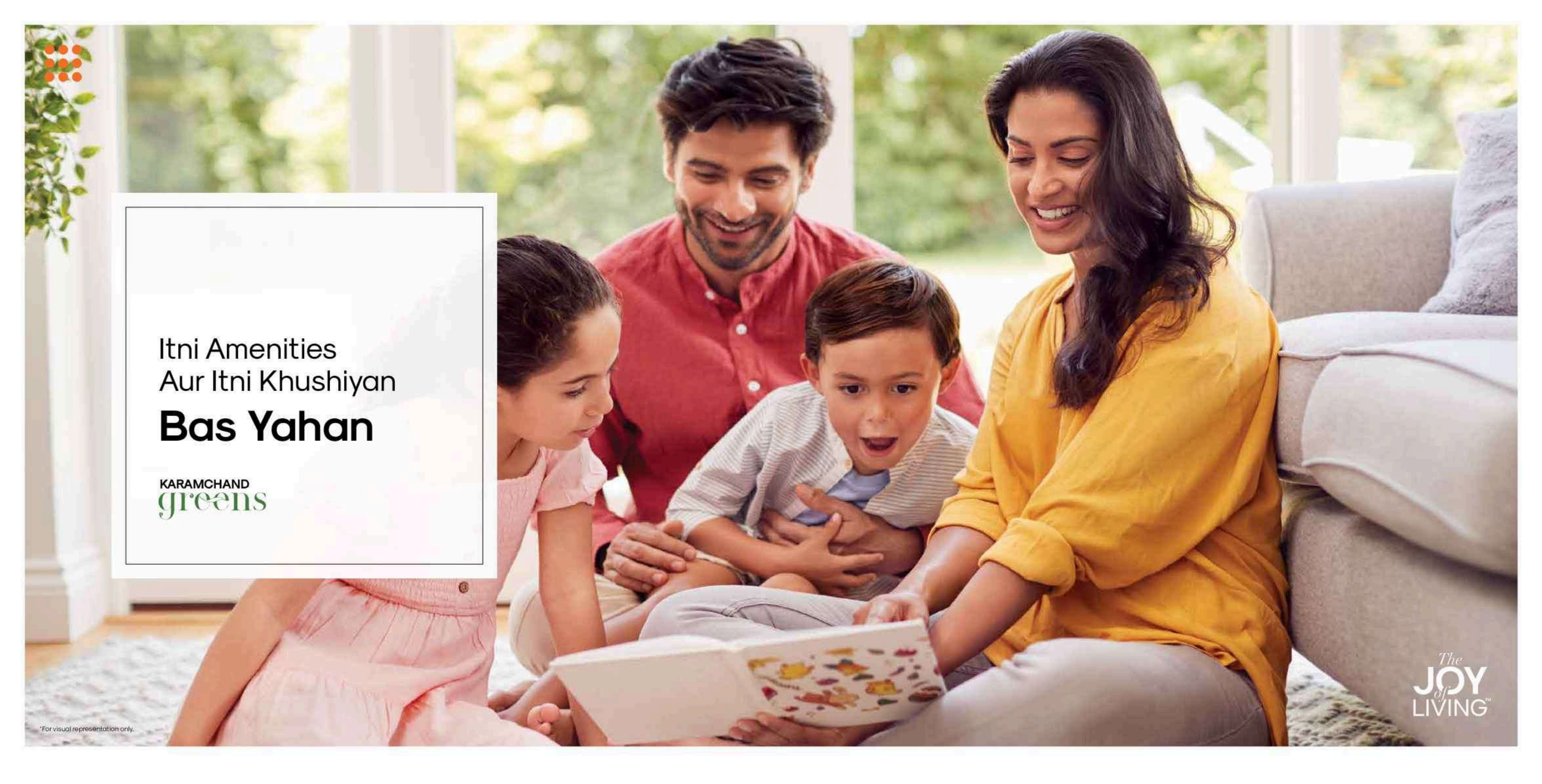
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Yoga

Step into our tranquil yoga sanctuary, a haven of serenity and inner peace. Bathed in soft light and adorned with calming decor, find solace and rejuvenation amidst the gentle flow of movement.

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Itni Amenities
Aur Itni Khushiyan
Bas Yahan

KARAMCHAND
greens

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Plot No.	L' in Mts.	W' in Mts.	Plot Area Sqm	Plot Area sqft	Pro-Rata FSI Factor	Built up area on Pro-Rata basic in Sqm.	Basic FSI	Permissible Built-up area on basic FSI Sqm.	Zoning Type
A	B	C	D	E	F	G=D*F	H	I=G*H	J
301	14	7.62	106.680	1148.293	1.62	172.822	1.1	190.104	RH
302	14	7.62	106.680	1148.293	1.62	172.822	1.1	190.104	RH
303	14	7.62	106.680	1148.293	1.62	172.822	1.1	190.104	RH
304	14	8.5	119.000	1280.904	1.62	192.780	1.1	212.058	RH
305	14	8.5	119.000	1280.904	1.62	192.780	1.1	212.058	RH
306	14	8.5	119.000	1280.904	1.62	192.780	1.1	212.058	RH
307	14	8.5	119.000	1280.904	1.62	192.780	1.1	212.058	RH
308	14	8.5	119.000	1280.904	1.62	192.780	1.1	212.058	SD

Plot No.	L' in Mts.	W' in Mts.	Plot Area Sqm	Plot Area sqft	Pro-Rata FSI Factor	Built up area on Pro-Rata basic in Sqm.	Basic FSI	Permissible Built-up area on basic FSI Sqm.	Zoning Type
A	B	C	D	E	F	G=D*F	H	I=G*H	J
309	14	9.26	129.640	1395.432	1.62	210.017	1.1	231.018	SD
310	14	15.5	205.547	2212.487	1.62	332.986	1.1	366.285	SD
311	14	15.5	205.547	2212.487	1.62	332.986	1.1	366.285	SD
312	14	9.26	129.640	1395.432	1.62	210.017	1.1	231.018	SD
313	14	8.5	119.000	1280.904	1.62	192.780	1.1	212.058	SD
314	14	8.5	119.000	1280.904	1.62	192.780	1.1	212.058	RH
315	14	8.5	119.000	1280.904	1.62	192.780	1.1	212.058	RH

Plot No.	L' in Mts.	W' in Mts.	Plot Area Sqm	Plot Area sqft	Pro-Rata FSI Factor	Built up area on Pro-Rata basic in Sqm.	Basic FSI	Permissible Built-up area on basic FSI Sqm.	Zoning Type
A	B	C	D	E	F	G=D*F	H	I=G*H	J
316	14	8.5	119.000	1280.904	1.62	192.780	1.1	212.058	RH
317	14	8.5	119.000	1280.904	1.62	192.780	1.1	212.058	SD
318			500.981	5392.510	1.62	811.589	1.1	892.748	D
319			270.453	2911.126	1.62	438.133	1.1	481.947	D
320			954.972	10279.223	1.62	1547.055	1.1	1701.760	D
321	16.39	15.5	242.515	2610.402	1.62	392.873	1.1	432.161	D
322	16.39	15.5	253.968	2733.681	1.62	411.427	1.1	452.570	D



Scan for Location

Neerja Realtors Pvt. Ltd.

Corresp. Add: The Edge, Plot No: 12, 3rd Floor
W.H.C. Road, Shankar Nagar Nagpur - 440010

Site Address : KH. NO. 23, 24, 25, 26-1, 26-2
Mouza Sondapdar Hingna, Nagpur



Scan to
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MAHARERA QR CODE



RERA No. P50500055231
<https://maharera.mahaonline.gov.in>

Disclaimer: The open spaces, amenities, etc., in the project shall be in accordance with the Final Layout Approval and all other approvals from competent authority. The Developer intends to construct a Clubhouse/Community Centre or equivalent structures and the same is subject to approval from the appropriate authority in the area proposed within the Layout. This project has been registered via MahaRERA registration number P50500055231 and is available on the website <https://maharera.mahaonline.gov.in>. However, the pictures, images, plans, specifications, amenities, facilities, Site Branding Terms and details shown in this [advertisement/brochure/website] are merely an artistic impression and are subject to variations, modifications, deletions, and/or revisions as per the applicable laws, rules, regulations and design development. This is not an offer, an invitation to offer and/or commitment of any nature. This contains artistic impressions and no warranty is expressly or impliedly given that the completed development will comply in any degree with such artists impression as depicted. * Terms & Conditions Apply



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NAGPUR'S PREMIER REAL ESTATE DEVELOPER

Contact

Site Address

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PH. NO. 72, Mouza Sandapar
Hingna, Nagpur

Correspondence Address

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The Edge, Plot No. 12, 3rd Floor
W.H.C. Road, Shankar Nagar
Nagpur 440010

India Headquarters

493 Udyog Vihar Phase III
Gurugram,
Haryana 122001



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