



CENTRUM

RAIPUR



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In times where our lives are getting busier, our to-do lists longer, and our breaks shorter, one thing's for certain. Where you live matters just as much as how you live. Centrum, situated right in the heart of Raipur, is a residential enclave that brings you all the accessibility you need, along with all the indulgences you've earned. In doing so, it makes stepping out effortless, and returning home, a joy.

It all begins with the location, which offers unparalleled connectivity within the city, as well by road, rail and air. Couple this with easy access to education, healthcare, shopping and entertainment, and you have a place that truly takes the drudgery out of your daily routine.

Then, there's Centrum itself. One look at the place from within, and you'll know the love and thought that has gone into designing it. Spacious, thoughtfully designed apartments with airy balconies invite you to put your feet up and your worries away. These are complemented by a host of leisure choices to prioritize your health, socialize and recharge your batteries.

So while you may have become used to hearing 'You can't have it all', Centrum is proof that you most certainly can. Here, you'll find a home that not only brings you the luxuries of life, but also the luxury of time. And that, in these chaotic times, is a rare thing indeed.

A HOME IS ONLY AS GOOD AS THE LOCATION IT IS

LOCAL MARKET: 2 MIN WALK

NH3 AND NH6: 5 MIN

PROPOSED INTERSTATE BUS TERMINAL: 5 MIN

MALVIYA ROAD AND KAMAL VIHAR: 10 MIN

HOLY CROSS SCHOOL: 10 MIN

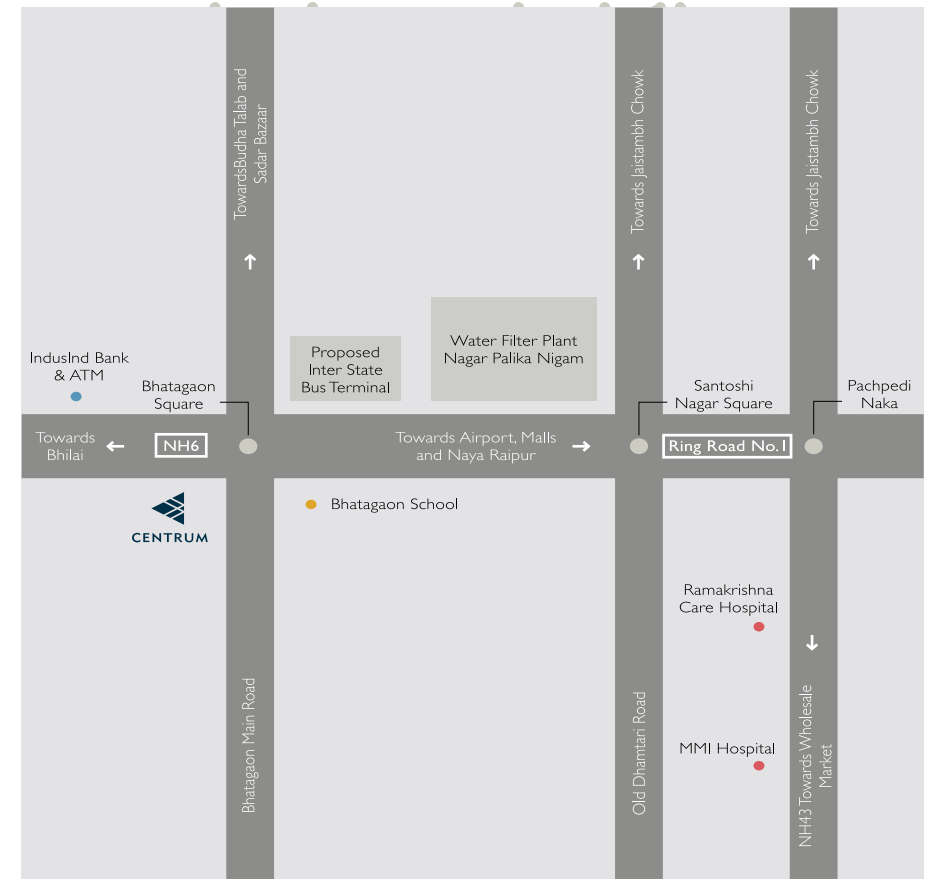
SADAR BAZAAR AND COLOURS MALL: 10 MIN

KRISHNA PUBLIC SCHOOL: 15 MIN

THE AIRPORT AND RAILWAY STATION: 20 MIN

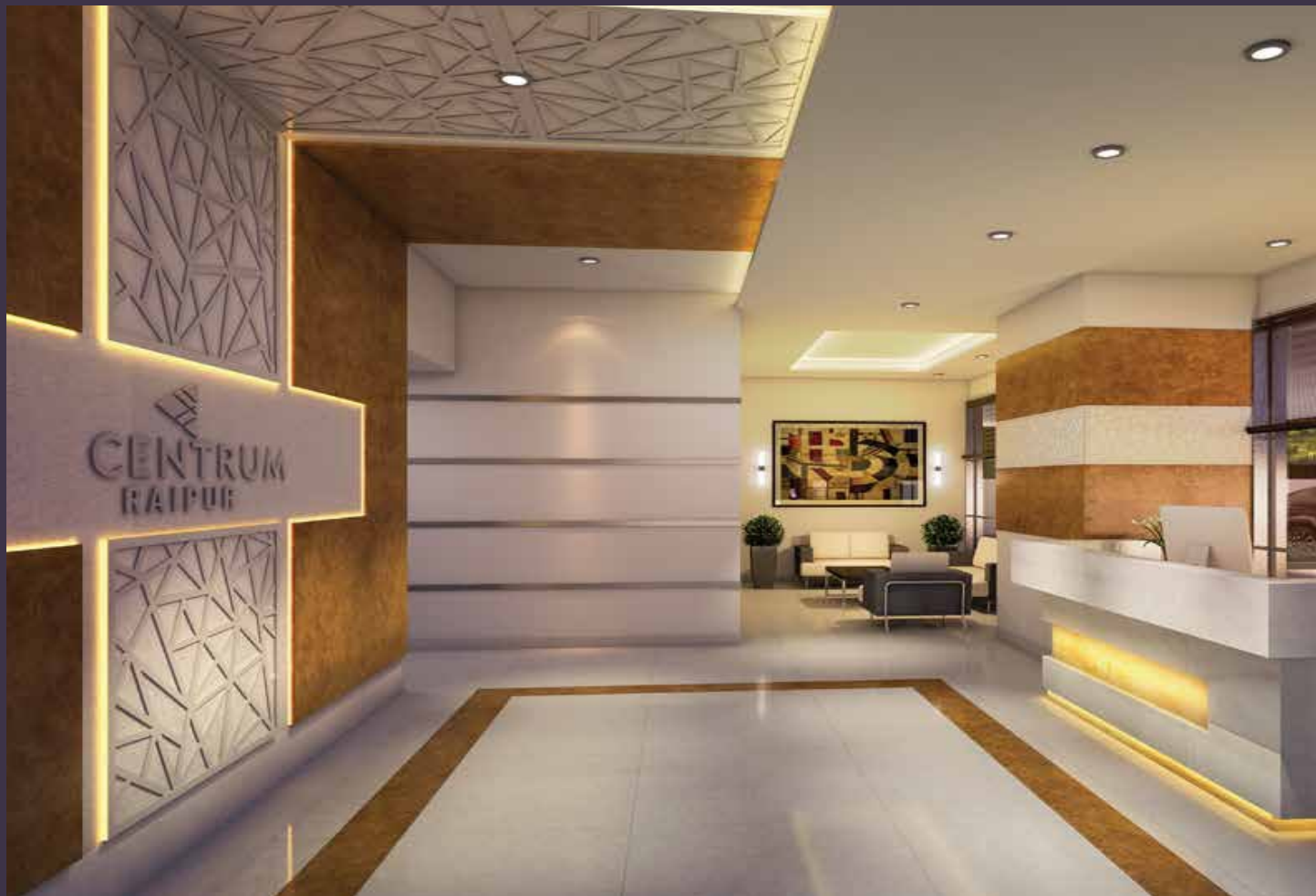
MMI/CARE HOSPITAL: 10 MIN

INDRAPRASTA RECREATIONAL PARK: 15 MIN



Boasting a location that befits its name, Centrum is just a stone's throw away from the city's finest educational institutes, hospitals, malls and bazaars. With its proximity to the airport, the railway station, the national highway and key city roads, traveling within as well as out of the city is a breeze. This desirable setting makes Centrum not just an ideal residence, but also a promising investment for the future. As for the time you will save on commuting, we're pretty sure you will find better use for it within our walls, what with all the leisure choices we have on offer.

IN THIS CASE,
FEEL FREE TO JUDGE
THE BOOK BY ITS
BEAUTIFUL COVER.



IMPOSING LOBBY WITH A HIGH CEILING
AND DESIGNER FURNISHINGS

TWO ELEVATORS, INCLUDING ONE FOR STRETCHERS

BARRIER-FREE DESIGN OFFERS GREATER

ACCESSIBILITY TO SENIOR CITIZENS AND THE SPECIALLY ABLED

LEED-CERTIFIED GREEN BUILDING WITH SOLAR LIGHTING

POWER BACK-UP FOR ALL THE COMMON AREAS

They say that great design is not just about how it looks, but also about how it works. And we couldn't agree more. The utmost care has gone into designing both the exterior and interiors here, to ease the lives of all its residents, at all times. And what's great for you, is great for the environment, too, for this is one of the very few Green residences in the city featuring solar lighting. At Centrum, the little details all come together to make a truly impressive bigger picture.

Shops





MOST PEOPLE HAVE A FAVOURITE CORNER AT HOME. YOU WILL HAVE SEVERAL

SPACIOUS 2 AND 3 BHK'S
WITH 10'6" FEET HIGH CEILINGS

BRANDED QUALITY FITTING AND FINISHES



We all need space to restore our spirits and strengthen our relationships. And the expansive residences at Centrum offer exactly that. Elegant layouts, complemented by the finest fittings and finishes, create the perfect setting for a wonderful life. Whether you're cooking up a delicious surprise or unwinding with a long shower, whether you're catching up on sleep or catching up with friends, in the homes at Centrum, you'll discover extraordinary moments, even on the most ordinary of days.

**IF THE GUESTS SHOW
NO SIGN OF LEAVING,
CAN YOU REALLY
BLAME THEM?**





**SWEET DREAMS.
FOR THE REST OF
YOUR LIFE.**

**SHOULDN'T THE
PROCESS OF COOKING
BE AS ENJOYABLE AS
THE RESULTS?**



IT'S TIME TO PUT HEALTH BACK ON YOUR LIST OF PRIORITIES.



In the hustle of daily life, it is easy to lose sight of the things that truly matter in the long run. Your well being, for instance. With the wide variety of amenities at Centrum, caring for your mind, body and soul is a lot simpler. From the well-equipped gym to the airy yoga deck, from the lively multipurpose court to the serene meditation cabana, here, there's something for everyone seeking to live a healthier, more energetic life.



WELL - EQUIPPED GYMNASIUM

A JOGGING TRACK WITH LUSH SURROUNDS

WHEN YOU'RE LOOKING
TO REACH THAT FITNESS
GOAL, HERE'S A GOOD
PLACE TO START

YOU WIN SOME.
YOU LOSE SOME.
BUT YOU ENJOY
EVERY SECOND OF IT.

MULTI-PURPOSE COURT

NET CRICKET AREA



SPACIOUS YOGA DECK

A PEACEFUL MEDITATION CABANA FOR ALL SEASONS

ZEN GARDEN

REFLEXOLOGY PATH

SEATING PLAZA FOR THE ELDERLY



ESCAPE TO SOME
PEACE AND QUIET.
RIGHT IN THE MIDDLE
OF THE CITY.

THERE'S PLENTY OF
ROOM HERE FOR YOUR
KIDS' IMAGINATION TO
RUN FREE.



KIDS' PLAY AREA

ROCK CLIMBING WALL

GET TOGETHER CELEBRATE THE OCCASIONS. AND THE LITTLE

A first birthday. A 25th anniversary party.
A long conversation under a starry sky.
When you look back at your life, the
moments that'll bring a smile to your face,
are those spent with the ones you love. At
Centrum, you'll find beautifully thought-out
spaces for socializing and celebrating with
friends and family, right in your own
backyard. So here's to deeper connections
and sweeter memories, for life.



LAVISH BANQUET HALL

A BEAUTIFUL PARTY LAWN



**THE SPECIAL MOMENTS
ONLY COME BY
ONCE IN A WHILE.
MAKE THEM MEMORABLE.**



TERRACE AMENITIES

VAST TERRACE WITH SCENIC VIEWS

AL FRESCO DECK

STARGAZING CORNER WITH TELESCOPE

BARBEQUE CORNER

NET CRICKET AREA

OUTDOOR GYMNASIUM

THE FRAGRANT BREEZE.
THE STARLIT SKY.
A REAL CONVERSATION.
AND NOT
JUST ON VACATION.

TECHNICAL SPECIFICATIONS

STRUCTURE

EARTHQUAKE SEISMIC ZONE II COMPLIANT STRUCTURE

ANTI TERMITE TREATMENT

PLASTERING

ALL INTERNAL WALLS SMOOTHLY PLASTERED

PAINTING/POLISHING

INTERIOR: INTERNAL PUTTY FINISH

EXTERIOR: EXTERNAL EMULSION PAINT

FLOORING

VITRIFIED/CERAMIC TILES IN LIVING ROOM, DINING AND BEDROOMS

CERAMIC TILES FOR BALCONIES, KITCHEN, UTILITY AREAS AND TOILETS

TOILET (FITTINGS AND ACCESSORIES)

GLAZED/CERAMIC TILES DADO UP TO FALSE CEILING (7' FEET HEIGHT)

WHITE WHB & EWC IN ALL TOILETS OF HINDWARE AND EQUIVALENT MAKE

DESIGNER JAGUAR/EQUIVALENT MAKE CP FITTINGS

HOT AND COLD WATER MIXER UNIT FOR SHOWER IN ALL THE TOILETS

PLUMBING

ALL PLUMBING LINES ARE PRESSUR TESTED

ALL WATER SUPPLY LINES ARE CPVC/PPR OF REPUTED MAKE

PVC SEWER LINES

MAIN DOOR

DECORATIVE POLISHED MAIN DOORS

GOOD QUALITY HARDWARE WITH BRASS/CHROME FINISH

OTHER DOORS

FLUSH DOORS AS PER ISI

ALUMINIUM POWDER-COATED/UPVC SLIDING DOORS WITH PLAIN GLASS FOR LIVING ROOM BALCONY AND A PANEL FOR MOSQUITO MESH

GOOD QUALITY HARDWARE FOR ALL DOORS

WINDOWS

ALUMINIUM POWDER-COATED/UPVC WINDOWS IN THREE TRACKS

ALUMINIUM POWDER-COATED/UPVC VENTILATORS WITH TRANSCULENT GLASS IN TOILETS

KITCHEN

CLADDING WITH GLAZED TILES 2" ABOVE KITCHEN PLATFORM

GRANITE KITCHEN PLATFORM WITH STAINLESS STEEL SINK

ELECTRICAL

TV POINTS IN LIVING ROOM AND 1 BEDROOM

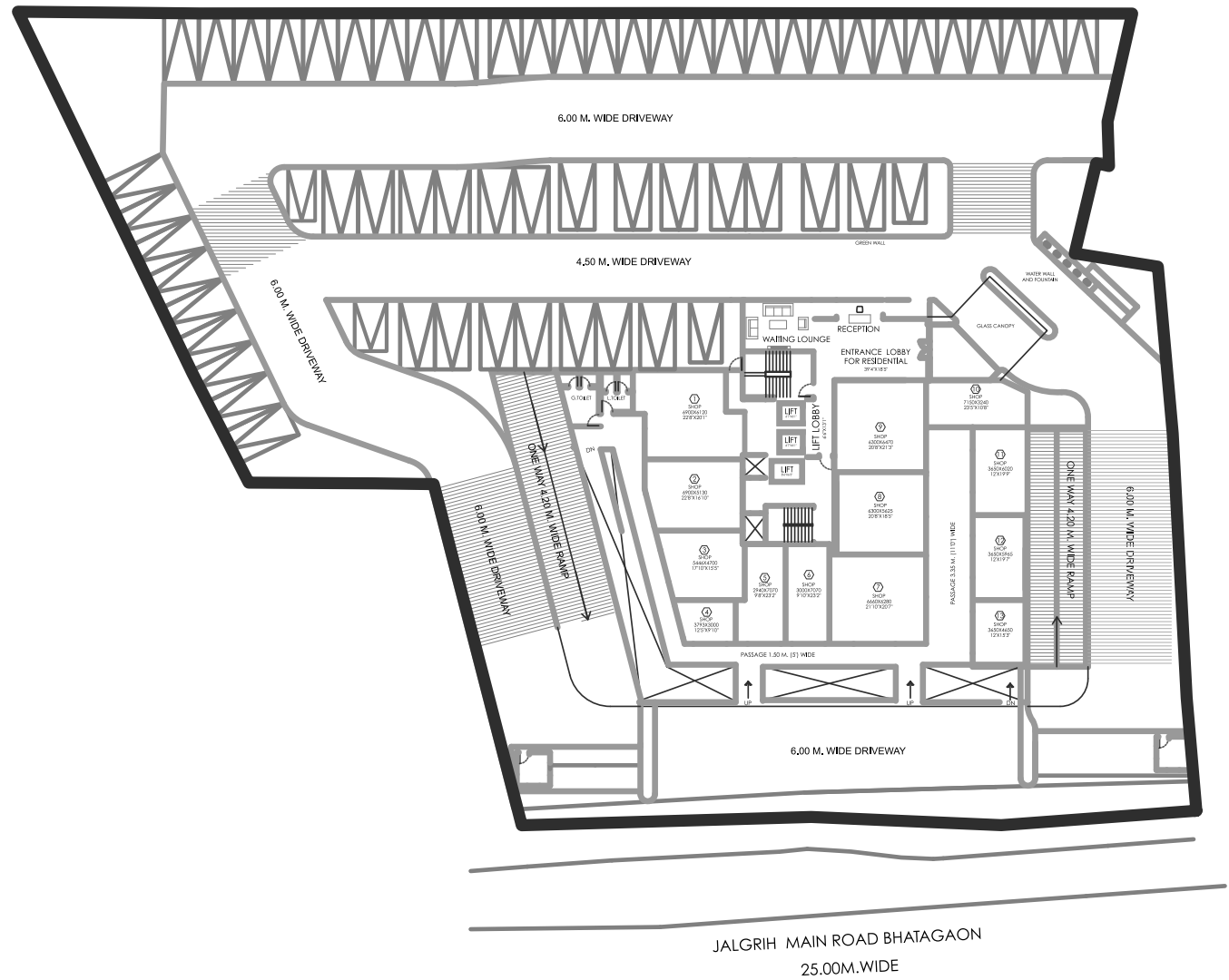
BRANDED MODULAR SWITCHES OF SCHNEIDER/EQUIVALENT

FIRE-RESISTANT ELECTRICAL WIRES OF FINOLEX/ANCHOR OR EQUIVALENT MAKE

MINIATURE CIRCUIT BEAKER (MCB) PROVIDED IN THE MAIN DISTRIBUTION BOX INSIDE EACH FLAT



SITE MAP: GROUND LE





SITE MAP: FIRST LEVEL

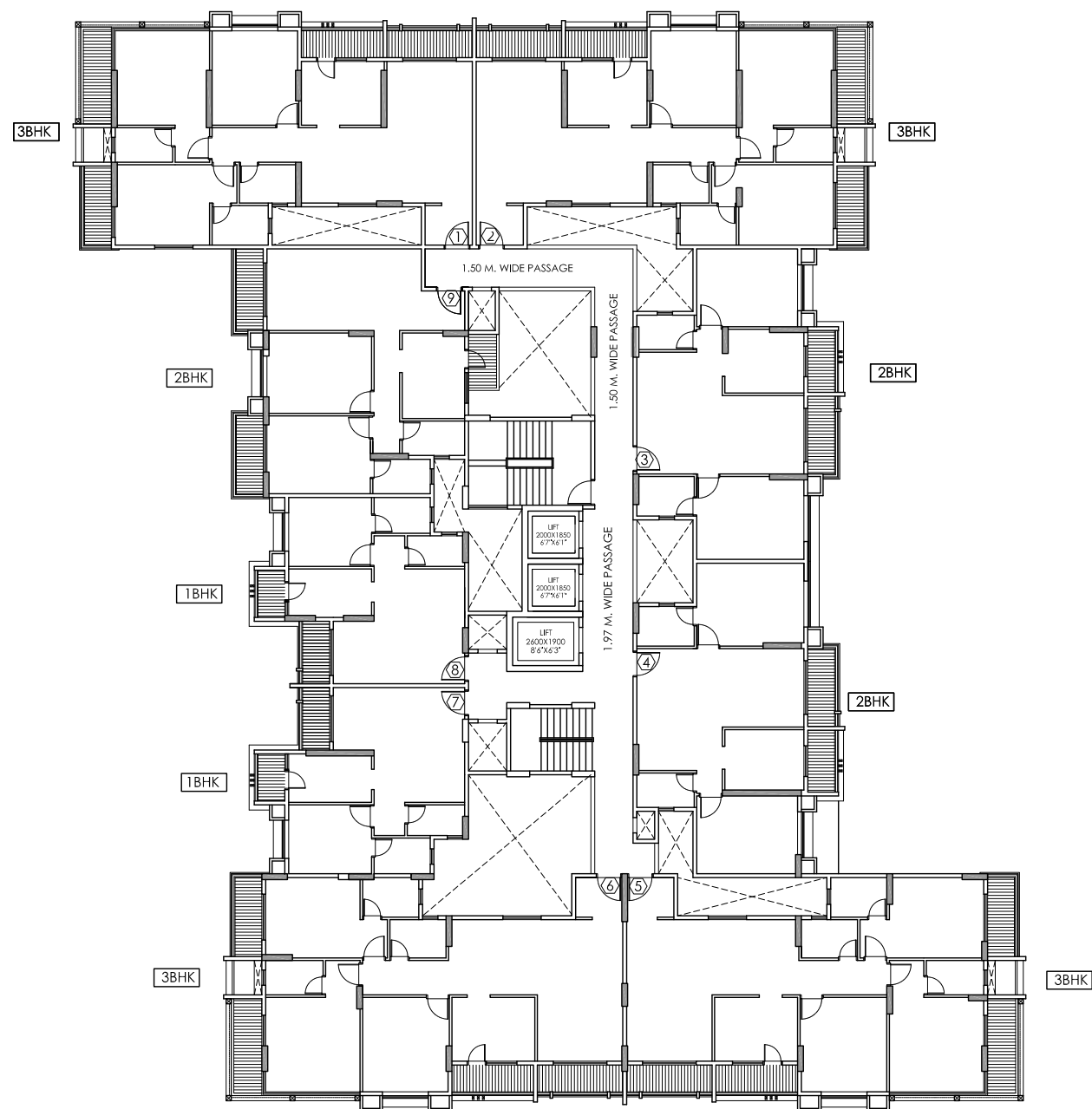
SITE MAP: FIRST LEVEL





COMPLETE FLOOR PLAN

COMPLETE FLOOR PLAN



FLAT NO.1

CARPET AREA (INCLUDING U

1185 sq. ft.

BUILT UP AREA

1343 sq. ft.

SALEABLE AREA

1659 sq. ft.



JAL GRIH MAIN ROAD BHATAGAON

3
BHK

FLAT NO.1

CARPET AREA (INCLUDING U)

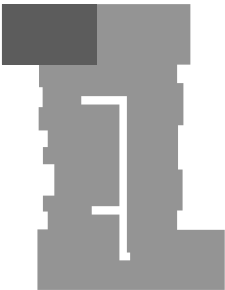
1185 sq. ft.

BUILT UP AREA

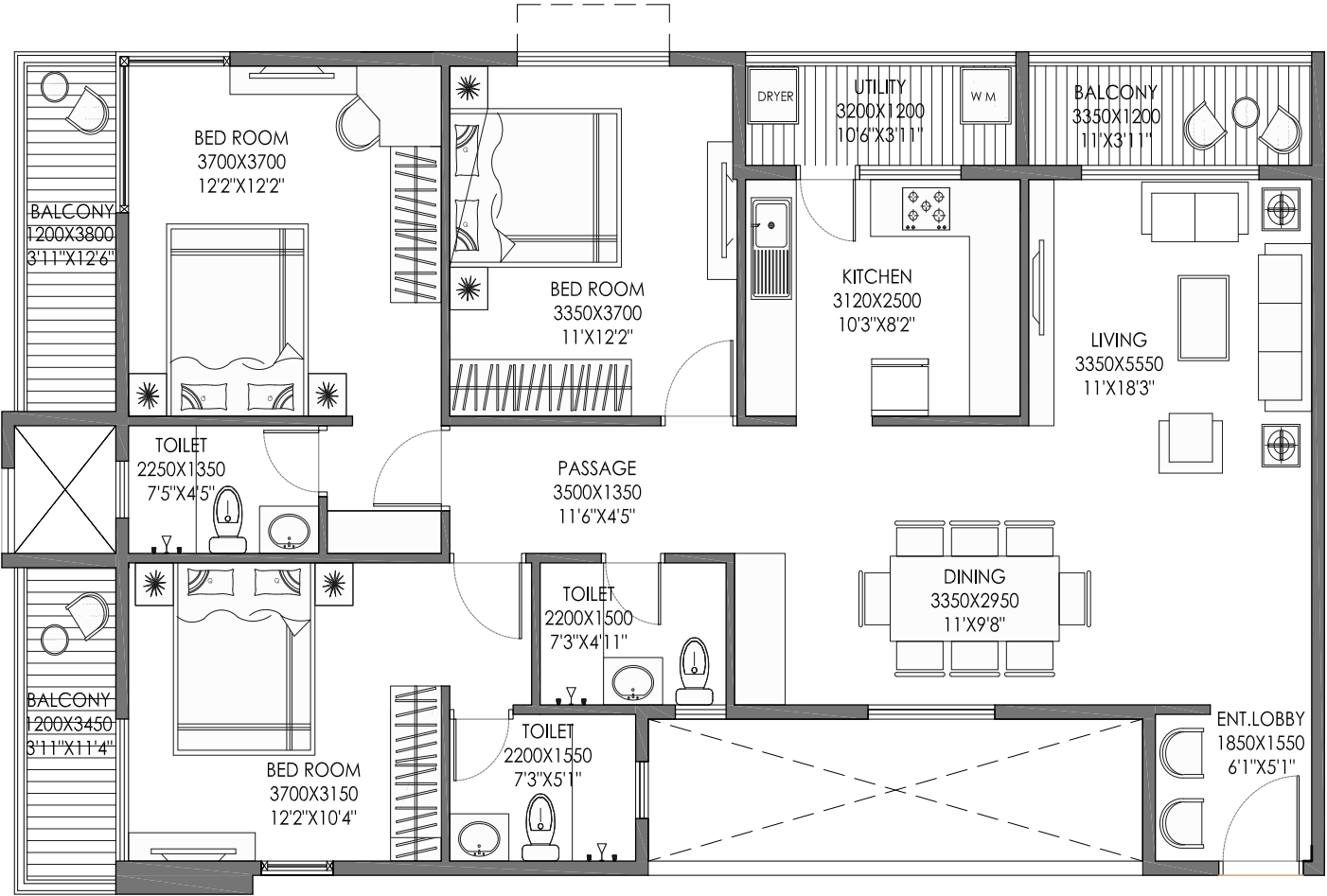
1343 sq. ft.

SALEABLE AREA

1659 sq. ft.



JAL GRIH MAIN ROAD BHATAGAON



FLAT NO.2

CARPET AREA (INCLUDING P)

1185 sq. ft.

BUILT UP AREA

1343 sq. ft.

SALEABLE AREA

1659 sq. ft.



JAL GRIH MAIN ROAD BHATAGAON

3
BHK

FLAT NO.2

CARPET AREA (INCLUDING)

1185 sq. ft.

BUILT UP AREA

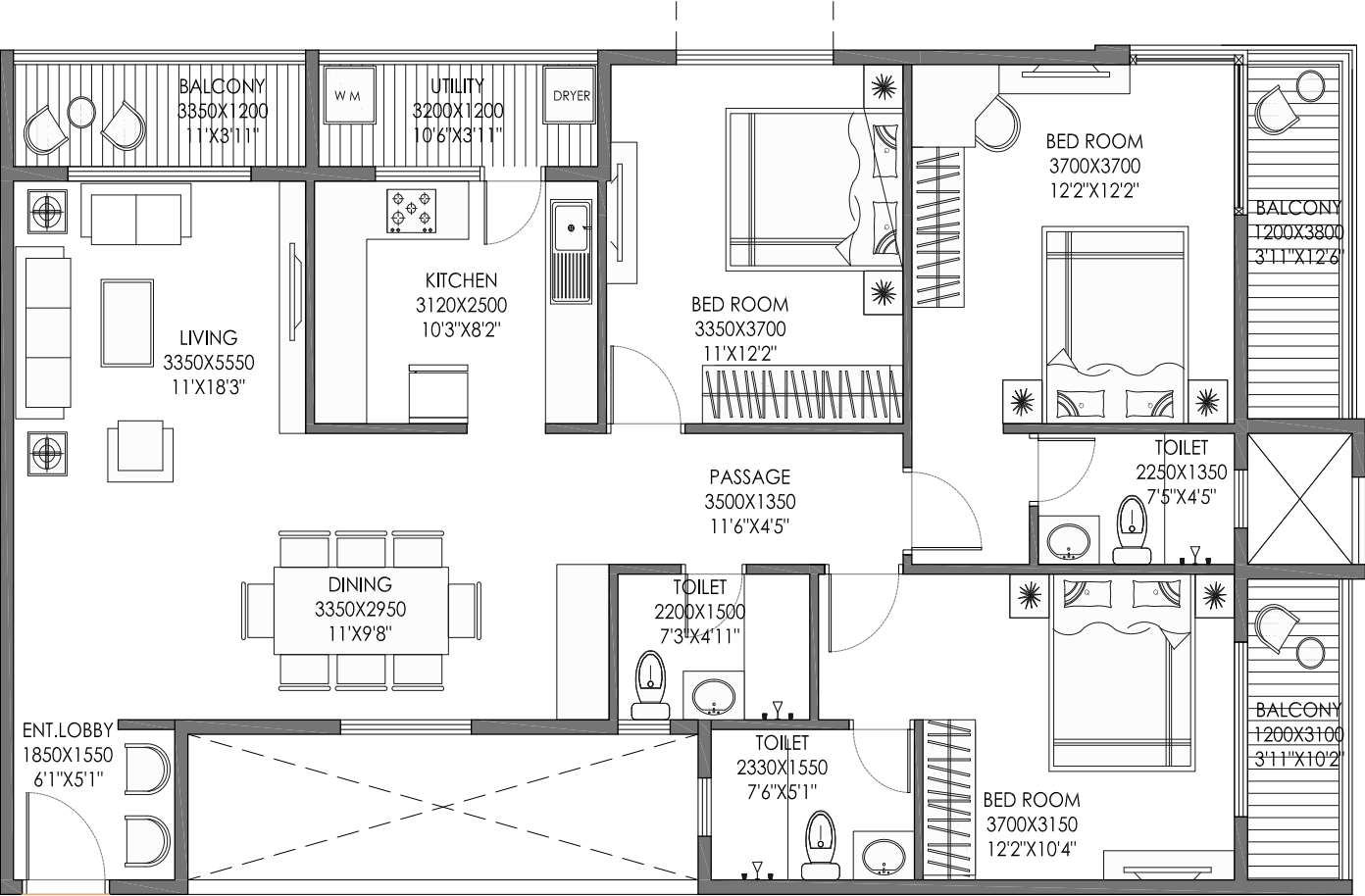
1343 sq. ft.

SALEABLE AREA

1659 sq. ft.



JAL GRIH MAIN ROAD BHATAGAON



FLAT NO.5

CARPET AREA (INCLUDING P)

1190 sq. ft.

BUILT UP AREA

1345 sq. ft.

SALEABLE AREA

1666 sq. ft.



JAL GRIH MAIN ROAD BHATAGAON

3
BHK

FLAT NO.5

CARPET AREA (INCLUDING

1190 sq. ft.

BUILT UP AREA

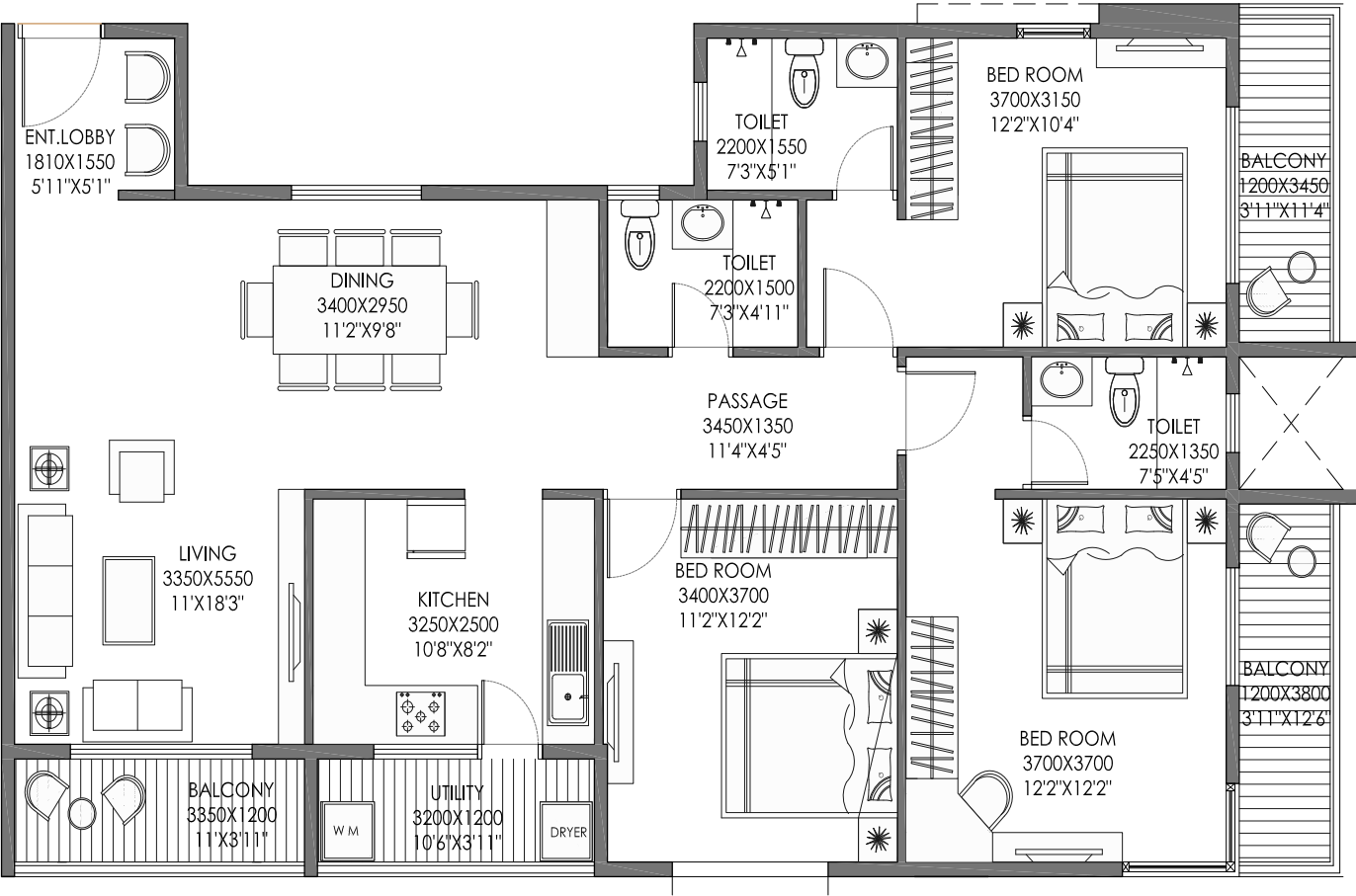
1345 sq. ft.

SALEABLE AREA

1666 sq. ft.



JAL GRIH MAIN ROAD BHATAGAON



FLAT NO.6

CARPET AREA (INCLUDING

1190 sq. ft.

BUILT UP AREA

1345 sq. ft.

SALEABLE AREA

1666 sq. ft.



JAL GRIH MAIN ROAD BHATAGAON

3

BHK

FLAT NO.6

CARPET AREA (INCLUDING

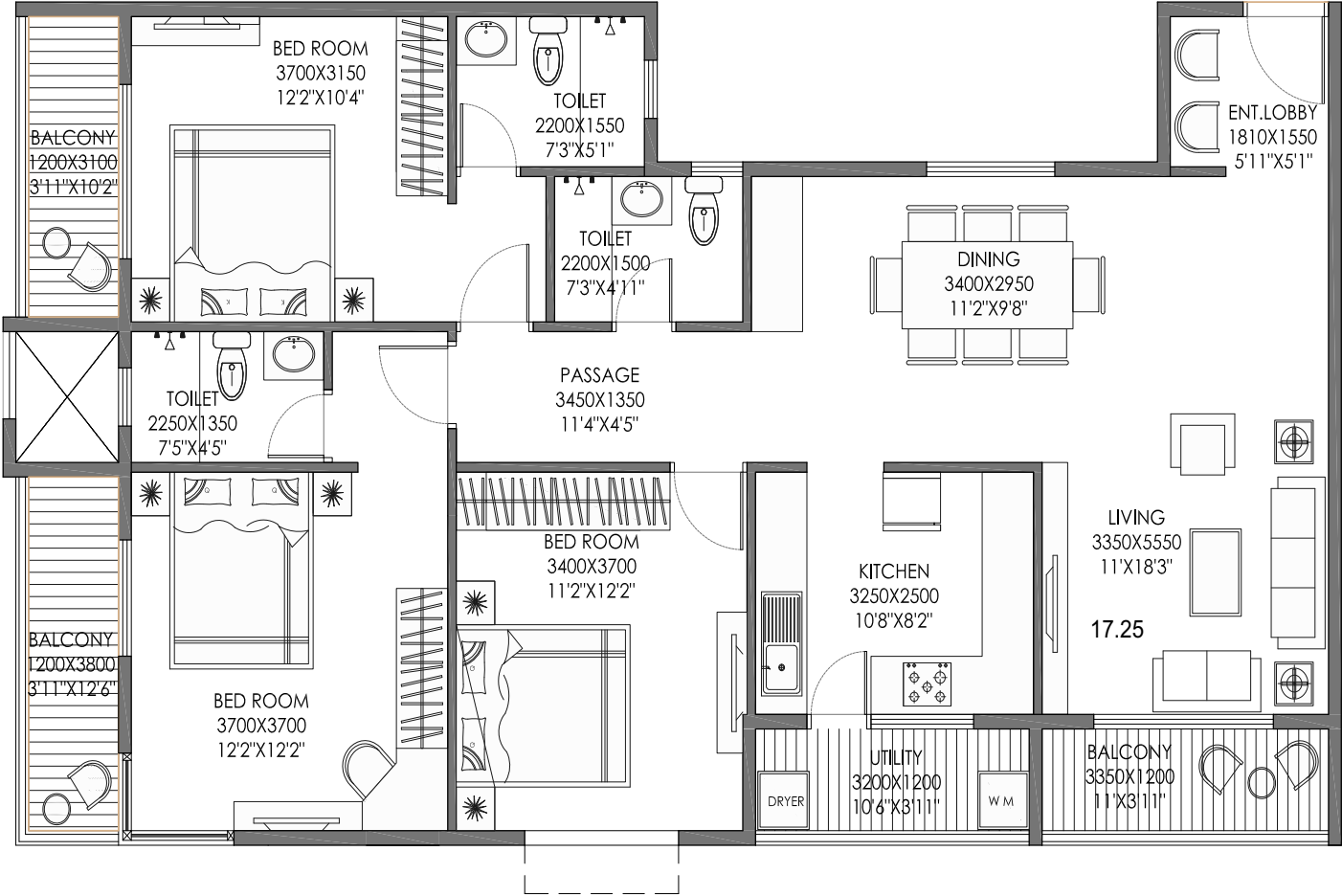
1190 sq. ft.

BUILT UP AREA

1345 sq. ft.

SALEABLE AREA

1666 sq. ft.



JAL GRIH MAIN ROAD BHATAGAON

FLAT NO.3

CARPET AREA (INCLUDING

785 sq. ft.

BUILT UP AREA

869 sq. ft.

SALEABLE AREA

1099 sq. ft.



JAL GRIH MAIN ROAD BHATAGAON

2
BHK

FLAT NO.3

CARPET AREA (INCLUDING

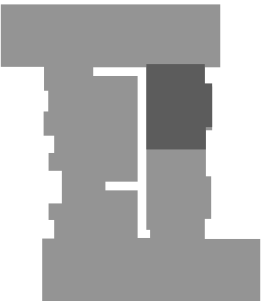
785 sq. ft.

BUILT UP AREA

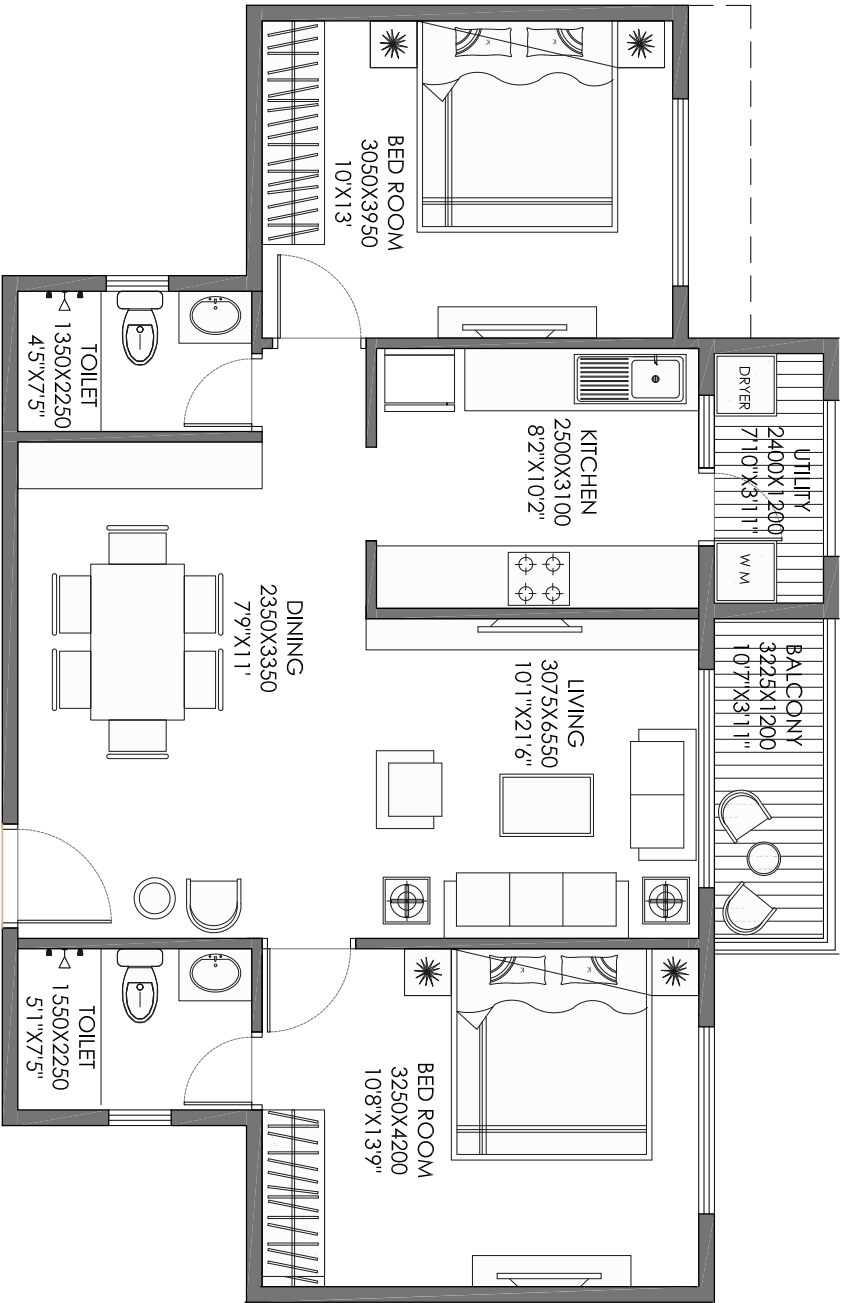
869 sq. ft.

SALEABLE AREA

1099 sq. ft.



JAL GRIH MAIN ROAD BHATAGAON



FLAT NO.4

CARPET AREA (INCLUDING

785 sq. ft.

BUILT UP AREA

869 sq. ft.

SALEABLE AREA

1099 sq. ft.



JAL GRIH MAIN ROAD BHATAGAON

2
BHK

FLAT NO.4

CARPET AREA (INCLUDING

785 sq. ft.

BUILT UP AREA

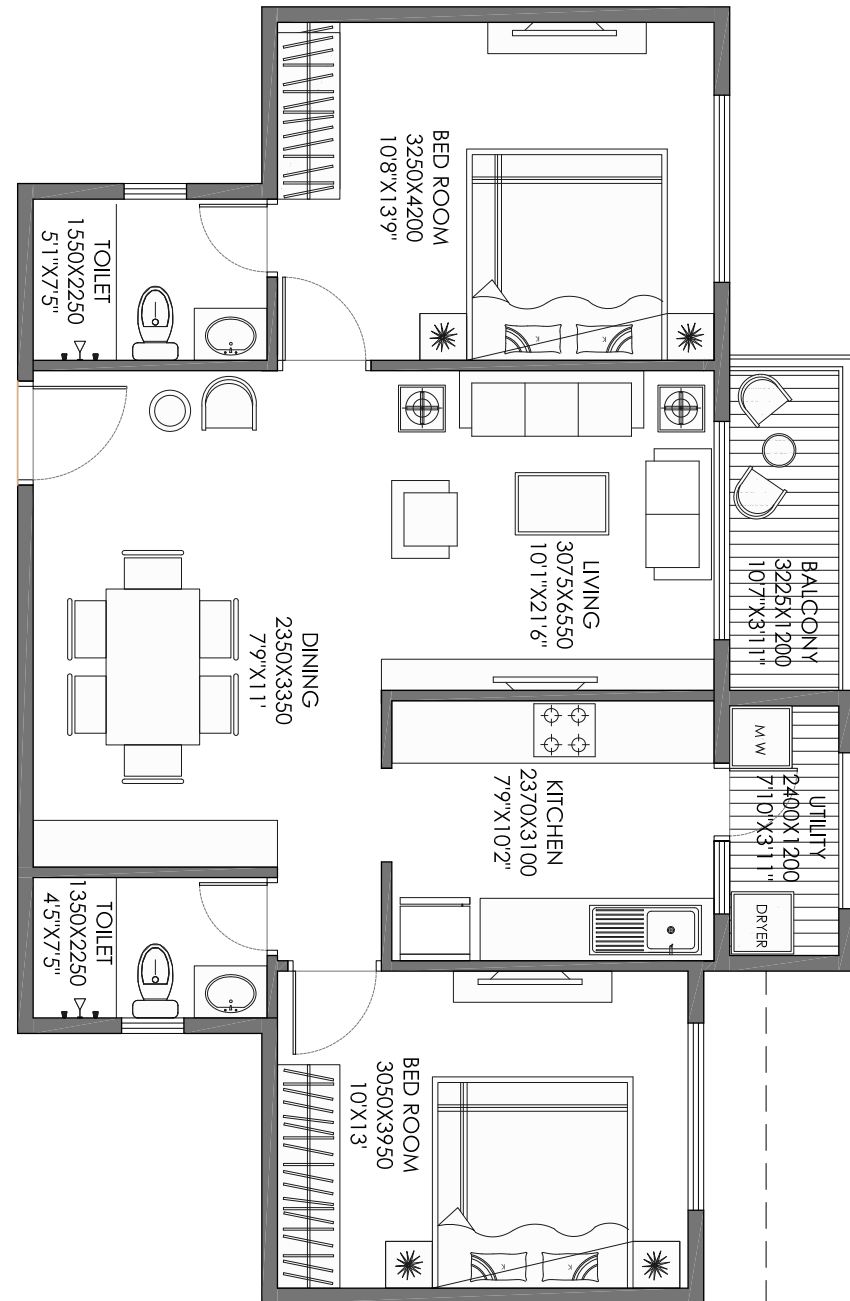
869 sq. ft.

SALEABLE AREA

1099 sq. ft.



JAL GRIH MAIN ROAD BHATAGAON



FLAT NO.9

CARPET AREA (INCLUDING U

822 sq. ft.

BUILT UP AREA

920 sq. ft.

SALEABLE AREA

1151 sq. ft.



JAL GRIH MAIN ROAD BHATAGAON

2

BHK

FLAT NO.9

CARPET AREA (INCLUDING U

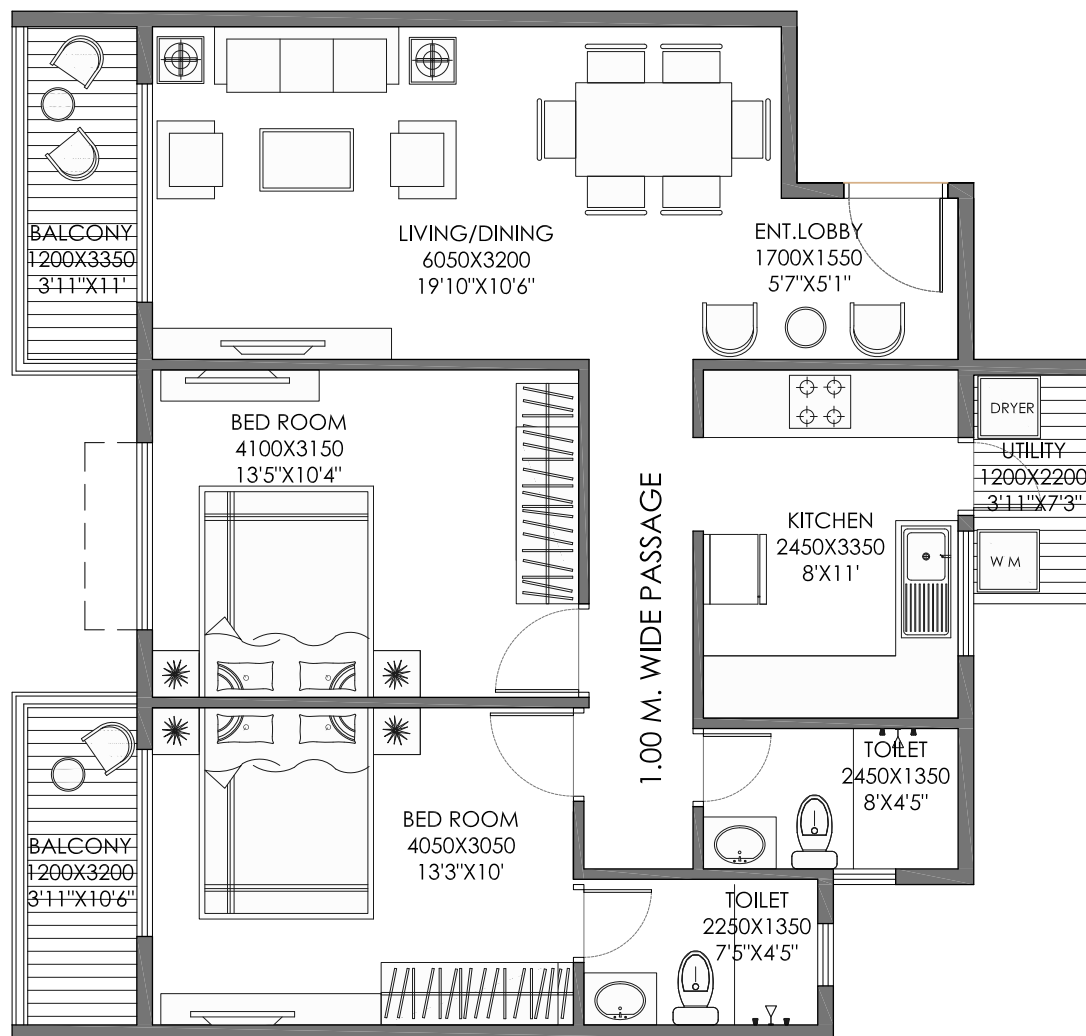
822 sq. ft.

BUILT UP AREA

920 sq. ft.

SALEABLE AREA

1151 sq. ft.



FLAT NO.7

CARPET AREA (INCLUDING

509 sq. ft.

BUILT UP AREA

574 sq. ft.

SALEABLE AREA

713 sq. ft.



JAL GRIH MAIN ROAD BHATAGAON

1 BHK

FLAT NO.7

CARPET AREA (INCLUDING

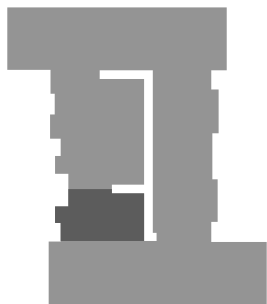
509 sq. ft.

BUILT UP AREA

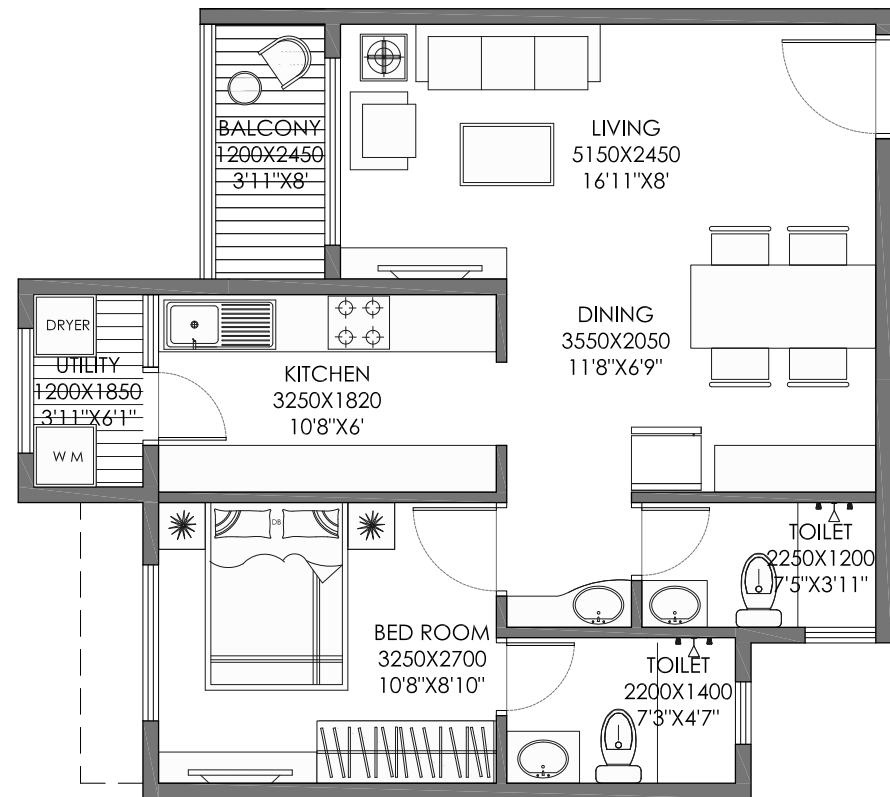
574 sq. ft.

SALEABLE AREA

713 sq. ft.



JAL GRIH MAIN ROAD BHATAGAON



FLAT NO.8

CARPET AREA (INCLUDING

509 sq. ft.

BUILT UP AREA

574 sq. ft.

SALEABLE AREA

713 sq. ft.



JAL GRIH MAIN ROAD BHATAGAON

1 BHK

FLAT NO.8

CARPET AREA (INCLUDING

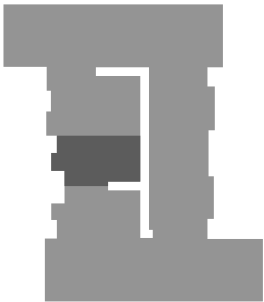
509 sq. ft.

BUILT UP AREA

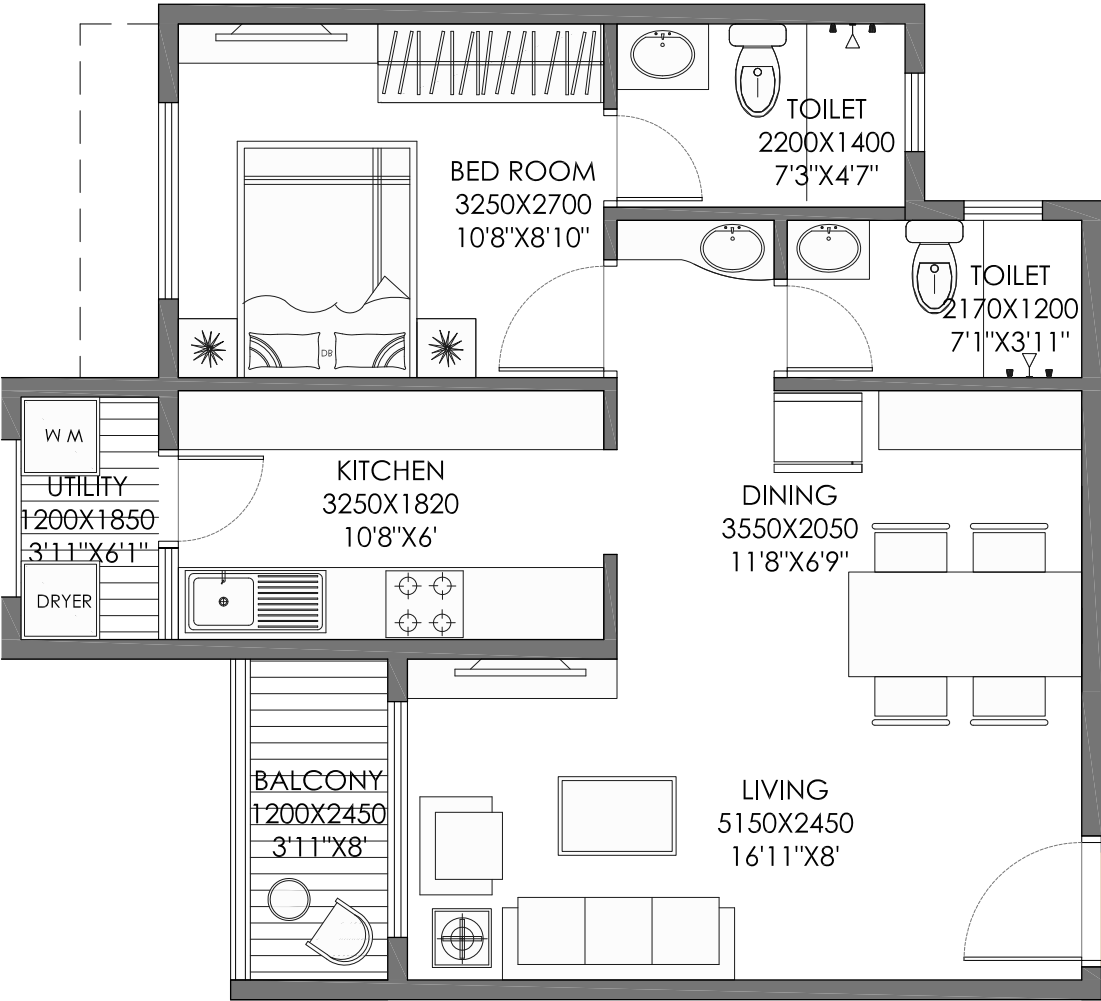
574 sq. ft.

SALEABLE AREA

713 sq. ft.



JAL GRIH MAIN ROAD BHATAGAON





EFFICIENT GROUP

The Real Estate Company

ISO 9001 : 2008