

13 साल विश्वास के...



Welcome to the
Business & Retail Nucleus of the future

KBC
KAROND BUSINESS CENTRE
Commercial Complex Near Peoples Mall, Karond
BHOPAL

Welcome

An Exclusive And Iconic

COMMERCIAL DESTINATION IN THE HEART OF BHOPAL



“The Business Opportunity”

The karond Business Center, Bhopal, a world-class mixed use retail and entertainment development is designed to attract footfall above all expectations. Offering limitless shopping, entertainment, lavish office spaces and fun zones, The Karond Business Center(KBC). Is soon to become the talk of the town.



The lifestyle landmark of Karond, Bhopal



We are excited to bring to the value minded consumers of Bhopal a rejuvenate Karond Business Center (KBC). With new designs, new interiors, a new retail mix as well as exciting traffic generating anchor retailers and entertainment attractions are all a part of the new approach to the mall.



For ventures like supermarket, shopping spaces,
 Office or showroom,
 Karond Business Center(KBC) is a best location.

Obviously a destination and ambiance are ought to be the most sought after and happening location of the neighbourhood. So if you wish your brand to find success, it has to be here

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“ Your Bridge to a Brighter
Future”

State of the art...

Karond Business Center (KBC) is a state of the art commercial complex designed to meet the evolving needs of business, prime location with easy access to public transport, take your Business to the next level at Karond Business Center (KBC).



An Exclusive And Iconic COMMERCIAL DESTINATION IN THE HEART OF BHOPAL

The mall's neighbourhood forms the busiest retail and commercial hub of Bhopal, next to extensively inhabited residential pockets. This region aims to be a centre of retail, entertainment and commercial activity of international standards.

Project Overview

Welcome to **Karond Business Center (KBC)** is the new upcoming Business project strategically located in the heart of Bhopal. A state-of-the-art commercial shopping complex frontier creating another business hub in the city, spaces for Bank, Restaurant, Branded Clothing showroom and other business possibilities enhance shopping experience and convenience in one central location.

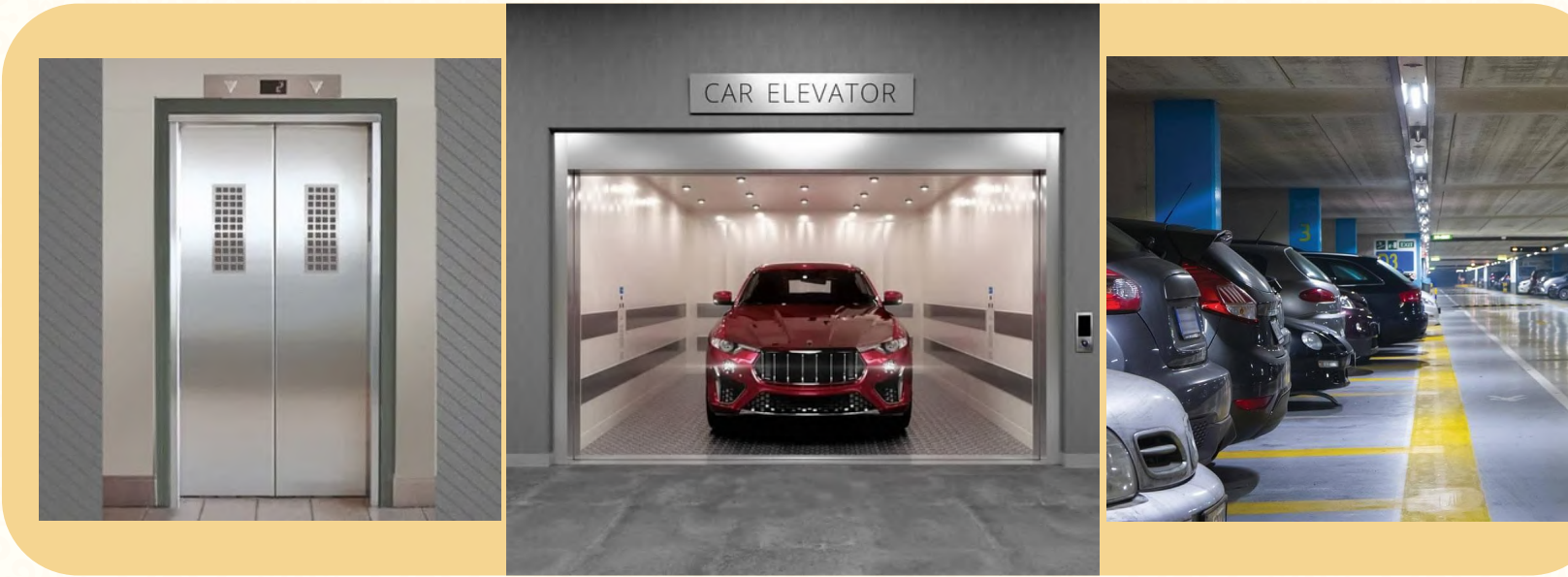
Designed with both businesses and shoppers in mind, **Karond Business Center (KBC)** provides modern facilities, ample parking, and a vibrant environment that appeals to a wide range of customers. Whether you are a retailer seeking high-visibility space or a consumer looking for everything from luxury brands to everyday essentials. With in easy reach from Bhopal railway station, industrial Area & Airport, Excellence connectivity with most residential, business localities

Key Features

- **Prime Location:** **Karond Business Center (KBC)** is situated in Karond, Bhopal . It is near by Peoples Mall and Surrounded by Bank, Hospitals, Airport, Railway Station, Bus Stand, Industrial Area, the complex is easily accessible by car, public transport, and pedestrian traffic ensuring high foot traffic and excellent visibility for retailers
- **High Foot Traffic:** Located in a bustling area attracts thousands of visitors daily, giving businesses a strong chance for exposure and growth.
- **Modern Architecture:** With a sleek, contemporary design, the shopping complex features open, airy spaces, stylish interiors, and cutting-edge facilities that create an inviting atmosphere for customers.
- **Diverse Retail Offerings:** From flagship stores and designer boutiques to lifestyle brands and everyday essentials, the complex houses a carefully curated selection of retail spaces designed to cater to a variety of tastes and preferences.
- **Ample Parking:** Basement and Roof-top parking with **200 Cars & 300 Motorcycle** Capacity, visitors and tenants enjoy easy access and convenience, making it hassle-free to shop, dine, and relax.
- **Sustainable Design:** Built with sustainability in mind, the shopping complex incorporates energy-efficient systems, waste management solutions, and green building practices, ensuring a minimal environmental impact.
- **Fire Safety & Security :** 24*7 CCTV Surveillance , Security Guards, Fire Hydrant System as per Govt Norms and Fire Extinguisher, Smoke Detector provision in each floor.
- **High Speed Lift for Passenger :** 4 High Speed Lift and 1 Car Lift Provide Better Approach in each floor and enhance your experience.
- **Car Elevator :** To Provide Convenience for car parking @ top floor.



“ Experience the Height of Parking Innovation”
KBC Introducing Car parking Elevator First time in Bhopal



PROJECT AMENITIES AND FEATURES

- Centrally located business place of Bhopal city especially for garments & jewellery and FMCG Sector, Bank Etc.
- 'A' class construction with premium quality steel & cement.
- Magnificent building elevation.
- Huge central atrium for inter connectivity.
- Pollution free and soothing business environment.
- Four branded automatic lifts(10 Max capacity each) with power back up and one Car Elevator for parking on top floor .
- Ample parking space.
- Adequate water supply through borewell and overhead tank to on demand shop and offices.
- Fire fighting systems as per norms.
- Rain water harvesting.
- Common toilets with wonderful finish.
- Common sitting area with children play zone.
- Beautiful landscapes and sculpture.



Located AT Near Peoples Mall
(Karond, Bhopal)



Development spread over
2.5 lac sq.ft. approx.
1.875 acre area



Multiple entry & exit, provision
for ATM kiosks, help
desk & information centre



Latest building management system
with CCTV and 24X7 Security



firefighting system
smoke detectors and
sprinklers
as per NBC/Fire approval



100%
24x7, Power backup
in Common area



Best in class maintenance
and housekeeping.



4 Elevators
(10 pax capacity each)



Over 250 car parking space at
2 levels (Basement & Rooftop)



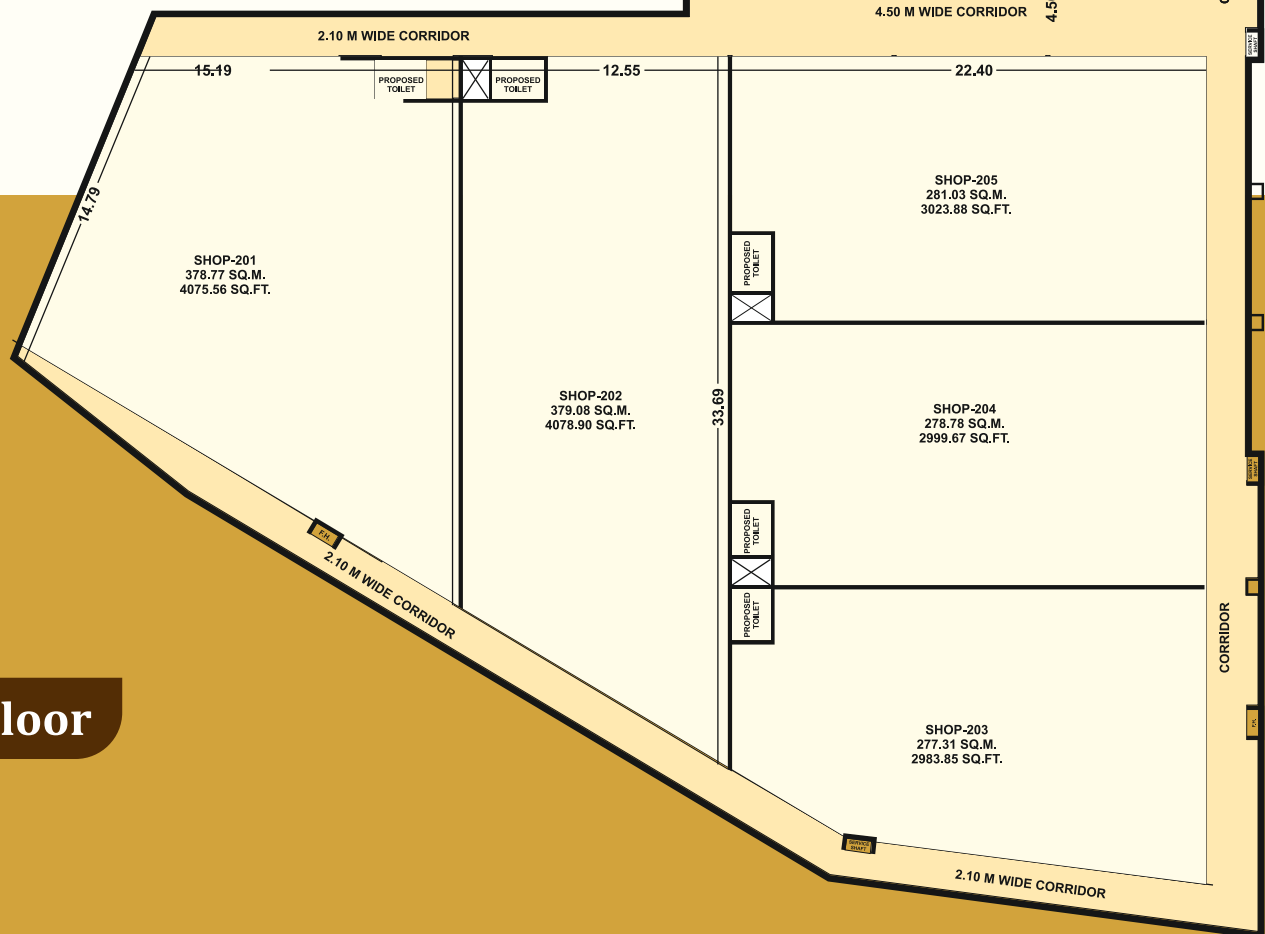
“ Experience the Height of Parking
Innovation with High speed
Car elevator”

SHOP NUMBER	AREA (SQ.M)	AREA (SQ.FT)
101	378.77	4075.565
102	379.08	4078.901
103	277.31	2983.856
104	278.78	2999.673
105	279.36	3005.914
106	36.19	389.404
107	59.29	637.960
108	55.32	595.243
109	22.08	237.581
110	29.05	312.578
111	25.90	278.684
112	53.91	580.072
113	48.90	526.164
114	23.49	252.752
115	23.49	252.752
116	122.19	1314.764
117	51.59	555.108
118	24.79	266.740
119	24.79	266.740
120	51.59	555.108
121	24.79	266.740
122	24.79	266.740
123	125.35	1348.766
124	51.59	555.108
125	24.79	266.740
126	24.79	266.740
127	51.59	555.108
128	24.79	266.740
129	39.53	425.343

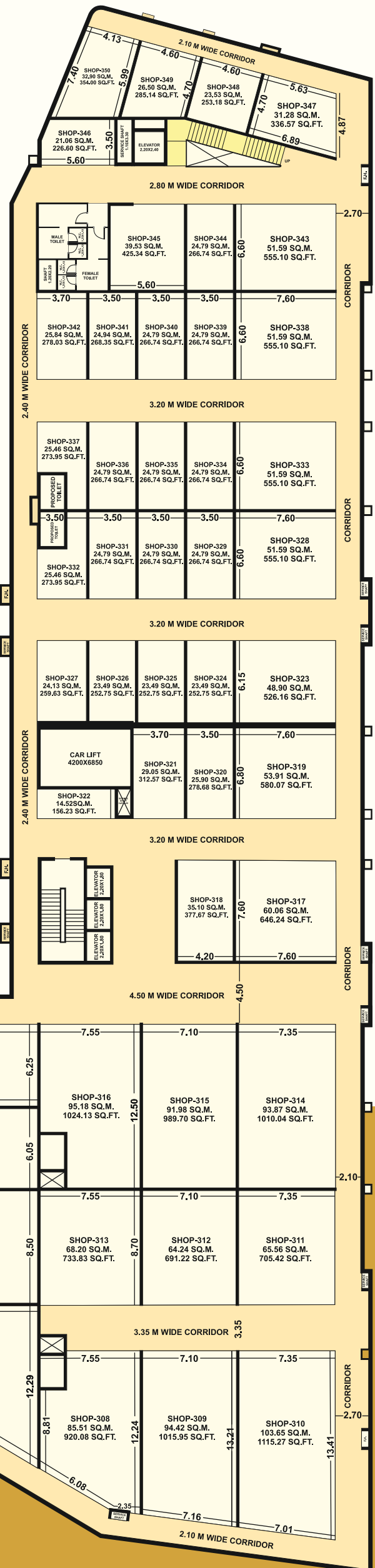


Ground Floor

SHOP NUMBER	AREA (SQ.M)	AREA (SQ.FT)
201	378.77	4075.565
202	379.08	4078.901
203	277.31	2983.586
204	278.78	2999.673
205	281.03	3023.883
206	60.06	646.246
207	35.10	377.676
208	53.91	580.072
209	25.90	278.684
210	29.05	312.578
211	14.52	156.235
212	48.90	526.164
213	23.49	252.752
214	23.49	252.752
215	122.19	1314.764
216	51.59	555.108
217	24.79	266.740
218	24.79	266.740
219	51.59	555.108
220	24.79	266.740
221	24.79	266.740
222	125.35	1348.766
223	51.59	555.108
224	24.79	266.740
225	24.79	266.740
226	51.59	555.108
227	24.79	266.740
228	39.53	425.343
229	21.06	226.606
230	31.28	336.573
231	23.53	253.183
232	26.50	285.140
233	32.90	354.004



First Floor



Second Floor

SHOP NUMBER	AREA (SQ.M)	AREA (SQ.FT)
301	105.97	1140.237
302	97.39	1047.916
303	82.65	889.314
304	79.67	857.25
305	81.56	877.586
306	113.54	1221.690
307	111.54	1200.170
308	85.51	920.088
309	94.42	1015.959
310	103.65	1115.274
311	65.56	705.426
312	64.24	691.222
313	68.20	733.832
314	93.87	1010.041
315	91.98	989.705
316	95.18	1024.137
317	60.06	646.246
318	35.10	377.676
319	53.91	580.072
320	25.90	278.684
321	29.05	312.578
322	14.52	156.235
323	48.90	526.164
324	23.49	252.752
325	23.49	252.752
326	23.49	252.752
327	24.13	259.639
328	51.59	555.108
329	24.79	266.740
330	24.79	266.740
331	24.79	266.740
332	25.46	273.950
333	51.59	555.108
334	24.79	266.740
335	24.79	266.740
336	24.79	266.740
337	25.46	273.950
338	51.59	555.108
339	24.79	266.740
340	24.79	266.740
341	24.94	268.354
342	25.84	278.038
343	51.59	555.108
344	24.79	266.740
345	39.53	425.343
346	21.06	226.606
347	31.28	336.573
348	23.53	253.183
349	26.50	285.140
350	32.90	354.004

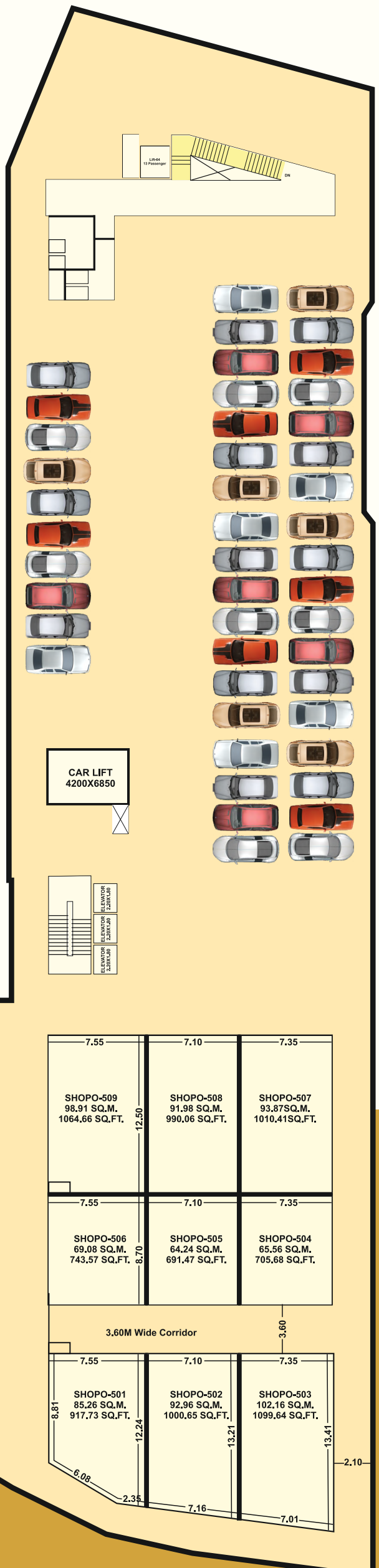


Third Floor

SHOP NUMBER	AREA (SQ.M)	AREA (SQ.FT)
401	105.97	1140.237
402	97.39	1047.916
403	82.65	889.314
404	79.67	857.25
405	81.56	877.586
406	113.34	1221.690
407	111.54	1200.170
408	85.51	920.088
409	94.42	1015.959
410	103.65	1115.274
411	65.56	705.426
412	64.24	691.222
413	68.20	733.832
414	93.87	1010.041
415	91.98	989.705
416	95.18	1024.137
417	60.06	646.246
418	35.10	377.676
419	53.91	580.072
420	25.90	278.684
421	29.05	312.578
422	14.52	156.235
423	48.90	526.164
424	23.49	252.752
425	23.49	252.752
426	23.49	252.752
427	24.13	259.639
428	51.59	555.108
429	24.79	266.740
430	24.79	266.740
431	24.79	266.740
432	25.46	273.950
433	51.59	555.108
434	24.79	266.740
435	24.79	266.740
436	24.79	266.740
437	25.46	273.950
438	51.59	555.108
439	24.79	266.740
440	24.79	266.740
441	24.94	268.354
442	25.84	278.038
443	51.59	555.108
444	24.79	266.740
445	39.53	425.343
446	21.06	226.606
447	31.28	336.573
448	23.53	253.183
449	26.50	285.140
450	32.90	354.004

FOURTH FLOOR

SHOP NUMBER	AREA (SQ.M)	AREA (SQ.FT)
508	85.26	917.73
509	92.96	1000.61
510	102.16	1099.64
511	65.56	705.68
512	64.24	691.47
513	69.08	743.57
514	93.87	1010.41
515	91.98	990.06
516	98.91	1064.66



LOCATION MAP



DISTANCE FROM VARIOUS LANDMARKS:

* Karond Square	1 KM
* Minal Residency	5 KM
* Railway Station Bhopal	6.5 KM
* Indrapuri	6 KM
* Bus Stnd	6 KM
* Anand Nagar	9 KM
* Airport	11 KM