

# 15 साल विश्वास के...

Welcome to the  
Business & Retail Nucleus of the future



**KBC**  
**KAROND BUSINESS CENTER**  
Commercial Complex Near Peoples Mall, Karond  
**BHOPAL**

**CORPORATE OFFICE:**

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*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.





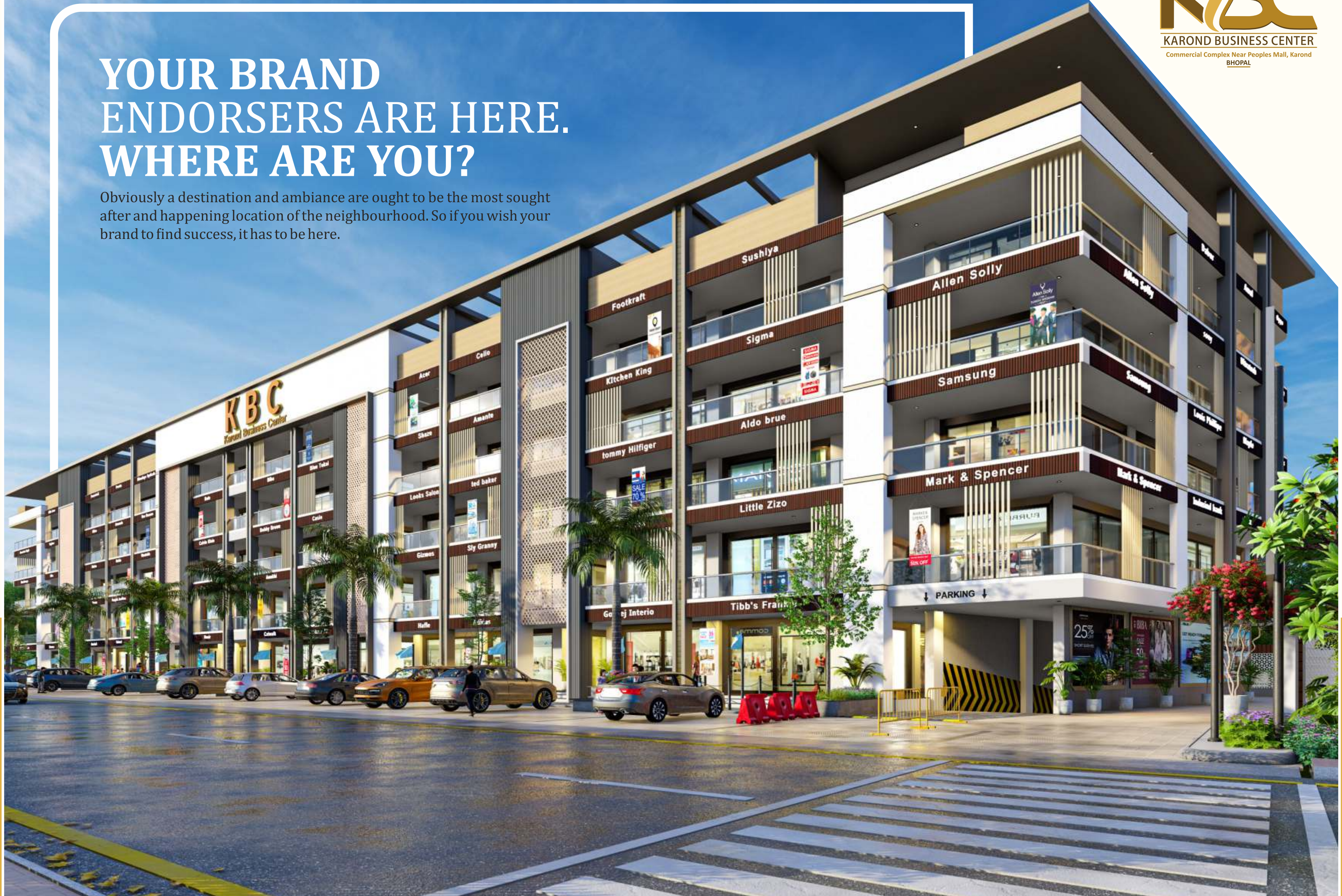
For ventures like supermarket, shopping spaces,  
office or showroom,  
Karond Business Center (KBC) is a best location.





# YOUR BRAND ENDORSERS ARE HERE. WHERE ARE YOU?

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.







“ 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 Two wheelers** Capacity, visitors and tenants enjoy easy access and convenience, making it hassle-free to shop, dine, and relax.
- **Sustainable Design:** Built with sustain ability 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 Car 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 )



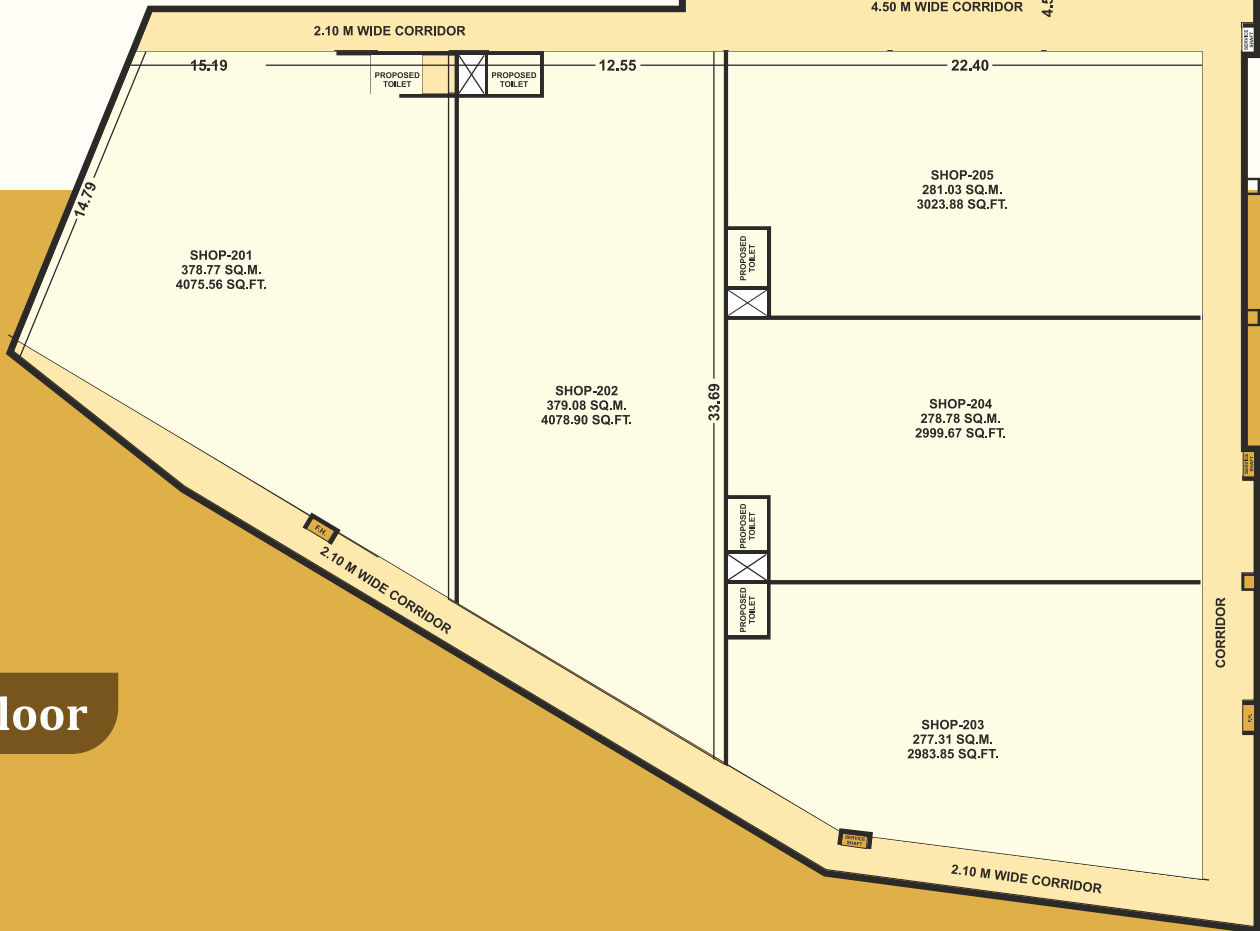
“ Experience the Height of Parking  
Innovation with High speed  
Car elevator”

| 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      |





| 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      |



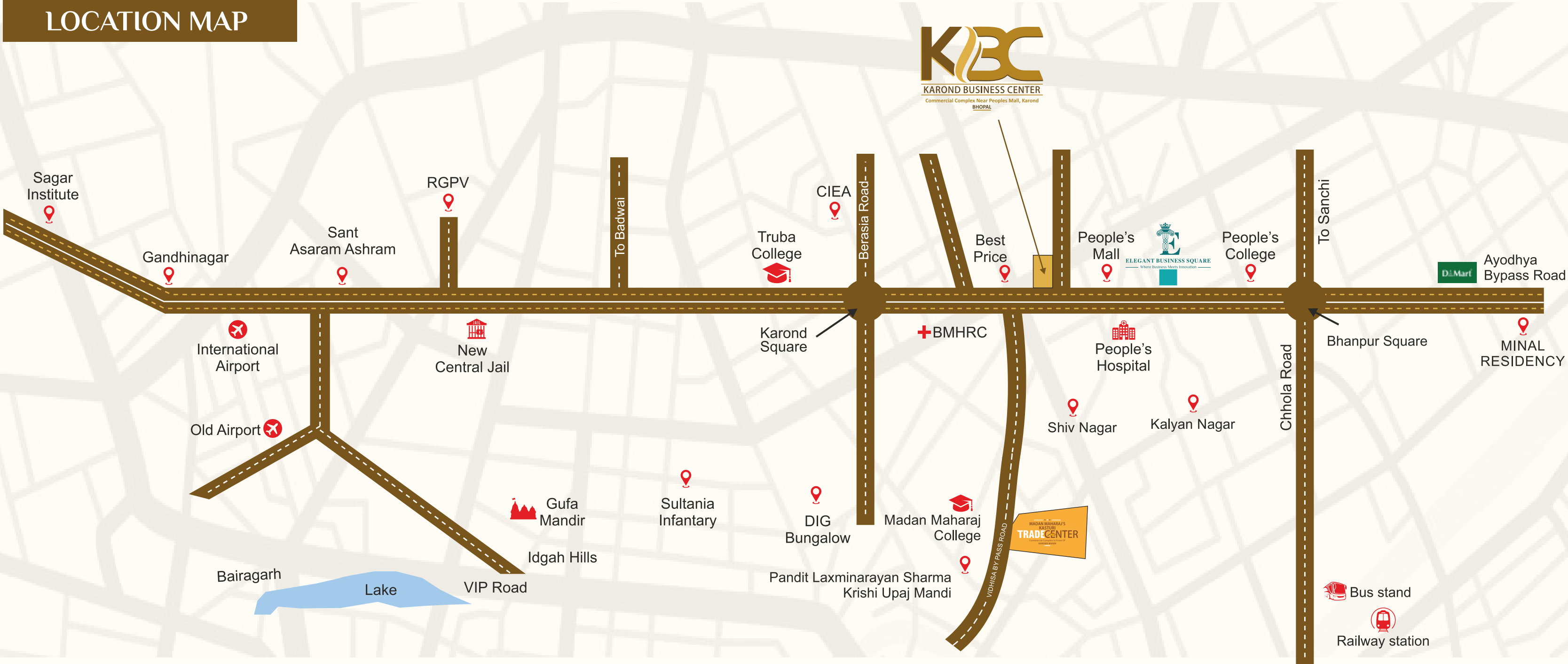
| SHOP NUMBER | AREA (SQ.M) | AREA (SQ.FT) |
|-------------|-------------|--------------|
| 501         | 85.26       | 917.73       |
| 502         | 92.96       | 1000.61      |
| 503         | 102.16      | 1099.64      |
| 504         | 65.56       | 705.68       |
| 505         | 64.24       | 691.47       |
| 506         | 69.08       | 743.57       |
| 507         | 93.87       | 1010.41      |
| 508         | 91.98       | 990.06       |
| 509         | 98.91       | 1064.66      |

FOURTH FLOOR





LOCATION MAP



DISTANCE FROM VARIOUS LANDMARKS:

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