



**SITE OFFICE:**

KBG Group  
174, Bhawrasla, at Metro Circle,  
near ISBT, MR10 Road, Indore

8085828362, 8085829152, 9165450450  
[www.kbginfra.com/new-vijaynagar](http://www.kbginfra.com/new-vijaynagar)

**RERA NO.: P-SWR-21-3011**

**New Vijay Nagar<sup>Ex</sup>**



**KBG GROUP**

**New Vijay Nagar<sup>Ex</sup>**

**OWNERSHIP BROCHURE**



# Like Rolls Royce.

Experience Symbolic Greatness



Inspiring Greatness - Rolls Royce is an expression of the exceptional, where everything done reflects the persistence and commitment towards the remarkable. Rolls Royce pushes the boundaries of luxury, creating new realities both within and beyond design.







**“Inherit the Royal Life,  
Like you’re in Scotland”**



**“Feel the Spacious Expanse,  
Like you’re in Melbourne”**



**Enter our “New Vijay Nagar”**  
Home for the Extraordinary.



***Exclusively Residential***

Offering purely luxurious residential villa plots.



***Privileged Prime Location***

Located 100 metres off the MR12 road, Super Corridor, New Vijay Nagar promises you a pristine location.



***Serene Environment***

Think of coming home to a peaceful and serene environment.



***Active Lifestyle***

Amenities to provide you an engaging sports experience & active lifestyle.





## Entrance Experience

Kintsugi - Japanese Philosophy 金継ぎ



*Kintsugi | Design Philosophy*  
Kintsugi is the Japanese art of embracing impermanence and resilience in life. Our Entrance invites you to discover the Art of Kintsugi in all its glory.



*Wabi-Sabi | World view*  
Wabi - Sabi is the continuous practice of living life by cherishing the irreversibility of time. It recognizes the elegance of beauty in transience.

Designed by UK Chartered Architect :

**KARAN GANDHI**  
ARB UK, M.Arch, MA Urbanism, B.Arch,  
Royal Institute of British Architects UK



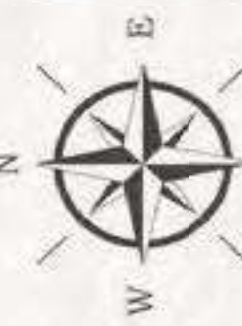


# Ex New Vijay Nagar

ONLY 76 LUXURIOUS VILLA PLOTS



1	2128	Sqft	42'3" x 40'1"	35	2100	Sqft	30' x 70'	69	2100	Sqft	30' x 70'
2	2852	Sqft	44'6" x 44'1"	36	2100	Sqft	30' x 70'	70	2100	Sqft	30' x 70'
3	1907	Sqft	27'5" x 69'3" (*)	37	2100	Sqft	30' x 70'	71	2100	Sqft	30' x 70'
4	1929	Sqft	27'5" x 70'1" (*)	38	2100	Sqft	30' x 70'	72	2100	Sqft	30' x 70'
5	1949	Sqft	27'5" x 70'9" (*)	39	2100	Sqft	30' x 70'	73	2100	Sqft	30' x 70'
6	1969	Sqft	27'5" x 71'6" (*)	40	2100	Sqft	30' x 70'	74	1616	Sqft	23'1" x 70' (*)
7	1874	Sqft	25'9" x 72'3" (*)	41	2100	Sqft	30' x 70'	75	1533	Sqft	26'3" x 55'7"
8	1880	Sqft	25'7" x 73'1" (*)	42	2100	Sqft	30' x 70'	76	1666	Sqft	30' x 55'7"
9	1873	Sqft	25' x 75'	43	2100	Sqft	30' x 70'	77	1666	Sqft	30' x 55'7"
10	1872	Sqft	25' x 75'	44	2100	Sqft	30' x 70'	78	1666	Sqft	30' x 55'7"
11	2225	Sqft	29'7 x 75'	45	2549	Sqft	36'4" x 70'	79	1666	Sqft	30' x 55'7"
12	2225	Sqft	29'7 x 75'	46	2549	Sqft	36'4" x 70'	80	1666	Sqft	30' x 55'7"
13	2225	Sqft	29'7 x 75'	47	2980	Sqft	42'6" x 70'	81	1666	Sqft	30' x 55'7"
14	2225	Sqft	29'7 x 75'	48	2100	Sqft	30' x 70'	82	1833	Sqft	30' x 61'1"
15	2225	Sqft	29'9" x 75'	49	2100	Sqft	30' x 70'	83	1833	Sqft	30' x 61'1"
16	2341	Sqft	31'4" x 75'	50	2100	Sqft	30' x 70'	84	1833	Sqft	30' x 61'1"
17	1072	Sqft	27'1" x 39'7" (*)	51	2100	Sqft	30' x 70'	85	1833	Sqft	30' x 61'1"
18	973	Sqft	25' x 39' (*)	52	2280	Sqft	34' x 70'	86	1833	Sqft	30' x 61'1"
19	960	Sqft	25' x 8'4" (*)	53	1839	Sqft	24'8" x 70'	87	1833	Sqft	30' x 61'1"
20	954	Sqft	25' x 38'2" (*)	54	1874	Sqft	26'8" x 70'	88	2617	Sqft	42'10" x 61'1"
21	1041	Sqft	20'8" x 50'	55	1874	Sqft	26'8" x 70'	89	1666	Sqft	30' x 55'7"
22	1090	Sqft	21'8" x 50'	56	2100	Sqft	30' x 70'	90	1666	Sqft	30' x 55'7"
23	1001	Sqft	20' x 50'	57	2100	Sqft	30' x 70'	91	1666	Sqft	30' x 55'7"
24	1001	Sqft	20' x 50'	58	2100	Sqft	30' x 70'	92	1666	Sqft	30' x 55'7"
25	1001	Sqft	20' x 50'	59	2100	Sqft	30' x 70'	93	1666	Sqft	30' x 55'7"
26	1001	Sqft	20' x 50'	60	2515	Sqft	35'11" x 70'	94	1393	Sqft	25' x 55'7"
27	2052	Sqft	29'3 x 70' (*)	61	2101	Sqft	30' x 70'	95	1155	Sqft	25'10" x 62'4" (*)
28	2100	Sqft	30' x 70'	62	2101	Sqft	30' x 70'	96	1597	Sqft	26'3" x 60'8" (*)
29	2100	Sqft	30' x 70'	63	2101	Sqft	30' x 70'	97	1517	Sqft	26'3" x 57'8" (*)
30	2100	Sqft	30' x 70'	64	1802	Sqft	30' x 60'1"	98	1436	Sqft	26'3" x 54'7" (*)
31	2100	Sqft	30' x 70'	65	1802	Sqft	30' x 60'1"	99	1518	Sqft	29'6" x 51'5" (*)
32	2980	Sqft	42'6" x 70'	66	1802	Sqft	30' x 60'1"	100	1417	Sqft	29'6" x 48' (*)
33	2549	Sqft	36'4" x 70'	67	2156	Sqft	35'11" x 60'1"	101	1343	Sqft	29'6" x 45'6" (*)
34	2549	Sqft	36'4" x 70'	68	2100	Sqft	30' x 70'	102	1280	Sqft	29'6" x 43'4" (*)



174, BHAWRASLA, AT METRO CIRCLE,  
NEAR ISBT, MR10 ROAD, INDORE  
8085-828362, 8085-829152, 9165-450450  
KBGINFRA.COM/NEW-VIJAYNAGAR





200<sub>m<sup>2</sup></sub>

Temple Area

4<sub>+</sub>

Internal Walking Track

24<sub>hr</sub>

Security & CCTV

8

Corridor Walls

12<sub>+</sub>

Outdoor Seatings

8

Flower Beds

1

Skating Rink

Rich

Amenities

76

Villa Size Plots

4

Parks + Gazebos

1

Cricket turf

12<sub>+</sub>

Rain-water Recharging Areas

1

Children's Sandpit  
+ Jungle gym

2

Retirement Parks

4<sub>+</sub>

Natural Noise Barriers

- All Electric lines underground
- Electrification with Transformers
- Throughout Security + Fencings
- Planned separate Drainage lines
- 24x7 Freshwater availability
- All Plots with Fresh Water Lines



Basketball Court & Skating Rink



Internal Running Tracks & Exclusive Amenities



Cricket Pitch, Childrens' Play area & Retirement park







Monumental Parks with Gazebos



# Nature as a Green Barrier

*Our design has carefully considered the protection of inhabitants from the outside Noise and traffic pollution on primary extents of this residential heaven*



— Planted dense hedges to effectively reduce Traffic pollution exposure from cars in near-road environments.

— Planting planned "noise buffers" in a composition reduces noise pollution.

— Exterior plantations also reduce the incoming dust in the residences, this helps with many health benefits.

— Dense landscapes have been scientifically proven to improve mental health.

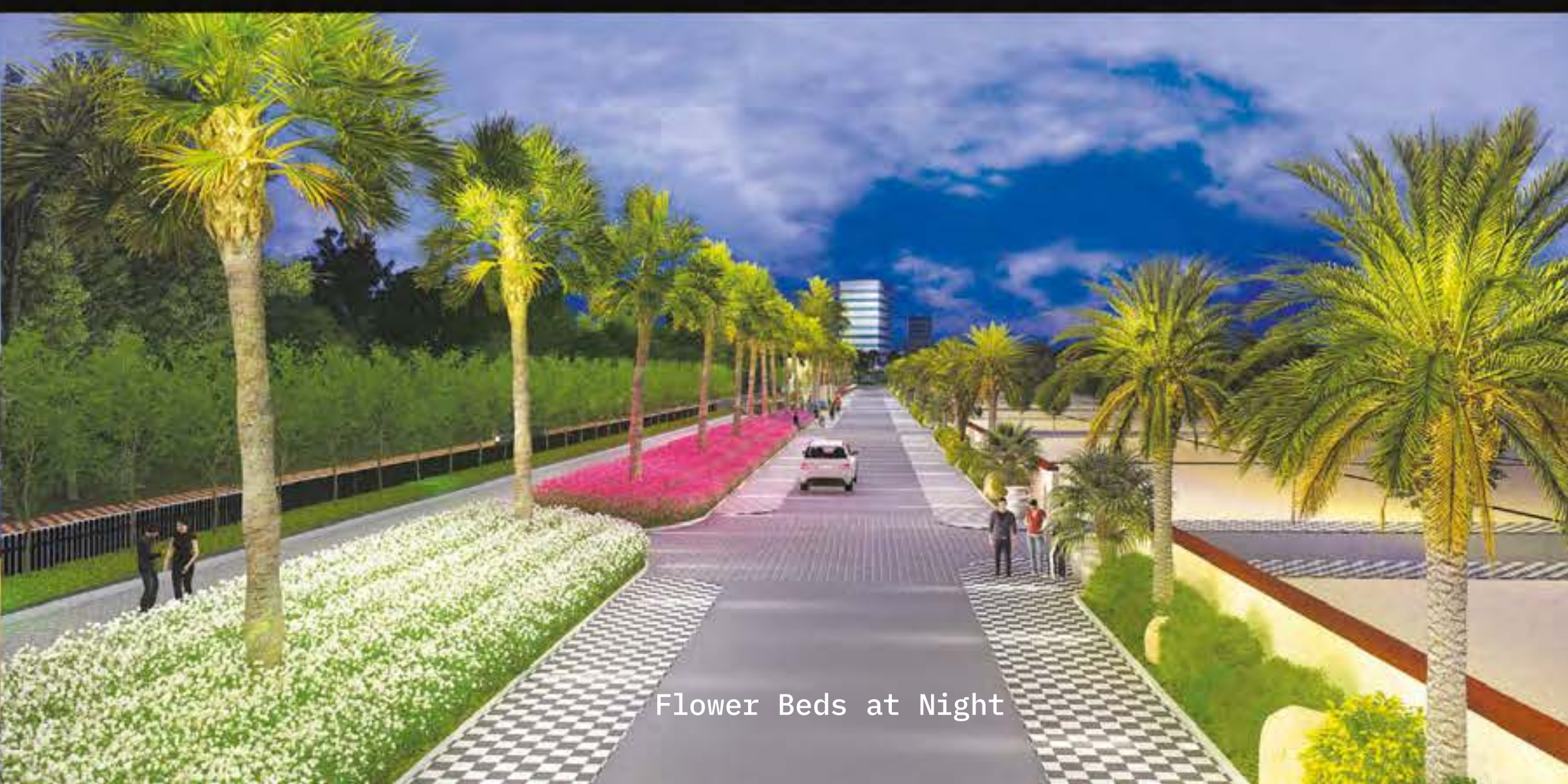
— Street landscapes can help reduce the need for antidepressants among residents.







Entrance Road Night View



Flower Beds at Night



## Why Indore?

The Cleanest city of India  
for 5 consecutive years



### *Culture & Urbanism*

Indore's Urbanism & Culture has shown incredible growth under the 'Smart Cities' mission.



### *Retail And Business*

It is the Commercial Capital of the State & the fastest growing city in Central India.



### *The Social Scene*

A standout feature of Indore is its Social Scene. Life can never be boring in this city.



### *Education District*

Indore is the only city in India to have both - Indian Institute of Management (IIM) and Indian Institute of Technology (IIT).





35+

Colleges & Schools nearby

2<sub>min</sub>

Startup Hub 38 Acre

15+

Zones of interest nearby

9<sub>km</sub>

International Airport

20+

IT Firms (Infosys, TCS, Yash)

3<sub>km</sub>

5-Star Hotels

3<sub>min</sub>

Bio-Medical Institute

3<sub>min</sub>

Sports Arena + Hub

1<sub>min</sub>

Police station

1<sub>km</sub>

MP's Largest Hospital

0<sub>km</sub>

4 & 6 Lane Highway

159

Villa Size Plots

4<sub>min</sub>

Convention Centre

1<sub>min</sub>

ISBT Bus Terminal

2<sub>min</sub>

Railway Station

2+

Metro Circle Lines

3<sub>km</sub>

Shopping Malls

3<sub>min</sub>

Medical Hub

Proximity

Luxury



Experience the true warmth of home in our  
“Exclusively Residential Design”

IDA TPS 8 (Super Corridor Extension)

Metro Circle  
Luv Kush Sq

IDA Proposed (12m Wide / 40ft) Road

ACRE  
GARDEN

45,945 Sqft

Central  
India's  
Largest  
Private  
Garden

## NEW VIJAY NAGAR Phase 2

Rate 14,500/-

(After completion of the  
following ongoing projects)

- (1) Startup Hub
- (2) Metro circle
- (3) Luv Kush Sq. Flyover
- (4) ISBT Bus Terminal
- (5) TPS 8 - Super Corridor Extension





Ground Floor



First Floor



Second Floor



Third Floor







Ground Floor



First Floor



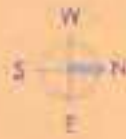
Second Floor



Third Floor







Ground Floor



First Floor



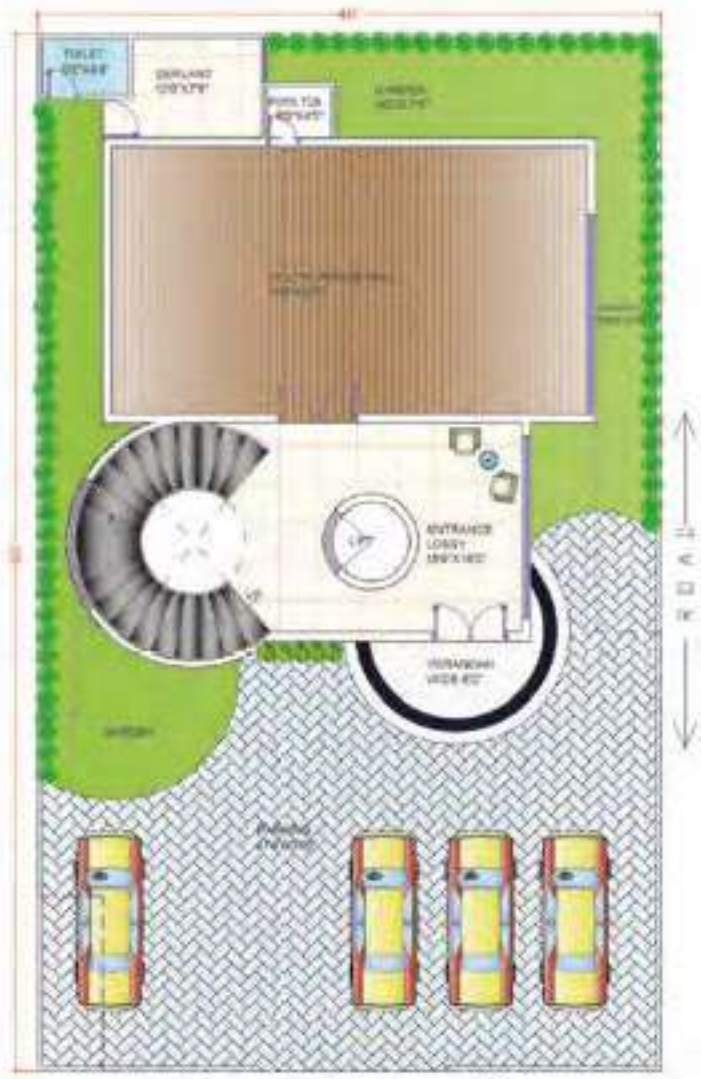
Second Floor



Third Floor







Ground Floor



First Floor



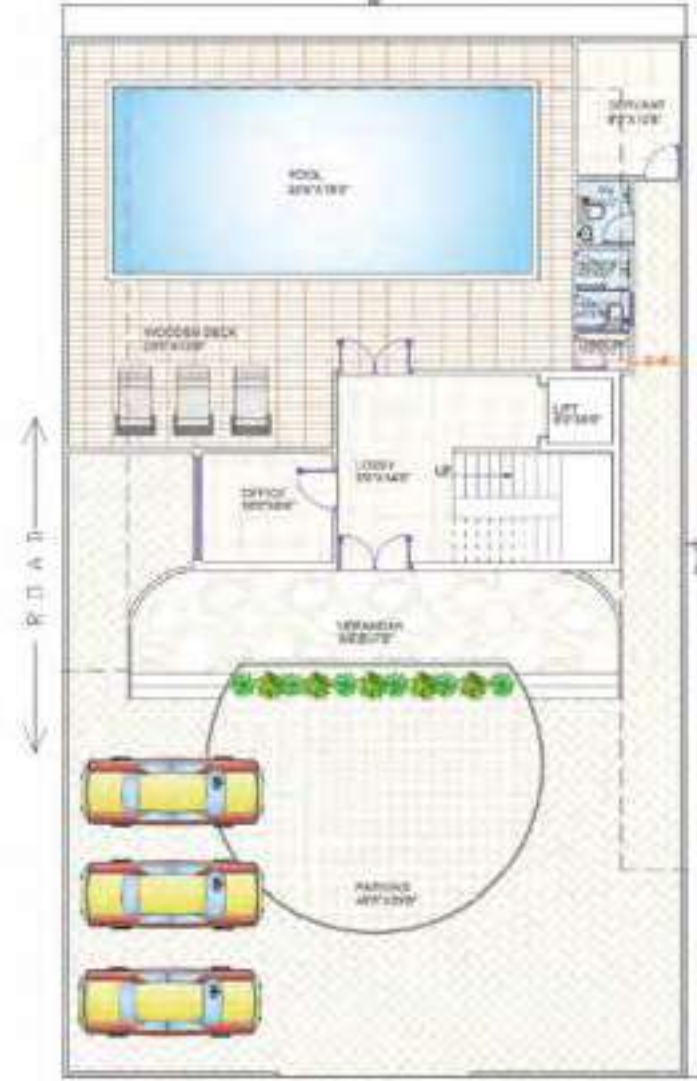
Second Floor



Third Floor







Ground Floor



First Floor



Second Floor



Third Floor







Ground Floor



First Floor



Second Floor



Third Floor







Ground Floor



First Floor



Second Floor



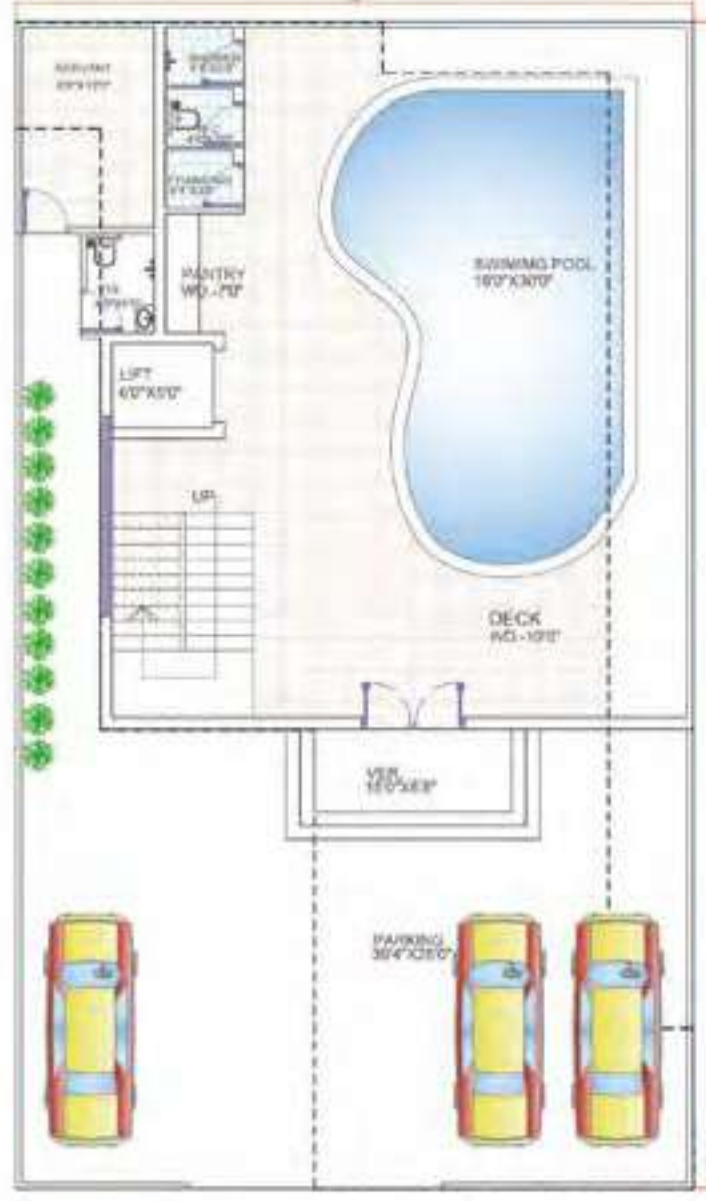
Third Floor







Ground Floor



First Floor



Second Floor



Third Floor







Ground Floor



First Floor



Second Floor



Third Floor







Ground Floor



First Floor



Second Floor



Third Floor





More Villa Design Options Available





# Reasons for Investment

# 1

**Metro Circle**  
Upcoming Metro system, consisting of 10 corridors and distance of 124 kilometres. First line begins from the Luv Kush Sq. Metro circle in 2023, 250m away from project.

# 2

**Super Corridor + DMIC**  
Fastest developing zone of Madhya Pradesh. It is defined as the prime location and one aspires for a flourishing home here. - IDA (Indore Development Authority)

# 3

**Education Hub**  
35+ Colleges & schools, it is recognised as the Education hub of MP. This zone has a convenient atmosphere to pursue value-based education -Smart Cities

# 4

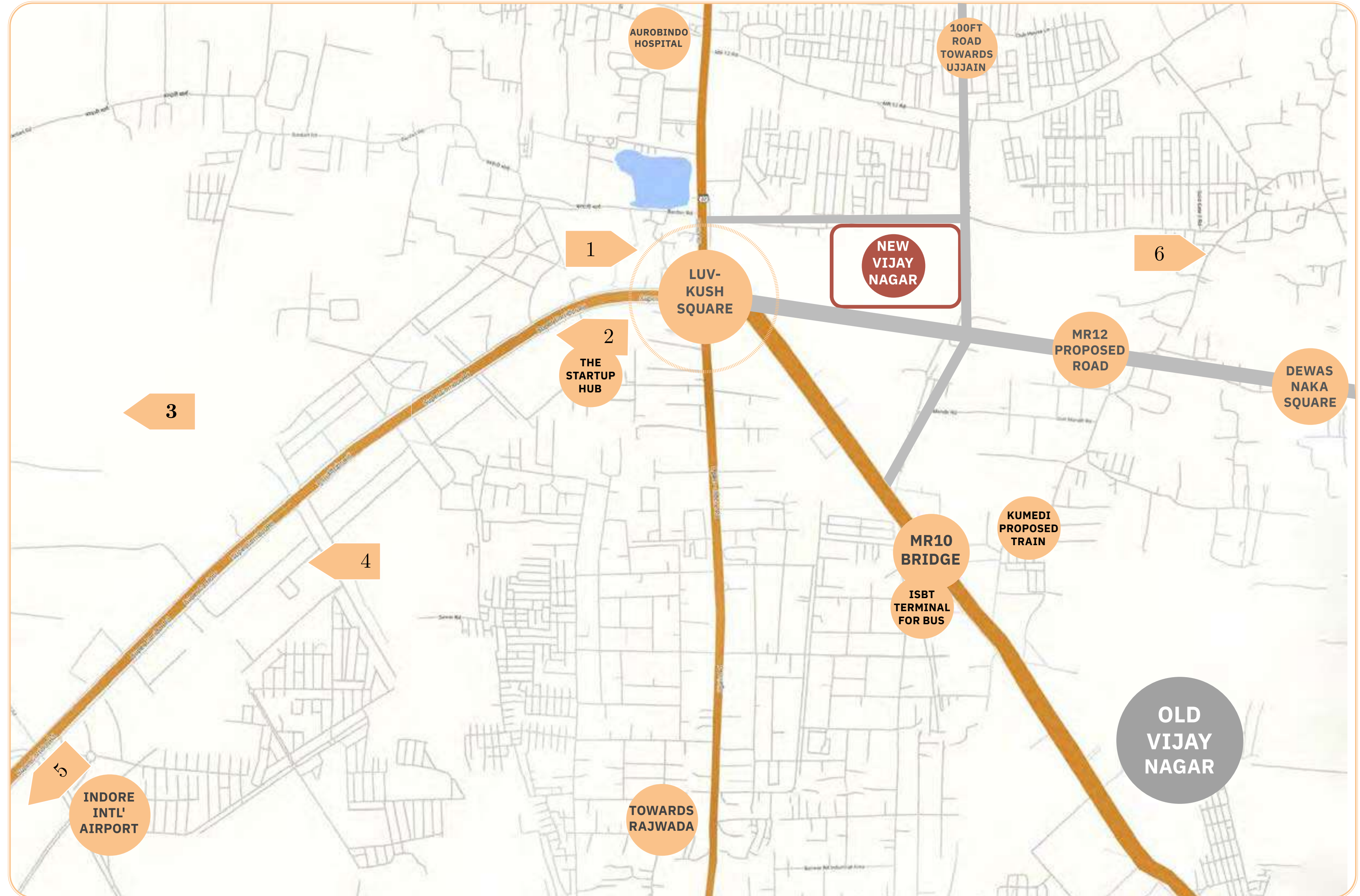
**Medical + Sports hub**  
The IDA has designated Medical Hub and Sports Hub of Indore on Super Corridor. The area's social infrastructure is developing Hospitals, Sports arena & Universities.

# 5

**International Airport**  
Indore International Airport serves the entire state of MP for international travel and is the busiest airport in Central India. -Airports Authority of India

# 6

**Proposed MR 12 Road**  
The MR-12 will connect Bypass & AB Road with Super corridor through Dewas Naka. IDA approved the road construction under city's Masterplan 2021. - IDA





# The Vision for New Vijay Nagar

A Signature Project By KBG Group

Our Project New Vijaynagar seeks to reflect a passion for exceptional design in real estate development. This project has taken a commitment to improve people's luxurious living lifestyles. We have taken the opportunity to provide 'first-world design' in our city from the views of having better aesthetics, functionality, water availabilities and environmental aspects.

Consistent with KBG Group's motto "Makers of dream home", we aspire to consistently surpass our current achievements and prosper in real estate development by embracing futuristic designs. We are committed to delivering New Vijay Nagar exceptionally in order to become a leading property developer in Central India.

Building on our foundation of high integrity and philanthropy, we are committed to our heritage and reputation by continuing to provide value, innovation and excellence in all our endeavours. With a sense of pride and respect for others, we will pursue personal responsibility, a sense of spirit and a commitment to the success of our employees, our customers, our community and each other.

KBG Group realizes that an owner's property represents a large investment. Our core belief is that New Vijay Nagar project will become the most premium residential project in Central India.



KBG Group is one of the renowned real estate firm in Indore with over two decades of experience.

Our vision is to develop quality Residential & Commercial properties with high standards at affordable prices, with a legacy of trust and excellence. We are committed to providing the best real estate investment opportunities and we meet customers' expectations & satisfaction through creativity, continual improvement, professionalism, honesty, integrity & timely delivery

25+ years in the infrastructure domain, we've earned ourselves a trust, with a vision to contribute as much as possible to the ever growing demand for housing. We follow a single mantra of "Under Commit & Over Deliver."

Home Loans approved by :



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