

RERA: PCGRERA220724001797
Website: rera.cgstate.gov.in





A HOME NEAR THE FLOWING RIVER

The gift of the
universe!



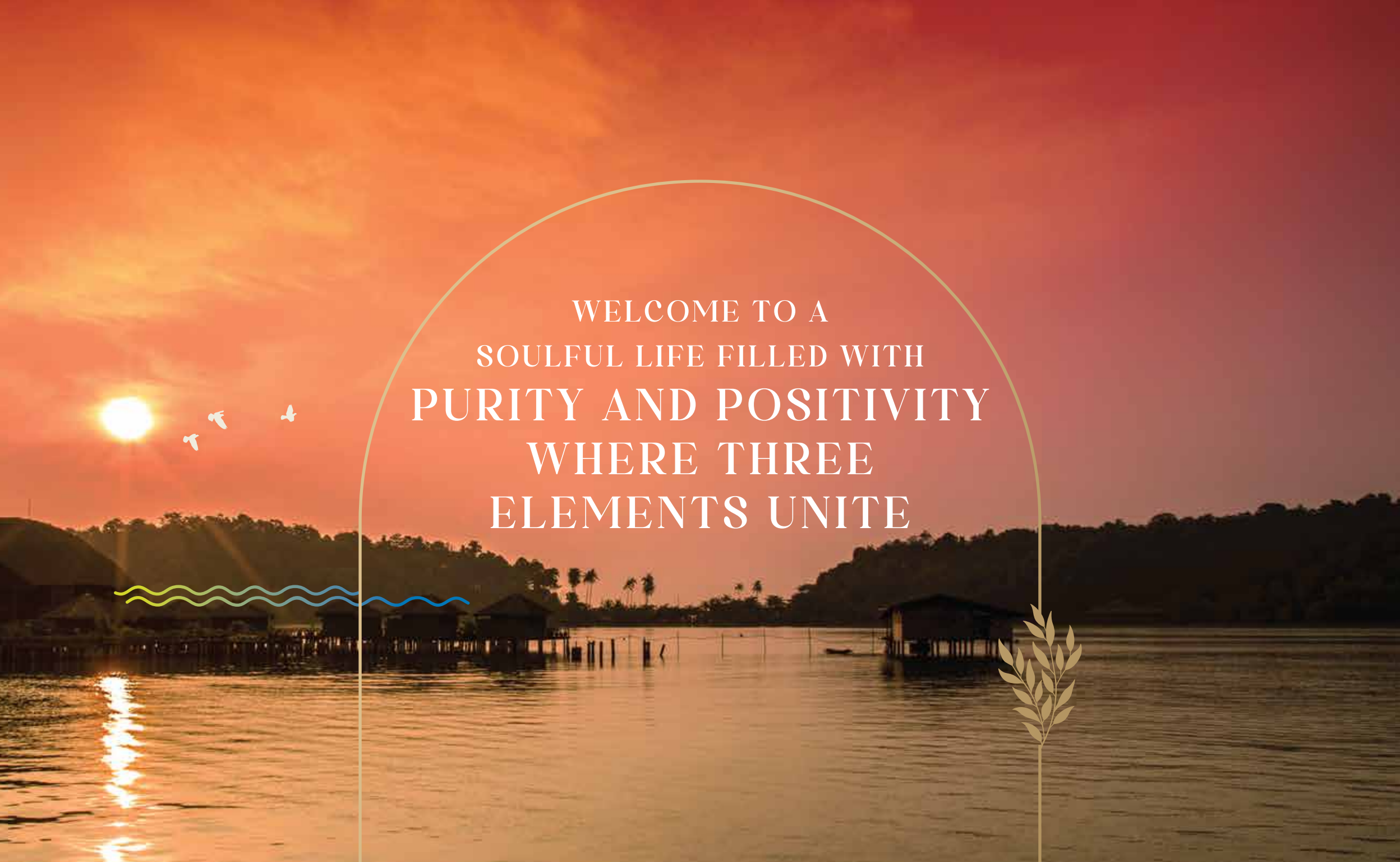
A LIVING BLESSED WITH HOLINESS

The godly union!

A woman with dark curly hair, wearing a white sleeveless top, is carrying a young girl on her shoulders. The girl has long dark hair, wears a pink headband with flowers, a pink top, and a denim jacket. They are both smiling and looking to the left. The background is a lush green park with trees and a path. A thin gold arc is positioned behind the text on the left.

AN ABODE DEDICATED TO LUXURY

In gorgeous unison!



WELCOME TO A
SOULFUL LIFE FILLED WITH
PURITY AND POSITIVITY
WHERE THREE
ELEMENTS UNITE



PRESENTING FOR THE FIRST TIME IN RAIPUR

An abode in the unison of River,
Holiness and Luxury

A positive living blessed by
nature's 5 elements

Five spectacular view options





KRISHNA SATTVAM

A Pure & Positive Living

2 & 3 BHK Residences near the River
7 Towers | Panoramic Sky Bridge



Artist's Impression



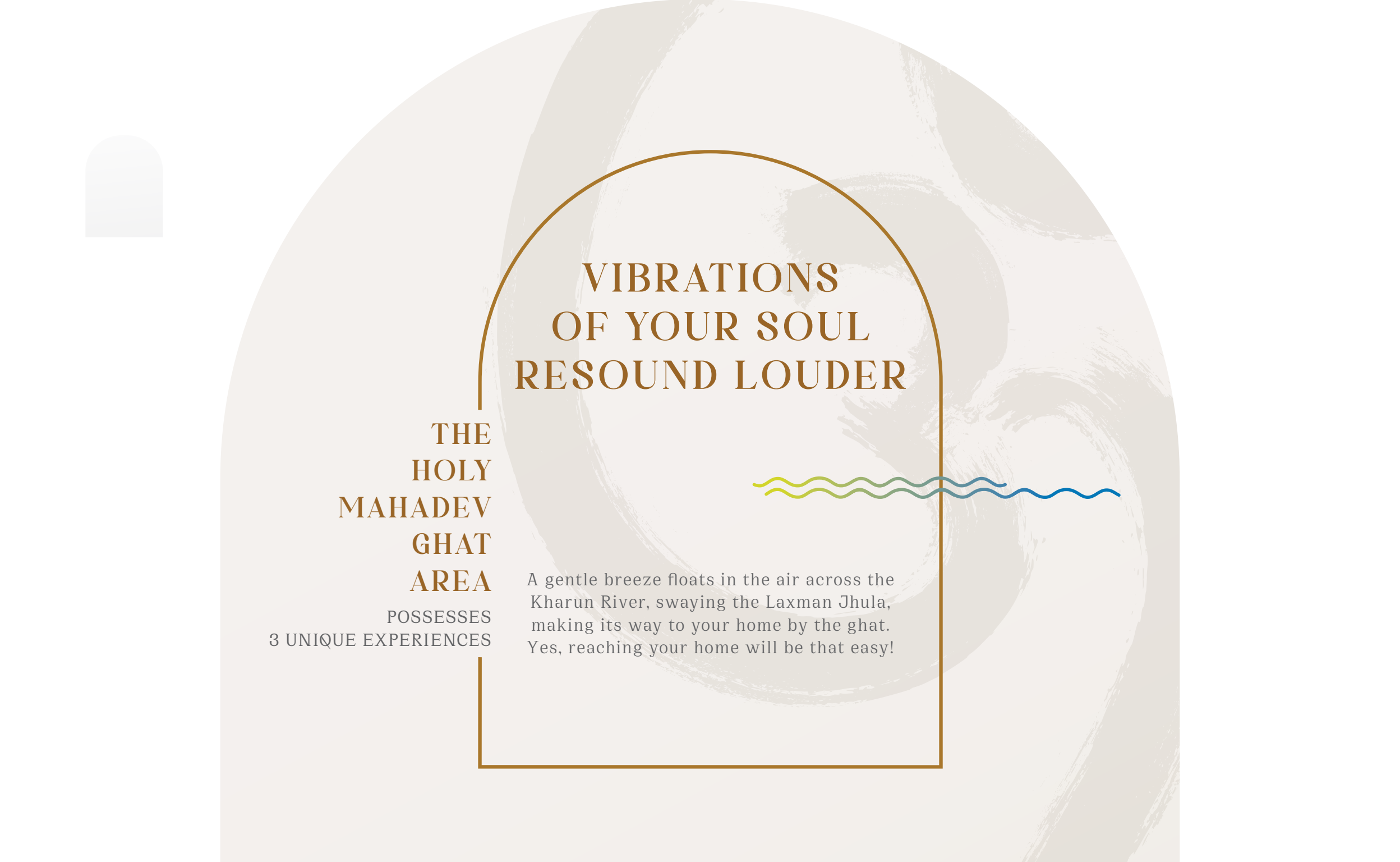
Artist's Impression

Entrance Gate welcomes you in peace

Experience the vibrant roadside
view with bustling streets



Artist's Impression



VIBRATIONS OF YOUR SOUL RESOUND LOUDER

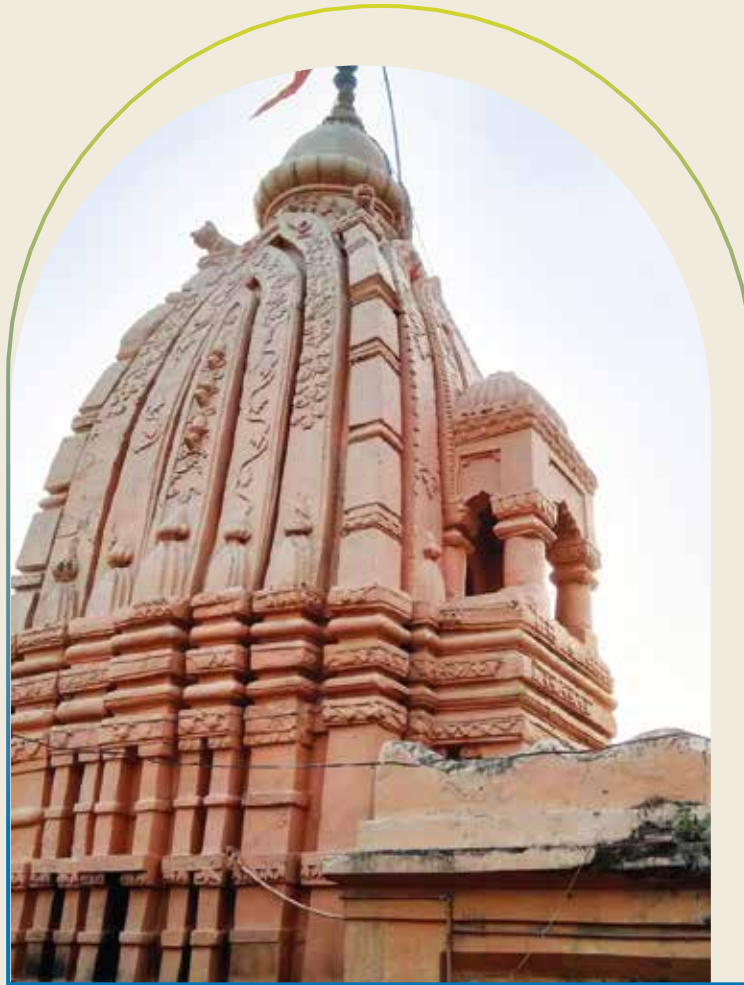
THE
HOLY
MAHADEV
GHAT
AREA

POSSESSES
3 UNIQUE EXPERIENCES

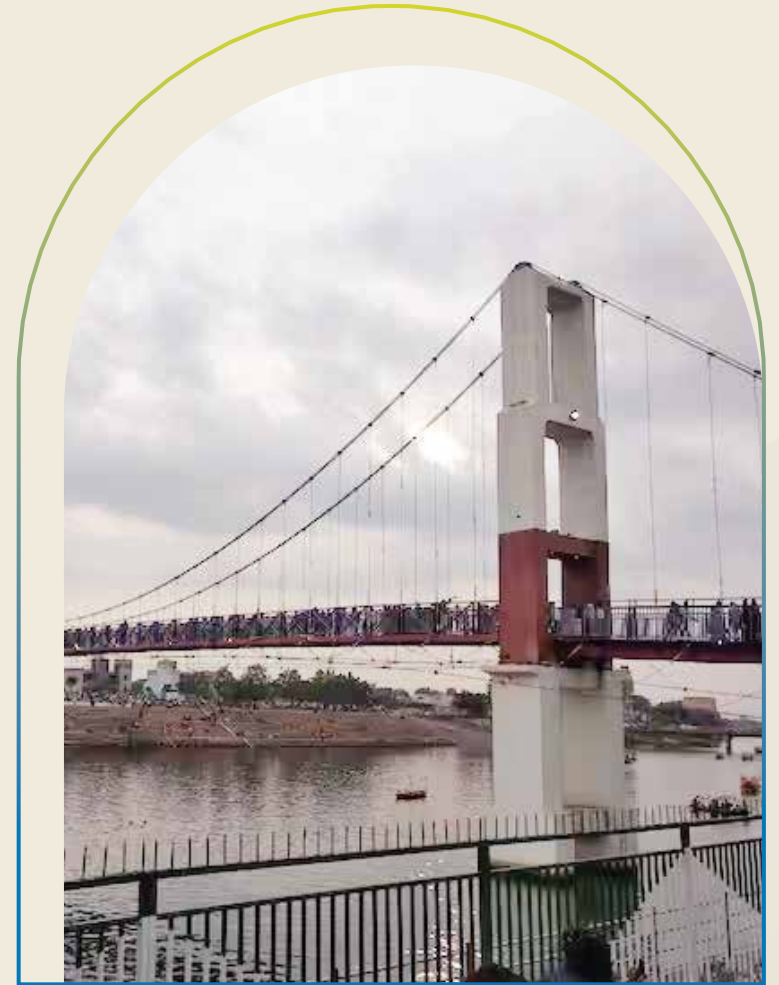
A gentle breeze floats in the air across the Kharun River, swaying the Laxman Jhula, making its way to your home by the ghat. Yes, reaching your home will be that easy!



THE RIVER KHARUN
Pious River of Chhattisgarh



MAHADEV
GHAT TEMPLE
Spreading spirituality around



THE LAXMAN JHULA
A sight to behold across the River

Aerial View portrays the
magnificence of your abode



Artist's Impression

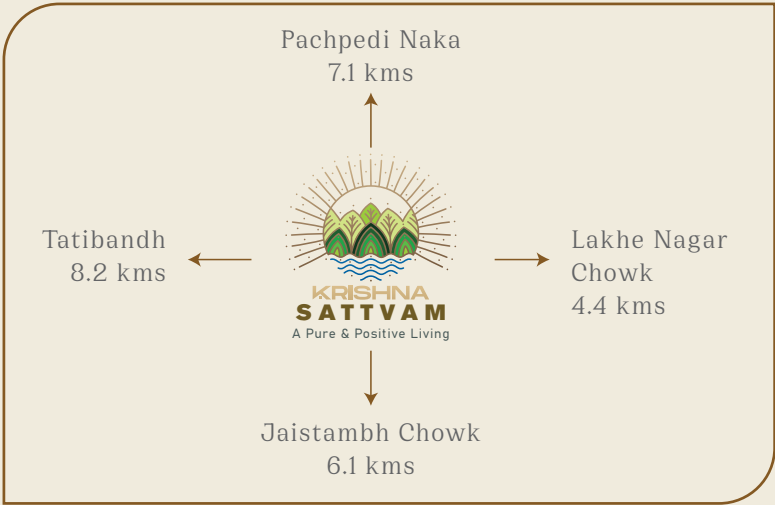


Laxman Jhula looks majestic
bridging the river





BEST CONNECTIVITY



MAHARSHI SADAFALDEO
ASHRAM, RAIPUR

TOWARDS BHATAGAON



SCAN FOR
ACTUAL
LOCATION



LANDMARKS

Mahadev Ghat - 0.28 km
Raipura Chowk - 2.3 kms
Sunder Nagar Chowk - 3.1 kms
Jaistambh Chowk - 6.1 kms



SCHOOLS

Shivom Vidyapeeth Eng. Med. School - 0.5 km
Brahmavid The Global School (BTGS) - 0.95 km
Krishna Public School Sarona - 4.3 kms



TRAVEL

ISBT - 5.1 kms
Raipur Railway Station - 7.1 kms
Swami Vivekananda
International Airport - 20 kms



HOSPITALS

Om Hospital - 1.9 kms
Sankalp Hospital - 4.9 kms
AIIMS Hospital - 6.4 kms



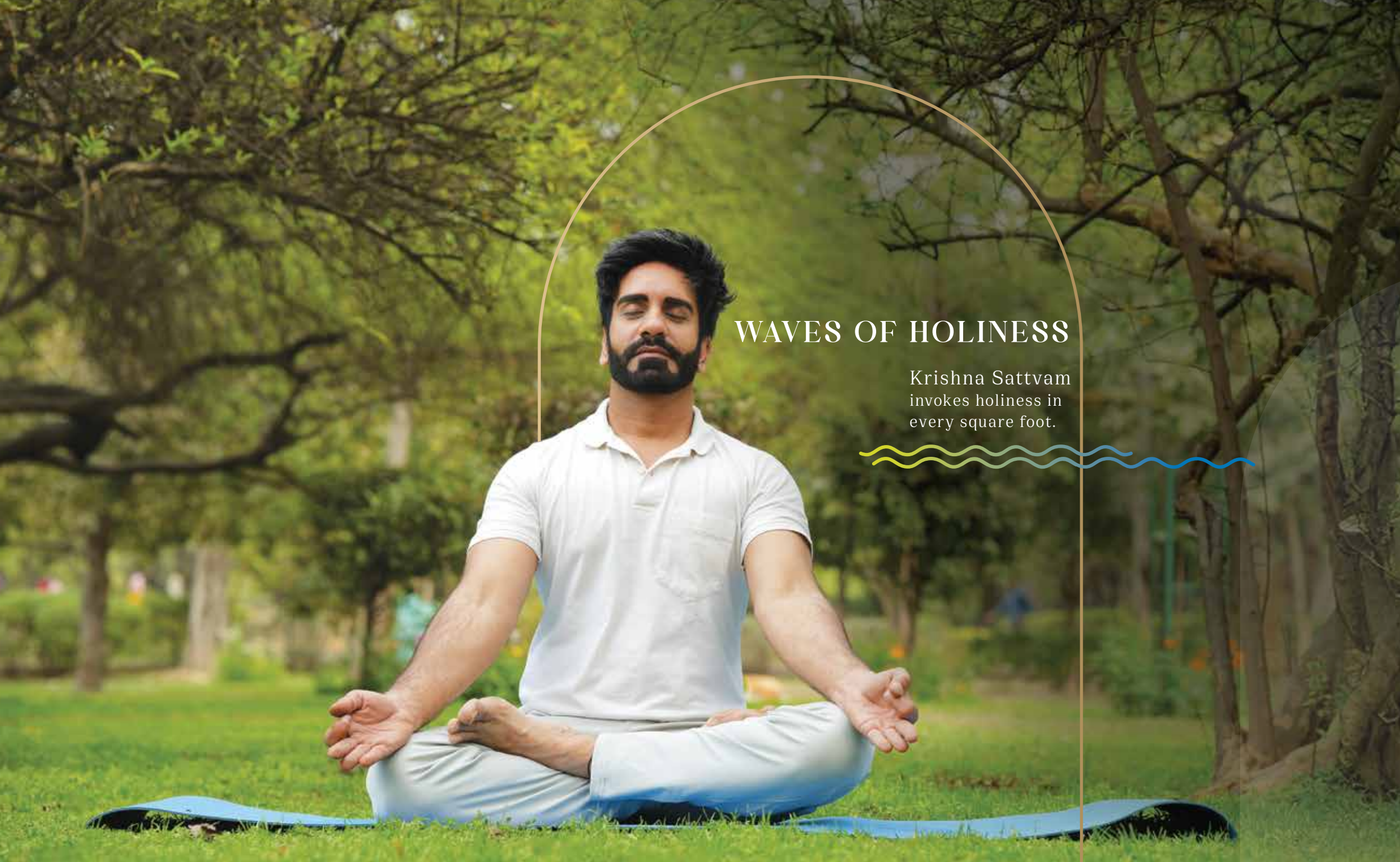
MARKET

Ashoka Mart - 3 kms
D Mart - 3.5 kms
Shubham K Mart (Sarona) - 4.5 kms



MALL

Quantus Mall - 2.8 kms
Solus Uptown Mall - 4.4 kms
Colors Mall - 7.5 kms

A man with a beard and dark hair is sitting in a meditative lotus position on a blue yoga mat on a grassy lawn. He is wearing a white short-sleeved polo shirt and light blue trousers. His eyes are closed, and his hands are resting on his knees with palms facing up. The background is a lush green park with many trees. A thin, light brown arch is positioned behind the man's head. To the right of the man, the text 'WAVES OF HOLINESS' is written in a white serif font. Below this text, there is a quote in a smaller white serif font: 'Krishna Sattvam invokes holiness in every square foot.' Underneath the quote are three wavy lines in yellow, green, and blue. The entire scene is captured in a soft, natural light.

WAVES OF HOLINESS

Krishna Sattvam
invokes holiness in
every square foot.

Three wavy lines in yellow, green, and blue colors, arranged horizontally.



Surya Namaskar
View &
Sandhya-arti View



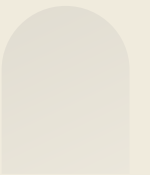
South & East View
Invite Holiness



The Sounds of Shankh and
Flowing Water **Creates a
Peaceful Melody**



**The Blue Hue of
the Sky and River**
Creates Healing Aura





The Temple will be
a house of high spirits
and spirituality



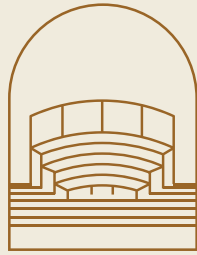
The Sky Bridge takes you closer to the open green

THE LUXURY
OF PURE AND
POSITIVE LIVING
IS SET-UP IN
7 LEVELS

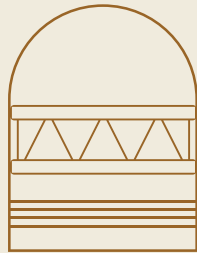




Luxury of Pancha Tattva and greens resonate purity & positivity everyday



Podium level luxury offers escapades to feel the positive vibe



Sky Bridge luxury induces a view as pure as nature



Club luxury provides a space for manifesting positive energy



Apartment luxury fills your private spaces with purity & positivity



Luxury of hassle-free living with positivity of low common area maintenance charges



Luxury of security wraps you with the purity of warmth and safety

LUXURY
OF PANCHA
TATTVA
& GREENS

The essence of
5 elements of nature,
earth, water, fire, air
and spirit are all fulfilled

Clean air
with low AQI

Rare riverside
surround sound

Purity enveloped by
Mahadev Ghat Temple





LILY
POND



FLORAL
PARK



AROMA
GARDEN



HERBAL
GARDEN

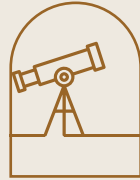
A PODIUM OF GRANDEUR

afloat by the mantra
of positive pursuits





Temple



Observation
Deck



Herbal
Garden



Kids' Play Area
(6-12 Years)



Trampoline



Jogging Track



Artificial
Lawn



Fitness
Equipment

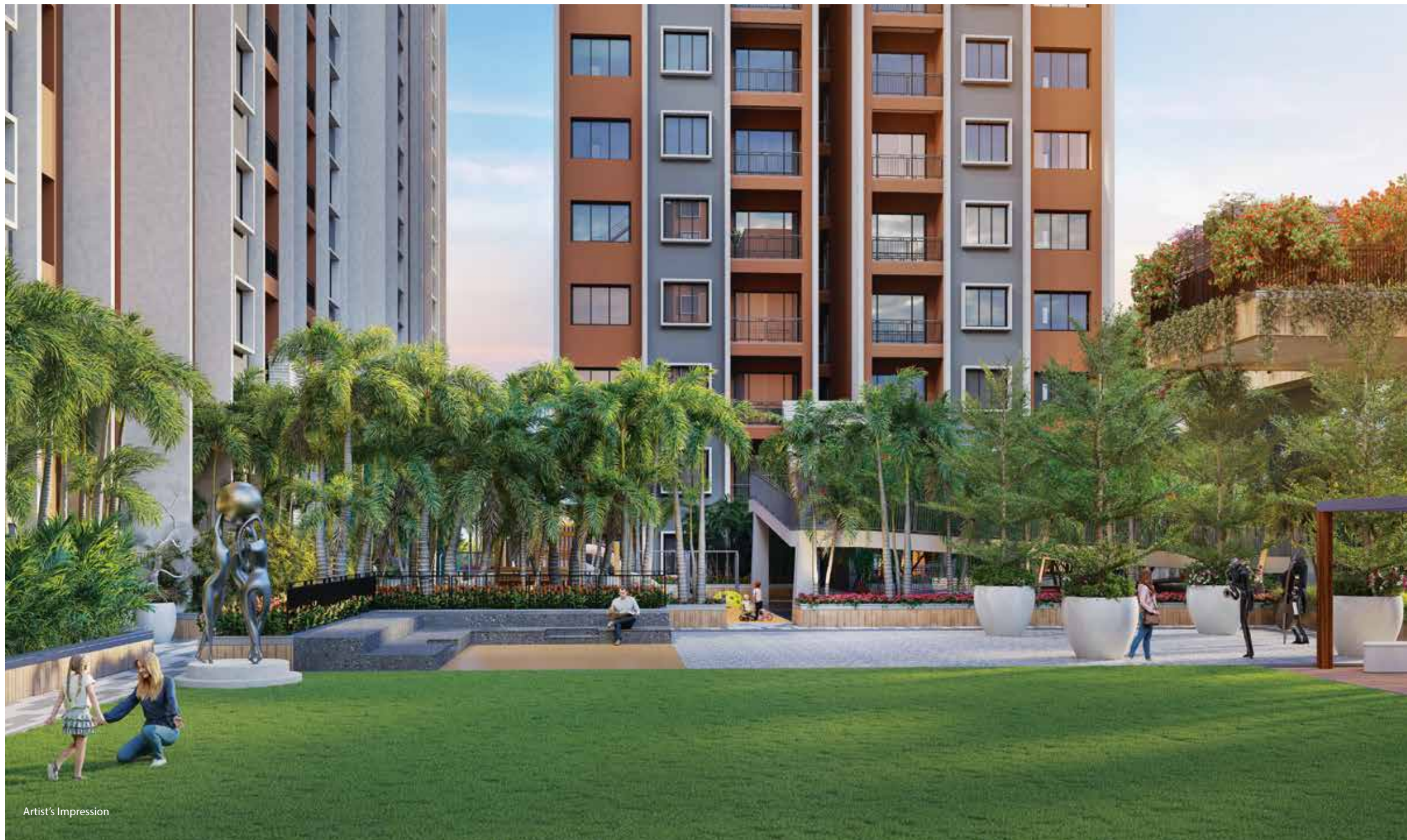


Log Walking



Gazebo
(2 Nos)

...plus many more



Artist's Impression

Green Lawn invites refreshing breath of air

Outdoor Kids' Play Area will witness moments of absolute joy





SKY BRIDGE LUXURY

Raipur's unique & exclusive
Sky Bridge offers a soulful view



Bird Zone



Landscaped
Skywalk



Skywalk
Waterfall



Treat yourself
with the finest
luxuries of life at

CLUB
E·K·A·T·U·A·M

MEMBERSHIP

This is where your
fun fantasies unite!





Swimming Pool
with Kids' Pool



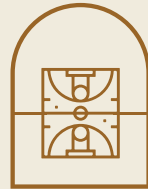
2 Guest
Rooms



Rain
Shower



Poolside
Party Area



Multi-purpose
Sports Arena



Work-from-home
Area



Fully-equipped
Gym



Creativity
Room



Kitchen with
Service Counter



Indoor
Games



Toddlers' Corner
(2-5 Years)

...and countless more



Luxury Swimming Pool is
where serendipity begins



CLUBHOUSE



The Multi-purpose Court hosts
Football, Cricket or any sport of your liking





Artist's Impression

Grand get-togethers find place at the grand Community Hall



Artist's Impression

The Gymnasium holds a festival of fitness

The Indoor Games Room
hosts thrilling games



THE LUXURY OF TOWERING APARTMENT

In your sunny, windy
and private reclude



LUXURY RAISED HIGHER
WITH CEILING HEIGHT OF
10 FEET 9 INCHES

One of the many spectacular views to enjoy from 2 & 3 BHK
apartments. A luxury brought to Raipur for the first time.

MESMERISING GREEN VIEWS

KHARUN RIVER & TEMPLE VIEW

LAXMAN JHULA VIEW

MAIN ROAD VIEW | CITY VIEW | PODIUM VIEW





Artist's Impression

The Master Bedroom will be your canvas of personal moments



The Living Room brings
your bests together



LUXURY OF HASSLE-FREE LIVING

The soul is in simplicity and
easy accessibility



LIVE
THE
KRISHNA
WAY



**Krishna
Connect**



**Krishna
Assist**



**Krishna
Rent**



**Krishna
Perks**



**Krishna
Exit**

THE LUXURY OF SECURITY



Intricate conveniences designed for your safety and security, make life easy and hassle-free at **Krishna Sattvam**.



RFID Boom Barriers



Security Rooms with Toilet and Store Room



MS Main Gate



CCTV Cameras



Three-layer Security Enablement



Fire Fighting System



Proper Earthing



Panic Button



8 ft. Boundary Wall



Hassle-free Common Area Maintenance



The perfect frame of greenery
for your soul's journey

Artist's Impression



Artist's Impression

A bridge between the divine and the breathtaking

MASTER PLAN

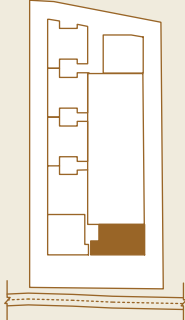
AMENITIES PROVIDED

1. Artificial Grass Lawn
2. Temple
3. Open Seating
4. Multi-purpose Sports Court
5. Gazebo
6. Step Plaza
7. Kids' Play Area
8. Lily Pond
9. Outdoor Gym
10. Skywalk Pergola
11. Water Feature
12. Club Ekatvam
13. Commercial Shops & Office
14. Trampoline
15. Car/Bus Pickup Zone
16. Club Ekatvam Entrance
17. Jogging Track
18. Sky Bridge





BLOCK A
FLOOR PLAN



*Not to scale

BLOCK A (2 BHK) UNIT PLAN

TYPE 1



TYPE 2

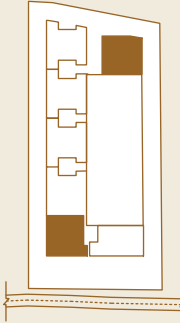


(All areas are approximate)

Block	Type	RERA Carpet Area	Built-up Area	Super Built-up Area	Parking	Total
A (TYPE 1 & 2)	2 BHK	577	691	978	125	1103

(All area in sq. ft)

BLOCK B & G
FLOOR PLAN



*Not to scale

2 BHK
UNIT PLAN

PREMIUM 2 BHK - TYPE 1

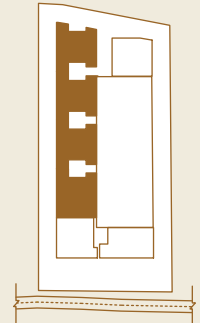


(All areas are approximate)

Block	Type	RERA Carpet Area	Built-up Area	Super Built-up Area	Parking Area	Total
B & G	2 BHK (Premium) - Type 1	737	923	1220	125	1345

(All area in sq. ft)

BLOCK C, D, E & F
FLOOR PLAN



*Not to scale

2 & 3 BHK
UNIT PLAN

PREMIUM 2 BHK - TYPE 2



3 BHK



(All areas are approximate)

Block	Type	RERA Carpet Area	Built-up Area	Super Built-up Area	Parking Area	Total
C, D, E & F	2 BHK (Premium) - Type 2	737	923	1163	125	1288
C, D, E & F	3 BHK	1066	1308	1657	125	1782

(All area in sq. ft)

2 BHK (PRIVATE TERRACE) UNIT PLAN

2 BHK WITH PRIVATE TERRACE



(All areas are approximate)

Type	RERA Carpet	Built-up Area	Super Built-up Area	Private Terrace	Parking Area	Total
2 BHK (Private terrace)	852	1098	1392	215	125	1732

(All area in sq. ft)



*Not to scale

SPECIFICATIONS



Structure / Walls

- RCC frame structure with red/fly ash
- Floor to floor height 10 ft. 9 inches [3.3 mtr.]
- Heat reduction for the top floor slab

Flooring

- Glazed Vitrified tiles in hall, rooms and kitchen
- Anti-skid tiles in balcony, utility and bathroom

Doors

- Wooden or Plywood frames with Mica finish with Mortise Lock or TATA Pravesh Doors type

Windows

- Three-track aluminum windows or UPVC windows
- Solar heat control glass with mosquito net

Toilets

- Vitrified or Ceramic tiles in walls upto door height
- Single lever diverter with shower and spout
- White wall hung EWC with metro flush valves or concealed cistern and white wash basin

Waterproofing

- Toilets & Wash areas

Kitchen

- Granite top kitchen platform compatible for modular kitchens with SS sink and Dado tiles upto 2 ft. height

Wall/ceiling finishes

- Cement based putty finish with primer on all interior walls/ceilings
- Texture paint on exterior walls

Electrical

- Electrical points as per standard furniture layout
- Fire resistant cables and modular switches

Railing

- M.S. grill in windows for podium level apartments only

Elevators

- 02 passenger/service in each block

Enables

- Security camera provision in flat lobby
- Power outlet AC points in hall/rooms
- Festival lights plug point in balconies
- Power plug for geyser and exhaust fan points in toilets
- Power plug for refrigerator, microwave, chimney, water purifier points in kitchen
- T.V. points in hall/master bedroom
- Inverter wiring
- Washing machine point in wash balcony
- Water inlet/outlet points in hall for washbasin
- Pre-laid DTH connection conduit pipe



20+ YEARS
OF FULFILLING
DREAMS AND
CREATING
DREAM HOMES

The text is enclosed within a large, thin brown arch. Below the text, there are three horizontal wavy lines in yellow, green, and blue. The arch continues down the right side and across the bottom, framing the text and the company logo.

KRISHNA
RISING TOGETHER

Krishna Group have been dedicated to developing both lives and lifestyles with exceptional life spaces and forever homes. Being one of the most popular real estate developers in Chhattisgarh, the main motto is 'Customer First' by delighting them with commitment, honesty and transparency.

FULFILLED DREAMS OF
2000+ FAMILIES
OVER 20+ PROJECTS
ARE BEING
SUCCESSFULLY
DEVELOPED ACROSS
RAIPUR, BHILAI,
BEMETARA, TILDA,
BHATPARA, BALODA
BAZAR, KORBA
ACHIVING SIGNIFICANT
MILESTONES &
CONTINUOUSLY SETTING
NEW BENCHMARKS

PROJECTS DELIVERED



Krishna Nagar Raipur



Krishna Grand City Bhilai



Krishna Paradise Sarona



Krishna Landmark Raipur

ON-GOING PROJECTS



Krishna Business Park



Narayani Greens



Shivlok Heights



Krishna Lifestyle

Promoted and Developed by



Corporate Address:

Krishna Group
17/425, 2nd floor
Above Taparia Fataka Dukaan
Nemichand Gali, Near Telghani naka
Raipur (C.G.) - 492001

Site Address:

Krishna Sattvam
Beside Mahadev Ghat Temple
Mahadev Ghat Bhatagaon Road
Raipur (C.G.) - 492001

E: contact@krishnagroupraipur.com

W: www.shreekrishnabuilder.com

RERA: CGRERA261223A000790

DISCLAIMER: This is not a legal document. The plans and photographs are conceptual and subject to change. The actual product shall vary according to the sole discretion of the developer. No claims shall be entertained by the developer depending on this material. Though the contents of the brochure have been compiled with the intention to provide information to the best of our knowledge, there may be some changes from time to time which may not reflect on the brochure. While enough care is taken by the developer to ensure that the information on the brochure is up to date and accurate, the users are advised to verify designs, plans, specifications, facilities, features, etc. with our team.