



*luxury... timeless.*

**TIRUPATI  
ABHINAV  
HOMES**



OOOO

**COMFORT  
CONVENIENCE  
COMMUNITY  
COMMITMENT**

Resonance in life is no longer a dream. You can have this and more at Tirupati Abhinav magnificent future homes at Ayodhya bypass road, Bhopal.

Tirupati Abhinav Homes offer 3/4 BHK extra luxurious bungalows to greet abundant natural energies in every home. It is a much applauded project of 450 bungalows in 22 acres.

These bungalows are designed especially for the few who are looking for something unique and contemporary for their family. Your bungalow here has all the amenities to give you a grand lifestyle and quality living at the same address.





## EXCLUSIVELY DESIGNED TO PAMPER THE EPICURE IN YOU

Introducing **Tirupati Abhinav Homes**, a residential campus of 450 ultra luxury duplex bungalows. This mega project is spread over 22 acres of land. Here offering you very beautiful and extremely spacious bungalows with all ultra modern amenities, which make your life comfortable, rich and stylish. Along with an inventive approach, attention to all minute details and dexterous use of modern technology, this project will be a new milestone in the arena of community housing and modern real estate sector.

### Architectural Design:

- Each bungalow designed with compact detailing to maximise the space.
- Architecture maximises light and ventilation without compromising privacy.
- Contemporary style with extreme emphasis on functionality and comfort.
- Podium space effectively utilised as community space, green lawns and play area.
- Emphasis on easy parking and smooth internal drive way circulation.





## FEATURES FOR LEISURE

At Tirupati Abhinav Homes you will have numerous ways to rejuvenate yourself. Go for a refreshing swim or choose a quiet corner in the lush green garden with your favorite book. You can also workout at the fully equipped Gymnasium or tone up at the Aerobics Room. We encourage you to display your skills at the club house or indoor gaming zone.

**Amenities:**

- Club house with recreation options
- Beautiful swimming pool
- Exclusive children play hall
- Separate aerobic hall
- Multi functional indoor games hall

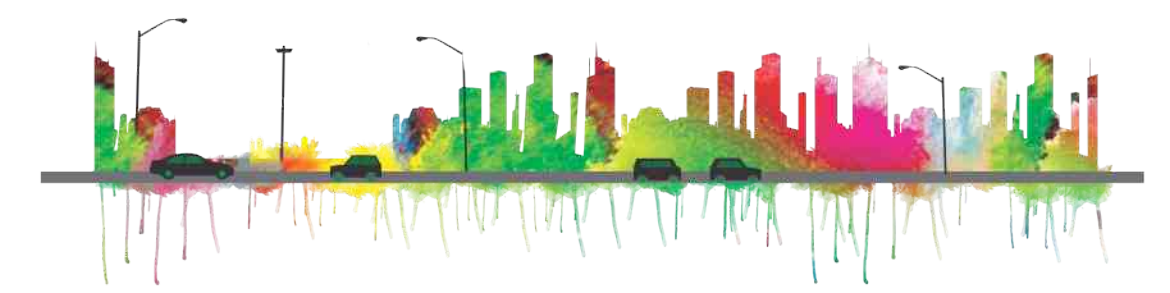




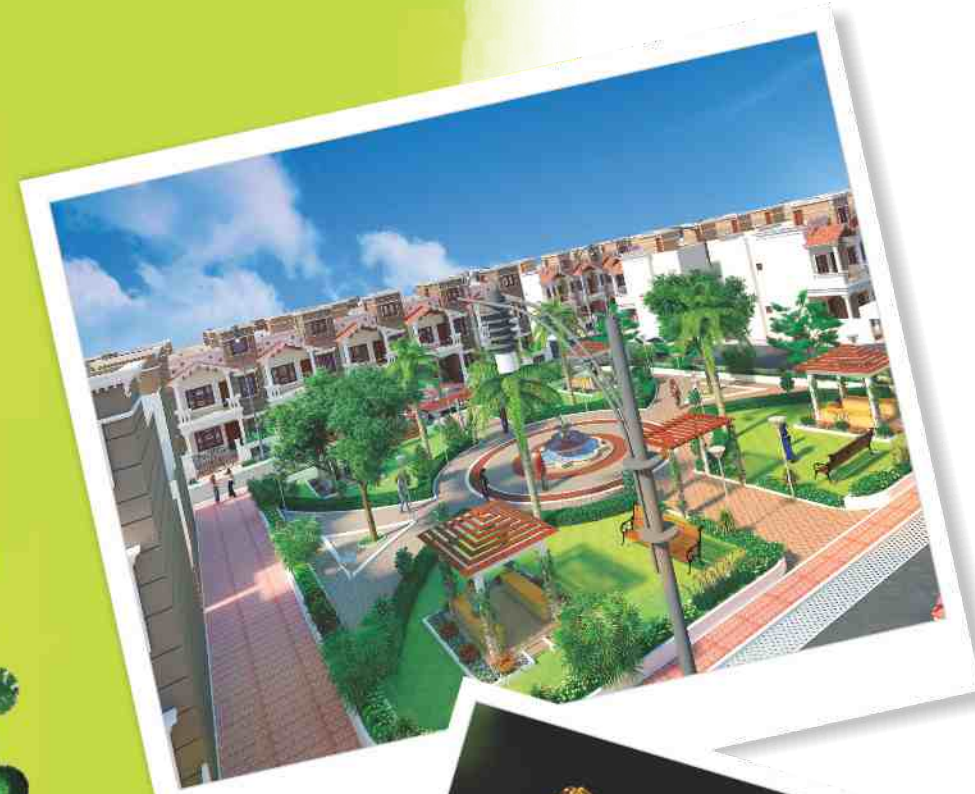
## A CLASSIC LIFESTYLE

One aspires to live the way he dreams, and at Abhinav Homes we strive to convert your dreams in to reality. At our new creation, we have an elegant architecture that will please your eyes and spacious planning will take care of your comfort.

A home should confer pride on its owner as a throne brings to its king. We have designed our new project Tirupati Abhinav Homes to bring you pride, joy and gratification that you always aspired. We present you a magnificence which is an epitome of class, quality and luxury.



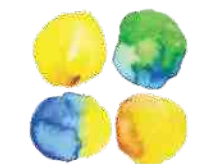
- Block A  
Plot Size 40'x55'
- Block B  
Plot Size 29'x50'
- Block C  
Plot Size 23'x45'
- Block D  
Plot Size 20'x45'
- Block E  
Plot Size 15'x40'



## SERENE LAYOUT IMPORTANT SURROUNDINGS

Together with utmost luxury, Tirupati Abhinav Homes offers extreme convenience and ease of connectivity too. Situated at Ayodhya Bypass Road, location emerged as the developing place of Bhopal in past few years. The importance of this area is doubled due to its elite locality and presence of several reputed education institute, hospitals, commercial complexes and posh residential townships in the neighborhood.

- The site enjoys a close distance from following renowned landmarks too.
- People's Hospital and research Centre**
  - People's Mall & Amusement Park**
  - Bhopal Memorial Hospital (BHMRC)**
  - Nadra Bus Stand**
  - Main Railway Station**
  - Rajeev Gandhi Prodyogiki Vishwavidyalaya (RGPV)**
  - International Airport**





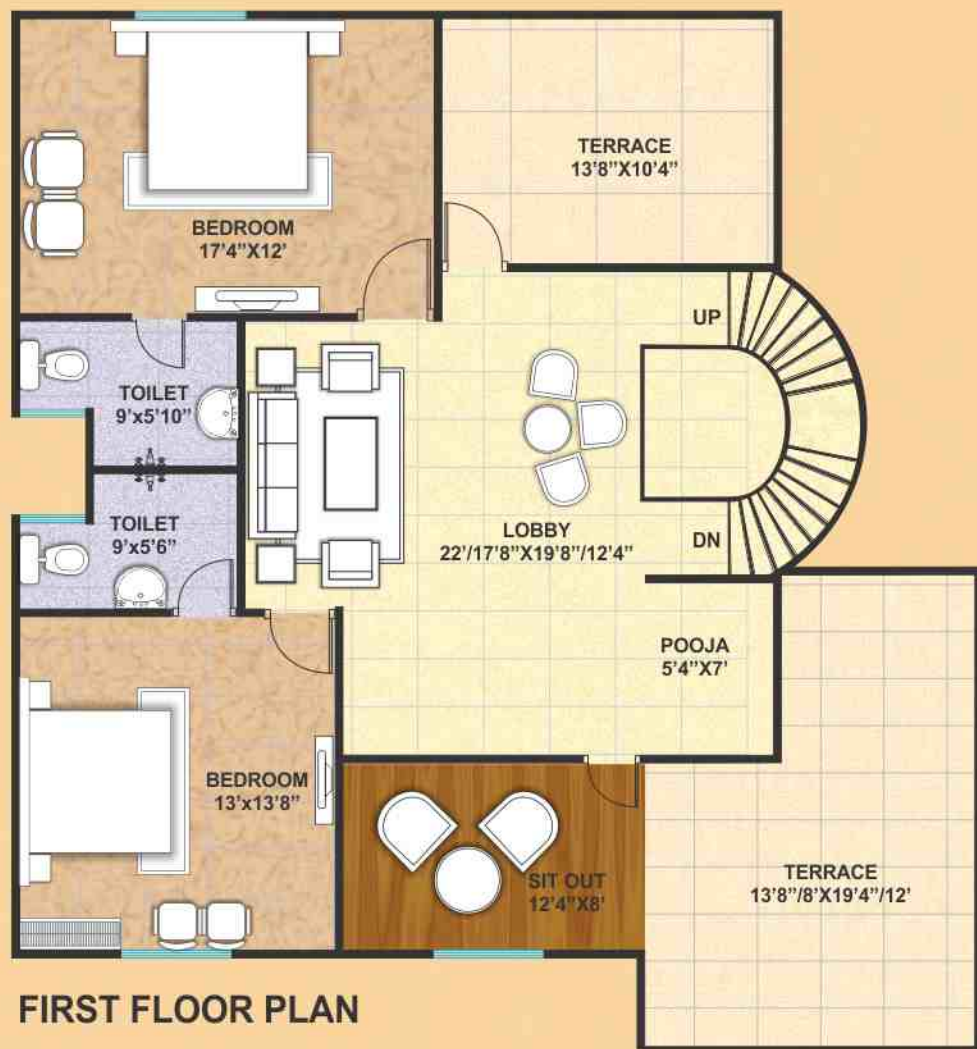
## CONVENIENCE

- Huge and elegant entrance gate
- High-tech security arrangements
- Digital Surveillance System with CCTV installed & connected with main gate
- Video door phone
- Wide RCC roads
- Beautifully developed lush green gardens
- Striking Plantation, Senior citizens' sit-out area
- Jogging track
- Children playing Zone
- Party Lawn
- Club house
- Well-equipped gym
- Swimming pool
- Yoga, Jacuzzi and steam sauna
- Basket ball and badminton court
- A variety of indoor games
- Grand shopping centre
- Adequate water supply through over head tank and sump well
- Modular kitchen in each bungalow
- Maintenance for 10 years





GROUND FLOOR PLAN



FIRST FLOOR PLAN

**A Type** | Plot Size : 40'x55'-2200 sqft.  
Super Built-up : 3001 sqft.

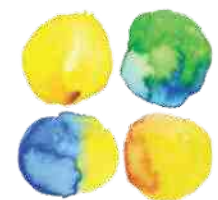


GROUND FLOOR PLAN

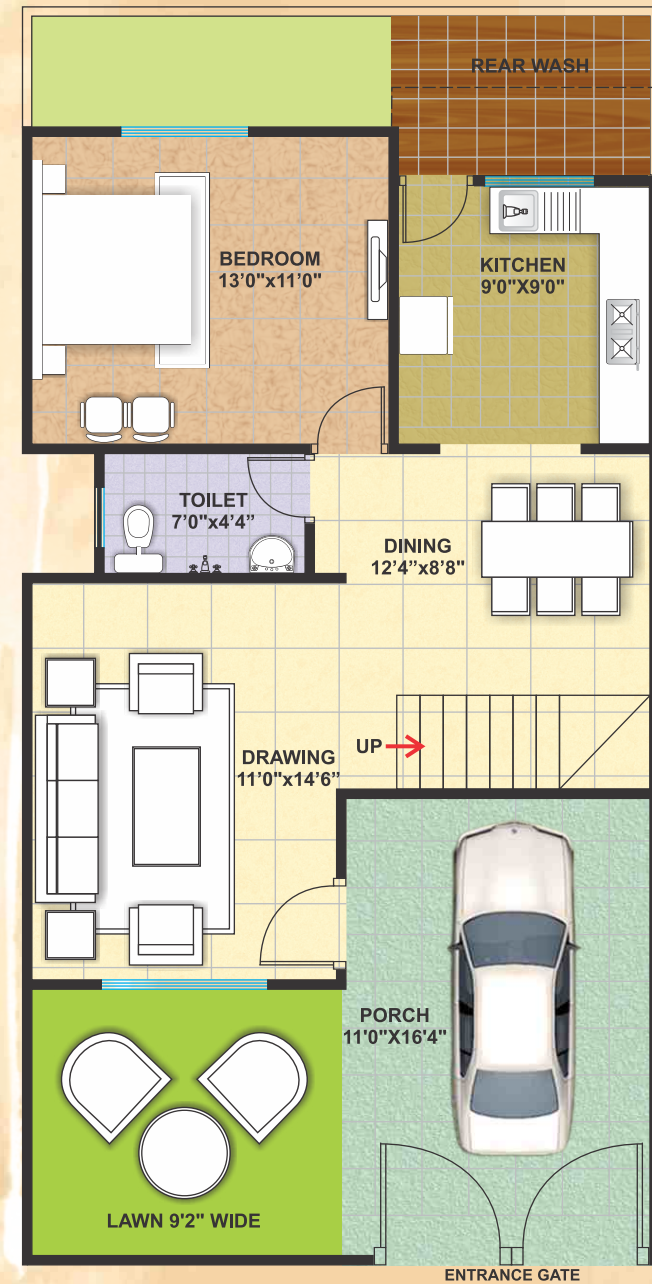


FIRST FLOOR PLAN

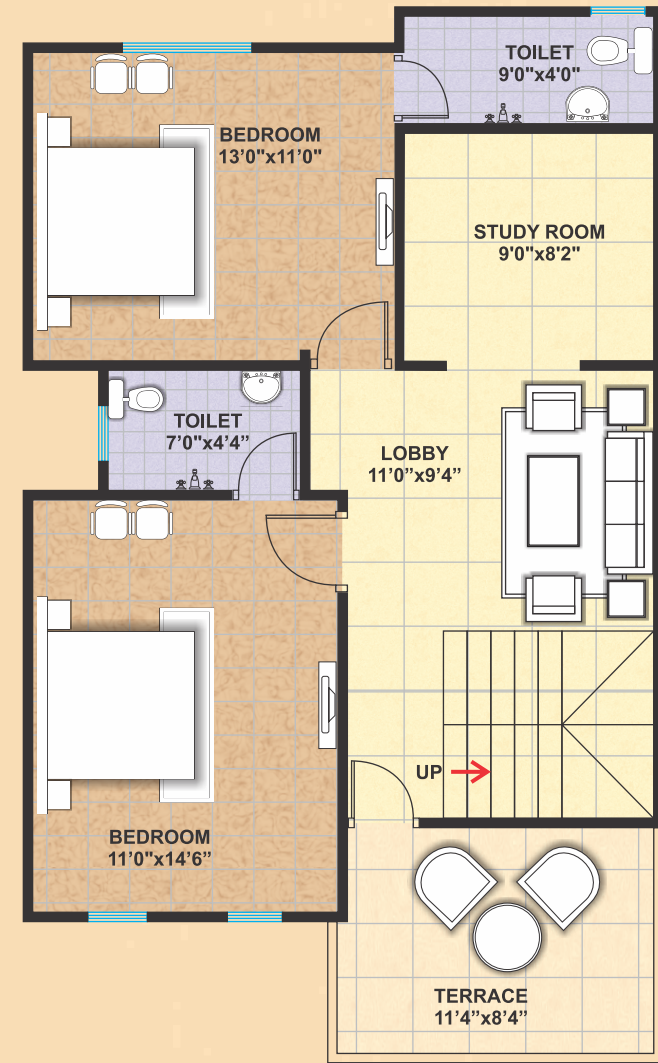
**B Type** | Plot Size : 29'x50'-1450 sqft.  
Super Built-up : 2378 sqft.





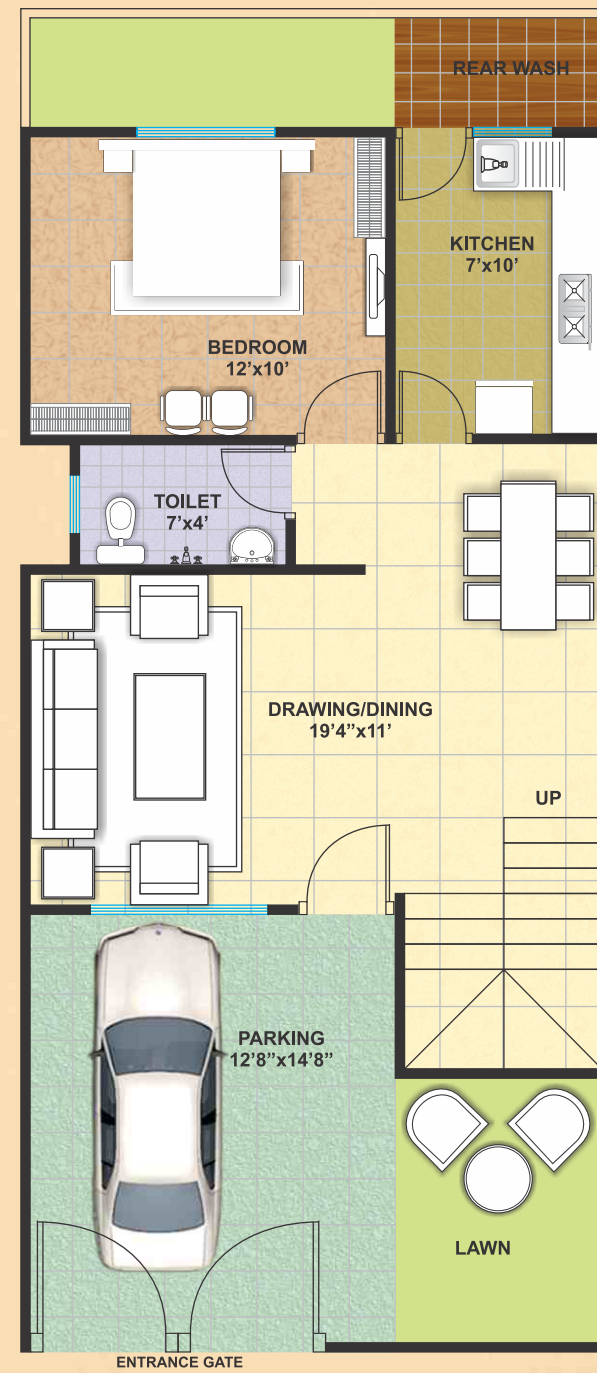


GROUND FLOOR PLAN

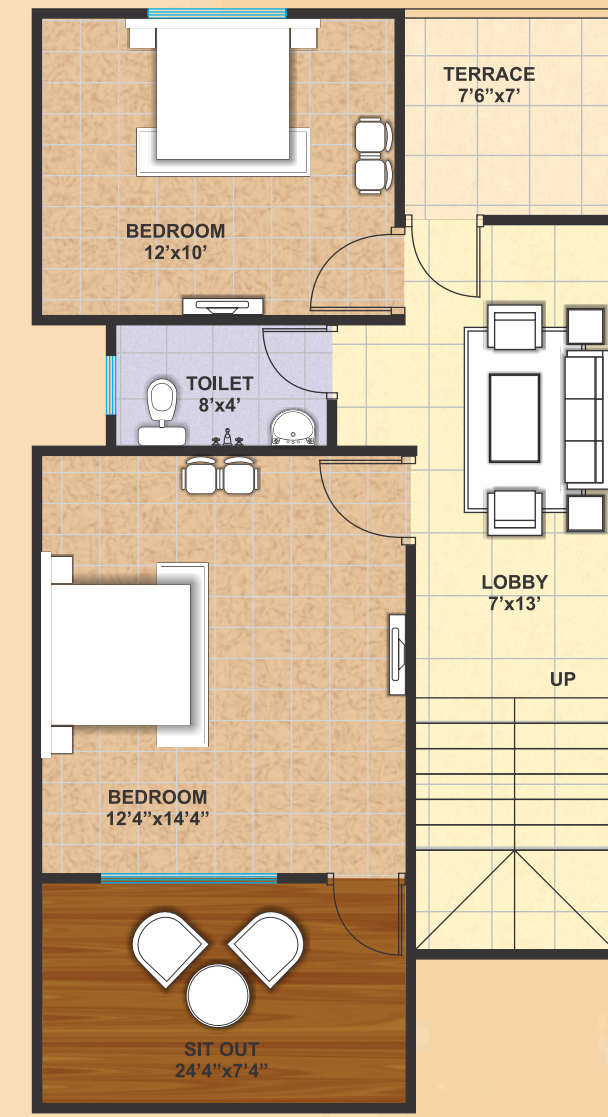


FIRST FLOOR PLAN

**C Type** | Plot Size : 23x45'-1035 sqft.  
Super Built-up : 1858 sqft.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

**D Type** | Plot Size : 20x45'-900 sqft.  
Super Built-up : 1643 sqft.



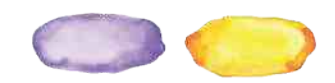
**C Type**

**D Type**



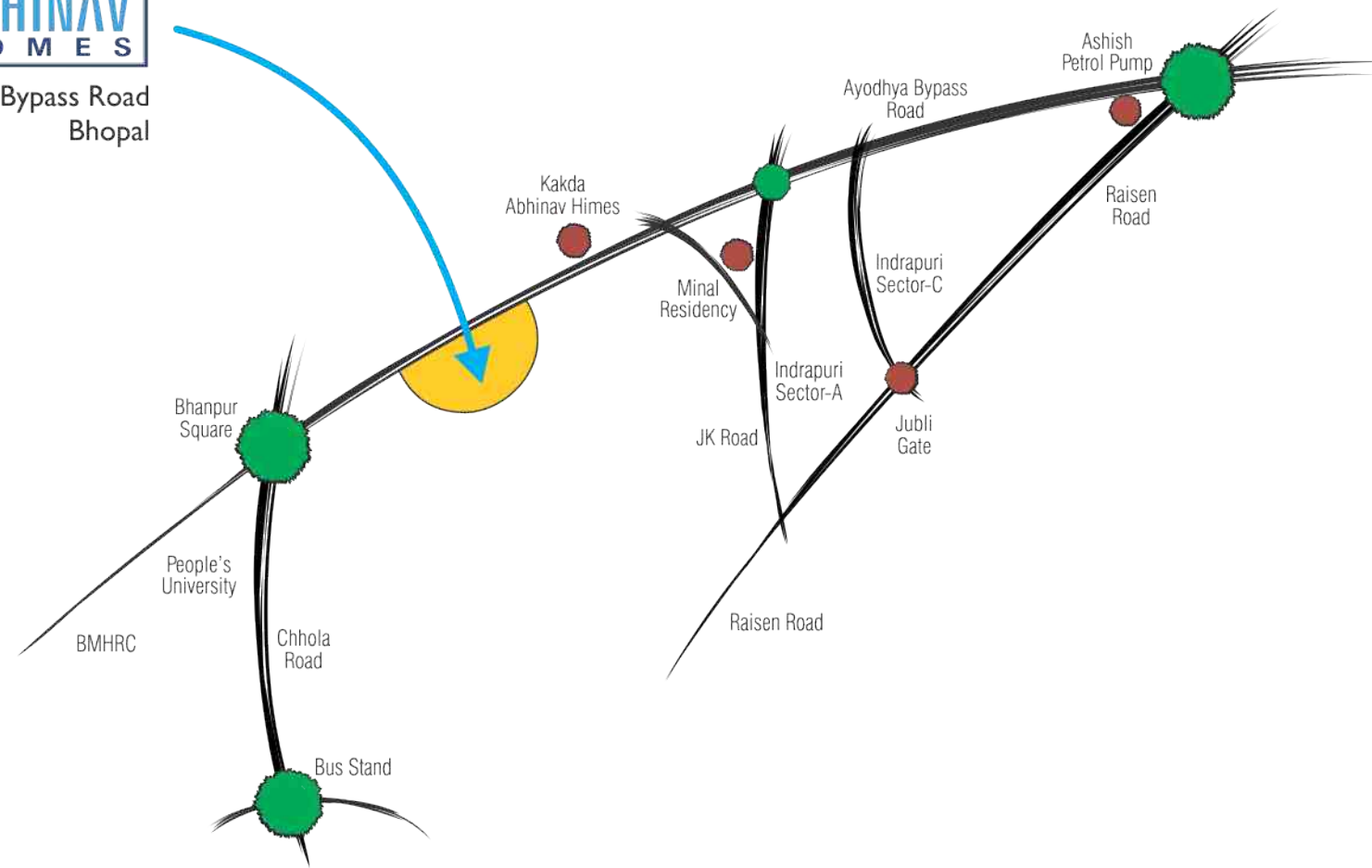
### SPECIFICATIONS

- Structure : Earthquake Resistant R.C.C. Framed Structure
- Walls : Ghol Bricks/equivalent masonry
- Flooring : 2'x2' Vitrified Tiles, Anti-skid tiles in porch & sit out, kota stone in back yard.
- Toilet : Designer tiles up to 7' height, matching sanitary chrome plated fitting with hot & cold mixer.
- Kitchen : Modular Kitchen, Granite platform with steel sink, glazed tiles up to 2' height above platform.
- Doors : Moulded Door panels with dewas Section Frame, SS Finish hardware fitting & magic eye.
- Windows : Aluminum Sliding Windows with Pinhead/clear glass with MS Security grill.
- Water Supply : Water Supply through sump well & over head tank.
- Electrification : Modular Electrical Switches, Concealed fire retardant copper wiring with security through MCBs & sufficient Power points. Wiring for inverter.
- P.O.P. : Elegant Plaster of Paris cornice in master bed room & drg/din.
- Elevation : Beautiful elevation with attractive molded features.
- External Painting : Weatherproof paint on external walls.
- Internal painting : All internal walls including roof shall be painted by pleasing colors of oil bond distemper.
- AC Point : Provision of A.C. Point in all bed Rooms.
- Tv/TEL Points : Concealed TV/Tel Points in Drawing & Master Bed Room.
- Staircase : Attractive Stainless Steel Railing.
- Pest control : Pest Control treatment in GF tiled area.



**TIRUPATI  
ABHINAV  
HOMES**

Ayodhya Bypass Road  
Bhopal



**ABHINAV HOMES PVT. LTD.**

Developers

**J.C. SHARMA & SONS**

Associates

**TIRUPATI REAL ESTATE DEVELOPERS  
SHREE BALAJI INFRASTRUCTURE**



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