

Central Avenue

KAMAL VIHAR / RAIPUR

SECTOR 7B · CBD CHOWK

PRESENTED BY MAHESH VENTURES

02 — LOCATION

The Address

Kamal Vihar
Raipur, Chhattisgarh

Central Avenue

THE PROJECT

CBD Chowk

THE JUNCTION

Sector 7B

THE SECTOR

Kamal Vihar is the Raipur Development Authority's planned township on the city's south-eastern edge — a 1,600-acre scheme laid out in sectors, and the recipient of the HUDCO Design Award 2012–13. The Authority places it about 5 km from Jai Stambh Chowk and roughly 9 km from both Swami Vivekananda Airport and Raipur Railway Station.

Central Avenue sits inside this grid at Sector 7B, on CBD Chowk. Blocks A and B front a 75-metre-wide road; Blocks C and D address the 12-metre Kamal Vihar Main Road. Around it lie the established catchments of Deopuri, Santoshi Nagar, New Rajendra Nagar and Amlidih, with Dhamtari Road and Ring Road No. 1 meeting at Pachpedi Naka to the north-west.



SCHEMATIC · NOT TO SCALE · RELATIVE POSITIONS INDICATIVE

01 Jai Stambh Chowk, city centre — ≈ 5 km (RDA)

02 Raipur Railway Station — ≈ 9 km (RDA)

03 Swami Vivekananda Airport — ≈ 9 km (RDA)

04 Pachpedi Naka — Ring Road No. 1 meets Dhamtari Road

05 Kamal Vihar Main Road — 12 m frontage to Blocks C & D

06 Catchments — Deopuri, Santoshi Nagar, New Rajendra Nagar, Amlidih

O4

BLOCKS · ONE ADDRESS

A
B
C
D

A commercial street composed of four independently registered blocks — two linear, two deep-plan — each with its own RERA number, promoter and building plan, *sharing one address at CBD Chowk.*

Every block rises five levels: a lower ground, a ground or upper ground, and three floors above. Shops occupy the ground and first floors; commercial store units take the lower ground and upper floors. Each block carries its own lift and staircase.



CENTRAL AVENUE, KAMAL VIHAR — THE CORNER ELEVATION. THE SINGLE PROJECT IMAGE, REPRODUCED AS SUPPLIED; BRAND SIGNAGE SHOWN IS ILLUSTRATIVE.

O4

BLOCKS · FOUR SEPARATE
RERA REGISTRATIONS

O5

LEVELS IN EVERY BLOCK
LOWER GROUND TO THIRD FLOOR

159

UNITS ACROSS THE FOUR
BUILDING PLANS

2,202 sq m

COMBINED PLOT AREA
AS PER BUILDING PLANS

7,470 sq m

COMBINED BUILT-UP AREA
AS PER BUILDING PLANS

WHY KAMAL VIHAR?

CONNECTED TO EVERYTHING THAT MATTERS.

Strategically positioned between established Raipur and the emerging Nava Raipur growth corridor, Kamal Vihar puts business, healthcare, lifestyle and connectivity within easy reach.



CONNECTIVITY

Swami Vivekananda Airport
Atal Path
Nava Raipur



SHOPPING & LIFESTYLE

Magneto Mall
Colors Mall



HEALTHCARE

VY Hospital
Shri Venkatesh Superspeciality Hospital
MMI Narayana Hospital



EDUCATION & LANDMARKS

Krishna Public School (KPS)
Shree Ram Mandir (VIP Road)



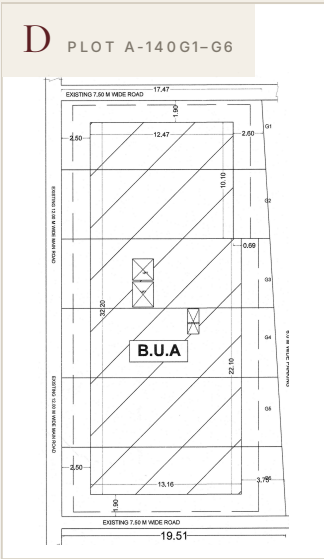
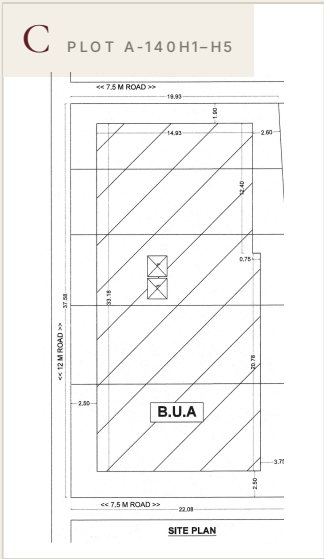
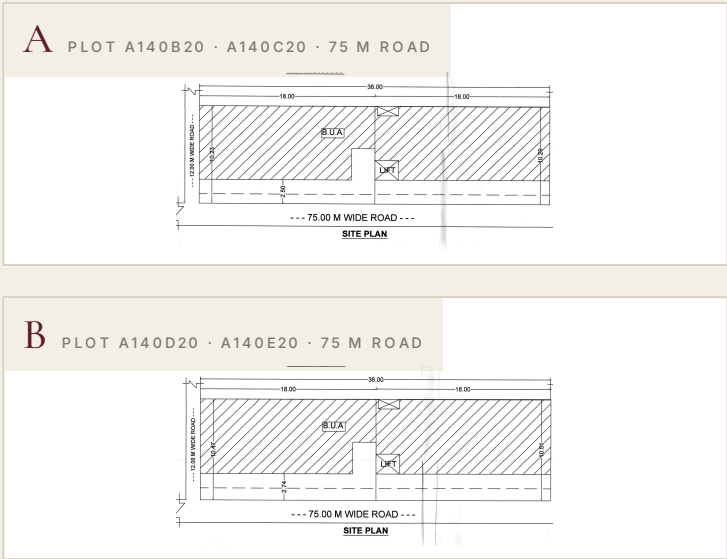
RAIPUR. AIRPORT. NAVA RAIPUR.
all within easy reach.

04 — CONFIGURATION

The Four

Two families of building. Blocks A and B are twin 36-metre bars — eight units to a floor, a single core at the centre. Blocks C and D are deeper plans with two lifts each and a mix of small-format shops on the upper ground floor and large-plate units above.

Site masterplan: [\[INSERT SITE MASTERPLAN\]](#). The plot outlines shown are the site plans from each block's building plan.



SITE PLANS REPRODUCED FROM THE BUILDING PLANS BY SAWANSUKHA ASSOCIATES (ER. AAKASH JAIN) · SECTOR 7B, KAMAL VIHAR · NOT TO A COMMON SCALE

BLOCK	RERA REGISTRATION	PROMOTER (PER RERA)	PLOT AREA	FLOORS	UNIT TYPES · COUNT (PER PLAN)	UNIT SIZES (PER PLAN)	AVAILABILITY
A	PCGRERA200324001749 Valid to 04 Jun 2028	Aditi Ispat and Power Private Limited	369.48 sq m	LG · G · 1 · 2 · 3 5 levels · 1 lift	40 units — 16 shops (G, 1st), 24 commercial stores (LG, 2nd, 3rd)	3.56 × 7.27 m and 3.67 × 7.27 m LG unit 004: 5.96 × 7.27 m	[INSERT INFORMATION]
B	PCGRERA120224001727 Valid to 28 Mar 2027	Heritage Buildcon Private Limited	377.64 sq m	LG · G · 1 · 2 · 3 5 levels · 1 lift	40 units — 16 shops (G, 1st), 24 commercial stores (LG, 2nd, 3rd)	3.56 × 7.27 m and 3.67 × 7.27 m LG unit 004: 5.96 × 7.27 m	[INSERT INFORMATION]
C	PCGRERA150224001729 Valid to 10 Jan 2029	Amit Goyal	789.44 sq m	LG · UG · 1 · 2 · 3 5 levels · 2 lifts	31 units — 16 shops (UG, 1st), 15 commercial stores (LG, 2nd, 3rd)	From 3.45 × 4.90 m (UG shops) to 18.22 × 14.79 m (UG 101) 1st: 9.04 × 21.85 m · 8.64 × 11.64 m	[INSERT INFORMATION]
D	PCGRERA120224001728 Valid to 22 Apr 2027	K.V. Central Avenue	665.66 sq m	LG · UG · 1 · 2 · 3 5 levels · 2 lifts	48 units — 22 shops (UG, 1st), 26 commercial stores (LG, 2nd, 3rd)	From 2.83 × 4.33 m (UG shops) to 7.73 × 5.77 m (UG) 1st: 7.74 × 21.64 m · 7.41 × 11.14 m	[INSERT INFORMATION]

Floors, unit counts and dimensions are read from the building plans supplied for each block (Sawansukha Associates). Plot areas and built-up areas as stated on those plans. RERA registration numbers, promoter names and validity dates as stated on the CG-RERA Form-C certificates; verify at [rera.cgstate.gov.in](#). Pricing and availability to be confirmed by Mahesh Ventures.

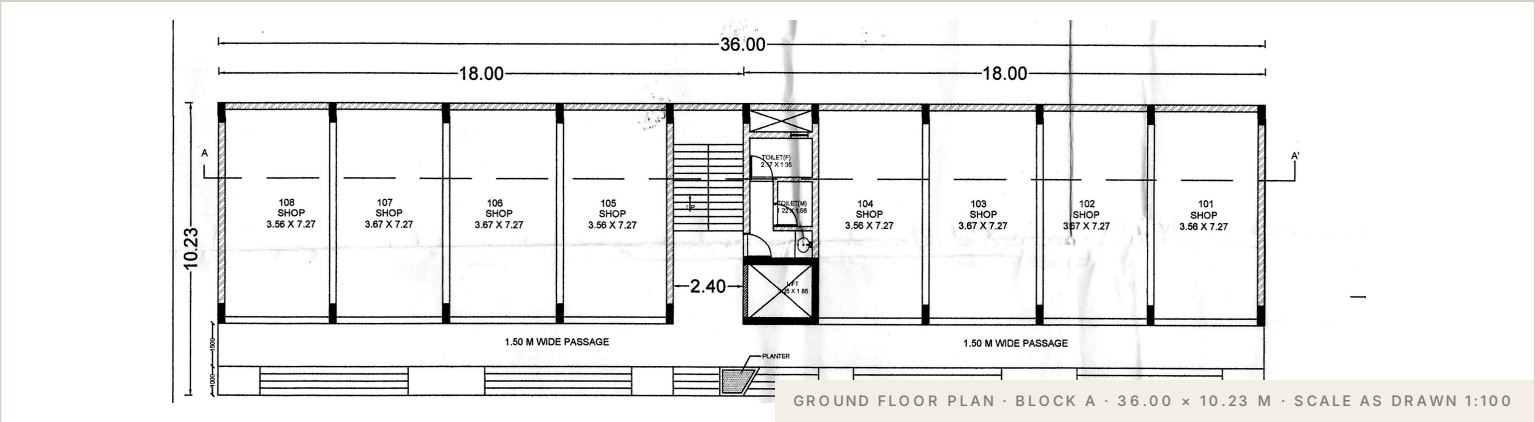
A

BLOCK A

RERA REGISTRATION

PCGRERA200324001749

Aditi Ispat and Power Private Limited
Registered 20 Mar 2024 · valid to 04 Jun 2028



PLOT	LEVELS	UNITS	SHOP SIZE	STORE SIZE	CORE · FRONTAGE
369.48 sq m A140b20 · A140c20	Lower ground + ground + 3 1,317.10 sq m built-up	40 · eight per floor 101-108 · 201-208 shops	3.56 × 7.27 m and 3.67 × 7.27 m	3.56 × 7.27 m LG 004: 5.96 × 7.27 m	1 lift · stair · toilets 75.00 m wide road

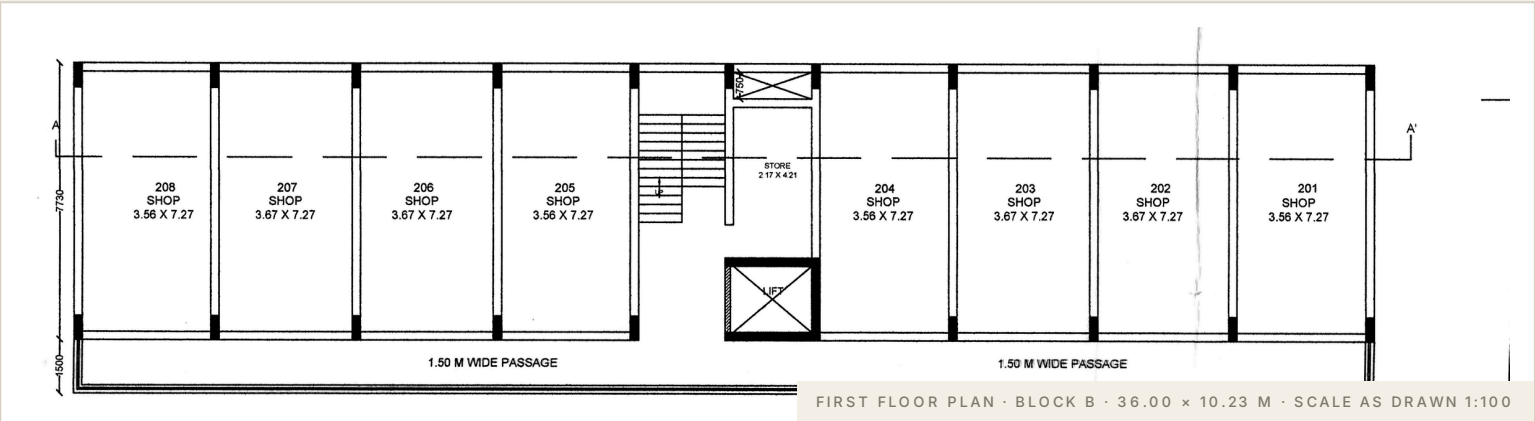
B

BLOCK B

RERA REGISTRATION

PCGRERA120224001727

Heritage Buildcon Private Limited
Registered 12 Feb 2024 · valid to 28 Mar 2027



PLOT	LEVELS	UNITS	SHOP SIZE	STORE SIZE	CORE · FRONTAGE
377.64 sq m A140d20 · A140e20	Lower ground + ground + 3 1,317.10 sq m built-up	40 · eight per floor 101-108 · 201-208 shops	3.56 × 7.27 m and 3.67 × 7.27 m	3.56 × 7.27 m LG 004: 5.96 × 7.27 m	1 lift · stair · toilets 75.00 m wide road

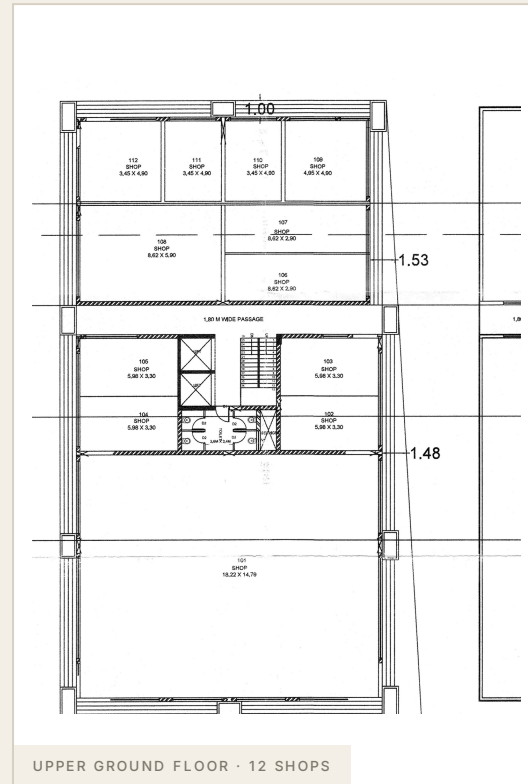
C

BLOCK C

RERA REGISTRATION

PCGRERA150224001729

Promoter: Amit Goyal · Registered 15 Feb 2024 · valid to 10 Jan 2029



PLOT
789.44 sqm
A-140h1 to A-140h5

UG SHOPS
3.45 × 4.90 m to 18.22 × 14.79 m
101-112

LEVELS
LG + UG + 3
2,587.67 sq m built-up

1ST FLOOR SHOPS
9.04 × 21.85 m · 8.64 × 11.64 m
201-204

UNITS
31
7 · 12 · 4 · 4 · 4 by level

STORES · CORE
up to 15.68 × 21.15 m
2 lifts · stair · toilets

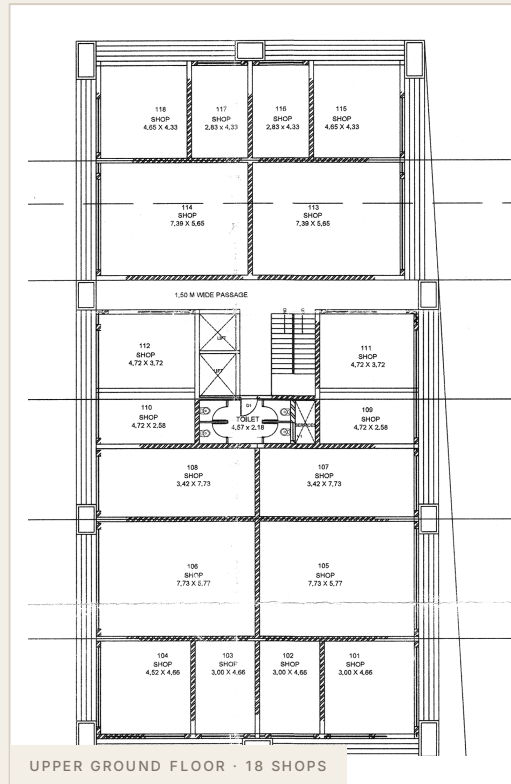
D

BLOCK D

RERA REGISTRATION

PCGRERA120224001728

K.V. Central Avenue · Registered 12 Feb 2024 · valid to 22 Apr 2027



PLOT
665.66 sqm
A-140g1 to A-140g6

UG SHOPS
2.83 × 4.33 m to 7.73 × 5.77 m
101-118

LEVELS
LG + UG + 3
2,247.70 sq m built-up

1ST FLOOR SHOPS
7.74 × 21.64 m · 7.41 × 11.14 m
201-204

UNITS
48
18 · 18 · 4 · 4 · 4 by level

STORES · CORE
up to 13.16 × 20.97 m
2 lifts · stair · toilets

Why Central Avenue

I LOCATION

Sector 7B, CBD Chowk — inside the RDA's 1,600-acre Kamal Vihar township, about 5 km from Jai Stambh Chowk and roughly 9 km from the airport and railway station, with Dhamtari Road and Ring Road No. 1 close by.

III FOUR DISTINCT BLOCKS

Twin 36-metre bars (A and B) with uniform 3.56–3.67 × 7.27 m units, and two deep-plan blocks (C and D) ranging from compact upper-ground shops to plates of over 20 metres in length.

II CONFIGURATION

Five levels in every block. Shops on the ground and first floors, commercial stores below and above, lifts and staircases in each building — 159 units across the four plans.

IV COMMERCIAL POTENTIAL

[INSERT INFORMATION — verified tenancy, footfall or catchment data to be supplied]

Central Avenue

KAMAL VIHAR / RAIPUR

PRESENTED & MARKETING BY

Mahesh Ventures

[INSERT MAHESH VENTURES LOGO]

[INSERT CONTACT NAME]
[INSERT PHONE] · [INSERT EMAIL]
[INSERT OFFICE ADDRESS]

Block A

RERA PCGRERA200324001749
Aditi Ispat and Power Private Limited

Block B

RERA PCGRERA120224001727
Heritage Buildcon Private Limited

Block C

RERA PCGRERA150224001729
Amit Goyal

Block D

RERA PCGRERA120224001728
K.V. Central Avenue

Each block of Central Avenue is a separately registered real estate project under the Chhattisgarh Real Estate Regulatory Authority; registration details may be verified at rera.cgstate.gov.in. Floor plans, dimensions, areas and unit counts are reproduced from the building plans supplied and are indicative; they do not form part of any offer. The project image is an artist's impression and brand signage shown is illustrative only. Nothing in this publication constitutes a guarantee of returns, yield or appreciation. Buyers are advised to verify all particulars independently before entering into any agreement.