



Unlock
the true potential of
your business.

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Shri Anil Bansal

is the Chairman of Bansal Group and has dauntless entrepreneurial spirit. He dares to dream on a scale unimaginable.

His life and achievements prove that backed by confidence, courage and conviction, man can achieve the impossible. Shri Anil Bansal is a Civil Engineer having around 21 years of experience in business and he is looking after the production aspects of the company.

Shri Sunil Bansal

is a Mechanical Engineer. The varied business experiences, ups and downs in life and interaction with different people have all gone into making of the visionary. The untapped energy, suave manners and strong belief that “together we can do the impossible” added further to his charisma. With a staunch belief in simple life, Mr. Sunil Bansal is wholeheartedly committed to his vision to dream of an India in which every youth is educated and is able to contribute to the growth of the country in general and Bhopal in particular.

With no personal benefit, Mr. Bansal continues to pursue relentlessly to the noble cause. A quick decision maker, Mr. Sunil Bansal Believes in speedy implementation of the projects conceived for the benefit of making. He has the ultimate mantra as excellence in every sphere, towards which he is continuously directing progress of the Bansal Group. Shri Sunil Bansal has more than 18 years of experience in the field of construction, manufacturing, marketing and finance. He is looking after day to day affairs of the Group.

Bansal Group was started by Late Shri K. C. Bansal and expanded to the present by his two sons Anil and Sunil Bansal. Led by the two dynamic brothers, the Bansal Group has risen in diversified businesses varying from Infrastructure, Steel, Agro, Hospital, Education, T.V. News, and now Real Estate.

The Bansal Group is synonymous with integrity, diversity and progress in the state of Madhya Pradesh and now planning to move out of state as well.

Through its various enterprises, the Group touches lives of people in more ways than one.



Bansal Construction Works Pvt. Ltd.

With the aim of strengthening our Country's backbone by constructing major **Highways, Bridges and Buildings**, Bansal Group established its first venture in 1968, Bansal Construction Works.

Bansal Group of Institutes

Shri Niwas Education Society imparts education in the fields of **Technology, Engineering, Pharmacy and Management** through a total of 8 institutes in Bhopal, Indore and Mandideep boasting of over 15000 students.

S D Bansal Iron & Steel Pvt. Ltd.

The company was set up in 2007 with a yearly production capacity of 8 Million tons of **TMT**. In 2009, the plant has a capacity of 200 Tons per day with addition of a Second Plant in 2018.

Bansal Extraction and Exports Pvt. Ltd.

A state of the art manufacturing unit spread across an area of 33,000 Sq Mt, set up in 2010, dedicated to **Soya Processing** and trading with a focus on exports, catering to the global market. The plant has a capacity of 600 Tons Per day.

Bansal News

In 2010 the group further diversified by entering Media and Broadcasting with Bansal News, a 24x7 **Satellite News Channel** that has most viewers across twin states of MP and Chhattisgarh.

Bansal Agri Food Pvt. Ltd.

Set up in 2015, Bansal **Rice** sources the grains from the paddy fields on the banks of Narmada and processes them in its modern facilities to produce a fragrant and quality in various variety of rice.

Bansal Mines & Minerals

The company was associated with mining of mineral quarries for its mega road project and it is now diversifying with mining of **Diamond, Granite** and other minerals.

Bansal Hospital

The group's vision to provide world class **Health Care** at affordable prices resulted in a super specialty hospital in Bhopal with the latest infrastructure and technology along with a capacity of 300 beds.



THE LATEST VENTURE: “BANSAL CITY CENTER”

Habibganj Railway Station is the first railway station to be redeveloped as a world class station through a PPP public-private partnership mode. Bansal group is proud to have won the bid.
Habibganj Railway Station is the first to develop a City

Centre within the redeveloped station and “Bansal City Centre” will be the first.
City of Bhopal that will be setting an example for the Country, with Habibganj Railway Station offering everything that an airport has. With Rail, BRTS, ISBT and

proposed Metro alongside, Habibganj Station will become an integrated transport modal hub. Any individual from any walk of life will be entitled to travel with world class facilities. This is going to be a path breaker in the chapter of Indian infrastructure for travel and communication.

REDEVELOPED HABIBGANJ STATION



Welcome to India's first world class Railway Station "Habibganj Station". The station is more of a retail, railway mall with all modern facilities to welcome the passengers. It boasts of spacious movement and a host of other amenities including world class shopping, food, entertainment, stay and leisure experience.

Bansal ONE

प्रगति की ओर...

TIMELESS ECO DESIGN

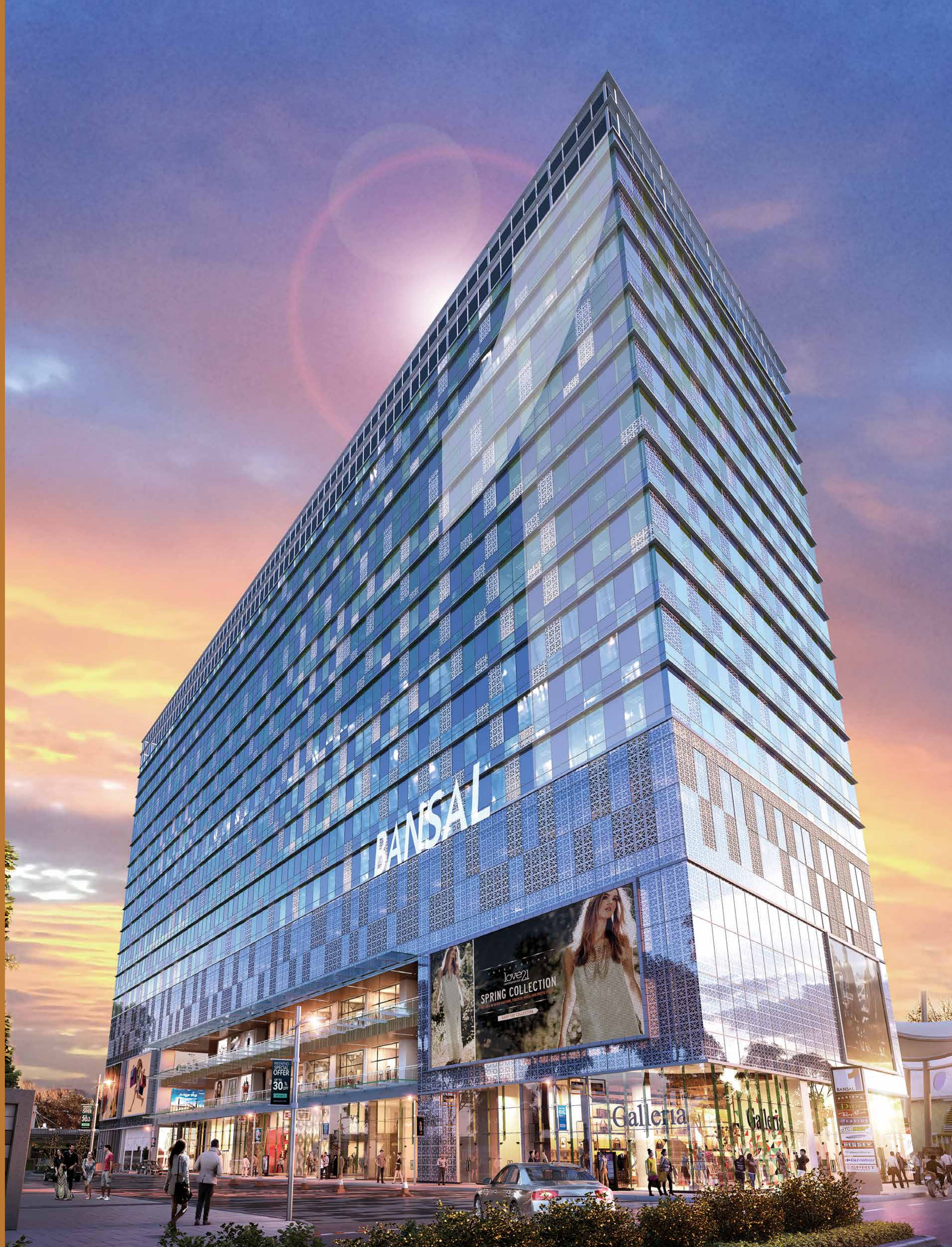
Retail and office spaces with lavish Futuristic Interiors will give you a sense of entitlement and an opportunity for your business to prosper exponentially.

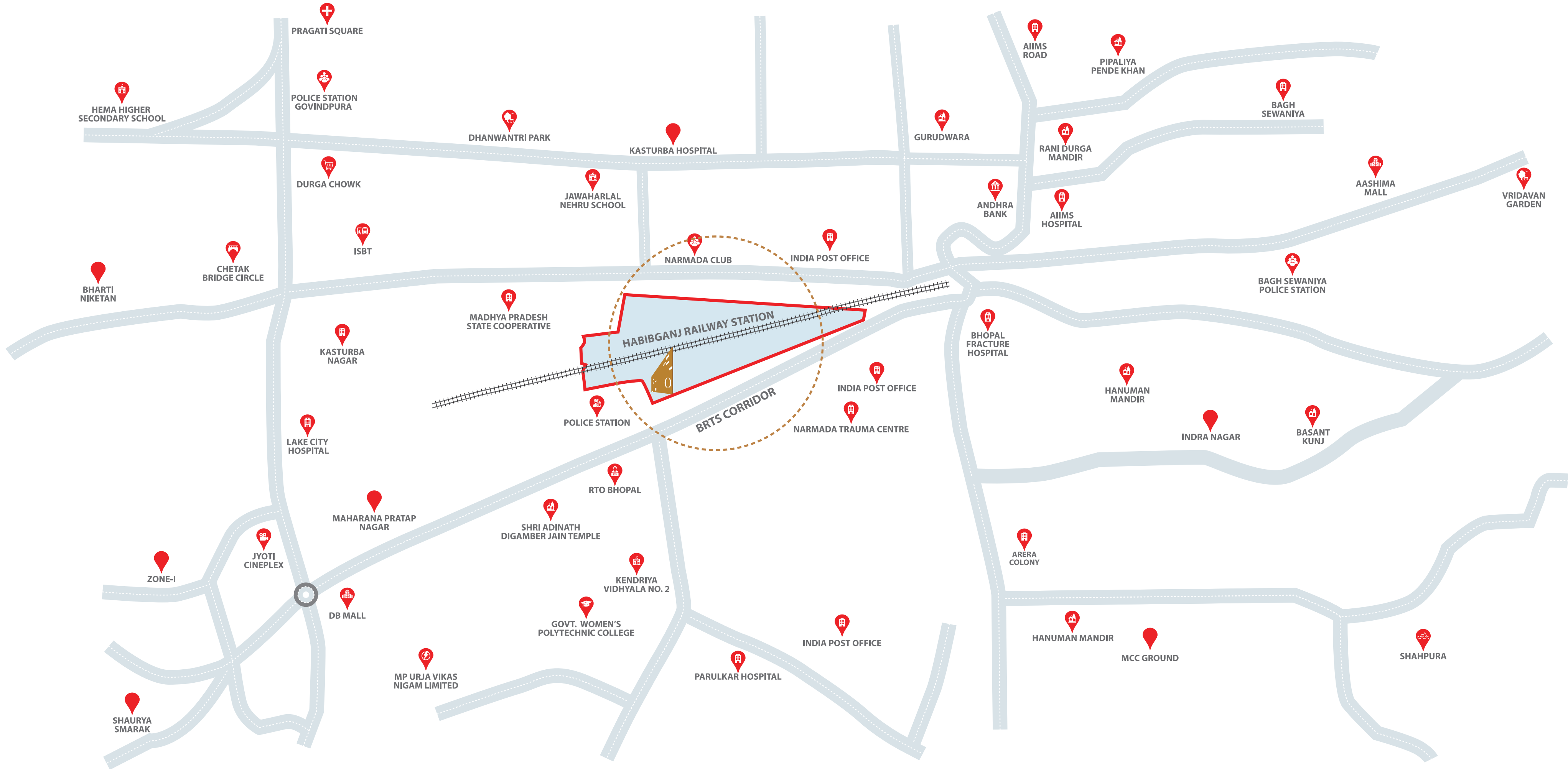
An eco friendly facade that has sophisticated glazing system, mitigates heat gain from the sun while maintaining high levels of natural day light and exceptional views.

Taken together, these features make for a brighter, healthier and more comfortable workspace - key ingredients for a productive, successful business.

The facade at Bansal one is not only aesthetically striking but has been especially designed to maximize energy savings by allowing natural light to filter in while minimizing the negative impact of heat gain from direct sun light.

Views from the building's interior remain unobstructed, while generating high energy savings.

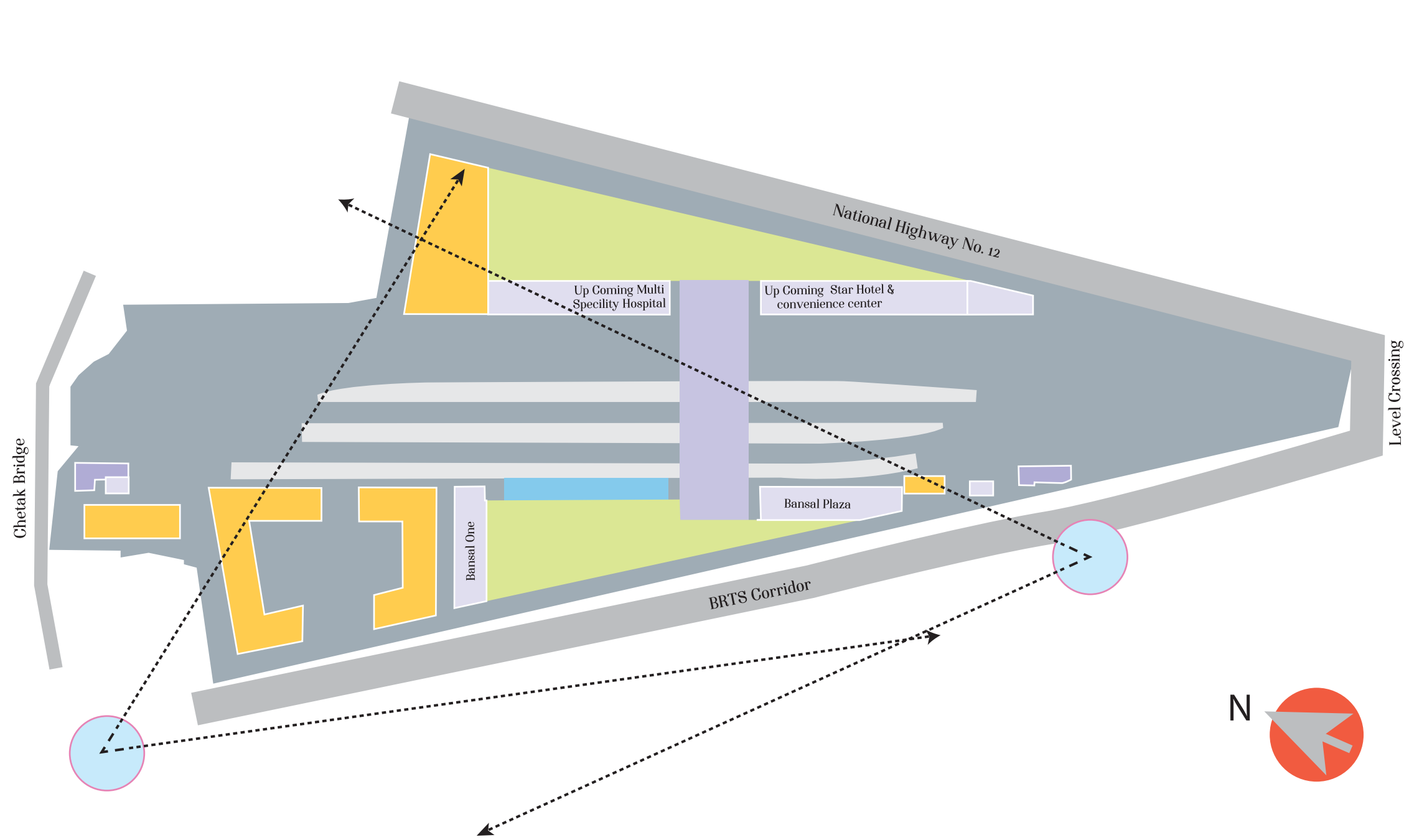




LOCATION PLAN

- Main Landmarks around Site
- DB Mall (2.0 kms)
- Shrishti GBD (4.5 kms)
- TT Nagar (5.2 kms)
- Other landmarks in the Vicinity
- Jyoti Cineplex
- Upper Lake
- Indira Gandhi Rashtriya Manav Sangrahalaya

MASTER PLAN



Habibganj
the nerve centre of Bhopal

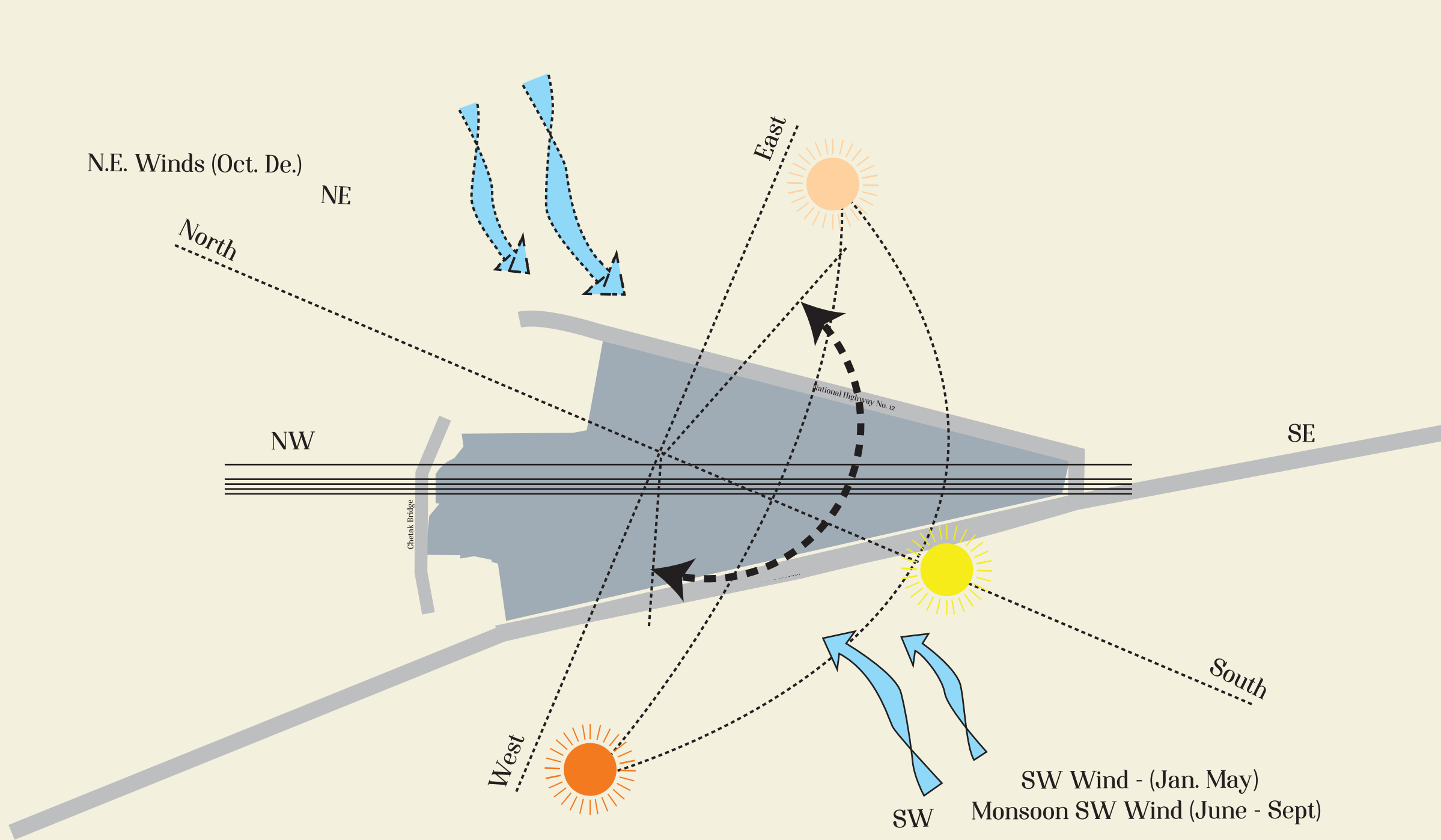
Total redevelopment
area of approximately
2 millions sq.ft.

Excellent frontal visibility
of 500 meter on the
Habibganj road from
Mansarovar to Habibganj
level crossing

Surrounded with roads on all sides.
120 feet wide road,
BRTS corridor on West side.
80 feet wide road,
national highway on East side.
40 feet wide road with railway
level crossing on North side.

Convenient entrances & exit
From national highway
no. 12 on eastern and
from BRTS corridor
on Western side.

SITE ORIENTATION / CLIMATE & VASTU



The centre has been designed and developed keeping principles of aesthetic and guidelines in mind. The Bansal Group has left no stone unturned way and its clients satisfied. Great care has been taken to design it according to wind sunpath and the facade ensures maximining the efficiency of each directions etc. The best of Architects and Consultants have been successful in creating this centre that promises prosperity.





3 SIDE FACING & VISIBILITY



The latest upcoming prospect on the city's frontier, it's not just an architectural wonder but an intelligently planned building, designed by the International architectural consulting firm - Bentel Associates.

The three faces of the building, one towards the railway station, one towards the main entry and drop off , and the other one towards the Habibganj main road, speak about the intelligent design, giving excellent visibility to all retail shops.

Bansal One will be the first project anywhere in Central India to combine such a unique mix of offices and lifestyle.



THE GRAND ENTRY & DROP OFF

Bansal One welcomes you to a grand drop off and pickup with a seamless and easy access and exit.

Bansal one – spread across an area of over 4 lacs sq.ft. is one of the flagship, commercial building of Bhopal , it features around 300 offices and retail shops.

It will offer 24 hrs business services as well as fully equipped conference & board rooms. The landscaped environment adds to the eco philosophy of the building which makes work a pleasure in synchronize with natural surroundings.



THE GRAND LOBBY SECURE ACCESS



The Bansal One Grand Lobby welcomes you and your business associates to a grand comfortable & secure access. The concierge desk filters any unwanted visitors – the eight high speed elevators give you a quick access to your office floors. The comfortable plush lounge area and amenities of the lobby makes the wait of your associates, comfortable and tireless.



WORKSPACE THAT SUITS EVERY NEED

A business runs better with more than a little room to breathe, no matter how large or small it is.

Higher ceilings and bigger windows add to the sense of space at Bansal One while large column-to-column grids optimize office layouts.

Here we provide flexibility so that you can customize and maximize your office space. Least depths have been planned to maximize natural light throughout the interiors of the building.





DYNAMIC BUSINESS FLEXIBILITY

The office floors with high ceiling and wide-open corridors give you an easy access to your offices the careful structural design of the offices gives you the flexibility to size your offices as per your need. From 560 sq. ft. to an entire floor of 25,000 sq. ft. you can have it all. The modern

features of power backup, latest fire safety measures with refuge area makes your office space efficient and safe.

Bansal One has been designed to accommodate, anticipate and fulfil the diverse needs of city's most dynamic businesses.



UNIQUE SHOPPING EXPERIENCE

Creating a unique shopping experience is crucial these days.

Bansal One retail area offers the customer a unique experience of shopping with ease.

Air-conditioned comfort with natural light and the open corridors with racetrack circulation, gives you an ease to shop seamlessly.

Bansal One is smartly located from the business perspective and centrally placed from people's point of view.





THE RETAILERS CHOICE

Restaurant



Rejuvenate



Shopping



Cafe



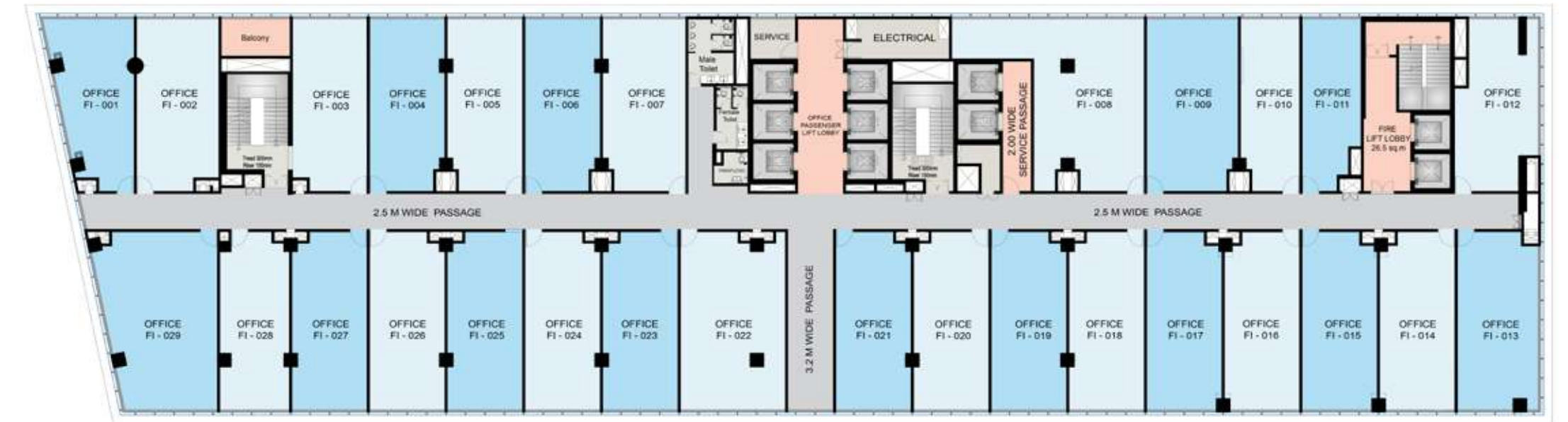
A careful selection of national and international brands that take care of your needs, placed strategically, will enhance your shopping experience. The classy ambience of the corridors and the large glazed window along with high visible corridor and signage's will provide an ample display of your brand.

With advance amenities, Bansal One makes sure that the customer and business visitors have a comfortable experience, so that you never run out of customers.

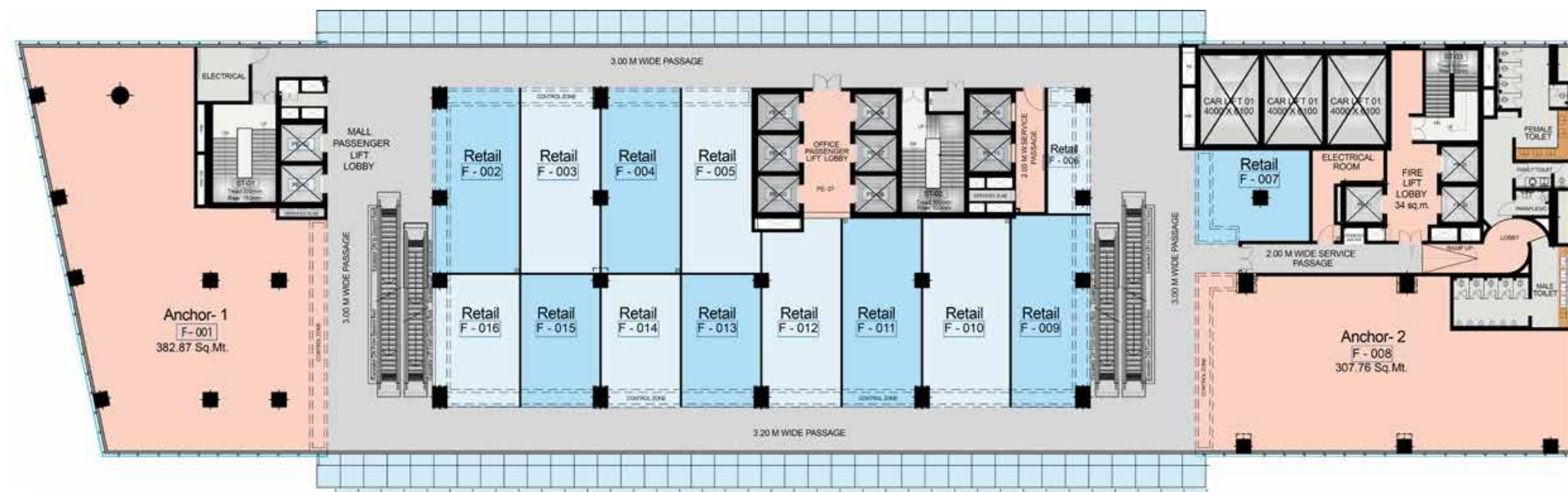
GROUND FLOOR PLAN



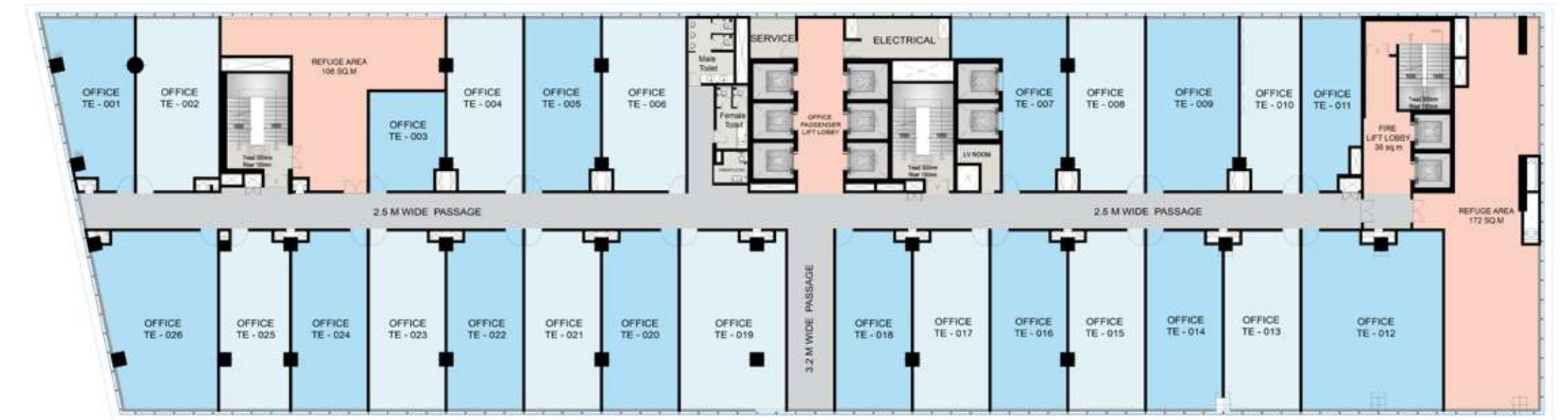
TYPICAL PLAN-OFFICES 5TH,8TH,11TH,14TH,15TH FLOORS



TYPICAL PLAN 1ST AND 2ND FLOOR RETAIL



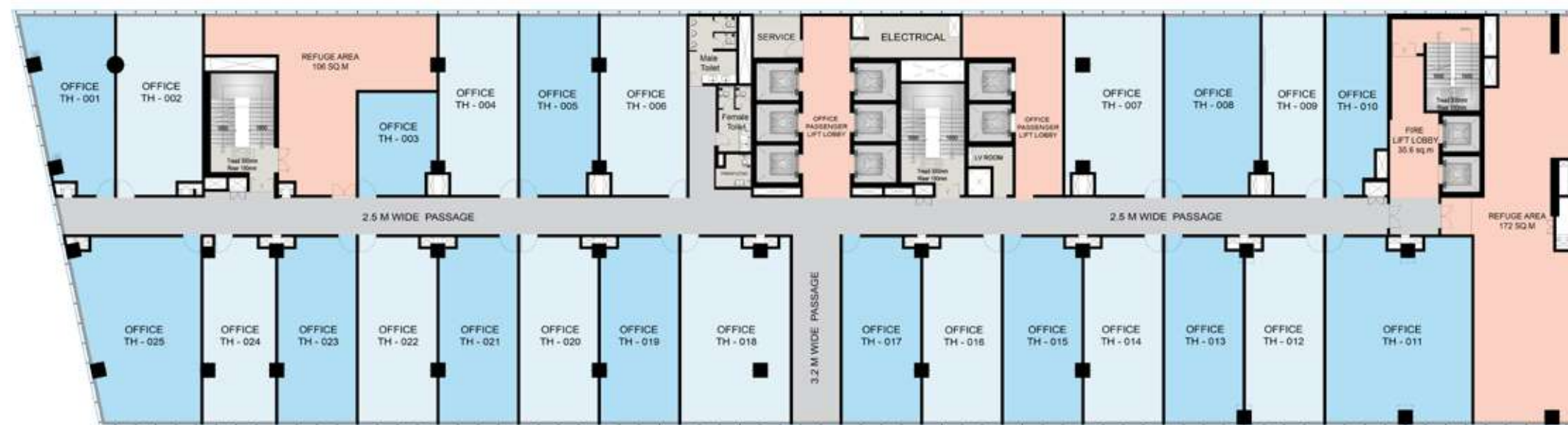
TYPICAL PLANS-OFFICES 6TH,10TH FLOORS



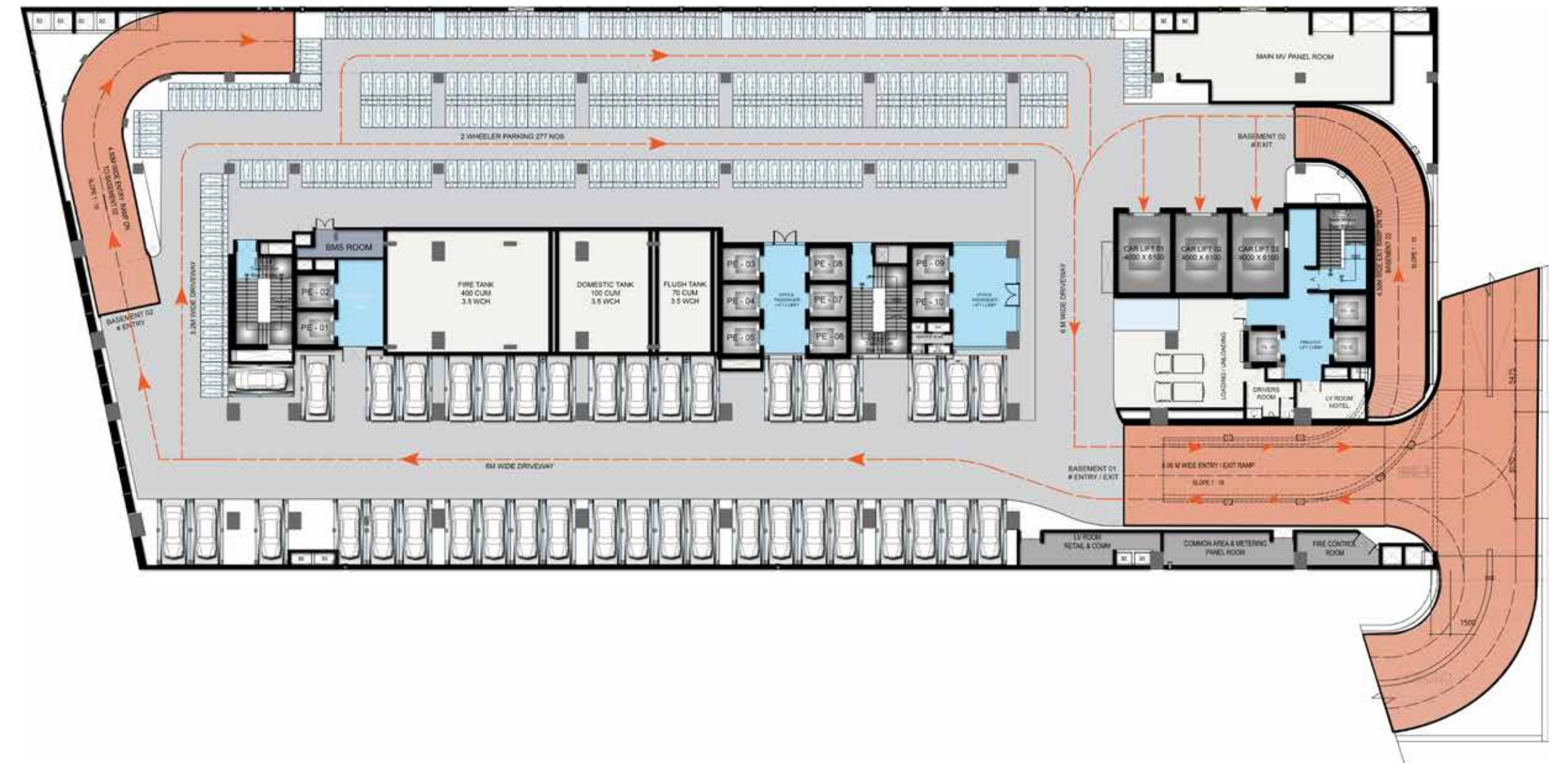
TYPICAL PLANS- OFFICES 7TH,9TH,12TH FLOORS



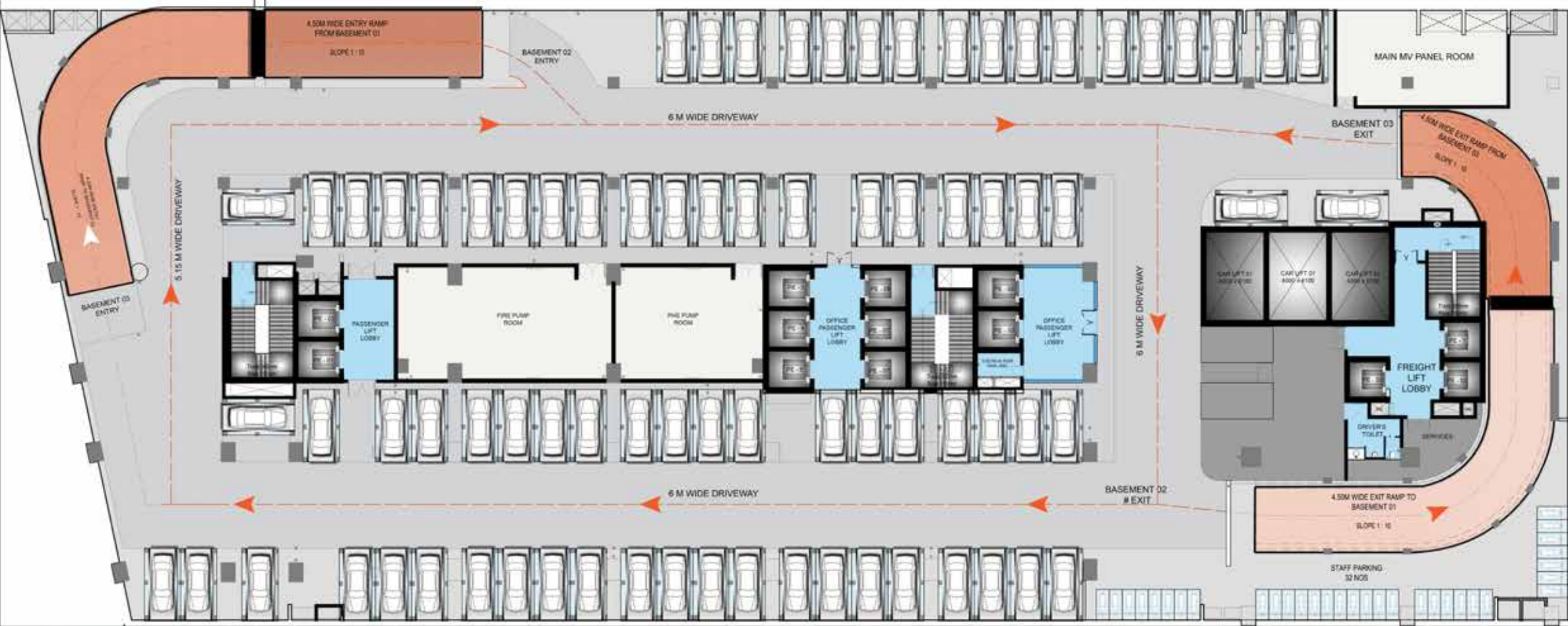
TYPICAL PLANS- OFFICES 13TH FLOOR



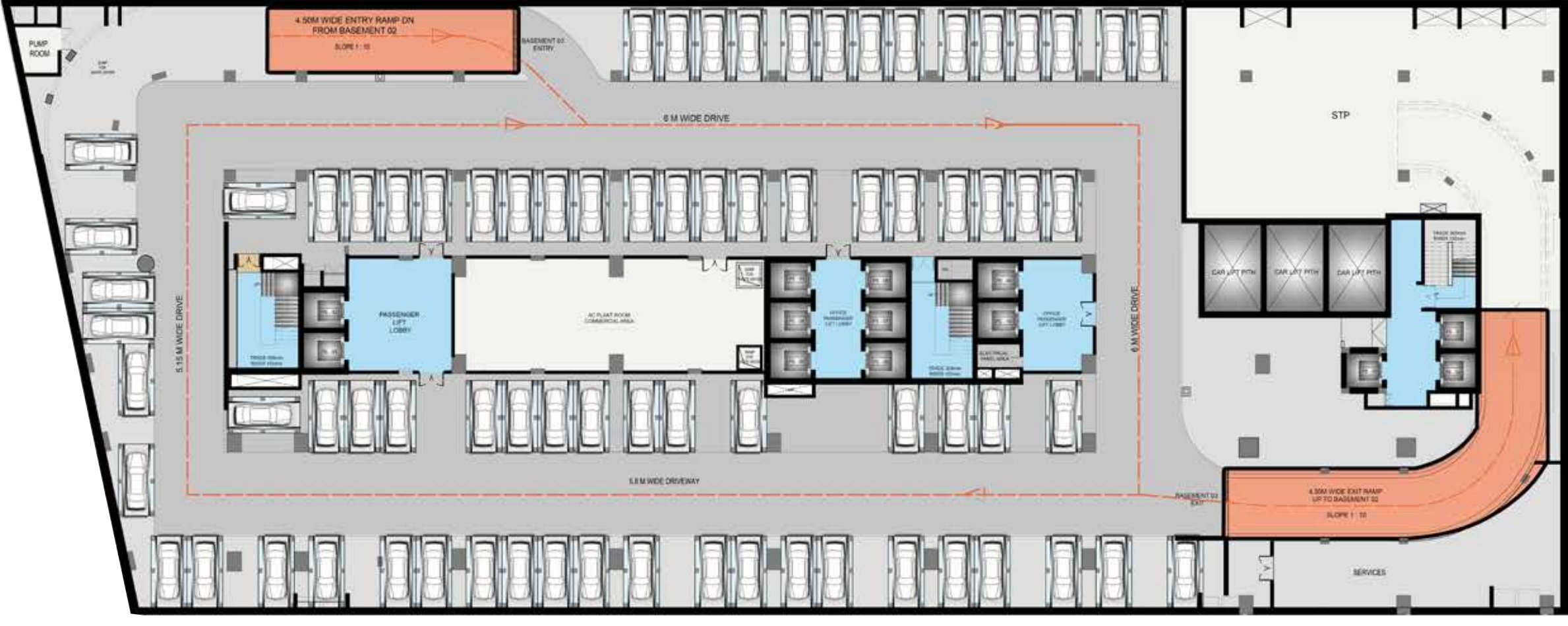
BASEMENT 01 FLOOR PLAN

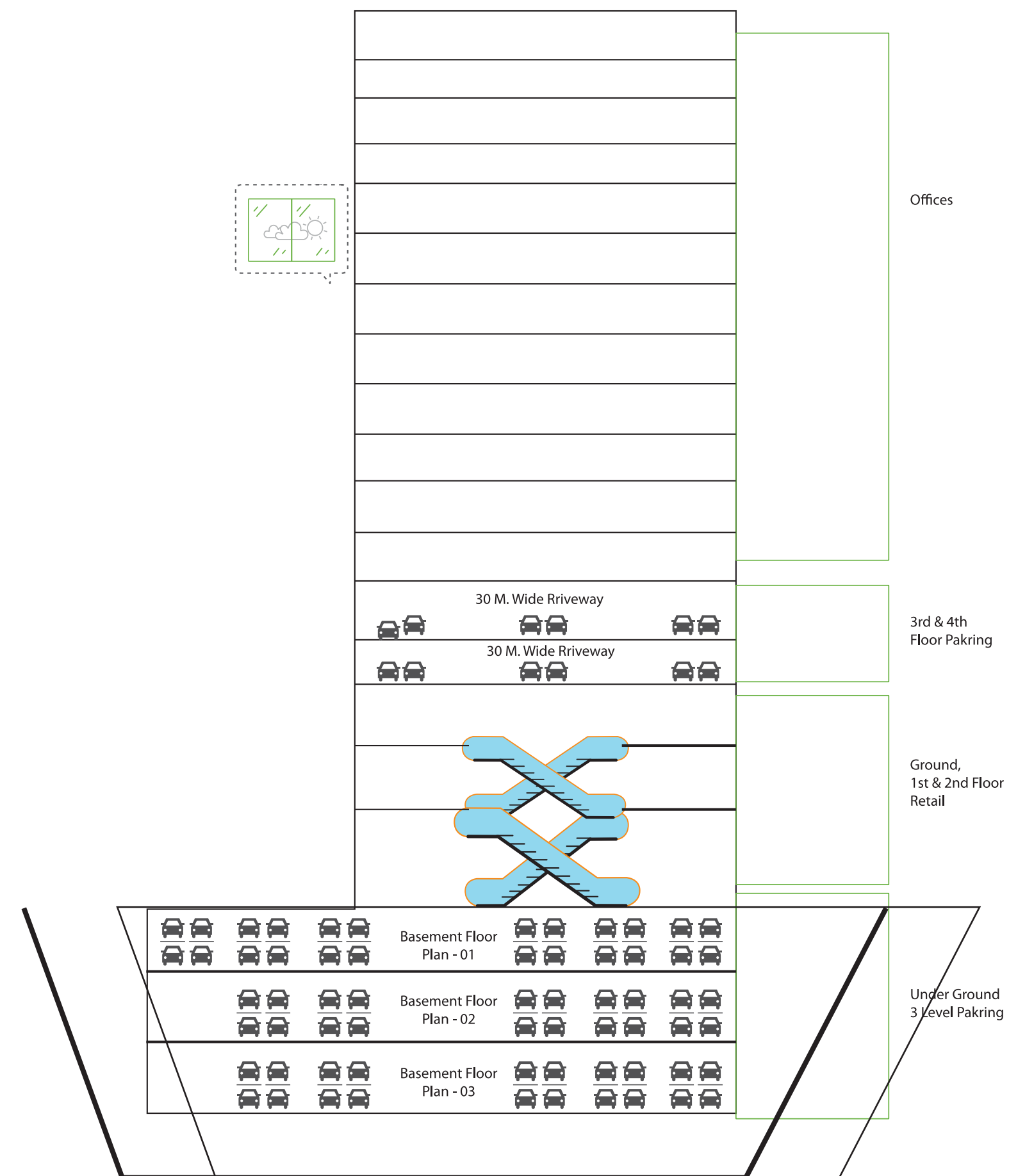
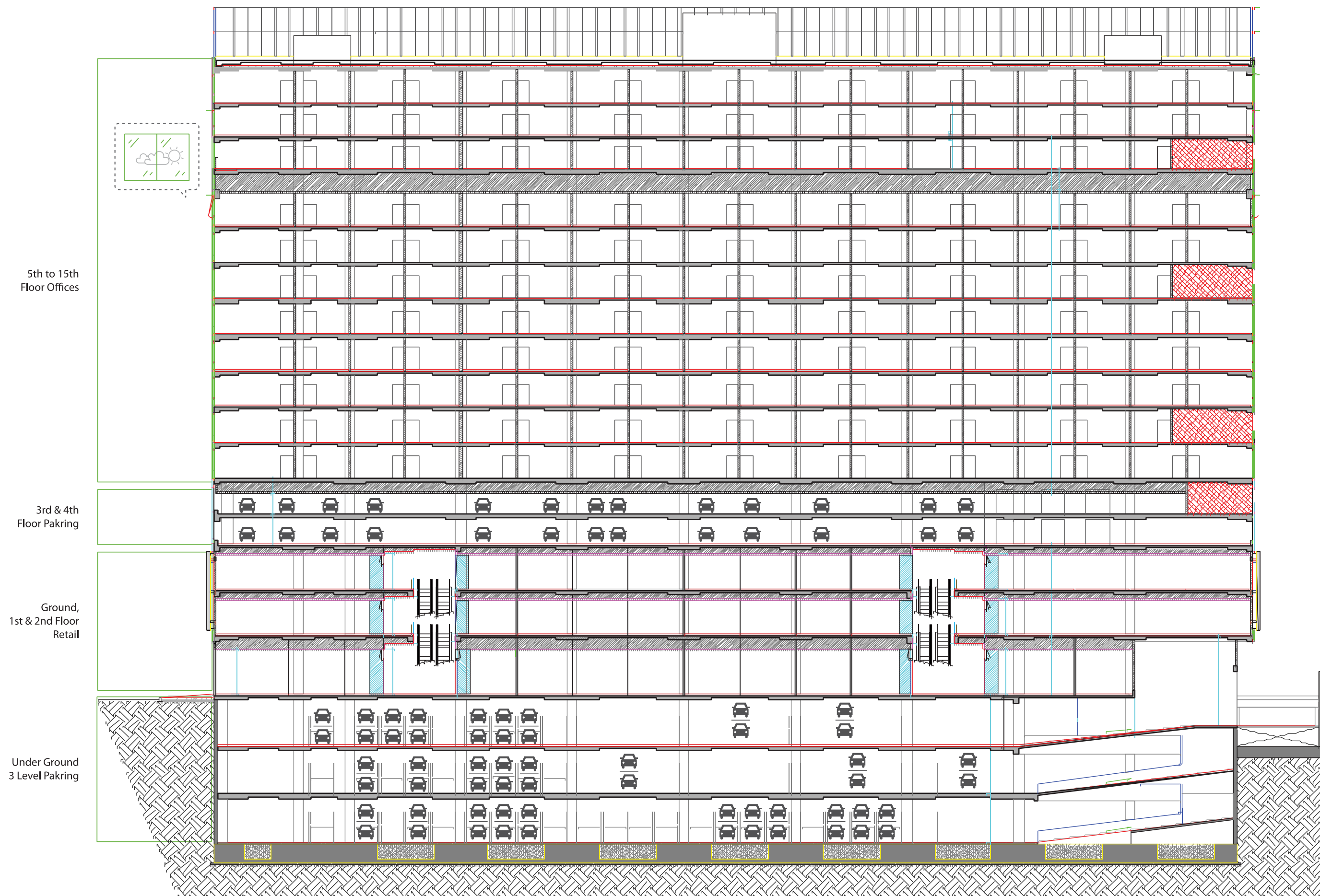


BASEMENT 02 FLOOR PLAN



BASEMENT 03 FLOOR PLAN





SALIENT FEATURES

- Prime location - adjoining Habibganj Railway Station.
- Openings on BRTS and NH12.
- Excellent connectivity with most residential/business localities.
- Within easy reach from Bhopal city, industrial areas and airport.
- Majestic ground plus 15 floors tower.
- 4,00,000 Sq. Ft. of centrally air-conditioned premium retail/office and dining space.
- 8 escalators, 2 passenger and 2 service elevators in retail area.
- 8 high speed elevators with 2 separate service elevators for offices.
- Deemed to be leed platinum project.
- 100 percent 24x7 power backup.
- Multi layered security with high degree of automation.
- Latest fire safety measures as per the NBC norms.
- Concierge desk for offices.
- Branded retail, food courts and restaurants.
- Best in class maintenance and housekeeping.
- Office spaces staring from 560 sq.ft.
- Retail spaces starting from 300 sq.ft.



High Speed Elevators



100% 24x7 Power Backup



600 Cars Parking Space

SPECIFICATIONS

WALLS

All interior walls plaster and putti finished, exterior walls painted with acrylic based paint.

FLOORS

All common areas, lobbies and corridors Granite/Marble/Italian Marble 800*800 mm vitrified tiles color as per developer architect specification in offices.

WINDOWS

Powder coated Aluminum/ High Grade UPVC.

DOORS OFFICE

Safety flush door.

DOORS RETAIL SHOPS

Store glass door.

ELECTRIFICATION

Concealed PVC conduit with insulated copper wires. Provision of Cable/DTH/Internet/Telephone Line MCB distribution board. All brought to a single point outside the Office/Retail Shop. (Internal Distribution to the Customer).

FIRE FIGHTING & SAFETY

Complete high side as per fire department norms. Supply of water for fire alarms and sprinklers. Sprinklers and Smoke Detector on Customer.

AIR CONDITIONING

High side air conditioning through chilled water chillers. Low Side on Customers.

POWER BACK UP

100% Power back up by means of diesel generators with emergency and automatic failure panel.

COMMON TOILETS

Set of ladies and gents toilets completed in all respects and good for use as per standards. Exclusive toilets for differently abled.

AMENITIES

Provision to create exclusive toilets & pantry in individual offices, provisions of shafts and pipelines to connect common pipelines to facilitate making of exclusive toilets and pantry within each office.

PARKING FACILITY

Sufficient parking of more than 600 cars & 2-wheelers in 3 basements (Double Stacked) and MLP on 3rd & 4th.

FLOORS

Provision of valet parking at cost.

OFFICE LOBBY MANNED BY CONCIERGE

Office lobby to be manned with concierge service to facilitate filtering and security check of unwanted walk-ins into offices.



Fire Fighting & Safety



Store Glass Door



Air Conditioning

PARTNERS & ASSOCIATES

 Indian Railways	 Nodal Agency Partners	 Principal Contractors	 Principal Architect and Designer
 Traffic System Management Consultant	 Consultants For Mechanical Electrical And Plumbing	 Structural Engineers	 LEED Consultant
 Accoustics and Vibration Consultants	 Peer Review Structure Design	 Fire Fighting Consultant	 Digital Partner

MEMBER OF
CREDAI
Confederation of Real Estate
Developers Association of India

Project Approved by
 **ICICI Bank**

RERA CERTIFICATION



RERA NO. P-BPL-18-2055

CORPORATE OFFICE : Bansal Group, Tawa Complex, Bhopal - 462 016 (M.P.),
SITE ADDRESS : Bansal City Centre, Habibganj Railway Station, Bhopal

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