



Site Address	Contact Us	Consultants
Main road, Opp Municipal High School, Next to Govt Guest House, Kalmeshwar - 441501	✉ info@ghipl.com	Architects - A.B.Dongre Structural - P S Patankar Plumbing - VK Plumbing.
		Electrical - H B Electrical Legal - M/S Dewedi & Khedkar Digital Partner - The Flo Studio



About the Promoters



SB Rander Group

The S B Rander Group is a value-driven organization that gives special emphasis to people development and alignment with their core values. They believe in a positive & progressive environment where growth is driven on merit. Sri Bhagirath Textiles is an ISO 9001:2008 company, engaged in the manufacturing and supply of synthetic and cotton yarn. The state-of-the-art manufacturing facility, diligent team of professionals, commitment to cost-efficiency, and timely delivery have helped the company create a niche for itself and develop a wide client base in a highly competitive market. Having established its foothold in the textile yarn segment, S B Rander Group diversified into natural stone retailing in 1979, providing Infra services & launching residential & commercial schemes in Ahemdabad & Nagpur.



Golechha Housing & Infrastructure Pvt. Ltd.

Golechha Housing & Infrastructure Pvt Ltd was founded in 1965 with a commitment to deliver exceptional construction quality & service to our clients. Now, the family-owned business is at the helm of Mr. Ashwin Golechha and Mr. Vishal Golechha, who are dedicated to providing high-quality, sustainable residential & commercial schemes to the community through their expertise and leadership. GHIPL performs construction in three market sectors: residential, commercial & industrial. Golechha Housing & Infrastructure Pvt Ltd has a proud history of working with notable clients which spans a wide scope of projects in Central India.



Residential Specifications

Internal Walls

- 150/100 Fly ash bricks for masonry.

Plaster on Walls Flooring Doors

- Smooth cement plaster finish.
- Vitrified tiles 600 x 600 of good quality
- The Main Door frame will be of Teak wood. Other door frames will be of Precast Concrete. All doors will be ISI-marked laminated flush doors. Flush Door with laminate
- Aluminum windows with M.S. Grill
- Concealed copper wiring with modular switches with ELCB, MCB, all rooms will have 4.5 points and toilet will have 2.5 points plus geyser point. (Finolex, R.R.Cables, Anchor, Legrand/ Fortune / Epsilon/Havells or equivalent make)

Windows Electrification

Telephone/T.V.Points Kitchen

- One point in drawing room only
- Granite slabotta and stainless steel sink. 2'0" height glazed tiles in Dado in platform (Nirali/ Jyoti or equivalent sink make)

Washing Area

- The washing area will be provided with tiles up to 3'0" Height Glazed tiles.

Toilets

- Ceramic and glazed tiles to wall & floors up to 7'0" height (12" x 24")

Painting Internal Walls

- Will have two coats of base putty with white paint.

Parking Power Water

- As per plan and actual placement
- 2 BHK will have a single phase.
- 6" Bore with an underground and overhead tank to keep constant supply 24 hours.

Separate drinking water supply to each kitchen. (If Drinking water supply line is available from Nagar Parishad)



Commercial Specifications

Internal Walls Plaster Internal Walls Flooring Shops Shutters Electrification

- 150/100 Fly ash bricks for masonry.
- Smooth cement plaster finish.
- Vitrified tiles 600 x 600 of good quality
- All shops will have M.S. Rolling shutter
- Concealed copper wiring with modular switches with ELCB, MCB at one point (Finolex, R.R.Cables, Anchor, Legrand/Havells or equivalent make)

Toilets

- Common gents, Ladies toilets on Ground & 1st floor for all the commercial space.

Painting Internal Walls

- All internal walls will have a putty base finish with a double coat of paint.

Parking Power

- Open parking for visitors
- Single-phase power supply at one point.



Building Specifications

- Structure

Plaster on External Walls

Flooring in Lobby

Staircase

Shops Front Steps

Doors

Railing

Electrification
- Earthquake resistant (Zone 3) conventional RCC framed structure.
 - Sand face and smooth plaster finish.
 - Verified Ceramic Tile
 - Granite Stone
 - Granite Stone
 - Door frames will be of precast concrete. All doors will be laminated flush doors.
 - SS Railing as required as per design.
 - Concealed copper wiring with cable network from meter.
 - Common area will have wiring network with required switch which will be ISI marked.
 - Ceramic and glazed tiles to wall & floors upto 5'0" height.
 - All drainage lines of PVC pipes. All water lines of CPVC and Sanitary Pipe. C.P. Bathroom fittings.
 - 2 elevators of 8 passengers for residential 1 elevator of 8 passengers lift for commercial
 - Exterior grade paint.
 - On Ground Floor.
 - Separate underground tank & overhead tank for commercial and residential units.
 - Power back up arrangement to common area lighting and facility like Lifts, pump only.

- Common Toilets
- Toilets Plumbing
- Elevators
- Painting External Walls
- Parking
- Water Storage
- Power Back up



Life at Bhagirath Mangalam

Bhagirath Mangalam is bringing a balance in your professional and personal life and is poised to be the best-built residential structure in Kalmeshwar. We have a hybrid residential & commercial space within one single structure which provides exciting opportunities for businesses as well as working professionals to grow.

Bhagirath Mangalam offers Kalmeshwar a modern outlook to life with beautifully designed & luxurious 2BHK & 3BHK Flats to elevate your lifestyle with modern amenities with an entrance lobby which is sure to excite your visitors and guest. This scheme is located at the heart of the city and has unprecedented connectivity and proximity to both business hubs and other social infrastructures. Experience the pleasure of a secure, gated community right here in Kalmeshwar.



Ground Floor



About Kalmeshwar

Kalmeshwar is a major Industrial town in Savner Subdivision of Nagpur district in the Indian state of Maharashtra. It is connected to National Highways NH-353J and NH-547E. Kalmeshwar is a manufacturing hub & supplies its products to customers and companies across the country. It's famous for its agricultural produce and it's amazing oranges.

Industries in Kalmeshwar

Kalmeshwar is a manufacturing hub and is home to some of India's finest companies which are primed for aggressive growth in the future. Here are some of the existing industries in Kalmeshwar right now:-

- JSW Steel
- KTM Textile
- ESAB India Ltd
- ZIM Pharma Ltd
- Matlock Pvt. Ltd.
- Unijuels Life Sciences
- Camfield Pharmaceuticals Private Ltd.
- Minex Injection Product Private Ltd.
- Minex Metallurgical Co Pvt Ltd.
- Purohit Textile
- ATS Pharma
- Cipla Pharma

Accessible from Everywhere

- Bus Station 300m
- Railway Station 800m
- Restaurant 600m
- Shopping Centre 1.2 Km
- Temple 400m
- Nagpur Parishad 100m
- Nagpur 22 Km



GROUND FLOOR SHOPS			
SHOP NO	CARPET AREA	COMMON AREA	TOTAL (IN SQFT)
SHOP NO. 1	190.764	72.490	263.254
SHOP NO. 2	199.008	75.623	274.631
SHOP NO. 3	197.584	75.082	272.666
SHOP NO. 4	229.305	87.136	316.442
SHOP NO. 5	180.897	68.741	249.637
SHOP NO. 6	239.635	91.061	330.696
SHOP NO. 7	329.610	125.252	454.862

GROUND FLOOR SHOPS			
SHOP NO	CARPET AREA	COMMON AREA	TOTAL (IN SQFT)
SHOP NO. 8	250.922	95.350	346.272
SHOP NO. 9	291.521	110.778	402.300
SHOP NO. 10/11	632.157	240.220	872.376
SHOP NO. 12	250.922	95.350	346.272
SHOP NO. 13	328.134	124.691	452.825
SHOP NO. 14	242.581	92.181	334.761

GROUND FLOOR SHOPS			
SHOP NO	CARPET AREA	COMMON AREA	TOTAL (IN SQFT)
SHOP NO. 15	180.889	68.738	249.627
SHOP NO. 16	229.305	87.136	316.442
SHOP NO. 17	197.584	75.082	272.666
SHOP NO. 18	201.545	76.587	278.132
SHOP NO. 19	141.622	53.816	195.438
SHOP NO. 20	727.819	276.571	1004.390

Amenities that Evelate Your Lifestyle



OPEN GYM



24/7 CCTV SECURITY



AMPLE PARKING SPACE



CHILDREN'S PLAY AREA



EXCELLENT CONSTRUCTION QUALITY



BEAUTIFUL ENTRANCE LOBBY



NEARBY TO RESTAURANTS



PROXIMITY TO LOCAL TRANSPORTATION



24/7 POWER SUPPLY
(COMMON AREAS VIA DG/INVERTER)

First & Second Floor



FIRST FLOOR SHOPS

SHOP NO	CARPET AREA	COMMON AREA	TOTAL (IN SQFT)
SHOP NO. 21	190.764	72.490	263.254
SHOP NO. 22	199.008	75.623	274.631
SHOP NO. 23	197.584	75.082	272.666
SHOP NO. 24	229.305	87.136	316.442
SHOP NO. 25	180.897	68.741	249.637
SHOP NO. 26	254.378	96.664	351.042
SHOP NO. 27	285.106	108.340	393.446
SHOP NO. 28	193.235	73.429	266.665
SHOP NO. 29	208.725	79.315	288.040
SHOP NO. 30	260.263	98.900	359.163

★ SERVICE FLOOR ON SECOND FLOOR

FIRST FLOOR SHOPS

SHOP NO	CARPET AREA	COMMON AREA	TOTAL (IN SQFT)
SHOP NO. 31	208.725	79.315	288.040
SHOP NO. 32	193.239	73.431	266.669
SHOP NO. 33	285.116	108.344	393.460
SHOP NO. 34	253.939	96.497	350.436
SHOP NO. 35	180.889	68.738	249.627
SHOP NO. 36	229.305	87.136	316.442
SHOP NO. 37	197.584	75.082	272.666
SHOP NO. 38	201.545	76.587	278.132
SHOP NO. 39	141.622	53.816	195.438
SHOP NO. 40	718.185	272.910	991.095
SHOP NO. 41	180.889	68.738	249.627

TYPICAL FIRST & SECOND FLOOR FLATS

FLAT NUMBER (BACKSIDE)	CARPET AREA	USABLE CARPET	TOTAL (IN SQFT)
FLAT NO. - 101/201	693.600	829.000	1050.00
FLAT NO. - 102/202	693.600	829.000	1050.00
FLAT NO. - 103/203	693.600	829.000	1050.00
FLAT NO. - 104/204	693.600	829.000	1050.00

Third, Fourth & Fifth Floor



आपके अधूरे सपनों को पूरा करने का वक़्त आ गया है!

TYPICAL THIRD, FOURTH & FIFTH FLOOR FLATS

FLAT NUMBER	CARPET AREA	USABLE CARPET	TOTAL (IN SQFT)
FLAT NO. - 301/401/501	693.600	829.000	1050.00
FLAT NO. - 302/402/502	693.600	829.000	1050.00
FLAT NO. - 303/403/503	693.600	829.000	1050.00
FLAT NO. - 304/404/504	693.600	829.000	1050.00
FLAT NO. - 305/405/505	693.600	829.000	1050.00
FLAT NO. - 306/406/506	694.633	830.647	1053.00
FLAT NO. - 307/407/507	694.633	830.647	1053.00
FLAT NO. - 308/408/508	693.600	829.000	1050.00



YOU ARE NOT BUYING A HOUSE,
YOU ARE BUYING A LIFESTYLE.