SRI BALAJI
SHELTERS



BRUHAT BANGALORE
BBMP
APPROVED
MAHANAGARA PALIKE

SRI BALAJI
GRAND
2&3 BHK LUXURY LIVING

CRAFTED WITH CARE,
BUILT WITH QUALITY

RERA NO: ACK/KA/RERA/1251/446/PR/311025/009738

SRI BALAJI

GRAND

2&3 BHK LUXURY LIVING

Experience pampering from the time you enter.

BBMP APPROVED

RERA APPROVED

Sri Balaji Grand

Sri Balaji Grand is a masterpiece, created to reflect your aspirations and stature. Luxurious, comfortable, serene and well connected.
At Sri Balaji Grand we have taken contemporary living to a whole new level, providing an environment that's perfectly suited to the modern, family lifestyle.



SRI BALAJI GRAND

2&3 BHK LUXURY LIVING

TYPICAL FLOOR PLAN

UNIT-#	SB-AREA	CARPET-AREA	FACING	BHK
01	1602	1033.2	WEST	3
02	1602	1033.2	WEST	3
03	1267	793.74	NORTH	2
04	1492	990.18	NORTH	3
05	1637	1098.8	NORTH	3
06	1637	1098.8	NORTH	3
07	1637	1098.8	NORTH	3
08	1608	1101.3	EAST	3
09	1558	1056.6	EAST	3
10	1600	1020	EAST	3
11	1529	953.58	EAST	3
12	1553	990.07	WEST	3
13	1285	779.64	NORTH	2
14	1288	820.65	EAST	2
15	1562	986.09	EAST	3



PROJECT FEATURES
& AMENITIES

- Swimming Pool
- Children's Pool
- Senior Citizen Area
- Multipurpose Hall
- Gymnasium
- Children's Play Area
- Jogging Track
- Landscape Garden
- Round the Clock Security
- Mini Cricket pitch
- Indoor Games
- Multipurpose Court
- Party Lawn
- Sewage Treatment Plant
- Rain Water Harvesting
- 2 no's. of 6 Passenger Capacity lifts
- Exclusive Covered Car Parking
- Generator Backup
- CCTV Camera Surveillance
- Vasthu Compliant
- Clear Title
- Prime Residential Area
- Excellent Ventilation
- Premium Quality Constructions
- Pollution Free Environment

SRI BALAJI GRAND
2&3 BHK LUXURY LIVING

KEY PLAN

PROJECT HIGHLIGHTS

- A Entry & Exit Gate
- B Security Room
- C Aroma Garden
- D Party Lawn
- E Driveway
- F Swimming Pool
- G Kids pool
- H Pool deck
- I Male changing room
- J Female changing room
- K Outer Gym
- L Gymnasium
- M Indoor Games
- N Children's play area
- O Party Hall
- P Senior Sitting area
- Q Multipurpose play court
- R Gazebo
- S Cricket Pitch
- T Sewage Treatment Plant
- U Power Transformers



SPECIFICATIONS:

FRAMED STRUCTURE:
RCC framed structure with seismic compliance resistance.

SUPER STRUCTURE:
6” Solid blocks for external walls,
4” Solid blocks for internal walls.

PLASTERING:
Internal wall: Smooth finish plaster (CM1:5) with lime rendering.
External wall: Cement plastering with smooth sponge finish.

DOOR:
Main Door:
Teak wood frame & OST door shutters with outside brass fitting.
Internal Doors:
Sal wood frame for bedrooms with Flush door shutters.
door & MS Grills: Enamel paint finish.

WINDOWS:
Three Track UPVC windows with mosquito Mesh and M.S. Grills with enamel paint.

FLOORING:
800X800 Vitrified tiles for living, dining, kitchen & all bedrooms with 4” skirting all around,
Anti-skid ceramic tiles for balcony, utility & toilets.
COMMON AREA - Granite flooring.

KITCHEN:
Provision for washing machine,
Provision for water purifier, Chimney and electrical hub.

PAINTING:
Internal: One coat primer two coats wall care putty and premium tractor emulsion paint.
External: one coat primer and two coats Asian Apex weather-resistant exterior paint.

TOILET:
Glazed ceramic tile dado upto 7ft height with anti-skid ceramic flooring.
fitted with European WC and wash basin and premium Parryware CP fittings & taps.

ELECTRICAL:
Concealed copper wiring with Anchor or equivalent modular switces and adequate light/power point.
Anchor/similar plate switches & necessary points
15 amps power plug in kitchen & toilets with ELCB (Earth Leakage Circuit Breaker) safety system.
Provision for TV (living & Master bedroom) and AC in master bedroom.

WATER SUPPLY:
24x7 Water supply through deep tube well with sump and overhead tank.

CAR PARKING:
Covered car parking.

LOBBY & LIFTS:
Entrance lobby finished with granite flooring,
Served by two lifts (Otis/Johnson or equivalent of 6-passenter capacity.

GENERATOR:
Dedicated 1 KVA power backup for each apartment, along with uninterrupted backup for lift, water pumps and common area lighting .





UNIT # 101, 201, 301 & 401
SBA-1602 SFT
WEST FACING - 3 BHK





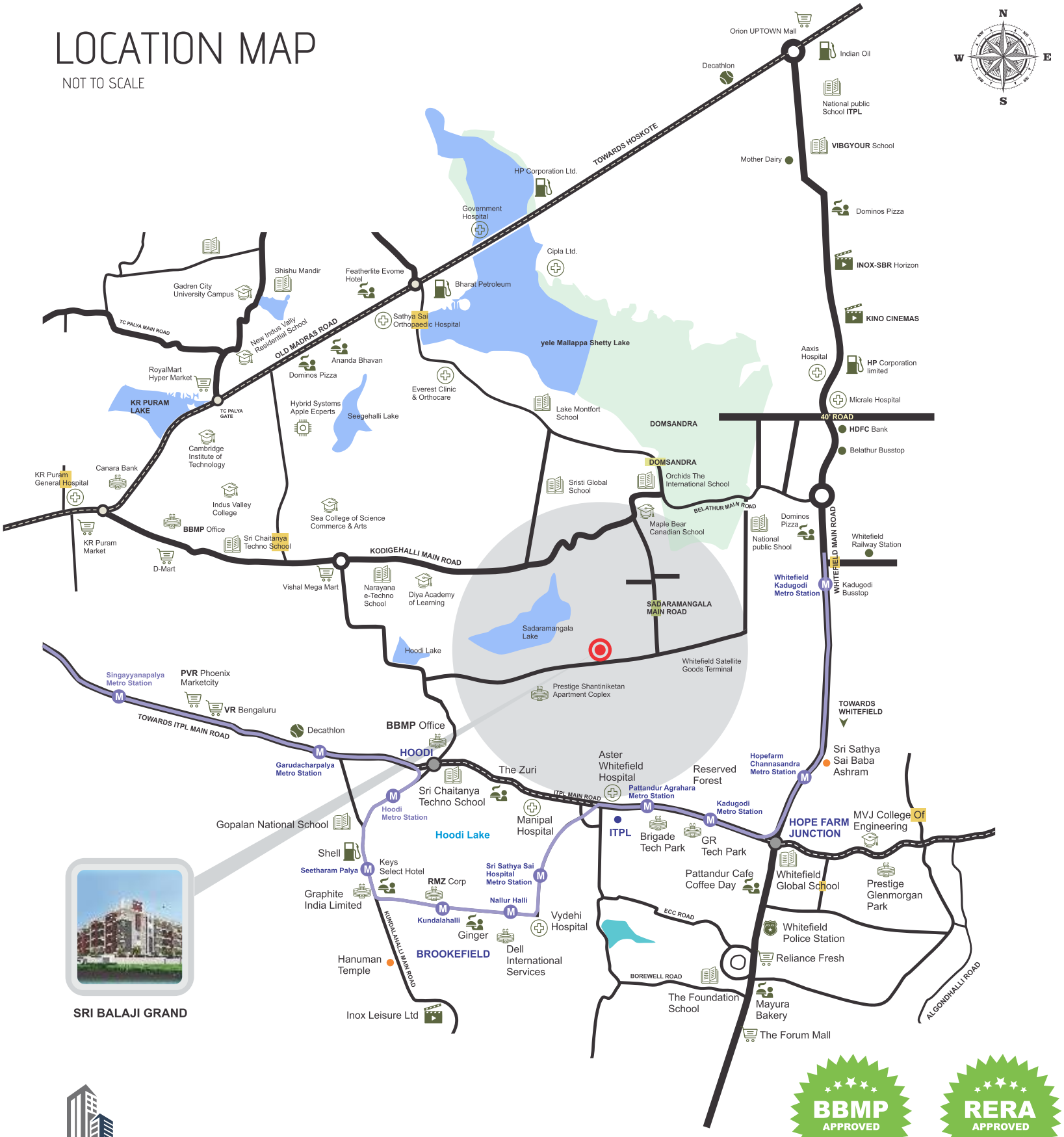


UNIT # 103, 203, 303 & 403
SBA-1267 SFT
NORTH FACING - 2 BHK

UNIT # 105, 205, 305 & 405
106, 206, 306 & 406
107, 207, 307 & 407
SBA-1637 SFT
NORTH FACING - 3 BHK

LOCATION MAP

NOT TO SCALE



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RERA APPROVED

SRI BALAJI SHELTERS

SITE & OFFICE ADDRESS:

SRI BALAJI SHELTERS

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2&3 BHK LUXURY LIVING

SCAN FOR WEBSITE

SCAN FOR LOCATION

Note: This brochure is only a conceptual presentation of the project and not a legal offering.
The promoters reserve the right to make change in the elevation, plan and specifications as deemed fit
All applicable Taxes Extra, Conditions apply*

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