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**Balaji**

Builders & Developers





# Strong structures, Stronger relationships

Balaji Builders & Developers is amongst the largest and most diversified business houses of Nagpur. It is promoted and managed by the two most well known business families who credit their success to the strong values and principles they follow in business. For them building relationship with clients comes before building homes. Besides Construction business, their other ventures are telecommunication & petroleum products.

In a short span of ten years Balaji's construction business has created many milestones; giving Nagpur some of its most prominent landmarks. Their sites, viz: Jagat Tower, Jagat Millennium, Jagat Apartments, Balaji Samruddhi Apartments & Balaji Pearl Apartments have ushered a new era in Nagpur's realty development sector

# Luxurious melody of form & function

## Balaji Anandam 11 storey plush residential scheme in Trimurti Nagar

Balaji Builders & Developers is amongst Nagpur's leading construction firms, who've built a number of prominent residential and commercial complexes in Nagpur in the past ten years. They have varied, well known large & complex projects to their credit, many of which have gone on to change city's skylines.

Balaji's next project Balaji Anandam, coming up in Trimurti Nagar is a residential apartment scheme. Prominently located in western Nagpur, Balaji Anandam is a 11 storey building, having cleverly designed, beautifully finished 40 apartments; 4 on each floor; with state-of-the-art gymnasium and a swanky party hall for 100 people on top floor. Scheme has ample of parking space for all residents.

There are 2 and 3 bedroom apartments to choose from; both sizes promise amazing living spaces, designed to meet a family's unique needs and promise top quality of construction.

Owing to team's technical knowledge & expertise, experience, and resourcefulness, Balaji Anandam boasts of design innovation and smart use of emerging technology. While having tried to create apartments superior in design and aesthetics, it is also ensured that quality and pace of construction is not compromised.





2BHK



3BHK

## Specifications:

### 1. STRUCTURE AND WALLS:

- Earthquake Resistant Structure
- High grade cement and premium TMT reinforcement steel FE 500 used for structure with concrete blocks/brickwork. External walls will be 150 mm thick and internal walls will be 115mm thick
- **Plaster:** External 20mm thick double coat and 12mm thick smooth finish plaster on internal walls
- **Painting:** All rooms with three coat putty finish with plastic emulsion paint of premium brands and approved colour. (Asian/Berger) Long lasting apex paint for exterior

### 2. DOORS:

- **Main Door:** Teak wood door with teak wood frame and Brass locking system or BAJAJ BESECURE door. All other doors will be 30mm thick, water proof both side laminated flush doors with standard accessories and locking system

### 3. WINDOWS:

Aluminium sliding windows with powder coating with tinted glass panels and M.S safety grills for protection, finished with oil paint

### 4. FLOORING:

Full Vitrified Tiles in entire flat (24" x 24") of standard manufacturers (Simpolo/RAK/Kajaria). Lobby and staircase in green Marble /polished Kota Stone with Marble strips. Stainless steel railing in staircase

### 5. KITCHEN:

Black/Brown Granite top kitchen platform with Stainless steel sink Nirali make, Glazed/Ceramic Tiles Dado up to 2'00" Height. Provision for Aqua Guard connection

### 6. TOILETS:

Ceramic tiles wall cladding up to full height. Ceramic ware of superior brands (Cera/Parryware/Hindware). CP fittings with hot and cold mixtures of Hansgrohe from Germany/Jaguar. Provision of geyser point in every bathroom

### 7. ELECTRIFICATION:

Concealed Copper wiring with four points in each room, Power points in all bathrooms and kitchen, AC points in all bedrooms and hall, Telephone and cable points in drawing hall and master bedroom. Switches will be of standard brands like Legrand / Roma /Anchor. All wires and cables will be of Finolex / Polycab/KEI. Wiring for inverter power backup in each apartment

### 8. PLUMBING & WATER SUPPLY:

Standard sanitary & water fittings as per normal practice. Provision of sump and over head water tank for drinking and utility purpose. All bathrooms, terraces and balconies perfectly waterproofed

### 9. SECURITY:

Entire building will be protected with compound walls with 6 feet height having single entry/exit. Provision of intercom between all flats and security with cc tv camera at security booth

### 10. LIFT:

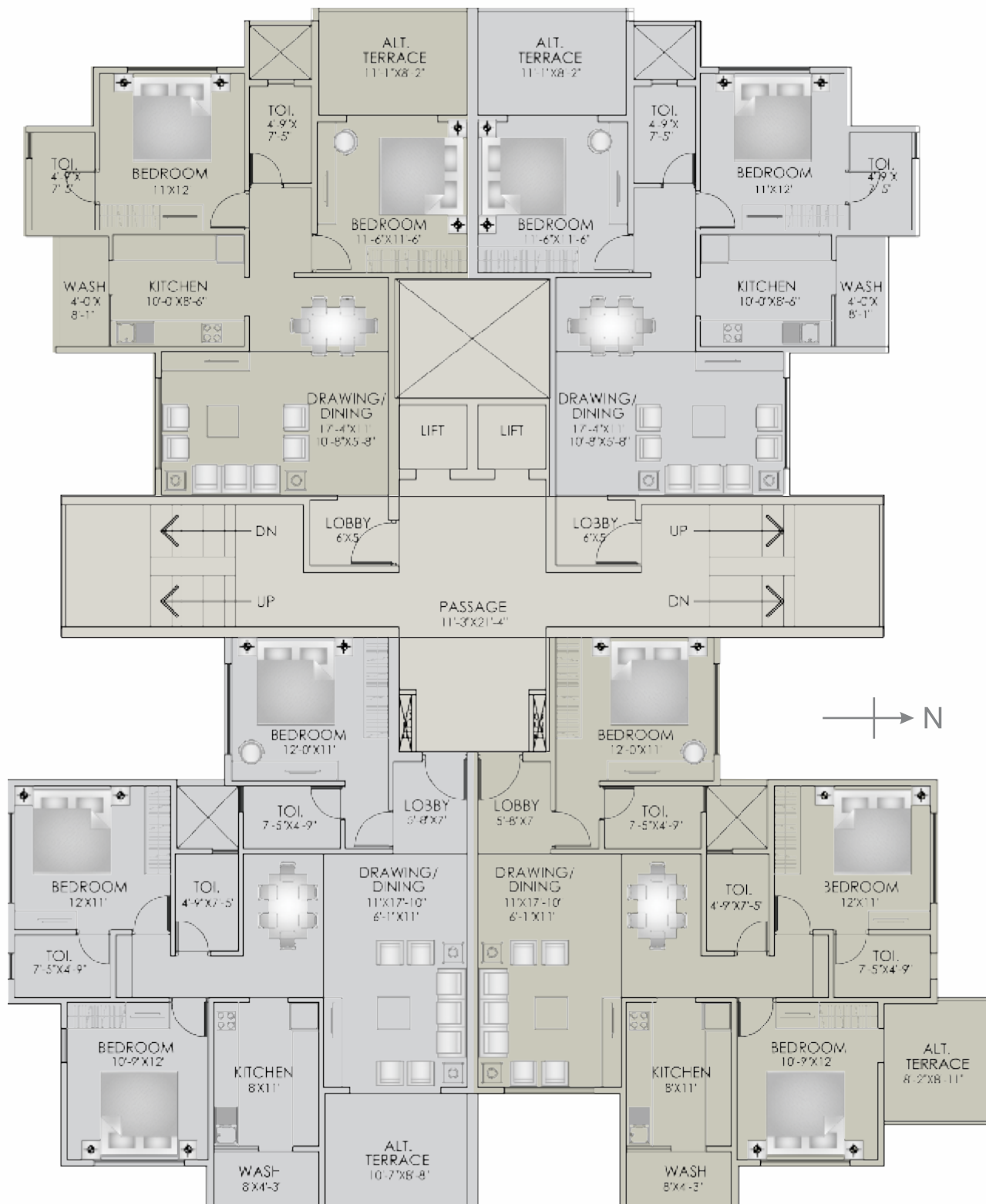
Two automatic passenger lifts Kone/OTIS, One with generator / Inverter backup

## Amenities:

- Well decorated entrance lobby
- Air conditioned party hall with seating capacity of 100 people on 11th floor. Provision of projector with home theatre system
- Well equipped mini gymnasium on 11th floor
- Security guard cabin with CCTV arrangement with intercom
- Entry to visitors only after consent of apartment owner
- Separate fire escape staircase
- Fire fighting equipment
- Office room for society working on ground floor
- Terrace to every flat
- Children's play area with equipments
- Senior citizens sit outs
- Intercom facility
- Separate design name plates for all flats
- Rain water harvesting
- All flats with cable connection or DTH services
- Allotted car parking
- Maximum privacy to each flat with full ventilation
- Stainless steel railing on main staircase
- Sufficient covered parking for Two Wheelers/Four Wheelers
- Generator/Inverter backup for common area lighting



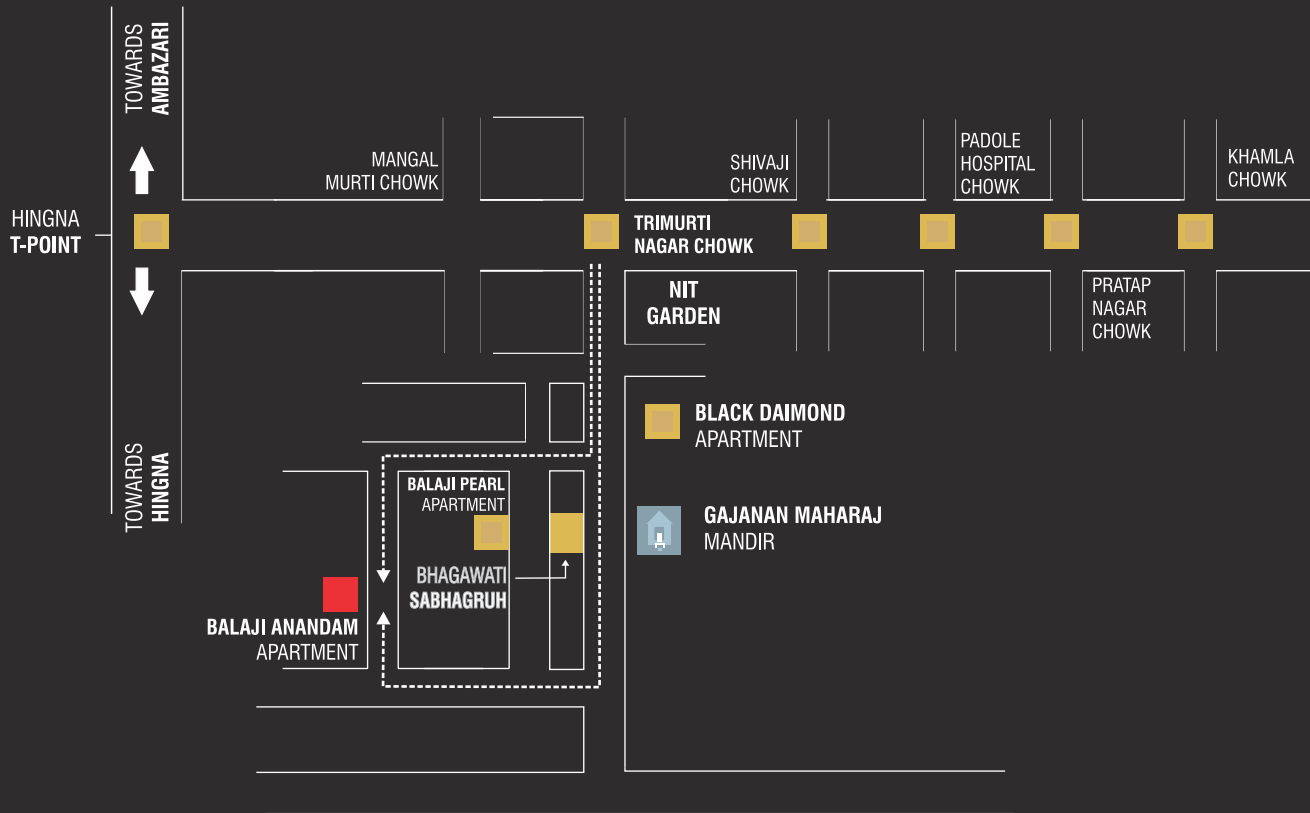
## Typical 2nd/4th/6th & 8th Floor Plan



# Typical 3rd/5th/7th & 9th Floor Plan



# Location Map



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## Site Address :

'Balaji Anandam', Plot No. A1, Renghe Nagar,  
Talmale Estate, Trimurti Nagar, Nagpur-22

## Office Address :

**Balaji Builders & Developers**  
14/15, Millennium Shopping Mall, Laxmi Nagar Square,  
Nagpur - 10. Web : balajibuilder.com  
Email : balajibuildersnagpur@gmail.com

## Directors :

**Venugopal C. Agarwal** 9890048686  
**Sameer S. Deshmukh** 9822200144  
**Vikesh C. Agarwal** 9890048685



## Architects :

**Sankalp Creations**  
Architect Rajesh Jaiswal & Architect Sunil Rathi

## Structural Consultant :

SKYLINE Consulting Engineers Pvt. Ltd.

## Legal Advisor :

Sandeep Shastri & Associates

## Project Management Consultant :

Sagar Construction Company