

Location map (Not to scale)



Flat No.: 101, D. No.: 8-2-268/1/A/1/B,
Plot No.: 9, Sree Tulasi Homes, Road No.: 3,
Arora Colony, Banjara Hills, Hyderabad-500034

ARCHITECTS
THE DESIGN
ARCHITECTS, ENGINEERS
INTERIORS&PROJECT MANAGEMENT
401 APURUPA KUSHI, JUBILEE HILLS
MADHAPUR, HYDERABAD
PH: 040-48501947 MBL: 9246531947

Call: +91 40-23755312

Mbl.: 98496 35312, 92461 15223, 99898 32344

The Project is approved by



Note: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in the plans, specifications and elevation as deemed fit.

designed by: Approach | 9701428800



Affordable 2 BHK Flats @ Sri Balaji Layout, Gajularamaram

Balaji Classic, offering a modern day living experience, in the serenes of Sri Balaji Layout, Gajularamaram, Hyderabad. With just 50 exclusive units, Balaji Classic offers a unique lifestyle experience for the chosen few.



SPLENDID LOOKS.
SPLENDID LIFE.



SPECIFICATIONS:



Foundation & Structure
RCC Framed Structure



Super Structure
Red Clay brick work in cement mortar



Plastering
Internal: Double coat cement plastering finished with luppam
External: Double coat cement plastering



Joinery Works
Main Door: Good quality teak wood frame with designer teak veneer shutter fixed with quality hardware
Internal Doors: Good quality teak wood frame with designer flush shutter fixed with good quality hardware
Windows: UPVC single glazed glass sliding door with bucks shutter standard hardware



Painting
Internal: Two coats of emulsion paint over a base coat of primer
External: Two coats of exterior paint over a wall care putty/premium quality texture paint
Common Area: Oil bound distemper



Flooring
Dining, Living: Vitrified Tiles of size 24" X 24"
Bedroom: Vitrified Tiles of size 24" X 24"
Kitchen: Ceramic Tiles of size 12" X 12"
Toilets: Best quality acid resistant, anti skid designer tiles



Kitchen Platform
Granite platform with steel sink, provision for bore & municipal water connection, provision for cabinets and exhaust fan



Tile Cladding & Dadoing
Toilets: Best quality and resistant body designer glazed ceramic tile dado upto door level
Kitchen: Glazed ceramic tile dado upto 2' height above kitchen platform
Utility/Wash: Glazed ceramic tiles dado up to 3' height



Toilets (All toilets consists of)
+ Medium size wash basin Parryware/Cera or equivalent make
+ E.W.C. in master bedroom with flush tank Parryware/Cera or equivalent make
+ I.W.C. for other toilet with flush tank Parryware/Cera or equivalent make
+ Hot and cold wall mixer with shower
+ All fixers are C.P. coated best quality standard branded make



Electrical
+ Concealed copper wiring of standard make
+ Power outlets for A/C in master bedroom & guest bedroom
+ Provision for geyser in all bathrooms
+ Power plug outlets for cooking range chimney, refrigerator, micro oven, mixer/grinder in kitchen
+ 3-phase supply for each unit and individual master boards
+ Miniature circuit breakers (MCB) for each distribution boards



Power backup
Power backup generator facility for lifts, common area, limited points in flats
Telephone & Cable TV
Provision for master bedroom and drawing/living room



Lifts
Standard make lifts



Note
+ Shelves, chajjas, lofts, arch etc. are optional with extra cost
+ GST, registration and service tax applicable as per government norms
+ Customers desiring to alter/modify shall inform the same at the time of booking only

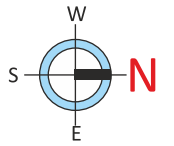
GET IN THE PRIME OF LIFE



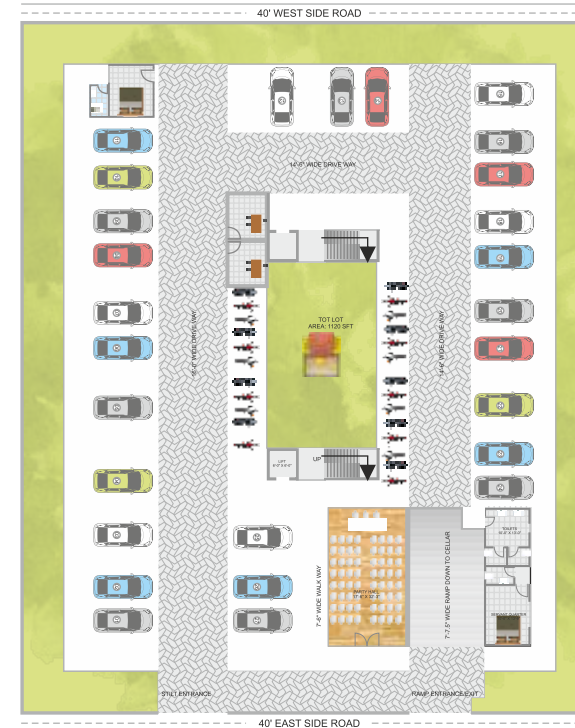
40' WEST SIDE ROAD



40' EAST SIDE ROAD



STILT PARKING



CELLAR PARKING



1250 SFT	FLAT NO.: 101, 102, 103
1200 SFT	FLAT NO.: 104, 105, 106, 107
1230 SFT	FLAT NO.: 108, 109, 110



Amenities & Features:

- + Ideally located
- + High-quality construction
- + Excellent ventilation
- + 100% vastu compliant
- + Earthquake resistant design
- + Power backup generator
- + Intercom system
- + Ample parking space
- + No common walls
- + Affordable 2 BHK Flats