



BALAJI UTSAV

**The most
desirable
address of
West Nagpur...**

LUXURIOUS SCHEME OF 3 BHK FLATS

Balaji Utsav: Plot No. 133, Near South Indian Temple,
Ramnagar, Nagpur - 440010.



BALAJI
UTSAV

Trusted name
for 300+ delighted families



Balaji
UTSAV

Front View

Opulent
3 BHK
residential
units



BALAJI
UTSAV

Night View





The floor plan illustrates a 3BHK apartment layout with a central common area. The central lobby (8'-8"x7'-0") contains a lift and stairs labeled 'Up' and 'Dn'. To the left of the lobby is a large Drawing/Dining area (11'-6"x21'-0") with a sofa and dining table. To the right is another Drawing/Dining area (11'-6"x23'-8") with a sofa and dining table. The plan includes several bedrooms: a large one (12'-3"x12') on the left, and others (11'-4"x11', 11'x11', 11'x15', 11'x11') distributed around the perimeter. Bathrooms (Toilet) are located near the bedrooms, with dimensions ranging from 4'-6"x7'-5" to 7'-5"x4'-2". The kitchen (10'x8') is situated on the right side, adjacent to a wash area (4'-0"x8'-0"). Balconies are provided for outdoor space, with dimensions such as 4'-10"x4'-10" and 11'-6"x6'-7". A central store area (4'-3"x4'-0") is located near the lift. A compass rose in the top right corner indicates the orientation with North (N) at the top.

- ## Floor Plan

AMENITIES



- Well decorated entrance lobby
- Security Guard cabin with CCTV arrangement with intercom.
- Video door phone for every flat.
- Entry to visitors only after consent of apartment owner.
- Fire fighting equipment.
- Terrace to every flat.
- Intercom facility between flat owners & Security guard.
- Separate design Name plates for all flats.
- Rain water harvesting
- All flats with cable connecting on or DTH services.
- Allotted car parking.
- Paving blocks in entire parking area.
- One Car Charging Point for every flat.
- Stainless steel railing on main staircase.
- Sufficient covered parking for Two Wheelers/ Four Wheelers.
- Generator/Inverter backup for common area /lift.

GENERAL SPECIFICATION FOR PROPOSED FLAT SCHEME 'BALAJI UTSAV' AT PLOT No 133, RAM NAGAR, NAGPUR.

- **STRUCTURE AND WALLS:** 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. Earthquake Resistant Structure.
 - **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.
- **DOORS:** Main Door: Teak wood door with teak wood frame and Brass locking system or TATA Pravesh door. All other doors will be 30mm thick, water proof both side laminated flush doors with wooden frames, standard accessories and locking system.
- **WINDOWS:** UPVC Sliding Windows with tinted Glass Panels and M.S Safety Grills for protection finished with oil paint.
- **FLOORINGS:** Double Charge Vitrified Tiles in entire flat (36 x 36") of standard manufacturers (Somani/RAC/Kajaria). Wooden Flooring in master bedroom, black/gray granite in staircase & lobby with Stainless railing.
- **LIFT:** One 8 passenger automatic Lift of Otis /Jhonson, with generator/Inverter backup.
- **KITCHEN:** Premium Granite Top Kitchen Platform with Stainless Steel Sink Nirali/Haffle make, Glazed/Ceramic Tiles Dado up to ceiling Height. Provision for Aqua Guard/ Micro wave / Fridge connections
- **TOILETS:** Ceramic tiles wall cladding up to full height. Ceramic ware of superior brands (Jaguar/Parryware/Hindware). CP Fittings with hot and cold mixtures of Jaguar or Similar Premium Brand Provision of geyser point in every bathroom.
- **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.
- **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.
- **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.



*Give wings
to your dreams*

SPECIAL INFORMATION



The following charges will be paid separately by flat owners.

- Stamp Duty & Registration charges as per Rules.
- Documentation/legal & Society formation charges.
- M.S.E.B Network/outright contribution & security deposit etc, as per prevailing rules and norms.
- Water meter security deposit etc as per prevailing rules and norms.

- Extra item work charges to be paid in advance.
- GST and any other state/central government charges shall be paid separately by the owner.
- Maintenance deposit to be paid separately before sale deed.

Possession of flat will be given by builder only after clearance of all dues.

The builder reserves the right to alter elevation design and specifications if situation arises.

Location Map



Balaji Utsav
Plot No. 133, Near South Indian Temple,
Ramnagar, Nagpur - 440010.



Scan QR code for Site Location

For Bookings Contact

Sameer Deshmukh
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9890048685

Architects:

Sankalp Creations
Architect Rajesh Jaiswal & Sunil Rathi

Structural Consultant:

Arun Uttarwar

Legal Advisor:

Sandeep Shastri & Associates

Financial Advisor:

B.K. Sindhvani & Co.

Member
CREDAI
Nagpur Metro



Balaji Buildcraft Infra Pvt. Ltd.

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