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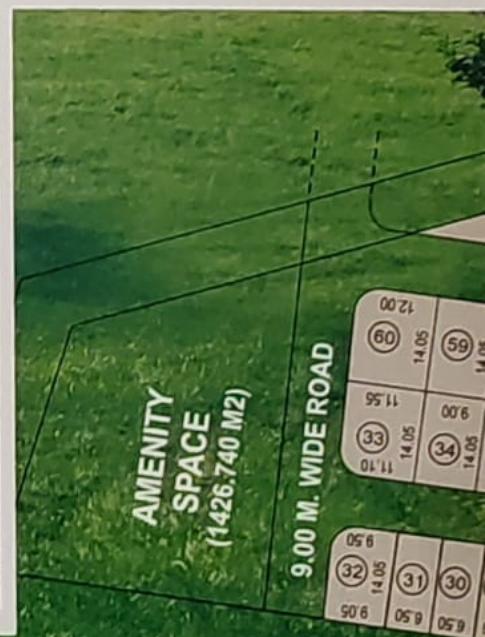
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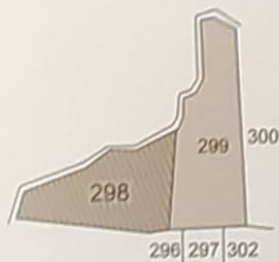
Wanadongri

KH-No. 298 & 299
Tah.: Hingna | Dist.: Nagpur - 440016.

**DEMARKETED RESIDENTIAL LAYOUT PLAN
ON S.NO.: 298 OF MOUZA : WANADONGRI,
RH.NO. 46, TAH.: HINGNA & DIST.: NAGPUR**

PLOT AREA SIZE CALCULATION						
PLOT NO.	AREA SIZE	AREA (Sq.Mt.)	AREA (Sq.Mt.)	TAN L	NO.	AREA (Sq.Mt.)
GROUP "A" upto 100.00 Sq.Mt.						
12-15	7.50 x 12.50	93.750	1009.125	---	4	375.000
18-22 & 26-31	6.50 x 14.05	91.325	983.022	---	11	1004.570
36-38,42,43, 50,51, & 55-57	7.00 x 14.05	98.350	1058.639	---	10	983.500
39,41,52 & 54	7.50 x 14.05	105.375	1134.256	---	4	421.500
Total No. of Plot & Area Under GROUP "A"					29	2784.570
GROUP "B" 101.00 Sq.Mt. To 250.00 Sq.Mt.						
8 & 9	9.00 x 15.00	135.000	1453.140	---	2	270.000
11	1/2 (10.85+11.25)12.50	138.125	1488.777	3.69	1	134.435
16	1/2 (10.38+10.00) 12.50	127.375	1371.064	---	1	127.375
17	1/2 (16.62+13.97) 14.05	214.894	2313.119	3.02	1	211.874
23	9.50x14.05	133.475	1436.724	---	1	133.475
25,34,35,44 45, 48, 49, 58 & 59	9.00x14.05	126.450	1361.107	---	9	1138.050
32	1/2 (9.05+9.50)14.05	130.313	1402.689	3.69	1	126.623
33	1/2 (11.10+11.55)14.05	159.116	1712.724	3.69	1	155.426
46	1/2 (15.10+12.50)14.05	193.890	2087.031	3.02	1	190.870
47	1/2 (12.50+9.93) 14.05	157.570	1696.083	3.69	1	153.883
60	1/2 (11.55+12.00) 14.05	165.438	1780.774	4.35	1	161.088
61	1/2 (11.65+12.87) 14.35	175.931	1893.721	3.14	1	172.791
62 & 40	11.65 x 14.35	167.177	1799.493	---	2	334.355
24	1/2 (12.87+14.09)14.35	193.438	2082.166	3.69	1	189.748
Total No. of Plot & Area Under GROUP "B"					24	3499.990
GROUP "C"						
1	1/2 (17.50+16.90)17.50	301.00	3239.964	---	1	301.00
2	15.00 x 17.50	262.500	2825.550	---	1	262.500
3	1/2 (18.75+19.15)17.50	331.625	3569.611	4.35	1	327.275
4	1/2 (21.70+19.88)15.00	311.850	3356.753	4.35	1	307.500
5	20.40 x 15.00	306.000	3293.784	---	1	306.00
6	1/2 (16.30+26.15)15.00	318.375	3426.988	---	1	318.375
7	1/2 (14.50+23.47)15.00	284.775	3065.318	---	1	284.775
10	1/2 (18.75+16.93)15.00	267.600	2880.446	3.69	1	263.910
63	1/2 (17.28+19.03)14.35	260.524	2804.280	---	1	260.524
53	1/2 (19.03+23.21) 14.35	303.072	3262.267	---	1	303.072
Total No. of Plot & Area Under GROUP "C"					10	2934.931
Total No. of Plot & Area Under GROUP "A+B+C"					63	9219.491





LAYOUT PLAN



AMENITY
SPACE
(1426.740 M2)

9.00 M. WIDE ROAD

60	59	58	57	56	55	54
33	34	35	36	37	38	39
50	51	52	53	54	55	56
57	58	59	60	61	62	63

7.50 M. WIDE ROAD

6.00 M. PATH WAY

52	51	50	49	48	47
41	42	43	44	45	46
50	51	52	53	54	55
56	57	58	59	60	61

9.00 M. WIDE ROAD

63	53	52	51
62	52	40	40
61	51	24	14
11	12	13	14

7.50 M. WIDE ROAD

7	6	5	4	3	2	1
10	9	8	7	6	5	4
11	10	9	8	7	6	5
12	11	10	9	8	7	6

9.00 M. WIDE ROAD

7.50 M. WIDE ROAD

11	12	13	14	15	16	17	18
10	9	8	7	6	5	4	3
11	10	9	8	7	6	5	4
12	11	10	9	8	7	6	5

S. NO.: 297/1 & 2 T.P.
SANCTIONED NO.:
4121 Dtd. 22/02/2007



7.50 M. WIDE ROAD

59	58	57	56	55	54
58	57	56	55	54	53
57	56	55	54	53	52
56	55	54	53	52	51

AMENITY SPACE (1426.740 M2)

6.00 M. WIDE ROAD

54	53	52	51	50	49	48	47
53	52	51	50	49	48	47	46
52	51	50	49	48	47	46	45
51	50	49	48	47	46	45	44

7.50 M. WIDE ROAD

9.00 M. WIDE ROAD

46	35 (C.S.)	34	33	32	31	30	29	28	27
45	34	33	32	31	30	29	28	27	26
44	33	32	31	30	29	28	27	26	25
43	32	31	30	29	28	27	26	25	24

7.50 M. WIDE ROAD

31	32	33	34	35	36	37	38	39	40
30	31	32	33	34	35	36	37	38	39
29	30	31	32	33	34	35	36	37	38
28	29	30	31	32	33	34	35	36	37

9.00 M. WIDE ROAD

10	11	12	13	14	15	16	17	18	19
9	8	7	6	5	4	3	2	1	0
10	11	12	13	14	15	16	17	18	19
9	8	7	6	5	4	3	2	1	0

7.50 M. WIDE ROAD

S. No.: 297/1 & 2 T.P.
SANCTIONED No.: 4121 Dtd. 22/02/2007

Area Statement of Balaji CLASSIC KH-No. 299

TOTAL LAYOUT (1.89 Hec)	: 18,900.000 SQ.M.
AREA UNDER AMENITY SPACE	: 1,891.578 SQ.M.
AREA UNDER OPEN SPACE	: 1,891.125 SQ.M.
AREA UNDER ROAD	: 5,461.343 SQ.M.
AREA UNDER PLOTS (58 Nos.)	: 9,655.954 SQ.M.

Area Statement of Balaji CLASSIC KH-No. 298

TOTAL LAYOUT (1.42 Hec)	: 14,200.000 SQ.M.
AREA UNDER AMENITY SPACE	: 1,426.740 SQ.M.
AREA UNDER OPEN SPACE	: 1,423.439 SQ.M.
AREA UNDER ROAD	: 2,130.330 SQ.M.
AREA UNDER PLOTS (63 Nos.)	: 9,219.491 SQ.M.

DEMARKETED RESIDENTIAL LAYOUT PLAN ON S.NO.: 299 OF MOUZA : WANADONGRI, P.H.NO. 46, TAH.: HINGNA & DIST.: NAGPUR

PLOT AREA CALCULATION						PLOT AREA CALCULATION						
PLOT No.	AREA SIZE	AREA (Sq. mt.)	TAN L	No.	T. AREA (Sq. Mt.)	PLOT No.	AREA SIZE	AREA (Sq. Mt.)	TAN L	No.	T. AREA (Sq. Mt.)	
1	1/2 (9.09+9.68) 9.73	185.166	---	1	185.166	30	12.00 x 15.62	187.440	3.02	1	184.420	
2	1/2 (16.45+17.35) 9.00	152.100	---	1	152.100	31	1/2 (12.00+11.95) 15.62	187.049	3.69	1	183.359	
3	1/2 (17.35+18.26) 9.00	160.245	---	1	160.245	34	1/2 (9.50+7.60) 15.62	133.551	---	1	133.551	
4	1/2 (18.26+19.16) 9.00	168.390	---	1	168.390	35	1/2 (15.70+15.25) 15.00	232.125	3.69	1	228.435	
5	1/2 (19.16+20.06) 9.00	176.490	---	1	176.490	36-39 & 42-45	10.00 x 15.00	150.000	---	8	1200.000	
6	1/2 (20.06+20.97) 9.00	184.635	---	1	184.635	40	1/2 (13.80+14.45) 15.00	211.875	3.69	1	208.185	
7	1/2 (20.97+21.82) 8.50	181.857	---	1	181.857	41	1/2 (14.45+15.05) 15.00	221.250	4.35	1	216.900	
8	1/2 (21.82+22.68) 8.50	189.125	---	1	189.125	46	1/2 (14.75+15.25) 15.00	225.000	4.35	1	220.650	
9	1/2 (11.81+9.68) 26.33	282.915	3.69	1	279.225	47	1/2 (9.15+10.35) 13.50	131.625	3.69	1	127.935	
10	1/2 (13.06+14.50) 18.75	258.375	4.35	1	254.025	48, 49, 52 & 53	9.50 x 13.50	128.250	---	4	513.000	
11&12	8.50 x 18.75	159.375	---	2	318.750	50	1/2 (12.05+10.27) 13.50	150.660	---	1	150.660	
13-17	9.00 x 18.75	168.750	---	5	843.750	51	1/2 (10.27+8.50) 13.50	126.697	---	1	126.697	
18	1/2 (9.05+10.90) 18.75	187.031	---	1	187.031	54	1/2 (10.35+11.60) 13.50	148.162	2.48	1	145.682	
19	1/2 (12.26+10.50) 15.24	173.431	---	1	173.431	55	1/2 (9.92+11.43) 15.25	162.793	2.48	1	160.313	
20,21,24 & 25	10.00 x 15.24	152.400	---	4	609.600	56 & 57	9.15 x 15.25	139.537	---	2	279.075	
22	1/2 (15.24+15.05) 15.24	230.809	3.69	1	227.119	58	½ (10.60+8.60) 15.25	146.400	---	1	146.400	
23	1/2 (15.05+15.00) 15.24	228.981	3.02	1	225.961	TOTAL NO. OF PLOTS & AREA					58	9655.954
26	1/2 (8.70+10.50) 15.24	146.304	---	1	146.304							
27	1/2 (11.57+9.50) 15.62	164.556	---	1	164.556							
28,29,32 & 33	9.65 x 15.62	150.733	---	4	602.932							

Growth of investment happens naturally at **BALAJI CLASSIC**

Not every super-high growth investment has to be risky. Neither does an extremely safe investment have to be low-growth. Balaji Classic achieves this fine balance of growth & safety.

After the huge success of Balaji Pride & Status and also a string of successes Balaji Group has acquired a rock-solid reputation & iconic stature. Balaji Classic just 14 Kms from Nagpur is an investment opportunity with an ace; 'location'. The closest to Nagpur yet just 3 Kms from MIHAN.

But most importantly it is in the very midst of the education hub; surrounded by a medical college, a dental college & many engineering & management colleges & an international school making it hot property for rentals. Giving your investment a growth potential without a parallel.

Balaji CLASSIC, Wanadongri- The Strategic Investment Strengths

- Located in the city, just behind YCCE College
- Only 14 kms away from Zero Mile
- Just 3 kms away from MIHAN
- Scenic location
- Clearly demarcated plots
- NA/TP sanctioned plots
- Outer boundary with cement pole fencing
- Equipped with latest infrastructure like internal paved roads, street-lighting and water supply
- Sewage line
- Ready for registry

