



A QUALITY PROJECT BY



BALAJI NIRMAY
INFRAVENTURE

A Quality Project By



BALAJI NIRMAY
INFRAVENTURE

Venture With



SHREE NIDISH GROUP



Credit

Architect & Planning Consultant
BOLD DESIGN STUDIO

Structural Consultant
DEVAL S. NAKHATE

Legal Advisor
ADV. RITESH C. MAHENDRA

Financial Consultant
CA KARAN MEHENDIRATTA

3D Visualisation
ILLUSTECH STUDIO

Branding & Design Consultant
ILLUSTECH INFOWAY

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Nagpur - 44034

SITE ADDRESS
BALAJI HEIGHTS - 1,
22/1 Gha, Sidhsheshwar Nagar (Aaradhna Nagar),
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Discover the Art of
2 & 3 BHKD Gracious Living

Note : This Is Conceptual Broucher And Not A Legal Documents. The Developer Reserves The Right To Alter And Make Changes In The Elevation & Specification.

About

Project

“ The pinnacle of comfort and style

Welcome to Balaji Heights-1

A place where comfort goes beyond the ordinary, becoming a beautiful expression of grandness and cozy ease. Where you get 56 Residential Units (2BHKD - 42 Units and 3BHKD - 14 Units).

A haven whose every corner, every texture and every colour holds your most precious moments in an unmatched comfort.



A Quality Project by Balaji Nirmay Infraventure
venture with Shree Nidhish Infracon.



ARTISTIC IMPRESSION*



BALAJI HEIGHTS-1,
22/1 Gha, Sidhleshwar Nagar (Aaradhna Nagar),
Dighori, Nagpur - 440034



Panoramic views that
Inspire
and awe

ARTISTIC IMPRESSION*

बालाजी

Heights-1



ARTISTIC IMPRESSION*

बालाजी
Heights-1

Interior

Designed
for Conversations and Comfort



ARTISTIC IMPRESSION*

Dinning



ARTISTIC IMPRESSION*

Living Room



ARTISTIC IMPRESSION*



Bedroom

Indulge in the epitome of comfort and elegance with Luxury bedroom – where sophistication meets timeless style."



Kitchen

Experience culinary excellence with a luxury kitchen designed for elegance, innovation, and unmatched sophistication



ARTISTIC IMPRESSION*

TYPICAL

Parking Plan



9M ROAD

9M ROAD

9M ROAD

9M ROAD



TYPICAL

2D Floor Plan

1ST FLOOR PODIUM PLAN

9M ROAD

9M ROAD



9M ROAD

9M ROAD



ISOMETRIC

2BHKD Floor Plan



1ST FLOOR

WING A

FLAT NO.	TYPE	BUILT-UP AREA (sq.ft)	S./BUILT-UP AREA (sq.ft)
101	2BHK	741.42 sq.ft	1060.56 sq.ft
103	2BHK	851.22 sq.ft	1188.98 sq.ft
104	2BHK	763.60 sq.ft	1089.25 sq.ft

WING B

101	2BHK	852.51 sq.ft	1188.81 sq.ft
102	2BHK	790.40 sq.ft	1114.38 sq.ft
103	2BHK	741.53 sq.ft	1063.48 sq.ft

2ND - 7TH FLOOR

WING A

FLAT NO.	TYPE	BUILT-UP AREA (sq.ft)	S./BUILT-UP AREA (sq.ft)
201, 301, 401, 501, 601, 701	2BHK	741.42 sq.ft	1064.78 sq.ft
203, 303, 403, 503, 603, 703	2BHK	775.87 sq.ft	1103.74 sq.ft
204, 304, 404, 504, 604, 704	2BHK	763.06 sq.ft	1089.25 sq.ft

WING B

201, 301, 401, 501, 601, 701	2BHK	796.54 sq.ft	1125.60 sq.ft
202, 302, 402, 502, 602, 702	2BHK	790.40 sq.ft	1118.67 sq.ft
203, 303, 403, 503, 603, 703	2BHK	741.53 sq.ft	1063.48 sq.ft

AREA STATEMENT

TYPICAL

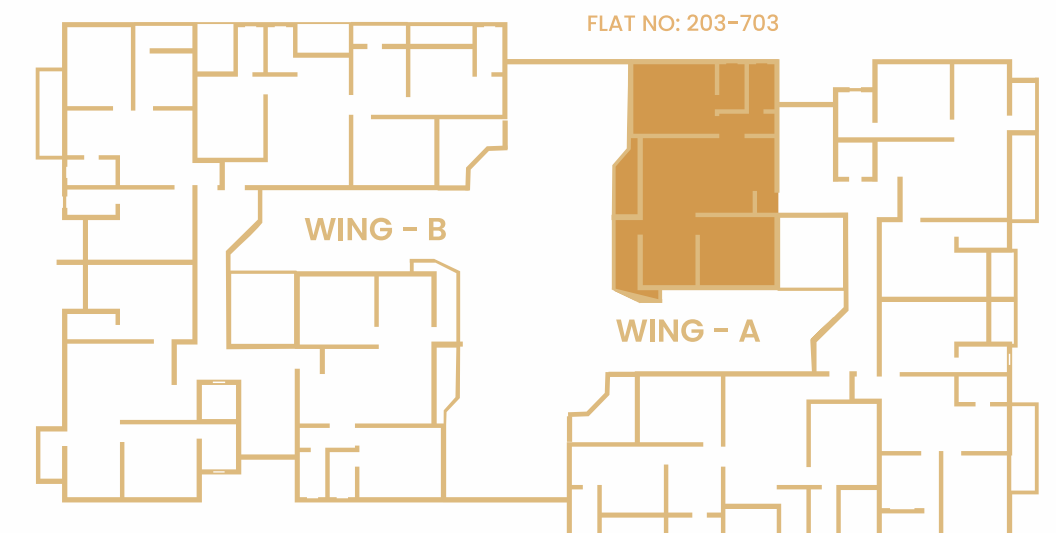
2BHKD Floor Plan

WING - A

FLAT NO: 203-703



KEY PLAN



TYPICAL

2D Floor Plan

2ND TO 7TH FLOOR PLAN



9M ROAD

9M ROAD

9M ROAD

9M ROAD



ISOMETRIC

3BHKD Floor Plan



1ST FLOOR

WING A

FLAT NO.	TYPE	BUILT-UP AREA (sq.ft)	S./BUILT-UP AREA (sq.ft)
102	3BHK	1253.90 sq.ft	1644.51 sq.ft

WING B

FLAT NO.	TYPE	BUILT-UP AREA (sq.ft)	S./BUILT-UP AREA (sq.ft)
104	3BHK	1255.73 sq.ft	1644.18 sq.ft

2ND - 7TH FLOOR

WING A

FLAT NO.	TYPE	BUILT-UP AREA (sq.ft)	S./BUILT-UP AREA (sq.ft)
202, 302, 402, 502, 602, 702	3BHK	1178.55 sq.ft	1559.28 sq.ft

WING B

FLAT NO.	TYPE	BUILT-UP AREA (sq.ft)	S./BUILT-UP AREA (sq.ft)
204, 304, 404, 504, 604, 704	3BHK	1179.73 sq.ft	1558.36 sq.ft

AREA STATEMENT

TYPICAL

3BHKD Floor Plan

WING - A

FLAT NO: 202-702



KEY PLAN

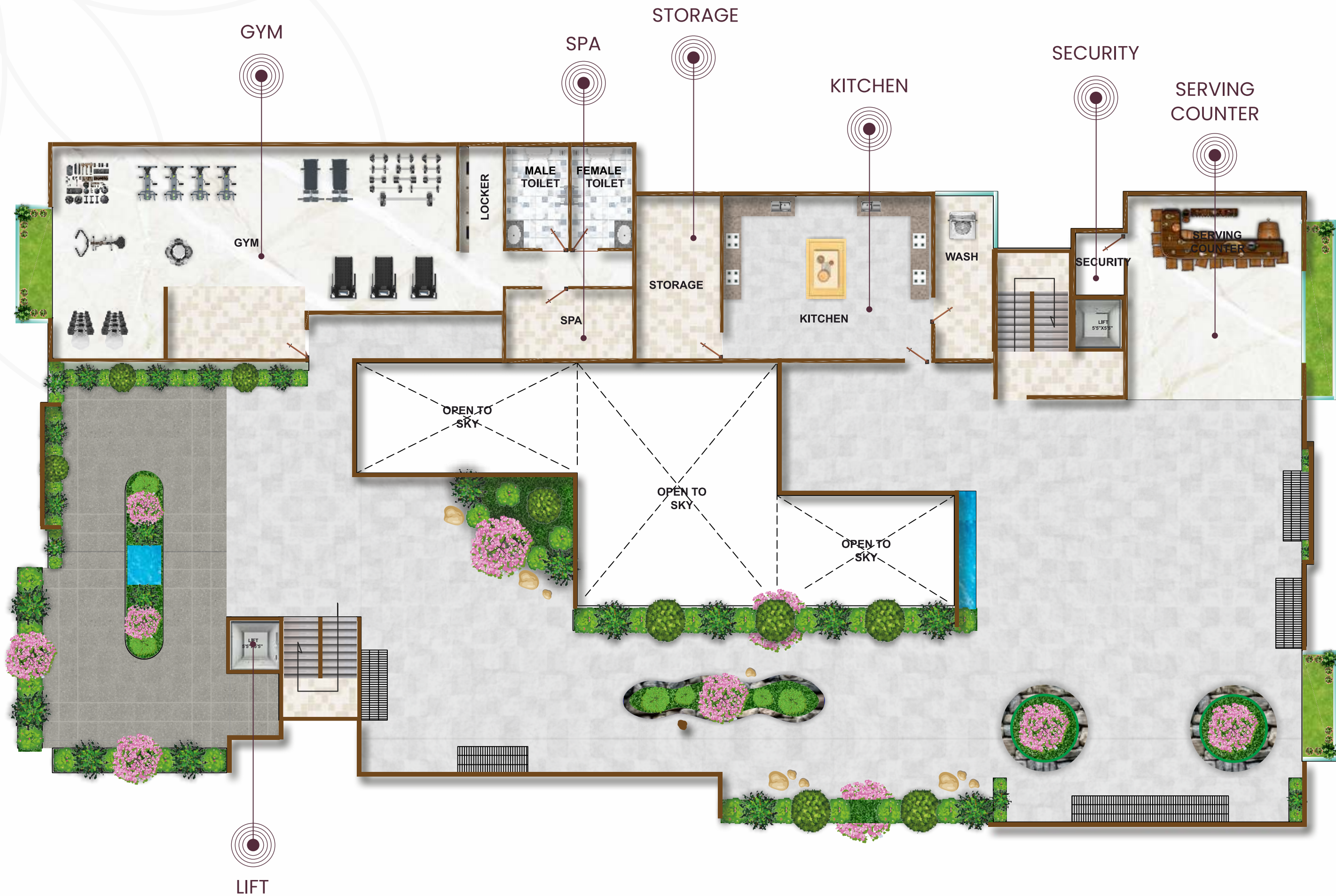


FLAT NO: 202-702

TYPICAL

Terrace

Plan



Immerse

yourself in a range of purposefully curated recreational facilities designed exclusively for you

बाल्हाजी
Heights-1

GYM

Let's put your fitness goals into action



Banquet Hall

Gather here: Where memories are made and shared.



Multipurpose Hall

Collect, laugh, and create lasting memories.



INTERIOR
Amenities



ARTISTIC IMPRESSION*

Sitting Area

This petite sitting area proves that great style can come in small packages



ARTISTIC IMPRESSION*

Kids Play Area

Hop, Skip, Jump - repeat!
Where small feet make big leaps!



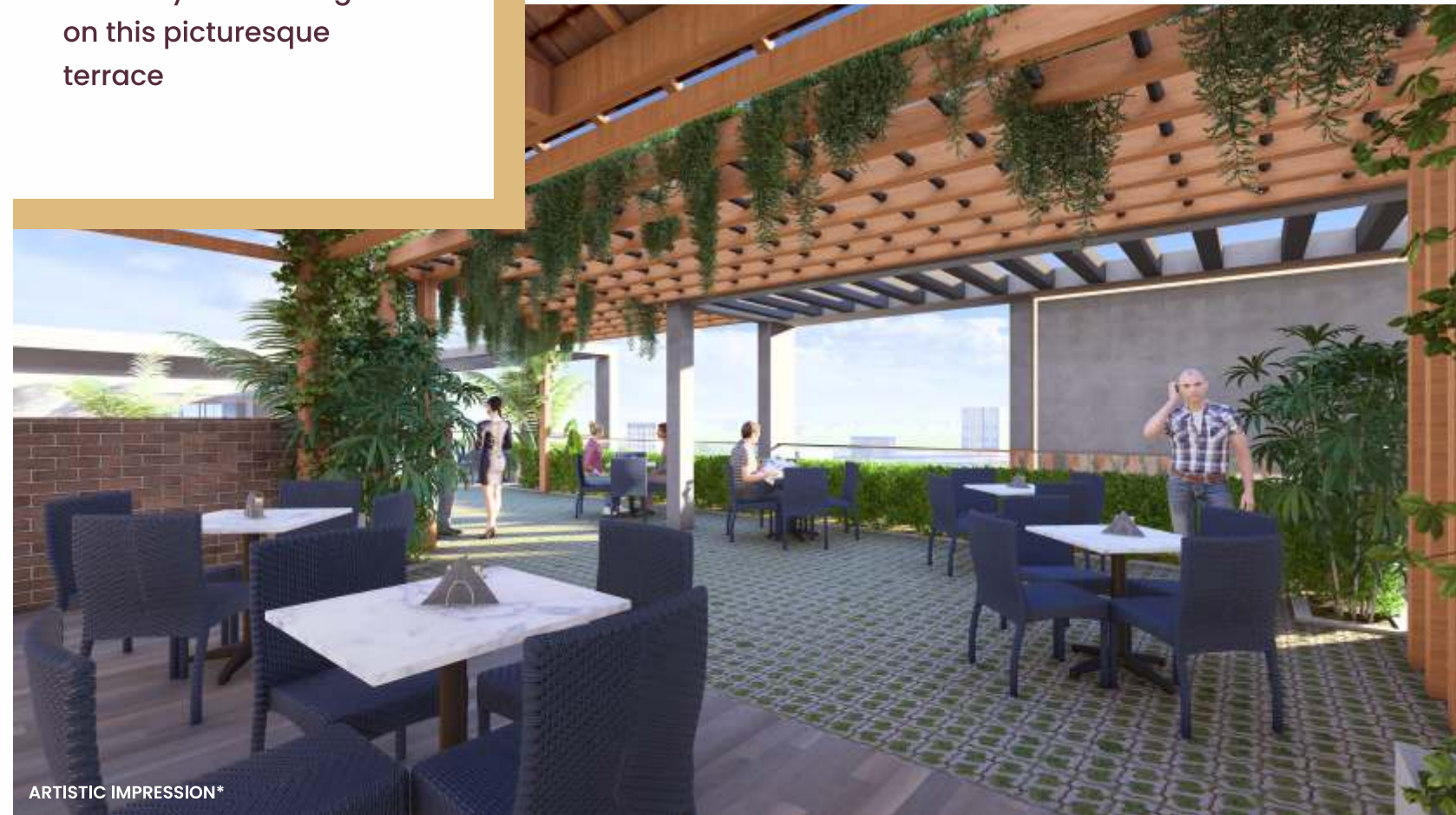
ARTISTIC IMPRESSION*



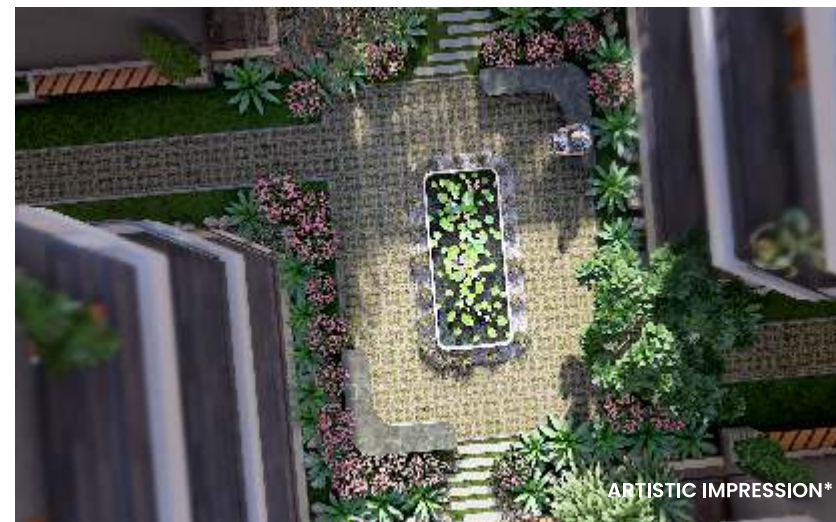
ARTISTIC IMPRESSION*

Terrace

Elevate your evenings on this picturesque terrace



ARTISTIC IMPRESSION*



ARTISTIC IMPRESSION*



EXTERIOR

Amenities



PREMIUM SPECIFICATION

Structure & Features

Earthquake Resistant Design
Premium quality construction
Red Clay Bricks to keep building thermal resistant, energy efficient, and sound insulation

Wall

Internal: 115 mm thick wall
External: 150 mm thick wall In Red Clay Bricks

Plaster

Internal: Cement Plaster
External: Smooth finish cement plaster

Paint

Internal: Plastic paint with primer base
External: Apex Paint

Doors

Front & Internal Door:
Flush door with Mica on both sides.

Window

Aluminum powder-coated window with MS grill

Toilet

Dado tiles to the Bean Bottom & anti-skid tiles on the floor

Sanitary Ware

Jaguar EESCO,
Wall hung commode / Orrisa Asian

Bathroom Fixtures

Jaquar ESSCO / Asian Bath Sense fixture

Kitchen

Kitchen otta with granite top with S.S. Sink
Under platform modular kitchen
Glazed Tiles shall be provided up to 4' height above the otta.

Electrification

Concealed copper wiring

Water

Separate Overhead water tank for Corporation water for drinking purposes
Boring water for utility purposes.

Extra Amenities

- Common lighting on solar PV cells
- Electric Vehicle Charging Point
- Inverter Point Provision for Each Flat
- PVC Ceilings to balconies
- Rainwater harvesting
- Water sensor for OHT and underground sump also
- Landscape corner on the ground floor
- Peripheral Plantation / Landscaping
- Waterproofing treatment to all toilets & top floor terrace
- All premium construction material specification

NOTE:

- The Purchaser has to pay the following charges separately
1. M.S.E.B. Meter deposit and networking charges.
 2. Registration, Stamp Duty, Legal & Documentation Charges.
 3. Water meter with other networking charges,
 4. Advance deposit payment towards extra work other than specified
 5. Applicable GST as per Government norms.

SPECIAL EXTRA MODERN SPECIFICATION

Vastu

100% Vastu compliant flats

Modular Kitchen

Under Platform Modular Kitchen.

Pest Control

Pest Control Management in Building Premises and Plinth Areas.

Solar

Solar panels are available for all common points and amenities.

Parking

Allotted Car parking for 4 Wheelers & 2 Wheelers

POP / Gypsum

Gypsum False Ceiling with LED Light panels

Security

Intercom connectivity for each flat
Video Door phone at each flat entrance
CCTV surveillance for common area.

Lift

8 Passengers lift with DG Set for power breakdown

EV

Electric vehicle charging socket in parking.

LOCATION MAP



बालाजी
Heights-1