

RERA NO. RAJ/P/2023/2734  
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**BALAJI BUILDERS**  
BUILDING YOUR DREAM HOUSE



*Balaji  
Aashiyana*



Plot No. 53-59, Laxman Rekha, Niwaru Raod, Jhotwara, Jaipur

## Project Specifications

- ✓ Community Hall
- ✓ CCTV Surveillance
- ✓ Modular Kitchen
- ✓ Roof Top Garden
- ✓ Kids Play Area
- ✓ 24 Hour Security
- ✓ Power Backup
- ✓ Covered Car Parking
- ✓ High Speed Elevator (2 Lift)
- ✓ Covered Gym
- ✓ Yoga Deck
- ✓ Vastu Friendly
- ✓ Semi Furnished Flats
- ✓ Fully Furnished Flats





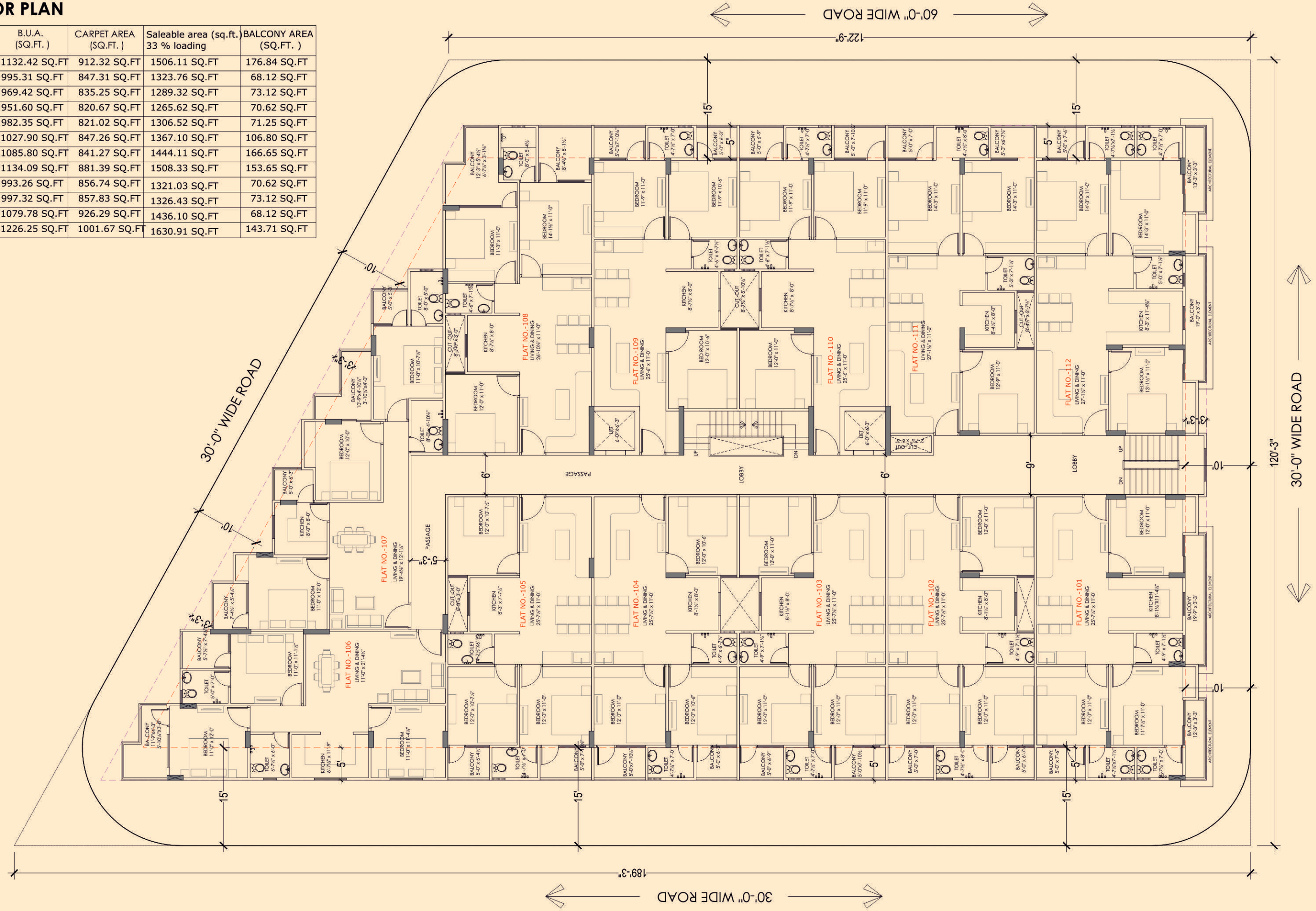


*Beautiful Landscape to Feel a Sense of Serenity*



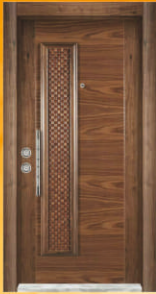
# GROUND FLOOR PLAN

SR.NO.	FLAT NO.	B.U.A. (SQ.FT.)	CARPET AREA (SQ.FT.)	Saleable area (sq.ft. 33 % loading)	BALCONY AREA (SQ.FT. )
1	101 (3BHK)	1132.42 SQ.FT	912.32 SQ.FT	1506.11 SQ.FT	176.84 SQ.FT
3	102 (3BHK)	995.31 SQ.FT	847.31 SQ.FT	1323.76 SQ.FT	68.12 SQ.FT
3	103 (3BHK)	969.42 SQ.FT	835.25 SQ.FT	1289.32 SQ.FT	73.12 SQ.FT
4	104 (3BHK)	951.60 SQ.FT	820.67 SQ.FT	1265.62 SQ.FT	70.62 SQ.FT
5	105 (3BHK)	982.35 SQ.FT	821.02 SQ.FT	1306.52 SQ.FT	71.25 SQ.FT
6	106 (3BHK)	1027.90 SQ.FT	847.26 SQ.FT	1367.10 SQ.FT	106.80 SQ.FT
7	107 (3BHK)	1085.80 SQ.FT	841.27 SQ.FT	1444.11 SQ.FT	166.65 SQ.FT
8	108 (3BHK)	1134.09 SQ.FT	881.39 SQ.FT	1508.33 SQ.FT	153.65 SQ.FT
9	109 (3BHK)	993.26 SQ.FT	856.74 SQ.FT	1321.03 SQ.FT	70.62 SQ.FT
10	110 (3BHK)	997.32 SQ.FT	857.83 SQ.FT	1326.43 SQ.FT	73.12 SQ.FT
11	111 (3BHK)	1079.78 SQ.FT	926.29 SQ.FT	1436.10 SQ.FT	68.12 SQ.FT
12	112 (3BHK)	1226.25 SQ.FT	1001.67 SQ.FT	1630.91 SQ.FT	143.71 SQ.FT



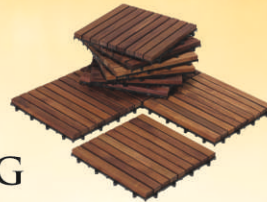


# SPECIFICATIONS



## WOOD WORK

- Solid Core designer Flush Door
- Modular Kitchen with Nano White Platform
- Wardrobe 3BHK - 2 Rooms



## TILES & FLOORING

- Premium Quality Vitrified Tile Flooring & Skirting
- 8 Feet High Bathroom Tiles With Anti -skid Floor Tiles
- Extensive Use Of Granites In Entrance Lobby & Stairs
- Granite Counter Top With 2 Feet High Tiles
- Polished Granite With Round Nosing In Kitchen

## ELECTRICAL

- Modular Switches
- Concealed Led Lights
- Provision For Ac & Cable Tv
- Fire Proof Wires
- Child Friendly Accessories



## WALL FINISH

- False Ceiling in living, Dining Area  
Bedroom & Kitchen
- Wallpapers/ Designer Paint in Living Room
- Plastic/ Emulsion Paint After Plaster Of Paris
- Weather Proof Exterior Paint With Texture.



## SANITARY

- Counter/ Pedestal Wash Basin
- Designer Cp Fitting With Big Showers
- Partition To Demarcate Dry & Wet Areas
- Water Proofing
- CERA - CP & Sanitary Fitting





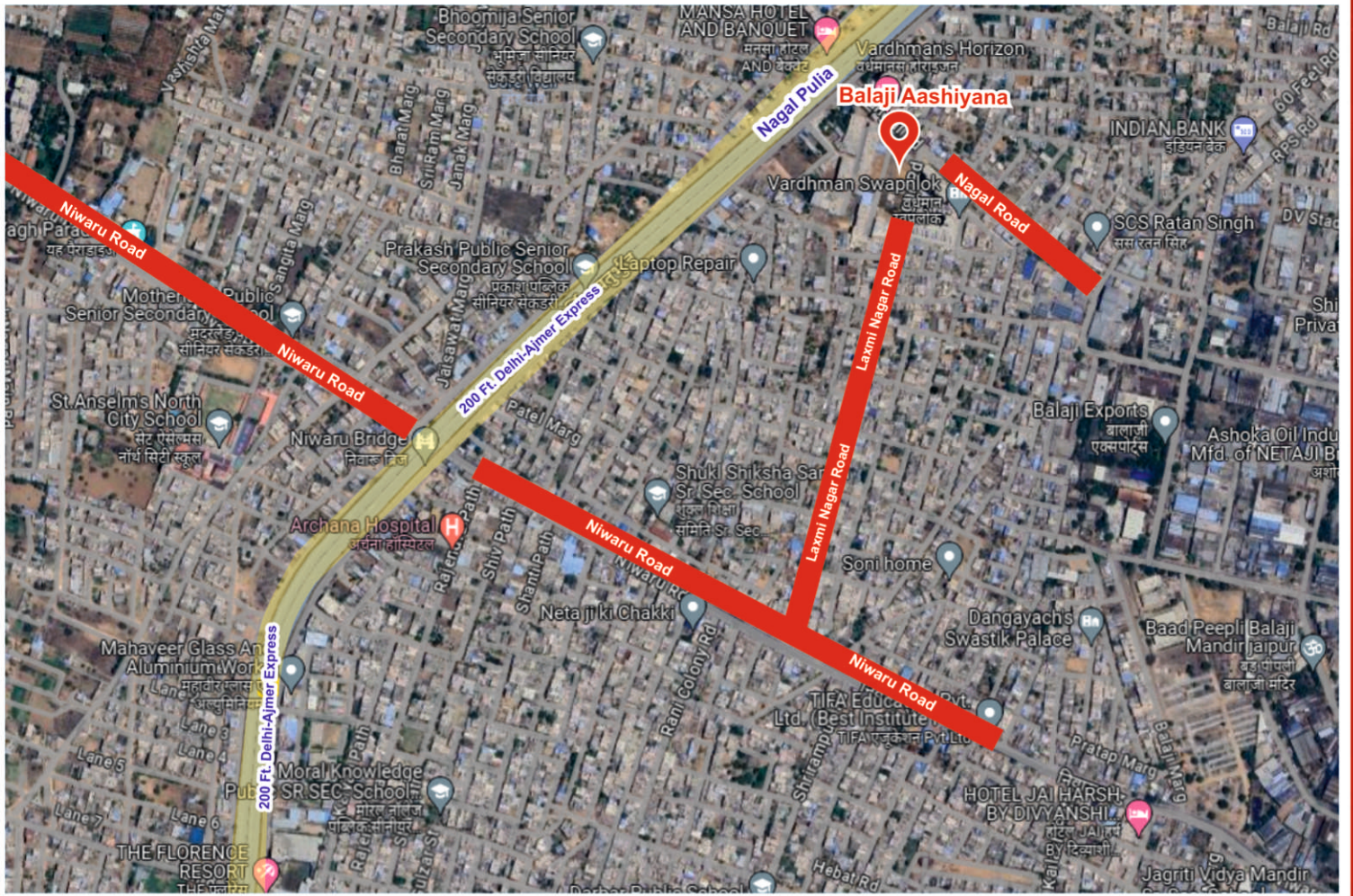


Side View





## LOCATION MAP



Niwaru Road	500 Mtr.
Railway Station JP Junction	7 KM
Bus Stand Sindhi Camp	8 KM
Murlipura	2 KM
Jhotwara Circle	3 KM
St. Teresa's School	1 KM
Ambe Hospital	3 KM
Petrol Pump	500 Mtr.

Project By :



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