

SAI-BALAJI 
Royal
LUXURY! AT EVERY CORNER



WOULDN'T IT BE GREAT IF

BODY,
HEART,
MIND,
& SOUL

COME TOGETHER?



It all began with a dream. A dream to provide exceptional high quality homes at affordable prices. A dream that made us Bengaluru's leading property developers in the Adorable Housing Segment. Led by a visionary who is a thorough bred professional and a motto to provide a dream home to every family within their budget, Sai Balaji Shelters has prestigious projects all over Bengaluru have won us many awards and applause. With an initiative to incorporate the Lean Six Sigma Culture, the company follows strong and unadulterate work ethics and is spearheaded to greater heights. Inspiring In 94 Luxuries 1, 2 and 3 BHK apartments spread over one blocks. Sai Balaji Royal stands high and mighty among every other apartment in the vicinity. Located at one of the premium residential area, Sai Balaji Royal is everyman's dream come true. The style, swerve and the sophistication which reaches you at very affordable cost is what makes a Sai Balaji Shelters home special to all. Watch the wonderful city of Bengaluru from atop the apartment. Watch the aesthetics and ardor which made it one among the best cities.

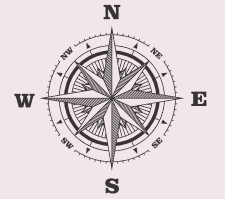




A fast growing residential area and the seat of aristocratic living, HSR Layout Extn. is resplendent of an amend lifestyle.

The area oars wonderful options of all luxuries you need for a good life. In the neighbourhood of classic living spaces like period houses, modern apartments and villas, Sai Balaji Royal has schools, hospitals, bus station, metro station, banks, police station, play ground and most of IT BT corporate companies a thriving market place and shopping malls all around the place.

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LEGENDS

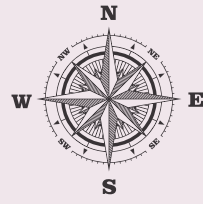
- | | | | |
|--------------------------|------------------------------|----------------------------|---------------------------------|
| A Entry/Exit gate | E Holding Tank | I Multipurpose Hall | M Multipurpose Court |
| B Security Room | F Changing Room | J Driveway | N Mini Basket Ball court |
| C Swimming Pool | G Senior Citizen area | K Spa Room | O Children's Play Area |
| D Children's pool | H Landscape Garden | L Jogging Track | P Ramp to Down |



PROJECT FEATURES & AMENITIES

- | | |
|--|--|
|  SWIMMING POOL |  CAR & BIKE ELECTRICAL CHARGER POINT |
|  TODDLERS Pool |  VIDEO DOOR PHONE / INTERCOM FACILITY |
|  SENIOR SITTING AREA |  HOME AUTOMATION FOR LIVING ROOM |
|  MULTIPURPOSE HALL |  DIGITAL DOOR LOCK |
|  GYMNASIUM |  MULTIPURPOSE COURT |
|  CHILDREN'S PLAY AREA |  SEWAGE TREATMENT PLANT |
|  JOGGING TRACK |  RAIN WATER HARVESTING |
|  LANDSCAPE GARDEN |  2 NO. OF 6 PASSENGER CAPACITY LIFTS |
|  ROUND THE CLOCK SECURITY |  EXCLUSIVE COVERED CAR PARKING |
|  SPA ROOM |  GENERATOR BACK-UP |
|  LIBRARY ROOM |  CCTV CAMERA SURVEILLANCE |
|  INDOOR GAMES |  VASTHU COMPLIANT |

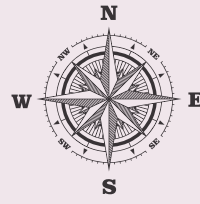




GROUND FLOOR PLAN

GROUND FLOOR AREA STATEMENT IN SFT

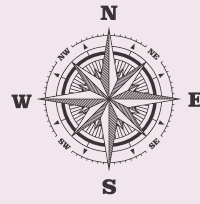
UNIT-#	001	002	003	004	005	006	007	008	009	010	011	012	013	014	015	016	017	018	019
SB-AREA	725	980	670	980	1310	1090	660	1010	1015	1425	1215	1275	1215	1040	1070	1070	1070	1065	1050
FACING	W	N	W	N	E	N	N	W	E	E	N	N	E	E	E	E	E	E	E
BHK	1	2	1	2	3	2	1	2	2	3	2.5	2	3	2	2	2	2	2	2



FIRST FLOOR PLAN

FIRST FLOOR AREA STATEMENT IN SFT

UNIT-#	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	
SB-AREA	1005	980	670	980	1310	1090	660	1010	960	1425	1215	1250	1255	1040	1070	1070	1070	1065	1050	
FACING	W	N	W	N	E	N	N	W	E	E	N	N	E	E	E	E	E	E	E	E
BHK	2	2	1	2	3	2	1	2	2	3	2.5	2	3	2	2	2	2	2	2	2



TYPICAL FLOOR PLAN

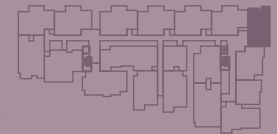
TYPICAL FLOOR AREA STATEMENT IN SFT

UNIT-#	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219
	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319
	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419
SB-AREA	1020	980	690	1065	1310	1090	660	1010	1015	1425	1240	1275	1280	1070	1100	1100	1100	1095	1080
FACING	W	N	W	N	E	N	N	W	E	E	N	N	E	E	E	E	E	E	E
BHK	2	2	1	2	3	2	1	2	2	3	2.5	2	3	2	2	2	2	2	2



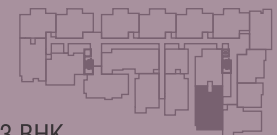
TYPE # - 16
EAST FACING - 2 BHK

A	LIVING	14'4"X14'2"
B	DINING	8'6"X9'0"
C	KITCHEN	5'6"X8'8"
D	M.BEDROOM	10'5"X14'2"
E	TOILET	4'9"X7'6"
F	BEDROOM	10'0"X12'0"
G	TOILET	6'8"X4'10"
H	BALCONY	5'0"X8'0"
I	UTILITY/BALCONY	14'2"X5'0"



TYPE # - 01
WEST FACING - 2 BHK

A	LIVING	10'0"X14'8"	F	TOILET	5'0"X7'2"
B	DINING/KITCHEN	10'3"X12'6"	G	BALCONY	8'9"X5'10"
C	M.BEDROOM	12'0"X10'6"	H	BALCONY	8'6"X4'0"
D	TOILET	8'3"X5'0"	I	UTILITY	4'8"X10'10"
E	BEDROOM	10'1"X10'7"			

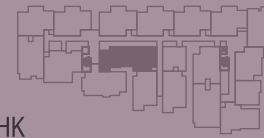


TYPE # - 05
EAST FACING - 3 BHK

A	LIVING/DINING	21'0"X12'0"	G	BEDROOM	11'0"X9'3"
B	KITCHEN	10'2"X7'4"	H	TOILET	7'3"X4'10"
C	M.BEDROOM	12'5"X10'2"	I	BALCONY	11'5"X4'4"
D	TOILET	4'8"X8'0"	J	BALCONY	12'0"X4'7"
E	BEDROOM	9'0"X10'6"	K	UTILITY	7'2"X4'0"
F	TOILET	4'7"X8'0"			



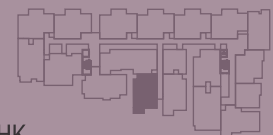
TYPE # - 10
EAST FACING - 3 BHK



A	LIVING/DINING	28'4"X10'6"	G	BEDROOM	10'0"X11'0"
B	KITCHEN	11'11"X7'6"	H	TOILET	6'8"X4'8"
C	M.BEDROOM	10'0"X11'0"	I	POOJA	6'0"X5'0"
D	TOILET	4'7"X7'0"	J	BALCONY	11'11"X4'0"
E	BEDROOM	9'6"X12'4"	K	UTILITY	6'7"X3'6"
F	TOILET	4'7"X7'4"	L	FOYER	6'4"X5'6"

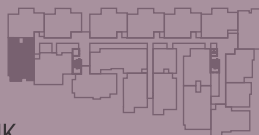


TYPE # - 9
EAST FACING - 2 BHK



A	LIVING/DINING	22'3"X9'10"	F	TOILET	7'2"X4'9"
B	KITCHEN	6'9"X8'2"	G	BALCONY	9'6"X5'0"
C	M.BEDROOM	10'0"X12'0"	H	BALCONY	6'7"X4'9"
D	TOILET	4'10"X8'6"	I	UTILITY	6'9"X3'8"
E	BEDROOM	11'11"X10'0"			

TYPE # - 13
EAST FACING - 3 BHK



A	LIVING/DINING	20'0"X10'10"	G	BEDROOM	9'10"X9'0"
B	KITCHEN	10'3"X6'8"	H	TOILET	6'3"X4'8"
C	M.BEDROOM	12'3"X10'8"	I	BALCONY	13'2"X5'0"
D	TOILET	4'7"X8'3"	J	BALCONY	10'8"X4'6"
E	BEDROOM	9'6"X10'2"	K	UTILITY	6'1"X4'6"
F	TOILET	4'6"X8'0"			





YOUR PRIVATE HAVEN AMID THE BUSTLING CITY.

After a long day, there's nothing like coming home to peace of mind. Take a relaxing walk in the park, a refreshing dip in the pool or catch up with friends at the clubhouse. Sai Balaji Royal has in store, the lifestyle you've longed for.

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Royal
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Home where the heart is..

When we say we keep your every small need in mind when designing floor plans we really mean it.

Your living room is perfect place to unwind and entertain friends and guests as the connectivity to kitchen makes it convenient to serve them. distribution of space makes sure you never fall short of space and comfort.

Yes, the house you live in matters the most. Whatever your job, the home you return to each day defines your state of living. Coming home to a place of security, warmth and love is one of life's little joys, and with Sai Balaji Royal in HSR Layout Extn., we're making sure you revel in all of this with a home that's your pride and happiness.



Make life meaningful.
Indulge in a home that treats you right.

SPECIFICATIONS



STRUCTURE - RCC Framed Structure, Solid block masonry plastering with 1:5cm smooth sponge finishing.

WALL- External walls - 6" solid blocks, Internal walls - 4" solid blocks.

PLASTERING- Internal wall- lime rendering, External wall - smooth sponge finish.



DOORS

Main door: Teak wood frame with OST Venner shutter,

Internal door: Sal wood frame with ready made flush door shutters,

Bath room door: WPVC/
Water proof flush doors.



WINDOW

Three track UPVC window with provision for bug screen, MS Safety grills.



FLOORING

Vitrified tiles for living, dining, kitchen & bedrooms with 4" skirting,

Anti-skid ceramic tiles for utility, toilets and balcony,

Lift lobby, common area and staircases Vitrified and Granite.

DADOING

Kitchen and toilet dado: Ceramic tiles.



ELECTRICAL

Concealed copper wiring with ISI standard and modular switches for all points,

Exhaust fan points for kitchen & toilets,

15 amps power plug points in kitchen & toilets,

Individual TV & Telephone points in main hall,

AC Point in Master bedroom.



LIFTS & LOBBY

Entrance lobby finished with Granite staircase with Railing,

Two of 6 passenger capacity lifts with Kone / Otis ISI standard make.



PAINTING

Premium emulsion paints for the interior, Cement weather proof paints for exteriors and Enamel paints for the internal doors and grills, Main door wood polishing.



TOILET

7 feet height glazed tile dadoing,

Commodes and CP Fittings of reputed ISI Standard make.



KITCHEN

Black granite kitchen platform with stainless steel sink, 2 feet dado above granite kitchen platform in ceramic glazed tiles, Reputed ISI make CP fittings.



WATER SUPPLY

Water supply through borewells.



GENERATOR BACKUP

1 KVA generator backup power for each flat,

Additional power back-up for lift, water pumps and common area lighting.



SECURITY

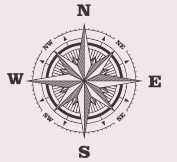
Every house will be connected to security office through intercom phone/VDP, CCTV Surveillance.

ENJOY THE INVITING ATMOSPHERE IN THE COMFORT OF YOUR HOME.



LOCATION MAP

NOT TO SCALE



Key Distances (approximate):

BUSSTOP	- 800 Mtrs.
METRO STATION	- 800 Mtrs.
E-CITY	- 2.5 Kms.
BANNERGHATTA ROAD	- 9 Kms.
SARJAPUR ROAD/ECO SPACE	- 5 Kms.
WIPRO	- 7.5 Kms.



SAI BALAJI
QUALITY & HONEST

a project by:

SAI BALAJI SHELTERS

Office & Site Address :

SAI BALAJI ROYAL

Site # 56/2, 4th Cross, Royal County Layout,
Opposite To AECS Layout A Block, Parappana Agrahara,
Begur Hobli, Ecity Post, Haraluru To Sarjapura Main Road,
Bangalore-560 100

RERA #



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