



SRI BALAJI STRUCTURES

COME HOME TO QUALITY

A residential retreat as
unique as your signature lifestyle

SRI BALAJI
Signature
live your dream life

Enhance your inimitable lifestyle @
Sy No 25/6, Geddelahalli, Hennur Main Rd,
Bengaluru, Karnataka - 560 077.

RERA No. PRM/KA/RERA/1251/446/PR/260522/004922





A SURE SIGN OF
YOUR ARRIVAL IN LIFE

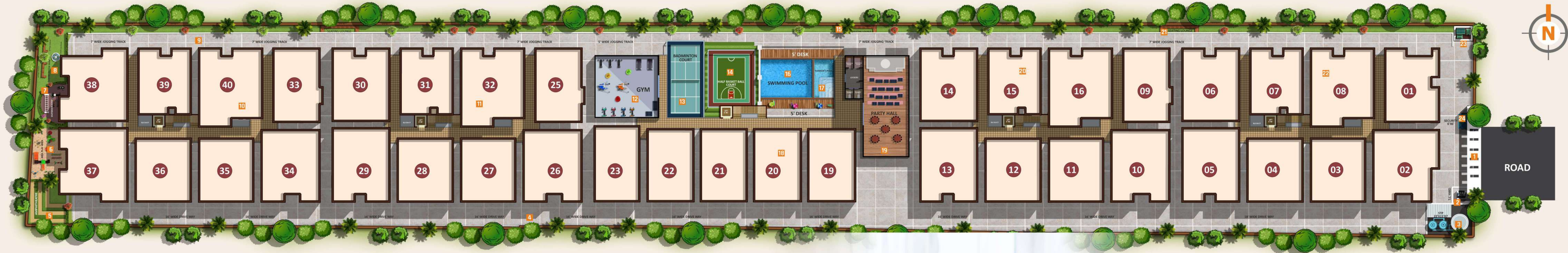
LIVE A LIFE OF YOUR PERSONAL CHOICE

WELCOME TO BALAJI SIGNATURE

SRI BALAJI
Signature
live your dream life

Living your life in your own way, every day, is the highest form of lifestyle freedom. Know about a project that is rising in the heart of Horamavu Agara Road, for you to experience your personal lifestyle without compromise. It's all about coming to a home surrounded by beautiful greenery, enveloped by modern comforts and dotted with contemporary amenities. So if the thought of giving your family more time and better lifestyle prospects excite you, then come home to Sri Balaji Signature, an oasis that's as unique as your signature.





SRI BALAJI
Signature
 live your dream life

MASTER PLAN LEGEND

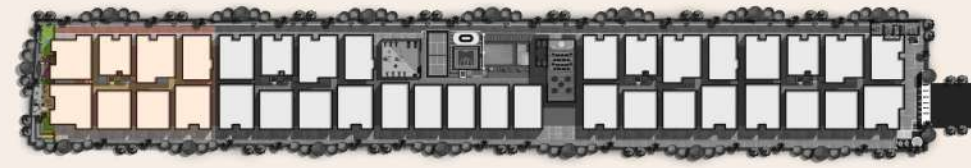
- | | | | |
|-----------------------|---------------------------|-------------------|--------------------------------|
| 1 ENTRY & EXIT | 10 BLOCK-A | 16 SWIMMING POOL | 22 BLOCK-E |
| 2 TC YARD | 11 BLOCK-B | 17 KIDS POOL | 23 ELECTRIC CAR CHARGING POINT |
| 3 STP | 12 FULLY EQUIPPED GYM | 18 BLOCK-C | 24 SECURITY |
| 4 DRIVEWAY | 13 BADMINTON COURT | 19 PARTY HALL | |
| 5 AMPHITHEATER | 14 HALF BASKET BALL COURT | 20 BLOCK-D | |
| 6 KIDS PLAY AREA | 15 SEATING LOUNGE | 21 SEATING LOUNGE | |
| 7 OUTDOOR GYM | | | |
| 8 SENIOR CITIZEN PARK | | | |
| 9 JOGGING TRACK | | | |



- + CCTV Camera Surveillance
- + MyGate integration
- + Round the clock security
- + Solar Hot water for attached bathroom
- + Sewage Treatment Plant
- + 5 Lifts of 6 Passengers Capacity
- + Rain water Harvesting

INFRASTRUCTURE DEVELOPMENTS

- + Generator Backup
- + Exclusive Covered Car Parking
- + Electric Car charging Point
- + Vasthu Complaints



GROUND FLOOR PLAN

AREA STATEMENT IN SFT

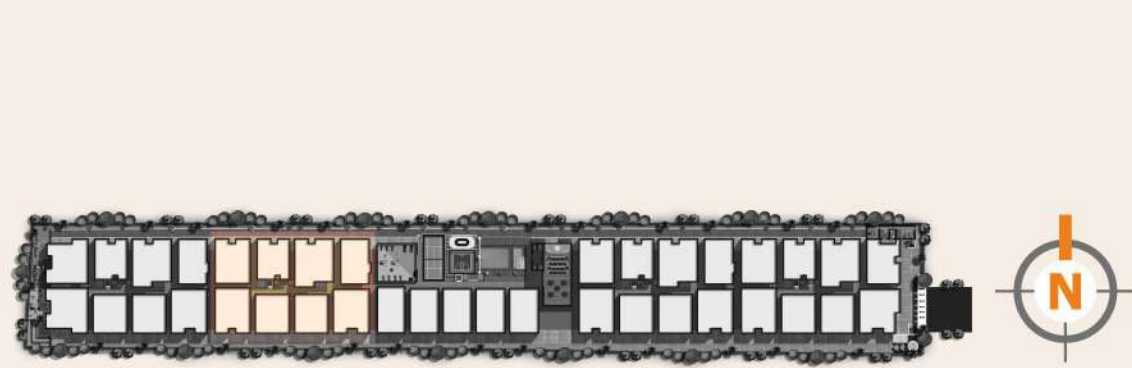
BLOCK A	FLAT NO	33	34	35	36	37	38	39	40
	SBA	1163	1404	1159	1179	1566	1516	1133	1595
	TYPE	2 BHK	3 BHK	2 BHK	2 BHK	3 BHK	3 BHK	2 BHK	3 BHK
	FACING	WEST	NORTH	NORTH	NORTH	EAST	EAST	WEST	EAST
	CARPET AREA	851	1028	843	859	1165	1119	826	1179



GROUND FLOOR PLAN

AREA STATEMENT IN SFT

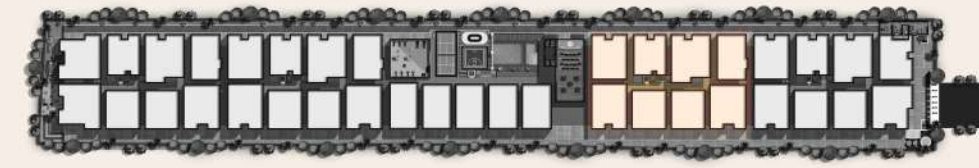
BLOCK B	FLAT NO	17	18	19	20	21	22	23	24
	SBA	1534	1171	1171	1171	1149	1149	1164	1533
	TYPE	3 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	3 BHK
	FACING	WEST	NORTH	NORTH	NORTH	NORTH	NORTH	EAST	EAST
	CARPET AREA	1229	855	860	860	842	842	871	1135



GROUND FLOOR PLAN

AREA STATEMENT IN SFT

BLOCK C	FLAT NO	25	26	27	28	29	30	31	32
	SBA	1163	1404	1159	1179	1424	1374	1133	1595
	TYPE	2 BHK	3 BHK	2 BHK	2 BHK	3 BHK	3 BHK	2 BHK	3 BHK
	FACING	WEST	NORTH	NORTH	NORTH	EAST	EAST	WEST	EAST
	CARPET AREA	851	1028	843	859	1049	1006	826	1179



GROUND FLOOR PLAN

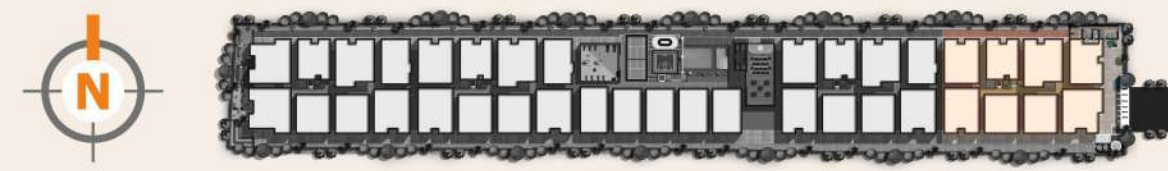
AREA STATEMENT IN SFT

BLOCK D	FLAT NO	09	10	11	12	13	14	15	16
	SBA	1163	1404	1159	1179	1424	1374	1133	1595
	TYPE	2 BHK	3 BHK	2 BHK	2 BHK	3 BHK	3 BHK	2 BHK	3 BHK
	FACING	WEST	NORTH	NORTH	NORTH	EAST	EAST	WEST	EAST
	CARPET AREA	851	1028	843	859	1049	1006	826	1179



AREA STATEMENT IN SFT

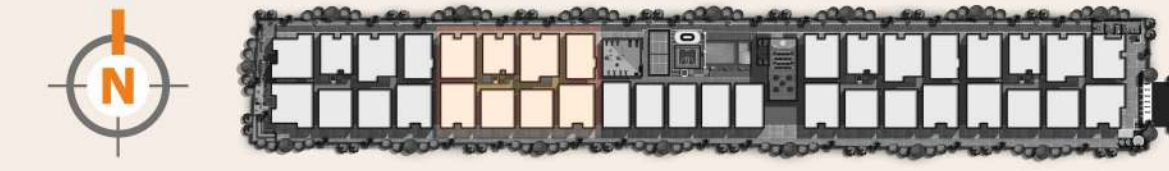
BLOCK E	FLAT NO	11	12	13	14	15	16	17	18	19	20	
	SBA	1163	1404	1159	1179	1424	1374	1133	1595	1424	1374	
	TYPE	2 BHK	3 BHK	2 BHK	2 BHK	3 BHK	3 BHK	2 BHK	3 BHK	3 BHK	2 BHK	3 BHK
	FACING	WEST	NORTH	NORTH	NORTH	EAST	EAST	WEST	EAST	EAST	WEST	EAST
	CARPET AREA	851	1028	843	859	1049	1006	826	1179	1049	1006	826



GROUND FLOOR PLAN

AREA STATEMENT IN SFT

FLAT NO	01	02	03	04	05	06	07	08
SBA	1291	1430	1159	1179	1424	1374	1133	1595
TYPE	2 BHK	3 BHK	2 BHK	2 BHK	3 BHK	3 BHK	2 BHK	3 BHK
FACING	WEST	NORTH	NORTH	NORTH	EAST	EAST	WEST	EAST
CARPET AREA	951	1050	843	859	1049	1006	826	1179



TYPICAL FLOOR PLAN

AREA STATEMENT IN SFT

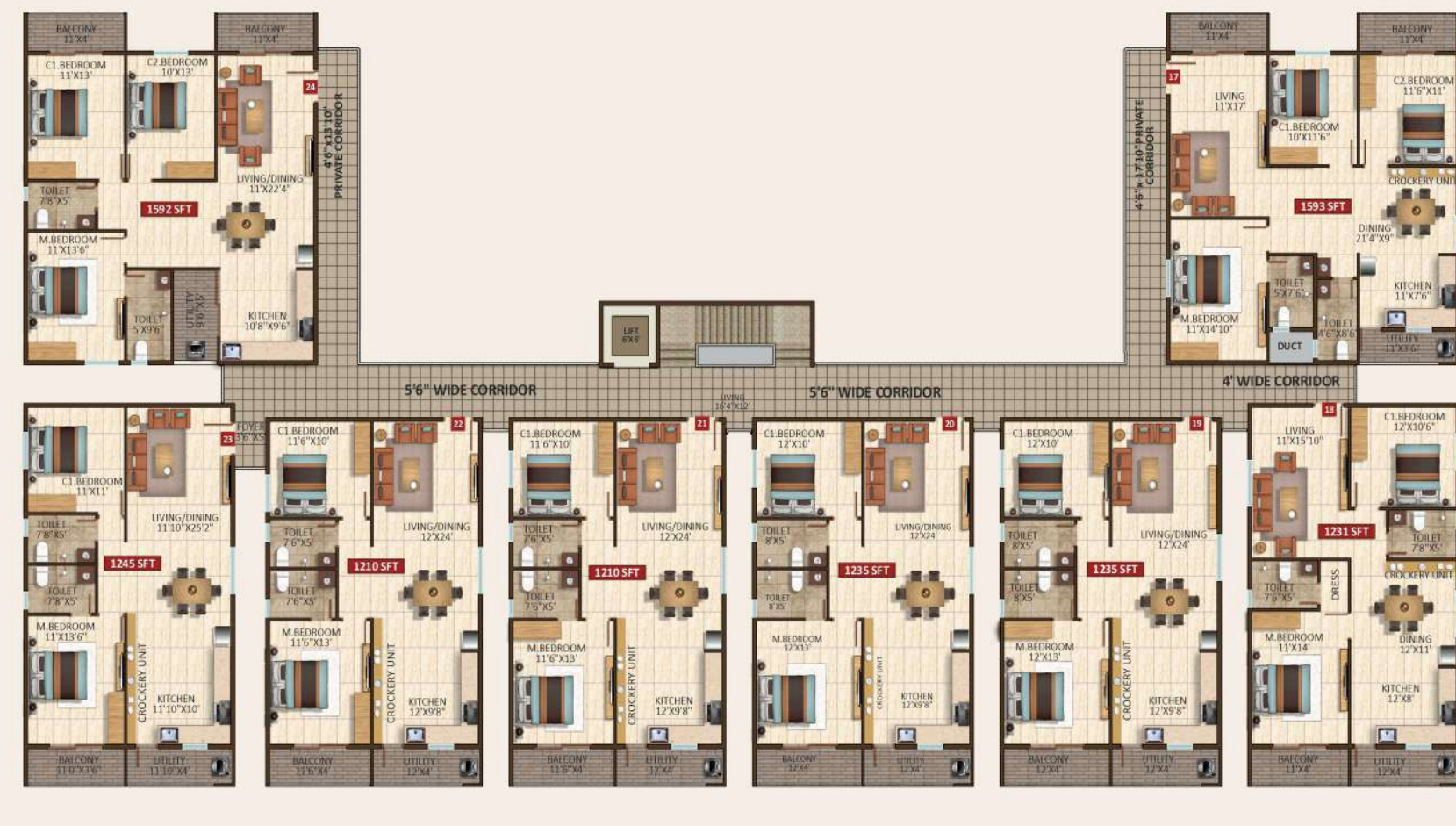
FLAT NO	25	26	27	28	29	30	31	32
SBA	1258	1470	1246	1268	1488	1469	1218	1668
TYPE	2 BHK	3 BHK	2 BHK	2 BHK	3 BHK	3 BHK	2 BHK	3 BHK
FACING	WEST	NORTH	NORTH	NORTH	EAST	EAST	WEST	EAST
CARPET AREA	926	1078	913	932	1097	1081	892	1233



TYPICAL FLOOR PLAN

AREA STATEMENT IN SFT

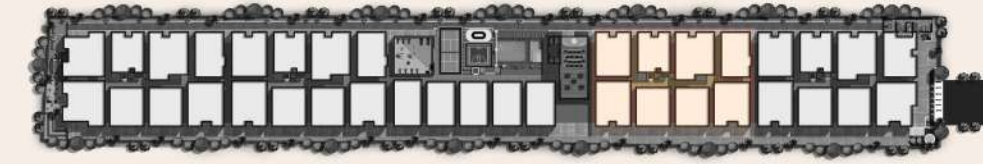
FLAT NO	33	34	35	36	37	38	39	40
SBA	1258	1470	1246	1268	1651	1599	1218	1668
TYPE	2 BHK	3 BHK	2 BHK	2 BHK	3 BHK	3 BHK	2 BHK	3 BHK
FACING	WEST	NORTH	NORTH	NORTH	EAST	EAST	WEST	EAST
CARPET AREA	926	1078	914	932	1226	1181	892	1233



TYPICAL FLOOR PLAN

AREA STATEMENT IN SFT

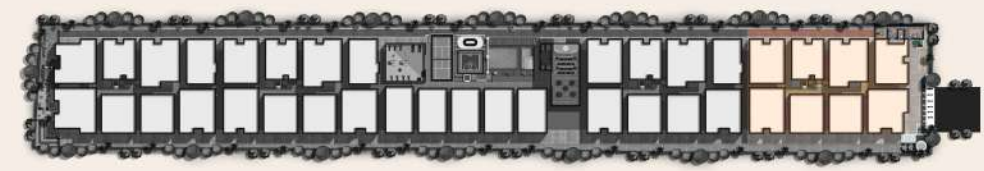
FLAT NO	17	18	19	20	21	22	23	24
SBA	1593	1231	1235	1235	1210	1210	1245	1592
TYPE	3 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	3 BHK
FACING	WEST	NORTH	NORTH	NORTH	NORTH	NORTH	EAST	EAST
CARPET AREA	1179	901	908	908	889	889	918	1181



TYPICAL FLOOR PLAN

AREA STATEMENT IN SFT

BLOCK D	FLAT NO	09	10	11	12	13	14	15	16
	SBA	1258	1470	1246	1268	1488	1469	1218	1668
	TYPE	2 BHK	3 BHK	2 BHK	2 BHK	3 BHK	3 BHK	2 BHK	3 BHK
	FACING	WEST	NORTH	NORTH	NORTH	EAST	EAST	WEST	EAST
	CARPET AREA	926	1078	913	932	1097	1081	892	1233



TYPICAL FLOOR PLAN

AREA STATEMENT IN SFT

BLOCK E	FLAT NO	01	02	03	04	05	06	07	08
	SBA	1355	1573	1246	1268	1488	1469	1219	1668
	TYPE	2 BHK	3 BHK	2 BHK	2 BHK	3 BHK	3 BHK	2 BHK	3 BHK
	FACING	WEST	NORTH	NORTH	NORTH	EAST	EAST	WEST	EAST
	CARPET AREA	995	1165	914	932	1097	1081	892	1233



001
2 BHK
1355 SFT
WEST



004
2 BHK
1268 SFT
NORTH

3D IMAGINATION FLATS



002
3 BHK
1573 SFT
NORTH



008
3 BHK
1668 SFT
3 BHK



A PEACEFUL SETTING THAT QUALIFIES TO BE YOUR DREAM HOME

The focus of Sri Balaji Signature is on providing the residents close-knit community and collective security, with individual privacy and spatial exclusivity. While no-common walls is ensured in all of the five residential blocks, integrating nature into an urban setting is an important aspect that's articulated in a subtle manner, throughout. Combined, the wide open sky expanses, verdant greenery and elegant living spaces ensure a relaxing retreat, close to the city yet away from the hustle and bustle of the daily grind.



ENTRANCE ARCADE
Escape the clutter of city life and enter a wonderful world of comfort.



EXCELLENT LOCATION
Located close to Hennur main road and Nagavara Metro station for an hassle free commute.



PREMIUM QUALITY CONSTRUCTION
Construed with premium quality branded materials that showcase class and elegance.



RAINWATER HARVESTING SYSTEM
A thoughtful feature to collect and store fresh rainwater to add to the self-sufficiency.

WHY SRI BALAJI SIGNATURE



100% POWER BACKUP
Absolutely no room for darkness / inconvenience with integrated power backup facility for each home.



BRANDED HIGH-SPEED ELEVATORS
A number of fast elevators to transport each and every resident with ease.



WATER TREATMENT PLANT
Recycling used water to bring alive green spaces that dot the community.



MODERN AMENITIES
You deserve an elevated living with some modern amenities like Co-working spaces, electric car/bike charging points, outdoor gym.





SRI BALAJI
Signature
live your dream life

AN ARCHITECTURAL MARVEL MARKED BY MAGNIFICENCE

Apart from the seamless connection from indoors to outdoors, Sri Balaji Signature showcases a breathtaking contemporary architectural design. While the facade is predominantly geometrical in form, the clean lines offer a striking contribution to the overall aesthetics. With careful consideration for ventilation and space planning, each apartment has unhindered access to natural light, vivacious views and fresh air. Soothing hues lend a harmonious aura while culminating it into an indisputable masterpiece



SRI BALAJI
Signature
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SPLASH YOUR LEISURE
 MOMENTS WITH A PLUNGE
 INTO THE DEPTHS OF JOY



RESORT - STYLE FACILITIES

FITNESS & SPORTS AMENITIES

- Fully Equipped Gym
- Basket Ball Court
- Badminton Court / Shuttle court
- Outdoor Gym
- Jogging Track
- Swimming Pool
- Indoor Games
- Co-working Spaces
- Amphitheater

HEALTH & RELAX AMENITIES

- Children's Play Area
- Senior Citizen Park
- Multipurpose Hall / Party Hall
- Landscape Garden / Garden Seating Area
- Jogging Track
- Indoor Play Area

Have leisure time at hand? Rejoice, for you can take merrymaking to heady heights. From splashing around in the cool swimming pool, sweating out at the gym and indulging in choicest of popular sports & games to performing/watching others perform at amphitheatre, celebrating/partying with friends and spending me-time in lush park/garden, at Sri Balaji Signature the time would seem to float...joyfully!





HIGH STANDARDS SHINE THROUGH IN SHIMMERING DETAILS

FINEST FEATURES AND SPECIFICATIONS

SPECIFICATIONS

STRUCTURE:
RCC Frame Structure designed ISI Code using M25 grade concrete

WALLS:
External walls - 6" Solid Concrete blocks,
Internal walls - 4" Solid Concrete blocks,
Independent walls for all flats.

PLASTERING:
External walls - Two coat sponge finishing with textures,
Internal walls - Smooth plastering with wall care putty rendering.

DOORS:
Main door - Teak wood frame with teak wood shutter,
Other doors - Sal Wood frames with water proof moulded skin shutters with Standard hardware fittings.
LOCKS:
Godrej Locks or equivalent for all doors.

KITCHEN:
30 mm thick black Granite platform with Stainless Steel Sink and ceramic tile dado up to 2' height,
Electrical provision for Chimney, Aquaguard, Refrigerator and Grinder, Washing machine point in utility area.

WINDOWS:
UPVC windows with mosquito mesh provision and safety MS grills for all the windows.

TOILETS FITTINGS AND ACCESSORIES:
Premium Ceramic glazed wall tiles of 1'X2' ft size dado up to 7 feet height,
Wall Mounted Commode of Jaquar or equivalent,
Wash basin (white colour) of Parryware/Jaquar/CERA or equivalent make,
Single lever diverter with head shower of Parryware/Jaquar/CERA or equivalent make,
Health faucet in all bathrooms.

LIFTS AND LOBBY:
• Entrance lobby finished with Marble/Granite Staircase with MS railing.
• Five no's, 6 passenger capacity lifts of
• OTIS / Kone / Johnson or equivalent with SS finish.

ELECTRICAL:
Concealed copper wiring of ISI Standard Make, Provision of adequate light points, Modular switches (Anchor/Roma),
TV and Telephone points in living and master bedroom,
AC Point in Master & Children's bedroom only.

PARKING:
One covered car parking for each flat.

FLOORING:
Vitrified tiles 600x1200mm Size premium quality for living area, bedroom and kitchen, Antiskid tiles for toilets, balconies and Utilities.

EXTERNAL AND INTERNAL PAINT:
Interior walls:
One coat of primer, 2 coats of putty and 2 coats of Emulsion paint with smooth finish,
Exterior walls:
One coat of primer & two coats of Weather proof cement paint,
Main door:
Teak polish and Other doors Asian enamel paint.

WATER SUPPLY:
Continuous water supply from borewell under ground/overhead storage water tanks of suitable capacity,
Pipe lines are CPVC of Ashirvad or Astrol make,
Sanitary pipes SWR or Astrol make,
Solar hot water in master bedrooms attached bathroom.

GENERATOR:
1 KVA Power back-up for each flat, Ashok Leyland / Mahindra or Kirloskar make,
Additional power back-up for lift, water pumps and common area lighting.

SECURITY:
Round the clock security with CCTV Camera,



- SCHOOLS**
- + Rashtrathana Vidya Kendra
 - + St.Michael's School & Colleges
 - + Shree Sharada
 - + Focus International
 - + HMR International
 - + Heritage Int.
 - + Narayana E Techno
 - + CMR National Public
 - + Bengaluru Intl.

- COLLEGES**
- + Indian Academy Education Trust
 - + Teacher's Academy College
 - + Indo Asian Girls PU and Women College
 - + CMR College
 - + Bengaluru City College
 - + Narayana P.U. College
 - + HKBK Degree College
 - + Dr. B.R. Ambedkar Medical College
 - + Kristu Jayanti College
 - + Reva University

LOCATION MAP (NOT TO SCALE)

- HOSPITALS**
- + Cratis Hospital
 - + ReLive Hospital
 - + Chris Super Spec.
 - + Icon Hospital
 - + JMJ Hospital
 - + Columbia Asia
 - + North Bengaluru
 - + Manipal Hospital
 - + NMPC Hospital
 - + Koshys Hospital

- IT COMPANIES**
- + Manyata Tech Parks
 - + ITC Tech Park
 - + Bhartiya City
 - + Genesys
 - + IBM
 - + Mitel
 - + Microsoft
 - + Cognizant
 - + L&T Technology
 - + Marfic
 - + Andritz
 - + Nvidia

- MALLS & SHOPPING**
- + Elements Mall
 - + D' Mart
 - + Orion Mall
 - + Bhartiya City
 - + Reliance

- METRO STATIONS**
- + Hennur Metro station
 - + Nagawara Metro station

- RAILWAY STATION**
- + Contonment railway station
 - + East railway station
 - + KR Puram Railway Station

**A PRISTINE ADDRESS
THAT IMPRESSES
WITH ESSENTIAL
URBAN AMENITIES
AND CITYWIDE
CONNECTIVITY**



View on Google Maps
www.google.com/maps/place/Sri+Balaji+Signature/@13.045182,77.6403425,14.25z/data=!4m5!3m4!1s0x3bae1b1431fa9f1b:0x35f73622597b1eac!8m2!3d13.0481559!4d77.640128



SRI BALAJI STRUCTURES

COME HOME TO QUALITY



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W: www.sribalajigroup.in

RERA No. PRM/KA/RERA/1251/446/PR/260522/004922

OUR PREVIOUS PROJECTS



SRI BALAJI SAPPHIRE



SRI BALAJI EMERALD

SCAN ME



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Note: This brochure is only a conceptual presentation of the project and not a legal offering.
The promoters reserve the right to make changes in the elevation, plans and specifications as deemed fit
All applicable Taxes Extra, Conditions apply*