



Invest in your

Dream


Balaji Enclave
Feel Long Breath

About us

M/s.BSR Builders Engineers & Contractors and M/s.BSR Developers Pvt. Ltd. – A name that spells Quality Construction, Completion on Schedule and Competitive prices. With a Professional approach to the smallest of details, BSR flats ensure a comfortable living. The proof lies in completed projects in Chennai and in Bangalore totaling more than 14,00,000 sq.ft of constructed area. Not just figures to show for, happy clients from all walks of life that vouch for BSR. The brain behind BSR and its driving force is Mr.B.Raghavendra Reddy, being a richly experienced Civil Engineer in the construction Industry, it was only a natural and small step for him contracts to promotion.

Mr.B.Raghavendra Reddy started his career in Nellore, after his completion of Engineering graduation, with Pennar river project and has done Canal works. After completion of canal work, Mr.B.Raghavendra Reddy has done road work under World Bank Scheme in Andhra Pradesh .

In 1995 Mr.B.Raghavendra Reddy, settled in Chennai and pursued his career as BUILDER/FLAT PROMOTER in the name of M/s. BSR Builders Engineers & Contractors and continued in constructing Residential, Commercial apartments in Chennai. Further he has started a company in the name of M/s. BSR Developers Pvt. Ltd. in 2001 and registered under companies' act 1956.

M/s. BSR Developers Pvt. Ltd. has constructed number of Residential, Commercial apartments in Chennai and Bangalore. In Chennai nearly 35 projects completed (with area about 6,00,000 sq.ft. and in Bangalore constructed nearly 25 projects with area about 8,00,000 sq.ft. in the main places. Mr.B.Raghavendra Reddy has also constructed a Hotel in Bangalore and a multiplex mall with 8 screens in chennai on OMR.

About the Project

BSR's premium offering is situated at Nerkundram in chennai. Two Blocks of 116 Apartments unrivalled in comfort & convenience and situated in a main locality.

BSR Balaji Enclave offers 2 and 3 BHK apartments in two blocks of 6&7 floors with basement & stilt floor parking facilities.

BSR Balaji Enclave feature a Gym room, indoor games hall & multipurpose hall.

Get ready to move into the most desirable address and live in a state of perfect harmony with complete peace of mind.





AERIAL VIEW

BLOCK - I & II NIGHT VIEW

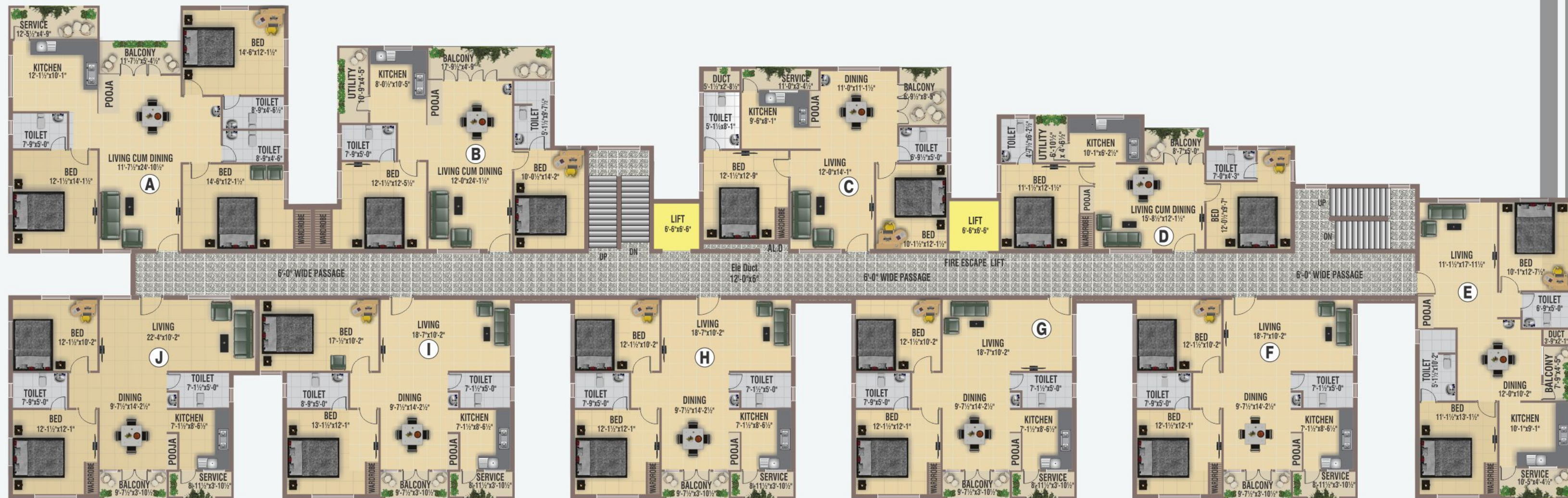




BLOCK - I VIEW



BLOCK I - TYPICAL FLOOR PLAN 1,2,3,4,5&6



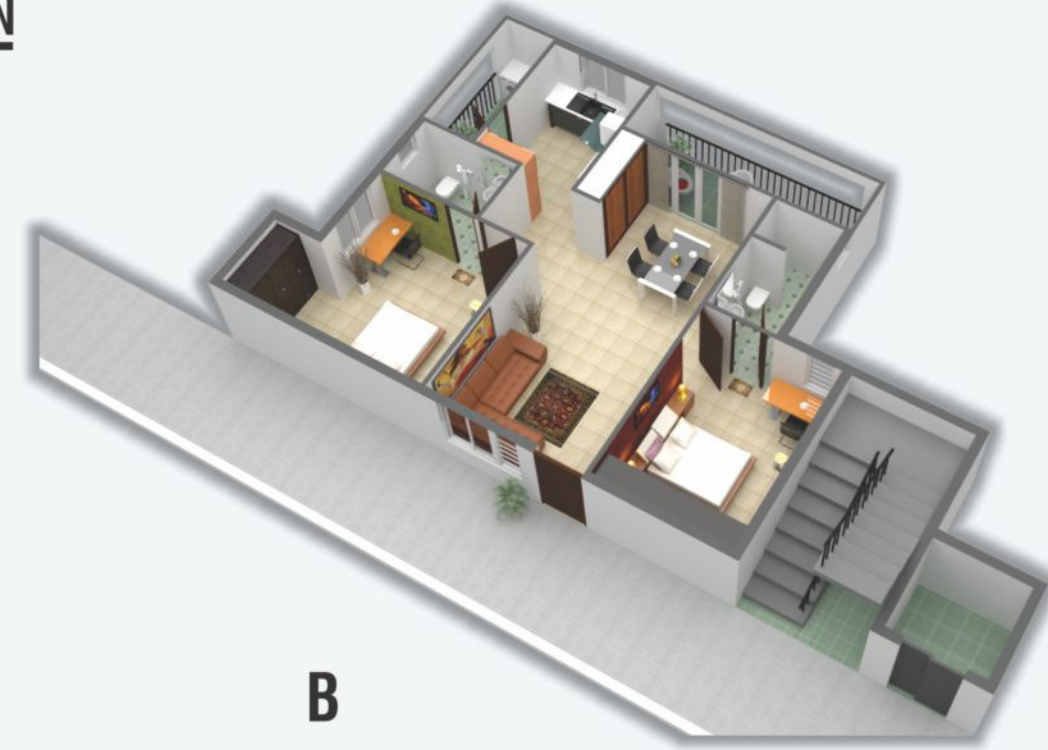
Area Statement

Flat	A1,A2,A3,A4,A5,A6	B1,B2,B3,B4,B5,B6	C1,C2,C3,C4,C5,C6	D1,D2,D3,D4,D5,D6	E1,E2,E3,E4,E5,E6
Area	1749 Sq.Ft	1267 Sq.Ft	1139 Sq.Ft	962 Sq.Ft	1228 Sq.Ft
Flat	F1,F2,F3,F4,F5,F6	G1,G2,G3,G4,G5,G6	H1,H2,H3,H4,H5,H6	I1,I2,I3,I4,I5,I6	J1,J2,J3,J4,J5,J6
Area	1179 Sq.Ft	1179 Sq.Ft	1179 Sq.Ft	1265 Sq.Ft	1234 Sq.Ft

**BLOCK - 1
3D FLOOR PLAN**

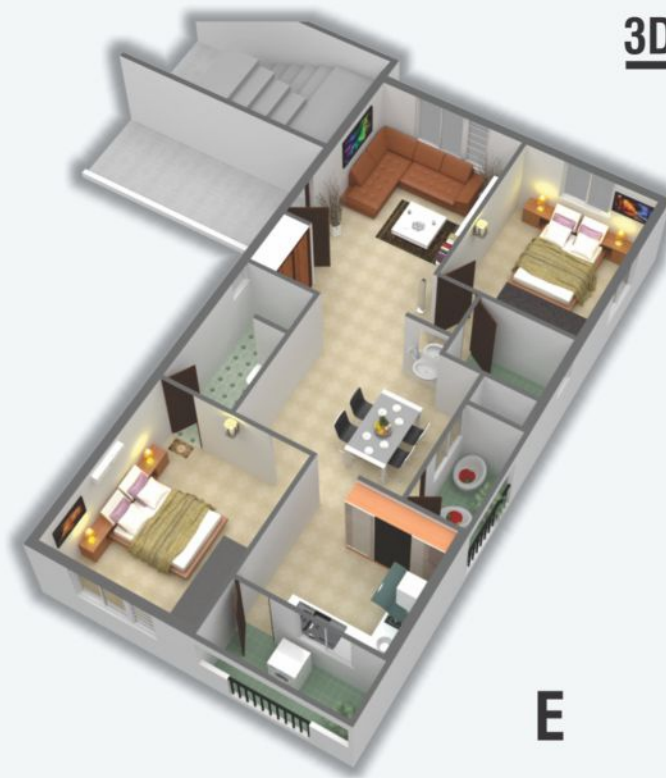


A



B

**BLOCK - 1
3D FLOOR PLAN**



E



F,G,H



C



D



I



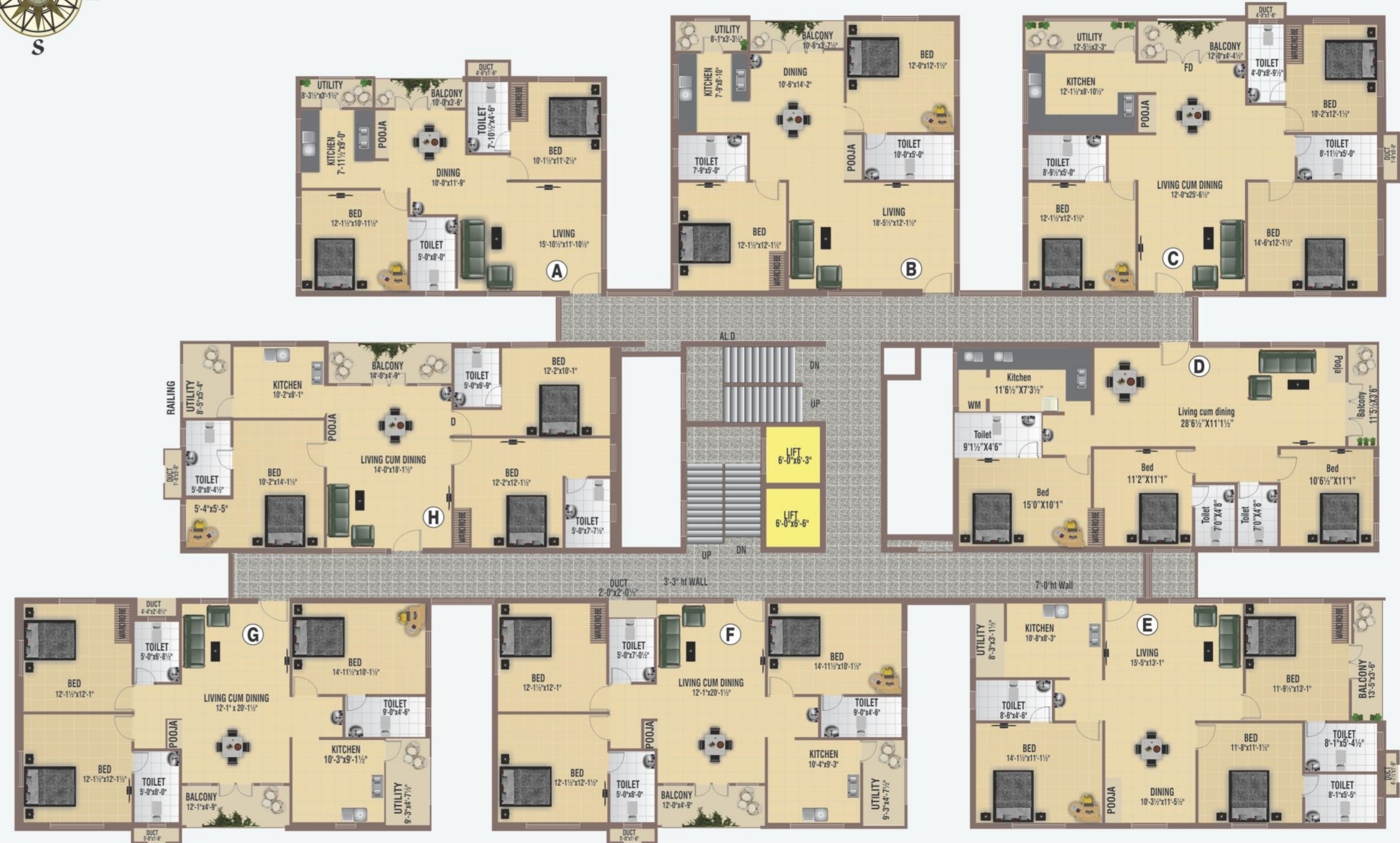
J



BLOCK - II VIEW



BLOCK II - TYPICAL FLOOR PLAN 1,2,3,4,5,6&7



Area Statement

Flat	A1,A2,A3,A4,A5,A6,A7	B1,B2,B3,B4,B5,B6,B7	C1,C2,C3,C4,C5,C6,C7	D1,D2,D3,D4,D5,D6,D7
Area	1089 Sq.Ft	1256 Sq.Ft	1592 Sq.Ft	1434 Sq.Ft
Flat	E1,E2,E3,E4,E5,E6,E7	F1,F2,F3,F4,F5,F6,F7	G1,G2,G3,G4,G5,G6,G7	H1,H2,H3,H4,H5,H6,H7
Area	1507 Sq.Ft	1492 Sq.Ft	1496 Sq.Ft	1453 Sq.Ft

**BLOCK - 2
3D FLOOR PLAN**



A



B



E

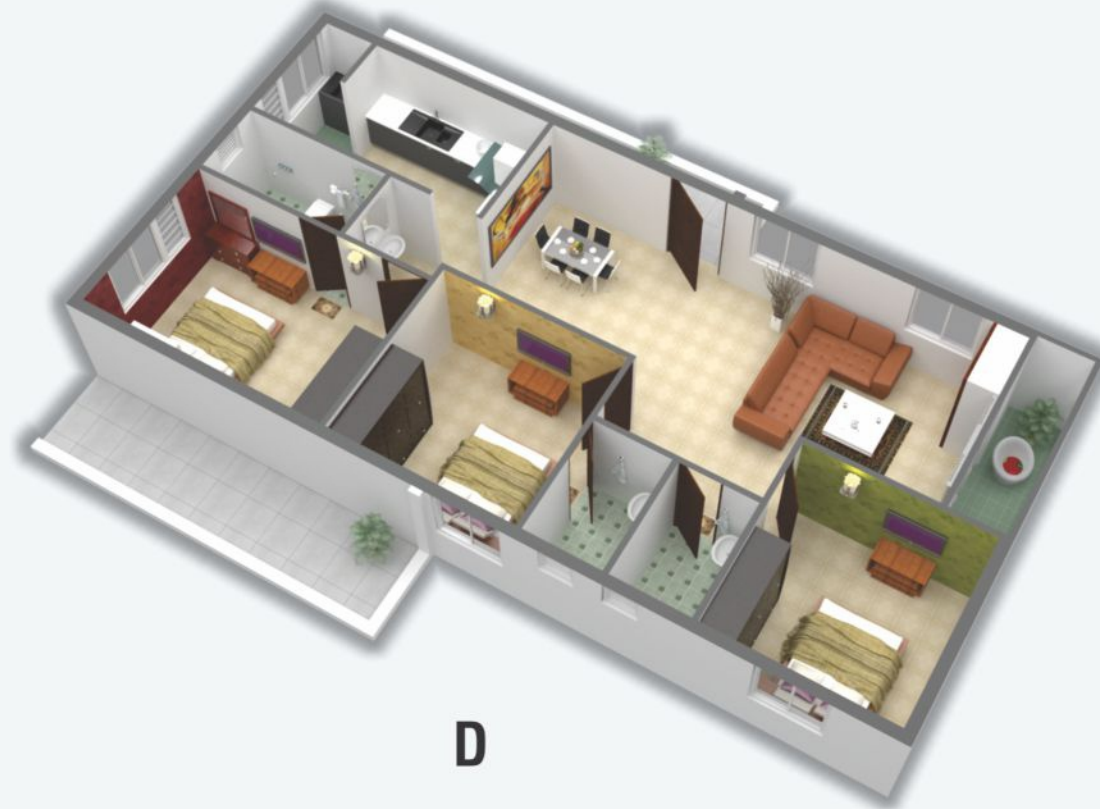
**BLOCK - 2
3D FLOOR PLAN**



F&G



C



D



H

Specification

VASTHU :

- All Vasthu Elements have been carefully implemented in every unit.

FOUNDATION & STRUCTURE :

- RCC Framed Structure with **Pile Foundation** based on Architectural / Structural designs to suit Basement + Stilt + 7 floors.

SUPER STRUCTURE :

- 8" thick outer wall and 4" thick internal walls wherever necessary with hydraulic pressed cement Solid blocks.

STAIRCASE :

- Elaborate width of staircases with Granite / Marble flooring with Stainless Steel handrail upto open terrace.

TERRACE :

- Using Water proof treatment in open terrace of the building to avoid / neglect Seepage during Rainy period.
- Using Thermal proof flooring in open terrace of the building to avoid / neglect Heat during Summer period

PLASTERING & PAINTING :

- Nice finish with wall putty in internal side & normal finish in external sides.
- Interior wall with wall putty and two coats of emulsion paint finish.
- Exterior wall with two coats of external emulsion paint finish.
- All doors with enamel paint finish.
- Windows and ventilator grills with enamel paint finish.

FLOORING :

- Premium quality joint free Vitrified tiles (2'0" X 2'0") in Living, Dining, Bedrooms & Kitchen.
- Glazed ceramic tiles up to 7'0" height in bathroom walls & Antiskid ceramic tiles at bathroom floors.
- Kitchen glazed wall tile above kitchen counter slab up to 2'0" height.

DOORS :

- Main Door** - Teak wood frame & solid design teak shutters finished with melamine polish and Brass fittings & Branded Safety lock.
- Internal Doors** - Teak wood frame & AMD Skin shutters finished with enamel painting and Branded fittings & Safety lock.

WINDOWS :

- Branded UPVC Sliding windows for all window openings

KITCHEN :

- Granite Platform with Stainless Steel Sink and Two Taps for Drinking & Multipurpose.
- Aquaguard point provision with control valve.

BATH ROOMS :

- Floor mounted EWC with flush tank & Wash Basin in all bathrooms of Parryware / Jaquar make.
- Hot & Cold water wall mixer tap with shower in all bathrooms and other taps wherever necessary of Jaquar C.P Continental make.

UTILITY / WASH :

- Provision for washing machine & Wet area for washing utensils, etc.,

ELECTRICAL:

- Three Phase Electricity Supply will be provided with Concealed Copper wiring and phase change over rotary switch.
- Necessary Electrical points will be provided for lights, fans, and electrical gadgets etc., in all rooms with Anchor modular switches.
- A/C power point provision in Bedrooms, Geyser power point provision in Bathrooms, Exhaust fan power point provision in Kitchen & Bathrooms. Chimney, Mixer, Grinder power point provision in Kitchen.
- Inverter Backup wiring provision for one light & one fan point in all rooms.

LIFT :

- Johnson Lift/ equivalent.

TELECOM :

- Telephone points in Living Room & Master Bedroom.
- Intercom facility with Video Facility to all units connected to security room.
- CCTV Provision in Common Areas & Block Entrance.

CABLE TV :

- Provision for cable connection in Living Room & Master Bedroom.

GENERATOR :

- DG set backup for lift and common areas.

Highlights

Location Advantages

1 km from Koyambedu metro station

1.5 km from Koyambedu Veg & Fruit Market

2 km from Koyambedu Bus Terminus

2 km from Maduravoyal bypass road (Express Highway)

Very Near to Madras Medical Mission, Sundaram Medical Foundation & V care Hospital

School & Colleges

Nearby DAV, Velammal & SBOA Schools

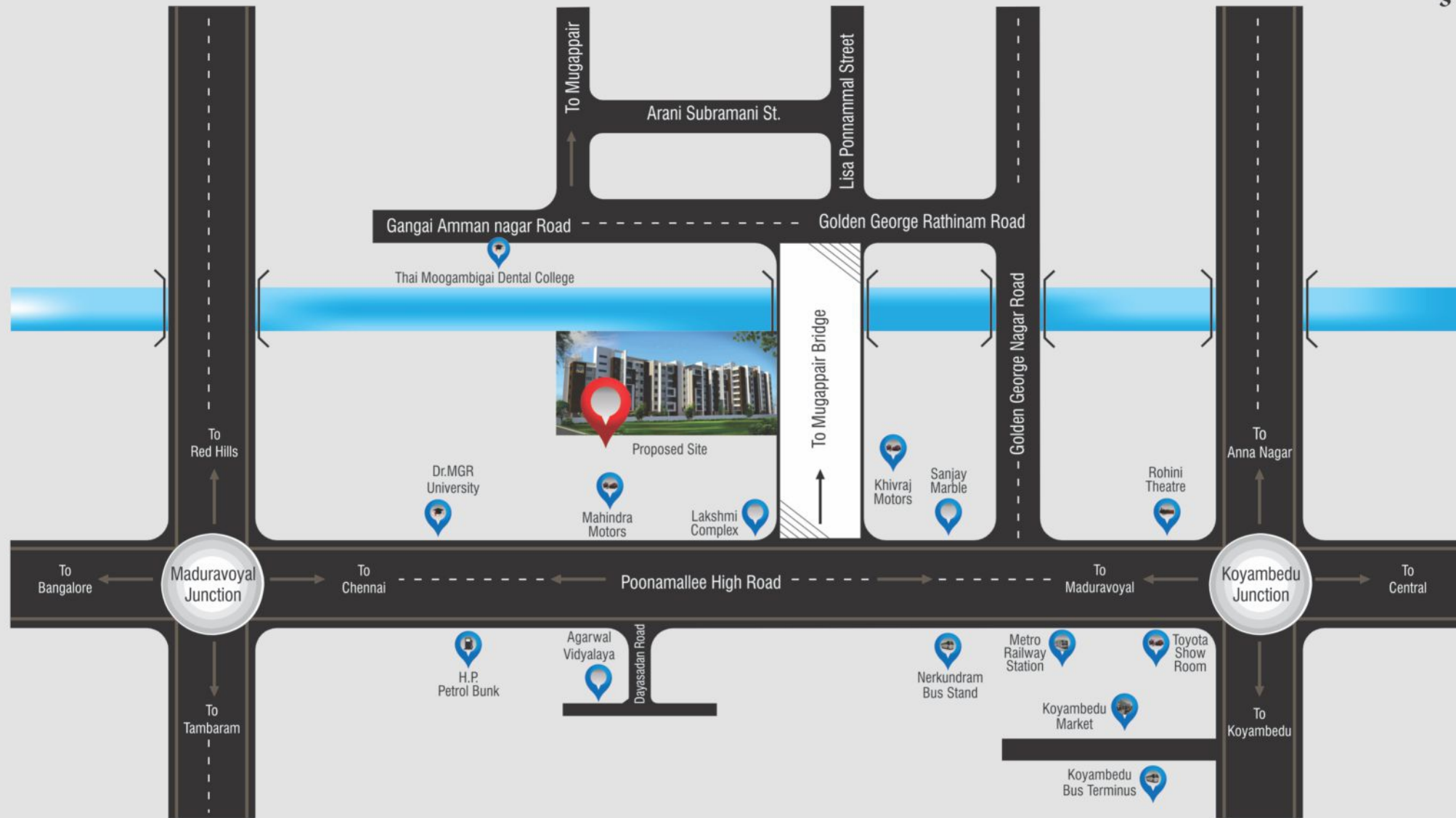
Dr.MGR University & Engineering College

ACS Medical College & Hospital

Meenakshi Dental College & Hospital



Key Plan
Not to Scale



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