

Far Away From Distant Promises.
Closest to the
OPPORTUNITY





Balaji

Builders & Developers

The Group with the golden vision

Balaji Developers, an endeavour driven by a vision to create wealth for all stakeholders is reinforced with timeless principles and values. In a short span of a decade, it has created aesthetic abodes for its clients which are today recognized as landmarks. The Group has stretched the horizon to shape realty with unparalleled architectures such as the Jagat Plaza, Jagat Millennium and Jagat Tower, which marked the beginning of a new era in Nagpur's realty development sector. The Group is promoted and managed by two of the city's highly respected business families with diversified interests in telecommunication, construction & petroleum products.

Investment Destination

NAGPUR NATURALLY!

Land, the priceless gift of nature, is the safest asset to own with the proven rapid rate of return on investment. Even more so in Nagpur as it has witnessed tremendous augmentation in the demand for this priceless asset in the recent times. In addition to the local investor, global capital is chasing this limited asset resource of Nagpur, resulting in the astounding increments of values.

The reasons of this astronomical rise are not difficult to fathom:

- The Asian sub-continent's biggest multi-modal logistics hub;
The Multi Modal International Hub Airport, Nagpur (MIHAN), incorporating Special Economic Zone, International Airport, I-T Parks, et al
- It is acknowledged as 2nd fastest growing and 10th wealthiest city in India
- One of the cleanest and greenest cities of the country
- Recipient of the national award for urban infrastructure
- Unique geographical position; absolutely the geographic center of India
- Offering one of the best rail, road and air connectivity within the country
- One of the finest education centres with Engineering colleges, Management colleges etc. churning out a vast pool of highly educated talent every year
- Cosmopolitan culture



Now Increase the STATUS of your Investment



Balaji Status, Wanadongri - The Strategic Investment Strengths

Its time for you to land yourself a fortune exactly 15 kms. from Nagpur.

Another one of the string of successful projects by the reputed Balaji Group; after Balaji Pride's immense success. What makes **STATUS** a better investment proposition than the other similar projects; is its location. It's the nearest to Nagpur and yet just 3 kms from **MIHAN**.

Its proximity to the medical college, engineering college & internationally reputed school - which are located within 500 mtrs. - makes it the finest, fastest growing investment in land.

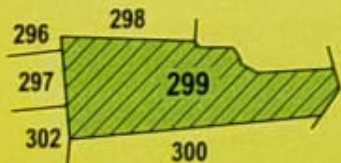
- Located in the city, just behind YCCE College
- Only 15 kms away from Zero Mile
- Just 3 kms away from MIHAN
- Merely 3 kms away from outer ring road
- Clearly demarcated plots
- NA/TP sanctioned plots
- Outer boundary with cement pole fencing
- Equipped with latest infrastructure like internal paved roads, electricity and water supply through common well / borewell

DEMARKETED RESIDENTIAL LAYOUT PLAN
ON S. NO.: 299 OF MOUZA : WANADONGRI,
P.H. NO. 46, TAH.: HINGNA & DISTT.: NAGPUR



LAYOUT PLAN
(SCALE 1:500)

S. No.: 300 T.P. SANCTIONED No.: 4664 Dtd. 29/09/2007



AREA STATEMENT

● TOTAL LAYOUT (1.89 Hec)	: 18,900.000 SQ. M.
● AREA UNDER AMENITY SPACE	: 1,891.578 SQ. M.
● AREA UNDER OPEN SPACE	: 1,891.125 SQ. M.
● AREA UNDER ROAD	: 5,476.575 SQ. M.
● AREA UNDER PLOTS (58 Nos.)	: 9,640.722 SQ. M.

1 sq. mtr. = 10.76 sq. ft.

NOTE :
AREA UNDER CONVENIENCE SHOPPING,
PLOT NO.: 9, 22 & 35 TOTAL AREA
PROPOSED is 741, 138 Sq.mt. i.e 3,921%
of TOTAL AREA UNDER LAY-OUT

PLOT AREA CALCULATION						PLOT AREA CALCULATION						
PLOT No.	AREA SIZE	AREA (Sq. mt.)	TAN L	No.	T. AREA (Sq. Mt.)	PLOT No.	AREA SIZE	AREA (Sq. Mt.)	TAN L	No.	T. AREA (Sq. Mt.)	
1	1/2 (9.03+9.54) 19.50	181.057	—	1	181.057	30	1/2 (11.80+11.90) 15.62	185.097	3.02	1	182.077	
2	1/2 (16.18+17.09) 9.00	149.715	—	1	149.715	31	1/2 (11.90+12.00) 15.62	186.659	3.69	1	182.969	
3	1/2 (17.09+18.00) 9.00	157.905	—	1	157.905	34	1/2 (11.09+9.03) 15.62	157.137	—	1	157.137	
4	1/2 (18.00+18.95) 9.00	166.275	—	1	166.275	35	1/2 (15.65+15.20) 14.25	219.806	3.69	1	216.116	
5	1/2 (18.95+19.82) 9.00	174.465	—	1	174.465	36-39 & 42-45	10.00 x 14.25	142.500	—	8	1140.000	
6	1/2 (19.82+20.72) 9.00	182.430	—	1	182.430	40	1/2 (13.90+14.50) 14.25	202.350	3.69	1	198.660	
7	1/2 (20.72+21.58) 8.50	179.775	—	1	179.775	41	1/2 (14.50+15.05) 14.25	210.543	4.35	1	206.193	
8	1/2 (21.58+22.44) 8.50	187.085	—	1	187.085	46	1/2 (15.20+14.75) 14.25	213.393	4.35	1	209.043	
9	1/2 (11.78+9.68) 26.14	280.482	3.69	1	276.792	47	1/2 (10.23+11.52) 13.50	146.812	3.69	1	143.122	
10	1/2 (13.06+14.50) 19.00	261.820	4.35	1	257.470	48, 49, 52 & 53	9.50 x 13.50	128.250	—	4	513.000	
11 & 12	8.50 x 19.00	161.500	—	2	323.000	50	1/2 (10.90+9.13) 13.50	135.202	—	1	135.202	
13 - 17	9.00 x 19.00	171.000	—	5	855.000	51	1/2 (6.60+10.38) 13.50	126.115	—	1	126.115	
18	1/2 (9.05+10.69) 19.00	189.430	—	1	189.430	54	1/2 (11.55+10.27) 13.50	147.285	2.48	1	144.805	
19	1/2 (14.00+12.10) 15.24	198.882	—	1	198.882	55	1/2 (9.92+11.43) 15.25	162.793	2.48	1	160.313	
20, 21, 24 & 25	10.50 x 15.24	160.020	—	4	640.080	56 & 57	9.15 x 15.25	139.537	—	2	279.075	
22	1/2 (13.80+13.90) 15.24	211.074	3.69	1	207.384	58	1/2 (10.60+8.60) 15.25	148.400	—	1	146.400	
23	1/2 (13.90+14.00) 15.24	212.598	3.02	1	209.578							
26	1/2 (12.10+10.20) 15.24	169.926	—	1	169.926							
27	1/2 (13.15+11.09) 15.62	189.314	—	1	189.314							
28, 29, 32 & 33	9.65 x 15.62	150.733	—	4	602.932	TOTAL NO. OF PLOTS & AREA					58	9640.722



Location Plan



Balaji

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