

## Promoter & Developers



### Sanjay Infrastructure Development Pvt. Ltd.

Home Town, Chorda Bypass, Jajpur Road  
Jajpur, Odisha - 755019  
Contact - +91 738 10 88801, +91 738 10 88802, +91 738 10 88803

### Balasore

No. - 4, 4th Floor, The Land Mark, Nalamganj , Proof Road  
Balasore, Odisha - 756003  
Contact - 06782 264964

### Bhubaneswar

Flat No. - E-11 , Netaji Subash Enclave , HIG Deluxe  
Mancheswar, Bhubaneswar, Odisha - 751015

### Delhi

126 , First Floor, Vardhaman Fortune MALL  
GT Road, Delhi - 110033  
Contact - +91 9910410400, +91 9810110490

**www.sidpl.info**

**E-mail: info@sidpl.info**

**Give a Missed Call - +91 738 10 88800**

## Completed Projects



**The Landmark  
Proof Road  
Balasore**



**Sanjay Heights  
Balasore**

## Architect



### STHAPATHI

271, (2nd Floor), Kharvela Nagar, Unit - III  
Bhubaneswar, Odisha - 751001  
Tel : +91-674 2391 402,  
E-mail - sthpathi.architects@gmail.com



# HOME TOWN

## LUXURY APARTMENTS





## ABOUT COMPANY

**Sanjay Infrastructure Development Pvt. Ltd.** is an ISO 14001-2004 & ISO 9001-2008 certified company with professionally strong managed team of real estate and construction company. We believe in quality and always in process of new innovation. Actively involved in the field of engineering and construction projects.

Since its formation in 2007, **Sanjay Infrastructure Development Pvt. Ltd.** has been and is continuing to drive value for its associates, clients and employees. With its entrepreneurial fervour, the group endeavors in Real Estate, Facility Management. The group's vision is to provide end to end solutions leading to higher returns with the mission to endorse its practice of encouraging innovative ventures with prudence.

Now we are presenting high quality construction with finest living at affordable cost. We believe in translating your dream into reality of owning a house at one of the fastest growing and emerging city of Odisha. Customer satisfaction is our first motto. Our vision is to provide premium residential complexes, integrated townships, commercial complexes and shopping malls with affordable cost.

**SANJAY INFRASTRUCTURE DEVELOPMENT PVT. LTD. NOW HOLDS ISO 14001-2004 & ISO 9001-2008**



Entrance View





Bird's Eye View













# MASTER PLAN

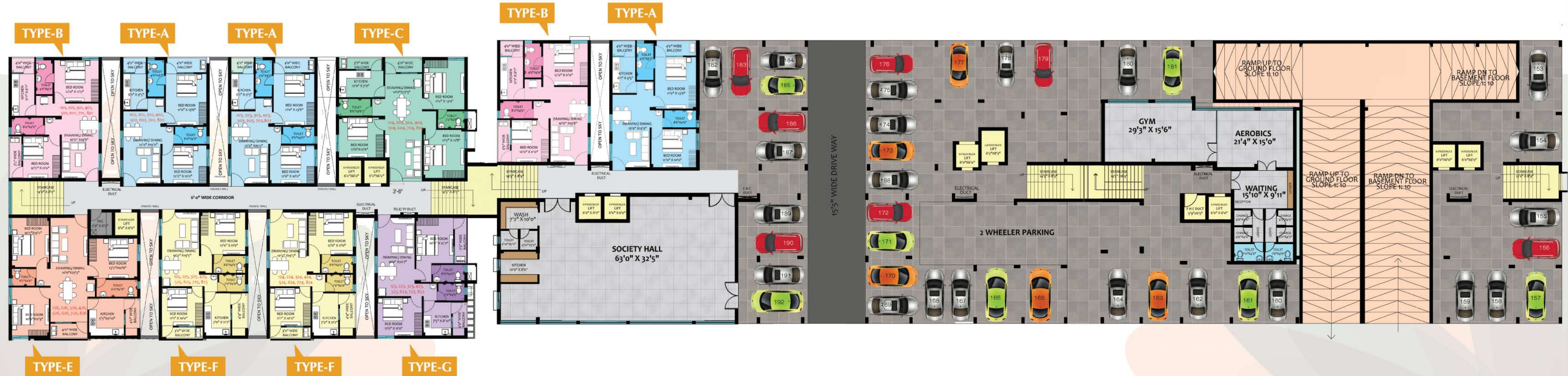


## LEGEND

- 1- ENTRY / EXIT
- 2- COMMERCIAL BUILDING
- 3- KIDS POOL
- 4- BASKET BALL COURT
- 5- CRICKET NET
- 6- KIDS PLAY AREA
- 7- POSITION OF SEWAGE TREATMENT PLANT
- 8- TRANSFORMER
- 9- DG SET
- 10- SECURITY ROOM

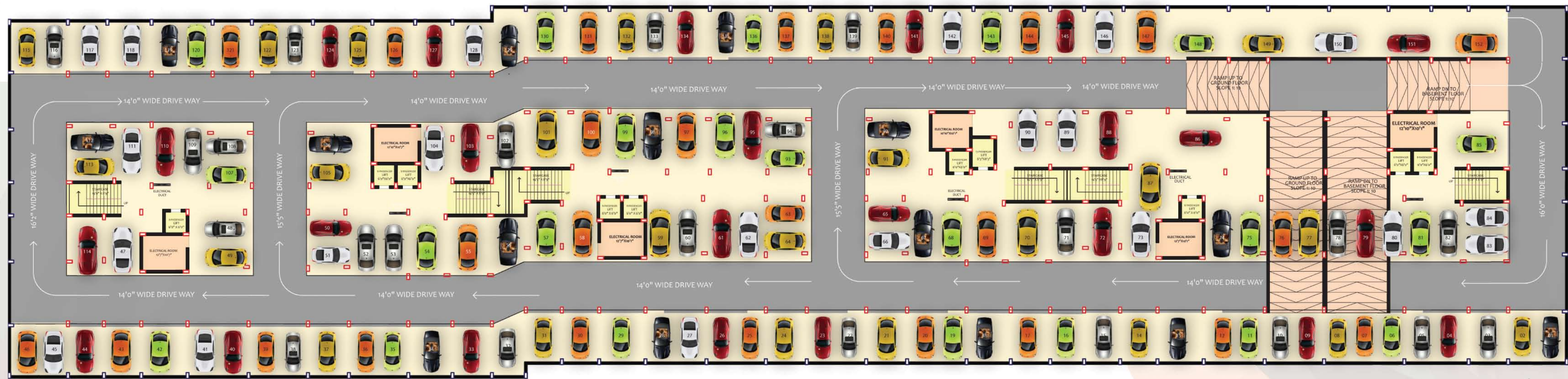


# GROUND FLOOR PLAN





# Basement Plan

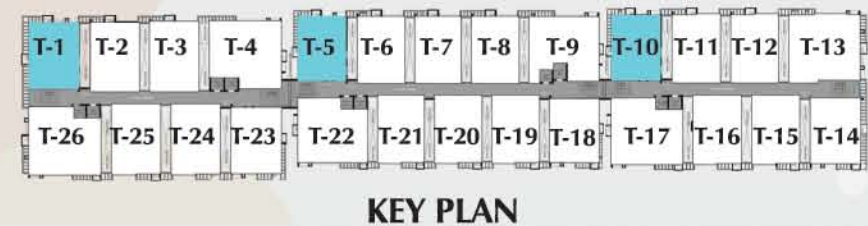




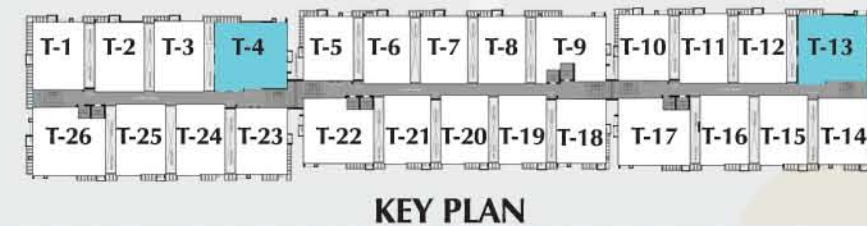
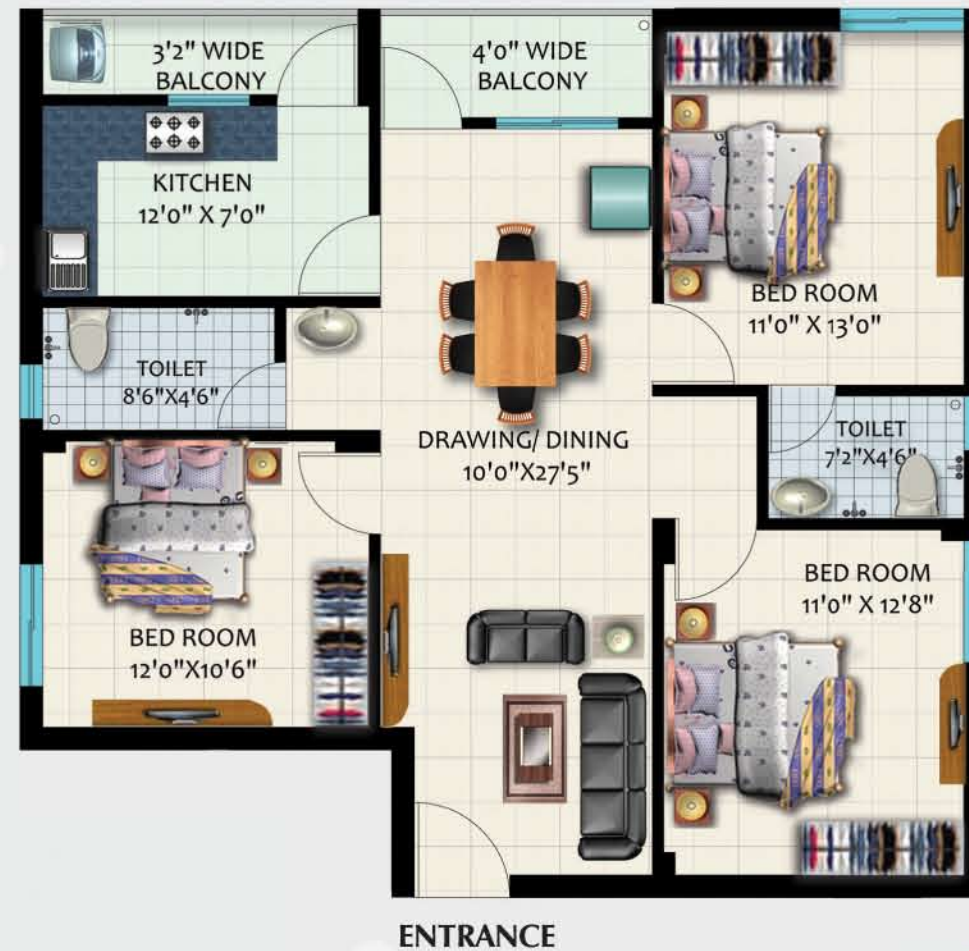
**Type-A (2BHK)**  
SBA-1260 sqft.



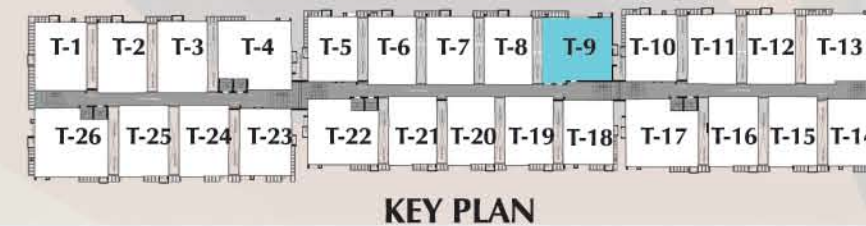
**Type-B (2BHK)**  
SBA-1260 sqft.



**Type-C (3BHK)**  
SBA-1667 sqft.

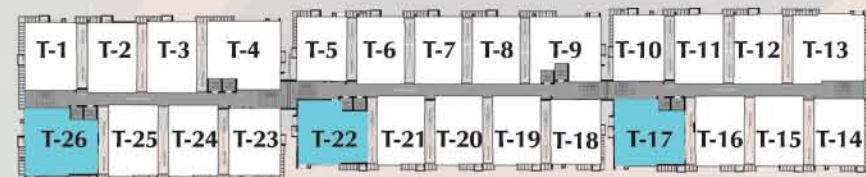
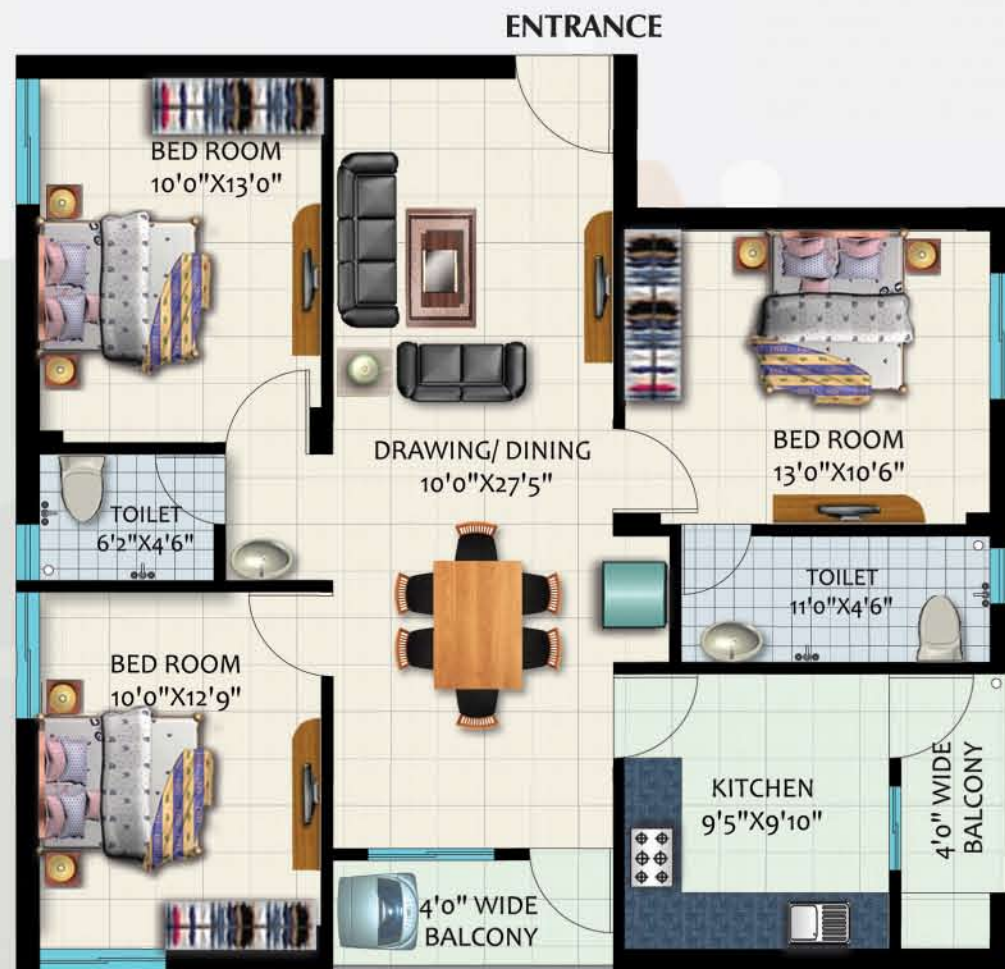


**Type-D (2BHK)**  
SBA-1649 sqft.

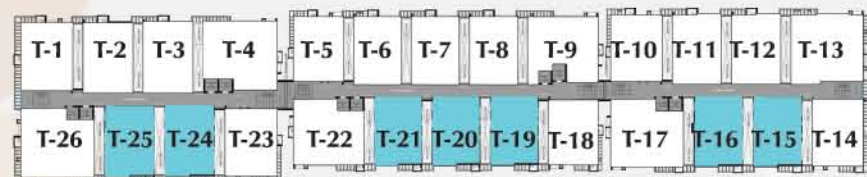
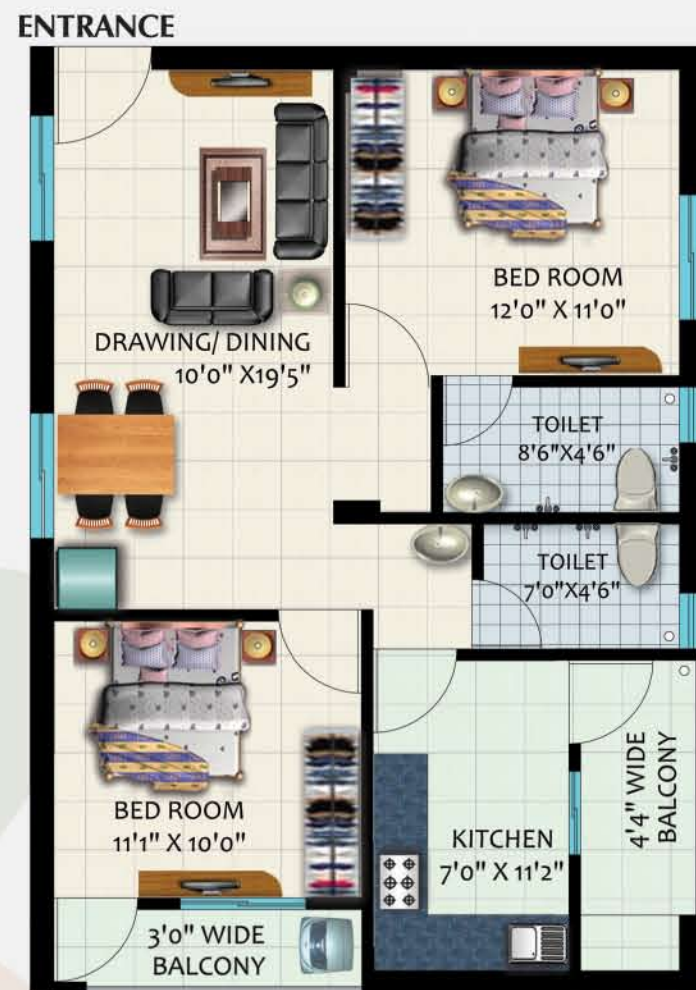




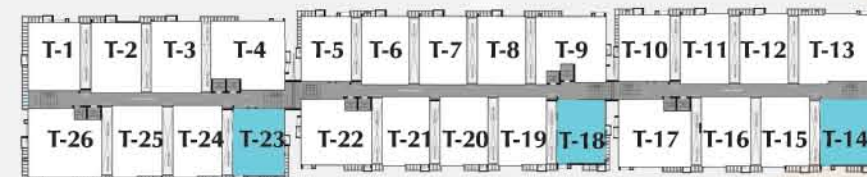
**Type-E (3BHK)**  
SBA-1667 sqft.



**Type-F (2BHK)**  
SBA-1260 sqft.

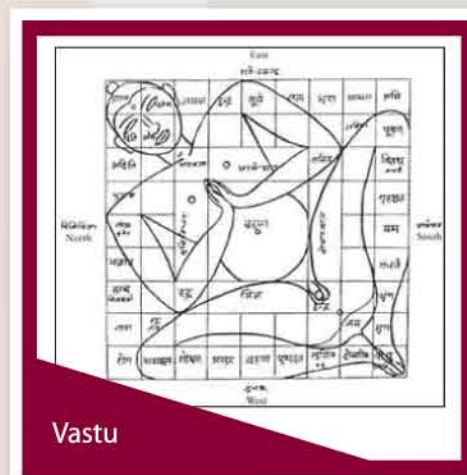


**Type-G (2BHK)**  
SBA-1260 sqft.





# amenities





# SPECIFICATION

## STRUCTURE:

: Earthquake Resistant RCC frame structure.

## WALL:

: 9" exterior & 5" wall of fly ash bricks with plastering.

## FLOORING:

Vitrified tiles : Bedrooms, Drawing, Dinning

Ceramic tiles : Kitchen, Balcony

Marble/ Ceramic tiles : Staircase

## WALL FINISH:

Interior : Wall Putty with primer

Exterior : Weather coate resistant paint

## DOORS & WINDOWS:

Door Frames : Sal wood

Main Door : Teak veneer laminated with stainless steel hardware and night latch with eyepiece.

Other Doors : Laminated flush doors.

Windows : Powder coated aluminium windows with glass.

## KITCHEN:

: Provision for Modular Kitchen.

: Granite cooking platform.

: Ceramic tiles up to 2'0" from platform

: Stainless steel sink.

## TOILETS:

Flooring : Anti-skid tiles Ceramic tiles.

Walls : Designer tiles up to 7'0" ht.

Fittings : Provision for Hot & Cold water supply with CP fitting of reputed brand.

Sanitary Ware : Wall mounted type White vitreous Ceramic Sanitary ware of reputed brand.

## ELECTRICALS:

: Adequate light Points and Power Points in all rooms, toilets & kitchen.

: Copper wiring in concealed PVC conduits.

: Modular Switches for lights & power points.

: TV and Telephone Points.

: Provision for A/C in Bed rooms, Geyser in toilets, Washing machine in Balcony, Refrigerator, Microwave, Mixture Grinder, Chimney and Drinking Water purifier Points in kitchen.

: Distribution board with MCB's.

: Provision for installing invertors.

## LIFT:

: 10 No.'s fully automatic lifts.

## DG:

: DG backup for common lighting, lift & water points.

# LOCATION map

