



SBC  
GOVARTHANA *Nilayam*  
LUXURY APARTMENTS



*Home that Perfectly Blend...*

Perfect Location, Superior Design, Top Notch Facilities



MANJUSHREE NAGAR | HOSUR | KRISHNAGIRI



  
**SBC**  
**GOVARTHANA** *Nilayam*  
LUXURY APARTMENTS

*Ultimate Indulgence For  
The Privileged Few*

Welcome to SBC GOVARTHANA NILAYAM apartment which is comfortably nestled in the heart of two worlds - old and new Hosur, offering a diverse living experience completely at your fingertips. Enjoying all the qualities of a full-fledged apartment, while being superbly supported by an additional strong network of immediately accessible amenities, such as transport links, traditional and new culinary experiences, top notch schools, as well as recreational, leisure and lifestyle abundance





This HNDTA Approved limited edition apartment has exclusive 55 comfortable 2 and 3 BHK units in 5 floors. Every floor has eleven units and stilt floor has spacious car parking. The beauty of these 2-bed and 3-bed apartments is - they are extra-large, unlike other conventional apartments. This four side open and have been designed to maximize natural light, air and space while offering the residents absolute flexibility. There is thoughtfulness in each part of the design. An imposing elevation uplifts its image aesthetically and yours' too. Bigger corridor and balcony spaces and utility spaces to accommodate your world is the specialty. Wide entrance and exit with a designer arch with a security cabin in the front create a calm and inviting ambience as soon as you return home. Elegant structure is a tribute to architectural excellence and incorporates the most contemporary concept in living space is what makes this a special one. Add to this, facilities like multipurpose hall, gym, children's play area and many more to add, gives you to have a complete indoor and outdoor life at SBC GOVARTHANA NILAYAM. 100% vastu, strict 24 hr security with CCTV surveillance for common areas, sensible sunlight and sound treatment with clever design, approved with all bylaws diligently addressed.



## Apartment Features

Inspired by the active lifestyle, SBC GOVARTHANA NILAYAM Apartments offers its residents with best facilities.

- HNDTA Approved 2 & 3 BHK luxury apartments
- Uniquely designed forecourts
- Designed by reputed architect from Bangalore
- 6 passenger automated lifts 2 nos @ one location
- Ample car parking at stilt floor
- Granite flooring for common area and staircase
- Continuous water supply with adequate storage facility
- All around landscape garden with family sit outs
- Located in well-developed residential area with easy accessibility
- Close proximity to essential like school, college, medical facilities, local market
- Uncompromised quality constructions and detailing
- Approved by all major banks and financial institutions



*Be inspired when the traditional and modern meet...*

## AMENITIES

- Multipurpose Hall
- Gym
- Family Sit-outs
- Children's play area
- 6 passenger lift 2 nos (Automatic)
- Security room with 24 hours security
- Intercom facility
- Rain water harvesting
- Generator power back up for common area
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AREA STATEMENT

FLAT NO.	TYPE	SBA	FACING	FLAT NO.	TYPE	SBA	FACING
01	2 BHK	1026 Sft.	East	07	2 BHK	1058 Sft.	North
02	2 BHK	1038 Sft.	East	08	2 BHK	1056 Sft.	North
03	2 BHK	1032 Sft.	East	09	2 BHK	1058 Sft.	North
04	2 BHK	1038 Sft.	East	10	2 BHK	1042 Sft.	North
05	3 BHK	1258 Sft.	East	11	2 BHK	1020 Sft.	North
06	2 BHK	1058 Sft.	North				

Stilt Floor Parking Plan



Isometric Views



Flat Nos.: 101, 201, 301, 401, 501  
2BHK / 1026 Sft. / East

- 1. Bed Room-1 13'0" x 11'0"
- 2. Bed Room-2 11'0" x 11'0"
- 3. Living 11'0" x 13'6"
- 4. Dining 9'6" x 13'6"
- 5. Toilet-1 4'10" x 7'6"
- 6. Toilet-2 5'6" x 4'10"
- 7. Kitchen 9'0" x 8'4"
- 8. Utility 3'6" x 9'2"
- 9. Balcony 3'6" x 11'10"



Flat Nos.: 102, 202, 302, 402, 502  
2BHK / 1038 Sft. / East

- 1. Bed Room-1 13'0" x 11'0"
- 2. Bed Room-2 11'0" x 11'0"
- 3. Living 11'0" x 13'6"
- 4. Dining 14'4" x 8'6"
- 5. Toilet-1 4'8" x 8'6"
- 6. Toilet-2 4'8" x 8'6"
- 7. Kitchen 9'0" x 8'6"
- 8. Utility 8'6" x 8'6"
- 9. Balcony 11'10" x 3'6"



Flat Nos.: 103, 203, 303, 403, 503  
2 BHK | 1032 Sft. | East

- 1. Bed Room-1 13'0" x 11'0"
- 2. Bed Room-2 11'0" x 11'0"
- 3. Living 11'0" x 13'6"
- 4. Dining 9'0" x 13'6"
- 5. Toilet-1 4'10" x 7'6"
- 6. Toilet-2 4'10" x 8'6"
- 7. Kitchen 9'2" x 8'2"
- 8. Utility 9'2" x 4'6"
- 9. Balcony 11'10" x 3'6"

## Isometric Views



Flat Nos.: 105, 205, 305, 405, 505  
3BHK | 1258 Sft. | East

1	Bed Room-1	12'6" x 11'0"
2	Bed Room-2	11'8" x 10'6"
3	Living	15'4" x 10'8"
4	Dining	12'6" x 10'0"
5	Toilet-1	5'6" x 7'2"
6	Toilet-2	5'6" x 7'2"
7	Toilet-3	4'10" x 5'0"
8	Kitchen	8'8" x 9'6"
9	Bed Room-3	11'8" x 10'6"
10	Balcony	11'10" x 3'6"



Flat Nos.: 107, 207, 307, 407, 507  
109, 209, 309, 409, 509/  
2BHK | 1058 Sft. | North

1	Bed Room-1	13'0" x 11'0"
2	Bed Room-2	11'0" x 11'0"
3	Living	11'0" x 13'6"
4	Dining	14'4" x 8'6"
5	Toilet-1	4'8" x 8'6"
6	Toilet-2	4'8" x 8'6"
7	Kitchen	9'0" x 8'6"
8	Utility	3'8" x 8'6"
9	Balcony	11'10" x 3'6"



Flat Nos.: 110, 210, 310, 410, 510/  
2BHK | 1042 Sft. | North

1	Bed Room-1	11'0" x 13'0"
2	Bed Room-2	12'6" x 10'4"
3	Living	12'6" x 11'6"
4	Dining	10'0" x 13'0"
5	Toilet-1	4'10" x 7'6"
6	Toilet-2	4'10" x 8'6"
7	Kitchen	9'0" x 8'10"
8	Utility	3'8" x 9'4"
9	Balcony	10'0" x 4'0"



Flat Nos.: 106, 206, 306, 406, 506  
2BHK | 1058 Sft. | North

1	Bed Room-1	13'0" x 11'0"
2	Bed Room-2	11'0" x 11'0"
3	Living	11'0" x 13'6"
4	Dining	14'4" x 8'6"
5	Toilet-1	4'8" x 8'6"
6	Toilet-2	4'8" x 8'6"
7	Kitchen	9'0" x 8'6"
8	Utility	3'8" x 8'6"
9	Balcony	9'2" x 4'0"



Flat Nos.: 108, 208, 308, 408, 508  
2BHK | 1056 Sft. | North

1	Bed Room-1	11'0" x 13'0"
2	Bed Room-2	11'0" x 11'0"
3	Living	13'0" x 11'6"
4	Dining	9'8" x 13'2"
5	Toilet-1	4'10" x 7'6"
6	Toilet-2	5'6" x 5'0"
7	Kitchen	9'0" x 8'6"
8	Utility	8'8" x 4'0"
9	Balcony	11'10" x 3'6"



Flat Nos.: 111, 211, 311, 411, 511  
2BHK | 1020 Sft. | North

1	Bed Room-1	13'0" x 11'0"
2	Bed Room-2	11'0" x 11'0"
3	Living	14'10" x 10'0"
4	Dining	14'10" x 8'6"
5	Toilet-1	8'0" x 4'10"
6	Toilet-2	5'6" x 4'10"
7	Kitchen	9'0" x 8'0"
8	Utility	3'8" x 9'2"
9	Balcony	3'8" x 11'10"

## SPECIFICATIONS



### STRUCTURE

RCC framed structure designed as per IS:500



### FLOORING

Vitrified Rendered:  
Living / Dining / Bed rooms and other areas



### STAIRCASE

Granite flooring for common areas



### ELECTRICAL

Standard quality switches (Anchor, Penta modular switches)  
• Telephone Point and Intercom point in living. Electrical Wiring of standard ISI makes (Anchor, Finolex)  
• Provision for Modern out let for Internet connectivity



### WALL

With solid cement concrete blocks (External - 6" & Internal - 4")



### DOORS AND WINDOWS

Teak Wood frame with Teak wood, Shutters for main doors  
• Internal doors: Sal wood frame with commercial flush shutter with stainless steel quality fittings  
Windows  
•UPVC windows with mosquito



### TV & TELEPHONE

TV outlet in master bedroom and Living Room  
• Telephone outlet in Master Bedroom and Living Room



### WATER SUPPLY

Bore well 24 hrs water supply from common sump and overhead tank for kitchen and toilets



### WALL FINISHES

•External Finish:  
Sand Based cement plaster with water proof pain  
•Internal Finish:  
Cement plaster with premium Emulsion



### KITCHEN

• Polished granite counter with stainless sink (Single Bowl)  
• Ceramic Tiles up to Lintel level from Kitchen platform



### SANITARY AND PLUMBING

All sanitary wares - Hindware / Paritware / Eurotech or equivalent  
•All CP fittings Jaquar or equivalent  
Water Supply piping premium quality CPVC sanitary and rain water piping  
•All soil / waste pipe of PVC



### LIFT

6 passengers lift 2 nos  
Johnsons make



### BACK UP GENERATOR

Power Back Up for lighting in common areas, lifts, water pump and 750 W for each flats



### PARKING

Covered car parking



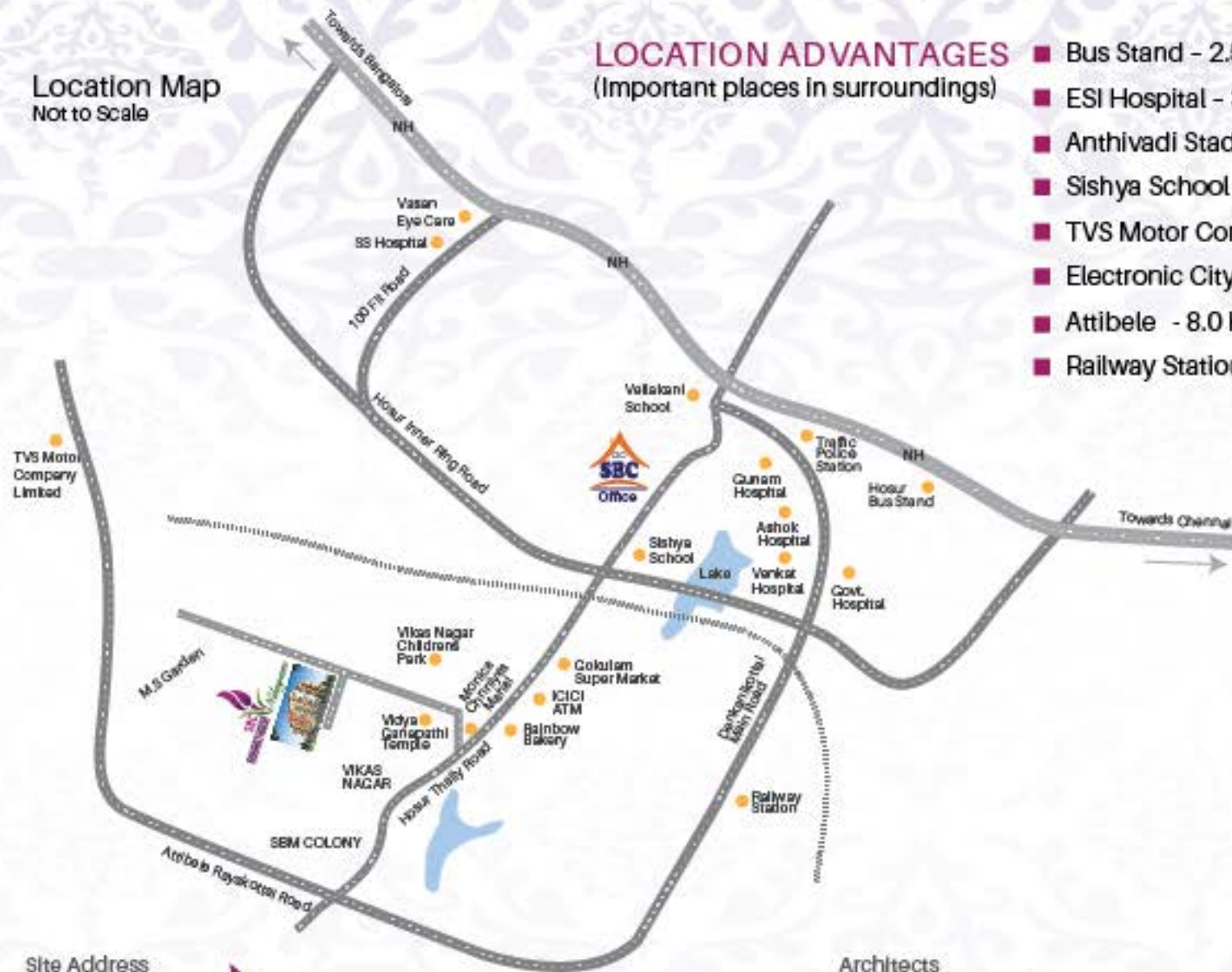
### SECURITY

24 Hours with CCTV In Common Area

*Passionately building  
dreams into reality*

As a prominent real estate company, SRI BALAJI CONSTRUCTIONS has marked its presence in premium urban scrapes and has rooted itself as one of the growing real estate companies in Hosur. With having three decades experience in Residential and Commercial Building Constructions. With successful executed projects like Sai International Hotel, Near Bus Stand, Hosur; Saphthagiri Lodge, Near Bus Stand, Hosur; Akshara Silks in Nethaji Road, Hosur; Sri Krishna Palace and Business Hotel, Nethaji Road, Hosur. Our Residential projects are : Manjusree Nagar Phase - I & II, M S Garden, Sai Residency, Akshara Homes & Tejas Residency Phase - I & II and many more in pipeline to come. It has maintained high standards by striking a balance between quality and finesse. SRI BALAJI CONSTRUCTIONS is committed to explore new areas and dimensions in infrastructure development, striving to touch newer heights.

Location Map  
Not to Scale



**LOCATION ADVANTAGES**  
(Important places in surroundings)

- Bus Stand - 2.5 Km
- ESI Hospital - 3.5 Km
- Anthivadi Stadium - 0.5 Km
- Sishya School - 1.5 Km
- TVS Motor Company - 2.5 Km
- Electronic City - 20 Km
- Attibele - 8.0 Km
- Railway Station - 2.0 Km

**Builders & Developers**



Sri Balaji Constructions

**SRI BALAJI CONSTRUCTIONS**

# 122, SBC Archade,  
1<sup>st</sup> Floor, Near SDA School,  
Appavu Nagar, Thally Road,  
Hosur - 635109

**Site Address**



Manjusree Nagar,  
Near TVS Nagar, Thally Road,  
Hosur-635109, Krishnagiri

**Architects**



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