



Agni BalaRaga

Enjoy the Perks of an Urban Lifestyle.



Since 1992, Agni Estates has been quietly creating landmarks across the city. Strategically located and impeccably planned, every project that we undertake puts our customers' needs and satisfaction front and centre.

THE AGNI METHOD

From price options to architectural proficiency, aesthetics and vastu compliance to safety, no aspect is left to chance. A client-centric approach that has earned us the reputation of a top-line, reliable builder.

A LASTING IMPRINT

To date, we have developed over 4,20,000 sq ft of property, which is a testament to our team's proficiency. And we envisage adding over 5,00,000 sq ft of completed properties to our portfolio shortly.

Always at the centre of everything we do, our Customers.



BalaRaga INSPIRED

BY YOU.

Agni BalaRaga has been astutely located to offer you the best of the urban lifestyle at one third of the price of living in a city hub like Anna Nagar. A mere 8 kms from the famous Anna Nagar Tower in Anna Nagar, and nestled within fully developed ICF Colony, Ambattur, Agni BalaRaga brings you 187 aesthetically designed 1, 2 & 3 BHK apartments.

Spread out across 2.7 acres of developed property, BalaRaga offers myriad family-friendly features as well as easy access to the best of the city. Revel in mindfully designed, cosy living spaces that leave nothing to be desired. Indulge in the plethora of community amenities right at your doorstep. All of it, within minutes drive to the best of the city. Quite simply, all the elements for a great life – at just the right price!



ENVIABLY LOCATED

BalaRaga has been astutely located to give you the best of urban living, with all benefits of a fully developed community, at the best price.

Located just 8 kilometres from the renowned Anna Tower, and the Anna Nagar hub.

Nestled in the heart Ambattur's ICF estate, a fully developed residential hub.

Reputed Hospitals, Schools, Colleges, Shopping & Entertainment centres within easy reach.

Excellent connectivity to public transport systems (Bus & Metro Rail service).

EXCEPTIONALLY INDULGENT

A home is made of the people who reside there. Which is why BalaRaga offers a plethora of amenities to enhance your well-being and strengthen your bonds with family, neighbours and friends.

A children's play area and an indoor mini-sports complex offers kids and adults the space to get the blood pumping, while the walking track, gym and yoga hall cater to the more health conscious. Finally, the community clubhouse offers sanctuary an hour of solitude or an impromptu catch-up with the neighbours,



OUTDOOR AMENITIES

Park | Jogging Track | Children's Play Area | Basketball Court
Badminton Court | Centrally Located Lawn

UTILITIES

Power Back-up Generator | Covered Car Park* | Lift | Security Intercom | CCTV



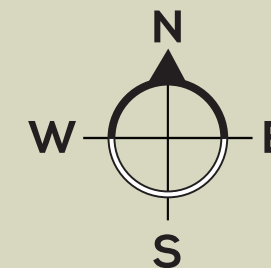
INDOOR AMENITIES

AC Gym for Men and Women | AC Recreation Hall | Meditation Hall / Yoga Hall | Indoor Games
Children's Indoor Play Zone | Common Toilet for Servant/Drivers | Office Room





MASTER PLAN

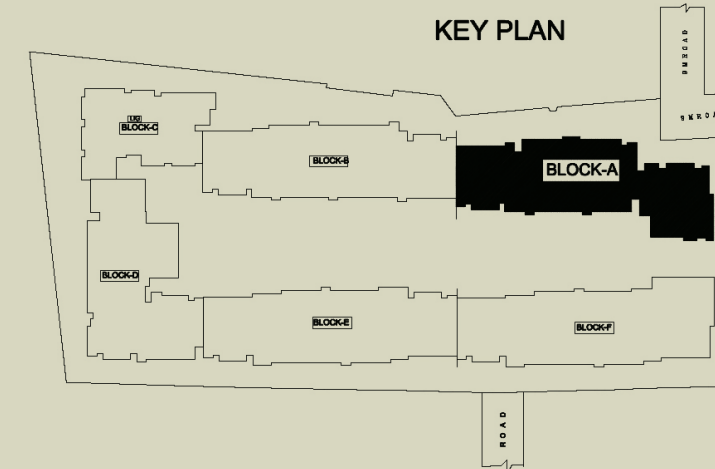




Typical Floor plan

Block - A

First Floor	Second Floor	Third Floor	Fourth Floor	UDS	Built-up Area	BHK
1	9	17	25	560	1069	2
2	10	18	26	803	1531	3
3	11	19	27	565	1082	2
4	12	20	28	545	1041	2
5	13	21	29	542	1033	2
6	14	22	30	545	1041	2
7	15	23	31	530	1016	2
8	16	24	32	530	1012	2

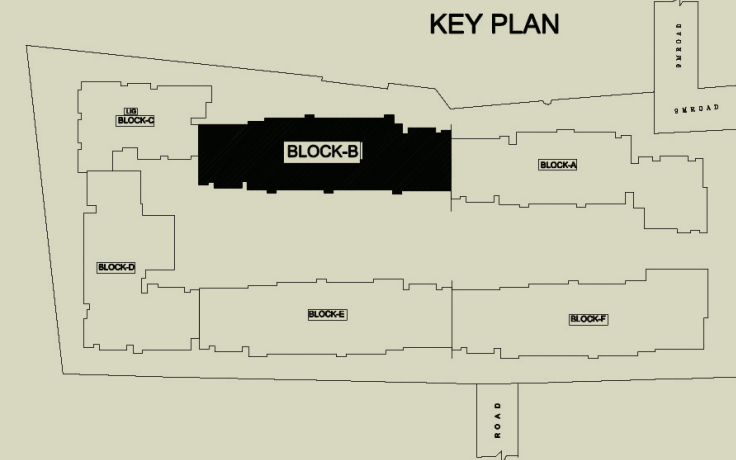




Typical Floor plan

Block - B

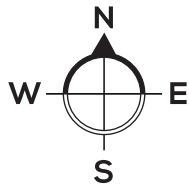
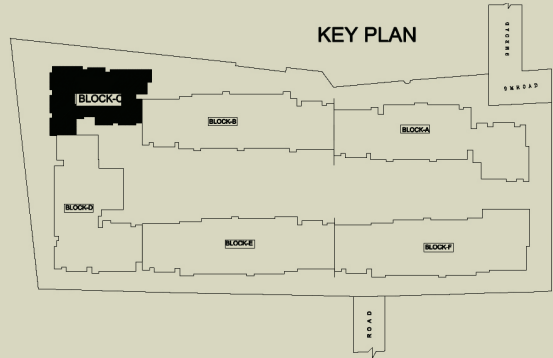
First Floor	Second Floor	Third Floor	Fourth Floor	UDS	Built-up Area	BHK
1	9	17	25	540	1030	2
2	10	18	26	534	1019	2
3	11	19	27	544	1038	2
4	12	20	28	546	1041	2
5	13	21	29	546	1041	2
6	14	22	30	545	1041	2
7	15	23	31	540	1029	2
8	16	24	32	531	1012	2



Typical Floor plan

Block - C

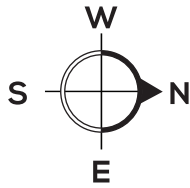
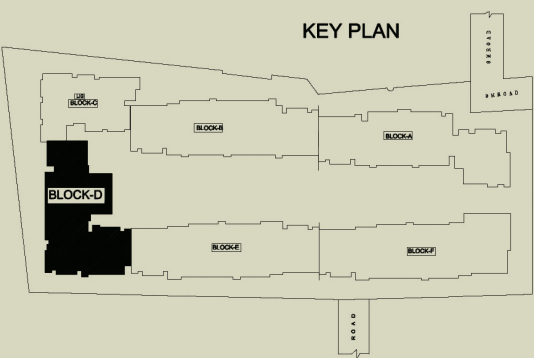
First Floor	Second Floor	Third Floor	Fourth Floor	UDS	Built-up Area	BHK
1	9	17	25	309	590	1
2	10	18	26	308	588	1
3	11	19	27	313	598	1
4	12	20	28	315	599	1
5	13	21	29	280	534	1
6	14	22	30	293	559	1
7	15	23	31	314	598	1
8	16	24	32	314	598	1

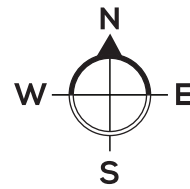


Typical Floor plan

Block - D

First Floor	Second Floor	Third Floor	Fourth Floor	UDS	Built-up Area	BHK
1	8	15	22	553	1055	2
2	9	16	23	544	1038	2
3	10	17		862	1644	3
4	11	18	24	544	1038	2
5	12	19	25	555	1059	2
6	13	20	26	534	1019	2
7	14	21	27	534	1044	2



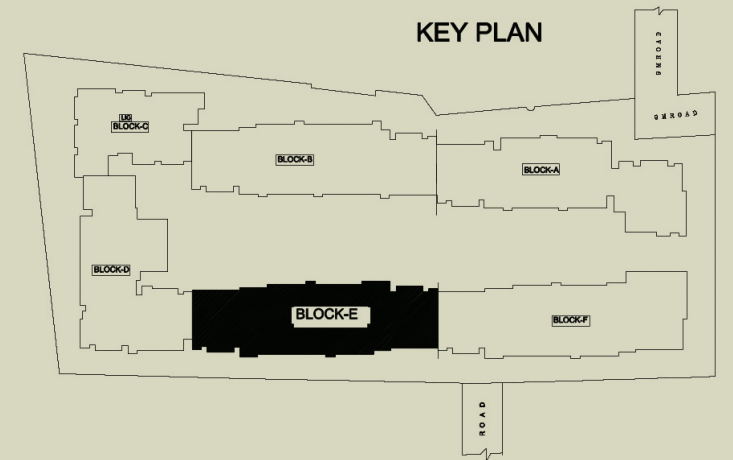


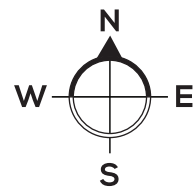
Typical Floor plan

Block - E

First Floor	Second Floor	Third Floor	Fourth Floor	UDS	Built-up Area	BHK
1	9	17	25	549	1047	2
2	10	18	26	536	1023	2
3	11	19	27	545	1041	2
4	12	20	28	545	1041	2
5	13	21	29	545	1041	2
6	14	22	30	545	1041	2
7	15	23	31	541	1033	2
8	16	24	32	540	1029	2

KEY PLAN



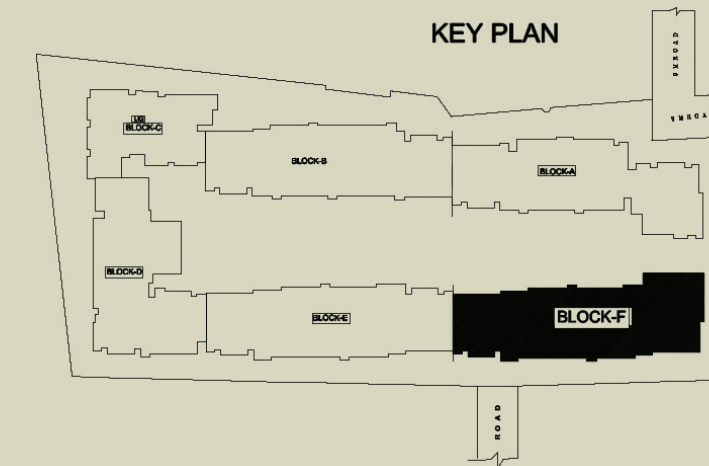


Typical Floor plan

Block - F

First Floor	Second Floor	Third Floor	Fourth Floor	UDS	Built-up Area	BHK
1	9	17	25	802	1527	3
2	10	18	26	538	1023	2
3	11	19	27	545	1041	2
4	12	20	28	545	1041	2
5	13	21	29	545	1041	2
6	14	22	30	545	1041	2
7	15	23	31	537	1021	2
8	16	24	32	540	1029	2

KEY PLAN





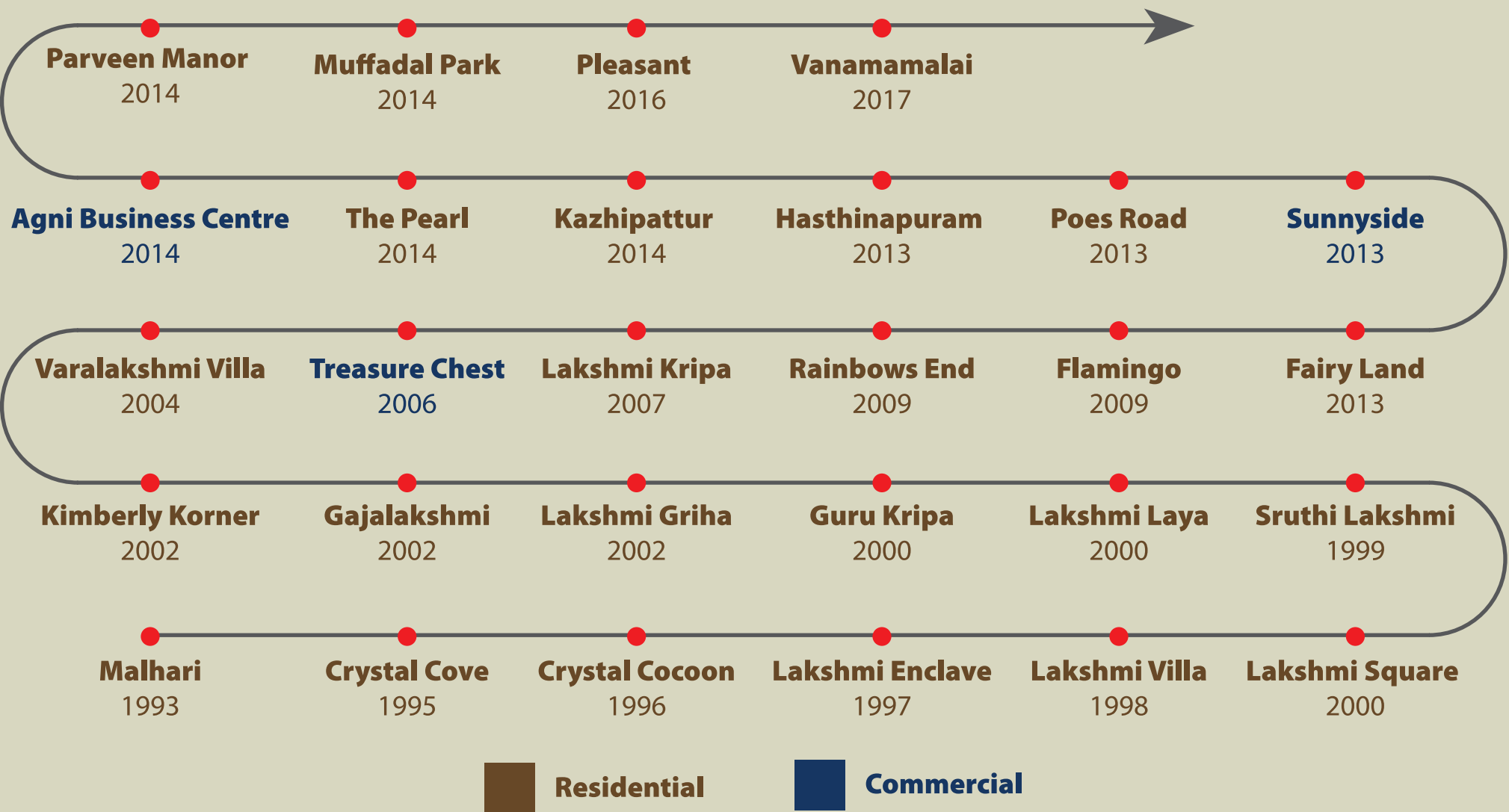
Specifications

Wall Covering:	Stucco finish for exteriors, and the interior is plastered with a smooth finish.
Flooring:	Kajaria or equivalent 2'0" X 2'0" vitrified tiles.
Doors & Windows:	Ornamental teak main door, teakwood doors and windows / UPVC with high quality fittings and locks.
Kitchen:	The spacious kitchen is provided with polished granite platform with stainless steel sink, 4 ft dadoing.
Toilets:	Full height branded coloured ceramic tiles for wall and flooring with premium quality CP fixtures cascade water closet and wash-basin.
Electrical:	Finolex / Q-Flex copper wiring, MK or equivalent switches in concealed PVC conduits. Adequate provisions for AC, telephone, TV and geyser power points.
Painting:	Internal branded putty with emulsion, external weather coat paint.

Payment Schedule

- On booking 20%
- On registration 20%
- On completion of stilt floor roof slab 15%
- On completion of first floor roof slab 10%
- On completion of second floor roof slab 10%
- On completion of third floor roof slab 10%
- On completion of fourth floor roof slab 10%
- On finishing and hand over 5%

Agni Estates & Foundations - Completed Projects Time line





Agni Estates & Foundations Pvt. Ltd.

"Temple Towers" 3rd Floor, 76, North Mada Street, Mylapore, Chennai - 600 004.

Call: 93 6300 6300 | Email: marketing@agniestates.in | www.agniestates.in