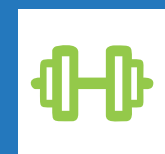




PROJECT HIGHLIGHTS:



CHILDREN'S
PLAY AREA



OUTER &
INDOOR
GYMNASIUM



JOGGING
TRACK



SWIMMING
POOL WITH
TODDLER POOL



MULTIPURPOSE
HALL



LANDSCAPE
GARDEN



RAIN WATER
HARVESTING



SEWAGE
TREATMENT
PLANT



BASKET BALL
COURT



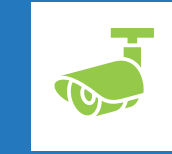
SHUTTLE
COURT



INTERCOM
FACILITY



ROUND THE
CLOCK SECURITY



CCTV
SURVEILLANCE



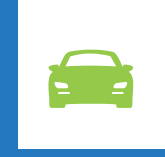
SITTING AREA



FOUR LIFTS OF
8 PASSENGERS



GENERATOR
POWER BACK UP



COVERED
CAR PARKING



VASTU
COMPLIANCE

SPECIFICATIONS:



FRAMED STRUCTURE:
RCC framed structure with stand wind & Seismic Loading.



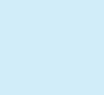
SUPER STRUCTURE:
6" Solid cement Block masonry for external walls and
4" Solid cement Block masonry for Internal walls.



DOORS & WINDOWS:
Main Door : Teak wood frame & OST door Shutter with S.S.Hardware
Internal Doors: Sal/Molded Acacia wood (Engineered wood) door frame
and Flush door shutters with S.S. hardware.
Hardware Locks: Quby/Doorset/Europa/equivalent



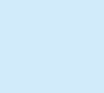
WINDOWS:
3 Track UPVC Sliding windows with plain glass shutters.



FRENCH DOOR (if any):
3 Track UPVC Sliding Doors with plain glass shutters.



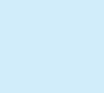
PAINTING:
External:
Two coated exterior emulsion paint of reputed brand (Asain/equivalent).
Internal:
Cement based smooth putty finish with two coats of tractor emulsion
paint of reputed brand over a coat of primer (make: Asian/equivalent)



FLOORING:
Bedrooms, Living, Dining & Kitchen:
Premium quality of 800mm X 800mm or 600mm X 1200mm
Vitrified/digitaltiles of reputed brand Bathrooms, Utilities & wash area:
Acid resistant, anti-skid 300mm x 300mm ceramics tiles of reputed brand
Balconies:
Acid resistant, anti-skid ceramics tiles of reputed brand



Staircases & Corridors:
Combination of Best quality granite and vitrified tiles



Lift Cladding:
Combination of Best quality Granite and Vitrified tiles



TILE CLADDING & DADOING in kitchen:
Glazed ceramic tiles, dado upto 2' 0" height above kitchen platform.
Bath Rooms:
glazed ceramic tiles dado of good Quality up to 7' height.



KITCHEN:
Granite platform with stainless steel sink and provision for water purifier.



UTILITIES/WASH:
Provision for washing machine.
BATHROOMS:
All C.P fittings are Parryware/Jaguar/equivalent make.
Washbasins & EWC with Hind ware/Parryware / Cera or equivalent make. Provision for geyser in all toilets



ELECTRICAL:
Concealed copper wiring of Havells/Anchor or equivalent make
Provision of Air-conditioner in Master the bedroom
Power outlets for geysers in all the bathrooms
Power plug for cooking range chimney, refrigerator,
micro wave oven, mixer grinder in kitchen
Power plug points for TV in the Living and Master bedroom
Miniature Circuit Breakers (MCB) for each distribution boards
of Anchor/Havells or equivalent make
Elegant designer modular electrical switches of Anchor/Schneider
or equivalent make
Single phase power supply for the each flat.



TELECOM & INTERNET:
Telephone point in the Living and Master bedroom
Intercom facility to all the units connecting security, clubhouse and
other common areas.
DTH/Cable TV:
Provision for cable connection in Master bedroom and Living room



ELEVATORS:
Branded automatic lifts with Stainless steel car finishing,
LED Lights, regular fan & CC Camera (Johnson/KONE/equivalent)



GENERATOR:
0.6 KVA DG set backup for all the flats,
common areas and clubhouse



CC TV & OTHERS:
CC Cameras in entry and exit, Parking area



**GARUDA
GRAND**
2 & 3 BHK LUXURY APARTMENTS

LOCATION MAP NOT TO SCALE



Proximity

Location Advantages Key Distance:
Hoodi Railway Station - 1 Km
Reliance super market -1 km
EPIP Zone - 4 Kms
Phoenix Market City - 4 Km
Metro super Bazar - 3 Km
ITPL - 5 Km
KR Puram Railway Station - 3 Km
International Airport - 27 Km
Hoodi Metro Station - 1.75 Km

SCHOOLS & COLLEGE

National Public School Whitefield
Orchids International school
Diya Academy of Learning
Lakemontfort School
Gopalan International School
Narayana Techno School
Sri chaitanya techno School

HOSPITAL

Manipal Hospital - 4 Km
Sathya Sai Hospital - 4Km
Aster Women's & Children's - 5Km
Apollo Cradle - 4.5 Km



SITE AND OFFICE ADDRESS

BALAJI BUILDERS

Sy No.99/3, 100 & 103/1, HOODI VILLAGE,
KODIGEHALI MAIN ROAD, VIJAYA VIHAR LAYOUT,
OPP. HOODI RAILWAY STATION,
BANGALORE - 560 048

Contact no.

+91 99455 11344 / 91646 5515

E-mail: balaji.garudagrand@gmail.com

RERA: No. PRM/KA/RERA/1251/309/PR/010923/006217



Architect:
VIJAY ASSOCIATES
Architects, Engineers & Contractors
Mo:+91 98801 36126
Email: k.prem.naidu@gmail.com



Legal Advisor:
SURIYA LAW ASSOCIATES
S.MURTHY & Co.
Mo: 98450 87191
Email: suriyamurthyadvocate@gmail.com

Note: This brochure is only a conceptual presentation of the project and not a legal offering.
The promoters reserve the right to make change in the elevation, plan and specifications as deemed fit
All applicable Taxes Extra, Conditions apply*



RERA No.: PRM/KA/RERA/1251/309/PR/010923/006217



*Please scan the QR code to validate
the authenticity of the certificate.

BLOCK-A GROUND FLOOR PLAN



BLOCK-A TYPICAL FLOOR PLAN



BLOCK-B GROUND FLOOR PLAN



BLOCK-B TYPICAL FLOOR PLAN



KEY PLAN

LEGENDS

- | | | | |
|------------------------|-------------------------------|------------------------|----------------------------------|
| A Entry | E Children's play area | I Swimming pool | L Children's play area |
| B Security room | F Senior sitting area | with Toddler pool | M Meditation area |
| C Road widening | G Basket ball court | J Jogging track | N Exit |
| D Outdoor Gym | H Shuttle court | K Pathway | O Surrounding garden area |

