

GARUDA
GRAND
2 & 3 BHK LUXURY APARTMENTS

COME



TO PURITY

In today's world most of us know that we can get almost anything we desire.
Except air, water and earth that is pure. At Garuda Grand, these are the foundation for every home we build.
Because we firmly believe that when you own a home it is for lifetime.

venture from
BALAJI BUILDERS

WHO SAYS
LUXURY LIVING IS FOR
THE CHOSEN FEW?
BALAJI INTRODUCES
GARUDA GRAND
LUXURY HOMES
WITHIN EASY REACH.

With the GARUDA GRAND range of residences, Balaji unveils before you, a world of luxury that's now accessible like never before. How are we able to do this? By employing the expertise of the world's best architects and engineers, and using intelligent design, advanced construction techniques and using economies of scale.

Moreover, every GARUDA GRAND project has the stamp of the BALAJI BUILDERS - with its keen eye for detail and supreme quality standards. After all, the Developers has 12 years of experience, and a reputation as Bangalore premier real estate developer.

GARUDA GRAND in one among the many projects you can expect from us in the coming months.

170 **115** **55** **34**

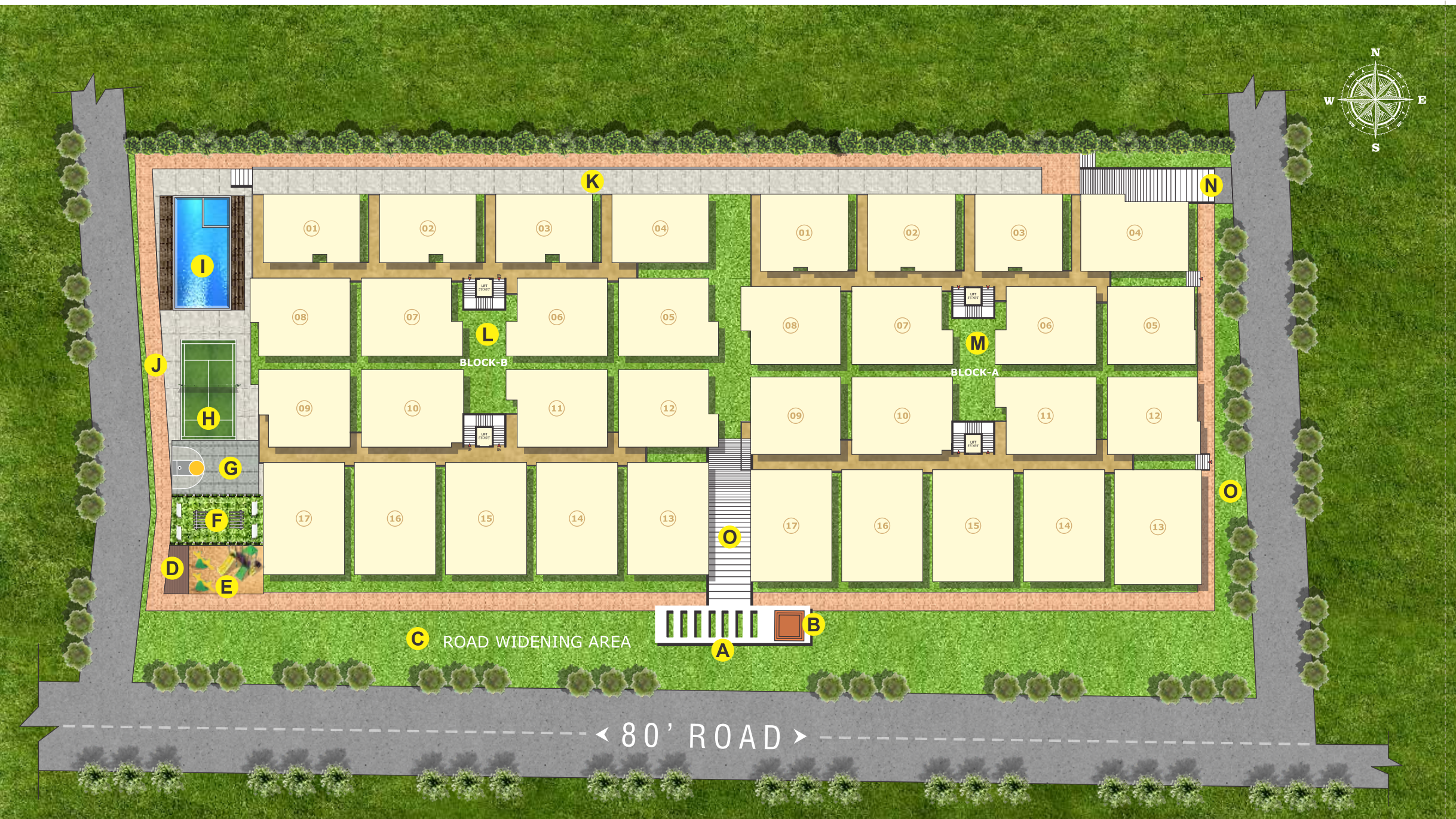
total flats two bedroom homes three bedroom homes 2 blocks

1117 - 1849

sq ft in size option

**GARUDA
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LEGENDS

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

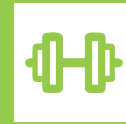
GARUDA GRAND
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PROJECT HIGHLIGHTS:



CHILDREN'S
PLAY AREA



OUTER &
INDOOR
GYMNASIUM



JOGGING
TRACK



SWIMMING
POOL WITH
TODDLERS 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

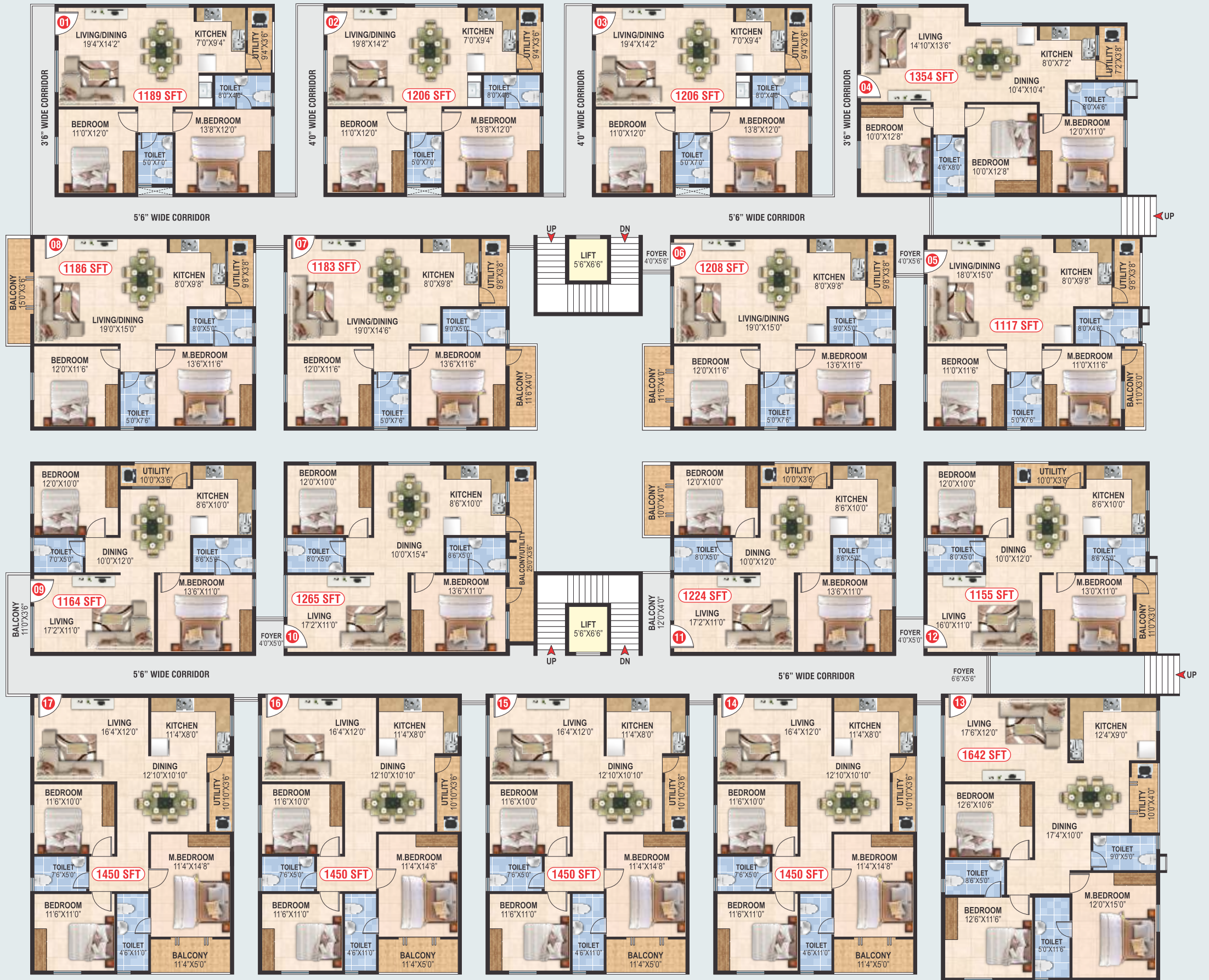


COVERED
CAR PARKING



VASTU
COMPLIANCE

BLOCK-A
GROUND FLOOR PLAN



BLOCK-B
GROUND FLOOR PLAN



BLOCK-A
TYPICAL FLOOR PLAN



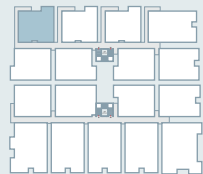
BLOCK-B
TYPICAL FLOOR PLAN





BLOCK-A
UNIT # 001, 101, 201 & 301
 SBA-1335 SFT
 NORTH FACING - 2 BHK

- A LIVING/DINING 19'8"X14'2"
- B KITCHEN 10'4"X9'4"
- C M.BEDROOM 13'6"X12'0"
- D TOILET 8'0"X4'6"
- E BEDROOM 11'0"X12'0"
- F TOILET 5'0"X7'0"
- G BALCONY 11'6"X4'0"
- H UTILITY 10'2"X3'8"



BLOCK-A
UNIT # 006, 106, 206 & 306
 SBA-1208 SFT
 NORTH FACING - 2 BHK

- A LIVING/DINING 19'0"X15'0"
- B KITCHEN 8'0"X9'8"
- C M.BEDROOM 13'6"X11'6"
- D TOILET 9'0"X5'0"
- E BEDROOM 12'0"X11'6"
- F TOILET 5'0"X7'6"
- G BALCONY 11'6"X4'0"
- H UTILITY 9'8"X3'8"



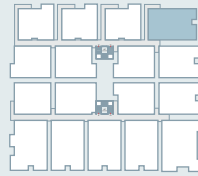
BLOCK-B
UNIT # 009, 109, 209 & 309
 SBA-1189 SFT
 NORTH FACING - 2 BHK

- A LIVING 16'8"X11'0"
- B DINING 10'0"X12'0"
- C KITCHEN 9'0"X10'0"
- D M.BEDROOM 14'8"X11'0"
- E TOILET 9'0"X5'0"
- F BEDROOM 12'0"X10'0"
- G TOILET 8'0"X5'0"
- H BALCONY 11'0"X4'0"
- I UTILITY 10'0"X3'6"



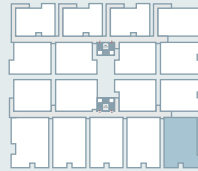
BLOCK-A
UNIT # 004, 104, 204 & 304
 SBA-1631 SFT
 NORTH FACING - 3 BHK

A	LIVING/DINING	25'2"X13'6"
B	KITCHEN	10'4"X14'2"
C	M.BEDROOM	12'0"X12'8"
D	TOILET	8'0"X4'6"
E	BEDROOM	10'0"X12'8"
F	TOILET	4'6"X8'0"
G	BEDROOM	10'0"X12'8"
H	BALCONY	12'8"X4'0"
I	BALCONY	11'6"X4'0"
J	UTILITY	10'2"X3'8"
K	POOJA	6'2"X2'6"



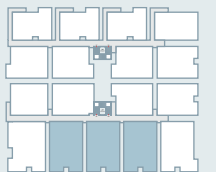
BLOCK-B
UNIT # 013, 113, 213 & 313
 SBA-1849 SFT
 EAST FACING - 3 BHK

A	LIVING	17'6"X12'0"
B	DINING	17'4"X10'0"
C	KITCHEN	12'4"X9'0"
D	M.BEDROOM	12'0"X15'0"
E	TOILET	5'0"X11'6"
F	BEDROOM	12'6"X11'6"
G	TOILET	8'6"X5'0"
H	BEDROOM	12'6"X10'6"
I	TOILET	9'0"X5'0"
J	BALCONY	12'6"X4'0"
K	BALCONY	11'0"X4'0"
L	BALCONY	6'6"X4'0"
M	UTILITY	9'0"X3'8"



BLOCK-B
UNIT # 014, 114, 214 & 314
015, 115, 215 & 315
016, 116, 216 & 316
 SBA-1571 SFT
 EAST FACING - 3 BHK

A	LIVING	16'8"X12'0"
B	DINING	12'10"X11'0"
C	KITCHEN	11'4"X8'0"
D	M.BEDROOM	11'4"X14'6"
E	TOILET	4'6"X11'0"
F	BEDROOM	11'6"X11'0"
G	TOILET	7'6"X5'0"
H	BEDROOM	11'6"X10'0"
I	TOILET	8'6"X4'6"
J	BALCONY	11'6"X4'0"
K	BALCONY	11'4"X4'0"
L	UTILITY	11'0"X3'6"



WAKE-UP TO

NATURE'S

TUNES, NOT OCCASIONALLY, BUT EVERY DAY.

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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 titles, dado upto 2' 0" height above kitchen platform.
Bath Rooms:
glazed ceramic titles 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





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WE'VE SAVE THE BEST SPOT FOR YOU.

Life at Garuda Grand is strategically located in Kodigehalli Main road of Vijaya Vihar Layout Opp Hoodi Railway Station, Close to Old Madras Road. Some of the prominent landmarks are just a drive away. Educational institutions such as Narayana Techno School, Diya Academy, Lake Montfor School, National Public School and Hoodi Railway Station are in the same vicinity. Garuda Grand is just 30 minutes drive away from Kempegowda International Airport.



HOODI-METRO STATION



ITPL BANGALORE



INTERNATIONAL AIRPORT

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

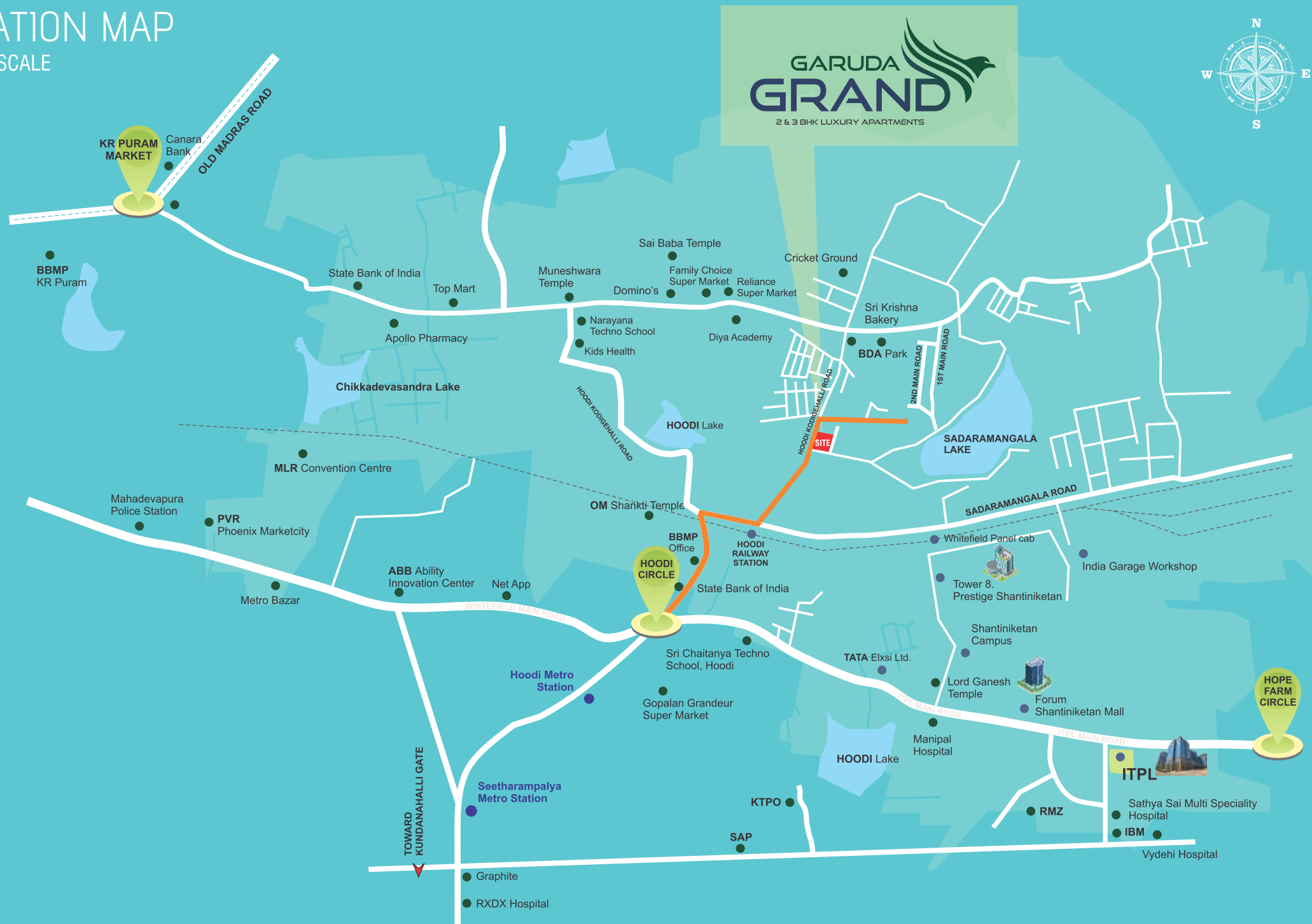
National Public School Whitefiled
 Orchids International school
 Diya Academy of Learning
 Lakemontfort School
 Gopalan International School
 Narayana Techno School
 Sri chaitanya techno School

HOSPITAL

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

LOCATION MAP

NOT TO SCALE



SITE AND OFFICE ADDRESS

BALAJI BUILDERS

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



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