

THE ADDRESS.
LIVE LIFE THE ROYAL WAY.



*M*emorable moments with a royal touch make all the difference, whether it's the ringing of wedding bells or the arrival of a little one.

Each occasion of your life deserves an equally royal welcome.

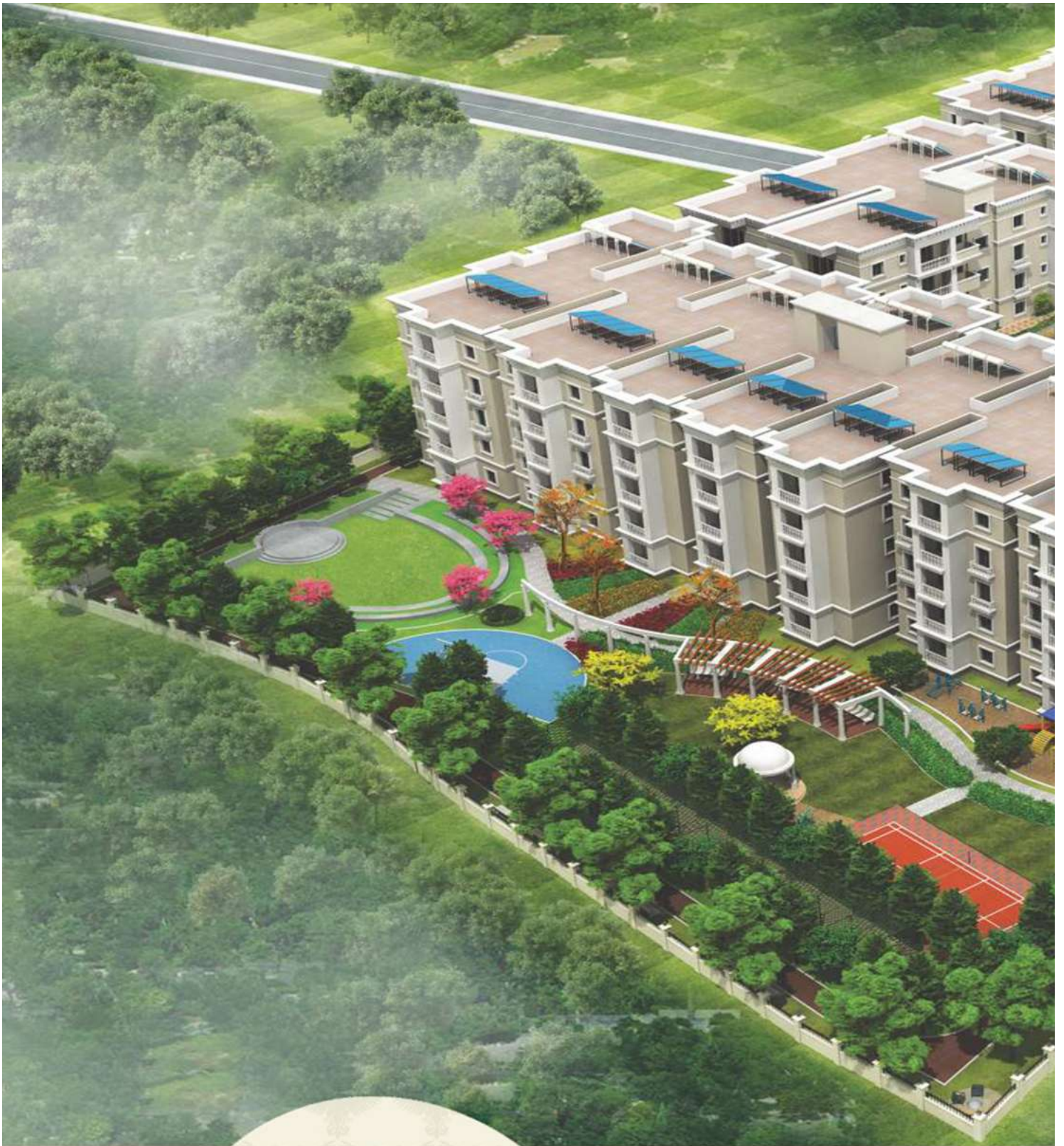
It is time that you get it every single day of your life.

Your life needs more comfort than what you think and feel,
because you have earned it.

Enter Garuda Royal Homes, because
it's your time to rule.



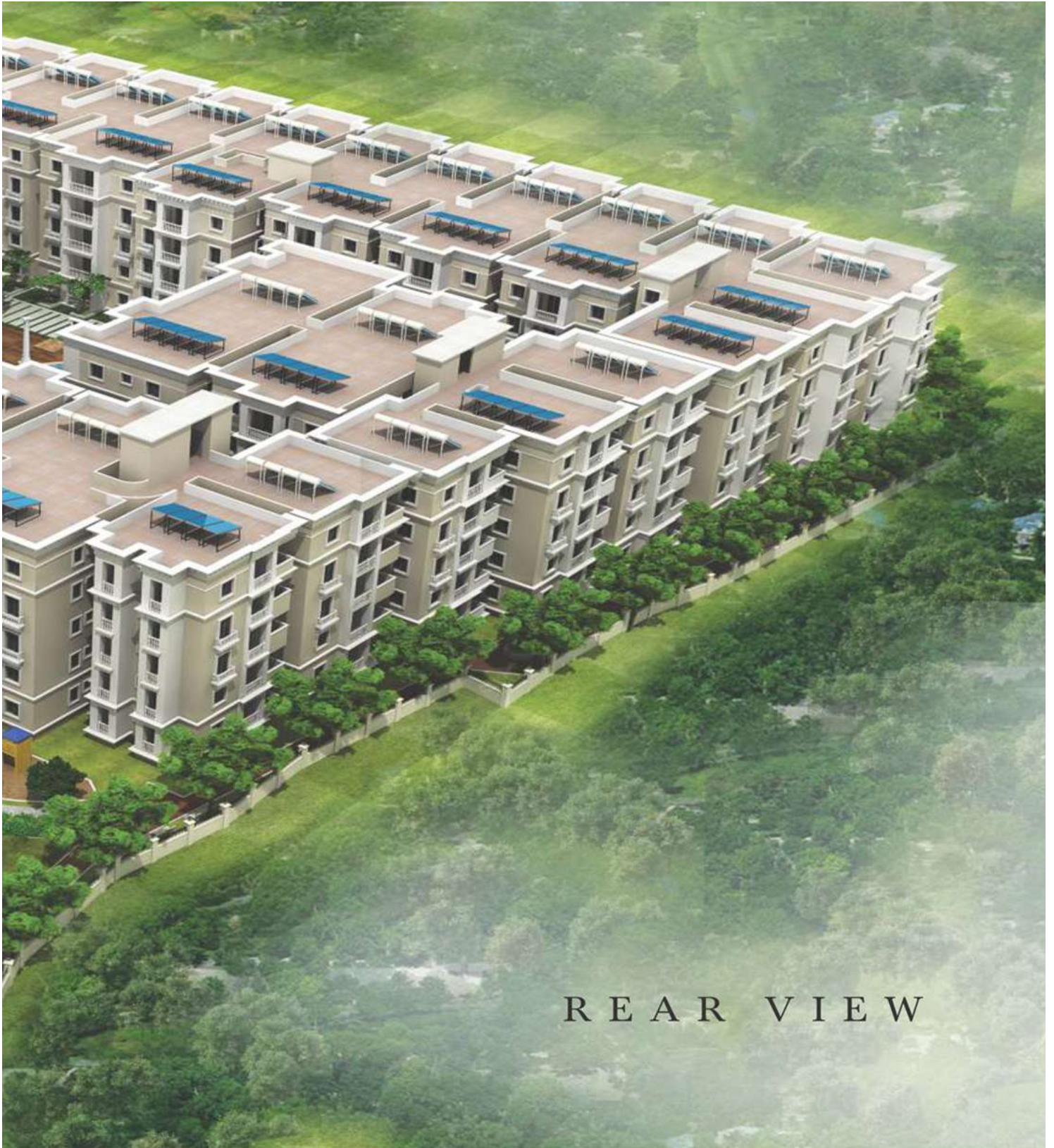





GARUDACHALA
ROYAL HOMES
BEYOND YOUR EXPECTATIONS

A LIVING
EXPERIENCE LIKE
NO OTHER

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R E A R V I E W

*G*aruda Royal Homes is designed to be amidst an ever flowing pleasant breeze. The soothing sounds of the gentle wind deliver to you a much-needed and uninterrupted enthusiasm.

Garuda Royal Homes has been blessed with an abundance of natural light and ventilation which will inspire you to take the plunge into nature's harmony with open arms.

Enjoy the best experience from the environment around you.

*G*aruda Royal Homes will offer you more than just materialistic supremacy. It will have a deeper meaning – it will be your kingdom of dreams and happiness. It promises to be a place that offers you a blissful coexistence with nature, while experiencing modern living standards. So you get to live and enjoy the best of both worlds.



INSIDE VIEW


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ENTRANCE VIEW



Garuda Royal Homes has been planned to be the channel of your absolute satisfaction. The 2, 3 BHK & 4BHK(Duplex) homes at Garuda Royal Homes have been designed to make living a joy. The homes are spacious and modern, while being fully Vaastu-compliant. Well-built without common walls, results in the desired privacy and also more light and good ventilation in every unit.

Taking royalty to a new level, Garuda Royal Homes have laminated wooden flooring in master bedroom, teak wood door frames across the home, among others. New-age feature like video door phone for each unit add to a sense of fool-proof security.



CLUB HOUSE VIEW


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The ultra luxurious Garuda Royal Club House, with modern indoor and outdoor amenities, is spread over an expansive 16,000 sq.ft. It features state-of-the-art infrastructure, including AC, for your sheer pleasure.

The indoor games include a Squash Court, Billiards, Table Tennis and Indoor Badminton.

The swimming pool, has a separate Jacuzzi and a children's pool area, enabling a functional use across age-groups. With 3000 sq.ft. of poolside party deck area it is the most buzzing place of the Garuda Royal Homes project. In addition, 6 furnished guest rooms cater to your extra guests, and there's also a reception-cum-library room for book lovers.

With almost 40,000 sq.ft. of designer landscaped outdoors, the meticulously planned layout of Garuda Royal Homes offers you a combination of living areas and amenities that fit each other's requirements. The children's play area allows your kids to play without you having to worry about their safety. And your parents get a yoga and meditation centre for their peaceful retreats.



- | | | |
|---------------------|---|-------|
| ① Open amphitheatre | ③ Half basket ball court & skating ring | ⑤ Chi |
| ② Floral gardens | ④ Senior citizens' pavilion | ⑥ Bac |

R
GARUDACHALA
ROYAL HOMES
BEYOND YOUR EXPECTATIONS



Children's play area

7 Cricket pitch with net

9 Victorian gazebo

Tennis Court

8 All round jogging track

10 Reflexology walkway

Ground floor plan



GROUND FLOOR AREA STATEMENT

A- Block Area Statement

F.No	BHK	SBA
01	3BHK	1755 sq.ft
02	2BHK	1206 sq.ft
03	2BHK	1206 sq.ft
04	2BHK	1206 sq.ft
05	2BHK	1206 sq.ft
06	2BHK	1206 sq.ft
07	2BHK	1206 sq.ft
08	2BHK	1206 sq.ft
09	2BHK	1206 sq.ft
10	2BHK	1206 sq.ft
11	3BHK	1635 sq.ft
12	2BHK	1188 sq.ft
13	2BHK	1221 sq.ft
14	2BHK	1234 sq.ft
15	2BHK	1234 sq.ft
16	2BHK	1234 sq.ft
17	2BHK	1223 sq.ft
18	3BHK	1368 sq.ft
19	3BHK	1225 sq.ft
20	3BHK	1416 sq.ft

C- Block Area Statement

F.No	BHK	SBA
01	2BHK	1148 sq.ft
02	2BHK	1126 sq.ft
03	2BHK	1188 sq.ft
04	2BHK	1188 sq.ft
05	2BHK	1188 sq.ft
06	2BHK	1188 sq.ft
07	2BHK	1188 sq.ft
08	3BHK	1476 sq.ft
09	3BHK	1405 sq.ft
10	2BHK	1219 sq.ft
11	2BHK	1219 sq.ft
12	2BHK	1185 sq.ft
13	2BHK	1185 sq.ft
14	2BHK	1185 sq.ft
15	3BHK	1718 sq.ft
16	3BHK	1793 sq.ft

D - Block-Club house area

Slab area - 6641 sq ft

B- Block Area Statement

F.No	BHK	SBA
01	3BHK	1695 sq.ft
02	2BHK	1165 sq.ft
03	2BHK	1231 sq.ft
04	2BHK	1068 sq.ft
05	3BHK	1234 sq.ft
06	3BHK	1583 sq.ft
07	3BHK	1695 sq.ft

SALIENT FEATURES

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Project spread across 3 acres with G+4 floor structure with semi basement car parking.

Solar Water Heaters and Solar Power Backup for all the flats to ensure uninterrupted power supply along with diesel generator backup.

Abundant ground water from 6 successful bore wells along with Cauvery water for drinking purpose, being the highlight of this project.

Skating Ring, Half Basket Ball Court, Shuttle Court, Squash court, Cricket Practice Nets and more for sports enthusiasts.

Outdoor Barbeque, Scented Floral Gardens and more make the outdoors captivating.





The design of the project has been inspired from the classic Victorian architecture, with touches of Greek-style architecture to go along.

The gazebos and the pergolas, part of the garden area, are the striking feature of the designer Victorian style of landscaping. The Greek style pillars surrounding the swimming pool take the aesthetics of the project to a new level, and enhances the visual appeal.






POOL VIEW


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- Amenities:**
-  Multi purpose hall
 -  Gymnasium with steam and sauna
 -  Indoor games
 -  Squash court
 -  Indoor Badminton / Tennis
 -  Shuttle Court
 -  Skating Ring
 -  Amphitheatre
 -  Cricket Practice Net
 -  Yoga and Meditation Centre
 -  Swimming pool with Toddlers pool
 -  Children's play area
 -  Jogging track
 -  Basket Ball post
 -  Reading lounge
 -  Reception
 -  Convenience store

Landscape:

-  Designer landscaping
-  Water bodies with fountain
-  Tree court with Reflexology walkway

Services:

-  Sewage treatment plant
-  Water treatment softener
-  Drivers and maids rest rooms

Typical floor plan

C-Block

D-Block



B-Block

A-Block



TYPICAL FLOOR PLAN AREA STATEMENTS

A - Block Area Statement		
F.No	BHK	SBA
01	3BHK	1755 sq.ft
02	2BHK	1206 sq.ft
03	2BHK	1206 sq.ft
04	2BHK	1206 sq.ft
05	2BHK	1206 sq.ft
06	2BHK	1206 sq.ft
07	2BHK	1206 sq.ft
08	2BHK	1206 sq.ft
09	2BHK	1206 sq.ft
10	2BHK	1206 sq.ft
11	3BHK	1635 sq.ft
12	2BHK	1188 sq.ft
13	2BHK	1221 sq.ft
14	2BHK	1254 sq.ft
15	2BHK	1254 sq.ft
16	2BHK	1254 sq.ft
17	2BHK	1243 sq.ft
18	3BHK	1435 sq.ft
19	3BHK	1288 sq.ft
20	3BHK	1500 sq.ft

C- Block Area Statement		
F.No	BHK	SBA
01	2BHK	1214 sq.ft
02	2BHK	1198 sq.ft
03	2BHK	1198 sq.ft
04	2BHK	1198 sq.ft
05	2BHK	1198 sq.ft
06	2BHK	1198 sq.ft
07	2BHK	1198 sq.ft
08	3BHK	1476 sq.ft
09	3BHK	1405 sq.ft
10	2BHK	1219 sq.ft
11	2BHK	1219 sq.ft
12	2BHK	1185 sq.ft
13	2BHK	1185 sq.ft
14	2BHK	1185 sq.ft
15	3BHK	1719 sq.ft
16	3BHK	1793 sq.ft

B- Block Area Statement		
F.No	BHK	SBA
01	3BHK	1695 sq.ft
02	2BHK	1165 sq.ft
03	2BHK	1231 sq.ft
04	2BHK	1068 sq.ft
05	3BHK	1233 sq.ft
06	3BHK	1583 sq.ft
07	3BHK	1695 sq.ft

D- Block Area Statement		
F.No	BHK	SBA
01	3BHK	1831 sq.ft
02	3BHK	1585 sq.ft
03	3BHK	1630 sq.ft
04	3BHK	1571 sq.ft



Flat No: 01 | A-Block | 1755 sq.ft



3 BHK



- A LIVING : 12'0" X 16'2"
- B DINING : 18'4" X 11'0"
- C KITCHEN : 8'0" X 11'0"
- D M.BED ROOM : 11'0" X 15'8"
- E BED ROOM 1 : 10'0" X 11'0"
- F BED ROOM 2 : 12'0" X 10'6"
- G TOILET 1 : 5'0" X 8'0"
- H TOILET 2 : 5'0" X 7'6"
- I TOILET 3 : 5'0" X 9'6"
- J BALCONY 1 : 5'0" WIDE
- K BALCONY 2 : 5'0" WIDE
- L UTILITY : 5'0" WIDE

K E Y P L A N

C Block		D Block		A Block	
16	1	4	1	20	1
15	2	3	2	19	2
14	3			18	3
13	4			17	4
12	5			16	5
11	6			15	6
10	7	7	1	14	7
9	8	6	2	13	8
		5	3	12	9
		4	3	11	10



Flat No: 13 | A-Block | 1221 sq.ft

2 BHK



- A LIVING : 11'0" X 16'6"
- B DINING : 9'0" X 17'10"
- C KITCHEN : 7'0" X 12'6"
- D M.BED ROOM : 10'6" X 15'0"
- E BED ROOM 1 : 10'6" X 11'0"
- F TOILET 1 : 6'6" X 5'6"
- G TOILET 2 : 5'0" X 8'0"
- H BALCONY : 5'0" WIDE
- I UTILITY : 5'0" WIDE



Flat No: 16 | C-Block | 1793 sq.ft



3 BHK

- A LIVING : 10'0" X 15'10"
- B DINING : 9'0" X 9'4"
- C KITCHEN : 6'0" X 9'0"
- D M.BED ROOM : 10'6" X 15'6"
- E BED ROOM 1 : 10'6" X 10'0"
- F BED ROOM 2 : 10'0" X 10'0"
- G TOILET 1 : 7'0" X 5'6"
- H TOILET 2 : 5'0" X 6'8"
- I BALCONY : 5'0" WIDE
- J UTILITY : 5'2" WIDE



K E Y P L A N

C Block		D Block		A Block	
16	1	4	1	20	1
	2		2	19	2
15	3	3	3	18	3
14	4		4	17	4
13	5		5	16	5
12	6		6	15	6
11	7	7	7	14	7
10	8	6	8	13	8
9	9	5	9	12	9
		4	10	11	10
		3	11		11



Flat No: 07 | B-Block | 1695 sq.ft

3 BHK

- A LIVING : 21'2" X 13'0"
- B DINING : 16'2" X 13'2"
- C KITCHEN : 11'0" X 9'0"
- D POOJA : 6'0" X 4'0"
- E M.BED ROOM : 11'0" X 14'0"
- F BED ROOM 1 : 10'10" X 10'0"
- G BED ROOM 2 : 11'0" X 11'0"
- H TOILET 1 : 5'0" X 10'0"
- I TOILET 2 : 7'6" X 5'0"
- J TOILET 3 : 6'0" X 7'0"
- K BALCONY 1 : 5'0" WIDE
- L BALCONY 2 : 5'0" WIDE
- M UTILITY : 4'2" WIDE



Specifications:

STRUCTURE:

- ▶ RCC framed structure designed for Seismic Zone II.
- ▶ Concrete block masonry walls.

DOORS:

- ▶ Main Door Shutters: Teak wood finish door shutter with teakwood frame.
- ▶ Bedroom Doors: HDF molded design shutter with teakwood frame.
- ▶ Toilet Doors: Flush shutters / HDF molded design shutter with teak wood frame.
- ▶ Hardware: SS hardware for hinges, tower bolts, locking systems, handles and door stoppers from branded company.

WINDOWS:

- ▶ Branded UPVC Glazed Windows with locking accessories.
- ▶ Mosquito mesh shutter for bedrooms for openable shutters.
- ▶ Glazing: Premium brand 5mm-thk-float/textured glass.

FLOORING:

- ▶ 2.5'x2.5' premium branded double Vitrified tiles in living and dining.
- ▶ 2'x2' premium branded double Vitrified tiles in all bedrooms.
- ▶ Laminated wooden flooring for master bedrooms.
- ▶ 2'x2' premium branded anti-skid ceramic tiles for balconies and utility.

KITCHEN & UTILITY:

- ▶ 2'x2' premium branded double vitrified tiles flooring.
- ▶ Ceramic tiles dado of 2 feet above the granite top.
- ▶ Ceramic tiles flooring and ceramic tiles dado in the utility.
- ▶ Double bowl single drain steel sink with CP tap.
- ▶ Water outlet provision for water purifier.
- ▶ Provision for Range Hood, exhaust.

PLUMBING:

- ▶ Jaquar/Toto/Kohler branded fittings and sanitary.
- ▶ PVC/UPVC/CPVC pipes and CI concealed fittings.
- ▶ Floor traps with stainless steel grating and proper drainage.

LOBBY AREAS:

- ▶ Combination of Marble/Granite flooring.

TOILETS:

- ▶ Walls: Premium design tiles dado up to 7' 0" height in wet areas. Sanitary Ware : Jaquar/Toto/Kohler branded designer EWC & Wash Basin. Glass shower enclosure for Master Toilet.
- ▶ Fixtures: Jaquar/Toto/Kohler branded CP fittings. Hot and cold mixer for the wash basin. CP diverter with overhead shower.

WASH AREA:

- ▶ Anti-skid ceramic tiles.
- ▶ Provision of electrical point for Washing Machine with water point.
- ▶ Provisions of utility sink for utensils.



ELECTRICAL:

- ▶ Havells / Schneider equivalent ISI grade concealed PVC conduits with copper wiring.
- ▶ Premium quality / ISI-grade MCBs in panel board Meter as per KPTCL norms.
- ▶ Modular switches with metal boxes.
- ▶ All 3 bedroom flats will be provided with 5 KW power & 2 Bedroom flats with 3 KW power.
- ▶ AC provision for all bedrooms.
- ▶ Telephone point in Living, Master Bedroom and Children's Bedroom.
- ▶ One TV point in Living & and all Bedrooms.
- ▶ Lighting arrestor for the building.

OTHER FINISHES:

- ▶ Walls: Interiors - Smooth plastering finish. Exteriors - sponge finish.
- ▶ Internal Painting: Plastic emulsion on interior walls and ceilings with putty.
- ▶ External wall painting: Exterior premium grade acrylic emulsion painting.

POWER:

- ▶ BESCOM power supply.
- ▶ D.G. Backup for all the flats excluding Geyser and AC.
- ▶ Solar Power Back up.

WATER SUPPLY:

- ▶ BWSSB - Cauvery water.
- ▶ Bore well

LIFT:

- ▶ Kone/Otis/Johnson Automatic lifts from basement floor to top floor.
- ▶ Granite/marble cladding for lift lobby.

COMMUNICATION:

- ▶ Intercom facility from the apartments to security.
- ▶ Video Door Phone

SECURITY:

- ▶ Round the clock security guards.
- ▶ CCTV at security room.

LOCATION MAP



A great location in a perfect setting.

Garuda Royal Homes, given its location, enjoys the luxuries of an exciting commercial hub and posh residential locality offering a diverse range of entertainment, cultural and lifestyle attractions.

The best of international schools are in the immediate vicinity. Workplaces, quality health care facilities, shopping malls, hotels and restaurants within the immediate radius add to the daily quality of life.

We build dream homes.... crafted to perfection !!

At Garudachala Estates we have a vision of creating life-changing community spaces with harmony. The group was established by a group of enthusiastic and visionary engineering experts having a strong dedication and passion towards excellence.

While having accountability towards our clients,we strive to upkeep our passion towards customer satisfaction in all of our projects.

VALUES

True to its meaning, Garudachala Estates stands for its core values.



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S'n'S ASSOCIATES
ARCHITECTS & ENGINEERS

Landscape architects:

**design
milieu**

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