



GARUDACHALA
ESTATES

GARUDA
BLOSSOM
Off Old Madras Road, K R Puram



A cosmopolitan jewel

of East Bangalore

2 & 3 BHK luxury homes.

A style
statement
that you can
live in.



We build dream homes.... planned by the finest.

When Garudachala Estates creates landmarks, we are in fact laying the foundation of a bright future. We take immense pride in our passion to surpass the parameter of perfection by persistently setting the benchmarks for high value residential infrastructure.

Our new project Garuda Blossom, off Old Madras Road, K R Puram, epitomizes our long cherished dream of treating our esteemed clientele to a world class living environment. The proximity of Garuda Blossom to work places at ITPL, Whitefield, Baghmane Tech Park and further to Sarjapur Road on one side and to the Manyatha Tech Park and Kirloskar Business Park on the other, makes for an absolutely enviable location. Added to this is the availability of the best of educational institutions, shopping and leisure destinations and health care options nearby. Also, Garuda Blossom enjoys excellent connectivity to the rest of the city via the Outer Ring Road.

What more could one wish for !!

GARUDA
BLOSSOM
Off Old Madras Road, K R Puram



Signature homes for the discerning few.

2 & 3 BHK luxury homes.

Graceful
simplicity.
Contemporary
lifestyle.

Garuda Blossom is carefully designed with lots of open spaces that bring in ample natural light and air and in turn happy moods the wonderful palettes for life's journey. The entire project skillfully blends all the essential elements of nature to create a balanced setting of absolute peace and serenity. With just 99 homes on 5 floors, Garuda Blossom offers an abundance of a chic lifestyle and is undoubtedly the choice for those who seek pure living at its best.



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PROJECT HIGHLIGHTS

- ◆ Prime location - close to work places and all necessities of day to day life.
- ◆ Six gardens within the apartment complex, with lush all round landscaping.
- ◆ Spacious corridors and lobby on each floor make for easy movement.
- ◆ Open areas above the ground floor gardens, giving a beautiful view from each floor.
- ◆ Vaastu compliant homes, with optimised flow of natural light and fresh air.
- ◆ No common walls, thus ensuring privacy with the feel of an independent home.
- ◆ Wide balconies for each flat, giving a beautiful view of the horizon.
- ◆ Sky bridge connecting Block A and Block B on the 2nd and 4th floor.
- ◆ Approval from all leading banks.
- ◆ Cauvery water.



Breathtaking amenities

At Garuda Blossom, it is our unfailing desire to provide a quality of life that is in sync with global trends, changing needs of people and the environment. All our amenities and facilities, be it the lush landscaping or the wide corridors, all reflect the attributes essential for any good community space.

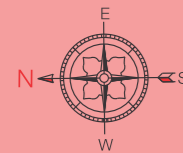
- ◆ Children's play area
- ◆ All round walking track
- ◆ Six landscaped gardens with seating
- ◆ Reception cabin
- ◆ Cricket practice net
- ◆ Swimming pool with toddler pool
- ◆ Shuttle court
- ◆ State-of-art- gymnasium
- ◆ Indoor games
- ◆ Party hall

AMENITIES

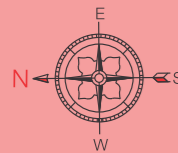
- ◆ Round the clock security
- ◆ Video door phone / CCTV
- ◆ Intercom facility from each flat to security
- ◆ 24/7 generator back up for common areas, lift and water pump
- ◆ Rain water harvesting
- ◆ Ready wiring for DTH and telephone
- ◆ Luxuriously wide corridors
- ◆ Broadband connectivity
- ◆ 24 hours water supply from 7 borewells



Ground floor plan



Typical floor plan 1st, 2nd, 3rd & 4th floor



B L O C K - A

B L O C K - B





TF Block 'B' | Flat type - 06 - 1485 sft



TF Block 'B' | Flat type - 01 - 1459 sft



First Floor Block B
Flat No.06 [East Facing]

| Type : | 3 Bedroom +2 Toilet | S.NO | Location | Dimensions (In Feet & Inches) | S.NO | Location | Dimensions (In Feet & Inches) |
|--------|---------------------|------|-------------|----------------------------------|------|----------|----------------------------------|
| Area : | 1485 Sq.ft | 1 | Living Room | 13'0"X14'0" | 7 | Toilet | 4'6"X8'2" |
| | | 2 | Kitchen | 9'0"X10'0" | 8 | Bedroom | 14'-10.5"X12'0" |
| | | 3 | Utility | 9'0"X4'7" | 9 | Toilet | 5'0"X8'0" |
| | | 4 | Dining | 10'4"X15'5" | 10 | Balcony | 11'10"X4'6" |
| | | 5 | Balcony | 10'4"X5'0" | 11 | Bedroom | 11'-10.5"X11'10" |
| | | 6 | Bedroom | 10'0"X8'2" | | | |



First Floor Block B
Flat No.01 [West Facing]

| Type : | 3 Bedroom +2 Toilet | S.NO | Location | Dimensions (In Feet & Inches) | S.NO | Location | Dimensions (In Feet & Inches) |
|--------|---------------------|------|-------------|----------------------------------|------|----------|----------------------------------|
| Area : | 1459 Sq.ft | 1 | Living Room | 12'0"X13'4" | 7 | Kitchen | 10'0"X7'8" |
| | | 2 | Bedroom | 13'8"X10'6" | 8 | Utility | 10'0"X4'0" |
| | | 3 | Toilet | 5'0"X7'0" | 9 | Toilet | 4'6"X7'6" |
| | | 4 | Bedroom | 11'8"X10'6" | 10 | Dining | 13'0"X13'4" |
| | | 5 | Balcony | 12'1"X4'6" | 11 | Balcony | 9'0"X4'6" |
| | | 6 | Bedroom | 11'0"X9'0" | 12 | Pooja | 3'0"X3'0" |



TF Block 'B' | Flat type - 02 - 1183 sft



TF Block 'A' | Flat type - 04 - 1154 sft



First Floor Block B
Flat No.02 [North Facing]

| S.NO | Location | Dimensions (In Feet & Inches) | S.NO | Location | Dimensions (In Feet & Inches) |
|------|-------------|----------------------------------|------|----------|----------------------------------|
| 1 | Living Room | 15'0"X10'6" | 6 | Kitchen | 8'6"X7'6" |
| 2 | Bedroom | 14'0"X11'0" | 7 | Utility | 8'6"X3'6" |
| 3 | Toilet | 5'0"X7'6" | 8 | Dining | 12'8"X10'6" |
| 4 | Bedroom | 10'0"X11'0" | 9 | Balcony | 10'6"X4'6" |
| 5 | Toilet | 5'6"X7'0" | | | |

Type : 2 Bedroom +2 Toilet
Area : 1183 Sq.ft



First Floor Block A
Flat No.04 [North Facing]

| S.NO | Location | Dimensions (In Feet & Inches) | S.NO | Location | Dimensions (In Feet & Inches) |
|------|-------------|----------------------------------|------|----------|----------------------------------|
| 1 | Living Room | 11'0"X15'8" | 6 | Kitchen | 7'6"X8'10" |
| 2 | Bedroom | 11'0"X14'0" | 7 | Utility | 8'0"X4'0" |
| 3 | Toilet | 8'0"X5'0" | 8 | Dining | 15'10"X10'6" |
| 4 | Bedroom | 10'6"X10'0" | 9 | Balcony | 10'6"X4'6" |
| 5 | Toilet | 5'0"X7'6" | | | |

Type : 2 Bedroom +2 Toilet
Area : 1154 Sq.ft



TF Block 'B' | Flat type - 05 - 1521 sft



GF Block 'B' | Flat type - 10 - 1287 sft



First Floor Block B
Flat No.05 [North Facing]

| Type : | 3 Bedroom +2 Toilet | S.NO | Location | Dimensions (In Feet & Inches) | S.NO | Location | Dimensions (In Feet & Inches) |
|--------|---------------------|------|-------------|----------------------------------|------|----------|----------------------------------|
| Area : | 1521 Sq.ft | 1 | Living Room | 12'1"X13'10" | 7 | Kitchen | 10'0"X7'8" |
| | | 2 | Bedroom | 13'5"X10'6" | 8 | Utility | 10'0"X4'0" |
| | | 3 | Toilet | 5'0"X7'0" | 9 | Toilet | 4'6"X7'6" |
| | | 4 | Bedroom | 11'0"X9'6" | 10 | Dining | 12'0"X14'6" |
| | | 5 | Bedroom | 13'0"X9'6" | 11 | Balcony | 12'0"X5'0" |
| | | 6 | Balcony | 9'6"X4'6" | 12 | Pooja | 3'6"X3'0" |



Ground Floor Block B
Flat No.10 [East Facing]

| Type : | 3 Bedroom +2 Toilet | S.NO | Location | Dimensions (In Feet & Inches) | S.NO | Location | Dimensions (In Feet & Inches) |
|--------|---------------------|------|-------------|----------------------------------|------|----------|----------------------------------|
| Area : | 1287 Sq.ft | 1 | Living Room | 9'4"X11'0" | 7 | Dining | 11'0"X15'0" |
| | | 2 | Bedroom | 14'0"X12'0" | 8 | Kitchen | 9'0"X9'0" |
| | | 3 | Toilet | 5'0"X8'0" | 9 | Utility | 9'0"X4'0" |
| | | 4 | Bedroom | 10'8"X11'10" | 10 | Bedroom | 10'11"X9'0" |
| | | 5 | Toilet | 5'0"X7'0" | | | |
| | | 6 | Balcony | 11'10"X4'6" | | | |



GF Block 'B' | Flat type - 06 - 1296 sft



GF Block 'A' | Flat type - 05 - 1390 sft



Ground Floor Block B
Flat No.06 [East Facing]

| Type : | 3 Bedroom +2 Toilet | S.NO | Location | Dimensions (In Feet & Inches) | S.NO | Location | Dimensions (In Feet & Inches) |
|--------|---------------------|------|-------------|----------------------------------|------|----------|----------------------------------|
| Area : | 1296 Sq.ft | 1 | Living Room | 13'0"X13'6" | 6 | Bedroom | 10'0"X8'2" |
| | | 2 | Kitchen | 9'6"X6'8" | 7 | Toilet | 4'6"X8'2" |
| | | 3 | Utility | 9'6"X3'10" | 8 | Bedroom | 14'-10.6"X12'0" |
| | | 4 | Dining | 10'4"X12'0" | 9 | Toilet | 6'0"X8'0" |
| | | 5 | Balcony | 10'4"X3'4" | 10 | Bedroom | 11'-10.6"X11'10" |



Ground Floor Block A
Flat No.05 [North Facing]

| Type : | 3 Bedroom +2 Toilet | S.NO | Location | Dimensions (In Feet & Inches) | S.NO | Location | Dimensions (In Feet & Inches) |
|--------|---------------------|------|-------------|----------------------------------|------|----------|----------------------------------|
| Area : | 1390 Sq.ft | 1 | Living Room | 12'0"X13'10" | 7 | Kitchen | 10'0"X7'8" |
| | | 2 | Bedroom | 13'4"X10'6" | 8 | Utility | 10'0"X4'0" |
| | | 3 | Toilet | 5'0"X7'0" | 9 | Toilet | 4'6"X7'6" |
| | | 4 | Bedroom | 11'0"X9'6" | 10 | Dining | 12'0"X11'0" |
| | | 5 | Bedroom | 12'10"X9'6" | 11 | Pooja | 3'6"X3'0" |
| | | 6 | Balcony | 12'0"X4'0" | | | |



GF Block 'A' | Flat type - 07 & 08 - 1156 sft



TF Block 'A' | Flat type - 03 - 1213 sft

Ground Floor Block A
Flat No.07 & 08 [East Facing]

| Type : | 2 Bedroom +2 Toilet | S.NO | Location | Dimensions (In Feet & Inches) | S.NO | Location | Dimensions (In Feet & Inches) |
|--------|---------------------|------|-------------|----------------------------------|------|----------|----------------------------------|
| Area : | 1156 Sq.ft | 1 | Living Room | 12'0"X15'0" | 6 | Kitchen | 9'0"X11'0" |
| | | 2 | Bedroom | 14'0"X10'6" | 7 | Utility | 8'0"X4'0" |
| | | 3 | Toilet | 5'0"X8'0" | 8 | Dining | 14'6"X9'0" |
| | | 4 | Bedroom | 11'0"X10'0" | 9 | Balcony | 9'0"X5'0" |
| | | 5 | Toilet | 5'0"X7'6" | | | |

First Floor Block A
Flat No.03 [North Facing]

| Type : | 2 Bedroom +2 Toilet | S.NO | Location | Dimensions (In Feet & Inches) | S.NO | Location | Dimensions (In Feet & Inches) |
|--------|---------------------|------|-------------|----------------------------------|------|----------|----------------------------------|
| Area : | 1213 Sq.ft | 1 | Living Room | 11'0"X15'8" | 6 | Kitchen | 8'0"X8'10" |
| | | 2 | Bedroom | 11'0"X14'0" | 7 | Utility | 8'0"X4'0" |
| | | 3 | Toilet | 8'0"X5'0" | 8 | Dining | 16'4"X10'6" |
| | | 4 | Bedroom | 11'0"X10'0" | 9 | Balcony | 10'6"X4'6" |
| | | 5 | Toilet | 5'0"X7'6" | | | |



TF Block 'B' | Flat type - 07 - 1210 sft



TF Block 'B' | Flat type - 08 - 1204 sft



First Floor Block B
Flat No.07 [East Facing]

| | | | | | | | |
|--------|---------------------|------|-------------|----------------------------------|------|----------|----------------------------------|
| Type : | 2 Bedroom +2 Toilet | S.NO | Location | Dimensions (In Feet & Inches) | S.NO | Location | Dimensions (In Feet & Inches) |
| | | 1 | Living Room | 12'0"X15'0" | 6 | Kitchen | 9'0"X11'0" |
| Area : | 1210 Sq.ft | 2 | Bedroom | 14'0"X10'6" | 7 | Utility | 8'0"X4'0" |
| | | 3 | Toilet | 5'0"X8'0" | 8 | Dining | 18'6"X9'0" |
| | | 4 | Bedroom | 11'0"X10'0" | 9 | Balcony | 9'0"X5'6" |
| | | 5 | Toilet | 5'0"X7'6" | | | |



First Floor Block B
Flat No.08 [East Facing]

| | | | | | | | |
|--------|---------------------|------|-------------|----------------------------------|------|----------|----------------------------------|
| Type : | 2 Bedroom +2 Toilet | S.NO | Location | Dimensions (In Feet & Inches) | S.NO | Location | Dimensions (In Feet & Inches) |
| | | 1 | Living Room | 12'0"X15'0" | 6 | Kitchen | 9'0"X11'0" |
| Area : | 1204 Sq.ft | 2 | Bedroom | 14'0"X10'6" | 7 | Utility | 9'6"X4'0" |
| | | 3 | Toilet | 5'0"X8'0" | 8 | Dining | 18'6"X9'0" |
| | | 4 | Bedroom | 11'0"X10'0" | 9 | Balcony | 9'0"X5'0" |
| | | 5 | Toilet | 5'0"X7'6" | | | |



2 BHK

TF Block 'A' | Flat type - 09 - 1259 sft



3 BHK

GF Block 'A' | Flat type - 01 - 1350 sft

First Floor Block A
Flat No.09 [East Facing]

| Type : | 2 Bedroom +2 Toilet | S.NO | Location | Dimensions (In Feet & Inches) | S.NO | Location | Dimensions (In Feet & Inches) |
|--------|---------------------|------|-------------|----------------------------------|------|----------|----------------------------------|
| Area : | 1259 Sq.ft | 1 | Living Room | 21'6"X10'6" | 6 | Balcony | 10'6"X4'6" |
| | | 2 | Bedroom | 14'9"X11'0" | 7 | Dining | 10'0"X11'4" |
| | | 3 | Toilet | 5'0"X7'6" | 8 | Kitchen | 11'2"X7'0" |
| | | 4 | Bedroom | 14'0"X10'6" | 9 | Utility | 11'2"X4'0" |
| | | 5 | Toilet | 5'0"X7'4" | | | |

Ground Floor Block A
Flat No.01 [West Facing]

| Type : | 3 Bedroom +2 Toilet | S.NO | Location | Dimensions (In Feet & Inches) | S.NO | Location | Dimensions (In Feet & Inches) |
|--------|---------------------|------|-------------|----------------------------------|------|----------|----------------------------------|
| Area : | 1350 Sq.ft | 1 | Living Room | 12'7"X13'4" | 7 | Kitchen | 10'0"X7'8" |
| | | 2 | Bedroom | 14'3"X10'6" | 8 | Utility | 10'0"X4'0" |
| | | 3 | Toilet | 6'0"X7'0" | 9 | Dining | 9'6"X13'4" |
| | | 4 | Bedroom | 11'8"X10'6" | 10 | Balcony | 9'0"X3'4" |
| | | 5 | Bedroom | 11'0"X9'0" | 11 | Pooja | 3'0"X3'0" |
| | | 6 | Toilet | 4'6"X7'6" | | | |



GF Block 'B' | Flat type - 03 - 1130 sft



GF Block 'A' | Flat type - 09 - 1223 sft



Ground Floor Block B
Flat No.03 [North Facing]

| Type : | 2 Bedroom +2 Toilet | S.NO | Location | Dimensions (In Feet & Inches) | S.NO | Location | Dimensions (In Feet & Inches) |
|--------|---------------------|------|-------------|-------------------------------|------|----------|-------------------------------|
| Area : | 1130 Sq.ft | 1 | Living Room | 11'0"X15'8" | 6 | Kitchen | 7'6"X8'10" |
| | | 2 | Bedroom | 11'0"X14'0" | 7 | Utility | 8'0"X4'0" |
| | | 3 | Toilet | 8'0"X5'0" | 8 | Dining | 12'0"X10'6" |
| | | 4 | Bedroom | 10'6"X10'0" | 9 | Balcony | 10'6"X4'6" |
| | | 5 | Toilet | 5'0"X7'6" | | | |



Ground Floor Block A
Flat No.09 [East Facing]

| Type : | 2 Bedroom +2 Toilet | S.NO | Location | Dimensions (In Feet & Inches) | S.NO | Location | Dimensions (In Feet & Inches) |
|--------|---------------------|------|-------------|-------------------------------|------|----------|-------------------------------|
| Area : | 1223 Sq.ft | 1 | Living Room | 21'6"X10'6" | 6 | Balcony | 10'6"X4'6" |
| | | 2 | Bedroom | 14'0"X11'0" | 7 | Dining | 10'0"X11'4" |
| | | 3 | Toilet | 5'0"X7'6" | 8 | Kitchen | 11'2"X7'0" |
| | | 4 | Bedroom | 12'0"X10'6" | 9 | Utility | 11'2"X4'0" |
| | | 5 | Toilet | 5'0"X7'4" | | | |

Common Areas:

Elevators:
10 passenger
branded company.

Covered parking:
In basement.

Granite flooring for
all corridors.

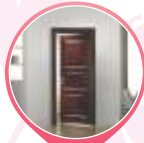
SS railing.

Specifications



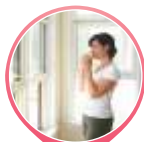
Structure:

- ◆ Seismic resistant structure with concrete block cement mortar with RCC columns



Doors:

- ◆ Main Door Shutters: Teak finish shutter with TW frame.
- ◆ Bedroom Doors: HDF molded design shutter (32mm thick) with hardwood frame.
- ◆ Toilet Doors: Flush shutters / HDF molded design shutter with hardwood 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'x2' branded vitrified tile flooring in foyer, living, dining and all bedrooms
- ◆ Granite flooring for corridors and common areas
- ◆ Anti skid ceramic tiles for balconies and terraces



Kitchen & Utility:

- ◆ 2x2 Vitrified Flooring.
- ◆ Ceramic tile dado of 2 feet above the granite top.
- ◆ Ceramic tile flooring and ceramic tile dado in the utility.
- ◆ Double bowl single drain steel sink with CP tap.
- ◆ Water outlet provision for water purifier.
- ◆ Provision for Range Hood and exhaust.



Toilets:

- ◆ Walls: Premium design tile dado up to 7' 0" height in wet areas.
- ◆ Sanitary Ware: Hindware / Parryware EWC & wash basin.
- ◆ Fixtures: CP fittings of Jaguar / equivalent. Hot and cold mixer for the wash basin. CP diverter with overhead shower.



Electrical:

- ◆ Premium branded/ISI grade(Havells or equivalent)- concealed PVC conduits with copper wiring. Premium quality / ISI-grade, MCBs panel board.Meter as per KPTCL norms.
- ◆ Modular switches with metal boxes.
- ◆ Telephone, TV and Internet outlet to all bedrooms



Plumbing:

- ◆ Premium branded PVC/UPVC/CPVC pipes, and CI concealed fittings.
- ◆ Floor traps with stainless steel grating and proper drainage.



Other Finishes:

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

The most preferred homemaker



Garudachala Estates, was founded by a group of professionals with business operations based at Bangalore. Teamed with experts who are equipped with dedication, competence and extensive experience in all the aspects of the construction industry, Garudachala Estates enjoys the good will of hundreds of satisfied customers - a good will that has been generated through exemplary services since inception.

With a professional approach, our group is committed to business with trust worthy dealings in all transactions. We are proud to say that we are complemented by the warmth of our suppliers, associates and clients. This is a way of life that the top management has sworn to and every employee in the group adheres to.

Our projects, Garuda Star Field, Garuda Green Field and Garuda Estilo Homes stand testimony to our commitment to quality and adherence to delivery schedules. We are now proud to present another jewel in our crown - Garuda Blossom.

