



Enjoy Modern Living, the grand way



Swagatam

GURUKUL GRANDÉ is a well-thought of, modern day residential complex with an array of advantages. You can enjoy the soothing breeze from the well-ventilated apartments at GURUKUL GRANDÉ. The chirping of the birds, the rustling of the leaves, the silence of the night sky will welcome you back home after a busy and hectic work day.

Everything you wished for

As a gated community, **GURUKUL GRANDÉ** has something for everybody. State-of-the-art Gym, Community Hall, Children's Play Corner are some of the few amenities you will enjoy apart from a host of others which await your arrival at **GURUKUL GRANDÉ**.

Amenities

- Landscaped Garden ▪ Children's Play Corner
- State-of-the-art Gym ▪ Community Hall
- Decorated Rooftop

Facilities

- CCTV at the main gate ▪ Intercom in each flat ▪ Lift
- Water Treatment Plant ▪ Infrastructure for DTH
- Fire Extinguisher on each floor ▪ 24 hour Power back up
- 24 hour water supply ▪ 24 hour Security





Specifications

Structure

R.C.C. framed Structure

Doors

Wooden frame with flush door

Windows

UPVC Sliding Window

Living & Dining

Flooring: Large vitrified tiles

Electrical: Concealed copper wiring with latest modular switches, provision for AC, telephone and TV points

Bedrooms

Flooring: Large vitrified tiles

Electrical: Concealed copper wiring with latest switches, provision for AC, telephone and TV points in Master Bedroom only

Kitchen

Flooring: Anti-skid tiles

Electrical: Concealed copper wiring, provision for adequate plug points for appliances and exhaust/ chimney provision

Counter: Granite slab with stainless steel sink

Wall tiles: Upto 2 (two) feet height above the counter

Toilets

Flooring: Marble flooring

Wall tiles: Wall dados upto 7 feet high

Sanitaryware: Quality chromium plated fittings. Ivory coloured porcelain ware

Electrical

Concealed copper wiring with modular switches. Provision for adequate light and geyser points. Provision for exhaust points.

Walls

POP

Exterior

Latest available durable outer finish.

Common Facilities

Intercom

CCTV

Lift in each block of reputed make

Generator*

Car Parking Area*

* At extra cost

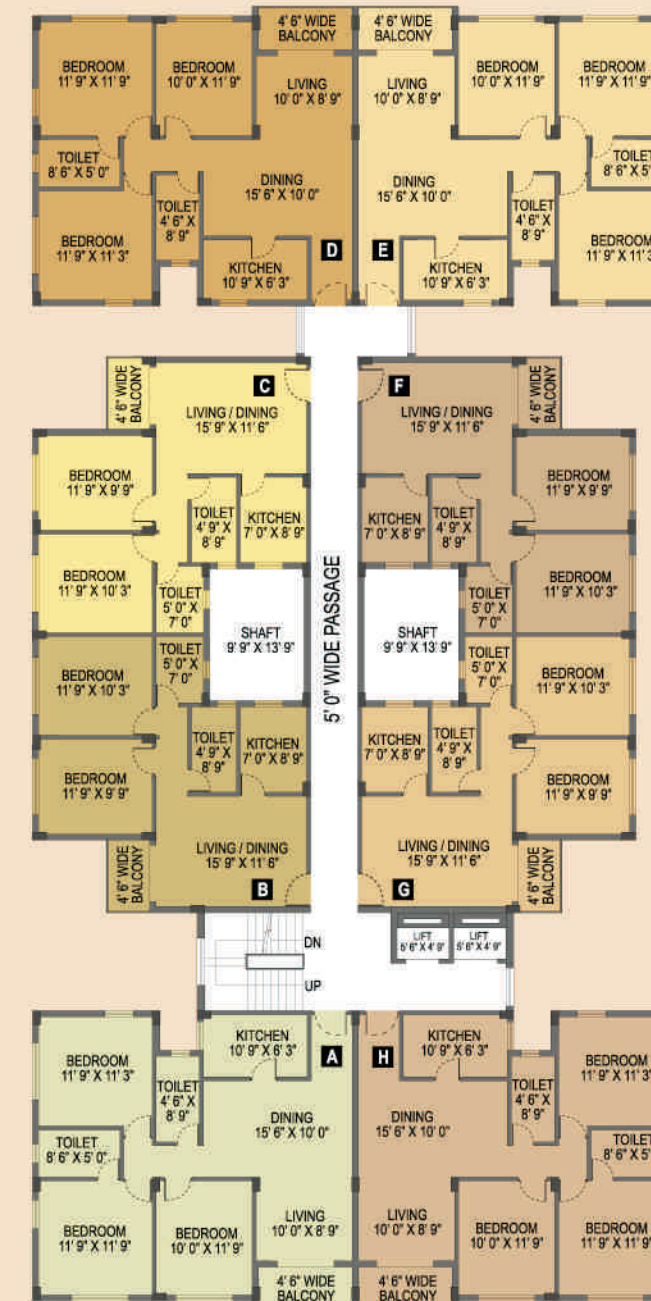


Ground Floor Plan



Site Address: Thakdari, Mahishbathan, New Town, Kolkata - 700 102

Typical Floor Plan (Block 1)



Typical Floor Plan (Block 2)



Area Statement Block 2

Flat No.	A	B	C	D
Flat Type	2 BHK	2 BHK	3 BHK	3 BHK
Saleable Area	899 sft. / 1037* sft.	899 sft.	1236 sft.	1236 sft.

Area Statement Block 1

Flat No.	A	B	C	D	E	F	G	H
Flat Type	3 BHK	2 BHK	2 BHK	3 BHK	3 BHK	2 BHK	2 BHK	3 BHK
Saleable Area	1261 sft.	883 sft.	883 sft.	1261 sft.	1261 sft. / 1398* sft.	883 sft.	883 sft.	1261 sft.

*Flat with open Terrace on 1st floor.



Wow! What a location!!!

GRANDE by **Gurukul Homes** is located in New Town, close to Axis Mall. Kolkata Airport is just a 12 minutes drive.

Corporates

Sector V, Salt Lake (5 minutes)

Shopping & Leisure

Axis Mall (1 minute)

Home Town (2 minutes)

City Centre II (5 minutes)

Eco Tourism Park (3 minutes)

Transport

Balaka Bus Terminus (1 minute)

Upcoming Metro Station (2 minutes)

New Town Square / Bus Terminal (2 minutes)

Educational Institutions

DPS Mega City (15 minutes)

DPS New Town (5 minutes)

Techno India Engineering College (5 minutes)

IEM (7 minutes)

Hospitals

Tata Memorial Cancer Hospital (5 minutes)

Columbia Asia (10 minutes)

AMRI (10 minutes)

Apollo Gleneagles (12 minutes)





Panchawati Tower, Barbil, Odisha



Pearl Heights, Rourkela, Odisha



Sahej Success, Rourkela, Odisha



Gurukul Grandeur, Hazra Road, Kolkata



Joda Tower, Joda, Odisha



Panchawati Residency, Barbil, Odisha

A NICHE REPUTATION

Gurukul Homes Pvt. Ltd. is engaged in Real Estate, construction & offloading of residential and commercial complexes in the state of Odisha since 2007.

The company first ventured with **PANCHAWATI RESIDENCY**, a multi-storied apartment complex comprising of 60 flats in Barbil (District : Keonjhar, Odisha).

Within a short span **SHREE NIKETAN**, a consortium of 55 flats considered by many as an aesthetic marvel, was developed right in the heart of Barbil, in 2009.

The following year **JODA TOWER**, a centrally located commercial cum residential project, was erected in Joda (District : Keonjhar, Odisha). Year 2011 was even more promising. That year the Company launched three premium properties.

PANCHAWATI TOWER, a multi-storied building covering 55000 sq ft, in Barbil.

PEARL HEIGHTS, a consortium of 48 lavishly laid flats and **SAHEJ SUCCESS**, a commercial project, in the Steel City of Rourkela. Currently the Group is on the verge of unveiling two more premium residential projects, one in Andharua and the other in Govindpur (Bhubaneswar, Odisha).

GURUKUL GRANDEUR is one of the first projects of the Group in Kolkata. With a presence in the entire East, Gurukul is now extending its presence in Kolkata with a number of notable projects.

Developer:



**GURUKUL
HOMES**

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Architects:

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