



GURUKUL GRANDÉ

PHASE II & III
New Town



Enjoy Modern Living, the grand way



GURUKUL GRANDÉ

PHASE II & III

Delivering Promises with Quality

With the successful completion and subsequent handover of GURUKUL GRANDÉ Phase I, Gurukul Homes is all set to launch GURUKUL GRANDÉ Phase II & III. With all the amenities in place the upcoming phase will add value and substance to the already landmark project.

We expect to see you soon at GURUKUL GRANDÉ Phase II & III.





**GURUKUL
GRANDÉ**
PHASE II & III

A Wholesome Living Experience

All modern lifestyle amenities in place, **GURUKUL GRANDÉ Phase II & III** is set to usher in a new benchmark in modern city living in Newtown and its adjoining areas.

Amenities & Facilities

- Landscaped Garden
- Children's Play Corner
- State-of-the-art Gym
- Community Hall
- Decorated Rooftop
- CCTV at the main gate
- Intercom in each flat
- Lift
- Water Treatment Plant
- Fire Extinguisher on each floor
- 24 hour Security



Quality to get mesmerised

GURUKUL GRANDÉ Phase II & III, promises to deliver quality that is above par as in Phase I. Construction standards are a key to the innumerable projects that **GURUKUL HOMES** has already delivered.

GURUKUL HOMES will take the legacy forward with **GURUKUL GRANDÉ Phase II & III**.



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 telephone and TV points

BEDROOMS

Flooring: Large vitrified tiles

Electrical: Concealed copper wiring with latest switches, provision for AC points in all bedrooms, 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: Tiles flooring

Wall tiles: Wall dados upto 6 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*



* At extra cost



Ground Floor Plan



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

Typical Floor Plan Phase II



Area Statement

Flat No.	A	B	C	D	E
Flat Type	3 BHK	2 BHK	2 BHK	3 BHK	3 BHK
Saleable Area	916 sft.	1141 sft.	1183 sft.	1420 sft.	1378 sft.



Typical Floor Plan Phase III (Block 1)



Area Statement

Flat No.	A	B
Flat Type	2 BHK	2 BHK
Saleable Area	788 sft.	1001 sft.



Typical Floor Plan Phase III (Block 2)



Area Statement

Flat No.	A	B	C	D
Flat Type	2 BHK	2 BHK	3 BHK	3 BHK
Saleable Area	847 sft.	847 sft.	1112 sft.	1153 sft.



**GURUKUL
GRANDÉ**
PHASE II & III

Location Map



Not to scale



GURUKUL
GRANDÉ
PHASE II & III

Wow! What a location!!!

GURUKUL GRANDÉ PHASE II & III 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 (3 mins)

Shopping & Leisure

Axis Mall (1 mins)

Home Town (2 mins)

City Centre II (5 mins)

Eco Tourism Park (3 mins)

Transport

Balaka Bus Terminus (1 mins)

Upcoming Metro Station (2 mins)

New Town Square / Bus Terminal (2 mins)

Educational Institutions

DPS Mega City (15 mins)

DPS New Town (5 mins)

Techno India Engineering College (5 mins)

IEM (7 minutes)

Hospitals

Tata Memorial Cancer Hospital (5 mins)

Columbia Asia (10 mins)

AMRI (10 mins)

Apollo Gleneagles (12 mins)



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.

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.



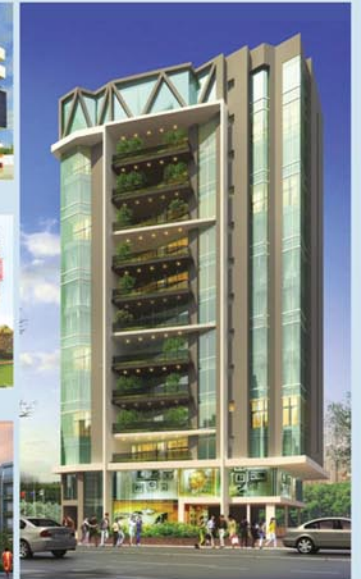
Panchawati Tower, Barbil, Odisha



Joda Tower, Joda, Odisha



Gurukul Grande Phase I, New Town



Gurukul Grandeur, Hazra Road, Kolkata



Panchawati Residency, Barbil, Odisha

Developer:



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Architect / Engineers



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