



COMMERCIAL SPACES



RESIDENTIAL SPACES



GRA INFRASTRUCTURE



GENERAL SPECIFICATIONS

- Commercial building with basement floor, ground and two upper floors.
- Two toilets on each floor.
- One 8 passenger automatic lift.
- RCC framed structure with column beam and slab layout.
- Laterite stone masonry 9" thick for external walls and solid blocks 4" thick for internal walls.
- Ground floor shop fitted with rolling shutters.
- Internal ceiling wall and surfaces finished with single coat of plastering and double coat plastering for external walls.
- Waterproofed toilets with sunken slabs and concealed pipelines.
- Vitrified floor tiles inside the shops.
- Glazed designer wall tiles in toilets.
- Antiskid floor tiles in toilets.
- CP plumbing fitting in toilet.
- White colored sanitary ware in toilets.
- UPVC frames with fibrotech shutters for toilet doors with quality fixtures.
- Ceiling & walls finished with a coat of acrylic putty & emulsion paint.
- Exterior walls finished with exterior emulsion paint.
- Interlock paving or VDF concrete floor for driveway and car parking yard.
- Provision of 2KW power.
- Nominal electric points with DB provision inside the premises.
- Electrical provision for AC inside the shop.
- Modular electrical switches anchor or equivalent and wires (RR/anchor)
- Electrical fitting in common area and car park.
- Generator backup for common area lighting, services and inside the premises.
- CCTV in common areas only.
- Underground storage tank facility.
- Ample parking space.
- Corporation water and also bore well water provisions.
- STP provision.
- Covered roof top terrace.
- Provision for waterline and sewage for all shops.



THE LEGACY

BC ROAD

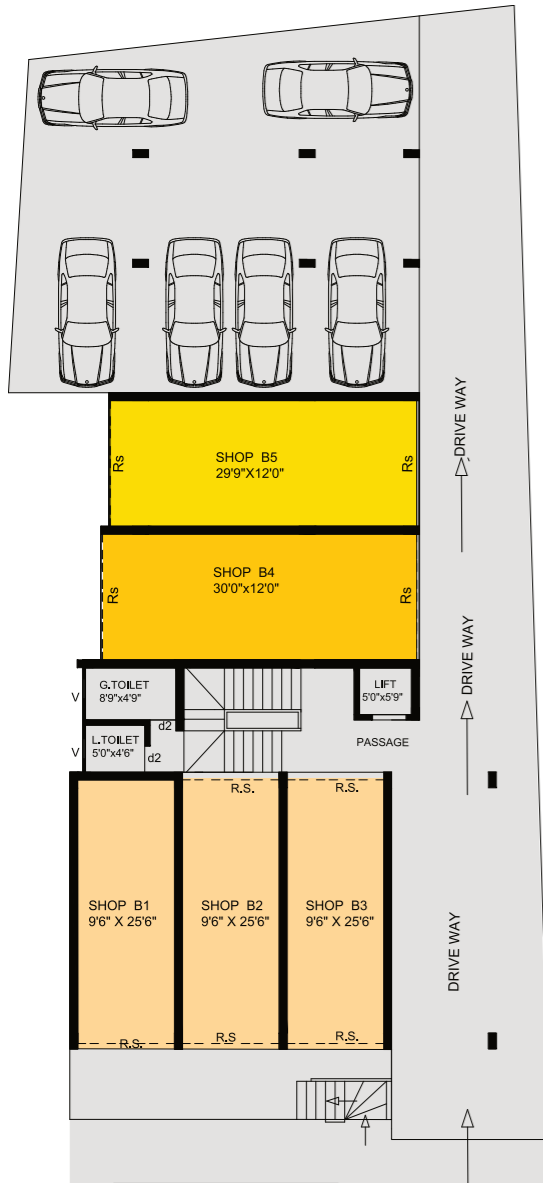
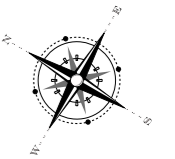
COMMERCIAL SPACE

A PERFECT PLACE TO START YOUR DREAM ENTERPRISE

GRA offers you spacious and skilfully designed commercial spaces. A project with excellent connectivity as it is situated on the highway. These commercial spaces are designed to meet the requirements of every business like showrooms, office spaces, food joints and many more. Our strategically placed location at BC road is a fast developing area that has a great potential for business to flourish. The perfect place to start your dream enterprise - The Legacy business hub.



TYPICAL FLOOR PLAN



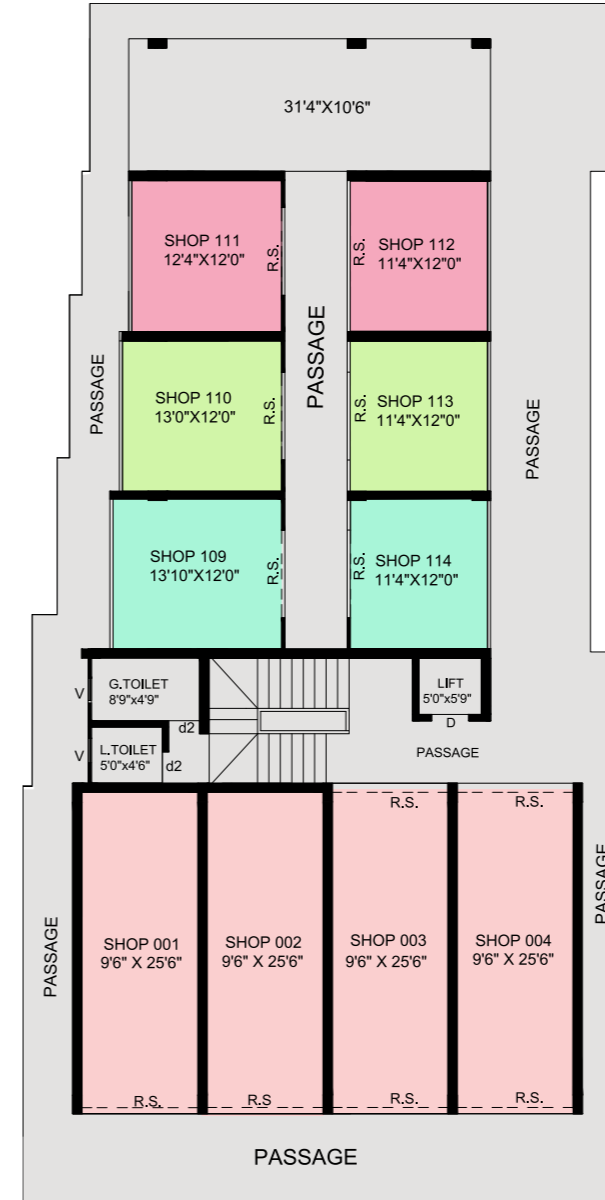
BASEMENT FLOOR

BASEMENT FLOOR	
SHOP	SQ. FT
1	475
2	475
3	475
4	530
5	515



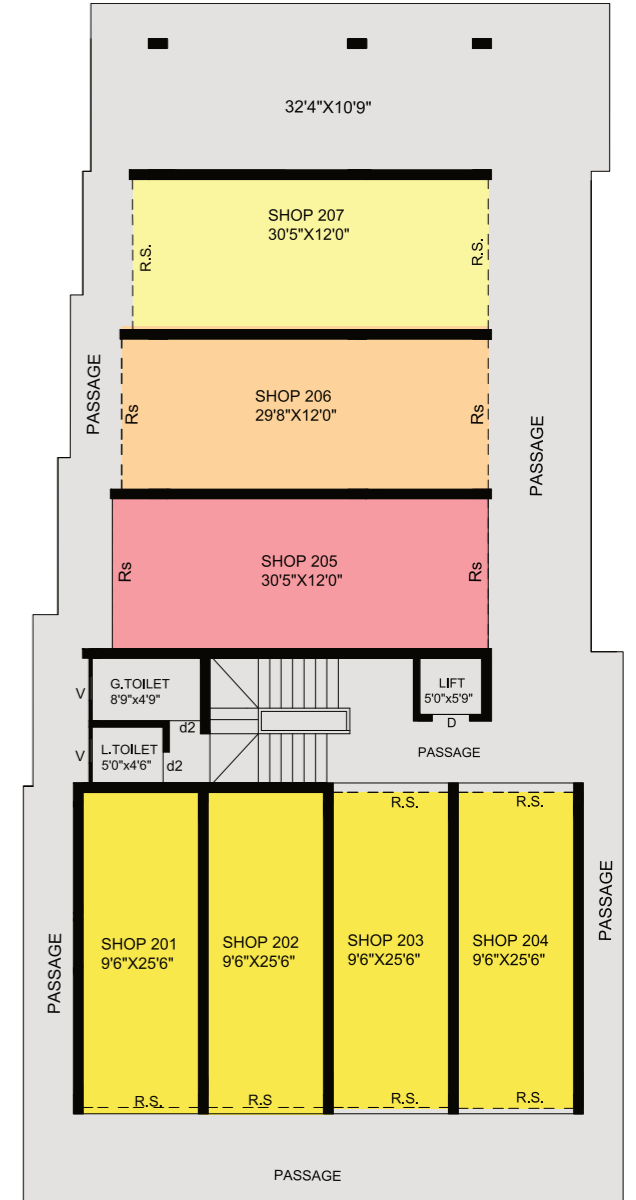
GROUND FLOOR

GROUND FLOOR		GROUND FLOOR	
SHOP	SQ. FT	SHOP	SQ. FT
1	350	6	230
2	350	7	220
3	350	8	190
4	350	9	200
5	240	10	200



FIRST FLOOR

FIRST FLOOR		FIRST FLOOR	
SHOP	SQ. FT	SHOP	SQ. FT
1	350	6	350
2	350	7	350
3	350	8	350
4	350	9	350
5	240	10	240



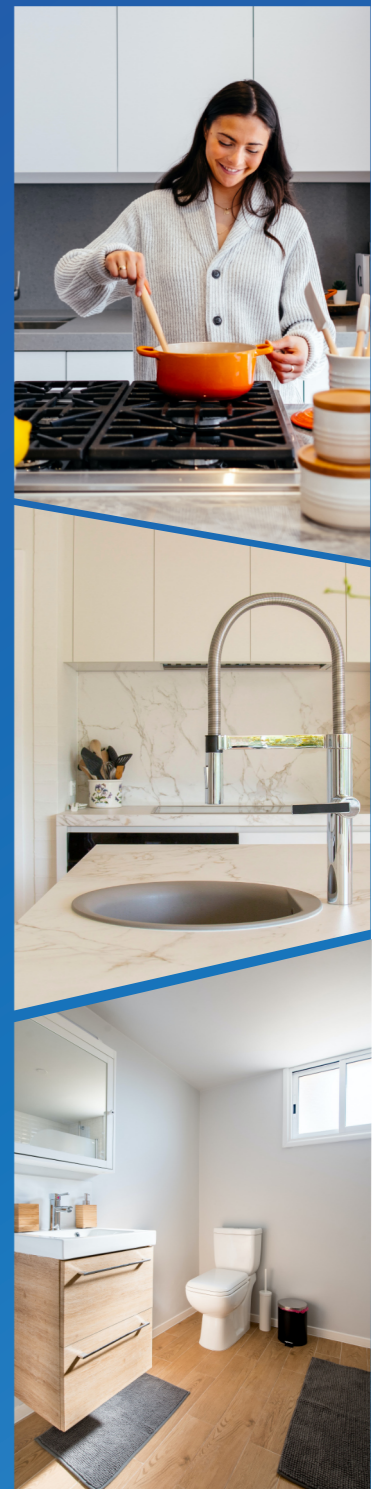
SECOND FLOOR

SECOND FLOOR	
SHOP	SQ. FT
1	350
2	350
3	350
4	350
5	530
6	510
7	500



GENERAL SPECIFICATIONS

- Residential building of only 12 apartments with parking for each.
- RCC framed structure with column, beam and slab layout.
- Laterite stone for external walls.
- Toilets are provided with sunken slabs with proper water proofing treatment and concealed pipelines.
- Apartment flooring finished with vitrified tiles.
- Balconies and bathrooms finished with antiskid floor.
- Designer wall tiles in toilets.
- Kitchen fitted with granite counter-tops & SS sink.
- Melamine polished decorative main door consist of hard wood frames.
- Toilets and kitchen fitted with jaguar fixtures or equivalent brands.
- Sump tank in ground floor & overhead water tank.
- White sanitary ware in toilets.
- AC provisions in master bedroom.
- STP installed.
- Covered terrace.
- Provision of 2KW power and 3KW power for flats.
- Modular electrical switches of havells or equivalent.
- Adequate electrical points in all rooms, kitchen, bathroom.
- Adequate power point in kitchen and toilets.
- Interlock pavement or VDF concrete flooring in driveway.
- CCTV in common areas.
- Bore well water along with corporation water connection.
- 8 passenger automatic lift.
- Firefighting facility.
- Rain water harvesting.



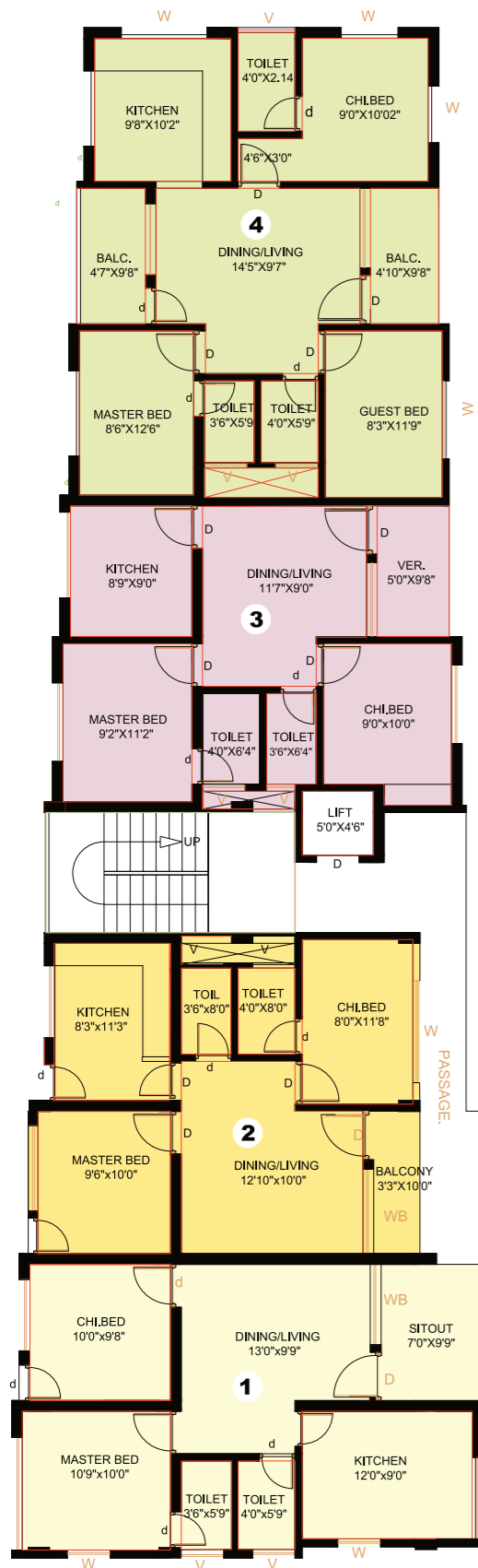
I.B. RESIDENCY

📍 BC ROAD

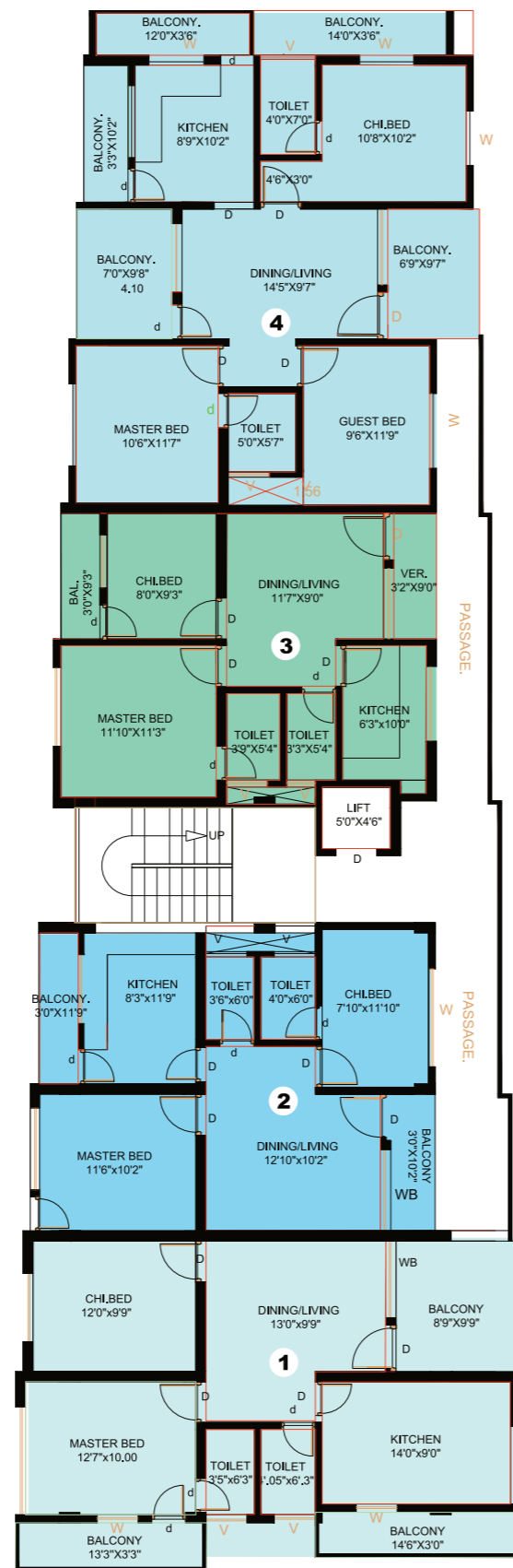
AFFORDABLE BUDGET HOMES

You can now own your very own home at an affordable budget at one of the fastest developing areas. IB residency is situated among the peaceful surroundings of BC ROAD and within the reach of all important places in the city. It has excellent connectivity as it is situated on the highway. Every house is unique on its own. The beautiful scenery makes an aspirational living space. Come and experience a wonderful lifestyle and place you can proudly call HOME.

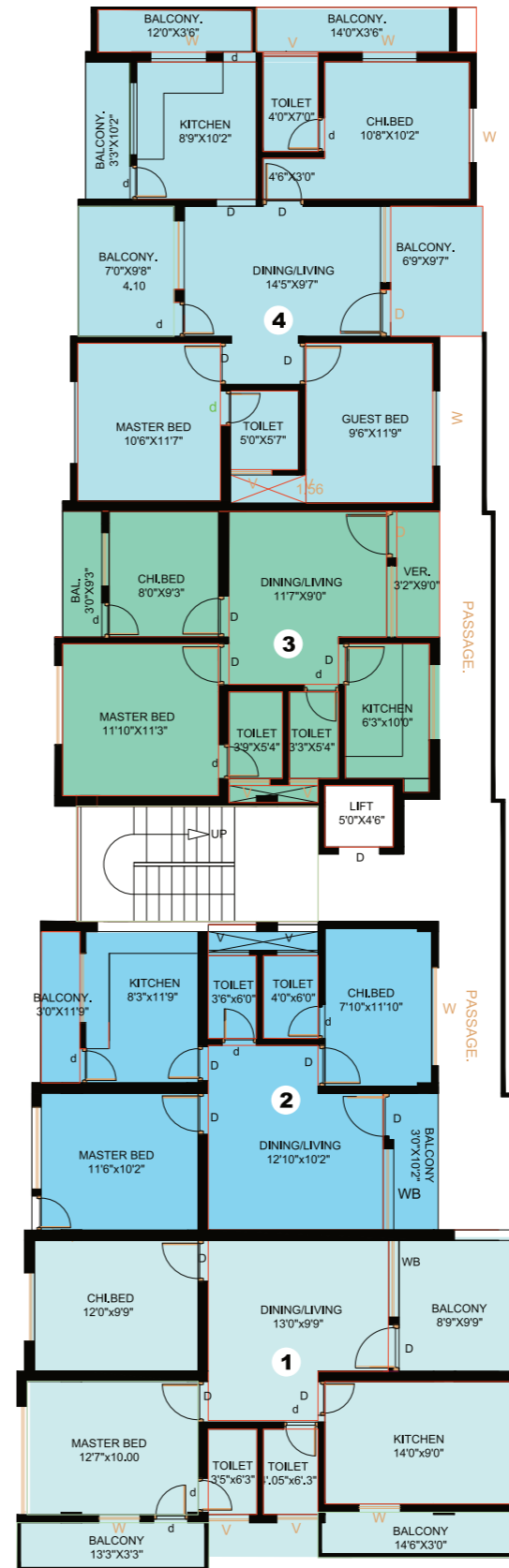
TYPICAL FLOOR PLAN



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR

Unit	Sq. Ft
1	850
2	830
3	750
4	1050

FIRST FLOOR

Unit	Sq. Ft
1	1050
2	830
3	750
4	1300

SECOND FLOOR

Unit	Sq. Ft
1	1050
2	830
3	750
4	1300

ABOUT US

GRA infrastructure is a real estate company in the smart city of Mangaluru, founded by young energetic enthusiastic entrepreneurs with a dream to make a difference in real estate investing for everyone. We're a diverse, ambitious team excited about what we do.

Our goal is to simplify property ownership and maximize returns of real estate assets. Our committed team anchors the organization effectively to its goal of providing high quality results to its clients. We have an effective leadership and management team which enables us to anticipate and adapt to challenging market trends and economic forces. We conduct ourselves in the highest ethical standards, demonstrating honesty and fairness in every decision and action. This company is eager to push boundaries and test vlimits. We are curious and willing to explore new processes, ways of thinking, and systematic approaches to solving problems.

We value integrity, excellence, transparency and accountability. We work as a team to make our customers and ourselves successful. The lion's mane in our logo represents strong leadership, honesty pride, strength to endure any hurdles that stand in our way to creating dream homes and commercial spaces for everyone.

We are driven and will always go an extra mile to make an impact in the lives of thousands of people. Join us in the journey of creating a legacy for each other, together.

ABOUT BC ROAD

Bantwal is a taluk in Dakshina Kannada district, Karnataka, India. It is located 25 km East of Mangalore city Center. BC Road-Kaikamba of Bantwal is one of the fastest developing areas in Dakshina Kannada district of Karnataka. Along with BC Road-Kaikamba, Panemangalore & Melkar regions are also urbanized.



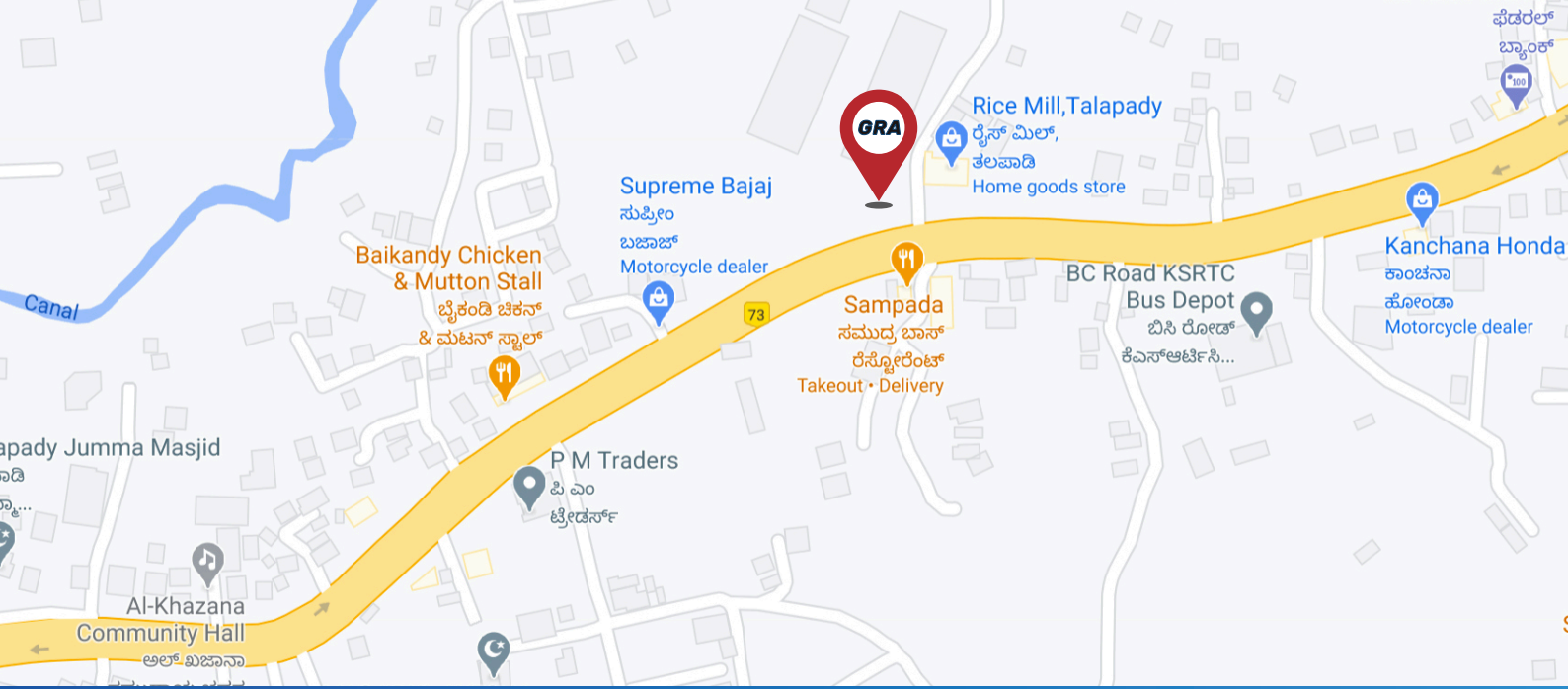


GRA INFRASTRUCTURE

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DISCLAIMER

This brochure is conceptual and is not a legal document. All materials, dimensions and drawings are approximate. Information is subject to change without notice. Actual floor space may vary from the stated floor plan. Drawings not to scale. The developer reserves the right to make revisions.