



THE LEGACY

GRA INFRASTRUCTURE

RERA Approved Commercial Project

PRM/KA/RERA/1257/336/PR/180424/006784



BC Road, Karnataka





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BC Road, Karnataka

COMMERCIAL SPACE

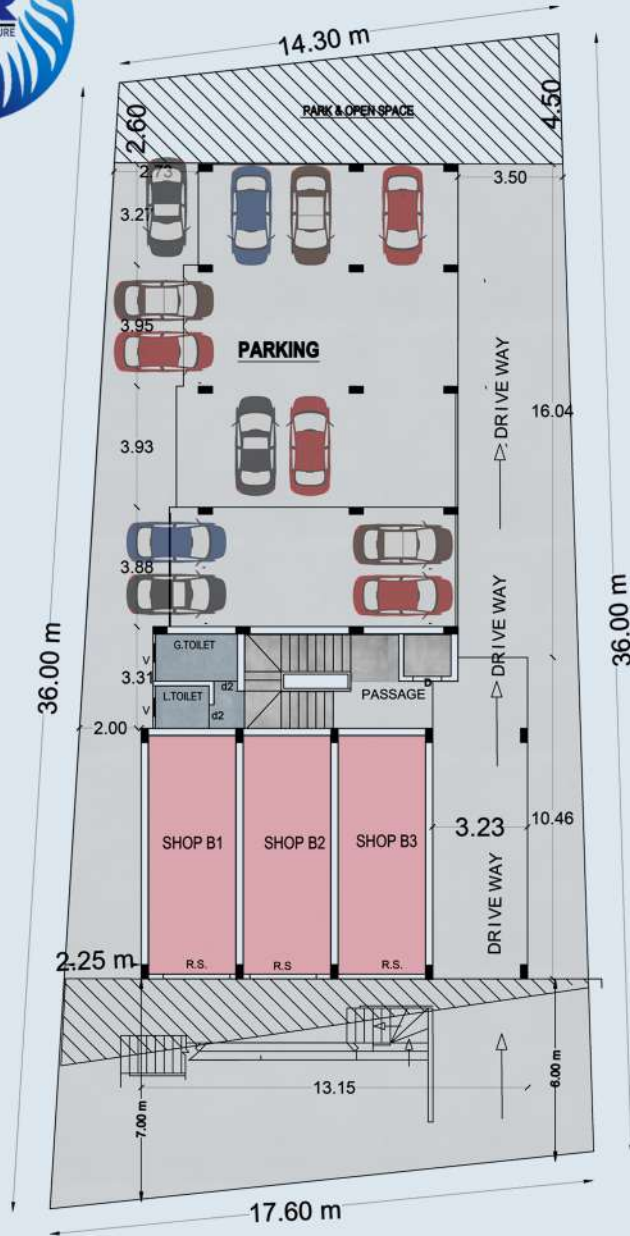
THE PERFECT PLACE TO START YOUR DREAM ENTERPRISE

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.

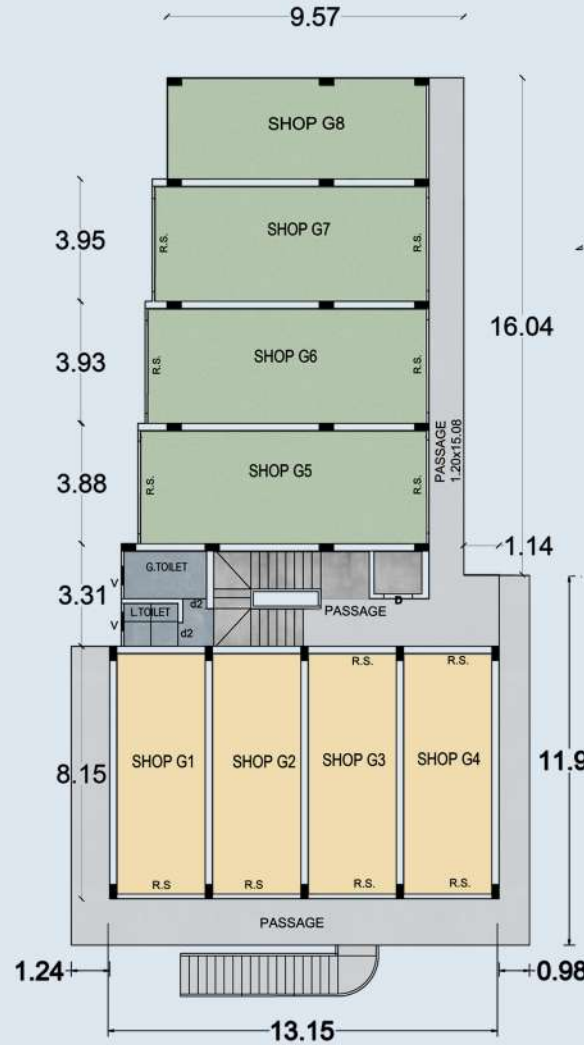
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GENERAL SPECIFICATIONS:

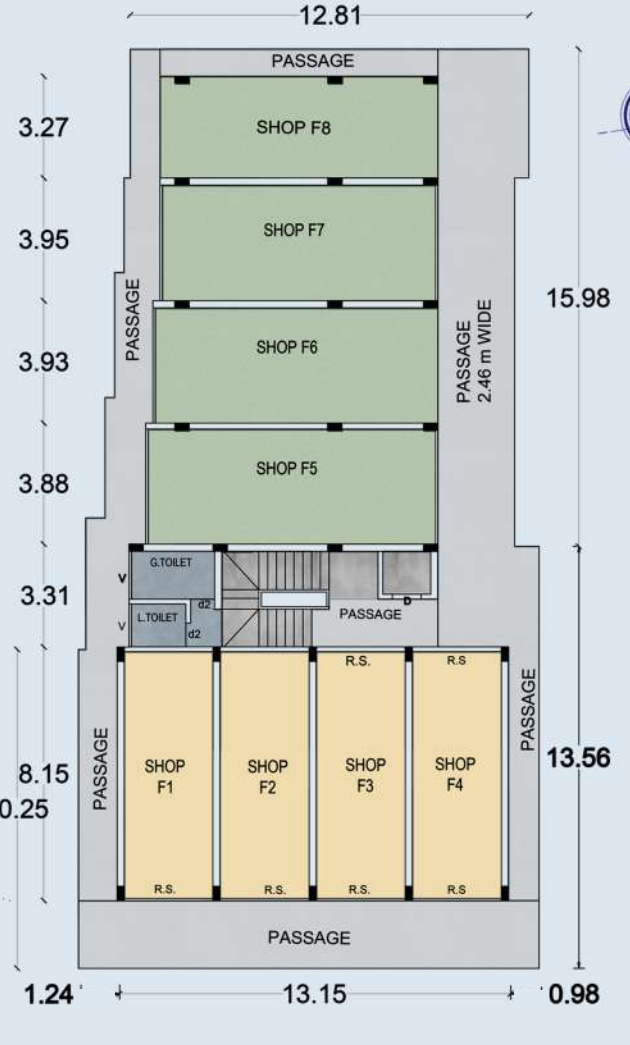
- Commercial building with basement floor, ground and two upper floors.
- One 6 passenger automatic lift.
- RCC framed structure with column beam and slab layout.
- Laterite stone masonry 9" thick for external walls and solid blocks 4" thick for internal walls.
- Internal ceiling wall and surfaces finished 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.
- Modular electrical switches anchor or equivalent and wires (R/R/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.
- Ample parking space.
- Corporation water and also bore well water provisions.
- Covered roof top terrace.



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



TYPICAL FIRST & SECOND FLOOR PLAN

Basement Floor	
Shop no	Saleable Area(sqft)
B1	433.63
B2	417.92
B3	433.63

Ground Floor	
Shop no	Saleable Area(sqft)
G1	433.63
G2	417.92
G3	417.92
G4	433.63
G5	627.42
G6	602.13
G7	587.93
G8	475.49

First Floor	
Shop no	Saleable Area(sqft)
F1	433.63
F2	417.92
F3	417.92
F4	433.63
F5	629.56
F6	599.22
F7	587.66
F8	504.97

Second Floor	
Shop no	Saleable Area(sqft)
S1	433.63
S2	417.92
S3	417.92
S4	433.63
S5	629.56
S6	599.22
S7	587.66
S8	504.97

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 limits. 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.



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Karnataka 574219



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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.