

**PURAVANKARA**

PRM/KA/RERA/1251/310/PR/210907/004299

**OWN YOUR LEGACY  
ON LALBAGH ROAD**



**PURVA  
ORIENT GRAND**

THE WORLDHOME COLLECTION

Lalbagh Road



# AN ICONIC DEVELOPMENT



With a towering façade, curated landscapes, richly detailed interiors, and a rooftop clubhouse, Purva Orient Grand is the jewel in the crown. True to the innovative ethos of our WorldHome Collection, this signature space is driven by a bold vision, elite craftsmanship, future-forward design and fittings, and a sheer commitment to match the very highest global standards. Turn the pages to witness the ultimate in luxury living from our WorldHome Collection.

# AN IDYLIC LOCATION

## LALBAGH ROAD, BENGALURU



A thriving cosmopolitan city, Bengaluru, better known as Silicon Valley of India, is home to prestigious institutes, colleges, and universities. It is located at a higher altitude on the Deccan Plateau and is popular for IT parks, gardens, and memorable attractions spread across the city.



An aerial photograph of a large, ornate red building with a golden, multi-tiered roof, situated in a lush green park. The building is surrounded by a well-maintained lawn and a road. The scene is captured from a high angle, showing the surrounding dense forest and the layout of the park.

# A MELTING POT OF GLOBAL EXCLUSIVES ON LALBAGH ROAD

## CUBBON PARK

Originally created in 1870, Cubbon Park covers about 1.2 square kilometres.  
It is a rich world of flora and fauna.



## LALBAGH

A sprawling garden situated on a 240-acre piece of land houses India's largest collection of tropical plants, including trees that are several centuries old.



## ITC GARDENIA

A luxury hotel located in the heart of Bengaluru city, close to key business and IT districts.



## BANGALORE CLUB

One of the oldest and finest clubs in India. Established in 1868, it is still a perfect blend of tradition and contemporary life.



## BISHOP COTTON BOYS' SCHOOL

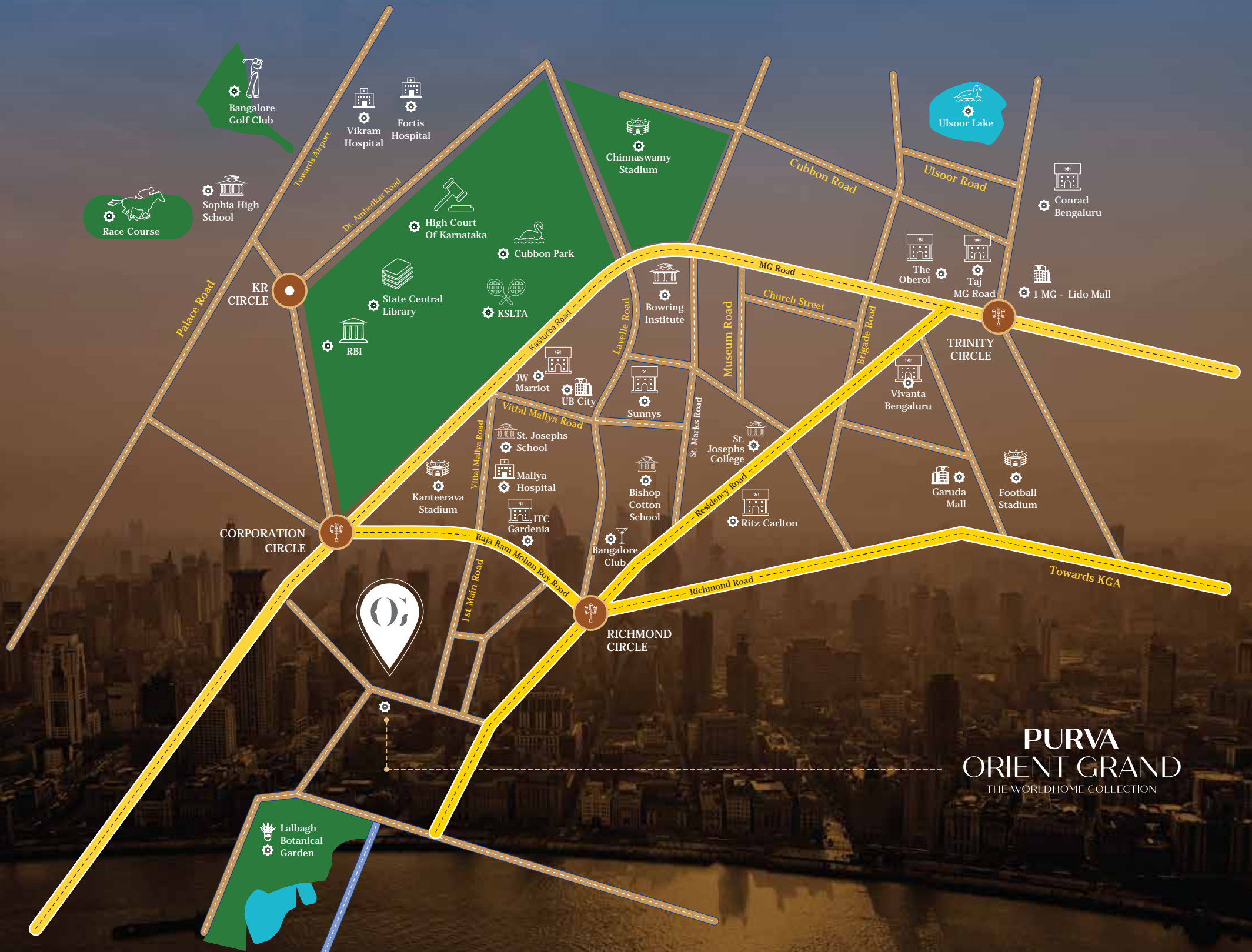
Established in 1865, it is one of India's top 3 ranked schools and No.1 among all metro schools in India.



## UB CITY MALL

India's first luxury mall, UB City Mall lies in the heart of the garden city.

# A PLACE THAT HOLDS THE CITY, HOSTS THE CITY



**PURVA  
ORIENT GRAND**  
THE WORLDHOME COLLECTION

THE CITY OF BENGALURU  
LOOKS UP TO THE LEGEND



*Actual image*



# A LEGACY IS BORN



*Artistic impression*



# AN ARRIVAL EXPERIENCE LIKE NO OTHER

— — — — —  
Enter a perfect, self-contained world. A world of  
ultimate refinement that folds its hands in  
greeting to offer you a warm, spacious welcome.

# THE MASTERPLAN



## GROUND LEVEL AMENITIES LEGEND

- |                           |                         |                             |
|---------------------------|-------------------------|-----------------------------|
| 1. Grand Entry            | 7. Kids' Activity Trail | 13. Koi Pond                |
| 2. Sculpture              | 8. Tetris Block Seating | 14. Healing Garden          |
| 3. Ramp Entry to Basement | 9. Outdoor Table Tennis | 15. Yoga Deck               |
| 4. Zumba Deck             | 10. Paw Park            | 16. Ramp Exit from Basement |
| 5. Seating Court          | 11. Basketball Post     | 17. Services                |
| 6. Kinetic Garden         | 12. Mini Golf           |                             |

## TERRACE LEVEL AMENITIES LEGEND

1. Private Terrace
2. Smoking Zone
3. The Dovecote Dining
4. Firepit Lounge
5. Moon Deck
6. The Fete Rooftop Recreation
7. Pool Deck
8. Swimming Pool
9. Kids Pool

*Masterplan is an indicative digital rendering of all phases post completion.*

# CLUBHOUSE & ROOFTOP AMENITIES



Designed by renowned Singapore based architect, Andy Fisher,  
our rooftop clubhouse is a rarefied world of leisure.

# CLUBHOUSE PLAN - THE ROSE & CYPRESS





# THE ROSE & CYPRESS

## THE PINNACLE OF EXCLUSIVE RESIDENTIAL LEISURE



Inspired by the first name of Lalbagh Botanical Gardens and the whimsical names given to English social clubs, the Rose and Cypress is both expansive and intimate, energizing and soothing.



## THE LARDER ROOM

Experience the open pantry concept, for all residents to use. You can also do light cooking by yourself for get-togethers and add a dose of charm to the evening. Adorned with marble-topped counters and high tables, the space provides a memorable experience, whether you're by yourself or with friends.

*Artistic impression*



## THE VAULT

This classy space is adorned with a ceiling of dimmable ambient lights and oak wine barrels for flooring. Plush, inviting furniture creates an elegant space for get-togethers and one-on-one conversations.

*Artistic impression*



# BODY CORE FITNESS STUDIO

This space offers a fresh take on the typical residential gym. Inspired by the latest wellness trends from New York, Body Core offers Pilates, HIIT, Yoga, TRX, and Peloton bikes.

*Artistic impression*



# THE SALON

With elegant manicures and stylish hair dressing, this space lets you slip comfortably into indulgence.

*Artistic impression*



# THE AURA SPA



After a long day this space is your oasis, perfect to revive body, mind, and spirit.

*Artistic impression*

# THE FETE



At the pinnacle of the tower is The Fete. A sprawling, energizing extension of the clubhouse, it complements the latter with an open space to host parties, events, private dinners, and movie nights. Enjoy a spectacular view of Lalbagh Park while you're at it. Inspired by beautiful French rooftops such as Le Rooftop in Paris, this space also has the stunning Infinity Pool looking east towards MG Road.



# THE DOVECOTE DINING & PIT LOUNGE

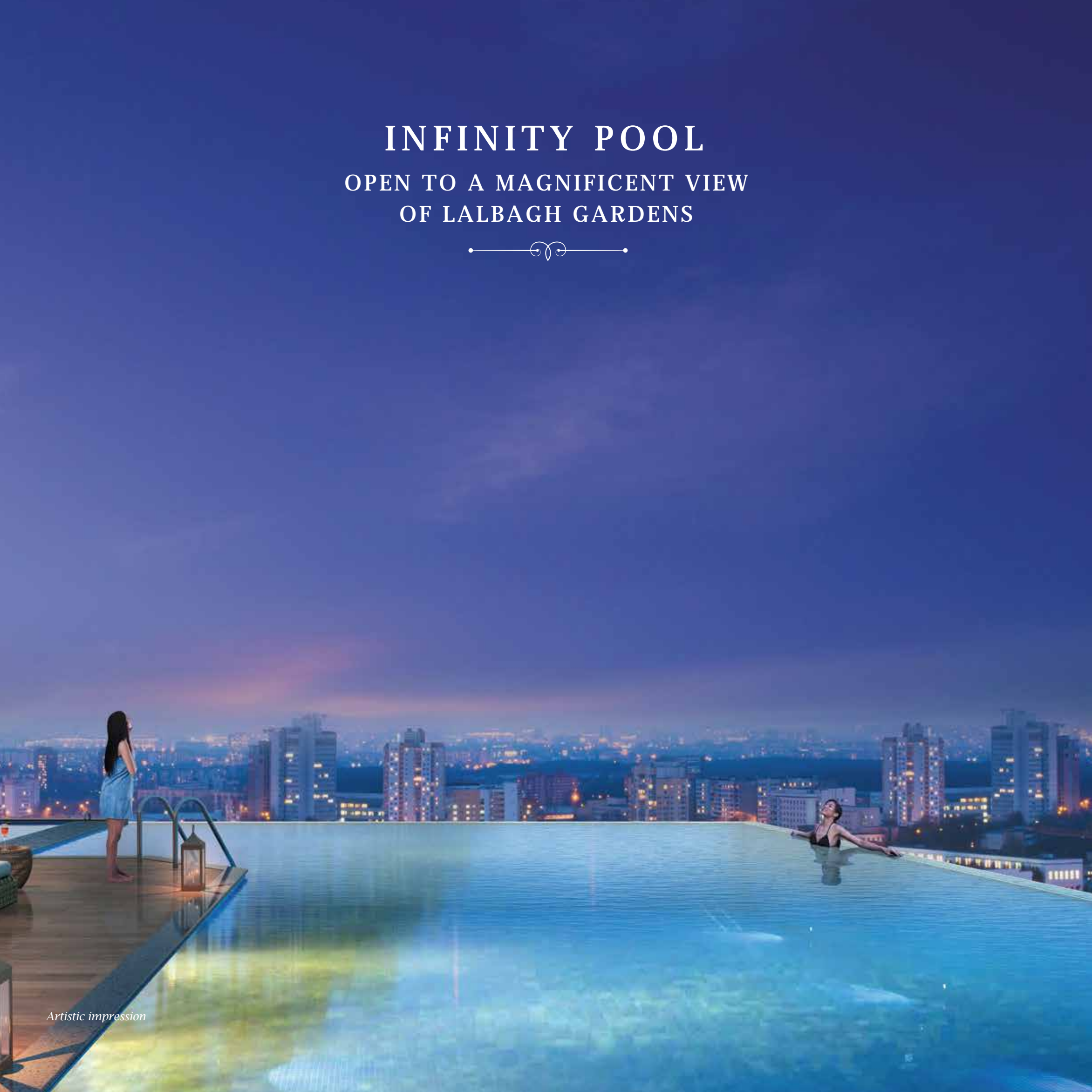
SPARKING WARM CONVERSATIONS



*Artistic impression*

# INFINITY POOL

OPEN TO A MAGNIFICENT VIEW  
OF LALBAGH GARDENS



*Artistic impression*

# CURATED FOR THE GLOBAL CONNOISSEUR



Our unit plans are designed keeping in mind the best standards in the world.  
Every square inch is developed with scrupulous attention to detail for the highest level of luxury.

Luxurious 3 & 4 bed residences with large balconies

No common walls, creating a sense of space and freedom

Imported marble in the living room, dining room, foyer, and passage to bedroom

Laminated wooden flooring in all bedrooms

French-style windows

# TYPICAL PLANS



# TYPICAL PLAN | GROUND FLOOR



UNIT NUMBER	UNIT TYPE	PLC CLASSIFICATION	RERA CARPET AREA (SQ.FT.)	BALCONY AREA (SQ.FT.)	USABLE CARPET AREA (SQ.FT.)	SUPER BUILT-UP AREA (SQ.FT.)
001	4BHK ELEGANCE	PREMIUM	1,438.61	51.56	1,490.17	2,155.81
002	4BHK LUXURY	CORNER ULTRA PREMIUM	1,668.96	186.97	1,855.93	2,756.42
004	4BHK GRANDEUR	CORNER PREMIUM	2,023.31	162.00	2,185.31	3,095.17



*Furniture, fixtures or fittings shown in the floor plan are not part of standard offering. Areas mentioned herein are approximate and shall vary based on the selected apartment. Floor Plans are in accordance with the latest approved sanctioned plan and are subject to changes mandated by government authorities and/or applicable laws from time to time.*

# TYPICAL PLAN | FIRST FLOOR



UNIT NUMBER	UNIT TYPE	PLC CLASSIFICATION	RERA CARPET AREA(SQ.FT.)	BALCONY AREA(SQ.FT.)	USABLE CARPET AREA(SQ.FT.)	SUPER BUILT-UP AREA(SQ.FT.)
101	4BHK ELEGANCE	PREMIUM	1,445.17	51.56	1,496.73	2,160.43
102	4BHK LUXURY	CORNER ULTRA PREMIUM	1,668.96	186.97	1,855.93	2,629.41
103	3BHK	SUPER PREMIUM	1,275.10	45.10	1,320.20	1,902.92
104	4BHK GRANDEUR	CORNER PREMIUM	2,023.31	162.00	2,185.31	3,095.17



# TYPICAL PLAN | FLOORS: 2, 4, 6, 8 & 10



UNIT NUMBER	UNIT TYPE	PLC CLASSIFICATION	RERA CARPET AREA(SQ.FT.)	BALCONY AREA(SQ.FT.)	USABLE CARPET AREA(SQ.FT.)	SUPER BUILT-UP AREA(SQ.FT.)
201, 401, 601, 801, 1001	4BHK ELEGANCE	PREMIUM	1,467.56	168.13	1,635.70	2,338.45
202, 402, 602, 802, 1002	4BHK LUXURY	CORNER ULTRA PREMIUM	1,668.96	273.30	1,942.26	2,741.93
203, 403, 603, 803, 1003	3BHK	SUPER PREMIUM	1,318.16	72.76	1,390.92	1,991.79
204, 404, 604, 804, 1004	4BHK GRANDEUR	CORNER PREMIUM	2,023.31	275.02	2,298.33	3,242.95



# TYPICAL PLAN | FLOORS: 3, 5, 7, & 9



UNIT NUMBER	UNIT TYPE	PLC CLASSIFICATION	RERA CARPET AREA(SQ.FT.)	BALCONY AREA(SQ.FT.)	USABLE CARPET AREA(SQ.FT.)	SUPER BUILT-UP AREA(SQ.FT.)
301, 501, 701, 901	4BHK ELEGANCE	PREMIUM	1,467.56	168.13	1,635.70	2,338.45
302, 502, 702, 902	4BHK LUXURY	CORNER ULTRA PREMIUM	1,668.96	273.30	1,942.26	2,741.93
303, 503, 703, 903	3BHK	SUPER PREMIUM	1,318.16	72.76	1,390.92	1,991.79
304, 504, 704, 904	4BHK GRANDEUR	CORNER PREMIUM	2,023.31	275.02	2,298.33	3,320.72



# TYPICAL PLAN | FLOORS: 11, 13, 15, 17 & 19



UNIT NUMBER	UNIT TYPE	PLC CLASSIFICATION	RERA CARPET AREA(SQ.FT.)	BALCONY AREA(SQ.FT.)	USABLE CARPET AREA(SQ.FT.)	SUPER BUILT-UP AREA(SQ.FT.)
1101, 1301, 1501, 1701, 1901	4BHK ELEGANCE	PREMIUM	1,461.43	290.63	1,752.06	2,489.74
1102, 1302, 1502, 1702, 1902	4BHK LUXURY	CORNER ULTRA PREMIUM	1,668.96	273.30	1,942.26	2,741.93
1103, 1303, 1503, 1703, 1903	3BHK	SUPER PREMIUM	1,318.16	280.94	1,599.10	2,262.59
1104, 1304, 1504, 1704, 1904	4BHK GRANDEUR	CORNER PREMIUM	2,023.31	275.02	2,298.33	3,320.72



# TYPICAL PLAN | FLOORS: 12, 14, 16, 18 & 20



UNIT NUMBER	UNIT TYPE	PLC CLASSIFICATION	RERA CARPET AREA(SQ.FT.)	BALCONY AREA (SQ.FT.)	USABLE CARPET AREA(SQ.FT.)	SUPER BUILT-UP AREA(SQ.FT)
1201, 1401, 1601, 1801, 2001	4BHK ELEGANCE	PREMIUM	1,461.43	290.63	1,752.06	2,489.74
1202, 1402, 1602, 1802, 2002	4BHK LUXURY	CORNER ULTRA PREMIUM	1,668.96	273.30	1,942.26	2,741.93
1203, 1403, 1603, 1803, 2003	3BHK	SUPER PREMIUM	1,318.16	280.94	1,599.10	2,262.59
1204, 1404, 1604, 1804, 2004	4BHK GRANDEUR	CORNER PREMIUM	2,023.31	275.02	2,298.33	3,242.95



# TYPICAL PLAN | FLOOR: 21



UNIT NUMBER	UNIT TYPE	PLC CLASSIFICATION	RERA CARPET AREA(SQ.FT.)	BALCONY AREA (SQ.FT.)	USABLE CARPET AREA(SQ.FT.)	SUPER BUILT-UP AREA(SQ.FT)
2101	4BHK ELEGANCE	PREMIUM	1,461.43	290.63	1,752.06	2,489.74
2102	4BHK LUXURY	CORNER ULTRA PREMIUM	1,668.96	273.30	1,942.26	2,741.93
2103	3BHK	SUPER PREMIUM	1,318.16	195.80	1,513.96	2,194.66
2104	4BHK GRANDEUR	CORNER PREMIUM	2,023.31	275.02	2,298.33	3,320.72



# TYPICAL PLAN | FLOOR: 22



UNIT NUMBER	UNIT TYPE	PLC CLASSIFICATION	RERA CARPET AREA(SQ.FT.)	BALCONY AREA(SQ.FT.)	USABLE CARPET AREA(SQ.FT.)	SUPER BUILT-UP AREA(SQ.FT.)
2201	4BHK ELEGANCE	PREMIUM	1,461.43	290.63	1,752.06	2,489.74
2202	4BHK LUXURY	CORNER ULTRA PREMIUM	1,668.96	273.30	1,942.26	2,741.93
2203	3BHK	SUPER PREMIUM	1,318.16	195.80	1,513.96	2,152.03
2204	4BHK GRANDEUR	CORNER PREMIUM	2,023.31	275.02	2,298.33	3,242.95



# TYPICAL PLAN | FLOOR: 23



UNIT NUMBER	UNIT TYPE	PLC CLASSIFICATION	RERA CARPET AREA(SQ.FT.)	BALCONY AREA(SQ.FT.)	USABLE CARPET AREA(SQ.FT.)	SUPER BUILT-UP AREA(SQ.FT.)
2301	4BHK ELEGANCE	PREMIUM	1,461.43	290.63	1,752.06	2,489.74
2302	4BHK LUXURY	CORNER ULTRA PREMIUM	1,668.96	273.30	1,942.26	2,741.93
2303	3BHK	SUPER PREMIUM	1,318.16	195.80	1,513.96	2,152.03
2304	4BHK GRANDEUR	CORNER PREMIUM	2,023.31	275.02	2,298.33	3,320.72



# TYPICAL PLAN | FLOOR: 24



UNIT NUMBER	UNIT TYPE	PLC CLASSIFICATION	RERA CARPET AREA(SQ.FT.)	BALCONY AREA(SQ.FT.)	USABLE CARPET AREA(SQ.FT.)	SUPER BUILT-UP AREA(SQ.FT.)
2402	4BHK LUXURY	CORNER ULTRA PREMIUM	1,668.96	273.30	1,942.26	3,213.58
2404	4BHK GRANDEUR	CORNER PREMIUM	2,023.31	275.02	2,298.33	3,360.50



# UNIT PLANS



# UNIT 1 | FLOORS: 2- 10



LEGEND		
1	FOYER	5'-3"X9'-8"
2	DINING	15'-6"X14'-9"
3	KITCHEN	10'-2"X9'-0"
4	UTILITY	5'-0"X9'-0"
5	COMMON TOILET- 2	7'-5"X5'-0"
6	MASTER BEDROOM TOILET- 1	5'-6"X11'-6"
7	MASTER BEDROOM- 1	11'-0"X13'- 11"
8	BEDROOM- 3	10'-8"X13'- 11"
9	LIVING	12'-4"X15'- 11"
10	BEDROOM- 4	11'-0"X11'- 8"
11	BEDROOM- 2	11'- 11"X13'- 7"
12	TOILET- 2	4'-8"X7'- 11"



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# UNIT 1 | FLOORS: 11-23



## LEGEND

1	FOYER	5'-3"X9'-8"
2	DINING	15'-6"X14'-9"
3	KITCHEN	10'-2"X9'-0"
4	UTILITY	5"-0"X9'-0"
5	COMMON TOILET - 2	7'-5"X5'-0"
6	MASTER BEDROOM TOILET - 1	5'-6"X11'-6"
7	MASTER BEDROOM - 1	11'-0"X13'-11"
8	BEDROOM - 3	10'-8"X13'-11"
9	LIVING	12'-4"X10'-4"
10	BEDROOM - 4	11'-0"X11'-8"
11	BEDROOM - 2	11'-11"X13'-7"
12	TOILET - 2	4'-8"X7'-11"

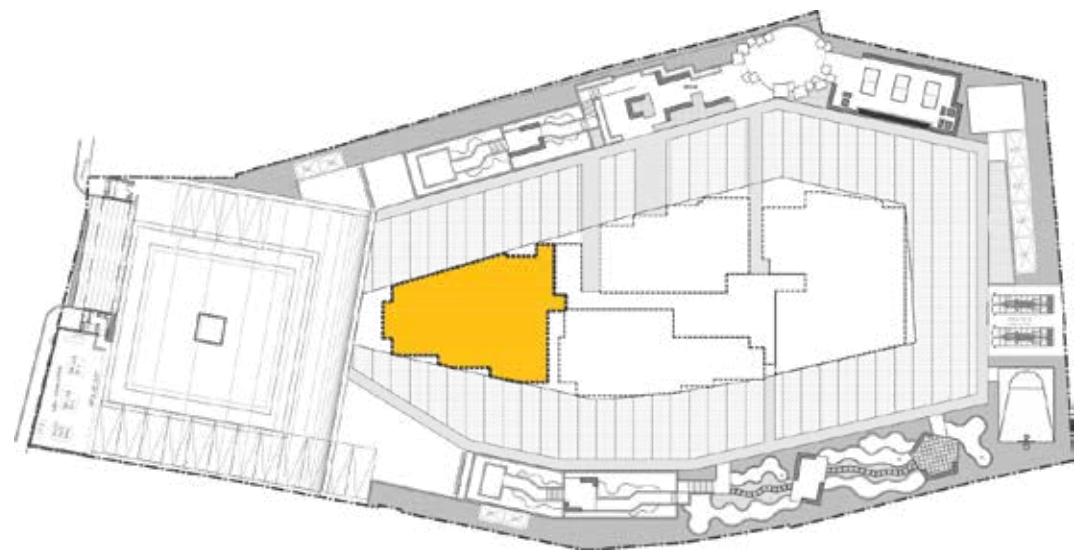


# UNIT 2 | FLOORS: 2- 23



## LEGEND

1	FOYER	4'- 7"X5'- 10"
2	DINING	14'- 0"X12'- 0"
3	KITCHEN	9'- 0"X12'- 0"
4	UTILITY	6'- 1"X4'- 6"
5	LIVING	22'- 0"X18'- 4"
6	MASTER BEDROOM TOILET - 1	5'- 0"X9'- 0"
7	MASTER BEDROOM - 1	13'- 3"X14'- 0"
8	TOILET - 2	5'- 0"X8'- 0"
9	BEDROOM - 2	13'- 0"X11'- 0"
10	TOILET - 3	5'- 0"X8'- 0"
11	BEDROOM - 3	11'- 4"X14'- 0"
12	BEDROOM - 4	11'- 0"X13'- 4"
13	COMMON TOILET	5'- 0"X8'- 0"



OG

# UNIT 3 | FLOORS: 2-10



LEGEND		
1	FOYER	7'-10" X 6'-0"
2	DINING	17'-3" X 12'-7"
3	KITCHEN	10'-3" X 8'-0"
4	UTILITY	4'-8" X 6'-11"
5	MASTER BEDROOM TOILET - 1	10'-6" X 5'-0"
6	MASTER BEDROOM - 1	14'-3" X 11'-6"
7	LIVING	12'-0" X 16'-6"
8	BEDROOM - 2	11'-0" X 13'-0"
9	BEDROOM - 3	11'-0" X 13'-0"
10	TOILET - 3	8'-6" X 5'-6"
11	WALK-IN WARDROBE	5'-1" X 3'-1"
12	COMMON TOILET	8'-6" X 5'-9"



# UNIT 3 | FLOORS 11-20



## LEGEND

1	FOYER	7'-10" X 6'-0"
2	DINING	17'-3" X 12'-7"
3	KITCHEN	10'-3" X 8'-0"
4	UTILITY	4'-8" X 6'-11"
5	MASTER BEDROOM TOILET - 1	10'-6" X 5'-0"
6	MASTER BEDROOM - 1	14'-3" X 16'-10"
7	LIVING	12'-0" X 13'-3"
8	BEDROOM - 2	11'-0" X 13'-0"
9	BEDROOM - 3	11'-0" X 13'-0"
10	TOILET - 3	8'-6" X 5'-6"
11	WALK-IN WARDROBE	5'-1" X 3'-1"
12	COMMON TOILET	8'-6" X 5'-9"



# UNIT 4 | FLOORS: 2, 4, 6, 8, 10, 12, 14, 16 18, 20 & 22



LEGEND		
1	FOYER	4'-0"X9'-2"
2	MASTER BEDROOM - 1	12'-3"X16'-11"
3	WALK-IN WARDROBE	9'-0"X6'-9"
4	MASTER BEDROOM TOILET - 1	8'-9"X6'-0"
5	POWDER ROOM	5'-0"X8'-0"
6	BEDROOM - 2	10'-8"X12'-0"
7	TOILET - 2	5'-1"X7'-10"
8	LIVING/DINING	30'-10"X16'-5"
9	BALCONY	6'-0"X16'-5"
10	TOILET - 3	8'-0"X4'-8"
11	BEDROOM - 3	16'-9"X11'-0"
12	BEDROOM - 4	11'-1"X16'-4"
13	WALK-IN WARDROBE	5'-4"X8'-0"
14	TOILET - 4	5'-0"X8'-0"
15	KITCHEN	9'-0"X15'-3"
16	UTILITY	8'-8"X4'-4"
17	MAID'S TOILET	5'-0"X4'-6"
18	MAID'S ROOM	5'-0"X6'-6"
19	PUJA ROOM	2'-7"X8"-5"



# UNIT 4 | FLOORS: 3, 5, 7, 9, 11, 13, 15, 17, 19, 21 & 23



LEGEND		
1	FOYER	4'-0"X9'-2"
2	MASTER BEDROOM - 1	12'-3"X16'-11"
3	WALK-IN WARDROBE	9'-0"X6'-9"
4	MASTER BEDROOM TOILET - 1	8'-9"X6'-0"
5	POWDER ROOM	5'-0"X8'-0"
6	BEDROOM - 2	10'-8"X12'-0"
7	TOILET - 2	5'-1"X7'-10"
8	LIVING/DINING	30'-10"X16'-5"
9	BALCONY	6'-0"X27'-1"
10	TOILET - 3	8'-0"X4'-8"
11	BEDROOM - 3	16'-5"X11'-0"
12	BEDROOM - 4	16'-5"X16'-4"
13	TOILET - 4	5'-0"X8'-0"
14	KITCHEN	9'-0"X15'-3"
15	UTILITY	8'-8"X4'-4"
16	MAID'S TOILET	5'-0"X4'-6"
17	MAID'S ROOM	5'-0"X6'-2"
18	PUJA ROOM	2'-11"X8"-5"





*Raghavendra Hegde*  
*Director and Principal Architect*

**URBANFRAME**  
A Space Matrix Group Company

### *URBAN FRAME | ARCHITECTS*

“Purva Orient Grand is designed to honour both fierce exclusivity and resplendent community. A fusion of sophistication and earthiness, the structure uses transparency and wood that blends with the verdant world of Lalbagh. The building’s enhanced verticality makes it look like its reaching for the heavens. Other unique ideas include the inside-out design approach that creates visual expansiveness and the double-height experience on the ground level. Everything fuses into perfect harmony to create an architectural marvel.”



*Andy Fisher*  
*Renowned Singapore-based architect*

*Andy Fisher workshop*

### *ANDY FISHER | CLUBHOUSE DESIGN*

“We designed the entrance by standing outside and grasping the spectacular heritage of the area. You enter through the palatial and warm grand entrance gate that complements the botanical gardens all around. From thereon you get to the lobby where your spirits are lifted by the stunning double height design that’s dominated by a sculptural spiral staircase. But the best part waits for you on the highest floor. Here you experience residential leisure on a never-before level with the Rose and Cypress Clubhouse that’s inspired by the botanical gardens. This is a world unto itself, where you can enjoy relaxation, light snacks, entertainment, and wellness. And when the mood seizes you, there’s a fete area for outdoor parties.”



# PURAVANKARA

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PRM/KA/RERA/1251/310/PR/210907/004299 | For Details, visit <https://rera.karnataka.gov.in/>

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