



PROJECT BY
RANKE
Infra

PROJECT LOCATION

GR Swara, Choodasandra Village, Sarjapura Hobli, Anekal Taluk,
Bangalore Urban District - 560099.

CORPORATE OFFICE

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PRM/KA/RERA/1251/308/PR/020625/007803

Project funded by



PROJECT
LOCATION QR



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GR SWARA

— THE VOICE OF LUXURY —

Grace of **NATURE &** *Pride of* **ROYALTY**



At GR Swara, the flagship project of Ranke Infra, villas are not constructed, they are crowned.

Each home rises gently from the earth as though the land itself chose to wear a palace, wrapped in whispering trees, sunlit courtyards and open skies that refuse to be boxed in. Here, mornings arrive with birdsong instead of traffic, and evenings settle softly across grand living spaces built for legacy, not just lifestyle.

These are not villas you move into but realms you inherit.

Where the grace of nature flows through every corridor and the pride of royalty lingers in every stone.



WHERE YOUR STORIES BEGIN

GR Swara rises in Choodasandra, East Bangalore, one of the last green pockets close to the city's growth corridors.

A limited community of only 57 four bedroom royal villas, each crowned with private gardens and sun kissed terraces, this is independent living in its truest form.

Sunlight cascades, palace inspired stone facades, bespoke luminous Italian marbles through towering volumes. Air circulates freely. Conversations echo gently, not loudly.

This is architecture that does not compress life. It elevates it.

Your own kingdom within a quiet, thriving community



WHERE LEGACIES ARE BUILT

Choodasandra, Far from congestion. Close to everything that matters.

Choodasandra stands as one of South East Bangalore's last composed addresses, where growth has not erased grace. Surrounded by pockets of open land and enduring greenery, the neighbourhood carries a rare stillness that feels almost protected, as though the city itself chose to preserve this crown.

Yet this calm does not come at the cost of connectivity. Sarjapur Road, Electronic City, Outer Ring Road and the city's dominant IT corridors converge effortlessly around Choodasandra, ensuring that every journey begins and ends with ease. The upcoming metro link further elevates its stature, placing Bangalore's expanding skyline within comfortable reach.

Education, healthcare, retail and lifestyle destinations surround you without intruding upon your peace. International schools, hospitals, malls and business hubs exist as quiet conveniences rather than constant reminders of urban pressure.

This balance between composure and access is what makes Choodasandra more than a location. It becomes a position. A strategic throne from which you live, work, invest and grow, all while remaining gently removed from the chaos that defines the city beyond.

You never step away from the city.

You simply rise above it.

*The Aura of Choodasandra,
The Era of Kings & Queens begins here*



COME HOME TO GRANDEUR

There is a certain grace in how you enter GR Swara.

The gates open slowly, never in a hurry, as if they understand the rhythm of the place beyond them. Tree lined avenues stretch ahead, inviting you inward with quiet confidence. Every curve of the path feels deliberate, gently guiding you away from the world you leave behind.

As you move forward, the sounds of the city begin to fade. Traffic, crowds, and urgency soften into silence. In their place comes birdsong, the subtle movement of leaves, and sunlight filtering through layers of green. The air feels cooler, cleaner, and reassuringly still.

Here, time seems to slow. The surroundings encourage you to breathe deeper and walk a little longer. This silence is not empty. It is comforting, grounding, and full of presence. It allows you to pause, to reconnect, and to feel at ease.

Within these avenues, a sense of belonging settles naturally. Every element speaks of thoughtfulness and care. This is not merely an entrance into a space, but a transition into a way of living where calm, balance, and home come together effortlessly.





THE ART & ARCHITECTURE



At GR Swara, structure and soul coexist. Villas are composed with a sense of rhythm.

- Each villa offers two dedicated car parks for ultimate convenience.
- Beautifully landscaped pathways, each telling its own story through diverse greenery.
- Sustainable design that promotes natural airflow, daylight, and temperature balance.
- A fine blend of modern aesthetics and earthy charm to complement the surroundings.

Thoughtfully placed skylights draw the sun gently into the core of every villa, allowing warmth to travel through living spaces while guiding fresh air along its natural path.

It is nature invited indoors, allowing your home to breathe with the rhythm of the day.

As warm air rises and escapes, interiors remain calm and balanced, creating a home that feels alive rather than enclosed.

This is not an architectural feature. It is a quiet conversation between your home and the sky.

THE DELIGHT OF DESIGN

GR Swara is built for the way life moves. Where rooms flow naturally into one another and every window frames a fragment of the outdoors.

Landscaped walkways do not merely connect homes.

They choreograph movement across the estate. From private gardens to sunlit interiors, every design choice reflects a single intention, to make daily life feel elevated without ever feeling forced

Design here is not a collection of features. It is a system of calm.

Luxury does not float on the surface. It is anchored deep within the structure. Pure grade RCC construction forms the backbone of every villa, engineered to stand with confidence across decades, ensuring safety that is felt even when unseen.

Italian marbles sweep across living spaces like quiet signatures of refinement, their natural patterns lending each home a character that cannot be replicated.



Balcony



Kitchen



Dining Room



Bedroom with balcony



Bedroom



Bedroom

Premium stones and textured exterior cladding wrap the villas in a facade that feels both powerful and poised, allowing the architecture to age with elegance rather than fatigue.

Strength here is sculpted to perfection



Private Garden



THE CROWN OF ELEGANCE

In the heart of GR Swara, here elegance whispers through every arch and beam, rises a grand clubhouse spanning 21,000 square feet a sanctuary forged from dreams and draped in opulence. Here, the air hums with possibility, inviting you to a royal parade of amenities that transform ordinary moments into symphonies of leisure.

Beneath wide skies the patio dining unfolds, turning simple meals into quiet ceremonies of light and flavour, while the café pours warmth and renewal into every cup. High above, the sky deck opens to endless horizons that still the mind and lift the heart. Within these walls the banquet hall prepares for joy and milestone alike, its doors flung wide for celebration, as the home theatre carry the spirit through realms of marvel and dream.

Deeper still await the soul's private sanctuaries, an art and painting studio where colour answers the call of imagination without restraint, and the hushed, healing embrace of sauna and steam, where breath by breath the body is returned to clarity and peace. GR Swara's clubhouse is no mere gathering of pleasures, it is a living poem of refinement.



AMENITIES

With our thoughtfully curated amenities, GR Swara is built around life & leisure

DOWNTOWN LIFE

- Garden Barbecue Pit
- Party Lounge
- Guest Lounge
- Coffee Bar
- Garden Gazebo
- Patio Dining
- Wi-Fi Co-Working Hub
- Senior Citizen Seating
- Outdoor Gym
- Mini Amphitheater
- Pebble Walk
- Herb Garden

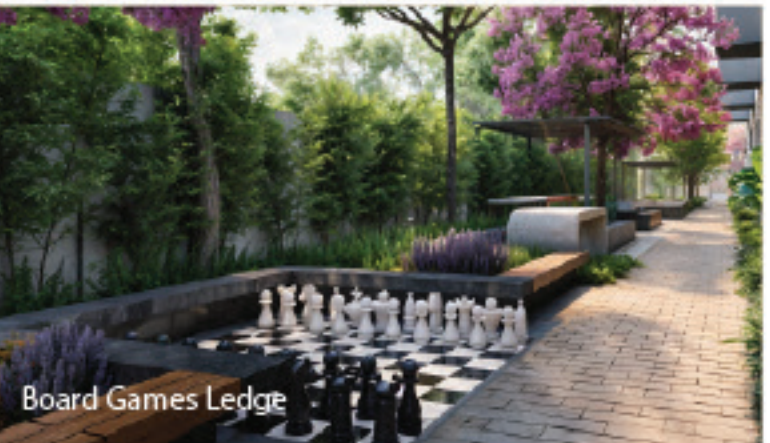
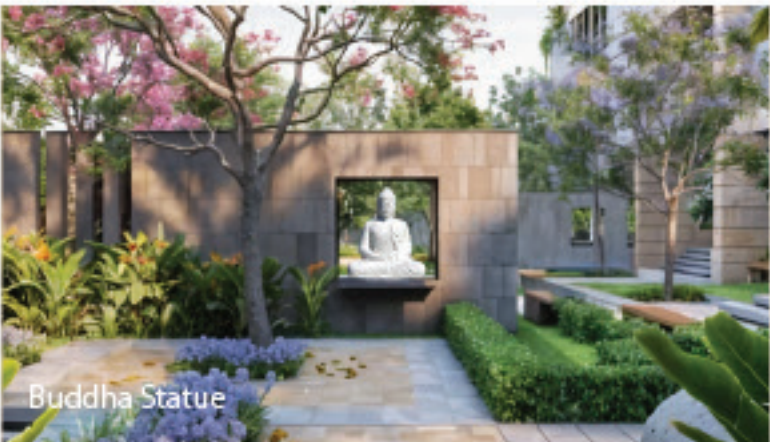
ART & RECREATION

- Art & Paint Studio
- Play Shacks & Playhouses
- VR Gaming
- Splash Pad
- Indoor Games
- Table Tennis
- Snooker
- Library
- Foosball

FITNESS

- Swimming Pool
- Gym
- Yoga Club
- Indoor Badminton Court
- Mini Tennis Court
- Half Basketball Court
- Kids Rock Climbing
- Sky Deck
- Cricket Practice Pitch

■ Indoor ■ Outdoor



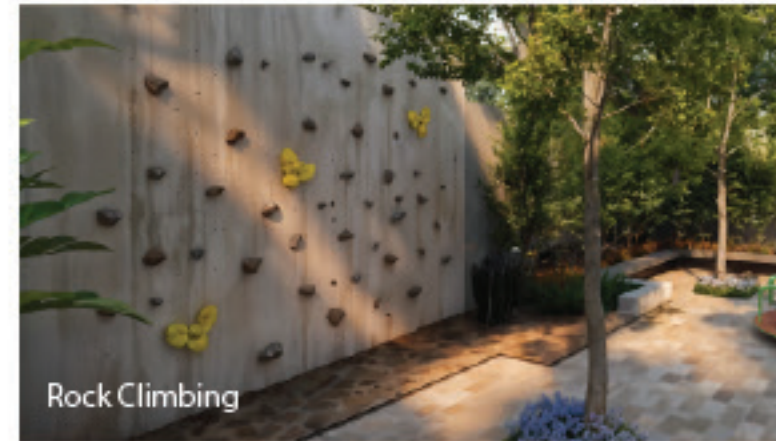
SPIRIT & SENSES

Step into an expansive outdoor realm where elegance meets open air living. Grand landscaped gardens unfold with manicured lawns, sculpted greens, and stately pathways designed for serene morning walks and refined evening promenades.

A dedicated jogging track blends seamlessly into the landscape, while shaded pavilions and regal seating courts offer moments of leisure and quiet indulgence.



REGAL OUTDOOR LIVING



Rock Climbing



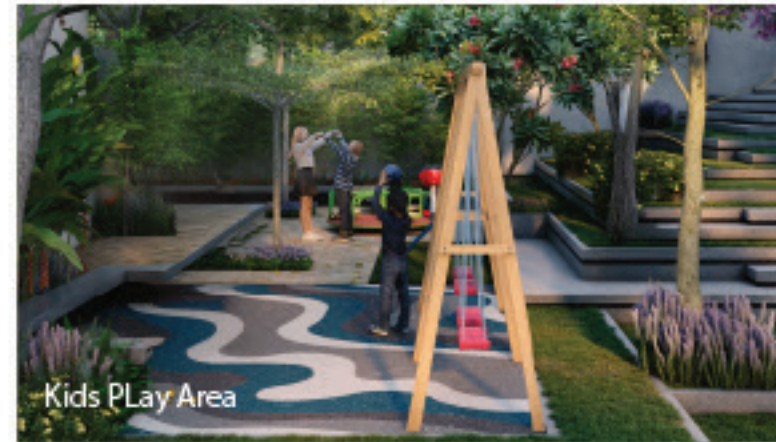
Badminton Court



Patio Dining



Regal Stairs



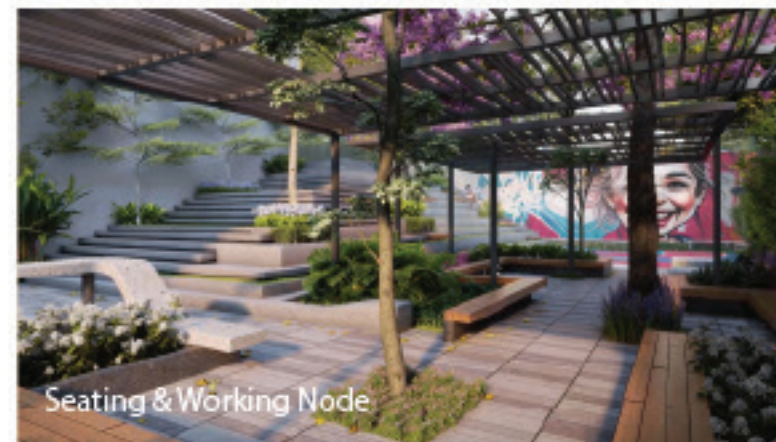
Kids PLAY Area



Walkway



Meditation Hub



Seating & Working Node



Community Seating

Step into an expansive outdoor realm where elegance meets open air living. Grand landscaped gardens unfold with manicured lawns, sculpted greens, and stately pathways designed for serene morning walks and refined evening promenades.

A dedicated walking track blends seamlessly into the landscape, while shaded pavilions and regal seating courts offer moments of leisure and quiet indulgence.



MASTER PLAN



UNIT PLAN

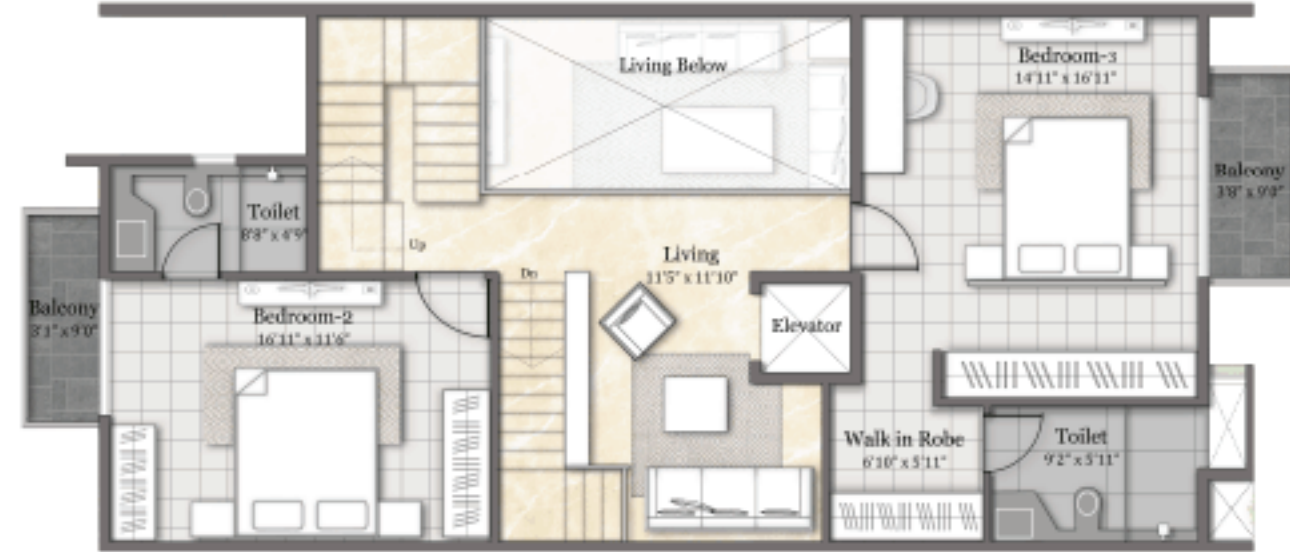
Each villa offers two dedicated car parks for ultimate convenience



Lower Ground Floor



Ground Floor



First Floor



Second Floor

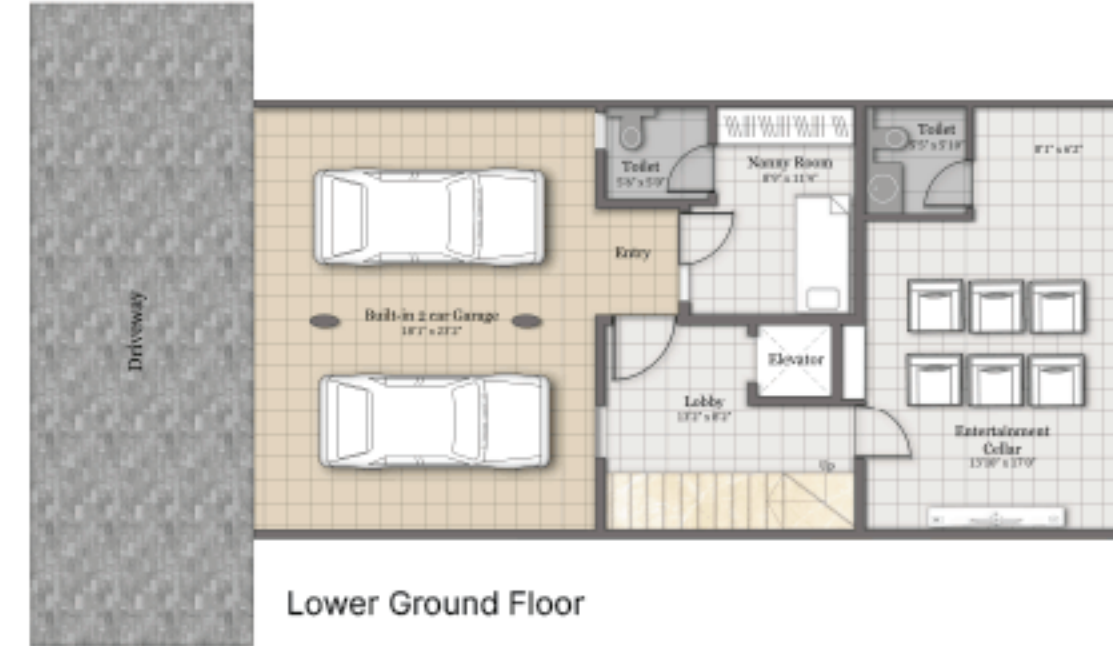
4BHK A(01-08)

SBA 4505 Sqft
Carpet Area 3246 Sqft
Facing NORTH

Type A

Plans shown above are intended for reference and are provisional. Final layout dimensions may vary

UNIT PLAN



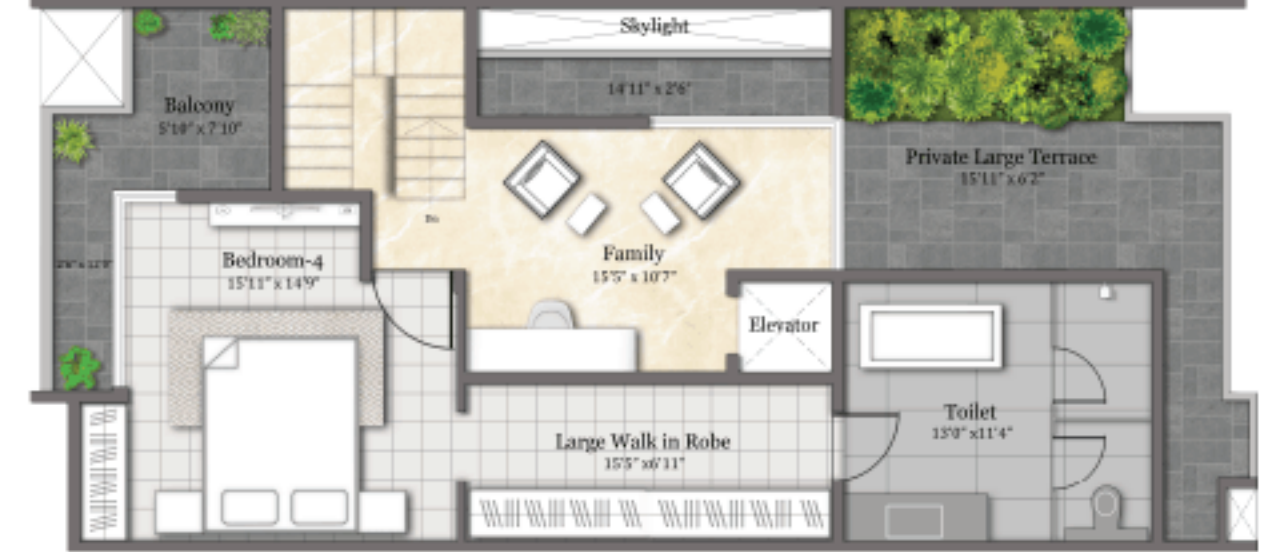
Lower Ground Floor



Ground Floor



First Floor



Second Floor

4BHK A(09-16)

SBA 4505 Sqft
Carpet Area 3316 Sqft
Facing EAST

Type A

Plans shown above are intended for reference and are provisional. Final layout dimensions may vary

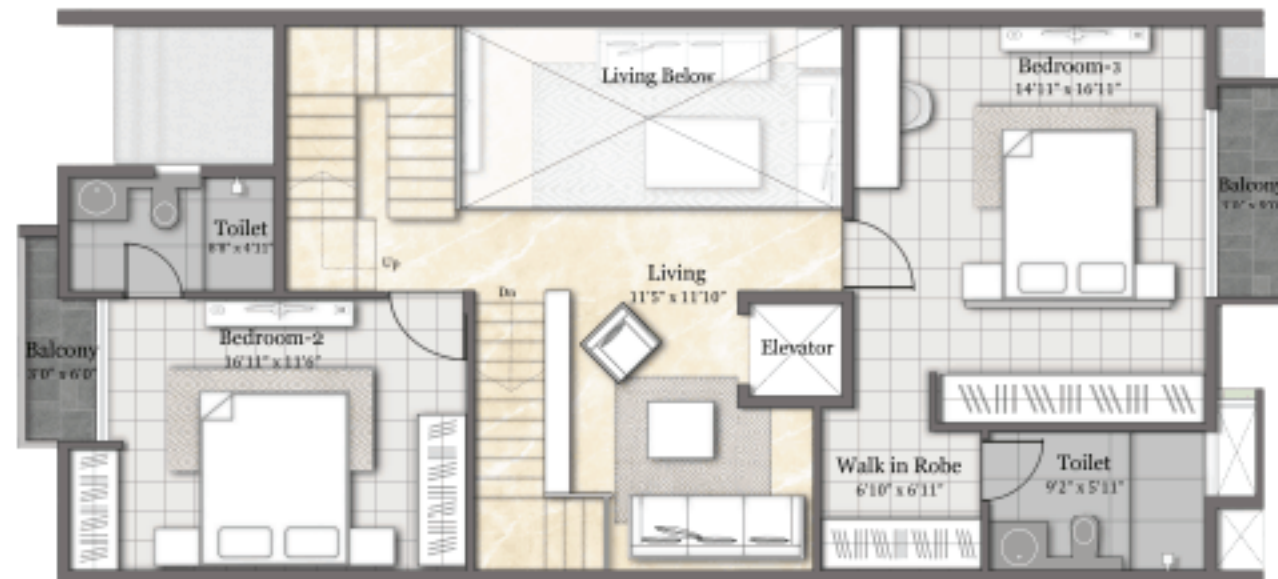
UNIT PLAN



Lower Ground Floor



Ground Floor



First Floor



Second Floor

4BHK B(01-08)

SBA
Carpet Area
Facing

4505 Sqft
3246 Sqft
NORTH

Type B

Plans shown above are intended for reference and are provisional. Final layout dimensions may vary

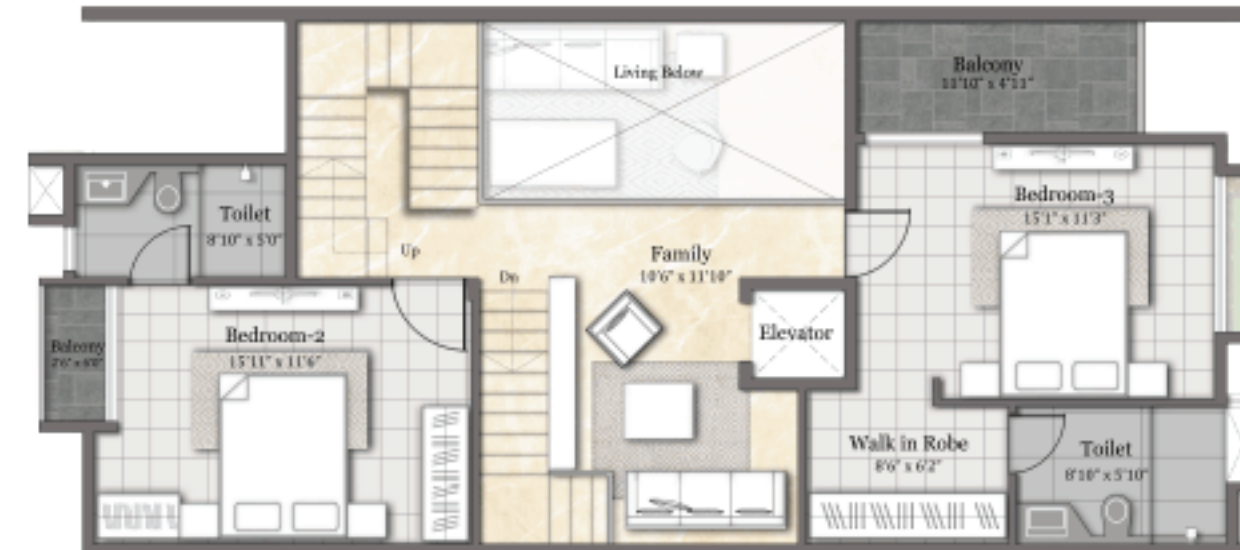
UNIT PLAN



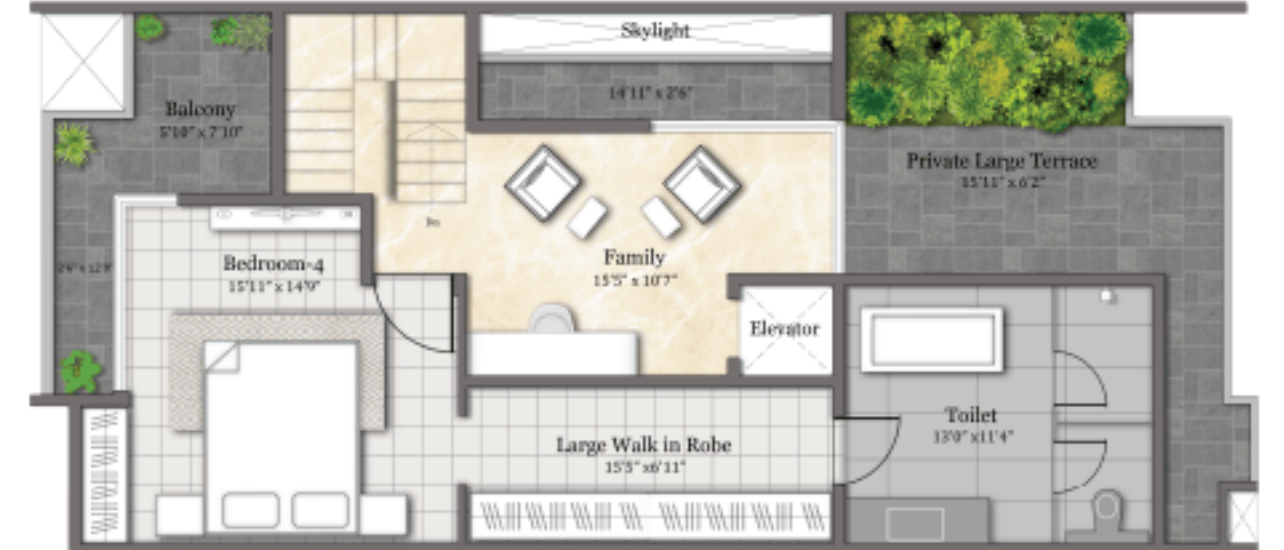
Lower Ground Floor



Ground Floor



First Floor



Second Floor

4BHK B(09-16)

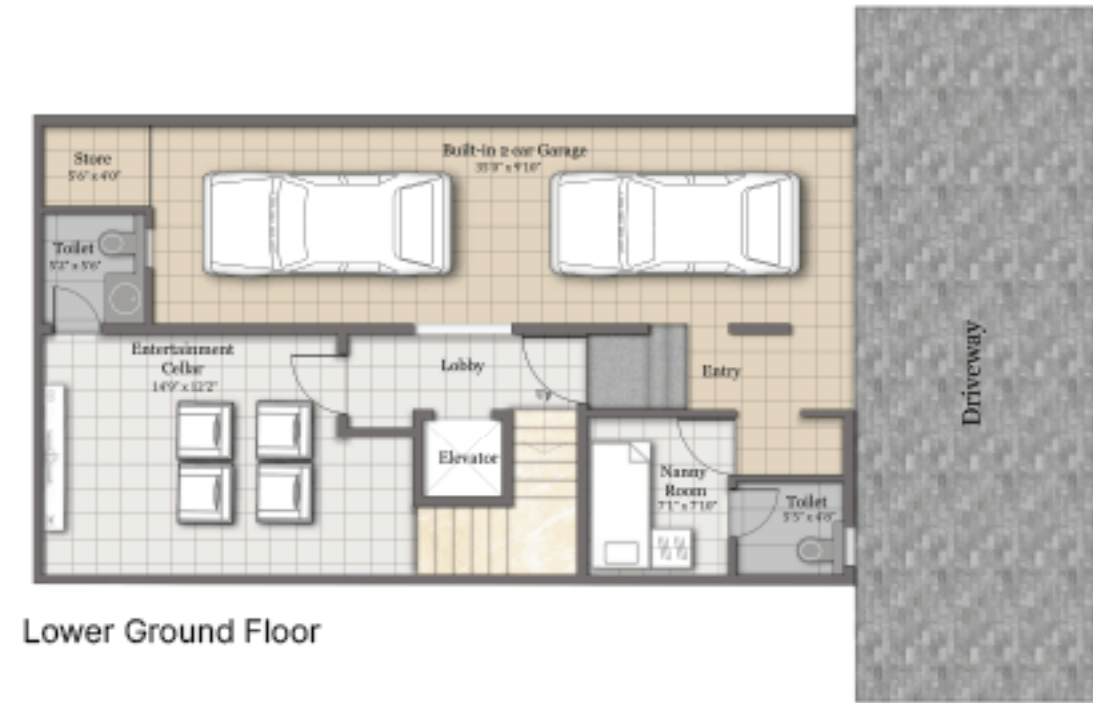
SBA
Carpet Area
Facing

4505 Sqft
3316 Sqft
EAST

Type B

Plans shown above are intended for reference and are provisional. Final layout dimensions may vary

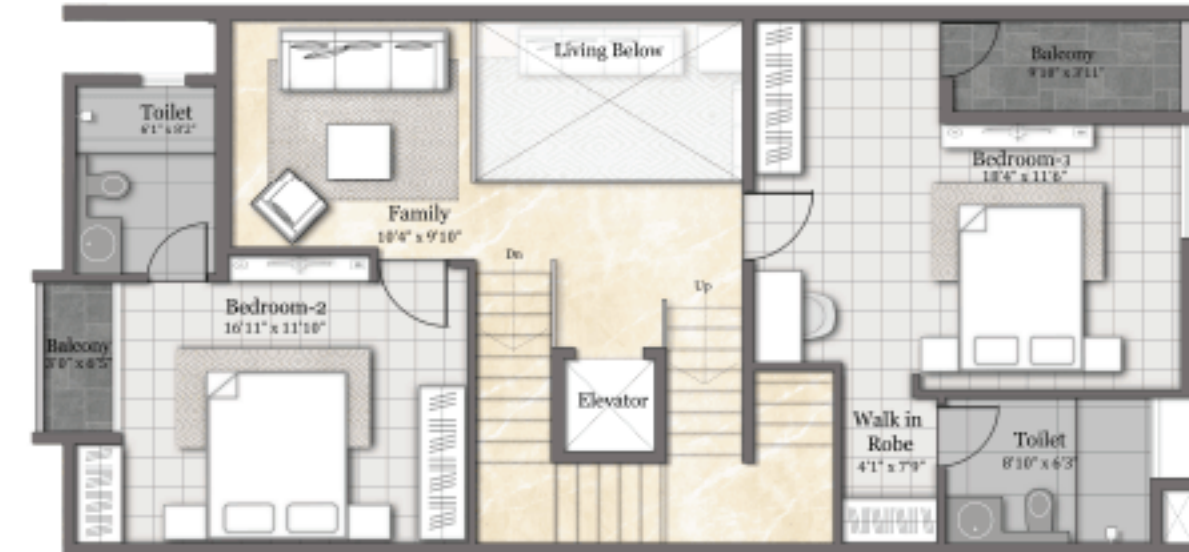
UNIT PLAN



Lower Ground Floor



Ground Floor



First Floor



Second Floor

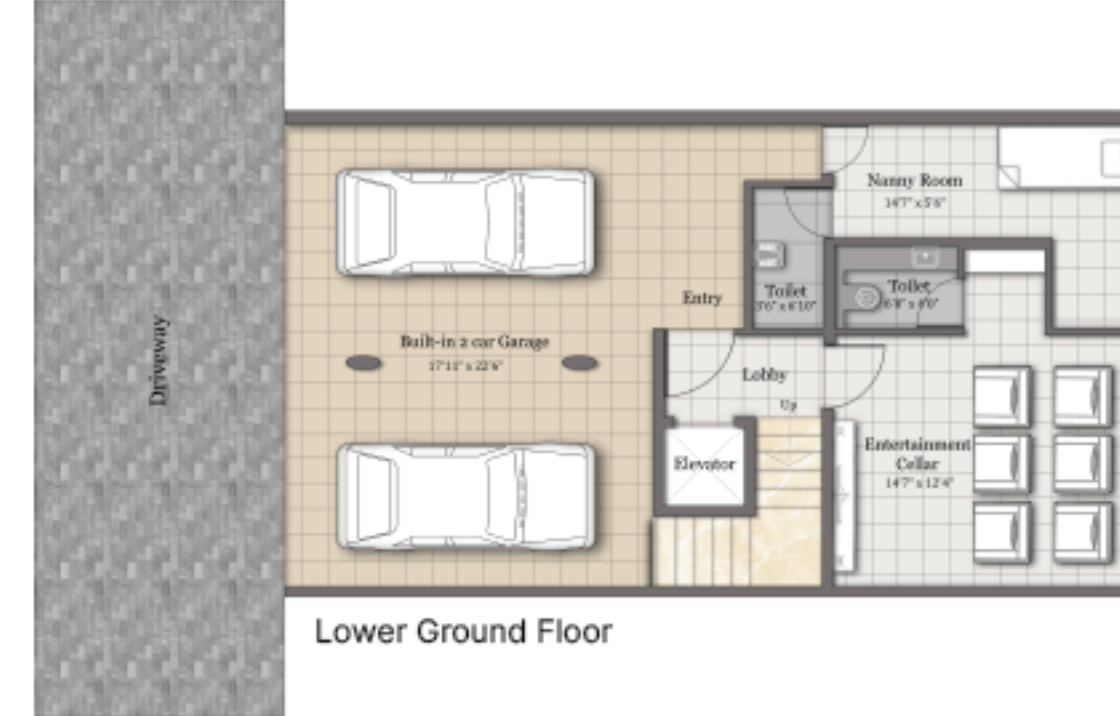
4BHK C(01-09)

SBA 4220 Sqft
Carpet Area 3051 Sqft
Facing NORTH

Type C

Plans shown above are intended for reference and are provisional. Final layout dimenions may vary

UNIT PLAN



Lower Ground Floor



Ground Floor



First Floor



Second Floor

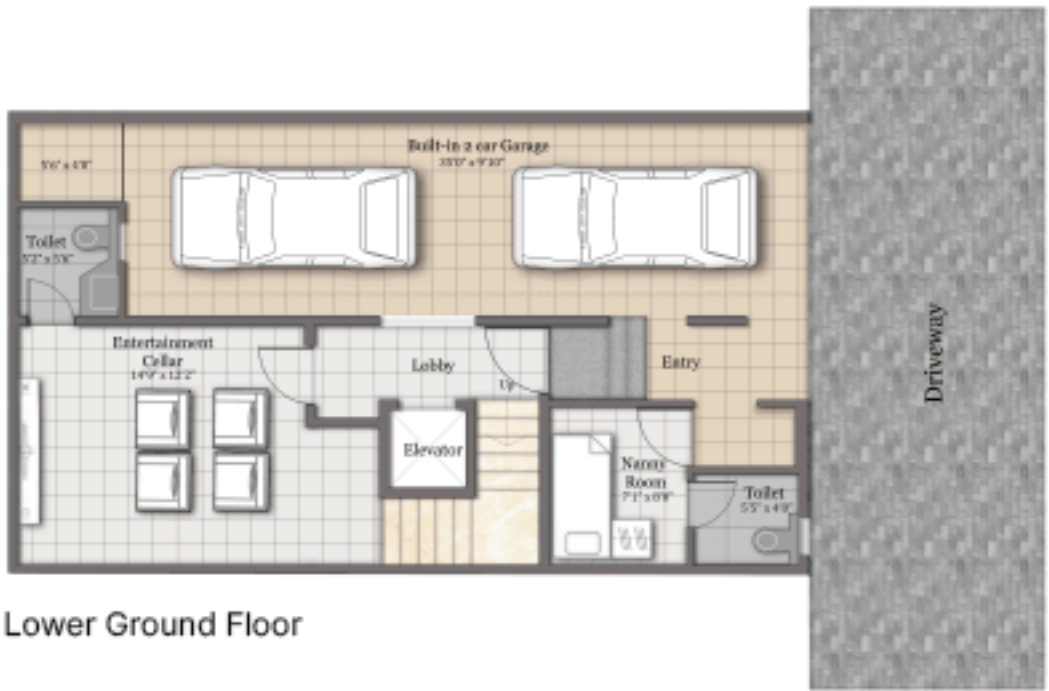
4BHK C(10-18)

SBA 4140 Sqft
Carpet Area 3043 Sqft
Facing EAST

Type C

Plans shown above are intended for reference and are provisional. Final layout dimenions may vary

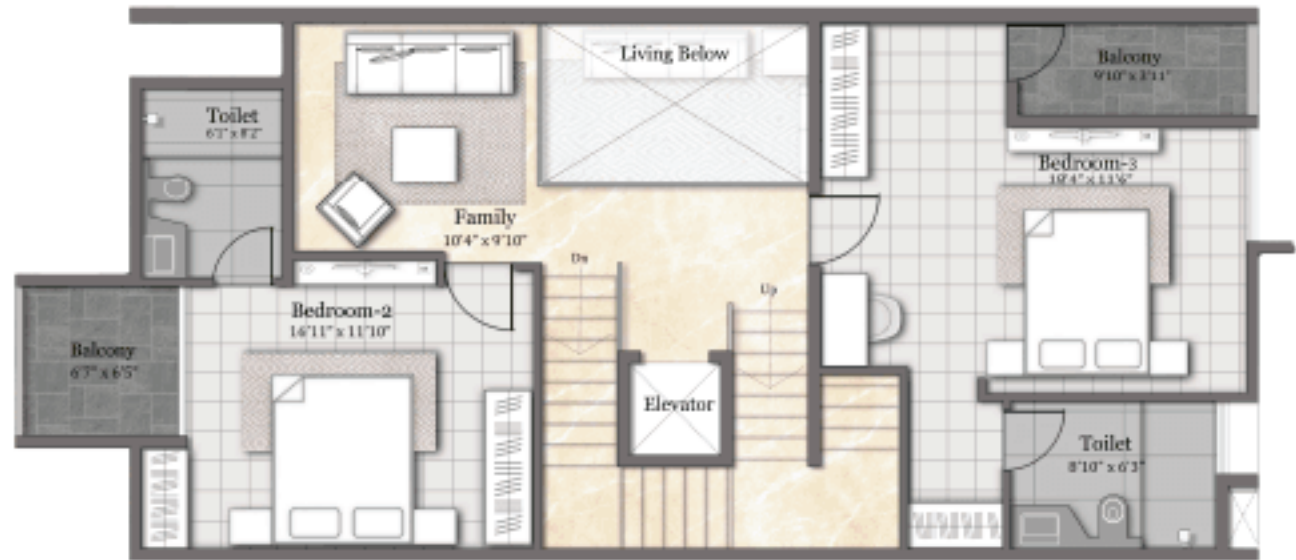
UNIT PLAN



Lower Ground Floor



Ground Floor



First Floor



Second Floor

4BHK	D(01-08)
SBA	4220 Sqft
Carpet Area	3051 Sqft
Facing	NORTH

Type D

Plans shown above are intended for reference and are provisional. Final layout dimensions may vary

PROVISION FOR SKYLIGHT

Skylight provision with in the house permits the free flow of natural sunlight.
It is well lit from above by skylights hereby ensuring wellness of the residents of the Villa.

WHERE CRAFTSMANSHIP BECOMES LEGACY

A rare balance of strength and elegance defines our villas. Built on a solid RCC structure, it rises with confidence, offering taller and more expansive living spaces that feel open, calm, and naturally refined. Light moves freely across generous interiors, settling on Italian marble and carefully selected stone finishes that bring a quiet sense of luxury. Every proportion is intentional, creating rooms that feel elevated without excess and refined without effort.

The exterior carries the same assured character. Premium stone cladding gives the façade a lasting presence, rich in texture and timeless in appeal, while refined driveways and porticos complete a composed arrival experience.

Materials and finishes are chosen for longevity and grace, not just trends. What emerges is a home that speaks softly yet unmistakably of quality, permanence, and a level of living reserved for those who recognize true craftsmanship.





A CROWN OF LIGHT AFTER DUSK



As night descends, the estate transforms into a luminous masterpiece. From above, softly lit pathways trace elegant patterns through manicured landscapes, while warm golden lights highlight every curve, court, and open space.

The harmony of illumination and design reveals an address that shines with quiet grandeur.

Seen from a top angle, the layout unfolds like a royal insignia—orderly, expansive, and timeless.

The glow of the community at night reflects a life of serenity, security, and distinction, where every evening feels calm, composed, and truly majestic.

SPECIFICATIONS

STRUCTURE

- RCC frame structure with 6 inch 4 solid block masonry

WET KITCHEN

- Black or Steel Grey granite kitchen platform or equivalent of suitable size and a reputed stainless steel sink with drain board
- Ceramic tile or granite dado of up to 2 feet above the platform
- Provision for a water purifier

CAR PARKING

- Covered portico for car parking
- Flooring colour cement pavers or equivalent tiles

BATHROOM

- Ceramic glazed tiles dado up to 7 or 8 feet in all toilets
- Jaquar or equivalent make sanitary ware
- CP fittings Jaquar or equivalent make
- Plumbing concealed in medium class CPVC or PVC pipes. All external plumbing, waste water pipes and storm water drains shall be in combination of PVC and stoneware pipes

DOORS AND WINDOWS

- Teak wood frames with designer veneered flush shutters and stainless steel finish hardware for main door
- Hardwood frames with flush shutters for internal doors
- Melamine polish finish for main and internal doors
- Railings finished with white synthetic enamel paint
- Three track UPVC sliding or casement windows and French windows with mosquito mesh shutters except bathrooms
- Bathroom ventilators in aluminium louvers

FACADE AND EXTERIORS

- External emulsion Apex or equivalent paint for exterior walls
- Driveways finished with interlocking heavy duty paver or grass pavers

ELECTRICAL

- Concealed fire resistant wiring Havells or RR or Bangalore cable or equivalent
- Modular electrical switches of Legrand or Havells or equivalent
- Telephone and television points in living room and bedrooms

INTERIORS

- Cement plastered walls and ceilings finished with base white oil bound or acrylic emulsion
- Granite flooring in entrance lobbies and marble full body tiles in living, dining and dry kitchen staircase
- Vitrified tiles flooring in all bedrooms
- Anti skid ceramic tiles in balcony and utility

GENERATOR

- Generator backup of 4 kW for individual row house or townhouse Safety
- Centralized security provision at the entrance gate
- Video door phone for each row house or townhouse
- CCTV cameras for common areas surveillance



DESIGNED TO BE REMEMBERED



At the heart of this estate lies an outdoor realm designed with the grace and grandeur once reserved for royal retreats.

Expansive landscaped gardens, stately walkways, and thoughtfully curated leisure spaces unfold in perfect harmony, creating an atmosphere of timeless elegance.

Every detail reflects balance, proportion, and refinement inviting residents to experience the outdoors as a private sanctuary of prestige.

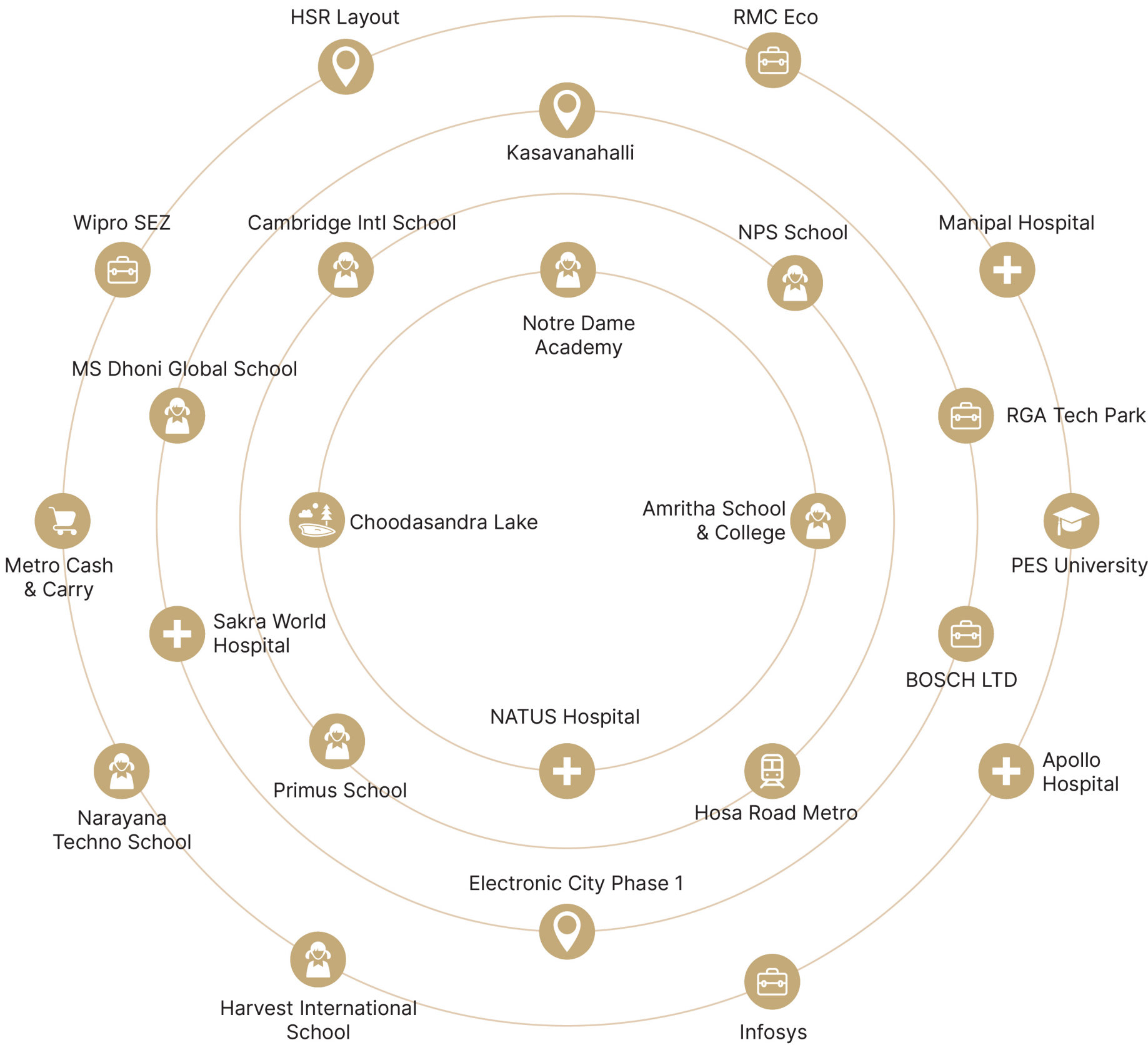
Mornings are welcomed with tranquil walks beneath open skies, afternoons linger in shaded courts of quiet indulgence, and evenings glow softly amidst manicured greens.

Here, luxury is not displayed—it is felt, in the calm, the space, and the sense of belonging to something truly exceptional.

This is not merely outdoor living; it is a lifestyle crowned with distinction.



CLOSE PROXIMITIES



SCHOOLS & COLLEGES

Notre dame academy school
Cambridge International School
Orchid International School
MS Dhoni Global School
Amrita School & College
PES University
Dayananda sagar university
NPS school
Cambridge school
BRS school
Zee school
Primus School
Narayana Techno School

HOSPITALS

NATUS Hospital
PES Hospital
Motherhood Hospital
Manipal Hospital
Sakra World Hospital
Apollo Hospital
Narayana Hrudayalaya

IT COMPANIES & TECHPARKS

WIPRO Corporate Office
BOSCH Limited
RGA Techpark
RMZ Ecospace
Prestige Tech Park
Infosys
Ecity Phase 1 & 2



THE SIGNATURE VISION



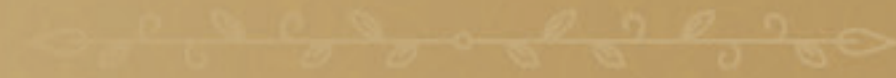
In Bengaluru's fast rising skyline, where ambition meets architecture, GR Constructions introduces Ranke Infra, its flagship vertical for premium living, marking a defining new chapter in a journey that began in 1999

Built on over two decades of construction led excellence, GR Constructions has delivered more than 150 projects in its formative years and evolved into a Tier I builder with nearly three million square feet completed and another million underway, reflecting scale, discipline, and enduring trust

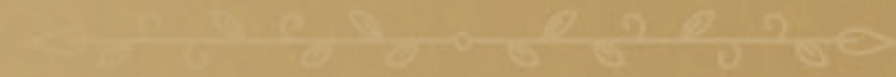
Ranke Infra now carries this legacy into luxury, with plans for one million square feet of high end developments across Bengaluru's most sought after micro markets, shaped by in house engineering rigor and an uncompromising approach to quality

As premium housing demand accelerates, Ranke Infra will anchor the group's future prestigious projects through phased rollouts aligned to long term growth, signalling GR Constructions' evolution into a brand led developer driven by execution, integrity, and a refined vision for modern living

4.5 Million SQFT Delivered



6K+ Homes Delivered



27 Years Of Excellence

