

YOUR CHERISHED LIFESTYLE. IN THE LAP OF NATURE.

PRESENTING

**ZUARI**  
**GARDEN CITY**  
MYSORE'S FIRST INTEGRATED TOWNSHIP



Dear Friend,

Welcome to Zuari Garden City - Mysore's first-ever, fully-integrated residential township.

Viable as a home or a weekend getaway, Zuari Garden City offers uber-luxurious villas and town houses in Mysore's tranquil environs - the kind that's becoming a rarity in our bustling cities.

Founded by visionary extraordinaire Dr. KK Birla in the late 60s, Zuari Global Ltd. has led industrial progress in India from the front - from ushering changes in agriculture and infrastructure to pioneering lifestyle and financial services.

As a company, we've always ensured we've given back to society as good as we got. The proof of which are the many long-running philanthropic activities we're involved in, especially those that empower the marginalised.

'To harness and harmonise the vast reservoir of human talent, technological know-how and other resources in a collaborative, inclusive and sustainable manner so as to drive India's development and progress'. Our corporate mission is more than just a statement. It is the axiom we live by in our every venture. And Zuari Garden City is no different.

Created with an unwavering eye for detail and excellence, everything about the project - from its location to the amenities to the facilities, deliver absolute value for money and in all probability will set a new benchmark in the Mysore real estate space.

This brochure has been designed to give you a comprehensive, authoritative view of Zuari Garden City. However, please feel free to speak with our sales team in the event you need more information.

Regards,

Saroj Kumar Poddar

Chairman, Zuari Global Ltd.



## MYSORE. IT'S EVERYTHING YOUR CITY WAS.

Clean. Green. And well-planned. Mysore, the second greenest city in India, is bound to remind you of the kind of place you grew up in. And possibly the kind of place you would want to go back to.

But its laidback living is a far cry from just how progressive the city really is. A sound infrastructure and a pro-people administration have catapulted Mysore, the second largest city in Karnataka, into one of the fastest-growing hubs for information technology in India.

In the past decade, the city has upped its connectivity – both, in the virtual world, by way of cutting-edge IT infrastructure, and in the real world, by way of the world class 4 / 6 lane NICE expressway. Without compromising on the quality of life that Mysore has come to be known for, of course.

*Royalty for neighbours. The Mysore Palace.*





## ZUARI GARDEN CITY. MYSORE'S SECOND BEST-KNOWN GARDEN.

Close to India's most famous garden - Brindavan Gardens, Zuari Garden City is just as beautiful and with infinitely better creature comforts.

Virtually a world in itself, Zuari Garden City alongside its grand villas, luxury villas and townhouses, will have 2 expansive clubhouses (equipped with courts for tennis and squash, an Olympic-sized swimming pool and a gymnasium) and a full-fledged mall (with a 2-screen multiplex, speciality restaurants, and lifestyle stores).

A short, 10-minute and rather picturesque drive from Mysore's IT corridor, Zuari Garden City is all set to become Mysore's most sought-after address as much for its value appreciation as for its quality of living.

*Enter Zuari Garden City. Exit ordinary living.*





The master plan.





## PLUSH ON THE INSIDE, LUSH ON THE OUTSIDE.

At a sprawling 73 acres, choice is a given at Zuari Garden City – there are the Villas and the Townhouses. And no matter what you choose, you can rest assured that your house is built to exacting international standards and in absolute compliance with Vaastu (just like every single other house at Zuari Garden City is).

Not to be outdone by the plush indoors, the outdoors at Zuari Garden City is smattered with wide open spaces, parks and playgrounds.

*Rooms with views. A panoramic view of the Grand Villas, Luxury Villas and Townhouses.*





*A class apart. The Grand Villas.*



## THE GRAND VILLAS. 5550 SQUARE FEET OF LUXE LIVING.

With 5 bedrooms and a garden deck overlooking a private terrace swimming pool, it does not get any more luxurious than the Grand Villa. And not just in Mysore.

The 2-storied villa comes with airy living rooms (with as much natural light as can possibly stream in), a spacious dining room (you can throw a banquet in), enormous walk-in closets (that virtually are rooms in themselves), a puja room and a separate servant's room.

*Top of the world. Private, rooftop swimming pool.*







*White space. Living rooms with ample space and light.*





## THE LUXURY VILLAS. 3230 SQUARE FEET OF UBER LIVING.

While the 3 bedrooms (so spacious, you will be hard-pressed to tell the master bedroom from the other two) and the terrace garden are easily the highlights of the Luxury Villa, they hardly are all.

Combining luxury with comfort, the Luxury Villa has rooms with attached balconies that open to scenic views, expansive living rooms, a spacious dining room, a cozy family lounge, a puja room and separate servant's room.

*Luxury Street. A row of Luxury Villas.*





*Sleeping beauty. View of a bedroom in a Luxury Villa.*







*Planted to perfection. Well-planned gardens.*





## THE TOWNHOUSES. 1850 SQUARE FEET OF MODERN LIVING.

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A mélange of modern design and comfort, the 3-bedroom Townhouses are everything you would want in a house and a little more.

Laid in delightful symmetry, the Townhouses come with spacious bedrooms (with attached balconies that are just as spacious), an airy living room and dining space, a handy utility room and a covered parking area.

*Delightful symmetry. View of the Townhouses by night.*







Terrace with a view.





## A WORLD IN ITSELF.

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The facilities and amenities at Zuari Garden City have been thoughtfully put together to offer rejuvenating options of international standards as well as recreational facilities that complement the quality of living the homes offer.

The 30,000 square feet clubhouse, managed by an international operator firm, comes with a fully-equipped gym, a wood-floored room for aerobics and yoga, a squash court, a billiards room, an Olympic-sized swimming pool and a tennis court. You will also find Mysore's only Indoor Golf Simulator, a private viewing theatre and a 100-key spa resort on premises. Add to that a shopping mall with a food court, multiplex, fine dine restaurants and a health-care centre.

If that isn't enough, you can always party or relax at the Recreation Center, which also houses a convenience store and a number of sports arenas.



*Pamper your senses. Wellness club and spa center.*







*Fit for the job. Fully equipped fitness centre.*





*On a platter. Home to speciality restaurants.*





Shopping blockbuster. Shopping complex-cum-multiplex.



Image for representation purpose only



## CLEAN, GREEN LIVING.

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Living at Zuari Garden City is as much about responsible living as it is about living it up. With more than half of the 73 acres under green cover, the township's greenery rivals even Mysore's famed verdant landscape. It's what helps lower the ambient temperature by almost a degree in the township.

Maintaining the natural water profile, rainwater harvesting and active forestation are among the important initiatives underway to help build a robust ecological balance at the township.

With parallel initiatives like solar lighting (to effectively reduce use and dependence on electricity supply) and an effluent treatment plant (to make the township Mysore's first-ever zero-discharge integrated microcosm) Zuari Garden City is on its way to receiving an international certification for its initiatives.

*Letting kids be kids. Numerous spacious play areas.*





## THE FINER ART OF LIVING.

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Zuari Garden City is everything the discerning family looks for in a home and more. While a quality living space is a given, this one-of-a-kind integrated township takes quality of living beyond your home - by way of lavish facilities and luxurious amenities, all set in the midst of expansive green vistas.

*Happiness comes from within.*





For more than five decades now, Zuari Global Ltd. has been a household name in India. Ever since its establishment in 1967, the group has played a pivotal role in shaping the Indian economy. From steel to fertilisers, from infrastructure to cement, the group has generated employment for thousands of Indians, who have in turn made it a Rs. 7,500 crore conglomerate.

Recently, the group was rechristened Adventz Group Ltd., with the view of taking its growth story to new heights. Having been actively involved in core sectors that determine the growth of a nation, Zuari Infraworld (part of the Adventz Group) is currently leading and unleashing a new wave of transformation across the domain of real estate with Zuari Garden City.

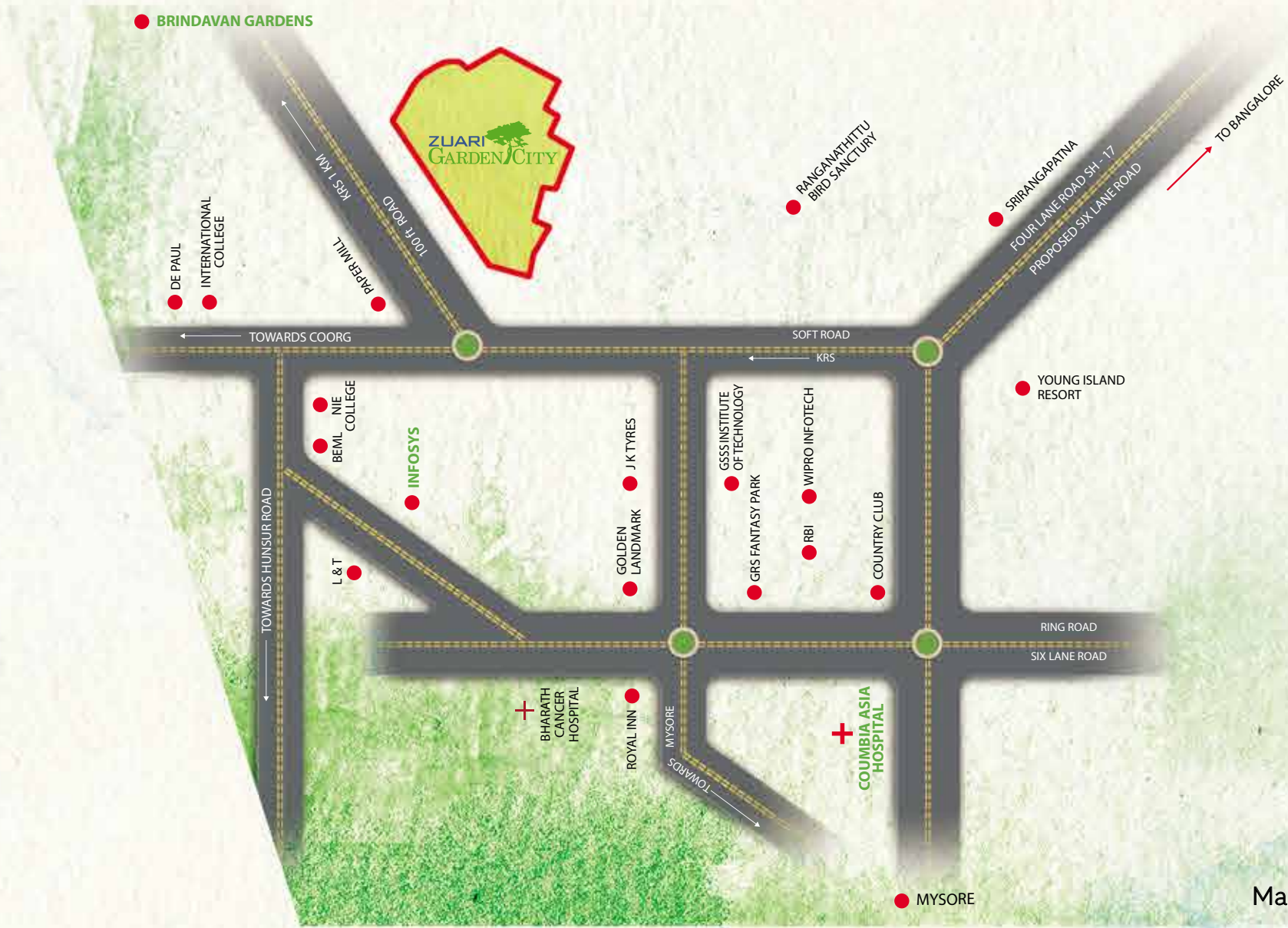
ROMI KHOSLA DESIGN STUDIOS (RKDS), architects of Zuari Garden City, are a consultancy led by architects Romi Khosla and Martand Khosla.

The studio engages in creative, contemporary design with a wide range of projects including luxury hotels, schools and universities, retail locations, small specialised interiors and urban planning. The United Breweries headquarters in Bangalore and the National Gallery of Modern Art in Mumbai are some of the buildings designed by RKDS.

In the last 5 years, RKDS has won 6 international architecture awards, was featured in the Phaidon Londons' World Architecture Atlas with The Best Buildings of the 21st Century and was covered in over 40 international and over 10 Indian design magazines.



## LOCATION MAP



Map not to Scale



## SPECIFICATIONS AND AMENITIES AT ZUARI GARDEN CITY.

| AREA                       | SPECIFICATION                                       | GRAND VILLA | LUXURY VILLA | TOWN HOUSE | AREA                           | SPECIFICATION   | GRAND VILLA | LUXURY VILLA | TOWN HOUSE |
|----------------------------|---|-------------|--------------|------------|--------------------------------|---|-------------|--------------|------------|
| Structure                  | Composite Structure (Seismic Zone - II)             | ✓           | ✓            | ✓          | Kitchen                        |   |             |              |            |
| Wall Finish                |   |             |              |            | Counter                        | Black Granite   | ✓           | ✓            | ✓          |
| External                   | Weather Coat Paint                                  | Part        | Part         | Part       | Sink                           | Stainless Steel   | ✓           | ✓            | ✓          |
|                            | Stone Cladding                                      | Part        | Part         | ✗          | Fittings                       | Chrome-plated   | ✓           | ✓            | ✓          |
|                            | Brick Tiles   | ✗           | ✗            | Part       | Chimney                        | Opening to suit the exhaust pipe                                  | ✓           | ✓            | ✓          |
| Internal                   | Emulsion Paints                                     | ✓           | ✓            | ✓          | Bathrooms                      |   |             |              |            |
| Ceiling                    | Oil Bound Distemper                                 | ✓           | ✓            | ✓          | Fittings                       | Premium Quality CP Fixtures                                       | ✓           | ✓            | ✓          |
| Kitchen Dado above counter | Ceramic Tiles                                       | ✓           | ✓            | ✓          | Sanitaryware                   | Premium Quality Fixtures  | ✓           | ✓            | ✓          |
| Bathroom Dado              | Ceramic Tiles                                       | ✓           | ✓            | ✓          | Air-Conditioning               | Provision for splits in room                                      | ✓           | ✓            | ✓          |
| Flooring                   |   |             |              |            | Plumbing Lines                 |   |             |              |            |
| Living/ Dining Room        | Marble  | ✓           | ✗            | ✗          | Dual Piping for Recycled Water | PVC   | ✓           | ✓            | ✓          |
|                            | Vitrified Tiles                                     | ✗           | ✓            | ✓          | Rain Water Drainage            | PVC   | ✓           | ✓            | ✓          |
| Master Bedroom             | Marble  | ✓           | ✗            | ✗          | Internal Embedded              | CPVC  | ✓           | ✓            | ✓          |
|                            | Laminated Wood                                      | ✗           | ✓            | ✓          | Electrical                     |   |             |              |            |
| Bedrooms                   | Vitrified Tiles                                     | ✗           | ✓            | ✓          | Conduiting                     | PVC   | ✓           | ✓            | ✓          |
| Lounge                     | Laminated Wood                                      | ✓           | ✓            | ✗          | Wires                          | Copper with Fire Retardant PVC Coating                            | ✓           | ✓            | ✓          |
| Bathrooms                  | Anti-skid Ceramic Tiles                             | ✓           | ✓            | ✓          | Switches                       | Modular   | ✓           | ✓            | ✓          |
| Kitchen                    | Anti-skid Ceramic Tiles                             | ✓           | ✓            | ✓          | Security                       | Video Door Phone  | ✓           | ✓            | ✓          |
| Staircases                 | Marble  | ✓           | ✗            | ✗          |                                | Intercom and Manned Entrance Gates                                | ✓           | ✓            | ✓          |
|                            | Shadharalli Stone                                   | ✗           | ✓            | ✓          | Special                        |   |             |              |            |
| Balconies                  | Shadharalli Stone                                   | ✓           | ✓            | ✓          | Water Supply                   | Direct Cauvery River Treated for usability                        | ✓           | ✓            | ✓          |
| Terrace                    | Shadharalli Stone                                   | ✓           | ✓            | ✓          | Washing Machine                | Provision in Utility Area   | ✓           | ✓            | ✓          |
| Doors                      |   |             |              |            | DG Supply                      | 100% Power Back-up on Dual Metering                               | ✓           | ✓            | ✓          |
| Main Entrance              | Polished Teak Wood Frame with Paneled Door Shutters | ✓           | ✗            | ✗          | Broadband/TV/Telecom           | Conduit provision for service provider Optical Fiber Cable        | ✓           | ✓            | ✓          |
| Main Entrance              | Wooden Frame with Teak Finish Flush Doors           | ✗           | ✓            | ✓          | Clubhouse Membership           | Wellness-centric club & spa and sports club within the Gated Area | ✓           | ✓            | ✓          |
| Internal                   | Wooden Frame with Moulded Flush Doors               | ✓           | ✓            | ✓          | Swimming Pool                  | Olympic-sized   | ✓           | ✓            | ✓          |
| Bathroom                   | Wooden Frame with Moulded Flush Doors               | ✓           | ✓            | ✓          | 24X7 Convenience Store         | Within the Gated Area   | ✓           | ✓            | ✓          |
| Balcony                    | Openable Powder Coated Aluminium frame with Glass   | ✓           | ✓            | ✓          | Lake                           | Within the Gated Area   | ✓           | ✓            | ✓          |
| Window                     | Powder Coated Aluminium Slider with Fly Mesh        | ✓           | ✓            | ✓          | Retail Mall                    | Within the Gated Area   | ✓           | ✓            | ✓          |
|                            |   |             |              |            | Health Care Centre             | Within the Gated Area   | ✓           | ✓            | ✓          |

Disclaimer: The contents of this material are conceptual and may / may not form part of the final product. We reserve the right to change and modify the contents and shall not be liable to anyone for the changes / improvements made.






MYSORE'S FIRST INTEGRATED TOWNSHIP

Site address:  
ZUARI GARDEN CITY, KRS Road,  
Mysore. Tel: 08236 257077  
[www.zuarigardencity.com](http://www.zuarigardencity.com)

Project developed by:



ZUARI INFRAWORLD INDIA LTD  
1st Floor, Adventz Center, No.28, Union Street,  
Off Infantry Road, Bangalore - 560001.  
Phone: +91 80 4906 6900

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*For enquiries, call 1800 123 1212 or mail us at [sales@adventzinfra.com](mailto:sales@adventzinfra.com)*