

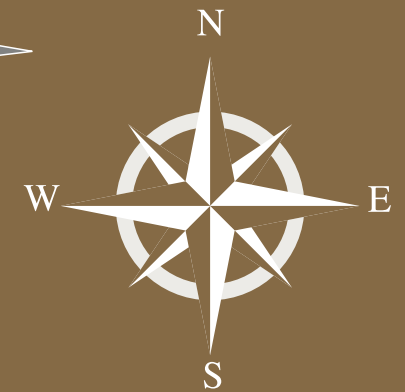
A Project by



AR
PLATINUM
The Luxury Homes



2 & 3 BHK Luxury Gated Community Apartments @ TC Palya



- 01. WEST - 1075 - 2BHK
- 02. NORTH - 1375 - 3BHK
- 03. NORTH - 1075 - 2BHK
- 04. EAST - 1350 - 3BHK
- 05. EAST - 1075 - 2BHK

Flat No. 02 North Facing - 1375 (3BHK)

- Drawing : 14'-0"x11'-0"
- M.Bedroom : 11'-0"x12'-2"
- Toilet : 5'-0"x8'-0"
- Dining : 9'-0"x15'-10"
- Kitchen : 8'-8"x9'-6"
- Ch.Bedroom : 11'-0"x11'-0"
- Ch.Bedroom : 11'-0"x11'-0"
- Toilet : 4'-8"x8'-0"
- Balcony : 7'-6"x5'-2"



ENTRANCE

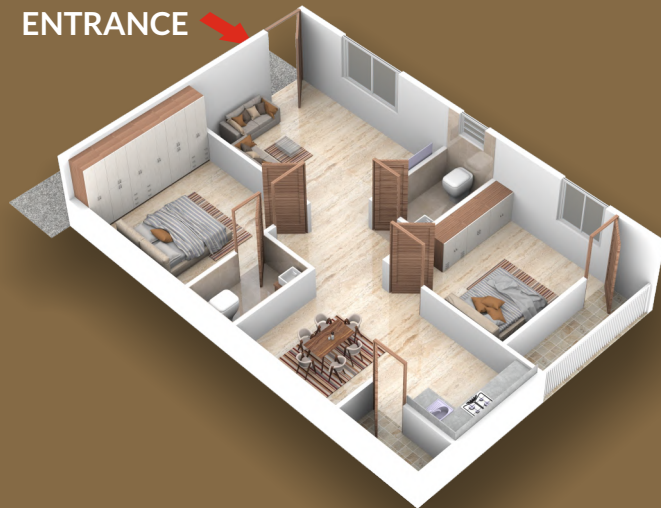
- Drawing : 13'-4"x11'-4"
- M.Bedroom : 11'-0"x12'-6"
- Toilet : 5'-0"x8'-0"
- Dining : 13'-4"x14'-4"
- Kitchen : 8'-0"x11'-0"
- Ch.Bedroom : 11'-0"x11'-0"
- Ch.Bedroom : 11'-0"x10'-0"
- Toilet : 7'-8"x4'-0"



ENTRANCE

Flat No. 04 East Facing - 1350 (3BHK)

Flat No. 01 West Facing - 1075 (2BHK)



- Drawing : 15'-0"x11'-0"
- M.Bedroom : 12'-0"x11'-2"
- Toilet : 4'-6"x7'-0"
- Dining/Kitchen: 16'-10"x11'-2"
- Ch.Bedroom : 10'-6"x11'-0"
- Toilet : 4'-6"x7'-6"
- Utility : 3'-6"

Flat No. 03 North Facing - 1075 (2BHK)



- Drawing/Dining : 11'-0"x21'-2"
- M.Bedroom : 14'-0"x10'-8"
- Toilet : 7'-0"x5'-0"
- Kitchen : 8'-0"x10'-8"
- Ch.Bedroom : 11'-0"x10'-6"
- Toilet : 7'-0"x5'-0"



- Drawing : 15'-0"x11'-0"
- M.Bedroom : 11'-10"x11'-2"
- Toilet : 4'-6"x6'-6"
- Kitchen/Dining : 16'-0"x11'-6"
- Ch.Bedroom : 10'-0"x11'-0"
- Toilet : 4'-6"x7'-4"

Flat No. 05 East Facing - 1075 (2BHK)

SPECIFICATIONS



FRAMED STRUCTURE:

RCC framed structure with seismic compliance resistance.



SUPER STRUCTURE:

6" Solid blocks for external walls,
4" Solid blocks for internal walls.



PLASTERING:

Internal wall: 1:5 C.M. with smooth finish,
External wall: Smooth sponge finish cement plastering.



DOOR:

Main Door: Teak wood frame & shutter teak finishing door Malaysian skin with outside brass fitting,
Internal Doors: Sal wood frame for bedrooms with Flush door shutters.



WINDOWS:

Three track UPVC windows/Aluminum with mosquito Mesh and M.S. Grills with enamel paint.



FLOORING:

2'X4' Vitrified tiles flooring tiles in all rooms with 4" skirting.



ELECTRICAL:

Concealed copper wiring (Anchor/similar wire) with Anchor/similar plate switches & necessary points in each room, 15 amps power plug points in kitchen and toilets, ELCB (Earth leakage circuit breakers) Individual AC points in master bedroom.



TOILET:

7 feet height glazed tile (good quality) dadoing and Ceramic tiles flooring, European commode and washbasin, Hindware/Parryware fittings and taps.



KITCHEN:

2 feet height glazed tiles dadoing, Provision for washing machine point and water purifier.



PAINTING:

Inside: one coat of primer with two coats wall care putty & tractor emulsion paints, outside: one coat of primer with two coats Asian apex paints, Enamel paints to doors & window grills.



WATER SUPPLY:

24 hrs. water deep tube well, Sump & Over head tank.



LOBBY & LIFT:

Entrance lobby finished with granite flooring, One lift of reputed make and 6 passenger capacity.



GENERATOR:

Additional power back-up for lift, water pumps & common area lightings.



CAR PARKING:

Covered car parking.



MULTIPUROSE HALL

Your community's hub for all occasions.



PROJECT HIGHLIGHTS

- Clear Title
- Branded Lift
- Individual Walls
- Strategic Location
- Quality Construction
- Excellent Ventilation
- 2 Borewells & 2 Sumps
- Cauvery Water Provision
- Charging Points For Electric Cars



Location Map
Not To Scale



AR
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PROXIMITIES

| | |
|-------------------------------------|-------------|
| Neighborhood | |
| Relince Smart Point | - 150 Mtrs. |
| Pizza Hut & KFC | - 190 Mtrs. |
| Old Madras Road | - 1.5 Kms. |
| K.R. Puram Railway Station | - 3.9 Kms. |
| D-Mart | - 4.3 Kms. |
| RMZ Tech Park | - 6.0 Kms. |
| ITPL | - 9.0 Kms. |
| Manyatha Tech Park | - 11.0 Kms. |
| Nearby Education Institution | |
| Don Bosco College | - 0.9 Kms. |
| New Indus Valley Residential School | - 1.3 Kms. |
| Garden University College | - 1.7 Kms. |
| Cambridge School & University | - 2.3 Kms. |
| New Baldwins School | - 2.7 Kms. |
| Sri Chaitanya Techno School | - 3.0 Kms. |
| VIBGYOR High School | - 3.6 Kms. |
| Narayana E-Techno School | - 4.2 Kms. |
| Nearby Hospitals | |
| Koshy Hospital | - 2.6 Kms. |
| Chaya Hospital | - 5.0 Kms. |

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