



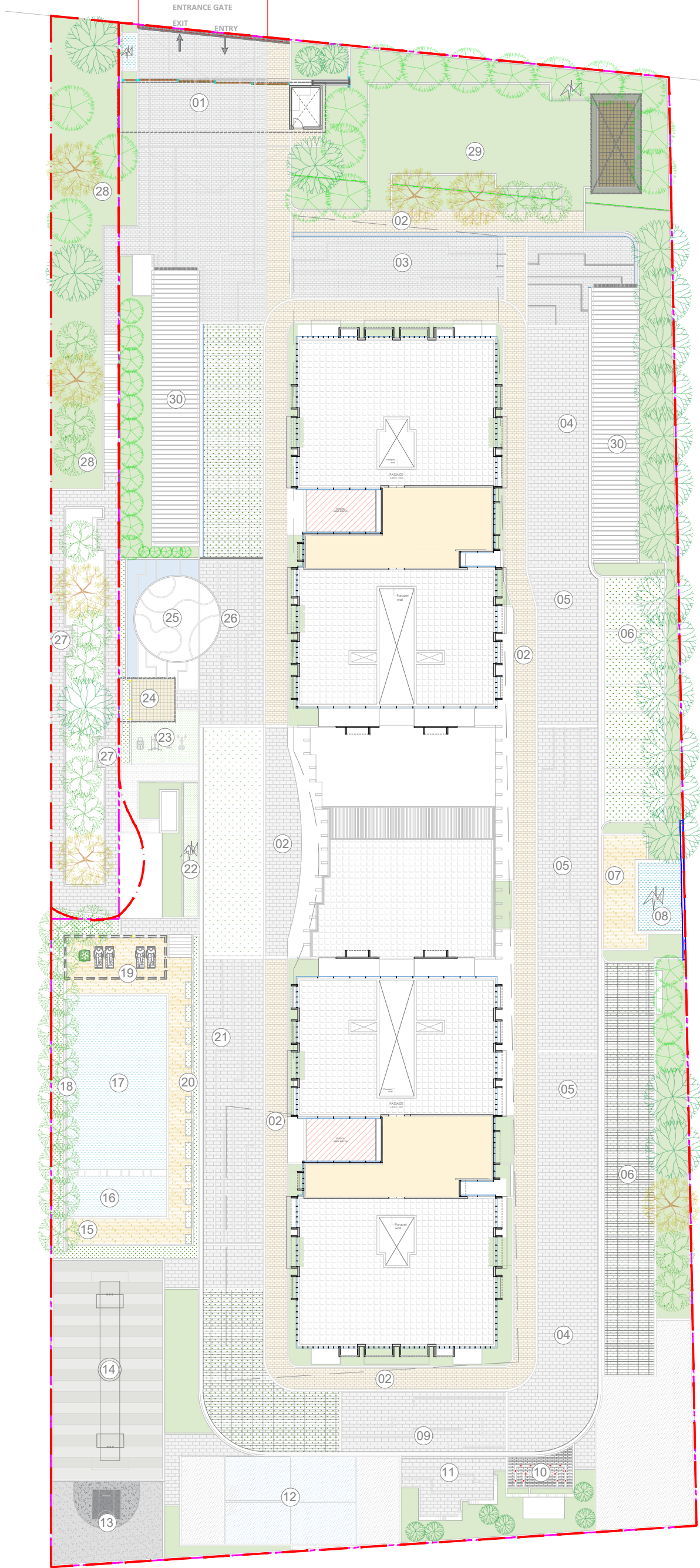
Kumar

PLATINA

To TUMAKURU

R O A D

To BENGALURU



- LEGEND:**
1. ENTRY/ EXIT ARCH WITH SECURITY CABIN
 2. PEDESTRIAN PATHWAY
 3. ARRIVAL PLAZA
 4. DRIVEWAY
 5. DROP-OFF
 6. SURFACE PARKING
 7. DROP-OFF PLAZA WITH DECK
 8. FEATURE WALL WITH WATER FEATURE
 9. FIRE DRIVEWAY
 10. WATER JET FOUNTAIN
 11. SEATING PLAZA
 12. PADEL COURT
 13. BASKETBALL COURT PRACTICE COURT
 14. MULTI-PURPOSE COURT
- MINI SOCCER
- BOX CRICKET
 15. POOL DECK
 16. KID'S POOL WITH STEPPING STONE
 17. MAIN POOL
 18. FEATURE WALL
 19. LOUNGERS WITH SHADE STRUCTURE
 20. SCREEN WALL WITH FRP POTS
 21. POOL PLAZA
 22. SCULPTURE COURT
 23. OUTDOOR GYM
 24. DECK WITH SHADE STRUCTURE
 25. CHILDREN'S PLAY AREA
 26. FLOOR GAMES
 27. NATURE TRAIL WITH INFORMAL SEATING
 28. NATURE PARK
 29. PARTY LAWN
 30. MS PERGOLA WITH CREEPERS



USP OF sPROJECT KUMAR PLATINA

Design and Architecture

- Modern and sustainable architecture
- Modern aesthetic and functional layouts
- Unobstructed skyline, cityscape, or nature views.
- Premium visual experience compared to low-rise buildings

Enhanced Privacy & Reduced Noise

- Fewer disturbances from street-level traffic and public movement.
- Zero wasted Space floor plans for maximum Usability
- High ceilings, cross ventilation and Wide Balconies
- Only 4 Apartment per floor with No Common Walls

Modern Amenities

- The clubhouse is located strategically at the center as a landmark of the project.
- Swimming pools, gyms, clubhouses, children's play area, party Lawn and pet park.
- Integrated community facilities like co-working spaces and play areas.

Premium Lifestyle Experience

- Upmarket architecture and modern design aesthetics.
- Luxury living offering comfort, status, and exclusivity.

Efficient Land Utilization

- Vertical development allows more green/open spaces on the ground.

Stronger Investment Value

- Higher resale and rental demand, especially for upper floors.
- Better appreciation due to premium positioning and scarce high-rise land supply.

USP Of Location

Excellent Connectivity

- **Metro Access:** Nagasandra has its own **Namma Metro Green Line station**, which connects directly to central parts of Bangalore (Majestic, MG Road etc.), drastically reducing commute times compared to many outer suburbs.
- **Road Networks:** It's located near **Tumkur Road / NH-48** and has easy access to the Outer Ring Road (ORR) and NICE Road, improving connectivity to industrial hubs and even the airport.
- **Multiple Transport Options:** Along with metro, BMTC buses and local autos support daily mobility.

Affordability + Growth Potential

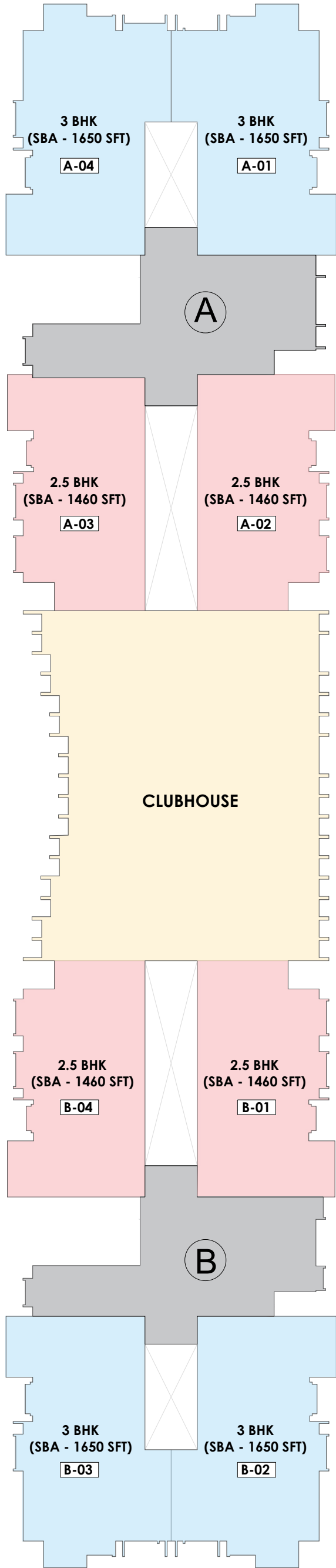
- **Budget-Friendly Real Estate:** Property and rental prices here are generally lower compared to many central or south/east suburbs of Bangalore — attracting first-time home buyers and investors.
- **Investment Appeal:** Ongoing infrastructure improvements (metro influence + corridor development around BIEC–Nagasandra–Madavara) are driving appreciation and rental demand.

Proximity to Employment Hubs

- **Industrial Proximity:** Close to **Peenya Industrial Area** (one of Asia's largest) and other manufacturing/engineering hubs — ideal for workers and small business owners.
- **Nearby Offices & Tech Parks:** Within commuting reach of areas like Yeshwanthpur, Hebbal, and Manyata Tech Park via road/metro links.

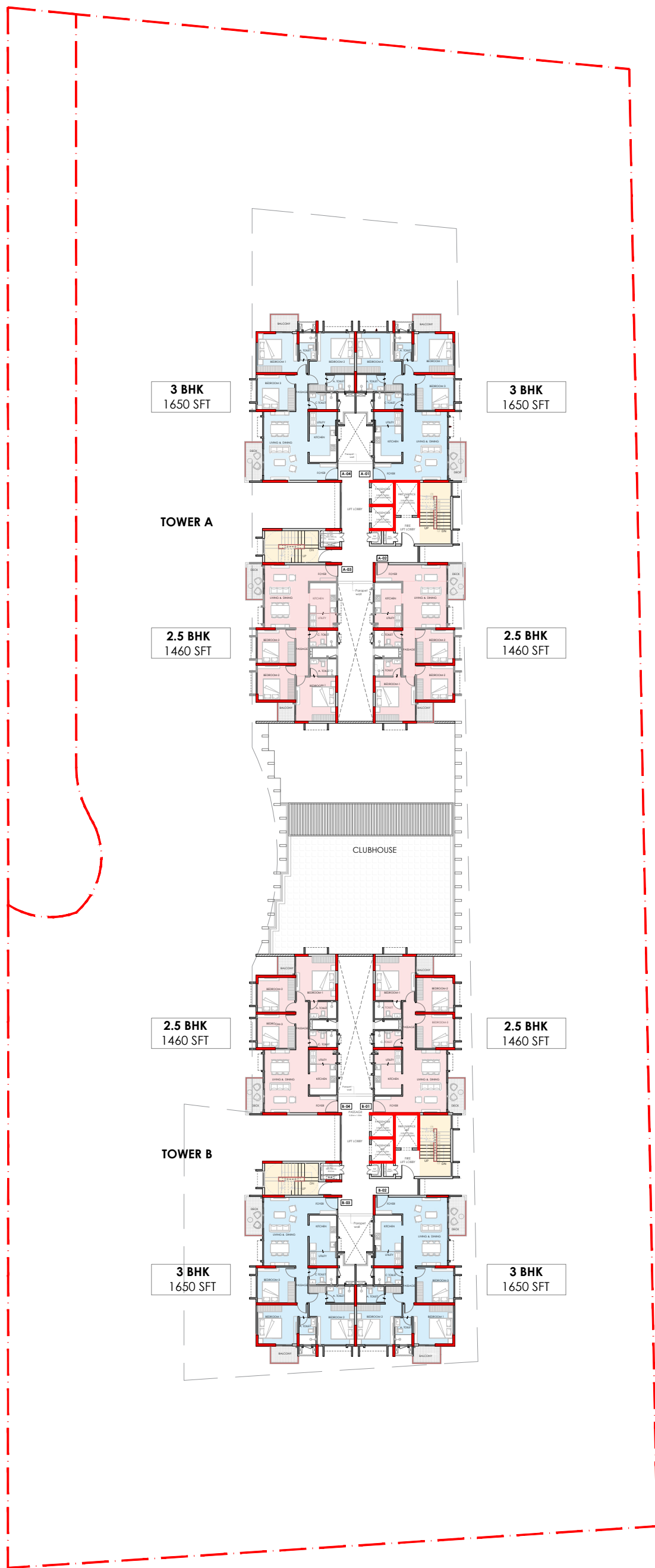
Local Amenities & Infrastructure

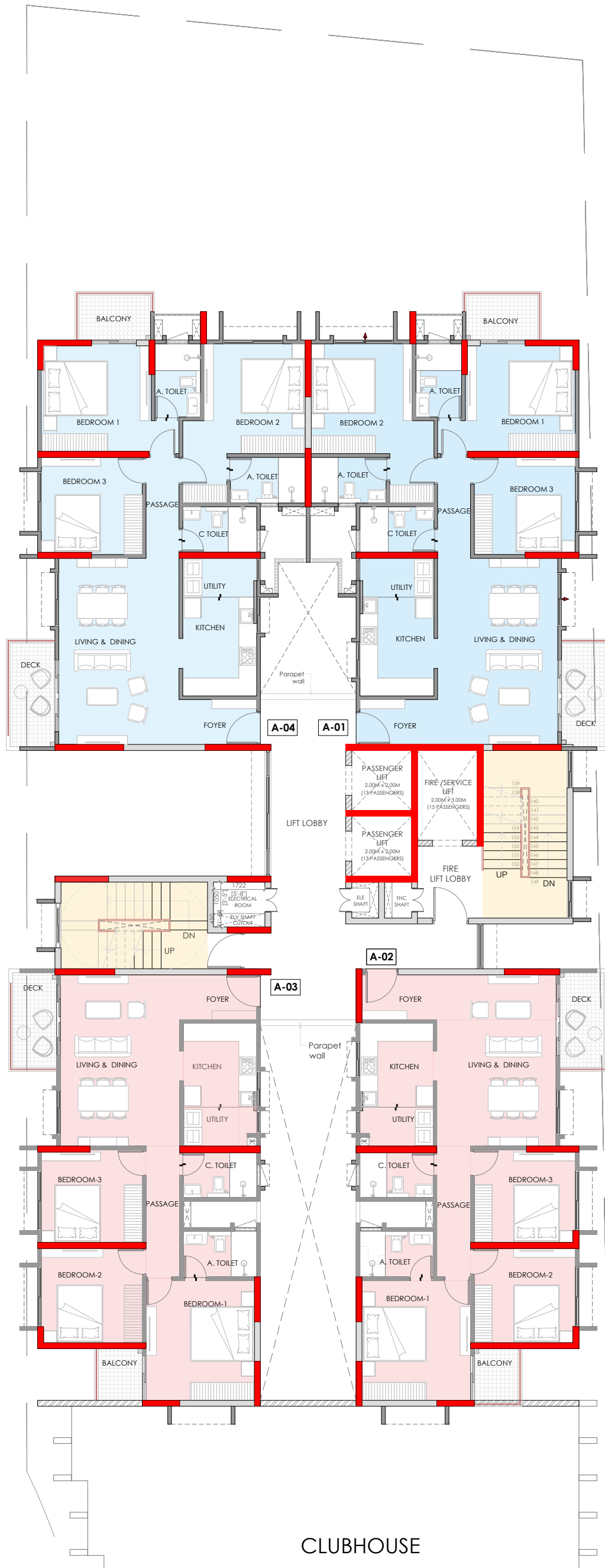
- **Schools & Hospitals:** Several educational institutions and healthcare centres within or near the locality.
- **Shopping & Lifestyle:** Local markets, grocery stores, eateries, and malls like Elements Mall (in nearby Yelahanka) are easily accessible.
- **Green Spaces:** Parks and lakes nearby add to a balanced, semi-urban living experience



UNIT TYPE	SBA (sqft)	SBA (sqm)	No. of units
2.5 BHK	1460	135.63	86
3 BHK	1650	153.29	86
total units			172

UNITS	SUPER BUILT-UP AREA		ORIENTATION
	sqft	sqm	
2.5 BHK	1460	135.63	EAST FACING
2.5 BHK	1460	135.63	WEST FACING
2.5 BHK	1460	135.63	NORTH FACING
3 BHK	1650	153.29	EAST FACING
3 BHK	1650	153.29	WEST FACING
3 BHK	1650	153.29	NORTH FACING





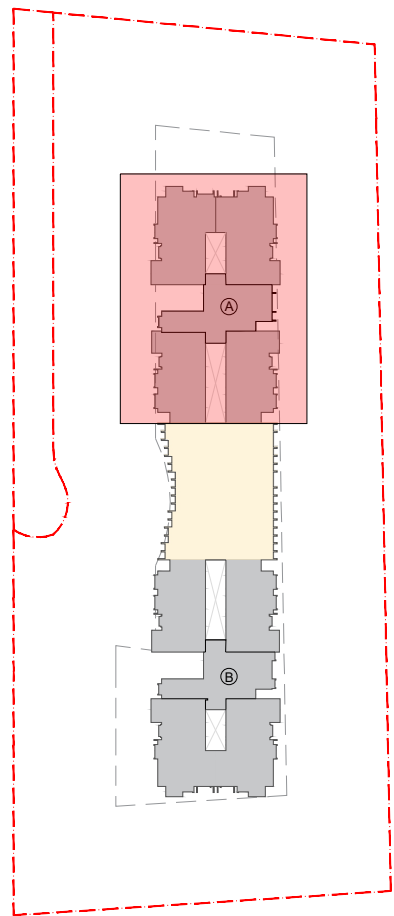
3 BHK
1650 SFT

3 BHK
1650 SFT

TOWER A

2.5 BHK
1460 SFT

2.5 BHK
1460 SFT



KEY PLAN

CLUBHOUSE





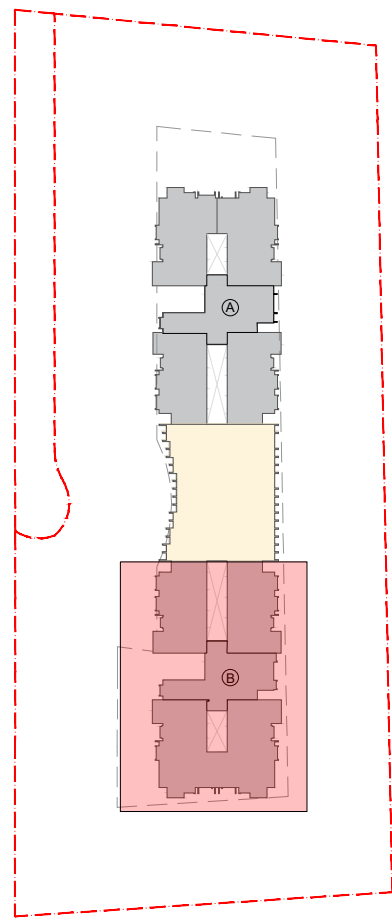
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1460 SFT

2.5 BHK
1460 SFT

TOWER B

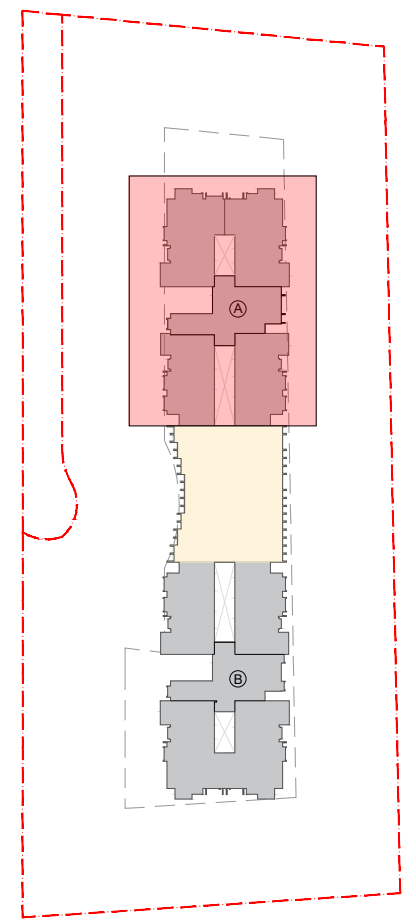
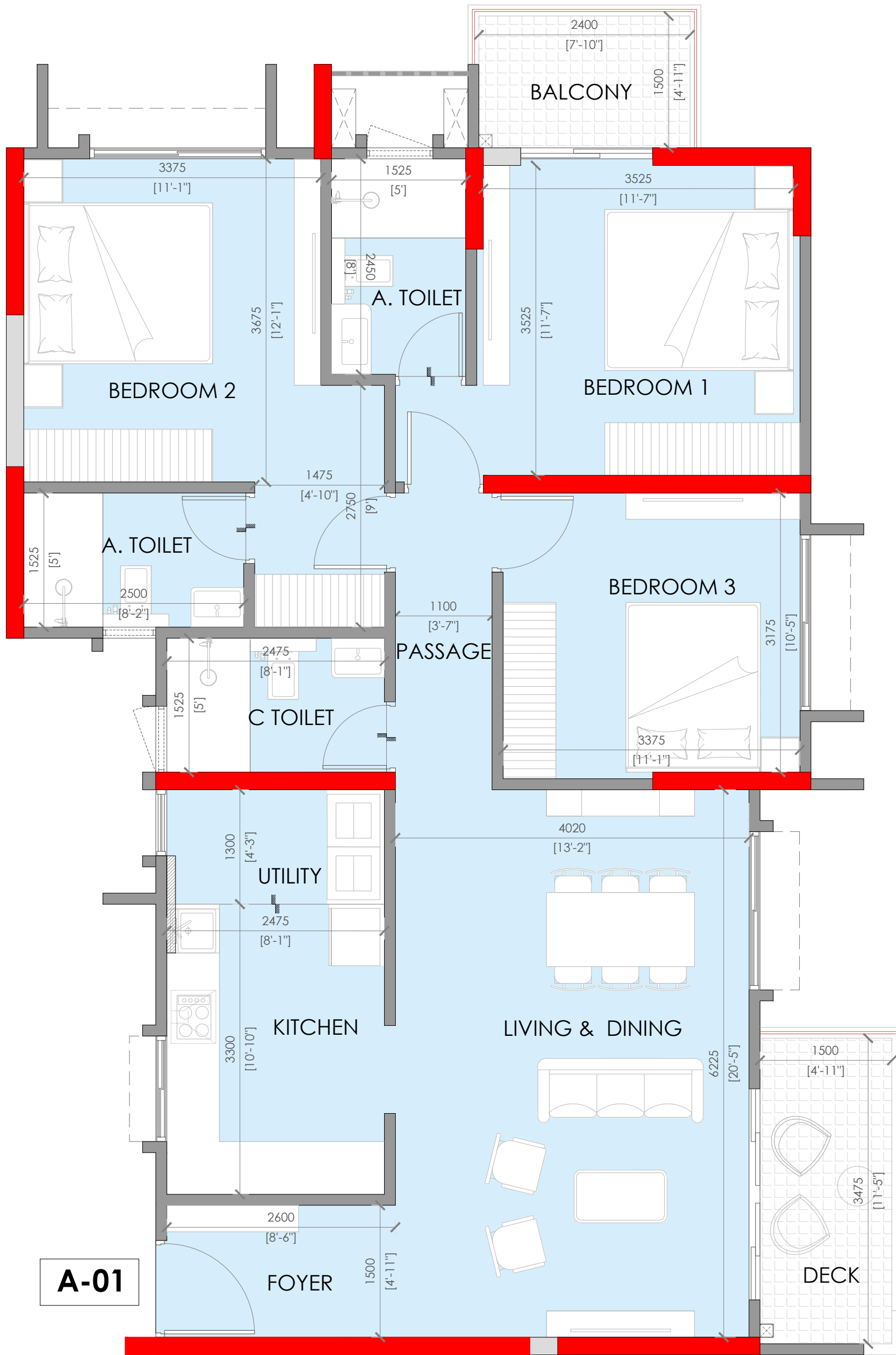
3 BHK
1650 SFT

3 BHK
1650 SFT

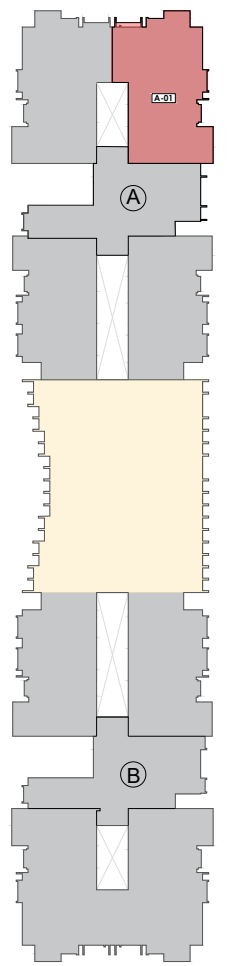


KEY PLAN





KEY PLAN

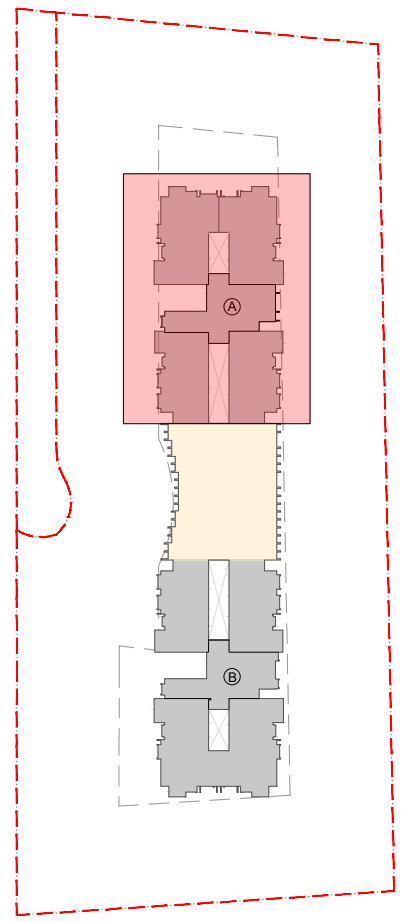
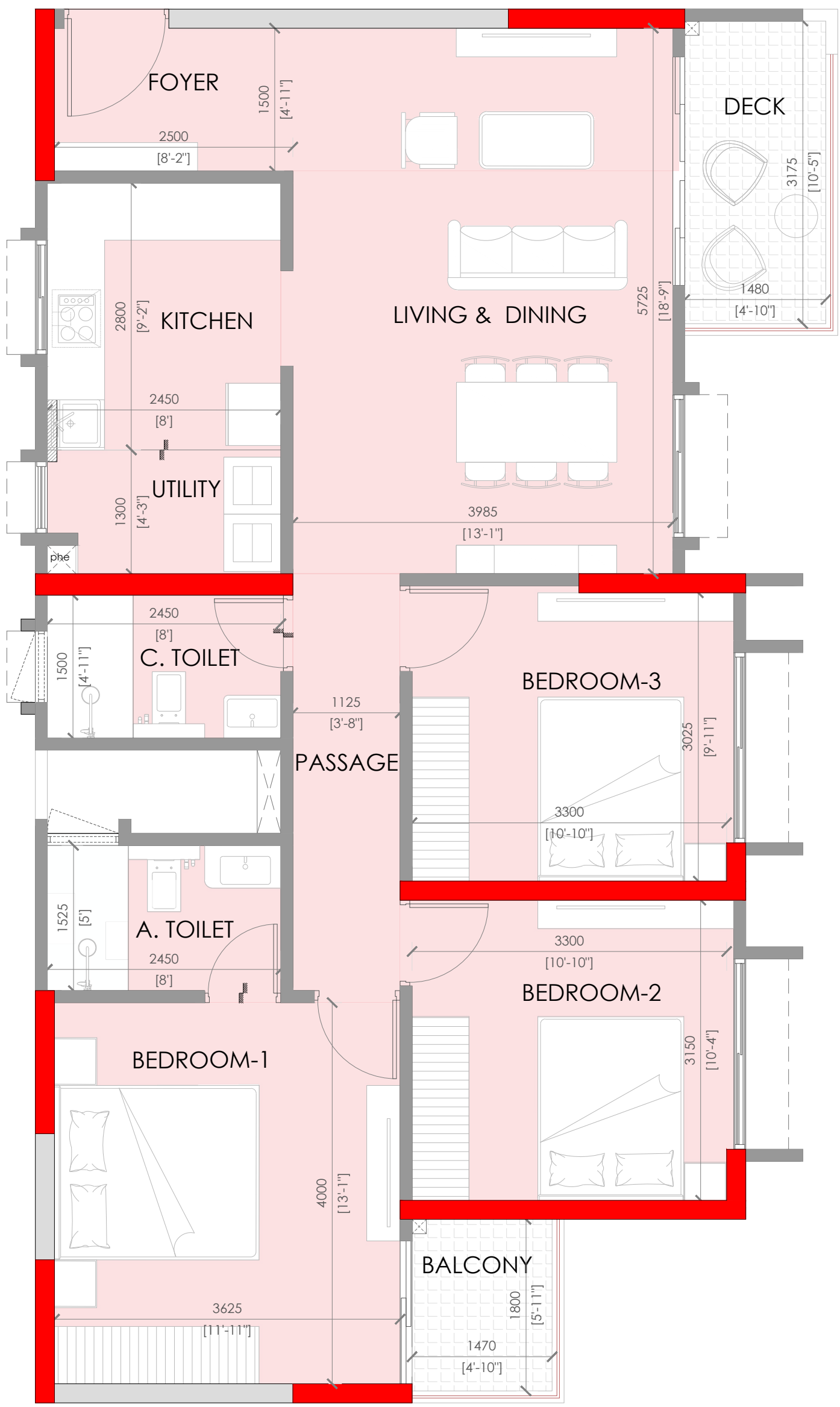


TOWER PLAN

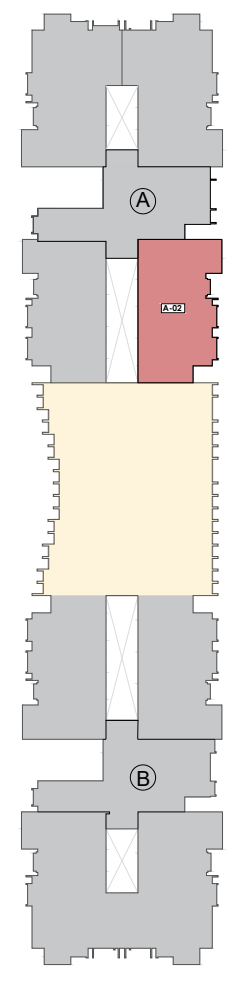
3 BHK - 1650 SQFT (153.29 SQM)		
3BHK		
	sqft	sqm
RERA Carpet Area	1099.00	102.11
Balcony	95.00	8.80



A-02



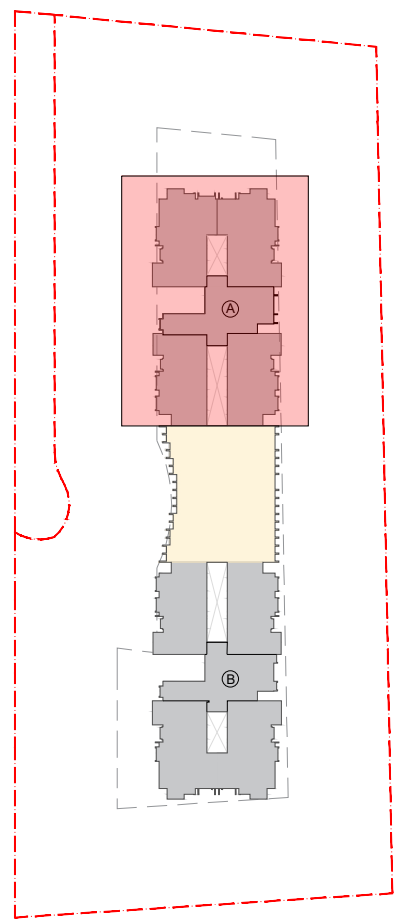
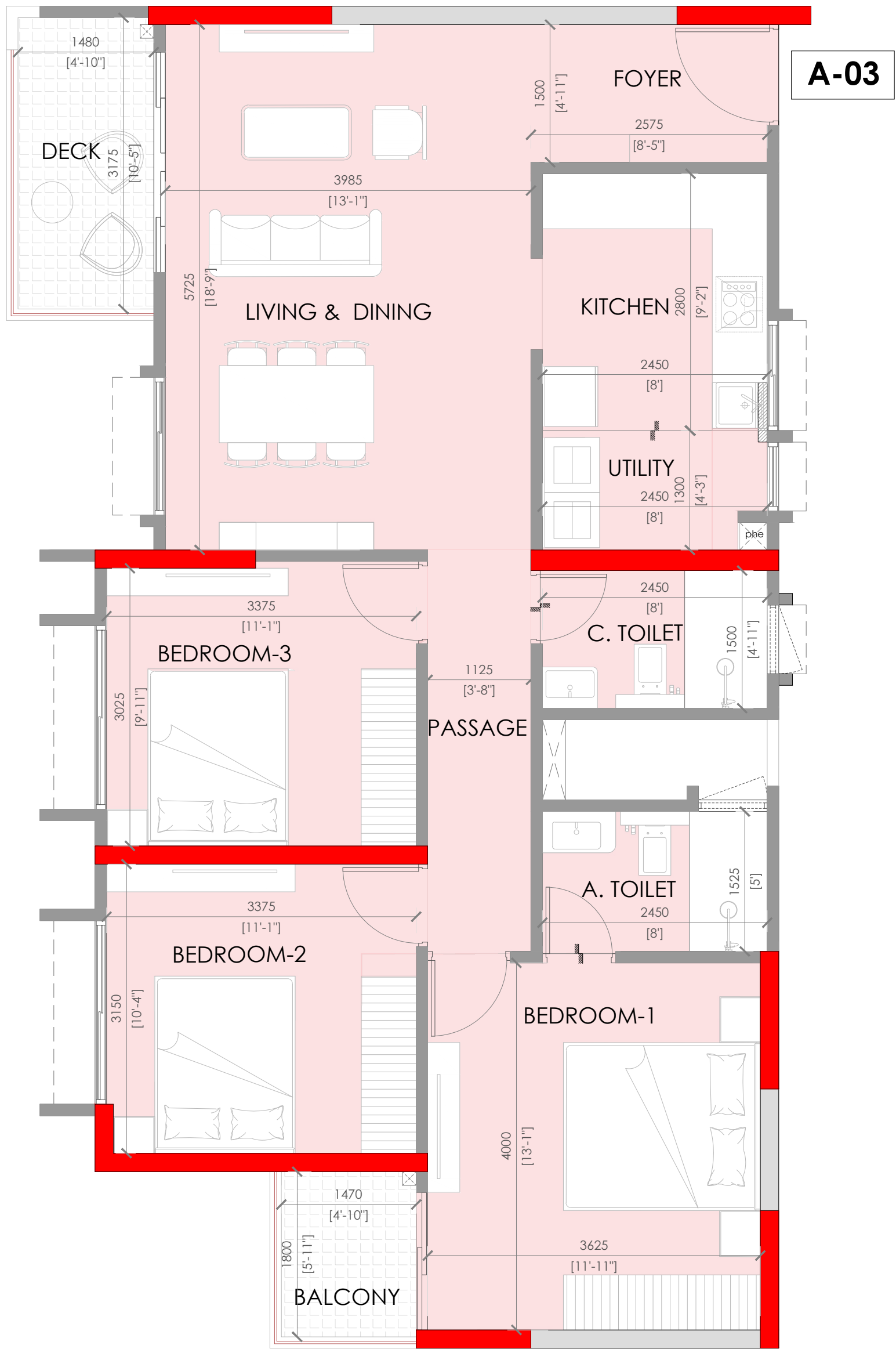
KEY PLAN



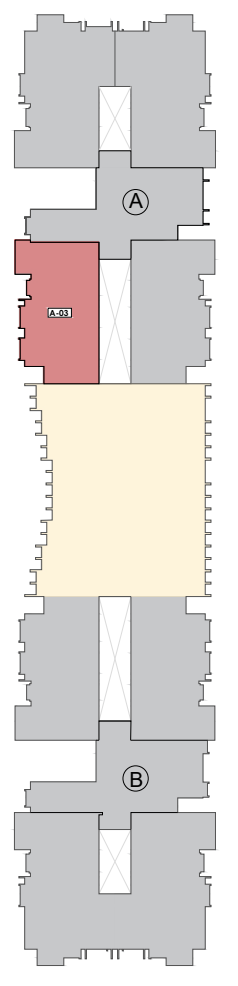
TOWER PLAN

2.5 BHK - 1460 SQFT (135.63 SQM)		
2.5 BHK	sqft	sqm
RERA Carpet Area	965.00	89.65
Balcony	78.00	7.20





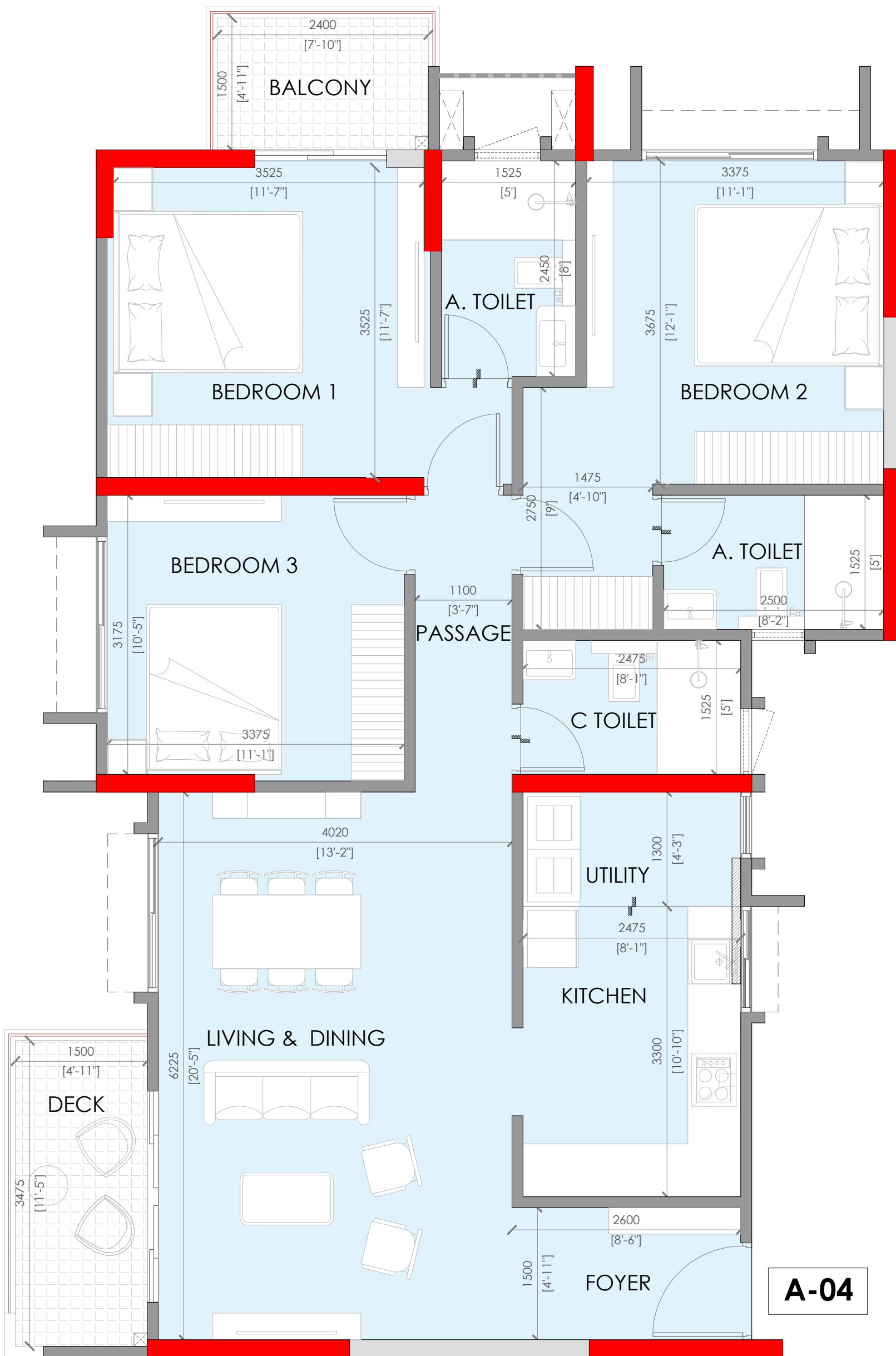
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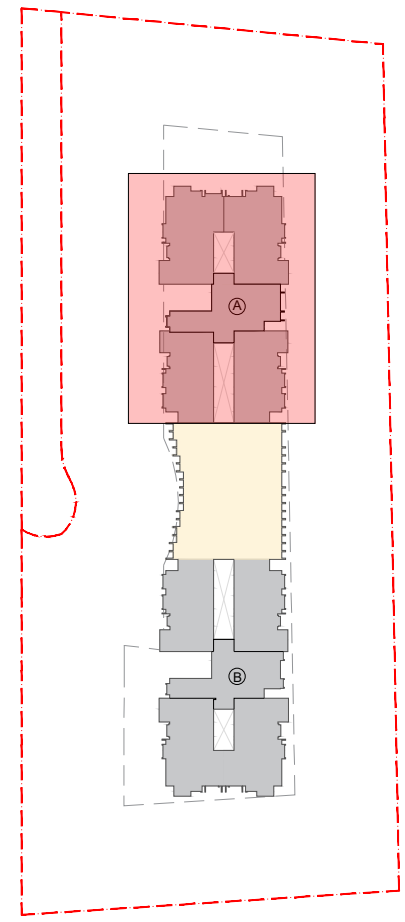
TOWER PLAN

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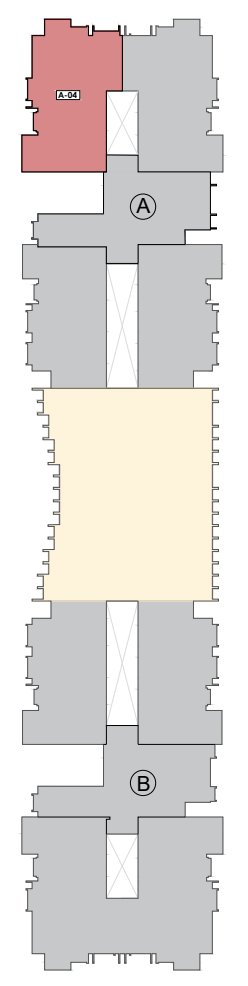




A-04



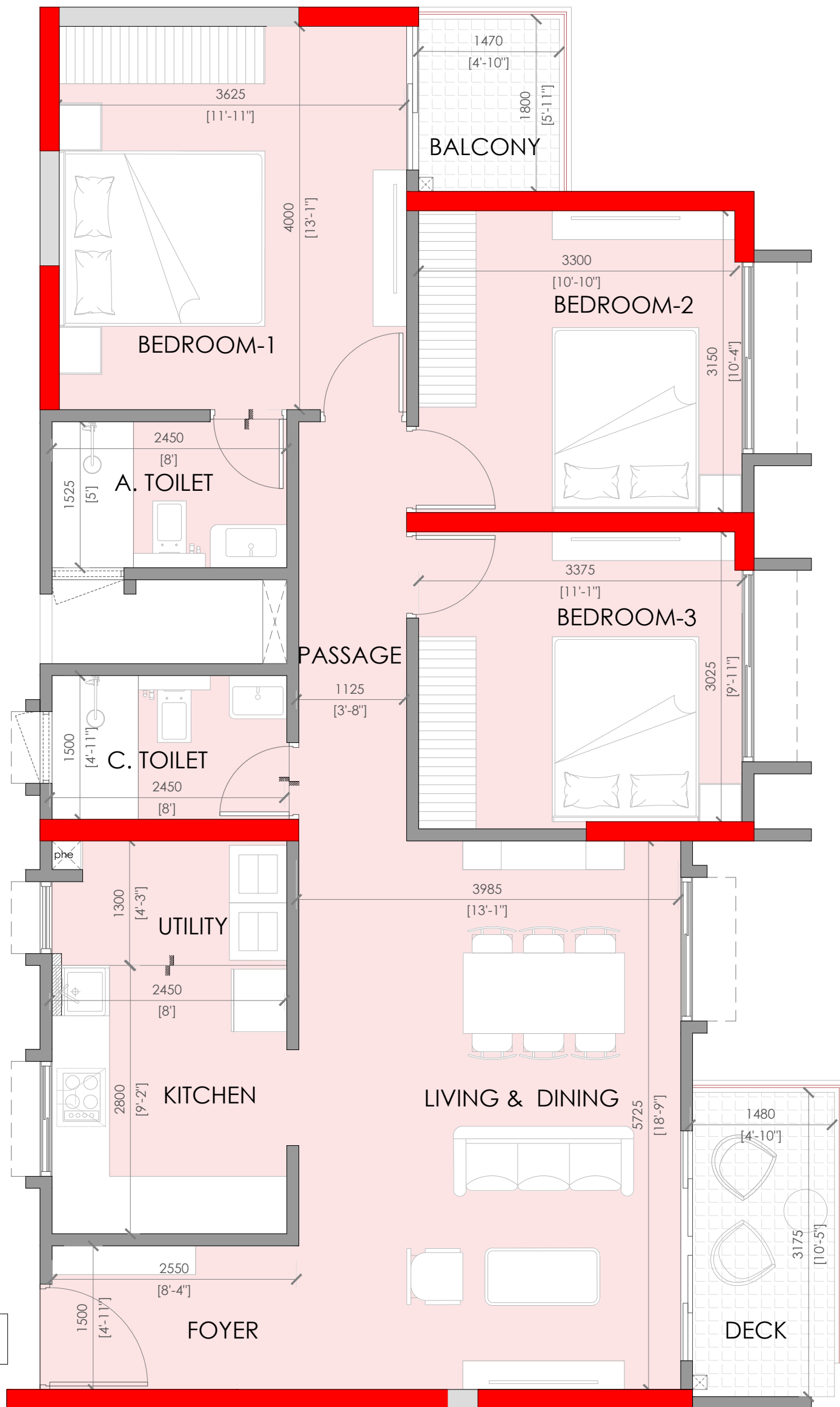
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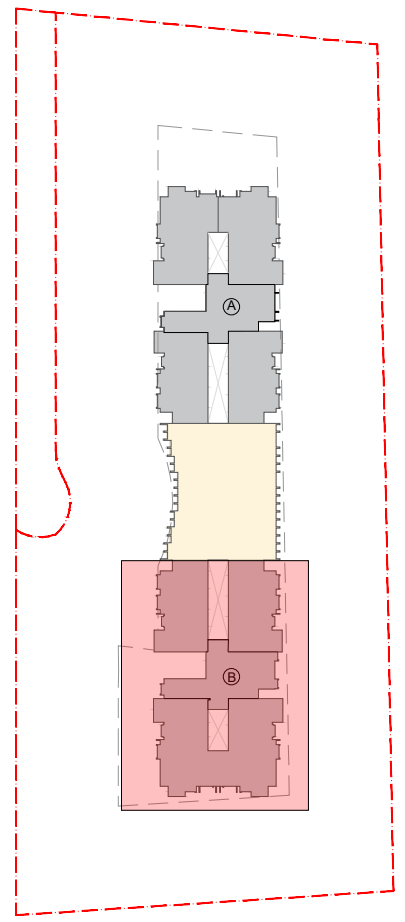
TOWER PLAN

3 BHK - 1650 SQFT (153.29 SQM)		
3BHK		
	sqft	sqm
RERA Carpet Area	1099.00	102.11
Balcony	95.00	8.80

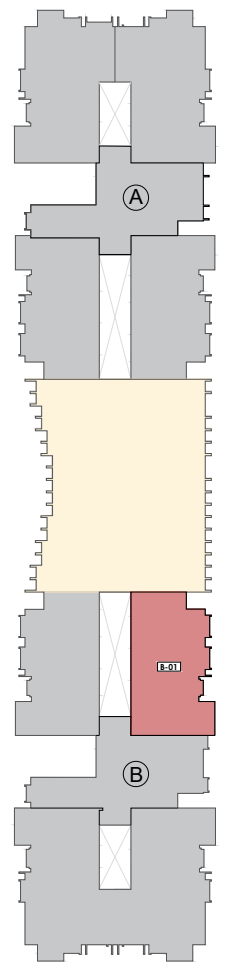




B-01



KEY PLAN

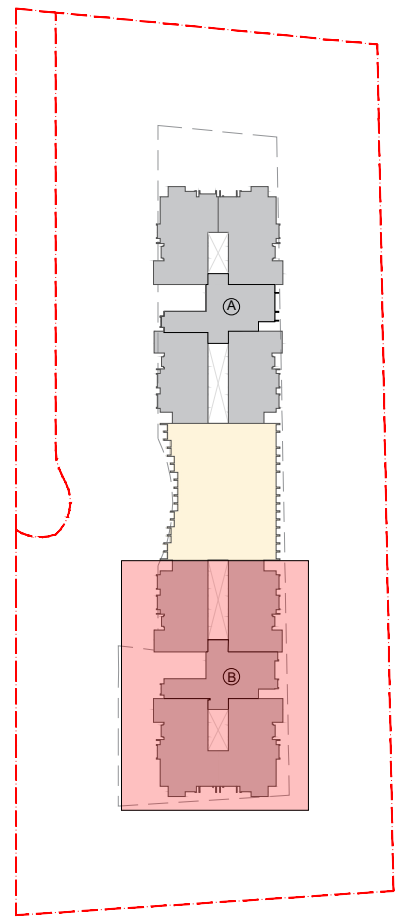
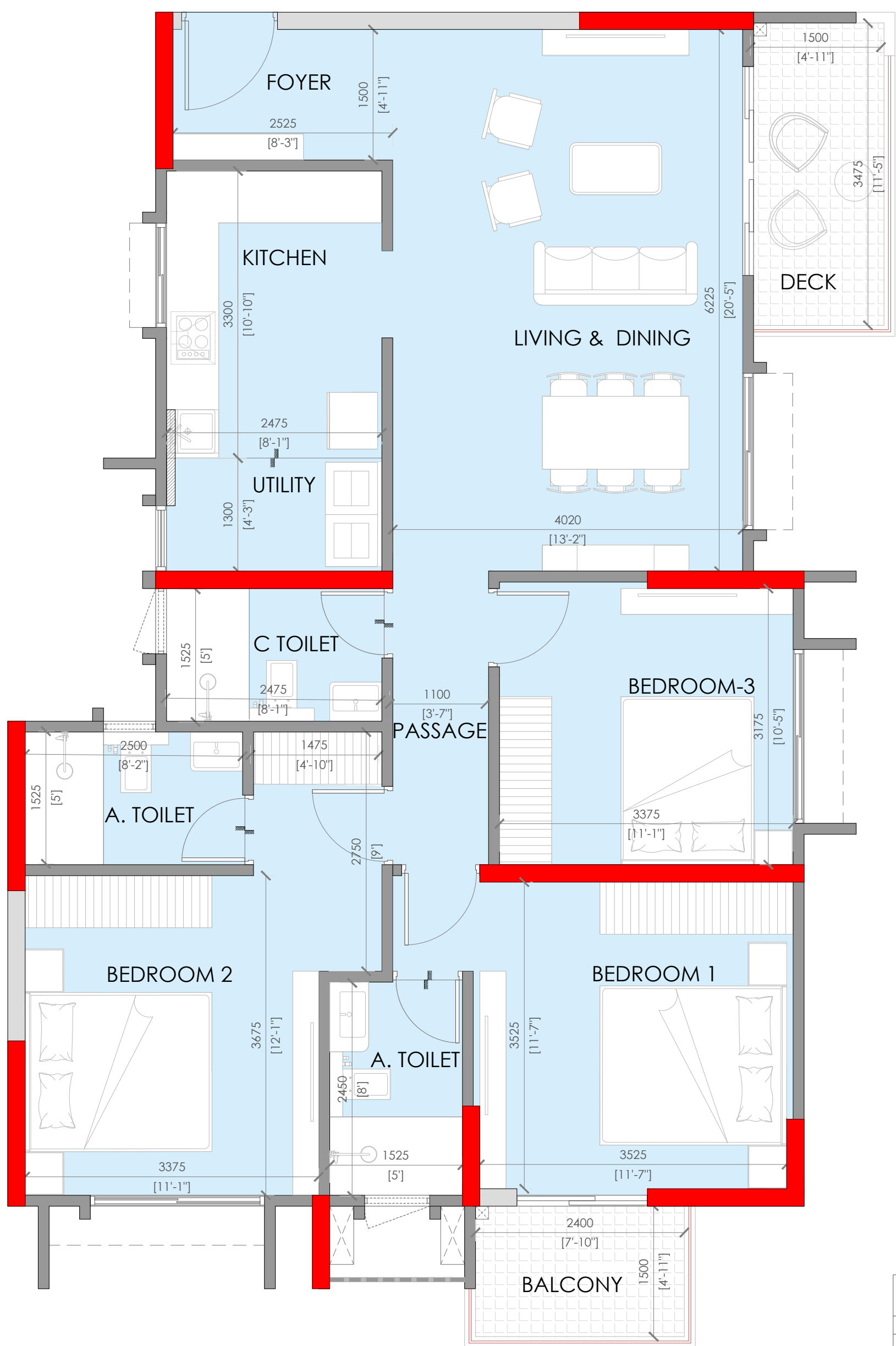


TOWER PLAN

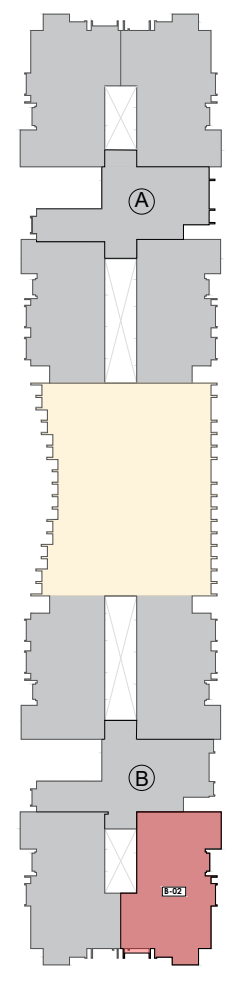
2.5 BHK - 1460 SQFT (135.63 SQM)		
2.5 BHK		
	sqft	sqm
RERA Carpet Area	965.00	89.65
Balcony	78.00	7.20



B-02



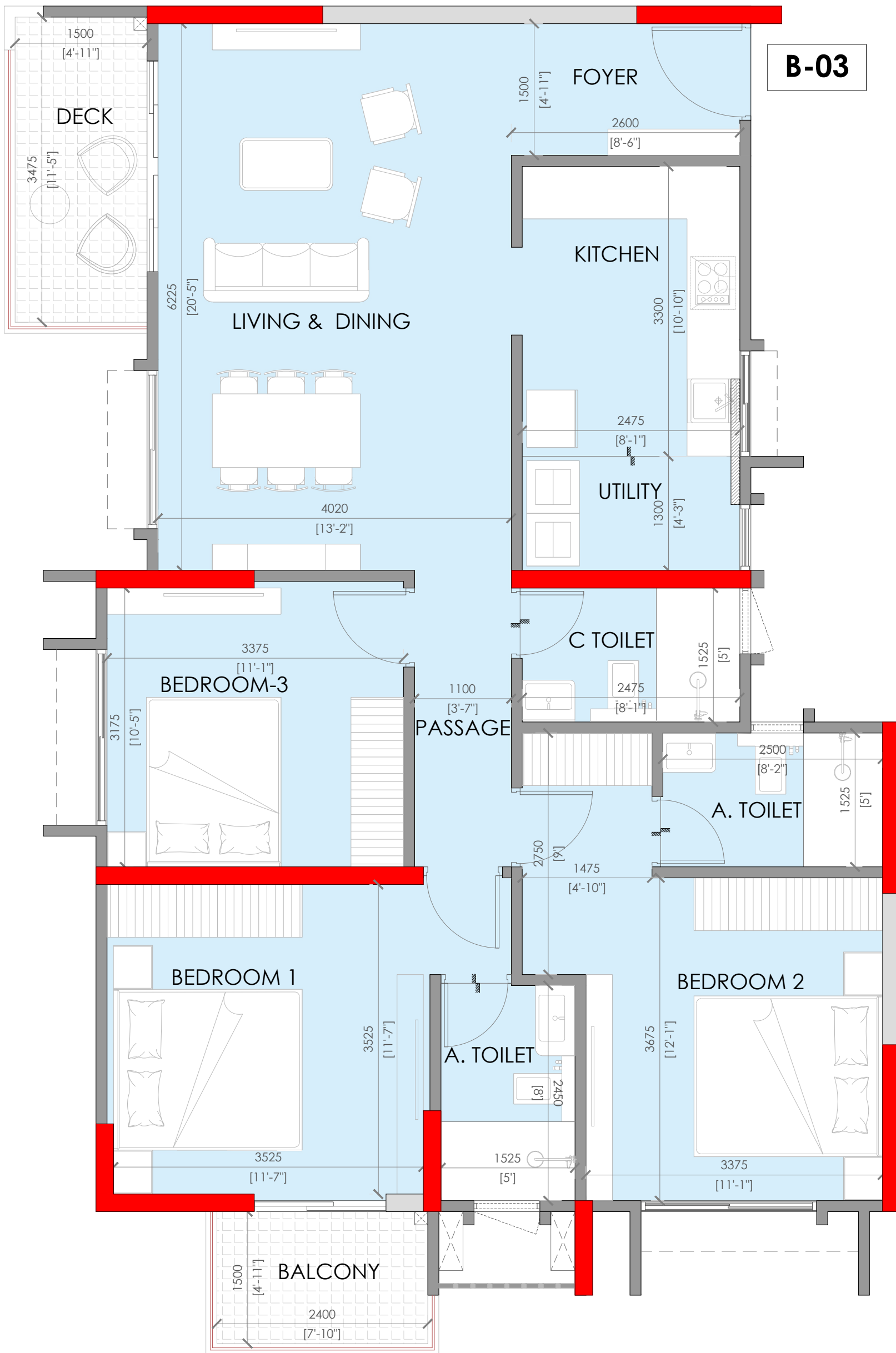
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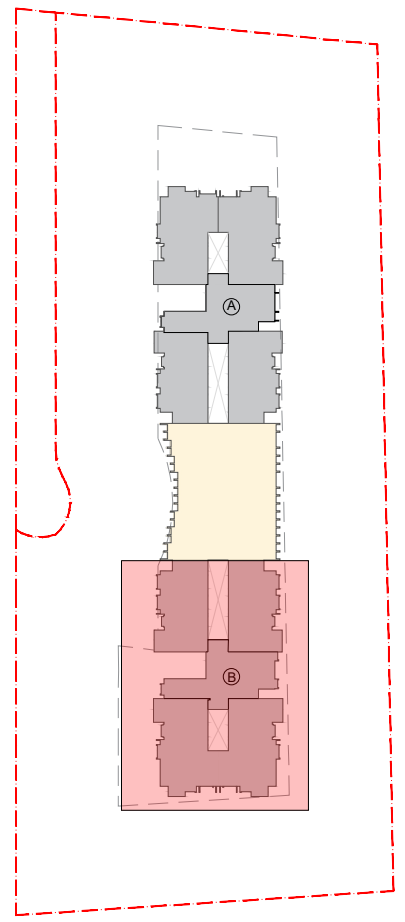
TOWER PLAN

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3BHK	sqft	sqm
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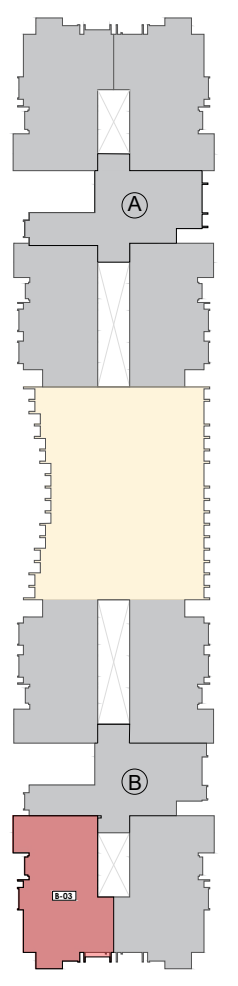




B-03



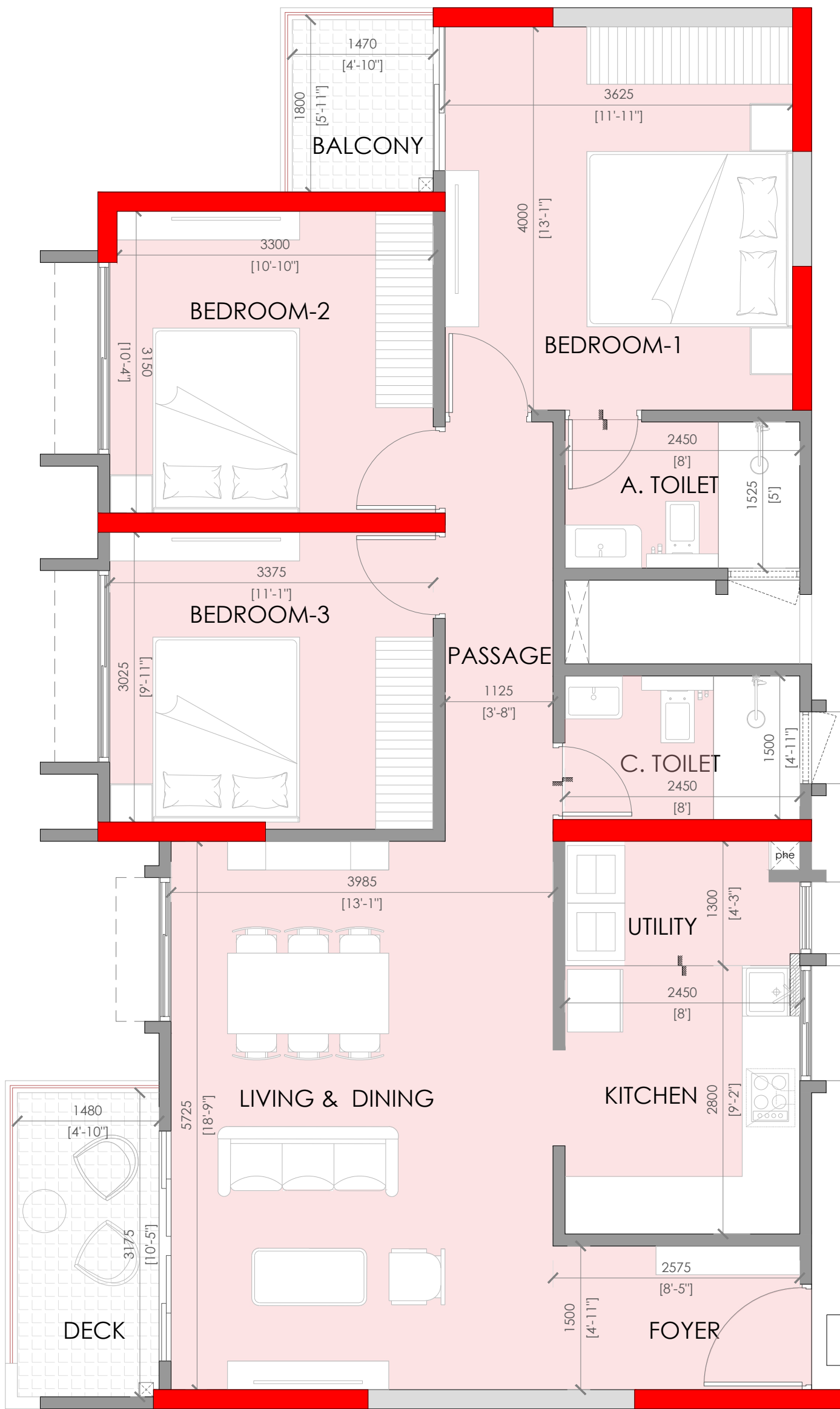
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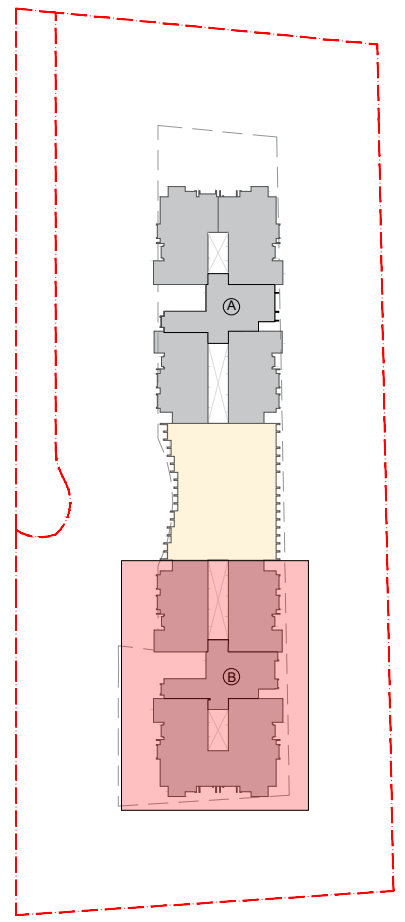
TOWER PLAN

3 BHK - 1650 SQFT (153.29 SQM)		
3BHK		
	sqft	sqm
RERA Carpet Area	1099.00	102.11
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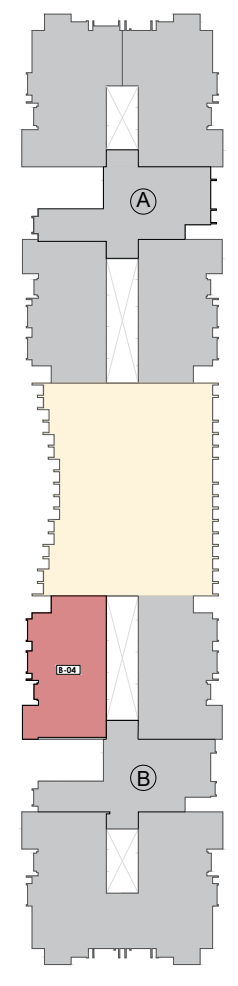




B-04



KEY PLAN



TOWER PLAN

2.5 BHK - 1460 SQFT (135.63 SQM)		
2.5 BHK		
	sqft	sqm
RERA Carpet Area	965.00	89.65
Balcony	78.00	7.20





PLATINA

Kumar
CORP
A LIMITLESS SKY





