



PLAMA *Oceanic*

A Grand Global Lifestyle



Bejai, Mangalore



Mangalore

The emerging hub of commerce and enterprise



The balmy coastal breeze from the sparkling beaches of the Arabian Sea Creates the perfect backdrop for a new venue of repose.

As the birth place of five major banks of India and a renowned centre for various educational institutions, Mangalore bears the identity of a vibrant economic mini-metro. Fast emerging as a land of unlimited opportunity, this coastal city has commercial and software sectors. Many industries of international stature have earmarked Mangalore as their base of future operations.

The city's distinctive brand of natural beauty reveals itself in the sparkling beaches along the Arabian Sea as well as the lush greenery of the Western Ghats. Endowed with a rich cultural heritage, the district is famous for its contribution to the world of folk art through Yakshagana and Bhootha Kola. The St. Aloysius Chapel with its famed paintings by Moschemi, the Italian Jesuit is a popular tourist spot. The Jumma Masjid at Ullal is one of the oldest mosques in the country. Within Mangalore are situated the famed temples of Mangaladevi, Kadri and Kudroli.

The region boasts of easy accessibility to domestic as well as overseas locations through its sea, air and land routes. The New Mangalore Port is the ninth major port of India with ships from all over the globe berthing here for various purposes. The Bajpe Airport with its air service to almost all major states of India, is slated to take on the dimensions of an international airport. NH17 has been converted into a 4-lane thoroughfare. Konkan Railways provides an efficient network of communication to different parts of the country.

PLAMA Developers Ltd.

PLAMA Group has made its mark of distinction as the leading developers of space in Karnataka, with a passion for quality and innovation. At **PLAMA**, we practice a philosophy of continuous improvement that ensures maximum client satisfaction. You can be assured of quality service that comes with integrity, honesty and transparency. **PLAMA** Group has earned for itself an unparalleled repute in Mangalore, making it the most trusted name in the real estate field.

Quality in terms of materials, technological excellence, aesthetic considerations of design and layout, as well as service defined by consistency is what places **PLAMA Developers Ltd.** above the rest in the building industry. Providing transparency in dealings that credits a reliable base for every home-seeker, **PLAMA Developers Ltd.** is rapidly gaining ground in the various cities of Karnataka and Kerala in the construction arena primarily because of its adherence to values that matter in the long run.

Completed Projects



PLAMA Diamond
Falnir-Balmatta Road



PLAMA Residency
Bejai- Kapikad Road



PLAMA Elite
Falnir

Ongoing Projects



PLAMA Icon
Kulashekara



PLAMA Mall
Kulashekara



PLAMA Exotica
Falnir

Projects Under Design

A Grand Global Lifestyle

An ideal location that ensures that residents of these homes are in close touch with every facility required by modern lifestyles.



Welcome to **PLAMA** Oceanic, Mangalore's truly a grand global lifestyle with Sea view. **PLAMA** Oceanic is a stone throw away from the best schools, eateries, conventional stores and KSRTC Bus Stand. It is next to Bharath Multiplex & Shopping Mall.

PLAMA Oceanic is what every urbanite has always dreamt off.

PLAMA Oceanic is nothing like Mangalore has ever seen before.

Located in one of the most happening regions of Mangalore city, **PLAMA** Oceanic is right at the centre of excitement. **PLAMA** Oceanic gives a totally new feel of class and comfort, creating modern quality with outstanding building technology. High quality materials and fittings have been selected to make this project truly exclusive. A spectacular sea-view is available from every level of **PLAMA** Oceanic.

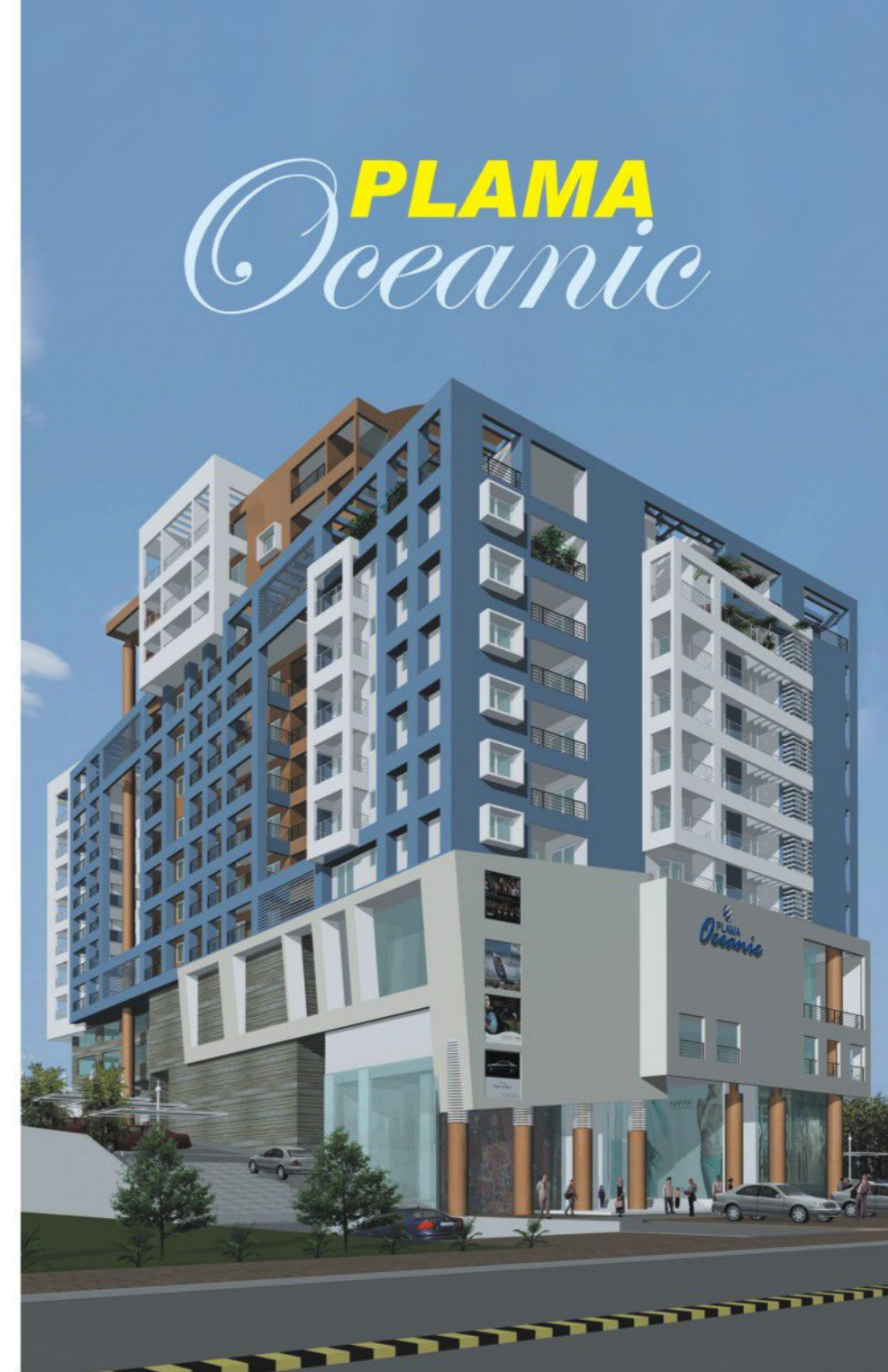
The residents of this prestigious project will have the advantage of a home space that is designed for ultimate relaxation, while at the same time being in touch with throbbing city life.

With **PLAMA** Oceanic you can be assured of the best in quality, beauty, location and view.

Step into one of the best deals you can ever have, backed by the expertise of the leading builders of Mangalore.



The most breathtaking of views



Highlights

- ✧ Spacious VISITORS LOUNGE on the ground floor with MARBLE* / GRANITE* FLOORING.
- ✧ TWO AUTOMATIC ELEVATORS both of eight passengers capacity.
- ✧ Swimming pool/baby pool with filtration plant and change room
- ✧ CLUB HOUSE WITH LOUNGE, fully equipped GYMNASIUM with change room and toilet, sauna* / steam* bath with Jacuzzi, INDOOR GAMES ROOM/ billiards room, chess room,*cards room, T.T. room* TV room, library and reading room.

ESSENCE OF UNIQUENESS

- ✧ GENERATOR for common and apartment lighting (upto 2KW using 10 amps current limiter) with soundproof enclosure.
- ✧ TELEPHONE with CENTREX facility (Intercom) connection to all apartments, Security, Society room, Drivers room, club house, Gym, recreation hall, swimming pool & lobby.
- ✧ CCTV*/ ip Camera* based security system provision to all apartments.
- ✧ FIRE FIGHTING SYSTEM, as per fire norms.
- ✧ CHILDREN PLAY AREA with landscaped garden and Play Equipments.
- ✧ RECREATION / MULTIPURPOSE hall with toilets on the thirteenth floor.
- ✧ RETICULATED GAS CONNECTION for all the apartments for cooking as well as for the GAS GEYSER (At nominal extra cost)
- ✧ Purified Water Outlet in every kitchen from Reverse Osmosis Filtration Plant.
- ✧ CABLE T.V. CONNECTION
- ✧ CAR PARKING (At Extra Cost)
- ✧ SOCIETY ROOM and SECURITY ROOM.
- ✧ CONCRETE INTERLOCK PAVING for car parking and yard
- ✧ MARBLE / GRANITE FLOORING for the common areas and staircase.
- ✧ Attractive MELAMINE / PU COATED DECORATIVE MAIN ENTRANCE DOOR
- ✧ Superior 24" x 24" VITRIFIED FLOOR TILES for internal spaces of the apartment.
- ✧ DESIGNED GLAZED TILES for toilets and kitchen (24" Above Platform)
- ✧ GRANITE PLATFORM with bull nosing and with GRANITE* / STAINLESS STEEL* SINK (42") for kitchen
- ✧ C.P. PLUMBING FITTINGS (Jaguar* / Nova*) for toilets and kitchen
- ✧ PASTEL COLOURED SANITARY WARE (Hindware* / Parryware*) in all the toilets
- ✧ PUTTY FINISHED ACRYLIC DISTEMPER painting for ceiling and walls.
- ✧ MODULAR ELECTRICAL SWITCHES (Legrand* / Anchor* / ABB* / Crabtree*)
- ✧ ELECTRICAL WIRING using RR Kabel* / V Guard* / Havells* / Finolex*.
- ✧ SUPERIOR DESIGNER LOCKS for all inside doors



Specifications

- ✧ Fully framed R.C.C. Structure with car parking facility in second floor and along the ramp.
- ✧ Double Coat Exterior plastering with waterproof treatment
- ✧ External painting of the building with exterior emulsion paints
- ✧ Compound wall and Gate.
- ✧ R.C.C Frames with good quality decorative flush door shutters for rooms and Fibrotech / fiber doors for toilets.
- ✧ Aluminum Windows with Steel grills (Steel grills for Balcony windows only in the first and second floor.
- ✧ Metal Putty Finish Enamel Paint for Doors and window Shutters and external emulsion paint for frames.
- ✧ All types of door and window fixtures.
- ✧ Electrical fittings for recreation hall, Common areas and facilities, Car parking and Yard.
- ✧ 4KW Power provided for 3 bedroom apartment with single phase meter and 3KW Power provided for 2 bedroom apartment with single phase meter.
- ✧ Power Failure Sensing Siren.
- ✧ Overhead Water tank and underground Sump Tank with required pumps.
- ✧ Automatic Water level Controller for overhead tank.
- ✧ Water supply with bore well* / Open well* in addition to the Corporation Water supply.

DRAWING / DINING:

- ✧ Provision for T.V. Point and Telephone / Intercom Connection.
- ✧ Pastel Coloured Counter Type Wash Basin for Dining.
- ✧ Provision for Call bell in the dining

BEDROOMS

- ✧ Telephone and TV points in Master bedroom.
- ✧ AC provision in m. bed room with wooden / Bison board frame opening.
- ✧ 2 way light control and night lamp

BALCONY

- ✧ Separate drain pipe to drain water to the Ground floor wherever possible.

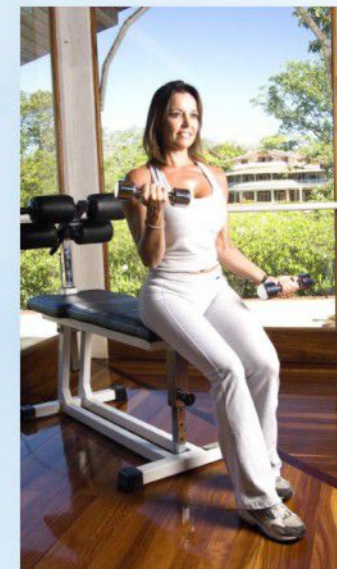
BATHROOMS

- ✧ Water proof treatment for sunken R.C.C. Slab.
- ✧ Pressure checked plumbing and drainage lines to ensure total leak proof toilets.
- ✧ Flush Valves / Cocks for Commodes.
- ✧ Hot and cold mixer unit for all bath rooms.
- ✧ I.W.C. for common toilet and wall mounted E.W.C. for attached toilets.
- ✧ Ceramic tiles (Anti skid) For Bathroom floors
- ✧ Health Faucet in all bathrooms

KITCHEN AND WORK AREA

- ✧ Adequate power points.
- ✧ Provision for fixing and connecting water purifiers near the kitchen sink.
- ✧ Additional granite platform in the work area. (Wherever Possible)
- ✧ Plumbing and drainage connection with power point for washing machine.
- ✧ Storage racks.

*any one or equivalent will be provided by the promoter/builder.



PLAMA *Oceanic*

A structure that embodies
the best of grace and elegance.



Typical Floor Plan



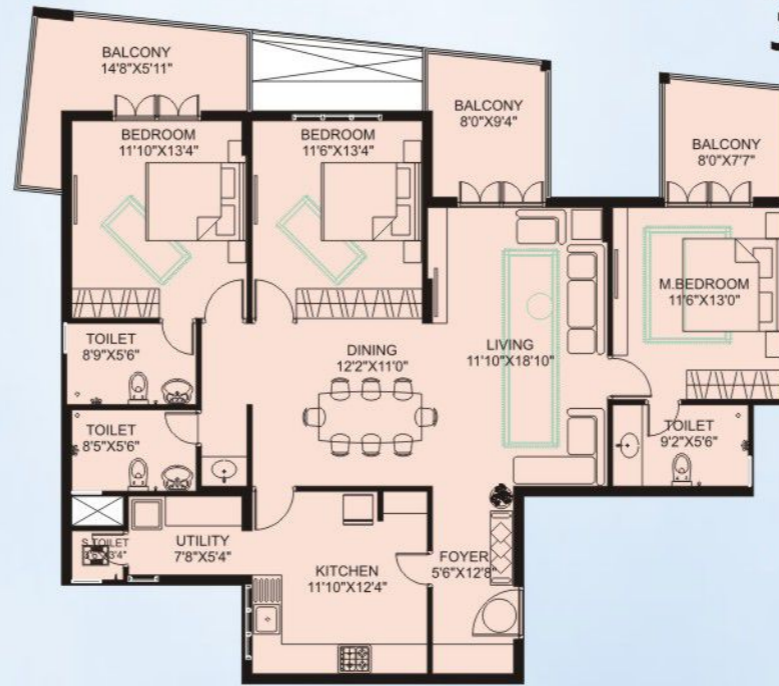
4 Bedroom Apartment
3320 Sft.



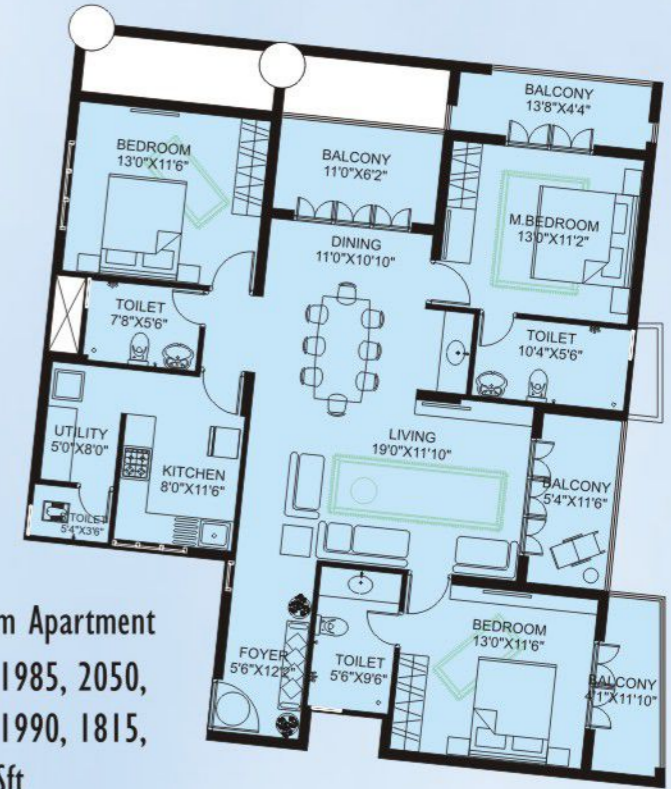
2 Bedroom Apartment
1420, 1455, 1565 Sft



3 Bedroom Apartment
1910, 1985, 2050,
2660, 1990, 1815,
1950 Sft



3 Bedroom Apartment
1910, 1985, 2050,
2660, 1990, 1815,
1950 Sft



Location Map

PLAMA Oceanic



Promoters

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Architects

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Structural Consultants

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