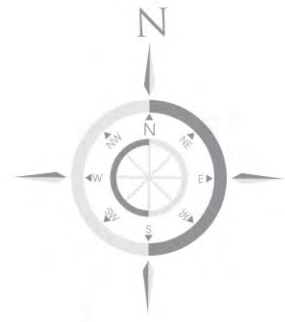




# Location map



# PLAMA Gardenia

Ultramodern Luxury Apartments

S.L. Mathias Road, Falnir, Mangalore  
( Adjacent to S.L. Mathias Park)

*A niche address*  
for the exclusive



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OTHER BRANCHES:  
Mangalore • Bangalore • Thrissur • Calicut



This brochure is purely conceptual and is not a legal offering. The Promoters / architects reserve the right to add / delete / alter any detail / specification / elevation mentioned herein.



**PLAMA** Developers is an integrated real estate developer focused on premium developments across South India with its head quarters in Bangalore. The company aspires to be among South India's top real estate companies. **PLAMA** has completed several landmark projects and is currently developing significant projects across South India. **PLAMA** brand reflects trade attributes of impeccable professionalism and bench mark of quality. Every individual who is a part of **PLAMA** strives to ensure quality in the areas of design, project management, execution and infrastructure development. We aim to build inspirational development for our customers with distinctive design, quality construction and finishing. Everything we do is aimed at delighting our customers and ensuring their loyalty over the long term, surpassing customer's expectations.

**PLAMA** group currently manages a portfolio spanning across residential, office space, retail, hospitality and social infrastructure in South India.

**PLAMA** pays as much attention to what the resident will not see as to the exteriors that they will enjoy. From the concrete in the foundation to the wiring hidden in the walls every component meets executive specifications before the property is released. Although one may never see these time consuming process, they see the results-homes that are not only beautiful but safe, quite and energy efficient.

**PLAMA**'s core values of Transparency, Clear Titles and Ethical Business Practices has set the company apart. A strict adherence to statutory compliance has earned **PLAMA** admiration from all its delighted customers.

# PLAMA Gardenia

Ultramodern Luxury Apartments

Garden - ensconced amidst flowers and lush greenery with tweets of birds and scurrying squirrels forming the orchestra. Age no bar all hearts long for a garden and all minds heal here. The mere thought brings with it a mint of freshness. **PLAMA** Gardenia brings this quintessential garden into your lives, offering a refreshing and invigorating living with futuristic luxuries.

Of eco-friendly design and materials, **PLAMA** Gardenia is a retreat in contemporary architecture that lends wings to dreams and accommodates a lifestyle ahead of the times. Sprawling across an area of 67,000 Sq.ft., the Six storey **PLAMA** Gardenia houses 2 BHK and 3 BHK apartments.

Located at Falnir, the residential cove of the crème de la crème of Mangalore, near S.L. Mathias Park, adjacent S.L. Mathias Road, living at **PLAMA** Gardenia is life exclusive. Amidst verdant greenery and parks, Falnir will be a visual treat, offering pristine luxury in the heart of Mangalore but miles away from its commotion. All the urban extravaganzas are just a stroll away, be it the premium shopping malls, health clubs, educational institutions, hospitals or places of worship.

**PLAMA** Gardenia, conceived for refreshing happiness, with amenities of opulence money can buy.

*A niche address*  
for the exclusive



3 BHK  
1914 sft.



3 BHK  
1894 sft.



3 BHK  
1772 sft.



3 BHK  
1788 sft.



3 BHK  
3097 sft.



2 BHK  
1351 sft.



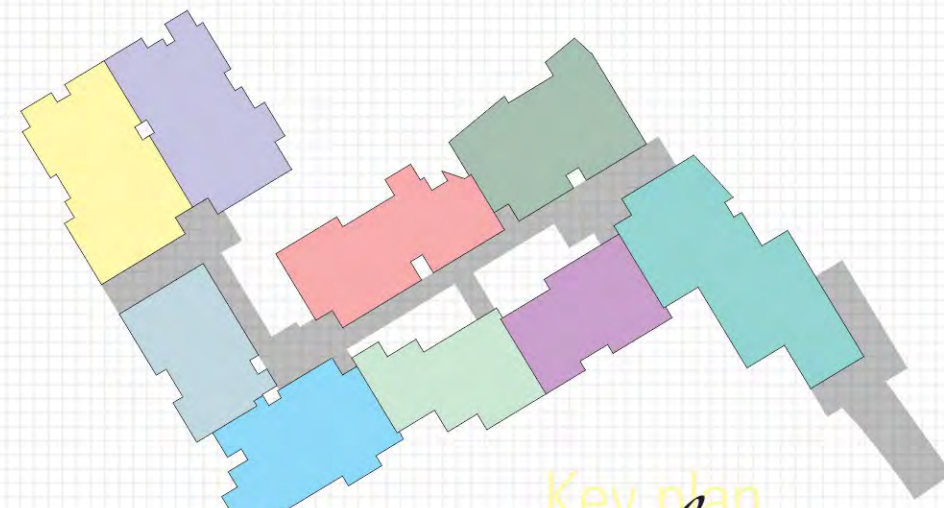
2 BHK  
1304 sft.



2 BHK  
1323 sft.



3 BHK  
1765 sft.



Key plan  
Key plan



Floor plans

# Site plans



Club House



Lawn



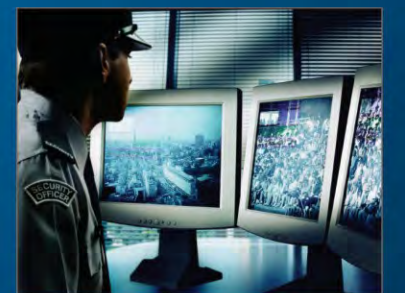
Swimming Pool



Driveway



Arrival Plaza



Security

# Highlights



- Spacious ENTRANCE LOBBY / VISITOR'S LOUNGE with MARBLE / GRANITE\* FLOORING.

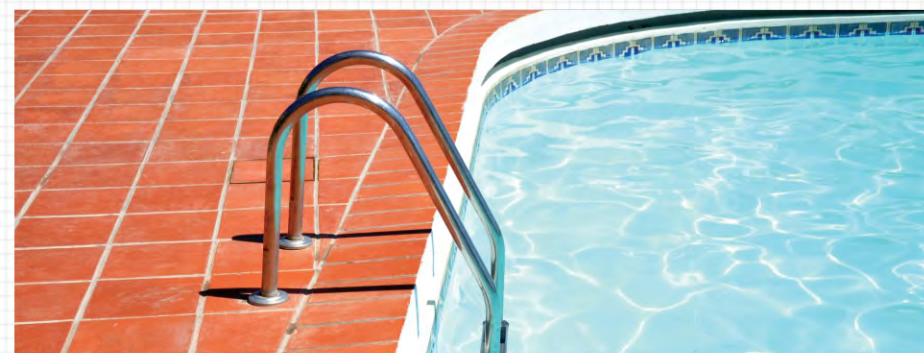


- TWO HIGH SPEED AUTOMATIC ELEVATORS, both of eight passenger capacity.
- GENERATOR for common and apartment lighting with acoustic enclosure.
- Reticulated Gas connection to all apartments at nominal extra cost.
- Back – up power for apartments at additional cost.

- C.C.T.V connection from gate to all apartments for maximum security.
- TELEPHONE with CENTREX facility (Intercom) connection to all apartments, security, society room, recreation hall, lobby and swimming pool.
- FIRE FIGHTING SYSTEM.
- CHILDREN'S PLAY AREA with play equipments



- Landscaped Garden and lawn around the building.
- SWIMMING POOL with filtration plant, change room and toilet.



- RECREATION HALL on the terrace floor with toilets and wash area.
- Provision for NET CONNECTIVITY to all the apartments.
- Provision for CABLE T.V. CONNECTION.
- SOCIETY ROOM , SECURITY ROOMS and COMMON TOILETS.
- SECURITY CUBICLE at the entrance gates.
- CAR PARKING (at extra cost).
- MARBLE/GRANITE FLOORING for the common areas and staircase\*.
- CONCRETE INTERLOCK PAVING for car parking and yard.
- VITRIFIED TILE FLOORING for Apartment flooring and GRANITE for staircase and corridor.
- DECORATIVE MELAMINE POLISHED MAIN ENTRANCE DOOR.



- DESIGN GLAZED TILES Toilets and Wash in dining area.
- C.P PLUMBING FITTINGS (Grohe/kohler/Jaguar\*) for toilets, kitchen and wash in dining area.
- PASTEL COLOURED SANITARY WARE (Hindware\*) in all the toilets.
- PUTTY FINISHED ACRYLIC EMULSION painting for ceiling & wall.

- MODULAR ELECTRICAL SWITCHES(Superior range)
- Electrical wiring using FINOLEX/R.R.KABEL/V-GUARD/HAVELL'S\*.
- Provision for Water Heaters in all bathrooms.
- Provision for EXHAUST FANS in all Toilets and Kitchen.

(\*any one or equivalent shall be provided at the discretion of the promoter)

# Specifications

## GENERAL

- Fully framed R.C.C structure with Basement car parking.
- Double coat exterior plastering with waterproof treatment.
- External painting of the building with exterior emulsion paints



- Compound Wall and Gate.
- UPVC window frames with steel grills (Steel grills for Balcony windows only on the ground and the First floor).
- Wooden Door Frames with good quality decorative flush door shutters for rooms and Wooden Door Frames with resin coated flush door shutters for toilets.
- UPVC windows for terrace and ground floor.
- Metal putty finish enamel paint for doors and frames.
- Superior Door and Window fixtures.
- Electrical fittings for Balconies, common areas and facilities, Car parking and yard.
- Sufficient power outlets and light points provided for  
5KW power will be provided for 3bhk apartment  
4KW power will be provided for 2bhk apartment.
- Power failure sensing siren.

- Overhead Water Tank and underground Sump Tank with required pumps.
- Automatic water level controller for overhead tank.
- Borewell or open well in addition to the Corporation water connection.

## DRAWING / DINING

- Provision for T.V point and Telephone / Intercom connection.
- Pastel Colouerd Counter type wash Basin for Dining.
- Provision for call bell in the dining

## BEDROOMS

- Provision for Telephone in all Bed Rooms
- Provision for T.V.points in Master Bedroom and Guest Bed Room.
- A.C provision in all Bed Rooms
- Two way light control and night lamp (wherever required).
- Wooden Flooring in Master Bedroom.

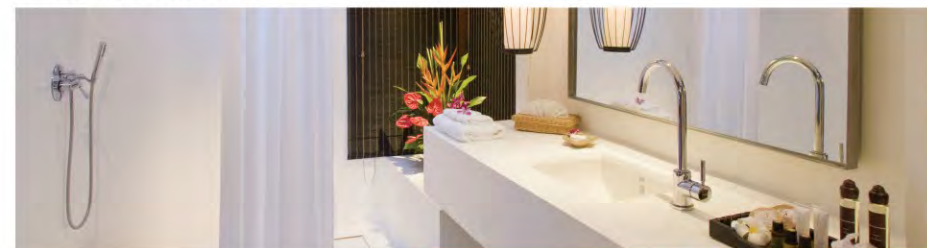


## BALCONY

- Separate drain pipe to drain water to the ground wherever possible.

## BATHROOMS

- Waterproof treatment done 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 Bathrooms.
- Wall mounted E.W.C. for attached and common toilets & I.W.C for servants Toilet.
- Anti Skid Floor and Wall Ceramic Tiles for all Bathroom floors.
- Upvc ventilator with provision for exhaust fan in all Bathrooms.
- Health Faucet in all Bath Rooms.



## KITCHEN AND WORK AREA

- Adequate Power Points
- Separate tap in the Kitchen for mineral water from the reverse osmosis filtration plant.
- Additional Granite platform in the work area.(Wherever Possible)
- Provision for exhaust fan
- Provision for fixing water purifiers (Aqua Guard) near the sink.
- Plumbing and Drainage connection with Power Point for Washing Machine.
- Separate utility area
- Servant room with attached toilet having IWC

