

GODREJ **PLATINUM**
HEBBAL, BANGALORE

GODREJ PROPERTIES' MOST PREMIUM PROJECT IN BANGALORE



Actual photograph

PRESENTING

**108 SIGNATURE RESIDENCES AT
GODREJ PLATINUM**

Life at Godrej Platinum is a dream come true.

At Godrej Platinum, we bring you 3 & 4 BHK ready-to-host signature residences with world-class brand experiences, truly built to give you a symbol of iconic living.

HEBBAL - A LOCATION THAT HAS IT ALL

SCHOOLS:

- Vidya Niketan School - (1.5 Km)
- Presidency College - (1.1 Km)
- University of Agricultural Sciences - (10 Kms)

HOSPITALS:

- Columbia Asia Hospital - (1.5 Km)
- Kaveri Medical Health Centre - (2 Km)
- Bangalore Baptist Hospital - (4 Km-10 mins)

BANGALORE CITY RAILWAY STATION:

- 12 Km- 30 Mins Bangalore
- Airport around - 23 Kms (30 mins drive from the location.)



LOCATION MAP

- Landmarks
- Hospital
- Schools/Colleges
- Mall
- Tech Parks/Companies
- Flyover
- Railway Station
- Airport
- Stadium

ONE MASSIVE CLUBHOUSE – 27,000 SQ. FT. CLUB PLATINUM



Actual Photograph

TWO SWIMMING POOLS



TEMPERATURE CONTROLLED INDOOR POOL

At Club Platinum, apart from outdoor pool you also get to swim at the temperature controlled indoor swimming pool which is necessary feature especially considering Bangalore's weather.

It also has steam, sauna and Jacuzzi.



OUTDOOR POOL

At Club Platinum, massive outdoor pool comes with toddler's swimming pool.

MINI THEATRE

Enjoy your leisure time and weekends watching movies with your family at your clubhouse.

Indulge in world class theatre experience with 7.1 surrounding sound effect.

Mini theatre comes with capacity of 15 seater at a time.



CAFETERIA

Welcome your family and friends to Cafeteria and taste the magic- whether it's hanging out with friends and family or having insightful conversations.



GYMNASIUM

If you are looking for a fast, convenient and affordable fitness club then, then answer is here—comfortable world class gym with additional space for yoga and aerobics at your home with everything you need to get results.



SQUASH COURT

Whether you're a beginner or ace player, whether you can be regular or just come sometimes - doesn't matter. Just show up at our meet-ups and play!



Actual Photograph

INDOOR GAMES

At Club Platinum, we have multi-indoor games- An opportunity to connect and socialise. Playing indoor sports is an excellent way to spend your leisure time.



AIR HOCKEY



TABLE TENNIS



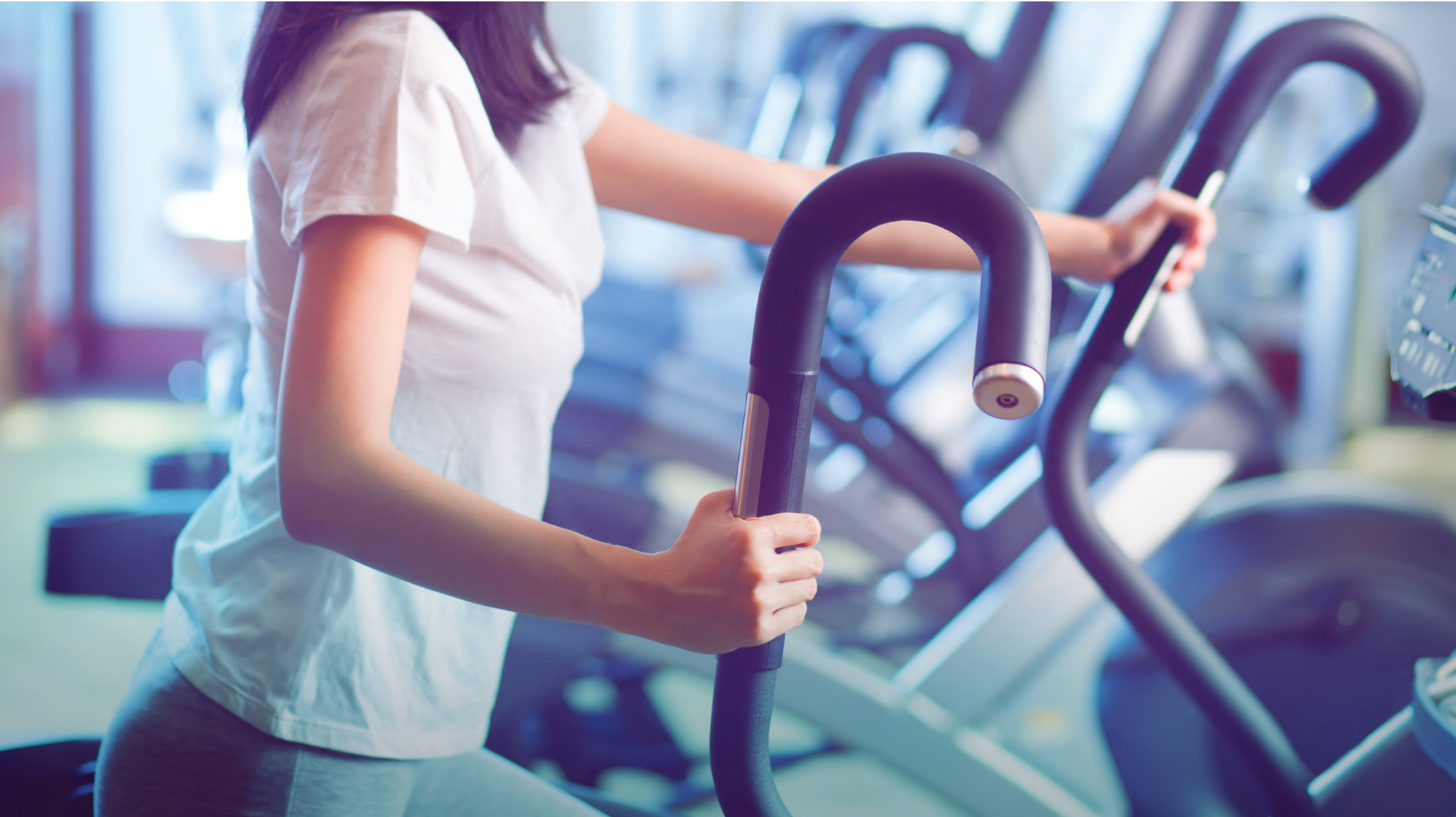
LIBRARY-At Just Books, there is a book for everyone in the family. It is a new generation community library chain that provides a unique reading experience to book lovers with a wide range of books for every type of reader Toddlers to teens, Dabblers to Bookworms under a modern, vibrant ambience with effective use of technology.



GYMNASIUM



Snap fitness provide a complete training system with highly Certified trainers and Qualified Nutritionists, who will personally walk you through every step of the way towards achieving your personal goals.



SUPER MARKET

Nilgiris

A one-stop destination at your doorstep for all your daily grocery needs.

Nilgiris is also one of the oldest supermarket chains in India with origins dating back to 1905.



CRECHE



Be rest assured as you leave your kids to go to work: with all facilities and a responsible and hospitable staff to host them, they will spend their day learning, playing, and relaxing at the Klay Preschool and Day Care.



LAUNDRY SERVICE



It's time to take rest. At Stainwash, their experts will take care of your clothes and ensure that your garments is as fresh as new one.

StainWash Spartan will arrive at your door step to deliver your laundry cloths in a freshly packed eco-friendly bags.



SPACIOUS BALCONIES

Strategically designed spacious balconies and deck to give you unobstructed view with sitting area.

Enjoy sunrise and sunset, sipping over cup of coffee.



THOUGHTFULLY DESIGNED RESIDENCES



The alluringly designed tower comes with a spectacular view of the Hebbal Lake that calms your senses as you come back from a long day at work.



BUSTLING INTERNATIONAL AIRPORT ROAD

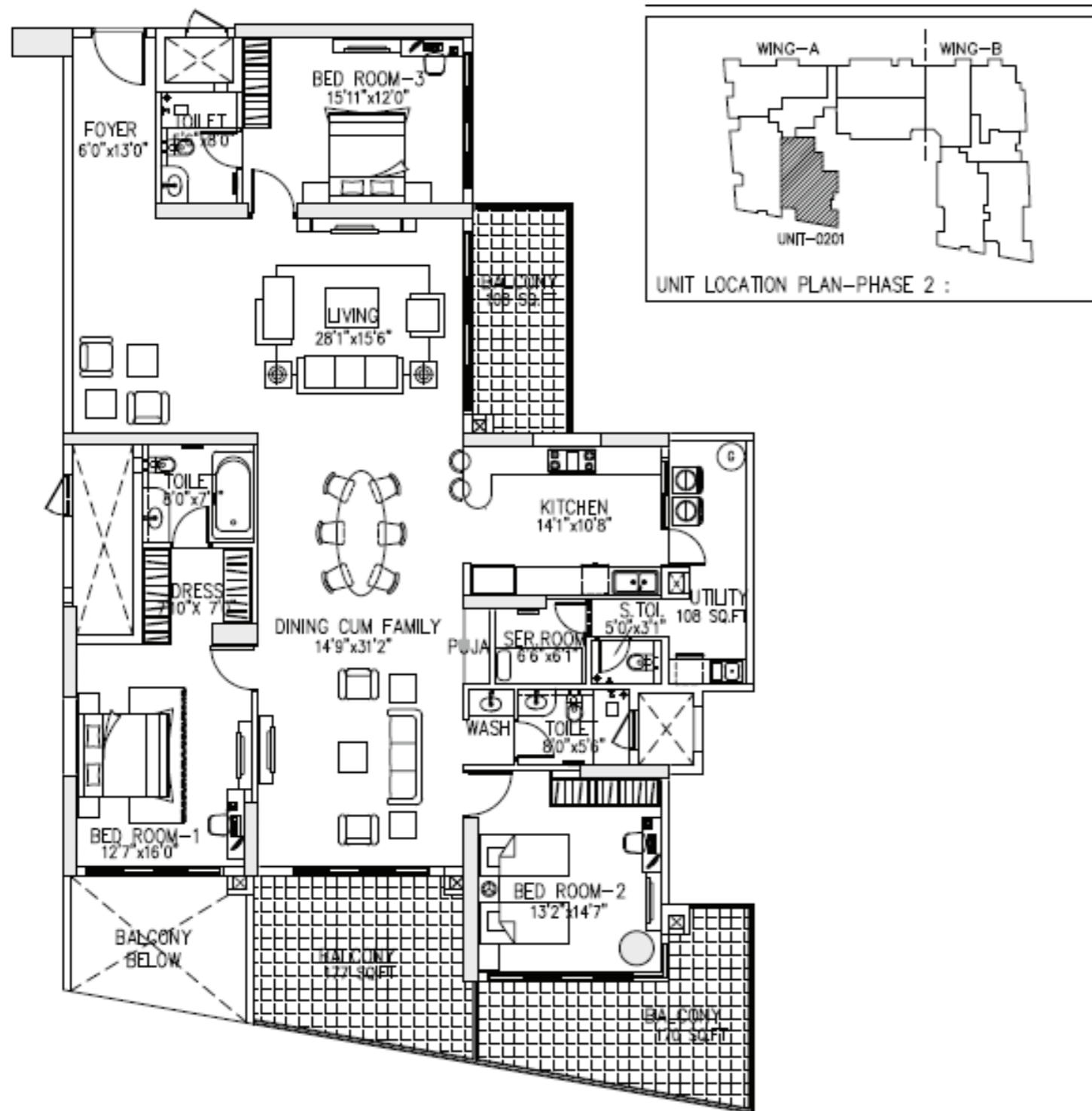


- Expansive car parks with electrical points- 3 levels of basement parking.
- Gas bank- Piped gas connection with meter in kitchen.
- Solar panel- Hot water in Kitchen.
- Central water heater- Hot water facilities to all the toilets.
- STP- Recycled water for flush and gardening.
- WTP- Treated water for all the apartments.
- DG back up- 100% DG back for all the apartments and common areas.

A GREENER FUTURE

- 100% rain water harvested project (terrace rain water is captured and surface rain water is re-charged to improve the water table)
- 50% of spaces in each flat have natural daylight
- 100% of spaces have natural fresh air ventilation
- Solar Panels generate electricity which will be used for street lights
- Single Low E-Glazed windows* with heat radiation reduction technology
- Thermal insulation keep your home cooler throughout the year

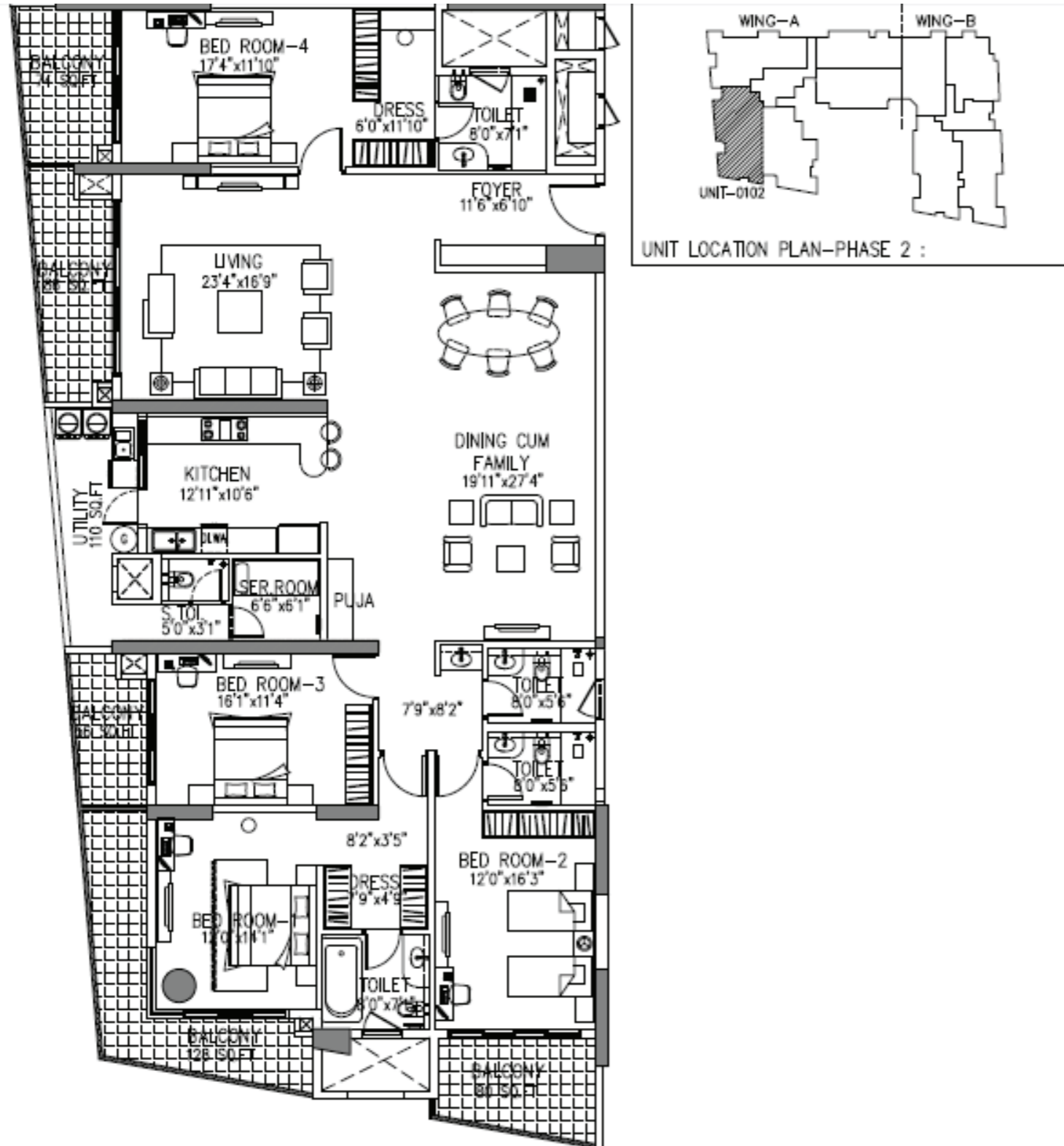
SERIES 1 UNIT-3366-3449 SQ. FT. (313-320 SQ. MT.)



HIGHLIGHTS

- Double height balcony
- Swimming pool view
- Hebbal surrounding green view
- Corner Unit
- Huge decks

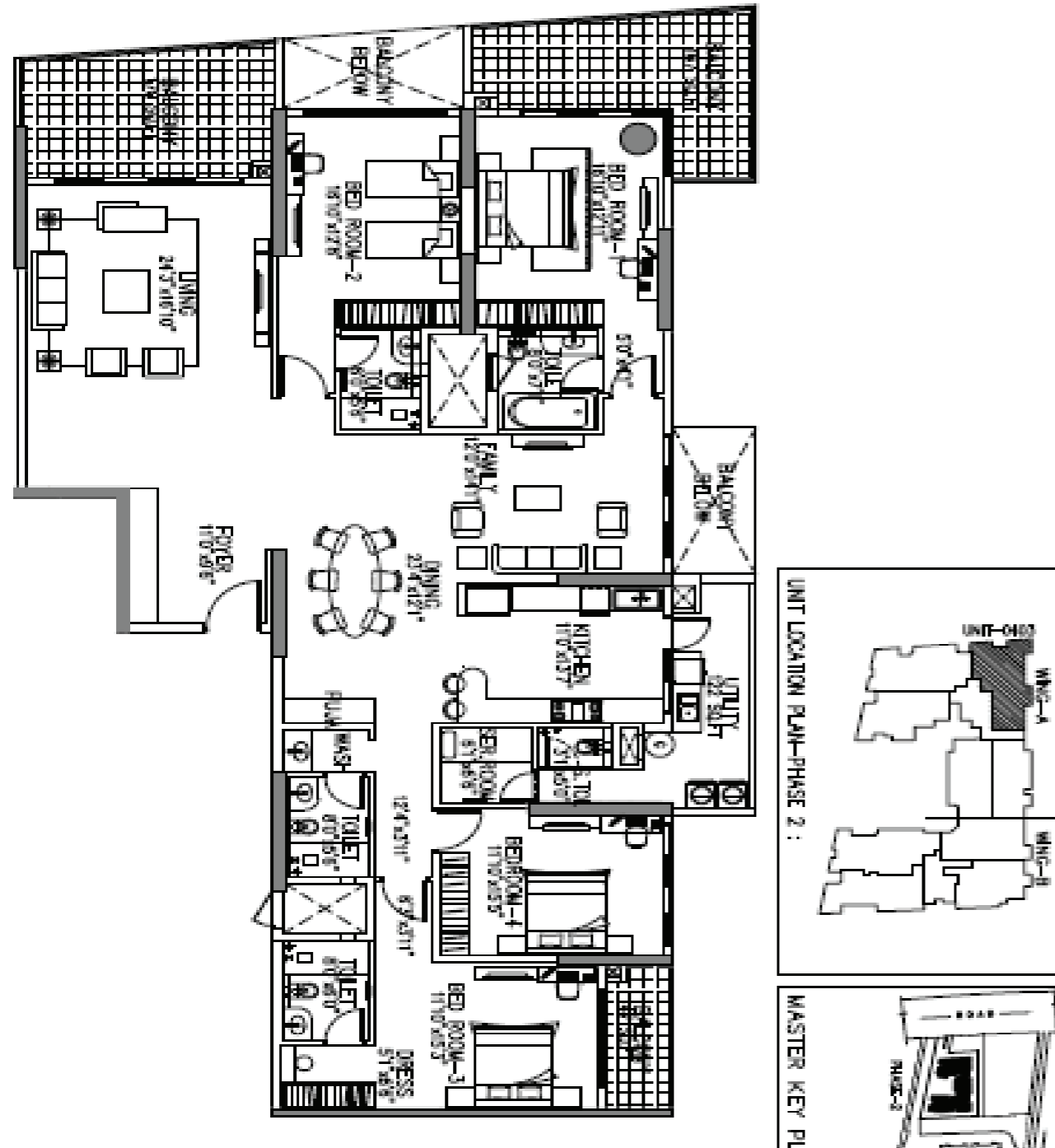
SERIES 2- 3865 SQ. FT. (359 SQ. MT.)



HIGHLIGHTS

- Double height balconies.
- Corner unit
- Balconies with all the bedroom
- Green view
- Spacious living , dining and family space.

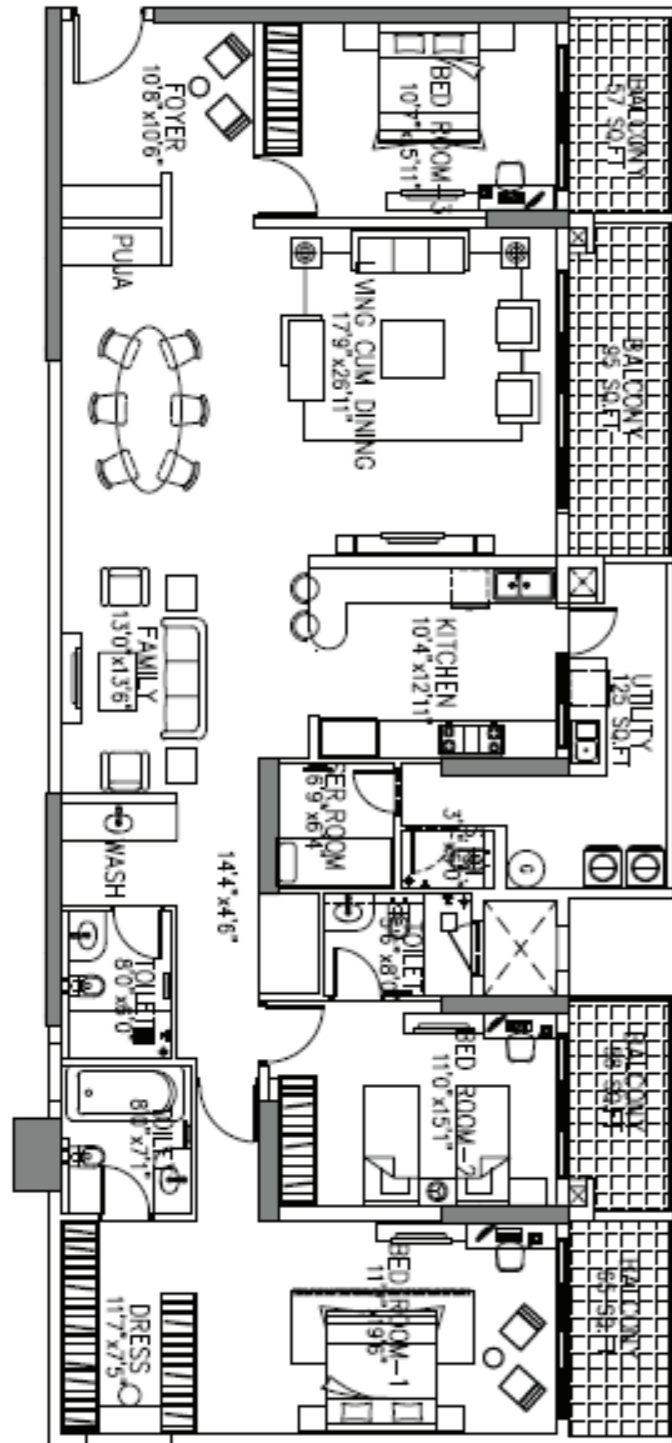
SERIES 3-3816-3851 SQ. FT (355-358 SQ. MT)



HIGHLIGHTS

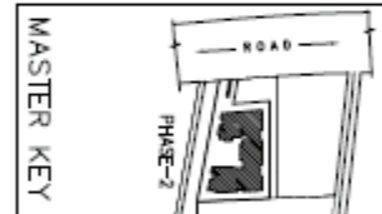
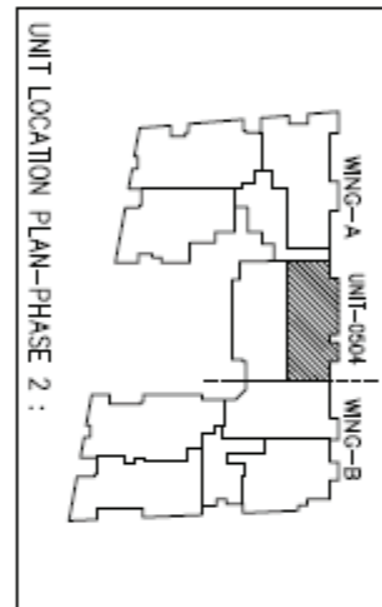
- Corner Unit
- Huge balconies
- Hebbal flyover view
- Greenery and kids play view
- Double height balcony

SERIES 4- 2927-3091 SQ. FT.(272 -287 SQ. MT.)

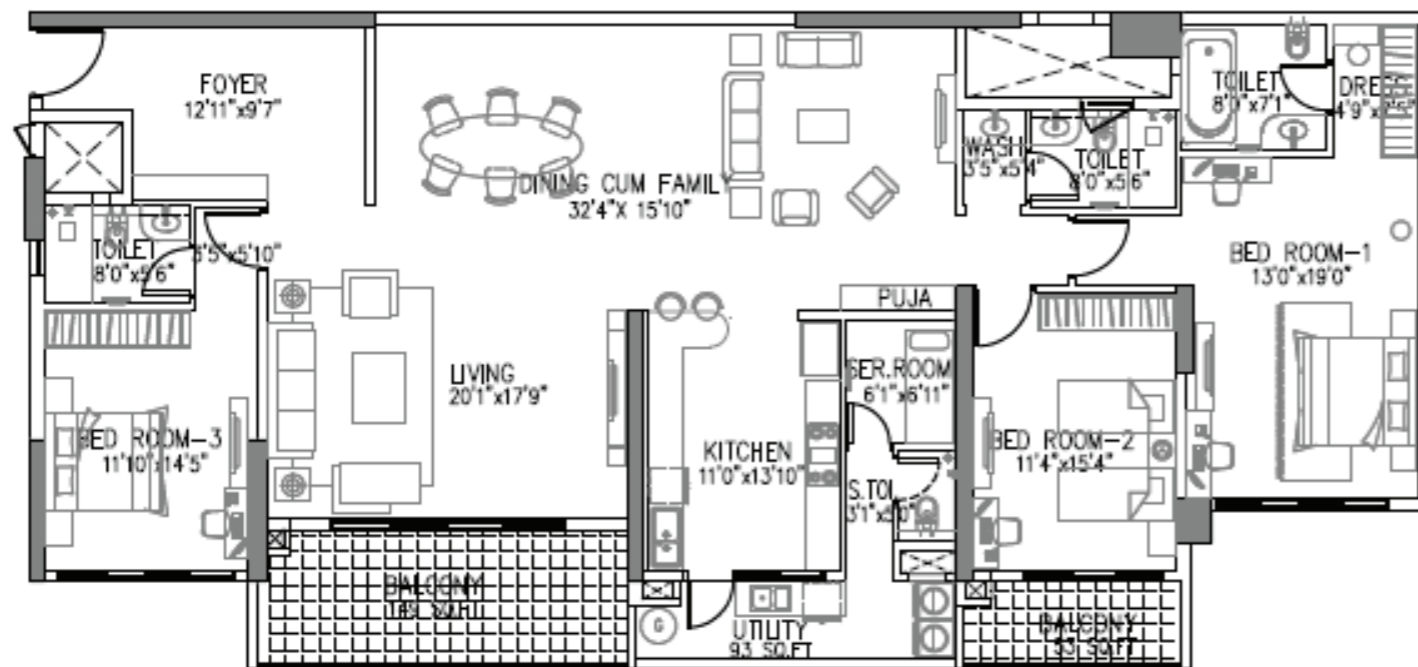
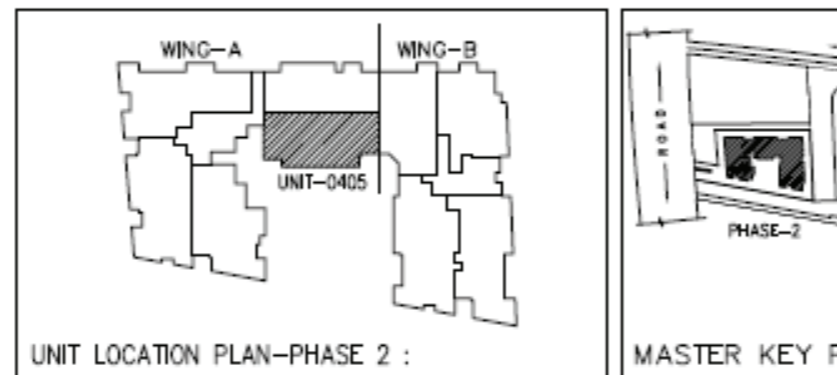


HIGHLIGHTS

- Balconies with all the rooms(odd floors)
- Spacious Master bedroom
- Double height balconies.
- Large space for dressing area in Master bedroom.



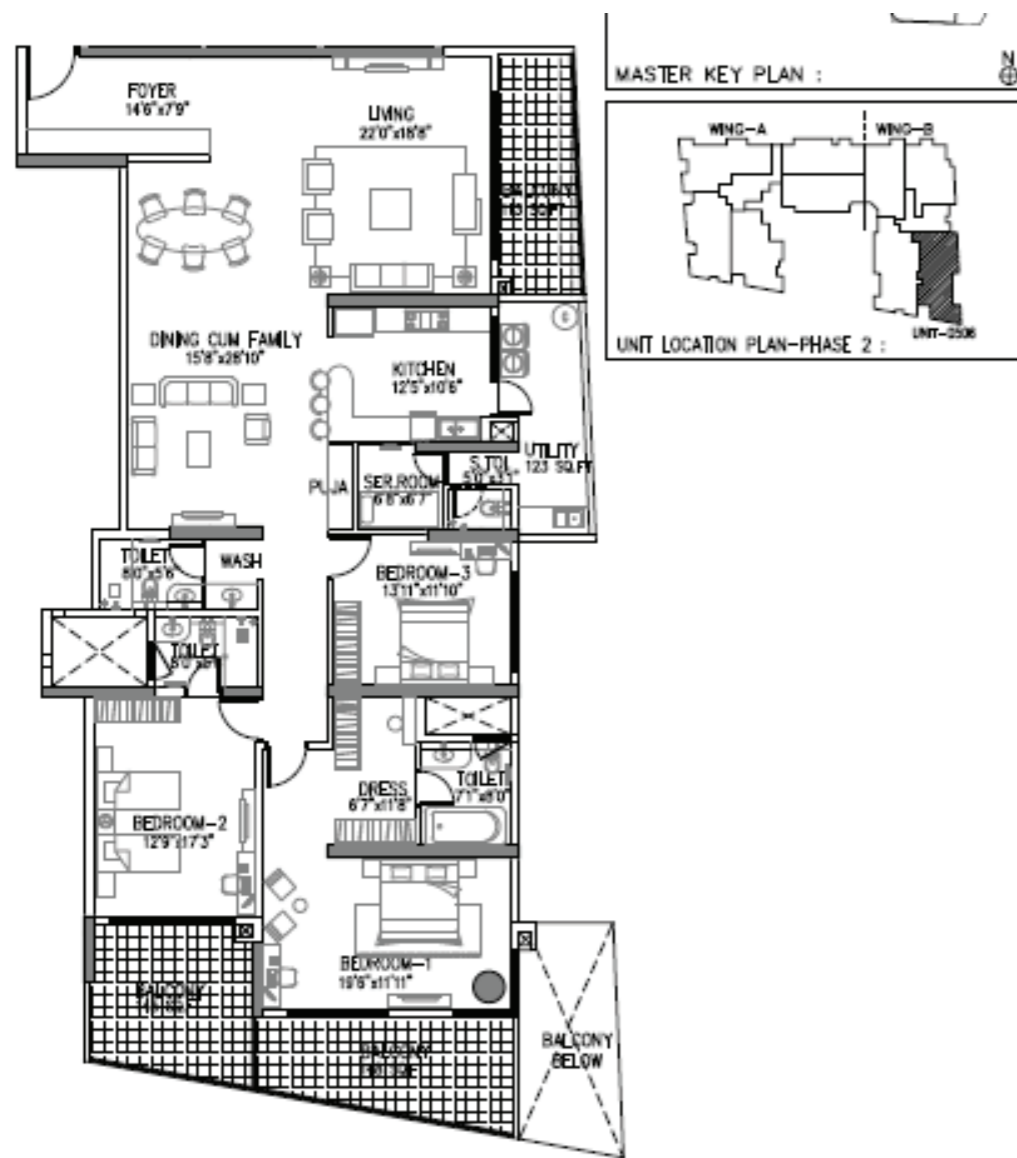
SERIES 5- 3102 SQ. FT- 288 SQ. MT.



HIGHLIGHTS

- Pool facing unit
- Lush green view from 1st to 8th floor
- Hebbal lake view 9th floor onwards.
- Hebbal flyover view.
- Huge foyer area which can be used for additional seating.

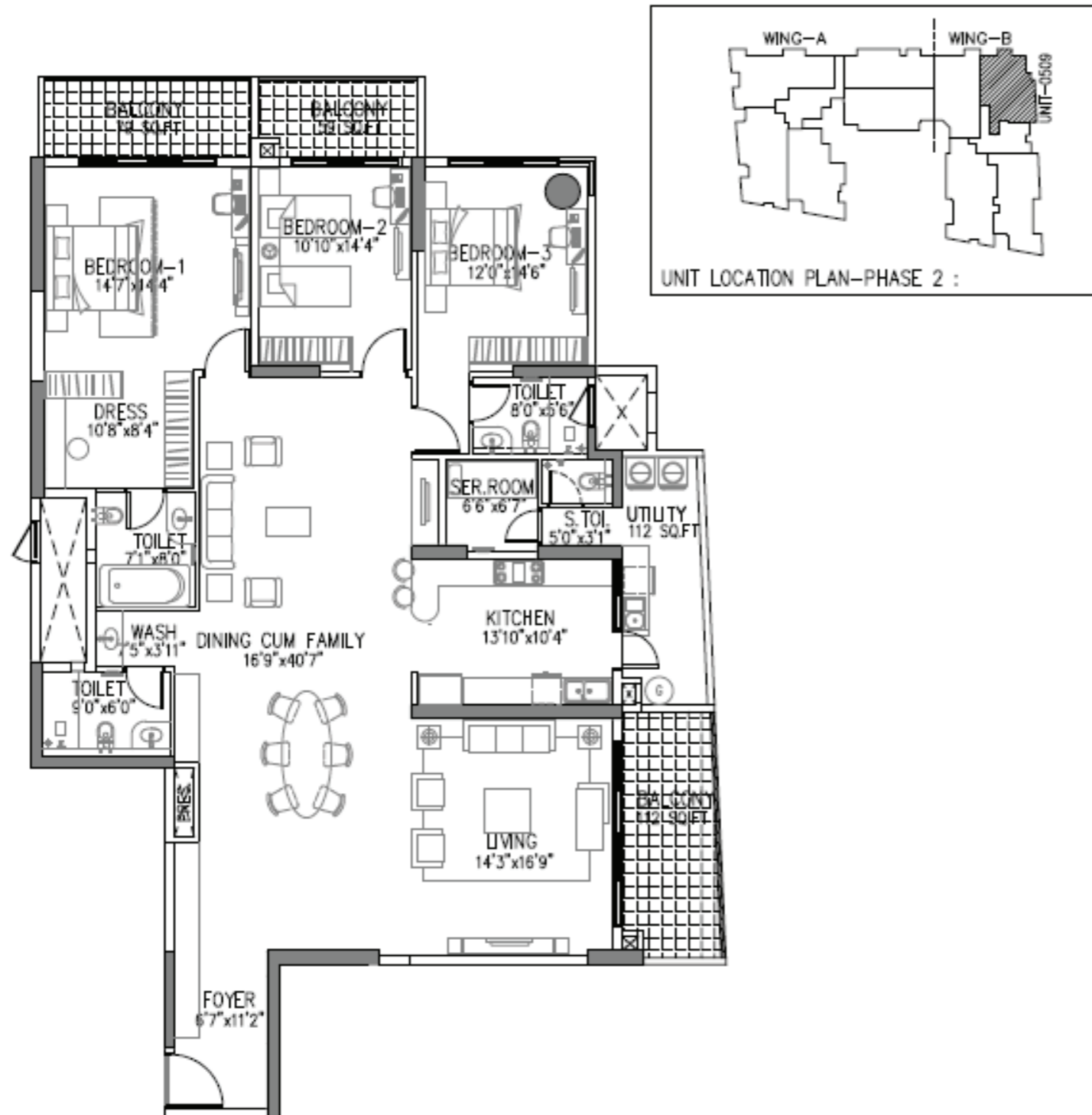
SERIES 6- 3499-3522 SQ. FT. (325- 327 SQ. MT)



HIGHLIGHTS

- Lush Greenery view
- Hebbal lake view
- Corner unit
- Spacious Living and Dining
- Huge and double height Balconies with beautiful view


SERIES 9- 3101-3210 SQ. FT. (288- 298 SQ. MT.)



HIGHLIGHTS

- Corner Unit
- Greenery view
- Spacious Living and Dining hall
- Double height balcony
- Additional dressing area in Master bedroom

OCCUPANCY CERTIFICATE RECEIVED



BRUHAT BENGALURU MAHANAGARA PALIKE
 Office of the Joint Director of Town Planning (North), N.R. Square, Bengaluru - 560 002.
 No. JDTP/P99/2010-11 Dated: 21-01-2017

OCCUPANCY CERTIFICATE (Block - 8)

Sub: Issue of Occupancy Certificate for Block - 8 Residential Apartment Building at Property Katha No. 54/732/450, Sy No. 47/3, 46/4, 47/4A, 126P, 46/2, 47/2, 46/3, 47/5, 48/4, 125/5 & 46/5, Hebbala Village, Ward No. 7, Byatarayanapura, Bangalore.

Ref: 1) Your application for issue of Occupancy Certificate dated: 28-09-2016
 2) Fire Clearance for the Occupancy Certificate vide No. GBC(1)/4/2011, dated: 20-06-2016
 3) Approval of Commissioner for issue of Occupancy Certificate dated: 26-11-2016
 4) Building Modified Plan sanctioned No. JDTP/LP/99/2010-11 dated: 19-08-2016

The modified plan for construction of Residential Apartment Building at Property Katha No. 54/732/450, Sy No. 47/3, 46/4, 47/4A, 126P, 46/2, 47/2, 46/3, 47/5, 48/4, 125/5 & 46/5, Hebbala Village, Ward No. 7, Byatarayanapura, Bangalore consisting of 3BF+GF+ 13 UF comprising of 108 Units was sanctioned by this office vide reference (4) and Commencement Certificate was issued on dated: 13-03-2013. The Fire and Emergency Services department vide Ref No. (2) has issued Clearance Certificate to Occupy the Building.

The Residential Apartment building was inspected on dated: 27-10-2016 by the Officers of Town Planning Section for issue of Occupancy Certificate. During inspection, it is observed that, the Block - 8 is in accordance with the Modified Plan Sanctioned on dated: 19-08-2016. Hence, the proposal for the issuance of Occupancy Certificate for the Residential Apartment was approved by the Commissioner on dated: 26-11-2016.

Permission is hereby granted to occupy the building for Block - 8 Residential Apartment purpose constructed at Property Katha No. 54/732/450, Sy No. 47/3, 46/4, 47/4A, 126P, 46/2, 47/2, 46/3, 47/5, 48/4, 125/5 & 46/5, Hebbala Village, Ward No. 7, Byatarayanapura, Bangalore consisting of 3BF+GF+ 13 UF comprising of 108 Residential Units with the following details:

Sl. No.	Floor Descriptions	Area (in Sqm)	Uses and other details.
1	3 rd Basement Floor	5384.36	59 Nos of Car Parking, Service Room, STP, Water Sump, Pump Room, Lobby, Lifts and Staircases.
2	2 nd Basement Floor	5283.05	100 No.s of Car Parking, Fuel Tank Room, DG Room, Hot Air Chamber, Lobby, Lift and Staircase
3	1 st Basement Floor	5060.21	82 No.s of Car Parking, Garbage Room and Organic Waste Converter, Service Room, DG Panel Room, Mail Room, Lobby, Lift and Staircase.
4	Ground Floor	3091.75	Party Hall, Squash Court, Indoor Heated Pool, Swimming Pool, Home Theatre, Electrical Room, Waiting Lounge, Table Tennis Room, Air Hockey Room, Pool Room, Reading Room, Kitchen, Laundry, Society Room, FM Room, Gym Room, Convenience Store, Creche, Pharmacy, Pantry, Parlor, Snack Pickup Counter, Cafe Area, Lobby, FireControl Room, Pool Service Room, CC TV Room, Lift & Stair Case
3	First Floor	1158.48	Indoor Games Room, 3 Nos. of Bed Room, Yoga / Aerobics Room, Gym Room, Pantry, Rest Room, Lobby, Lift and Staircase.

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 Bruhat Bengaluru Mahanagara Palike

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4	Second Floor	2592.35	09 No.s of Residential Units, Balcony Lobby, Lifts and Staircase
5	Third Floor	2607.73	09 No.s of Residential Units, Balcony Lobby, Lifts and Staircase
6	Fourth Floor	2606.19	09 No.s of Residential Units, Balcony Lobby, Lifts and Staircase
7	Fifth Floor	2607.73	09 No.s of Residential Units, Balcony Lobby, Lifts and Staircase
8	Sixth Floor	2606.19	09 No.s of Residential Units, Balcony Lobby, Lifts and Staircase
9	Seventh Floor	2607.73	09 No.s of Residential Units, Balcony Lobby, Lifts and Staircase
10	Eighth Floor	2606.19	09 No.s of Residential Units, Balcony Lobby, Lifts and Staircase
11	Ninth Floor	2607.73	09 No.s of Residential Units, Balcony Lobby, Lifts and Staircase
12	Tenth Floor	2606.19	09 No.s of Residential Units, Balcony Lobby, Lifts and Staircase
13	Eleventh Floor	2607.73	09 No.s of Residential Units, Balcony Lobby, Lifts and Staircase
14	Twelfth Floor	2606.19	09 No.s of Residential Units, Balcony Lobby, Lifts and Staircase
15	Thirteenth Floor	2607.73	09 No.s of Residential Units, Balcony Lobby, Lifts and Staircase
17	Terrace Floor	144.26	Lift Machine Room, Staircase Head Room, Solar and OHT
Total		51391.79	
18	FAR		2.712 < 3.25
19	Coverage		21.99% < 50%

This Occupancy Certificate is issued subject to the following conditions:

- The car parking at Three Basement Floors area shall have adequate safety measures. It shall be done entirely at the risk and cost of the owner. BBMP will not be responsible for any kind of damage, losses, risks etc., arising out of the same.
- The structural safety of building will be entirely at the risk and cost of owner / Architect / Engineer / Structural Engineer and BBMP will not be responsible for structural safety.
- Owner shall not add or alter materially the structure or a part of the structure here off without specific permission from BBMP. In the event of the applicant violating, the BBMP has the right to demolish the deviated / altered / additional portion without any prior notice.
- Three Basement Floors area should be used for car parking purpose only and the additional area if any available in Three Basement Floors area shall be used exclusively for car parking purpose only.
- Footpath and road side drain in front of the building should be maintained in good condition.
- Rain water harvesting structure shall be maintained in good condition for storage of water and shall be used for non potable purpose or recharge of ground water at all times as per Building Bye-laws-2003 clause No. 32 (b).
- Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is here with forfeited.

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- Owner shall make his own arrangements to dispose off the debris/garbage after segregating it into organic and inorganic waste generated from the building. Suitable arrangements shall be made by the owner himself to transport and dump these segregated wastes in consultation with the BBMP Zonal Health Officer.
- The owner / Association of high-rise building shall obtain clearance certificate from Fire Force Department every two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the permission issued once in two years.
- The Owner / Association of the high-rise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the fire equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the corporation and Fire Force Department every year.
- The owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every two years with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued.
- The Owner / Association of the high-rise building shall conduct two mock - drill in the building, one before the onset of summer and another during the summer and ensure complete safety in respect of fire hazards.
- All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
- Garbage originating from building shall be segregated into organic and inorganic waste and should be processed in the recycling processing unit of suitable capacity i.e. organic waste converter to be installed at site for its re - use / disposal.
- This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. GBC(1)/4/2011 Dated: 20-06-2016 and CFO from CFE/CON-243/2007-08/2211, dated: 14-03-2016 and Compliance of submissions made in the affidavits filed to this office.
- In case of any false information, misrepresentation of facts, or pending court cases, the Occupancy Certificate shall deemed to be cancelled.

On default of the above conditions the Occupancy Certificate issued will be withdrawn without any prior notice.

Joint Director of Town Planning (North)
 Bruhat Bengaluru Mahanagara Palike

To
 M/s Godrej Projects Development
 M/s Amco Batteries Ltd.,
 # 80, Hukul Ascent, 2nd Cross,
 Lavelle Road, Bangalore

GODREJ PLATINUM

HEBBAL, BANGALORE

📞 1800 258 2588 | SMS code - Godrej PL to 56070 | Email: platinum@godrejproperties.com

Site Location: Godrej Properties Ltd., Godrej Platinum, International Airport Road, Hebbal,
Bengaluru - 560024, India

This is not an offer or an invitation to offer. Designs, costs, facilities, plans and specifications in static and/or interactive publicity material depict anticipated appearance of completed development and are subject to change without notice. The project has received Occupation Certificate, hence out of purview of RERA.

