

Location Map



PLAMA Developers Ltd.

2nd Floor, **PLAMA** Center, Bejai-Kapikad Road, Bejai,
Mangalore - 575 004, Karnataka, India
Phone : +91 824 4266255 / 4277255
Mobile : +91 98807 26124
Fax : +91 824 4277155
e-mail : sales_mangalore@plamadevelopers.com
website : www.plamadevelopers.com



Corporate Office :

21/8 Craig Park, M.G.Road,
Bengaluru - 560 001
Ph. : +91 80 2558 4654, 4116 9841
Email : info@plamadevelopers.com

Branch Office :

No.19/44/9, First Floor, Centre Point, MG Road,
Poothole P.O., Trichur - 680 004
Ph. : +91 8129 344 255, +91 487 2369 436
Email : sales_trichur@plamadevelopers.com

5/3403 C6, Space Mall, Mavoor Road,
Kozhikkode - 673 004
Ph. : +91 8129 344 855
Email : sales_calicut@plamadevelopers.com

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PLAMA Grande

Kulshekar, Mangalore

Contemporary Lifestyle





About us

PLAMA Developers is an integrated real estate developer focused on premium developments across South India with its head office 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 benchmark 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 Grande Contemporary Lifestyle



Yesterday belonged to small cramped houses which could only be accessed through narrow by lanes. Yesterday belonged to crowds and noise, traffic congestion at smoke. But that was yesterday.

The Reality is changing in cities today lush green habitat are coming alive and people are willing to commute an extra mile to a superior lifestyle. Home no longer means four walls and a roof it is about vast open space and living close to nature and greenery is the place of a club house, gym and swimming pool and a range of other leisure lifestyle.

Exotic Environment.

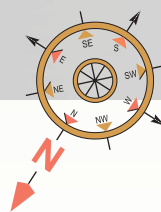
The site itself located amidst lush green environment with a panoramic view of swaying Palms the green. The entire project is on a 2 acres of landscape spaces with leisure action make it great life style.

Location:

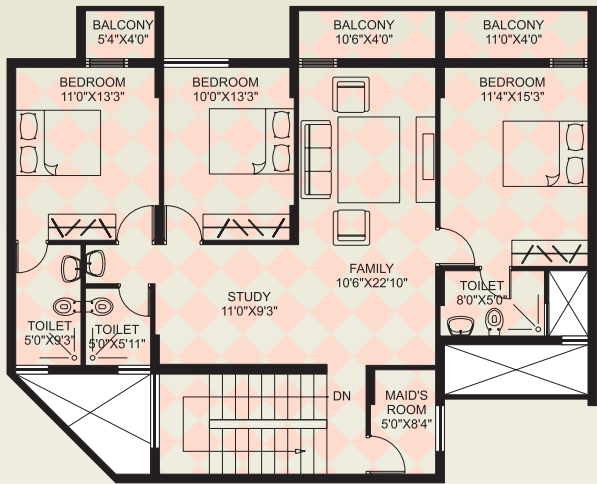
1. Located on the Kulshekar Highway 100ft wide road
2. Excellent Connectivity
3. Proximity to major Educational Institute such as Cambridge, Presidency School, Sacred Hearts, St. Joseph Engineering College.
4. Tranquil Surrounding
5. Close to Shopping Leisure such as PLAMA Mall, Weekly Heritage Market, Nisargadhama Water & Biological Park and Golf Club.
6. Close to Neermarga IT Park.



Site Plan

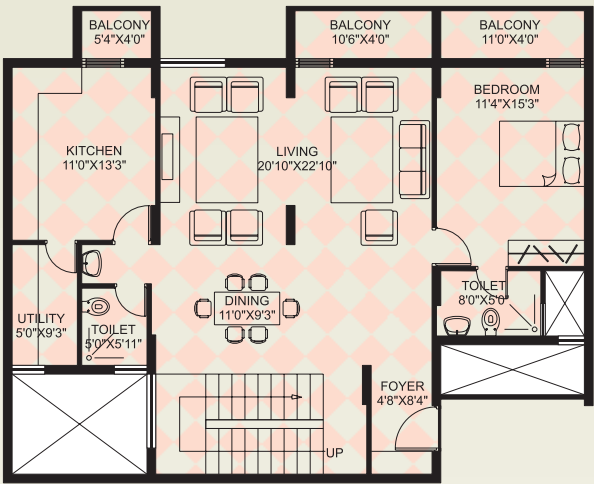


Floor Plan

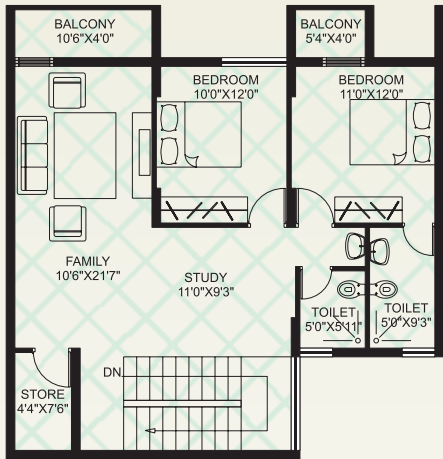


DUPLEX : UPPER LEVEL

DUPLEX UNIT : 3140 SFT

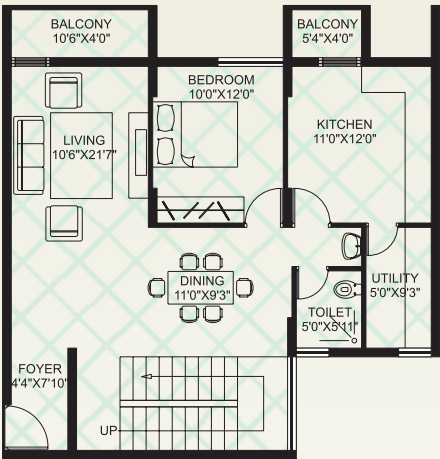


DUPLEX : LOWER LEVEL

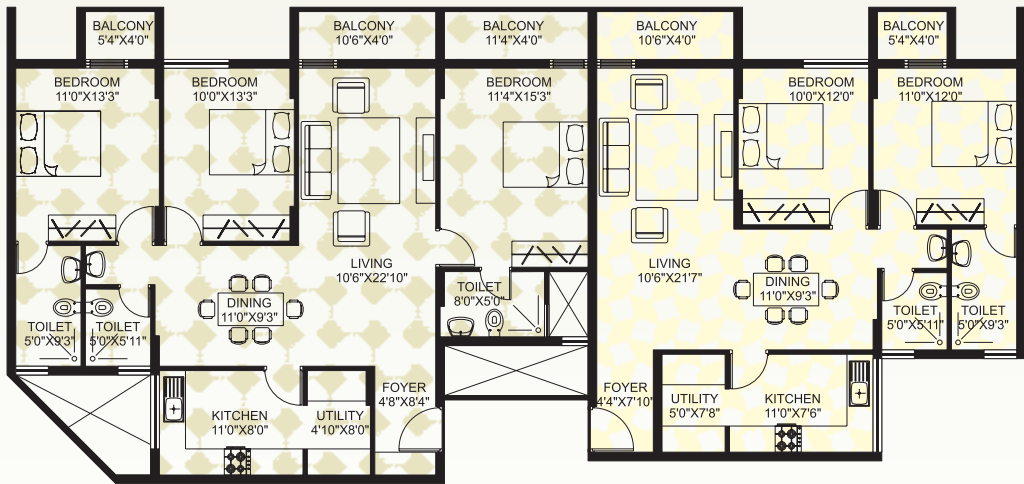


DUPLEX : UPPER LEVEL

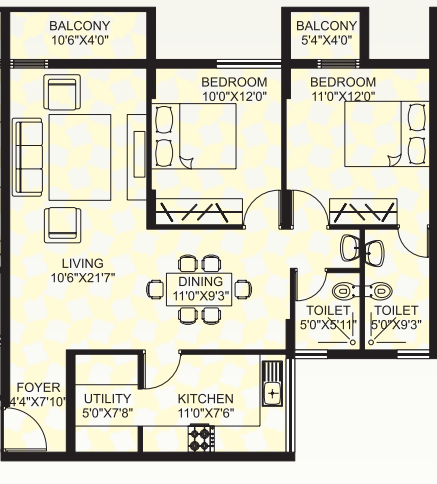
DUPLEX UNIT : 2340 SFT



DUPLEX : LOWER LEVEL



3 BED UNIT 1570 SFT



2 BED UNIT : 1170 SFT

Highlights & Specifications

DOORS & WINDOWS

- ✦ Main Door of Superior quality hard wood with Melamine polish.
- ✦ Internal Doors of Superior quality hard wood frames & flush shutters.
- ✦ Window made of high quality Aluminium (Steel grills in Ground and first floor apartments only)

PLUMBING & SANITARY FITTINGS

- ✦ ¾" level difference between shower area & dry area in Bathrooms.
- ✦ Ceramic Wall Cladding up to 7'-0" height
- ✦ All water supply lines will be pressure tested
- ✦ All plumbing line will be CPVC pipes & drainage lines will be PVC pipes of heavy drainage.
- ✦ All sunken slabs under the bathroom floor will undergo water proof treatment & rigorous testing.
- ✦ Designer sanitary ware and fitting in all bathrooms

COMMON AREA FLOORING

- ✦ Lobbies: Granite /Vitrified tiles
- ✦ Corridors: vitrified/Granite flooring
- ✦ Staircase: Combination of Kadapa & Ceramic
- ✦ Wall Cladding wherever applicable

APARTMENT FLOORING

- ✦ 2*2 Vitrified for Living, Dining, Kitchen & Bedrooms
- ✦ Non-skid Ceramic for the Bathrooms
- ✦ Non-skid vitrified /ceramic tiles for balconies & utility

KITCHEN & UTILITY

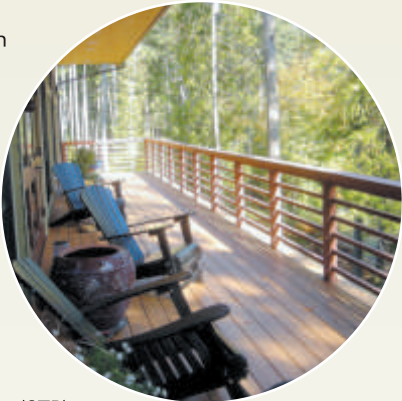
- ✦ Single Bowl sink with drain board on granite counter
- ✦ All fitting will be chrome plated
- ✦ Wall Cladding up to 2 feet above the granite counter
- ✦ Sufficient electrical points to accommodate all kitchen appliances

CIVIL WORKS

- ✦ Reinforced Cement concrete framed structure
- ✦ All external walls of laterite stone /concrete blocks
- ✦ Internal walls of laterite stone/concrete blocks
- ✦ Pest control treatment on the site

ELECTRICAL

- ✦ MESCOM power:3KW for each apartment
- ✦ All wiring shall be of Finolex / havells or equivalent make concealed in 2mm thick PVC conduit pipes.
- ✦ Modular electrical switches of reputed make
- ✦ Backup power generator for internal lightings, lifts, pumps & common area lighting.



- ✦ Automatic starting & changeover to back up generator with sound proofing
- ✦ Telephonic, Cable TV, broadband points in all master bedrooms & living
- ✦ ELCB & MCB of adequate capacity will be provided in each apartment
- ✦ Electric supply point for air conditioner will be provided in all bedrooms
- ✦ Geyser points in all bathrooms

PAINTING

- ✦ Exterior :Pure Acrylic all weather exterior paint
- ✦ Interior: Putty finished walls with premium emulsion paint

HARDWARE & GRILLS

- ✦ Hardware will be combinations of stainless steel & brushed steel
- ✦ All railings and steel works exposed to weather will be made of galvanized iron to prevent rusting

AMENITIES

- ✦ Two 8 passenger lifts in each block(6 total)
- ✦ Pool table
- ✦ Party Hall
- ✦ Swimming pool
- ✦ Gymnasium
- ✦ Snooker, Table Tennis and other sports in the club house
- ✦ Jogging track
- ✦ Basketball ring
- ✦ Sewage treatment plant (STP)
- ✦ Extensive Landscaping
- ✦ Children's play area with Equipments
- ✦ Piped cooking gas (with extra cost)
- ✦ Visitor's Car park
- ✦ Outdoor shuttle court

