Satya Group

NEW LUXURIOUS ABODES FOR EXCLUSIVE FEW

Premium Air Conditioned 3/4 BHK Apartments

PLATINA

AT THE HERMITAGE

Sector-103, Gurgaon

LOCATION MAP

PLATINA

AT THE HERMITAGE

Sector-103, Gurgaon



Not to scale



Dwarka Expressway is one of the top 5 destinations in the country for investment & is the top residential destination to invest in Delhi NCR (Source: Knight Frank India)

The Joy Of Being Located At The Most Sought After Location: Dwarka Expressway

- 18 kms long & 150 mts. wide expressway connecting Dwarka, NH8 & Manesar through Gurgaon
- Proposed development of Commercial & Institutional Zones under the Gurgaon-Manesar Master Plan
- Upcoming Commercial Corridor with millions of sq. ft. of office spaces and dedicated retail zones

KEY DISTANCES FROM PLATINA

0-5 Kms	6-10 Kms	11-20 Kms
Gurgaon Railway Station	Ansal Plaza, Palam Vihar	Huda City Centre Metro Station
Educational Institutions	Columbia Asia Hospital, Palam Vihar	The Oberoi, Gurgaon
Diplomatic Enclave, Dwarka	Football Academy	IFFCO Chowk
Proposed Retail & Commercial District	Shikshantar Public School	DLF Cyber Park
IGI Airport	The Galaxy Hotel	Ambience Mall
Dwarka Metro Station	Delhi Public School, Dwarka	Medanta Medicity
		Biodiversity Park

PLATINA AT THE HERMITAGE



ARTISTIC IMPRESSION

LEGENDS

A	MAIN ENTRY
B	RECREATIONAL CLUB
C	SWIMMING POOL
D	KIDS POOL
E	POOL DECK
F	PARTY LAWN
G	PALM COURT
H	CENTRAL LAWN
J	JOGGING TRACK
K	GAZEBO
L	AMPHITHEATRE
M	SKATING RINK
N	KIDS PLAY AREA
P	SWINGS AND SLIDE ZONE
Q	BADMINTON COURT
R	HALF BASKETBALL COURT
S	YOUTH CORNER
T	YOGA/MEDITATION CENTRE
U	WATER FOUNTAIN
V	WATER CHANNEL WITH JETS
W	RAMPS
X	DROP OFF POINT
Y	TENNIS COURT

SITE MAP

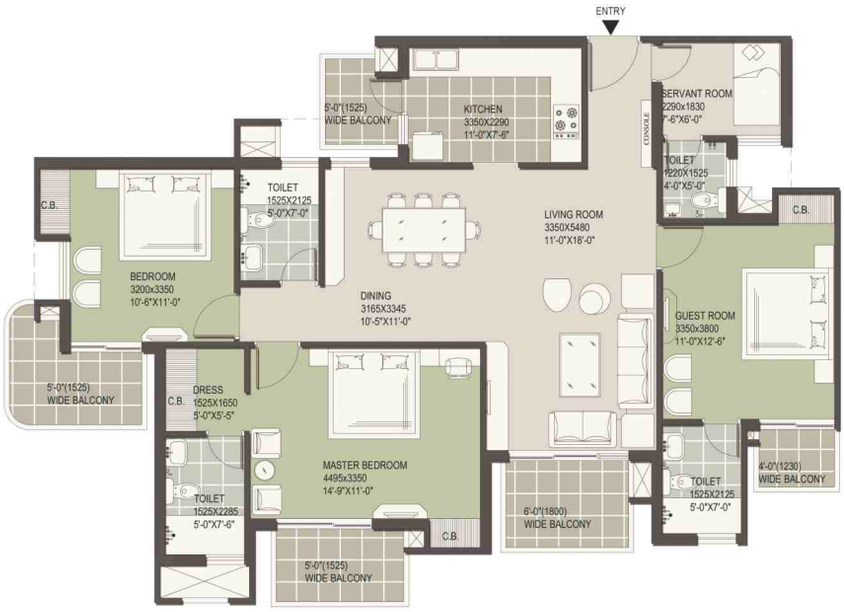


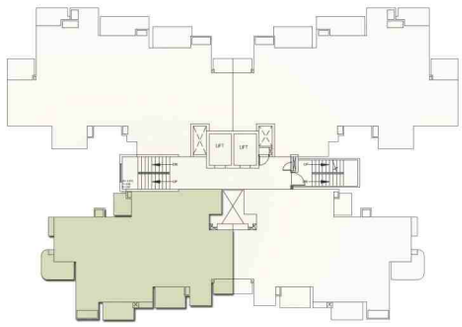
MAP NOT TO SCALE

4 BHK+SERVANT | 3 BHK+SERVANT (TYPE-A) | 3 BHK+SERVANT (TYPE-B) | 3 BHK+SERVANT (TYPE-C) | 2 BHK+SERVANT

FLOOR PLANS

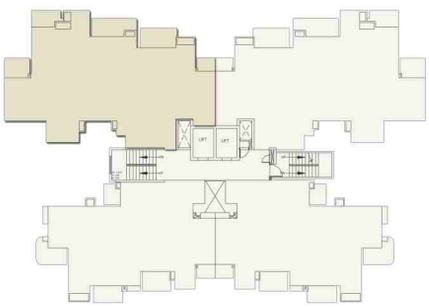
PLATINA
AT THE HERMITAGE

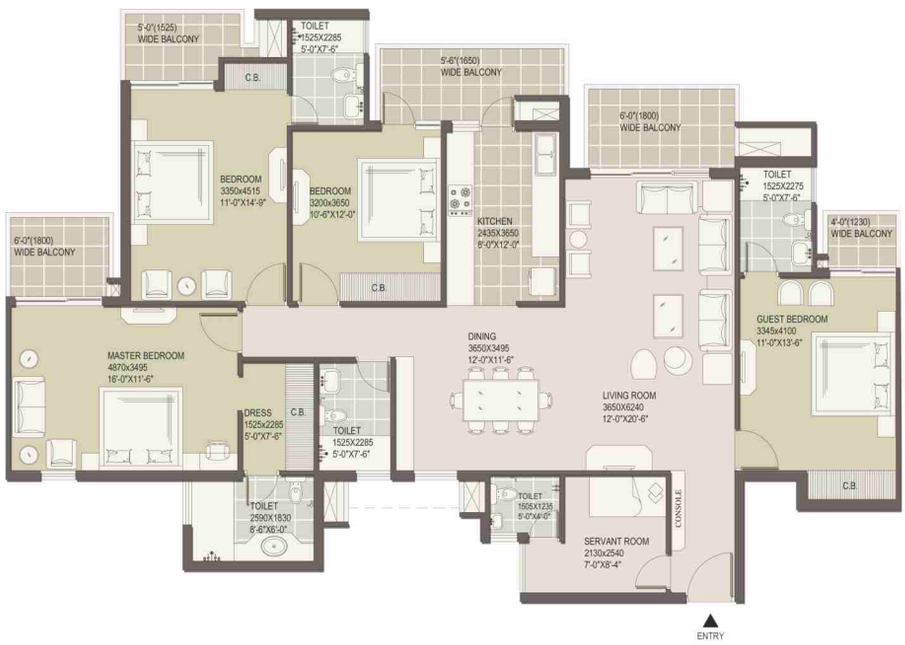




3BHK, 3 TOILETS & SR

AREA 1947 SQ.FT. (180.87 SQ.MTR.)





4BHK, 4 TOILETS & SR

AREA 2605 SQ.FT. (242.00 SQ.MTR.)

1 sq.m. = 10.764 sq.ft.

Not to Scale

SPECIFICATIONS

PLATINA
AT THE HERMITAGE

STRUCTURE

RCC Framed Earthquake Resistant Structure

LIVING/DINING/PASSAGE & LOBBY WITHIN APARTMENT

Floors	Vitrified Tiles
Walls	Oil Bound Distemper (OBD)
Ceiling	Oil Bound Distemper (OBD)

BEDROOMS

Floors	**Laminated Wooden Flooring in Master Bedroom** Vitrified Tiles in other Rooms
Walls	Oil Bound Distemper (OBD)
Ceiling	Oil Bound Distemper (OBD)

KITCHEN

Floors	Anti-skid Ceramic Tiles
Walls	Tiles up to 2'-0" above counter and Tiles upto 5'-0" on rest of exposed walls and Oil Bound Distemper in the balance area
Ceiling	Oil Bound Distemper
Counter	Granite
Fittings/Fixtures	**CP Fittings, Single Bowl SS Sink, Modular Kitchen Below the Counter**

UTILITY/S. ROOM

Floor	Ceramic Tiles
Walls & Ceiling	Oil Bound Distemper (OBD)
Toilets	Anti-skid Tiles Flooring and Ceramic Tiles on Dado up to 7'-0", Conventional CP Fittings and Sanitary Ware

TOILETS

Floors	Anti-skid Ceramic Tiles
Ceiling	Oil Bound Distemper
Counters	Marble/Granite
Sanitary Ware	Single Lever CP Fittings, White Chinaware
Wall	Combination of Ceramic Tiles & Oil Bound Distemper (OBD)

BALCONY

Floor	Anti-skid Ceramic Tiles
Railing	MS Painted Railing

DOORS

Door Frames	Hard Wood Frame
Internal & Entrance Doors	Skin moulded panel doors/flush shutters
External Doors/ Windows/Ventilators	Anodised Aluminium/UPVC glazed Doors and Windows

ELECTRICALS

Modular Switches, Copper Wiring in concealed conduit with light & power points, TV, and telephone sockets in each room

Split Air Conditioners in Living/Dining area & all bedrooms

ENTRANCE & LIFT LOBBY

Floor	Combination of one or more of Anti-skid Tiles/Marble/Granite
Walls	Granite and Textured Paint

STAIRCASE

Floor	Combination of One or More Indian Marbles/Granite/ Vitrified Tiles
Lobby	Combination of One or More Indian Marble/Granite/ Vitrified Tiles

POWER BACK-UP

Apartment Type	Power Back-up
2BHK Unit	3 KVA
3BHK Unit	4 KVA
4BHK Unit	5 KVA
Penthouse	7.5 KVA

SECURITY SYSTEM

Intercom, CCTV in Entrance Lobby at Ground Floor, Access Control Entry & Lift Lobbies in Basement

THE COMMUNITY

- Eco-friendly gated complex
- Spread across 10.2 acres
- Choice of Apartments, Penthouses & Villas
- Ample green spaces throughout the development
- Grand club with unmatched amenities
- Ample parking space for residents as well as visitors

THE RESIDENCES

- Residences inspired by new age straight line modern architecture
- Spacious & naturally lit homes
- Private terrace & splash pools in each penthouse
- Energy efficient homes

THE INFRASTRUCTURE

- Gated complex with 3 tier advanced security systems
- Optical fibre at your doorstep for multiple services on demand
- Power back-up

Disclaimer: The content mentioned in this brochure is tentative and subject to variation at the promoters. The visual layout, sizes shown in this brochure are conceptual and the features depicted with the brand name are purely an artistic perception. The promoters and the architects reserve complete rights to alter design, plans and specifications wherever required or deemed necessary without any prior intimation.

Satya Group

HOMES | OFFICES
TOWNSHIPS | SHOPPING MALLS
HOTELS | SERVICED APARTMENTS
MIXED-USE DEVELOPMENTS

IN PURSUIT OF EXCELLENCE

Satya Group is one of the leading real estate group having pan India projects with over four decades of presence in the real estate sector. The Group has a strong presence in Delhi-NCR with renowned real estate projects to its credit.

It enjoys the distinction of delivering The Galaxy, a five star hotel, luxury shopping & spa. Other milestones in Gurgaon include the Centrum Plaza, a commercial office space development and The Legend- a luxury residential housing project. In Indore the company came up with swanky township - Malwa County, which includes Malwa Jewels - Luxury Villas and Malwa Heights - Residential Apartment complex. Also to its credit is City Centre - a shopping mall in Bathinda. Among the ongoing work includes The Hermitage, Platina and Nora situated just off Dwarka Express Highway in Gurgaon's sector 103 comprising of apartments, villas and penthouses. In commercial the company in association with the Maple Group, developed its highstreet retail and fully furnished serviced apartments, Element One in sector 47 & 49, and is coming up with an integrated commercial complex, The Hive in sector 102, Gurgaon.

Optimistic on the Dwarka Expressway, the Group is planning to come up with a housing project in sector 99A.

COMPLETED PROJECTS BY THE PROMOTERS



THE GALAXY, GURGAON 5 Star Hotel, Luxury Shopping & Spa



THE LEGEND, GURGAON
Luxury Residences, Sector 57, Sushant Lok 3



CENTRUM PLAZA, GURGAON
Premium Office Complex, Sector 53, Golf Course Road



MALWA COUNTY, INDORE
110 Acre Integrated Township



CITY CENTRE, BATHINDA (PB)
Shopping Cum Entertainment Centre

Associate Companies
CLARION PROPERTIES LIMITED
GALAXY HOTEL • SHOPPING • SPA EXPERIENCE TO BELIEVE

Member of CREDAI - NCR

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License No. 28 of 2011 dated 28-03-2011 and Order No. LC-2415-JE(VA)/2011/14076-86 dated 21/9/11, Group Housing Colony measuring 10.20 Acres, M/s Satya Developers Pvt. Ltd. ,Building plans approval No. ZP-697/JD(BS)/2011/14900 dated 05-10-2011 with Dwelling Units-468, Studio Apartment-44 & EWS-93. Provision for Community Centre/Club, Shopping Area and Nursery school, Original Approvals available at Corporate Office.