




**PLATINA**  
NEW LIFE | NEW CULTURE | NEW ARENA



“ YOU HAVE  
TO DREAM BEFORE  
YOUR DREAMS CAN  
COME TRUE. ”

- Dr. A. P. J. Abdul Kalam



STAND APART  
FROM THE REST!

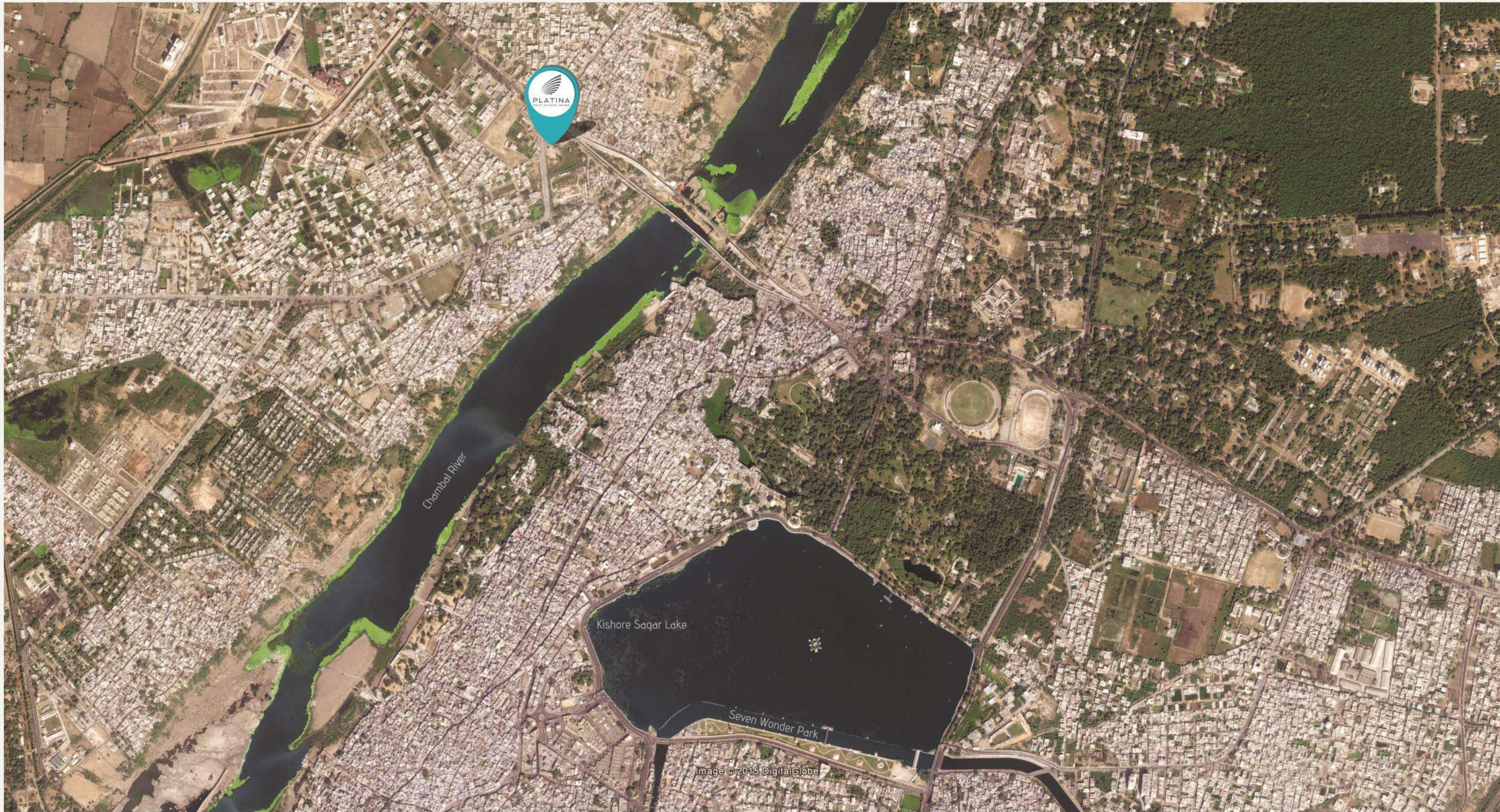
EMBRACE AN  
EXCLUSIVE LIFESTYLE!

CELEBRATE  
YOUR SUCCESS!

Listen to your heart as the sight draws you close.

An attraction that brings a delighted feeling,  
stirred by the discovery that you have finally  
arrived in life.

An arrival to a home that is embraced with the  
imagination of perfection, a home with comforts  
that lets you believe there is paradise on earth!



# KOTA

Because you deserve the best!

Situated on the banks of the Chambal River, Kota is known for a lot of specialties; be it the elegant sarees, its natural stone (a fine-grained variety of limestone), and now its famed coaching classes. Today it is a prominent city in Northern India, besides being a trading center, an industrial and educational hub, a big agriculture market, fueled by a thriving-vibrant economy...

Kota has caught up with the rest of the country, where the upwardly mobile, educated consumer desires a better lifestyle. One that matches with the best in terms of the quality of life that it offers, the infrastructure that it provides, and the leisure facilities and comforts that it facilitates.

Platina attempts to fulfill the latent need for premium housing in Kota with its immaculate styling and thoughtful planning. Located in the green vicinity of the Chambal River, it promises a life you truly deserve!





A CREATION IN EXALTED STYLE & INGENUITY

1 BHK APARTMENTS

2.5 BHK APARTMENTS

3 BHK APARTMENTS

COMMERCIAL SPACES  
(SHOPS & SHOWROOMS)

ENTERTAINMENT SPACES  
(FOOD & LEISURE PLAZA)





A HOME TO BE WITH  
YOUR LOVED ONES;

A SANCTUARY OF COMFORT,  
GATED SECURITY &  
GREEN ENVIRONS;

A HOME THAT REFLECTS  
YOUR REFINED TASTES IN LIFE!



Platina provides a plush vista for you to enjoy those precious moments with your family. Thoughtfully planned living spaces and the community facilities, which add up to create a fun filled and immensely stylish ambience.

The infrastructure has been planned such that you can lead a lifetime of comfort & opulence!

THE DIFFERENCE  
BETWEEN  
ORDINARY AND  
EXTRAORDINARY  
IS JUST THAT  
LITTLE "EXTRA"

Welcome to Platina...

a home that adds up all the extras in life  
to make it extraordinary!







Platina empowers you with all the lifestyle needs right at home. The sprawling landscape and water features that surround you, invite you each time you come home.

Engaging you with facilities from the swimming pool to a state-of-the-art Health Club and a lot more...whether fulfilling individual pursuits or building relationships with your dear ones and neighbours, every wish is easily transformed into existence.



#### **FOR AN ACTIVE 'YOU'**

- Gymnasium / Health Center
- Large Swimming Pool
- Indoor Games Area (Table Tennis, Card & Carom Room, Billiards & Pool Table)
- Jogging Track
- Badminton Court
- Squash Court

#### **FOR THE SOCIAL 'YOU'**

- Party Lawn
- Guest Rooms
- Amphi-theatre
- Home Theater

#### **A FAVORITE OF THE YOUNG ONE'S**

- Children's Play Area
- Skating Rink

#### **A FAVORITE OF THE SENIOR'S**

- Yoga-meditation court
- Temple
- Landscaped Garden with seating areas
- Gazebo



Enjoy the cool blue waters  
of the delightful swimming pool



A Squash Court  
to keep you fit



Kids enjoy activities at  
the Children's Play Area

A rare lifestyle where everything is the imagination of sheer perfection. Composed in the rhythmic tunes of nature and infused with modish lifestyle indulges, everyone would desist the call of the outside world!



View of the Badminton Court / Landscaping Elements



View of the Landscaped Garden / Children's Play Area / Jogging Track



View of the Swimming Pool & Wooden Deck, overlooking Kota's skyline

Home Theater



Gymnasium



Pool / Billiards



Table Tennis



Table Games



## A REFLECTION TRUE TO ITS CLASS

Platina epitomizes the good life with spacious living spaces created in a unique style, thus creating separate areas to live & community spaces for recreation & entertainment.

It truly satisfies the lifestyle, comfort & privacy needs of the elite. For someone who is a connoisseur, one who likes to live life to the fullest, and one who enjoys the good life.

### KEY FEATURES

- Basement + Lower Ground Floor + 14 Floors Project
- UIT Approved Project
- Approved by leading Financial institutions for Easy Loan
- Comprehensive Security Planning (CCTV Surveillance, 24 hours Security, Video-Door Phone secure access)
- Rainwater Harvesting System
- Car Wash Area
- High Speed Passenger Lifts & Dedicated Service Lift

### VALUE ADDITIONS

- Covered Ample Parking
- Drivers Lobby
- Centralized DTH Wiring
- Power Backup for Common Areas, Illumination & Elevators
- House Keeping Services

**LAYOUT PLAN  
(APARTMENT)**

- 1 BHK APARTMENT**  
SALEABLE AREA: 706 SQ FT
- 2.5 BHK APARTMENT**  
SALEABLE AREA: 1531 SQ FT
- 3 BHK APARTMENT**  
SALEABLE AREA: 1658 SQ FT

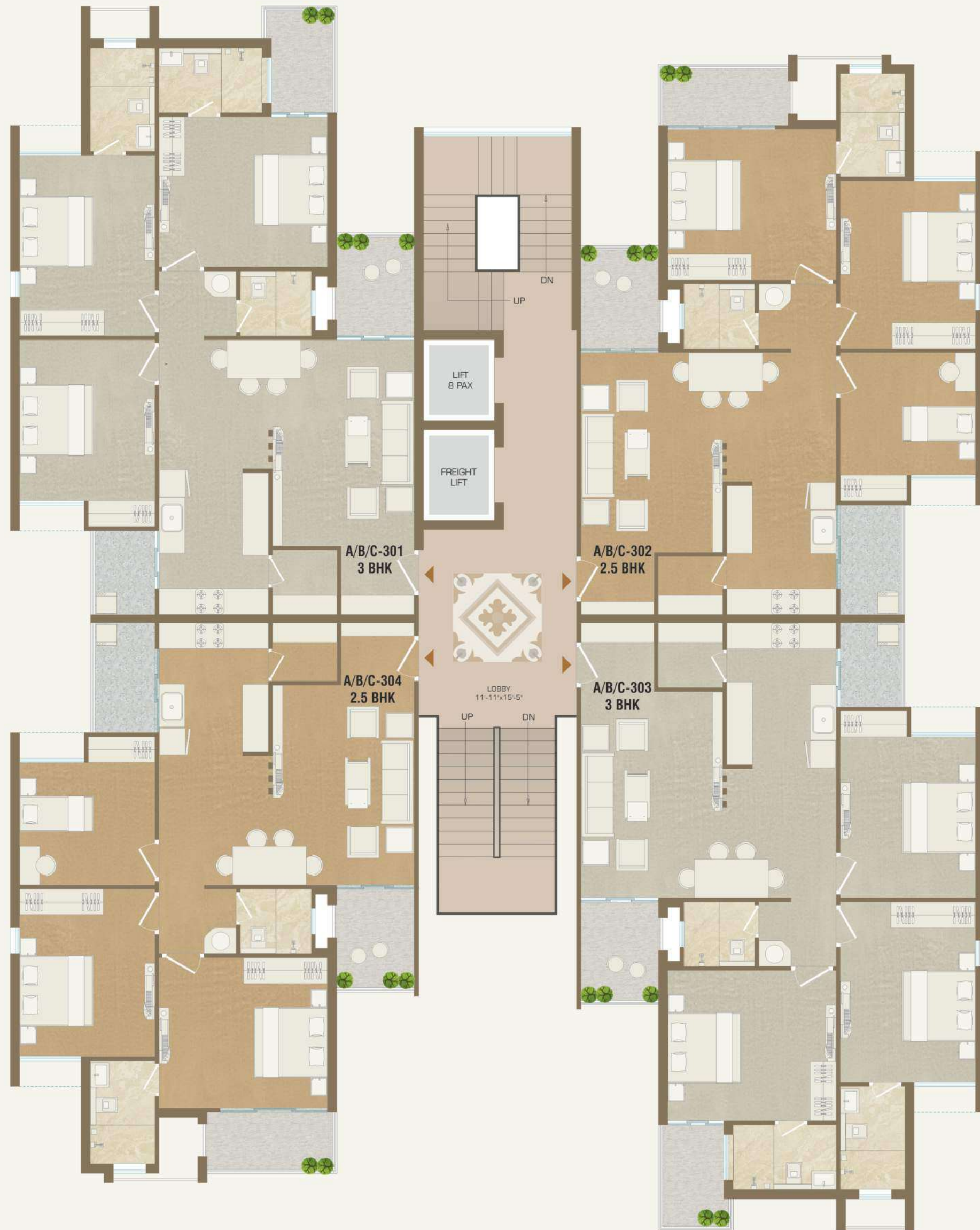
- 01 Entrance Gate
- 02 Security Cabin
- 03 Swimming Pool
- 04 Pool Deck
- 05 Gazebo
- 06 Party Lawn / Landscaped Garden
- 07 Skating Rink
- 08 Amphitheater
- 09 Children's Play Area
- 10 Tennis Court



◀ TOWARDS KOTA-BUNDI HIGHWAY

MAIN ROAD

TOWARDS UDAIPUR ▶



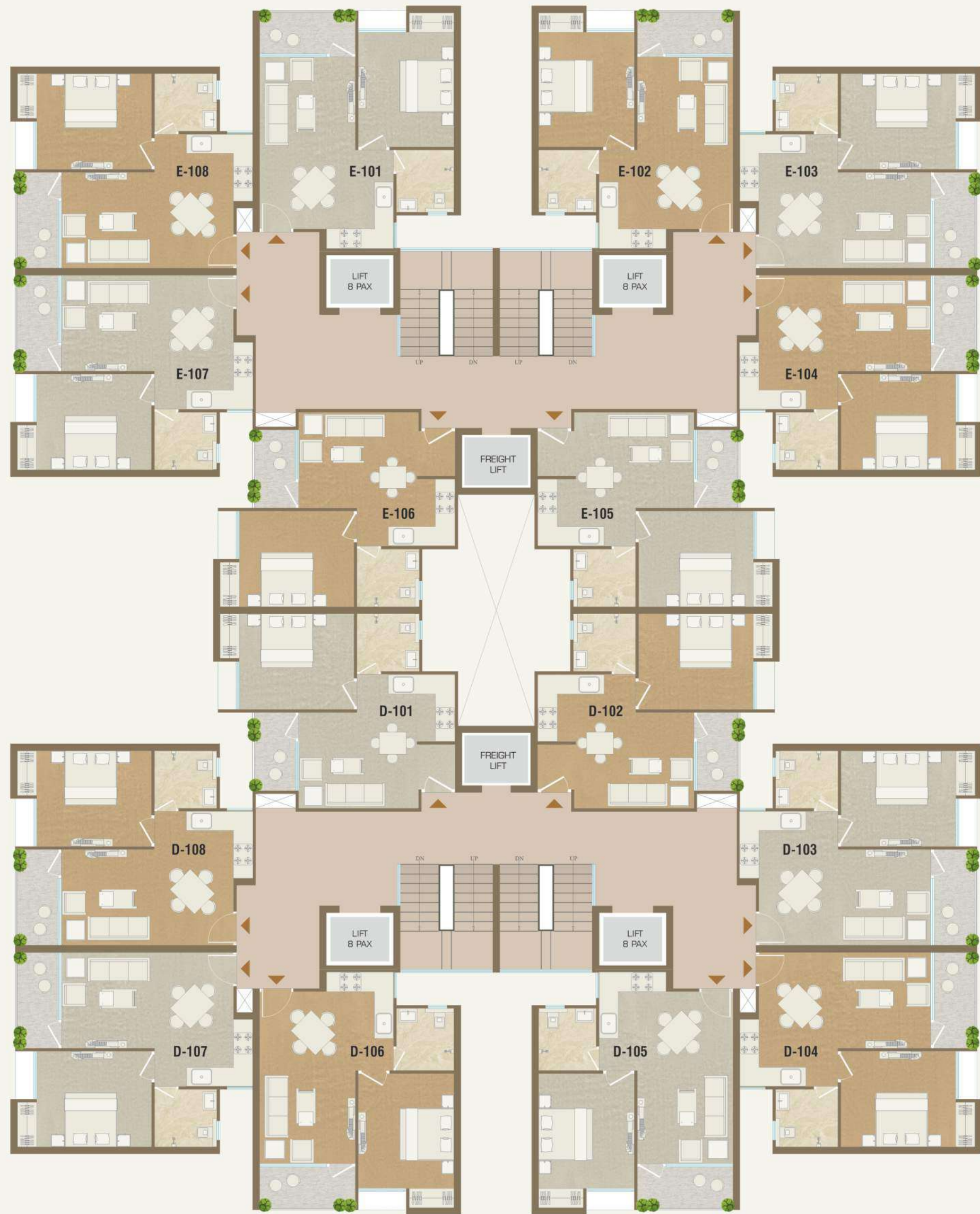
3 BHK APARTMENT / SALEABLE AREA: 1658 SQ FT



2.5 BHK APARTMENT / SALEABLE AREA: 1531 SQ FT







1 BHK APARTMENT / SALEABLE AREA: 706 SQ FT







PRESENTING  
A NEW DIMENSION IN  
COMMERCIAL  
DEVELOPMENT

3 Levels of Premium Retail Spaces  
+ 1 Level of Food & Leisure Plaza



**LOWER GROUND FLOOR PLAN**

SALABLE AREA IN SQ.FT.

SHOP NO.	SIZE	SALABLE AREA	SHOP NO.	SIZE	SALABLE AREA
LG-01	19'-6" X 22'-0"	529.52	LG-33	12'-3" X 15'-0"	238.87
LG-02	11'-0" X 17'-0"	243.10	LG-34	9'-11" X 15'-0"	193.44
LG-03	11'-0" X 17'-0"	243.10	LG-35	10'-9" X 15'-0"	209.62
LG-04	11'-0" X 25'-3"	361.07	LG-36	11'-1½" X 15'-0"	216.93
LG-05	11'-0" X 25'-6"	364.65	LG-37	11'-1" X 15'-0"	216.00
LG-06	11'-0" X 25'-6"	364.65	LG-38	10'-8" X 15'-0"	207.87
LG-07	14'-6" X 25'-6"	480.67	LG-39	12'-3" X 15'-0"	238.87
LG-08	15'-0" X 19'-8½"	384.34	LG-40	9'-11" X 15'-0"	193.44
LG-09	11'-0" X 15'-0"	214.50	LG-41	10'-9" X 15'-0"	209.62
LG-10	11'-3" X 15'-0"	219.37	LG-42	11'-1½" X 15'-0"	216.93
LG-11	11'-3" X 20'-0"	292.50	LG-43	11'-1½" X 15'-0"	216.93
LG-12	11'-0" X 20'-0"	286.00	LG-44	10'-8" X 15'-0"	207.87
LG-13	11'-0" X 20'-0"	286.00	LG-45	12'-3" X 15'-0"	238.87
LG-14	10'-6" X 24'-7"	335.51	LG-46	10'-9" X 15'-0"	209.62
LG-15	10'-3½" X 24'-7"	327.52	LG-47	13'-7½" X 15'-0"	265.68
LG-16	10'-6" X 24'-7"	335.51	LG-48	13'-7½" X 24'-6"	433.95
LG-17	12'-7" X 30'-11"	505.50	LG-49	10'-9" X 24'-6"	342.38
LG-18	12'-9" X 30'-11"	512.50	LG-50	12'-3" X 24'-6"	390.16
LG-19	11'-11" X 30'-11"	479.13	LG-51	10'-8" X 24'-6"	339.52
LG-20	11'-1½" X 30'-11"	447.18	LG-52	11'-1½" X 24'-6"	354.33
LG-21	10'-9" X 30'-11"	432.10	LG-53	11'-1½" X 24'-6"	354.33
LG-22	10'-1" X 30'-11"	405.04	LG-54	10'-9" X 24'-6"	342.38
LG-23	12'-7" X 30'-11"	505.50	LG-55	9'-11" X 24'-6"	315.63
LG-24	12'-9" X 30'-11"	512.50	LG-56	12'-3" X 24'-6"	390.16
LG-25	11'-11" X 30'-11"	479.13	LG-57	10'-8" X 24'-6"	339.52
LG-26	11'-1½" X 30'-11"	447.18	LG-58	11'-1" X 24'-6"	352.89
LG-27	10'-9" X 30'-11"	432.10	LG-59	11'-1½" X 24'-6"	354.33
LG-28	10'-1" X 30'-11"	405.04	LG-60	10'-9" X 24'-6"	342.38
LG-29	13'-2" X 30'-11"	528.80	LG-61	9'-11" X 24'-6"	315.63
LG-30	12'-11½" X 30'-11"	520.53	LG-62	12'-3" X 24'-6"	390.16
LG-31	12'-11½" X 15'-0"	252.52	LG-63	13'-4" X 24'-6"	424.56
LG-32	13'-4" X 15'-0"	259.93	LG-64	12'-11½" X 24'-6"	412.45



# GROUND FLOOR PLAN

SALABLE AREA IN SQ.FT.

SHOP NO.	SIZE	SALABLE AREA	SHOP NO.	SIZE	SALABLE AREA
G-01	70'-0" X 22'-0"	1547.00	G-36	13'-4" X 12'-6"	216.61
G-02	11'-0" X 23'-0"	328.90	G-37	12'-3" X 12'-6"	199.06
G-03	11'-0" X 23'-0"	328.90	G-38	9'-11" X 12'-6"	161.00
G-04	11'-0" X 23'-0"	328.90	G-39	10'-9" X 12'-6"	174.68
G-05	11'-0" X 23'-0"	328.90	G-40	11'-1½" X 12'-6"	180.78
G-06	11'-0" X 23'-0"	328.90	G-41	11'-1" X 12'-6"	180.00
G-07	14'-6" X 23'-0"	418.60	G-42	10'-8" X 12'-6"	173.22
G-08	15'-0" X 19'-8½"	384.34	G-43	12'-3" X 12'-6"	199.06
G-09	11'-0" X 15'-0"	214.50	G-44	9'-11" X 12'-6"	161.00
G-10	11'-0" X 15'-0"	214.50	G-45	10'-9" X 12'-6"	174.68
G-11	11'-0" X 15'-0"	214.50	G-46	11'-1½" X 12'-6"	180.78
G-12	11'-0" X 15'-0"	214.50	G-47	11'-1½" X 12'-6"	180.78
G-13	11'-0" X 20'-0"	286.00	G-48	10'-8" X 12'-6"	173.22
G-14	11'-0" X 20'-0"	286.00	G-49	12'-3" X 12'-6"	199.06
G-15	11'-0" X 20'-0"	286.00	G-50	10'-9" X 12'-6"	174.68
G-16	11'-0" X 20'-0"	286.00	G-51	10'-9" X 24'-6"	342.38
G-17	11'-0" X 20'-0"	286.00	G-52	12'-3" X 24'-6"	390.16
G-18	10'-6" X 22'-0½"	300.30	G-53	10'-8" X 24'-6"	339.52
G-19	10'-3½" X 22'-0½"	293.15	G-54	11'-1½" X 24'-6"	354.33
G-20	10'-6" X 22'-0½"	300.30	G-55	11'-1½" X 24'-6"	354.33
G-21	12'-7" X 30'-11"	505.50	G-56	10'-9" X 24'-6"	342.38
G-22	12'-9" X 30'-11"	512.33	G-57	9'-11" X 24'-6"	315.63
G-23	11'-11" X 30'-11"	479.13	G-58	12'-3" X 24'-6"	390.16
G-24	11'-1½" X 30'-11"	447.18	G-59	10'-8" X 24'-6"	339.52
G-25	10'-9" X 30'-11"	432.10	G-60	11'-1" X 24'-6"	352.89
G-26	10'-1" X 30'-11"	405.04	G-61	11'-1½" X 24'-6"	354.33
G-27	12'-7" X 30'-11"	505.50	G-62	10'-9" X 24'-6"	342.38
G-28	12'-9" X 30'-11"	512.50	G-63	9'-11" X 24'-6"	315.63
G-29	11'-11" X 30'-11"	479.13	G-64	12'-3" X 24'-6"	390.16
G-30	11'-1½" X 30'-11"	447.18	G-65	13'-4" X 24'-6"	424.56
G-31	10'-9" X 30'-11"	432.10	G-66	12'-11½" X 24'-6"	412.45
G-32	10'-1" X 30'-11"	405.04	ATM-01	9'-3" X 11'-1½"	133.77
G-33	13'-2" X 30'-11"	528.80	ATM-02	9'-3" X 11'-1½"	133.77
G-34	12'-11½" X 30'-11"	520.53	ATM-03	9'-3" X 11'-1½"	133.77
G-35	12'-11½" X 12'-6"	210.43	ATM-04	9'-3" X 11'-1½"	133.77



**FIRST FLOOR PLAN**

SALABLE AREA IN SQ.FT.

SHOP NO.	SIZE	SALABLE AREA	SHOP NO.	SIZE	SALABLE AREA
F-01	11'-0" X 23'-0"	328.90	F-37	13'-2" X 30'-11"	528.80
F-02	11'-0" X 23'-0"	328.90	F-38	18'-0" X 30'-11"	723.29
F-03	11'-0" X 23'-0"	328.90	F-39	12'-11½" X 12'-6"	210.43
F-04	11'-0" X 23'-0"	328.90	F-40	13'-4" X 12'-6"	216.61
F-05	11'-0" X 23'-0"	328.90	F-41	12'-3" X 12'-6"	199.06
F-06	11'-0" X 23'-0"	328.90	F-42	9'-11" X 12'-6"	161.00
F-07	11'-0" X 23'-0"	328.90	F-43	10'-9" X 12'-6"	174.68
F-08	14'-6" X 23'-0"	418.60	F-44	11'-1½" X 12'-6"	180.78
F-09	15'-0" X 19'-8½"	384.34	F-45	11'-1" X 12'-6"	180.05
F-10	11'-0" X 15'-0"	214.50	F-46	10'-8" X 12'-6"	173.22
F-11	11'-0" X 15'-0"	214.50	F-47	12'-3" X 12'-6"	199.06
F-12	11'-0" X 15'-0"	214.50	F-48	9'-11" X 12'-6"	161.00
F-13	11'-0" X 15'-0"	214.50	F-49	10'-9" X 12'-6"	174.68
F-14	11'-0" X 15'-0"	214.50	F-50	11'-1½" X 12'-6"	180.78
F-15	11'-0" X 15'-0"	214.50	F-51	11'-1½" X 12'-6"	180.78
F-16	11'-0" X 20'-0"	286.00	F-52	10'-8" X 12'-6"	173.22
F-17	11'-0" X 20'-0"	286.00	F-53	12'-3" X 12'-6"	199.06
F-18	11'-0" X 20'-0"	286.00	F-54	10'-9" X 12'-6"	174.68
F-19	11'-0" X 20'-0"	286.00	F-55	11'-1½" X 12'-6"	180.78
F-20	11'-0" X 20'-0"	286.00	F-56	11'-1½" X 24'-4"	351.87
F-21	11'-0" X 20'-0"	286.00	F-57	10'-9" X 24'-6"	342.38
F-22	10'-6" X 22'-0½"	300.30	F-58	12'-3" X 24'-6"	390.16
F-23	10'-3½" X 22'-0½"	293.15	F-59	10'-8" X 24'-6"	339.52
F-24	10'-6" X 22'-0½"	300.30	F-60	11'-0½" X 24'-6"	350.35
F-25	12'-7" X 30'-11"	505.50	F-61	11'-1½" X 24'-4"	351.87
F-26	12'-9" X 30'-11"	512.33	F-62	10'-9" X 24'-4"	340.01
F-27	11'-11" X 30'-11"	479.13	F-63	9'-11" X 24'-6"	315.63
F-28	11'-1½" X 30'-11"	447.18	F-64	12'-3" X 24'-6"	390.16
F-29	10'-9" X 30'-11"	432.10	F-65	10'-8" X 24'-6"	339.52
F-30	10'-1" X 30'-11"	405.04	F-66	11'-1" X 24'-6"	352.89
F-31	12'-7" X 30'-11"	505.50	F-67	11'-1½" X 24'-6"	354.33
F-32	12'-9" X 30'-11"	512.50	F-68	10'-9" X 24'-6"	342.38
F-33	11'-11" X 30'-11"	479.13	F-69	9'-11" X 24'-6"	315.63
F-34	11'-1½" X 30'-11"	447.18	F-70	12'-3" X 24'-6"	390.16
F-35	10'-9" X 30'-11"	432.10	F-71	13'-4" X 24'-6"	424.56
F-36	10'-1" X 30'-11"	405.04	F-72	12'-11½" X 24'-6"	412.45



- 03 Swimming Pool
- 04 Pool Deck
- 05 Gazebo
- 06 Party Lawn / Landscaped Garden
- 07 Skating Rink
- 08 Amphitheater
- 09 Children's Play Area
- 10 Tennis Court



**SECOND FLOOR PLAN**

SALABLE AREA IN SQ.FT.

SHOP NO.	SIZE	SALABLE AREA	SHOP NO.	SIZE	SALABLE AREA
S-01	28'-0"X31'-3"	1137.50	S-07	43'-0"X43'-7"	2436.00
S-02	24'-10½"X30'-11"	999.74	S-08	31'-9"X43'-0"	1774.82
S-03	30'-11"X31'-11"	1282.23	S-09	21'-9"X43'-0"	1215.82
S-04	24'-10½"X30'-11"	999.74	S-10	22'-2"X43'-0"	1238.74
S-05	31'-9"X30'-11"	1276.00	S-11	21'-10½"X43'-0"	1220.00
S-06	13'-2"X30'-11"	529.15	S-12	43'-0"X 61'-6"	3437.85





## STANDARD COMMERCIAL SPACE FINISHES

- Wide Spanned Columns & Beams for Versatile Interior Solutions
- Internal Wall Rendered with Putty & External Wall with Weather Proof Texture Paint
- Vitrified Tile Flooring
- Versatile Concealed Electrical Conduits for better internal finish, offering flexibility; Adequate points.
- Provision for water supply & waste water discharge point
- Provision for Broadband & Land line telephone point in each unit
- Fix outdoor AC unit location
- Provision of AC unit







Rajat City Group is known across Kota for its commitment to Quality. Besides offering a superior quality of construction, we ensure that all our projects offer value added facilities which go a long way in satisfying the evolving lifestyle needs of our valued customers.

RAJAT has continually pioneered newer technologies, bold design and precision engineering to create landmark residential townships and commercial complexes. Our transparent dealing, ethical practice, adherence to best industry practices has enabled us to usher successfully in an era marked by higher standards of living and global lifestyles.

### OUR OTHER PROJECTS



**2, 2.5 & 3 BHK**  
LUXURIOUS APARTMENTS  
& COMMERCIALS

Site : Plot No. CP-1, Balaji Market,  
Shreenathpuram, Kota



**2 & 3 BHK**  
PREMIUM APARTMENTS

Site : Plot No. 10, 11, 11-A,  
Rajeev Gandhi Nagar, Kota



Residential Apartments

Site : 3,4 (Commercial Complex),  
Near Hotel Madhushree, Rajeev Gandhi Nagar, Kota

# SPECIFICATIONS

## STRUCTURE

- Earthquake resisting structure complying with seismic zone-2.
- RCC frame structure with brickwork and/or concrete block partitions.
- Concrete grade and Steel grade as per structural consultant's advice.

## FLOORING, TILING & RAILINGS

- Main entrance lobby, Lift lobby and Lift fascia (wall & floor) using composite marble / granite / vitrified tiles, as per the architect's design.
- Staircases using granite / vitrified tile flooring with hand railing using matt finished SS / MS with or without toughened glass, as per architect's design.
- Car Park Area : Exterior grade paving tiles or equivalent.
- Foyer / Living / Dining/ Kitchen using 60cm X 60cm Premium Vitrified tiles.
- Master Bed Room : Laminated wooden flooring AC4 Grade.
- All Bed room Toilets : Designer ceramic tile concepts 30cm X 30cm for floor and 60cm X 30cm for walls up to ceiling height of 8' 0 for the wet areas and upto 4' height for the dry areas.
- Toughened glass partitions between dry and shower (wet) areas in master toilet, (using Jaquar prefabricated fixtures or equivalent)
- Balconies / Open Terraces / Decks : Rustic / antiskid / ceramic tiles 30cm X 30cm or Timber decking with MS / SS / Toughened Glass railings upto 1.1M height.

## SANITARY & PLUMBING

- Sanitary fittings: Premium Brands
- Concealed cisterns (concealed flushing system) GROHE or equivalent. Actuator plates shall be in CP Finish dual flushing system.
- Faucets: for all the bed room toilets will be single lever concealed diverters CP finish, heavy body metal fittings of ROCA/ GROHE/HINDWARE or equivalent make. Provision for hot water connection shall be provided for overhead shower.
- Wall mounted single lever faucet make ROCA/ GROHE/HINDWARE or equivalent will be provided for the wash basins, Kitchen and utility area sink.
- Plumbing: All Water Supply lines/ Drainage lines/ Storm Water drain pipes shall be in ISI marked CPVC pipes.
- Stainless Steel Sink multi bowl with drain board of make NIRALI / FRANKE or equivalent shall be provided for the kitchen.

## DOORS & WINDOWS

- Window shutters: Prefabricated UPVC sliding shutters of standard premium make.
- Door Frames: Main door frame and shutter shall be of laminated flush doors. Outer and Inner face to be PU coated and finished as per the Architect's design.
- Door Shutters: All internal door frames shall be waterproof flush doors.
- Entrance door shall have hardware such as Magic Eye, Door Stopper and a safety lock.

## PAINT FINISHES

- Internal Walls: Acrylic / cement based Putty with Premium emulsion paint.
- External Walls: Weather shield exterior grade emulsion / texture paint

## ELECTRICAL

- Concealed copper wiring using FINOLEX / V-GUARD / HAVELLS or equivalent make cables with modular plate switches, centralized cabling system for all electrical and communication requirements.
- Wiring shall be done for lighting, 5Amps, 15 Amps and AC points in the Apartment.
- Switches: All modular switches shall be ANCHOR/ LEGRAND make or equivalent.
- Adequate ELCB and MCB shall be provided in each apartments SIEMENS / HAVELLS or equivalent.
- Provision for the GEYSER points and fresh air fans shall be provided for all toilets.
- Provision for Cable TV / DTH.

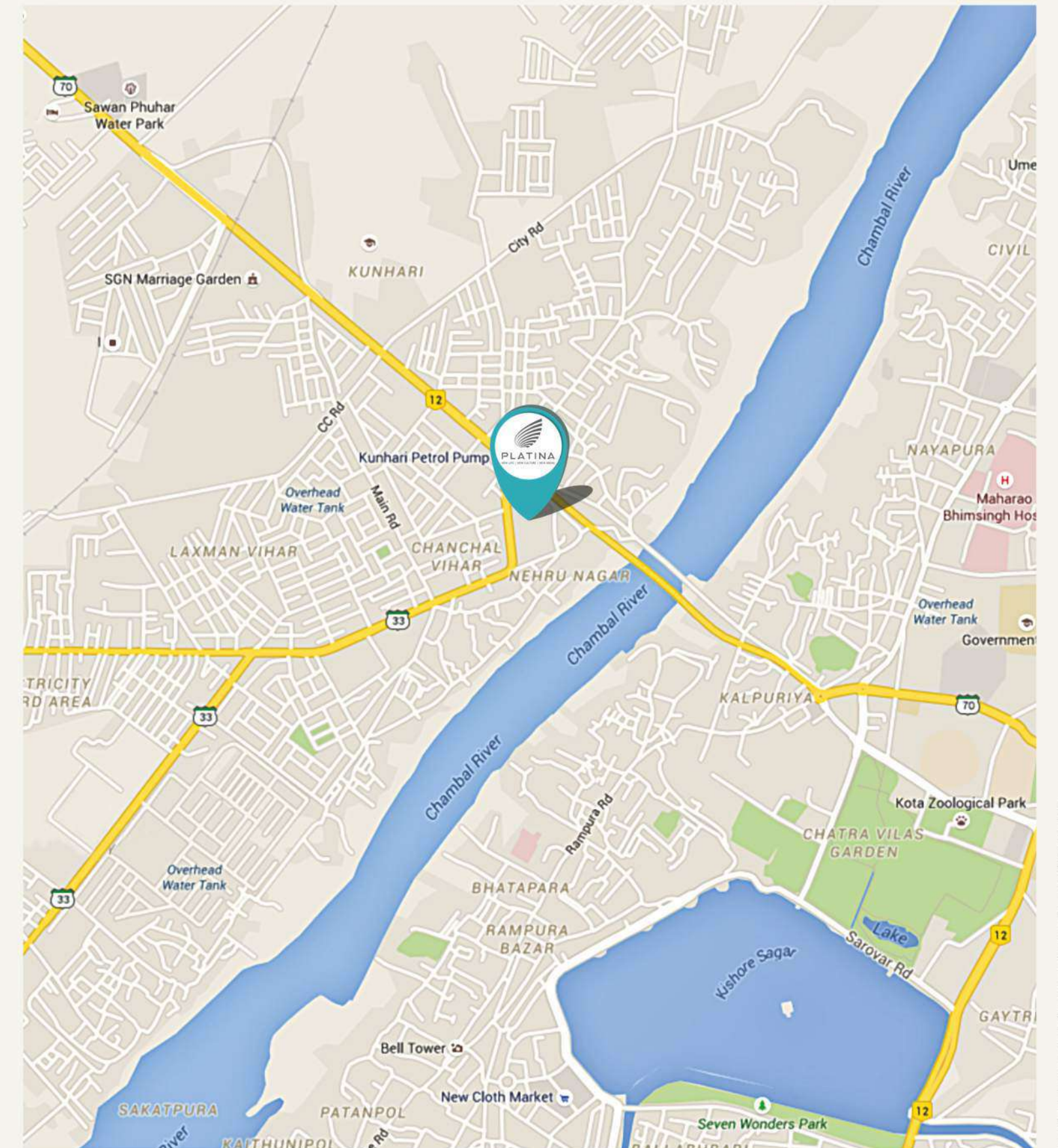
## ELEVATORS

- Elevators: High Speed lift shall be provided as per the Govt. norms with automatic doors & SS brush finish of KONE / SCHINDLER or equivalent.
- ARD (Automatic Rescue Device) shall be installed in the passenger lift as a premium feature

## LANDSCAPING

- Podium level garden with sunken slab and waterproofing and drainage facility. Provision for sprinklers and a drip system shall be provided for necessary common area landscaping.
- Interlock Pavers to be laid in driveways and walkways.
- Hard and soft landscaping shall be provided as per the landscape consultant's design.

# LOCATION



Site: **Platina**, At Maharana Pratap Circle, Kunhari, Kota (Rajasthan).



3,4 (Comm. Complex), Near Hotel Madhushree, Rajeev Gandhi Nagar, Kota - 324 005 (Raj.)  
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