



CRAFTED AROUND YOUR STORIES

NAGASANDRA, TUMKUR ROAD

## D E V E L O P E R ' S   N O T E

Solitude, the quiet, the serenity, the one that lies in the morning, before the city wakes, the one that drapes the soul in its calm, warm embrace. In that quiet, the walls of homes whisper conversations while its all ears to the brewing coffee, the chirping birds, and the morning dewdrops that analogise the teary-eyed yawns that look forward to what the day unfolds!

Those walls carry stories, the ones we've been building for six decades to define the comfort and a feeling of what's been called a home. And in that time, we have learnt that no two families move in the same way. Some arrive with boxes piled to the ceiling and children running ahead of the movers. Some arrive quietly, just the two of them, standing at the threshold for a long moment before stepping in. Some arrive alone, and that too is a beginning...  
What we build, we build for all of them.

Kumar Platina was not designed around a trend or a timeline. It was designed around a question we have returned to across six decades of work: what does a home need to be, so that life can unfold within it fully?  
The answer has always led us back to the same place. Space. Silence. Integrity. And enough room for the people inside to grow; this space will appear in stories you haven't lived yet.

*Kumar Platina is our latest chapter,  
crafted around you!*

With gratitude,



Crafting Homes  
*for* Generations



S T O R I E S  
T H A T  
U N W I N D



# C O N T E N T S

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## THE PRELUDE

### CHAPTER 1

THE VERSE OF A NEW BEGINNING

### CHAPTER 2

THE ART OF EVERYTHING THAT'S A FIRST

### CHAPTER 3

THE BEAUTY OF PROSE IN EVERYDAY MOMENTS

### CHAPTER 4

A CHORUS OF VOICES TOGETHER

### CHAPTER 5

THE SETTING OF GROWTH & DREAMS

### CHAPTER 6

THE PENNED PRECISION

### CHAPTER 7

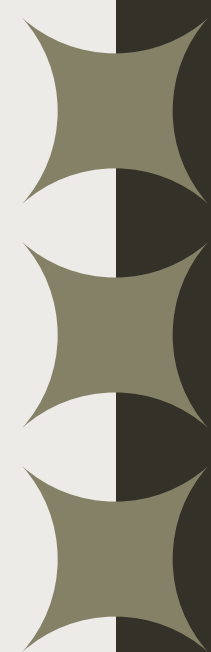
THE ARC OF PRECISION

### CHAPTER 8

THE ENDURING LEGACY

# *The Prelude*

A life is made of moments, small mementoes, and the many stories that make us who we are. At Kumar Platina, we believe a home is a place where your finest chapters unwind into the next chapters that reflect your stories! From the morning light in your room to the quiet corners where you find peace, every detail is crafted around your stories.



# CHAPTER 1



*The inevitable  
happiness of moving in!*

## THE VERSE OF A NEW BEGINNING

Every great story starts with a grand opening. Kumar Platina is built for those who appreciate a life well lived, offering a space that witnesses your milestones and your quietest reflections.



Artistic Impression



Developed By Kumar Corp, this project presents a thoughtful collection of 2.5 & 3 BHKs spread across 2 towers. Wing A rises over 22 floors and wing B rises over 23 floors. With a total of 184 apartments and 4 flats per floor serviced by 3 lifts and 2 stair cases, Kumar Platina is maximised for privacy.

Located opposite Nagasandra Metro Station, on Tumkur Road you are perfectly placed near the city's major IT corridors and lifestyle hubs, ensuring your story remains connected to the pulse of the city.

CHAPTER 2

THE ART OF EVERYTHING  
THAT'S A FIRST



Conceptual Images

*Celebrating new beginnings with joy*





We believe a home should be designed around your stories. By removing shared walls between apartments, our design ensures your private life remains truly yours. The layout focuses on a seamless flow, with dual balconies that bring in more light to enhance your daily experience. Combined with higher ceilings, the architecture makes it expansive!

## CHAPTER 3



Conceptual Image

*Every great story  
starts with a grand opening*

### THE BEAUTY OF PROSE IN EVERYDAY MOMENTS

The best stories are filled with liveliness. Whether you seek the energy for gymnasium or the main character moment in solace, these spaces are designed to complement the different rhythms of your day.





# THE ANTHOLOGY OF AMENITIES

## GROUND FLOOR AMENITIES

- LANDSCAPED GARDENS
- PEDESTRIAN PATHWAY
- VISITORS' CAR PARKING
- FEATURE WALLS WITH WATER BODIES
- SWIMMING POOL WITH KIDS' POOL WITH STEPPING STONE
- POOL DECK WITH LOUNGERS
- KIDS' PLAY AREA
- OUTDOOR GYM
- ELDERS' SEATING AREA
- YOGA AND MULTI-ACTIVITY SPACE
- PICKLEBALL COURT
- MULTI-PURPOSE COURT PLAY AREA – MINI SOCCER / BOX CRICKET
- BASKETBALL PRACTICE COURT
- SCULPTURE COURT
- DESIGNER WATER BODIES
- LANDSCAPED PARTY AREA
- NATURE PARK
- NATURE TRAIL WITH INFORMAL SEATING





Swimming Pool With Kids' Pool and Stepping Stone



# *The Aquatic Verse*

DIVE INTO A  
REFRESHING  
NARRATIVE



Sculpture Court

# *Garden Of Timelessness*

ART BROUGHT  
TO LIFE

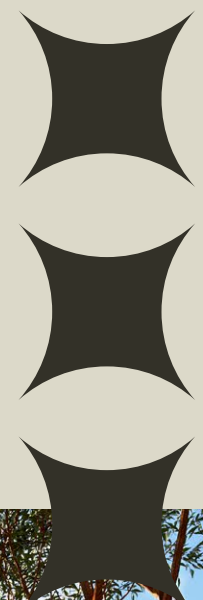
SERVE THE PERFECT SMASHES



Pickleball Court

*Court of Championships*

CHANNEL YOUR COMPETITIVE AND SPORTY SPIRIT



Basketball Practice Court

*The Competitive Verse*

SCORE A  
GOAL,  
HIT A SIX

Multi-Purpose Court Play Area – Mini Soccer / Box Cricket



*Arena of Tournaments*

AN AL FRESCO  
VIBE TO FITNESS!



*Open Fitness Ground*

Outdoor Gym

Yoga And Multi-Activity Space

FIND PEACE  
BETWEEN THE  
LINES AND  
QUIET THE  
DAILY NOISE



*Serene Corners*



## CHAPTER 4

# A CHORUS OF VOICES TOGETHER



*Moments that are all  
in for the joy of living!*

The exclusive clubhouse spanning three levels, serves as the central hub of the community.

It is decked for neighbours to become friends, for evenings to be the glam nights, for conversations to take their turns into their own genres, and more! It gets even better, as from the multipurpose hall to the amphitheatre and barbecue counters, we have created spaces where your celebrations find their perfect setting!



# CLUBHOUSE AMENITIES

## GROUND FLOOR

- SPACIOUS PARTY HALL WITH RECEPTION
- ELEVATORS

## FIRST FLOOR

- STEAM ROOMS
- WELL-EQUIPPED GYMNASIUM / CHANGING ROOMS AND SHOWER ROOM
- AUDIO-VISUAL (AV) ROOM
- CO-WORKING SPACE

## SECOND FLOOR

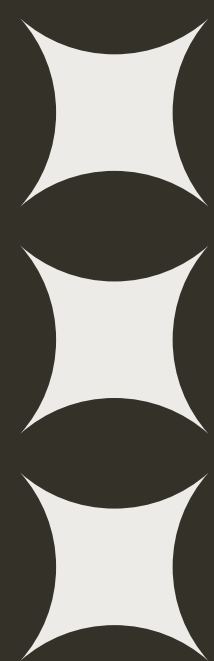
- MULTI-ACTIVITY ROOM
- BADMINTON COURT

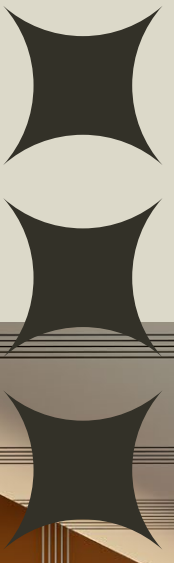
## THIRD FLOOR

- INDOOR GAMES (AMERICAN POOL / TABLE TENNIS / AIR HOCKEY)
- BOARD GAMES – CHESS / FOOSBALL / CARROM ETC.

## TERRACE FLOOR

- PARTY AREA WITH LANDSCAPED GARDEN





Well-Equipped Gymnasium / Changing Rooms  
And Shower Room



Artistic Impression

# *The Fitness Archive*

SCULPT YOUR DREAM BODY,  
ACHIEVE YOUR FITNESS GOALS

CELEBRATIONS WITH  
A BEAUTIFUL GREEN HUE



Artistic Impression

Party Area With Landscaped Garden

# *The Garden Deck*

IMMERSE IN  
THE WORLD  
OF CINEMA

Audio-Visual (AV) Room



*The Theatrical Annexe*

*Smash Court*

Badminton Court



SERVE THE SWIFT STROKES  
AND LET THE RALLY FLOW LIKE A VERSE



PAUSE THE NARRATIVES  
AND UNWIND IN LEISURE



Indoor Games (American Pool / Table Tennis / Air Hockey)

## *The Leisure Lounge*

## *The Atrium of Harmony*



Spacious Party Hall With Reception

CURATED FOR  
LEISURE AND  
CELEBRATIONS

Grand Lobby



# *The Grand Foyer*

ENTER THE REALM  
OF YOUR  
FANTASY LIVING



*Every great story  
starts with a grand opening*



Conceptual Image

## THE SETTING OF GROWTH & DREAMS

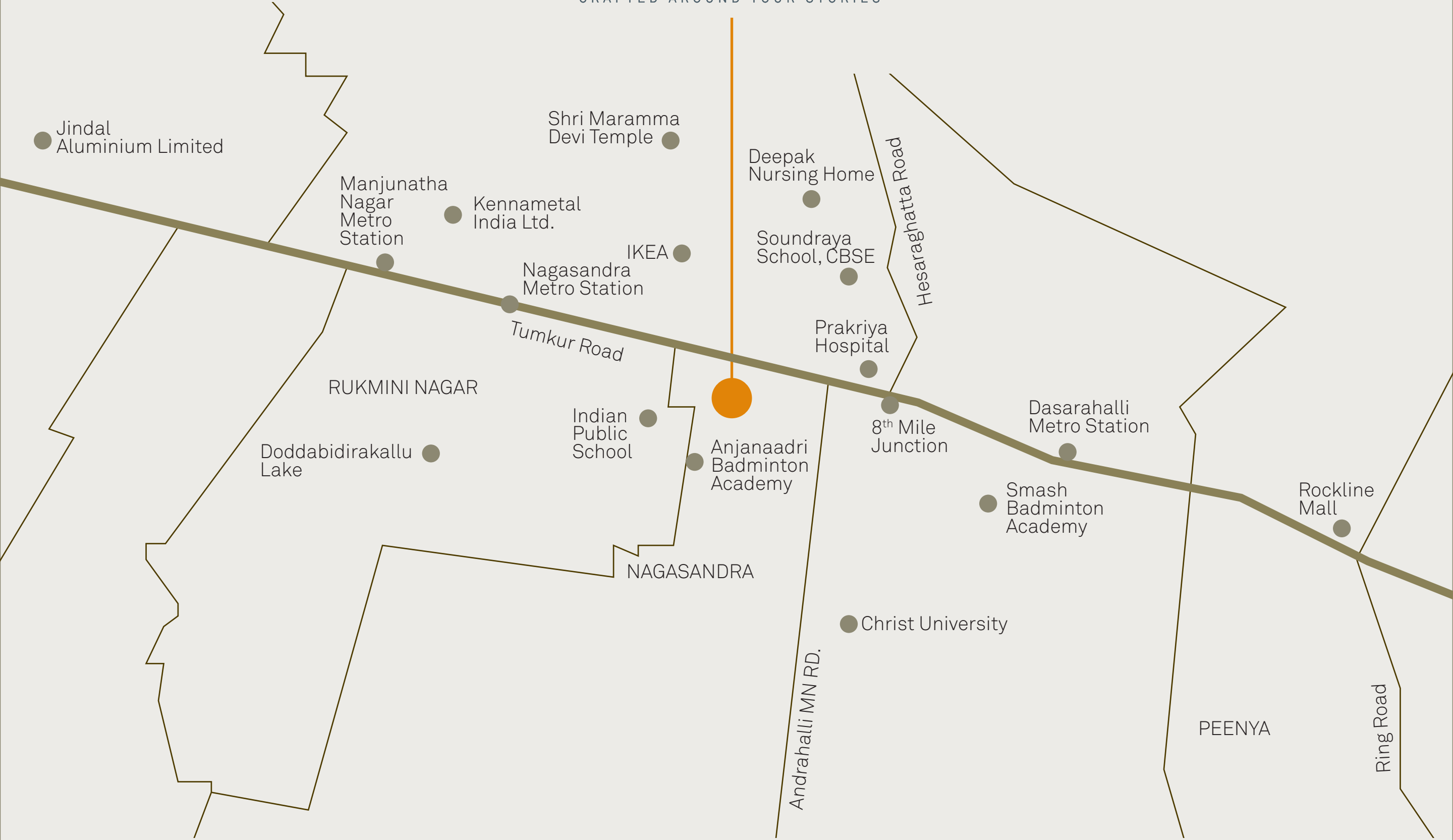
Kumar Platina stands along Nagasandra, Tumkur Road, a stretch that continues to shape the next phase of the city's growth.

With the Nagasandra Metro Station being right across the project, and access to the NICE Road, this address places you in a well-connected part of Bangalore. Proximity to IKEA and BIEC further strengthens its position in an evolving and active zone.



Kumar  
PLATINA

CRAFTED AROUND YOUR STORIES



FOLLOW THE MAP THAT  
LEADS TO A LOCATION  
OF YOUR PLATINUM  
GRADED STORY



# KEY DISTANCES



## SCHOOLS & COLLEGES

|  |         |
|--|---------|
| KMV Redhills Kindy                         | 1.1 km  |
| Soundarya School, Bagalakunte              | 1.2 km  |
| EuroKids Preschool                         | 1.2 km  |
| St. Paul's College                         | 1.7 km  |
| Standard Public School                     | 1.5 km  |
| Christ University                          | 1.7 km  |
| Inventure Academy                          | 2.0 km  |
| Delhi Public International School, CBSE    | 2.7 km  |
| Euro School Chimney Hills, CBSE            | 3.9 km  |
| KMV Redhills Senior Secondary School, CBSE | 4.1 km  |
| National Public School, Medaralli, CBSE    | 4.8 km  |
| National Institute of Design               | 5.5 km  |
| National Public School, Jalahalli, CBSE    | 6.5 km  |
| Acharya Institute of Technology            | 6.9 km  |
| ORCHIDS The International School, CBSE     | 7.7 km  |
| Indian Institute of Science                | 10 km   |
| Sambhram Institute of Technology           | 11 km   |
| Ramaiah Institute of Technology, MSRIT     | 11.4 km |

## HOSPITALS

|                                     |        |
|-------------------------------------|--------|
| GJM Hospital                        | 1.0 km |
| Prakriya Hospital                   | 1.1 km |
| Jindal Naturecure Institute         | 2.4 km |
| Premier Sanjeevini Hospital         | 3.4 km |
| Sapthagiri Hospital                 | 3.5 km |
| People Tree Hospitals, Yeshwanthpur | 4.5 km |
| NRR Hospital                        | 3.6 km |
| Sparsh Hospital, Yeshwanthpur       | 5.3 km |
| Manipal Hospital, Yeshwanthpur      | 9.5 km |

## MALLS & ENTERTAINMENT

|                           |        |
|---------------------------|--------|
| IKEA Nagasandra           | 0.4 km |
| Rockline Mall             | 1.9 km |
| Vaishnavi Sapphire Centre | 7.5 km |
| Orion Mall                | 9.0 km |

## IT PARKS

|                                |         |
|--------------------------------|---------|
| Peenya Industrial Area         | 3.5 km  |
| Yeshwanthpur Business District | 6.2 km  |
| Sattva Knowledge Point         | 5.1 km  |
| DNR Altitude                   | 7 km    |
| World Trade Center (WTC)       | 9 km    |
| Brigade Deccan                 | 12 km   |
| Brigade Twin Tower             | 12.5 km |

## CONNECTIVITY

|                                |        |
|--------------------------------|--------|
| Nagasandra Metro Station       | 0.4 km |
| NICE Road Toll Plaza           | 3.0 km |
| Chikkabanavara Railway Station | 7.1 km |
| Yeshwanthpur Railway Station   | 7.5 km |



CHAPTER 6

THE PENNED PRECISION



*Perfected for the moments  
harbouring joy and peace*

# S P E C I F I C A T I O N S



## CONSTRUCTION

- A-class, earthquake-resistant construction.

## ENTRANCE LOBBY

- Elegant ground floor lobbies with tiles and lifts with cladding in granite/imported marble.
- Upper floor lobby flooring in vitrified tiles and lift cladding in marble / granite.
- Security kiosk at ground floor lobby with security personnel posted at the main entrance gate and important common areas.

## FLOORING

- 800 X 800 mm vitrified flooring in all rooms /living & dining etc.
- Anti-skid designer flooring in toilets.
- Anti-skid tiles for balconies / terraces.
- Ceramic tiles for toilet walls up to 7' height

## DOORS

- Solid wood jamb door frame with wood shutter for main door.
- Digital lock for main doors.
- Pre-moulded HDF / laminate doors with SS fittings in bedrooms and toilets.
- SS mortise locks for all rooms.

## WINDOWS

- High-quality UPVC windows with mosquito nets.
- All windows with INVISIBLE grill for safety.
- Tiled top on all windowsills.

## WALLS AND CEILINGS

- Gypsum-finished internal walls.
- Emulsion paint for internal walls.

## KITCHEN & UTILITY

- Swiss-finish stainless steel single-bowl sinks with drainboard will be provided without kitchen platform.
- Designer kitchen dado wall tiles up to 8 ft.
- High-quality chrome-plated sink mixer.
- Provisions for water purifier, washing machine, dishwasher and exhaust fan/chimney.
- Concealed plumbing with premium quality pipes.

## BATHROOMS AND TOILETS

- Concealed plumbing, suspended drainage system for toilets with false ceiling.
- Premium range ceramic sanitary ware of reputed brand.
- Wash basin with single-lever basin mixer in all toilets.
- Premium range single-lever diverter in shower.
- Wall-mounted premium WC units.
- Provision for exhaust fan in all toilets.

## ELECTRICALS

- Concealed copper wiring in the entire apartment with ELCB and MCB switches in the distribution board.
- Premium range modular switches and sockets.
- Adequate points for lights, fans and TV.
- Networking points in living room and master bedroom.
- Provision for DTH / Cable TV.
- Power backup for lighting in apartments. Full power backup for lifts, pumps and common areas.

## LIFTS

- Modern automatic lifts of reputed brand.

## EXTERNAL FINISH

- Entire building painted with acrylic paint of exterior grade.

## PARKING

- Provision for parking at basements and surface level.
- Well-lit and numbered parking bays.
- Easy access from building lobbies with wide staircases, elevators and walkways to gardens/upper floors.
- Sufficient visitors' car parks on surface.
- EV charging point for individual cars available on chargeable basis.



THE ARC OF PRECISION

*Carefree moments are built on trust*

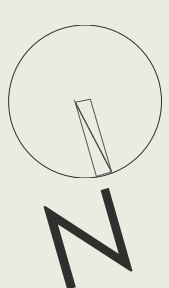




# MASTER PLAN

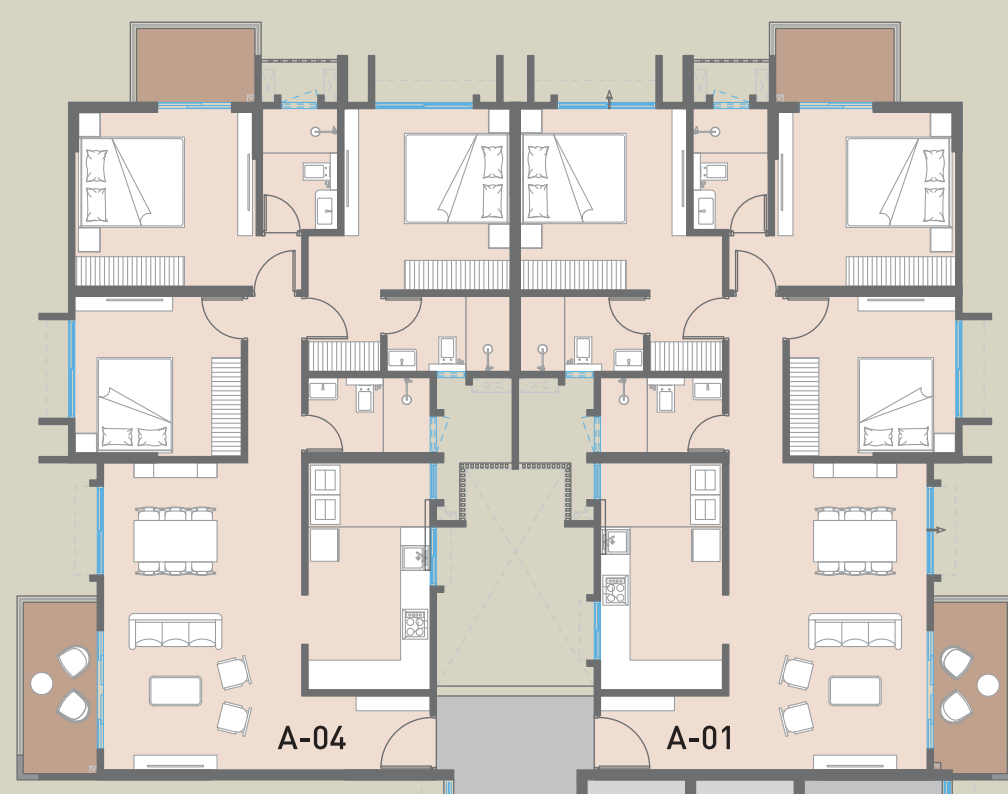


- 1 Entry/ Exit Arch
- 2 Pedestrian Pathway
- 3 Arrival Plaza
- 4 Driveway
- 5 Drop-Off
- 6 Surface Parking
- 7 Drop-Off Plaza
- 8 Feature Wall
- 9 Fire Driveway
- 10 Water Jet Fountain
- 11 Seating Plaza
- 12 Padel Court
- 13 Basketball Court
- 14 Multi-Purpose Court
- 15 Pool Deck
- 16 Kids' Pool
- 17 Swimming Pool
- 18 Feature Wall
- 19 Loungers
- 20 Screen Wall
- 21 Pool Plaza
- 22 Sculpture Court
- 23 Outdoor Gym
- 24 Deck
- 25 Children's Play Area
- 26 Floor Games
- 27 Nature Trail
- 28 Nature Park
- 29 Party Lawn
- 30 MS Pergola



3 BHK  
1650 SQ.FT.

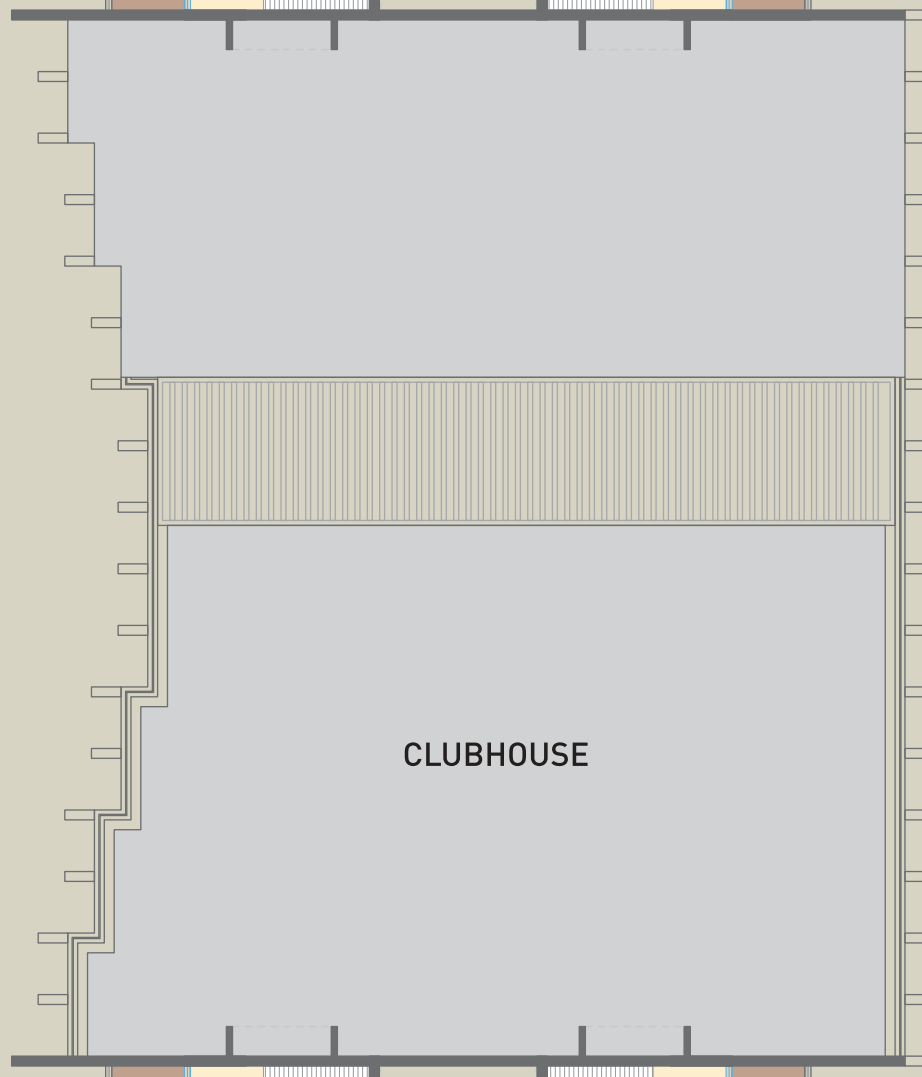
3 BHK  
1650 SQ.FT.



TOWER-A

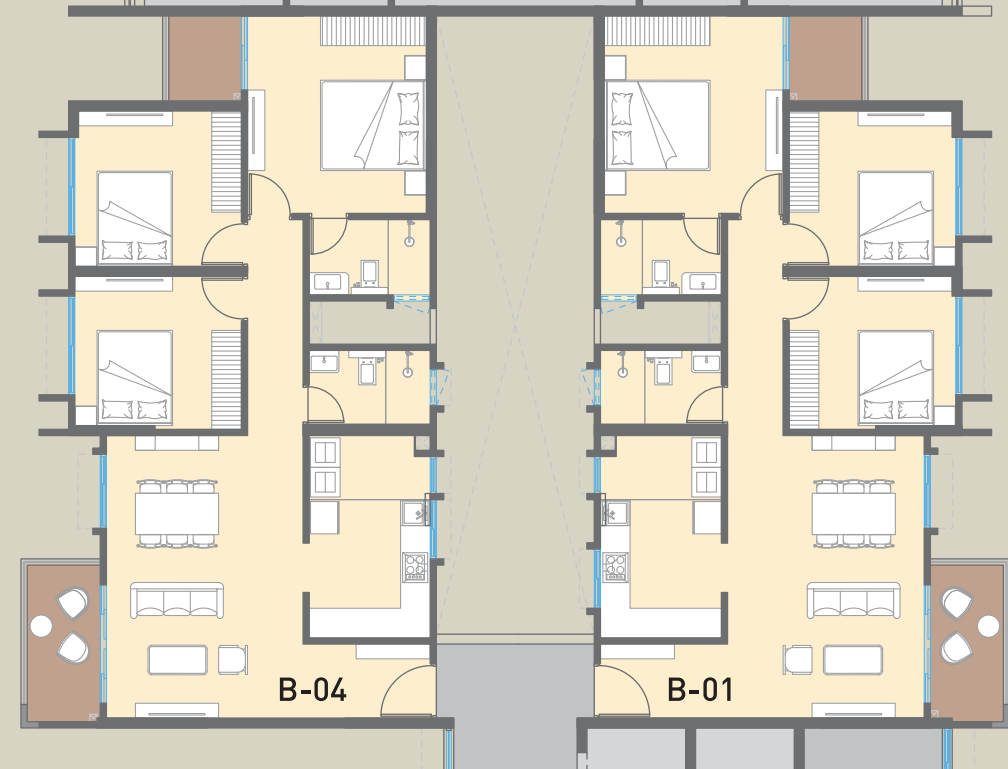
2.5 BHK  
1460 SQ.FT.

2.5 BHK  
1460 SQ.FT.



2.5 BHK  
1460 SQ.FT.

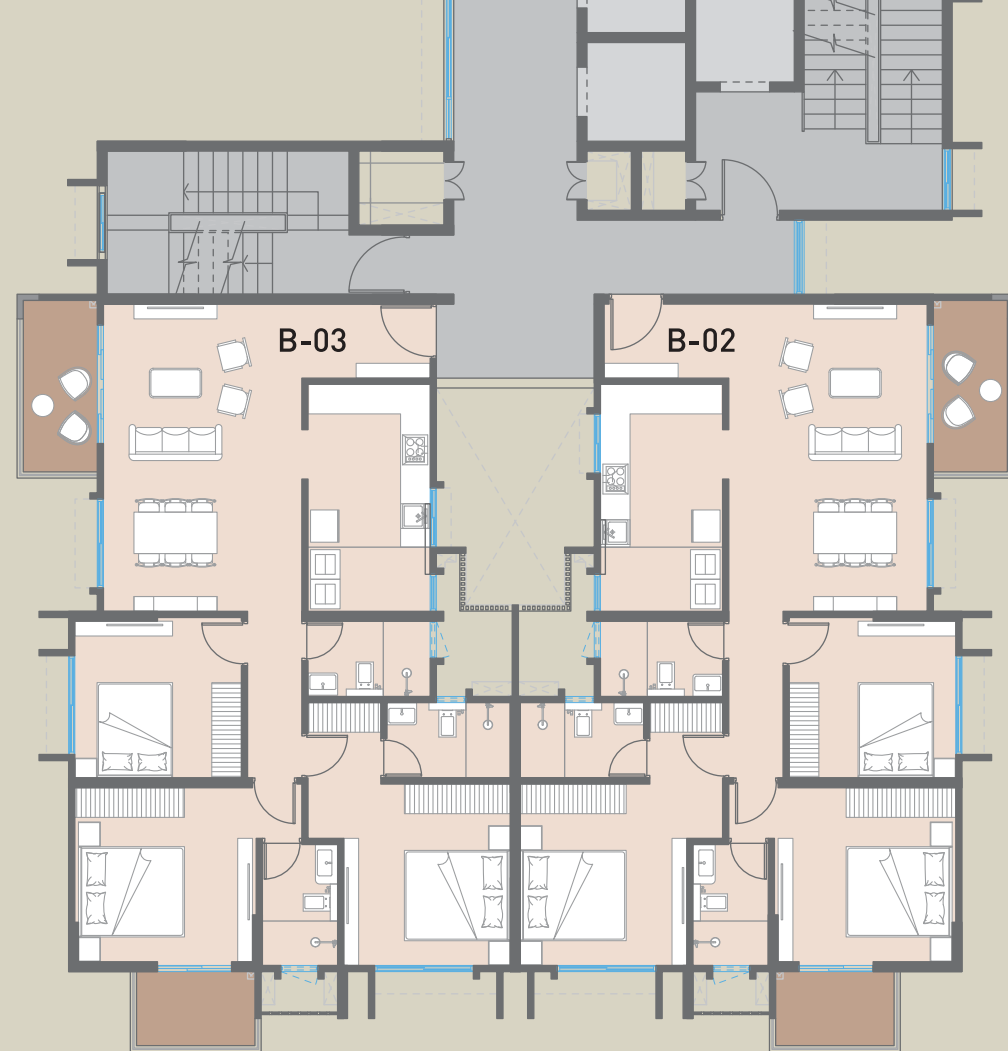
2.5 BHK  
1460 SQ.FT.



TOWER-B

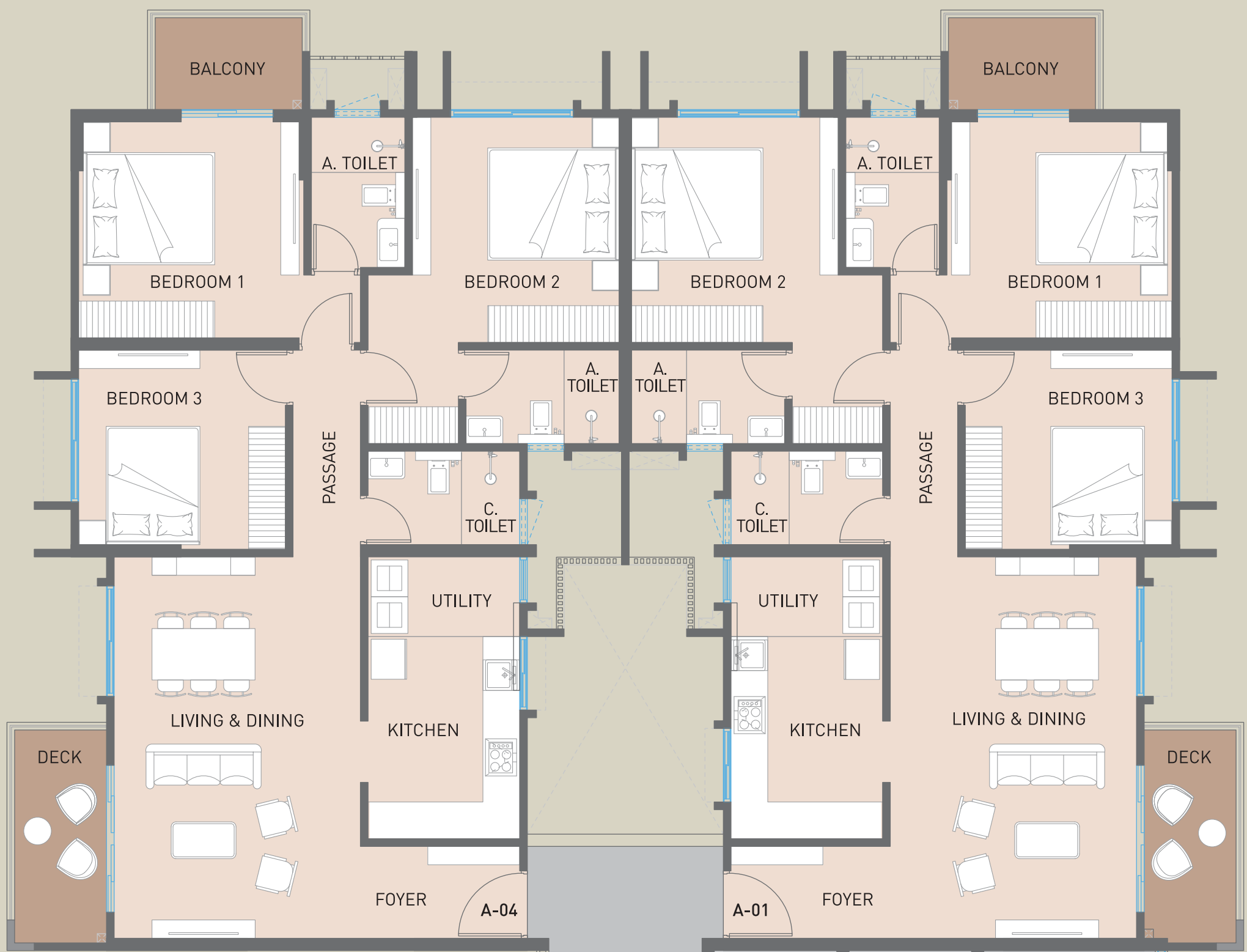
3 BHK  
1650 SQ.FT.

3 BHK  
1650 SQ.FT.



TOWER - A & B  
TYPICAL FLOOR PLAN

3 BHK-1650 SQ.FT.



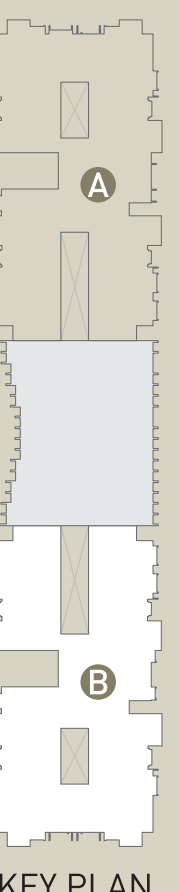
3 BHK-1650 SQ.FT.

2.5 BHK-1460 SQ.FT.

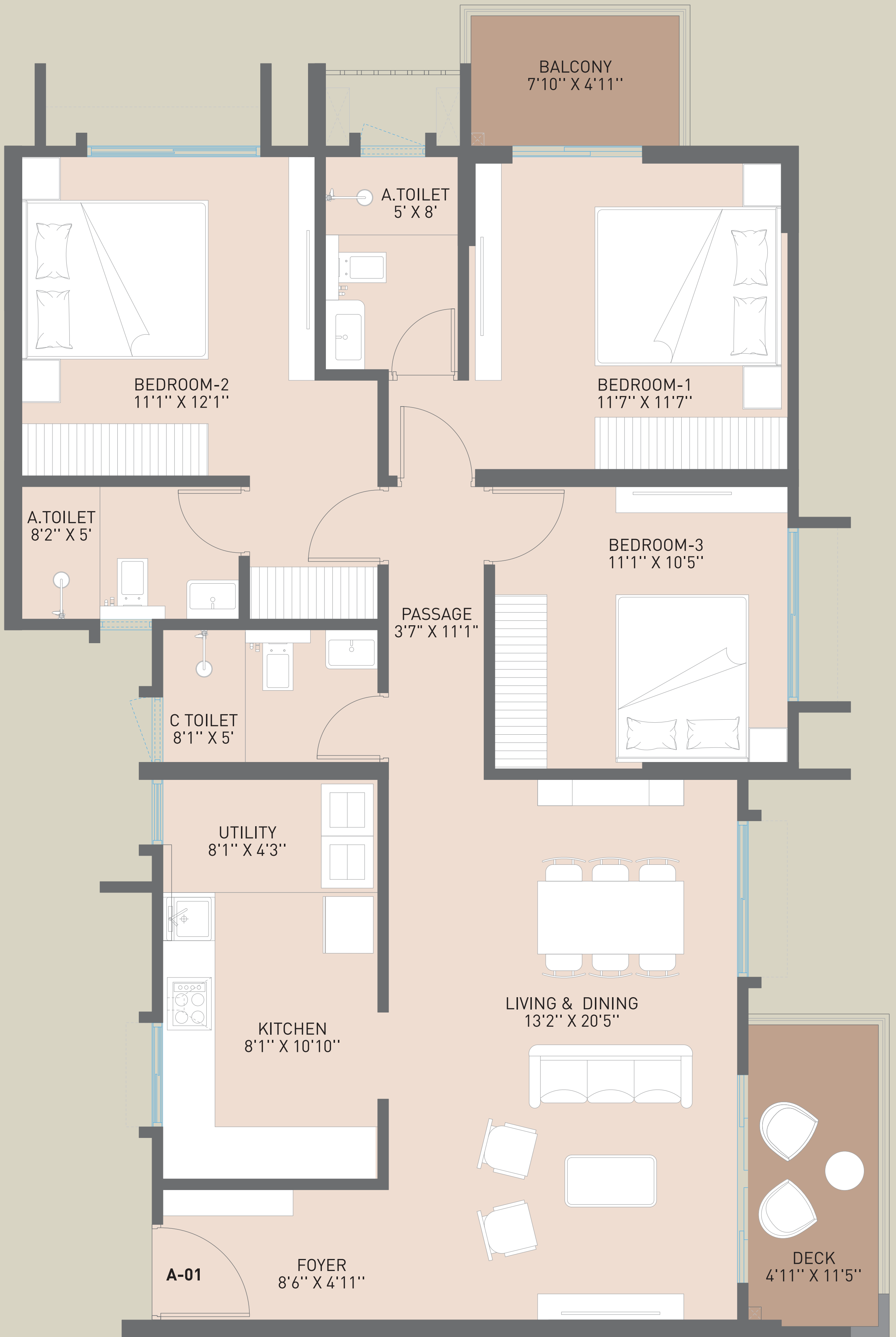


2.5 BHK-1460 SQ.FT.

# TOWER - A TYPICAL FLOOR PLAN

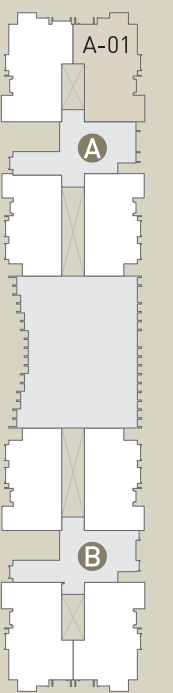


KEY PLAN

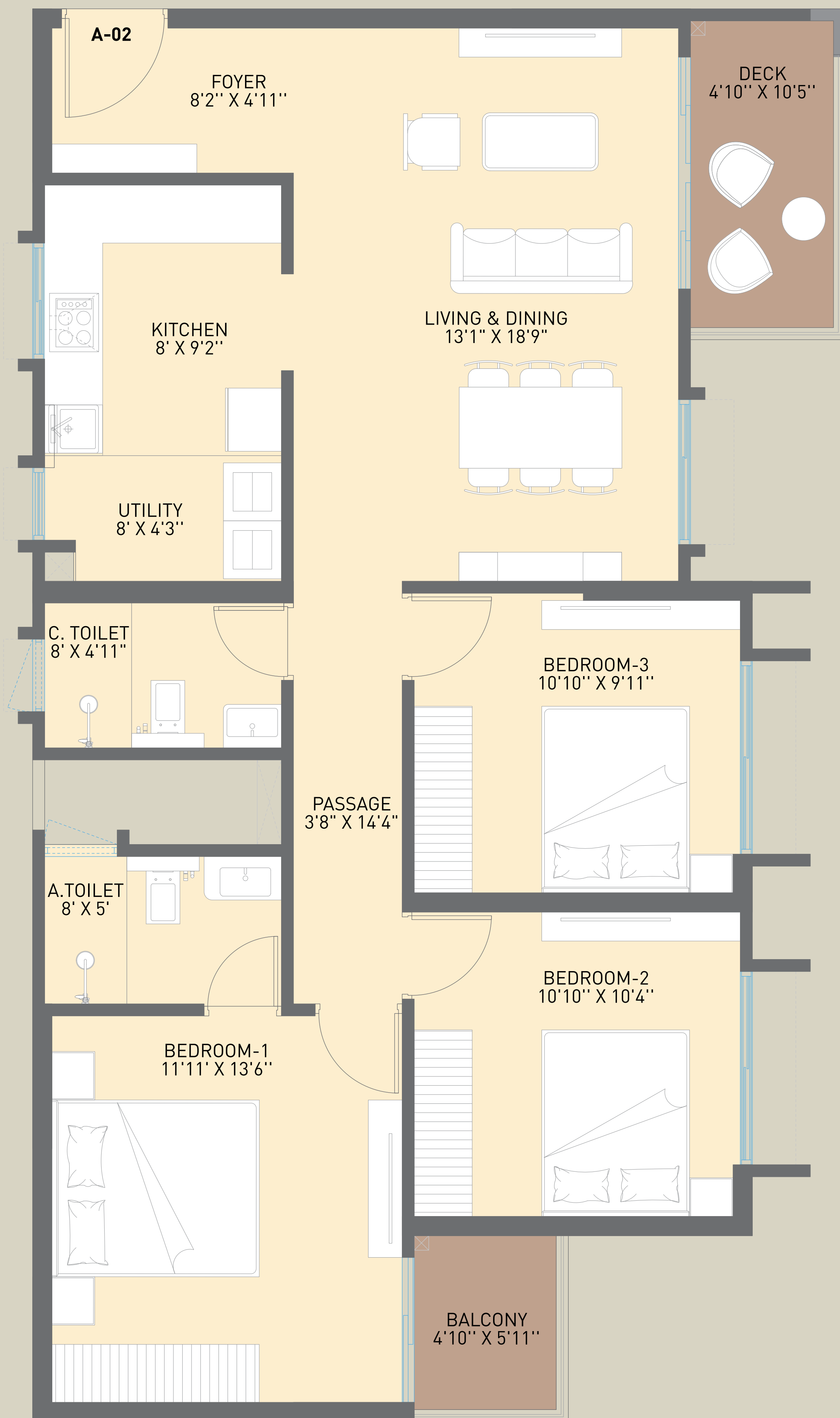


**UNIT PLAN  
TOWER A-1 SERIES  
FLAT NO.201-2201**

| 3 BHK - 1650 SQ.FT. (153.29 SQ.M.) |         |        |
|------------------------------------|---------|--------|
|                                    | SQ. FT. | SQ. M. |
| RERA CARPET AREA                   | 1099.00 | 102.10 |
| BALCONY                            | 95.00   | 8.83   |



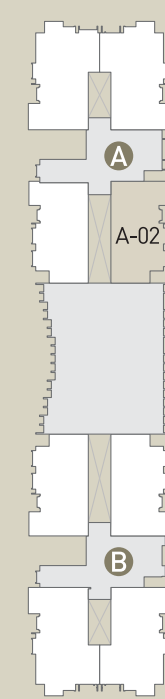
TOWER PLAN



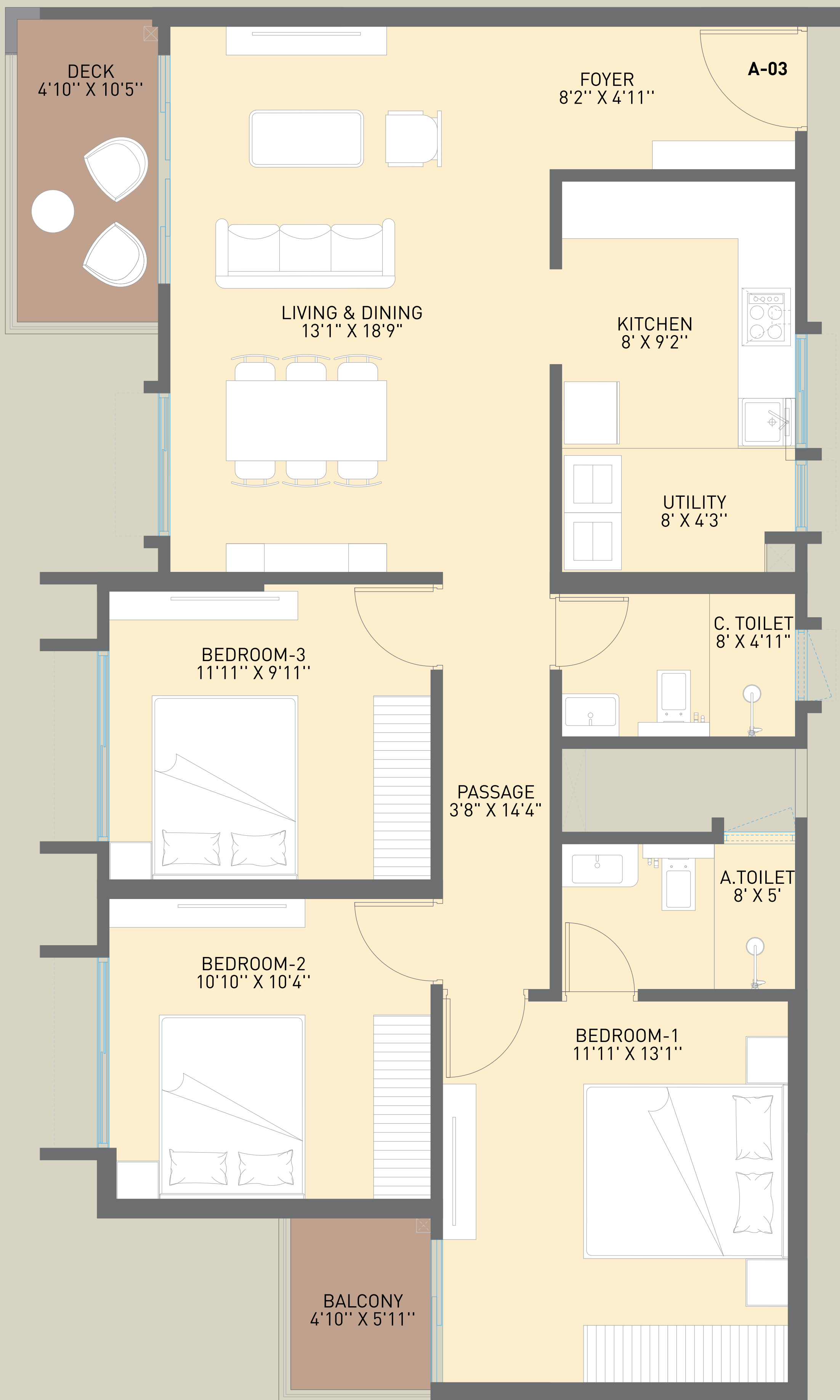
**UNIT PLAN  
TOWER A-2 SERIES  
FLAT NO.202-2202**

**2.5 BHK - 1460 SQ.FT. (135.64 SQ.M.)**

|                  | SQ. FT. | SQ. M. |
|------------------|---------|--------|
| RERA CARPET AREA | 965.00  | 89.65  |
| BALCONY          | 78.00   | 7.25   |



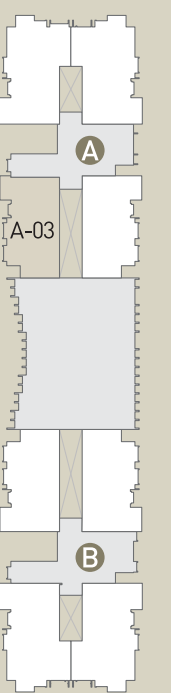
TOWER PLAN



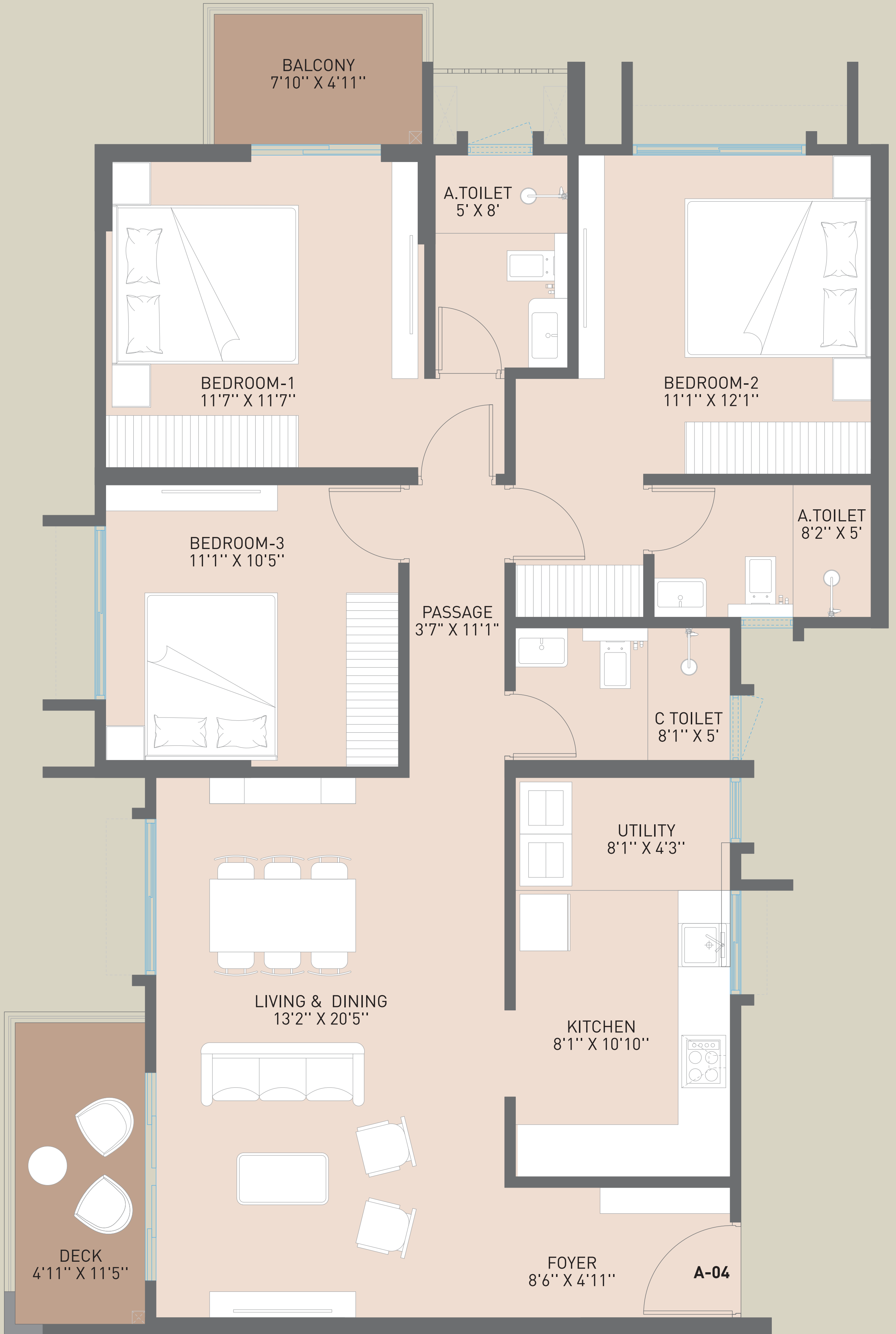
**UNIT PLAN  
TOWER A-3 SERIES  
FLAT NO.203-2203**

2.5 BHK - 1460 SQ.FT. (135.64 SQ.M.)

|                  | SQ. FT. | SQ. M. |
|------------------|---------|--------|
| RERA CARPET AREA | 965.00  | 89.65  |
| BALCONY          | 78.00   | 7.25   |



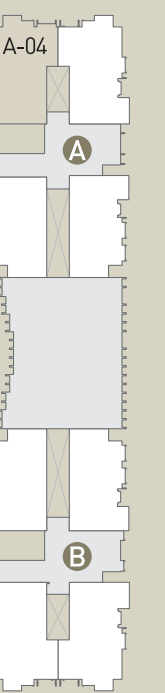
TOWER PLAN



**UNIT PLAN  
TOWER A-4 SERIES  
FLAT NO.204-2204**

**3 BHK - 1650 SQ.FT. (153.29 SQ.M.)**

|                  | SQ. FT. | SQ. M. |
|------------------|---------|--------|
| RERA CARPET AREA | 1099.00 | 102.10 |
| BALCONY          | 95.00   | 8.83   |



TOWER PLAN

2.5 BHK-1460 SQ.FT.



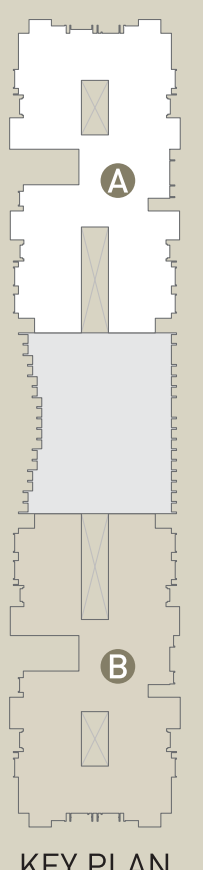
2.5 BHK-1460 SQ.FT.

3 BHK-1650 SQ.FT.

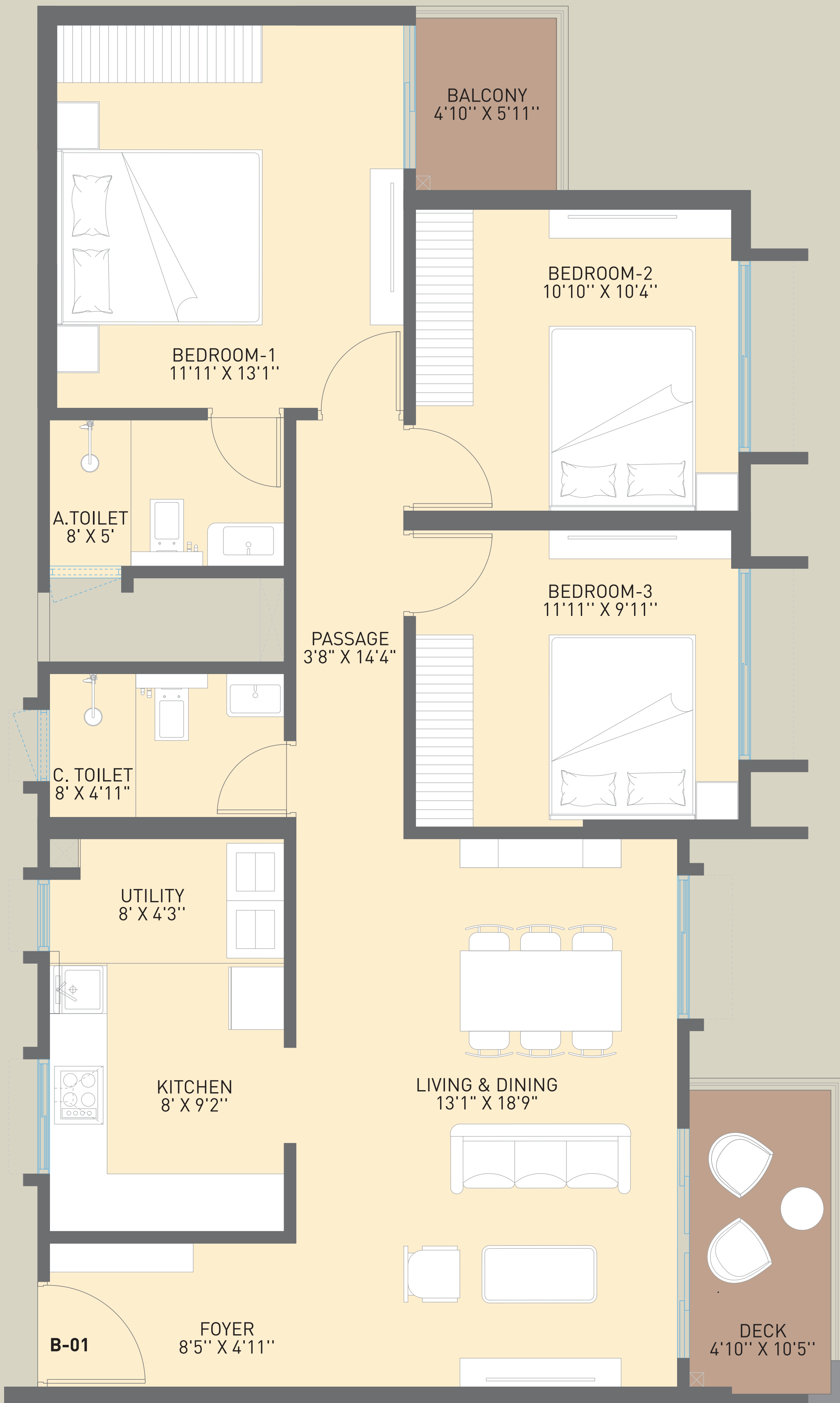


3 BHK-1650 SQ.FT.

# TOWER - B TYPICAL FLOOR PLAN

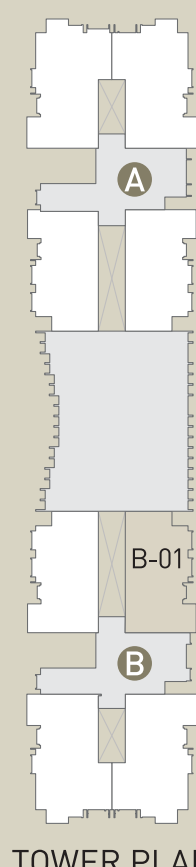


KEY PLAN

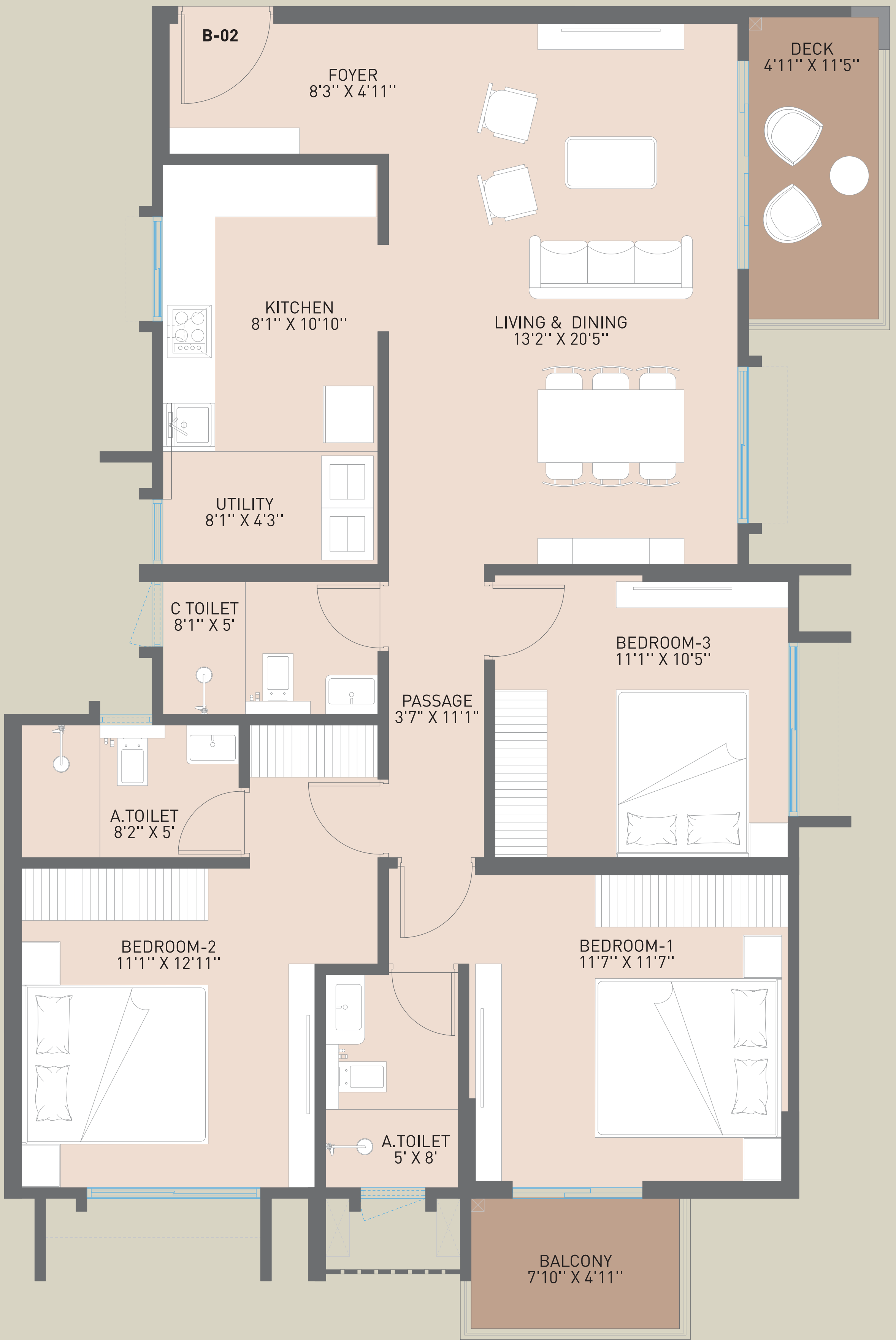


**UNIT PLAN  
TOWER B-1 SERIES  
FLAT NO.201-2301**

| 2.5 BHK - 1460 SQ.FT. (135.64 SQ.M.) |         |       |
|--------------------------------------|---------|-------|
|                                      | SQ. FT. | SQ. M |
| RERA CARPET AREA                     | 965.00  | 89.65 |
| BALCONY                              | 78.00   | 7.25  |

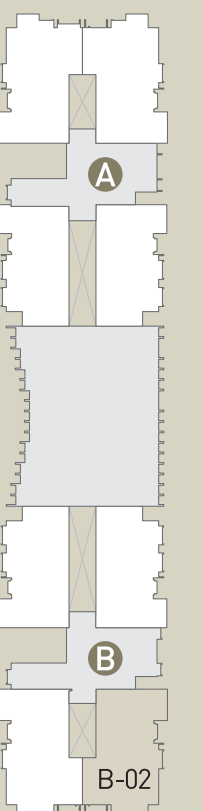
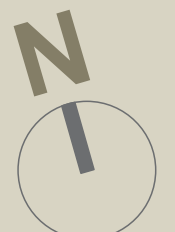


TOWER PLAN

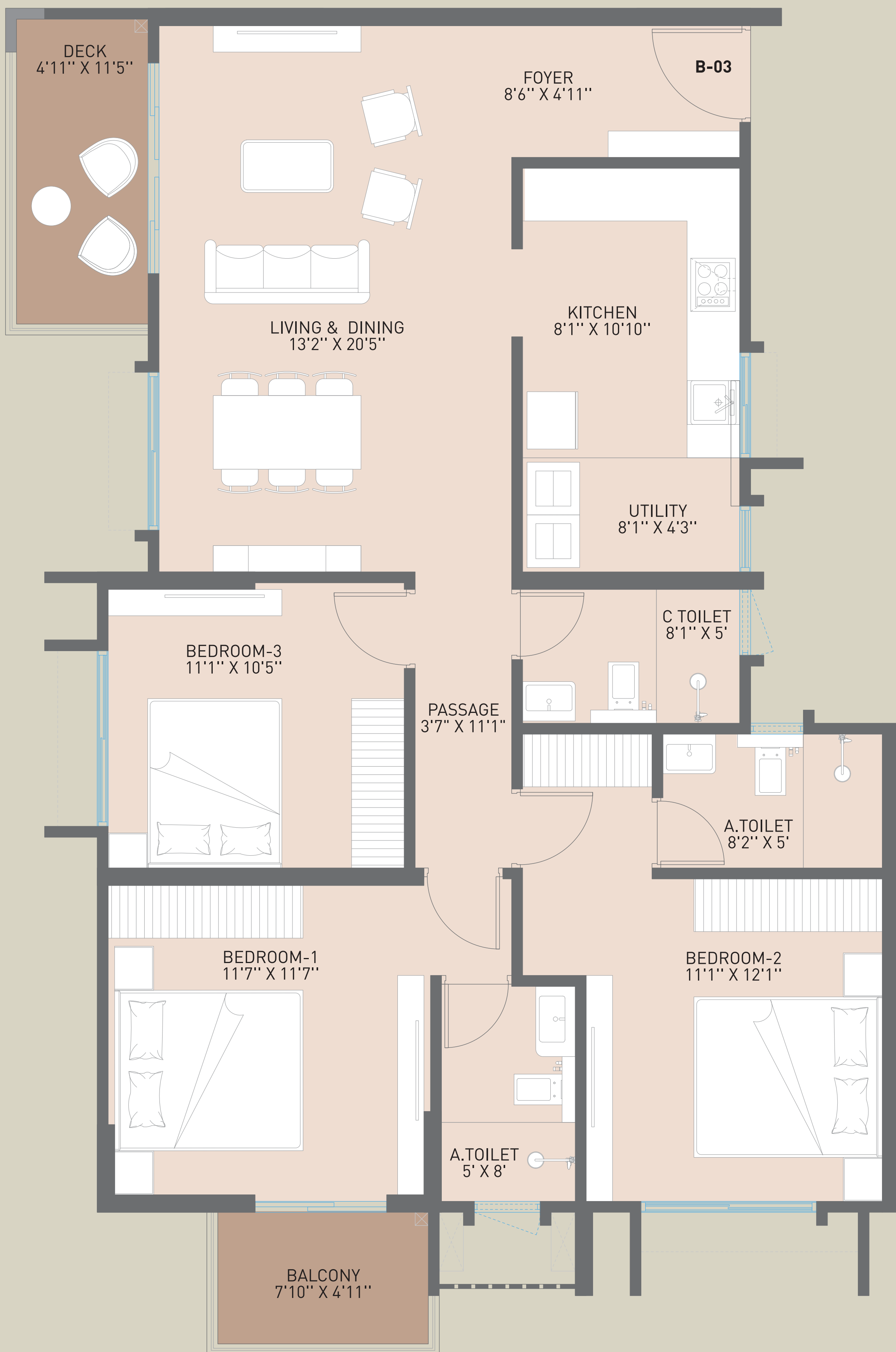


**UNIT PLAN  
TOWER B-2 SERIES  
FLAT NO.202-2302**

|   |                |               |
|---|----------------|---------------|
| <b>3 BHK - 1650 SQ.FT. (153.29 SQ.M.)</b> |                |               |
|   | <b>SQ. FT.</b> | <b>SQ. M.</b> |
| RERA CARPET AREA                          | 1099.00        | 102.10        |
| BALCONY                                   | 95.00          | 8.83          |



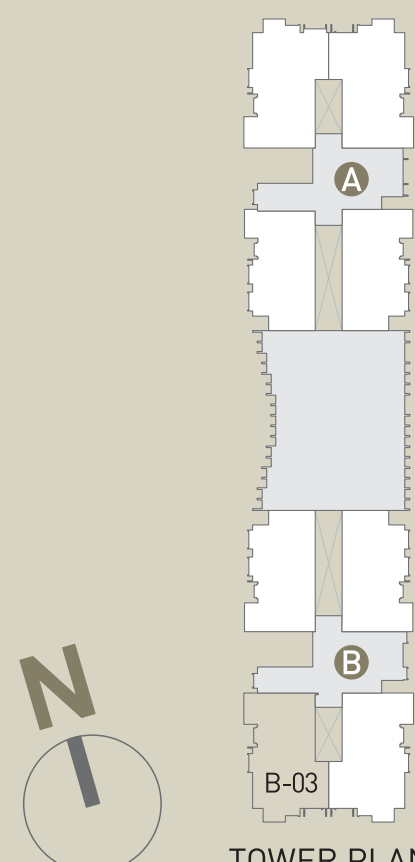
TOWER PLAN



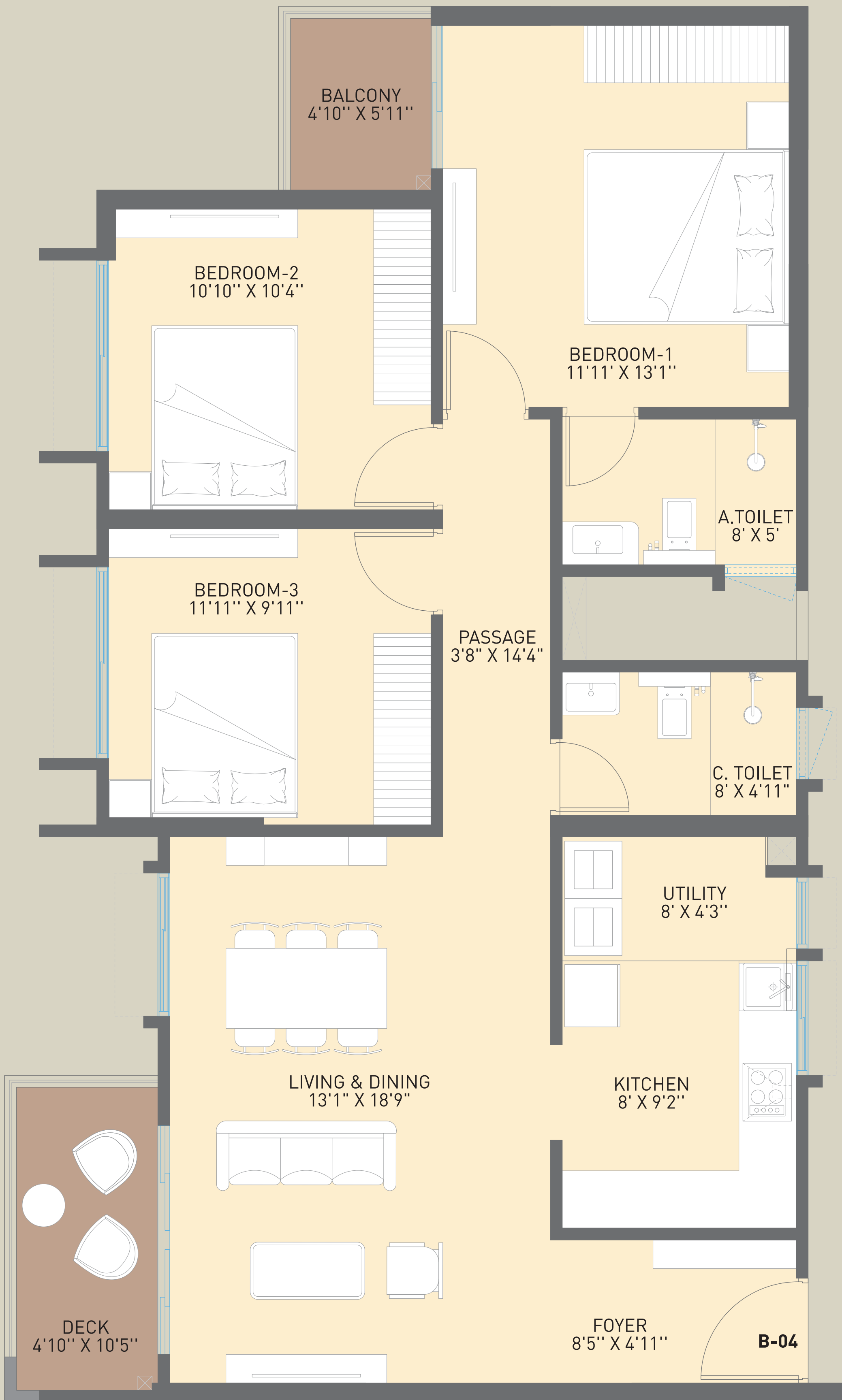
**UNIT PLAN  
TOWER B-3 SERIES  
FLAT NO.203-2303**

**3 BHK - 1650 SQ.FT. (153.29 SQ.M.)**

|                  | SQ. FT. | SQ. M. |
|------------------|---------|--------|
| RERA CARPET AREA | 1099.00 | 102.10 |
| BALCONY          | 95.00   | 8.83   |

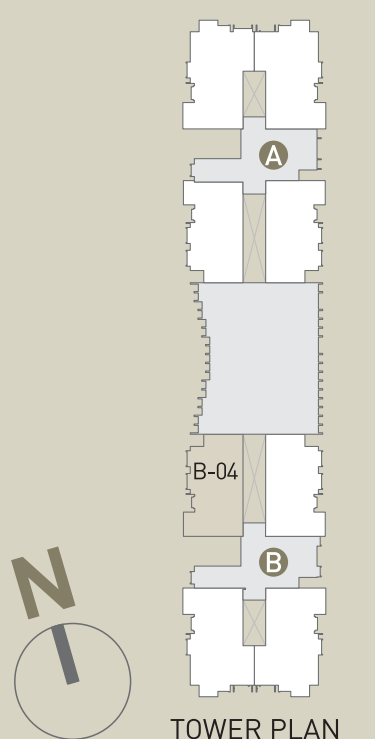


TOWER PLAN



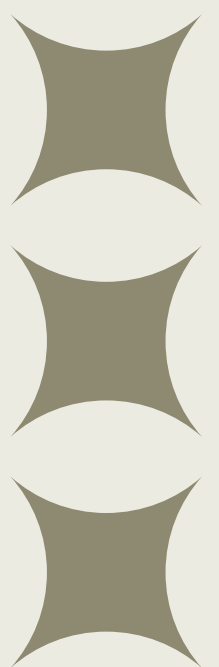
**UNIT PLAN  
TOWER B-4 SERIES  
FLAT NO.204-2304**

| 2.5 BHK - 1460 SQ.FT. (135.64 SQ.M.) |         |        |
|--------------------------------------|---------|--------|
|                                      | SQ. FT. | SQ. M. |
| RERA CARPET AREA                     | 965.00  | 89.65  |
| BALCONY                              | 78.00   | 7.25   |

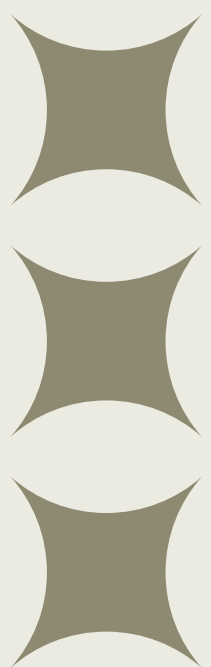
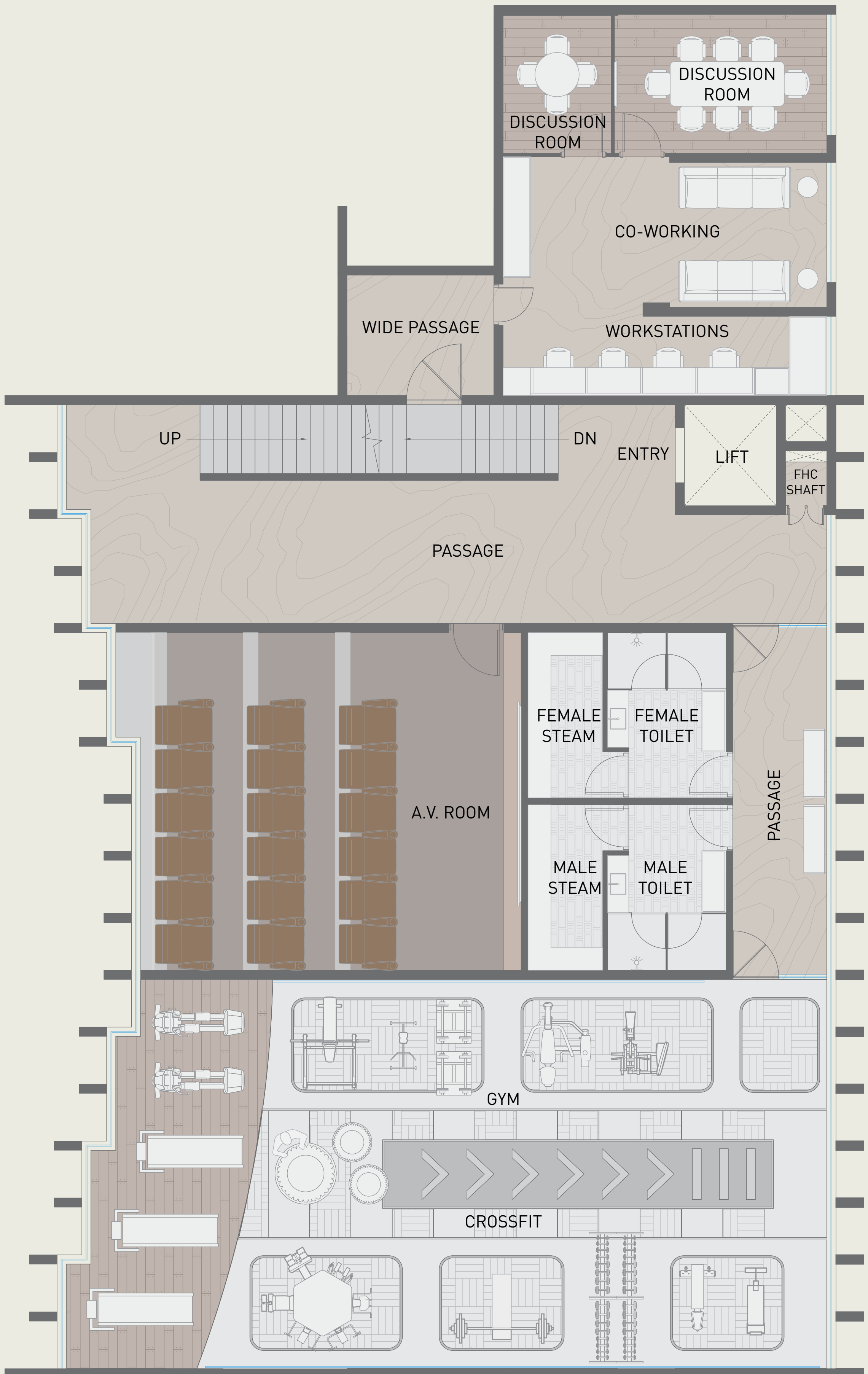


CLUBHOUSE  
FLOOR PLANS

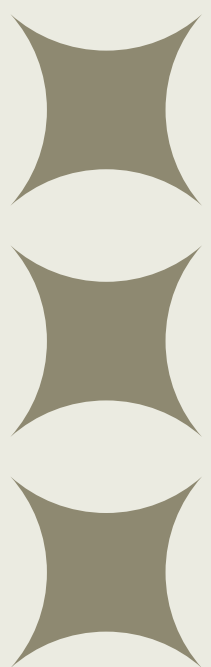
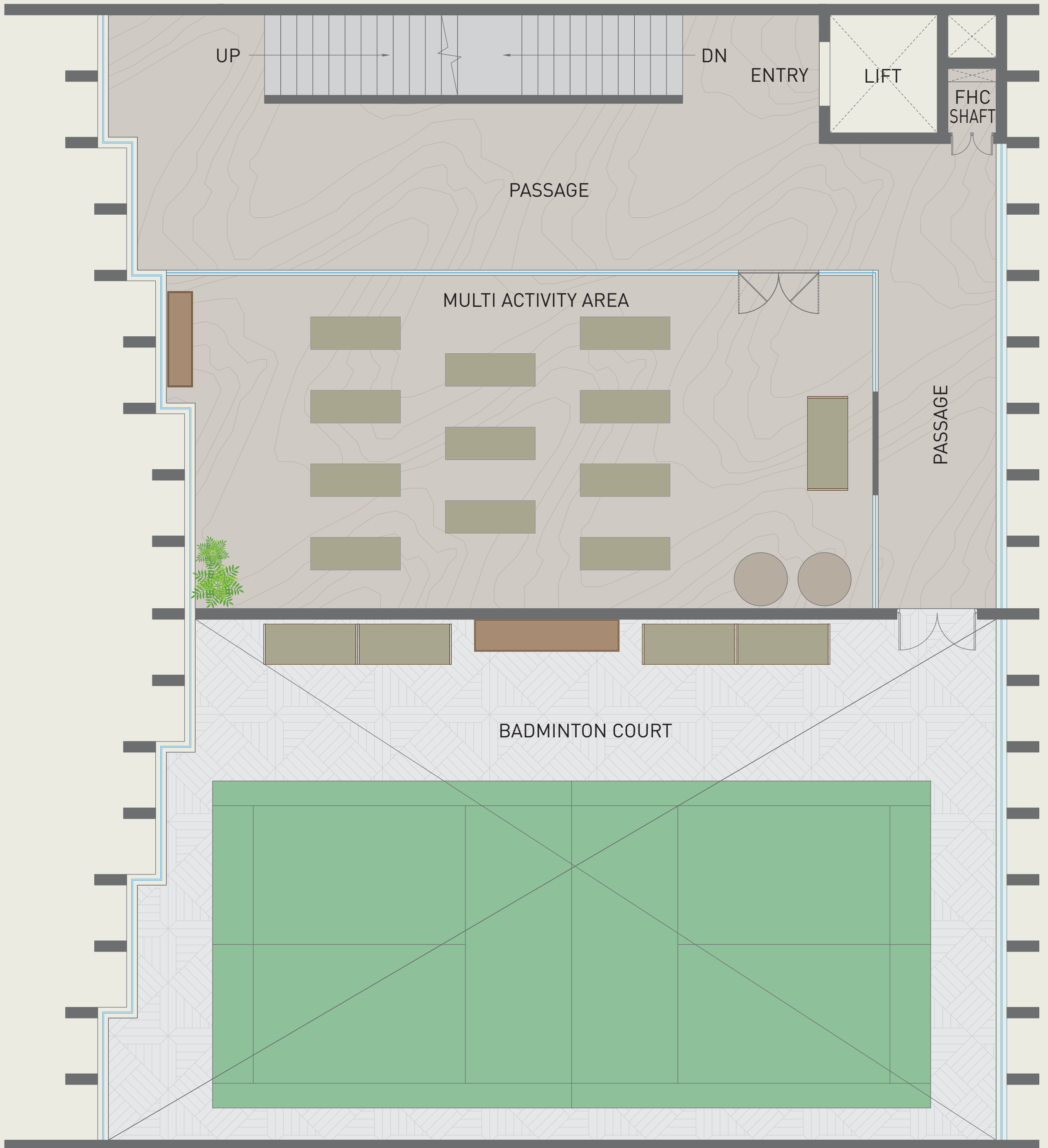




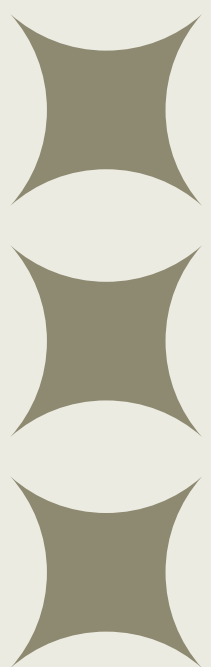
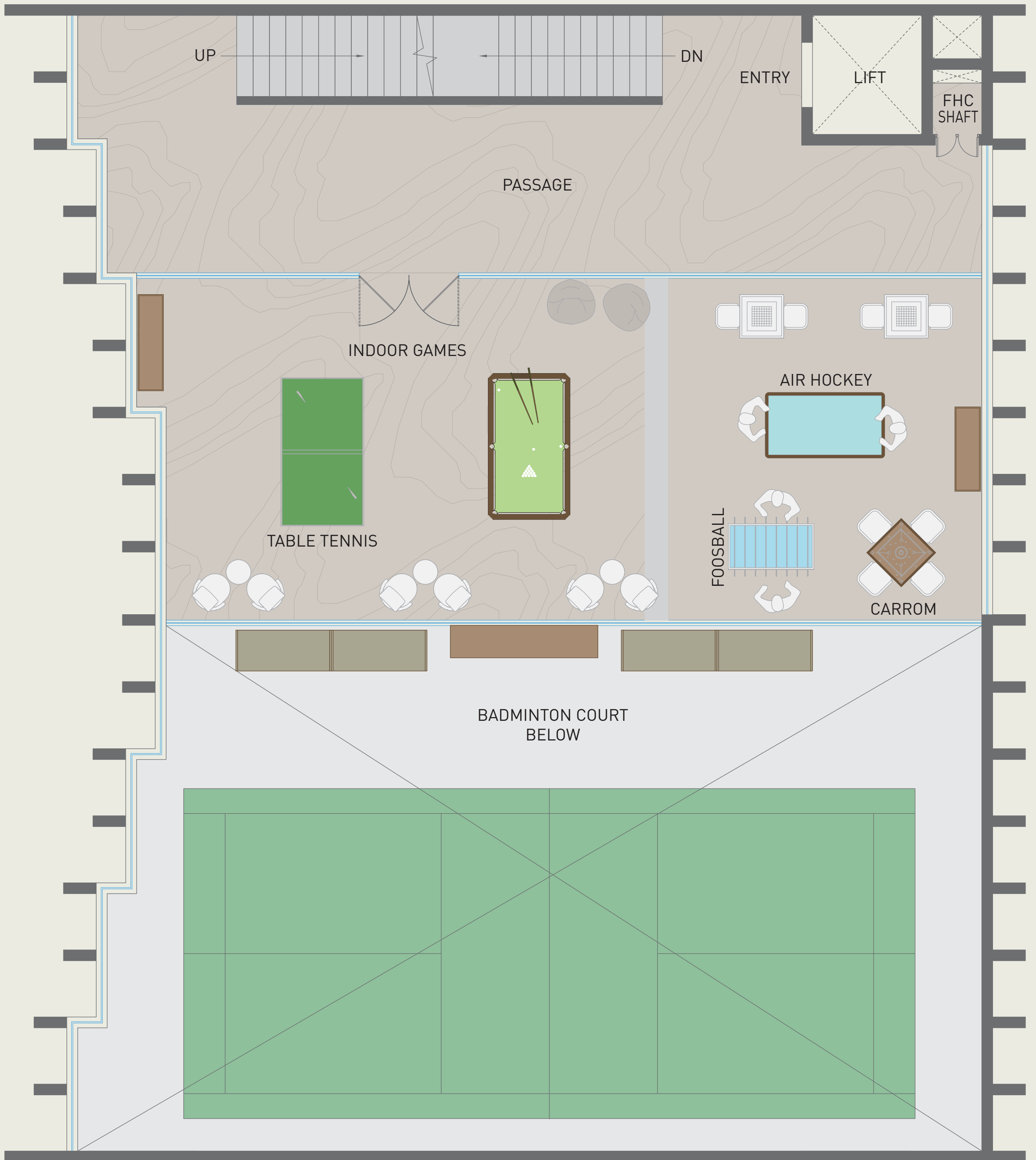
**CLUBHOUSE  
GROUND FLOOR PLAN**



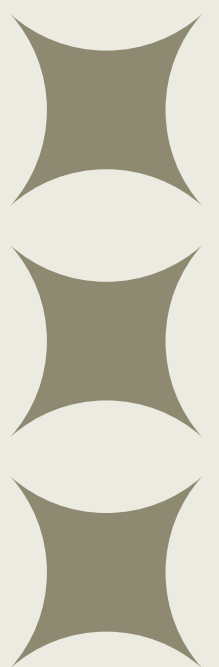
**CLUBHOUSE  
FIRST FLOOR PLAN**



**CLUBHOUSE  
SECOND FLOOR PLAN**



**CLUBHOUSE  
THIRD FLOOR PLAN**



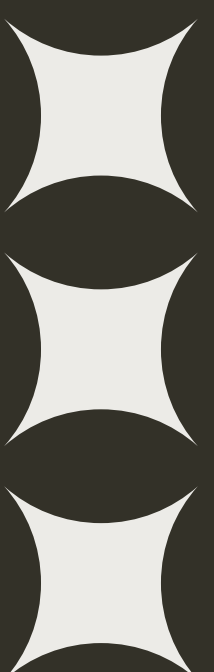
**CLUBHOUSE  
TERRACE PLAN**

## THE ENDURING LEGACY

We believe a space should be designed around you, your aspirations, your comfort, and your evolving needs.

Rooted in professional excellence and a commitment to trust, Kumar Corp, has delivered quality real estate for over six decades. By focusing on architectural integrity and long-term value, we continue to craft homes that serve as the perfect backdrop for your future.

- 60  
YEARS OF EXPERIENCE
- 140+  
PROJECTS DELIVERED
- 42,000+  
HAPPY FAMILIES
- 36  
MILLION SQ. FT. COMPLETED



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CORP

Crafting Homes  
*for* Generations



CRAFTED  
AROUND  
YOUR  
STORIES



Kumar

PLATINA

## C R E D I T S

**Architect**  
Inform Architects

**Landscape Consultant**  
Elements

**MEP Consultant**  
HMN Tech Consultants P Ltd

**Structural Consultant**  
Sunil Mutalik & Associates

**Developer**  
Kumar Properties Pvt Ltd &  
Mr. Sudhir Gupta



### Corporate Address

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Fort, Mumbai - 400 001

BENGALURU: No. 23/3, Crescent Road, High Grounds, Opp. Taj West End Hotel  
- Back Gate, Bengaluru, Karnataka-560073

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Nagasandra, Tumkur Road, Bengaluru, Karnataka-560073

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