



*PLATINUM*  
— FLOORS —



KLJ Group of Industries is one of the most respected and renowned business houses in India with an annual turnover of Rs. 15000 million. Having diversified into real estate by building world-class Shopping Malls, Office Complexes and Residential Apartments with a professional attitude to achieve excellence, KLJ Town Planners (P) Ltd. is all set to change the face of real estate in the country.

# PLATINUM

FLOORS

*A*t Platinum, every floor is designed to provide a lifestyle that speaks for itself, yet is close to nature. Besides its contemporary design, it also values economic living and is constructed keeping in mind every modern facility available and also your budget. We understand your needs and the value of your hard earned money as well.

Platinum Floors, an extension of one of the largest group housing KLJ Greens is located in Sector-77, Faridabad, near the proposed expressway which puts it in close proximity to Delhi & Noida.



Night View

## PLATINUM FLOORS - ENHANCING LIFESTYLE

- Best accessibility of project from FNG Expressway, no high-tension electric wires and no village attached to the project.
- Most spacious floors at the best possible price.
- Amenities such as Schools, Hospitals, Healthcare Centre, Children's Play Area, Clubhouse, Lush Green Parks, Jogging Tracks, Temple, Community Centre & more within the campus.
- All units to have natural light and ventilation from all three sides.
- Quality housing at affordable price.
- Proposed Metro Station just 3 kms away.
- Restricted entry for a safe, secure and pollution-free environment.
- Dedicated Car Parking for each apartment.
- Convenient Shops/Daily Need Shops within the campus.

## FARIDABAD – WELCOME TO THE FASTEST GROWING TOWN IN THE NCR

- Unparalleled connectivity from Delhi, Gurgaon & Noida via proposed peripheral expressway.
- Elevated corridor of NH2 & Metro is soon coming up to enhance easy connectivity between Faridabad and Delhi.
- Flyover at Badarpur will provide smooth drive to people staying in Faridabad.
- Another proposed highway running parallel to Mathura Road will be touching Sector-77.
- Proposed Taj Expressway connecting Noida & NH2 at Shahpur will improve connectivity from Faridabad to Noida.
- Proposed International Airport at Jevar in close proximity.
- Development work in every sector is catching up in Faridabad at an unmatched speed.



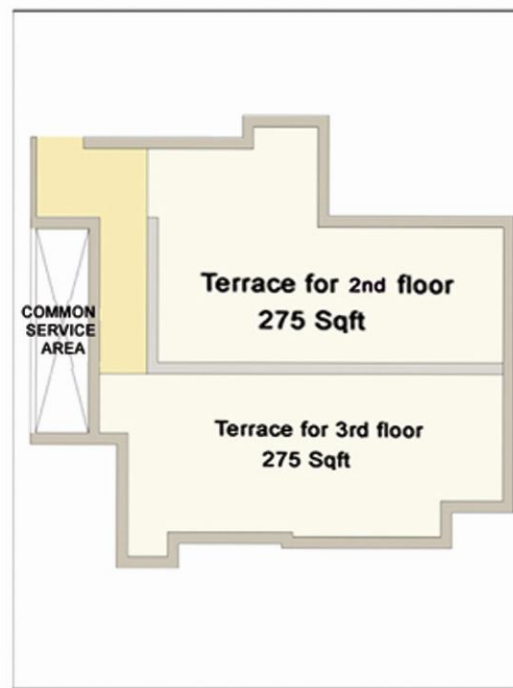
### GROUND FLOOR PLAN



### 1ST, 2ND & 3RD FLOOR PLAN



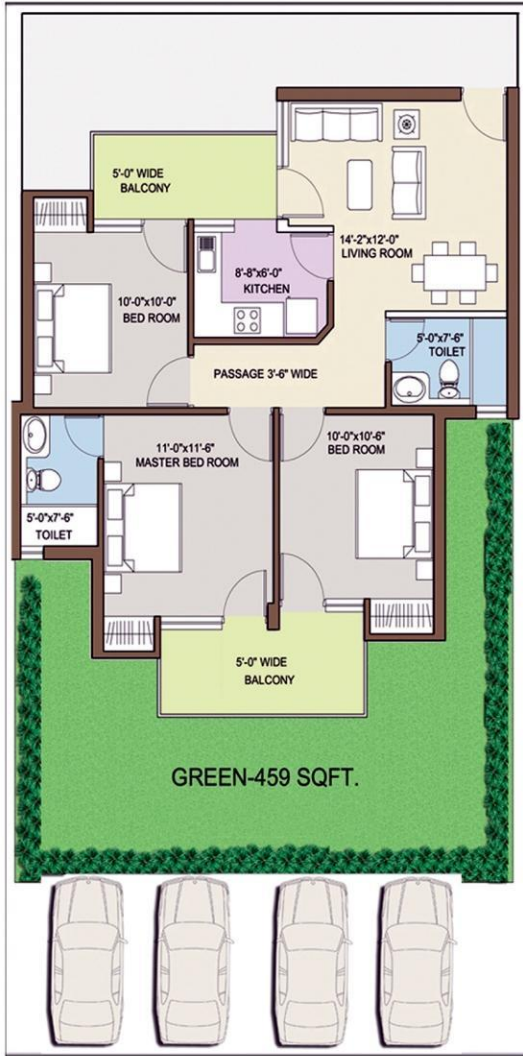
### TERRACE PLAN



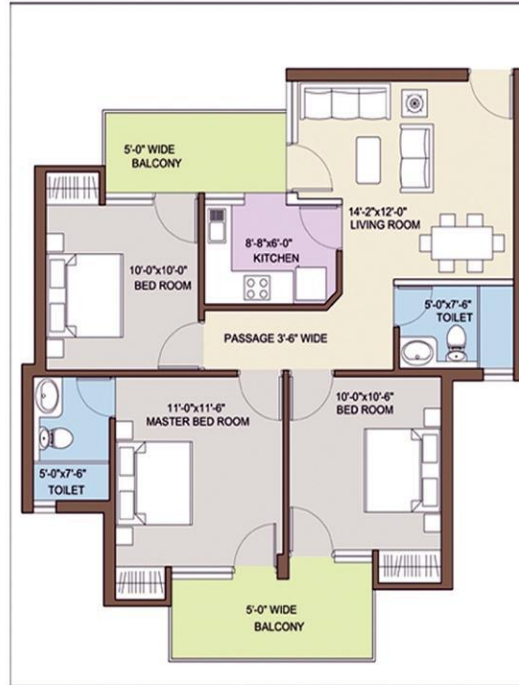
Unit Plan	2BR (Area 829 sq. ft.)		
Floors	B/U Area (sq. ft.)	Lawn/Terrace Area (sq. ft.)	Total Usable Area (sq. ft.)
GF	829	368	1197
FF	829	—	829
SF	829	275	1104
TF	829	275	1104



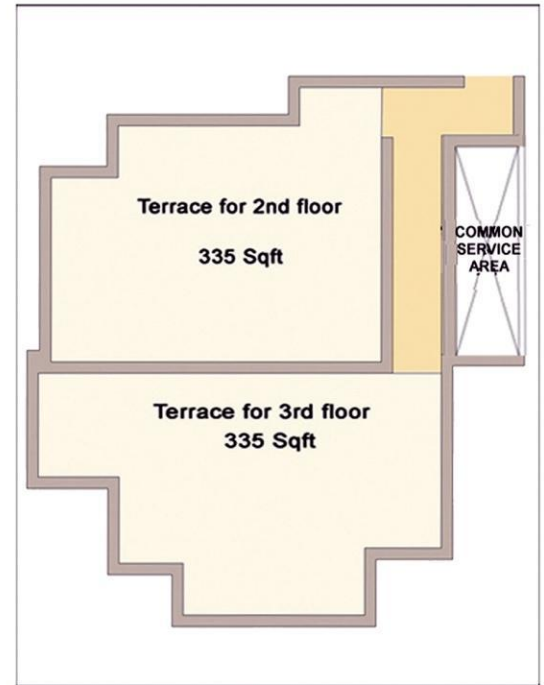
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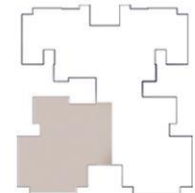
### 1ST, 2ND & 3RD FLOOR PLAN



### TERRACE PLAN



Unit Plan	3BR- Type A (Area 1000 sq. ft.)		
Floors	B/U Area (sq. ft.)	Lawn/Terrace Area (sq. ft.)	Total Usable Area (sq. ft.)
GF	1000	459	1459
FF	1000	—	1000
SF	1000	335	1335
TF	1000	335	1335



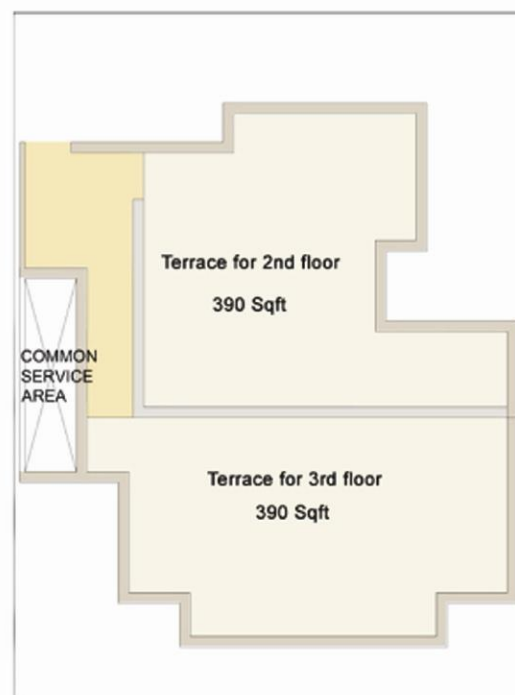
## GROUND FLOOR PLAN



## 1ST, 2ND & 3RD FLOOR PLAN



## TERRACE PLAN



Unit Plan	3BR- Type B (Area 1112 sq. ft.)		
Floors	B/U Area (sq. ft.)	Lawn/Terrace Area (sq. ft.)	Total Usable Area (sq. ft.)
GF	1112	459	1571
FF	1112	—	1112
SF	1112	390	1502
TF	1112	390	1502



## SPECIFICATIONS:

WALL FINISH	: Living/Dining – Painted in pleasing shades of Oil Bound Distemper Bedrooms – Painted in pleasing shades of Oil Bound Distemper Stairs – Selected Marble/Granite Cladding External Facade – Textured Paint Finish
FLOORING	: Living/Dining – Porcelain Vitrified Tiles, Bedrooms – Laminated Wooden Flooring Kitchen – Ceramic Tiles Toilets - Ceramic Tiles Balconies – Anti skid Ceramic Tiles
KITCHEN	: Dado – Ceramic Tiles above working platform, rest Oil Bound Distemper Platform – Granite Counter with single bowl stainless steel sink with drain board
TOILETS	: Dado – Selected Ceramic Tiles Fitting – Granite/Marble Counter, white sanitary fixtures & contemporary styled CP Fitting
DOORS	: Seasoned hardwood frames with painted board shutters
WINDOWS	: Aluminum/UPVC
ELECTRICAL	: Conduit Copper electrical wiring for all light and power points
STAIR / PASSAGE	: Marble/Kota Stone Flooring
EXTERNAL AREAS	: Green Area – Organised green landscaped areas, Kids Park, Jogging and Walking Track, Sitting Areas, Adequate Street Lighting & Open Area Lighting
PARKING	: Open Car Park per Floor/Flat
CLUB	: Recreational Club of KLJ-Greens
SHOPPING	: Convenient shopping centre within the campus
EDUCATION	: Primary School & High School within the campus

Note: Architect and the Developer reserve right to alter the specifications and facilities



## KLJ TOWN PLANNERS (P) LTD.

### MARKETING OFFICE:

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Note: This brochure is purely conceptual and is not a legal offering. Further, the Promoters/Architects reserve the right to add/delete any details/specifications/elevations mentioned. If, so warranted by the circumstances.