



Developers:  
ACCORD INFRA PROJECTS

Site: Park Platinum  
Makarpura Road, Manjalpur,  
Vadodara.

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Architect:

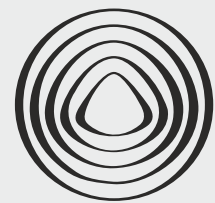


DESIGN STUDIO  
architects & interiors  
Ar. Ruchir Sheth



2, 3 & 4 BHK APARTMENTS,  
PENTHOUSE & SHOPS





DESIGN STUDIO  
architects & interiors

## Architect's Note

Park Platinum is not a regular project, it was thought to be an epitome of design excellence and user-friendliness. The fluidic design in the elevation adds grace to the overall elegant feel of the overall design.



Architecture, Engineering, Aesthetics and Luxury come together to create Park Platinum. Its raises standards and also quality of living. It is made to experience life that indulges your innermost needs of dreams and desires.

**14** STORIES  
RESIDENCES

**52** UNITS OF  
2 BHK

**22** UNITS OF  
OF 3 BHK

**22** UNITS OF  
OF 4 BHK

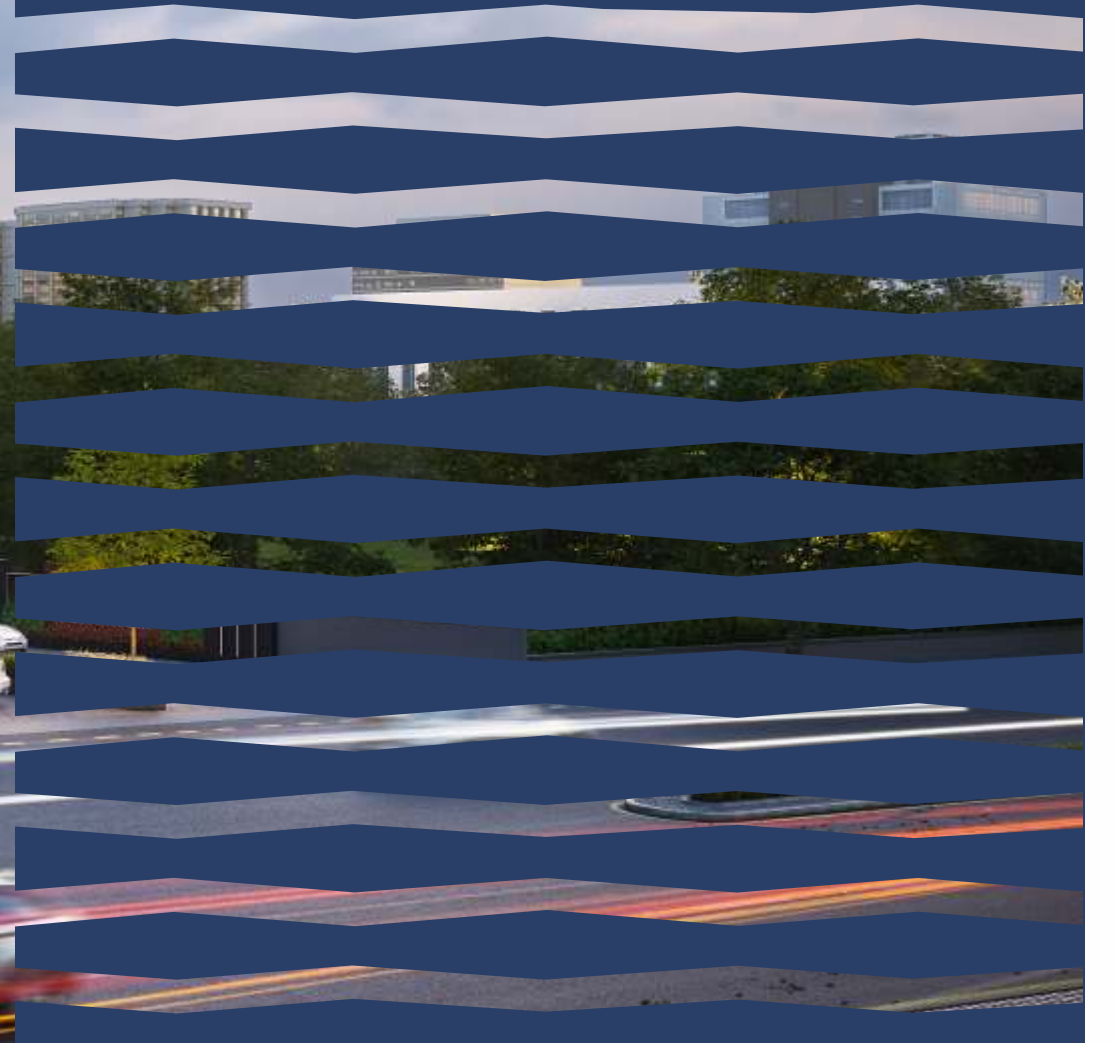
**02** PENTHOUSE

SEPARATE AMENITIES  
FLOOR



## AN EPITOME OF LUXURY LIVING

Park Platinum is a notch above the ordinary when it comes to offering luxury, comfort and convenience. With shops at the bottom, you have everything you need right within the building, which means, you can stay relaxed and concentrate on what's important.



THE SYMBOL  
OF CLASS

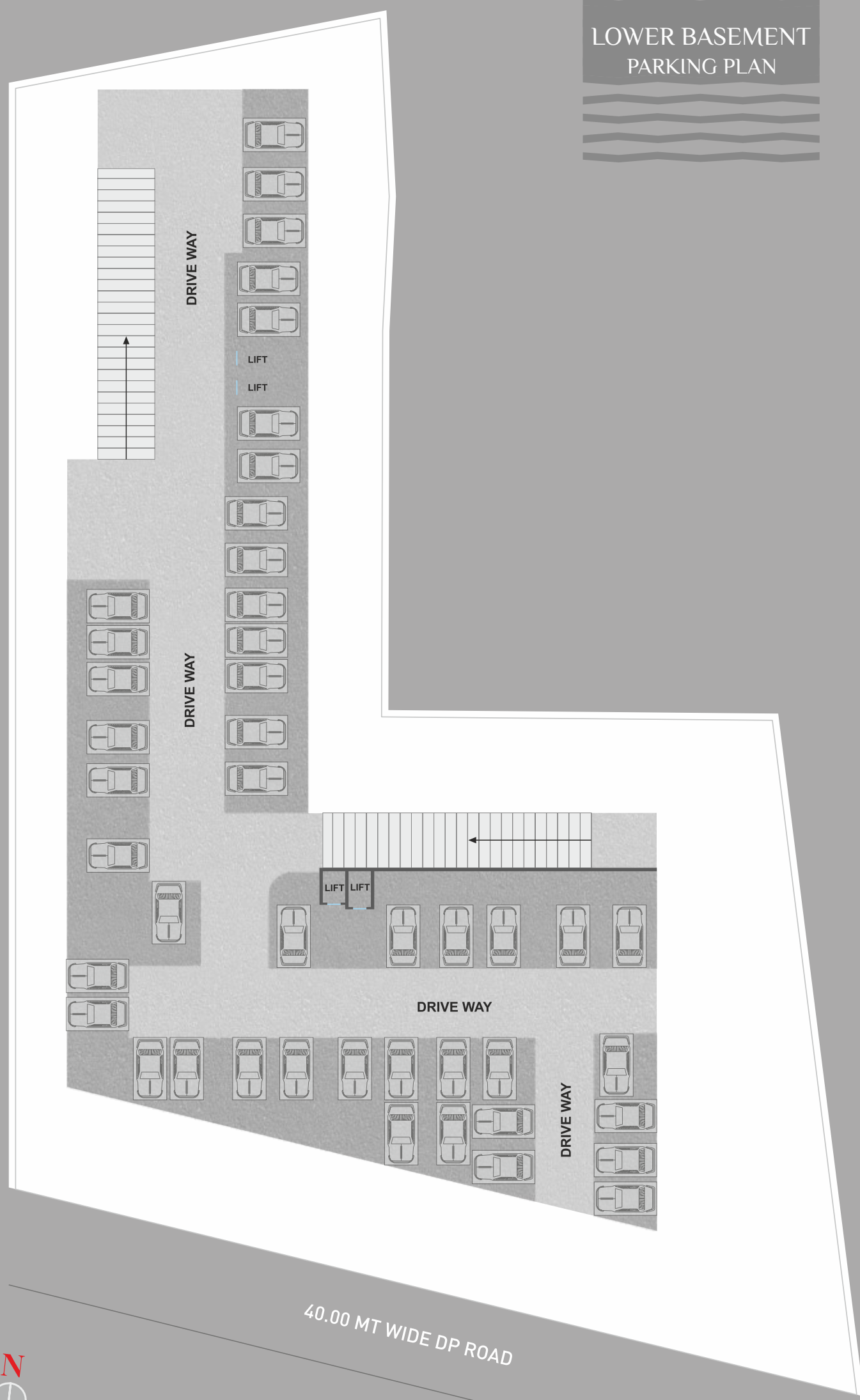




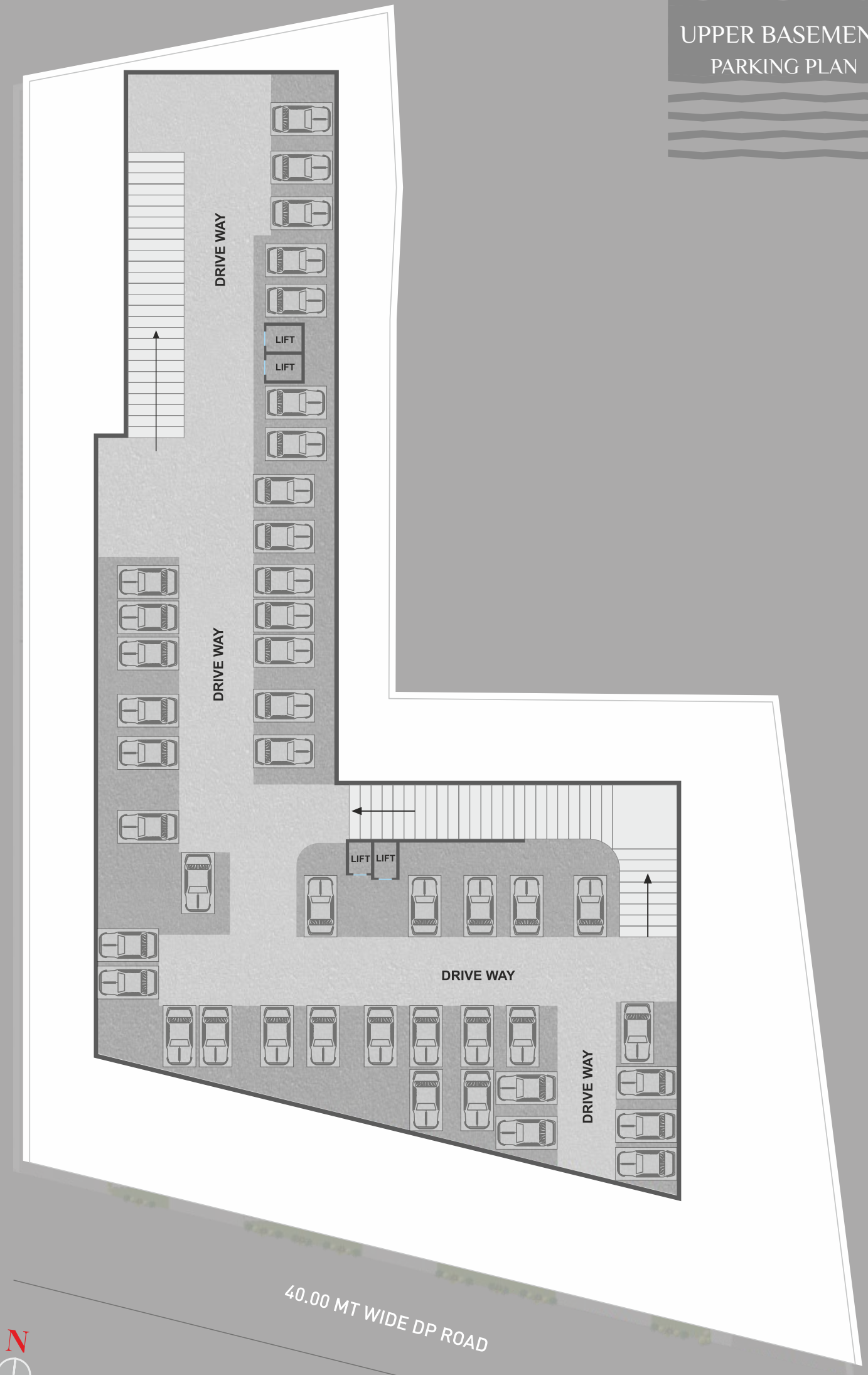
## BEAUTIFUL INSIDE & OUT

Geometric wizardry gives the facade a fascinating outlook. The zig zag balcony shapes are almost reminiscent of Gaudi's creations. It is impressive and imposing. And once you step in, be ready to be swept away by the wondrous beauty of the living spaces. Dynamic designs enhanced with the best of accessories and building material create a mood sparkling vibe

LOWER BASEMENT  
PARKING PLAN



UPPER BASEMENT  
PARKING PLAN



### GROUND FLOOR LAYOUT PLAN

#### SHOPS

SHOP	CARPET
1	4651
2	700
3	346
4	396
5	528
6	564
7	586
8	640

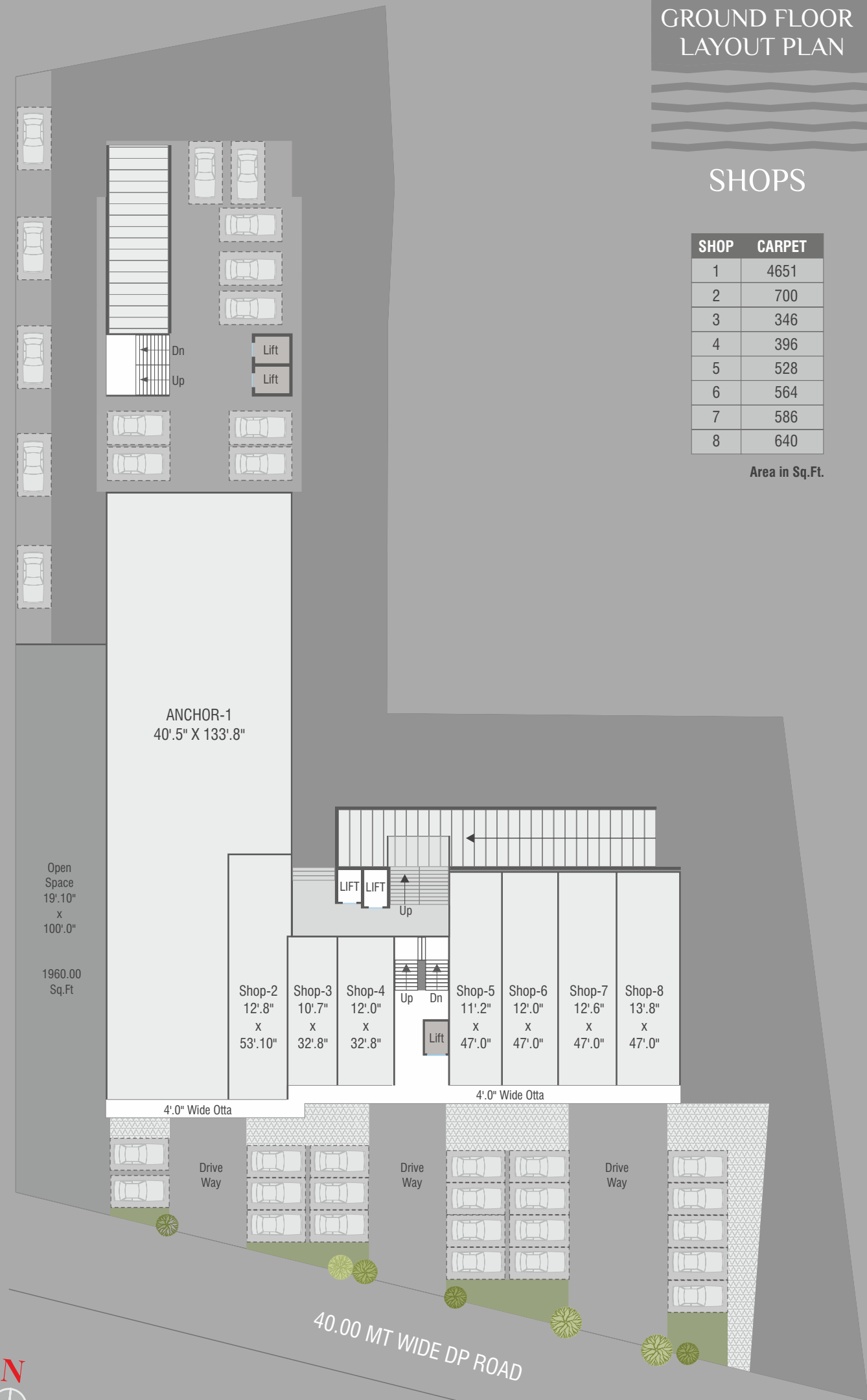
Area in Sq.Ft.

### FIRST FLOOR LAYOUT PLAN

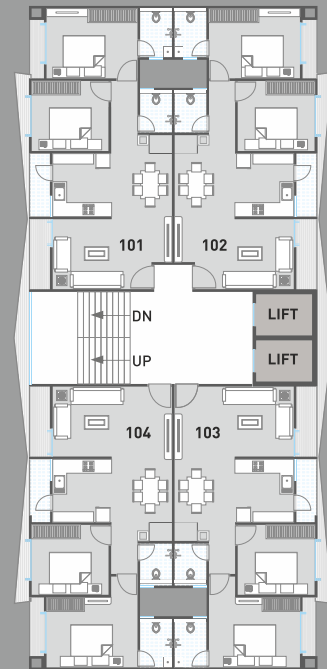
#### SHOPS

SHOP	CARPET
1	1848
2	370
3	277
4	316
5	453
6	485
7	503
8	636

Area in Sq.Ft.



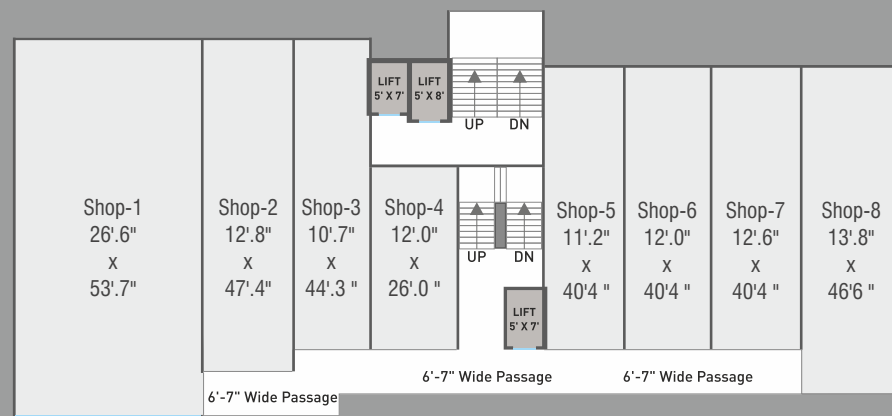
## 2nd floor TYPICAL FLOOR LAYOUT PLAN



### SHOPS

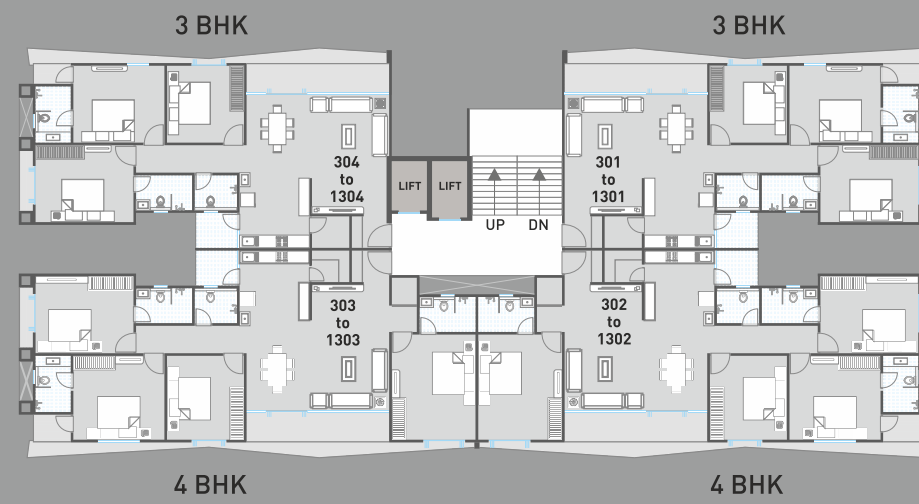
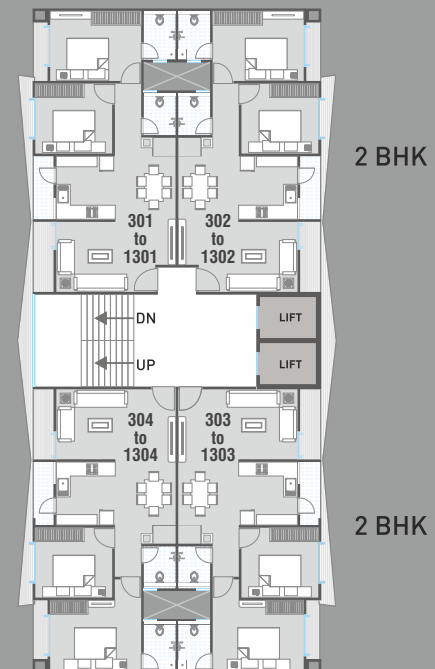
SHOP	CARPET
1	1421
2	600
3	469
4	316
5	453
6	485
7	503
8	636

Area in Sq.Ft.



40.00 MT WIDE DP ROAD

## 3rd to 13th TYPICAL FLOOR LAYOUT PLAN



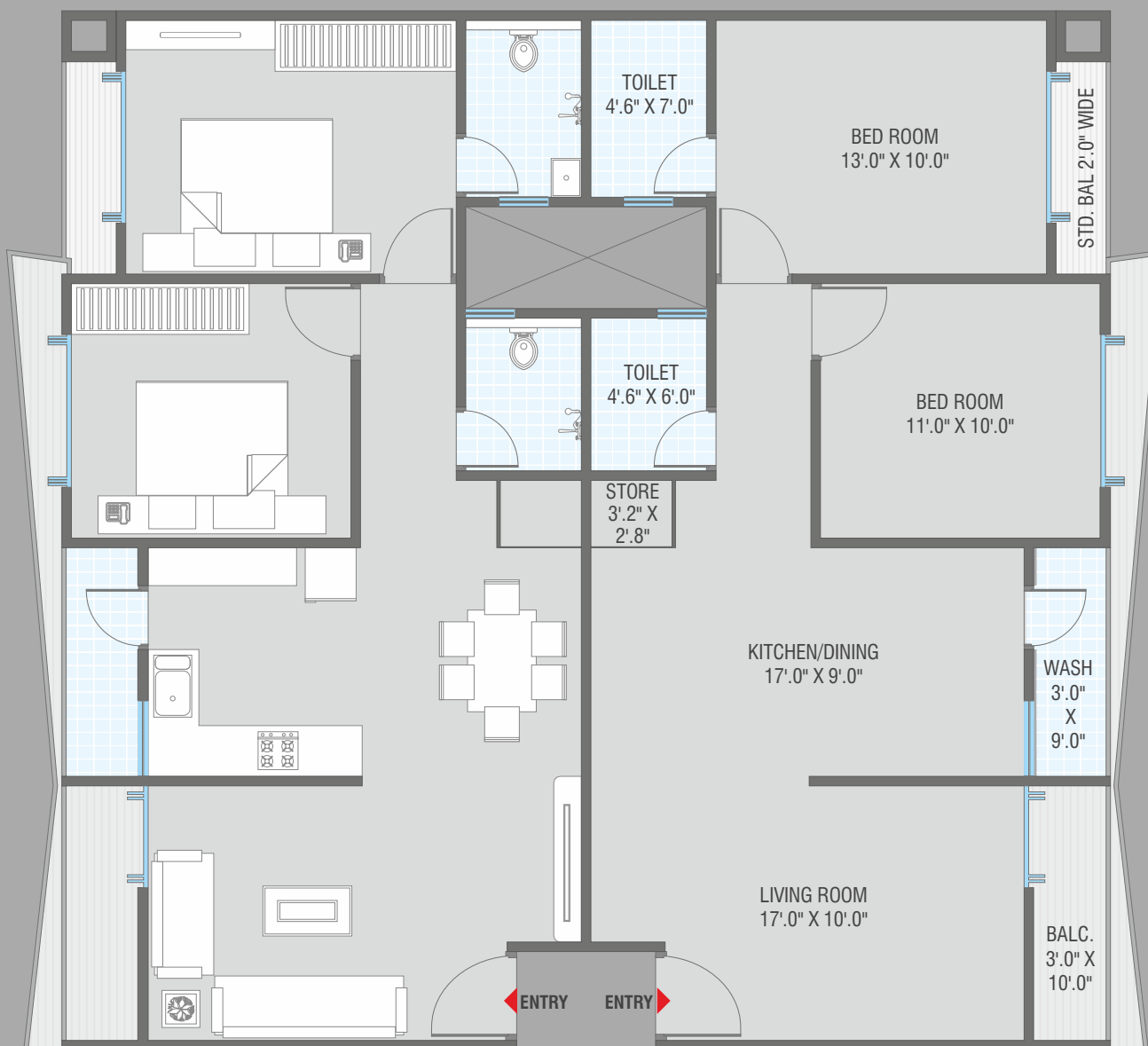
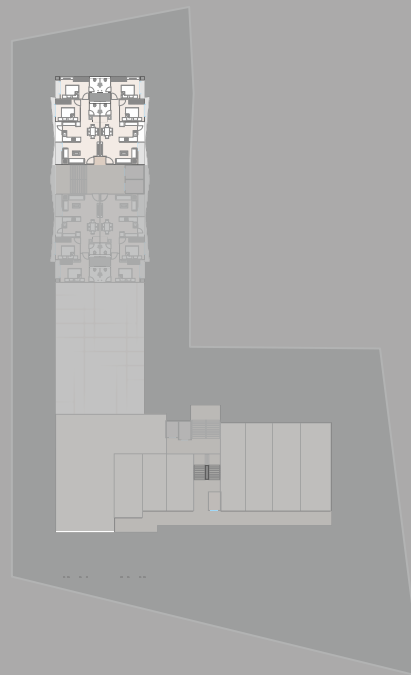
40.00 MT WIDE DP ROAD



1st to 13th  
TYPICAL FLOOR  
PLAN

2-BHK

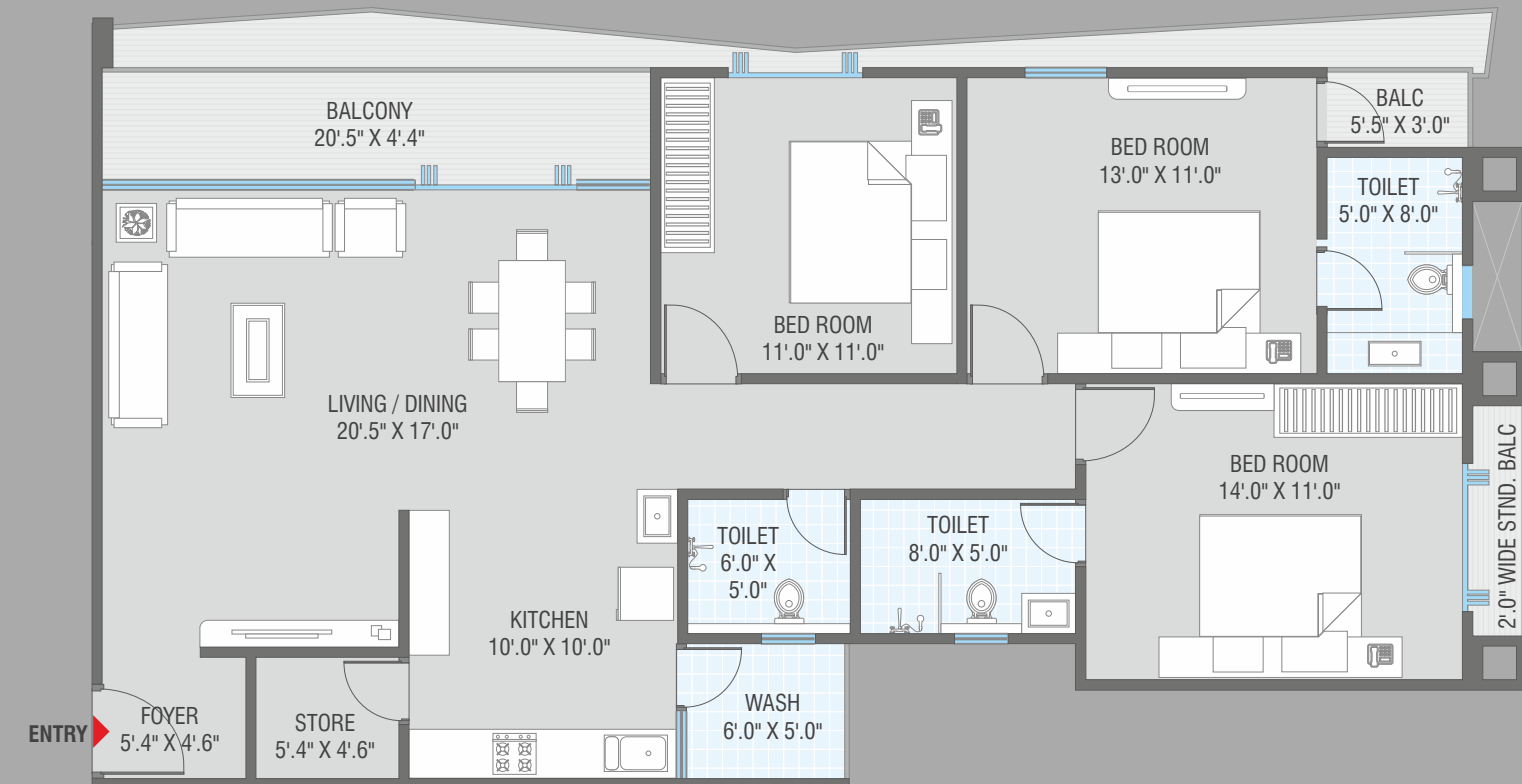
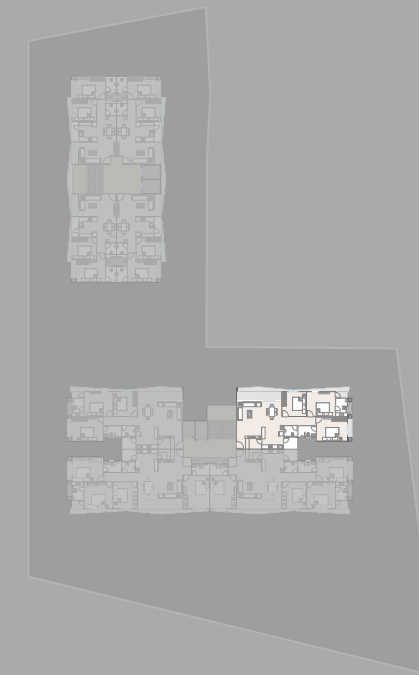
CARPET AREA : 691.00 sq.ft.  
BALCONY & WASH AREA : 57.00 SQ.FT.  
TOTAL AREA : 748.00 SQ.FT.



3rd to 13th  
FLOOR PLAN

3-BHK

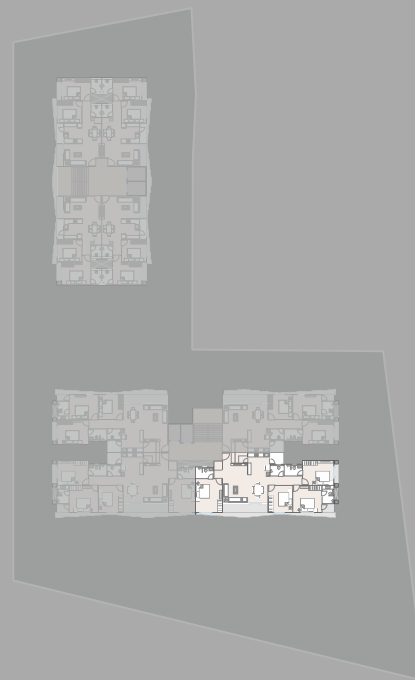
CARPET AREA : 1081.00 sq.ft.  
BALCONY & WASH AREA : 131.00 SQ.FT.  
TOTAL AREA : 1212.00 SQ.FT.



### 3rd to 13th TYPICAL FLOOR PLAN

#### 4-BHK

CARPET AREA : 1388.00 sq.ft.  
BALCONY & WASH AREA : 137.00 SQ.FT.  
TOTAL AREA : 1525.00 SQ.FT.

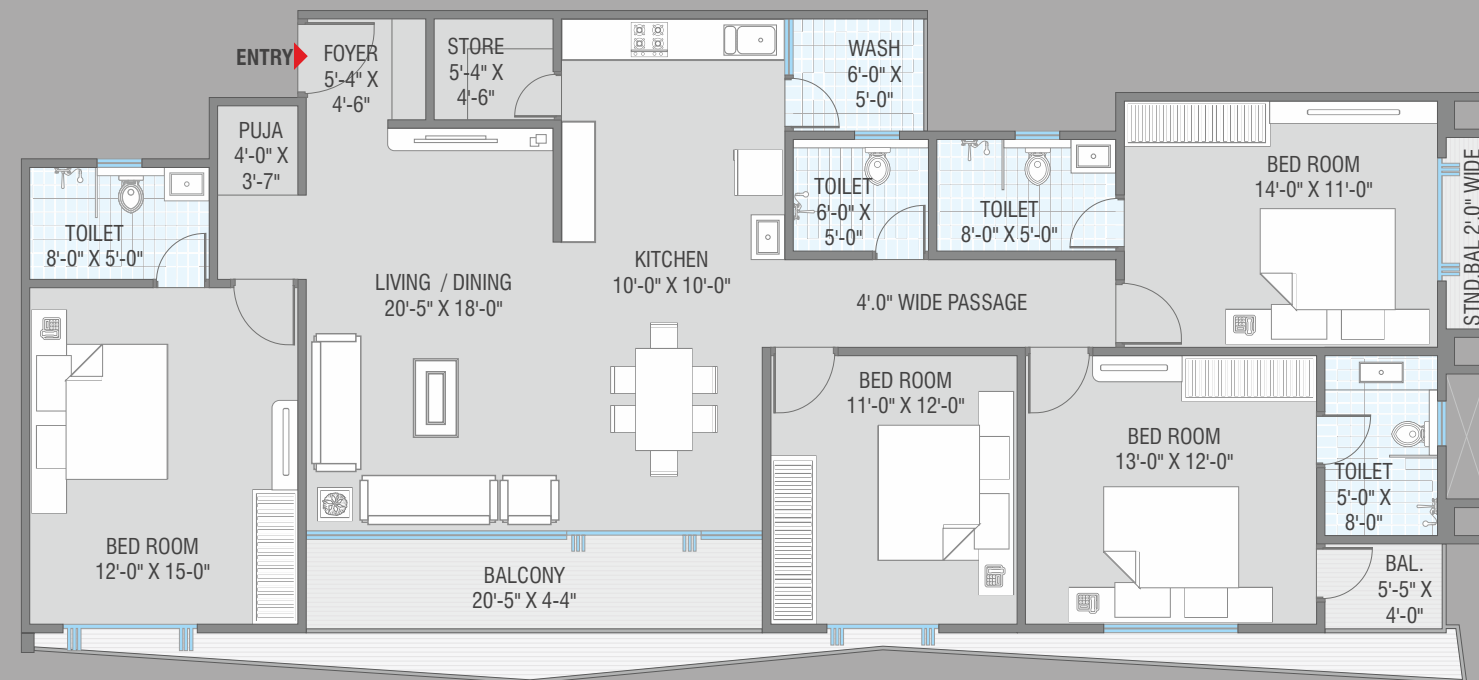
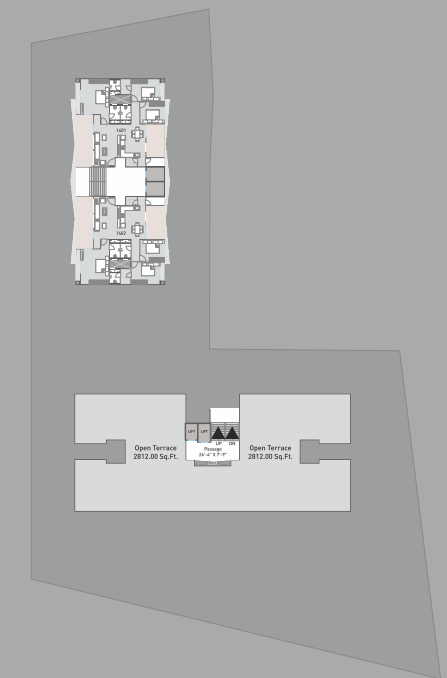


### 14th FLOOR LAYOUT PLAN

#### 3-BHK (Pent House)

CARPET AREA : 1132.00 sq.ft.  
BALCONY & WASH AREA : 33.00 SQ.FT.  
TOTAL AREA : 1165.00 SQ.FT.


OPEN TERRACE : 315.00 sq.ft.




## Skip Floor LAYOUT PLAN



## AMENITIES

 Splash Pool  
With Deck Area

 Home Theare


 Multipurpose  
Hall

 Gymnasium

 Kids Play  
Area

 Big Indoor  
Gaming Room

 Yoga  
Room

 CCTV

 Library

 Garden





## VALUE ADDITIONS



**Stretcher Lift Facility**  
Large stretcher lift to service any medical emergency that might arise



**Fire fighting systems**



**Decorative entry gate and compound wall**



**DG backup for common area illumination/lifts**



**Branded High speed elevators**



**Allotted parking space**



**Wire free campus**





## SPECIFICATION



### STRUCTURE

Well designed RCC frame structure as per structural engineer's design.



### FLOORING

Vitrified tiles flooring with skirting in entire apartment.



### WINDOWS

Powder coated aluminum sliding/ glazing openable windows



### KITCHEN

Premium quality granite platform with Nirali SS or any other brand as per architect selection sink & intel height dado with designer tiles above platform



### SANITARY FITTING

Jaguar, Hindware or equivalent brand



### PAINT & FINISH

Internal wall putty and primer double coat plaster.



### WATER SUPPLY

Underground and overhead tank for 24 hours water supply.



### DOORS

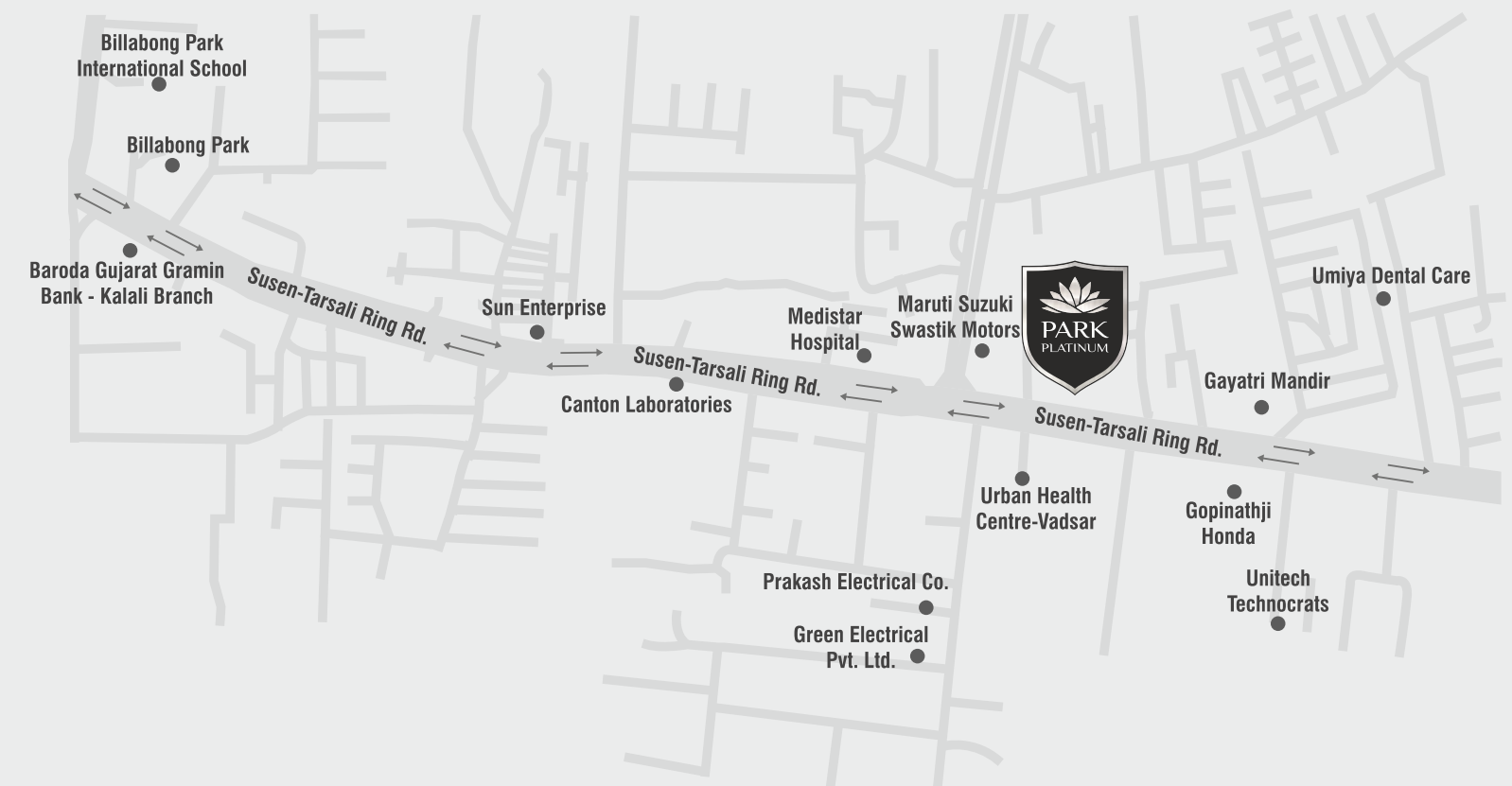
Decorative finish flush main Door and good quality lamination flush internal door as per architect selection



### ELECTRIFICATION

Concealed copper wiring and branded (Havells/RR/Finolex - Anchor or equivalent brand) modular switches with sufficient electric points.

## KEY PLAN



## IDEAL LOCATION



2 K.M.  
SPORTS COMPLEX



12 K.M.  
VADODARA AIRPORT



3.5 K.M.  
RAILWAY STATION



2.5 K.M.  
MAKARPURA BUS DEPOT



400 MT.  
MULTI-SPECIALITY HOSPITAL



2.5 K.M.  
MULTI-BRAND MALL



### NEARBY SCHOOLS

AMBE SCHOOL | BILLABONG INTERNATIONAL SCHOOL  
DELHI PUBLIC SCHOOL | DON BOSCO / AUXILIUM

For further details visit: [www.gujrera.gujarat.gov.in](http://www.gujrera.gujarat.gov.in)

RERA REGISTRATION NO.: PR/GJ/VADODARA/VADODARA/Others/

### PAYMENT TERMS :

01) 10% Booking Amount	04) 5% Ground Floor Slab	07) 5% 3rd Floor Slab	10) 5% 7th Floor Slab	13) 5% 13th Floor Slab
02) 10 Before Sale Agreement	05) 5% 1st Floor Slab	08) 5% 4th Floor Slab	11) 5% 9th Floor Slab	14) 10% Plaster Level
03) 15 % Plinth Level	06) 5% 2nd Floor Slab	09) 5% 5th Floor Slab	12) 5% 11th Floor Slab	15) 5% Before Sale Dead

### TERMS & CONDITIONS :

- Possession will be given after one month of settlement of all accounts.
- Documentation charges, Development charges, Stamp duty, MGVCL & CORPORATION charges, GST, Legal charges & Common Maintenance charges will be paid by the purchaser.
- Any new Central or State Government Taxes, if applicable shall have to be borne by the purchaser.
- Extra work shall be executed after making full payment.
- Continuous default payments leads to cancellation.
- Developers shall have the right to change the plan, elevation, specification or rise the scheme or any details here in will be binding to all.
- In case of delay in water supply, light connection, drainage work by authority, developers will not be responsible.
- Refund in case of cancellation will be made within 30 days from the date of booking of same unity by anew client. Incase of cancellation of booking 10% of the booking amount plus extra work (if done) will be deducted from the booking amount.
- Any plans, specifications or information in this brochure cannot form part of an offer, contract or agreement.
- This Brochure does not contain any legal part as per RERA