

A large, detailed illustration of a green palm frond is positioned in the top left corner of the page, extending from the edge towards the center.

ARCHANA *Palms*



Tranquil Living in Boutique Homes



ARCHANA *Palms*



Get More out of your Apartment

Each apartment in Archana Palms actually feels like an independent home. Sunlit, open and breezy, these apartments measure 1475 sft and showcase attention detail that sets Archana Palms apart in the neighbourhood. Find contemporary features, reputed brands, large windows and silken smooth walls with sunshine pouring in, to make your home a paradise. Step in to make a difference to your living at Archana Palms.





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PROJECT HIGHLIGHTS



RERA & GVMC
APPROVED



PREMIUM
PROJECT



HIGH-END
SPECIFICATIONS



EXCLUSIVE
3 BHK FLATS



SECURITY THROUGH
CC CAMERAS



24-HR WATER
SUPPLY



AUTOMATIC
LIFT



NO COMMON
WALLS



DESIGNER
LANDSCAPING

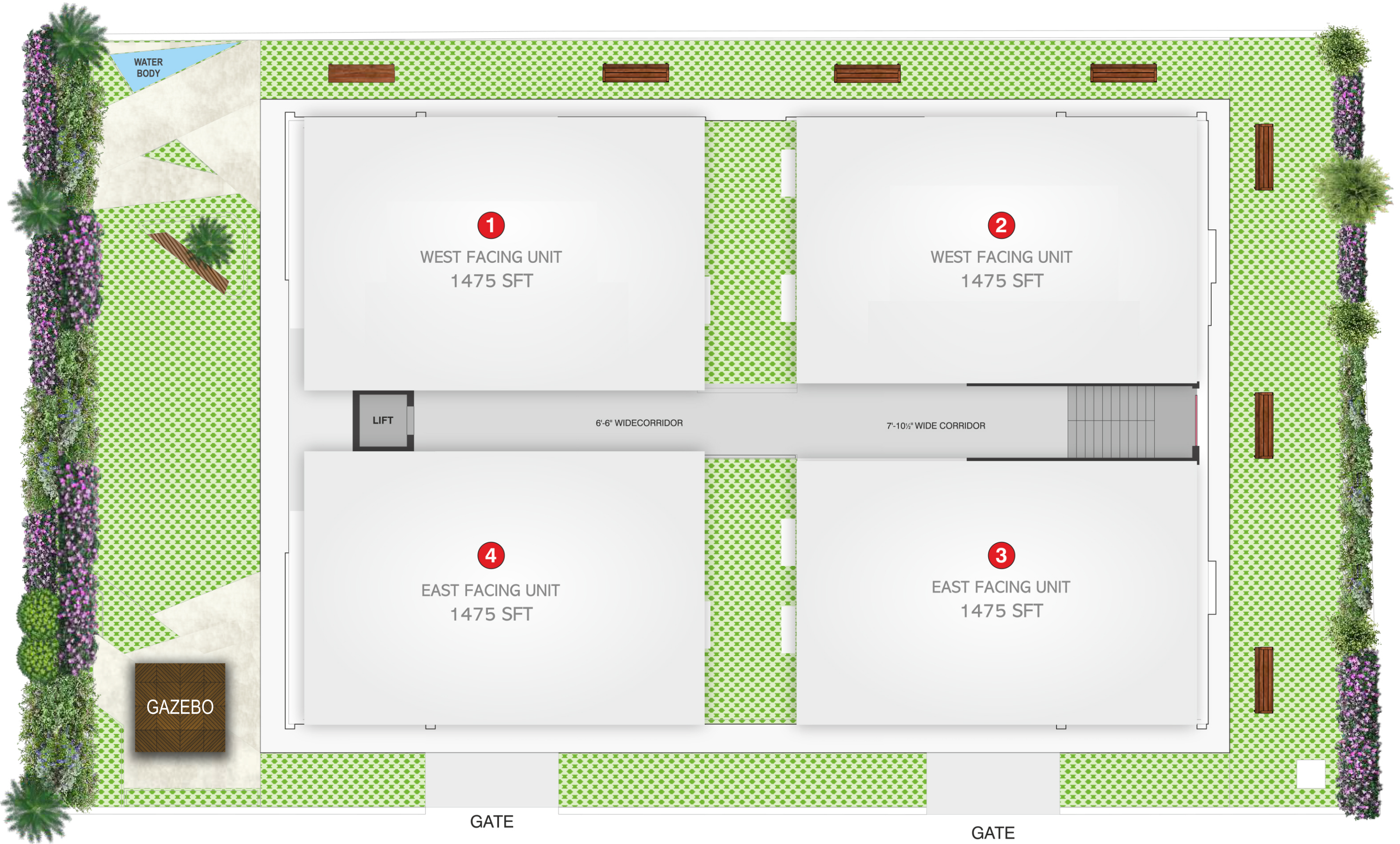


POWER
BACK-UP

Smart Living in Refined Ambience

Archana Palms is a boutique residential project offering limited edition apartments for those who appreciate finer things in life. Crafted with care, it is a distinguished standalone building offering only 20 exclusive all 3-BHK corner units, which are built to perfection.

SITE LAYOUT PLAN



WATER BODY

1

WEST FACING UNIT
1475 SFT

2

WEST FACING UNIT
1475 SFT

LIFT

6'-6" WIDE CORRIDOR

7'-10 1/2" WIDE CORRIDOR

4

EAST FACING UNIT
1475 SFT

3

EAST FACING UNIT
1475 SFT

GAZEBO

GATE

GATE

40 FEET WIDE ROAD

40 FEET WIDE ROAD



TYPICAL FLOOR PLAN

LANDSCAPE DESIGN



Water Body



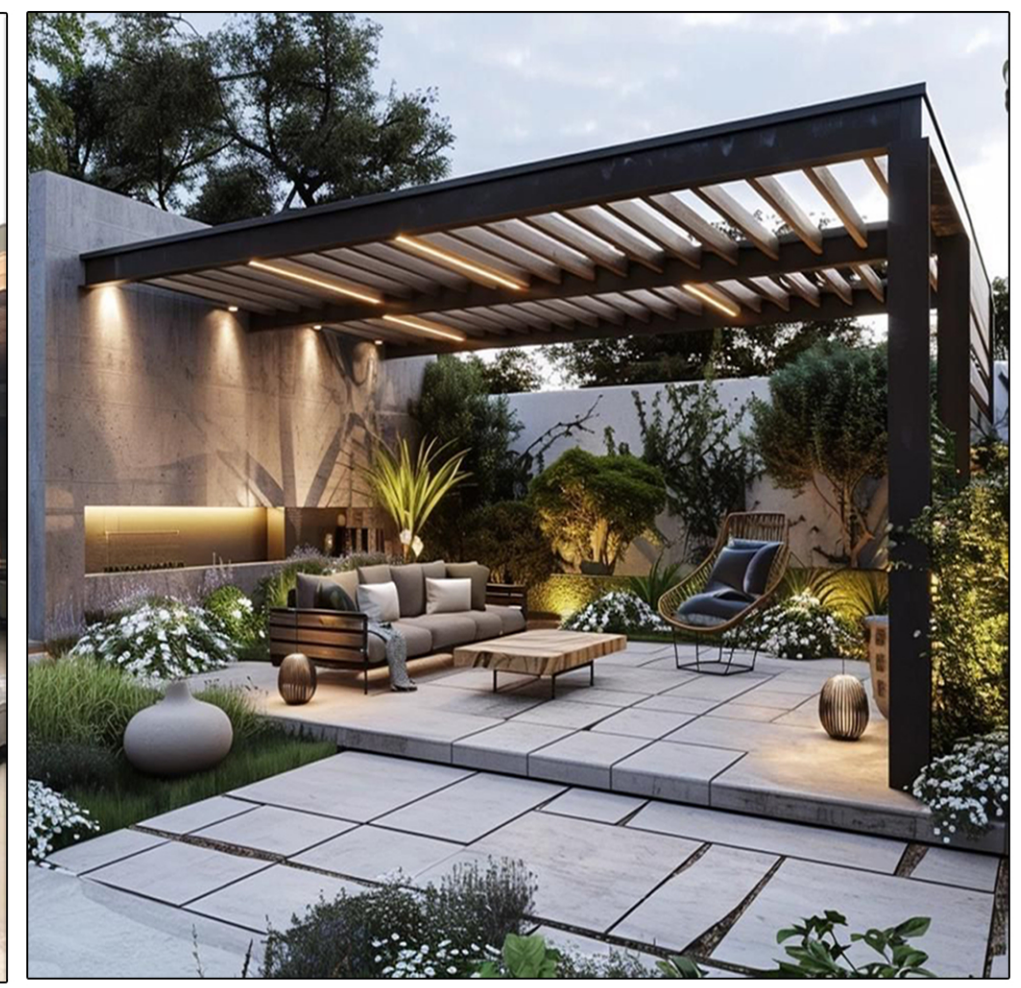
Outdoor Seating



Planter Box

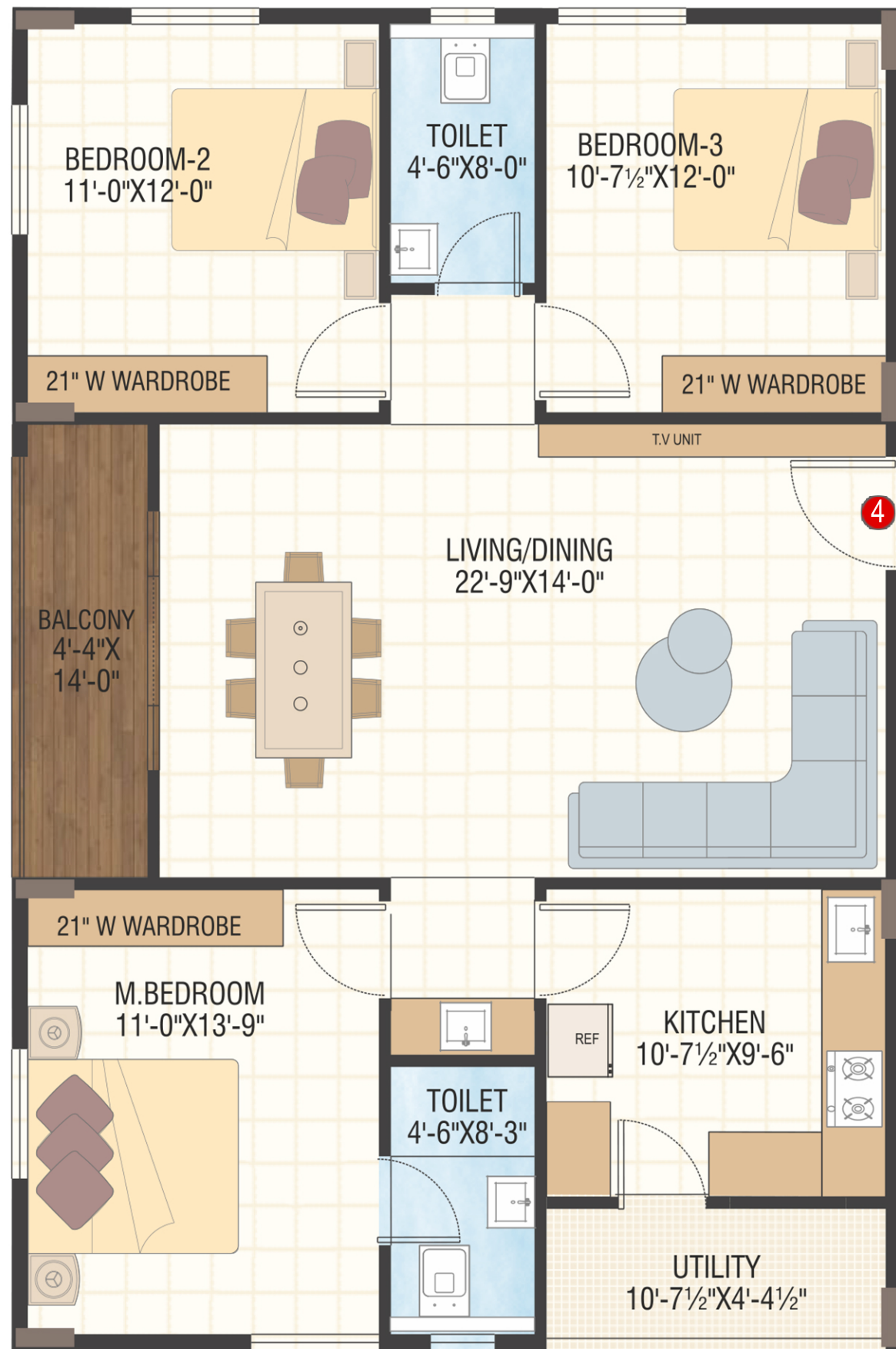
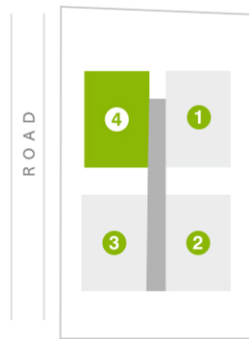


Landscape with seating

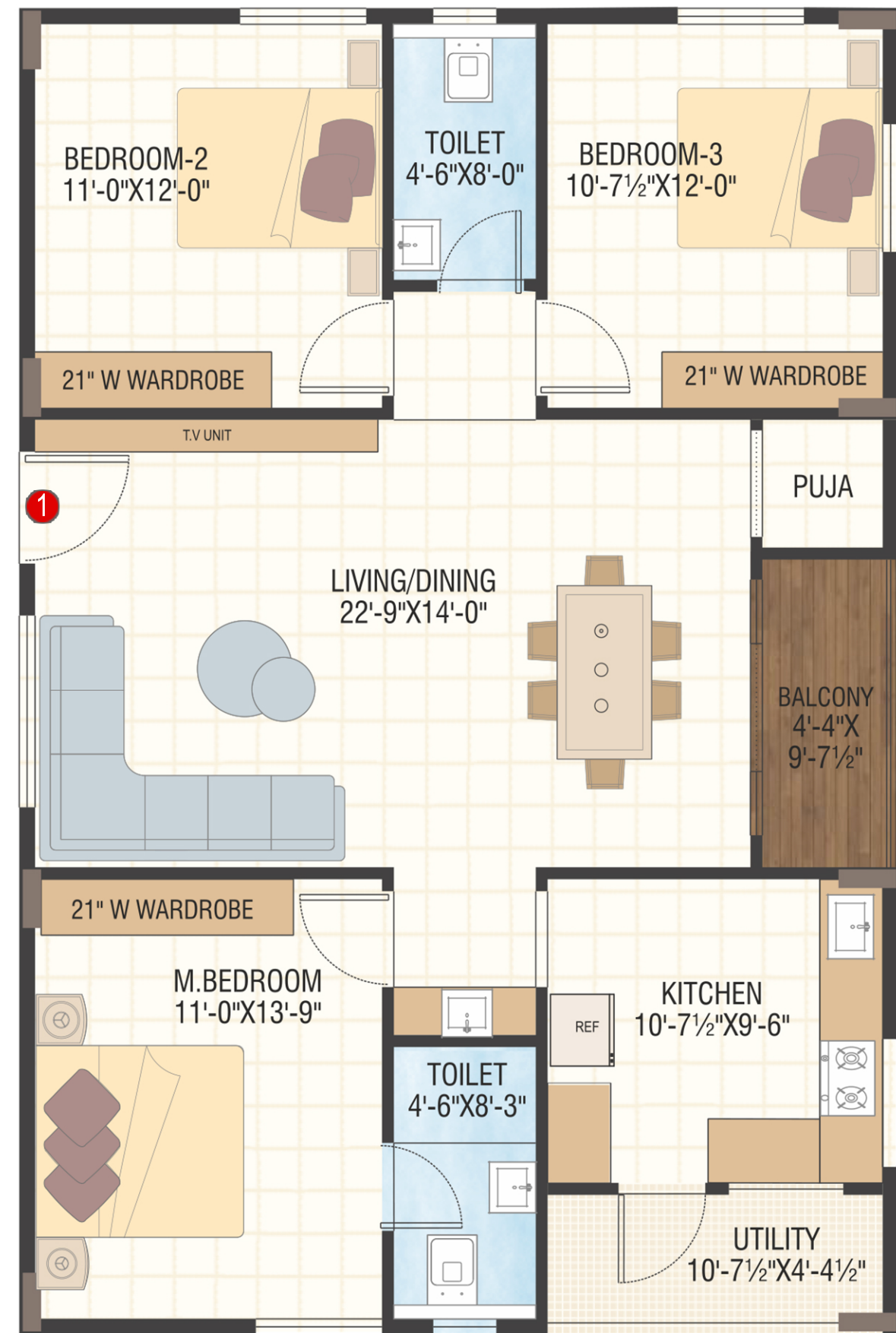


Gazebo

TYPE 1
1 EAST FACING FLAT
 3 BHK - 1475 SFT



TYPE 2
2 WEST FACING FLAT
 3 BHK - 1475 SFT



Features that Make your Home One-of-a-Kind

Archana Palms is a home built in contemporary design. Revel in superior finishes and rich detail that pamper you at every step. Discover its features that make a difference in your life.

4 - Sides Designer Elevation

The promoters passionately render designer elevation on four sides. It's a home that stands out from every angle in neighbourhood.

All-Sides Landscapes

Life at Archana Palms is a breath of fresh air. Evenings are vibrant as children play and adults spend quality time on lawns with serene seating and illumination. You have more space between flats to bring nature closer to you.

Designer False Ceiling in Corridors

Designer False Ceiling with Ambient lighting in Corridors - Feel the luxe vibes from the moment you step in. The corridors have false ceiling and ambient lighting that add to the grandeur and stature.

Gardens in North & South of Premises

The sprawling gardens in North and South sides make Archana Palms one-of-a-kind in neighborhood. The children will find it playful and the community connects in these pockets of greenery.

Carpet lawns with seating & garden lights

The designer carpet lawns invite you to celebrate festivals and community events in carpet lawns. Be it day or night, the garden lights let you enjoy good times with family and friends.

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All Doors 8 Feet High

All doors are 8 ft high for more sunshine, openness, spacious ambience and excellent cross ventilation.

Low density Living

Higher UDS – You will get more undivided share of land as there are fewer flats. Archana Palms is smarter investment proposition for more value.

All Corner Flats

Each flat is open on two sides, to enjoy more sunlight, breeze and privacy. It feels more like an independent villa with loads of freedom.

3-Sides designer landscape views

Enjoy the views of verdant landscapes of your premises from your windows and balconies. Plenty of outdoor space let breeze and sunshine to invigorate your indoors for an active lifestyle.

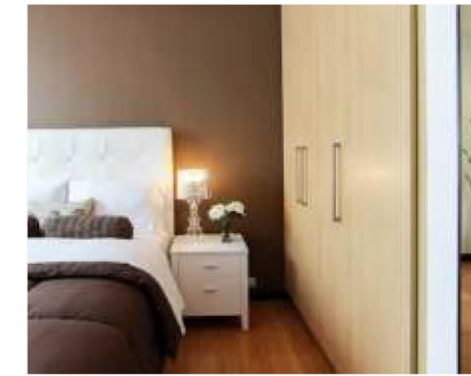
10' 6" Wide open-to-sky garden between the flats

In a world of compromises, you have an opulent space of 10' 6" wide garden between the flats. Feel royal with an apartment at Archana Palms.

SPECIFICATIONS



LIVING ROOM



BEDROOM



MODULAR KITCHEN



STRUCTURE

RCC framed structure



SUPER STRUCTURE

6" External walls & 4" Internal walls



FLOORING

Premium quality large format vitrified tiles for entire flat area (1600mm x 800mm).
Anti-skid/Matt finish tiles for balcony, Utility & bathroom flooring (1200mm x 600mm/600mm x 600mm)



BATHROOMS

Wall tiles dado up to 8'0"/Lintel height.
Wall mount EWC with concealed flush tank(white color).
Washbasin(white color) with pillar cock.
Single lever diverter with spout and overhead shower
(All sanitary & C.P. fittings of Kohler)



MAIN DOOR

Teak wood frame & Teak wood door(8Ft height) with melamine polish and hardware of reputed make (Godrej or equivalent)



INTERNAL DOORS

Good quality wood frame with laminated flush doors and hardware of reputed make.
Granite frame & WPC door for

bathrooms and Utility
(All doors of 8 ft height)



FRENCH DOOR

UPVC/Aluminium sliding doors with provision for mosquito mesh track.



WINDOWS

UPVC/Aluminium sliding windows with provision for mosquito mesh track



PAINTING

INTERNAL: Birla putty & two coats of emulsion over a coat of primer
EXTERNAL: Texture putty & two coats of emulsion over a coat of primer



ELECTRICAL

3-Phase electrical supply.
Telephone & TV points in living and Master bedroom. A/C points in all bedrooms Geyser points in all bathrooms
(All switches of Schneider Electric or equivalent)
(Entire wiring of Polycab/Havells or equivalent)



KITCHEN

Provision for Modular kitchen, provision for sink, water purifier and chimney



UTILITY/WASH

Provision for washing machine & wet area for washing utensils etc.
Wall tiles dado upto sill height



SECURITY

CC cameras in identified common areas in stilt floor and corridors



LIFT

Automatic lift with 8 Passenger capacity of reputed brand (KONE/Schindler or equivalent)



STAIRCASE

Granite flooring with SS railing



LOBBIES/CORRIDORS

Granite/Vitrified tiles combination



GENERATOR

Back-up for entire building including lift, water pumps, staircase, lobbies, car parking area, all common areas and entire flat area
(Except A/Cs and geysers)



CAR PARKING AREA/STILT FLOOR

Premium quality parking/vitrified tiles with professional landscaping and ambient lighting.

NOTE

- Balcony enclosures/Exterior grills or any exterior alterations/additions in any form are not allowed.
- Change of colour/Texture/Tiles in balcony(s) or common areas is not allowed.
- Balcony & bathroom false ceiling(s), wherever provided by the Builder cannot be altered at any time.
- A/C units(outdoor/Indoor) are to be installed only as per the provision given by the Builder.

LOCATION MAP

(Not to Scale)

Scan QR
Code to Get
Google Maps



PROMOTERS

ARC INFRA PROJECTS

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Note: This brochure is purely a conceptual presentation and not a legal offering.
The promoters reserve the right to make changes in elevation, specifications and plans as deemed fit.