



# THE PLATINUM

SECTOR 32 ROHINI

Extraordinaire Residences...



# THE PLATINUM

Discover The Platinum by Ambition Group, a high-rise marvel redefining urban living. With 20 years of excellence and 25 iconic projects, Ambition Group presents unparalleled comfort, world-class amenities, and endless possibilities. Elevate your lifestyle in this exquisite residential masterpiece, crafted for those who seek the extraordinary. Welcome to a new era of luxury!



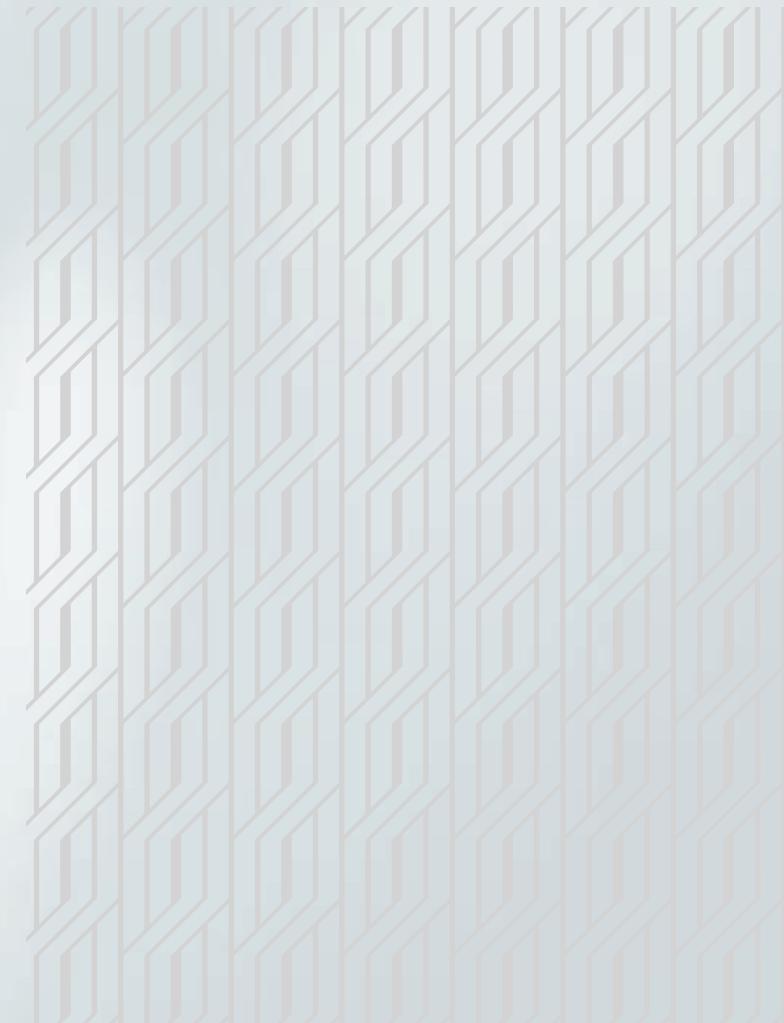


Welcome to 'The Platinum' where  
elegance meets comfort.

## Exclusive Opulent Modern Living Experience.

SEEK THE FINEST!

Nestled in prime surroundings, this project offers unmatched amenities, exquisite designs, and a lifestyle of sophistication. Experience the perfect blend of modern living and timeless luxury.



Elevate Your Perspective  
With Stunning Views.

BREATHTAKING VISTAS!

Experience the beauty of nature from a breathtaking vantage point where every corner offers a stunning perspective of the world unfolding before you creating a perfect blend of elegance and tranquility.



3

Side Open 72 Units

112

Premium Apartments

2

Side Open 40 Units

2

Entry / Exit

3

Towers

LIFESTYLE

+ LUXURY

29

Floor

81,053 sqft

Total Plot Area

224

Car Parking

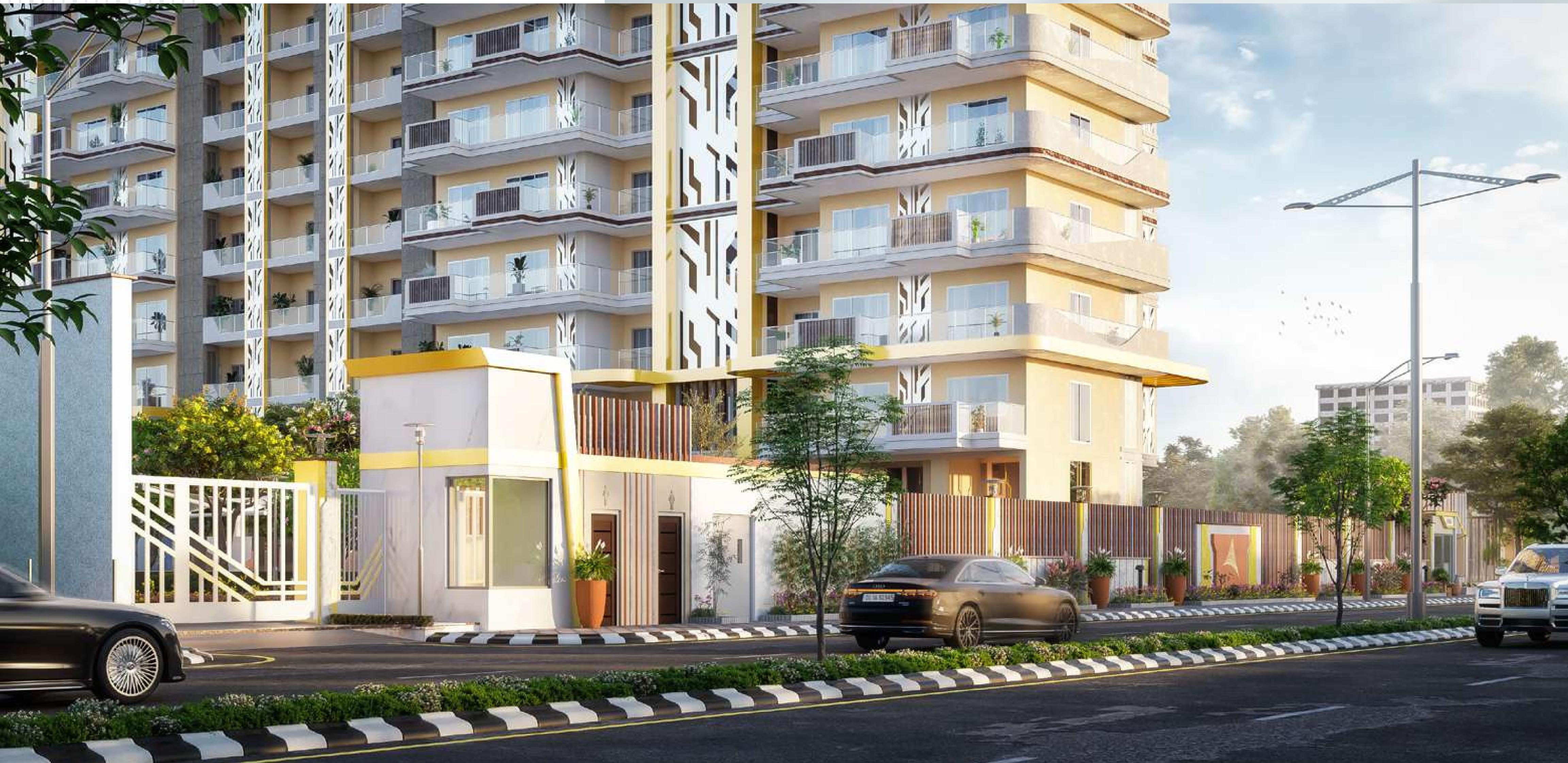
Premium Facilities.

DRIVEWAY



Serene Driveway, Lush Green Paradise.

GATE VIEW



Grand Entrance, Welcoming You With Elegance!

## Majestic Design That Inspires Awe.

MAJESTIC HEIGHTS

Experience the perfect blend of elegance and modernity with a facade designed to inspire wonder. Every detail reflects sophistication, creating a striking first impression that stands tall as a beacon of exceptional living and architectural excellence.



## Outdoor Amenities



### PLAY & LEISURE ZONES

Playgrounds, walking paths, pet-friendly spaces, and parks



### RESORT STYLE POOLS

Outdoor swimming pool, kids' plunge pool, and open shower area



### WELLNESS TRAIL

Dedicated walking and jogging paths surrounded by greenery



### PET PARADISE

Exclusive pet-friendly spaces

## Security & Conveniences



### SMART SECURITY NETWORK

3-tier or 5-tier security system



### FIRE SAFETY ASSURANCE

Advanced security fire alarm system



### DIGITAL CONNECTIVITY HUB

Security systems and intercom



### PACKAGE CONCIERGE

Secure package lockers for deliveries

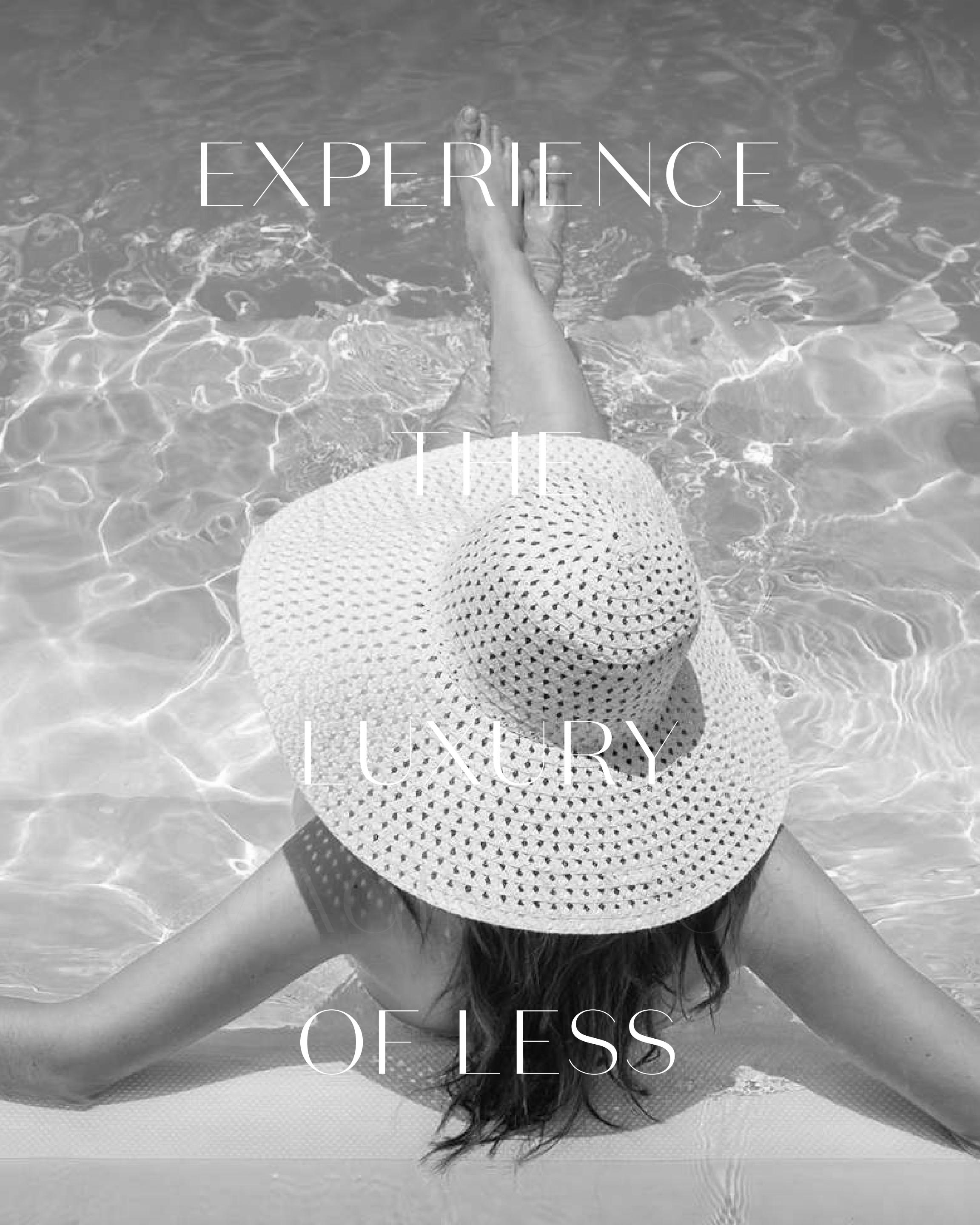
MODERN AMENITIES DESIGNED FOR COMFORT AND CONVENIENCE.

# EXPERIENCE

# THE

# LUXURY

# OF LESS





PET-FRIENDLY SPACES

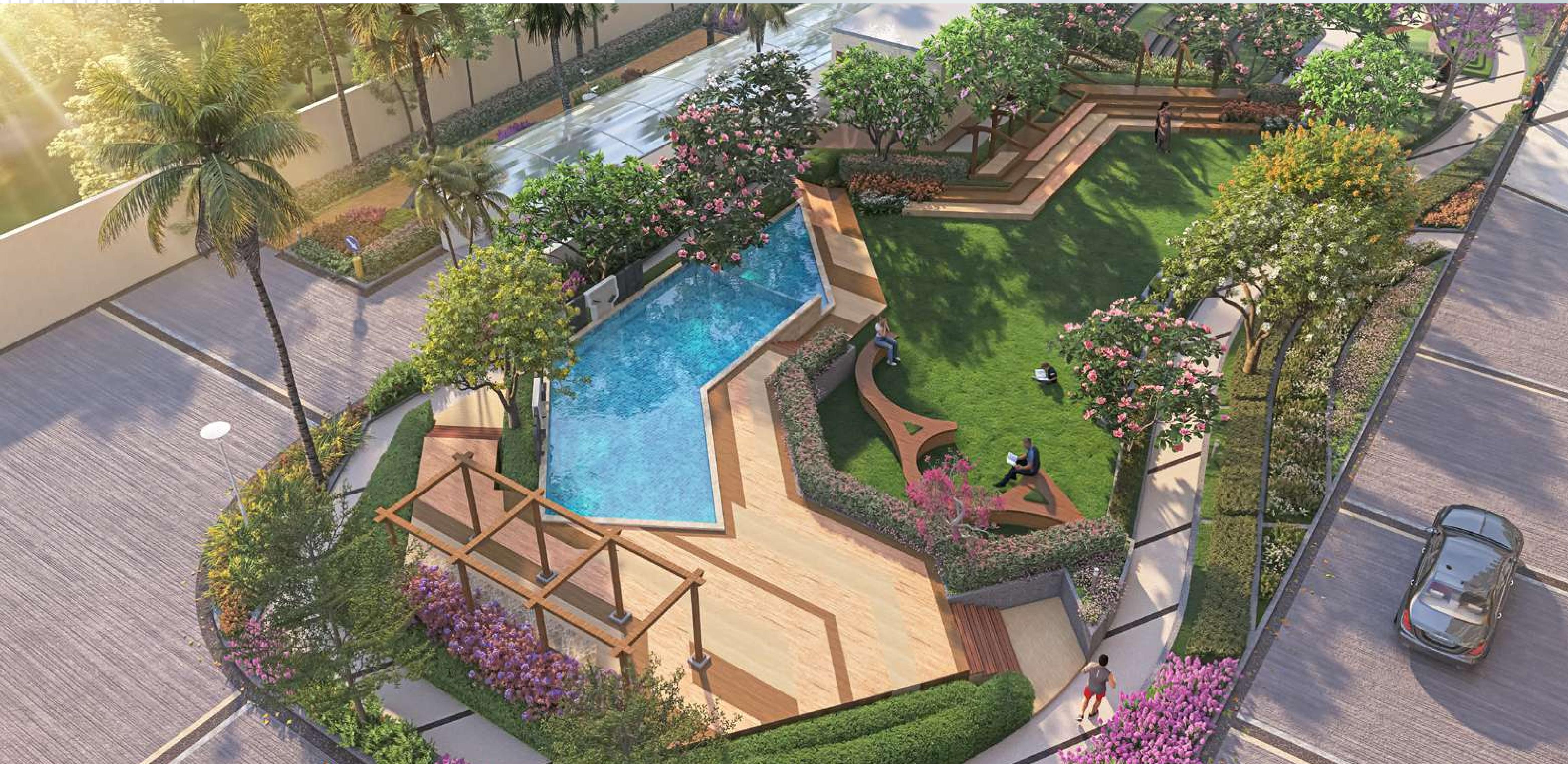
PLAYGROUNDS

PARKS

KIDS' PLUNGE POOL

WALKING & JOGGING PATHS

GARDEN VIEW



Serene Views With Peaceful Relaxation Spots.

## Fitness & Wellness



STATE-OF-THE-ART FITNESS HUB  
Fitness centre/gymnasium with advanced equipment



RELAXATION RETREAT  
Steam, sauna, and meditation area



TRANQUIL YOGA DECK  
Open yoga space

## Modern Conveniences



ECO-SMART LIGHTING  
Solar lighting for energy efficiency



LUXURIOUS INTERIORS  
High-end finishes and fixtures



CLIMATE-CONTROLLED COMFORT  
Central air conditioning

## Additional Facilities



ON-THE-GO SERVICES  
ATM and vending machine



URBAN SANCTUARY  
Meditation area

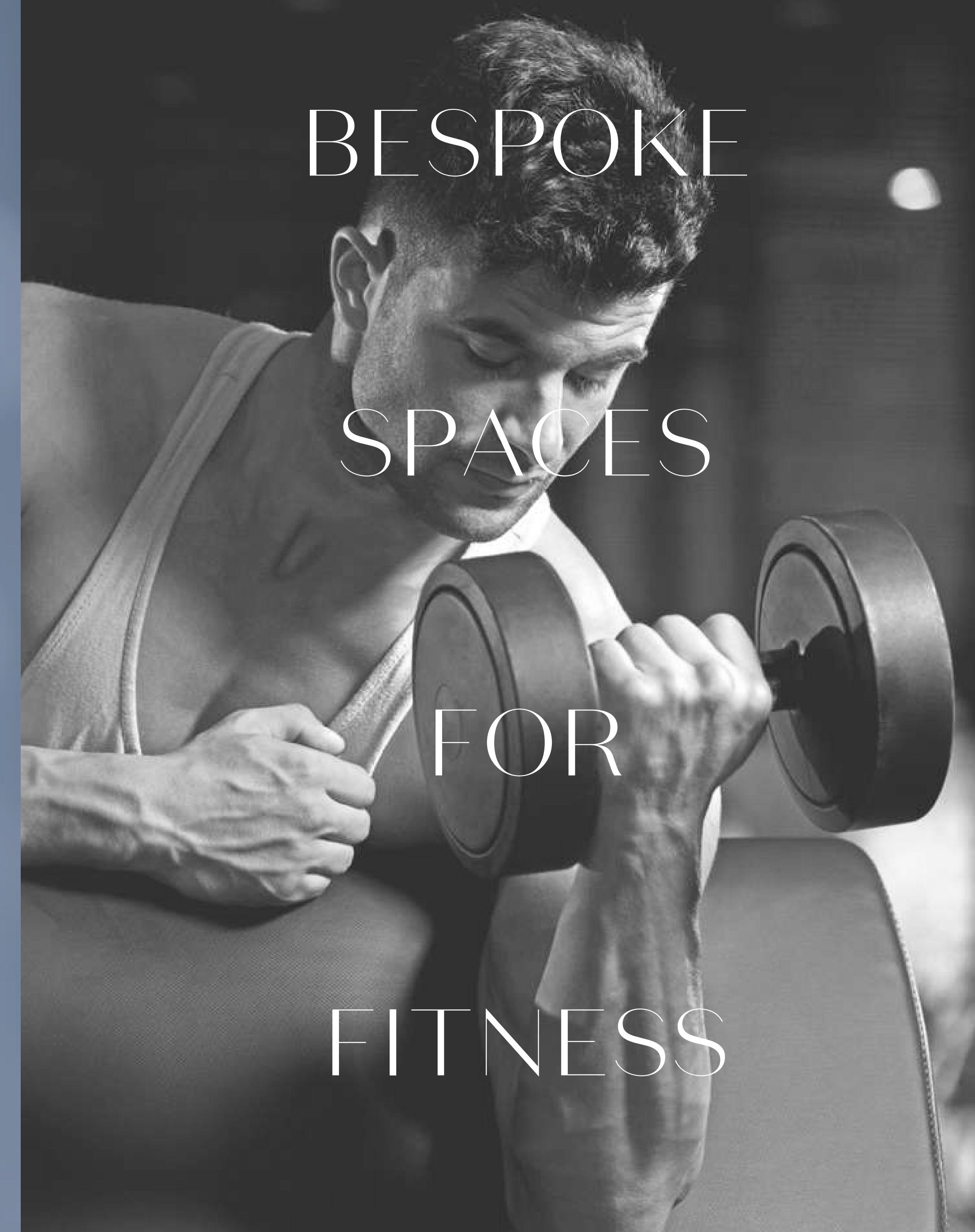
MODERN AMENITIES ENSURING  
COMFORT, CONVENIENCE, LEISURE, SECURITY.

# BESPOKE

# SPACES

# FOR

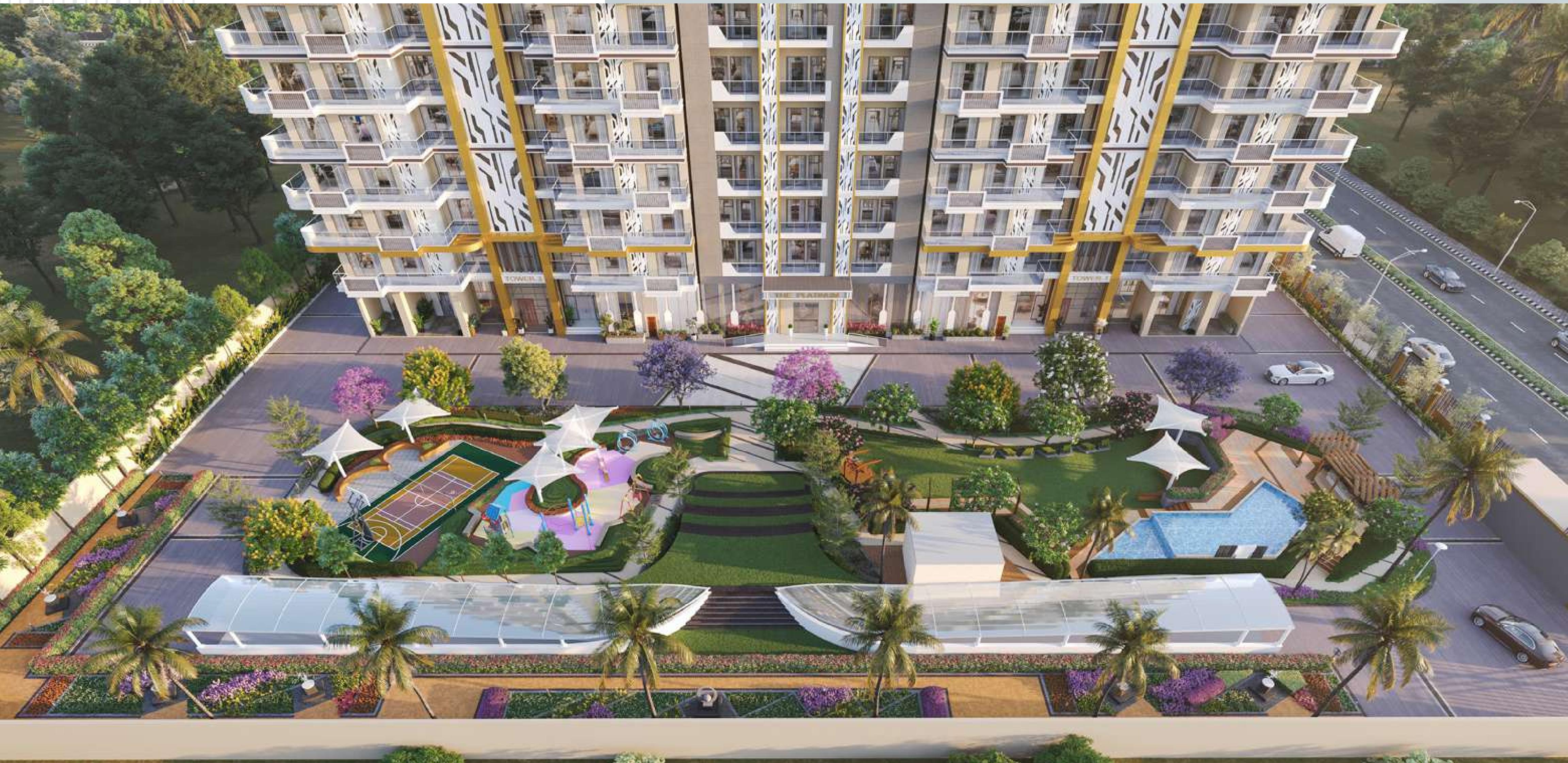
# FITNESS





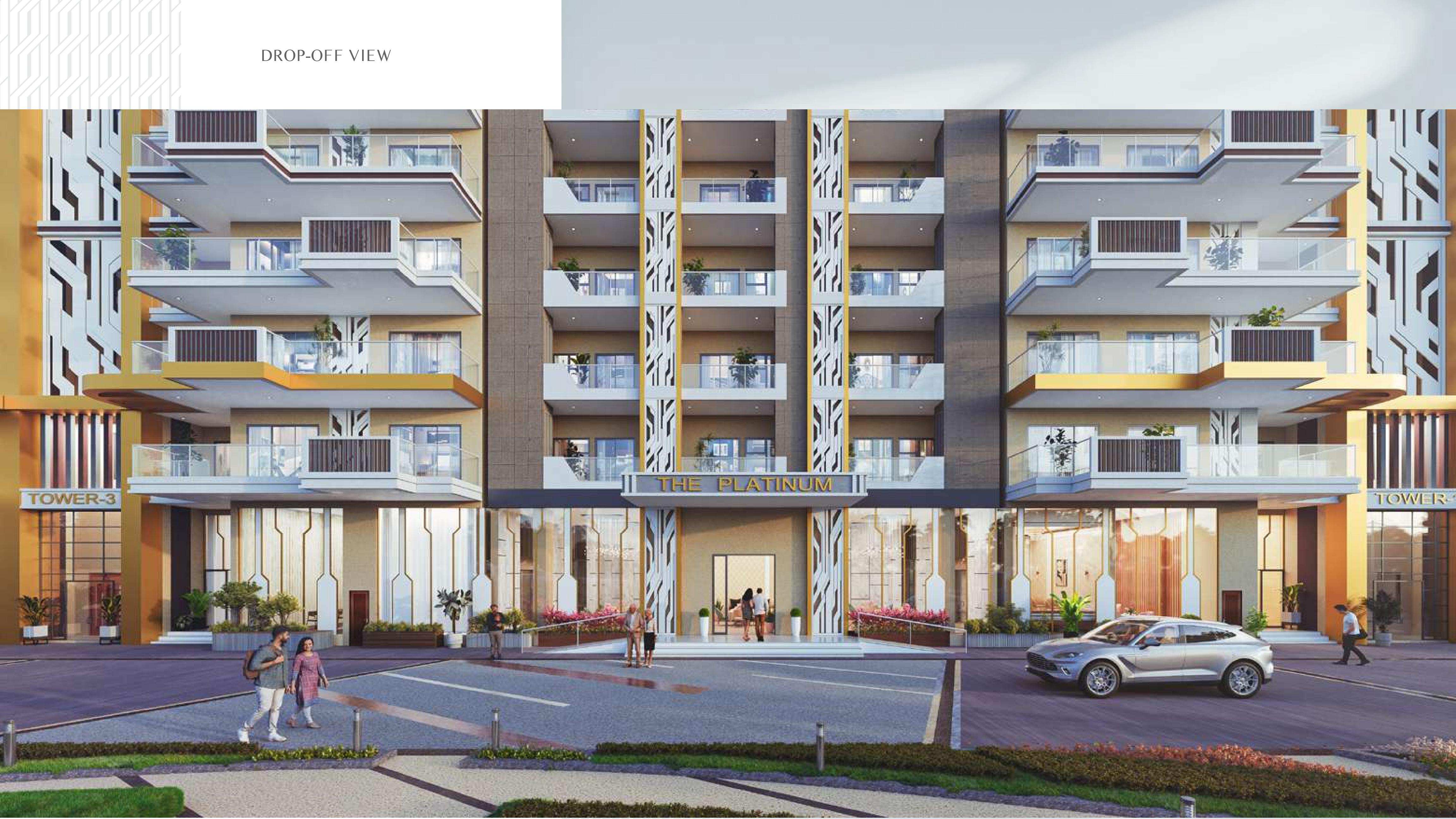
GYMNASIUM  
STEAM, SAUNA  
OPEN YOGA SPACE  
MEDITATION AREA  
SOLAR LIGHTING  
LUXURIOUS INTERIORS

LANDSCAPE VIEW



Nature's Beauty In Every Corner.

DROP-OFF VIEW



Elegant Drop-off For Seamless Arrivals.

## Golden Hour Enhancing The Scenic Views.

ELEGANT REAR ELEVATION

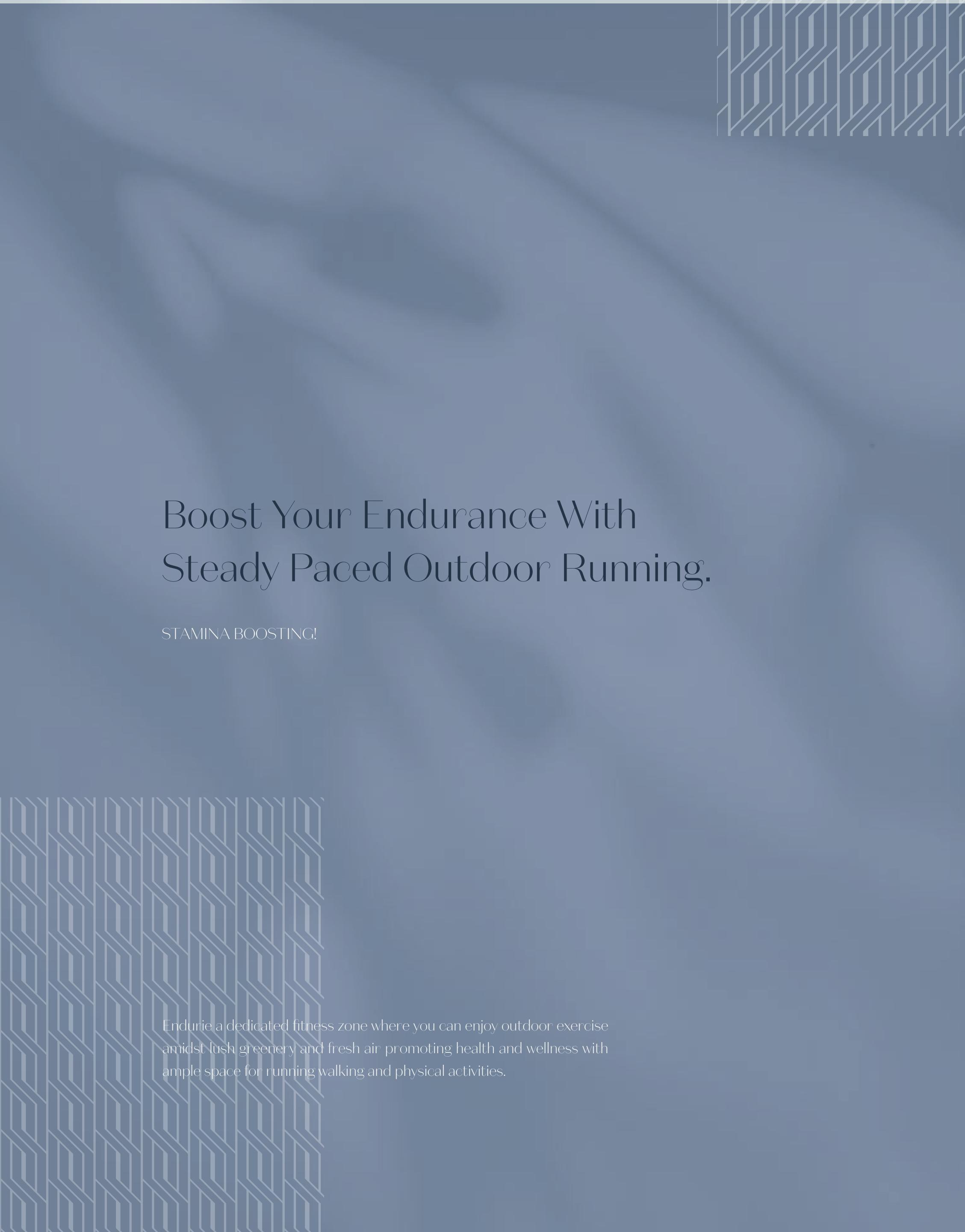
Experience Peaceful views from the backside elevation where open spaces meet modern design offering a perfect blend of comfort privacy and natural beauty for a Relaxed living experience in every direction you look



GARDEN VIEW



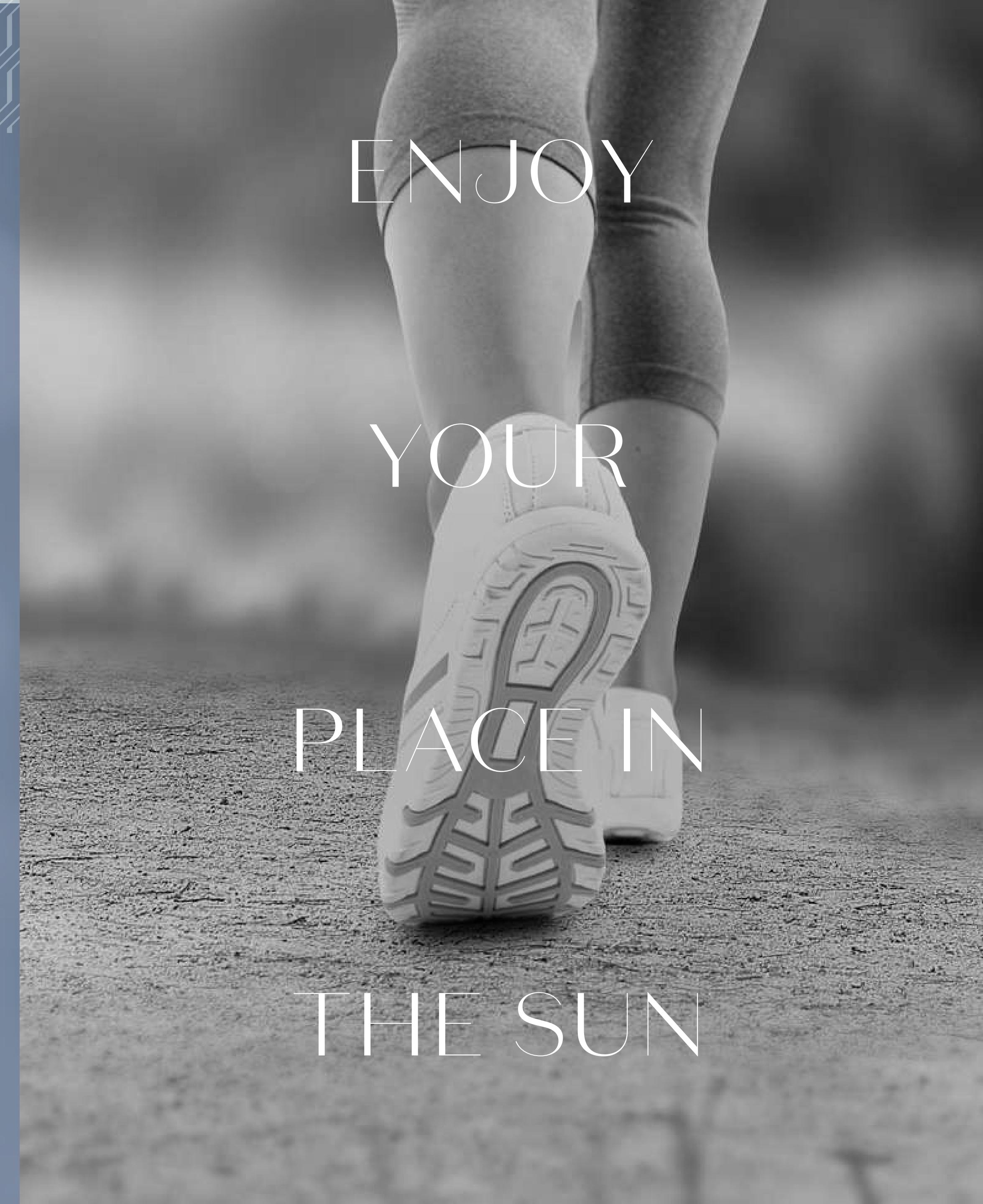
Elevated Greenery.



Boost Your Endurance With  
Steady Paced Outdoor Running.

STAMINA BOOSTING!

Endurie a dedicated fitness zone where you can enjoy outdoor exercise amidst lush greenery and fresh air promoting health and wellness with ample space for running walking and physical activities.



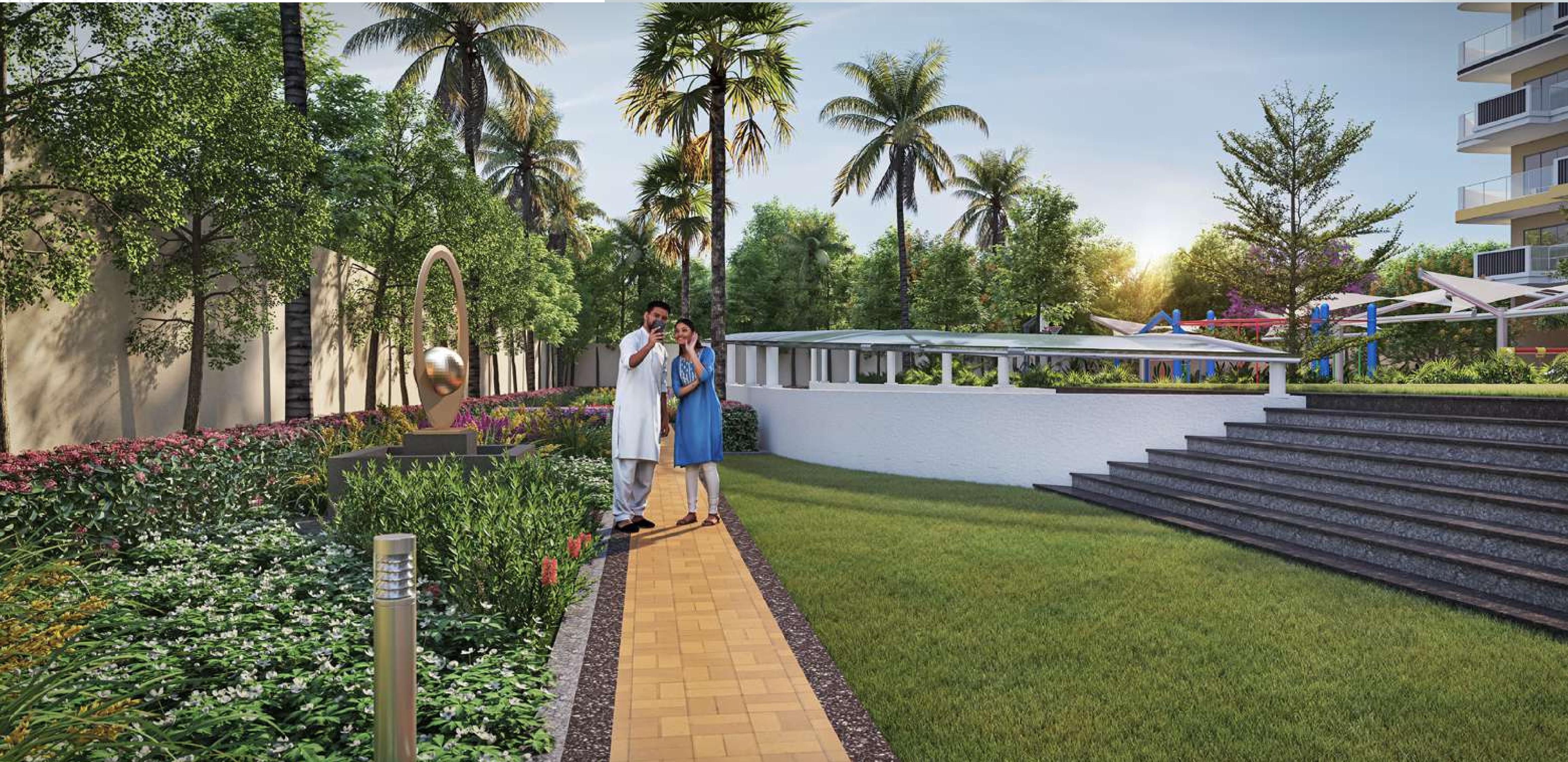
ENJOY

YOUR

PLACE IN

THE SUN

GARDEN PATHWAY



Serene Garden Pathways.

## Entertainment & Recreation

-  INDOOR FUN ZONE  
Games room and recreational activities
-  SKATEBOARD ARENA  
Dedicated skate park for enthusiasts
-  OUTDOOR CINEMA EXPERIENCE  
Open movie screening area

## Community Spaces

-  GREEN LIVING NEIGHBOURHOOD  
Surrounded by lush, landscaped gardens
-  KIDTOPIA PLAY AREA  
Indoor and outdoor play spaces for children
-  SPORTS COURT  
Multi-use court for basketball, tennis, or other games

MODERN FEATURES  
ENHANCE CONVENIENCE, COMFORT, AND SECURITY FOR EVERYDAY LIVING.

WORK

HARD

PLAY

HARDER.



INDOOR FUN ZONE

OUTDOOR PLAY SPACES

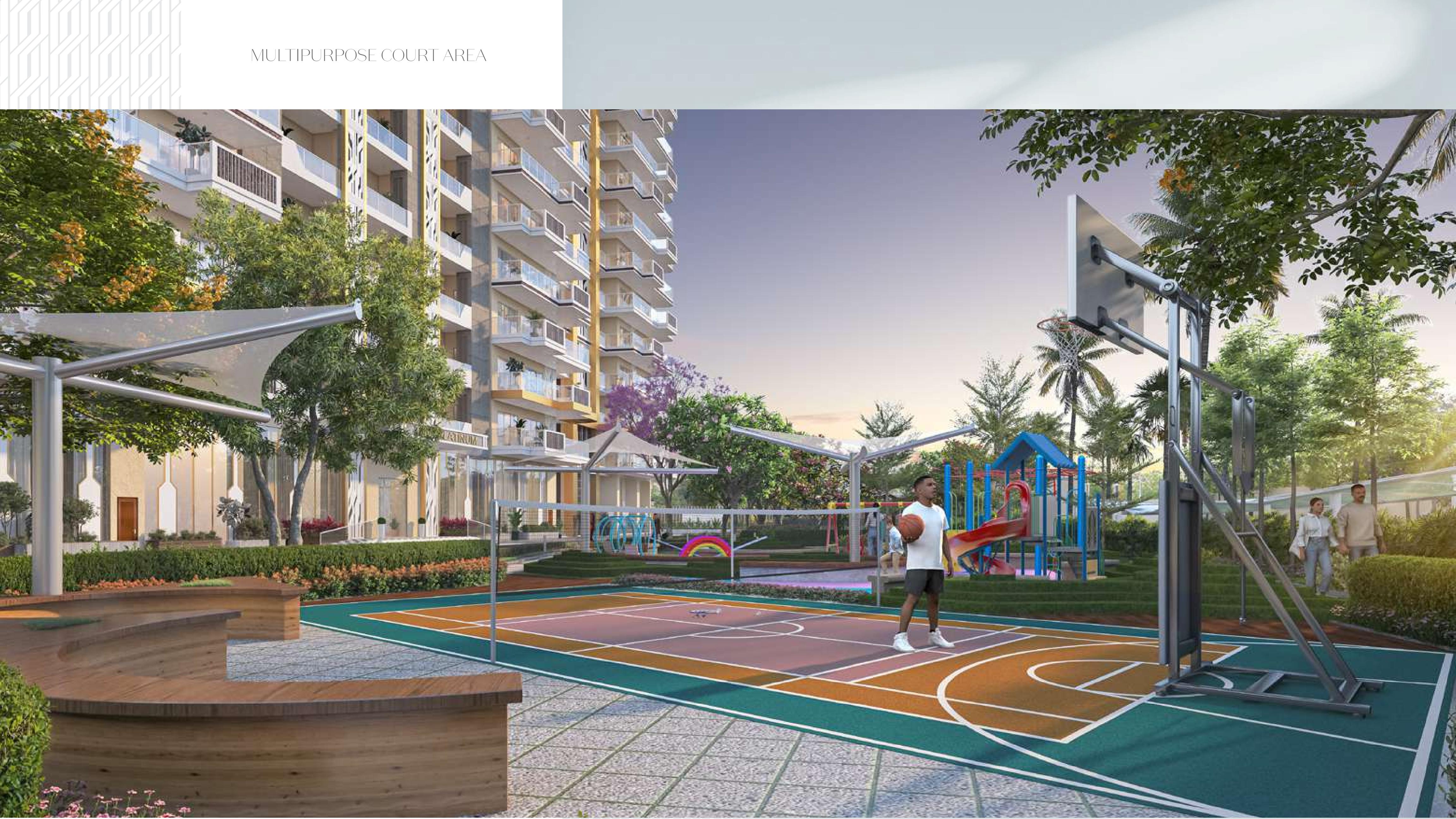
LANDSCAPED GARDENS

BASKETBALL COURT

TENNIS COURT

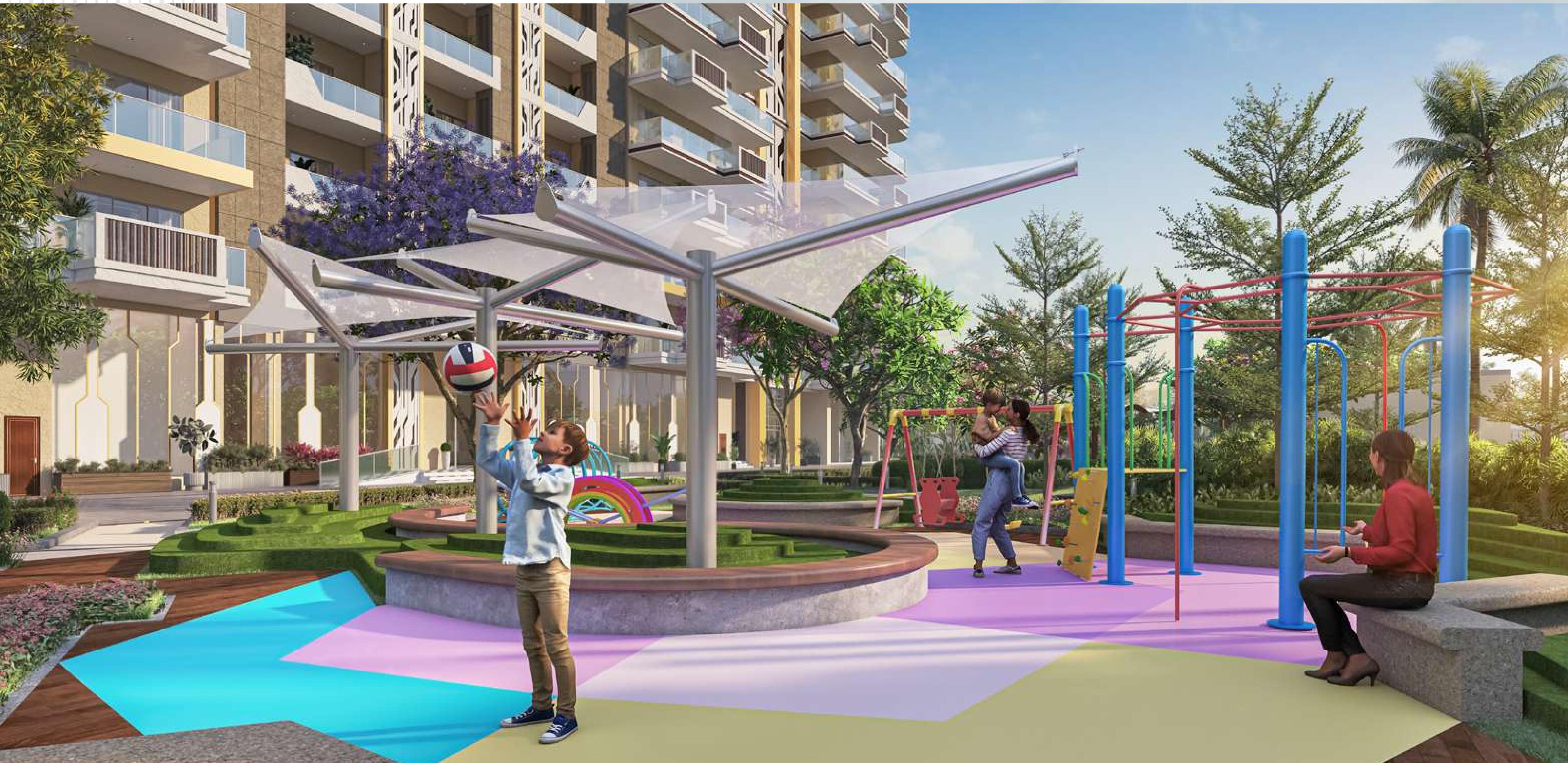


MULTIPURPOSE COURT AREA



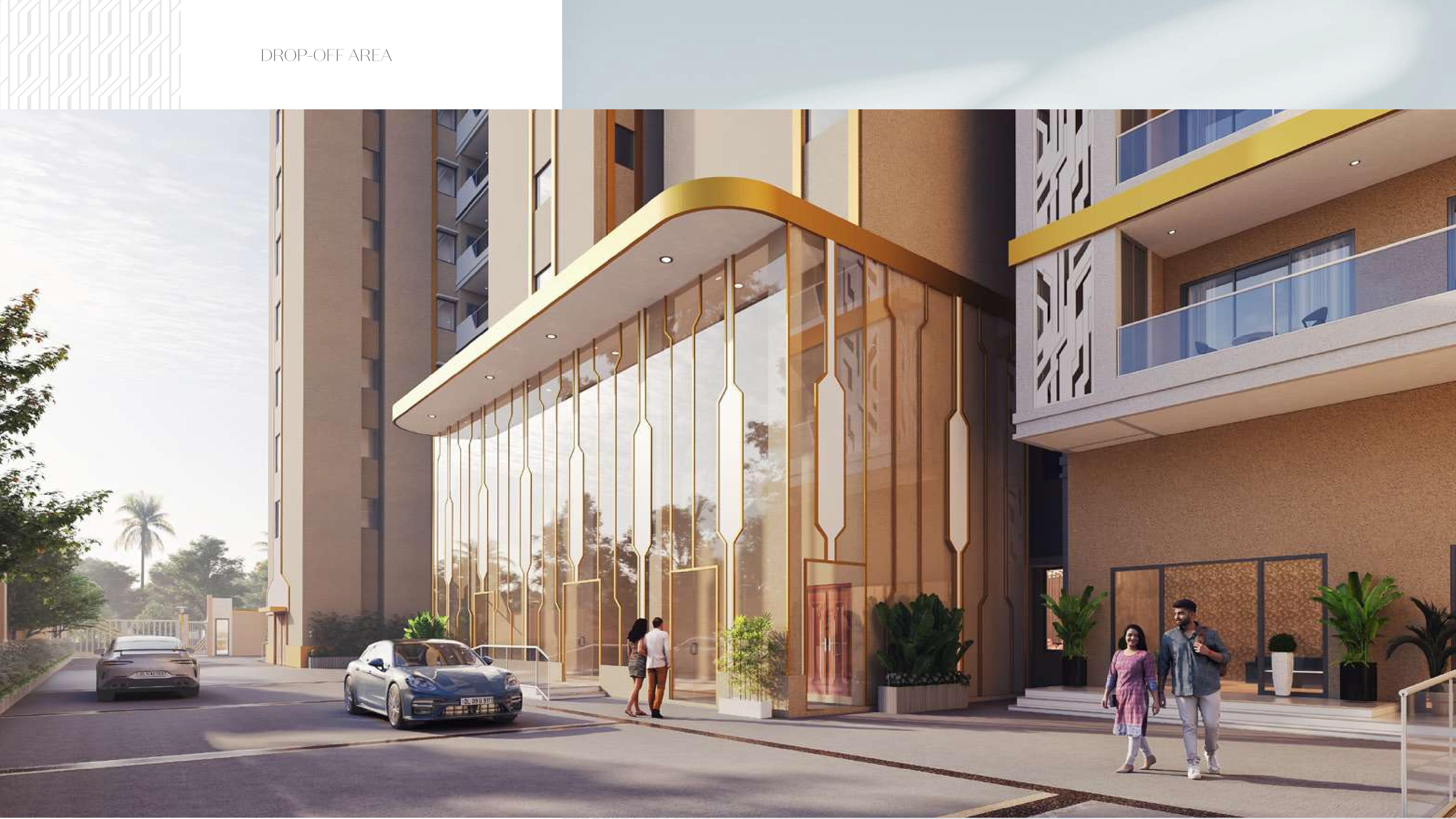
Joyful Adventures.

## KID'S PLAY AREA



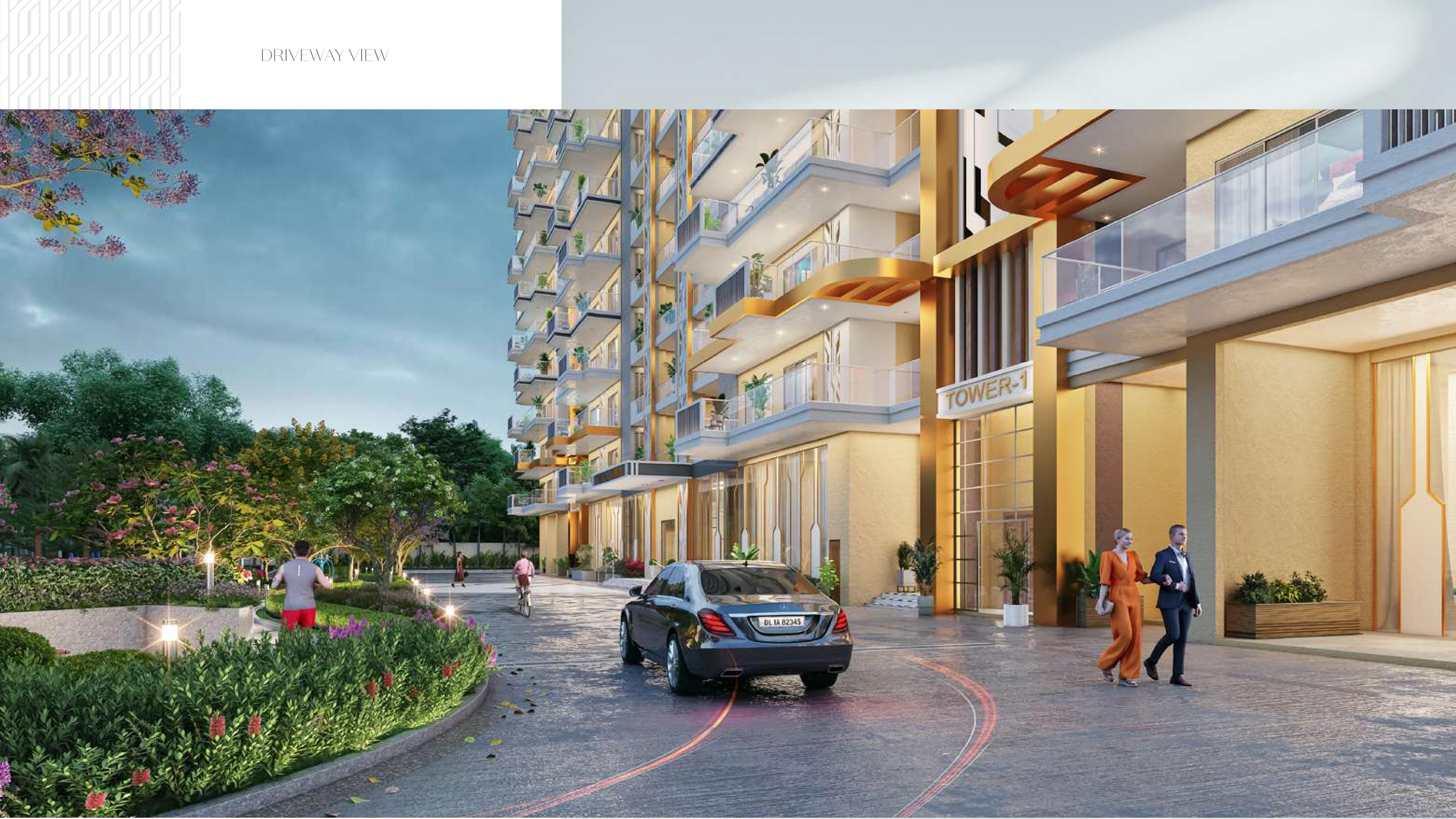
Fun-filled Moments For Kids.

DROP-OFF AREA



Easy Access To Peaceful Arrival.

DRIVEWAY VIEW



Elegant Driveway With Greenery.

Elegance From Every  
Angle.

HARMONIOUS STYLE

Embrace peace from the rear side with expansive views of lush greenery and peaceful surroundings offering a perfect retreat from the hustle of daily life in a beautifully designed residential haven.



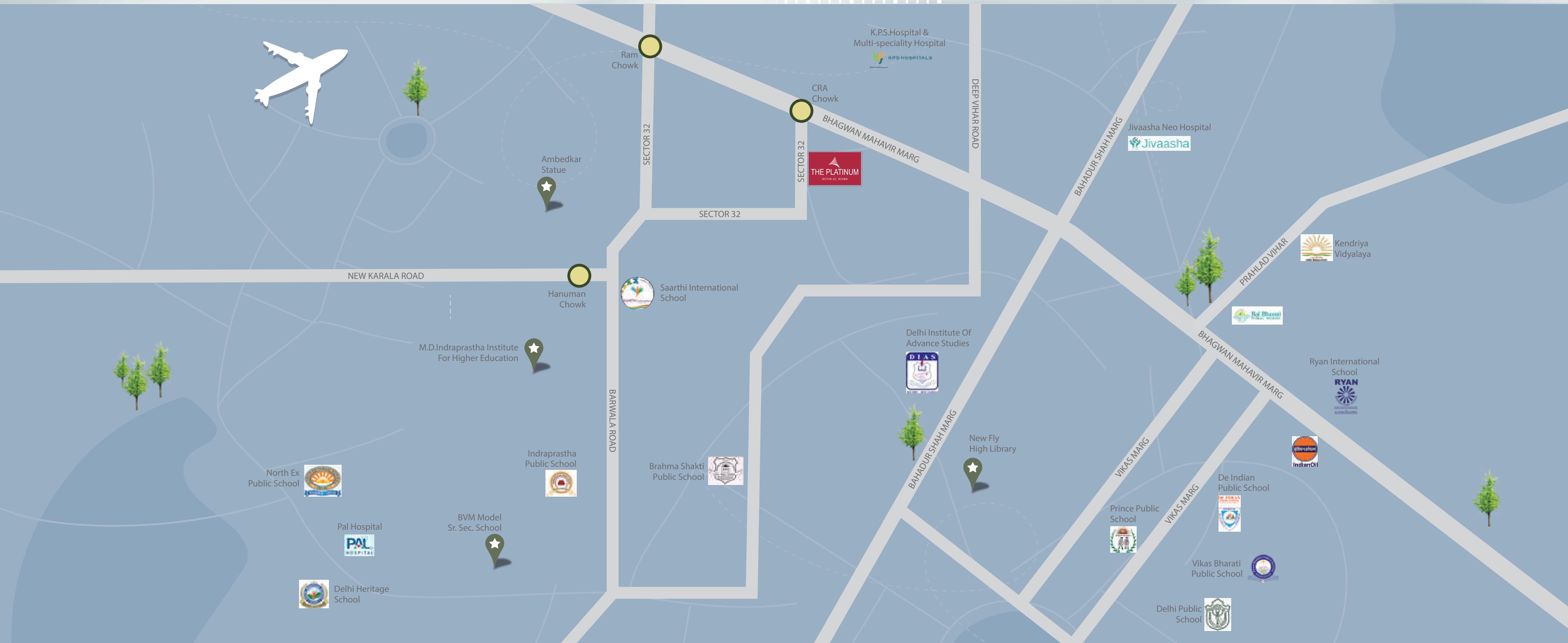
# SPECIFICATIONS

## A World Of Possibilities.

<b>STRUCTURE</b>	Earthquake resistant MIVAN formwork system- RCC framework with Shear Walls, brickwork only where needed		<b>RAILINGS</b>	Staircase: MS designer railings. Balcony: SS railings with glass for a modern look. (as per elevation)
<b>ELEGANT WALL &amp; CEILING FINISHES</b>	Drawing/Dining Area: High-quality putty over RCC walls for a smooth finish. Bedrooms: High-quality putty over RCC walls. Kitchen: High-quality putty over RCC walls. Balcony: Weather coat emulsion for lasting durability. Common Areas: False ceilings with refined plastic emulsion paint. Entrance Lobby: Designer false ceiling with plastic emulsion paint, curated by interior design experts.		<b>POWER &amp; CONNECTIVITY</b>	Modular switches and concealed copper wiring (Havells / Polycab/Norysis). Adequate power points for electric car charging in the basement, compliant with statutory norms. Kitchen provisions for all major appliances. High-speed fiber optic internet connectivity.
<b>PREMIUM FLOORING</b>	Drawing/Dining Area: High quality vitrified tiles. Master Bedroom: Warm and stylish wooden flooring. Other Bedrooms: High-quality Vitrified tiles. Kitchen & Balcony: High-quality vitrified tiles. Servant Room: Functional vitrified tiles. Common Areas: Elegant combinations of granite and marble flooring, crafted as per design aesthetics.		<b>AIR CONDITIONING</b>	Efficient VRF System Installed in all Flats (Brand: Mitsubishi / Daikin).
<b>KITCHEN</b>	Good quality countertop. (Granite or equivalent) Stainless steel sink for durability and hygiene.		<b>LIFT FACILITIES</b>	High performance elevators by Schindler/KONE/OTIS or equivalent.
<b>ADDITIONAL FEATURES</b>	Exhaust fan Sleek chimney Built in HOB Built in Microwave Built in OTG Geyser Modular kitchen cabinets Refrigerator		<b>BACKUP POWER</b>	Silent generators with auto changeover providing uninterrupted power backup
<b>BATHROOM</b>	Luxurious vitrified tile flooring and wall tiles up to the door frame. World-class sanitaryware and CP fittings by Jaquar/Grohe/Kohler (or equivalent). Wall-hung commodes for modern aesthetics. Granite counter tops in all bathrooms washbasin. Glass shower cubicles in the master ensuite and partitions in other bathrooms. Geysers for consistent hot water supply. UPVC ventilators with exhaust fans for optimal air flow. Servant Toilet: Quality tiles, sanitaryware, and CP fittings.		<b>SECURITY &amp; SAFETY</b>	24x7 three-tier security arrangements for complete peace of mind. Fire-fighting systems in line with NBC norms.
<b>DOORS &amp; WINDOWS</b>	External Door & Windows: Aluminium/UPVC frames window with glass. Main Door: High quality decorative wooden doors. Internal Doors: High-quality wooden doors. Main gate provision for bells and electrical locks.		<b>ADDITIONAL FEATURES</b>	Gas pipelines for each flat. Dedicated washing machine points in utility balconies. Washbasin points in dining areas (wherever possible). Fully air-conditioned community hall with a stunning view.
			<b>BASEMENT &amp; PARKING</b>	Car Parking: Pavit/Trimix flooring. Store Area: Quality tiled flooring.
			<b>EXQUISITE EXTERIORS</b>	Decorative lights on boundary walls and beautifully landscaped surroundings.
			<b>NOTE</b>	Specifications are indicative and may be subject to minor modifications. However, the project elevation is final and non-negotiable.

# Perfect Blend Of Convenience And Location.

SCAN FOR  
LOCATION



**2 MINS**  
St. Xavier's School - 2 km  
Rohini West Metro Station - 2 km  
D Mall Rohini - 2 km

**5 MINS**  
Delhi Public School Rohini - 3 km  
Unity One Mall - 3 km  
Rithala Metro Station - 3 km

**7 MINS**  
Metro Walk Mall - 4 km  
Bal Bharati Public School - 4 km  
ISKCON Rohini Temple - 3 km

**10 MINS**  
Rajiv Gandhi Cancer Institute and Research Centre - 3 km  
Maharaja Agrasen Institute of Technology - 3 km  
Outer Ring Road - 4 km

**12 mins**  
Shalimar Bagh - 7 km  
Rohini Sports Complex - 6 km  
Mangolpuri Industrial Area - 7 km

**15 mins**  
Madhuban Chowk - 8 km  
Sachdeva Public School- 7 km  
Ganga Water Park - 9 km

# Premium Luxury Living Experiences.

EXTRAVAGANT FACILITIES

On the 20th floor, indulge in luxurious spaces designed for relaxation and recreation. Enjoy breathtaking views, vibrant gathering areas, and serene spots for unwinding, offering a perfect blend of comfort and exclusivity.

EXCLUSIVE

PANORAMIC

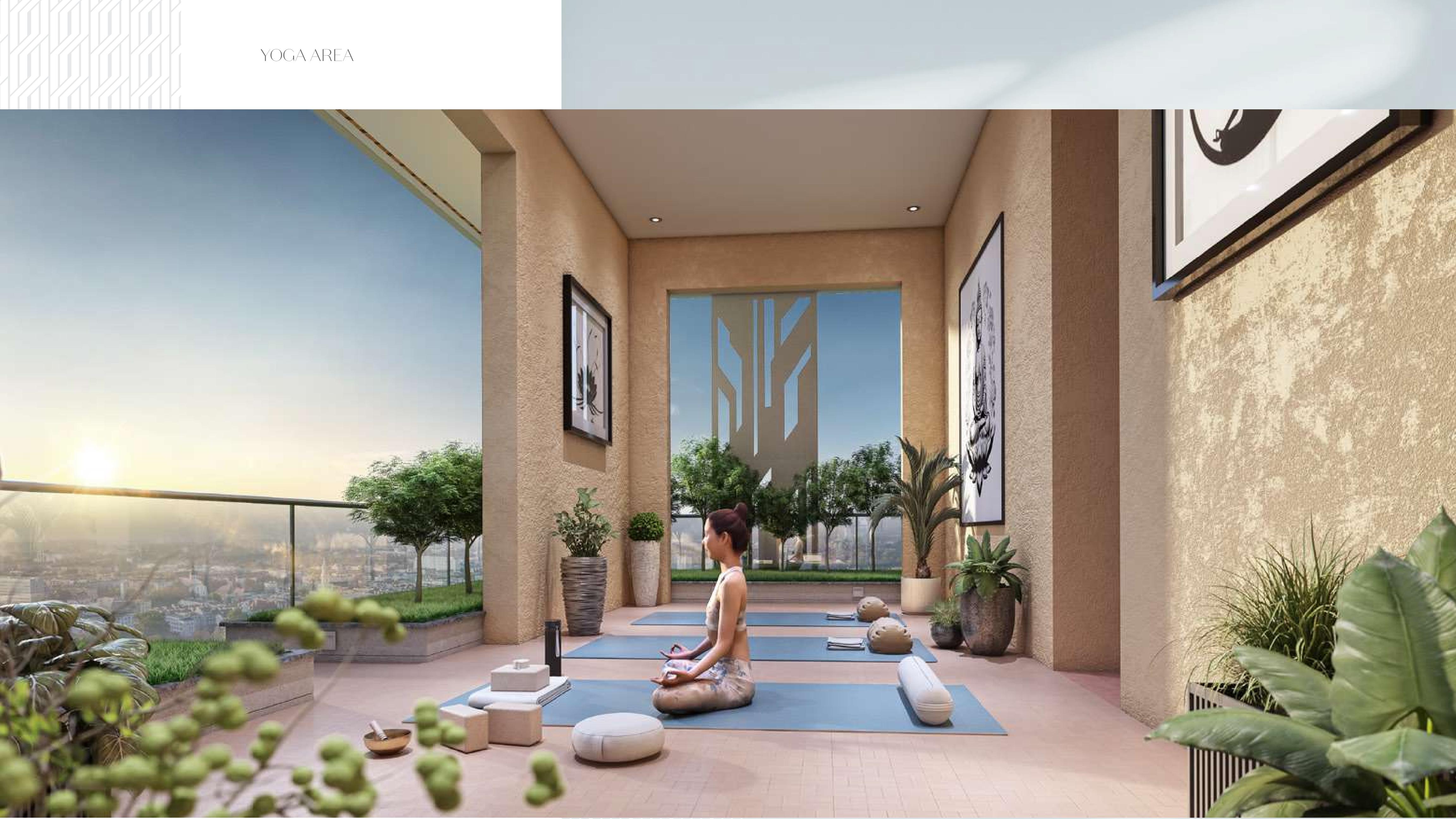
EXPERIENCES

INDOOR GAMES



Elevated Fun With Breathtaking Cityscape.

YOGA AREA



Wellness Retreat With Spectacular Skyline.

GARDEN PATHWAY



Fitness Space With Vast Composure.

SEMI AERIAL VIEW



Tranquility With Breathtaking Waterscapes.



Spacious Interiors.

ELEGANT LIVING!

Experience luxurious living with stunning interiors and expansive views offering premium amenities like a fully equipped gym swimming pool landscaped gardens and dedicated spaces for relaxation ensuring comfort and convenience for every resident.

UNMATCHED  
CONVENIENCE  
AND  
LUXURY.



MASTER BEDROOM



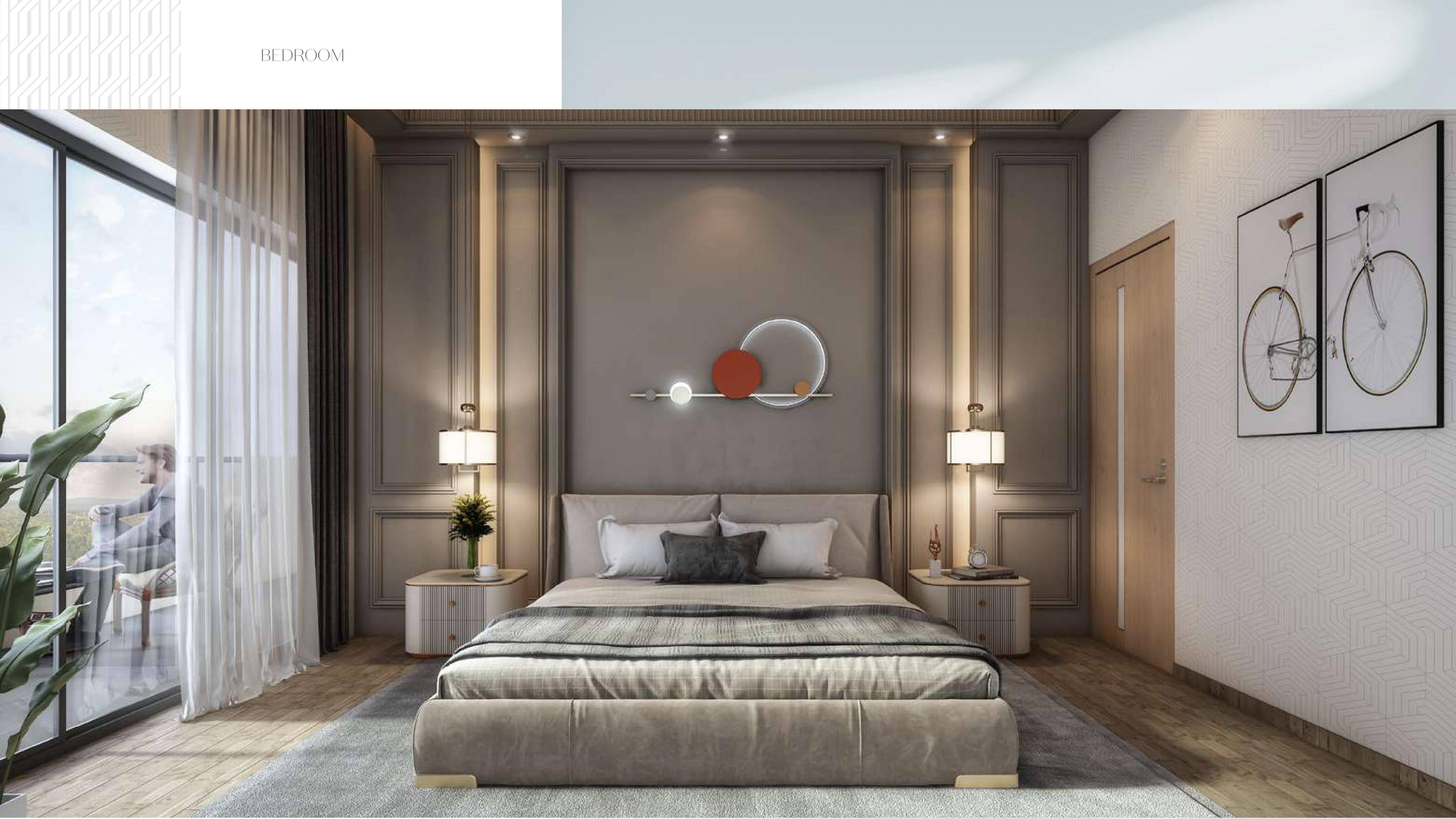
Spacious Bedroom Offering Tranquility And Elegance.

LIVING AND DINING



Spaces That Echo With Liveliness.

BEDROOM



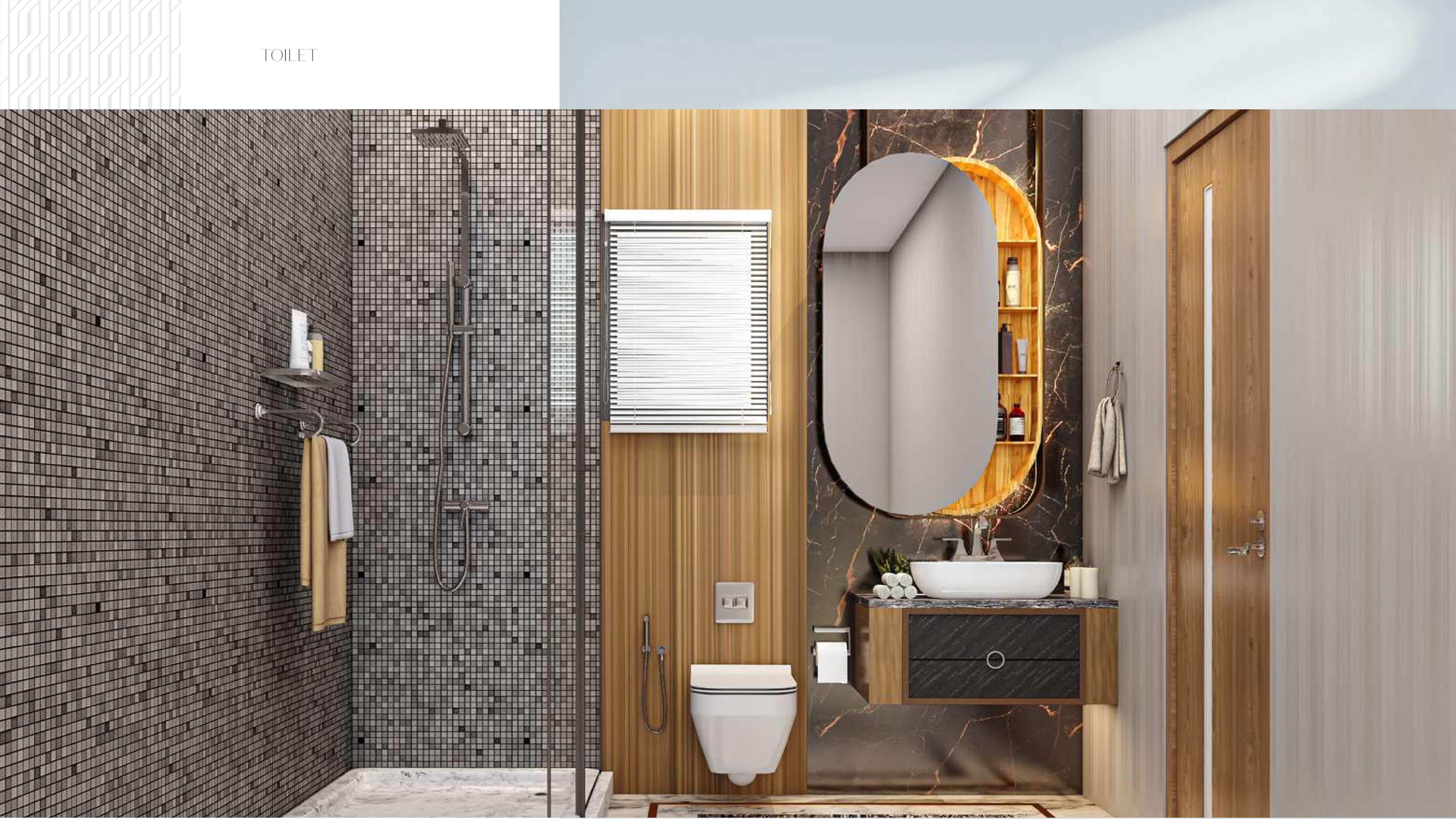
Designed For Ultimate Relaxation.

## KITCHEN



Designed For Effortless Functionality.

TOILET



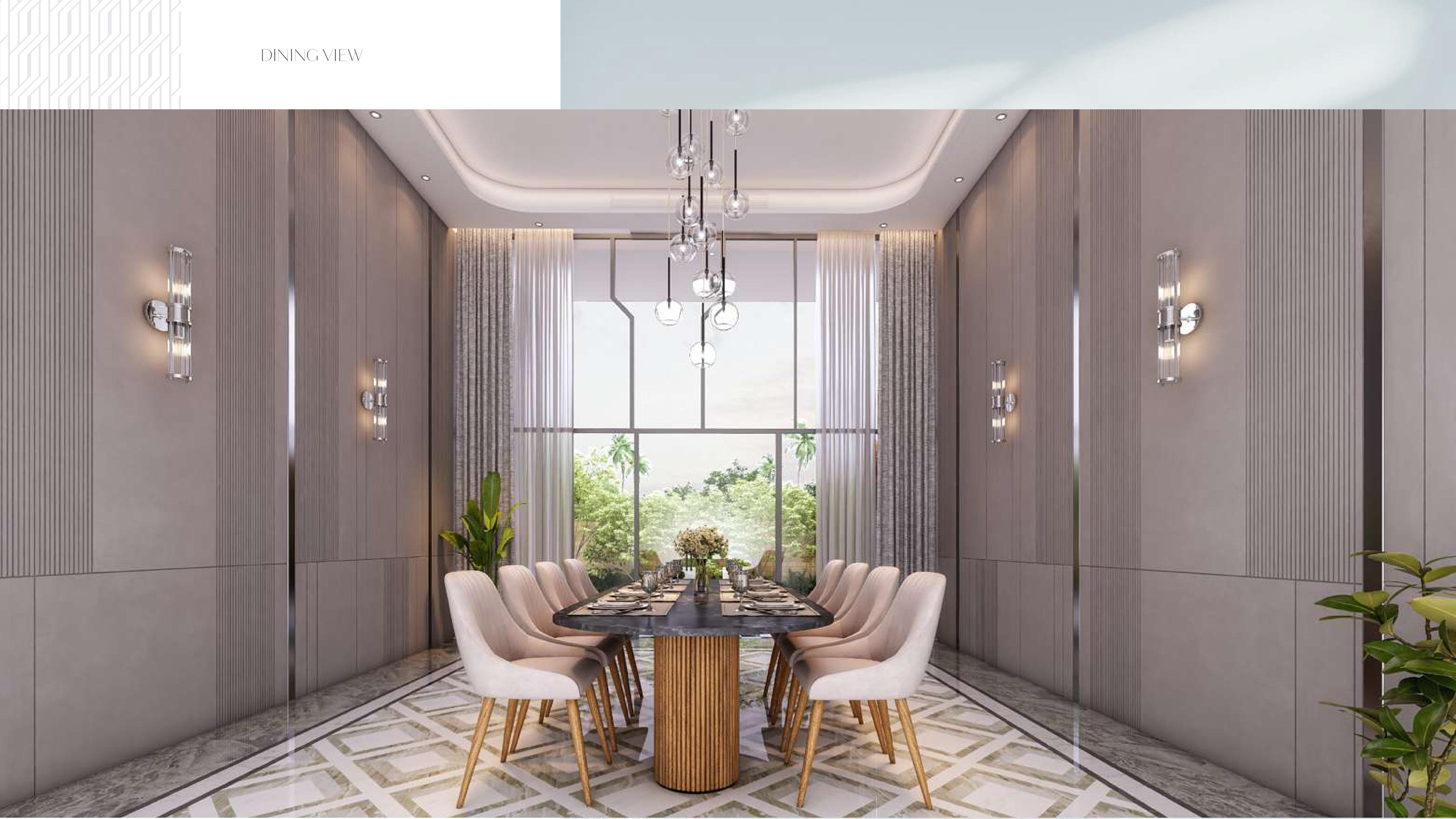
Rejuvinate In Pure Luxury.

GUEST BEDROOM



Relax Into The Vacation Mood.

DINING VIEW



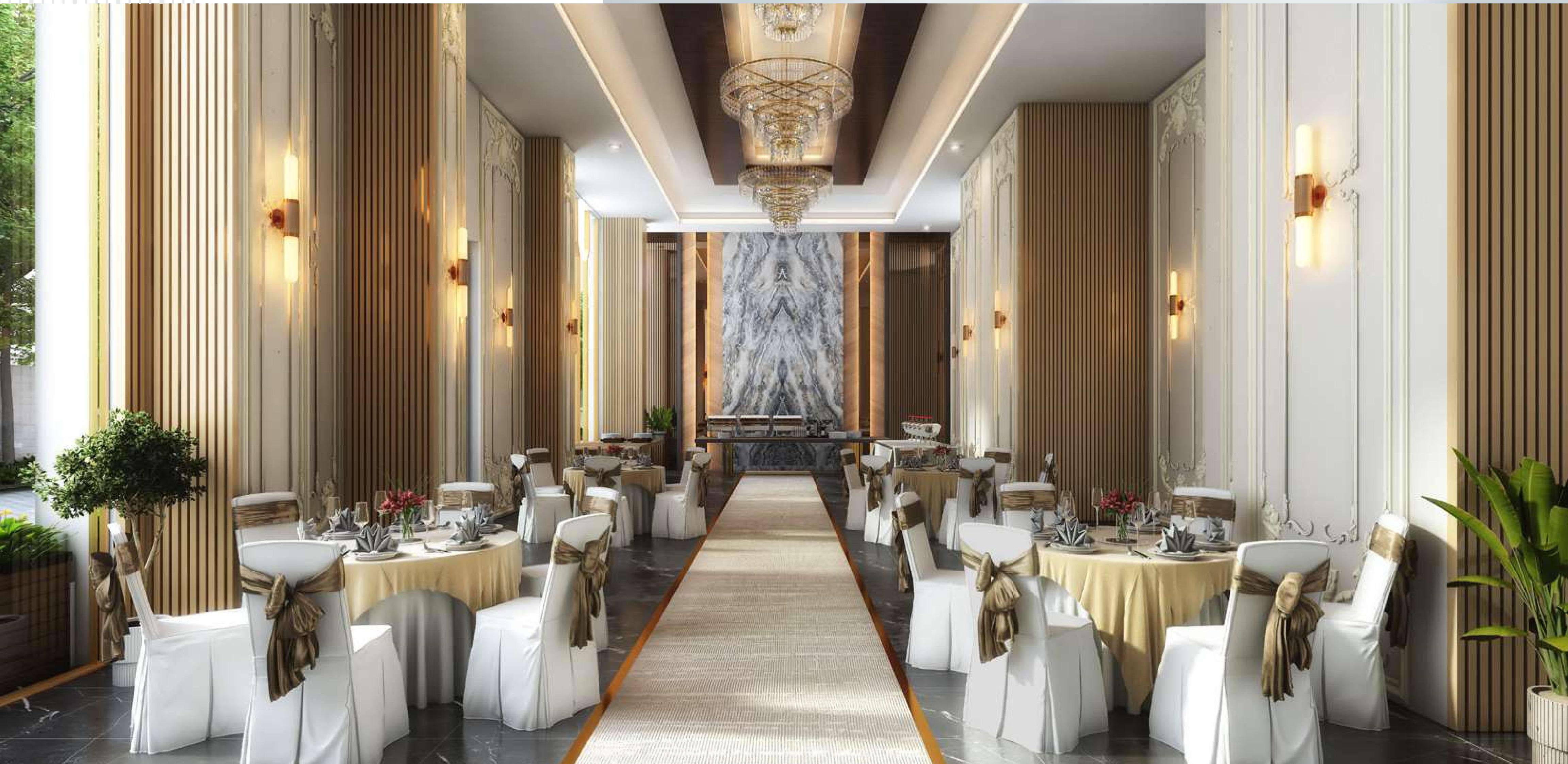
Expansive Dining Area For Memorable Gatherings.

GYMNASIUM



Fitness Space With Vast Composure.

COMMUNITY HALL



Modern Community Hall For Shared Experiences.

CARDS ROOM



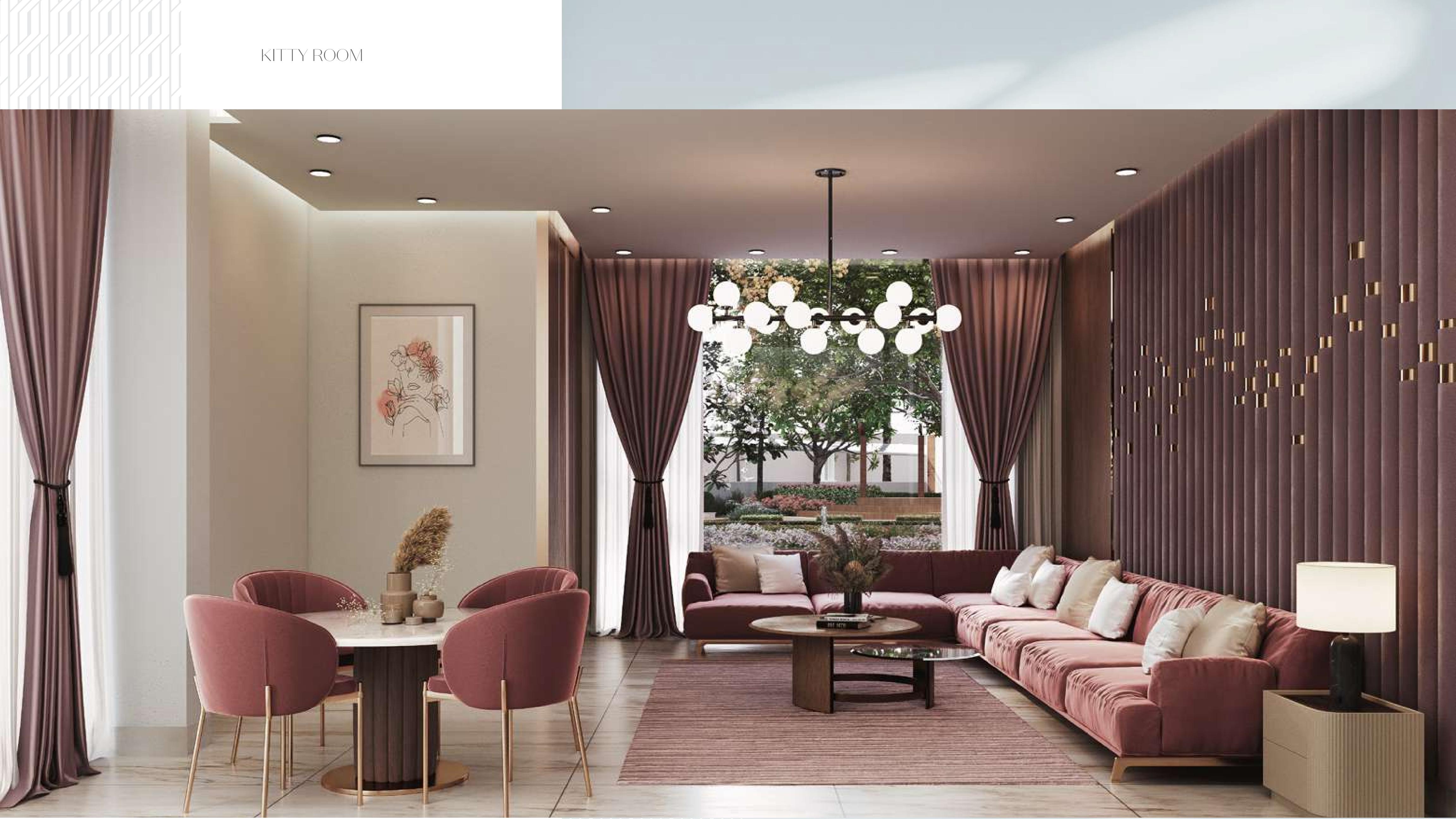
Let Leisure Be On The Cards.

## INDOOR GAMES ROOM



Indoor Games Bring Fun And Excitement.

KITTY ROOM



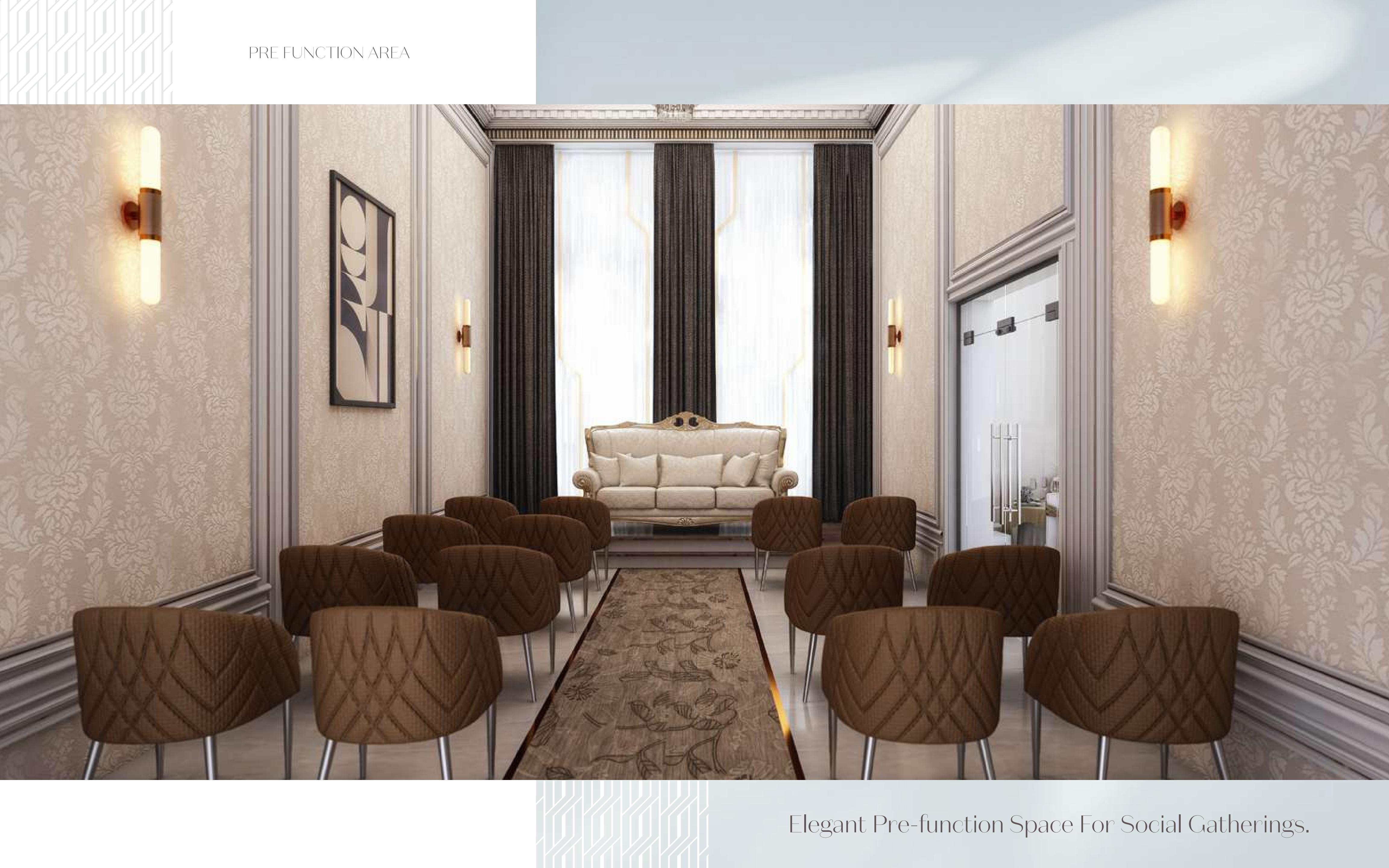
Stylish Space For Memorable Kitty Parties.

INDOOR KIDS PLAY ROOM



Safe, Fun-filled Indoor Play Area For Kids.

PRE FUNCTION AREA



Elegant Pre-function Space For Social Gatherings.

CORRIDOR VIEW



Walk Into Twice The Opulence.

## SITE PLAN

### LEGENDS

- 1. Entry
- 2. Ramp
- 3. Badminton Court
- 4. Kid's Play
- 5. Green Area
- 6. OAT
- 7. Pool Deck
- 8. Swimming Pool
- 9. Seating Area
- 10. Tower - 1
- 11. Tower - 2
- 12. Tower - 3
- 13. Exit



## UNIT PLAN

## UNIT PLAN

ODD FLOOR BALCONY

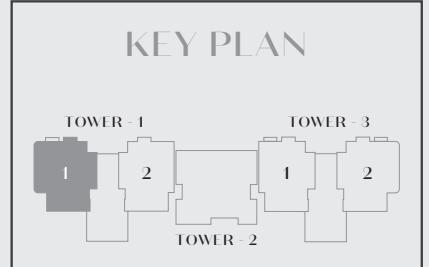


ODD FLOOR BALCONY



### TOWER - 1

#### KEY PLAN



TYPICAL 2ND TO 19TH & 21ST TO 29TH FLOOR

FLAT NO.	1
BHK	3 BHK
CARPET AREA	1347 SQ FT
BALCONY AREA	746 SQ FT
BUILT-UP AREA	2197 SQ FT
SALEABLE AREA	3142 SQ FT



### TOWER - 1

TYPICAL 1ST TO 19TH FLOOR

FLAT NO.	2
BHK	3 BHK
CARPET AREA	1347 SQ FT
BALCONY AREA	555 SQ FT
BUILT-UP AREA	2006 SQ FT
SALEABLE AREA	2952 SQ FT



## UNIT PLAN



### TOWER - 1

KEY PLAN	
1ST FLOOR	
FLAT NO.	1
BHK	3 BHK
CARPET AREA	1347 SQ FT
BALCONY AREA	555 SQ FT
BUILT UP AREA	2006 SQ FT
SALEABLE AREA	2952 SQ FT



### TOWER - 1

KEY PLAN	
TYPICAL 21ST TO 29TH FLOOR	
FLAT NO.	2
BHK	3 BHK
CARPET AREA	1347 SQ FT
BALCONY AREA	746 SQ FT
BUILT UP AREA	2197 SQ FT
SALEABLE AREA	3142 SQ FT



## UNIT PLAN



TOWER - 3

KEY PLAN	
TYPICAL 1ST TO 19TH FLOOR	
FLAT NO.	1
BHK	3 BHK
CARPET AREA	1347 SQ FT
BALCONY AREA	555 SQ FT
BUILT UP AREA	2006 SQ FT
SALEABLE AREA	2952 SQ FT



## UNIT PLAN



TOWER - 3

KEY PLAN	
TYPICAL 2ND TO 19TH & 21ST TO 29TH FLOOR	
FLAT NO.	2
BHK	3 BHK
CARPET AREA	1347 SQ FT
BALCONY AREA	746 SQ FT
BUILT UP AREA	2197 SQ FT
SALEABLE AREA	3142 SQ FT



## UNIT PLAN

## UNIT PLAN

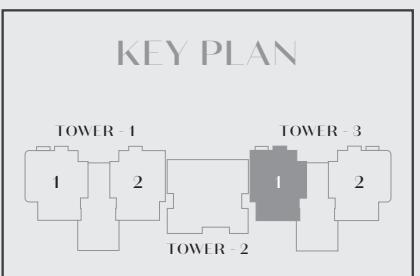
ODD FLOOR BALCONY



ODD FLOOR BALCONY



TOWER - 3

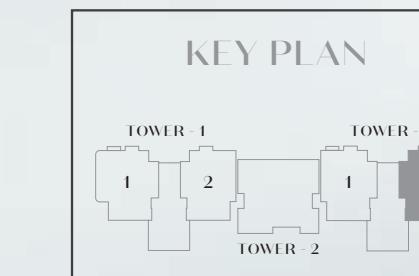


TYPICAL 21ST TO 29TH FLOOR

FLAT NO.	1
BHK	3 BHK
CARPET AREA	1347 SQ FT
BALCONY AREA	746 SQ FT
BUILT UP AREA	2197 SQ FT
SALEABLE AREA	3422 SQ FT



TOWER - 3



1ST FLOOR

FLAT NO.	2
BHK	3 BHK
CARPET AREA	1347 SQ FT
BALCONY AREA	555 SQ FT
BUILT UP AREA	2006 SQ FT
SALEABLE AREA	2952 SQ FT



ISOMETRIC VIEW

AIRY BRIGHT  
AND  
MODERN  
LIVING SPACES



TOWER - 1

TYPICAL FLOOR

FLAT NO.	4
BHK	3 BHK
CARPET AREA	1347 SQ FT
BALCONY AREA	746 SQ FT
BUILT-UP AREA	2197 SQ FT
SALEABLE AREA	3412 SQ FT



## ISOMETRIC VIEW



### TOWER - 1

TYPICAL FLOOR	
FLAT NO.	2
BHK	3 BHK
CARPET AREA	1317 SQ FT
BALCONY AREA	555 SQ FT
BUILT-UP AREA	2006 SQ FT
SALEABLE AREA	2952 SQ FT



## ISOMETRIC VIEW



### TOWER - 1

2ND FLOOR	
FLAT NO.	1
BHK	3 BHK
CARPET AREA	1317 SQ FT
BALCONY AREA	716 SQ FT
BUILT-UP AREA	2197 SQ FT
SALEABLE AREA	3412 SQ FT



## ISOMETRIC VIEW



### TOWER - 3

TYPICAL FLOOR	
FLAT NO.	1
BHK	3 BHK
CARPET AREA	1317 SQ FT
BALCONY AREA	555 SQ FT
BUILT-UP AREA	2006 SQ FT
SALEABLE AREA	2952 SQ FT



## ISOMETRIC VIEW



### TOWER - 3

TYPICAL FLOOR	
FLAT NO.	2
BHK	3 BHK
CARPET AREA	1317 SQ FT
BALCONY AREA	716 SQ FT
BUILT-UP AREA	2197 SQ FT
SALEABLE AREA	3112 SQ FT





## ABOUT DEVELOPERS

Nestled in the historic and culturally rich Patna City, our projects are a testament to the harmonious blend of tradition and modernity. As Bihar's RERA No. 1 developer, we have proudly shaped the city's skyline for over 20 years, completing 25 landmark projects that echo the charm and beauty of Patna. With a commitment to quality and excellence, our journey continues as we redefine urban living in the city. Beyond residential developments, our expertise also extends to warehousing, showcasing our versatility and dedication to fostering growth and innovation across multiple sectors.

No 1 in Bihar,  
Now at Delhi

As per.

Real Estate Regulatory Authority Bihar

**BRERA Promoter's Quotient (BPQ)**

Date of Reporting : 16th July 2024

**1 AMBITION HOMES PVT LTD**



## COMPLETED PROJECTS

1	AMBITION RESIDENCY	BEHIND NARAYAN PLAZA, OFF EXHIBITION ROAD	RESIDENTIAL
2	AMBITION BUSINESS CENTRE	JAMAL ROAD	COMMERCIAL
3	AMBITION SAPPHIRE	KHAJPURA BAILEY ROAD	MIXED
4	AMBITION TRIVENI	NAYA TOLA	RESIDENTIAL
5	AMBITION OJHA PLAZA	KADAMKUAN	COMMERCIAL
6	AMBITION SHARDA RESIDENCY	BEHIND J.D WOMENS COLLEGE, BAILEY ROAD	RESIDENTIAL
7	AMBITION RAM SQUARE	NEW DAK BUNGALOW ROAD	COMMERCIAL
8	AMBITION CORPORATE PARK	OPPOSITE UDDAYAN HOSPITAL, BORING CANAL ROAD	MIXED
9	AMBITION SRESTH MALL	PILLER NO. 54 & 55 RAJA BAZAR, PATNA	COMMERCIAL
10	AMBITION ABC TOWER	OPPOSITE ANKUR RESTAURANT, BORING ROAD	COMMERCIAL
11	AMBITION BUSINESS PARK	NEAR SAGUNA MORE, MAIN BAILEY ROAD, PATNA	COMMERCIAL
12	SIDDHI VINAYAK PLAZA	A.R.K. BHATTACHARYA ROAD, PATNA	MIXED
13	BALAJEE RESIDENCY	RAJENDRA NAGAR, PATNA	RESIDENTIAL
14	RIDDHI-SIDDHI COMPLEX	RAJENDRA NAGAR, PATNA	COMMERCIAL
15	KAMLA BUSINESS PARK	BORING CANAL ROAD, PATNA	COMMERCIAL
16	BHAGWATI DWARKA ARCADE	EXHIBITION ROAD, PATNA	COMMERCIAL
17	AMBITION GREEN RESIDENCY	NEW PATLIPUTRA COLONY	RESIDENTIAL
18	AMBITION ELITE	OPPOSITE PANCHMUKHI MANDIR, EAST BORING CANAL ROAD	RESIDENTIAL
19	D/44 RAJOURI GARDEN	NEW DELHI	RESIDENTIAL
20	26/70 PUNJABI BAGH	NEW DELHI	RESIDENTIAL

## ONGOING PROJECTS

1	AMBITION PRIDE	BEHIND BISCOMIAUN BHAWAN, BANK ROAD, PATNA	MIXED
2	AMBITION PARADISE	RUPASPUR, DANAPUR, PATNA	MIXED
3	AKASHIHA	SANJAY NAGAR, NEAR ROSHANARA CLUB, GULABI BAGH	RESIDENTIAL

## UPCOMING PROJECTS

1	AMBITION ICON	FRAZER ROAD, PATNA	COMMERCIAL
2	NIVASAA	RANIPUR BY-PASS, PAHJAWA, PATNA	MIXED

# Where The Skyline Meets The City.

PANORAMIC RETREAT!

The elevation showcases the residential project's contemporary design, featuring clean lines, large windows, and balanced proportions. Thoughtfully integrated landscaping complements the structure, creating a harmonious blend of modern aesthetics and natural surroundings, ensuring comfort and visual appeal.





AMBITION HOMES PRIVATE LIMITED  
Email : [info@ambitionhomes.in](mailto:info@ambitionhomes.in)  
Web : [ambitionhomes.in](http://ambitionhomes.in)

#### DEVELOPERS ADDRESS

301, 3rd Floor, Ambition Ram Square  
New Dak Bungalow Road - Jamal Road Corner  
Patna - 800001

#### OFFICE ADDRESS

Plot No PKT - 02 (b)  
Pocket 2 Block B, Sector - 32  
Rohini, Delhi - 110085

#### ASSOCIATE PARTNER



16, 2nd floor, Club Road,  
West Punjabi Bagh  
New Delhi - 110026

#### ARCHITECTS



KATARIA AND ASSOCIATES  
E-5, 11th Floor, Bali Nagar  
New Delhi-110045

#### LANDSCAPE CONSULTANTS

Setu Design Studio  
E-69, Anand Niketan, New Delhi - 110021

#### STRUCTURAL ENGINEER

NNC Design International  
Delhi

#### MEP SERVICE CONSULTANTS

PKV CONSULTING ENGINEERS (P) LTD.  
East of Loni Road, Delhi - 110093

#### SITE ADDRESS

Plot No PKT - 02 (b)  
Pocket 2 Block B, Sector - 32  
Rohini, Delhi - 110085

#### CONTACT

9800357357 / 9800576576

#### RERA NUMBER

DLRERA2024P0008

#### DISCLAIMER

This brochure is not a legal document. It describes the conceptual plan to convey the intent and purpose of THE PLATINUM.  
The images are imaginary and the details mentioned in this brochure are tentative and subject to change at the sole discretion of the developer and / or architects.