



Paul Equity  
Holdings



COMPLETELY  
"OCCUPANCY CERTIFICATE"  
COMPLIANT

Commercial  
Building



PAUL PLAZA

Hennur Main Road



## Location

Gain a competitive edge at a destination that is bustling with consumers and businesses. Due to its strategic location at Hennur Main Road, Paul Plaza offers potential tenants many advantages: great visibility due to its location on the main road, super connectivity to major residential neighbourhoods, industrial hubs as well as the rest of North Bangalore, not to mention located at a convenient distance from the Bangalore International Airport, hotels, malls, educational institutions and hospitals.

A beautiful and contemporary structure, Paul Plaza gives a huge location advantage to retailers and is set to become a defining landmark in the near future.

## About Us

Paul Plaza, the maiden project of Paul Equity Holdings Pvt Ltd, is a completely OC (Occupancy Certificate) Compliant Ground plus 3 Floors Commercial Building located prime on the next upcoming hottest destination: Hennur Main Road!

Built with an average of 8250 sq.ft plus leasable floor plate area on each floor that is ideal for value conscious retail and unique hospitality offerings, coupled with an avant garde “Optimal Column Free” design using a patented “COBIAX system”, Paul Plaza stands unrivalled as an enduring landmark in North Bangalore.

## Architectural Design

- Bold and striking architecture executed with smart planning
- Patented “COBIAX” system
- Post Tension Slabs Structure
- Stack Parking
- Exquisite façade that steals attention at first glance
- Fast and silent automatic lifts
- High quality electrical fixtures





### Nearby

- Hegde Nagar 2.7 km
- Thanisandra Main Road 4 km
- Banaswadi 5.5 km
- Manyata Tech Park 5.6 km
- Elements Mall 5.8 km
- Orion Avenue 7.9 km
- Indiranagar 12 km
- MG Road 12 km
- Mekri Circle 12 km
- Garuda Mall 12 km
- Lido Mall 12 km
- Financial City 12.7 km



### Educational Institutions

- Thy Abundance Preschool 230m
- New Baldwin School 300m
- St.Michael's High School 400m
- Kidzee Hennur Preschool 400m
- St.Theresa Bacq Public School 700m
- Kristu Jyanti College Autonomous 800m
- Little Elly Preschool Hennur 900m
- St.Mary's School & PU College 1 km
- VIBGYOR High School,Hennur 1.4 km
- Riverstone International School 1.4 km
- Heritage School Bangalore 1.4 km
- Legacy School 1.7 km

## Hennur Main Road

Located on Hennur Main Road, Paul Plaza dominates the location with its cutting edge architectural design and is a defining landmark in the making. The premium location also helps enhance visibility for retail as well as hospitality offerings.



### Residential Catchment (within 3 kms radius)

- |                            |  |
|----------------------------|--|
| • Adonai Glory 300m        | • Salarpuria Sattva Gold Summit 1.8 km |
| • Ideal Carnation 450m     | • Goyal Orchid Woods 2 km              |
| • Aravind Chitravathi 550m | • Rohan Upavan 2 km                    |
| • Expat Wisdom Tree 550m   | • Pride Palatia 2.3 km                 |
| • Mantri Splendor 850m     | • Mantri Webeity 2.4 km                |
| • Prakash Hibiscus 1.1 km  | • Mantri Astra 2.5 km                  |
| • Brigade Altamont 1.2 km  | • Purva Palm Beach 2.7 km              |
| • Arge Helios 1.5 km       | • Purva Waves 2.8 km                   |
| • Ferns Residency 1.5 km   | • Nitesh Melbourne Park 3 km           |



Not to scale

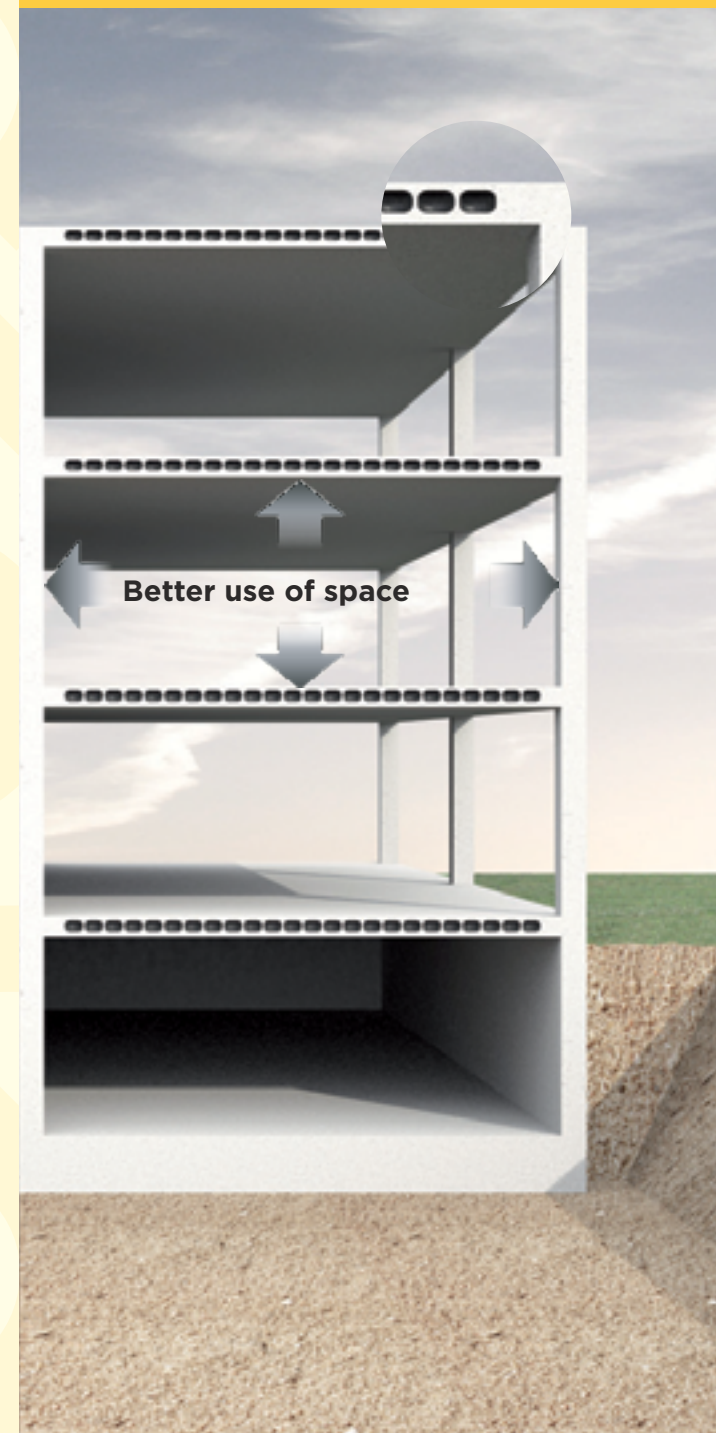
## Post Tension Slabs with “COBIAX” System

The patented “COBIAX” system comprises linear fixing elements, into which spherical void formers are integrated. At the centre of the “COBIAX” system is a void former made from plastic, which takes the place of the solid concrete within the reinforced slab. This not only reduces the weight and the amount of concrete used, but also makes it possible to construct buildings using thinner slabs and boasting significantly larger span lengths. The “COBIAX” system also enables a load transfer in two directions, meaning that the static performance and the external appearance of our “COBIAX” voided flat slabs remain fully preserved. These “COBIAX” voided flat slabs are custom designed by our in-house structural engineers and boasts a general building supervision certification from the German Institute for Structural Engineering (DIBt).



Conventional Construction

## Optimised Construction with COBIAX



### Efficient

Due to their efficient use of materials, “COBIAX” voided flat slabs are up to 35 percent lighter than reinforced solid concrete slabs. This makes it possible to employ thinner slab thicknesses and larger span lengths, resulting in significant maximisation of space. There is also a decreased risk of deformations and cracks. “COBIAX” voided flat slabs do not require any girders and the decreased weight also proves advantageous for the static analysis of the entire supporting structure, including the initial foundation of a building.

### Sustainable

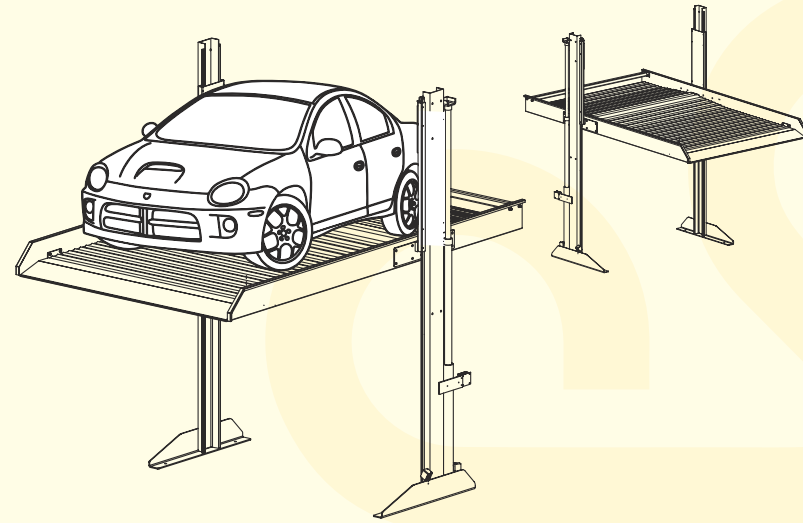
“COBIAX” void former modules boast an excellent ‘eco-balance’ level. At the same time, emissions of environmentally toxic pollutants, such as CO<sub>2</sub>, are reduced by up to 20 percent. The void formers are made entirely from recycled plastics. “COBIAX” also holds an Environmental Product Declaration (EPD) for its entire range of voided flat slabs. The positive impact of sustainability certificates, such as DGNB, LEED and BREEAM, also serves to increase the value of a property.

## Stack Parking

Paul Plaza is built and equipped with a superior, space saving and highly convenient car parking system that provides non-independent parking spaces for two cars - one vehicle on the lower platform and one vehicle on the upper platform.

### Advantages

- No more hunting for parking spaces
- Space-saving accommodation of vehicles
- Comfortable, secure parking and access to parking spaces
- Solutions for almost all parking situations



- Top-quality products with exceptional service life and intrinsic value
- Made in Germany



### Yellow Pipe Barrier

The Pipe Barrier ensures the driver has reached the end of the pallet and he leaves the car with a happy mind that his car is safely parked.



### Slow-Mo

The Slow-Mo feature ensures the load transferred to the hydraulic motor is kept to the minimum, while the pallet is in operation, and by doing so the longevity of the hydraulics is increased.



### Cross Beam Vehicle Sensor

The sensor makes sure the car parked above does not move downwards when there is car parked below, even if it is signaled (knowingly or unknowingly) by anyone to come down.



### Indication Lamps and Buzzers

The Lamp in RED and the buzzer will TURN ON during operation of the system, so as to make it visually transparent to people around the parking area to notice there is an operation going on.



## Key Differentiators

On offer are well planned retail and hospitality spaces with a great façade and ample visibility from the Hennur Main Road. Aesthetically planned signage spaces and unobstructed frontages will do wonders to lure walk-in customers and increase footfalls, thereby increasing value and profitability to potential tenants. Some of the other advantages are:

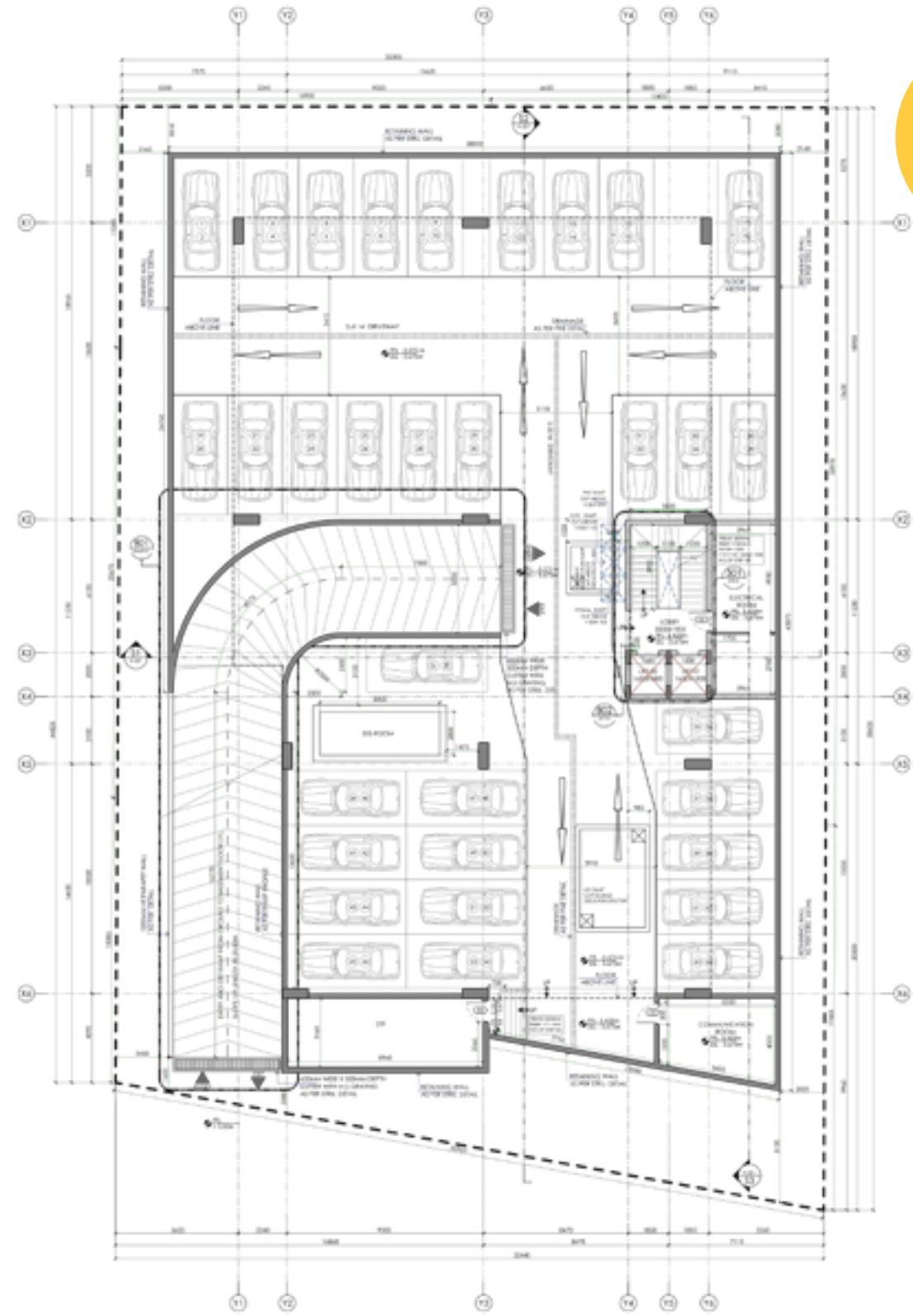
- Ground plus 3 floors of retail and hospitality spaces available for long term lease.
- Flexible space options, amidst an ideal and upscale ambience
- Strategically located at a highly visible hotspot
- Spaces that seize the attention of shoppers
- Large and eye-catching façade offering high visibility.
- Expansive frontage with impressive displays
- Located on Hennur Main Road-the next growth corridor in Bangalore!
- Optimum ceiling height and careful structural design using Post Tension slabs and patented “COBIAX” system



BASEMENT FLOOR

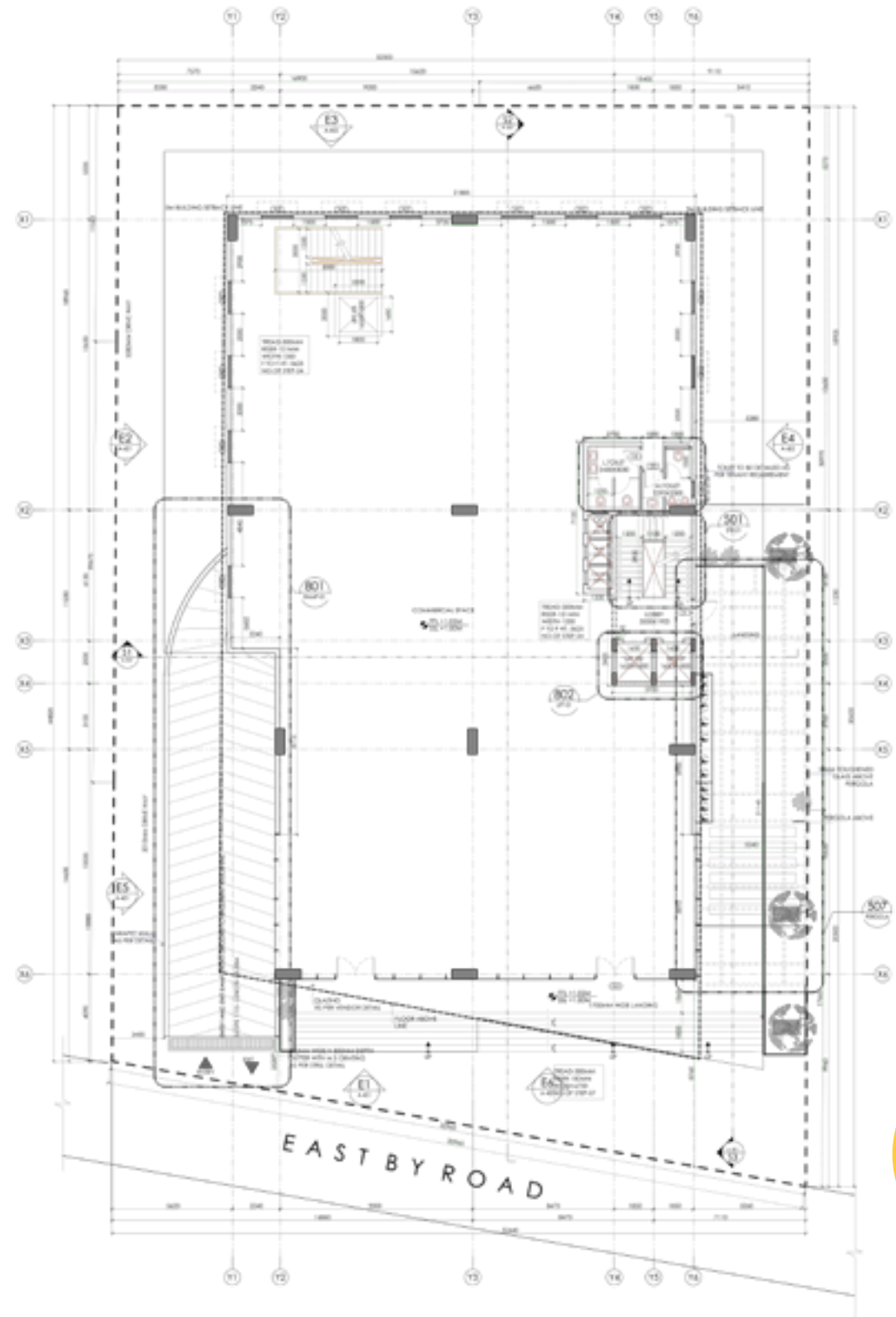


BASEMENT FLOOR (DETAILED)





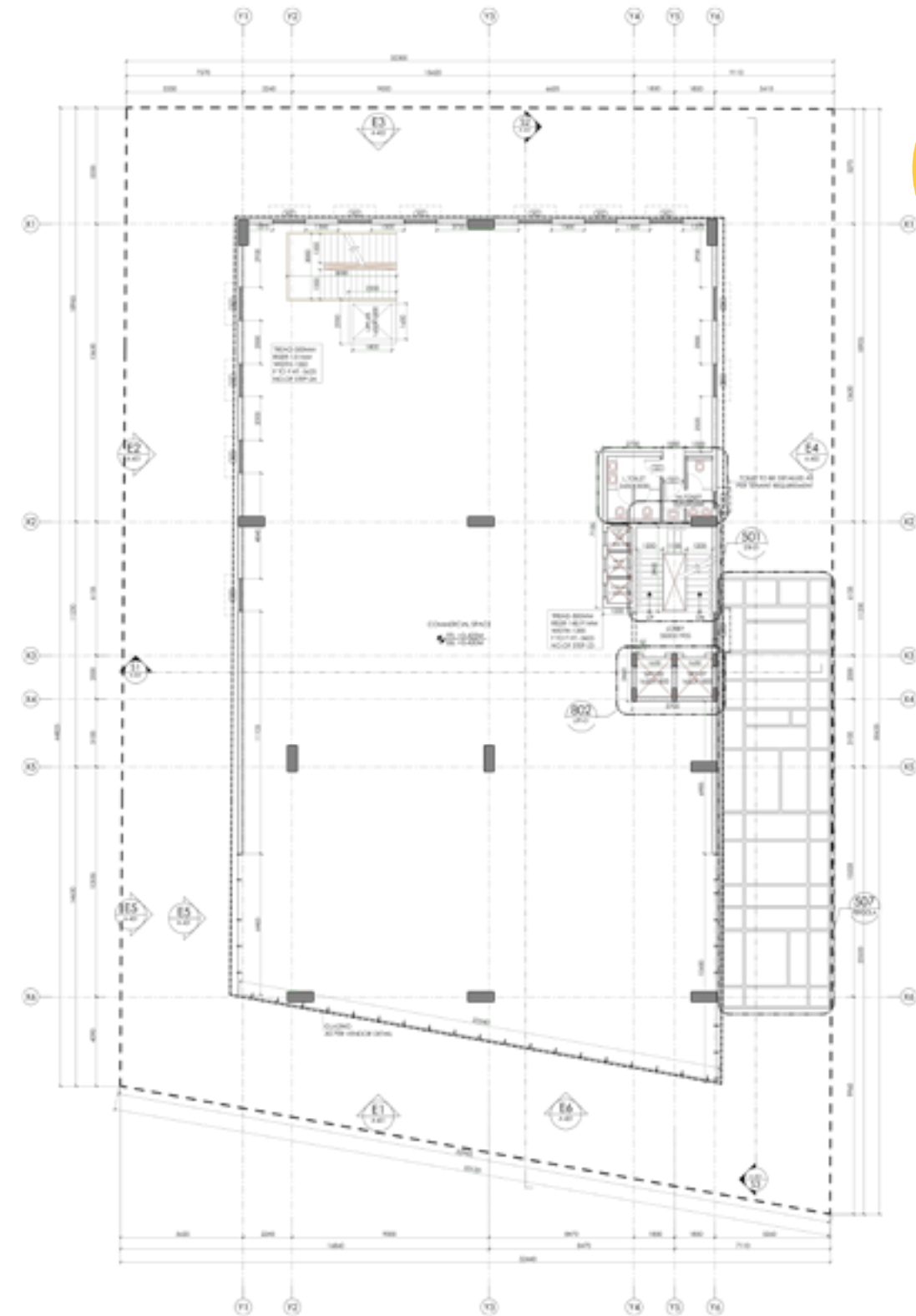
GROUND FLOOR



GROUND FLOOR (DETAILED)



TYPICAL FLOOR



TYPICAL FLOOR (DETAILED)

## Specifications



### Structure

Combination of PT (Post Tension) Slab and Frame Structure with patented "COBIAX" System



### Toilet

Provision for Toilet in Retail: Plumbing and Drainage Lines Upto Ducts (Single Point)



### Power

Power Connection: Connection at Single Point



### Electrical

Common Areas Only: Legrand /Anchor/ABB/ Equivalent Brand



### Flooring

Typical Lift Lobby: Imported Marble/Natural Stone



### Painting

Exterior: Acrylic Emulsion

(Colour as suggested by Architect)

Lobby: Texture/Paneling/ Stone Cladding/

Painting (As suggested by the Architect)



### Doors

Common Areas: Flush Doors with Polished Finish / Engineered Door and Frames

Entrance Lobby: Glass Door

Hardware: Ozone/Kich/Dorset / Equivalent Brand



### Staircase Railing

MS Railing with Hollow Pipe Sections



### Lifts

Braille - Enabled Control Panels

Passenger Lifts (2 Nos: Schindler/KONE/OTIS)



### Security System

Access Control/ Intercom / CC TV



### Façade

Unitized Glazing System



## Amenities

- Automatic Elevators
- Ample Car Parking
- Toilets
- CCTV Cameras
- Air-conditioned Spaces
- World-class Reception Lobby
- Zero Discharge Design
- 100% Power Backup
- Grade A Specs
- Completely NBC, KFF and OC Compliant
- Efficient PT Slabs with patented “COBIAX” System
- Integrated Rainwater Harvesting
- Eco-friendly Sewage Treatment Plant (Zero Odour)
- Wheel Chair Accessible Common Areas

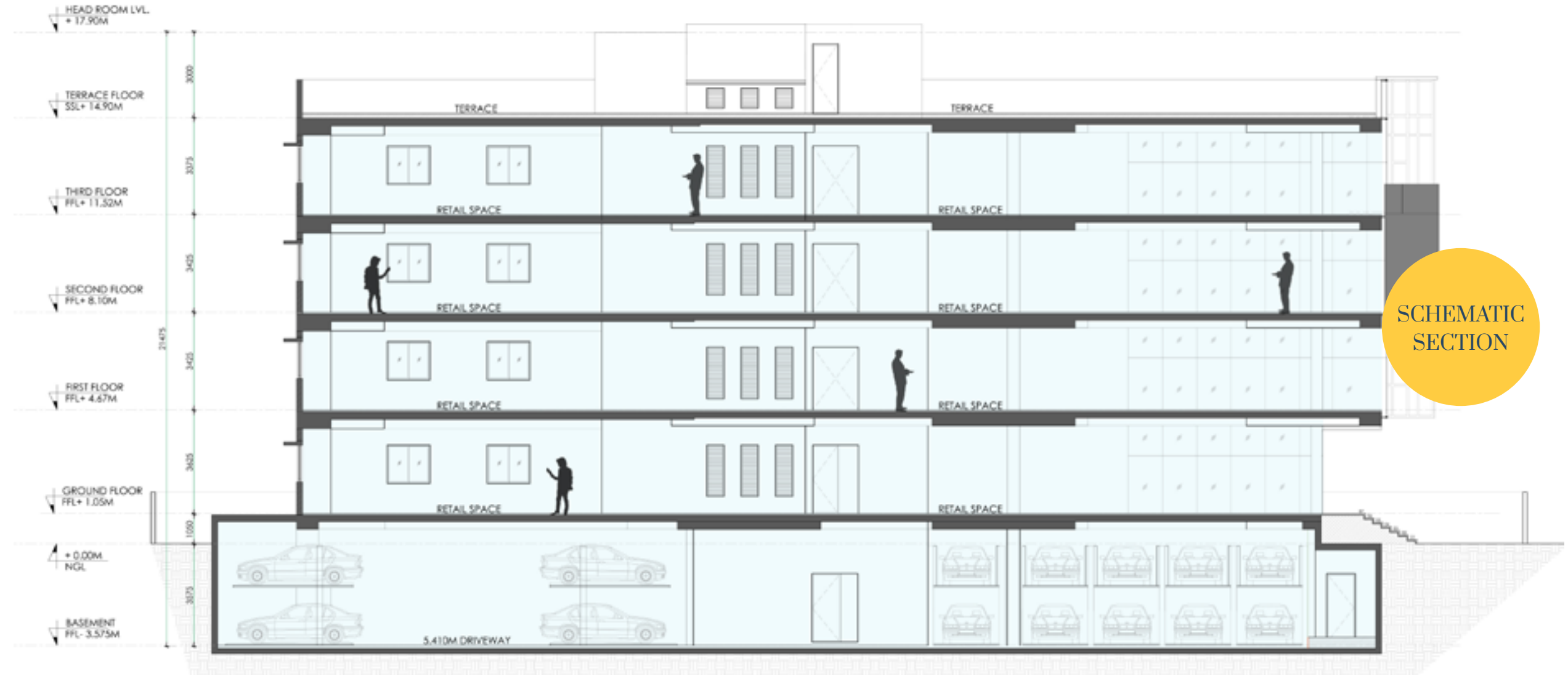
## Area Statement

DESCRIPTION	Carpet Area (sq.ft)	Super Built Up Area (sq.ft)
Ground Floor	7,697	7,962
First Floor	8,455	8,720
Second Floor	8,455	8,720
Third Floor	8,455	8,720
Basement	11,938	12,433
	<b>Number</b>	
Number of Car Parks	64	
Number of Two-Wheelers Parks	20	



## Fact Sheet

- Ground plus 3 Floors
- 33,000 sq.ft plus Leasable Area
- 64 Car Parks
- Prominently located on Hennur Main Road (North Bangalore)
- Surrounded by significant scale of ready residential infrastructure, industrial and technology hubs like Manyata Tech Park, Financial City, Aerospace Park, Hardware Park etc
- Ideal retail/hospitality leasable spaces designed with large “Optimal Column Free” post tension slabs using patented “COBIAX” system
- Innovative architecture and smart design
- Ample Parking using “Stack Parking” technology
- Completely “Occupancy Certificate” Compliant



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