



Sai Kalyan
Builders & Developers Pvt. Ltd.

Ultima

www.saikalyanbuilders.com



GROUND FLOOR + 13 FLOORS HIGH RISE BUILDING

MASTER PLAN

1. ENTRANCE LANDSCAPE

2. WATER FEATURE

3. ENTRY

4. SECURITY CABIN

5. VISITORS ENTRY

6. EXIT

7. WATER FEATURE

8. ENTRANCE PALZA

9. LANDSCAPE MOUND

10. WATER FOUNTAIN

11. ATM

12. TENNIS COURT

13. TRANSFORMER / DG

14. VISITOR PARKING

15. CHIT CHAT ZONE

16. CRICKET PITCH
17. PARTY PAWN

18. ENTRY TO BASEMENT

19. CHILDREN PLAY AREA

20. SWIMMING POOL

21. KIDS POOL

22. OUTDOOR PARTY DECK

23. ELDERS PARK

24. SKATING RINK

25. AROMA GARDEN

26. PLAZA

27. ENTRY

28. HALF BASKET BALL COURT

29. OPEN AIR THEATRE

30. BARBEQUE AREA

31. BARBAQUE SEATING

32. OUTDOOR GYM
33. SANDPIT

34. SWATING AREA

35. PARTY LAWN

36. EXIT FROM BASEMENT

37. STONE & SCULPTURE GARDEN

38. YOGA DECK

39. MEDITATION PAVILLION

40.DANCE FLOOR

41. PEARGOLA WALKWAY

42. YOUTH ACTIVITY CENTER

43. LILLY POND AND BRIDGE

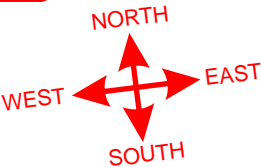
44. LANDSCAPED AREA

45. GAZEBO

46. REFLEXOLOGY PATH

LEGEND

- A, B, C, D & E - 004 & 005
NORTH FACING
1050 SFT - 2 BHK
- A, B & E - 006
NORTH FACING
1350SFT - 3BHK
- A, B, C, D & E - 002 & 003
EAST FACING
1030 SFT - 2 BHK
- C & D - 001
EAST FACING
1400SFT - 3BHK



Manyata Tech Park

Rachenahalli Main Road



A, B & E - TYPICAL FLOOR KEY PLAN



A, B & E - 001
EAST FACING
1100 SFT - 2 BHK



A, B & E - 006
NORTH FACING
1350SFT - 3BHK



A, B, C, D & E - 002
EAST FACING
1030 SFT - 2 BHK



A, B, C, D & E - 005
NORTH FACING
1050 SFT - 2 BHK

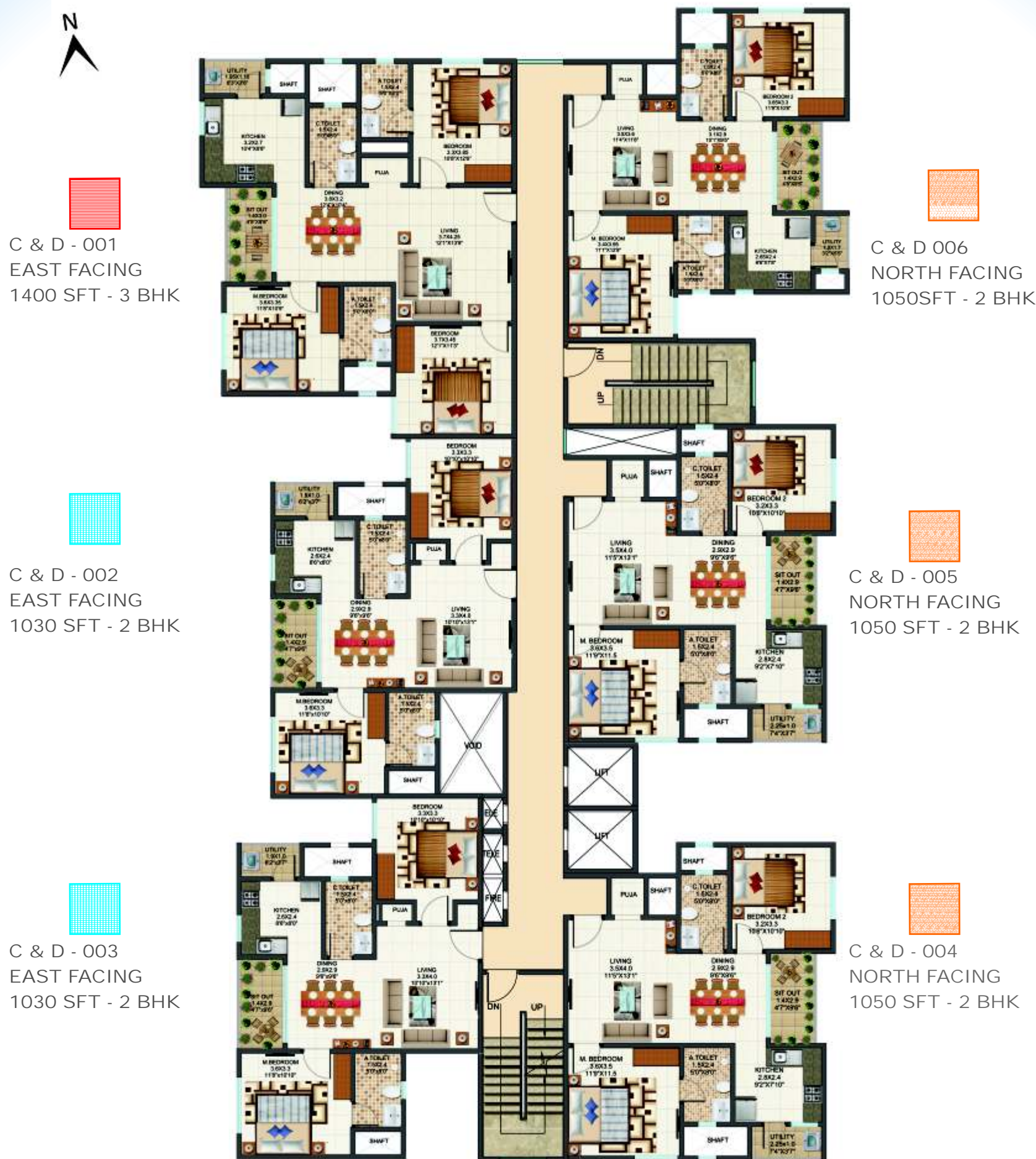


A, B, C, D & E - 003
EAST FACING
1030 SFT - 2 BHK



A, B, C, D & E - 004
NORTH FACING
1050 SFT - 2 BHK

C & D - TYPICAL FLOOR KEY PLAN



2 BHK FLATS



A, B, C, D & E -
002 & 003
EAST FACING
1030 SFT - 2 BHK



A, B, C, D & E -
004 & 005
NORTH FACING
1050 SFT - 2 BHK



C & D - 006
NORTH FACING
1050 SFT - 2 BHK

3 BHK FLATS



C & D - 001
EAST FACING
1400SFT - 3BHK



A, B & E - 006
NORTH FACING
1350SFT - 3BHK

3 BHK PENTHOUSE DUPLEX



A, B, C, D & E
PENTHOUSE DUPLEX
EAST FACING - 2060 SFT - 3BHK



A, B, C, D & E -
PENTHOUSE DUPLEX
NORTH FACING - 2100 SFT - 3BHK

Ultima

smart homes

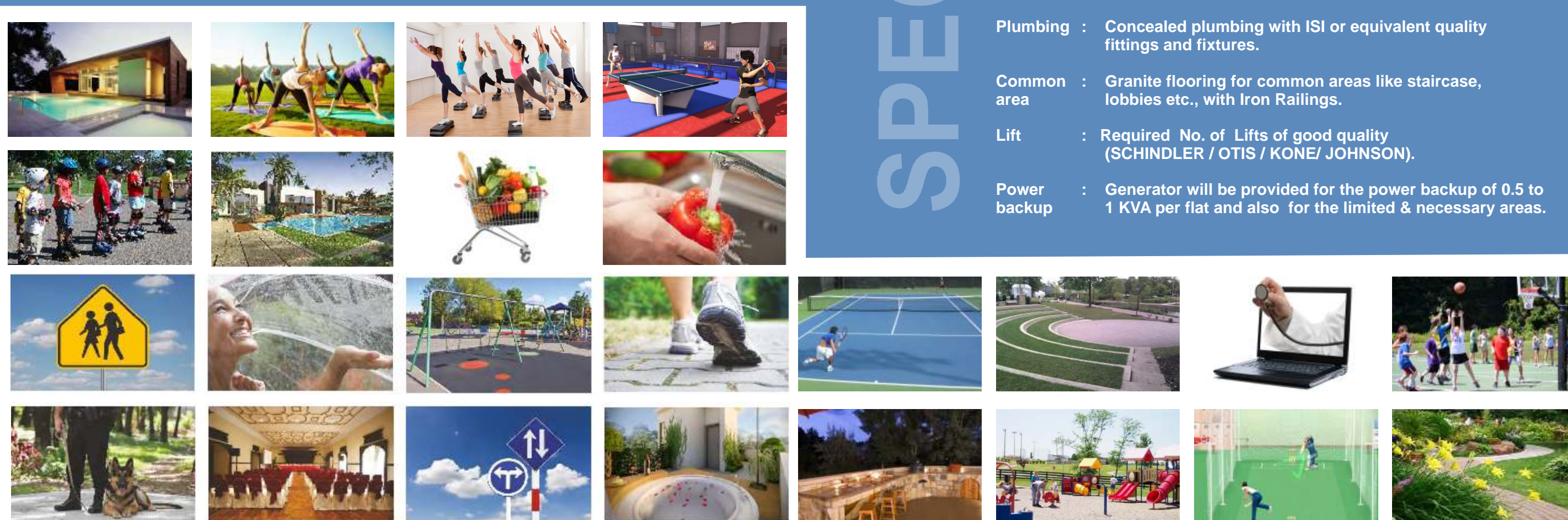
Construction as per sanction plan with commencement certificate & occupation certificate issued by BBMP

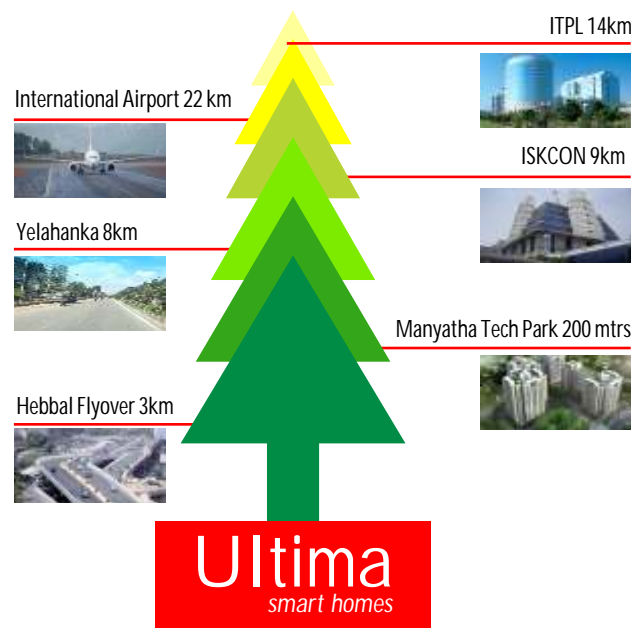
APPROVED BY LEADING BANKS

BBMP APPROVED SPECIFICATIONS

- Structure : RCC Frame Work structure.
- Walls : 6" thick cement solid block for exterior walls & 4" thick cement solid block for internal walls.
- Plastering : Internal cement mortar with lime rendering, external with sponge finish.
- Doors : Main Door with teak wood frame & door, remaining doors of SAL wood frames with flush/ panel doors.
- Windows : Aluminium frames with glass panel and safety MS Grill.
- Flooring : Verified tiles for living and dining area, ceramic tiles for bath room & utilities & granite for common areas.
- Kitchen : Granite Platform with stainless steel sink & 2' height glazed tiles above platform.
- Toilets : Anti skid ceramic tile flooring and glazed tile dado upto 7' height and quality CP fittings of Jaquar/ Hindware or equivalent sanitary fittings.
- Finishing : Oil bound distemper paint for internal walls and enamel for wood & mild steel grill and exterior with good quality paint.
- Electrical work : Concealed copper wiring with adequate light points with TV & Telephone points in living & Master Bed Room of ISI or equivalent like Anchor/Havells, etc.
- Water Supply : 24 hour water supply from bore-well with overhead tank & sump.
- Plumbing : Concealed plumbing with ISI or equivalent quality fittings and fixtures.
- Common area : Granite flooring for common areas like staircase, lobbies etc., with Iron Railings.
- Lift : Required No. of Lifts of good quality (SCHINDLER / OTIS / KONE/ JOHNSON).
- Power backup : Generator will be provided for the power backup of 0.5 to 1 KVA per flat and also for the limited & necessary areas.

Ultima smart homes





COMPLETED PROJECT



ON GOING PROJECT

Winst



NEAR BY MALLS & WORK PLACES

- ESTEEM MALL
- ELEMENTS MALL
- MANYATHA EMBASSY TECH PARK
- IBM INDIA PVT LTD
- ANZ • CTC • TARGET • CARNER •
- LUMBINI GARDEN

NEAR BY SCHOOLS

- KENSRI SCHOOL
- EURO KIDS
- KIDZEE
- VIBGYOR HIGH
- SVN ENGLISH
- AERO KIDS
- RASHTROTTHANA VIDYA KENDRA
- SAOMAR INTERNAL SCHOOL
- BLOSSOMS INTERNATIONAL PLAY SCHOOL
- LITTLE ELLY PLAY SCHOOL
- JAIN HERITAGE SCHOOL
- VIDYA NIKETHAN SCHOOL
- CANADIAN INTERNATIONAL SCHOOL
- DELHI PUBLIC SCHOOL

NEAR BY HOSPITALS

- VASAN EYE CARE
- BANGALORE BAPTIST HOSPITAL
- COLUMBIA ASIA HOSPITAL - HEBBAL
- SHREE VIJAYALAKSHMI HOSPITAL AND TRAUMA CENTRE
- CLOUDNINE CLINIC - SAHAKARNAGAR
- SHIVAM VISHWA MULTISPECIALITY HOSPITAL
- BANGALORE BAPTIST HOSPITAL
- SRI RAJIV GANDHI DENTAL COLLEGE OF SCIENCE & HOSPITAL
- MOTHERHOOD HOSPITAL

Sai Kalyan

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