

SAI PROPERTIES

Site @ Sy No 80, Kembathahalli Main Road ,Anjanapura, JP Nagar 8th Phase,
Bangalore – 560 083.

Mail ID - saiproperties1963@gmail.com

FIRM NAME: SAI PROPERTIES

PROJECT NAME: PLATINUM LANDMARK

**PROJECT LOCATION: Katha No 100/431/80, Kembathahalli Village,
Uttarahalli, Hobli, Ward No 196, Bangalore South Taluk, Bangalore-
560083**

SPECIFICATIONS FOR THE PROJECT PLATINUM LANDMARK

Structure:

- R.C.C. framed structure with solid cement concrete block masonry.

Doors:

- **Main doors:** Engineered hardwood frame with designer shutters of 40 mm thickness with melamine polish finished on both sides.
- **Internal doors:** Engineered hardwood frames with designer shutters of 30 mm thickness with laminated
- **French doors:** UPVC door systems with sliding shutters provision for mosquito mesh.
- **Windows:** UPVC window systems with safety grills (M.S) and provision for mosquito mesh.
- All Hardware of reputed make.

Paintings:

- **External:** Textured / smooth finish and two coats of exterior emulsion paint.
- **Internal:** Smooth putty finish with two coats of premium emulsion paint for walls and acrylic emulsion paint for ceiling over a coat of primer.

Flooring:

- **Staircases/Corridors:** Vitrified tile flooring.
- **Living, Dining, all Bedrooms & Kitchen:** 800 X 800 mm size double charged vitrified tiles.
- **Bathrooms:** Satin finish ceramic tile flooring.
- **Bathrooms:** Glazed ceramic tile dado up to False-Ceiling height.
- **All Balconies/Utilities:** Rustic ceramic tiles.
- **Basement:** Cement concrete power troweled with a smooth finish.

Hand Railing:

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- Balcony: M.S railing/Glass
- Staircase (common area): M.S railing

Kitchen:

- Provision for softened water outlet.

Bathrooms

- Wall-mounted EWC with the concealed flush tank.
- Single layer diverter cum shower.
- **Sanitary:** TOTO / Cera or equivalent.
- **C.P Fittings:** Grohe / Jaquar or equivalent.

Electrical:

- Concealed copper wiring of Ancar / Polycab or equivalent.
- Modular switches: Ancar or equivalent.
- Power outlets for air conditioners in all bedrooms.
- Power outlets for geysers and Exhaust Fans in all bathrooms.
- Power outlets in kitchen for Hob, chimney, refrigerator, microwave oven, mixer and washing machine in utility area.
- DG backup 1 KVA per flat.
- 100 % DG backup power for Lifts, Pumps & Lighting in common areas.

Plumbing:

- Drainage/sewage: PVC pipes & fittings
- Water supply (Int & Ext): CPVC or UPVC pipes & fittings.

Telecom / Internet/ Cable TV:

- Provision for internet and DTH

Lifts:

03 Passengers Lifts, 2 each 8 passengers Capacity & Another of 12 passenger's capacity and one Fire lift of 8 passenger's capacity (Total 4 lifts)
- (Schindler or Equivalent make)

WTP &STP:

- Softened water is made available through an exclusive water treatment plant (in the case of bore water).

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- A sewage treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping/flushing purpose.

Security:

- Round-the-clock security system.
- Intercom facility to all apartments connecting to the security room.
- Panic button and intercom are provided in the lifts.
- Surveillance cameras at the main security and entrance

Sincerely,

For SAI PROPERTIES

Managing Partner