

## **Saket Pranamam @Medchal**

### **Facilities:**

#### **LIVING VITALS:**

- Gated community with restricted entry.
- Green spaces.

#### **GREEN TECH:**

- Rain water harvesting
- Solar power fencing
- STP
- WTP
- Larger Green spaces.
- Garbage disposal.

#### **SENIOR COMFORTS:**

- Air -conditioning Dining
- Coffee shop
- Transportation service
- Laundry
- Each resident block with service center.
- Housekeeping services
- Guests rooms (4 rooms)
- Recuperation/ assisted care (limited facility-3 beds)
- Battery car

#### **SAFETY:**

- Panic buzzer
- Grab bars in corridors & toilets
- Antiskid flooring.
- Easy to use ramps.
- Wide doors for wheel chair.
- Resting place near lifts and staircases.

Note: The features may be subject to marginal changes, either addition or deletion in final copy.

## MEDICARE:

- Primary health care center
- Doctor on call.
- 24X7 Assistance
- Ambulance .
- Nursing Service

## WELLNESS ZONES

- Geriatric Gym
- Yoga/ Meditation space
- Physiotherapy
- Library/Reading Parlor
- Activity room.
- Games room (T.T, Chess, billiards, caroms, cards)
- Air-conditioning Multipurpose hall for parties & gathering.
- Walking trails & Reflexology walkway.
- Sun deck
- Outdoor shuttle
- Indoor Swimming pool
- Amphitheater
- Semi covered party area
- Wifi enabled Wellness hub
- Mini hometheater

## SECURITY

- Gated community with cctv surveillance & solar fencing
- 24/7 security
- Intercom facility.
- Accommodation for minimum critical staff: facility manager, cooks, nurses, security.

**NOTE:** All services will be provided by Third party service provider

- Provision of all services ,facilities , amenities are subject to economic viability of service provider and /or ability of the consumer/community to pay for the services.
- Point of service may change from within the campus to outside the campus based on economics.
- Services , facilities & amenities mentioned will be delivered based on usage and economic viability of the service .

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### List of Paid Services

Sl.no	Services included in Monthly Maintenance charges	*Services Pay and use
1	Intercom connected to guard room	Health -Ambulance ,Doctor on call
2	C.C.T.V	Nursing services
3	Compound wall with solar power fencing	Physiotherapy,Guest rooms
4	Common /Public area lighting	Primary health care
5	Security	Diagostic services
6	House keeping External areas(other than individual flats)	Food & Beverages
7	Landscape garden	Dietician ,DG Power,Canned /Municipal drinking water
8	STP plant	Yoga
9	WTP (Softening plant)	Meditation
10	Gate Automation	Aerobics
11	Geriatric Gym	Laundry service
12	Amenities block Maintenance	Cable/Dish T.V/Broad band/others
13	Resident nurse	Maid service arrangement
14	Library/Reading parlor	Transportation
15		House keeping for individual flats
16		Cultural activities and events
17		Driver on call
18		Gas supply to home municipal water supply/TSSPDCL

\*AMC charges will be collected quarterly from residents with 1 yr advance deposit kept with ssociation for all electro mechanical equipment

\* Rendering of all services and facilities are subject to economic viability & availability limitations of service provider and service reciever as may be determined from time to time and the agreement /understanding of terms .TPSP shall render accounts on monthly basis .Proper records shall be maintained

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## **Flat specification**

### **STRUCTURE**

- RCC framed Structure with Solid Concrete Block Masonry.

### **FLOORING AND TILING**

#### **Common Areas:**

- Antiskid ceramic tiles flooring in all common areas of blocks.

#### **Living / Dining/ Kitchen/Bedrooms:**

- 2' x 2' Anti-Skid Ceramic flooring with Skirting.

#### **Kitchen:**

- Granite platform and ceramic tile dado up to 2' – 0" above platform area-
- Stainless steel sink with hot and cold basin mixer/Provision for RO unit/ water filter, instant geyser and electric chimney.
- Piped gas supply.

#### **Utility and Balcony:**

- 1'x1' Rustic tile flooring and skirting matt finished.
- Provision for washing machine in utility.

#### **Bathrooms &Toilets:**

- Matt finished Ceramic tile flooring, and ceramic dado up to 7' ht.

### **BATHROOM FITTINGS:**

- Wash Basin.
- Water closet - Wall Mounted Water Closets.
- Health faucet in all toilets
- Provision for Geysers in toilets.
- CP fixtures – Standard quality single lever hot & cold water mixture unit Jaquar or equivalent.

### **DOORS AND WINDOWS:**

- Main door: Architrave with engineered wood door frame & door shutter.
- Bedrooms: Architrave with engineered wood door frame & door shutter.
- Windows – Aluminum 3 track frame with glazed sliding window & mosquito shutter. M.S Safety grills to all windows @ G.F only.
- Hardware – Standard quality for Doors and Windows.

### **ELECTRICAL:**

- Standard quality Modular Switches.
- AC provision in all bedrooms.
- Wiring: Poly cab or Equivalent.
- DG back up for 1 light points in each room & 2nos fan & 1 Ac point in Master bedroom & hall with metered DG power for all flats.
- 100% power backup for common areas including all amenities.

- ✚ Telephone & TV Points in living room and bed rooms.
- ✚ Internet connectivity in bedrooms and hall.
- ✚ Provisions for DTH/Satellite tv/Alternate in bedrooms and hall.

Note:

- ✚ These services will be provided by Third party service provider and charge will have to be paid to the service provider.

**WATER SUPPLY AND PLUMBING:**

- Concealed CPVC Pipe Network for water supply
- Softened Bore well water .
- STP water supply for flushing and gardening

**PAINTING:**

- Internal wall and Ceiling with OBD.
- External: Weather shield paint
- Enamel paint for mild steel hand rail.

**ELEVATORS:**

- Passenger lift /Service lift of Johnson or Equivalent.
- Stretcher lift of Johnson or Equivalent.

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