

TRUST CONSTRUCTIONS

Safe Residence

*Elevation design
will be updated soon*



"Trust" the Foundation of our homes...

"Safe Residence" situated at a very attractive location of Hyderabad, Opposite Niagara Hotel, adjacent to Life Thumbay Hospital Chadarghat a complete residential building consist of 10 flats (1193.00 Sq.Feet each) two flats on each floor with beautiful extensive penthouse.

"Safe Residence" is a well-planned residential building special is it remarkable quality work with immense appreciating value as it is located at the precious business hub at Chadarghat area, with all kinds of facilities available at door step.

Technical Specifications

Structure

Earth Quake resistances Reinforced cement concrete structure as per ISO Code 1893-1984 with Jayraj Steel or Sree TMT or Grip TMT or equivalent to withstand wind and seismic loads. 3 Feet bed (footing or as per columns size, whichever is necessary) Reinforced cement concrete structure in foundation to be constructed on Hard Soil.

Super Structure

All walls in AAC mould clay brick work in cement/chemical mortar. 6" thick outer walls & 4 ½" thick internal walls. (Red brick will be used wherever necessary).

Plastering Internal & External

- Ultratech / ACC Concrete / Birla Shakti or equivalent standard, same grade cement to be used.
- Single coat smooth internal plaster. With double sponge finish.
- 12mm thick. Cement plaster with sai tek or altek luppum smooth finish on internal walls and ceiling.
- 18mm thick, double coat sand faced cement plastering on external walls.

Doors

Main door teak wood frame & teak wood shutter (Sun Arc Co.) with reputed hardware fittings & melamine finish. (Oswal Co.)

Internal doors teak wood frame and hardcore filled pre pressed shutter of reputed make, with one side veneer, one side paint and fitted with standard hardware.

Windows/Sliding Doors

Three tracks Aluminum frames with pin-headed reflected glass, mosquito mesh and safety grill

Interiors

POP ceiling borders in halls "suitable border at fan's hanging place in roof), bedrooms, bathrooms and kitchens

Staircase & Balcony

MS (Steel) railings with marble flooring on stairs / corridors and vitrified tiles flooring in balcony and sit outs. (Vitrified tiles).

Utility & Wash Area

Glazed ceramic tiles dado upto 4' feet height wherever applicable & anti skid tiles on flooring.

Toilets

- Toilets flooring with antiskid & acid resistant digital tiles.
- Designer wall tiles upto 7" feet height
- Hot and cold Water mixer with head shower, provision for geyser. All reasonable Sanitary wares to be used & (gasket WC between Rupees 6 to 8 thousand shall be selected with mutual consent of land owner.
- Sanitary fittings shall be selected with mutual consent of land owner in reasonable rates.

Kitchen

Polished granite cooking platform with stainless steel sink, dadoing ceramic tiles or digital tile up to 2'.6" feet height above the platform." and provision of water purifier.

Sanitary Fittings

- Concealed GI piping with all sanitary ware
- Washbasins with granite platform & basin mixers.
- Latest imported cascade built-in one piece European WCs. In all attached toilets.
- Good quality Indian WCs in common toilets.
- Bathroom Wall mixers with shower & spout, including cold & hot water facility.
- Provision for geyser & exhaust fans in all toilets and kitchens.
- Standard Quality CP fittings.

Flooring

- Complete vitrified tiles in flats area.
 - Anti skid matt finish tiles in Balconies & Sit outs.
- Marble throughout the corridor and staircase with M.S. (Steel) Railings.

Painting

Internal walls & ceiling, living dining and bedrooms, kitchen & toilets with smooth putty finish with Acrylic paints and front elevation walls with combination of texture & luppam finish with Apex Ultima (Asian Paints) or equivalent as per architectural design.

Electrical Fittings

Single Phase connection meters will be provided for each flat & Three Phase Meter for common area. (Note : Meter panel board shall of Three Phase wiring). Customer shall pay difference amount of three phase meter and single phase meter for requesting three phase meter for their respective flat

- Concealed copper wiring in conduits for lights, fans, plug & power plug points wherever necessary of standard make. (copper wiring from Fincab or Finolex or any other standard, modular switches.
- Electrical Switches from Maru / Miracle Co. or equivalent) (PVC supply from Sudhakar Pipes / Prince Co. etc.)
- Power outlets for Air Conditioners in all flats.
- Power plug for cooking range chimney, refrigerator, micro over, mixer, grinders in kitchen..
- Plug points for refrigerator, T.V. & Audio systems etc.wherever necessary. TV and Audio (AV) Cable to be provided in each flat.
- Concealed AC copper wiring and drain pipe for fixing of Indoor A.C. units.
- Miniature Circuit breaker (MCB) & ELCB for each distribution board.

Amenties

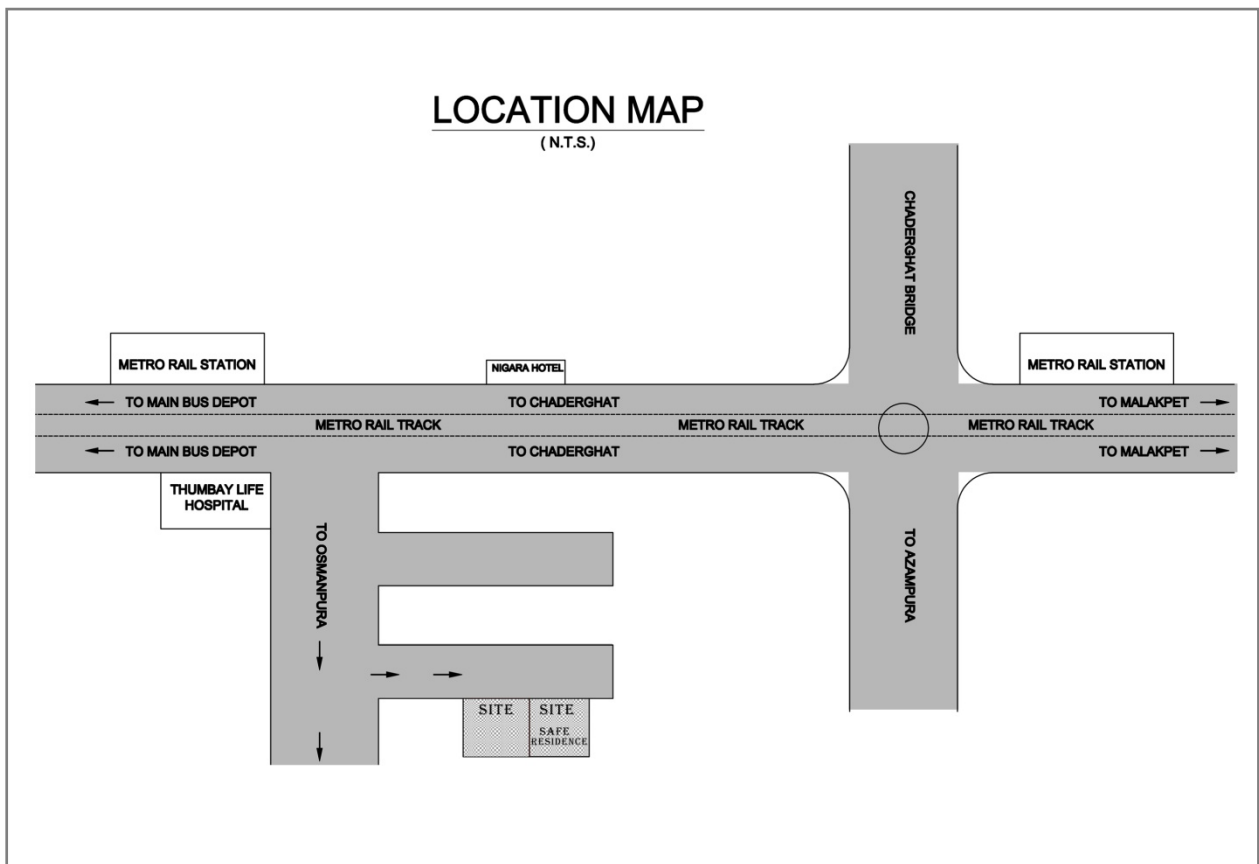
- **Inverter-** Each flat will be provided with inverter wiring.
- **Lift-**Lift "Durable Elevators" of 6 person's capacity, V3F facility with collapsible gate, with granite/marble cladding. Lift Excess will be provided until terrace.
- **Generator-**Uninterrupted power supply, Generator (10 KV and above) from "Eicher Company" or reputed make for lift common area, parking area.
- **Electricity Meters-** Single Phase connection meters will be provided for each flat & Three Phase Meter for common area. (Note : Meter panel board shall of Three Phase wiring). Customer shall pay difference amount of three phase meter and single phase meter for requesting three phase meter for their respective flat.
- **Intercom**"Syntel NEOS or Equivalent Intercom System Facility at parking area connected with each flat.
- **Drinking Water Sump-** Municipal and bore well water supply to all flats for 24 hours..
- **Over Head Water Tank** - Water tank with a total capacity of 10 thousand liters approximately with a division of 3 thousand liters for drinking water.
- **Security & Communication-** Ultra modern communication facilities for the building with CCTV surveillance (4 Cameras minimum) for the stair case, common area and parking area. LCD to be placed in watchman room for monitoring. (Expnses shall be borne by both Land Owner & Developer 50%-50% each.).

Material Availability

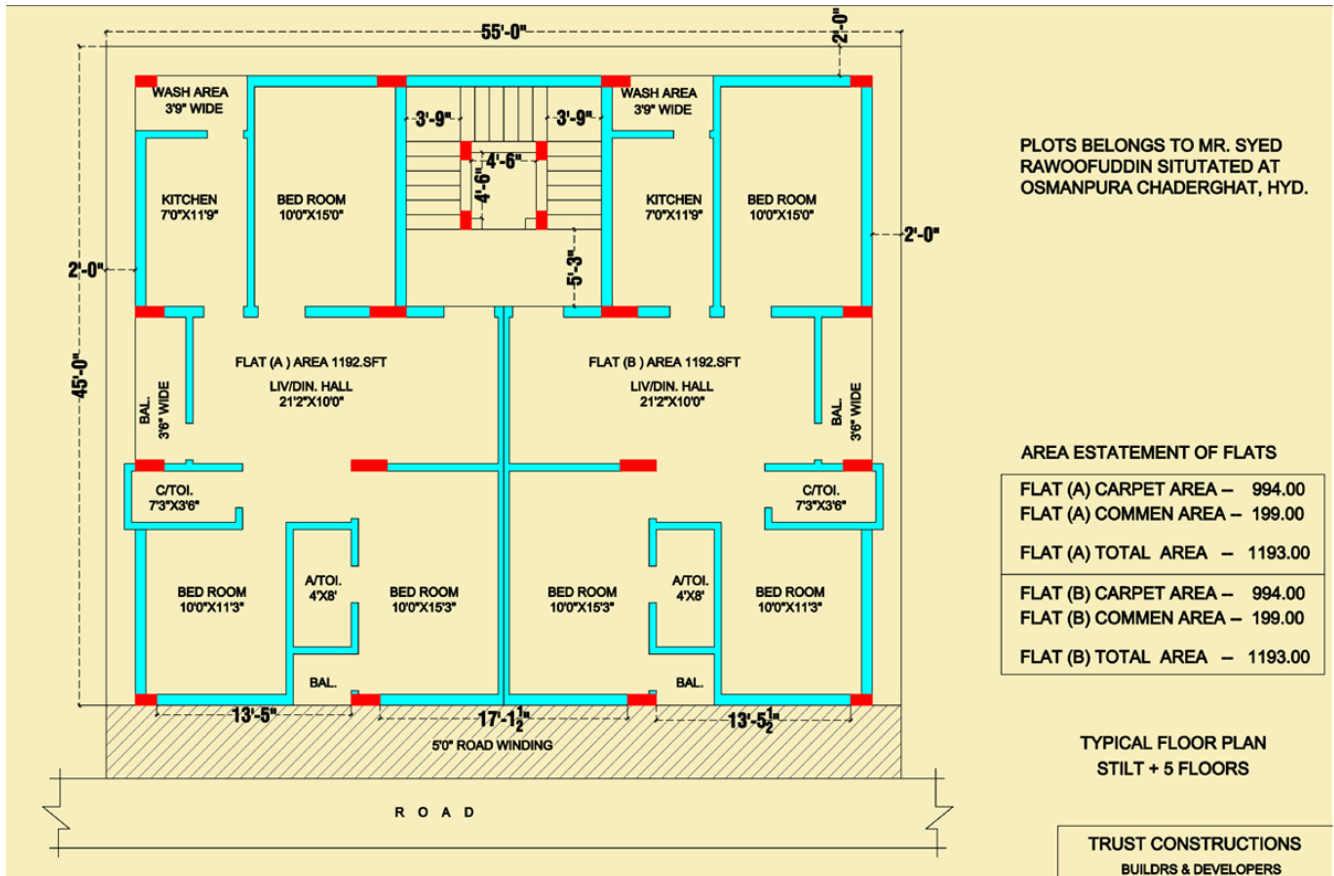
- All the material is subject to the availability in the market.

Safe Residence - Location Plan

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Safe Residence - Typical Floor Plan



Safe Residence - Typical Parking Plan



Safe Residence Parking plan will be updated soon

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