



**S D DEVELOPERS**

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## SHANTINIKETAN PROJECT

### PROJECT BREIF :

The fine sense of aesthetics is well evident at SHANTINIKETAN which is located at 21A SREENATH MUKHERJEE LANE, KOLKATA – 700030, consists of 2 nos. of G + 4 building.

The space created within the building is well thought of and beautiful from outside as well as inside. The architectural form and the orientation of the building - all the ingredients of the ultra modern look of the building.

### MAIN FEATURES OF THE PROJECT, "SHANTINIKETAN" ARE AS FOLLOWS :-

- **Structure** : RCC Frame Structure with pile foundation.
- **Elevation** : Inspired from traditional and contemporary design.
- **Exterior** : Weather proof Paint and any other decorative material as approved by the Project Architect.
- **Interior** : Wall putty / P.O.P.
- **Flooring** : Vitrified tiles in bedrooms, living dining and kitchen, Ceramic tiles in toilets of reputed make. *Toilet Dado* : Ceramic tiles upto 7ft. Level from floor.
- **Staircase & Lobby** : Wide spacious staircase and elegantly designed lobby with high quality marble/ Kota Stone.
- **Kitchen** : Black Granite top platform with stainless steel sink of reputed make, Ceramic tiles, dado upto 2 feet height above the platform.
- **Toilets** : EWC with PVC cistern and seat cover, Ceramic basin, hot & cold water lines with provisions for installation of Geysers. Sleek CP fittings of reputed make.
- **Windows** : Premium finish anodized coated aluminium frames with glass inserts in each shutter (depending on the requirement of the elevation) fitted with stay and handles. Anodized aluminium louver type window, white frosted glasses to all toilets.

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- **Doors :** Entrance – Flush door with both side laminated . Internal – good quality flush door, door frame – Sal Wood.
- **Terrace :** Water proof treatment finished with roof tiles.
- **M.S. Works :** M.S. grills for all windows
- **Hardware :** Brass and stainless steel hardware of reputed make.
- **Lift :** Elevators with capacity of 5 persons each supplied by OTIS.
- **Landscape :** Landscaping has also been provided throughout the project site and would emphasize the use of native species. Trees and shrubs are planted along proposed pathways and between buildings.
- **Parking Facilities :** Vehicle parking facilities that has been provided for both the blocks on ground floor.

**ELECTRICAL SUPPLY:** Main supply of power will be provided by CESC up to the main distribution box. Provision of concealed copper wiring, modular switches of reputed brand. Concealed fire resistant electric wiring of reputed make, adequate points for both lights and fans, MCB of reputed make, provision for air conditioner in all bedrooms and drawing/ living rooms ( ledge for split outdoor unit with drainage provisions), elegant modular switches of reputed make, provision of power points for general household appliances, telephone points in living/ dining and master bedrooms, TV points in all rooms.

**DG Power Supply :** Adequate capacity of generator to provide power for the operation of all common lights, Pumps and for all individual flats we are providing with 300 Watt power supply.

**FIRE SYSTEM DESCRIPTION :** For Fire Water Storage, we have underground and overhead water reservoir from where it will supply to the Fire pumping system at roof. Also we have provided with the Fire Hydrant System and Hand Held Extinguishers at every half landing staircases. We have provided Conventional Alarm System at every half landing staircase in each block.

**PHE SYSTEM :** 24 hours uninterrupted water supply by KMC.

1) **Water Distribution** - The water is firstly collected from the KMC line( Tala Water) to underground reservoir, from where it is distributed to over head tank through submersible pump from where the water gets distributed to the respective flats of each building.

2) **Sewerage & Drainage System** – Septic Tank is provided from where the effluents passes to the master pit from where it flows and connects to the corporation.

Every inch of **SHANTINIKETAN** is meticulously planned and is being implemented with utmost effort and care. We believe that you spend a major part of your daily life at your home, hence, that place should be given ultimate importance. Everyone seeks peace of mind to meet their goals, to enhance themselves, to climb the ladder up they require a nice and positive environment. Keeping all such factors in mind **SHANTINIKETAN** has been given an aesthetical design which is bound to have a nice impact on your mood and mind and give a positive start to your daily routine.

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