

SITE MAP OF THE PROJECT AVANTI VILLA APPARTMENTS AT SAHAPUR, NEAR KHARICHAK POOL UNDER KOLA-2 GRAM PANCHAYET BESIDE KOLAGHAT-JASAR BUS ROAD



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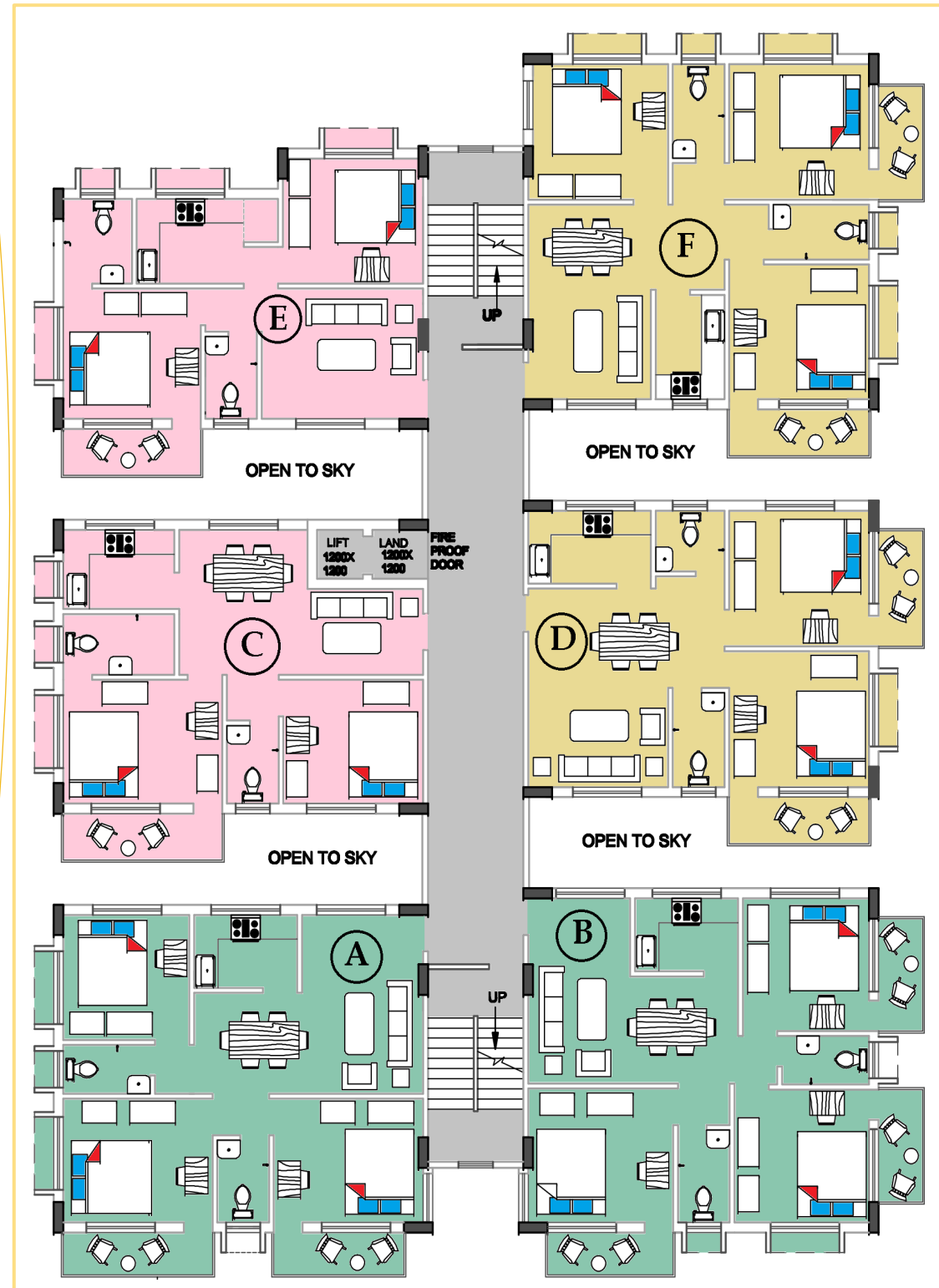
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 **Sova Real Estate LLP**
 Developing Homes & Dreams



Avanti Villa Apartments

DESIGN OF FLATS WITH FURNITURE LAYOUT



SPECIFICATIONS

Structure	: RCC Frame on 20 meter deep, 500 mm Dia RCC Piles with RCC Cols of section 750 MM x 250 MM and RCC Beams of section 250 MM x 1200 MM and Brick works of 250 MM all outer walls and 125 MM all inside partitions .
Internal Walls	: Smooth impervious Plaster-of-Paris.
Doors	: Entrance door would be teak finished flushed door and internal doors would be painted flushed doors.
Windows	: Sliding aluminum windows, Glass shutters.
Hardware	: Good quality standard steel fittings & locks of reputed make.
Flooring	: Vitrified tiles in bedrooms, living/dining and common areas.
Kitchen	: Counter table with granite top and stainless steel sink. Ceramic tiles dado of 2 feet above the counter. Walls will be finished up to 2 feet 6 inches high with ceramic tiles. Anti-skid ceramic tiles on floor.
Toilet	: Anti-skid ceramic tiles on floor. Ceramic tiles up to door height.
Sanitary Ware	: Reputed make sanitary fittings. Hot and cold water provisions in all Bath rooms.
Electrical	: Concealed copper wiring of ISI brand, MCB and Switched of reputed brand.
Painting	: Outside face of external walls – High quality Texture Paint. Windows, gates and grills will be painted with two coats of enamel paints over two coats of primer.
Lift	: Reputed make Lift.

COMMON AMENITIES & FACILITIES

- > Lift
- > 24 Hr. WATER Supply

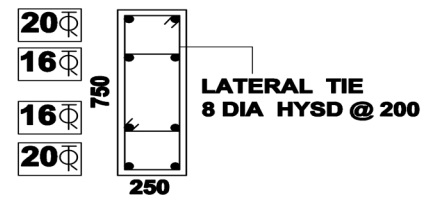
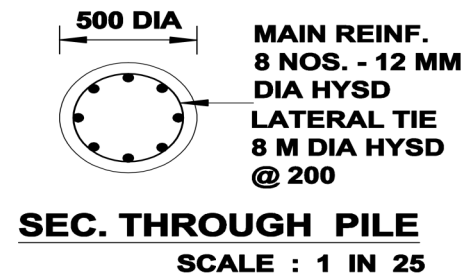
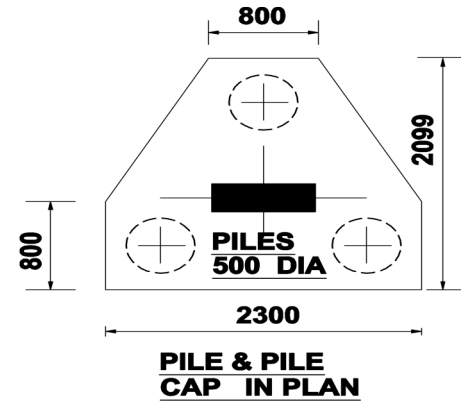
- > SUFFICIENT GENERATOR back up for each flat *
- > CAR PARKING *

* AT EXTRA COST

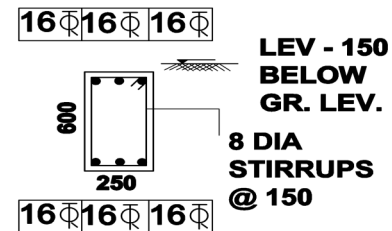
Upper Floor Layout (1st, 2nd, 3rd & 4th Floor)



DESIGNS VIEWS OF R.C.C PILE, PILE CAP, COLUMN & BEAM



SECTION THROUGH ALL COLS.
SCALE : 1 IN 25



SEC. THROUGH GR. BEAM

STRUCTURAL SYSTEM CONSISTING OF RCC FLOOR / ROOF SLAB . BEAMS & COLS.

SALIENT FEATURE :

- 1)THE HEAVY SECTION BEAMS PROVIDED UPTO WINDOW TOP LEVEL ENSURES NOT ONLY STRUCTURAL STRENGTH BUT ALSO ELIMINATES CRACKS IN CHAJJA - LINTEL AND SUBSEQUENT WATER LEAKAGE ON WINDOW TOP .
- 2)BESIDES, THE HEAVY BEAMS REDUCES THE STRESS AT BEAM COLUMN JUNCTION AND MAKES THE STRUCTURE SAFER IN CASE OF SEISMIC LOAD OR LOAD DUE TO WIND , BOTH ACTING HORIZONTALLY
- 3)WE HAVE CONSIDERED STRUCTURAL SAFETY & STABILITY TO BE MORE IMPORTANT THAN COST. THE CONCRETE USED WILL BE OF CONSIDERABLE HIGH STRENGTH i.e. M 25 WHEREAS REINFORCING STEEL WILL OF GRADE Fe 415.
- 4)CARE WILL BE TAKEN TO CARRY THE REINFORCEMENT STEEL END AS DEEP AS POSSIBLE AT THE SUPPORTING COLUMNS.
- 5)USE OF ONLY THREE NOS. OF REINFORCEMENT BARS IN EACH LAYERS WILL ENSURE BETTER HOMOGENEOUS FLOW OF CONCRETE AT BEAM COLUMN JUNCTIONS WHICH IS OFTEN A NEGLECTED FACTOR IN MOST RCC STRUCTURE ,

FOUNDATION SYSTEM CONSISTING OF RCC BORED PILES , PILE CAPS & COLS.

SALIENT FEATURE :

- 1)AS OUR PILES ARE MINIMUM 20 MTR BELOW THE EXISTING GROUND LEVEL , WE OBTAIN A VERY GOOD SAFE LOADING CAPACITY IN EACH PILE OF 55 TONNE TO 60 TONNE. ALSO THIS 20 MTR LENGTH, ACCORDING TO IS 1893 , REDUCES THE CO-EFFICIENT OF LATERAL FORCES DUE TO SEISMIC EFFECTS BY ABOUT 40% TO 50%.
- 2)THE GROUND LEVEL BEAMS HAVE BEEN MADE HEAVY ENOUGH TO ARREST THE HORIZONTAL FORCE , COMPRESSIVE OR TENSILE , DUE TO WIND AND EARTHQUAKE.

