

# TRUST CONSTRUCTIONS

## Times Enclave



*"Trust" the Foundation of our homes...*

"Times Enclave" situated at a very attractive location of Hyderabad, Atapur - Rajenderanagar Road, Pillar no. 203, a complete residential building with beautiful extensive deluxe 15 flats + striking penth house (3 flats each on floor x 5 floors) with a spacious designated car parking lots for each flat on approximately 766 sq.yrds of land.

"Times Enclave" is a well-planned residential building, special is its quality, location & its immense appreciating values as it is located at the precious express way - new airport road - agricultural university circle and less than 10 minutes drive distance from Mehdiapatnam, with all kinds of facilities almost available at door step. As expected the express way one of the upcoming costliest roads of Hyderabad since the rates of the properties is increasing tremendously in its vicinity.

## Technical Specifications

### Toilets

Toilets Flooring with antiskid & acid resistant tiles.

Designer wall tiles upto 7" feet height

### Utility & Wash Area

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

### Kitchen

Polished granite cooking platform with stainless steel sink, dadoing ceramic tiles upto 3' feet height above the platform.

### Sanitary Fittings

- Concealed GI piping with all sanitary ware: (Oswal Co.)
- 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. (KAG Co.).

### Structure

Earth Quake resistance Reinforced cement concrete structure.

### Super Structure

All walls in red brick work in cement mortar. 9" thick outer walls & 4 ½" thick internal walls

### Plastering

- 12mm thick. "Cement plaster with smooth finishing" 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

Two track Aluminum frames with reflected glass with safety grills.

### Interiors

POP ceiling borders in halls, bedrooms, kitchens, toilets.

### Painting

Internal walls & ceiling, living dining and bedrooms, kitchen & toilets with smooth putty finish with Acrylic paints and external walls with combination of texture & luppum finish with Apex Ultima paints as per architectural design.

## Staircase / Balcony

Stainless Steel railings with marble flooring on stairs / corridors and vitrified tiles flooring in balcony and sit outs. (vitrified tiles from Loranzo Co.)

## Electrical Fittings

Concealed copper wiring in conduits for lights, fans, plug & power plug points wherever necessary of standard make. (copper wiring from Fincab Co. and Electrical Switches from Maru / Miracle Co. or equivalent) (PVC supply from Sudhakar Pipes / Prince Co.).

- Power outlets for Air Conditioners in all bedrooms, living & dining area.
- Power plug for cooking range chimney, refrigerator, micro oven, mixer, grinders in kitchen.
- Plug points for refrigerator, T.V. & Audio systems etc..wherever necessary.
- Concealed AC copper wiring and drain pipe for fixing of Indoor A.C. units.
- Miniature Circuit breaker (MCB) & ELCB for each distribution board.

## Amenties

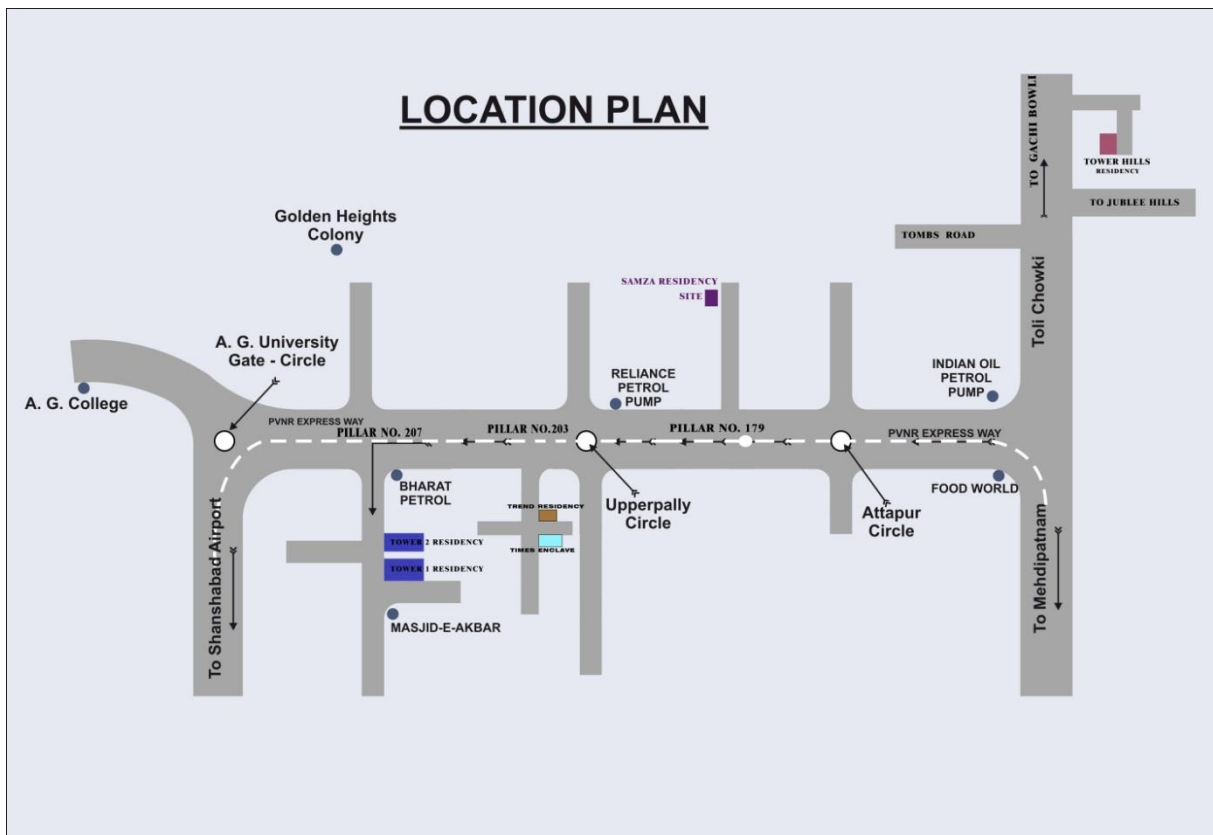
- **Telecom-** Telephone points in all bedrooms, drawing & living rooms. Provision for Internet Connection in Living / Bed rooms.
- **Generator-**Pinnacle Generator from "Eicher Company" for lift common area, parking area and a single point connection in each flat.
- **Electricity Meters-** Three Phase meters for all flats and common area.
- **Intercom-**"Syntel NEOS or Equivalent Intercom System Facility at parking area connected with each flat.
- **Dish Cable Connections-**Standard Cable wire connection point in each flat concealed/internally connected at the terrace.
- **Borewell** -Underground Borewell shall be at any reasonable point in the premises. (from Kinjal Motors)
- **Drinking Water Sump-** Drinking water sump capacity of 10 to 12 thousand liters, shall be at any reasonable point in the premises.
- **Over Head Water Tank** -Water tank with a total capacity of 17 thousand liter approximately with a division of 5 thousand liters for drinking water.

## Material Availability

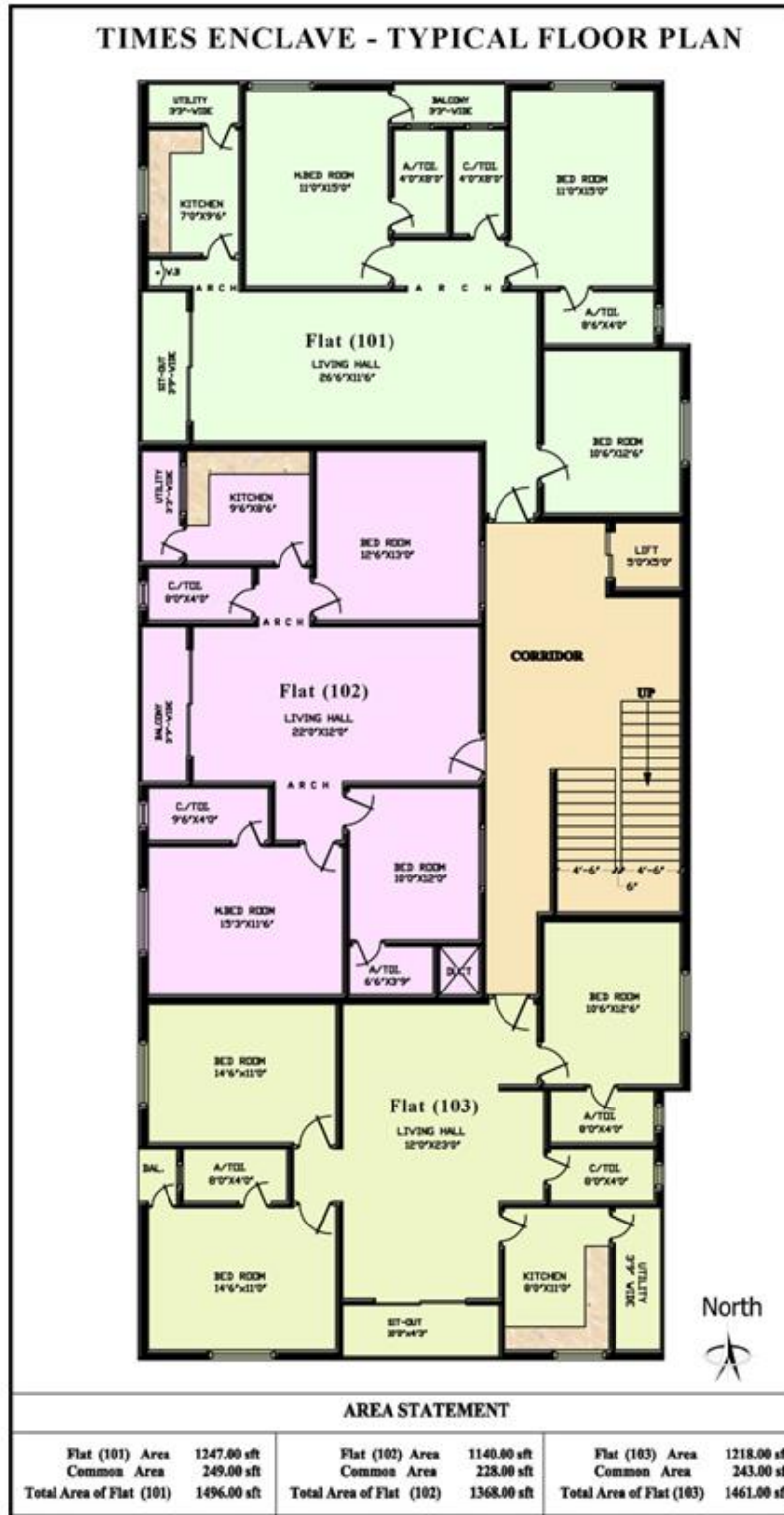
All the material is subject to the availability in the concerned companies.

## Times Enclave - Location Plan

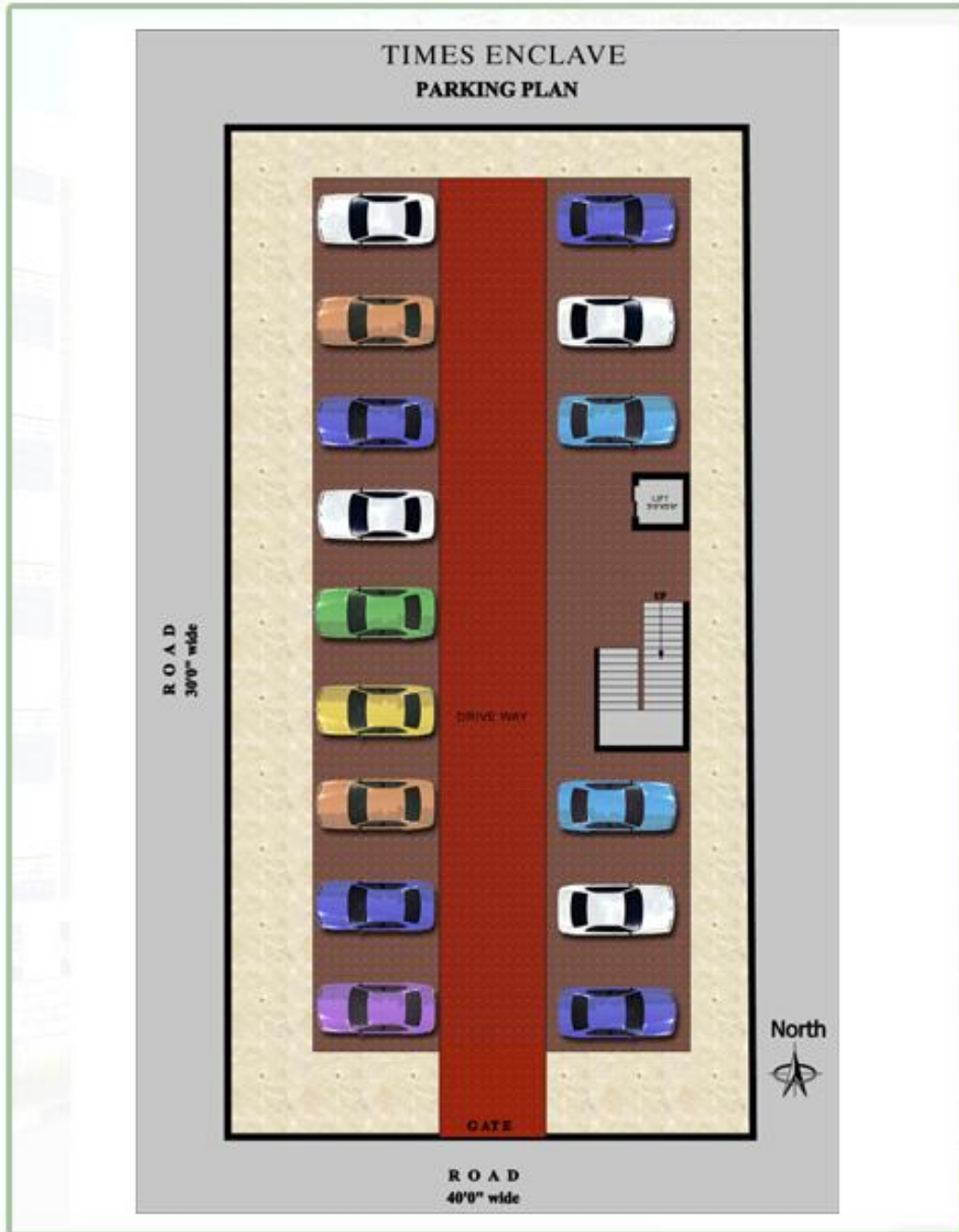
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# Times Enclave - Typical Floor Plan



## Times Enclave - Parking Plan



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