26 August 2024

Communication no. 2 – TCHS Redevelopment

Dear Member,

This is the second communication from the Redevelopment Sub-Committee (SC) to the General Body (GB) members.

In this communication we would like to present our plans for the design of the flats in the rehab complex. Please note that these amenities are proposed by the Sub-Committee and are yet to be discussed with the PMC, once appointed. We wish to present them to you, so that we can take your suggestions for improvements towards the flat designs. Please remember, this is our project, and we should design our homes such that we find as much comfort as possible, in our homes.

Please also treat this as a checklist for us, the SC members, to check the architectural and other drawings that our appointed PMC will later submit to us. It is our job to ensure that we do not miss out anything. These requirements are over and above the standard "marble tiles on the floor, grills on the windows" type of features that most PMCs and developers offer. Hence these are in addition to those. It is for this reason that we have also tried to explain to you why we are asking for these features.

In this communication, we have presented a Checklist of the amenities that we wish to have in our flats. We are also working on preparing a Checklist of common amenities that we would like to have in our project, on similar lines. We will share this with you subsequently, and we would request you to please let us have your views and suggestions on that communication too. In fact, we request you to please let us have your views on any of our communications at our email ID, tchs.redev@gmail.com

Please feel free to write to us at any time.

Flat amenities

The flats should have minimum corridors or walkways inside the flats, because corridors are wasted space. All flats should preferably Vaastu compliant as far as possible. Special emphasis shall be placed on the design of the flats so that we get maximum natural ventilation. All architectural drawings shall suggest specific locations of the furniture within the flats, so that all infrastructure facilities may be designed with this layout in mind.

The layout of the flats should be such that each flat should have at least one common toilet so that guests may use it without needing to enter any bedroom. The entrance of the flat should lead to the sitting area, and not to any other portion. The planned TV location should be facing the sitting area, preferably not in the bedroom(s). It is preferable to have the dining area visually secluded from the sitting area, so that elderly folk in the family can have their meals without getting disturbed by guests.

The **electrical wiring** layout in each room of the house shall be such that every switchboard including ones for lights and fans, shall have at least one 15/5 A electrical socket. Larger switchboards with more than eight switches in the switchboard shall have at least two such sockets. Every socket shall have an independent switch to control it. All seating areas shall have small switchboards with minimum two sockets, for a mobile charging and a future table lamp. The living room/dining area shall be provided with BLDC (Brush-Less Direct Current) fans

of a reputed brand as specified in the tender document. For each window, on any one side, there shall be at least one socket for fixing of Diwali lamps or festival lighting. Once the location of the TV is tentatively fixed, there shall be a switchboard with enough sockets for a TV, a set top box, two audio/video gadgets and two additional spare sockets. All seating spaces throughout the flat shall have a small switchboard with a minimum of two electrical sockets, for mobile charging.

The incoming electricity shall be brought into each flat via a Miniature Circuit Breaker (MCB)/ Residual Current Circuit Breaker (RCCB) for overall protection against all electrical short circuits. It shall then be divided into three circuits, the first which will connect to all the power consumers in the kitchen, the second to all the power consumers in the master bedroom, including the storage water heater in the attached toilet, and the third to all the balance power consumers including the water heater in the guest toilet. Each of these three circuits shall have their individual MCBs, suitably sized.

The **plumbing** in the kitchen and bathrooms/toilets may be of the concealed type. All pipes shall be made of certified UPVC or CPVC material of the required wall thickness; no galvanized iron pipes will be permitted. There will be a separate pipe network to supply incoming water to the flush tanks (cisterns) in all toilets. The water from this will be supplied from the outlet of the sewage treatment plant. The fresh water supply from the overhead tanks shall be routed through properly designed pressure relief systems, so that excessive pressure is not encountered at the use points anywhere in the complex, the flats, the halls, the spray systems in the parking area as well as the gardening hoses.

The **kitchen** shall be well-ventilated through natural ventilation. Additionally, it shall have an exhaust fan with a mosquito net on the outside. The fan should NOT have louvres; oily grime settles on it. The exhaust fan shall be fitted to the frame through bolts and nuts so that it can be easily removed by the members, and the mosquito net cleaned. The kitchen shall have an adequate number of 15/5 A electrical sockets, distributed on all the walls. The electrical wiring and layout of the kitchen should be planned for placement of a refrigerator, water filter near the kitchen sink (which shall be of a leading brand to be specified in the tender), mixer/grinder on the kitchen platform, induction cooker on the kitchen platform, microwave oven, OTG and coffee maker near the kitchen cabinet, at the bare minimum. Additional sockets may be provided for mobile charging wherever convenient. The kitchen shall have a minimum of two light fixtures, one for general lighting and another to light up the cooking area. The ceiling fan in the kitchen shall be a BLDC fan of the dust-resistant variety from a reputed brand as specified in the tender document, and shall be located such that it does not blow on the gas burners. If the kitchen is planned with a granite shelf for religious purposes, there shall be at least one switchboard nearby for a permanent light above the shelf, as well as one electrical socket.

The kitchen platform shall be of granite and minimum 27 inches wide, to conveniently accommodate a four-burner gas stove. It should preferably be East or West facing. The stainless-steel kitchen sink shall have an attached flat area of keeping plates to be washed. If the layout permits, it would be nice to have a hot water supply connection from the storage water heater in the master toilet to the kitchen sink tap, to wash oily plates and vessels. All fittings in the toilets shall be of ‘A’ class brands. Kitchens will be provided with piped gas, with individual smart meters, which will give the members the facility of paying their individual gas bills at the society office.

All **toilets** should have wall-mounted western commodes located at a height of 20 inches from floor tile top, including seat cover. All toilet seat covers shall be of the slow falling variety. Every toilet shall be equipped with one exhaust fan with an external mosquito net. The exhaust fan shall be fitted to the frame through bolts and nuts with rubber bushes to avoid noise, so that it can be easily removed by the members, and the mosquito net cleaned. The flush tank (cistern) shall be located at a height which makes it easy to clean, close to the toilet seat. It shall also be in a recess in the wall so that the commode can be pushed as close to the wall as possible, to provide more usable space in the toilet. Each toilet shall be provided with hot water through an independent storage water heater of a leading brand to be specified in the tender. An automatic washing machine of a leading brand to be specified in the tender shall be provided in the dry area.

All toilets shall have anti-skid, un-textured, vitrified tiles on floors and smooth vitrified tiles on walls, with a highlight design. All fittings in the toilets shall be of top class brands, to be specified in the tender.

Bedrooms of all top floor flats shall have false ceilings with proper and adequate heat insulation, as part of the basic design. No member will have to pay any additional payment for this. All bedrooms shall have ledges suitable for placement of the outdoor unit of a split air conditioner. These ledges shall have individual independent stainless steel, vertical staircases which the company installation personnel may safely use for installation of the outdoor unit. Once the bed location is fixed in the bedroom, there shall be provided a switchboard at a convenient location for mobile charging with minimum two 15/5 A electrical sockets. These will provide electrical power for other gadgets also, like transistor, mosquito repellent, if needed. Each of the bedrooms shall be provided with BLDC ceiling fans and split air-conditioner units of a leading brand, to be specified in the tender. The air-conditioning units shall be provided with an arrangement for collection of the water released by the units through a pipe which is connected to the rain water pipe line of the building and this water may be used for rainwater harvesting.

Best Regards,

For The Talmakiwadi Co-operative Housing Society Limited

Shivdutt Halady

Hon. Secretary