AAKRITI
SHANTINIKETAN
PEOPLE FIRST

AAKRITI SHANTINIKETAN

GH-01B, Sec-143 B, Noida Expressway

"I like to see a man proud of the place in which he lives.

I like to see a man live so that his place will be proud of him."

-Abraham Lincoln

Luxury with Features,
Elements and Design.....

“People First”: The Corporate Philosophy

The philosophy of “people first” assigns the priorities of our group housing project in the following order

a. A house is built for the people with following purposes/consequences

I. It should provide the residents with safety, hygienic living conditions, convenience and comfort in that order.

II. It may be the prime asset for most of the people acquiring it so it should have the potential of a high return on investment in long term in terms of appreciation and in short term in terms of rent-fetching capability.

III. It should bear a price that is cost-effective in the long term.

IV. It should be cost-effective not only in terms of the monetary payment made at the time of acquisition, but also in terms of social cost-benefit analysis for successive generations of users.

V. The basic design and structural changes are not possible, once the house is handed over. Hence utmost care has to be taken in the designing process to ensure flexibility and perfection.

VI. The large ecological footprint of a high-density housing is capable of affecting the immediate environment to an extent that prime resources like Water, Fresh Air and Energy resources are depleted beyond repair in times to come. Care should be taken to minimize the damage

VII. Best Practices in Housing sector across the world should be followed.

VIII. Only the Best Material should be used in the project.

IX. It should contribute to the growth of housing sector, which is the prime engine of economic growth and source of employment in the national economy.

b. The houses are made by the people.

I. The employees earn their living by working on it.

II. The entrepreneurs taking initiative in this sector should make a healthy profit in order to be able to deliver, sustain and expand their good work.

"*People First*": Translating the philosophy into actionable targets and measurable outcomes

Goal	Feature in the Project
Earthquake Safety	Structure Design according to Specification for zone 5 of Seismic Zones although NOIDA lies in Zone 4 .
Fire Safety	Fire Tower in each block instead of ordinary fire escape stair-case.
Security	Three tier Security including Electronic Surveillance
Hygienic living conditions	a. Cross-Ventilation in every room. b. Building Materials according to Green Building Norms Like Low VOC Paints which are not harmful for health. c. At least three sides open houses to ensure maximum sunlight.
Convenience	a. Only Four flats per floor in a block b. Three lifts per block c. Width of Lift Lobby 12-14ft d. Outdoor and indoor traffic circulation designed for minimum confusion and take minimum time to negotiate. e. No Circulation through Living Room f. One large Terrace in every flat for outdoor private space g. Flats designed for proper Furniture Placement in every room h. One Balcony hidden from public view for washing and drying of clothes in every flat i. Area adjacent to Dining Room opens to a balcony and can be landscaped j. Separate entry into kitchen through servant room k. All apartments divided into three zones: Public, Semi-private and Private l. Podium parking m. One separate guest room adjacent to the living area n. One continuous large semi-private area consisting of Drawing, Dining and Primary terrace , so that an in-house gathering of around 50 people can be organized without disturbing the bedrooms o. One Utility Balcony with every kitchen p. Separate Dining area in every Apartment q. No toilet opens in Living /Dining/Kitchen r. All flat entries in line of sight from the main Lift Lobby s. U-shaped Living Space for optimal furniture placement t. Club, Convenience shopping and Swimming pool inside the Compound

"*People First*": Translating the philosophy into actionable targets and measurable outcomes

Goal	Feature in the Project
Comfort	a. Better Heat Insulation: Green Building Norms make houses more comfortable in extreme weather due to better heat insulation. b. Better acoustic isolation provided either through putting circulation areas or open spaces between the apartments;z if not possible, through adjacent rooms having same usage.
High return on investment in long term in terms of appreciation	a. The Amenities listed above are unique to this property and shall always fetch premium over other properties in the vicinity. b. Basement having more height ensures that parking is not going to be a problem in future because in case of shortage mechanized parking can be installed. c. Proximity to Metro, Institutional areas, Commercial areas, FNG, NOIDA Expressway and ISBT make it a prime property for years to come. d. Better maintainability and flexibility make it premium property. Besides, lower maintenance effort makes it a better maintained building in future.
Cost-effective in the long term	Following of Green Building Norms make savings to the extent of 26% in energy cost, 13% in aggregate maintenance cost and 33% in CO_2 emission according to a study commissioned by US General Services Administration(GSA).
Cost- effective in terms of social cost-benefit analysis for successive generations of users	a. Sewage Treatment plan and reuse of water in gardening and flushing may cut the water requirement substantially. b. Water Harvesting Facility for recharging of ground Water. c. Solar panels for non-renewable energy. d. Build ng Management System for efficient utilization of resources.
Best Practices in Housing sector across the world should be followed	Norms and Guidelines from across the world especially New York City, New South Wales, Australia, New Zealand, studies of IITs etc have been studied and are being implemented in this Project to the extent required and feasible.
Only the Best Material should be used in the project	Only the top Brands are going to be used. For example, Tata Steel will be preferably used. In case of non-availability SAIL steel shall be used.

Safety: Go the extra mile, Design for Zone V

The building is designed for zone V, i.e. the highest seismic Zone of the country although the project lies in zone IV and the legal compliance require design for Zone IV only. The reason for this extra preparedness is as follows:

"The seismic zone maps are revised from time to time as more understanding is gained on the geology, the seismotectonics and the seismic activity in the country. The Indian Standards provided the first seismic zone map in 1962, which was later revised in 1967 and again in 1970 (Figure 3). The map has been revised again in 2002 (Fig. 4) and it now has only four seismic zones – II, III, IV and V. The areas falling in seismic zone I in the 1970 version of the map are merged with those of seismic zone II. Also, the seismic zone map in the peninsular region has been modified. Madras now comes in seismic zone III as against in zone II in the 1970 version of the map. This 2002 seismic zone map is not the final word on the seismic hazard of the country, and hence there can be no sense of complacency in this regard."

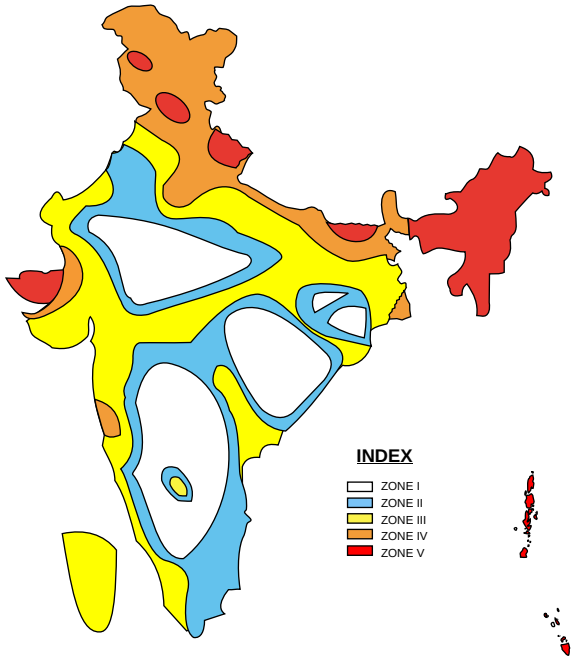


Figure 3: Indian Seismic Zone Map of 1970

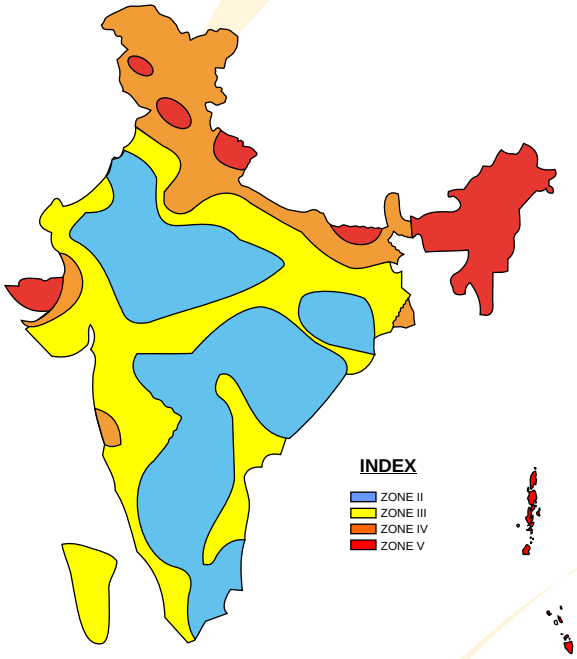
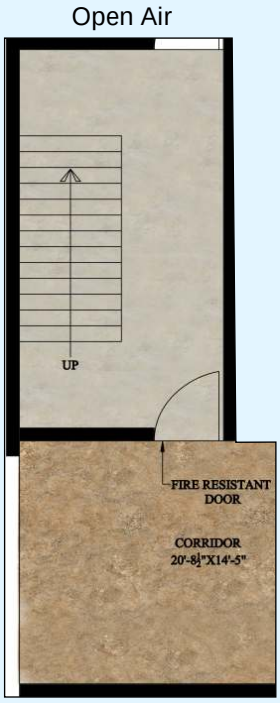


Figure 4: Indian Seismic Zone Map as per IS :1893 (Part 1)-2002

Authored by:
C.V.R.Murty
Indian Institute of Technology Kanpur
Kanpur, India
Sponsored by:
Building Materials and Technology Promotion Council, New Delhi, India

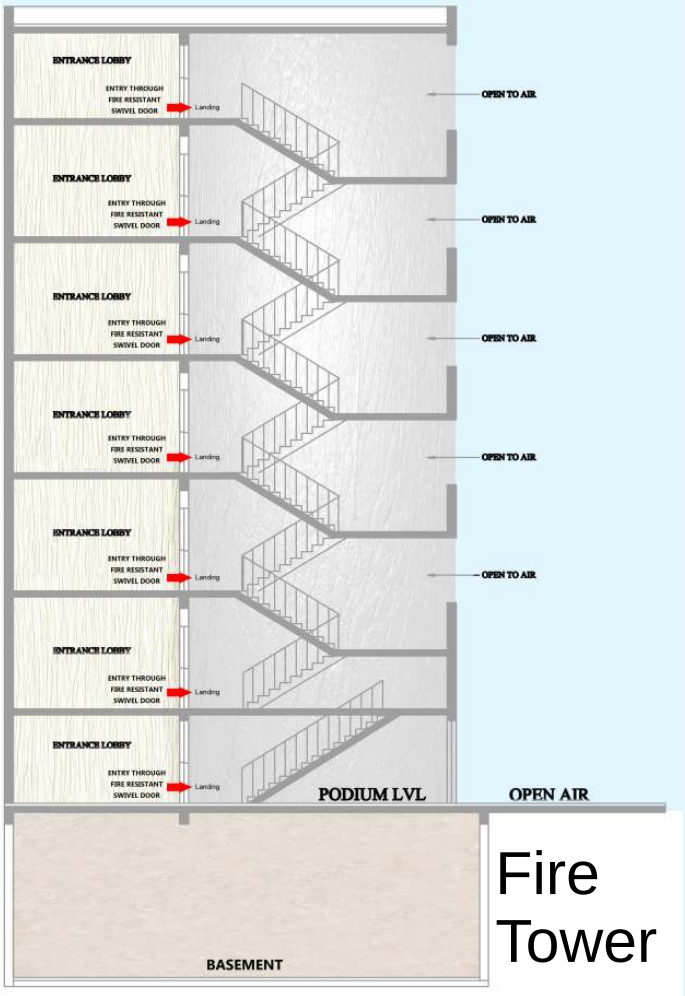
Safety from Fire: Fire Tower instead of normal Fire Escape Staircases

Not only following the existing codal requirements but exceeding them.

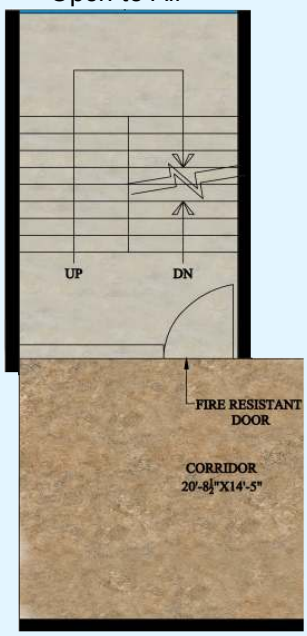


Open Air

Podium Level



Fire Tower



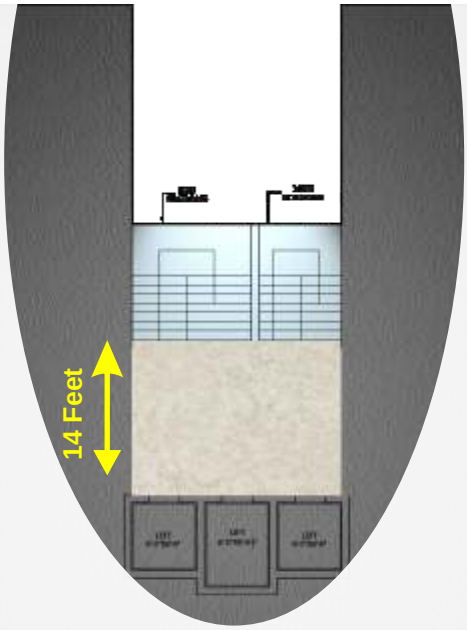
Open to Air

Typical Floor Level

"F2.22. Fire Tower: These are applicable for multi-storeyed buildings (over 8 storeys or 24m in height) and are considered as the safest escape route."

Courtesy: Document No. : IITK-GSDMA-Fire03-V3.0
Final Report : C - Fire Codes
IITK-GSDMA Project on Building Codes

Large Naturally Ventilated Lift Lobby



"Better Design Practice
Increase amenity and safety in circulation spaces by:

- providing generous corridor widths and ceiling heights, particularly in lobbies, outside lifts and apartment entry doors
- providing appropriate levels of lighting, including the use of natural daylight, where possible
- minimising corridor lengths to give short, clear sightlines
- avoiding tight corners
- providing legible signage noting apartment numbers, common areas and general directional finding
- providing adequate ventilation.

Support better apartment building layouts by designing buildings with multiple cores which:

- increase the number of vertical circulation points
- give more articulation to the facade
- limiting the number of units off a circulation core on a single level".

Building Design Part03
Tools for improving the design of residential flat buildings Government of New South Wales, Australia

BUILDING PLANNING

"A. Lobby

1. The lobby should be treated as an attractive and gracious space with materials and furnishings that are attractive, durable, and easy to maintain
2. The lobby should be undisrupted by other elements
3. Natural light should be maximized, and if possible, a view of the exterior landscaped space should be exploited
4. The primary vertical circulation/elevator should be visible and accessible from the lobby."

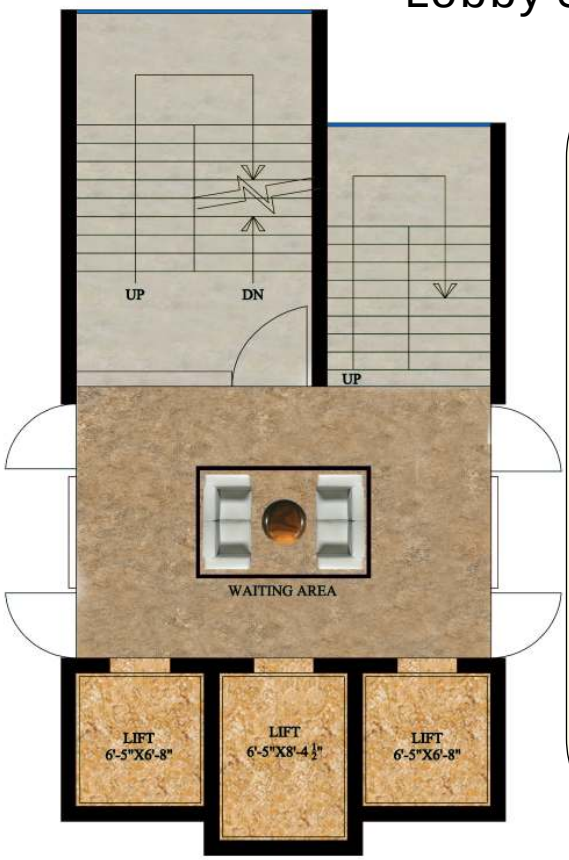
BUILDING PLANNING GUIDELINE
The New York City Department of Housing Preservation and Development (HPD)

3 Lifts per Floor for 4 F**lats**

"Two Lifts of 680 Kg provide a better service than one1360 Kg. The large single lift would run only partly loaded during the major part of the day with a resulting decrease in efficiency and increased running cost. The offset is that although 2 lifts may be costly, require more foot print (space), and have less tenable area; the advantage is lower operating costs and better quality of service."

cedengineering.com

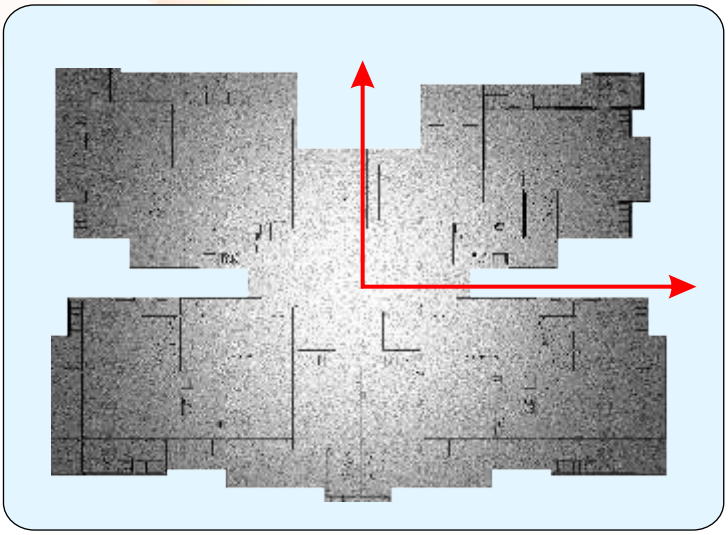
Lobby Space Usage

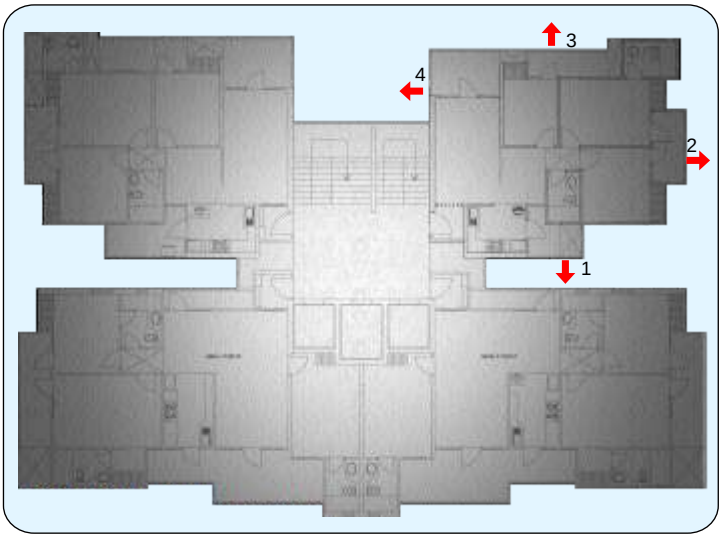


Corridors are not just a means of access for the residents to move in and out from their homes to the lifts and vice versa, but also may have the following usage:

a. Older people can wait here for the lift.
b. Are able to provide a community area for families living along the same corridor or floor. As such, corridors has the attribute of a social space. For example, it can be an area for children to play or for housewives to meet.

Minimal Common walls between two Flats





Flats open on all four sides

Basic Principles

“>> To ensure that all habitable rooms have access to natural daylight. Where possible, this should be extended to service rooms (such as kitchens and bathrooms).
>> To ensure sufficient daylighting in order to reduce the reliance on artificial lighting during daylight hours.”

Building Design Part 03
Tools for improving the design of residential flat buildings Government of New South Wales, Australia

Better Design Practice

“Consider apartment layout along with the location, separation and configuration of apartments in order to maximise acoustic privacy in each apartment.

>> Organise apartments within a building to minimise sound transmission between units.
>> Group noisier rooms next to one another whilst grouping quieter rooms further away.
>> Utilise storage and circulation spaces to create buffers to noise from other apartments, building services or common areas.
>> Minimise the amount of party walls within a development.
>> Consider the apartment layout in terms of separating noisy rooms from quieter rooms.
>>Group similar functions together.
>> Use design technologies and techniques to reconcile conflicts between noise, outlook and views. These may include: double glazing using sealed entry doors to reduce sound transmission from common spaces or from outside the building
>> providing sound insulation beyond the requirements of the building code.”

Building Design Part 03
Tools for improving the design of residential flat buildings, Government of New South Wales, Australia

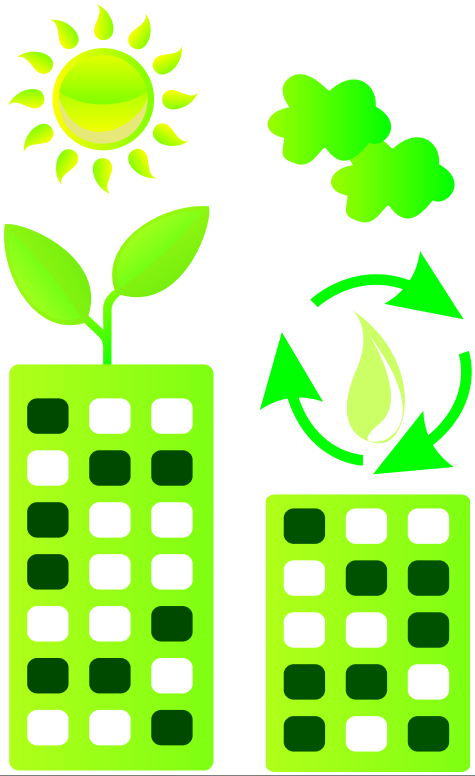
Green Building

“Anything else you're interested in is not going to happen if you can't breathe the air and drink the water. Don't sit this one out. Do something.”
- Carl Sagan

Green Building Certification to be obtained from IGBC.
Green Building Rating System provides a set of performance standards for certifying the design and construction phases of commercial, institutional buildings and high-rise residential buildings. The specific credits in the rating system provide guidelines for the design and construction of buildings.

The intent of LEED India NC is to assist in the creation of buildings that are

1. Of High Performance
2. Healthful
3. Durable
4. Affordable
5. Environmentally sound



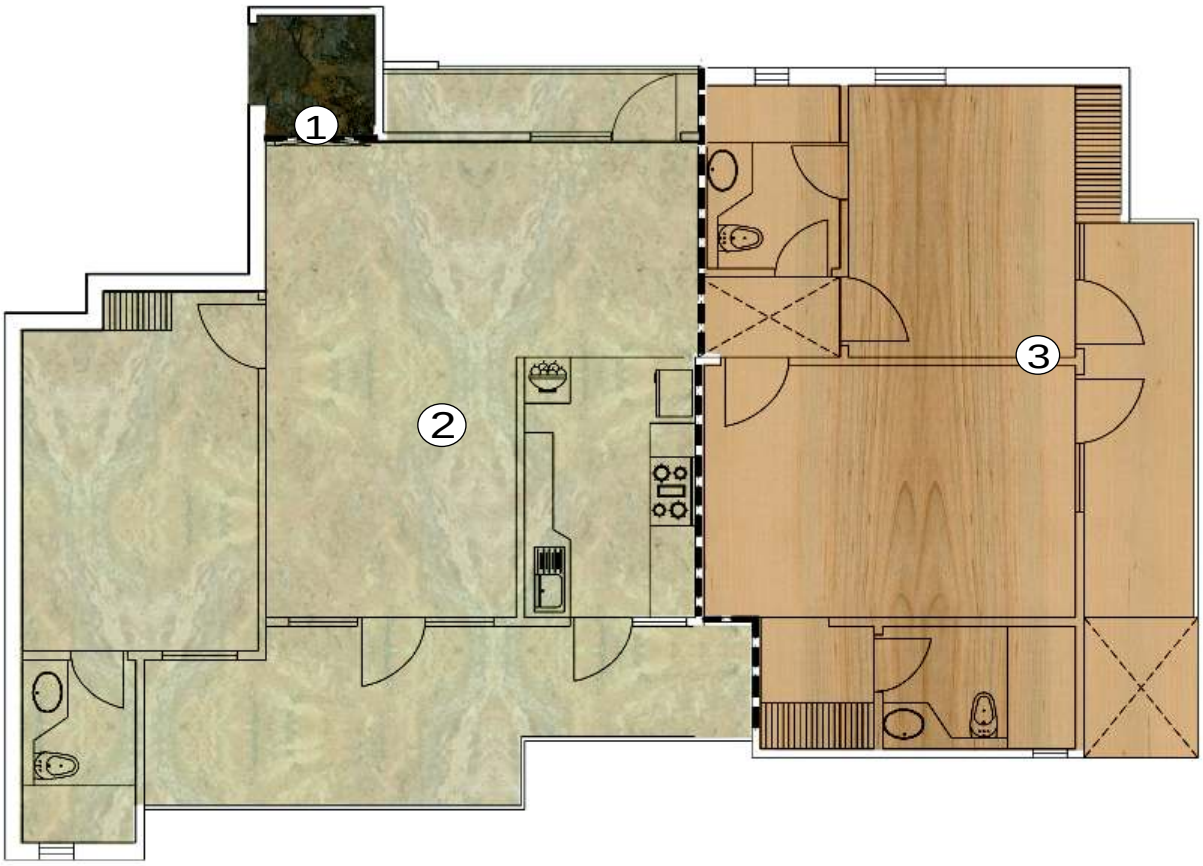
LEED India NC addresses :

1. Sustainable Sites
2. Water Efficiency
3. Energy & Atmosphere
4. Materials & Resources
5. Indoor Environmental Quality
6. Innovation & Design Process

“II. Benefits of Green Homes
Green homes can have tremendous benefits, both tangible and intangible. The most tangible benefits are the reduction in water and energy consumption right from day one of occupancy. The energy savings could range from 20 – 30 % and water savings around 30 – 50%. Intangible benefits of Green homes include enhanced air quality, excellent daylighting, health & wellbeing of the occupants, safety benefits and conservation of scarce national resources. Green Homes rating system can also enhance marketability of a project.”

IGBC Green Homes
Rating System Ver 1.0
Abridged Reference Guide

Separate Zones within the Apartment



"Zone 1A courier or a milkman can be disposed from this area only. He gets to see only a dead wall in front of him and no other area of the flat. Can be used further for changing of shoes, placing of shoe rack or simply a welcome painting.

Zone 2 A semi-private common zone for guests & residents consisting of a guest room, living area, dining room and a common washroom.

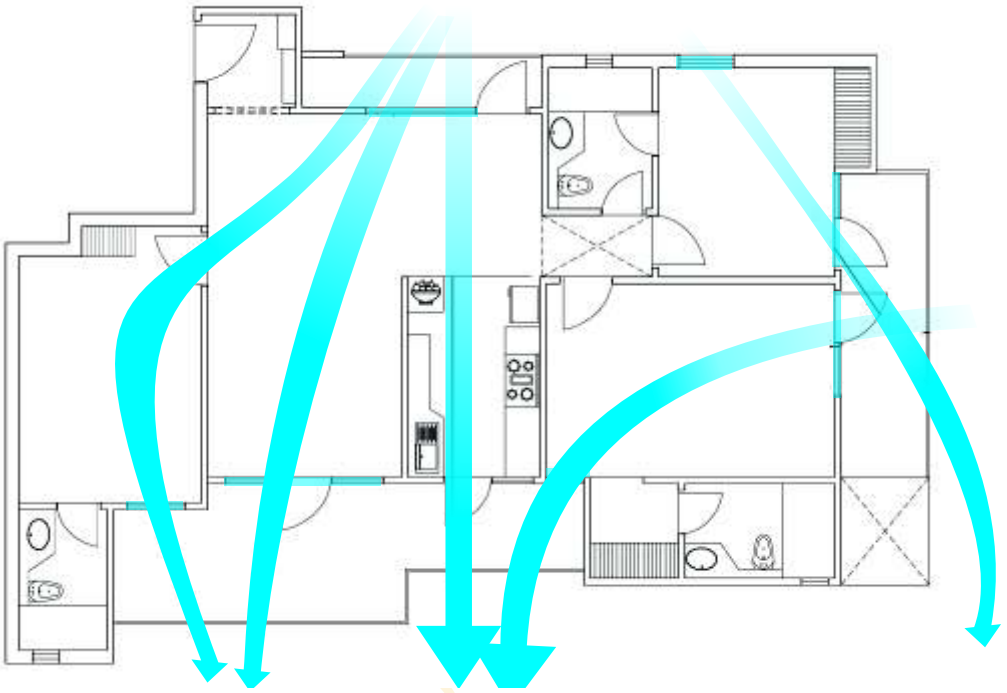
Zone 3 A zone of silence and privacy. Master bedroom and other bedrooms are here".

Basic Principles

">> Consider the apartment layout in terms of separating noisy rooms from quieter rooms.
>> Group similar functions together. "

Building Design Part 03
Tools for improving the design of residential flat buildings
Government of New South Wales, Australia

Cross Ventilation in each and every room



Indoor Air Pollution

Hard Facts

>Many a time indoor air quality is worse than the most polluted outdoor air.

>Fresh air contains 21.0% (v/v) O_2

>Exhaled air contains 17.0% (v/v) O_2 and 83.0 % (v/v) CO_2

>An adult emits 45 gm sweat/hour containing bio aerosols.

>An adult produces 300 BTU of heat/hour.

>Carbon-based gaseous pollutants (VOCs) indoors are 2 to 5 times higher than outdoors.

Better Design Practice

"Plan the site to promote and guide natural breezes by:

> determining prevailing breezes and orient buildings to maximise use, where possible (see Orientation)

Utilise the building layout and section to increase the potential for natural ventilation. Design solutions may include:

> facilitating cross ventilation by designing narrow building depths and providing dual aspect apartments, for example, cross through apartments and corner apartments.

Design the internal apartment layout to promote natural ventilation by:

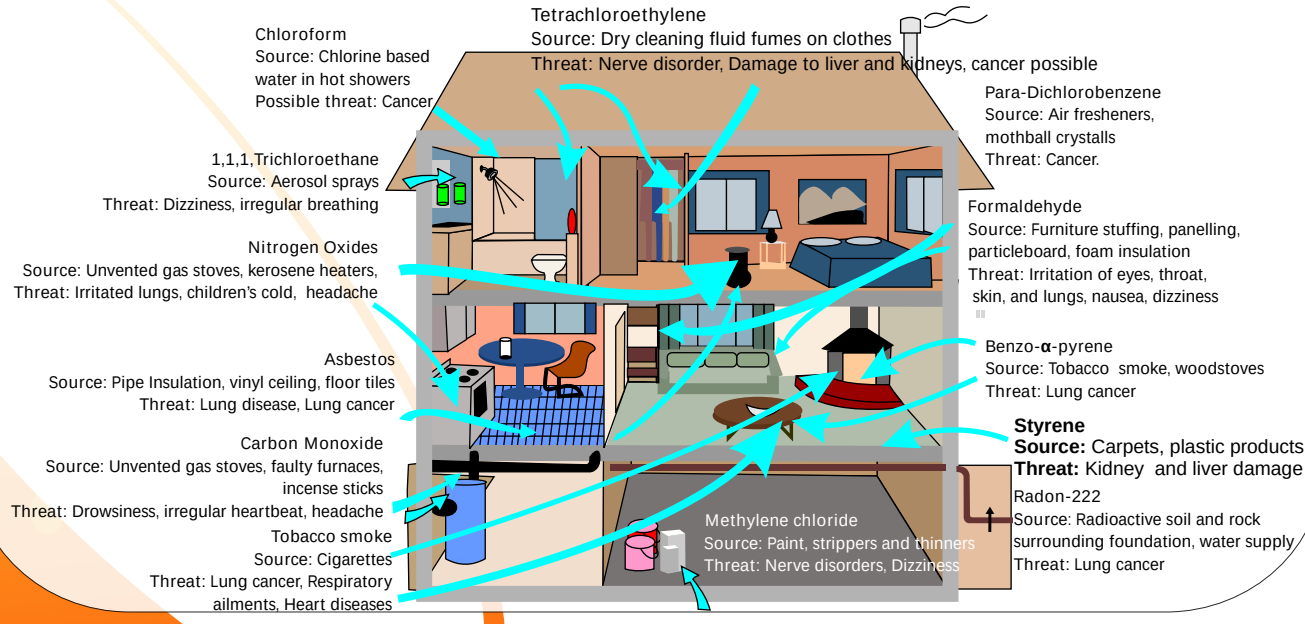
> minimising interruptions in air flow through an apartment. The more corners or rooms airflow must negotiate, the less effective the natural ventilation.

> grouping rooms with similar usage together, for example, keeping living spaces together and sleeping spaces together.

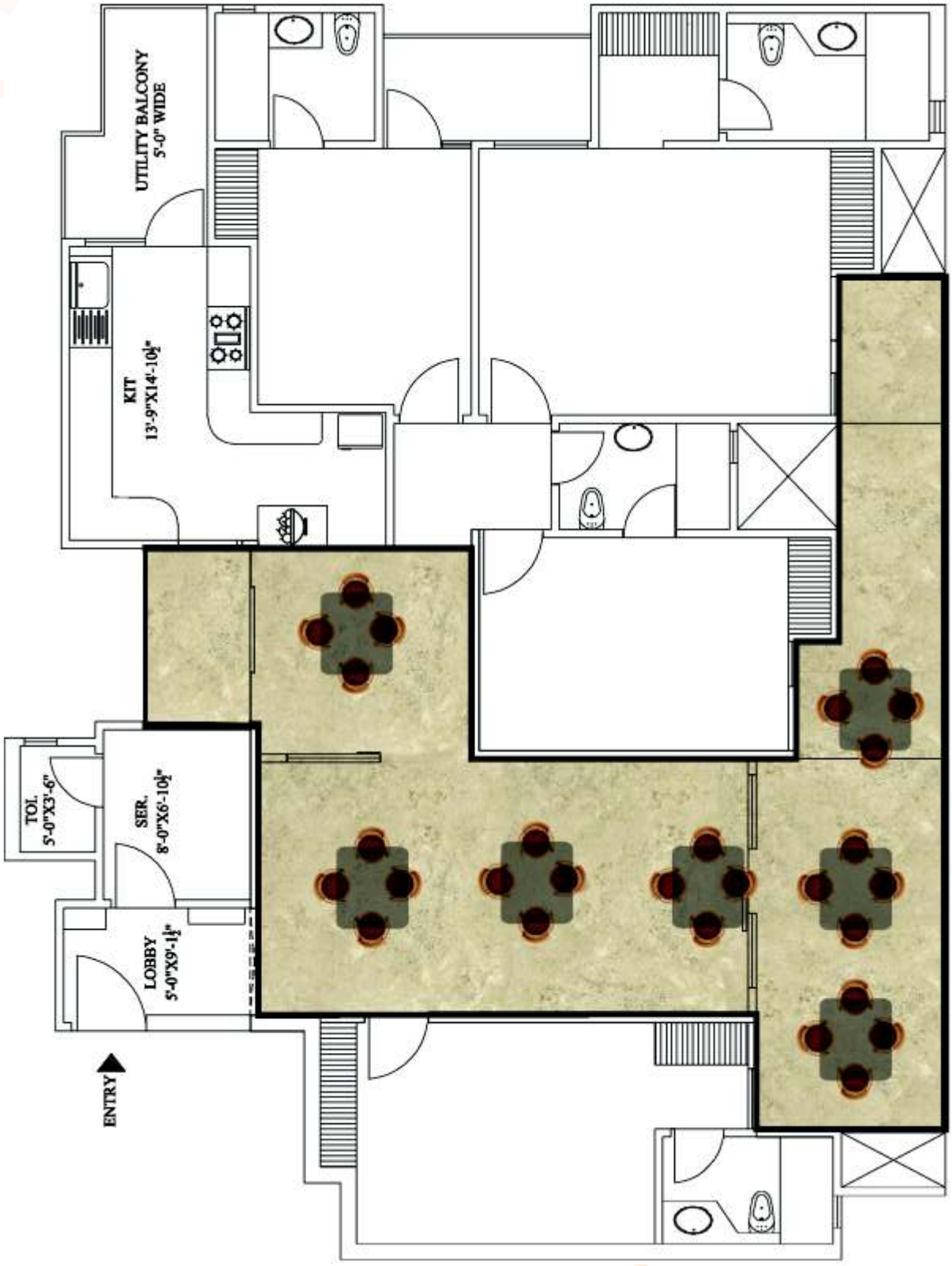
This allows the apartment to be compartmentalised for efficient summer cooling or winter heating.

Select doors and operable windows to maximise natural ventilation opportunities established by the apartment layout."

Building Design Part 03
Tools for improving the design of residential flat buildings, Government of New South Wales, Australia



Unified Continuous Common area of around 600 sq. ft.
for in house gatherings of around 50 people



1.All Toilets, Kitchen and Habitable Rooms on external walls.
No Ventilation through Shafts.
2.All Toilets and Kitchen Adjoining Balcony for better Servicing and Plumbing.

Basic Principles

"1. Locate habitable rooms and where possible, kitchens and bathrooms on the external face of the buildings.

2. Ensure building services are co-ordinated and integrated into the overall façade and balcony design. Services, such as drainage pipes and ventilation ducts are often visible from the street and detract from the overall appearance of the building.

3. Consider installing water and gas outlets on primary balconies."

Building Design Part 03
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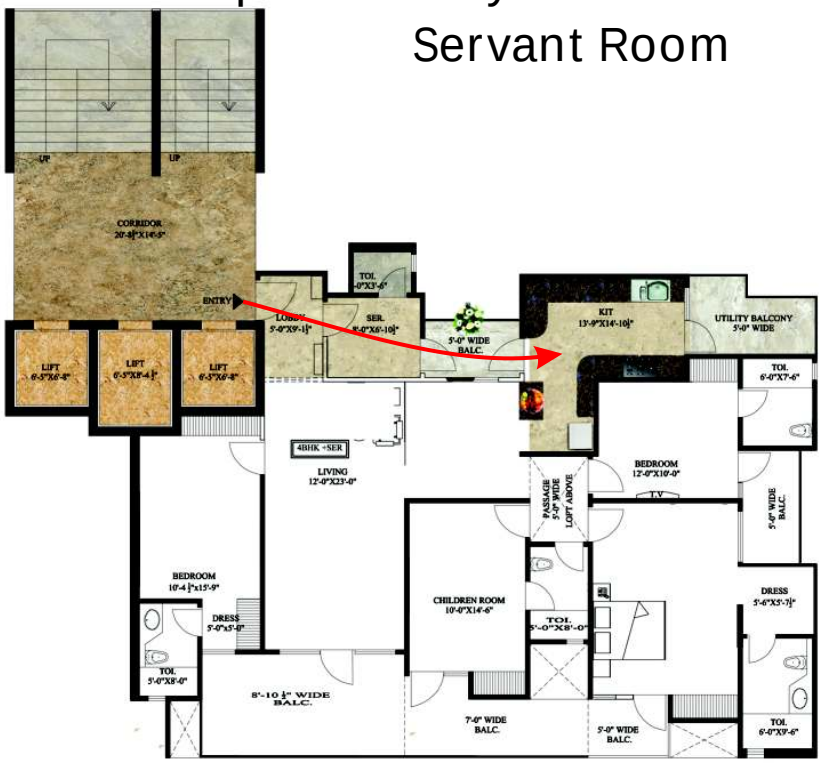
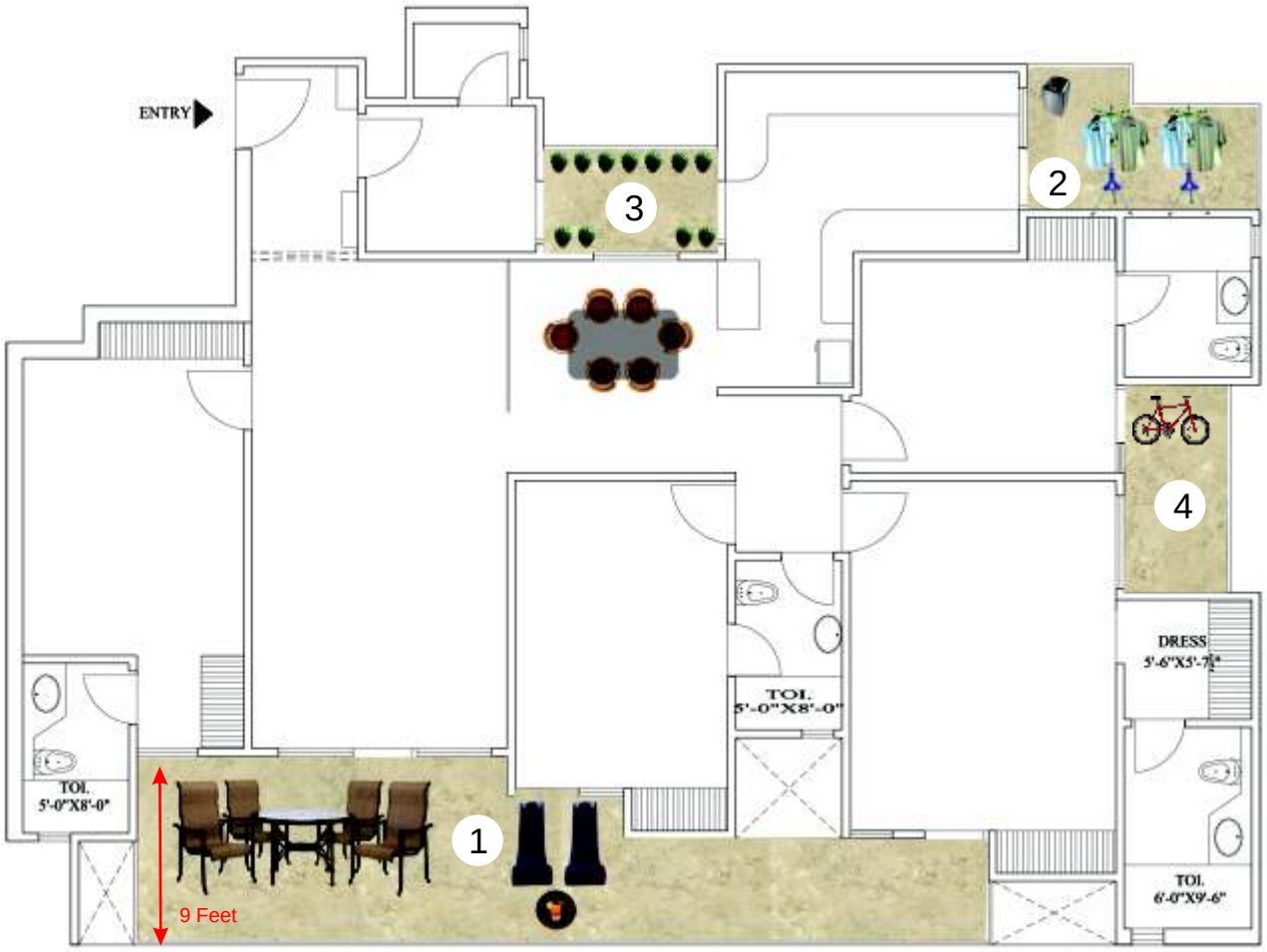
Separate Entry to Kitchen Through Servant Room



">> Group similar functions together."

Building Design Part 03
Tools for improving the design of residential flat buildings, Government of New South Wales, Australia

1. One terrace large enough to accommodate one table and four chairs and in addition a couple of easy chairs
2. One Balcony hidden from Public View for washing and drying of clothes
3. Balcony adjacent to dining room can be landscaped
4. One Balcony for keeping of utilities like children's bicycle



Better Design Practice

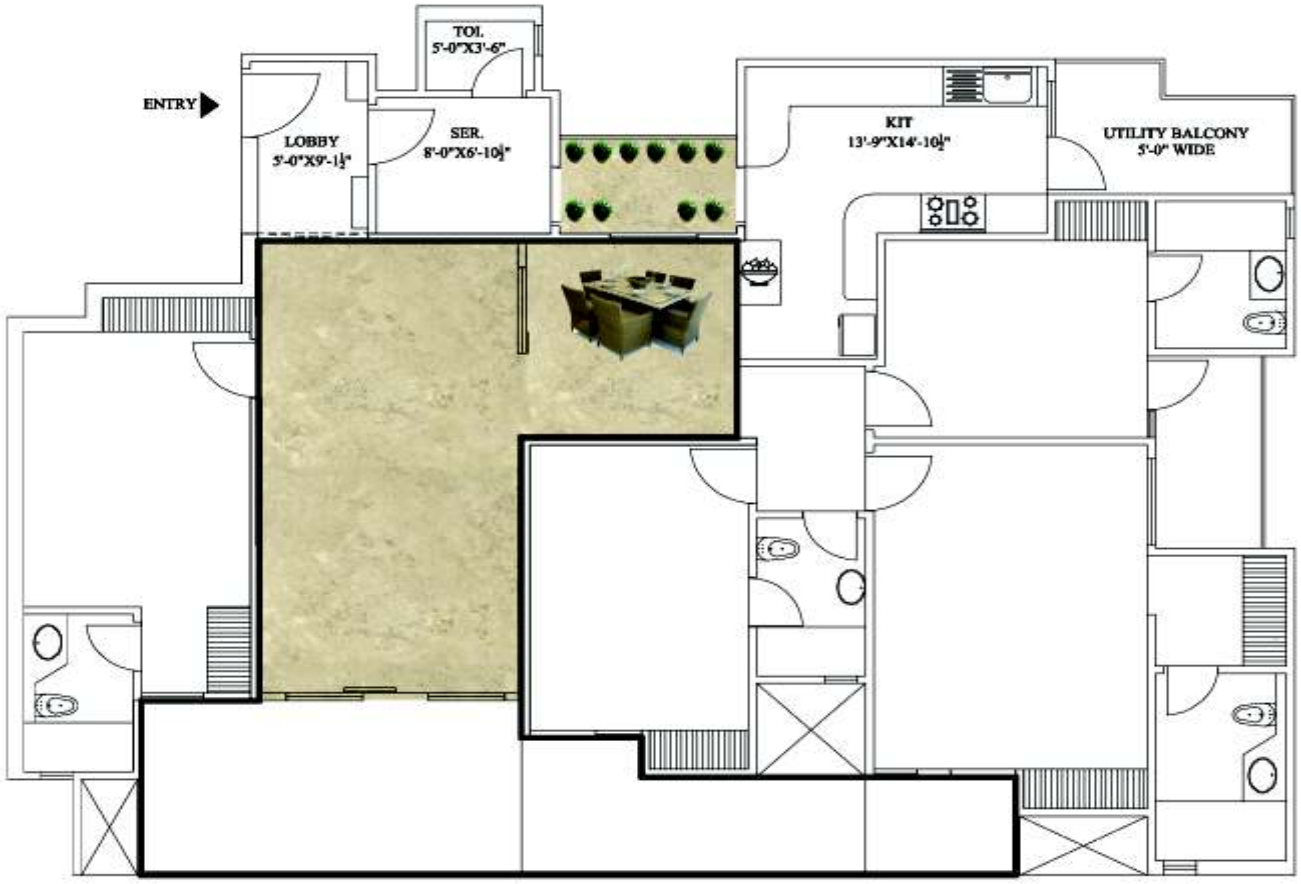
. "Where other private open space is not provided, provide at least one primary balcony.

. Primary balconies should be:
- located adjacent to the main living areas, such as living room, dining room or kitchen to extend the dwelling living space.
- sufficiently large and well proportioned to be functional and promote indoor/outdoor living. A dining table and two chairs (smaller apartment) and four chairs (larger apartment) should fit on the majority of balconies in any development.

. Consider secondary balconies, including Juliet balconies or operable walls with balustrades, for additional amenity and choice in larger apartments:
- adjacent to bedrooms
- for clothes drying, site balconies off laundries or bathrooms; they should be screened from the public domain."

Building Design Part 03
Tools for improving the design of residential flat buildings
Government of New South Wales, Australia

Separate Dining Space abutting landscape balcony. No Toilet open in Living / Dining Room



Better Design Practice

"Dining Area

Every dwelling unit must contain a space for dining, which accommodates a table and chairs for the intended maximum number of occupants.

Apartment Planning

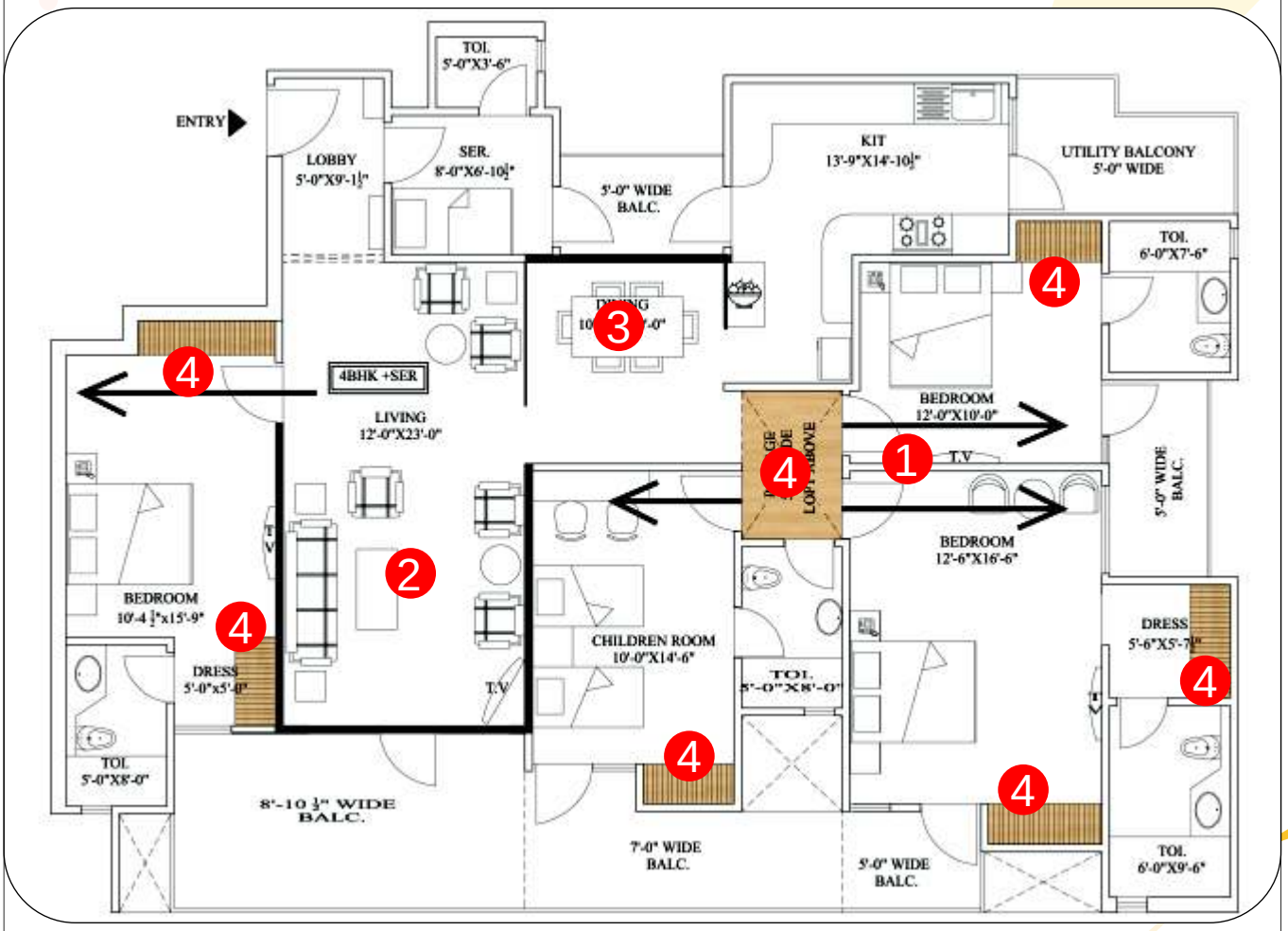
a. Unit Arrangement

1. There must be no circulation through bedrooms to other bedrooms or to primary bathrooms. Bathrooms should be near the bedrooms. Bathrooms must not open into the Living Room, Dining Room, or Kitchen. Circulation through the Living Room should be avoided.
2. Direct access to private outdoor space should be provided from a living space within the unit not a bedroom."

BUILDING PLANNING GUIDELINE
The New York City Department of
Housing Preservation and Development (HPD)

Proper Furniture Placement in Every Room

1. Bed placement not in front of entry Door
2. U-shaped Dining /Living room for proper placement of Sofa set
3. Proper space for Dining table
4. Proper storage in every room



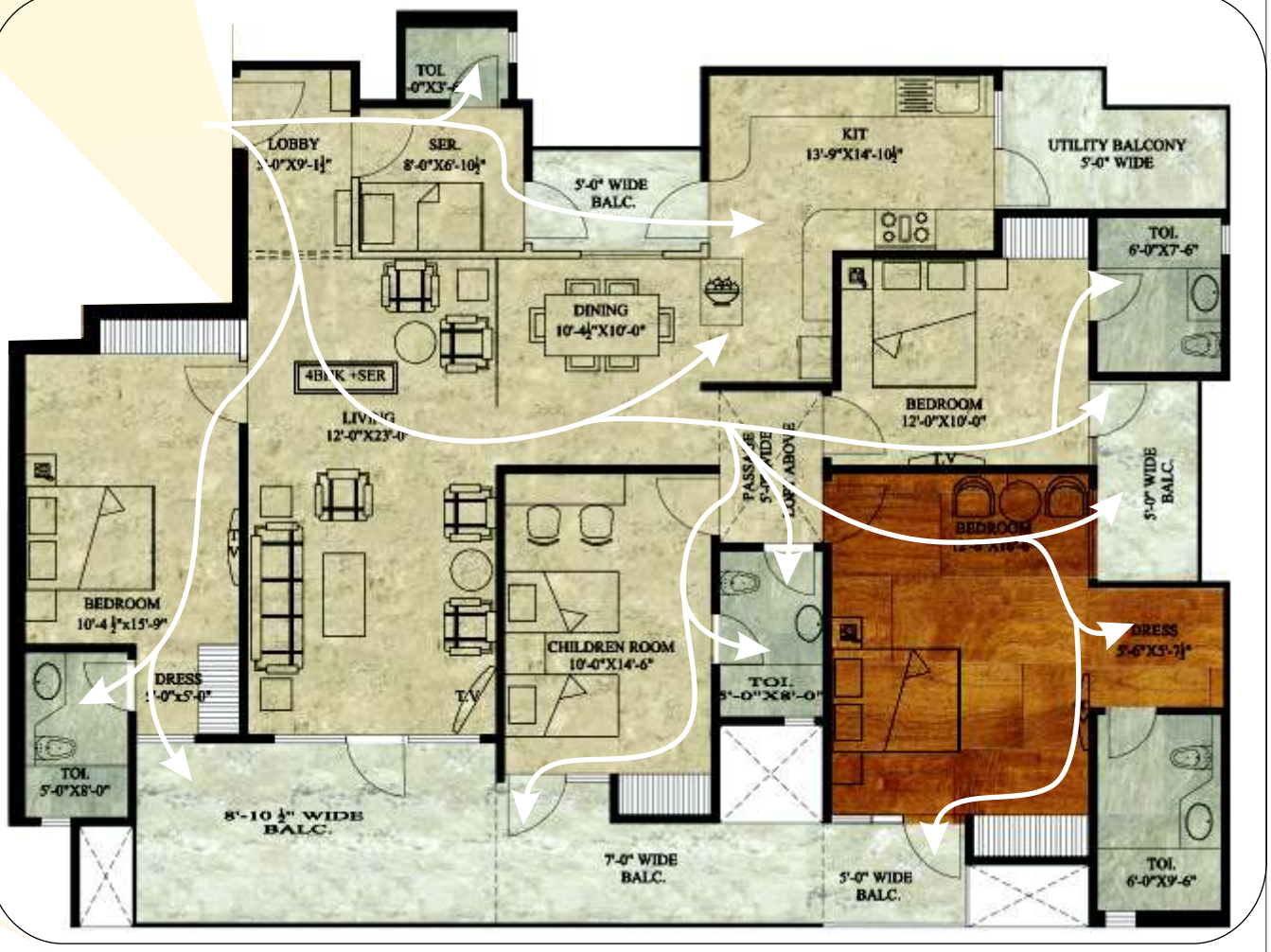
Better Design Practice

“All door placements and wall lengths should accommodate furniture placement.”

BUILDING PLANNING GUIDELINE
The New York City Department of
Housing Preservation and Development (HPD)

Indoor Traffic Circulation and Furniture Placement

No toilet opens in Drawing / Dining Room
No circulation through Drawing / Living Room



"Bathrooms must not open into the Living Room, Dining Room, or Kitchen. Circulation through the Living Room should be avoided."

BUILDING PLANNING GUIDELINE
The New York City Department of
Housing Preservation and Development (HPD)

2 BHK + STUDY

1350 Sq Ft

3 BHK + 2T

1550 Sq Ft

3BHK + 3 T

1762 Sq Ft

3 BHK + Servant

2150 Sq Ft

4BHK + Servant

2750 Sq Ft

Location Through Maps

Advantage NOIDA

A circle around New Delhi has NOIDA well within it and much of Outer Delhi outside it."

Base Map courtesy bing Maps

Advantage
Aakriti Shantiniketan:
Premium Location

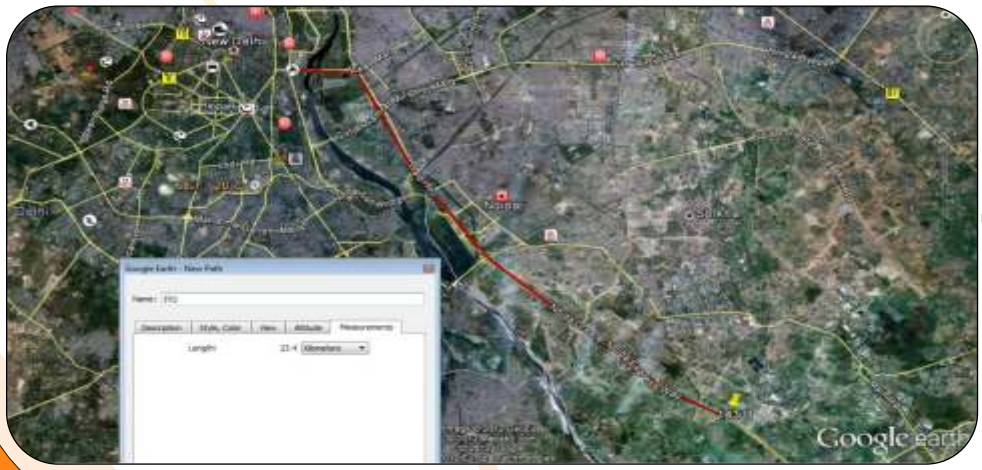
1. Located on FNG
2. Located on Expressway
3. Located near Proposed Metro (Red Dotted Line)
4. Near proposed ISBT
5. Large Institutional / Commercial Areas around (Blue : Institutional, Red: Commercial)"

Base Map courtesy
Official Noida Map
Master Plan 2031

Other projects nearby

1. ATS
2. ELDECO
3. OMAXE
4. ANSAL
5. ADVANT
6. LOGIX
7. UNITECH
8. AAKRITI SHANTINIKETAN

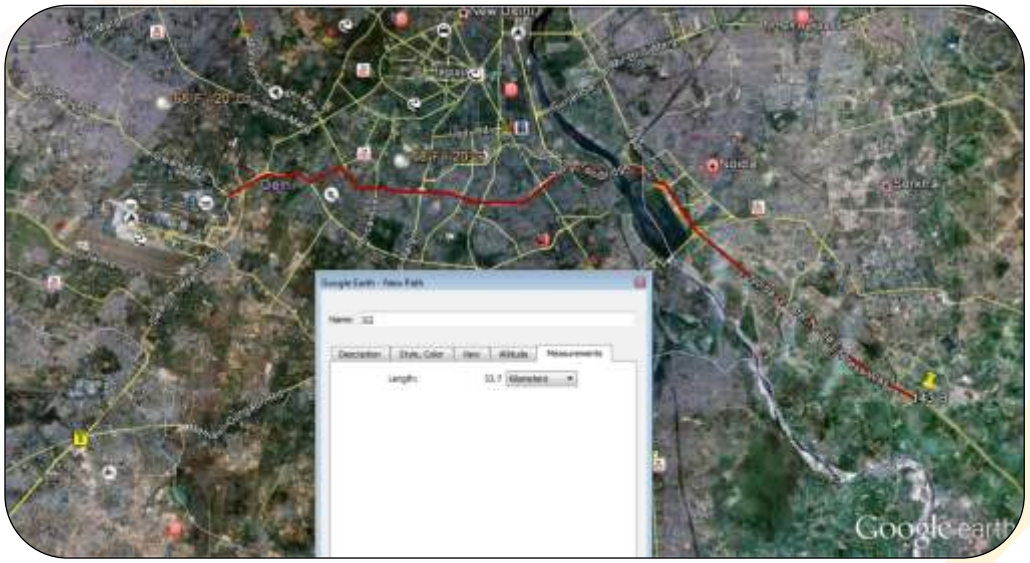
Base Map courtesy
Google Earth



23.4 Km from ITO

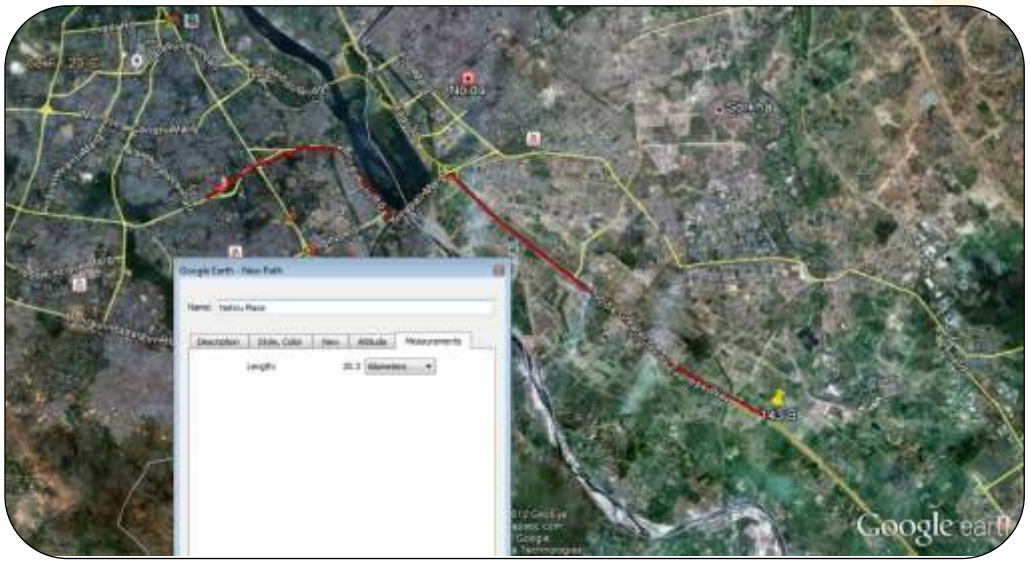
Base Map courtesy
Google Earth

Location Through Maps



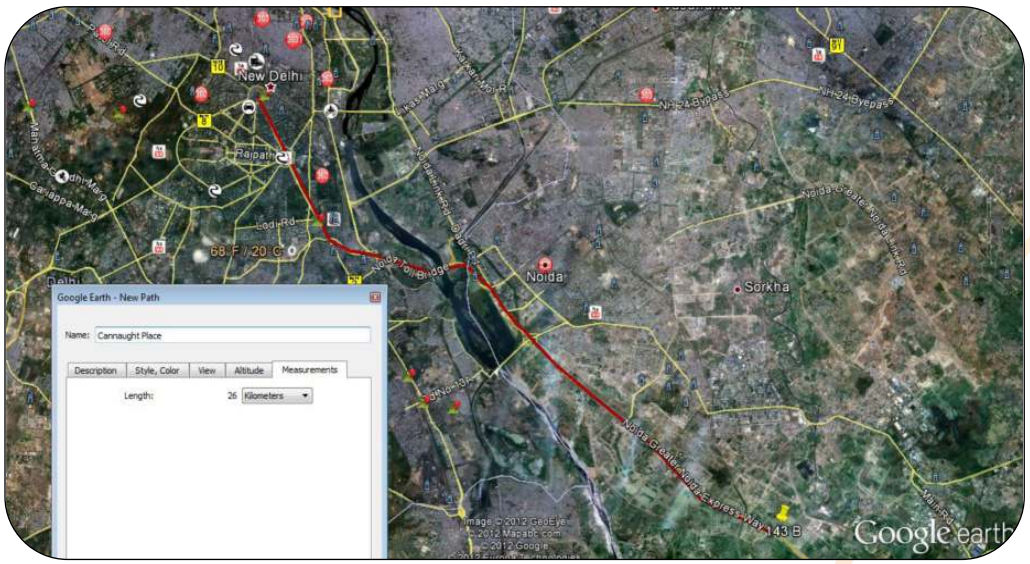
33.7 Km from IGI

Base Map courtesy
Google Earth



20.3 Km from
Nehru Place

Base Map courtesy
Google Earth



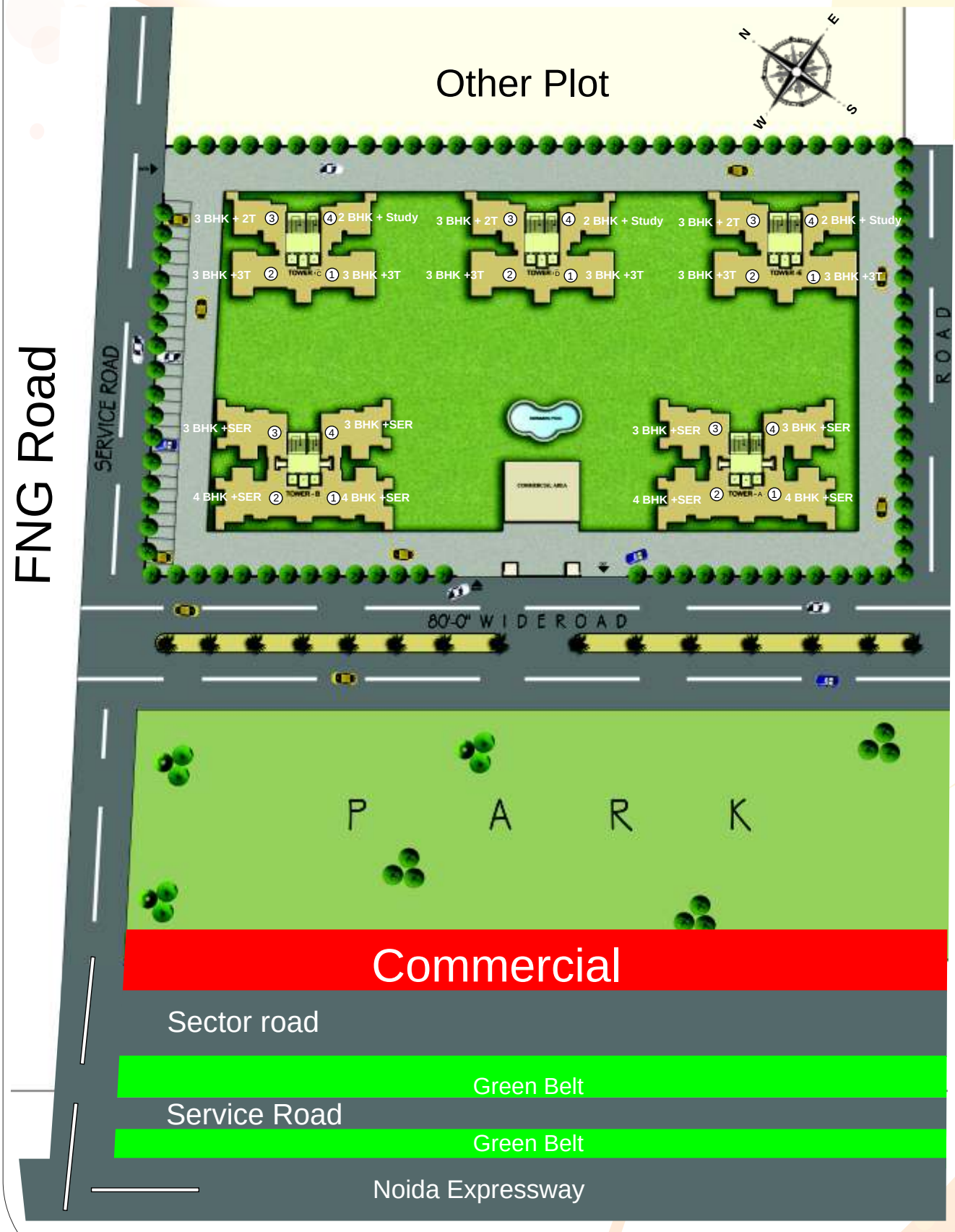
26 Km from
Connaught Place

Base Map courtesy
Google Earth

Specifications

Area	Item	Specifications
1. Drawing / Dining Room	Floors	Vitrified tiles of (Size 2'x 2') Brand Kajaria/Somany or Equivalent.
	External Door & Windows	Wooden Flush Doors/Aluminum Powder coated doors & windows.
	Fixture & Fitting	Modular electric switches, Brand Anchor, Havells, legrand or Equivalent.
	Walls	Low VOC Paint
	Internal Doors	Wooden Flush Doors
	Ceiling	Low VOC Paint
2. Master Bedroom	Floors	Laminated wooden flooring in Master Bedroom
	External Doors & Windows	Wooden Flush Doors/Aluminum Powder coated doors & windows.
	Fixture & Fitting	Modular electric switches, Brand Anchor, Havells, legrand or Equivalent.
	Walls	Low VOC Paint
	Internal Doors	Wooden Flush Doors
	Ceiling	Low VOC Paint
3. Bedroom	Floors	Vitrified tiles of (Size 2'x2') Brand Kajaria or Equivalent.
	External Door & Windows	Wooden Flush Doors/Aluminum Powder coated doors & windows.
	Fixture & Fitting	Modular electric switches, Brand Anchor, Havells, legrand or Equivalent.
	Walls	Low VOC Paint
	Internal Doors	Wooden Flush Doors
	Ceiling	Low VOC Paint
4. Toilet	Floor	Designer Ceramic Tiles of Kajaria or Equivalent.
	Windows/Ventilator	Wooden Flush Doors/Aluminum Powder coated doors & windows.
	Fixture & Fitting	Washbasin & W.C of "Hind ware" or equivalent C.P. fittings of Jaquar/Marc or equivalent.
	Walls	Designer Ceramic Tiles of Kajaria/Somany or Equivalent up to 7'ht .
	Internal Doors	Wooden Flush Doors
	Ceiling	Low VOC Paint
6. Kitchen	Floors	Vitrified tiles of (2'x 2' in size), Brand Kajaria/Somany or Equivalent.
	External Door &	Wooden Flush Doors/Aluminum Powder coated doors & windows.
	Windows	Working Platform with Granite top with double bowl Stainless Steel Sink.
	Fixture & Fitting	Designer Ceramic Tiles of Kajaria or Equivalent up to 2'ht above Counter.
	Walls	Modular electric switches, Brand Anchor, Havells, legrand or Equivalent.
7. Balconies	Floors	Ceramic Tiles Floors
8. Power Backup		1 KVA High Speed
9. Elevators		Swimming Pool, Club , Air Conditioned Gymnasium
10.. Amenities		Badminton court, Table tennis

Site Plan


Other Plot
N
E
S
W
FNG Road
SERVICE ROAD
ROAD
3 BHK + 2T
2 BHK + Study
3 BHK +3T
3 BHK +SER
4 BHK +SER
80'-0" WIDE ROAD
P A R K
Commercial
Sector road
Green Belt
Service Road
Green Belt
Noida Expressway

Salient Features of the Project

While the Brochure captures the features of the Project in detail, the salient features are summarized below. This will provide you an in-sight as to how and why this project is better than other projects :

- The project is located at a junction of Greater NOIDA expressway, FNG Expressway and the proposed metro line.
- A green park on the side of expressway, ensuring that one side will always be open.
- Best materials are being used for construction. E.g. Tata Steel will be used. Looking at the saline quality of water In NOIDA, RO plant is being set up for doing the construction work. This is being done only by one or two builders in the country. RO Plant will be used by the residents after the construction is over.
- Provision of hydraulic parking. Parking space will be allotted without any charges. The cost of flat includes the cost of parking space also
- Structure Design according to Specification for zone 5 of Seismic zones although NOIDA lies in Zone 4.
- Fire Tower in each block instead of ordinary fire escape staircase.
- Cross Ventilation in every room.
- Houses open on at least three sides to ensure maximum sunlight.
- Only Four flats per floor in a block. Three lifts per block. Width of Lift Lobby 12-14ft.
- One large Terrace in every flat for outdoor private space
- One Balcony hidden from public view for washing and drying of clothes in every flat.
- One Utility Balcony with every kitchen
- Better Heat Insulation: Green Building Norms make houses more

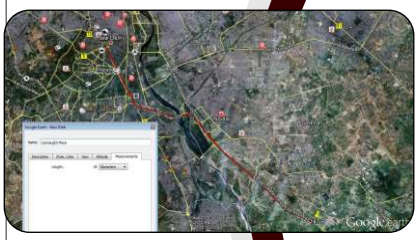
Locations Through Maps

33.7 Km from IGI

Base Map courtesy Google Earth

Advantage NOIDA
A circle around New Delhi has NOIDA well within it and much of Outer Delhi outside it.

Base Map courtesy bing Maps



26 Km from Connaught Place

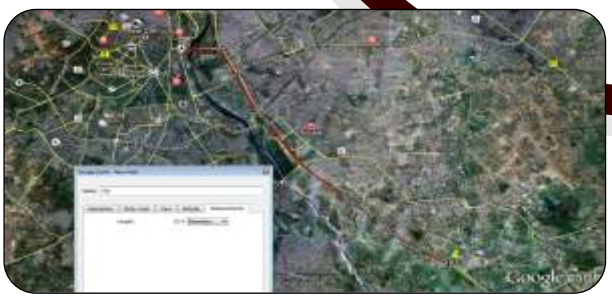
Base Map courtesy Google Earth

Advantage Aakriti Shantiniketan: Premium Location
1. Located on FNG
2. Located on Expressway
3. Located near Proposed Metro (Red Dotted Line)
4. Near proposed ISBT
5. Large Institutional / Commercial Areas around (Blue : Institutional, Red: Commercial)

Base Map courtesy Official Noida Map Master Plan 2031

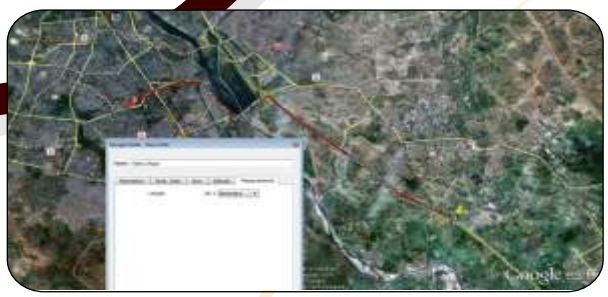
1. ATS
2. ELDECO
3. OMAXE
4. ANSAL
5. ADVANT
6. LOGIX
7. UNITECH
8. AAKRITI SHANTINIKETAN

Base Map courtesy Google Earth



23.4 Km from ITO

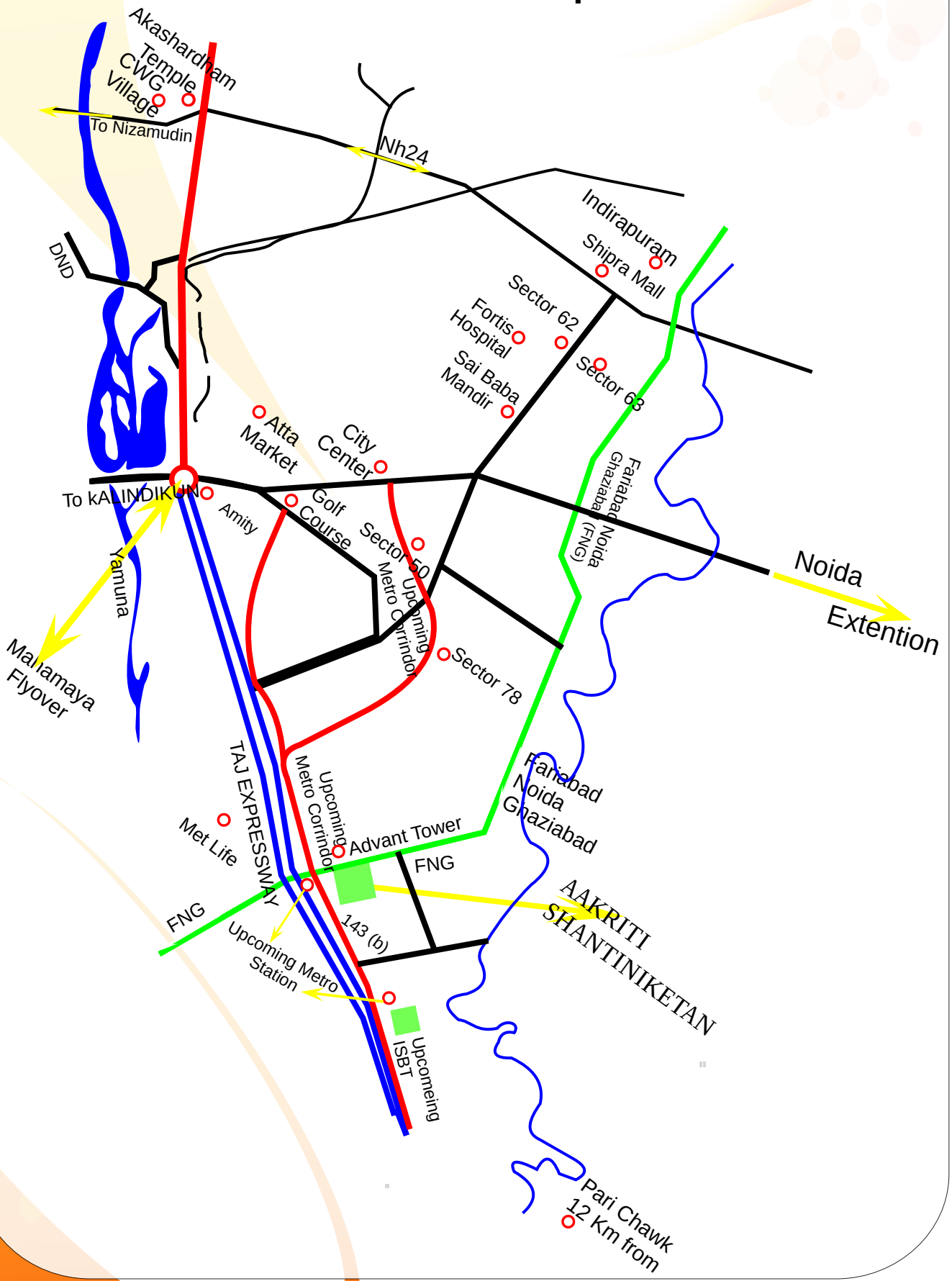
Base Map courtesy Google Earth



20.3 Km from Nehru Place

Base Map courtesy Google Earth

Location Map



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