

A Project by Naiknavare Pride AOP

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THE SPIRES

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THE
SPIRES

TECHNICAL BROCHURE



www.thespires.in

PREFACE

If you've ever looked over real estate listings and came across an ad for a "luxury home," you might have thought, "Wow, this one must be special!" But what exactly defines a luxury home, anyway? Is it determined by price, location, square footage, or some magic combination of all of the above?

Well, "luxury" isn't strictly about how much cash you blow on the purchase. It's much more subjective, and a moving target based on what a particular area's high-end buyers have come to expect.

And we are happy to promise you that we will live upto your expectations, build up the trust and offer the best of the magical combination for your life luxury dream.

This handbook will walk you through some mind-bending technicalities that SPIRES has used to build for every area you will dwell.



LIVING ROOM



KITCHEN



BED ROOM



SECURITY SYSTEM



ELECTRICAL SERVICES



WATER SUPPLY



WASTE MANAGEMENT



OTHERS



LIVING ROOM



Crema Marfil Marble is a Classic Cream marble from Spain. We offer Crema marfil Marble in different sizes and varied thickness. These are polished marbles and having elegantly textured. Also, these marbles are available at competitive market prices.

Crema Marfil Marble is generally referred to Italian Marble category in India. It is used for the flooring and Wall Decoration. It has very shiny and smooth finish.

WHY IS IT SO POPULAR?

APPEARANCE:

The Crema Marfil is an incredibly beautiful marble, with an extremely attractive and warm colour. It does an amazing job in different applications.

CONTINUITY:

Due to its large reserves and wide market availability, this marble can be easily found and used in projects from small to large dimension.

VERSATILITY:

Due to its neutral appearance, the Crema Marfil is a very versatile marble for decoration. But it can be recommended for basically all kinds of applications.

VARIATIONS OF CREMA MARFIL MARBLE

CREMA MARFIL STANDARD | CREMA MARFIL COMMERCIAL
CREMA MARFIL CLASSIC



CREMA MARFIL STANDARD

This is a light-beige yellowish marble, with uniform background. It presents some occasional irregular vein and very few signs of fossils. This is a high grade Crema Marfil with considerable supply capacity.

PIPED GAS BY MNGL

CONVENIENT: PNG is distributed through pipelines connected directly to your home. Gas is constantly fed into the system so there are no hassles of handling, refilling and changing of cylinders.

ECONOMICAL: Higher savings in comparison to other conventional fuel. Pipeline delivery comparatively immunizes against inflation of transportation costs. Also, billing is done according to the meter; there are no minimum consumption charges.

SAFE: No need for storage, ensuring high consumer safety. PNG being lighter than air, in case of leakage, it will dissipate rapidly and avoids spontaneous flammability.

CONSISTENT SUPPLY: MNGL has got a history of almost 100% reliability in its gas supply. PNG is assured, continuous and a reliable 24-hour supply of fuel.

ECO-FRIENDLY: Low pollution emissions and negligible solid wastes provide for a healthy environment.

HOB AND CHIMNEY

VITRIFIED TILES

Vitrified tile is basically a non-porous ceramic tile, these tiles are most commonly used for vitrified flooring as a replacement to marble and granite flooring and are available in a vast variety of designs and colours. Vitrified tiles are made by hydraulic pressing a mixture of clay, silica, quartz, and feldspar. Thus creating a Vitrified tile which are hard with low porosity.

MIST SATIN | VERDE GRIS | MIST DÉCOR | HIGHLIGHTER CHEKS
VITRIFIED | SAND BEIGE CERAMIC | QUADRA BROWN CERAMIC |
OLYMPIA ANTISKID CERAMIC | CORZO IVORY CERAMIC | GREY
WILLIAM GVT | PLAIN CREM VITRIFIED | ATLAS NERO | QUTONE
TOUCH WOOD BROWN | DECWOOD

VITRIFIED FLOOR TILES & CERAMIC DADO

DOUBLE CHARGED VITRIFIED TILES | FULL BODY VITRIFIED TILES
SOLUBLE SALT VITRIFIED TILES | GLAZED BODY VITRIFIED TILE



KITCHEN





BEDROOM



"Xylos" proudly presents their exquisite and latest range of wood products for your living spaces.

Contrary to the popular belief, wood is a renewable and recyclable resource. With our long track record of promoting sustainable business practices, we aim to bring; to our India operations; our enduring belief in the philosophy of reduce, reuse & recycle.

REDUCE:

Our responsible manufacturing processes ensure that Xylos works towards offsetting carbon footprint and engages its stakeholders in scaling up efforts for a greener business through the use of green technologies and advocacy initiatives.

REUSE:

To live in harmony with the environments we operate in, we ensure that we reuse as much as possible of the residue from our wood manufacturing processes to minimize any waste and maximize our ecologically efficient endeavors.

RECYCLE:

We follow the most efficient recycling methods to avoid waste of natural resources and recycle at every step. We strive to apply the concept of a 'green lifestyle' through our sustainability campaign to engage our stakeholders through various training, communication and experiential initiatives aimed to educate, create awareness and long term commitment towards environmentally conscious behavior.

GREEN ELEMENTS | EARTHLY ELEMENTS
ENGINEERED SERIES
LAMINATE SERIES | DECKING & CLADDING



LAMINATE SERIES: TROPICAL TAN

Dimensions 8.3mm x 195mm x 1215mm
Rating AC-4
[Installation Type Click](#)



SECURITY SYSTEM

HÄFELE

Hafele is a German company providing hardware and fitting systems and electronic access control systems. Around the world customers from the furniture industry. Dealers, joiners and cabinet makers. As well as architects, planners and builders all rely on Hafele's expertise and performance.

DIGITAL LOCK - EF8000L

Häfele's battery operated furniture locking system – DIALOCK enables users to control and manage a great range of applications electromagnetically. The innovative DIALOCK furniture locking system provides a completely wire free networked electronic locking solution with an assortment of smart features.



KONE India has 4300+ employees with regional offices in four major cities and 41 branches across India & Nepal. We also cover the markets of Bhutan, Bangladesh

and Sri Lanka.

KONE India aims at the betterment of the community through measures that will bring in sustainable development and growth of its inhabitants.

A world class manufacturing facility

State of the art research & development centre

Top notch customer experience centres

Highly competent financial shared service centre

Reaching beyond India and Nepal

Highly collaborative training centres



We have opted PEX piping for the internal concealed water supply in bathroom.

Its basically pipe in conduit system.

We have given manifold for each toilet above false ceiling.

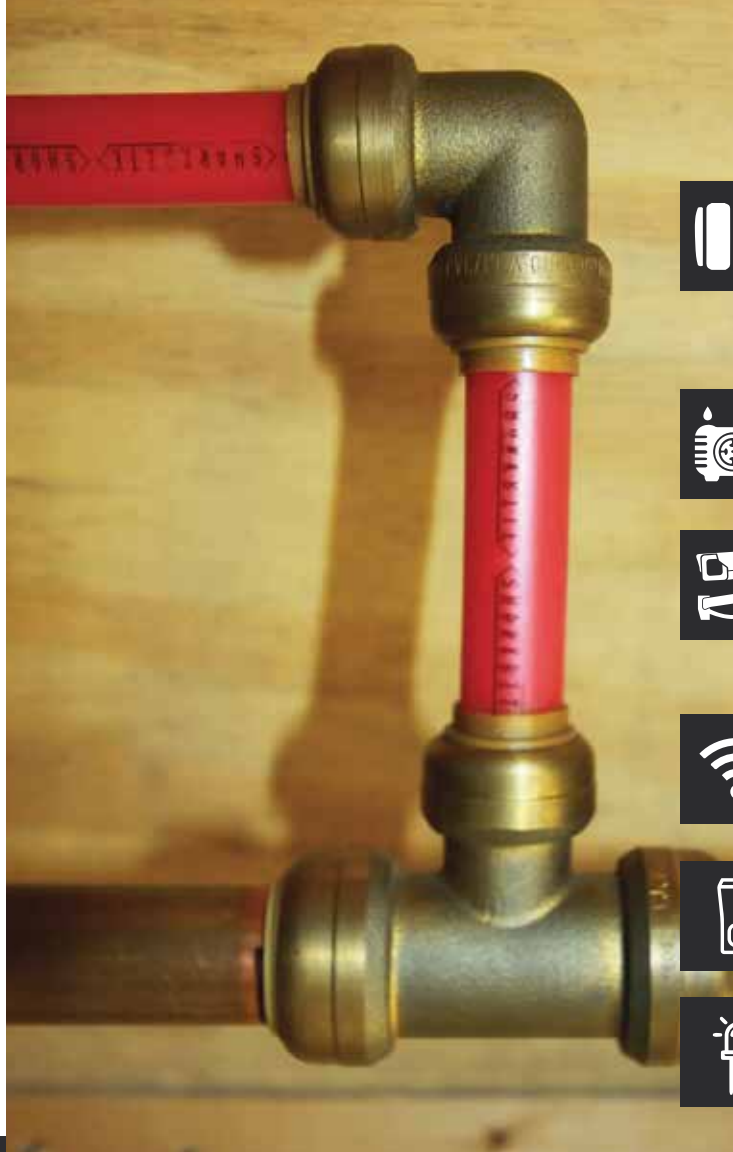
It has minimum joints than any other piping.

Pipes can be replaced without much breakage of tiles.

For vertical down takes in duct we have used UPVC schedule-80 for water supply.

WATER PROOFING

In building construction, waterproofing is a fundamental aspect of creating a building envelope, which is a controlled environment. The roof covering materials, siding, foundations, and all of the various penetrations through these surfaces must be water-resistant and sometimes waterproof. Roofing materials are generally designed to be water-resistant and shed water from a sloping roof, but in some conditions, such as ice damming and on flat roofs, the roofing must be waterproof. EPDM rubber, hypalon, polyvinyl chloride, liquid roofing, and more.



ELECTRICAL SERVICES



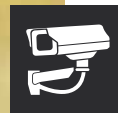
IP BASED VIDEO DOOR PHONE

We are providing IP Based VDF for individual flats. Functions of IP based VDF – Two way video and Audio intercom, Remote Surveillance of Cameras, Multimedia Functions, Broadcast News and Messages within community, Leaving audio and video messages for Families, Integration with IP Based lobby unit door secondary camera and Guard unit, Digital door lock integration (which is optional and we have to charge Rs.17500.00 to the customer for integration).



GENERATOR BACKUP

We are providing 100% generator backup for common load. In individual flats we are providing 100% generator backup including AC.



CCTV

We are providing CCTV system for Basement 1, 2, stilt floor lobbies, Main gate, All building margins, Club House lobby. Closed Circuit Television is the set of video cameras and monitors, used to monitor a particular area where there is no one to watch all the time. It helps in Crime prevention as it monitors all the activities for the complete duration of time in a particular area.



WIRELESS ROUTER

We are providing Wireless router for individual flats. A wireless router is the hub of your home network, delivering a single Internet connection to other devices on the network, through either wired Ethernet or a wireless connection.

“Internet is in customer scope & speed.”



Legrand Arteor premium modular switches



Energy saving LED lights for common area



GARBAGE CHUTE

Segregated Garbage Chute system installed in each tower.

It is accessible from main lobbies.

It has an arrangement of dry and wet waste segregation from the point of disposal on each floor.

Segregated waste can be collected in garbage room at basement floor.



ORGANIC WASTE COMPOSTER (OWC)

As per calculations we will provide a OWC of capacity 50Kg /day wet garbage to treat.

This compost convert's wet garbage in to compost in 3-4 days process.

This compost can be used as manure for landscape.

It's a completely automatic and odorless process.





We are using polypropylene material for drainage which has more robust features than PVC.

Huliot is the brand from Israel which manufactures this piping system.

It has 10 years of written guaranty against any leakages.

Also it has a third party insurance covered for these 10 years.

It's basically a single stack system of drainage with push fit joint.

It's a three layered pipe. External layer is Black Polypropylene, middle is Polypropylene and mineral compound and inner layer is White Polypropylene.

Its an Ultra silent product which reduces noise to 19db.

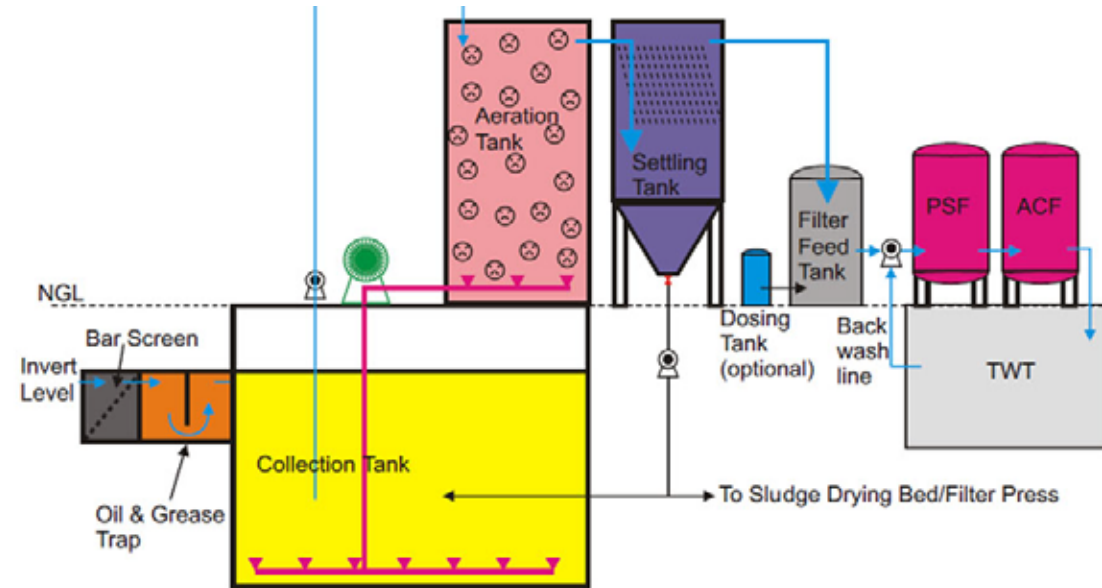


As per Environmental clearance norms we have installed a sewage treatment plant of 45KLD.

Which will treat the sewage from Spores project and the treated water will be utilized for flushing as well as irrigation.

We have opted SMBR technology for STP.

This is located at basement-1 level.



LEGENDS



BASEMENT VENTILATION

We have placed optimum capacity exhaust fans in basements.

Considering 2 zones in each basement we have given total 4 exhaust fans.

To have proper ventilation in basement we are providing total 14 jet fans.

Also basements are equipped with CO (Carbon Monoxide) sensors at appropriate intervals.

If the CO level increases the exhaust fans will start and it will throw the polluted air out.

The entire system of basement ventilation is properly designed with reference of NBC2016.





FIRE-FIGHTING

We have compliance of Fire NOC in all aspects.

We have 2, 00,000 Lit firefighting underground water tank.

We have 20,000 Lit overhead water tank on each building.

Fully automatic fire alarm system with smoke detectors in each room of flat, heat detector and gas detectors in kitchen.

Fire sprinklers will operate once they sense 68 degree celcius.

Fire hydrant valve on each floor with all the arrangement as per fire department rules and regulation.

Fire staircase have fire escape door with panic bar feature.

Fire staircase is pressurized as per norm for the safety purpose.

Fire staircase has 2 hour fire rated doors.

Main lift is pressurized.

Both the basements are equipped with fire sprinklers.

We have given 2,850 LPM capacity main fire pump for entire project.



WIN-TECH WINDOWS

Installing a WINTECH window is as easy as picking up your phone. No moving around markets, no chasing the carpenters and no bargaining. All you have to do is call our window designers and they will take all the pain of installing your window, right from concept to commissioning.

Maintenance:

UPVC windows and doors requires no painting; only routine cleaning.

Durability under Extreme Weather:

UPVC windows and doors have UV resistant blend; do not fade under sustained exposure to sun.

Monsoon Resistance:

UPVC windows and doors have a built in special rain drain mechanism. For heavy rains; special rain track can be accommodated.

Resistance to Wind:

UPVC windows and doors are multi chambered and reinforced with steel. For heavy wind loads; they can be reinforced with a hurricane bar.

Environmental Impact:

UPVC windows and doors use less energy at the time of production; hence more environment friendly.

Aesthetics:

UPVC windows and doors have elegant looks; enhances both; the exteriors and interiors of the building.

Energy Conservation:

UPVC windows and doors are poor conductors of heat. They have excellent sealing with multiple point locks and fusion welded joints; hence conserve energy.

Sound Insulation:

UPVC Windows and doors are fusion welded, lock at multiple points and double sealed leading to excellent sound insulation.



Termite resistance:

UPVC windows and doors are not prone to termites.

Sunlight:

UPVC windows and doors are steel reinforced; hence structurally strong. They allow large sizes leading to more sunlight.

Addition to value of home:

UPVC windows and doors have a long life and do not require any maintenance. Hence they add to the long term value of the home.

Ventilation:

UPVC windows and doors have a long are structurally strong and require less frames allowing more ventilation.

Ease of use:

UPVC windows and doors use international quality hardware that allows easy use of windows.

CLIC UPVC Windows and Doors are made from a special blend of UPVC and have many benefits over Aluminum, Steel and Wood Windows and Doors. Please see the comparison table below to find out how.



Daikin's split and multi-split type air conditioning systems offer superior performance, energy-efficiency, and comfort in stylish solutions conforming to all interior spaces and lifestyles. An extensive product lineup utilizes Daikin technology for lower costs and environmental impact.

DAIKIN ADVANTAGE

Individual Control | Energy and Cost Savings | Flexible Installation | Extensive Product Lineup

TECHNOLOGY

Inverter Technology | Humidifying / Dehumidifying | Heat Pump Performance | Quiet Operation

OVERVIEW



SPLIT

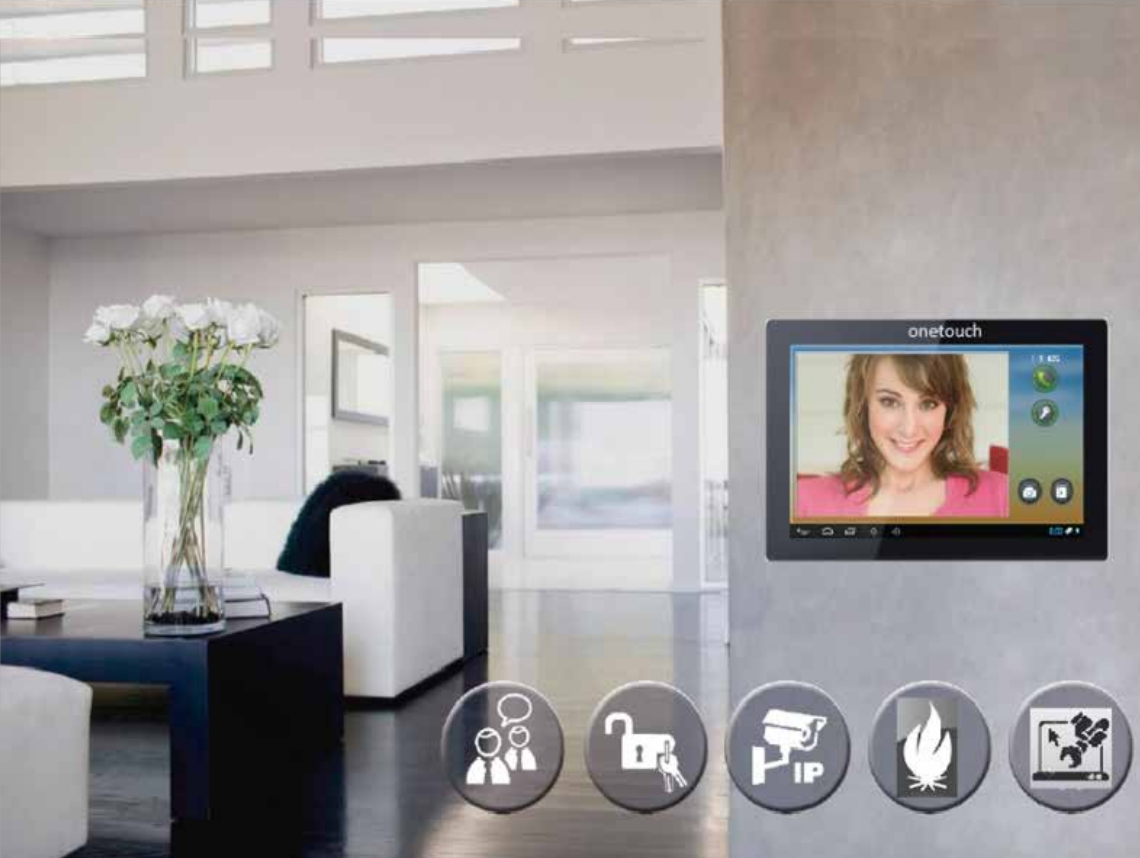
- Connects one indoor unit to an outdoor unit.
- Installs simply and unobtrusively to buildings with no need for ductwork.
- Delivers a sophisticated air conditioning solution to single zone interior spaces at an affordable price.
- Provides a simple solution for one-room additions.



MULTI-SPLIT

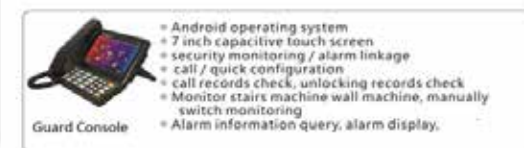
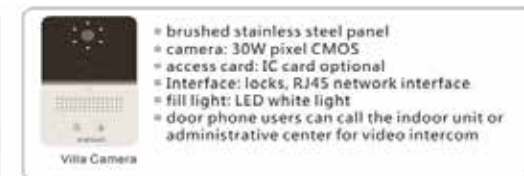
- Connects up to five indoor units to a single outdoor unit.
- Installs a complete air conditioning system to multiple zone interior spaces with no need for ductwork.
- Provides individual control of room temperature settings.
- Enables indoor units of different styles and capacities in one system for customized solutions unique to each residential setting.





IP VIDEO DOOR PHONE

Onetouch IP Video Door Phone can also be integrated to future IoT based devices like Smart Meters, and Home Automation devices. The Intelligent Building Management System gives live status of all Indoor Monitors and Lobby Units giving ease of trouble shooting.



SECURED LOBBY

- IP Based Lobby Station
- Unlimited Number of Indoor Monitors
- TCP/IP Network Support
- Built in Access Control Function
- Support Flash Card + Pin Password
- Directly Lobby Door Unlocking from Apt.
- Monitoring, Intercom, Unlocking, Feature
- Support Call Management Center
- Wall Mounting
- CE and FCC Certified