

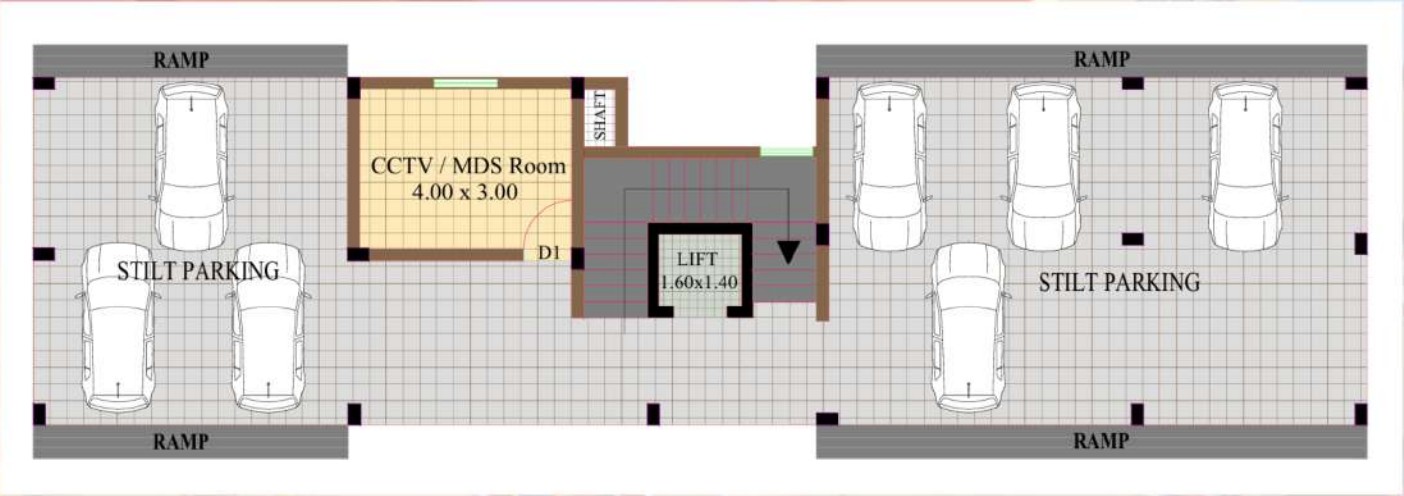
MOTHER AGNES & MARIA HOMESTEAD PILERNE - GOA



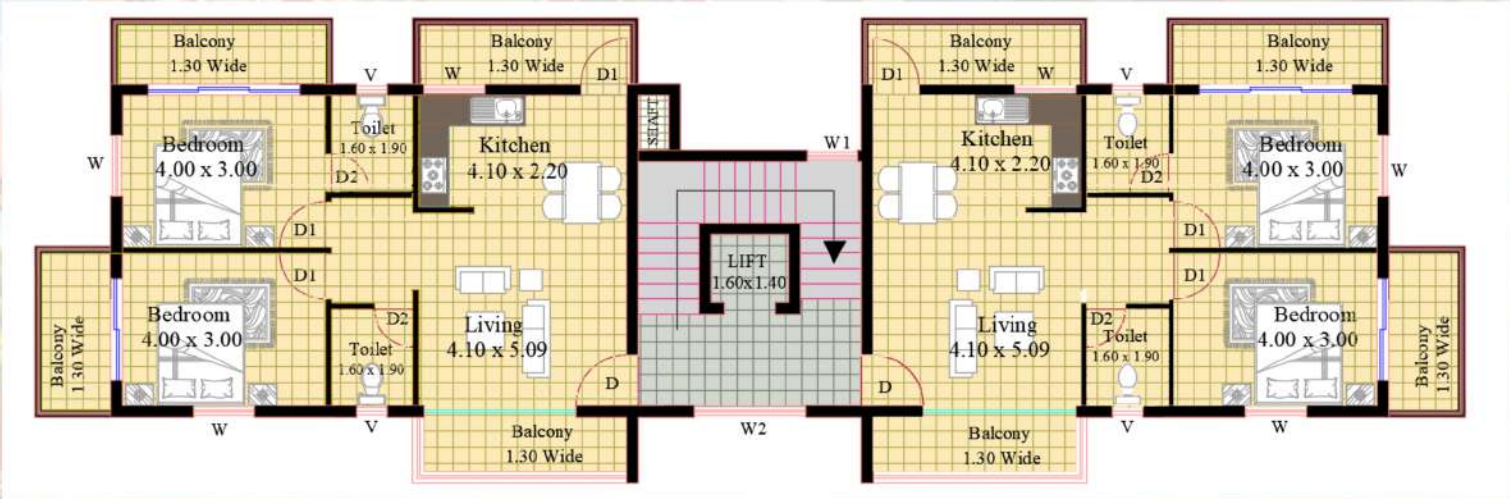
MEGA STRUCTURES REALESTATE LIMITED

"Customers are Friends"

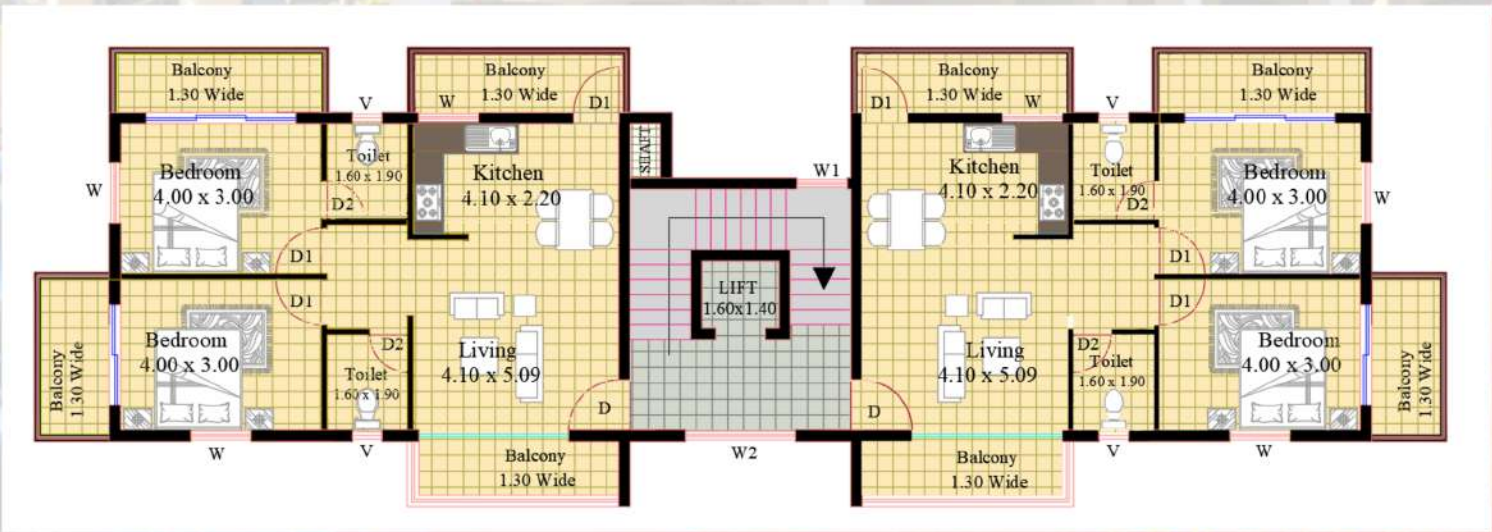
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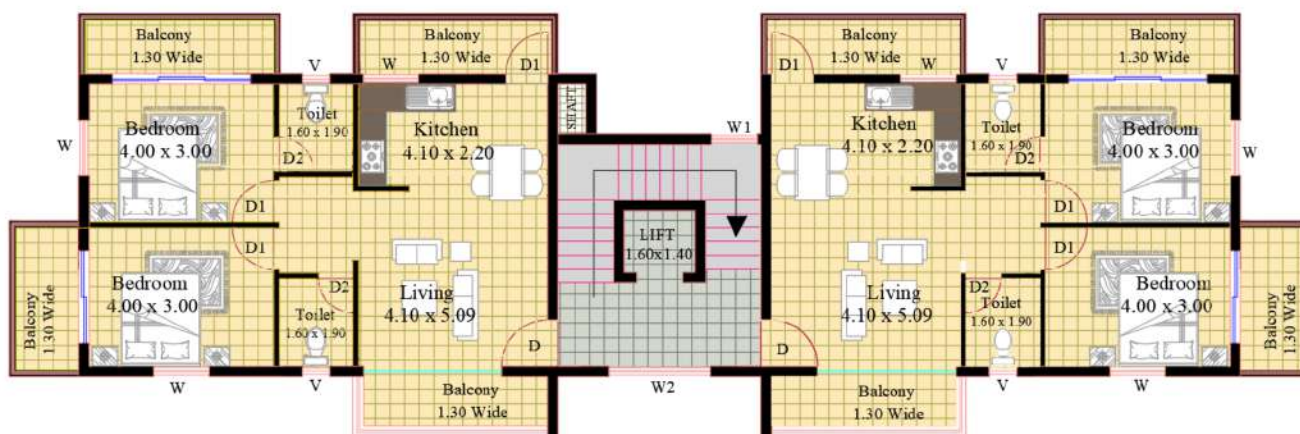
STILT PARKING



UPPER GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

Infrastructure for building localities

1. Religious Institutions: Places of worship such as temples, mosques, churches, synagogues, or other religious centers cater to the spiritual needs of residents and contribute to the cultural fabric of the community are available within walkable distance or at the distance 5 to 15 minutes drive.

2. Community Centers: These facilities provide spaces for social gatherings, events, meetings, and recreational activities. They often host programs for various age groups and interests. are available within walkable distance or at the distance 5 to 15 minutes drive.

3. Green Spaces: Beyond parks, green spaces like botanical gardens, nature reserves, or urban forests enhance the environment and provide opportunities for leisure activities and ecological preservation all available in ample quantities in around 5 to 15 minutes drive.

5. Transportation Hubs: Airports, train stations, or bus terminals connect the locality to regional and international destinations, facilitating travel and commerce are all available within the 5 to 30 minutes drive.

6. Cultural Centers: Museums, theatres, art galleries, and cultural institutions promote arts and heritage, offering educational and recreational opportunities for residents and visitors alike are available at 5 to 15 minutes drive.

7. Sports Facilities: Grounds and Sports complexes, stadiums, and arenas provide venues for athletic events, recreational sports, and fitness activities, promoting a healthy lifestyle and community engagement are available at 5 to 15 minutes drive.

PILERNE FLAT AREA'S			
Sr. No.	FLOOR	FLAT NO.	BUILT UP AREA (INCLUDING BALCONIES + STAIRCASE)
1	GROUND FLOOR	G1	98.14
2		G2	98.14
3	FIRST FLOOR	F1	98.14
4		F2	98.14
5	SECOND FLOOR	S1	98.14
6		S2	98.14
7	THIRD FLOOR	T1	81.87
		OPEN TERRACE	17.18
		TOTAL	687.89

FEATURES / AMENITIES :-

1. Water Supply: Having 24x7 water supply is available for basic needs like drinking and daily tasks. Sufficient underground and over head tanks for storage has been provided.
2. Uninterrupted 24/7 electricity as state provides electricity and its has been done by under ground cabling there is no interruption noted nevertheless inverter points have been provided in individual flats
3. Individual stilt car parking for each flat owners.
4. Gated complex with ample of play area for children and cobbled path way for walking all around for the flat owners within the gated complex.



SPECIFICATIONS OF BUILDING:

Structure

***Foundation:** Reinforced concrete (RCC) footing and column foundation, Footing depth and width as per structural design.

***Superstructure:** RCC frame with adequate reinforcement, Column spacing and beam dimensions according to architectural and structural requirements.

***Floor Slabs:** RCC slabs with specified thickness and reinforcement, Waterproofing treatment for terrace slabs.

***Lintels and Beams:** RCC lintels and beams above doors and windows, Lintel depth and beam span as per load calculations.

***Roof:** RCC slab or truss system with waterproofing treatment, Roof slope for efficient drainage.

*Flooring

***Living Areas and Bedrooms:** 800 x 800 mm vitrified tiles with spacer joints, Skirting tiles matching the floor tiles.

***Bathrooms:** Acid-resistant, anti-skid vitrified tiles with spacer joints, Wall tiles up to 7 feet height.

***Balcony and Utility Areas:** Anti-skid vitrified tiles with spacer joints, Skirting tiles matching the floor tiles.

*Walls

***Internal Walls:** 100 or 200 mm thick RCC walls, Plastering with cement mortar.

***External Walls:** 200 or 230 mm thick RCC walls, Weatherproofing treatment.

***Wall Tiling:** Bathroom Walls: Ceramic tiles cladding up to 7 feet height, Utility Walls: Ceramic tiles cladding up to 3 feet height.

***Finishes:** Walls: Smooth putty finish with two coats of acrylic emulsion paint, Ceiling: Smooth putty finish with acrylic emulsion paint, Bathroom Ceiling: Grid false ceiling to cover service lines.

*Doors and Windows:

***Main Door:** Hardwood frame with veneer-finished flush shutter, Quality door hardware (handles, locks, etc.).

***Bedroom Doors:** Factory-made wooden frames with laminated flush shutters, Standard door hardware.

***Bathroom Doors:** Granite frame with laminated flush shutters, Waterproofing treatment at the bottom.

***Balcony Doors:** Aluminium slide doors.

***Windows:** Aluminium powder coated sliding window system with clear float glass, Window grills for safety.

***Plumbing:** Sanitary Fixtures: Washbasin, commode, and shower, Quality brands complying with standards.

***Faucets and Fittings:** Chrome-plated fittings, Concealed plumbing lines.

***Water Supply and Drainage:** Adequate water supply points, Proper slope for drainage pipes.

***Waterproofing:** Bathroom and utility areas.

***Electrical:** Wiring: Concealed PVC-insulated copper wiring, Separate circuits for lighting, power, and AC.

Switch Boards: Modular switches, Distribution board with MCBs.

Power Outlets: Bedrooms & Living Area: Air-conditioners, TV, charging ports.

Bathrooms: Geysers and additional power outlet.

Main Balcony: One power outlet.

Utility Area: One power outlet for washing machine.

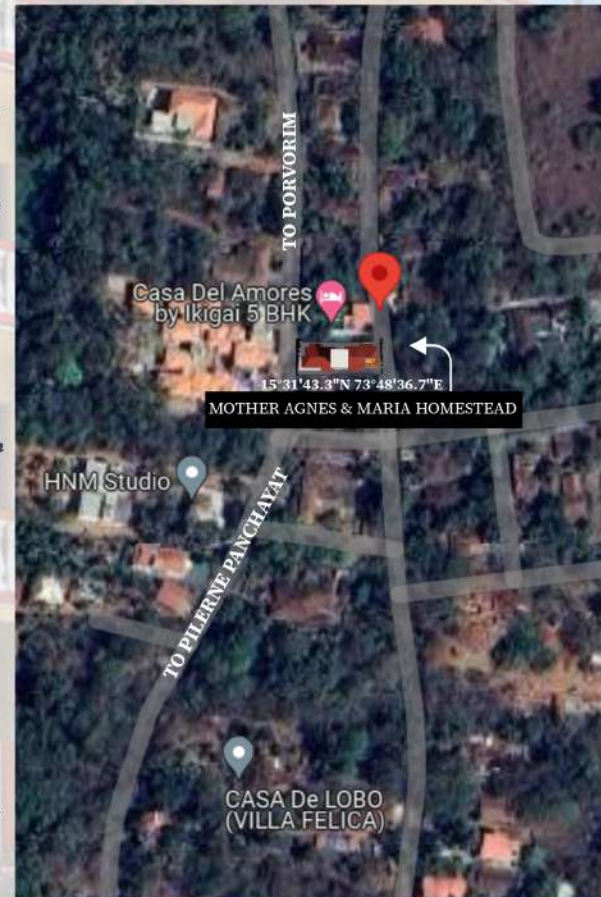
TV/Telephone/Internet: Optic fiber cable for internet in the Living Area.

*Toilet:

Sanitary Fixtures: Washbasin, commode, and shower, Faucets with hot and cold water supply.

Ventilation: Aluminum alloy/ glazed ventilators with openable shutters, Exhaust fan provision.

These are detailed specifications ensure quality, safety, and compliance with standards throughout the construction process.



Village Panchayat Construction License No. : VP/PM/F.60/2024-25/Res-Cum-Commercial Building/Com-wall/2416

Technical Clearance No. : TPB/9041/PIL/TCP/2024/17

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