

FAQ's

What is special about Ikaria – Easy Living?

Ikaria Easy Living is specially designed for occupants over the age of 55. Building design features, amenities, services, rules, and regulations are specially designed and formulated to ensure ease of living and smooth functioning of Society.

The Promoter's nominee, Collated Ventures LLP will identify reputed service providers for facility management and healthcare services to provide services to the Society and its occupants.

The project proposes to offer many standard services such as society management, facility management and housekeeping.

The project will also offer many optional services such as meals, on demand housekeeping, on premises laundry, fitness instructors, activity coordinator, attendants for those with special needs, and healthcare services provided by healthcare partner.

Why did you select Shantigram for senior living?

Shantigram offers well-developed infrastructure with dense green cover all around, within a 600-acre integrated township with 70% open spaces in the township. The township is located at Vaishnodevi circle, which offers easy connectivity to the residents via S.G road and SP ring road. The township offers excellent infrastructure that caters to the needs of its occupants - garden, shopping center, international school, footpaths, cricket ground, football ground, restaurants, club, golf course, temple, medical clinic etc. We believe this is an ideal location for senior living and is the right balance between a serene atmosphere and convenient location close to the city.

What kind of medical facilities are provided?

The Promoter has provided a dedicated medical suite on ground floor and will identify a healthcare provider to provide services to the project. The Society will engage the healthcare provider and decide services to be offered. The healthcare provider will deploy its medical team which will include nursing, doctors, coordination for emergency etc. The healthcare provider may offer on call services – specialty check-ups, on call ambulance, nursing assistance as additional packages/services as required. Apart from this, we have provisioned for Emergency Alert Systems (Panic Alarms) in all the apartments which can be centrally monitored through the service provider.

Is there an age limit to own or occupy an apartment?

Any adult person may own the apartment but must be above the age of 55 to occupy the apartment.

Can my family member / companion / staff live with me?

Family members, companion or staff will be permitted to stay in the apartment along with occupant, as per timing, rules, regulations, and fair usage policy of the Society.

Is there a staff room with each apartment?

Apartments in Ikaria do not have provision for staff room. The design of building and configuration of apartments do not allow for provision of staff room. A companion or staff may live in the apartment along with occupant, subject to rules of the Society. The Promoter has provisioned for a staff toilet on each floor and common staff toilets on the ground floor. The Society will engage service providers to provide daily housekeeping service to occupied apartments and weekly housekeeping to unoccupied apartments. The housekeeping agency will also provide on demand housekeeping service on chargeable basis.

What if I need an attendant to help me with my daily chores?

A Society appointed Agency will provide general duty attendants on chargeable basis to help occupants with daily chores such as bathing, mobility, and assistance with miscellaneous chores.

Are there any safety measures in this project?

Various safety measures have been planned in the project like – barrier free spaces to reduce tripping hazard, skid resistant flooring, stretcher elevators, heat and smoke sensors in kitchen, panic alarm / emergency response system, provision for grab bars and rails in toilet and fire safety measures as per local regulations.

Is the Belvedere club membership offered as a part of the project?

The club membership is not offered as a part of the project, occupants can opt for membership as required.

What is the completion date of the project?

The Promoter's timeline for completion of project as per RERA will be about 48 months from grant of all approvals and start of construction, subject to force majeure and other conditions. However, the Promoter endeavors to complete the project within a shorter timeline.

What is the buying or selling process?

The apartment can only be occupied by a person who is above the age of 55 years. However, there is no restriction pertaining to the ownership of the apartment. Owners can rent/resell their properties through in-house team or by engaging individual broker/property consultants, subject to NOC from Society.

Will pets be allowed?

Yes, pets will be allowed, and pet owners will be required to follow rules and regulations prescribed by the Society.

What will be my monthly maintenance outgoing?

The maintenance will comprise several components:

- Estimated recurring outgoings: Rs. 18/- sq ft. of carpet area/month + GST as applicable.
- Monthly maintenance amount payable to Society (payable in advance for 1 year and PDCs for following 4 years).
- Maintenance deposit payable to Society – Interest free transferable deposit estimated at Rs 250/ sq ft of carpet area.
- Estimated deposit collected by Society to pay to township: Rs. 100/- sq.ft of carpet area .
- Details of deposits and monthly outgoings will be finalized soon.
- In addition to the above fixed outgoings, occupants may opt for optional services on chargeable basis.
- All the above maintenance changes/ deposit is estimated and subject to change.

What will be included in the monthly maintenance & what will be on demand services available?

- The Promoter will identify and suggest agencies who can provide services to the Society, and the Society will need to appoint such agencies for private and common housekeeping, facility management, groundskeeping, accounts, admin, repair, maintenance, medical coordination, activity coordination, concierge, etc.
- Standard services provided by society through professional service / operations partners:
 - Common housekeeping
 - Daily housekeeping for occupied apartments (dusting, sweeping, mopping, washroom cleaning.)
 - Facility maintenance and management
 - Gardening and landscape maintenance
 - Concierge and valet

- Activity coordinator & Healthcare coordinator
- Society administration and accounts
- Recurring annual township maintenance charges
- On-demand and optional services provided by professional service / operations partners:
 - Unit furnishing (fixed furniture, kitchen, AC, lighting, curtains)
 - Meal packages and a la carte meals
 - On demand cleaning
 - Laundry service in basement
 - Tie-up with medical group for healthcare, nursing, doctor & ambulance on call emergency response.
 - Personal fitness trainer (gym / yoga / physiotherapy)

Why is the Society planning to charge a maintenance deposit?

The Society will collect a refundable interest free security deposit of Rs 250/ sq ft carpet area from members to cover cost of any major repairs or upgrades in future and will also serve as a buffer in case of emergencies. The maintenance deposit will be refunded to member (subject to dues) upon sale or transfer, and subject to incoming member paying deposit to Society.

What happens to maintenance when you are traveling certain months of the year and the apartment is vacant?

The recurring monthly maintenance charge will be payable irrespective of occupancy.

Who will manage the project post completion? What is the engagement model?

We are speaking to leading senior care and healthcare service providers who have experience in senior care in India and globally. We are evolving a model to strike a balance for the viability of operator and the resident needs as a community and individual requirements. The Promoter's nominee, Collated Ventures LLP may also provide coordination and facility management services to the Society on chargeable basis.

What role will the developer play post completion of the building?

Collated Ventures LLP plans to enter into a contract with the Society after handover of Society to provide coordination services between Society and service providers. Collated may also place a manager or suggest a manager on the payroll of the Society.

What happens to society maintenance deposit in case of transfer / resale?

At Ikaria the owners will have to pay a one-time refundable security deposit (Interest free) to the society. In event of resale/transfer any dues of the existing member will be adjusted from the deposit. The balance shall be refunded to the existing member on replacement of the initial deposit (at Rs. 250/- sq. ft of carpet area) by the incoming member.

Will the community dining be vegetarian?

The common community dining plans to offer only vegetarian food to align with the sentiments of majority of occupants, however any changes will be at the discretion of the society.

What is the policy pertaining to civil work and civil changes?

The Promoter will provide civil finishes such as tiles, bathroom fixtures, doors, windows etc. as per specifications provided in the AFS, and no substitutions or changes will be permitted during or after construction. Once the Promoter hands over possession of the unit to member, no civil changes will be permitted. This is to ensure that other occupants do not face inconvenience on account of noise and movement of contracting staff and materials through the building. In case of damage to any part of the apartment in future, the occupant will be required to use Society approved vendors and contractors to repair the damage and all costs attributable to such repairs will be borne by occupant.

What is the furnishing policy of the apartment?

Closer to the time of completion of the building, the Promoter will notify all members with design, vendor and cost options for kitchen, wardrobes, fixed furniture, ACs, water heaters, final coat of paint, and curtain rods. The member/occupant will only be allowed to get the fixed furnishing carried out through Promoter/Society appointed vendors and agencies. This is to ensure that other occupants do not get inconvenienced and avoid movement of contracting staff and materials through the building. The apartment cost does not include any fixed furnishing and the same will be payable extra by the member/occupant.

The member/occupant may bring their own movable furniture or accessories in the apartment or may select them from optional furnishing packages provided by Promoter appointed vendors. If the movable furnishing requires any assembly or fixing, the same will be carried out by Society approved vendors and contractors. The apartment cost does not include any movable furnishing and the same will be payable extra by the member/occupant. An additional Interest free refundable security deposit will be collected as per the rules of the society.

Is there provision for extra parking?

The project has provision for 1 parking space per apartment. Additional parking space is not available.

Is there provision for EV charging?

The project will have provision for metered EV charging stations on ground floor.

What are the rules for repairs and maintenance within the apartment?

Once the apartment is handed over to the members, only Society approved vendors and agencies will be permitted to enter the Society premises to carry out repairs/ maintenance. Any such repair or maintenance work will be required to comply with rules and regulations imposed by the Society. The cost of such repairs will be payable by the member/occupant.

What is the policy concerning domestic staff for housekeeping, cooks, as well as other service providers?

The Society plans to provide daily housekeeping for occupied apartments and weekly housekeeping for unoccupied apartments. The cost of such housekeeping will be included in the recurring outgoings. The Society appointed housekeeping agency will also provide on demand housekeeping services at extra cost. The Society would like to avoid outside domestic staff to reduce potential security, safety, hygiene issues and infection control. In special circumstances, the Society may allow private domestic staff to enter the Society premises, subject to rules and regulations.

Outside cooks may permitted to cook in the occupant's apartments, however they will be required to follow, timings, rules and regulations of the Society.

Outside doctors, nurses, massage therapists, fitness instructors, hair and beauty stylists will be permitted to provide services to occupants in their own apartments, however they will be required to follow timings, rules and regulations of the Society.

What is the visitor/guest-visit policy?

Guests and day visitors: Outside guests and day visitors may be permitted to enter the Society premises as per timing, rules, regulations and fair usage policy of the Society.

Is there provision for visitor parking?

The compound has provision for 1 car per apartment. A limited number of visitor cars can be accommodated through valet managed parking. Visitors will not be permitted to park their cars in the compound overnight.

What is the policy for rentals?

A member may rent his/her apartment to a person over the age of 55, subject to NOC from Society, and the rental tenant providing additional Refundable Interest Free Security Deposit as decided by the Society.

What will happen to the apartment after the demise of the resident owner?

The legal heirs will have to carry out the process of transferring the apartment to their name and follow rules and regulations of the Society. After completing transfer formalities, if the transferee is above 55, he/she may stay in the apartment, or rent it to someone else or sell the apartment with the permission of the Society.

If the owner or transferee is not above the age of 55, they will not be permitted to stay in the apartment, unless permitted by the Society.

The Society will be at liberty to decide the age, suitability and conditions of each rental, resale, transfer or occupancy and may use its discretion to provide relaxation or further restrictions to each specific case.

What is the procedure of Resale of an apartment in case of any eventuality?

A member may sell his/her apartment, subject to clearing dues and NOC from Society. If the new purchaser is not above 55, he/she will not be permitted to stay in the apartment but may rent it to a person above 55 or resell, subject to NOC from Society.

FAQ's (Product)

Will the developer provide kitchen/pantry platform & Sink?

Members/occupants may have very different requirements and kitchens are highly customizable. The Promoter will provide kitchen options through approved vendors. Members/occupants may make selections from options available through approved vendors and will directly make payment to vendor for kitchen. Only approved vendors will be permitted. Water inlet and outlet (drainage) connections and electrical points will be provided for kitchen sink, washer/dryer, and dish washer. Apartments in Ikaria are not provided with a kitchen platform. Modern modular kitchens are not compatible with pre-installed counters. Occupants will have to select and order kitchen counters along with modular kitchen and appliances from vendors approved by the Promoter.

Is there a utility space in each apartment?

Apartments in Ikaria do not have provision for utility (chowkdi) space. The design of building and configuration of apartments do not allow for provision of utility space. The kitchen has provision for dish washer and clothes washer/dryer. The building will also have a chargeable laundry service.

Will the developer provide wardrobes?

Wardrobes are also highly customizable. The Promoter will provide wardrobe options through approved vendors. Members/occupants may make selections from options available through approved vendors and will directly make payment to vendor for wardrobes. Only approved vendors will be permitted.

Can the Main doors be changed?

All internal finishes, doors, windows will be provided by Promoter and no changes will be permitted, before or after handover. Promoter will provide an additional jali/grille door for every apartment.

Will developer provide panic alarms and how do they operate?

Each apartment will have panic alarm call buttons in each bathroom and one in primary bedroom. The alarm will ring near reception and admin office and emergency SOPs will be followed by Society staff.

Are senior friendly features in primary bathroom included with the Apartment or chargeable extra?

Shower seat and grab bars will be provided in primary toilet. If grab bars/shower seat are required in second bathroom, they will be provided at an extra cost.

Can the toilet seat be made higher?

The toilet seat height conforms to manufacturer's standard specifications and also conforms to National Building Code. Once fitted, the toilet seat height cannot be raised or lowered. The Promoter has provisioned grab bars near WC in primary bathroom which can help getting on and off the WC. Additional grab bars can be installed in second toilet at extra cost

Will electrical fixtures be provided in the apartment?

Promoter will provide light fittings and fans as per promoter's choice/selection along with exhaust fans in toilets.

Will heat, smoke and gas sensor be installed in the apartment and how do they operate?

The Promoter will provide heat, smoke and gas sensor in kitchen. If the sensor is tripped, it will trigger an alarm in select locations.

Will developer provide Air conditioners?

The Promoter has created a special provision for home VRV system with single side discharge outdoor unit connect with 2/3 indoor units depending on size of apartment. The refrigerant piping from indoor unit to outdoor unit will be provided by Promoter. The purchase of VRV AC unit (indoor and outdoor), any additional piping, electrical wiring and installation will be in scope of member/occupant. Only specified brand and model of AC will be permitted, and no other option will be allowed.

Why is the AC outdoor unit placed in balcony of the apartment?

The design of building and configuration of apartments do not allow for any other space to place AC outdoor units. The Promoter has provisioned space for a special VRC system which requires only one outdoor unit for three indoor units. The compact outdoor unit has been enclosed in a grating enclosure to allow for air circulation and hide the AC unit from view.

Will the developer provide water heaters?

The promoter has made design provision for fixing horizontal – storage type electrical water heaters in false ceiling of the bathroom. The cost of water heater and installation will be in scope of member/occupant. The Promoter will provide options through approved vendor. Only approved brand/models which fit in the provided space will be permitted.

Disclaimer

This document is intended to provide answers to frequently asked questions and will only serve as guidance. The FAQs will not be legally binding on the Promoter and the Society, and the Promoter/Society reserves the right to make changes to this document without notice. Only the terms and conditions included in agreement for sale and sale deed, signed by purchaser and Promoter will be legally binding.

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