Civitech Santoni at Plot No. C-1B, Sector-16B , Greater Noida, Gautambudh Nagar-UP

Project Specification

Proposed Specifications:

1. **Retail Shops**
1.1. Large storefronts with glazing areas/paint finish on walls
1.2. Dedicated signage areas for all units as per design
2. **Structure**
2.1. Earthquake resistance RCC structure as per IS codes designed by highly experienced structural engineer.
2.2. Standard brickwork and cement mortar plastering for internal walls.
3. **Pedestrian Connectivity**
3.1. Escalators, Lifts and staircases connecting retail levels
3.2. Car parking is in basement connected through ramps, staircases and Lifts
4. **Finishes**
4.1. Exterior : Combination of Glazed windows, Stone and painted surface
4.2. Lobbies : Combination of Stone/Vitrified Tiles and painted surface
4.3. Basement : Broom finish concrete
4.4. Floor Finish : Concrete Floor in Shops, Store, restaurants, hyperstore, retail units
4.5. Common Areas : Combination of Stone/Vitrified Tiles
4.6. Common Toilets : Vitrified tiles/paint finish and finished toilets with modern fittings and fixtures
5. **Parking**
5.1. Basement for parking and services
5.2. Road & Parking : VDF Trimix Concrete Flooring
5.3. Lighting : Ceiling mounted LED lights/fixtures
5.4. Ramp : Anti-skid finish
6. **Security**
6.1. Video Surveillance : Basement parking and at appropriate location at upper levels/floors
6.2. Manned Security : Boom barrier at all vehicular entry & exit points
7. **Life Safety**
7.1. Wet Riser/Hose Reels/Sprinklers/Fire Extinguishers : Provided as per norms
7.2. External Fire Hydrant : Provided as per norms

8. **HVAC**
8.1. AC System : Chilled water supply & return, BTU meter on chargeable basis
8.2. Ventilation & Exhaust : Provided for common toilets & basement
9. **Electrical**
9.1. Distribution : Provision of cable up to tenants Distribution Board
9.2. Metering : Tenant load will be metered
9.3. Lightening Protection &Earthing Pits : Provided
9.4. Emergency Lighting : Emergency lighting in selected common area
9.5. Back-up : Generators provided for 100% automatic back-up for the lighting, power and AC on chargeable basis
10. **Communication**
10.1. Cable TV Connection : Provision for Cable TV/Optical Fibre Network
10.2. Telephone & FTTH : Provision for Voice & Data

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11. Office

11.1. Vertical Connectivity : Passenger & Service Elevator and staircase connecting office floors

11.2. Dedicated Office Entrance Lobby at Ground Floor and office floors

11.3. Dedicated drop-off zone

12. Corporate Suites

12.1. Vertical Connectivity : Passenger & Service Elevator and staircase connecting corporate suite floors

12.2. Dedicated Entrance Lobby at Ground Floor

12.3. Flooring : RCC slab-ready to receive any flooring by Owner/Buyer

12.4. Walls : Standard brickwork and cement mortar plastering for internal walls, plastic paint finish

12.5. Ceiling : Exposed RCC Ceiling

12.6. Door And Windows : UPVC Sliding Doors/Aluminium Doors & Windows

12.7. HVAC : Exhaust for ventilation of toilet & pantry, provision of split A.C.

13. Landscaping

13.1. Hard Landscape : Tiles/Trimix Concrete/Pavers/Kerb stone/ Cobble stone/ Chequered Tiles

13.2. Soft Landscape: Natural Grass / Artificial Grass Pad Shrubs / Plants/ Trees

13.3. Landscape Elements : Fountains/water bodies, bio-swales are provided as per design, decorative features, Pedestrian area designed with seating areas and kiosks

14. Green Specifications

14.1. Water Conservation : Rain Water Harvesting, Efficient low flow plumbing fixtures, Re-use of harvested water for flushing to avoid potable or ground water usage

14.2. Energy Efficiency : Roof with solar reflective material, Usage of LED lights

14.3. Waste Management : Multi-colored bins for waste segregation at source, Organic waste composter to convert waste generated on site to compost

14.4. Architecture : Placement and Sizing of Windows to allow daylight, lifts with braille, audio assistance, handrails for disable in dedicated disable friendly toilets in retail areas, increased day light design

14.5. Materials : Low VOC paints to improve indoor air quality, regional material to reduce emissions from transportation

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