



GRACE REALTECH DEVELOPERS  
PRIVATE LIMITED

## GRACE WORLD – PROJECT SPECIFICATION

**Developer:** Grace Realtech Developers Private Limited

**Project Type:** Hotel & Commercial

**Project Tagline:** *We Build Dreams*

**Location:** Khasra No. 1265M, Village Noornagar, Ghaziabad, Uttar Pradesh.

S. No.	Component / Area	Specification Description
1	<b>Shops / Commercial Units (Lower Ground Floor)</b>	Flooring in IPS (Indian Patent Stone) with raw finish for buyer customization. Partition walls finished with 6–8 mm POP punning and whitewash. Ceiling in whitewash only. Electrical point cable up to shop. Controlled shopfront elevation with glazed facades.
2	<b>Anchor Room (Ground Floor)</b>	Large format commercial space with high floor-to-ceiling height. IPS/tiled flooring for load-bearing usage. Finished with POP punning on walls and OBD. Provision for HVAC and fire detection systems. Separate entry provision and wide frontage.
3	<b>Reception, Waiting Lounge &amp; Meeting Room (Ground Floor)</b>	Elegant reception area with vitrified or granite flooring, wall cladding in combination of OBD and decorative panels. Ceiling in OBD with lighting provisions. Meeting room with sound-insulated partition and power/data ports.
4	<b>Corridors (All Floors)</b>	High-quality granite flooring. Walls with 12–15 mm POP punning and OBD. Ceiling in OBD. M.S. railing provided for safety and aesthetics.
5	<b>Hotel Guest Rooms (2nd to 6th Floors)</b>	Flooring in granite or vitrified tiles. Walls finished with granite skirting and 12–15 mm POP punning with OBD. Ceiling in OBD. Provision for split AC and ambient lighting.
6	<b>Staircases (Internal &amp; External)</b>	Cement concrete flooring. Walls finished with POP punning and OBD. Ceiling in OBD. M.S. railing on all flights.
7	<b>Common Toilets</b>	Anti-skid ceramic flooring. Ceramic wall tiles up to 7 ft

DD-186-AVANTIKA GHAZIABAD UTTAR PRADESH 201002

CIN: U70200UP2021PTC152460



+91-9266395013



info@grdpl.in



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	<b>(Each Floor)</b>	height; remaining wall and ceiling finished in OBD. Grid ceiling provided where under-slung services are present. Standard CP fittings and WC units installed.
8	<b>Terrace</b>	Brick Bat Coba with proper slope and water outlets. Weather-resistant paint on parapet and external walls. M.S. railing for safety.
9	<b>Basement</b>	IPS flooring for durability. Walls and ceiling in whitewash. Equipped with lighting and fire-fighting as per NBC norms.
10	<b>Lift Machine Room (LMR)</b>	Trimix flooring. Whitewashed walls and ceiling. Fire-compliant access. Adequate ventilation.
11	<b>Overhead Water Tank (OHT)</b>	Sintex or equivalent PVC water tanks. RCC structure finished with whitewash. Secured with ladder and railing.
12	<b>Electrical Services</b>	Concealed copper wiring with modular switches. Distribution boards and meter panels as per load requirement. Common lighting for all utility/service areas.
13	<b>Fire Fighting System</b>	As per NBC and Fire NOC: includes hydrants, sprinklers, fire alarm system, extinguishers, and dedicated fire shaft.
14	<b>Plumbing &amp; Water Supply</b>	Dual system with underground and overhead tanks. CPVC/UPVC piping. Rainwater harvesting provision.
15	<b>Landscaping &amp; External Paving</b>	Mix of softscape (lawns, shrubs, trees) and hardscape (paver blocks, kerb stones). Pole-mounted lighting fixtures provided.
16	<b>Exterior Finish / Facade</b>	Front elevation as per approved architectural design. POP punning and OBD on external walls. Harmonized shop front aesthetics.

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