

PROJECT SPECIFICATIONS

Shopping complex "AVENUE IV" at Wave City NH-24, Ghaziabad, Uttar Pradesh 201002

DETAILS	Commercial Plot -5, Springwood Enclave, Sector -4, Wave City, Tehsil & District- Ghaziabad, U.P.
TOTAL NO. OF SHOPS	717
NO. OF FLOORS	Basement (Parking), Lower Ground, Upper Ground, First, Second(Shopping Floors) Third Floor & Fourth Floor, (Restaurants/Food Court/ Gaming Arcade/ Cinema) Fifth to seventh Floor, (Commercial space)

NO. OF SHOPS PER FLOOR	
1	1
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LOWER BASEMENT FLOOR	Parking
UPPER BASEMENT FLOOR	Parking+ Hypermart
LOWER GROUND FLOOR	128 Shops, + Hypermart
UPPER GROUND FLOOR	151 Shops
FIRST FLOOR	202 Shops
SECOND FLOOR	236 Shops
THIRD FLOOR &FOURTH FLOOR	02 Restaurants,Game arcade, food court, cinema and open terrace
FIFTH FLOOR	02 Restaurants, 12 Commercial space and open terrace
SIXTH FLOOR	12 Commercial space and open terrace
SEVENTH FLOOR	12 Commercial space

PROJECT CONSULTANT

CONSTRUCTION METHODOLOGY	Conventional Method
DESIGN ARCHITECT	Pradeep Kuntal
STRUCTURAL CONSULTANT	NNC design International, DELHI

VITAL PROJECT RELATED INFORMATION

AIR CONDITIONING	DX System of Air Conditioning for Shops.
CEILING HEIGHT	<p>11'0" Height (Finished Floor to Finished Floor) For Lower Basement Parking.</p> <p>17'0" Height (Finished Floor to Finished Floor) For upper Basement Stack Parking.</p> <p>14'0" Height (Finished Floor to Finished Floor) For Shopping L.G.F.</p> <p>17'0" Height (Finished Floor to Finished Floor) For Shopping U.G.F.</p> <p>13'6" Height (Finished Floor to Finished Floor) For Shopping FIRST FLOOR.</p> <p>12'0" Height (Finished Floor to Finished Floor) For Shopping SECOND FLOOR.</p> <p>20'0" Height (Finished Floor to Finished Floor) For Restaurants, Food court, gaming arcade THIRD FLOOR and FOURTH FLOOR</p> <p>10'-0" height (Finished Floor to Finished Floor) For Commercial space with toilets FIFTH, SIXTH AND SEVENTH FLOOR</p> <p>39'-9" height (Finished Floor to Finished Floor) For Cinema THIRD TO SIXTH FLOOR</p>

LIFT AND ESCLATORS

6 lifts			Basement to Seventh Floor (Make: Otis /Schindler/Thyssen Krrup/Kone/Equivalent/ECE)			
2 lifts			Basement to fourth Floor (Make: Otis /Schindler/Thyssen Krrup/Kone/Equivalent/ECE)			
4 lifts			Basement to fifth Floor (Make: Otis /Schindler/Thyssen Krrup/Kone/Equivalent/ECE)			
2 lifts			Basement to sixth Floor (Make: Otis /Schindler/Thyssen Krrup/Kone/Equivalent/ECE)			
ESCLATORS			2 set for each shopping floor, total 16 nos. (Make: Otis /Schindler/Thyssen Krrup/Kone/Equivalent)			

LOBBY AND COMMON AREAS

FLOORING	Granite Flooring/Tiles (Shivakashi/ Sadaraali/ Black/ Steel Grey/ Equivalent)
CEILING	Designed False Ceiling with Lighting.
PAINTING	OBD Paints (make: ICI Dulux/ Asian/ Berger or equivalent quality) and Exposed Service
RAILING	Railing with Glass /SS Tube /MS Tube)
WALLS	Plastered Walls with granite up to 4'- 0" As Per Design.
ELECTRICITY	Common Area and Corridor Lighting.
FIRE FIGHTING	As Per Fire NOC.
STAIRCASE	Granite Flooring/Tiles (Shivakashi/ Sadaraali/ Black/ Steel Grey/ Equivalent)
LIGHTING	Tube Light / Ceiling Mounted LED Light Fixture

COMMON TOILET

FLOORING	Male, Female and disabled Toilet on each floor from lower ground to top floor.
PAINTING	Granite Flooring/Tiles (Shivakashi/ Sadaraali/ Black/ Steel Grey/ Equivalent) OBD Paints (make: ICIC dulux/ Asian/ Burger or equivalent quality) and Exposed Service
WALL CLADDING	Grantie / Tiles Dedo (Sadarali / Black/ Steel Grey / Equivalent)
WC	European WC / Floor / Wall Mounted
CP FITTING	Chrome plated

SHOPS

FLOORING	RCC Slab-Ready to receive any flooring by Owner / Buyer.
WALL	75 mm thick Dry Wall / Brickwork(Fly Ash Bricks), Single Coat of White Cement Paint.
CEILINGS	Exposed RCC ceiling (No. Furnishing)
DOORS	M.S./ Polycarbonate Rolling Shutters/Glass Doors.
ELECTRICITY	Single Point Distribution for main electrical connection up to Shops.
FIRE FIGHTING	As Per Fire NOC.

RESTAURANTS

FLOORING	RCC Slab-Ready to receive any flooring by Owner / Buyer.
WALL	75 mm thick Dry Wall / Brickwork(Fly Ash Bricks), Single Coat of White Cement Paint.
CEILINGS	Exposed RCC ceiling (No. Furnishing)
DOORS AND WINDOWS	UPVC, Wooden door (All External Doors)
ELECTRICITY	Single Point Distribution for main electrical connection up to Restaurants.
FIRE FIGHTING	As Per Fire NOC.

COMMERCIAL SPACE

FLOORING	RCC Slab-Ready to receive any flooring by Owner / Buyer.
WALL	75 mm thick Dry Wall / Brickwork(Fly Ash Bricks), Single Coat of White Cement Paint.
CEILINGS	Exposed RCC ceiling (No. Furnishing)
DOORS AND WINDOWS	UPVC, Wooden door (All External Doors)
ELECTRICITY	single point distribution for main electrical connection up to each commercial space.
FIRE FIGHTING	As Per Fire NOC.
WC	European WC / Floor / Wall Mounted
CP FITTING	Chrome plated

FOOD COURT

FLOORING	RCC Slab-Ready to receive any flooring by Owner / Buyer.
WALL	100 mm thick Dry Wall / Brickwork(Fly Ash Bricks), Single Coat of White Cement Paint.
CEILINGS	I Exposed rrc ceiling- ready to receive any design approved by owner
DOORS AND WINDOWS	UPVC, Wooden door (All External Doors)
ELECTRICITY	single point distribution for main electrical connection
FIRE FIGHTING	As Per Fire NOC.
KIOSK	Standard Design as per owner keeping the fire noc norms

GAMING ARCADE

FLOORING	RCC Slab-Ready to receive any flooring by Owner / Buyer.
WALL	100 mm thick Dry Wall / Brickwork(Fly Ash Bricks), Single Coat of White Cement Paint.
CEILINGS	I Exposed rrc ceiling- ready to receive any design approved by owner
DOORS AND WINDOWS	UPVC, Wooden door (All External Doors)
ELECTRICITY	single point distribution for main electrical connection
FIRE FIGHTING	As Per Fire NOC.

CINEMA

FLOORING	RCC Slab-Ready to receive any flooring by Owner / Buyer.
WALL	Insulation as per standard in Dry Wall / Brickwork(Fly Ash Bricks), Single Coat of White Cement Paint.
CEILINGS	I Exposed rrc ceiling- ready to receive any design approved by owner
DOORS AND WINDOWS	All External Doors fire proof
ELECTRICITY	separate point distribution for main electrical connection
FIRE FIGHTING	As Per Fire NOC.
RAMP	Disabled friendly trimix concrete flooring with top coat as per owner)

BASEMENT AREA

ROAD AND PARKING	VDF Trimix Concrete Flooring
LIGHTING	Tube Light / Ceiling Mounted LED Light Fixture
COMMON PARKING	As Per Drawings
RAMP	Chequered Tiles / Trimix Concrete Flooring

LANDSCAPE

HARD LANDSCAPE	Tiles / Trimix Concrete /Pavers / Kerb Stone / Chequered Tiles
SOFT LANDSCAPE	Natural Grass / Artificial Grass pad /Scrubs / Plants / Trees.
LIGHTING	As Per Design

ESS AND DG (MAX. CAPACITY)

DG SET	As per Load Requirement
TRANSFORMER	As per Load Requirement