



### **ASTRUS CAPELLA**

Situated at Plot No. – 1 G, Pinewood Enclave, Sector 2, Wave City, Ghaziabad, Uttar Pradesh

#### **GENERAL SPECIFICATION**

**Specification, amenities, facilities (which area a part of project/shop)**

#### **No of Floors**

Basement Second (Parking), Basement First, Ground Floor, First Floor, Second Floor

#### **Atrium / Lobbies & Common Areas**

Flooring: - Stone / Tiles Flooring

Ceiling: - Exposed RCC with running Services Area / False Ceiling in lobbies and corridors

Painting: - OBD Paint

Railing: - MS Railing / SS Railing (As per Design)

Walls: -Plaster with Paint

Electricity: - Common Area & Corridor lighting

Fire Fighting: - As per Fire NOC

Air Conditioning: - Nil

#### **Staircases**

Flooring: - Stone Flooring / Concrete Finish

Ceiling: - White wash Painting: - OBD Paint

Railing: - MS Railing / SS Railing (As per Design)

#### **Common Toilets**

Male & Female Separate Toilets on first & second floor

Flooring: - Tile Flooring/Stone Flooring

Ceiling: - Grid Ceiling as per design

Painting: - OBD Paint

Walls cladding: - wall Tiles as per design

WC: - European WC CP

Fittings: - Chrome finish

For Astruscorp Superstructure Pvt. Ltd.  
Astrus Corp  
Director



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**Retails/Shops**

Flooring - RCC Slab floor (Flooring to be done by buyer)

Walls: - Partition Walls / Brick (Fly ash), 75mm thick dry wall, single coat of white

Cement paint. Ceiling: - Exposed RCC Ceiling with running services.

Doors: - MS rolling Shutter on opening / Aluminum Glazing as per details

Electricity: - Single point distribution for main electrical board up to shop

Air Conditioning: - Ac provision will be provided by developer, Individual units to be installed by

Buyer

Fire Fighting: - As per Fire NOC

Plumbing: - Wet points will be provided in all individual units

External Façade: - As per Design

**Structure**

RCC slab and column structure with partition walls with Lifts and staircases connecting Retail levels

**Landscape**

Richly landscaped external plaza with paving and Plantation

**Security**

Video Surveillance- At appropriate location of all floors

**Life Safety**

Wet Riser/Hose Reels/Sprinklers/Fire Extinguishers - Provided as per norms

**HVAC**

Ventilation and Exhaust - Provided for All Common toilets

DX system of air conditioning for shops.

**NOTE: The main AC unit, piping related electrical works, installation & air distribution work shall be in scope of shop owner)**

*Abha Singh*  
Astruscorp Superstructure Pvt. Ltd.  
Director



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**Electrical**

Distribution - Provision of cable upto Distribution Board

Emergency Lighting- Emergency lighting in selected common area

**Diesel Generators**

ESS & diesel generators.

DG set - As per load recruitment

Transformer - As per load requirement

**Lift & Escalators**

Lift: 2 No of units.

Escalators: 2 No of Escalators

**Basement Area**

**Road & Parking:** Trimix Concrete Flooring

**Lighting:** Ceiling Mounted Light Fixture

**Common Parking:** As per Drawings

**Ramp:** Chequered Tiles/Trimix Concrete Flooring

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