

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.

Director



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)

Astruscorp Superstructure Pvt. Ltd.

Director



ASTRUSCORP SUPERSTRUCTURE

Innovation to opulence

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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Director



508, RED ROSE BUILDING, office no. 49-50, Nehru Place, New delhi,
South Delhi 110019



astrusone@gmail.com



+91- 9811322227



www.astruscorp.com