

PROJECT SPECIFICATION FOR JOY STREET (COMMERCIAL PROJECT)

Type of Structure	RCC frame structure as per computer aided design suitable foundation. New drawing plan and 3D renders of latest FAR with covered area as per floors and basement and common areas
Brick Work	AAC Block / First class brickwork 9" and 4.5" thick wall in cement Morter as per details of construction requirements and layout plan
Porch and Lobby	Italian marble / Granite and Tiles 2*2
Basement	CC Floor
Car Parking	Concrete Ramp
Internal Road	NA
Lawns and Open Areas	NA
Internal Wall Finish	All internal wall will be finished with lime punning (P.O.P) and best quality acrylic emulsion (roller) paint or adequate
External Wall Finish	All external wall will be acrylic emulsion
Flooring	First class tiles / granite flooring skirting
External Flooring	Anti-skid tiles and granite
Toilet	Flooring – First class ceramic tiles flooring / granite or DADO – verified tiles or granite
Door Frames	Wood duly painted with wood primer and 3 coats of synthetic enamel or both side laminated doors
Windows and Windows Frame	UPVC / Glass with Patch fitting
Electrical	All internal wiring will be in copper conductors using concealed PVC conduits. As per electrical layout map continuous Generator back up in common area
Water Supply	Adequate water supply connection from Lucknow Municipal Corporation and or bore well to the building
Lift	As per Plan
Common Area Lighting	Adequate lighting for the whole building premises with 100% Generator back up in common area
Terrace	Terrace will be duly waterproofed with first class commercial waterproofing chemicals over RCC roof
Intercom	Adequate EPBX points will be in each commercial units comprised in the building
Electrical Connection	As per rules
In case of any changes to be done at the request of the individual unit owner it will be done at extra cost to be drawn by buyer / tenant thereof and subject to compliance with the approval building plan and the applicable laws	


Hightown Residences Private Limited

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