

Y2R HEIGHTS SPECIFICATIONS

I. Structure s Foundations

- **Foundations:** RCC raft foundations at a depth of 1.5M with a bearing capacity of 1.381kg/cm². Pile foundation can be considered after carrying a load test of an 12M pile at the site.
- **Structure:** RCC Column, beam, and shearwall framed structure confirming to BS Code for earthquake resistance.

II. Common Areas

Area	Flooring/Skirting	Wall Finishes	Ceiling
Entrance Lobby (Ground Floor)	Granite	Acrylic emulsion paint and cladding of vitrified tiles	Gypsum false ceiling with acrylic emulsion paint
Lift Lobby (Typical Floor)	Granite	Granite cladding	Armstrong false ceiling with acrylic emulsion paint
Ramp s Basement	Antiskid ceramic tiles 12MM	Oil bound distemper over punning	Cement plaster C white dry distemper
Staircase (Main)	Granite	Acrylic emulsion paint	OBD paint
Staircase (Fire)	Granite	Acrylic emulsion paint	OBD paint

- **Railing (Staircase):** MS Railing.
- **Lifts:** Two (2) Passenger lifts @ 10 passengers each

For Y2R HEIGHTS PRIVATE LIMITED

Piyush Rai

Authorised Signatory

Address: C/o Sumitra Devi, Jhaliyan Purwa, Vineet Khand-2,
Near Virat Chauraha, Gomti Nagar, Lucknow (U.P)-226010

III. Retail Floors (Ground s First Floors)

Element	Specification
Flooring	Heavy-duty large format vitrified tiles or polished stone flooring suitable for high-traffic retail use.
Walls	Plastered finish, ready for tenant fit-out (e.g., Oil Bound Distemper or primer coat).
Ceiling	Exposed slab or simple plaster finish, ready for tenant fit-out (e.g., Oil Bound Distemper).
Wet Points	Provision for water inlet and outlet in designated areas.
Toilets	Antiskid vitrified tiles on the floor, vitrified wall tiles up to false ceiling level. Premium quality sanitary ware.

IV. Banquet Floor (Second Floor)

Element	Specification
Main Hall/Flooring	Superior quality vitrified tiles of minimum 1200X600 size or marble.
Wall Finishes	Acrylic emulsion on POP punning. Feature walls with textured paint or cladding.
Ceiling	Decorative Gypsum false ceiling with integrated lighting and acoustic treatment.
Service Areas	Antiskid vitrified tiles. Acrylic emulsion paint on walls.
Toilets	Granite counter. Premium quality sanitary ware and CP fittings (Grohe/Jaquar/Roca or equivalent). False ceiling with oil bound distemper.

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Heights Private Limited

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V. Service Apartments (3rd to 7th Floors)

A. Living/Dining s Bedrooms

Room	Flooring/Skirting	Wall Finishes	Ceiling
Room	Vitrified tile - 1200x600	Acrylic emulsion on POP punning	Oil bound distemper

B. Kitchen s Toilets

- **Toilet (Apartments):** Antiskid vitrified tiles. Vitrified wall tiles up to false ceiling level. Granite counter. Oil bound distemper with false ceiling.
- **Sanitary Ware s Fittings:** Premium quality range. Grohe/Jaquar/Roca or equivalent single lever fittings in all toilets.

VI. Doors s Windows

- **Doors (Outer s Internal):** Engineered laminated frame (WPC) with laminated door shutters. 35MM thick commercial board with phenolformaldehyde.
- **Hardware:** Locks, handles, and knobs (mortise and cylindrical locks) from reputed makes and brands. High quality steel/brass hardware. Floor springs/hinges with ball bearings.
- **Windows s External Glazing:** Powder coated aluminium frame or UPVC frame windows with clear float glass.

VII. Electrical s MEP

- **Electrical Fixtures s Fittings:** ISI mark switches/sockets, distribution boxes, and circuit breakers from standard makes and brands.
- **Wiring:** ISI mark conduits PVC/Steel with copper wires concealed in RCC slabs.
- **Plumbing:** ISI mark CPVC water supply pipes with standard valves and accessories C PVC pipes for external sewerage C waste water.
- **EV Charging:** Provision for EV charging.
- **Security System:** CCTV and electronic surveillance would be provided with internal communication system.

VIII. External Finishes

- **External Wall Finish:** Exterior grade stucco plaster 1MM thick over 12MM thick plaster to obtain a smooth surface. Along with textured spectrum paint.

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