



# GOPI PICTURES LLP

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## GOPI PICTURES LLP – PROJECT SPECIFICATION

**Developer / Promoter:** Gopi Pictures LLP

**Project Type:** Commercial cum Cinema Hall

**Project Description:** Proposed Commercial cum Cinema Hall Building

**Location:** Khasra No. 2852 & 2854, Khekra, District Baghpat, Uttar Pradesh

**Building Configuration:** 2 Basements + Lower Ground + Upper Ground + 3 Floors

S. No.	Component / Area	Specification Description
1.	Commercial / Cinema Lobby & Public Areas	Flooring in vitrified/granite tiles suitable for high footfall. Walls finished with 12–15 mm POP punning and Oil Bound Distemper (OBD). Ceiling in OBD with provision for decorative lighting, signages and HVAC ducts.
2.	Cinema Hall / Multipurpose Hall	High load-bearing RCC flooring suitable for seating and acoustic installations. Walls treated with acoustic panels/POP finish as per cinema requirements. Ceiling designed for acoustic treatment with provision for sound, lighting and HVAC systems.
3.	Ticketing Area, Reception & Waiting Lounge	Granite/vitrified tile flooring. Walls finished with POP punning and decorative wall panels. Ceiling in OBD with integrated lighting. Provision for counters, digital displays and access control.
4.	Corridors & Common Circulation Areas	Granite flooring. Walls with POP punning and OBD finish. Ceiling in OBD. Adequate lighting and fire exit signage provided. M.S. railings where required.

5.	<b>Staircases (Main &amp; Fire Staircases)</b>	Cement concrete or stone flooring. Walls finished with POP punning and OBD. Ceiling in OBD. M.S. handrails provided. Fire staircase designed as per NBC and Fire NOC norms.
6.	<b>Lifts</b>	Passenger lift(s) with standard cabin finish. Machine room with trimix flooring and whitewashed walls and ceiling. Fire-compliant access and ventilation provided.
7.	<b>Basements (1st &amp; 2nd Basement)</b>	IPS flooring suitable for parking and service movement. Walls and ceiling in whitewash. Designed driveways and ramps for vehicular circulation. Equipped with lighting, ventilation and fire-fighting systems. Dedicated garbage rooms (wet & dry) provided in basement as per approved waste disposal plan.
8.	<b>Waste Disposal System</b>	Separate dry and wet garbage rooms provided. Garbage collected floor-wise and segregated. Dedicated exhaust/ventilation for garbage rooms. Garbage truck entry and exit routes planned for municipal waste collection.
9.	<b>Water Supply System</b>	Underground fire and domestic water tank of approx. 200 KL capacity. CPVC/UPVC plumbing system. Overhead water tanks as required. Dual plumbing for domestic and fire-fighting use.
10.	<b>Fire Fighting System</b>	Complete fire-fighting system as per NBC and Fire Department norms, including fire pump room, hydrant system, sprinklers (where applicable), fire alarm system, extinguishers, dedicated fire shaft and fire staircase.
11.	<b>Electrical Services</b>	Concealed copper wiring with modular switches in common areas. Adequate power distribution panels and meter rooms. Common area lighting, emergency lighting and signage provided.
12.	<b>HVAC &amp; Ventilation (Provision)</b>	Provision for centralized or split HVAC systems for cinema hall, lobby and common areas. Mechanical ventilation for basements, toilets and service rooms.

<b>13.</b>	<b>Toilets (Common Toilets – All Floors)</b>	Anti-skid ceramic tile flooring. Ceramic wall tiles up to 7 feet height; remaining wall and ceiling finished in OBD. Standard CP fittings, sanitary fixtures and exhaust systems provided.
<b>14.</b>	<b>External Development Works</b>	6-meter-wide driveways for vehicular circulation. Entry and exit clearly demarcated. Pathways, ramps and landscaped areas as per approved external development plan. Rainwater harvesting system with desilting chamber and FRP filter provided.
<b>15.</b>	<b>Rainwater Harvesting</b>	Rainwater harvesting pits with desilting chambers and filtration units provided below ground level as per approved drawings.
<b>16.</b>	<b>Terrace &amp; Roof Treatment</b>	Brick Bat Coba or equivalent waterproofing treatment with proper slope and rainwater outlets. Weather-resistant paint on parapet walls. M.S. railing for safety where required.
<b>17.</b>	<b>External Façade &amp; Elevation</b>	Front elevation as per approved architectural design. External walls finished with weather-resistant paint. Harmonized façade treatment suitable for commercial and cinema use.

**Note:**

All specifications are indicative and subject to final approval by competent authorities. Construction shall strictly adhere to sanctioned plans, NBC norms, Fire Department requirements and applicable local laws and regulations.

For GOPI PICTURES LLP



**Partner**