



## VERTEX CONSTRUCTION – PROJECT SPECIFICATION

**Developer / Promoter:** VERTEX CONSTRUCTION

**Project Type:** Commercial

**Project Description:** Proposed Commercial.

**Location:** Khasra No. -----, Noida, District- Gautam Budhh Nagar.

**Building Configuration:** 2 Basement + Ground + 4 Floors.

| S. No. | Component / Area                        | Specification Description                                                                                                                                                                                               |
|--------|-----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.     | Commercial / Shops 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.     | 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.                                                                |
| 3.     | Staircases (Main & Fire Staircases)     | 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.                                             |
| 4.     | Lifts                                   | Passenger lift(s) with standard cabin finish. Machine room with trimix flooring and whitewashed walls and ceiling. Fire-compliant access and ventilation provided.                                                      |

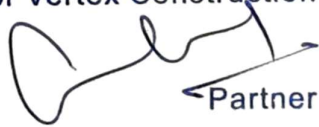
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|------------|----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>5.</b>  | <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. |
| <b>6.</b>  | <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.                                                                                       |
| <b>7.</b>  | <b>Water Supply System</b>                   | Underground fire and domestic water tank of approx. 150 KL capacity. CPVC/UPVC plumbing system. Overhead water tanks as required. Dual plumbing for domestic and fire-fighting use.                                                                                                                          |
| <b>8.</b>  | <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.                                                                                      |
| <b>9.</b>  | <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.                                                                                                                            |
| <b>10.</b> | <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>11.</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>12.</b> | <b>External Development Works</b>      | 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>13.</b> | <b>Rainwater Harvesting</b>            | Rainwater harvesting pits with desilting chambers and filtration units provided below ground level as per approved drawings.                                                                   |
| <b>14.</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>15.</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.

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 Partner

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