

PROPOSED SPECIFICATIONS

SPECTRUM MALL

DETAILS OF SPECTRUM MALL

TOTAL NO. OF SHOPS	:	2100 (Approx)
NO. OF FLOORS	:	Two Basements (Parking & Services), Lower Ground to Fifth Floor (Shops, Multiplex Restaurants, Food Courts, Anchors etc 6 th to 20 th Floor Business Suites, Hotel etc.
NO. OF BLOCKS	:	A, B, C, D, E.
RERA REGISTRATION NOS.	:	Block A (To Fill)_____, Block B (To Fill)_____, Block C (To Fill)_____, Block D (To Fill)_____, Block E (To Fill)_____.

NO. OF SHOPS PER FLOOR

BASEMENT (L.G.F)	:	Block A -116 Shops, Block B-93 Shops, Block C-32 Shops, Block D-93 Shops, Block E-74 Shops, Total Shops - 408 (Approx)
GROUND FLOOR	:	Block A -110 Shops, Block B-94 Shops, Block D-94 Shops, Block E-74 Shops, Total Shops - 372 (Approx)
FIRST FLOOR	:	Block A -110 Shops, Block B-93 Shops, Block D-93 Shops, Block E-80 Shops, Total Shops - 376 (Approx)
SECOND FLOOR	:	Block A -110 Shops, Block B-111 Shops, Block D-111 Shops, Block E-88 Shops, Total Shops - 420 (Approx)
THIRD FLOOR	:	Block A -110 Shops, Block B-111 Shops, Block D-111 Shops, Block E-88 Shops, Total Shops - 420 (Approx)
FOURTH FLOOR	:	Block A -12 Screen Multiplex, Block A-6 Shops, Block B-64 Shops, Block D-34 Shops, Block E-23 (Shops + Banquet Hall) (Approx)
FIFTH FLOOR	:	Block A -6 Shops, Block B-29 Shops & Restaurants, Block D-29 Shops & Restaurants, Block E-6 Entertainment Zone (Approx)
SIXTH FLOOR TO 20 TH FLOOR	:	Business Suite & Hotel 32 No. Each Floor, Total - 32 x 15 Floor = 480 (Approx).

PROJECT CONSULTANTS

DESIGN ARCHITECTS	:	ATWIN
STRUCTURE DESIGN CONSULTANT	:	Optimization Consultants
SERVICES CONSULTANT	:	V Consulting
PMC CONSULTANT	:	Spectrum

VITAL PROJECT RELATED INFORMATION

AIR CONDITIONING	:	DX System of Air Conditioning for Shops, Food Court, Restaurant, Anchor etc. No Split AC / Window AC will be allowed in Retail Area Separate Central AC Plant for Multiplex etc.
CEILING HEIGHT	:	11'-6" Clear Height (Floor to Slab Bottom) for Lower Ground 14'-0" Clear Height (Floor to Slab Bottom) for Shopping, Food Court Area (Ground to Third Floor) 17'-0" Clear Height (Floor to Slab Bottom) for Shopping, Food Court Area (Fourth Floor) 18'-0" Clear Height (Floor to Slab Bottom) for Shopping, Food Court Area (Fifth Floor) 11'-0" Clear Height (Floor to Slab Bottom) for Business Suite Area

LIFTS AND ESCALATORS

SPECIFICATION OF LIFTS	:	6 No. Lift for 21 Passenger each For Shopping Area with S.S Finish. (Make: Otis/Schindler/Thyssen Krupp/ Kone/ Equivalent)
	:	2 No. Service Lift for Shopping Area with M.S Finish. (Make: Otis/Schindler/Thyssen Krupp/ Kone/ Equivalent)
	:	6 No. Lift 16 Passenger each for Business Suite with S.S Finish (Make: Otis/Schindler/Thyssen Krupp/ Kone/ Equivalent)
SPECIFICATION OF ESCALATORS :		SS Finish from Inside and Outside for Passenger & M.S for Service Elevation
	:	3 Sets of Escalator : Ground Floor to 4 th Floor
	:	1 Set of Escalator : 4 th Floor to 5 th Floor

LOBBY AND COMMON AREAS

FLOORING	:	Vitrified Tile / Granite Flooring (Shivakashi Gold / Sadarali / Black / Steel grey / Equivalent)
CEILING	:	Exposed RCC with running Service Area with Part Area false ceilings.
PAINTING	:	Apex / OBD Paints (Make: ICI Dulux / Asian / Berger or Equivalent Quality) and Exposed Services.
RAILING	:	SS Railing with Glass / SS Tube Railing.
WALLS	:	Plastered Walls with Granite Finishing / Tiles up to 4'-0" Height
ELECTRICITY	:	Common Area and Corridor Lighting
FIRE FIGHTING	:	As Per Fire NOC
STAIRCASE	:	Granite Flooring / Anti Skid Tile (Shivakashi Gold / Sadarali / Black / Steel grey / Equivalent)
LIGHTING	:	Tube Light / Ceiling Mounted LED Light Fixture

COMMON TOILETS

		Male, Female And Divyang Toilet on each floor
FLOORING	:	Anti Skid Tile / Granite Flooring (Shivakashi Gold / Sadarali / Black / Steel grey / Equivalent)
PAINTING	:	OBD Paints (Make: ICI Dulux / Asian / Berger or Equivalent Quality) and Exposed Services.
WALL CLADDING	:	Tile / Granite Dado (Shivakashi Gold / Sadarali / Black / Steel grey / Equivalent)
WC & URINAL	:	European WC / Floor / Wall Mounted
CP FITTING	:	Chrome Plated

SHOPS

FLOORING	:	RCC Slab- Ready to receive any Flooring by Owner / Buyer.
WALLS	:	75 mm thick Dry Wall Partition, Single coat of White Cement Paint
CEILING	:	Exposed RCC Ceiling (No Furnishing)
DOORS	:	M.S Rolling Shutters on opening fixed inside of the shop front.
ELECTRICITY	:	One DB as per required Load will be Provided Separate Meter for Power Backup Main Electrical Connections from NPCL Directly by Buyer.
FIRE FIGHTING	:	As Per Fire NOC

BUSINESS SUITES

FLOORING	:	RCC Slab- Ready to receive any Flooring by Owner / Buyer
WALLS	:	75-100 mm thick Dry Wall Partition, Single coat of White Cement Paint
CEILING	:	Exposed RCC Ceiling (No. Furnishing)
DOOR AND WINDOWS	:	Internal doors Flush Door- 32 mm, External doors UPVC with 5mm glass
ELECTRICITY	:	One DB as per Required Load will be Provided Separate Meter for Power Backup Main Electrical Connections from NPCL Directly by Buyer.
FIRE FIGHTING	:	As Per Fire NOC

BASEMENT AREA

ROAD AND PARKING	:	VDF Trimix Concrete Flooring
LIGHTING	:	Tube Light / Ceiling Mounted LED Light Fixture
COMMON PARKING	:	As Per Drawings
RAMP	:	Chequered Tiles / Trimix Concrete Flooring

LANDSCAPING

HARD LANDSCAPE	:	Tiles / Trimix Concrete / Pavers / Kerb Stone / Chequered Tiles.
SOFT LANDSCAPE	:	Natural Grass / Artificial Grass Pad / Shrubs / Plants / Trees.
LIGHTING	:	As Per Design

ESS AND DG (MAX. CAPACITY)

DG SET	:	As per Load Requirement (For Common Areas Only)
TRANSFORMER	:	As Per Load Requirement
		Multi-point Electrical Connection Directly from NPCL by the Buyer.

STP

CAPACITY (IN BASEMENT)	:	As Per Design (Area Approx. 300 Sq.m.)
ELECTRICITY PANEL (IN BASEMENT)	:	As per Design (Area Approx. 250 Sq.m.)
FLOORING	:	IPS Flooring
WALLS	:	OBD Paints (Make: ICI Dulux / Asian / Berger or Equivalent Quality) and Exposed Services.