

## **GENERAL SPECIFICATION**

### **Specification, amenities, facilities (which area a part of project/shop)**

#### **Atrium / Lobbies & Common Areas**

Flooring: - Stone / Tiles Flooring

Ceiling: - Exposed RCC with running Services Area / False Ceiling in lobbies and corridors Painting: - OBD Paint

Railing: - MS Railing / SS Railing (As per Design)

Walls:-Plaster with Paint

Electricity: - Common Area & Corridor lighting

Fire Fighting: - As per Fire NOC

Air Conditioning: - Nil

#### **Staircases**

Flooring: - Stone Flooring / Concrete Finish

Ceiling: - White wash Painting: - OBD Paint

Railing: - MS Railing / SS Railing (As per Design)

#### **Common Toilets**

Male & Female Separate Toilets on second floor

Flooring: - Tile Flooring

Ceiling: - Grid Ceiling as per design

Painting: - OBD Paint

Walls cladding: - wall Tiles as per design

WC: - European WC CP

Fittings: - Chrome finish

#### **Retails/Shops**

Flooring - RCC Slab floor (Flooring to be done by buyer)

Walls: - Partition Walls / Brick (Fly ash), 75mm thick dry wall, single coat of white cement paint.

Ceiling: - Exposed RCC Ceiling with running services.

Doors: - MS rolling Shutter on opening / Aluminum Glazing as per details

Electricity: - Single point distribution for main electrical board up to shop

Air Conditioning: - Ac provision will be provided by developer, Individual units to be installed by

Buyer Fire Fighting: - As per Fire NOC

Plumbing: - Wet points will be provided in all individual units

External Façade: - As per Design

#### **Structure**

RCC slab and column structure with masonry partitions

Lifts and staircases connecting Retail levels

#### **Landscape**

Richly landscaped external plaza with paving and Plantation

#### **Security**

Video Surveillance- At appropriate location of all floors

#### **Life Safety**

Wet Riser/Hose Reels/Sprinklers/Fire Extinguishers - Provided as per norms

**HVAC**

Ventilation and Exhaust - Provided for All Common toilets

**Electrical**

Distribution - Provision of cable up to U Distribution Board

Emergency Lighting- Emergency lighting in selected common area

**Diesel Generators**

ESS & diesel generators.

DG set - As per load recruitment

Transformer - As per load requirement

**Communication**

Provision for voice & DATA

Lift - Otis/schindler/thyssen/kone/equivalent/ECE

**Disclaimer: Astrus Corp reserves its right to change the area and specifications without prior notice; if the area differs at the time of possession, cost would be adjusted upwards or downwards, as the case may be. Variation in area shall not exceed 10%**