

# S P E C I F I C A T I O N

## DETAILS & BUILDING FEATURES

|                    |                                                                                                                                                 |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Project Name       | <b>RITURAJ TEXTILE HUB</b>                                                                                                                      |
| Designated Use     | Commercial Textile High rise Building.                                                                                                          |
| Location           | T.P-61 , B.NO-35 , O.P-35 , F.P-35 , Parvat - Godadra - Surat.                                                                                  |
| No. Of Floors      | Two Level Basement Floor (parking) + Ground Floor (Houses) + Higher Ground Floor (Houses) + Typical 1st to 7th floor (houses).                  |
| Ratio of Car Park  | Sufficient car parking at two levels Basement floor & Ground Floor                                                                              |
| Building Structure | Framed RCC building designed as per IS codes. Building has been designed as per IS Codes 456 (Concrete), IS 875 (Design) and IS 1893 (Seismic). |
| Type of foundation | Isolated / Strip Foundation                                                                                                                     |

## ELECTRICALS SYSTEMS, ELEVATORS & WATER SUPPLY

|                                 |                                                                                                              |
|---------------------------------|--------------------------------------------------------------------------------------------------------------|
| - Power Load                    | As per requirement of Houses                                                                                 |
| - Power Supply                  | Individual 3 Phase meter from LT.                                                                            |
| - Generator Back up             | Available Diesel Generator for Building common Utility + Sufficient Generator back up in individual unit.    |
| - Passenger lifts               | 9 nos Each lift - 12 Passengers                                                                              |
| - Speed of Passenger lifts      | 0.50 - Meter/Second                                                                                          |
| - Goods Elevators Configuration | 22 nos- Manual Door Elevators in each Building                                                               |
| - Speed of Goods lifts          | 0.35 - Meter/Second                                                                                          |
| - Capacity of the Goods lifts   | Each lift - 5Tn Approx.                                                                                      |
| - Sewage System                 | External R.C.C. Hump pipe Drainage connected with Municipal Drainage line.                                   |
| - Road Network                  | Internal R.C.C. road with V.D.S. (tri-mix rough finish) & External margin finished with Good Quality Pavers. |
| - Termite treatment             | Anti Termite treatment by Specialized Agency with 10 Years Warranty                                          |

## SECURITY AND COMMUNICATION

|                           |                                                                                                                                                |
|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Fire safety               | Sprinkler system in basement parking + Fire Hydrant & smoke detector & other safety device for protection from fire as per NBC Standard Norms. |
| Safety against earthquake | Available                                                                                                                                      |
| Security cabin            | Available                                                                                                                                      |
| B.M.S                     | C.C.T.V. System with Camera & intercom facility for security in bldg. with common area fully manages by electrician.                           |
| Internet                  | Wi-Fi system for net connection                                                                                                                |
| Electrification           | Sufficient in concealed wiring with standard accessories. T.V. & telephone point.                                                              |

## INTERIOR UNIT FINISHES

|                  |                                                                                                                                     |
|------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| FLOORING         | Granamite tile flooring of 32" x 32" in Ground & Higher ground floor.<br>White Granamite tile of 2'-0" x 2'-0" at 1st to 7th floor. |
| ELECTRIFICATION  | Sufficient concealed wiring with standard accessories. T.V. & telephone point.                                                      |
| SHUTTER          | Automatic Electric motor / Good quality G.I. Manual Handle Operated Rolling Shutter.                                                |
| WALL FINISH      | Internal Lapi finish on walls.                                                                                                      |
| TOILET           | Imported matt finished tile in wall & Dado. All C.P. & sanitary fittings of American Standard or eq.                                |
| PANTRY           | Granite platform with Carry sill Sink & R.O. water supply.                                                                          |
| SECURITY SYSTEMS | C.C.T.V. Security System Connected Foyer & Internet connection / W.F.F.I. router.                                                   |
| WINDOW           | Anodized Aluminum Section window with reflective glass.                                                                             |
| SECURE PARKING   | One Car parking in basement or Ground for each show room.                                                                           |
| WALL FINISH      | Internal White Putty on walls.                                                                                                      |



## PARKING

### Allotted Car Parking CAMPUS

Plaza Flooring  
Parking at ground  
Parking at Basement  
External Ground  
Entrance Gate  
PARKING

### WATER TANK

Rain Water Harvesting  
Water supply

Sufficient car parking at Basement & Ground floor

Good quality full body Vitrified tile in Front Margin Area.  
Parking finished with V.D.S. (Tri-mix Rough finish)/ Paver of Good quality covered.  
Parking finished with V.D.S. (Tri-mix Rough finish) & Ramp with Kota Strip.  
Good quality Paver (Vyara tile make) in road & Margin.  
Front modern architectural design in compound wall with Gate.  
Ground lvl, parking with Paver Blocks with 2-4W parking facility.

Available

24 Hours Municipal water supply for drinking Purpose (U.G.W.T of 1,00,000 lts. & O.H.W.T. Of 50,000 lts.) Boring for water supply in Toilets in each Houses.

## EXTERNAL BUILDING FINISHES

Plaster  
Wall  
Colour  
Elevation

Margin Finish  
Parking at ground  
Parking at Basement  
Windows

Terrace

Outside Double Coat Sand face / Roller finished plaster & above that Textured finish.  
Aerated Block (Light weight Solid) Masonry.  
ICI - whether shield max colour.  
Dry Stone / Natural Material (Aluminum / copper) Sheet Cladding with Clear / Reflective glass as per Elevation Given by Architect.  
R.C.C. road and Good quality Paver in Margin Area other then Road.  
Parking finished with V.D.S. (Tri-mix Rough finish)  
Parking finished with V.D.S. (Tri-mix Rough finish) & Ramp with Kota Strip.  
Good quality Aluminum Section window of Zindal or eq. make with 6mm Reflective Glass in/top hung opening in elevation glass Facade.  
Water proofing in Terrace with Chemical & by special agencies.

## BENCHMARK AMENITIES

### FLOORING

- Granamite tile flooring of 32" x 32" in Ground, & Upper ground floor.
- While Granamite tile of 2'-0" x 2'-0" at 1st to 7th floor.

### A. TOILET

- Granamite Flooring & Dado of 2'-0" x 2'-0" size. All sanitary fittings of Cera, Hindware & plumbing fittings of Jaquar make.
- Goods Lifts configuration
- 22 nos- Manual Door Elevators in Building
- Each Lifts 5Tn capacity

### ELEVATION

- Dry Stone / Natural Material (Aluminum / copper) Sheet Cladding with Clear / Reflective glass as per Elevation Given by Architect.

### ELECTRIFICATION

- Modular switches,
- concealed circuit wiring
- Sufficient electric points in all Showrooms & shops
- M.C.B. in individual Unit for safety
- Special points for T.V., Internet, Telephone