

SPECIFICATIONS

A LOWER AND UPPER BASEMENT

- Signage, pavement marking in reflective paint and colorful graphics to help navigate through the parking spaces and through the common area. Fire exist signage etc to be included on all floors.
- All basement areas to be naturally ventilated with the help of multiple speed fans and other ventilation systems required for basement areas, with carbon monoxide detectors tied into an alarm system along with set of fire sprinklers as per norms.
- All basement areas to be naturally or artificially lit/illuminated by artificial lights. There should be uniform lighting coverage in all common areas.
- Well ventilated and illuminated Guard booths or Guard rooms to be installed at all entrances and exits with respective boom barriers or other mechanical systems to manage the entering and existing of vehicles.
- Systematic planning and installation of CCTV cameras, protective bollards to prevent vehicular entry, barriers, security screening and check points in necessary areas.
- Common areas and lift lobbies: Common lobbies in basement to have glass facade with pivoted glass doors, floor and walls to be finished or cladded with combination of granite/ vitrified tile.
- Fire escape staircase: To have double swing push doors finished in fire resistant material as per norms.
- All Toilets: Marble/Granite/other Suitable Stones/Ceramic Tiles on Floor and walls in beautifully pleasing patterns and Colours. Taps and Flushing System and all other necessary plumbing fixtures, fitting and accessories required for proper functioning of the toilets, in Parryware, Hindware, Jaquar or Equivalent brands. Handicapped toilet to have guide rails and other necessary accessories for smooth functioning.

B LOWER GROUND FLOOR

- All shops and hyper mart's facade or fascia to be finished in toughened glass with pivoted glass door and handles.
- All shops and hyper mart to be air conditioned and uniformly illuminated or lit.
- Kiosks : All kiosks to have partition walls and fascia/facade to have a M.S roller shutter doors. Rolling Shutters specification will be defined later on.
- Common areas and lift lobbies: Common lobbies to have glass facade with pivoted glass doors, floor and Walls to be finished or cladded with combination of granite/ vitrified tile.

- Fire escape staircase: To have double swing push doors finished in fire resistant material as per norms.
- All Toilets on all floors: Marble/Granite/other Suitable Stones/Ceramic Tiles on Floor and walls in beautifully pleasing patterns and Colours. Taps and Flushing System and all other necessary plumbing fixtures, fitting and accessories required for proper functioning of the toilets, in Parryware, Hindware, Jaquar or Equivalent brands. Handicapped toilet to have guide rails and other necessary accessories for smooth functioning.
- Fire and life safety : Set of sprinklers and Fire detection system, alarm system to be connected to all Floors of the Building, CCTV cameras at required area & PA System(full form). Proper signage for emergency evacuation on all floors.
- 100% Power Back-up through DG Set for the whole building
- Common passages and corridor: to be well ventilated through/by as per requirement NBC (National Building Code) and illuminated uniformly
- External and internal staircase, ramps and lifts fascia to be finished in granite/marble with safety railing in Mild steel or glass. Vertical circulation through Escalator and lifts by either Otis/schindler/johnson or equivalent brands for all floors

C GROUND FLOOR & FIRST FLOOR

- External and internal staircase, ramps and lifts fascia to be finished in granite/marble with safety railing in Mild steel or glass. Vertical circulation through Escalator and lifts, and by Otis/schindler/johnson or equivalent brands.
- Peripheral Corridors to be finished in combination of granite or vitrified tiles and these corridors to also have safety rail in glass or finished mild steel.
- External and internal staircase, ramps and lifts fascia to be finished in granite/marble with safety railing in Mild steel or glass. Vertical circulation through Escalator and lifts by either Otis/schindler/johnson or equivalent brands.
- Vehicular ramps to have boom barriers and ventilated guard rooms for smooth functioning of traffic flow.
- Pedestrian walk ways to be finished in paver blocks with green belt (landscaped pockets)on either side of the street, benches, street ambient lights and other necessary lights at all required areas.
- Atrium to be covered in tensile structure
- Cafeteria on the ground floor to have a kitchen space with water supply and gas pipe line supply. With proper ventilation system. Services (MEP)

will be provided.

- All shops and anchor store to be air conditioned (HVAC system) through chilled water and uniformly illuminated. Brick Walls to be finished in cement plaster with two coat of putty and primer and finally finished in velvet paint. Floors of all the shops and anchor store to be finished in combination of granite or vitrified tiles in beautiful geometric patterns.
- All shops and Anchor store's facade to be finished in toughened glass with pivoted glass door and handles.
- Common areas through natural light or through artificially lit, lobbies, corridors or streets to be naturally ventilated with the help of wind catcher or wind towers
- All shops and anchor store to be provided with prepaid dual metering system for main power as well as DG power supply (At additional charge) at Meter Panel board in electrical shaft.
- Exterior envelope of the building or facade to be finished in approved cladding material in steel and granite or cladding tile or Combination of Exterior water proof Paint/Texture Paint (One Coat Putty+ Primer+ Texture+ Top Coat of Colour)

D SECOND AND THIRD FLOOR

- Spec for kiosks on this floor-(- Flooring 2x2 Nano Vitrified Tiles, Colour will be decided later, Wall 2 Coat putty, ceiling 2 Coat White wash. Rest as stated above for the shops
- "Spec for kitchens and cafeteria, cinemas included on this floor- As per drawings and specification provided by the operator at the time of Signing of Agreement with operator. Services will be provided (MEP) with Air Conditioned Provisions"
- Air conditioned areas on this floor- will be provisioned with Services
- Specification for clubs- Bare shell area will be provided by the developer including Services (MEP), Air Conditioned. Interior work to be done by buyer/operator/lessee.

E FOURTH AND FIFTH FLOOR

- "Specification for office spaces and other spaces - Flooring nano tiles, window MS, Wooden Flush Door, Wall 2 Coat putty, ceiling 2 Coat White wash.
- Powder Coated aluminum Window With provision Air Condition "

F TERRACE FLOOR

- RCC Slab with water proofing
- Brick Coba with Slope
- Services as per MEP drawings and requirement.

This is not a residential project and hence does not have a lot of landscaping, there will be palm and dates trees, along with other small planters as well, which will be designed by a consultant. Keeping the beautiful elevation in mind, lightings like street lights, bollard lights and signboards shall be designed by the consultant

Note : R-Tech Group is a Trusted developer and has a renowned brand name in Rajasthan and holds a major share in commercial Real-estate sector. Keeping in view our brand Image ,we always endeavor to maintain high class specification and superior quality in all of our projects. Moreover this project is a Landmark project of Bhilwara and we would be inviting national and multinational brands and for leasing of show Rooms , Food Court , Clubs, Gaming zones, Multiplex etc...